



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, April 4, 2013
AGENDA

BRIEFINGS:	5ES	10:30 a.m.
PUBLIC HEARING	Council Chambers	1:30 p.m.

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

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

BRIEFINGS:

Valley View – Galleria Plan

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

Tip Housewright, OMNIPLAN

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) **S123-104**
(CC District 1)

An application to replat a 0.343 acre tract of land containing all of Lot 2 and part of Lot 3 in City Block 11/3333 to create one lot on property located at 908, 912 and 916 N. Bishop Avenue.
Applicant/Owner: David Spence/Good Space, Inc.
Surveyor: Lanes Southwest Surveying
Application Filed: March 6, 2013
Zoning: PD 830, Subdistrict 1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S123-105**
(CC District 1)

An application to replat a 0.527 acre tract of land containing part of Lot 9 and all of Lot 10 in City Block 7/3329 to one lot on property located at 801 and 809 N. Bishop Avenue.
Applicant/Owner: David Spence/Good Space, Inc.
Surveyor: Lanes Southwest Surveying
Application Filed: March 6, 2013
Zoning: PD 830, Subdistrict 1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S123-106**
(CC District 2)

An application to replat a 16.953 acre tract of land containing all of Lots 1 through 10 in City Block B/892, all of Lots 1 through 9 in City Block D/891, all of Lots 1 and 2 in City Block F/890, all of Lots 6 and 12 in City Block F/897, part of Lots 5 and 11 in City Block E/897, part of City Block 887 1/2, Lot 1 in City Block A/893, and parts of abandoned Holmes Street, Browder Street, Gould Street, Bartlett Street, and abandoned alleys within City Blocks B/892, D/891, F/890, E/897, 897½ and A/893 on property located at Ervay Street and Parker Street, south corner.
Applicant/Owner: Del Monte Fresh Produce
Surveyor: Gonzalez & Schneeberg
Application Filed: March 6, 2013
Zoning: PD 317, Subdistrict 4, Tract 1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (4) **S123-107**
(CC District 14)
- An application to replat a 0.185 acre tract of land containing part of Lot 3 in City Block 2/955 into one lot at 2701 McKinney Avenue.
Applicant/Owner: Herbert B. Story, Jr.
Surveyor: David Petree
Application Filed: March 6, 2013
Zoning: PD 193(LC)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S123-109**
(CC District 14)
- An application to replat a 1.135 acre tract of land containing all of Lots 15, 17, 19, 21 and 23 in City Block 11/946 into one lot on property located on Routh Street at Carlisle Street, south corner.
Applicant/Owner: Alvin Bayless/Alamo Manhattan Routh, LLC
Surveyor: Spiars Engineering, Inc.
Application Filed: March 8, 2013
Zoning: PD 193 (PD 98)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S123-111**
(CC District 14)
- An application to create a 5.4519 acre lot from a tract of land containing part of City Blocks 259, 264, and A/312 on property located at 2218 Bryan Street.
Applicant/Owner: Trammel Crow Co./2218 Bryan Street, Ltd.
Surveyor: Bury Partners – DFW, Inc.
Application Filed: March 11, 2013
Zoning: CA-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- 7) **S123-112**
(CC District 2)
- An application to replat a 3.594 acre tract of land containing all of Lot 1B in City Block D/1610 and a tract of land in City Block 1610 into one lot on property located on Interstate Highway No. 30 (E. R.L. Thornton Freeway between Phillip Avenue and Gurley Avenue).
Applicant/Owner: Comerica Bank
Surveyor: Kimley Horn & Associates, Inc.
Application Filed: March 12, 2013
Zoning: PD 135
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (8) **S123-113**
(CC District 6) An application to replat a 7.187 acre tract of land containing all of Lot 1 in City Block A/8381 and a tract of land into one lot on property located at 1806, 1830, 1854, 1864, 1865, and 1870 Royal Lane and 11359 and 11362 Ferrell Drive.
Applicant/Owner: Institution for Creation Research
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: March 12, 2013
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S123-115**
(CC District 7) An application to create a 0.138 acre lot from a tract of land located in City Block 5887 on property located at 2423 Cedar Crest Boulevard between Dalview Avenue and Gallatin Street.
Applicant/Owner: Manuel Alvarado
Surveyor: A&W Surveyors, Inc.
Application Filed: March 12, 2013
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S123-116**
(CC District 8) An application to create one 0.809 acre lot, one 1.671 acre lot and one 2.131 acre lot from a 4.612 acre tract of land in City Block 8829 on property located on Rylie Road west of Garden Grove Road.
Applicant/Owner: Victor H. Villa, Jose Bersain Villa, Juan Jose Gonzalez, III, and Mary Gonzalez
Surveyor: A&W Surveyors, Inc.
Application Filed: March 12, 2013
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal:

- (11) **S123-114**
(CC District 2) An application to replat a 37.70 acre tract of land containing all of Lot 1A and to remove the 15 foot platted setback line from Lot 1A in City Block A/5748, and to replat Lots 1 through 15, 32, 33, and 34A in City Block A/5749 in the vicinity of Harry Hines Boulevard, Medical District Drive and Butler Street.
Applicant/Owner: Dallas County Hospital District, DBA Parkland Health and Hospital System
Surveyor: Pacheco Koch
Application Filed: March 12, 2013
Zoning: IR, IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (12) **S123-108**
(CC District 7) An application to replat a 0.278 acre tract of land containing all of Lots 19, 20, 21, and 22 in City Block 36/1315 into one lot on property located at 2401 and 2407 Warren Street at Edgewood Street, north corner.
Applicant/Owner: New Hope Family Worship Center, inc.
Surveyor: Prism Surveys, Inc.
Application Filed: March 7, 2013
Zoning: PD 595 (R-5(A))
Staff Recommendation: **Denial**
- (13) **S123-117**
(CC District 3) An application to replat a 0.782 acre tract of land containing all of Lots 1 and 2 in City Block A/3778 into one lot on property located at 303 Evergreen Hills Road at Stemmons Avenue.
Applicant/Owner: John and Ivana Rouse
Surveyor: A & W Surveyors, Inc.
Application Filed: March 12, 2013
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M123-012**
Richard Brown
(CC District 8) An application for a minor amendment to the site plan for Specific Use Permit No. 1995 for an Open-enrollment charter school on the north line of Camp Wisdom Road, west of Westmoreland Road.
Staff Recommendation: **Approval**
Applicant: KIPP Dallas-Fort Worth, Inc.
Representative: Tommy Mann

Zoning Cases - Consent

1. **Z123-185(RB)**
Richard Brown
(CC District 14) An application for the renewal of Specific Use Permit No. 1775 for a Medical clinic within the Tract Ia portion of Planned Development District No. 225, H/25, the State Thomas Special Purpose District on the northwest line of Thomas Avenue, north of Fairmount Avenue.
Staff Recommendation: **Approval** for a five-year period, subject to a revised site plan and revised conditions.
Applicant: MadeWell Woman Med and Birth
Representative: Myron E. Mims

2. **Z123-187(RB)**
Richard Brown
(CC District 2)

An application for a Specific Use Permit for an Alcoholic beverage establishment for a Bar, lounge, or tavern on property zoned a CR Community Retail District on the west corner of Bryan Street and Prairie Avenue.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant/Representative: Lucina Andrade
3. **Z123-191(AB)**
Audrey Butkus
(CC District 7)

An application for a Specific Use Permit for a commercial parking lot on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District 595, the South Dallas/Fair Park Special Purpose District on the south corner of Hickman Street and Malcolm X Boulevard.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and conditions.
Applicant: Greater New Bethel Baptist Church
Representative: James Anderson
4. **Z123-200(OTH)**
Olga Torres Holyoak
(CC District 14)

An application for a Specific Use Permit for a personal service use limited to a spa in Subdistrict B within Planned Development District No. 619 on the south side of Main Street, west of South Ervay Street.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and conditions.
Applicant: 1600 Main Street Holdings, Ltd.
Representative: Gary Hamilton
5. **Z123-179(MW)**
Megan Wimer
(CC District 3)

An application to amend Subarea 6 of Conservation District No. 1, the Kings Highway Conservation District on the south side of Kings Highway, west side of Mary Cliff Road.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: Bishop Arts Development, LP
Representative: Karl Crawley, Masterplan Consultants
6. **Z123-190(MW)**
Megan Wimer
(CC District 7)

An application for a Planned Development District for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school on property zoned an R-7.5(A) Single Family District on the northeast corner of Gross Road and Peavy Road.
Staff Recommendation: **Approval**, subject to a development plan, traffic management plan and conditions.
Applicant: Dallas Independent School District
Representative: Karl Crawley, Masterplan

Zoning Cases – Under Advisement

7. **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
- U/A From: March 21, 2013
8. **Z112-306(RB)**
Richard Brown
(CC District 14)
- An application for a Planned Development Subdistrict for O-2 Office Subdistrict Uses on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, and termination of existing deed restrictions on the northwest line of Travis Street, between Lemmon Avenue East and Lemmon Avenue West.
- Staff Recommendation: **Approval**, subject to a development plan, landscape plan and conditions, and **approval** of the termination of existing restrictions.
- Applicant: CFO2 Dallas II, LLC
- Representative: Gladys Bowens and Dallas Cothrum
- U/A From: November 15, 2012; January 10, 2013; February 21, 2013 and March 21, 2013
9. **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
- U/A From: March 21, 2013

Zoning Cases – Individual

10. **Z123-203(RB)**
Richard Brown
(CC District 2)
- An application for a Specific Use Permit for Commercial amusement (inside) use, limited to a Class A dance hall, on property zoned a CS Commercial Service District on the west corner of East Grand Avenue and St. Mary Avenue.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
Applicant/Representative: Jaime Tamayo
11. **Z123-118(WE)**
Warren Ellis
(CC District 3)
- An application for a Planned Development District for metal recycling related uses on property zoned an IM Industrial Manufacturing District, south of Singleton Boulevard at the terminus of Vinson Street with consideration being given to a Specific Use Permit for a recycling collection center for the collection of household and industrial metals, a metal salvage facility and an outside salvage or reclamation in lieu of a Planned Development District.
Staff Recommendation: **Approval** of a Specific Use Permit for a recycling collection center for the collection of household and industrial metals for a two-year period, subject to a revised site plan, traffic management plan, and conditions and **approval** of a Specific Use Permit for a metal salvage facility and an outside salvage or reclamation for a ten-year period with eligibility for automatic renewal for additional 10-year periods, subject to a revised site plan, traffic management plan and conditions in lieu of a Planned Development District for metal recycling related uses.
Applicant: 2401 Vinson Lane, LLC
Representative: Robert Miklos
12. **Z123-158(WE)**
Warren Ellis
(CC District 10)
- An application for a Planned Development District for single family uses and a Specific Use Permit for private streets on property zoned an MF-2(A) Multifamily District on the west line of Plano Road, south of Le Manns Drive.
Staff Recommendation: **Approval** of a Planned Development District, subject to a revised conceptual plan and staff's recommended conditions, and **approval** of a Specific Use Permit for a permanent period, subject to a revised site plan and conditions.
Applicant: Weekly Homes, LLC
Representative: Robert Baldwin

Authorization of Hearings

Neva Dean
(CC District 12)

Consideration of a public hearing to decide whether to authorize a public hearing to determine the proper zoning on property zoned a CH Cluster Housing District with consideration given to a CS Commercial Service District on the south side of Ronnie Road between Bannister Street and Dickerson Street; southeast quadrant of Ronnie Road and Dickerson Street; northwest corner of Dickerson Street and Newt Drive; the west side of Dickerson Street, north of Newt Drive; and north side of Newt Drive, east of Dickerson Street. 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 21, 2013

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, April 4, 2013

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, April 4, 2013, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider **(1) DCA 123-001** - Consideration of amending the Dallas Development Code to amend the Handicap Group Dwelling Unit regulations to increase the number of handicap persons living in a handicap group dwelling unit.

URBAN DESIGN COMMITTEE (UDC) MEETING - Thursday, April 4, 2013, City Hall, 1500 Marilla Street, in 5BN, at 9:30 a.m., for a briefing on the Valley View – Galleria Plan

SUBDIVISION REVIEW COMMITTEE (SRC) MEETING - Thursday, April 4, 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 North Denley Drive to “Rev. C.B.T. Smith Street.”

Tuesday, April 9, 2013

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, April 9, 2013, City Hall, 1500 Marilla Street, in 5BN, at 2:00 p.m., to consider (1) **Z123-224** - An application for an amendment to Specific Use Permit No. 1796 to relocate an existing sign on property zoned Planned Development District No. 619; (2) **1303145008** - An application for a Certificate of Appropriateness for Douglas Jorgensen for a 198 square foot upper level attached premise sign at 2201 Main Street. (North elevation); and (3) **1303145009** - An application for a Certificate of Appropriateness for Douglas Jorgensen for a 198 square foot upper level attached premise sign at 2201 Main Street. (South elevation).

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

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, APRIL 4, 2013

FILE NUMBER: S123-104

Subdivision Administrator: Paul Nelson

LOCATION: 908, 912 and 916 N. Bishop Avenue

DATE FILED: March 6, 2013

ZONING: PD 830, Subdistrict 1

CITY COUNCIL DISTRICT: 1

SIZE OF REQUEST: 0.343 Ac.

MAPSCO: 54C

OWNER/APPLICANT: David Spence / Good Space, Inc.

REQUEST: An application to replat a 0.343 acre tract of land containing all of Lot 2 and part of Lot 3 in City Block 11/3333 to create one lot on property located at 908, 912 and 916 N. Bishop Avenue.

SUBDIVISION HISTORY:

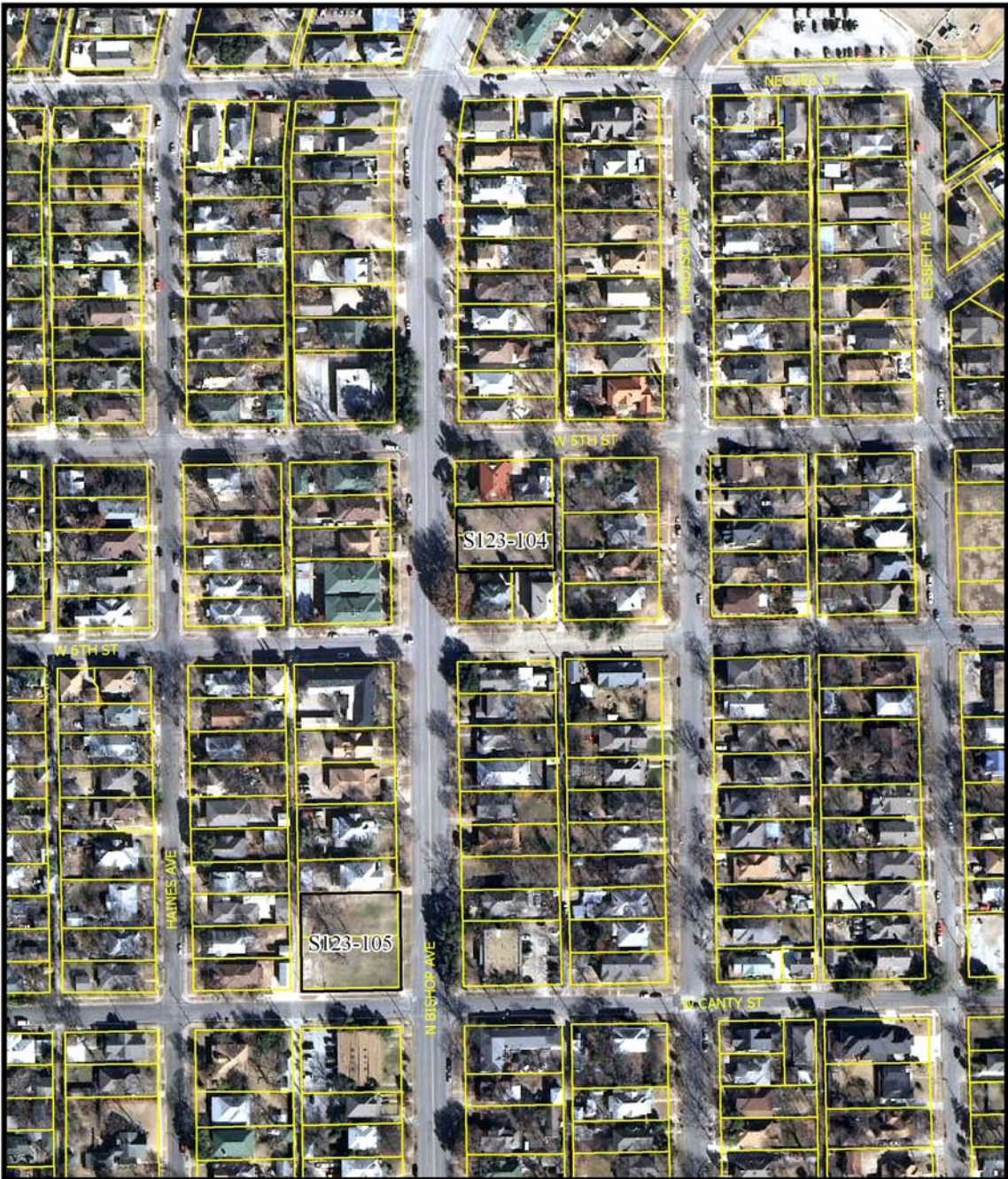
1. S123-105 is an application south of this request to replat a 0.527 acre tract of land containing part of Lot 9 and all of Lot 10 in City Block 7/3329 to one lot on property located at 801 and 809 N. Bishop Avenue.

STAFF RECOMMENDATION: The request complies with the requirements of PD 830, Subdistrict 1; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and 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 7.5 feet of right-of-way from the established center line of the alley.
14. On the final plat show how all adjoining right-of-way was created.
15. On the final plat chose a new addition name.
16. On the final plat show two control monuments.
17. On the final plat show the distances/width of right-of-way across Bishop Avenue.
18. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.





 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S123-104 </u> Date: <u> 3/26/2013 </u>
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CITY PLAN COMMISSION**THURSDAY, APRIL 4, 2013****FILE NUMBER:** S123-105**Subdivision Administrator:** Paul Nelson**LOCATION:** 801 and 809 N. Bishop Avenue**DATE FILED:** March 6, 2013**ZONING:** PD 830, Subdistrict 1**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.527 Ac.**MAPSCO:** 54C**OWNER/APPLICANT:** David Spence / Good Space, Inc.

REQUEST: An application to replat a 0.527 acre tract of land containing part of Lot 9 and all of Lot 10 in City Block 7/3329 to one lot on property located at 801 and 809 N. Bishop Avenue.

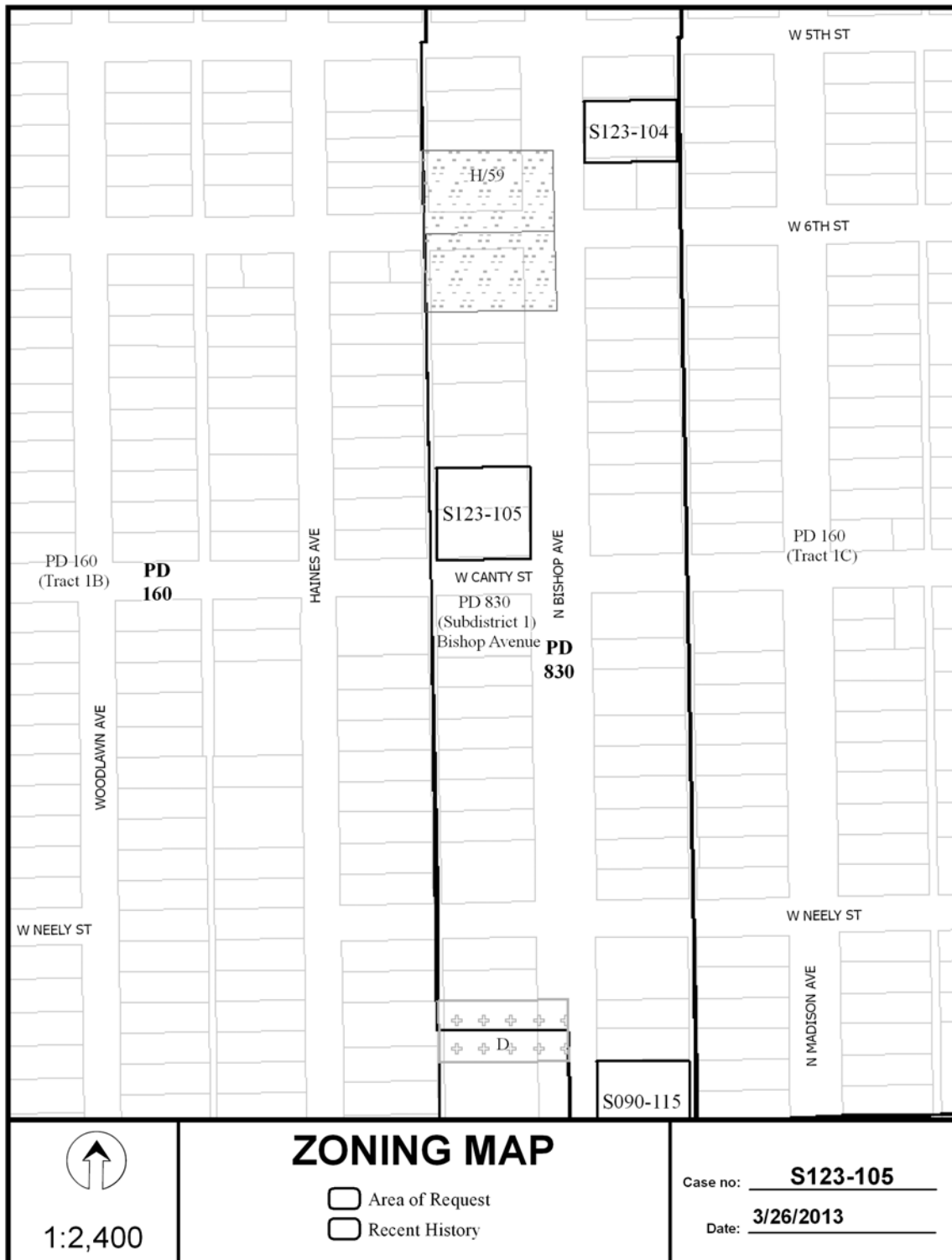
SUBDIVISION HISTORY:

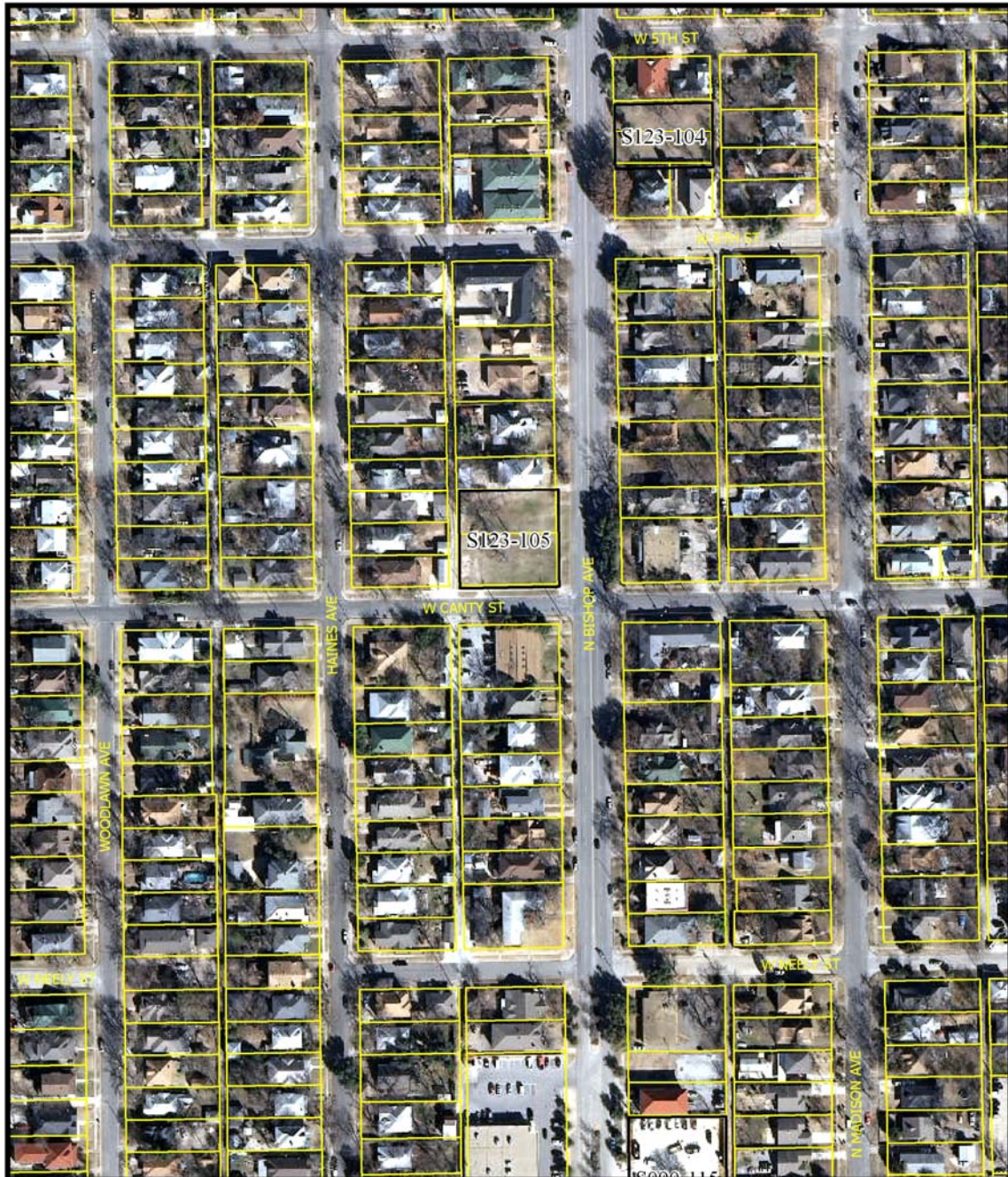
1. S123-104 is an application north of this request to replat a 0.343 acre tract of land containing all of Lot 2 and part of Lot 3 in City Block 7/3329 to one lot on property located at 908, 912 and 916 N. Bishop Avenue.


STAFF RECOMMENDATION: The request complies with the requirements of the PD 830, Subdistrict 1 District; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and 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 7.5 feet of right-of-way from the established center line of the alley on Canty Street.
14. On the final plat dedicate a 10 foot by 10 foot corner clip at Bishop Avenue and Canty Street.
15. On the final plat dedicate a 15 foot by 15 foot alley sight easement at the alley and Canty Street.
16. On the final plat show how all adjoining right-of-way was created.
17. On the final plat show two control monuments.
18. The access easement must be created by separate instrument with the recording information place on the face of the plat.
19. On the final plat chose a new addition name.
20. On the final plat show the distances/width of right-of-way across Bishop Avenue and Canty Street.
21. On the final plat show the deed lines.
22. On the final plat show the mutual access easement.
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. On the final plat change "Hanes Ave." to "Haines Avenue".
25. On the final plat identify the property as Lot 9A, City Block 7/3329.





 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> S123-105 </u> Date: <u> 3/26/2013 </u>
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OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DALLAS

WE, ELMER, GOOD SPACE, INC., is the owner of a tract of land situated in the CDD: Legend Survey, Addendum No. 282, to a plat of land known as LOT 10, BLOCK 7/3329, Miller and Stemmons Addition No. 3, City of Dallas, Texas and being all of the land shown on the plat of land recorded in Volume 1, Page 255, Official Public Records, Dallas County, Texas and being all of the land shown on the plat of land recorded in Instrument No. 200802272324 and Warranty Deed recorded in Instrument No. 200802292315, both in Official Public Records, Dallas County, Texas and being more particularly described on the plat of land recorded in Instrument No. 200802292315.

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

NOTARY PUBLIC in and for the State of TEXAS

STATE OF TEXAS
COUNTY OF DALLAS

WE, ELMER, GOOD SPACE, INC., is the owner of a tract of land situated in the CDD: Legend Survey, Addendum No. 282, to a plat of land known as LOT 10, BLOCK 7/3329, Miller and Stemmons Addition No. 3, City of Dallas, Texas and being all of the land shown on the plat of land recorded in Volume 1, Page 255, Official Public Records, Dallas County, Texas and being all of the land shown on the plat of land recorded in Instrument No. 200802272324 and Warranty Deed recorded in Instrument No. 200802292315, both in Official Public Records, Dallas County, Texas and being more particularly described on the plat of land recorded in Instrument No. 200802292315.

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

NOTARY PUBLIC in and for the State of TEXAS

STATE OF TEXAS
COUNTY OF DALLAS

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BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

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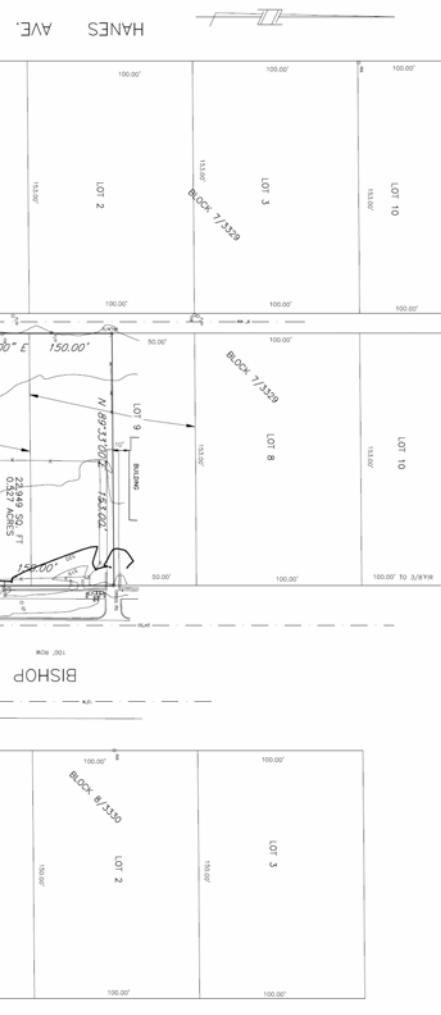
BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

NOTARY PUBLIC in and for the State of TEXAS

STATE OF TEXAS
COUNTY OF DALLAS

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LEGEND

RECORDS	VIOLATION MAP
SEE INSTRUMENT	SEE INSTRUMENT
SEE INSTRUMENT	SEE INSTRUMENT
SEE INSTRUMENT	SEE INSTRUMENT
SEE INSTRUMENT	SEE INSTRUMENT
SEE INSTRUMENT	SEE INSTRUMENT

LOT TO LOT DIMENSIONS
MILLER AND STEMMONS ADDITION
CITY OF DALLAS, DALLAS COUNTY, TEXAS

RELEASE 04/28/09 FOR REUSE PURPOSES ONLY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

STATE OF TEXAS
COUNTY OF DALLAS

STATE OF TEXAS
COUNTY OF DALLAS

MILLER AND STEMMONS ADDITION NO. 3
LOT 10R, BLOCK 7/3329
REPLAT OF
ALL OF LOT 10 AND PART OF LOT 9, BLOCK 7/3329
MILLER AND STEMMONS ADDITION
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S 123-105
LAW'S SOUTHWEST SURVEING
2717 MOLLY BRE SUITE B
PH 972-681-4442
EMAIL: ALTHABER@LAW'SNET

CITY PLAN COMMISSION**THURSDAY, APRIL 4, 2013****FILE NUMBER:** S123-106**Subdivision Administrator:** Paul Nelson**LOCATION:** 1400 Parker Street**DATE FILED:** March 6, 2013**ZONING:** PD 317, Subdistrict 4, Tract 1**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 16.953 Ac.**MAPSCO:** 45V**OWNER/APPLICANT:** Del Monte Fresh Produce

REQUEST: An application to replat a 16.953 acre tract of land containing all of Lots 1 through 10 in City Block B/892, all of Lots 1 through 9 in City Block D/891, all of Lots 1 and 2 in City Block F/890, all of Lots 6 and 12 in City Block F/897, part of Lots 5 and 11 in City Block E/897, part of City Block 887 1/2, Lot 1 in City Block A/893, and parts of abandoned Holmes Street, Browder Street, Gould Street, Bartlett Street, and abandoned alleys within City Blocks B/892, D/891, F/890, E/897, 897 ½ and A/893 on property located at Ervay Street and 1400 Parker Street, south 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 PD 317, Subdistrict 4, Tract 1; therefore, staff recommends approval subject to compliance with the following conditions:

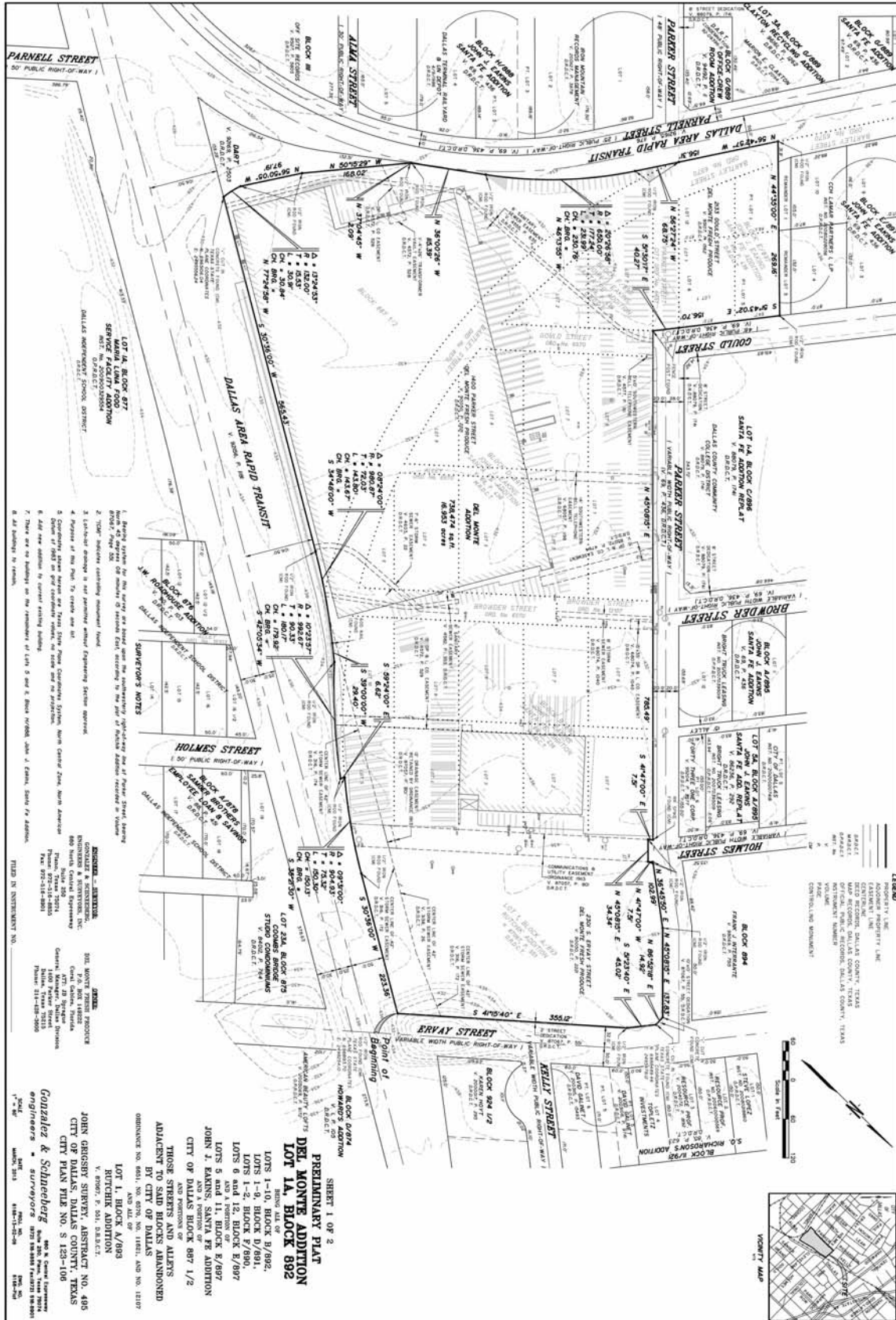
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and right-of-way abandonments must be shown as follows: "Abandonment authorized by Ordinance Number _____ and recorded as Instrument No. _____ ." Also note retention of the utility easement as part of the right-of-way abandonment area(s) on the plat as appropriate. 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 28 feet of right-of-way from the established center line of Parker Street.
14. On the final plat dedicate 28 feet of right-of-way from the established center line of Gould Street.
15. On the final plat show how all adjoining right-of-way was created.
16. On the final plat show the correct recording information for the subject property.
17. On the final plat list utility easements as retained within street abandonments when stated in the ordinance.
18. On the final plat show all abandonments.
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. Provide private contract for sewer abandonment.
22. On the final plat change Kelly Street to Kelly Avenue.
23. On the final plat identify the property as Lot 1, City Block A/887.





 1:3,600	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S123-106 </u> Date: <u> 3/26/2013 </u>
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PRELIMINARY PLAT
DEL MONTE ADDITION
LOT 1A, BLOCK 892
 SHEET 1 OF 2
 LOTS 1-9, BLOCK B/892.
 LOTS 1-2, BLOCK E/890.
 LOTS 6 and 12, BLOCK E/897
 LOTS 5 and 11, BLOCK E/897
 JOHN J. EAKINS, SANTA FE ADDITION
 AND A PORTION OF
 CITY OF DALLAS BLOCK 897 1/2
 THOSE STREETS AND ALLEYS
 ADJACENT TO SAID BLOCKS ABANDONED
 BY CITY OF DALLAS
 ORDINANCE NO. 6451, NO. 6270, NO. 11821, AND NO. 11870
 LOT 1, BLOCK A/893
 RITCHIEK ADDITION
 V. 8937, P. 301, D.B. 6217.
 JOHN GARSBY SURVEY, ABSTRACT NO. 486
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S 123-106
Conzalez & Schneider
 engineers & surveyors
 406 N. Central Expressway
 Suite 1000
 Dallas, Texas 75201
 Phone: 214-751-1800
 Fax: 214-751-1801
 1" = 100'
 DATE: 3/5/13
 PLAN NO.: 892-13-006

CITY PLAN COMMISSION**THURSDAY, APRIL 4, 2013****FILE NUMBER:** S123-107**Subdivision Administrator:** Paul Nelson**LOCATION:** 2701 McKinney Avenue**DATE FILED:** March 6, 2013**ZONING:** PD 193(LC)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.185 Acres **MAPSCO:** 45B**APPLICANT:** Herbert B. Story, Jr.

REQUEST: An application to replat a 0.185 acre tract of land containing part of Lot 3 in City Block 2/955 into one lot at 2701 McKinney Avenue.

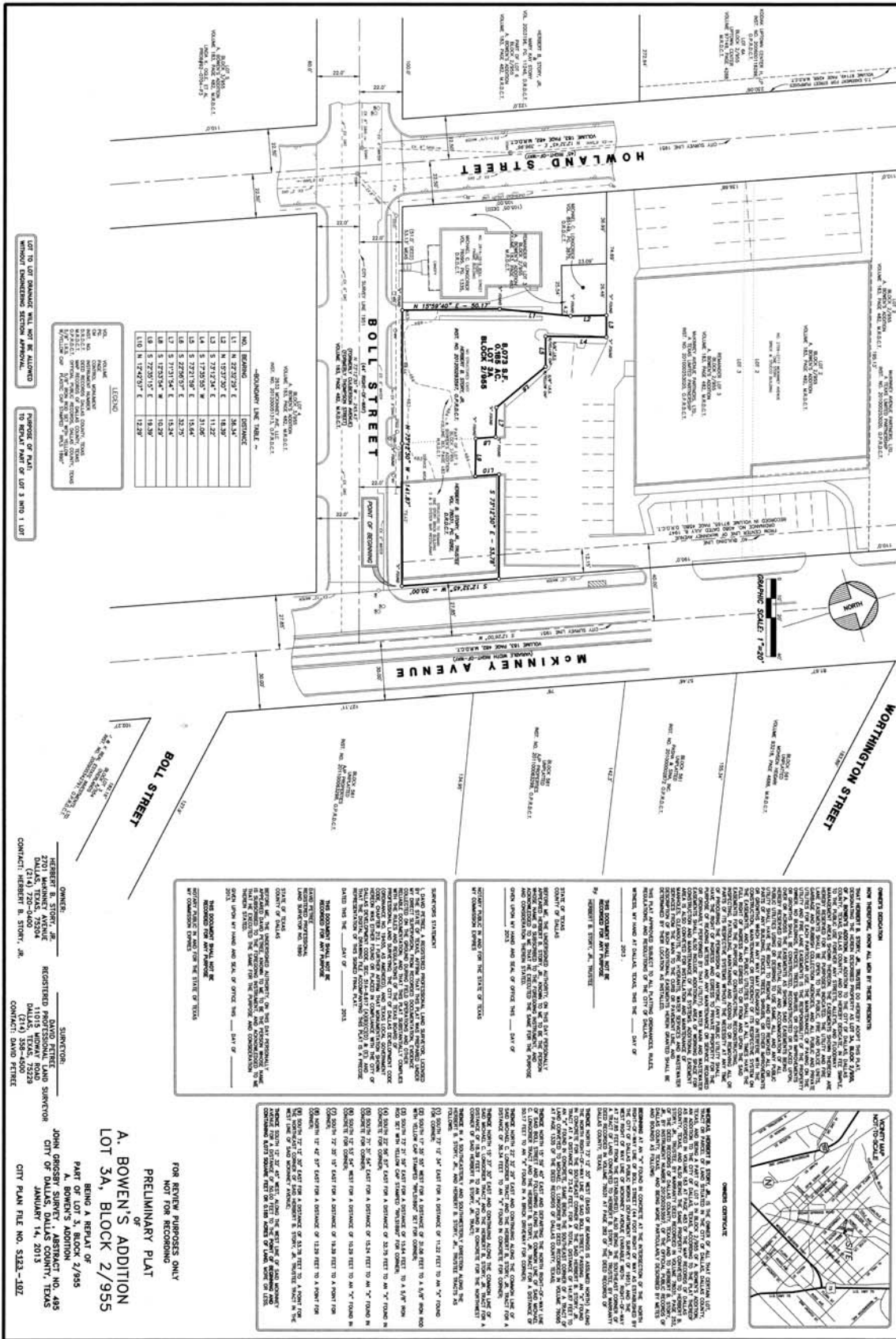
SUBDIVISION HISTORY:

1. S123-065 was an application on the same property as the present request and was an application to replat a 0.185 acre tract of land containing part of Lot 3 in City Block 2/955 into one lot at 2701 McKinney Avenue. The request was denied by the Commission due to failure to comply with Section 8.503(e).

STAFF RECOMMENDATION: The request complies with the requirements of the PD 193(LC) District; therefore, staff recommends approval subject to compliance with the following conditions:

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

8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Provide a detailed lot grading plan prepared by a Professional Engineer.
13. On the final plat monument all set corners per the monumentation ordinance and show 2 control monuments.
14. On the final plat chose a different addition name.
15. On the final plat verify if the building encroaches into the Boll Street right-of-way.
16. If the structure encroaches into the right-of-way create an Estate of Expectancy in accordance with Section 51A-8.502(c) of the Dallas Development Code.
17. Identify the property as Lot 3A, City Block 2/955.
18. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
19. On the final plat identify the property as Lot 3A, City Block 2/955.



ADJACENT LOT TABLE -

NO.	BEARING	DISTANCE
L1	N 27°27'00" E	38.54'
L2	N 10°27'00" E	18.34'
L3	S 79°27'00" W	11.22'
L4	S 17°35'00" W	21.29'
L5	S 27°17'00" W	32.54'
L6	S 10°27'00" W	18.34'
L7	S 79°27'00" W	11.22'
L8	S 17°35'00" W	21.29'
L9	S 27°17'00" W	32.54'
L10	N 17°42'30" E	12.29'

OWNERS:
 JOHN GROSS SURVEY ABSTRACT NO. 485
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CONTACT: HERBERT B. STONY, JR.
 REGISTERED PROFESSIONAL SURVEYOR
 11115 WINTER ROAD
 DALLAS, TEXAS 75244
 (214) 358-4500

SURVEYOR:
 JAMES SURVEYOR
 11115 WINTER ROAD
 DALLAS, TEXAS 75244
 (214) 358-4500
 CONTACT: DAVID PETER

CONVEYANCE:
 THIS PLAT IS MADE AND SET ON THIS DAY OF _____ 2013.

NO RECORDING SHALL BE REQUIRED:
 THIS PLAT IS MADE AND SET ON THIS DAY OF _____ 2013.

NO RECORDING SHALL BE REQUIRED:
 THIS PLAT IS MADE AND SET ON THIS DAY OF _____ 2013.

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CITY PLAN COMMISSION**THURSDAY, APRIL 4, 2013****FILE NUMBER:** S123-109**Subdivision Administrator:** Paul Nelson**LOCATION:** 3011 through 3027 Routh Street**DATE FILED:** March 8, 2013**ZONING:** PD 193 (PDS 98)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 1.135 Acres **MAPSCO:** 45B**APPLICANT:** Alvin Bayless / Alamo Manhattan Routh, LLC

REQUEST: An application to replat a 1.135 acre tract of land containing all of Lots 15, 17, 19, 21 and 23 in City Block 11/946 into one lot on property located on Routh Street at Carlisle Street, south corner.

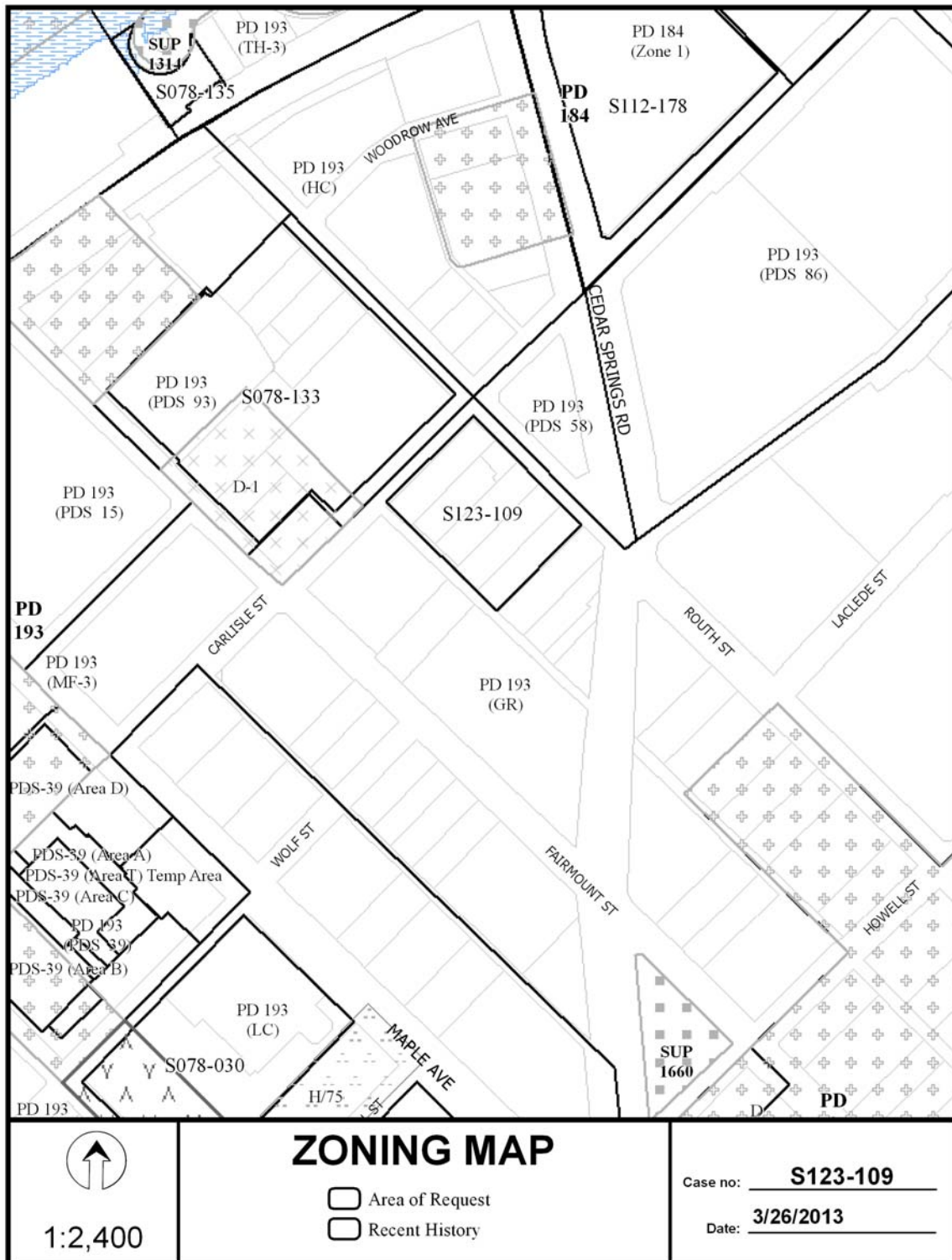
SUBDIVISION HISTORY:

1. S112-178 was an application northeast of the present request at Cedar Springs Road at Carlisle Street to replat a 2.309 acre tract of land containing all of Lot 1E in City Block 13/958 into one lot on property at Cedar Springs Road and Carlisle Street, north corner and to remove the existing platted 10' building line building line along the Katy Trail and the platted building line in between lots 1E and 1D that state the property line is the building line. The request was approved on August 16, 2012.

STAFF RECOMMENDATION: The request complies with the requirements of PD 193 (PDS 98); therefore, staff recommends approval subject to compliance with the following conditions:

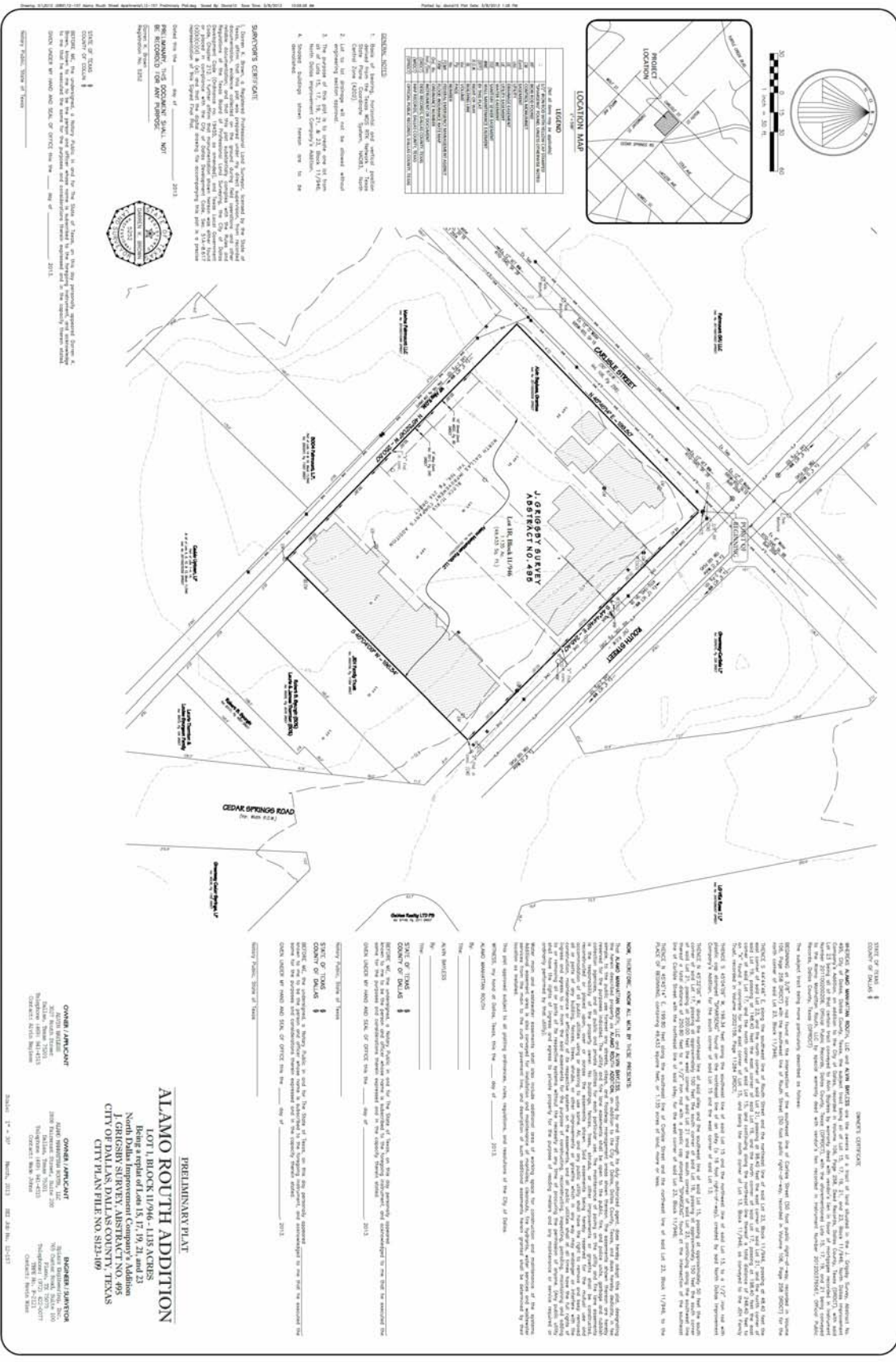
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with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

- plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
 9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
 10. The maximum number of lots permitted by this plat is 1.
 11. 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.
 14. On the final plat dedicate a 10 foot by 10 foot corner clip at Carlisle Street and Routh Street.
 15. On the final plat dedicate a 15 foot by 15 foot alley sight easement at the alley and Carlisle Street.
 16. On the final plat show recording information on all existing easements within 150 feet of the property with the recording information of each easement.
 17. On the final plat show all additions or tracts of land within 150 feet of the property
 18. On the final plat monument all set corners per the monumentation ordinance and show 2 control monuments.
 19. On the final plat show the distances/width of right-of-way across Carlisle Street and Routh Street.
 20. On the final plat add the Vendor's lien Subordination Statement for each owner.
 21. Prior to submittal of the final plat for recording verify that there is no building. Encroachment along the southeast line.
 22. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
 23. Water/wastewater main extension is required by Private Development Contract.
 24. On the final plat identify the property as Lot 15A, City Block 11/946.





 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u>S123-109</u> Date: <u>3/26/2013</u>
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CITY PLAN COMMISSION**THURSDAY, APRIL 4, 2013****FILE NUMBER:** S123-111**Subdivision Administrator:** Paul Nelson**LOCATION:** 2218 Bryan Street**DATE FILED:** March 11, 2013**ZONING:** CA-1(A)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 5.4519 Acres **MAPSCO:** 45L**APPLICANT:** Trammel Crow Co. / 2218 Bryan Street, Ltd.

REQUEST: An application to create a 5.4519 acre lot from a tract of land containing part of City Blocks 259, 264, and A/312 on property located at 2218 Bryan Street.

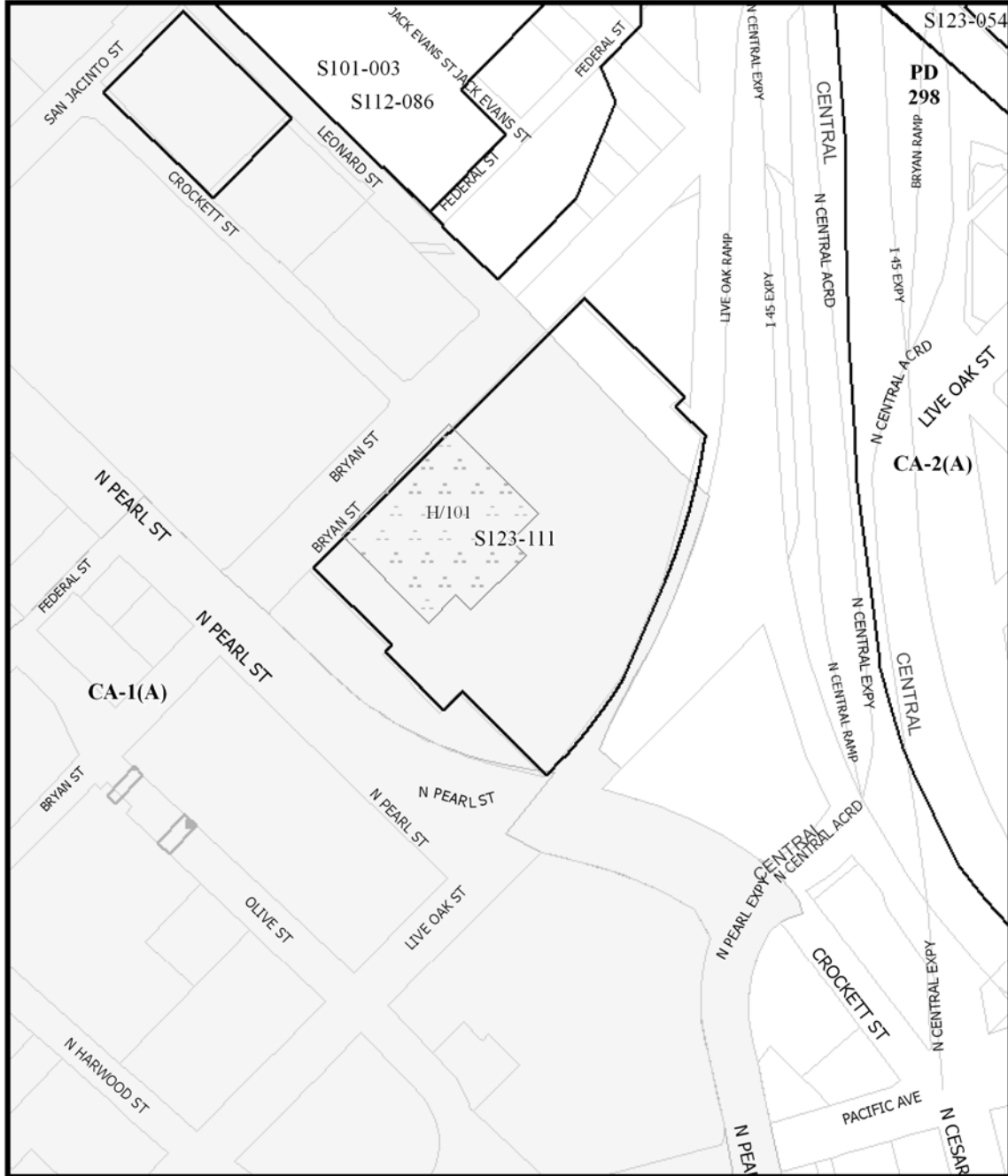
SUBDIVISION HISTORY:

1. S112-086 was an application northeast of the present request to replat a tract of land containing all of Lot 2 in City Block A/261, all of Lot 9A in City Block 2/262; and Lot 1 in City Block A/316 and abandoned right of way on Jack Evans Street, Hawkins Street and Salina Alley into one 3.903 acre lot, one 2.467 acre lot, and one 4.588 acre lot, and one 0.934 acre lot on property generally at Routh Street between Bryan Street and Ross Avenue.

STAFF RECOMMENDATION: The request complies with the requirements of CA-1(A) therefore, staff recommends approval subject to compliance with the following conditions:

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

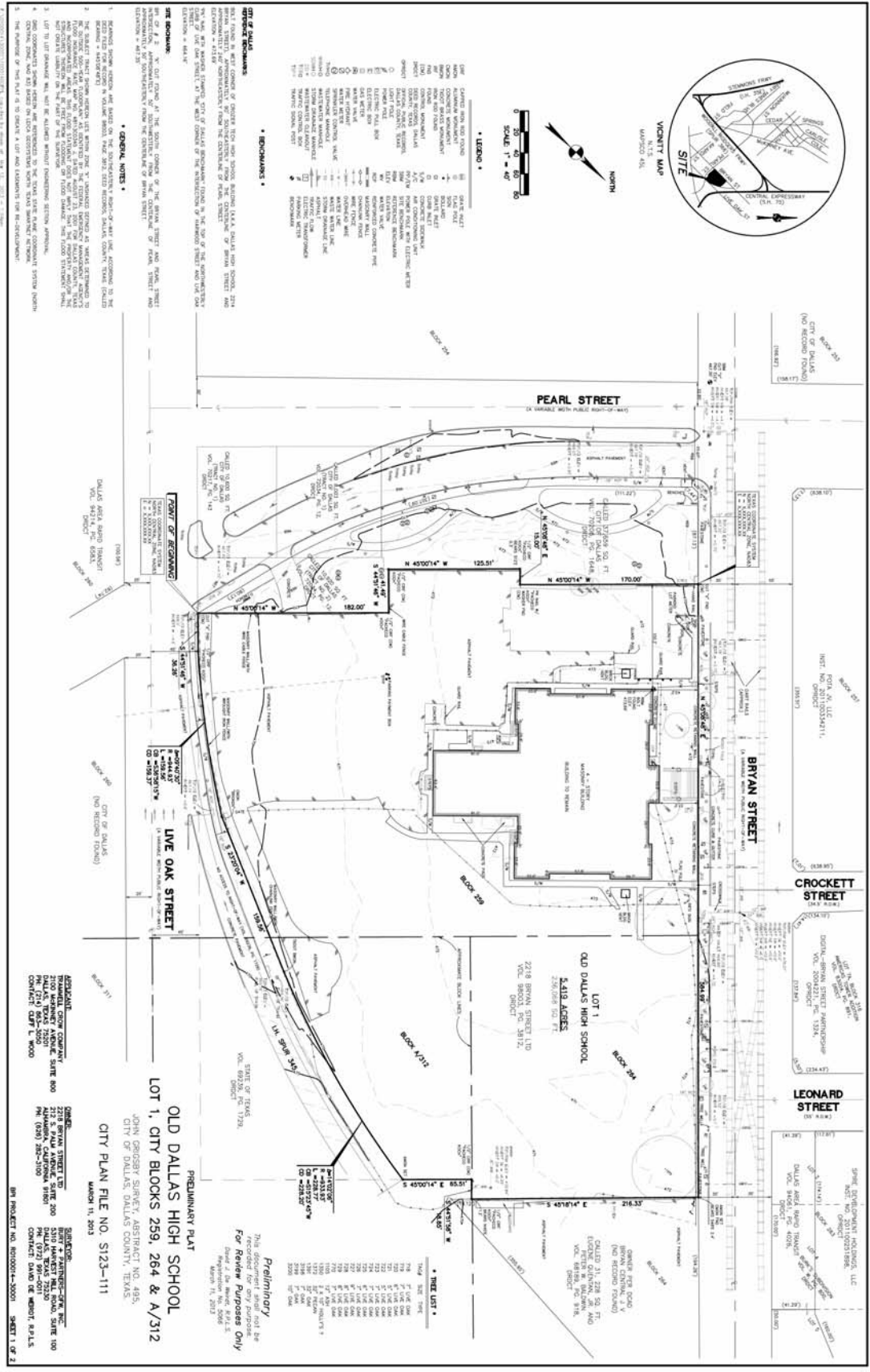
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 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 45 feet of right-of-way from the established center line of Bryan Street.
14. On the final plat dedicate a 20 foot by 20 foot corner clip at Live Oak Street and Pearl Expressway.
15. Add a note to the plat stating: "Access or modification to IH Spur 345 requires TxDOT approval."
16. On the final plat show how all adjoining right-of-way was created.
17. On the final plat show recording information on all existing easements within 150 feet of the property with the recording information of each easement.
18. On the final plat show and label all utility easement abandonments with their recording information.
19. On the final plat list utility easements as retained within street abandonments when stated in the abandonment ordinance.
20. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
21. 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 place an additional Pearl Street label along it's curving portion, as indicated by City of Dallas Ordinance #15017.
24. On the final plat identify the property as Lot 1, City Block A/259.



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S123-111 </u> Date: <u> 3/26/2013 </u>
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 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S123-111 </u> Date: <u> 3/26/2013 </u>
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- GENERAL NOTES**
- 1. ADDRESS SHOW DESIGN AND DATE ON THE SUBMITTER'S MAP-OF-ART NOT ACCORDING TO THE DESIGN OR ADDRESS IN VOLUME 5694. THIS DESIGN REVISION, DALLAS COUNTY, TEXAS, SHOULD BE REFERRED TO AS "REVISION NO. 1" FOR THE PURPOSES OF THIS DESIGN.
 - 2. THE SUBMITTER SHALL PROVIDE A LETTER FROM THE DALLAS COUNTY TAX APPRAISER, DATED AND SIGNED BY THE DALLAS COUNTY TAX APPRAISER, CONFIRMING THE PROPERTY TAX VALUE OF THE PROPERTY SHOWN ON THIS DESIGN.
 - 3. ALL UTILITIES AND SERVICE LINES ARE TO BE INSTALLED IN ACCORDANCE WITH THE DALLAS COUNTY ENGINEERING DEPARTMENT, 400 WEST END AVENUE, DALLAS, TEXAS 75201.
 - 4. THE SUBMITTER SHALL PROVIDE A LETTER FROM THE DALLAS COUNTY ENGINEERING DEPARTMENT, 400 WEST END AVENUE, DALLAS, TEXAS 75201, CONFIRMING THE DESIGN OF THE STREET AND THE DESIGN OF THE SIDEWALK.
 - 5. THE SUBMITTER SHALL PROVIDE A LETTER FROM THE DALLAS COUNTY ENGINEERING DEPARTMENT, 400 WEST END AVENUE, DALLAS, TEXAS 75201, CONFIRMING THE DESIGN OF THE STREET AND THE DESIGN OF THE SIDEWALK.

- LEGEND**
- DRAINAGE
 - GAS
 - WATER
 - ELECTRIC
 - TELEPHONE
 - CABLE
 - FIBER
 - CONCRETE
 - BRICK
 - METAL
 - STEEL
 - WOOD
 - ASBESTOS
 - SOIL
 - ROCK
 - SAND
 - GRAVEL
 - ASPHALT
 - CONCRETE
 - BRICK
 - METAL
 - STEEL
 - WOOD
 - ASBESTOS
 - SOIL
 - ROCK
 - SAND
 - GRAVEL
 - ASPHALT

CITY OF DALLAS
OFFICE OF SURVEYING
 5200 TEXAS ST., DALLAS, TEXAS 75225
 PHONE: (972) 556-2000
 FAX: (972) 556-2001

Preliminary
 This document shall not be used for construction purposes without the approval of the City of Dallas. For Review Purposes Only.
 David J. De Marco, P.E., L.S.
 Surveyor
 March 11, 2013

CITY PLAN COMMISSION**THURSDAY, APRIL 4, 2013****FILE NUMBER:** S123-112**Subdivision Administrator:** Paul Nelson**LOCATION:** Interstate Highway No. 30 (E. R.L. Thornton Freeway) between Phillip Avenue and Gurley Avenue**DATE FILED:** March 12, 2013**ZONING:** PD 135**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 3.594 Acres **MAPSCO:** 46G, H**APPLICANT:** Comerica Bank

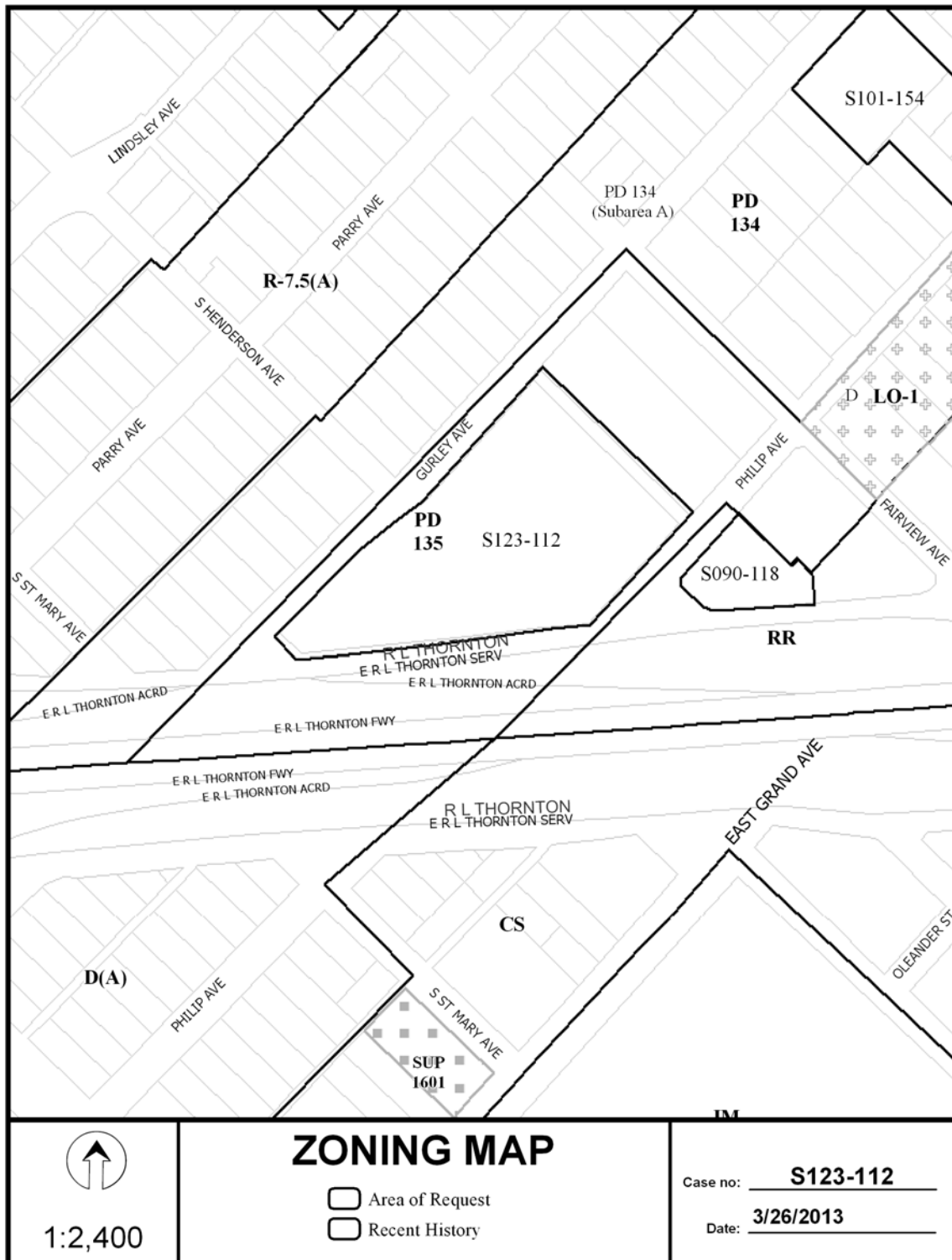
REQUEST: An application to replat a 3.594 acre tract of land containing all of Lot 1B in City Block D/1610 and a tract of land in City Block 1610 into one lot on property located on Interstate Highway No. 30 (E. R.L. Thornton Freeway) between Phillip Avenue and Gurley Avenue

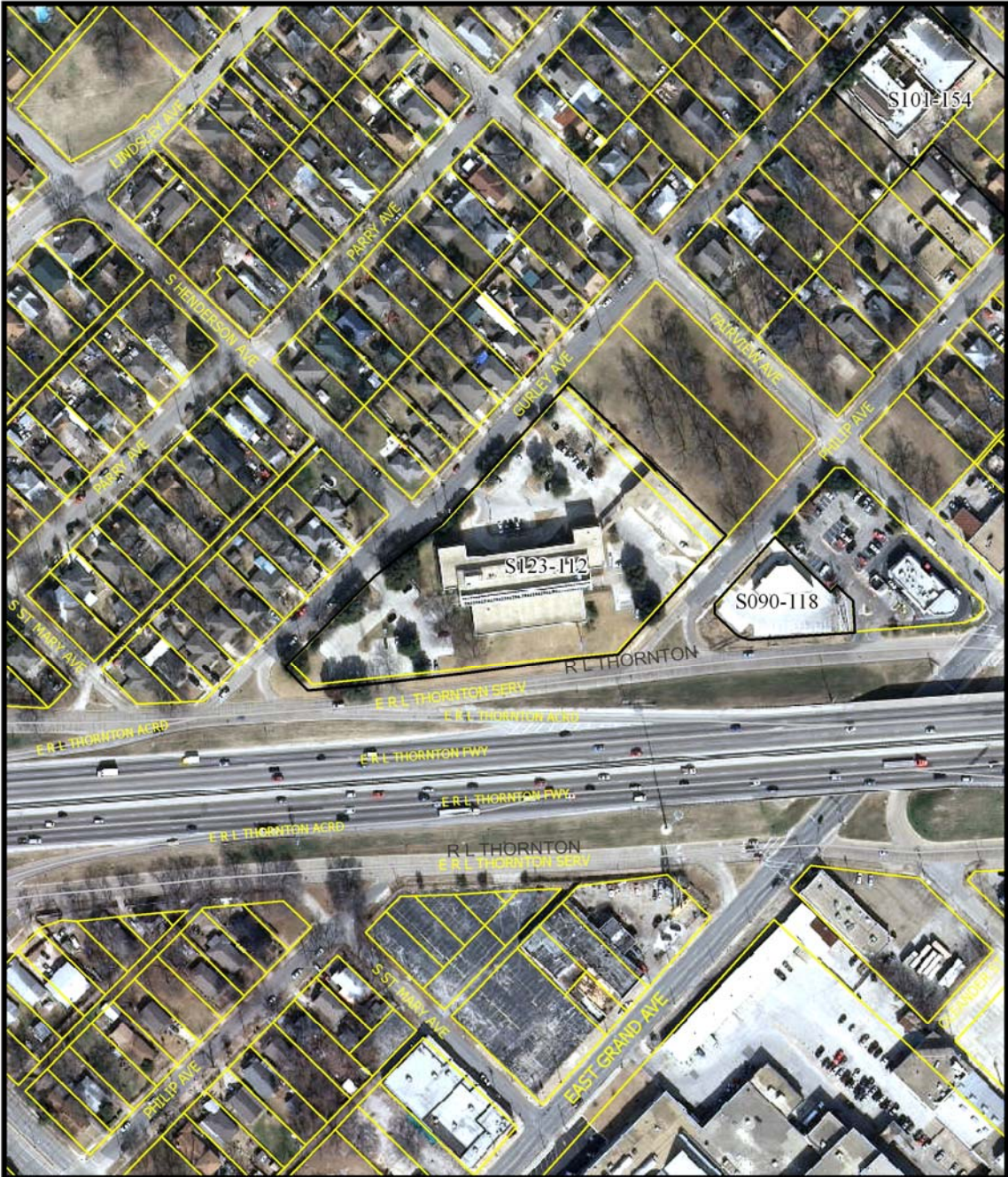
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of PD 135, therefore, staff recommends approval subject to compliance with the following conditions:

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

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
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. Add a note to the plat stating: "Access or modification to IH 30 Service Road requires TxDOT approval."
14. On the final plat show how all adjoining right-of-way was created.
15. On the final plat show 2 control monuments.
16. Prior to submittal of the final plat for the Chairman's signature, resolve the problem with the existing building constructed over the existing 20 fire lane easement that was retained in Ordinance 17343, vol. 82083 page 2565. The utility easement should be labeled as a "Fire Lane Easement" and will require Dallas Fire and Rescue to submit written acknowledgement that the easement is no longer needed and provide a copy of that statement to the Real Estate Division to place in the file. If the written release cannot be obtained the 20 foot fire lane easement must be abandoned prior to recording of the final plat.
17. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
18. 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.
19. On the final plat change East R.L. Thornton Freeway (Interstate Highway No. 30)" to "R.L. Thornton Freeway (Interstate Highway No. 30)".
20. On the final plat identify the property as Lot 1C, City Block D/1610.





 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u>S123-112</u> Date: <u>3/26/2013</u>
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CITY PLAN COMMISSION**THURSDAY, APRIL 4, 2013****FILE NUMBER:** S123-113**Subdivision Administrator:** Paul Nelson**LOCATION:** 1806, 1830, 1854, 1864, 1865, and 1870 Royal Lane; and 11359 and 11362 Ferrell Drive**DATE FILED:** March 12, 2013**ZONING:** IR**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 7.187 Acres **MAPSCO:** 46G, H**APPLICANT:** Institution for Creation Research

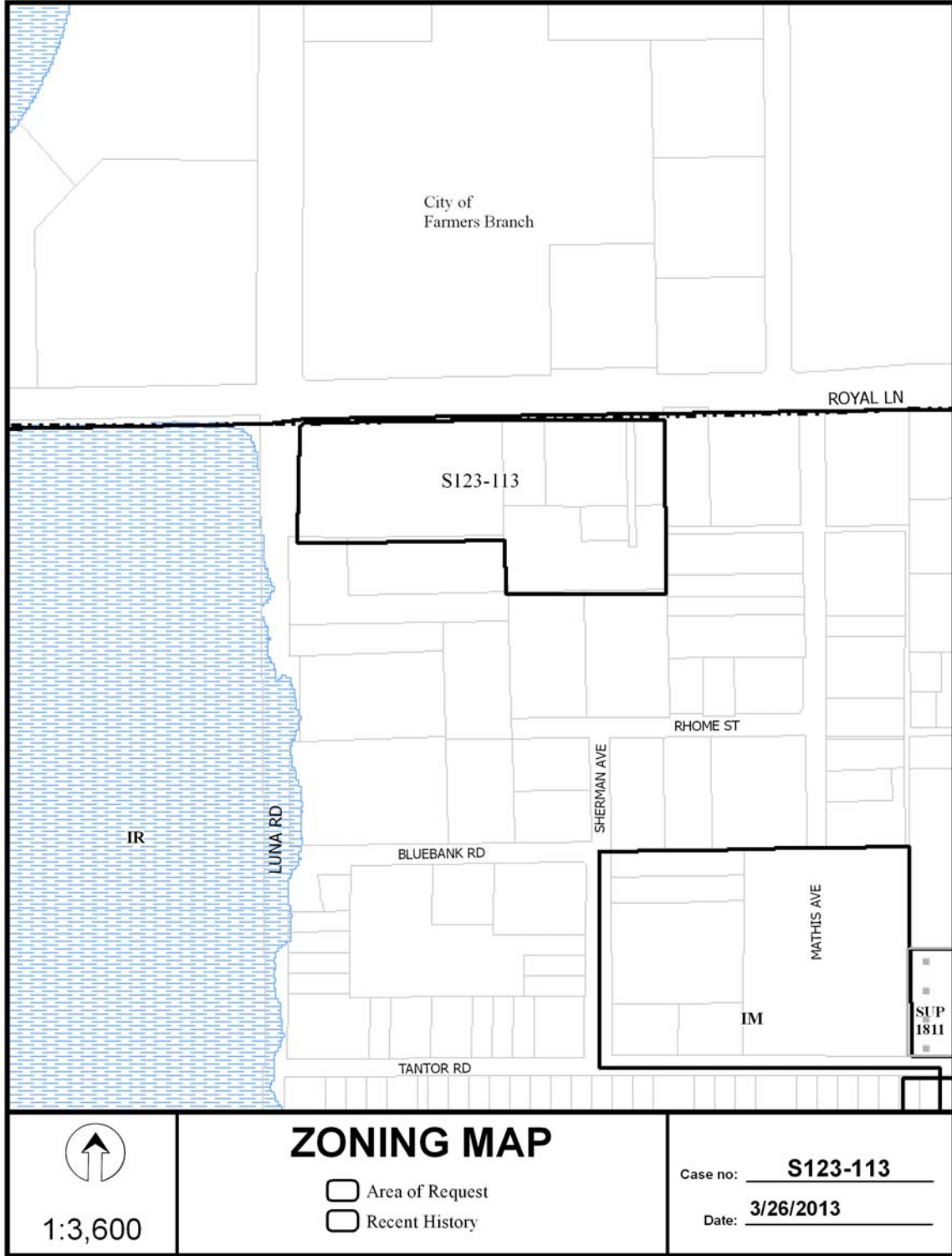
REQUEST: An application to replat a 7.187 acre tract of land containing all of Lot 1 in City Block A/8381 and a tract of land into one lot on property located at 1806, 1830, 1854, 1864, 1865, and 1870 Royal Lane and 11359 and 11362 Ferrell Drive.

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

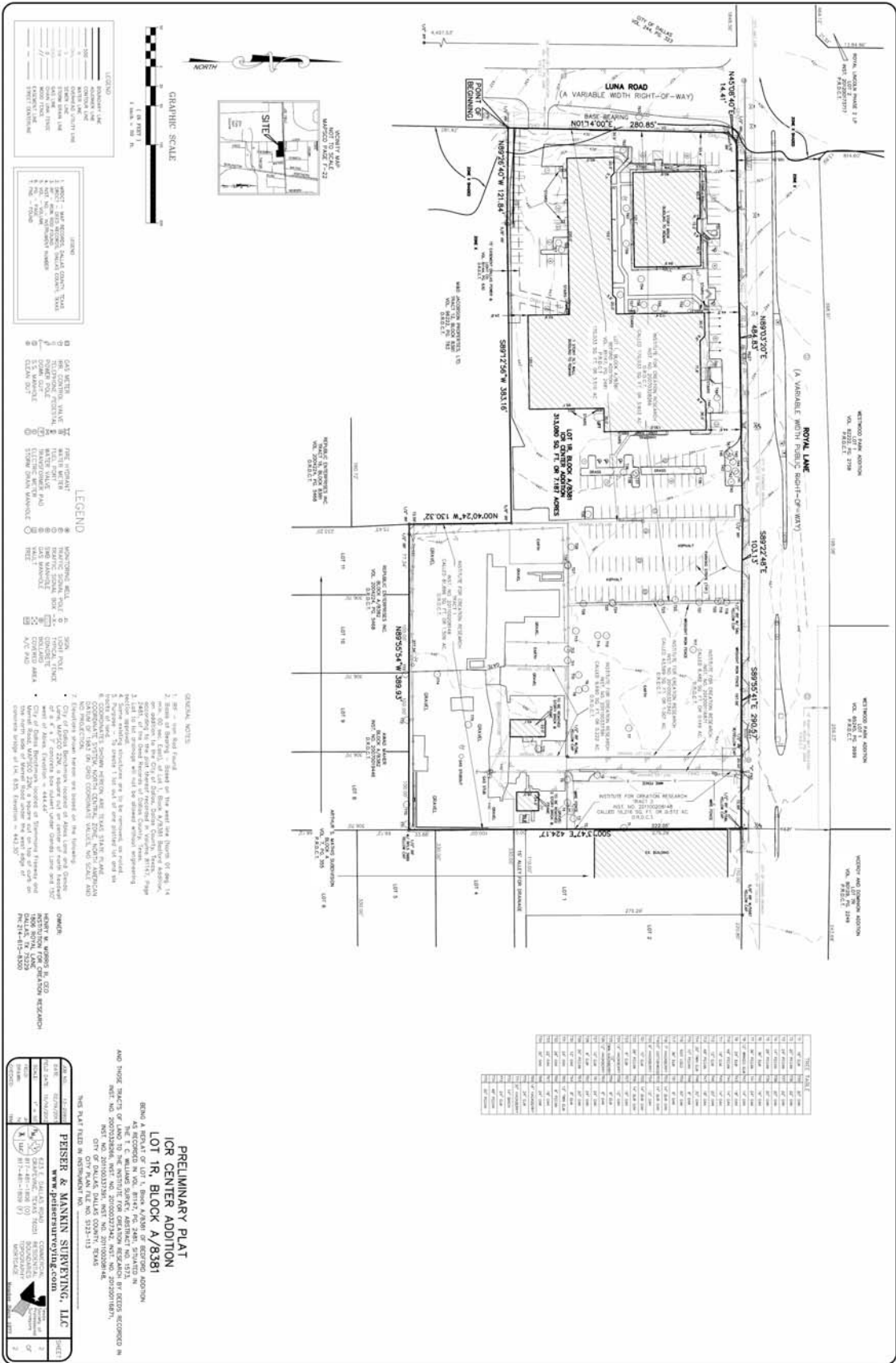
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with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

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. 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 dedicated 53.5 feet of right-of-way from the established centerline of Luna Road.
14. On the final plat dedicated 53.5 feet of right-of-way from the established centerline of Royal Lane.
15. On the final plat show how all adjoining right-of-way was created.
16. On the final plat show recording information on all existing easements within 150 feet of the property.
17. On the final plat show 2 control monuments.
18. On the final plat show the distance/width across Luna Road.
19. On the final plat verify the Floyd Road abandonment.
20. On the final plat identify the property as Lot 1A, City Block A/8381.





 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> S123-113 </u> Date: <u> 3/26/2013 </u>
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CITY PLAN COMMISSION**THURSDAY, APRIL 4, 2013****FILE NUMBER:** S123-115**Subdivision Administrator:** Paul Nelson**LOCATION:** 2423 Cedar Crest Boulevard between Dalview Avenue and Gallatin Street**DATE FILED:** March 12, 2013**ZONING:** CR**CITY COUNCIL DISTRICT:** 7 **SIZE OF REQUEST:** 0.138 Acres**MAPSCO:** 55L**APPLICANT:** Manuel Alvarado

REQUEST: An application to create a 0.138 acre lot from a tract of land located in City Block 5887 on property located at 2423 Cedar Crest Boulevard between Dalview Avenue and Gallatin Street.


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

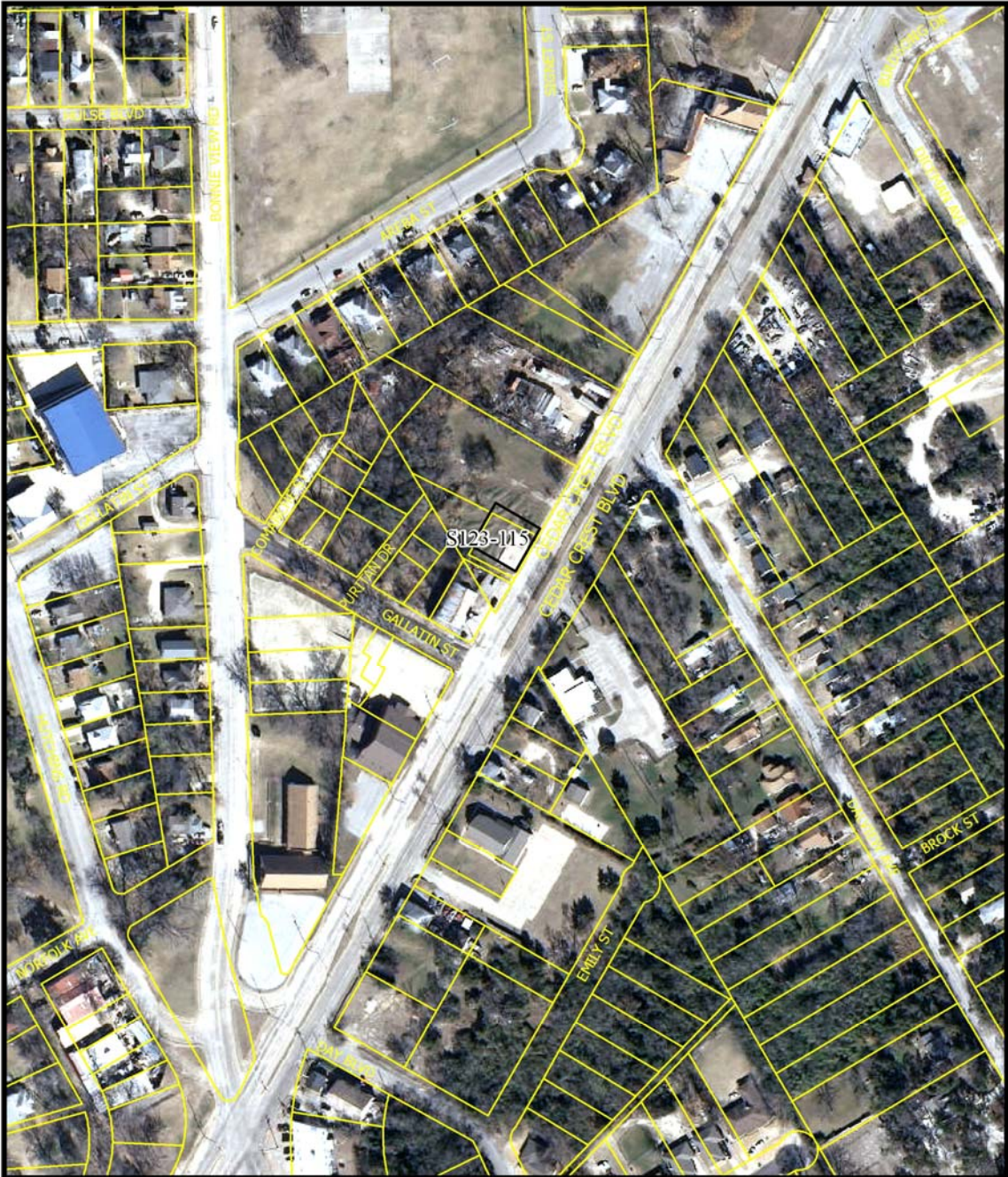
STAFF RECOMMENDATION: The request complies with the requirements of the CR District; therefore, staff recommends approval subject to compliance with the following conditions:

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

9. On the final plat monument all set corners 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 show how all adjoining right-of-way was created.
14. On the final plat show all recording information on all existing easements within 150 feet of the property.
15. On the final plat show two controlling monuments.
16. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
17. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
18. Water/wastewater main extension is required by Private Development Contract.
19. The mains are in the major thoroughfare. Connections require P-contracts.
20. On the final plat identify the property as Lot 1, City Block A/5887.



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u>S123-115</u> Date: <u>3/26/2013</u>
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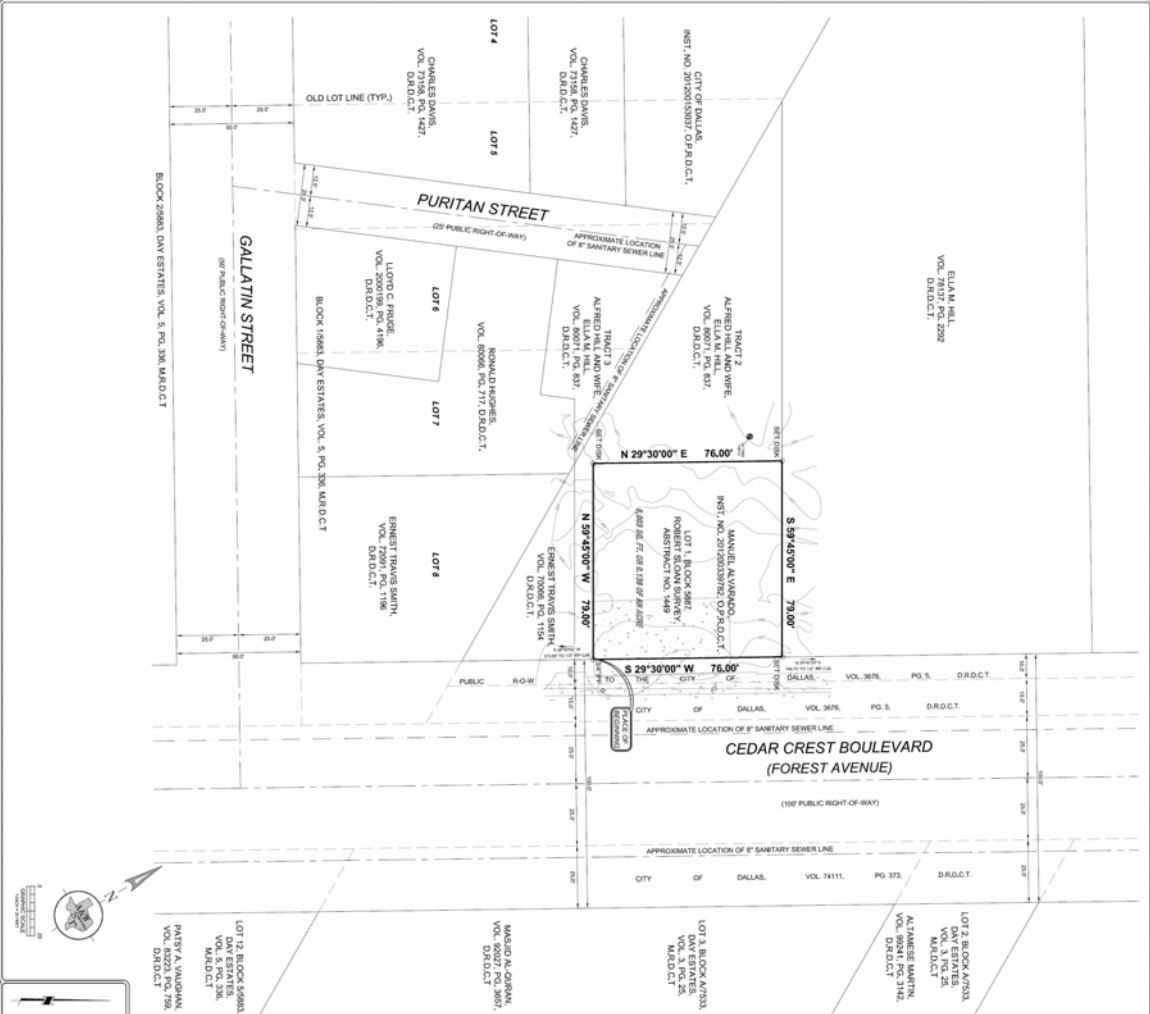
1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S123-115

Date: 3/26/2013



VICINITY MAP

A & W SURVEYORS, INC.
 10000 W. WINDY HILLS ROAD, SUITE 100
 DALLAS, TEXAS 75243
 PHONE: 972.343.8888
 WWW.AANDWSURVEYORS.COM

PRELIMINARY PLAT

ALVARADO CEDAR CREST ADDITION

LOT 1, CITY BLOCK 5887

AN ADDITION TO THE CITY OF DALLAS, TEXAS
 CITY PLAN FILE NO. 1321115

GENERAL NOTES

- 1) This plat is for the purpose of showing the location of the proposed sanitary sewer line.
- 2) Any structure shown on this plat is shown as existing and not as proposed.
- 3) The proposed sanitary sewer line is shown as proposed.
- 4) The proposed sanitary sewer line is shown as proposed.

LEGEND

- WATER METER
- WATER MAIN
- UTILITY POLE

LEGEND

- WATER METER
- WATER MAIN
- UTILITY POLE

LEGEND

- WATER METER
- WATER MAIN
- UTILITY POLE

OWNERS CERTIFICATION

I, the undersigned, being the owner of the property shown on this plat, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I have no objection to the recording of this plat.

OWNERS DEDICATION

I, the undersigned, being the owner of the property shown on this plat, hereby dedicate the same to the City of Dallas, Texas, for the use and benefit of the public.

STATE OF TEXAS

County of Dallas

Myself

SURVEYOR'S STATEMENT

I, the undersigned, being a duly licensed Professional Land Surveyor in the State of Texas, do hereby certify that I have personally supervised the making of this survey, and that the same is a true and correct representation of the facts as shown on the ground.

PRELIMINARY PLAT RELEASED 03/22/2013

NOT FOR RECORDING PURPOSES

DATED this 22nd day of March, 2013.

CITY PLAN COMMISSION**THURSDAY, APRIL 4, 2013****FILE NUMBER:** S123-116**Subdivision Administrator:** Paul Nelson**LOCATION:** 12221 Rylie Road west of Garden Grove Road**DATE FILED:** March 12, 2013**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 4.612 Acres**MAPSCO:** 69A,C**APPLICANT:** Manuel Alvarado

REQUEST: An application to create one 0.809 acre lot, one 1.671 acre lot, and one 2.131 acre lot from a 4.612 acre tract of land in City Block 8829 on property located at 12221 Rylie Road west of Garden Grove Road.

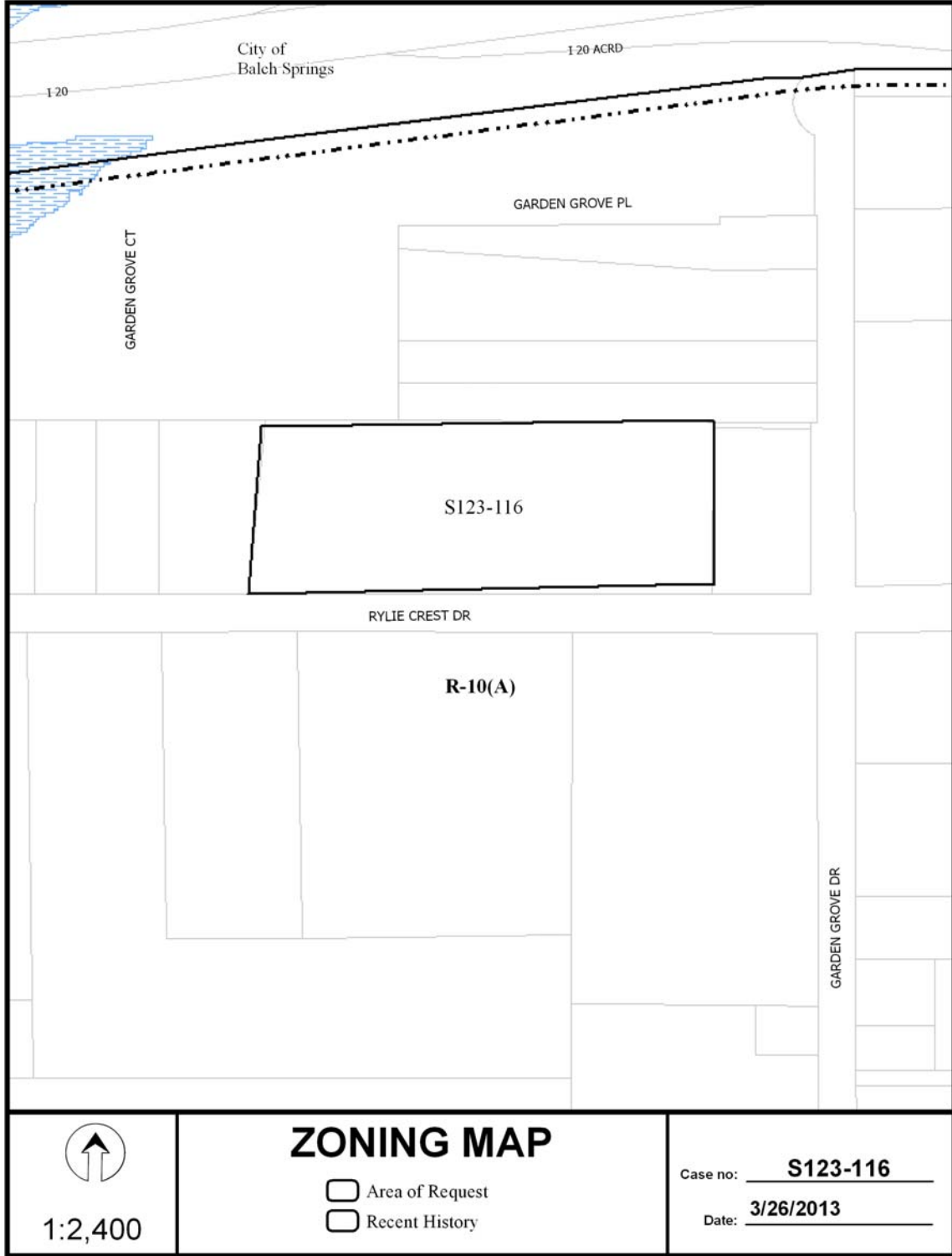
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

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

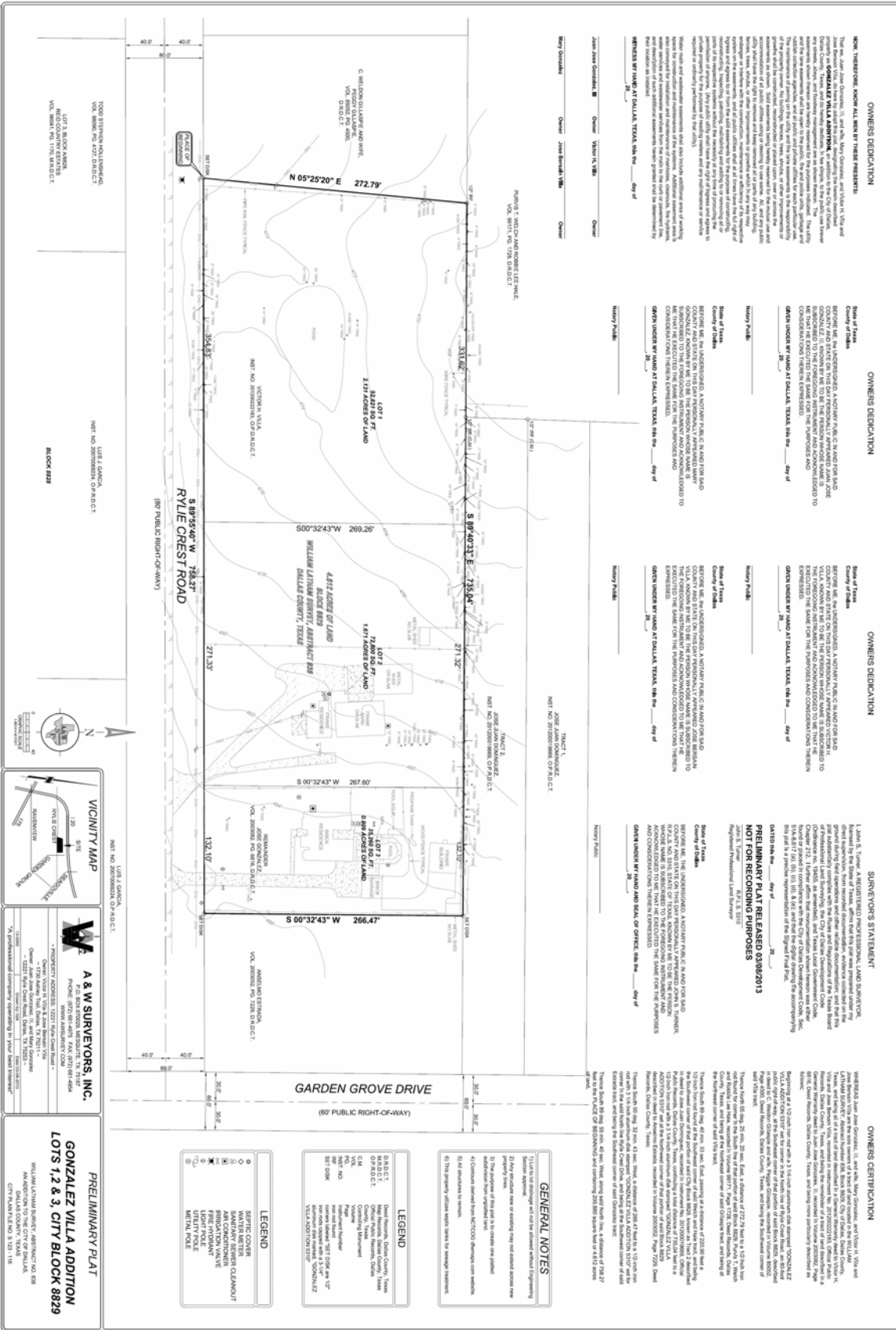
The request complies with the requirements of the R-10(A) district. The staff has determined that the proposed plat is compatible with the other lots in the area and that there is no dominant established lot pattern in the vicinity of this request; therefore, staff recommends approval subject to compliance with the following conditions:

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

- plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
 9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
 10. The maximum number of lots permitted by this plat is 3.
 11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
 12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
 13. On the final plat show how all adjoining right-of-way was created.
 14. On the final plat show the distances, width across Rylie Crest Road.
 15. On the final plat remove the language that states: "Abandonment authorized by Ordinance No. _____ and recorded as Instr. No. _____).P.R.D.C.T." for the portion shown t be abandoned for the "Remainder of Wichita Street" as shown closest to its intersection with High Market Street. No abandonment application has been received unless it is made a requirement of the developer and/or engineering.
 16. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
 17. 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 extension is required by Private Development Contract.
 19. The wastewater extension must be by P-contract and/or a covenant is required on each lot prior to the final plat being submitted for the Chairman's signature.
 20. On the final plat change Rylie Crest Road to Rylie Crest Drive.
 21. On the final plat identify the property as Lots 1, 2, and 3, City Block C/8829.







OWNERS DEDICATION

NEW THEORETICAL MONUMENTAL MARK BY THESE THESE TRACTS:

CONTRAZ VILLA ADDITION: A portion of the south half of Section 36, Township 12N, Range 10E, County of Dallas, Texas, bounded by the south and east lines of the road right-of-way of the Dallas-Fort Worth Turnpike, the west line of the road right-of-way of the Dallas-Fort Worth Turnpike, the north line of the road right-of-way of the Dallas-Fort Worth Turnpike, and the east line of the road right-of-way of the Dallas-Fort Worth Turnpike.

OWNER: [Name]
DATE: [Date]
BY: [Signature]

OWNERS DEDICATION

NEW THEORETICAL MONUMENTAL MARK BY THESE TRACTS:

CONTRAZ VILLA ADDITION: A portion of the south half of Section 36, Township 12N, Range 10E, County of Dallas, Texas, bounded by the south and east lines of the road right-of-way of the Dallas-Fort Worth Turnpike, the west line of the road right-of-way of the Dallas-Fort Worth Turnpike, the north line of the road right-of-way of the Dallas-Fort Worth Turnpike, and the east line of the road right-of-way of the Dallas-Fort Worth Turnpike.

OWNER: [Name]
DATE: [Date]
BY: [Signature]

OWNERS DEDICATION

NEW THEORETICAL MONUMENTAL MARK BY THESE TRACTS:

CONTRAZ VILLA ADDITION: A portion of the south half of Section 36, Township 12N, Range 10E, County of Dallas, Texas, bounded by the south and east lines of the road right-of-way of the Dallas-Fort Worth Turnpike, the west line of the road right-of-way of the Dallas-Fort Worth Turnpike, the north line of the road right-of-way of the Dallas-Fort Worth Turnpike, and the east line of the road right-of-way of the Dallas-Fort Worth Turnpike.

OWNER: [Name]
DATE: [Date]
BY: [Signature]

SURVEYOR'S STATEMENT

I, **[Name]**, a Registered Professional Land Surveyor, State of Texas, certify that the plat was prepared under my supervision and that the information herein is true and correct to the best of my knowledge and belief, and that the same is a true and correct representation of the actual conditions on the ground. I declare under penalty of perjury that the information herein is true and correct to the best of my knowledge and belief, and that the same is a true and correct representation of the actual conditions on the ground.

PRELIMINARY PLAT FILED FOR RECORDING PURPOSES
NOT FOR RECORDING PURPOSES

OWNERS CERTIFICATION

The undersigned hereby certify that the information herein is true and correct to the best of my knowledge and belief, and that the same is a true and correct representation of the actual conditions on the ground. I declare under penalty of perjury that the information herein is true and correct to the best of my knowledge and belief, and that the same is a true and correct representation of the actual conditions on the ground.

GENERAL NOTES

- 1. This plat was prepared for the purpose of recording the proposed subdivision.
- 2. Any purchaser hereof shall be bound by the terms and conditions hereof.
- 3. The boundaries shown hereon were obtained from:
- 4. The property owner's records.
- 5. All distances are in feet.
- 6. This plat is subject to all laws, ordinances, regulations, and orders of the State of Texas and the County of Dallas.

LEGEND

S & B D.C.T.	Surveyor's Office
C.M.	Condemned
P.C.	Proprietary
P.D.	Proprietary
P.L.	Proprietary
P.R.	Proprietary
P.S.	Proprietary
P.T.	Proprietary
P.V.	Proprietary
P.W.	Proprietary
P.X.	Proprietary
P.Y.	Proprietary
P.Z.	Proprietary

LEGEND

○	Surveyor's Office
●	Condemned
▲	Proprietary
■	Proprietary
□	Proprietary
◇	Proprietary
▽	Proprietary
◇	Proprietary
▽	Proprietary
◇	Proprietary
▽	Proprietary

CITY PLAN COMMISSION**THURSDAY, APRIL 4, 2013****FILE NUMBER:** S123-114**Subdivision Administrator:** Paul Nelson**LOCATION:** Harry Hines Boulevard, Medical District Drive and Butler Street**DATE FILED:** March 12, 2013**ZONING:** IR, IM**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 37.70 Ac. **MAPSCO:** 34T,X,Y**APPLICANT:** Dallas County Hospital District, DBA Parkland Health and Hospital System

REQUEST: An application to replat a 37.70 acre tract of land containing all of Lot 1A and to remove the 15 foot platted setback line from Lot 1A in City Block A/5748, and to replat Lots 1 through 15, 32, 33, and 34A in City Block A/5749 in the vicinity of Harry Hines Boulevard, Medical District Drive and Butler Street.

SUBDIVISION HISTORY:

1. S090-078 was an application to create one 24.435 acre lot, and one 34.185 acre lot from Lot 1, City Block A/5748; Lot 2, Block A/5748; part of Lot 6 and all of Lot 7 in Block 5750; Lots 15 through 30 in City Block 5749; part of Blocks 1/2373, A/5747, A/5748, 5749, 5750 and 5751 and located on Harry Hines Blvd., Medical District Drive, and Maple Avenue.. The request was approved on April 15, 2010. Phase A (Area between the DART Rail line and Maple Avenue) was recorded on December 28, 2010. Phase B (the hospital site) was recorded on November 4, 2011.
2. S067-058 was an application to replat part of City Block 5747 and A/5748 to create one, 3.3182 acre lot on Medical District Drive east of Harry Hines Boulevard for a DART Station. The request was approved on January 4, 2007 and recorded February 13, 2009.
3. S067-229 was an application to create a 3.8248 acre tract of land in City Block 5746 into one lot (contiguous on the north of the present request) on Bengal Street between Motor Street and Macatee Drive which was approved on August 9, 2007 but has not been recorded.
4. S067-246 was an application to create one 4.3 acre lot from a tract of land in City Block 5746 south of the present request on Macatee Street at Bengal Street, northwest corner and was approved September 20, 2007 and recorded July 9, 2009.
5. S067-247R was an application to south of the present request to create one 7.547 acre lot from a tract of land in City Block 5746 on Bengal Street at Medical District Drive, southwest corner and was approved September 20, 2007 and recorded April 2, 2009.
6. S078-116 was an application contiguous on the northeast of the present request to replat a 2.878 acre tract of land in City Block 2318 into one lot on Maple

Avenue, south of Hudnall Street and was approved on February 28, 2008 but has not been recorded.

7. S078-263 was an application north of Butler Street to create a 7.85 acre lot out of eight tracts of land in Block 5755 fronting on Butler St. and Redfield St. generally located at the intersection of Butler St. and Tex Oak Ave. The request was approved on October 16, 2008 but has not been recorded.
8. S089-063 was an application contiguous on the southeast line of the property on Medical District Drive to replat all of Lot 1 in City Block A/5747 into one 54,606 sq. ft. lot and one 54,629 sq. ft. lot fronting on Medical District Drive and was approved on March 5, 2009 but has not been recorded.

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 building lines are internal to the development of the property and are not front, side or rear yard setbacks. The removal of the building lines will allow the property to be developed in accordance with the IR and IM District regulations.

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

- No notices were sent because the property is zoned a non residential 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 IR and IM zoning district requirements.

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

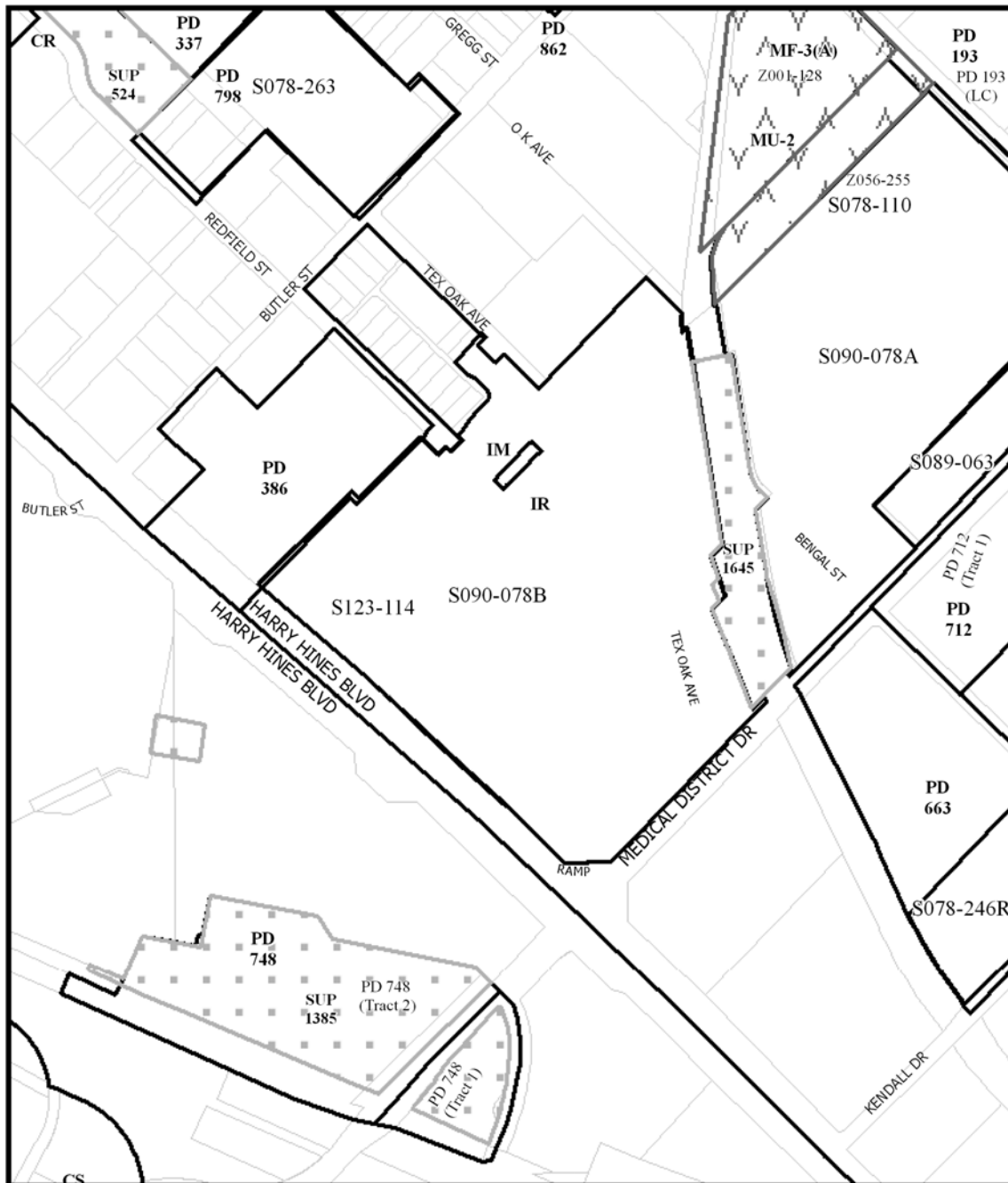
- The removal of the building lines will not impact the development of the subdivision.


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 IR and the IM 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 ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. 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. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
14. On the final plat dedicate 28 feet of right-of-way, street easement, public utility, or sidewalk easement from the established center line of Butler Street.
15. On the final plat dedicate a 10 foot by 10 foot corner clip at Redfield Street and Butler Street.

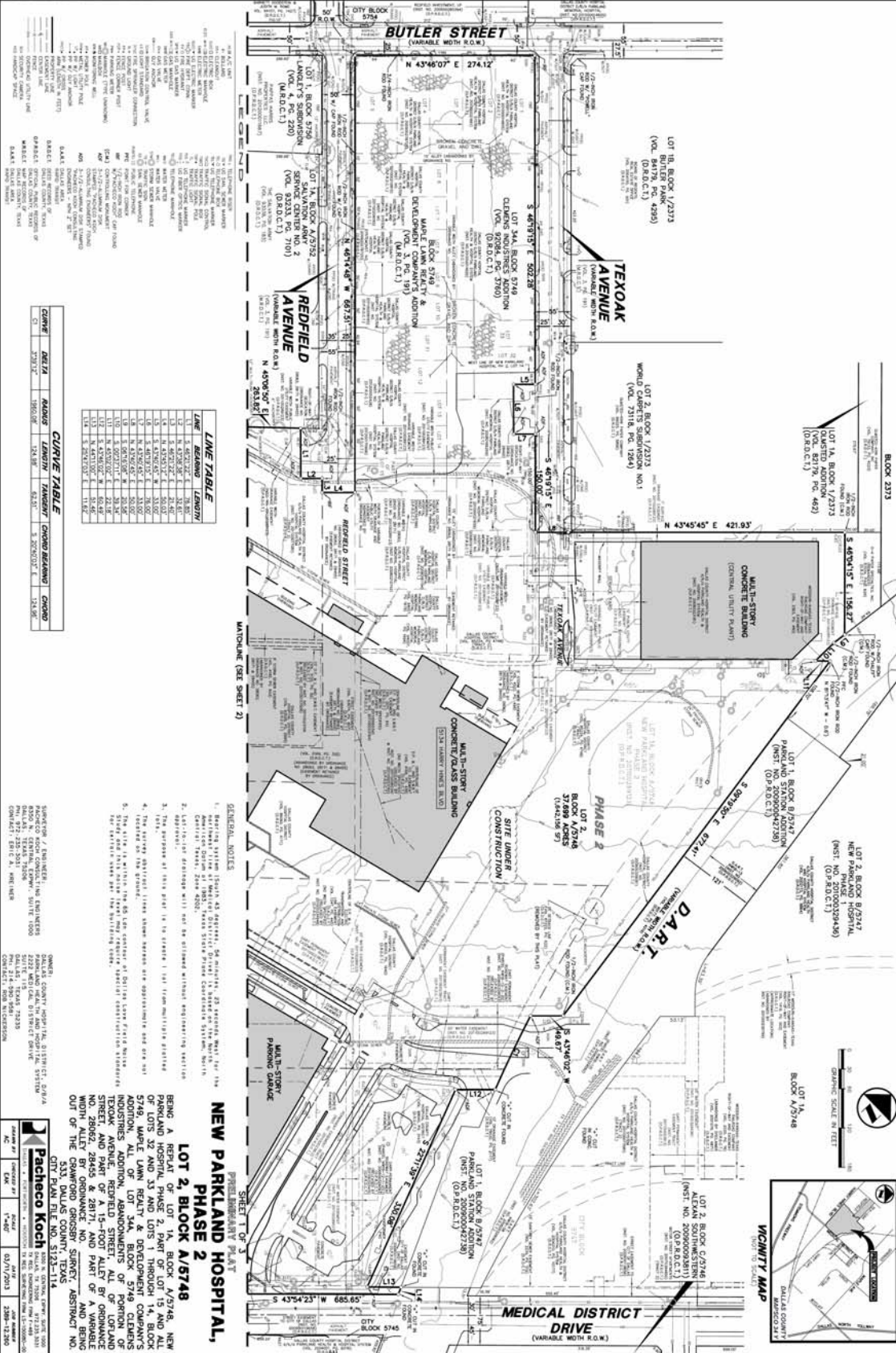
16. On the final plat dedicate a 10 foot by 10 foot corner clip at Butler Street and Tex Oak Avenue.
17. Chose a different addition name for the plat.
18. On the final plat list the utility easements as retained within street abandonments when stated as such in the abandonment ordinance.
19. On the final plat show and label all utility easement abandonments with their recording information.
20. On the final plat list all utility easements as retained within street abandonments when stated in the abandonment ordinance.
21. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
22. On the final plat change Texoak Avenue to Tex Oak Avenue on the drawing and in the text.
23. On the final plat show and label the abandoned portion of Lofland Street in the area being platted.
24. On the final plat show and label any street, easement, roadway, or private drive to be used for addressing or posting of street signs within the area being platted.
25. On the final plat determine the correct suffix for Redfield and use it on both the drawing and the text.
26. On the final plat identify the property as Lot 1B, City Block A/5748.



 1:4,800	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S123-114 </u> Date: <u> 3/27/2013 </u>
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 1:4,800	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S123-114 </u> Date: <u> 3/26/2013 </u>
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LINE TABLE

LINE	BEARING	LENGTH
1	S 45°00'00" E	100.00
2	N 45°00'00" E	100.00
3	S 45°00'00" E	100.00
4	N 45°00'00" E	100.00
5	S 45°00'00" E	100.00
6	N 45°00'00" E	100.00
7	S 45°00'00" E	100.00
8	N 45°00'00" E	100.00
9	S 45°00'00" E	100.00
10	N 45°00'00" E	100.00
11	S 45°00'00" E	100.00
12	N 45°00'00" E	100.00
13	S 45°00'00" E	100.00
14	N 45°00'00" E	100.00
15	S 45°00'00" E	100.00
16	N 45°00'00" E	100.00
17	S 45°00'00" E	100.00
18	N 45°00'00" E	100.00
19	S 45°00'00" E	100.00
20	N 45°00'00" E	100.00
21	S 45°00'00" E	100.00
22	N 45°00'00" E	100.00
23	S 45°00'00" E	100.00
24	N 45°00'00" E	100.00
25	S 45°00'00" E	100.00
26	N 45°00'00" E	100.00
27	S 45°00'00" E	100.00
28	N 45°00'00" E	100.00
29	S 45°00'00" E	100.00
30	N 45°00'00" E	100.00
31	S 45°00'00" E	100.00
32	N 45°00'00" E	100.00
33	S 45°00'00" E	100.00
34	N 45°00'00" E	100.00
35	S 45°00'00" E	100.00
36	N 45°00'00" E	100.00
37	S 45°00'00" E	100.00
38	N 45°00'00" E	100.00
39	S 45°00'00" E	100.00
40	N 45°00'00" E	100.00

CURVE TABLE

CURVE	BEARING	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
1	S 45°00'00" E	100.00'	100.00'	100.00'	S 45°00'00" E	100.00'
2	N 45°00'00" E	100.00'	100.00'	100.00'	N 45°00'00" E	100.00'
3	S 45°00'00" E	100.00'	100.00'	100.00'	S 45°00'00" E	100.00'
4	N 45°00'00" E	100.00'	100.00'	100.00'	N 45°00'00" E	100.00'
5	S 45°00'00" E	100.00'	100.00'	100.00'	S 45°00'00" E	100.00'
6	N 45°00'00" E	100.00'	100.00'	100.00'	N 45°00'00" E	100.00'
7	S 45°00'00" E	100.00'	100.00'	100.00'	S 45°00'00" E	100.00'
8	N 45°00'00" E	100.00'	100.00'	100.00'	N 45°00'00" E	100.00'
9	S 45°00'00" E	100.00'	100.00'	100.00'	S 45°00'00" E	100.00'
10	N 45°00'00" E	100.00'	100.00'	100.00'	N 45°00'00" E	100.00'
11	S 45°00'00" E	100.00'	100.00'	100.00'	S 45°00'00" E	100.00'
12	N 45°00'00" E	100.00'	100.00'	100.00'	N 45°00'00" E	100.00'
13	S 45°00'00" E	100.00'	100.00'	100.00'	S 45°00'00" E	100.00'
14	N 45°00'00" E	100.00'	100.00'	100.00'	N 45°00'00" E	100.00'
15	S 45°00'00" E	100.00'	100.00'	100.00'	S 45°00'00" E	100.00'
16	N 45°00'00" E	100.00'	100.00'	100.00'	N 45°00'00" E	100.00'
17	S 45°00'00" E	100.00'	100.00'	100.00'	S 45°00'00" E	100.00'
18	N 45°00'00" E	100.00'	100.00'	100.00'	N 45°00'00" E	100.00'
19	S 45°00'00" E	100.00'	100.00'	100.00'	S 45°00'00" E	100.00'
20	N 45°00'00" E	100.00'	100.00'	100.00'	N 45°00'00" E	100.00'

- GENERAL NOTES**
1. Survey is based on the datum of NAD 83.
 2. All bearings are given in degrees, minutes, and seconds.
 3. All distances are given in feet.
 4. The engineer is not responsible for the accuracy of the information provided by the owner or other sources.
 5. The engineer is not responsible for the accuracy of the information provided by the owner or other sources.
 6. The engineer is not responsible for the accuracy of the information provided by the owner or other sources.

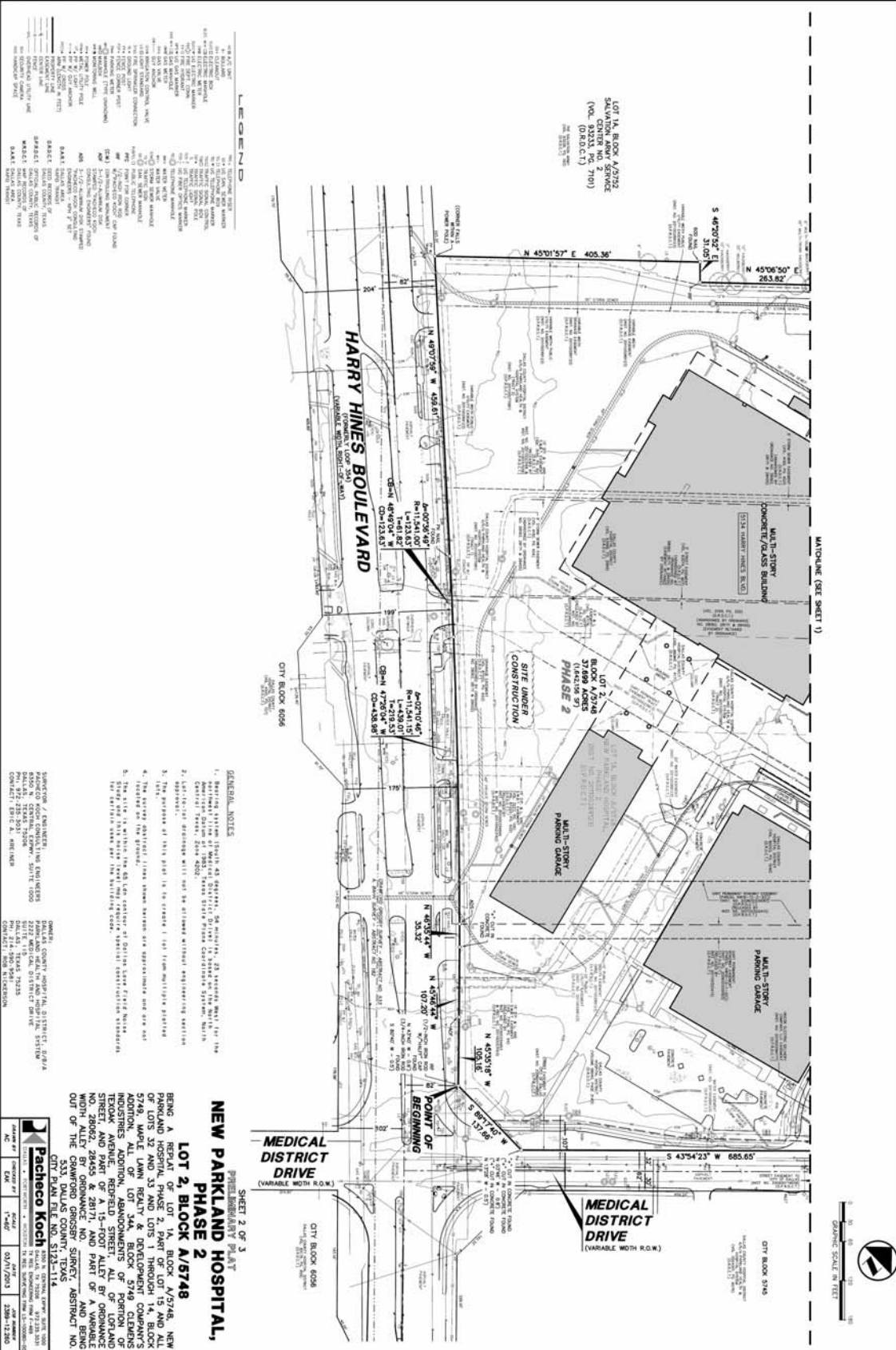
**NEW PARKLAND HOSPITAL,
 PHASE 2
 LOT 2, BLOCK A/5748**

BEING A REPEAT OF LOT 1A, BLOCK A/5748, NEW PARKLAND HOSPITAL PHASE 2, PART OF LOT 15 AND ALL OF LOTS 32 AND 33 AND LOTS 1 THROUGH 14, BLOCK A/5748, D.A.R.T., AND DEED RECORD 5749, CLEANS INDUSTRIES ADDITION, ABANDONMENTS OF PORTION OF TEXOAK AVENUE, REDFIELD STREET, ALL OF LOTLAND STREET, 2845 & 2815 AND PART OF AND WAREHOUSE WIDEN ALLEY BY ORDINANCE NO. AND BEING OUT OF THE GARWOOD GROSS SURVEY, ABSTRACT NO. 12345, D.D. PLAN NO. 12345.



Pacheco Koch
 2022 MEDICAL DISTRICT DRIVE
 DALLAS, TEXAS 75235
 PHONE: 972-332-5031
 FAX: 972-332-5031
 WWW.PACHECO-KOCH.COM

ENGINEER
 SURVEYOR
 ARCHITECT
 PLANNING
 INTERIOR DESIGN
 LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 ENVIRONMENTAL ENGINEERING
 ELECTRICAL ENGINEERING
 MECHANICAL ENGINEERING
 CHEMICAL ENGINEERING
 INDUSTRIAL ENGINEERING
 METALLURGICAL ENGINEERING
 AEROSPACE ENGINEERING
 NUCLEAR ENGINEERING
 MARINE ENGINEERING
 TRANSPORTATION ENGINEERING
 ENVIRONMENTAL SCIENCE
 AGRICULTURE
 FORESTRY
 MINING
 OIL & GAS
 WATER RESOURCES



CITY PLAN COMMISSION**THURSDAY, APRIL 4, 2013****FILE NUMBER:** S123-108**Subdivision Administrator:** Paul Nelson**LOCATION:** 2401 and 2407 Warren Street at Edgewood Street, north corner.**DATE FILED:** March 7, 2013**ZONING:** PD 595(R-5(A))**CITY COUNCIL DISTRICT:** 7 **SIZE OF REQUEST:** 0.278Acres**MAPSCO:** 46X**APPLICANT:** New Hope Family Worship Center, Inc.

REQUEST: An application to replat a 0.278 acre tract of land containing all of Lots 19, 20, 21, and 22 in City Block 36/1315 into one lot on property located at 2401 and 2407 Warren Street at Edgewood Street, north corner.

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

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

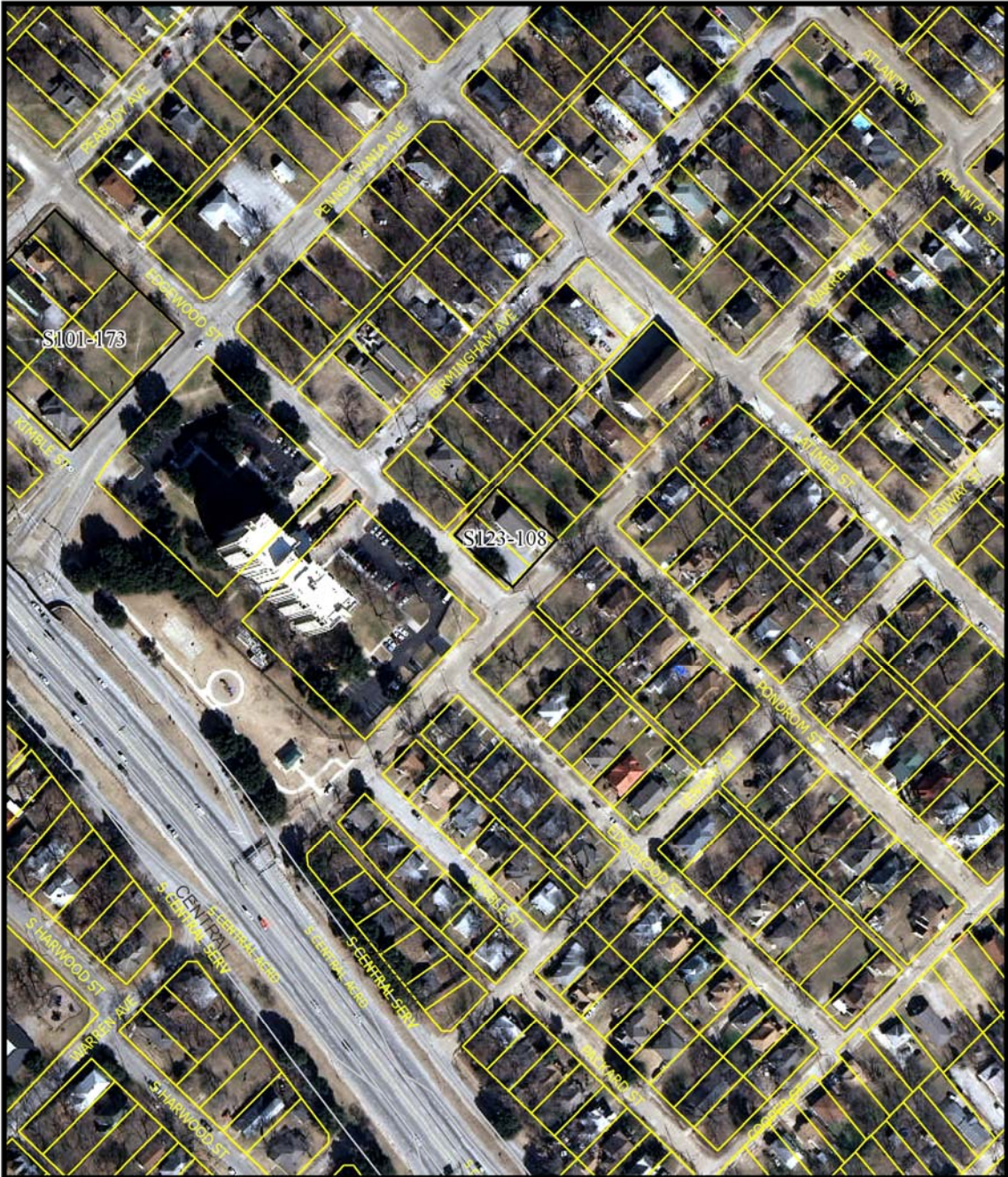
The request complies with the requirements of the PD 595(R-5(A)) district. The staff has determined that the proposed plat is not compatible in lot width or lot area with other lots in the surrounding area. The dominant lot pattern in the vicinity of this request is lots 25 feet wide and combined with one additional lot to make an ownership pattern of property with 2 lots combined to make a 50 foot wide lot. However, the area southeast of Forrest Avenue was platted in 1889 with the lot width being 25 feet wide; the properties have not been replatted into larger lots since that time. Therefore, based on the lot pattern the staff recommends denial of the application. However, should the commission approve the request the staff recommends that the approval be subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.

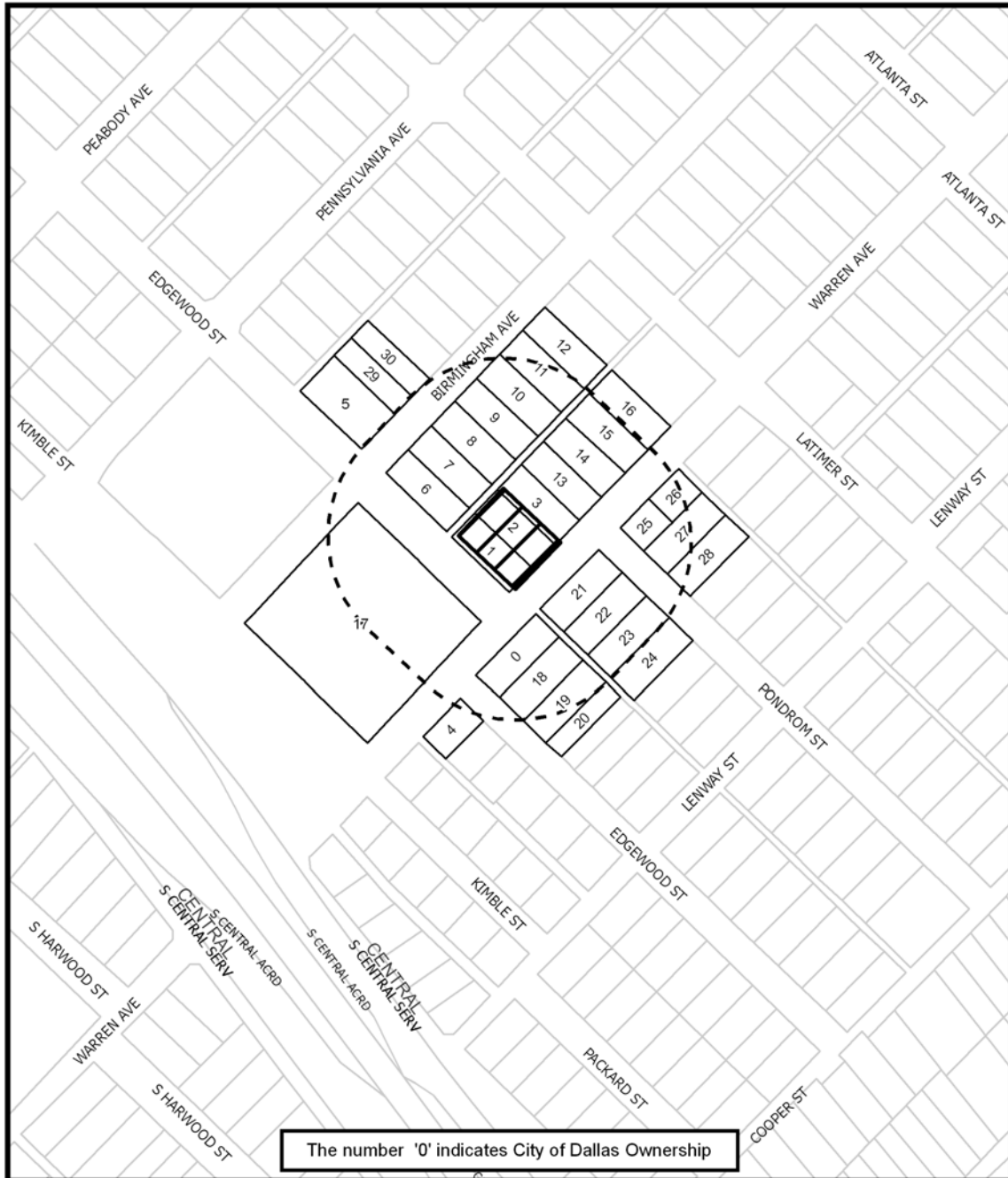
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
13. On the final plat dedicate 7.5 feet of right-of-way from the centerline of the alley.
14. On the final plat dedicate a 15 foot by 15 foot corner clip at the alley and Edgewood Street.
15. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
16. On the final plat change Birmingham to Birmingham Avenue.
17. On the final plat identify the property as Lot 19A, City Block 36/1315.



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: S123-108 Date: 3/26/2013
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 1:2,400	<h3>AERIAL MAP</h3> <p><input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History</p>	Case no: <u>S123-108</u> Date: <u>3/26/2013</u>
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 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="padding: 2px;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="padding: 2px;">30</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	30	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u> S123-108 </u> Date: <u> 3/26/2013 </u>
200'	AREA OF NOTIFICATION					
30	NUMBER OF PROPERTY OWNERS NOTIFIED					

Notification List of Property Owners

S123-108

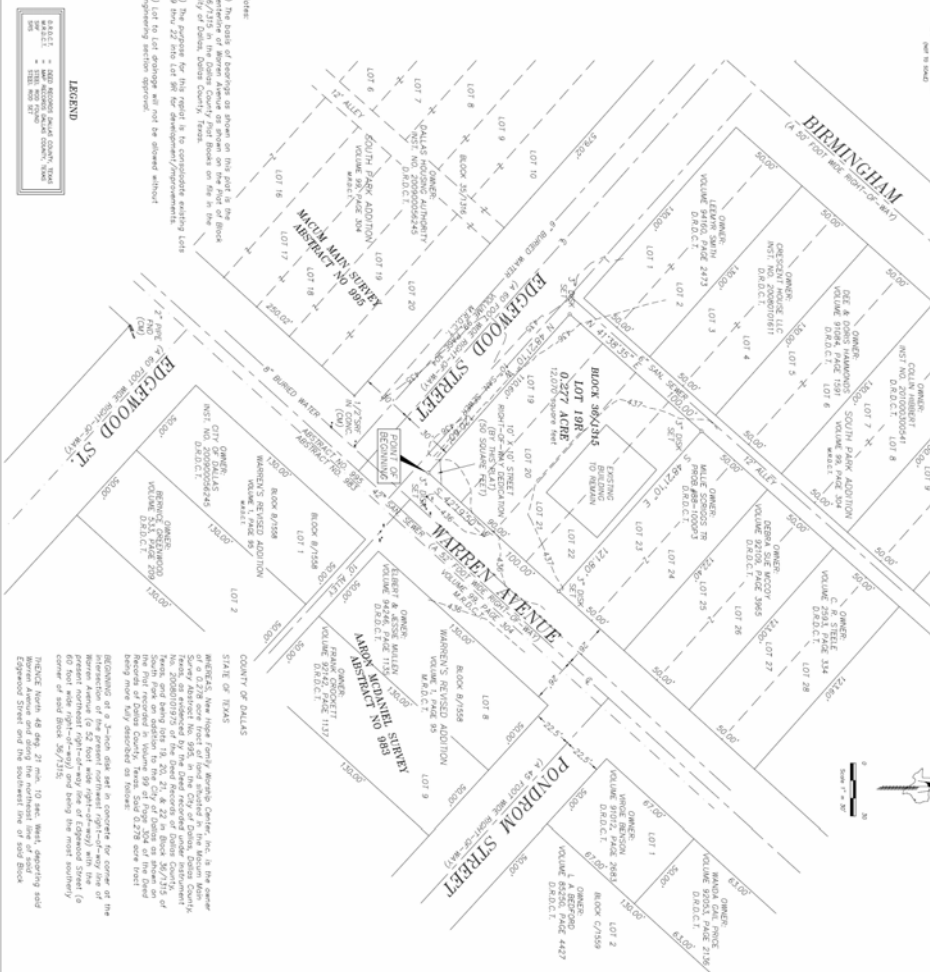
30 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2401 WARREN AVE	NEW HOPE FAMILY WORSHIP CENTER
2	2407 WARREN AVE	NEW HOPE FAMILY WORSHIP
3	2409 WARREN AVE	SCRUGGS MILLIE TR
4	3401 EDGEWOOD ST	GARLAND PROPERTY MANAGEMENT
5	2401 BIRMINGHAM AVE	DARBY PATRICIA ANN
6	2400 BIRMINGHAM AVE	SMITH LEEMYR D ET AL
7	2404 BIRMINGHAM AVE	CRESCENT HOUSE LLC STE 106
8	2408 BIRMINGHAM AVE	HAMMONDS LEE & DORIS
9	2412 BIRMINGHAM AVE	HIBBERT COLLIN
10	2416 BIRMINGHAM AVE	HOUSTON W B JR TR
11	2420 BIRMINGHAM AVE	PETERSON DEMOLIA V
12	2424 BIRMINGHAM AVE	DALLAS CITY OF & ETAL
13	2413 WARREN AVE	MCCOY DEBRA SUE ETAL
14	2417 WARREN AVE	STEELE C R
15	2421 WARREN AVE	EARL SYLVIA ESTATE OF
16	2427 WARREN AVE	WARREN AVE CHRISTIAN CHR EXEMPT 1973
17	3333 EDGEWOOD ST	DALLAS HOUSING AUTHORITY
18	3404 EDGEWOOD ST	GREENWOOD MRS BERNICE G
19	3406 EDGEWOOD ST	CRUZ SAMUEL C &
20	3408 EDGEWOOD ST	NTH DEGREE INC THE
21	3401 PONDROM ST	MULLEN ELBERT L & JESSIE
22	3405 PONDROM ST	CROCKETT FRANK L JR
23	3411 PONDROM ST	HARMON PPTY SVCS LLC
24	3415 PONDROM ST	SIMS CHESTER EST OF
25	2404 WARREN AVE	BENSON VIRGIE
26	2408 WARREN AVE	PRICE WANDA GAIL

Friday, March 08, 2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3404 PONDROM ST	BEDFORD L A JR
28	3410 PONDROM ST	CROCKETT FRANK L JR & ET AL
29	2409 BIRMINGHAM AVE	ADAMS TIA
30	2411 BIRMINGHAM AVE	CRAIG JAMES

Friday, March 08, 2013



LEGEND table with 4 rows and 2 columns: 1. LOT AREA, 2. LOT AREA, 3. LOT AREA, 4. LOT AREA.

- 1) The basis of bearings on shown on this plat is the...
2) The property for this plat is to be subdivided into lots...
3) All lot dimensions are shown on this plat.

WARRANTY OF TITLE. The undersigned hereby warrants that the title to the land shown on this plat is as shown and that the same is free from all liens, claims, and encumbrances...

Now Therefore, Know All Men By These Presents, that the undersigned hereby covenants, warrants, and agrees to defend, maintain, and keep the title to the land shown on this plat...

PRELIMINARY PLAT
NEW HOPE FAMILY CENTER ADDITION
LOT 19R, BLOCK 36/1315
BENING A REPLAT OF LOTS 19, 20, 21 & 22
IN BLOCK 36/1315 OF SOUTH PARK ADDITION
OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS,
IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAT FILE NO. 5123-108
FEBRUARY 27, 2013

PRISM SURVEYS, INC.
CONVEYANCE, RESERVATION,
RELEASE, AND CONFIRMATION
1113 EAST WASHINGTON STREET, SUITE 1100
DALLAS, TEXAS 75202
(214) 421-1811
WWW.PRISM-SURVEYS.COM

CITY PLAN COMMISSION**THURSDAY, APRIL 4, 2013****FILE NUMBER:** S123-117**Subdivision Administrator:** Paul Nelson**LOCATION:** 303 Evergreen Hills Road and Stemmons Avenue**DATE FILED:** March 12, 2013**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 0.782 Acres**MAPSCO:** 44U**APPLICANT:** John and Ivana Rouse

REQUEST: An application to replat all of Lots 1 and 2 in City Block A/3778 into one 0.782 acre lot on property located at 303 Evergreen Hills Road and Stemmons Avenue.

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

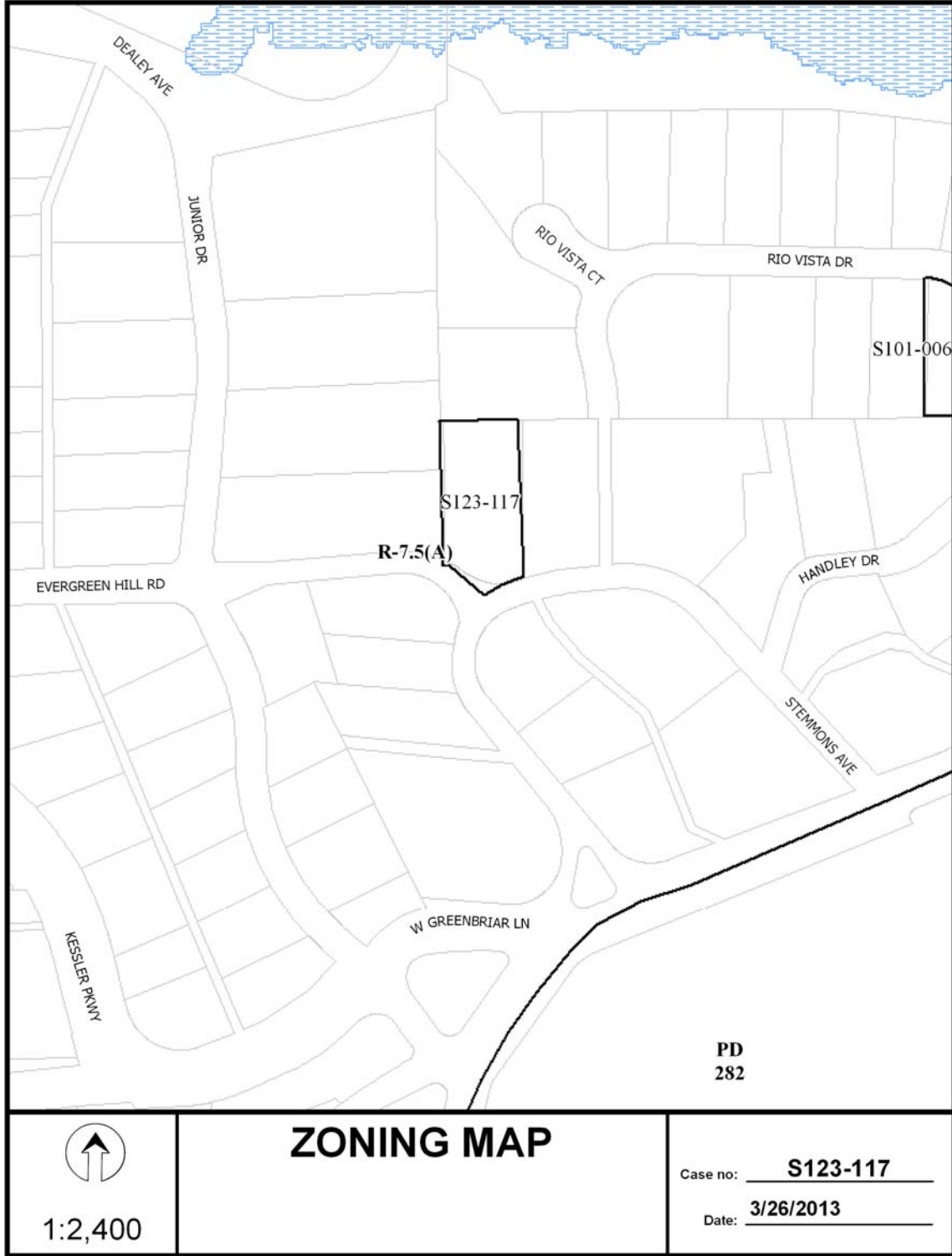
STAFF RECOMMENDATION: Section 51A-8.503(a) indicates that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography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

The request complies with the requirements of the R-7.5(A) district. The staff has determined that the proposed plat is compatible in size with the other lots to the north, east and west of the request. The dominant lot pattern in the vicinity of this request is lots much larger than the R-7.5(A) lot size of 7,500 square feet; therefore, staff recommends approval subject to compliance with the following conditions:

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

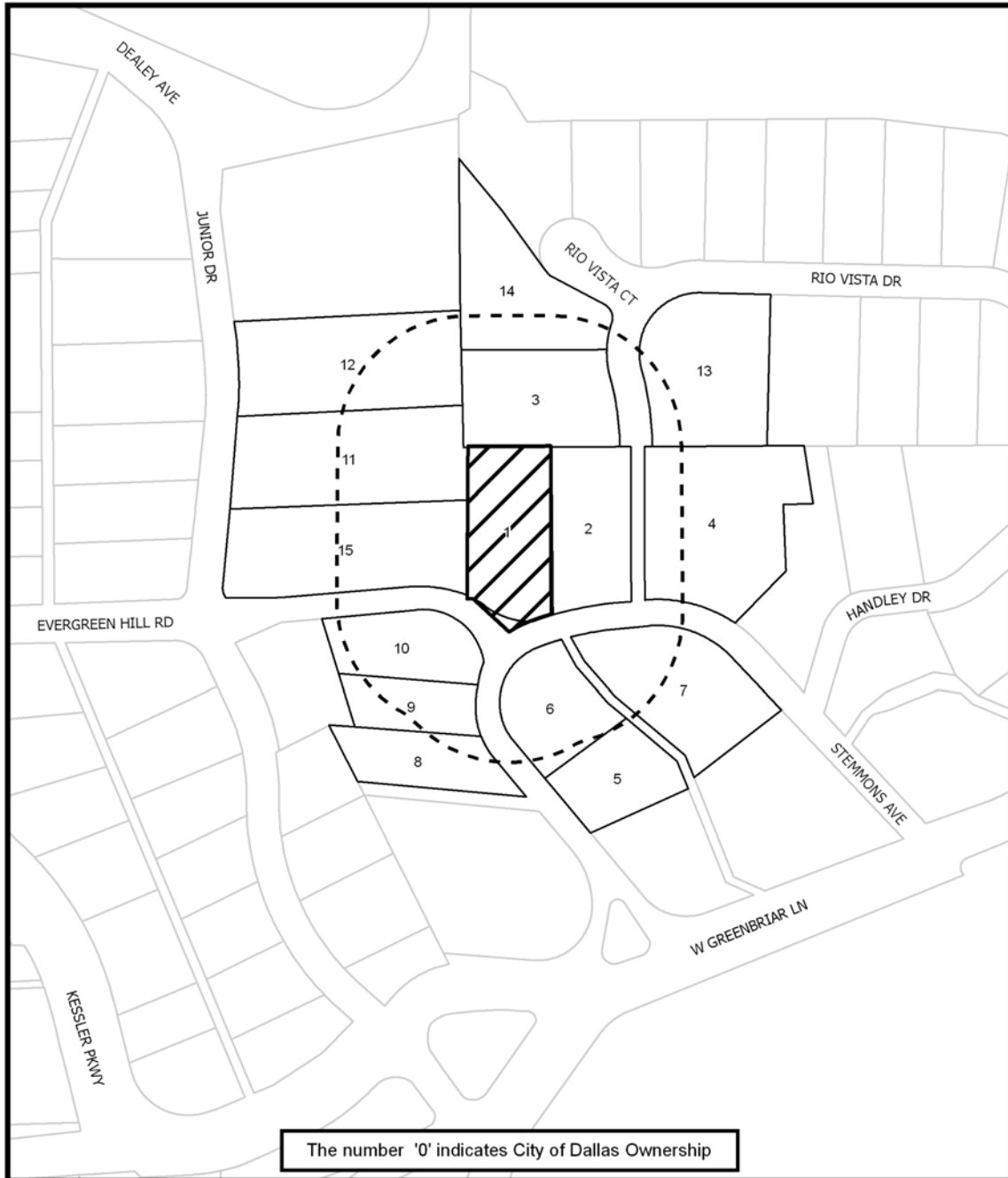
plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. 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 28 feet of right-of-way, street easement, public utility and/or sidewalk easement from the established centerline of Stemmons Avenue.
14. On the final plat dedicate 28 feet of right-of-way, street easement, public utility and/or sidewalk easement from the established centerline of Evergreen Hills.
15. On the final plat dedicate a 10 foot by 10 foot corner clip at Stemmons Avenue and Evergreen Hills.
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 verify the boundary along Evergreen Hills Road.
19. On the final plat change Rio Vista Road to Rio Vista Drive.
20. On the final plat identify the property as Lot 1A, City Block A/3778.

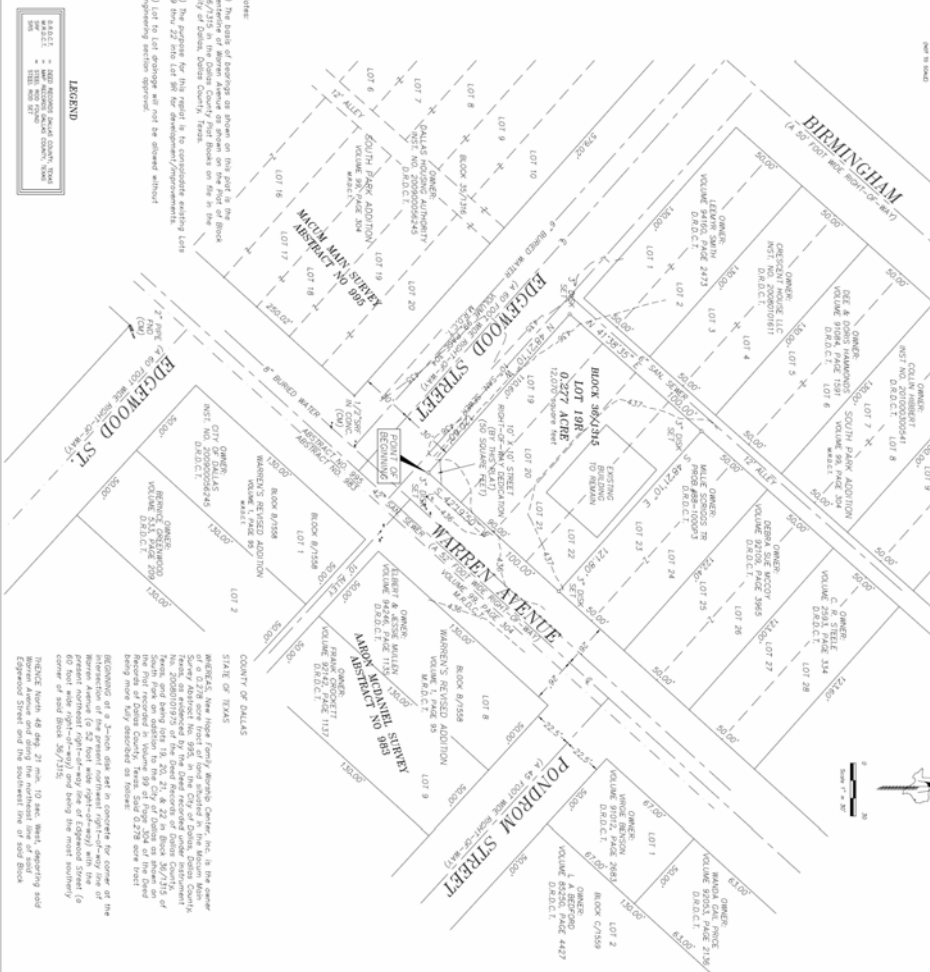




 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S123-107 </u> Date: <u> 3/26/2013 </u>
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 1:2,400	NOTIFICATION		Case no: S123-117
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">15</div> NUMBER OF PROPERTY OWNERS NOTIFIED		Date: 3/26/2013



LEGEND table with symbols for LOT, BLOCK, and other map features.

- Notes: 1) The basis of bearings on shown on this plat is the... 2) The purpose of this plat is to consolidate existing lots...

MEASUREMENTS: 13,000 feet to a 3-inch disk set in concrete for corner and being on the southeast line of an existing 1/2-acre well site.

OWNER'S DECLARATION: I, NEW HOPE FAMILY MEMPHIS CENTER, acting through the duly authorized officers and directors of this corporation...

STATE OF TEXAS COUNTY OF DALLAS: I, Michael Dale Lamb, a Registered Professional Land Surveyor...

PRELIMINARY PLAT: NEW HOPE FAMILY CENTER ADDITION LOT 19R, BLOCK 36/1315

FILE NUMBER: M123-012

DATE FILED: February 14, 2013

LOCATION: North Line of Camp Wisdom Road, West of Westmoreland Road

COUNCIL DISTRICT: 8

MAPSCO: 63 T

SIZE OF REQUEST: Approx. 6.12 Acres

CENSUS TRACT: 109.04

APPLICANT/OWNER: KIPP Dallas-Fort Worth, Inc.

REPRESENTATIVE: Tommy Mann

MISCELLANEOUS DOCKET ITEM

Minor Amendment for Site Plan

On November 4, 2012, the City Council passed Ordinance No. 28838 which established Specific Use Permit No. 1995 for an Open-enrollment charter school on property at the above location.

At this time, the property owner has submitted an application for consideration of a minor amendment to the site plan to provide for building enhancements along the southern and eastern facades. As these improvements are not associated with additional classrooms, no additional parking will be required.

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

STAFF RECOMMENDATION: Approval

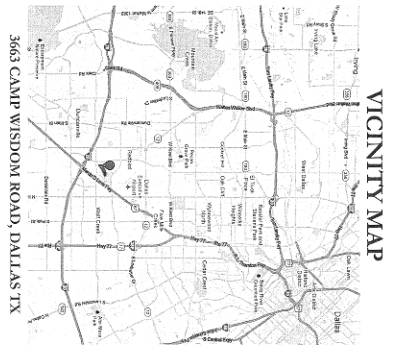


1:2,400

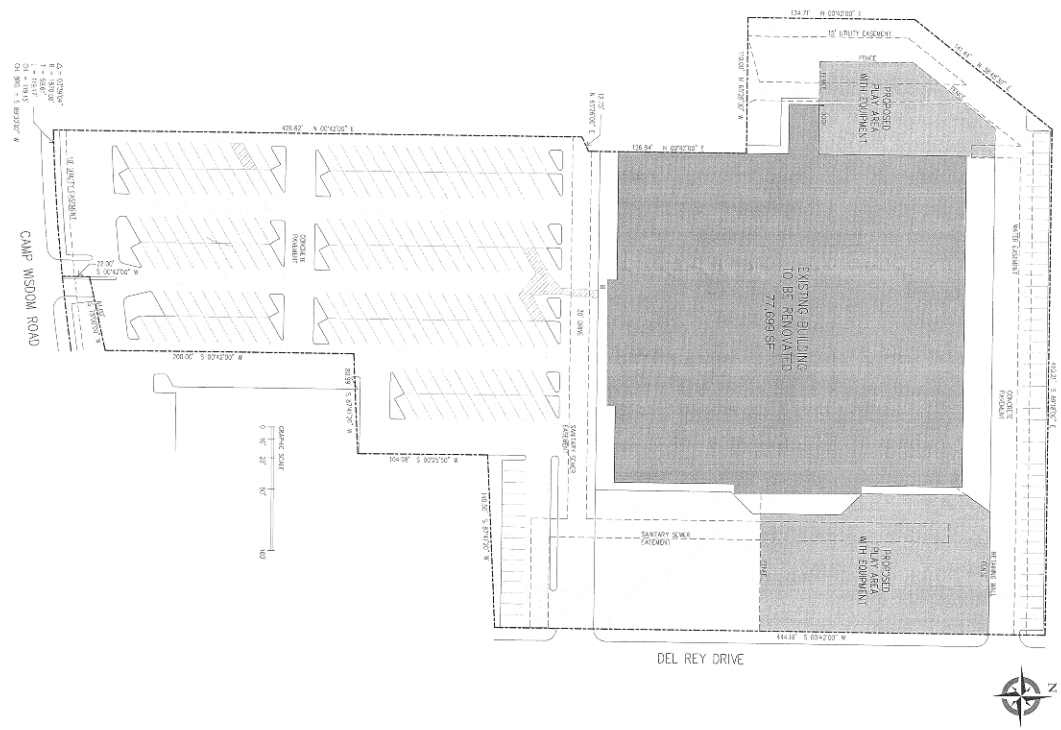
ZONING MAP

Case no: M123-012

Date: 3/7/2013



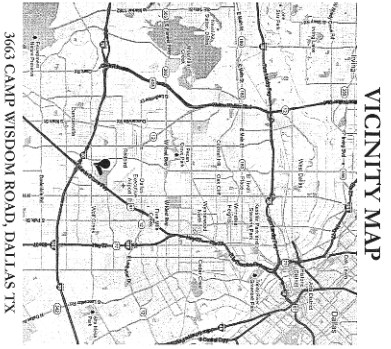
DATA TABLE	
GRADES K-5	32 CLASSROOMS
GRADES 6-8	13 CLASSROOMS
RECYCLED PARKING	94 PARKING SPACES
PROPOSED PARKING	240 PARKING SPACES
TOTAL FLOOR AREA	77,699 SF
LOT COVERAGE	25%
MAXIMUM HEIGHT	30 FEET



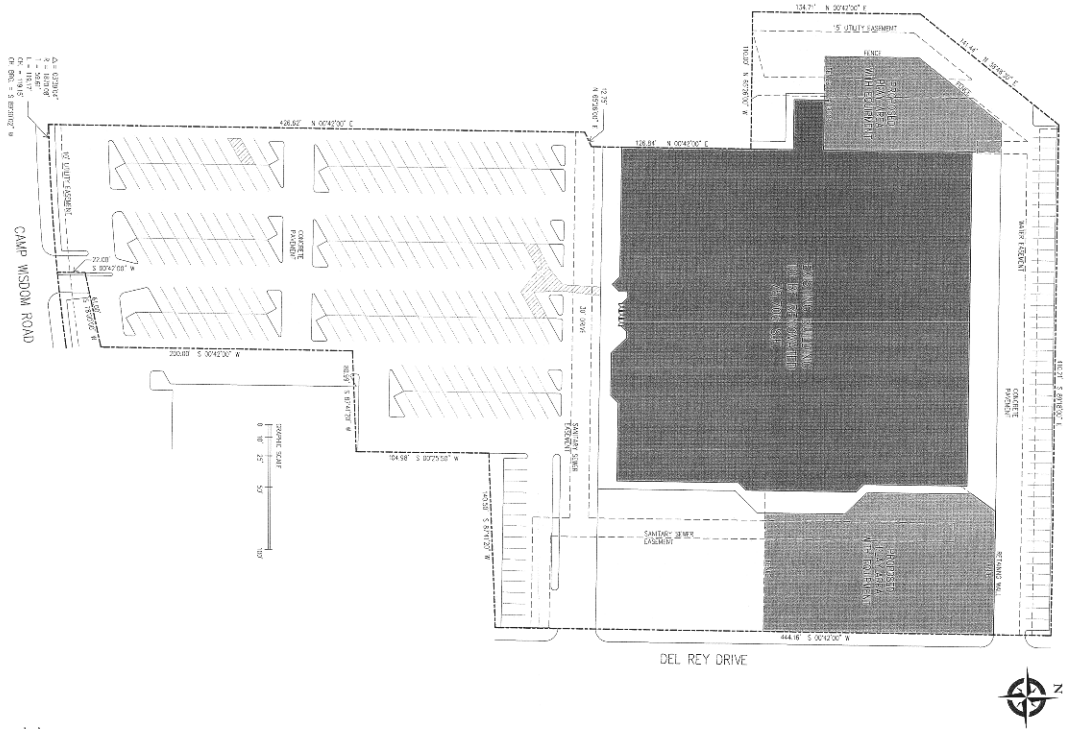
Proposed Site Plan

SITE PLAN
 SCALE: 1" = 40' - 0"
 3/7/13

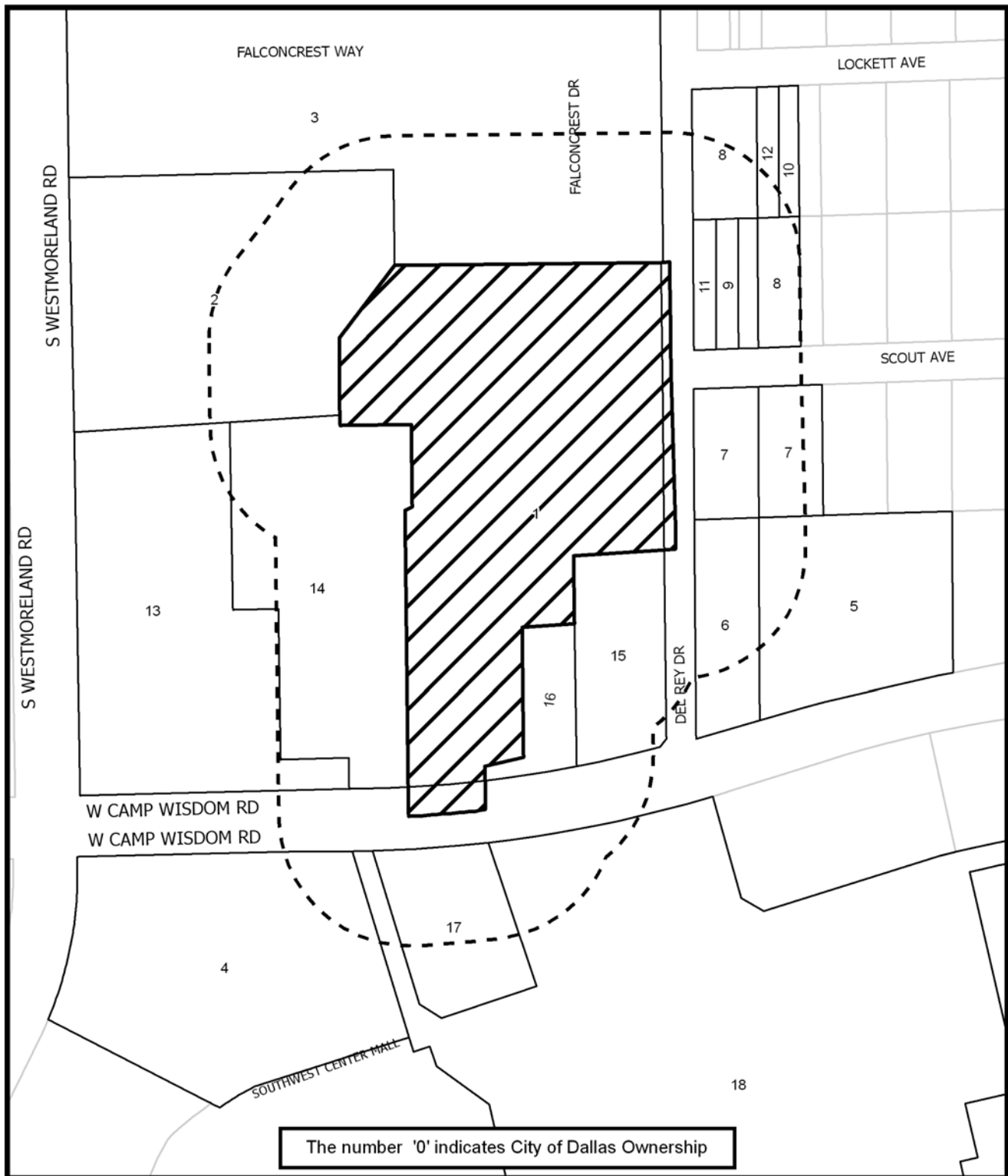




DATA TABLE	
GRADES K-5	32 CLASSROOMS
GRADES 6-8	14 CLASSROOMS
RECREATED PARKING	94 PARKING SPACES
RECREATED PARKING	240 PARKING SPACES
TOTAL FLOOR AREA	76,700 SF
LOT COVERAGE	27%
MAXIMUM HEIGHT	30 FEET



122791
 28838
 NOV 11 2012
 DEVELOPMENT PLAN
 SCALE: 1" = 40' - 0"
 7/30/2012
Ea
 architects



1:2,400

NOTIFICATION

200'

AREA OF NOTIFICATION

18

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M123-012**

Date: **3/7/2013**

Notification List of Property Owners

M123-012

18 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3663 CAMP WISDOM RD	PLAZZIO EVENT INC
2	6900 WESTMORELAND RD	ST MATTHEW BAPTIST CH INC
3	6900 WESTMORELAND RD	WESTMORELAND VILLAGE LP % JAMES M BROWN
4	7100 WESTMORELAND RD	SJJ MCCADDEN LLC STE 1170
5	3515 CAMP WISDOM RD	PROSPERITY BANK % SHELLY SCRUBAR
6	3535 CAMP WISDOM RD	CAMP WISDOM DEL REY 4
7	3530 SCOUT AVE	BANK OF THE SOUTHWEST OF %PROSPERITY BAN
8	3301 SCOUT AVE	CONCORD MISSIONARY BAPTIST CHURCH
9	3301 SCOUT AVE	LEGACY COUNSELING CENTER STE 212
10	3301 SCOUT AVE	STEINER EDWARD C M JR
11	3301 SCOUT AVE	MOORE HARRY R
12	3300 LOCKETT AVE	DOUTHIT DANNY BRYAN & DANNY B DOUTHIT AS
13	3777 CAMP WISDOM RD	3777 WEST CAMP WISDOM LTD
14	3737 CAMP WISDOM RD	CAMP WISDOM WESTMORELAND LTD
15	3611 CAMP WISDOM RD	U S REAL V LTD % GEORGE WATSON
16	3643 CAMP WISDOM RD	CAMP WISDOM W JV % CENCOR REALTY SERVICE
17	3704 CAMP WISDOM RD	MISSIRIAN JOHN O TR JOHN O MISSIRIAN TRU
18	3550 CAMP WISDOM RD	PRIMARY PROPERTIES CORP % PROPERTY TAX D

FILE NUMBER: Z123-185(RB) **DATE FILED:** January 28, 2013
LOCATION: Northwest Line of Thomas Avenue, North of Fairmount Avenue
COUNCIL DISTRICT: 14 **MAPSCO:** 45 F
SIZE OF REQUEST: Approx. 7,750 Sq. Ft. **CENSUS TRACT:** 17.04

APPLICANT: MadeWell Woman Med and Birth

REPRESENTATIVE: Myron E. Mims

OWNER: YLAW, LLC

REQUEST: An application for the renewal of Specific Use Permit No. 1775 for a Medical clinic property within the Tract Ia portion of Planned Development District No. 225, H/25, the State Thomas Special Purpose District.

SUMMARY: The applicant is requesting to continue operating an existing medical office on the property.

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

BACKGROUND INFORMATION:

- The site is developed with a single family structure that accommodates the existing medical clinic.
- The property is located within the State-Thomas Tax Increment Finance (TIF) District. On December 14, 1988, the City Council approved the TIF District for the State-Thomas area. The TIF is a mechanism where a percentage of the property owners' property taxes are allocated towards capital improvement projects.
- The applicant is requesting to operation of a medical office within the existing improvements.
- An off-street parking area is provided in the rear of the property, accessed from a public alley that serves properties fronting on both Thomas Avenue and State Street.
- On November 9, 2009, the City Council approved SUP No. 1775 for a three-seven month period. It should be noted the applicant has since purchased the property following the 2009 City Council action.

Zoning History:

<u>File No.</u>	<u>Request, Disposition, and Date</u>
1. Z112-135	On February 22, 2012, the City Council approved Specific Use Permit No. 1943 for a Hotel or motel for a fifteen-year period.

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

STAFF ANALYSIS:

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 is developed with a residential structure providing for a nonresidential use, an application consistent throughout many parts of Oak Lawn. No additional floor area or other revisions are requested at this time. As a matter of history, the applicant proceeded with certain renovations and improvements (surface parking area, landscaping, structural improvements governed by Historic District Overlay No. 25). It is staff's opinion that the existing improvements are consistent with the objectives as stated in this section.

The existing improvements comply with Numbers 1, 4, 5 (utilizing existing zoned development activities), and 6. Numbers 2 and 3 are not applicable to this request, although it should be noted that off-street parking is located within the rear of the property, landscaped and screened consistent with uses in the immediate area.

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 single family structure. The applicant is requesting to continue operation of medical clinic permitted under SUP No. 1775. The City Council approved the initial request for a three-year, seven-month period. It should be noted the 'additional' seven months was approved due to certain improvements being completed on the structure, which is governed by Historic District No. H/25.

The site is located within a mixed use area of PDD No. 225. Specifically, low-to-medium residential densities (single family and multifamily structures) along with various office and retail uses are in close proximity to the site.

The existing single family structure is considered a contributing structure with respect to its adherence to the provisions of Historic District No. H/25. On July 13, 2009, the Landmark Commission approved a certificate of appropriateness for a rear addition and surface parking area. Previous Landmark Commission action and staff approvals provided for the removal of a noncontributing accessory structure and approval for various renovations to the main structure, respectively.

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

The applicant has operated the clinic as initially requested and presented during the public hearing process that provided for the approval of SUP No. 1775. Staff has not found any reported offenses or code-related issues associated with the use. The scale and architectural significance of the existing structure remains, thus maintaining compatibility with the built environment. While occupancy status, whether an applicant is a tenant or owner, is generally not a consideration of staff's efforts in accessing compatibility, it should be noted that the applicant presented at a 2009 community meeting it was her intent to invest in this property for the long-term. At this time, the applicant has since purchased the property.

Based on staff's analysis, the request is being recommended for renewal of the SUP, subject to a revised site plan (reconfigured off-street parking area) and revised conditions. Staff' recommendation includes an extension of two years for the time period (as noted above, initial time period provided for seven months various improvements to the contributing structure).

Off-Street Parking: The existing structure encompasses 2,302 square feet of floor area. As a contributing structure, PDD No. 225 permits nonresidential uses to provide one space for each 1,000 square feet of floor area (two required). The applicant is providing seven spaces.

Traffic: The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the requested renewal of

Z123-185(RB)

SUP No. 1775 and determined that it will not significantly impact the surrounding roadway system.

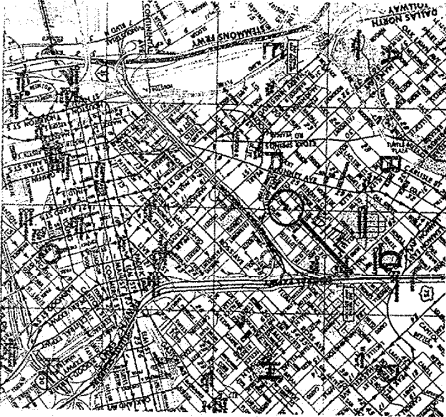
It should be noted that a medical office containing 2,302 square feet generates approximately 72 vehicle trips per day. Based on the applicant's restricted number of scheduled office visits per day, trip generations are roughly two-thirds less than a medical office of similar floor area configuration.

Landscaping: The site possesses mature landscape materials provided in conjunction with the initial development of the residential structure. Due to the increase in nonpermeable surface area, a landscape plan that complies with the landscape regulations of PDD No. 225 and H/25 was approved prior to issuance of a certificate of occupancy for the use.

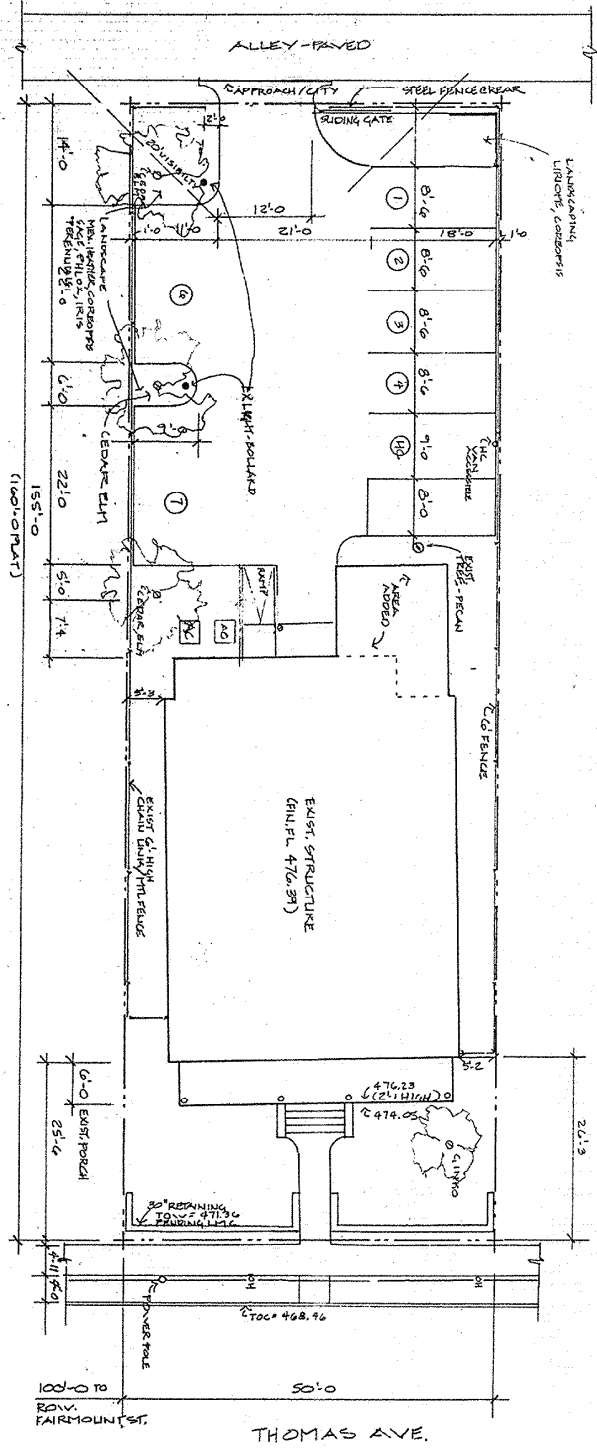
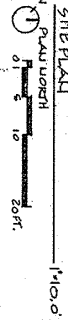
**STAFF RECOMMENDED AMENDING CONDITIONS FOR
SPECIFIC USE PERMIT NO. 1774 FOR MEDICAL CLINIC**

1. **USE:** The only use authorized by this specific use permit is a medical clinic.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT:** This specific use permit automatically terminates on ~~June 9, 2013~~ (five years).
4. **CLASSES:** Instructional classes in women's health, child birthing, and similar subjects may held twice a month. The maximum number of patients who may attend a class is five. A log summarizing the monthly number of classes and number of class attendees must be available to the building official. Personal information regarding patients (name, address, etc.) may be redacted from any information provided to the building official in order to maintain doctor/patient confidentiality.
5. **HOURS OF OPERATION:**
 - A. Except as provided in this section, the medical clinic may only operate between 8:30 a.m. and 5:00 p.m. Monday through Friday.
 - B. Instructional classes may be held between 5:00 p.m. and 9:00 p.m., Monday through Friday, and between 8:00 a.m. and 12:00 p.m. (noon), Saturday.
 - C. For live births, the medical clinic may operate 24 hours a day.
6. **INGRESS/EGRESS:** Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
7. **LIGHTING:**
 - A. The maximum pole height for light standards is 12 feet. Fixtures attached to light standards must be oriented away from adjacent properties.
 - B. Attached lighting is limited to the west façade and must be oriented downward.
8. **MAXIMUM NUMBER OF OFFICE VISITS:** The maximum daily number of scheduled office visits during the hours of operation is 25. A log summarizing the number of appointments must be available to the building official. Personal information regarding patients (name, address, reason for visit, etc.) may be redacted from any information provided to the building official in order to maintain doctor/patient confidentiality.

8. OFF-STREET PARKING: A minimum of seven off-street parking spaces must be provided in the location shown on the attached site plan.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



VICINITY MAP (11-15-11)



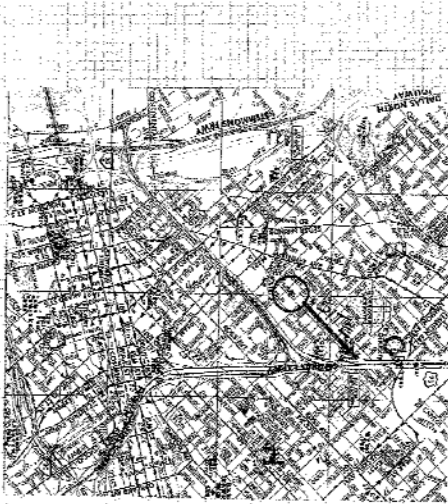
- 2509 Thomas Avenue
 State-Thomas Historic District
 Lot 10 / Block D550 Thomas Addition
 PD. 125 / H25
 Lot Size - 7,750 sf
 Structure - 2,302 sf usable
 Height 21 feet (to mid point of roof)
 (1 and 2 stories)
 Coverage Ratio (Structure) - 33.52%
 Parking Requirement 1space per 1000 sf
 (Contributing structure to district)
 Parking Required - 2 spaces
 Parking Provided - 7 spaces
 Site Lighting limited to
 1. Light standards not to exceed 12 ft. in height.
 2. One attached light at structure on plan west elevation.

Proposed Site Plan

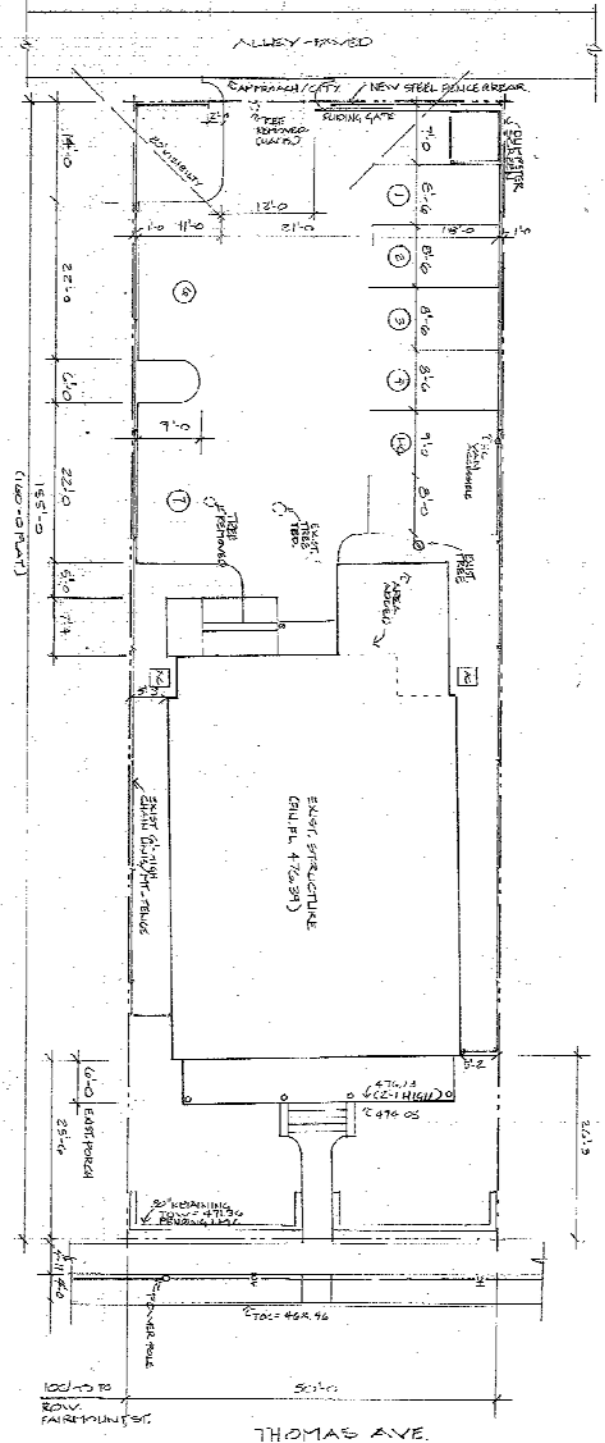
studio B.
 Daron Tanscott Archibald
 5230 Goodwin Ave.
 Dallas, Texas 75206
 214, 521-1755
 214, 520-4640 fax

Madewell Medical Office
 2509 Thomas Ave.
 Dallas, Texas 75204
 State-Thomas Historic District

Project No. 2804
 6 August 2009
 14 March 2013
 22 March 12



VICINITY MAP (4-14-12)



2698 Thomas Avenue
 Silver Thomas Historic District
 Lot 10 / Block D56C Thomas Addition
 PD 124 / H 25
 Lot Size - 7,750 sq ft
 Structure - 2,300 sq ft
 Height 21' (max; 30' incl. pent. of roof)
 .1 and 1/2 stories
 Coverage Ratio (Structure) - 33.52%
 Parking Requirement (space per 1000 sq ft)
 Parking spaces (spaces to district)
 Parking Provided: 7 spaces
 Site Lighting (note to):
 1. Light structure's not to exceed 12 ft. in height
 2. One attached light at structure on pbn west sidewalk.

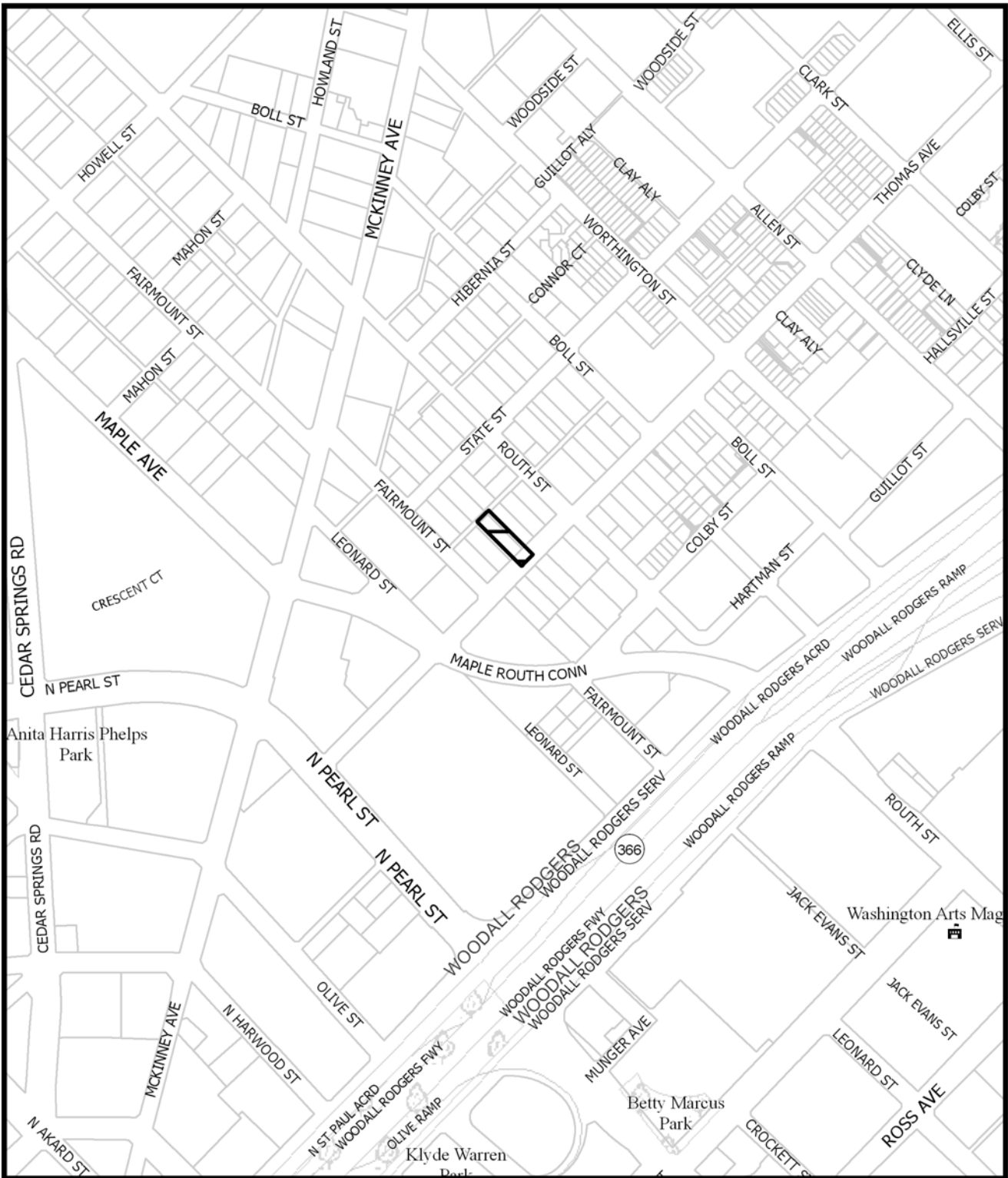
092811
 27740
 APPROVED BY
 CITY COUNCIL
 NOV 09 2015
 City of Dallas
 City Secretary
 Specific Use Permit
 No. 1175
 Approve
 City Planning Commission
 October 15, 2015

Madisonville Medical Office
 2508 Thomas Ave.
 Dallas, Texas 75204
 SHERI FORN HEDON DESIGN

studio B
 Damon Tapscott Architect
 3233 Soodman Ave
 Dallas, Texas 75206
 214.571.1833
 214.571.1833 fax



Project No. 2004
 6 August 2008
 City of Dallas
 City Planning Commission
 October 15, 2015

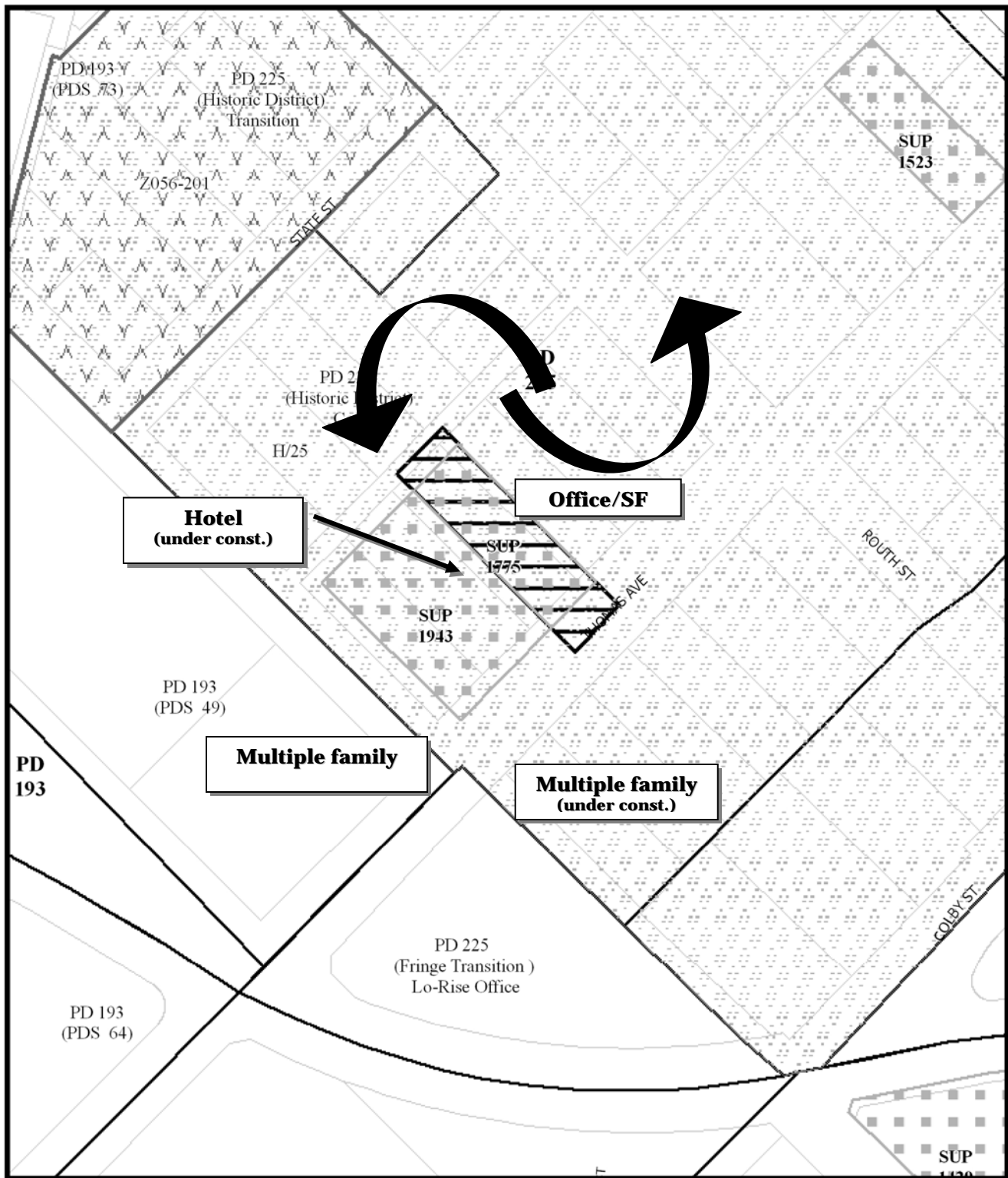


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VICINITY MAP

Case no: **Z123-185**

Date: **2/20/2013**

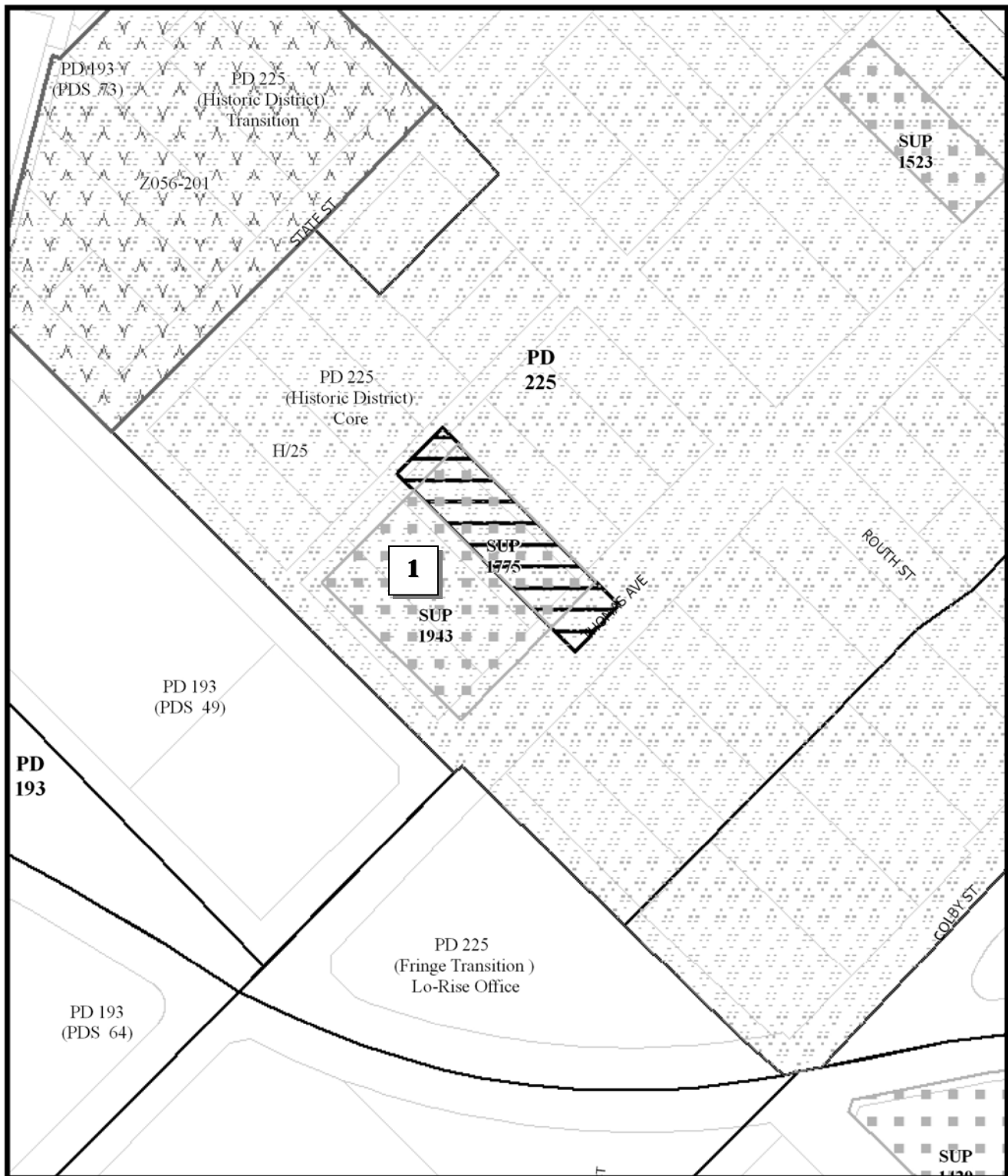


1:1,200

ZONING AND LAND USE

Case no: Z123-185

Date: 2/20/2013




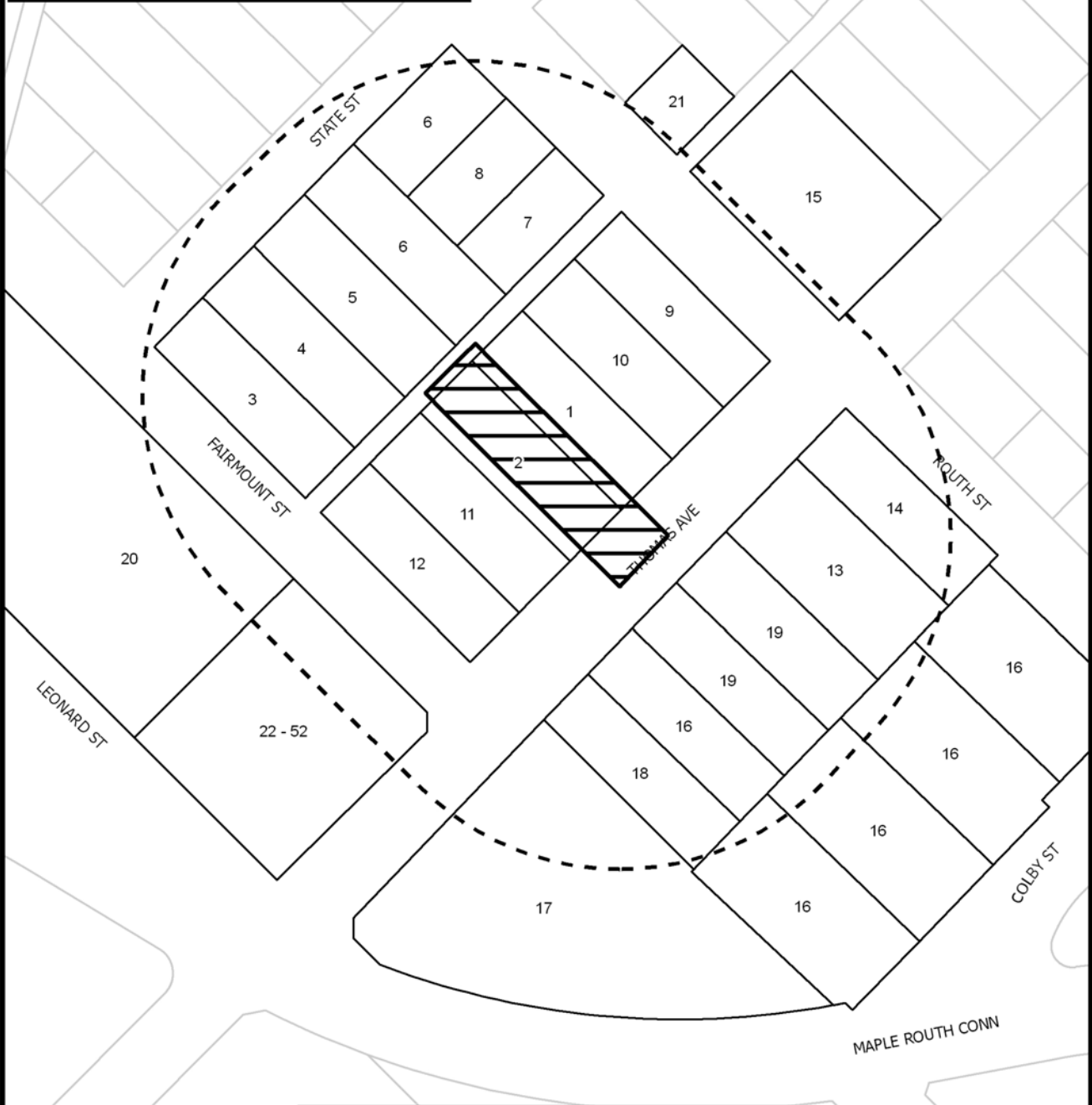
1:1,200

ZONING HISTORY


Case no: Z123-185

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


1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION

52 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z123-185**

Date: **2/20/2013**

2/19/2013

Notification List of Property Owners***Z123-185******52 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2515 THOMAS AVE	TIMELESS COLLECTABLES INC
2	2509 THOMAS AVE	YLAW LLC
3	2500 STATE ST	MCBRIDE THOMAS R
4	2504 STATE ST	NEMEC EDWARD C & PAULA R
5	2508 STATE ST	PELLETIER GEORGE TRUSTEE
6	2512 STATE ST	PELLETIER GEORGE A
7	2315 ROUTH ST	ROUTH STREET PARTNERS LLC
8	2317 ROUTH ST	PELLETIER GEORGE ET AL
9	2519 THOMAS AVE	WALKER JOHN NEWTON
10	2517 THOMAS ST	BAYLESS ALVIN KENT & CHARMAYNE
11	2505 THOMAS AVE	5701 MAIN ST LLC
12	2501 THOMAS AVE	5701 MAIN STREET LLC
13	2512 THOMAS AVE	HEARST JUDITH SMITH
14	2516 THOMAS ST	OTTO PHYLLIS ELAINE
15	2605 THOMAS AVE	BLACK DALLAS REMEMBERED INC
16	2521 COLBY ST	STATE THOMAS APARTMENTS & SUITE 400
17	2400 THOMAS AVE	STATE THOMAS APT LP & SUITE 400
18	2502 THOMAS AVE	STATE THOMAS APARTMENTS 7 SUITE 400
19	2508 THOMAS AVE	STATE THOMAS APARTMENTS SUITE 400
20	2332 LEONARD ST	GIVENS RECORDS DEV LP
21	2312 ROUTH ST	2600 STATE INVESTORS
22	2300 LEONARD ST	GOSTANIAN RAFFI J
23	2300 LEONARD ST	KELLY JOSEPH T & BONNIE L UNIT 101
24	2300 LEONARD ST	RUBDOWN LLC % HOTEL ZAZA ACCOUNTING
25	2300 LEONARD ST	BONNEVILLE LP % HOTEL ZAZA ACCOUNTING
26	2300 LEONARD ST	BOSWELL MARK S

2/19/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2300 LEONARD ST	VERSES SOCRATES & JUDY
28	2300 LEONARD ST	RANDALL PAMELA G
29	2300 LEONARD ST	AIELLO ROBERT
30	2300 LEONARD ST	GLOGAU ALEXANDER I UNIT 305 E
31	2300 LEONARD ST	LABEN GARY S & BAEZA PAMELA A
32	2300 LEONARD ST	EDUCATIONAL DEV GROUP DBA ACCELERATED IN
33	2300 LEONARD ST	TAUSCHER JOSEPH W
34	2300 LEONARD ST	WARNER WILLIAM JAMES TRUSTEE WARNER LIVI
35	2300 LEONARD ST	VELIZ JOSE G
36	2300 LEONARD ST	BERARDUCCI BRENT A
37	2300 LEONARD ST	DMP DALCON LLC
38	2300 LEONARD ST	HAJDUSIEWICZ NICK STE 102-319
39	2300 LEONARD ST	DON A KARCHMER REVOCABLE TRUST DONA A KA
40	2300 LEONARD ST	BUESCHER AMBER R
41	2300 LEONARD ST	KIM DANIEL J UNIT 407
42	2300 LEONARD ST	REMSEN LARRY M APT 408
43	2300 LEONARD ST	PK PPTIES LLC
44	2300 LEONARD ST	GREESON JON M JR
45	2300 LEONARD ST	SELL STEPHEN G
46	2300 LEONARD ST	SCIOLI VANCE J JR
47	2300 LEONARD ST	BARWEL PARTNERS LP
48	2300 LEONARD ST	HAAS MARK L TRUSTEE DEBORAH S HAAS REV L
49	2300 LEONARD ST	AREFI GINO R UNIT 506
50	2300 LEONARD ST	POWELL DAVID G
51	2300 LEONARD ST	DALLAS METRO CLUB LLC
52	2300 LEONARD ST	GIVEN CHARLES S

FILE NUMBER: Z123-187(RB)

DATE FILED: January 25, 2013

LOCATION: Bryan Street and Prairie Avenue, West Corner

COUNCIL DISTRICT: 2

MAPSCO: 46 A

SIZE OF REQUEST: Approx. 31,223 Sq. Ft.

CENSUS TRACT: 15.04

APPLICANT/REPRESENTATIVE: Lucina Andrade

OWNER: Luis E. Garcia

REQUEST: An application for a Specific Use Permit for an Alcoholic beverage establishment for a Bar, lounge, or tavern on property zoned a CR Community Retail District.

SUMMARY: The applicant is proposing to operate a sports bar within the multi-tenant retail building.

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

BACKGROUND:

- The request site is improved with two retail structures; the applicant’s proposed use is located within the northernmost structure.
- The applicant will occupy 1,440 square feet of floor area for a sports bar.

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

<u>Thoroughfare/Street</u>	<u>Designation; Existing & Proposed ROW</u>
Bryan Street	Local; 80’ ROW
Prairie Avenue	Local; 50’ ROW

STAFF ANALYSIS:

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

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 improved with two retail structures. The applicant proposes to utilize a 1,440 square foot suite within the northernmost structure to operate a sports bar.

The site is located along a portion of Bryan Street, between Prairie Avenue and Fitzhugh Avenue developed with community serving retail and restaurant uses. This area surrounded by low density residential uses (single family and multifamily structures). Specifically, within the request site are two restaurants and an office (counseling use) tenant. The site enjoys multiple ingress/egress points; three along the Bryan Street

frontage and one along Prairie Avenue.

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

Subject to staff's recommended conditions, the proposed use can be compatible with the built environment. While not a consideration for the specific zoning request, the property lacks compliance with certain building code regulations (i.e., solid screening of off-street parking from residential uses, and adequate surface parking design). Staff has communicated with the property owner so as the expectation of compliance will be required. Compliance with these regulations will ensure not only the requested use but those existing continue to minimize impacting surrounding development.

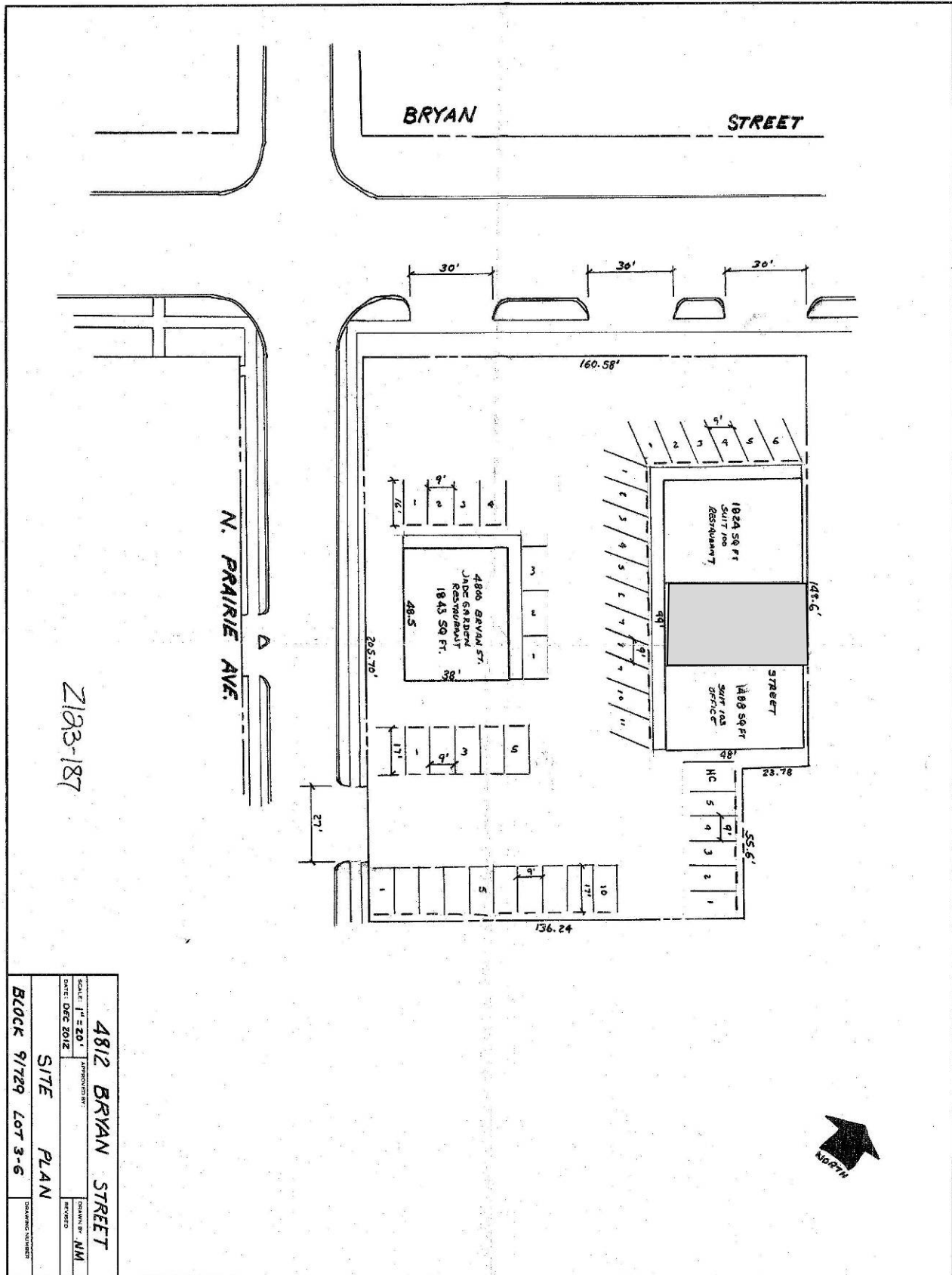
Traffic: The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not significantly impact the surrounding street system.

Parking: The applicant will be required to provide 14 off-street parking spaces for the use.

Landscaping: The site is void of landscape materials. The request will not trigger, nor is staff recommending, compliance with Article X.

STAFF RECOMMENDED CONDITIONS FOR A SPECIFIC USE PERMIT FOR AN ALCOHOLIC BEVERAGE ESTABLISHMENT FOR A BAR, LOUNGE, OR TAVERN

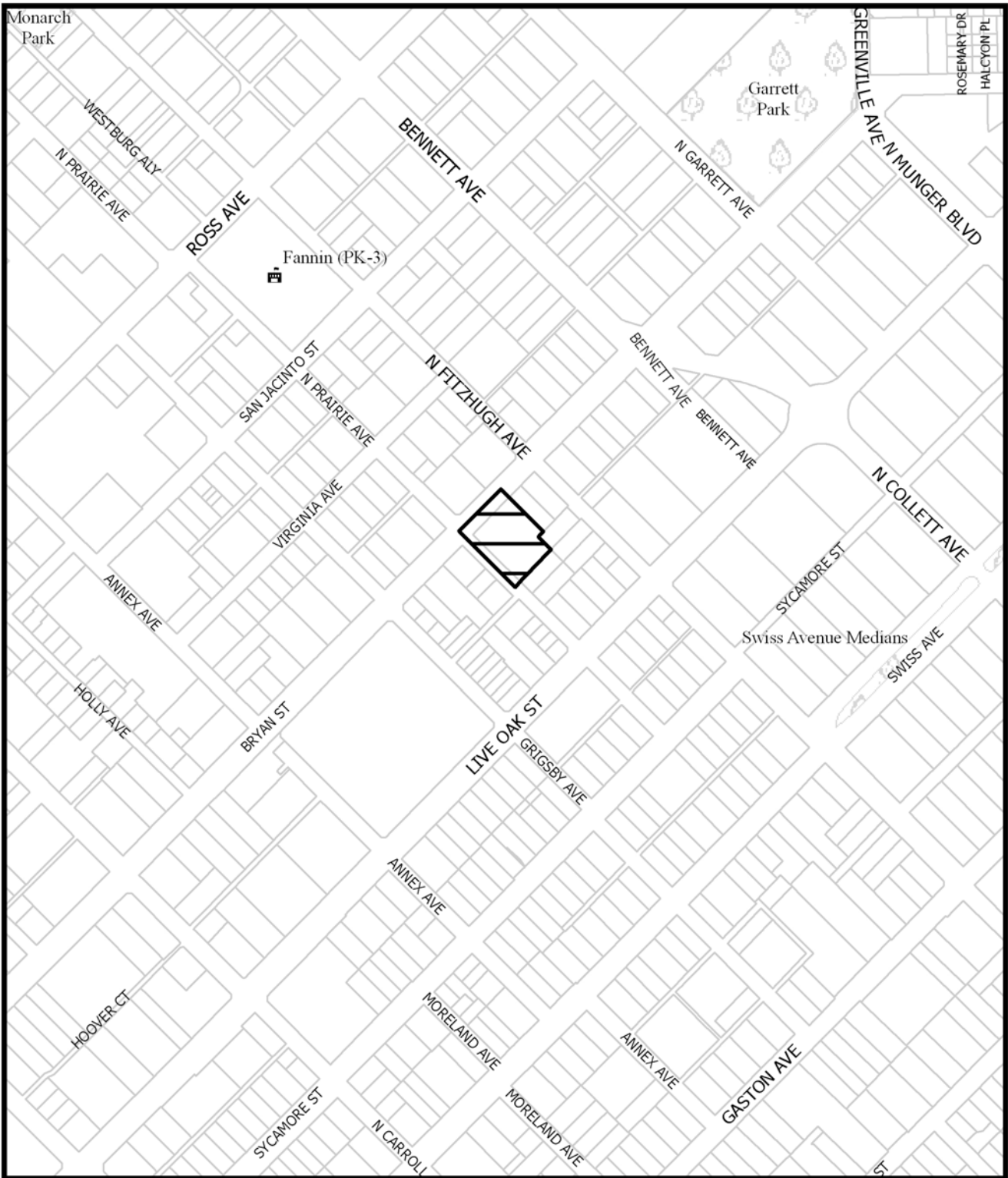
- 1, USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a bar, lounge, or tavern.
- 2, SITE PLAN: Use and development of the Property must comply with the attached site plan.
- 3, TIME LIMIT: This specific use permit automatically terminates on (two-year period).
4. FLOOR AREA: The maximum indoor floor area is 1,440 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The alcoholic beverage establishment limited to a bar, lounge, or tavern may only operate between 10:00 a.m. and 2:00 a.m. (the next morning), Monday through Sunday. The alcoholic beverage establishment may not operate after these hours with a late hour permit.
6. OUTSIDE SPEAKERS: Outside speakers or any form of amplification is prohibited.
7. OUTDOOR PATIO: An outdoor patio is prohibited.
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.



Z123-187

4812 BRYAN STREET	
SCALE: 1" = 20'	DESIGNED BY: NM
DATE: DEC 2012	DRAWN BY: NM
SITE PLAN	
Block 91729 Lot 3-6	

Proposed Site Plan

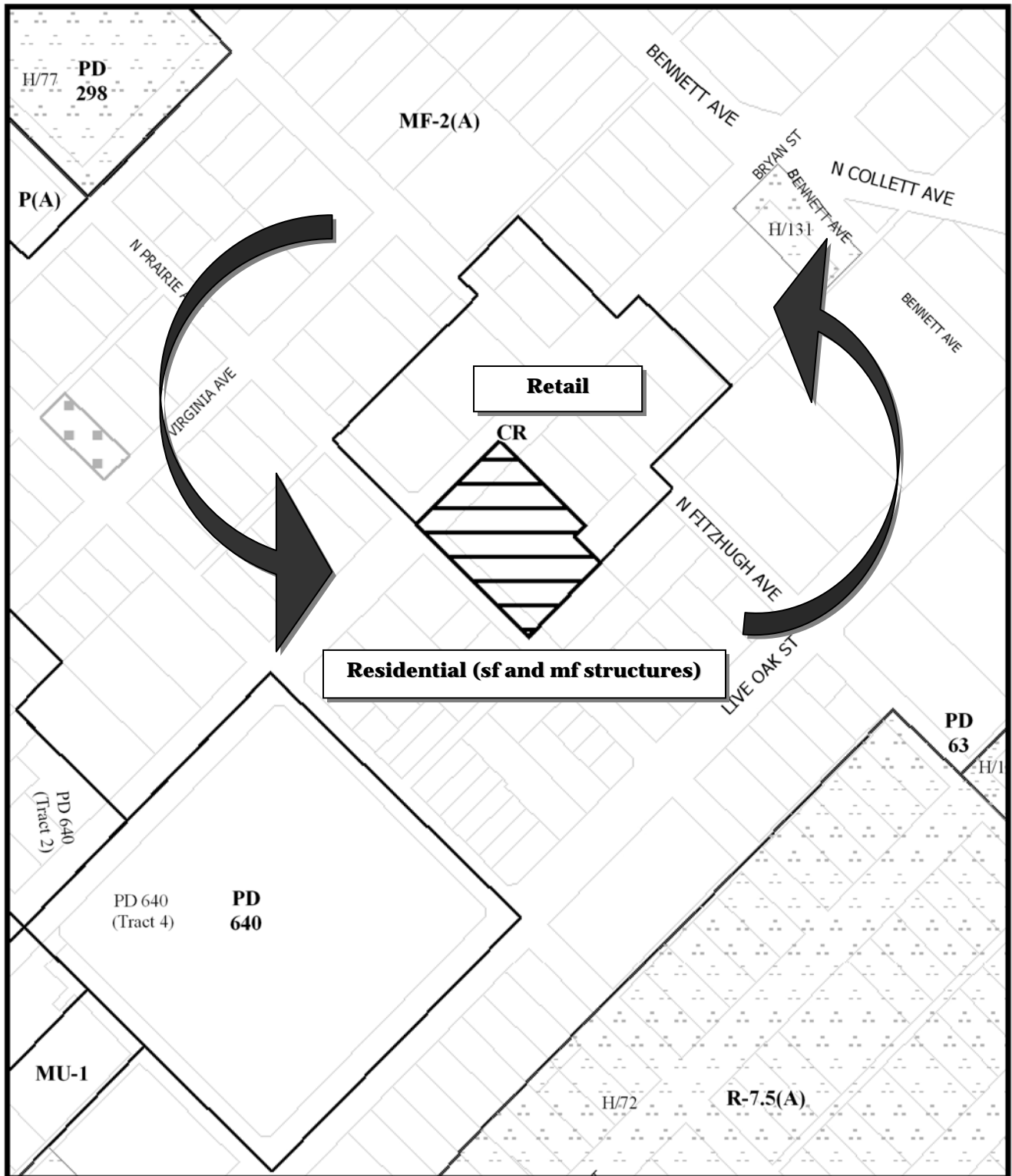



1:4,800

VICINITY MAP

Case no: **Z123-187**


Date: **2/20/2013**

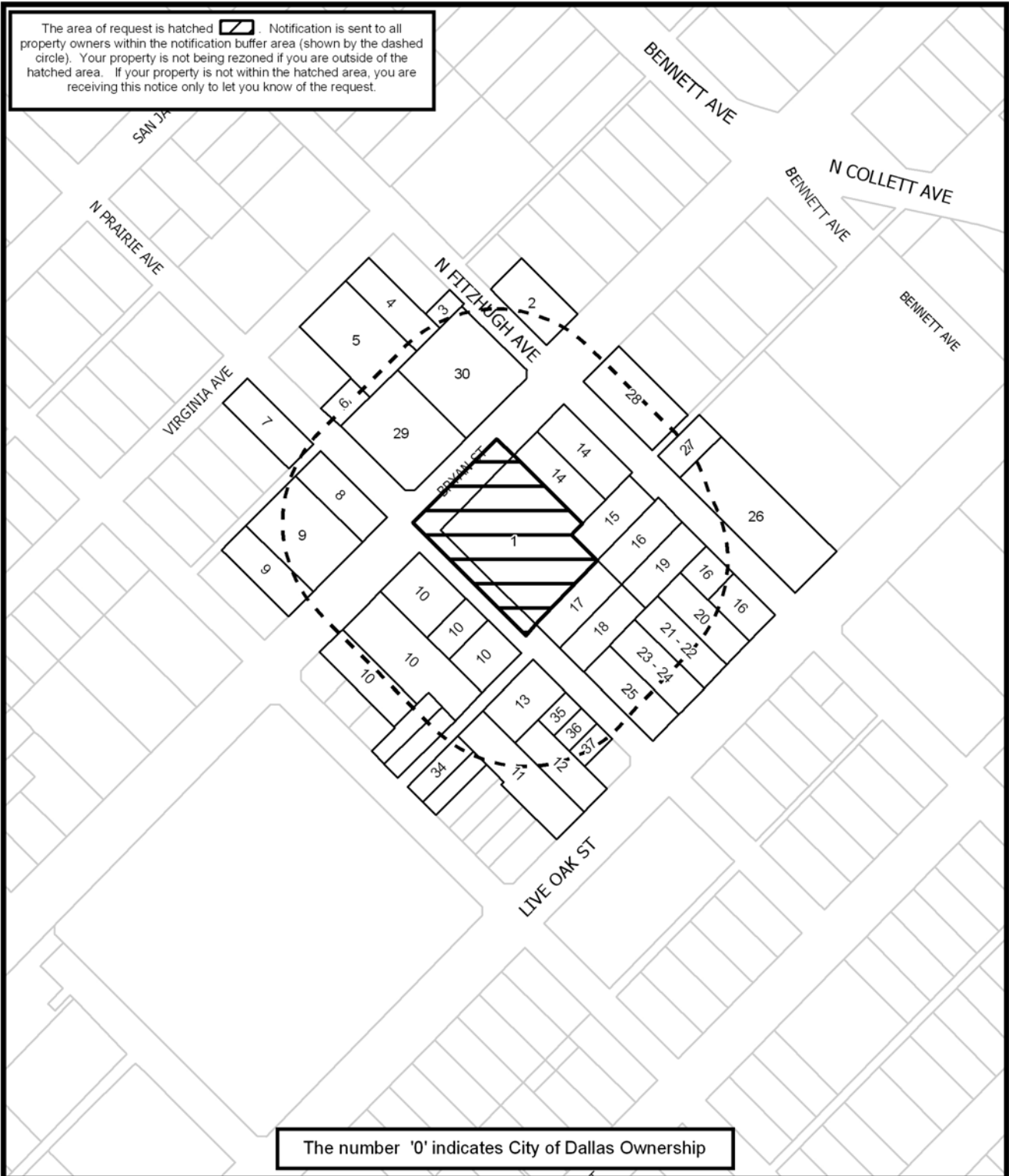



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ZONING AND LAND USE

Case no: Z123-187
 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

 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="0"> <tr> <td style="border: 1px solid black; padding: 2px;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;">37</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	37	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u> Z123-187 </u> Date: <u> 2/20/2013 </u>
200'	AREA OF NOTIFICATION					
37	NUMBER OF PROPERTY OWNERS NOTIFIED					

2/19/2013

Notification List of Property Owners***Z123-187******37 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4812 BRYAN ST	RODARTE DENNIS MANUAL
2	4901 BRYAN ST	JIMMYS FOOD STORE LAND HOLDINGS INC
3	1415 FITZHUGH AVE	KHOURN CHAVY SOVAN
4	4814 VIRGINIA AVE	KHOURN SIEM
5	4806 VIRGINIA AVE	SHR INTERNATIONAL LLC
6	1412 PRAIRIE AVE	GUERRA GUADALUPE C
7	4720 VIRGINIA AVE	ISAMBARD INVESTMENT TRUST
8	4717 BRYAN ST	LE HAI
9	4711 BRYAN ST	LIFT EDUCATION
10	1317 PRAIRIE AVE	TSM STAR DEVELOPMENT LLC SUITE 105
11	4711 LIVE OAK ST	OAK PLACE PARTNERSHIP % ROY EDWIN PEARCE
12	4713 LIVE OAK ST	4713 LIVE OAK LLC
13	1315 PRAIRIE AVE	HOWZE NAN LIFE ESTATE PITTMAN KELLY M TR
14	4822 BRYAN ST	LE HAI P
15	1319 FITZHUGH AVE	KHOURN THAY & SIEM SAY
16	1315 FITZHUGH AVE	GARDENERS IN COMMUNITY DEVELOPMENT
17	1316 PRAIRIE AVE	RODARTE ALICE
18	1312 PRAIRIE AVE	PITTMAN JERRY M
19	1307 FITZHUGH AVE	GARDENERS IN COMMUNITY DEVELOPMENT
20	4815 LIVE OAK ST	SIERRA PEAKS INV LLC
21	4811 LIVE OAK ST	GAINES LUCILLE # 101
22	4811 LIVE OAK ST	GAINES LUCILLE SUITE 101
23	4805 LIVE OAK ST	ABCO CAPITAL CORP
24	4805 LIVE OAK ST	DALLAS CITY OF
25	4801 LIVE OAK ST	J D MARTIN PROPERTIES LLC
26	4901 LIVE OAK ST	BLOOD N FIRE FNDN DALLAS 3000 BANK ONE C

Z123-187(RB)

2/19/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1318 FITZHUGH AVE	LOPEZ JOSE LUIS
28	4900 BRYAN ST	HEMANI ABBAS A
29	4801 BRYAN ST	P & R REAL ESTATE LLC
30	4823 BRYAN ST	BLUE PACIFIC INC
31	1322 GRIGSBY AVE	MENDEZ MARK
32	1320 GRIGSBY AVE	HERNANDEZ JESUS & GENOVEVA
33	1312 GRIGSBY AVE	CHILDS NICOLE E
34	1314 GRIGSBY AVE	PONCE FRANCISCO & FRANCISCA PONCE
35	1309 PRAIRIE AVE	GONZALEZ MARCO A & MARIA
36	1307 PRAIRIE AVE	FUENTES ROCIO M
37	1305 PRAIRIE AVE	COSTELLO COLIN V

FILE NUMBER: Z123-191(AB)

DATE FILED: February 1, 2013

LOCATION: South corner of Hickman Street and Malcolm X Boulevard

COUNCIL DISTRICT: 7

MAPSCO: 46-Y

SIZE OF REQUEST: ±0.316 acres

CENSUS TRACT: 37.00

REPRESENTATIVE: James Anderson

APPLICANT/OWNER: Greater New Bethel Baptist Church

REQUEST: An application for a Specific Use Permit for a commercial parking lot on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The applicant proposes to use the subject property as parking for the Greater New Bethel Baptist Church.

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

BACKGROUND INFORMATION:

- The ±0.316-acre request site is currently vacant and undeveloped.
- The applicant proposes to develop the site as a parking lot for the Greater New Bethel Baptist Church, located immediately adjacent to the north of the site.
- The commercial parking lot use is permitted by a Specific Use Permit within an NC Subdistrict.
- PD 595 Sec. 51P-595.114.1 Subsection 19 as approved by City Council on December 12, 2012 waives the two-year limitation for specific use permits for any use permitted by the ordinance until December 12, 2014.
- The request site is surrounded by institutional residential uses to the north; a graveyard to the east, vacant and commercial uses to the south, and residential to the west.

Zoning History:

1. Z101-277: On December 12, 2012, Dallas City Council approved a request to amend Planned Development District 595, the South Dallas/Fair Park Special Purpose District, amending the standards for certain uses, considering appropriate zoning on certain parcels currently zoned for multifamily and non-residential uses, adding a new single family district classification and new mixed use form district classifications on property zoned Planned Development District No. 595 and an NS(A) Neighborhood Service District.

Thoroughfares/Streets:

The property is not bound by any major streets or thoroughfares.

Land Use:

	Zoning	Land Use
Site	PD 595 NC Subdistrict	Vacant
Northwest	PD 595 NC Subdistrict	Institutional, single-family residential
Southeast	PD 595 NC Subdistrict	Commercial, Vacant
Northeast	PD 595 NC Subdistrict with SUP No. 121	Cemetery
Southwest	PD 595 R-5(A) Subdistrict	Single-family residential

STAFF ANALYSIS:

Comprehensive Plan:

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

The subject site is identified as being within a Residential Neighborhood Building Block on the *forwardDallas! Vision Illustration*. While single family dwellings are the dominate land use in such areas, shops, restaurants, or institutional land uses that serve residents may be located at the edges or at key intersections.

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

Land Use Compatibility:

The ±0.316-acre request site is in an NC Neighborhood Commercial Subdistrict within Planned Development District 595, the South Dallas/Fair Park Special Purpose District.

The NC Neighborhood Commercial Subdistrict is characterized by small institutional and community service, office, and retail and personal service uses primarily serving nearby residential areas. The scale, intensity, and design of structures are similar to surrounding residential areas so as to minimize the impact on surrounding neighborhoods.

On December 12, 2012 City Council amended PD 595 to allow commercial parking lot or garage by specific use permit in an NC Subdistrict.

The request site is surrounded by institutional residential uses to the north; a graveyard to the east, vacant and commercial uses to the south, and residential to the west.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or

denied as the findings indicate appropriate; (3) The City Council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the City.

The applicant’s request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code.

Development Standards:

District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
NC Neighborhood Commercial Subdistrict	0' OTHER: Min. width if >0 is 15'	0' OTHER: Min. width if >0 is 5'	-	30' 2 stories	40%	-	Small institutional. Community service, office, retail and personal service

Traffic:

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

Parking:

Pursuant to the Dallas Development Code, there is no off-street parking requirement for a commercial parking lot.

Landscaping:

The applicant is complying with Article X.

Greater New Bethel Missionary Baptist Church

Pastor Reverend Nyal S. Bell

Deacons

John Williams Chairman
Johnny Johnson
Thomas Silmon
Johnny Lang
Milton May

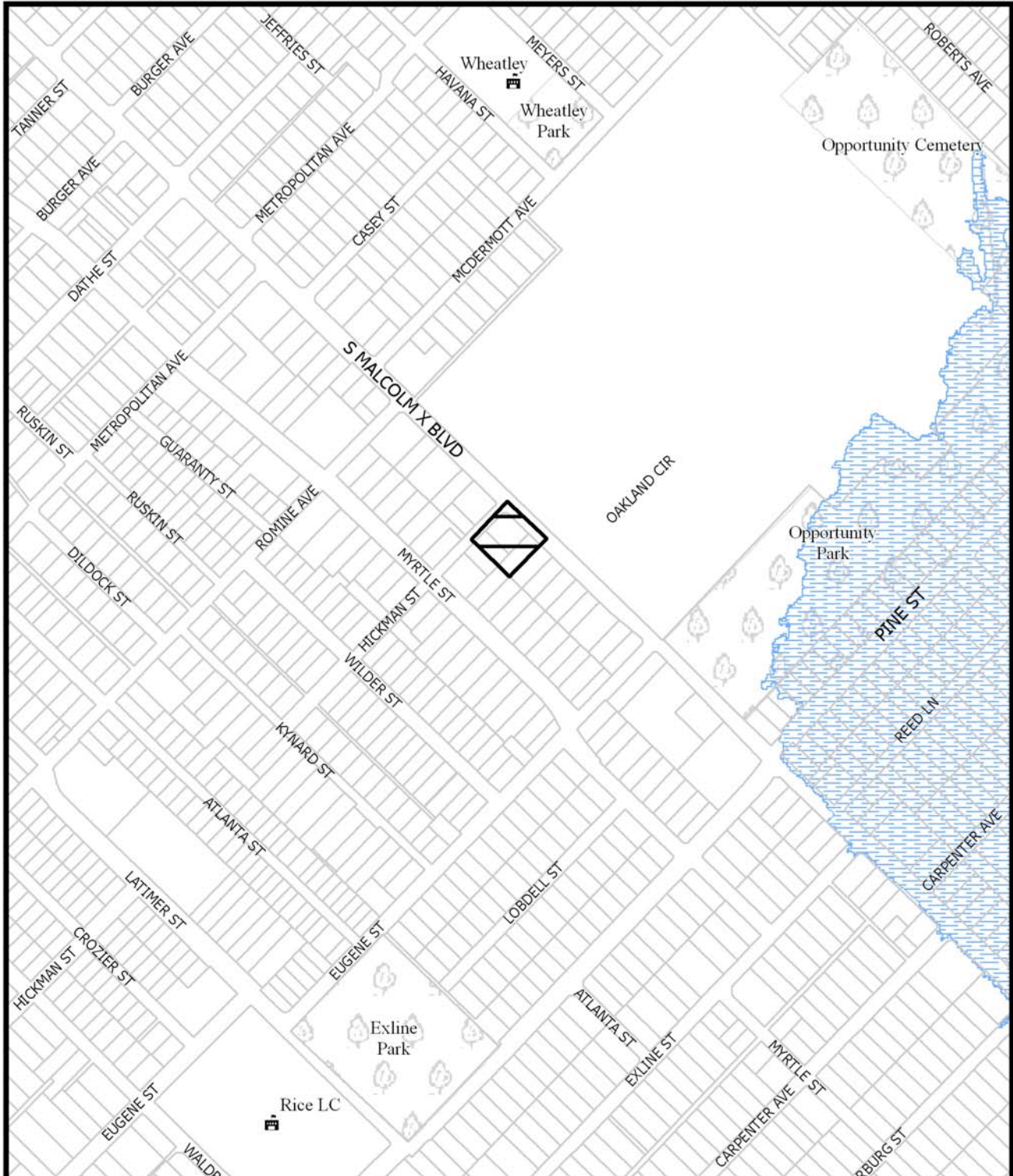
Trustees

James Anderson Chairman
Vera Davis
John Williams
Jociel Brooks
Myrtle L. Johnson
Johnny Lang

Z123-191

RECOMMENDED SUP CONDITIONS:

1. USE: The only use authorized by this specific use permit is commercial parking lot.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (ten years), but is eligible for automatic renewal for additional ten year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this Specific Use Permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current Specific Use Permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. MAINTENANCE: The property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

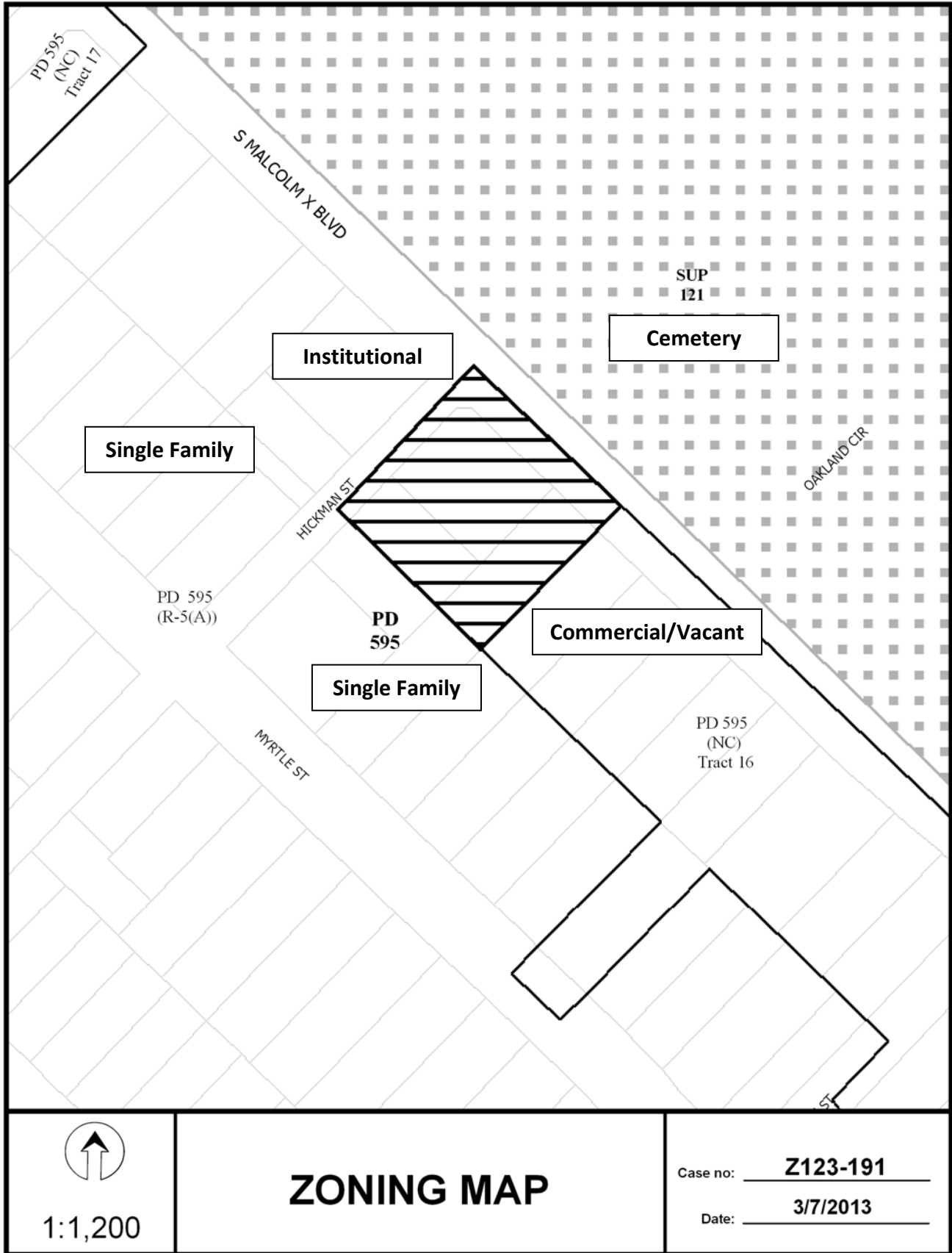


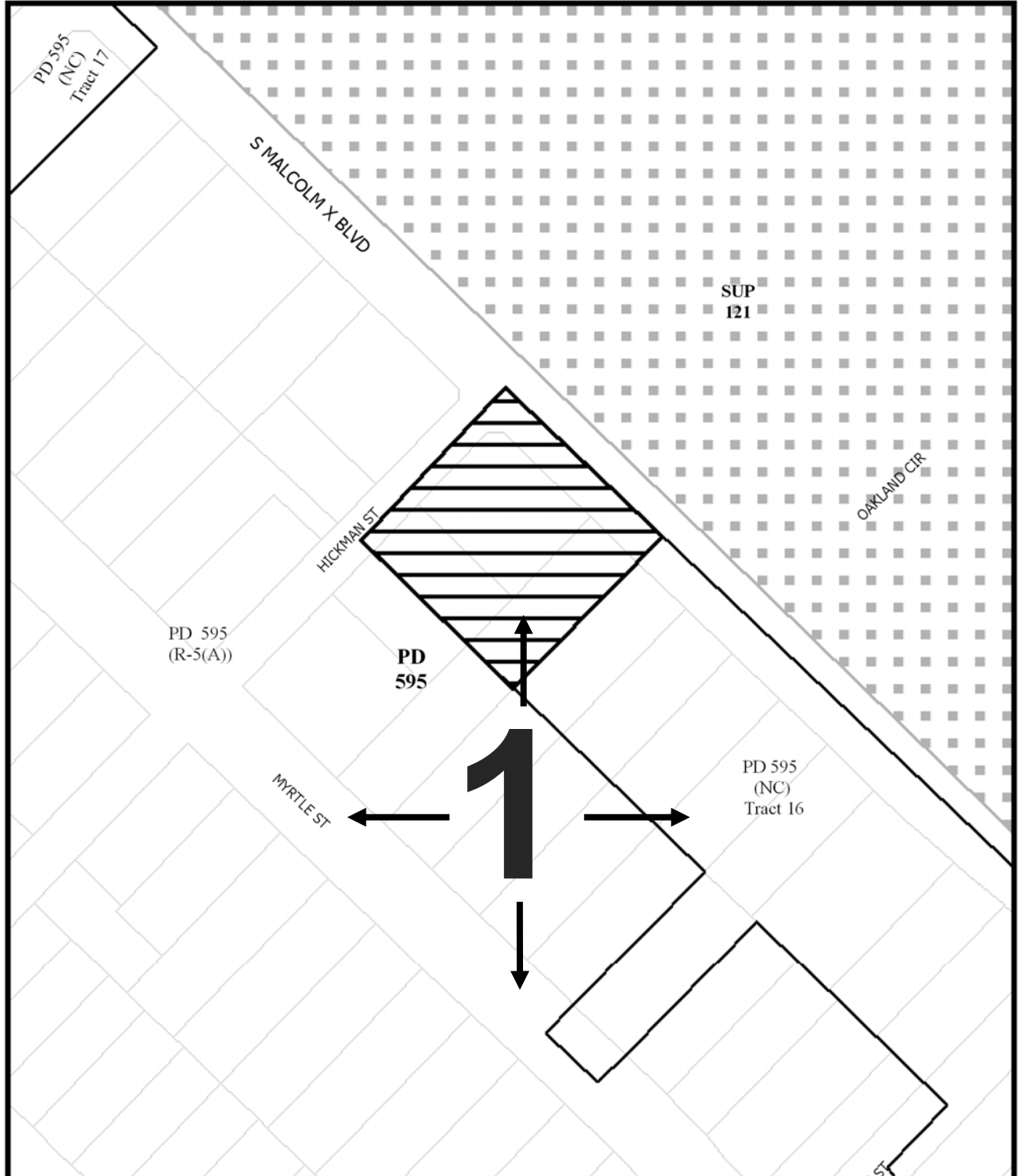
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VICINITY MAP

Case no: Z123-191

Date: 3/7/2013



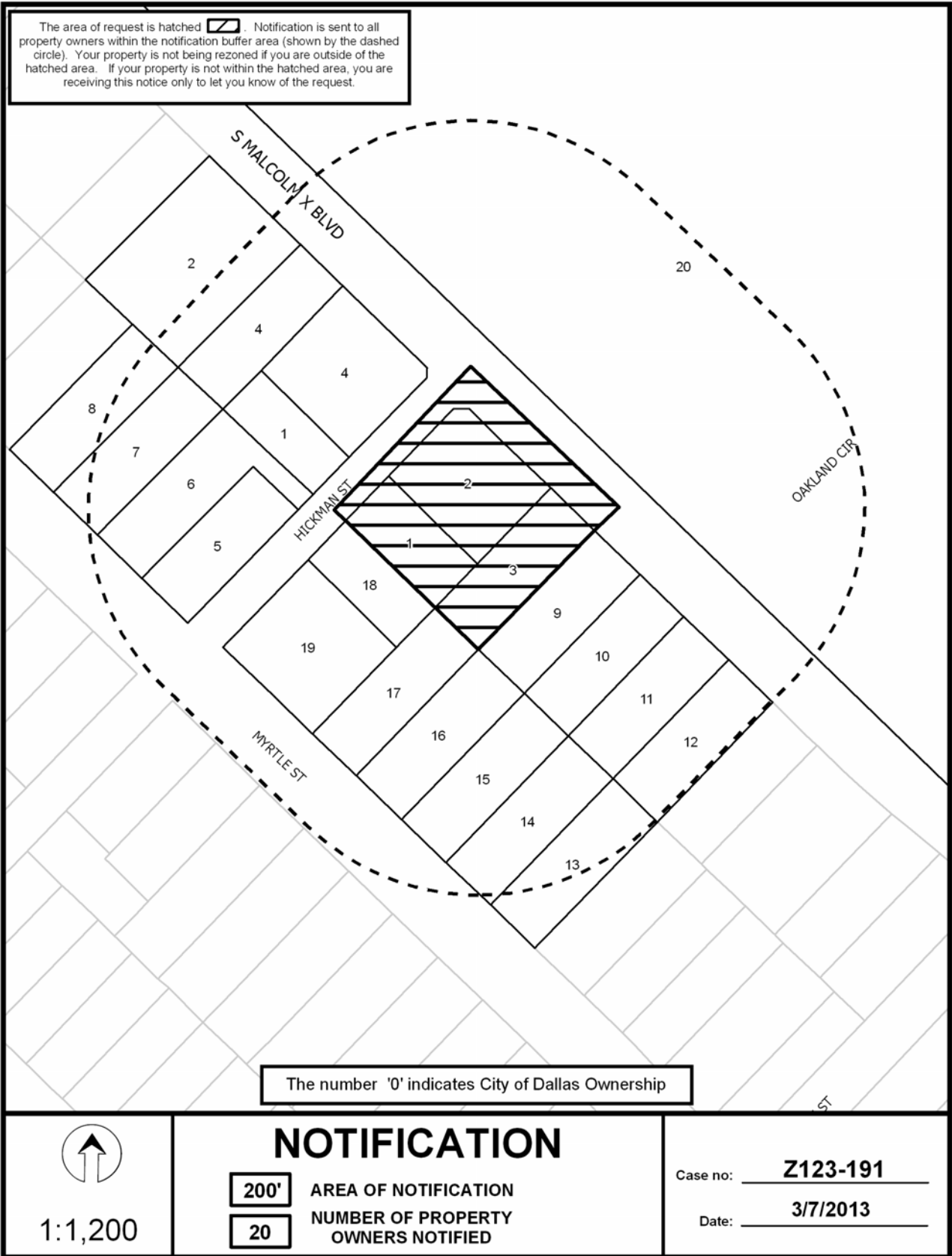


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ZONING HISTORY

Case no: Z123-191

Date: 3/7/2013



3/7/2013

Notification List of Property Owners***Z123-191***

<i>20</i>			<i>Property Owners Notified</i>
<i>Label #</i>	<i>Address</i>		<i>Owner</i>
1	2715	HICKMAN ST	GREATER NEW BETHEL BAPTIST CHURCH
2	3817	MALCOLM X BLVD	GREATER NEW BETHEL BAPTIST CHURCH
3	3911	MALCOLM X BLVD	GREATER NEW BETHEL MSSNRY BAPTIST CHURCH
4	3817	MALCOLM X BLVD	NEW BETHEL BAPTIST CHURCH
5	3830	MYRTLE ST	MESHACK RUTH W
6	3824	MYRTLE ST	MCNEIL RICHARD CHARLES
7	3822	MYRTLE ST	BROWN DWAYNE K & FLORENCE P
8	3818	MYRTLE ST	DIXON ALFRED
9	3915	MALCOLM X BLVD	LEE RUBY R ESTATE
10	3919	MALCOLM X BLVD	SELMA VENTURES LTD
11	3921	MALCOLM X BLVD	TOPLETZ INVESTMENTS SUITE 301
12	3925	MALCOLM X BLVD	GONZALEZ ARMANDO JR
13	3926	MYRTLE ST	SMITH DORIS G
14	3922	MYRTLE ST	TOPLETZ HAROLD &
15	3918	MYRTLE ST	MCBAY MINNIE FAY
16	3914	MYRTLE ST	KING REGINA A
17	3910	MYRTLE ST	BROWN ANNIE M
18	2708	HICKMAN ST	THOMAS WINFRED &
19	3900	MYRTLE ST	DUDLEY MORRIS DEWAYNE
20	3902	MALCOLM X BLVD	OAKLAND CEMETERY EXEMPT

FILE NUMBER: Z123-200 (OTH)

DATE FILED: January 20, 2013

LOCATION: South side of Main Street, west of South Ervay Street

COUNCIL DISTRICT: 14

MAPSCO: 45- L & Q

SIZE OF REQUEST: Approx. .293 acres

CENSUS TRACT: 31.01

APPLICANT / OWNER: 1600 Main Street Holdings, Ltd.

REPRESENTATIVE: Gary Hamilton

REQUEST: An application for a Specific Use Permit for a personal service use limited to a spa in Subdistrict B within Planned Development District No. 619.

SUMMARY: The purpose of the request is to provide a spa to serve the patrons of the existing/expanding hotel and outside customers.

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

BACKGROUND INFORMATION:

- The site is located on the basement of an existing hotel that is presently being renewed and expanded. Subdistrict B within Planned Development District No. 619 allows a Personal service use by right below street level, if it does not exceed 2,000 square feet. The proposed SPA is a 12,639 square feet facility.
- Planned Development District No. 619 was created to promote the downtown core as a “full time” activity area. Moreover, the goal was to encourage the development of retail and service uses in the area and create a mixed use urban activity center.

Zoning History:

There has been one recent zoning case in the area.

1. Z112-177 On March 28, 2012, the City Council approved a new Subdistrict within Planned Development District No. 619 for mixed uses and Specific Use Permit No. 1947 for an alternate financial institution, on the South side of Elm Street, west of South Ervay Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Main Street	Local Street	80 ft.	80 ft.
Ervay Street	Local Street	50 ft.	50 ft.

Land Use:

	Zoning	Land Use
Site	PDD No. 619	Presently under construction
North	PDD No. 619	Retail, Multifamily, Restaurant
South	PDD No. 619	Retail, Restaurant, Residential
East	PDD No. 619	Retail
West	PDD No. 619	Retail, Off-street parking

COMPREHENSIVE PLAN

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

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

The applicant's proposal for an amendment to SUP No. 1659 also meets the goals in the *fowardDallas! Comprehensive Plan* as it relates to business expansion and retention within the downtown area.

LAND USE

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES.

Policy 1.1.3 Build a dynamic and expanded Downtown

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

ECONOMIC DEVELOPMENT:

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

Policy 2.3.1 Restore Downtown Dallas as the economic and cultural heart of North Central Texas

STAFF ANALYSIS:

Land Use Compatibility: The request site is located on the basement of an existing, under construction/renovation hotel. The site is contiguous to a variety of mixed uses, which consist of retail, multifamily, restaurant and off-street parking uses. The size of the proposed spa is approximately 12,639 square feet. Subdistrict B within Planned Development District No. 619 allows a Personal Service Use by right below street level, if it does not exceed 2,000 square feet. The proposed SPA will be a 12,639 square feet facility.

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.

Staff recommends approval of the applicant’s request for a ten-year period with eligibility for automatic renewal for additional ten-year periods.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 619 Sub district B (below street level)	0'	0'	20.0 FAR	Any legal height	100%	75% of street frontage retail	Retail, Office High Density Residential

Landscaping: The proposed use and improvements do not trigger any landscape requirements.

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

List of Partners/Principals/Officers

Limited Partner
1600 Main Street Holdings, LP
General Partner
1600 Main Street Holdings GP, LLC

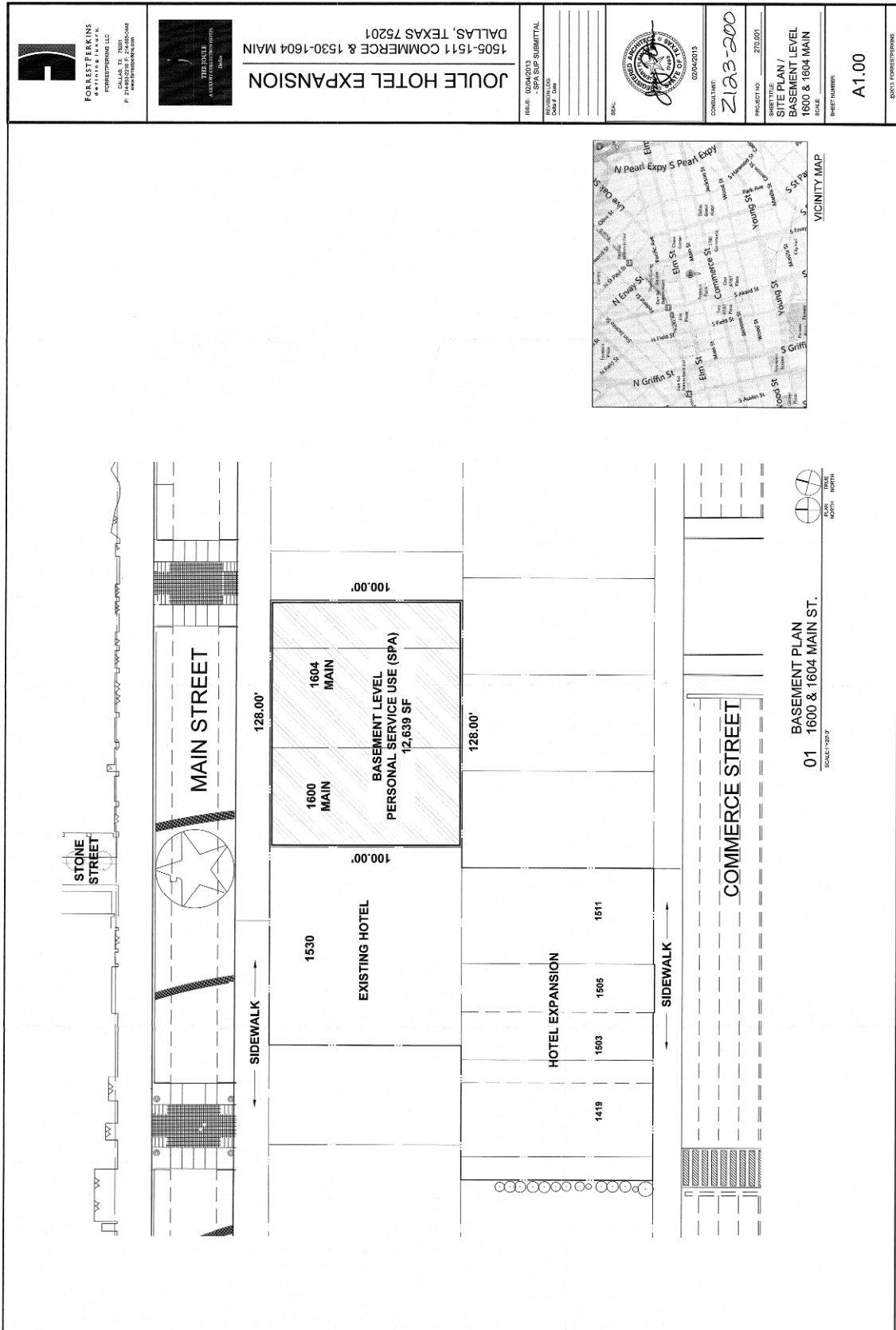
Officers:

Timothy C. Headington, President
Michael E. Tregoning, Vice President and CFO
John M. Ambler, Vice President
R. Keith Bunch, Treasurer
Julie Ciesielski, Secretary

SUP Conditions

1. **USE:** The only use authorized by this specific use permit is a Personal Service Use limited to a spa.
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-year period from the passage of this 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. **FLOOR AREA:** The maximum floor area for a Personal Service Use limited to a spa is 12,639 square feet.
7. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
8. **GENERAL REQUIREMENTS:** Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN



FORREST PERKINS
 ARCHITECTS
 1505-1511 COMMERCE & 1530-1604 MAIN
 DALLAS, TEXAS 75201



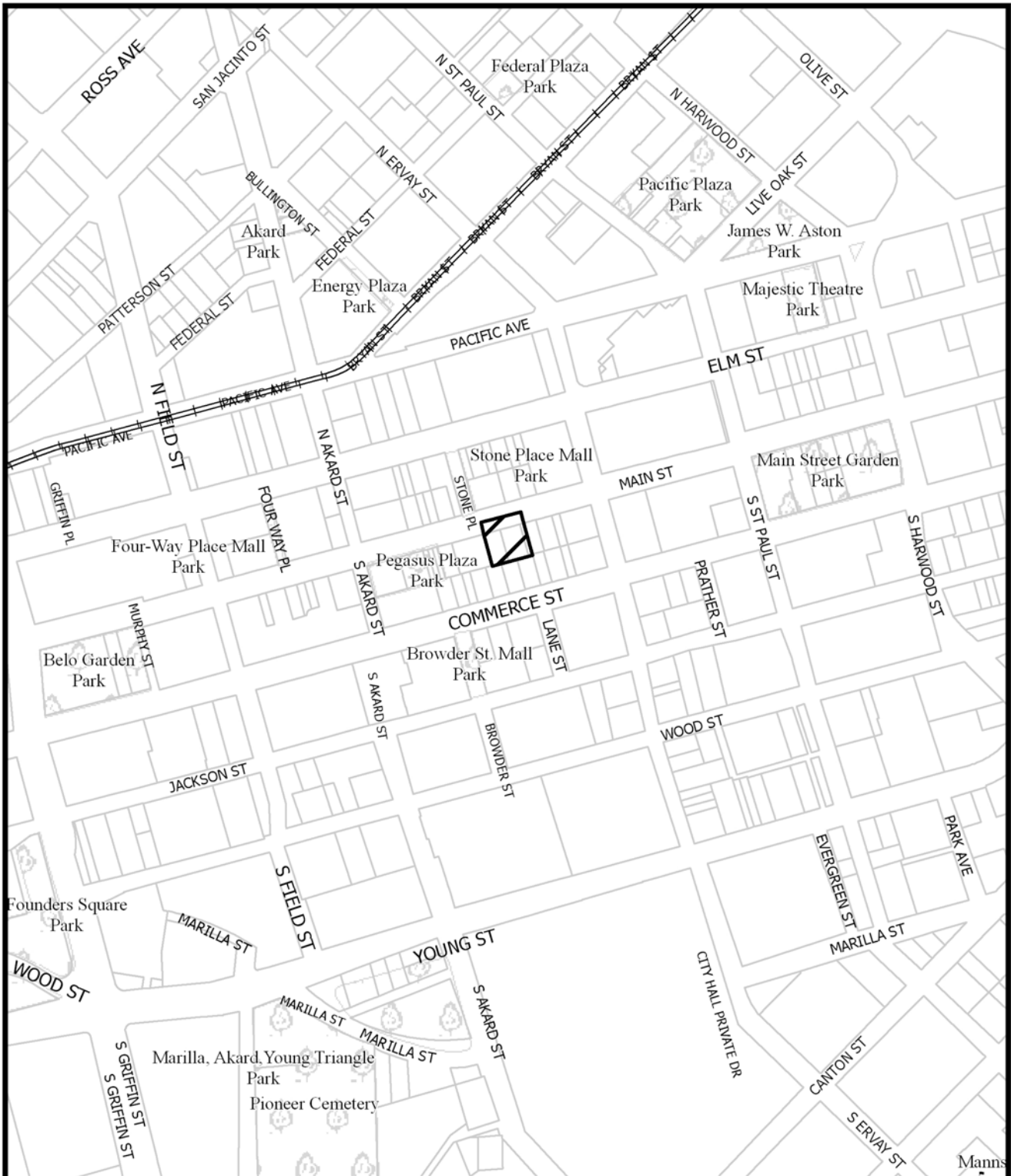
JOULE HOTEL EXPANSION
 1505-1511 COMMERCE & 1530-1604 MAIN
 DALLAS, TEXAS 75201

REVISIONS
 NO. DATE
 DESCRIPTION
 DATE
 SCALE

CONSULTANT
Z123-200

PROJECT NO. 270201
 SHEET TITLE
SITE PLAN / BASEMENT LEVEL 1600 & 1604 MAIN

DATE
 SHEET NUMBER
A1.00
 ©2013 FORREST PERKINS

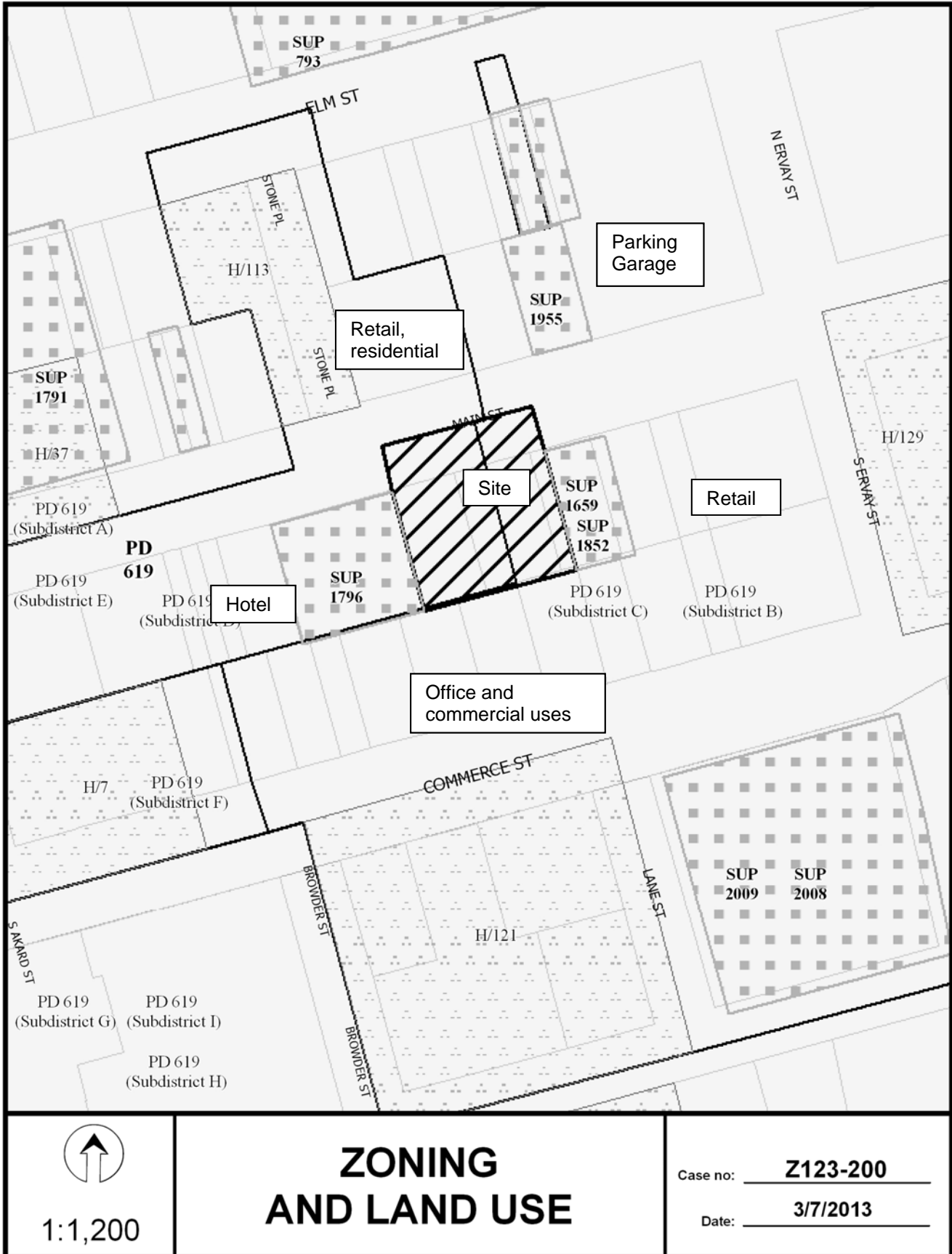


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VICINITY MAP

Case no: Z123-200

Date: 3/7/2013

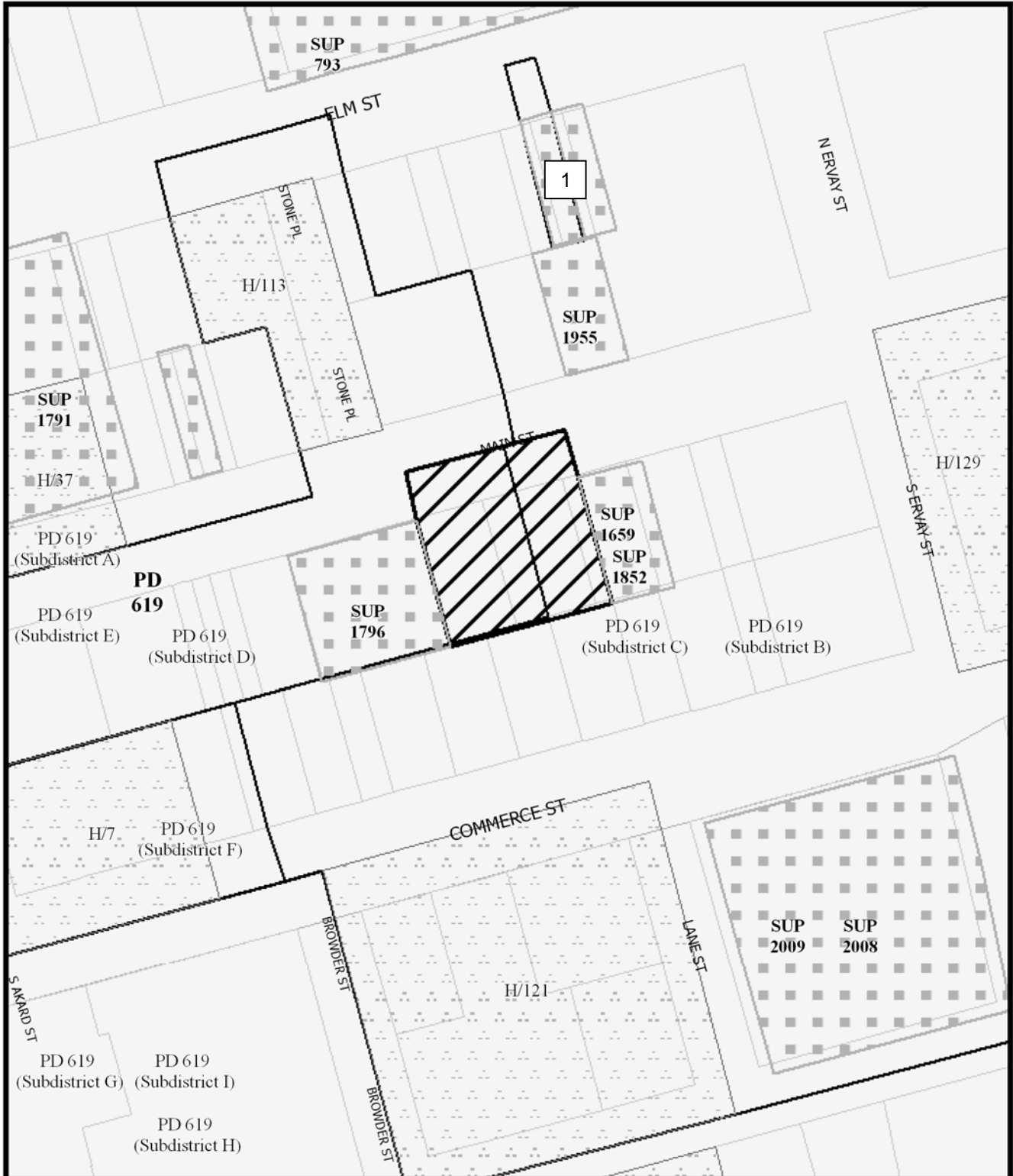


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ZONING AND LAND USE

Case no: Z123-200

Date: 3/7/2013




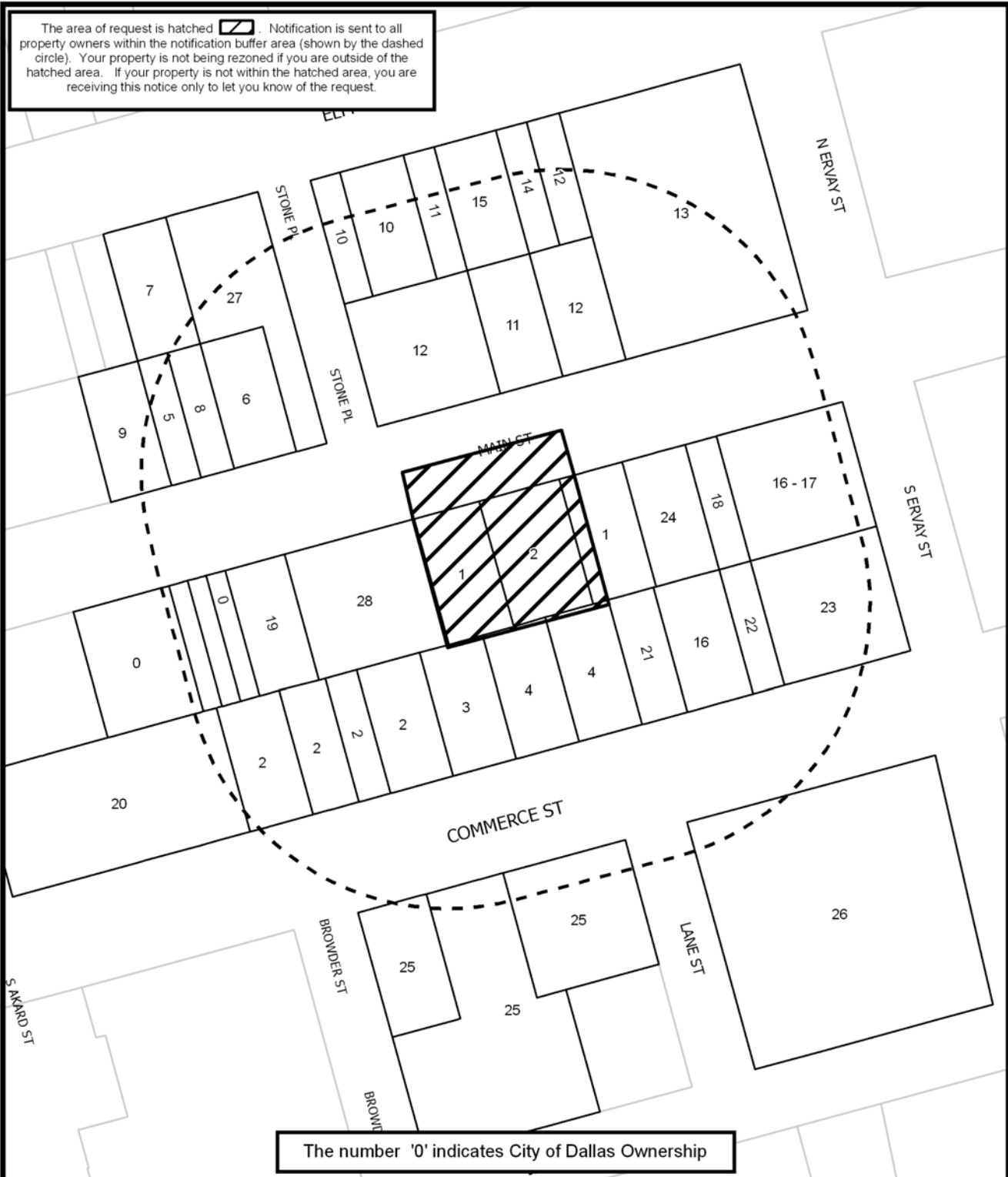
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ZONING HISTORY

Case no: Z123-200

Date: 3/7/2013

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The number '0' indicates City of Dallas Ownership



1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION
28 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z123-200**

Date: **3/7/2013**

3/7/2013

Notification List of Property Owners***Z123-200******28 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1608 MAIN ST	1600 MAIN STREET HOLDINGS LP
2	1604 MAIN ST	1600 MAIN STREET HOLDINGS LP
3	1513 COMMERCE ST	PACIFICO PARTNERS LTD
4	1517 COMMERCE ST	PACIFICO PARTNERS LTD STE A205
5	1517 MAIN ST	FONBERG PETER D TR ET AL SUITE 203
6	1521 MAIN ST	ROMAN CATH DIOCESE DALLAS % BISHOP KEVIN
7	1516 ELM ST	HARRIS LIPSITZ BUILDING LLC
8	1519 MAIN ST	1519 MAIN LP
9	1515 MAIN ST	LEGAL AID OF NORTHWEST TE
10	1604 ELM ST	ELM AT STONEPLACE HOLDINGS LLC STE 2800
11	1606 ELM ST	ELM AT STONEPLACE HOLDINGS LLC
12	1607 MAIN ST	ELM AT STONEPLACE HOLDINGS LLC
13	1623 MAIN ST	FC WP BUILDING LLC
14	1612 ELM ST	ELM AT STONEPLACE HOLDINGS LLC ATTN: JOH
15	1608 ELM ST	1610 ELM STREET LLC
16	1622 MAIN ST	NEIMAN MARCUS CO LESSEE ATTN: GEORGE A R
17	1603 COMMERCE ST	NEIMAN MARCUS CO ATTN: GEORGE A RAWLINGS
18	1618 MAIN ST	THE NEIMAN MARCUS GROUP INC ONE MARCUS S
19	1520 MAIN ST	MAIN STREET INVESTORS JV
20	1401 COMMERCE ST	HOLTZE MAGNOLIA LLLP ATTN: STEVEN HOLTZE
21	1525 COMMERCE ST	POLLOCK ROBERT ETAL ATTN: GEORGE A RAWLI
22	1607 COMMERCE ST	ROGERS WILLIAM S ETAL ATTN: GEORGE A RAW
23	1609 COMMERCE ST	NEIMAN MARCUS GROUP INC ATTN: GEORGE A R

Z123-200(OTH)

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
24	1616 MAIN ST	THE DALLAS FOUNDATION ATTN: MARY JALONIC
25	1512 COMMERCE ST	HAMILTON DPL LP SUITE 170
26	1600 COMMERCE ST	DALPARK LAND LEASE LTD ST

FILE NUMBER: Z123-179(MW)

DATE FILED:

LOCATION: South side of Kings Highway, west side of Mary Cliff Road

COUNCIL DISTRICT: 3

MAPSCO: 54-A

SIZE OF REQUEST: ±3.013 acres

CENSUS TRACT: 42.02

APPLICANT/OWNER: Bishop Arts Development, LP

REPRESENTATIVE: Karl Crawley, Masterplan Consultants

REQUEST: An application to amend Subarea 6 of Conservation District No. 1, the Kings Highway Conservation District

SUMMARY: The applicant proposes to develop the request site with 32 single family homes which must comply with general provisions of Conservation District No.1 and the Kings Highway Conservation Plan

STAFF RECOMMENDATION: Approval, subject to conditions

BACKGROUND INFORMATION:

- The ±3.013 acre request site is currently undeveloped.
- The Kings Highway Conservation District was created in 1988 as the City’s first conservation district. Subarea 6 of the Conservation District was created in 2009 to allow for a 60-unit townhouse development.
- The request site is surrounded by single family residential to the north, east and south and single family residential and recreation area to the west.
- The homes in the Kings Highway neighborhood were built primarily in the 1910’s and 1920’s, generally in the Craftsman, Prairie, Tudor and Eclectic architectural styles.

Zoning History:

1. **Z078-285:** On June 6, 2009, the City Council approved a new subarea in Conservation District No 1 (the Kings Highway Conservation District) subject to conditions.
2. **Z078-145:** On, the City Council approved a Planned Development District for Multifamily uses on property zoned an MF-2(A) Multifamily District; subject to a conceptual plan and conditions.

Thoroughfares/Streets:

Thoroughfares/Streets	Type	Existing ROW
Kings Highway	Local	50 feet
Kyle Avenue	Local	50 feet
Mary Cliff Road	Local	Varies

Land Use:

	Zoning	Land Use
Site	CD-1(Subarea 6)	Undeveloped
North	CD-1(Subarea 1)	Single family
East	CD-1(Subareas 1 and 4)	Single family
South	CD-1(Subarea 1)	Single family
West	CD-13 (Subarea 3); PDD 690(Subarea 3)	Single family; recreation area

STAFF ANALYSIS:

Comprehensive Plan:

According to the *forwardDallas! Vision Illustration*, adopted June 2006, the subject site is identified as being within a Residential Neighborhood

The applicant's request is consistent with the following goals and policies of the comprehensive plan.

HOUSING

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

Policy 3.1.3 Encourage stabilization of existing neighborhoods.

URBAN DESIGN

GOAL 5.2 Strengthen community and neighborhood identity

Policy 5.2.1 Maintain neighborhood scale and character.

NEIGHBORHOOD ELEMENT

Goal 7.1 Promote vibrant and viable neighborhoods.

Policy 7.1.2 Promote neighborhood development compatibility.

Goal 7.2 Preservation of historic and cultural assets

Policy 7.2.2 Create a sense of place through the built environment while maintaining the existing historic fabric.

Land Use Compatibility:

The Kings Highway Conservation District was created in 1988 as the City's first conservation district. Subarea 6 of the of the Conservation District (i.e., the request site) was created in 2009 to allow for a 60-unit townhouse development.

The ±3.013 acre request site is currently undeveloped but was previously developed with single family and multifamily residential uses. The applicant proposes to amend Subarea 6 of CD-1 to reflect the intended development comprised of 32 detached single family homes, some of which will have shared access.

The request site is surrounded by single family residential to the north, east and south and single family residential and recreation area to the west. The homes in the area were built primarily in the 1910's and 1920's, generally in the Craftsman, Prairie, Tudor

and Eclectic architectural styles. New development must comply with general provisions of Conservation District No.1 and the Kings Highway Conservation Plan.

Development Standards:

District	Setbacks		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing	SF 15' min/ 20' max Other 25'	5'	20 du/ac	38 feet	MF 60% SF attached 100% SF 45% Other 25% Max. cum. 65%	No RPS	Multifamily
Proposed	SF 15' min/ 20' max Other 25'	3' Detached garages: none	20 du/ac	38 feet	SF 60% Other 25%	No RPS	Single family

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:

As proposed, a minimum of two off-street parking spaces must be provided for each dwelling unit. Parking access and location are addressed through the existing and proposed CD-1 conditions.

Landscaping:

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

Z123-179(MW)

Partners/Principals/Officers:



City of Dallas
Department of Development Services
1500 Marilla Street, Room 5B North
Dallas, TX 75201

The following are managing partners at Bishop Arts Development GP LLC, General Partner of Bishop Arts Development, L.P.:

Ryan Diepenbrock
Managing Partner
504 Sunny Lane
Austin, Texas
480-650-4501
ryan@pswrealestate.com

Anthony Siela
Managing Partner
9609 Bluegrass Drive
Austin, Texas
512-577-5232
anthony@pswrealestate.com

Z123-179

2003 South 1st Street
Austin, Texas 78704
O: 512.326.3905
F: 888.866.8175

**Z123-179
Proposed Conditions**

"SECTION 15. Subarea 6 – multifamily single family

(a) Density. No more than 20 dwelling units are permitted on each acre.

(b) Height.

(1) Except as provided in this subsection maximum structure height is 38 feet.

(2) The residential proximity slope in Section 51A-4.412 does not apply to residential uses.

(c) Landscape regulations. Landscaping must be provided in accordance with Article X and the following additional requirements:

(1) At least fifty percent of the area between the street and the building line, excluding driveways and sidewalks, must be landscaped with live plant materials.

~~(2) For a shared access development or multifamily use, a minimum of 20 percent of the land area of the development must be open space with a combination of landscaping, water features, or sidewalk.~~

(d) Lot coverage.

(1) For single family ~~and duplex~~ uses, maximum lot coverage is ~~45~~60 percent.

~~(2) For single family attached uses, maximum lot coverage is 100 percent, but the maximum cumulative lot coverage of all lots within Subarea 6 is 65 percent.~~

~~(3) For multifamily uses, maximum lot coverage is 60 percent.~~

(4) For all other uses, maximum lot coverage is 25 percent.

(e) Lot size.

~~(1) For single family attached, minimum lot size is 1,000 square feet.~~

(2) For residential uses, minimum lot size is 2,500 square feet.

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

(f) Setbacks.

(1) Front yard.

(A) For single family and multifamily uses, minimum front yard is 15 feet.

~~(B) Except as provided in this subparagraph for single family attached uses fronting on a public street and multifamily uses adjacent to a public street, maximum front yard is 20 feet. A minimum of 50 percent of the front facade must be located within the area between the minimum and maximum setback. The remaining 50 percent of the front facade is not subject to the maximum front yard setback.~~

(C) For all other uses, minimum front yard is 25 feet.

(D) Roofed porches, stoops, steps, and railings may project up to five feet into the required front yard and may be a maximum of 15 feet in height.

(2) Side and rear yard.

(A) Except as provided in this paragraph, for single family and duplex uses, minimum side and rear yard is ~~five~~ three feet.

~~(B) For single family attached and multifamily uses, no minimum interior side yard is required, except that a minimum separation of 10 feet is required between each group of single family attached buildings.~~

(C) For all other uses, minimum side and rear yard is 10 feet.

~~(D) Transparent windows must be set back a minimum of 20 feet from an abutting side or rear yard property line if any portion of the transparent window is:~~

~~(i) facing an abutting side or rear yard that is outside of Subarea 6; and~~

~~(ii) located at or above 26 feet in height.~~

(g) Stories.

~~(1) For single family attached uses, maximum number of stories is three.~~

(2) For all other uses, M maximum number of stories is two.

(h) Shared access developments.

(1) Except as provided in this subsection shared access development must comply with Section 51A-4.411.

(2) A shared access development may be platted with no more than ~~60~~32 individual lots. Adjacent shared access developments may not be connected or combined to exceed the ~~60~~32 individual lots maximum.

(3) A shared access area may serve no more than 20 dwelling units per shared access point.

(4) Shared access development lots do not have minimum front, side or rear setbacks.

(i) Parking.

(1) For residential uses, a minimum of two enclosed off-street parking spaces must be provided for each dwelling unit.

~~(2) For all other uses, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. For single family uses, parking may be accessed from a public street.~~

~~(3) For shared access developments and multifamily uses, a minimum of .25 off-street parking spaces is required per unit. Unassigned off-street parking spaces must be located where they will not impede access to any other parking space, dwelling unit, or shared access point.~~

~~(4) For shared access development, single family attached, and multifamily uses, required parking may not be directly accessible from a public street, but must be accessed from a shared access area, internal driveway, or alley. No unassigned off-street parking spaces are required.~~

~~(5) All carports must be located a minimum of 25 feet from the property line.~~

~~(6) For shared access developments, single family attached, and multifamily uses required parking may not be directly accessible from a public street, but must be accessed from a shared access area, internal driveway or alley.~~

~~(6) No attached enclosed parking will be permitted for units with driveways on Kings Highway.~~

~~(7) Any enclosed parking on Kyle Avenue must be a minimum of 35 feet from the front property line, and is only allowed for units sharing a common drive and with landscaping that complies with Section 4.301(f)(5)(ii) and/or (iii) that provides screening of the parking.~~

~~(8) All driveways that are shared by more than one single family dwelling unit on Kyle Avenue must also incorporate a grasscrete or other void structured concrete portion of at least 300 square feet into the driveway design. "Grasscrete" or "void structured concrete" means continually reinforced, ready mixed concrete that has~~

a defined pattern of voids achieved through the use of a disposable form that once removed and replaced with stone or grassed soil allows water to pass through the concrete.

(j) Porches

(1) For single family residential uses, all homes must provide a front porch of a minimum 40 square feet in size. Porches may not be converted into livable space.

(k) Uses. The following main uses are the only main uses permitted:

(l) Institutional and community service uses.

--Church.

(2) Recreation uses.

--Public park, playground, or golf course.

(3) Residential use

--~~Duplex.~~

--Handicapped group dwelling unit.

--~~Multifamily. [Limited to dwellings units with no dwelling unit located above another]~~

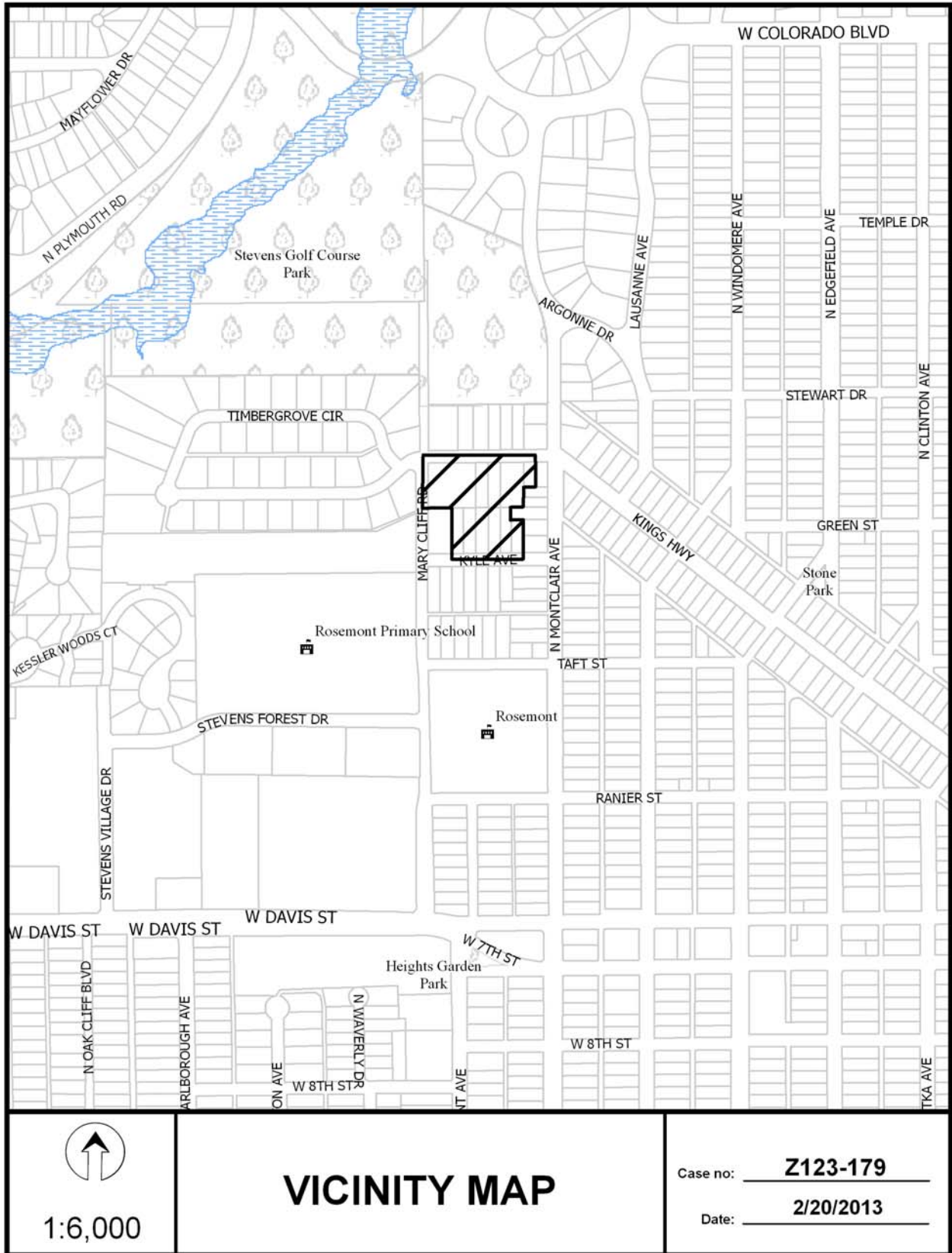
--Single family.

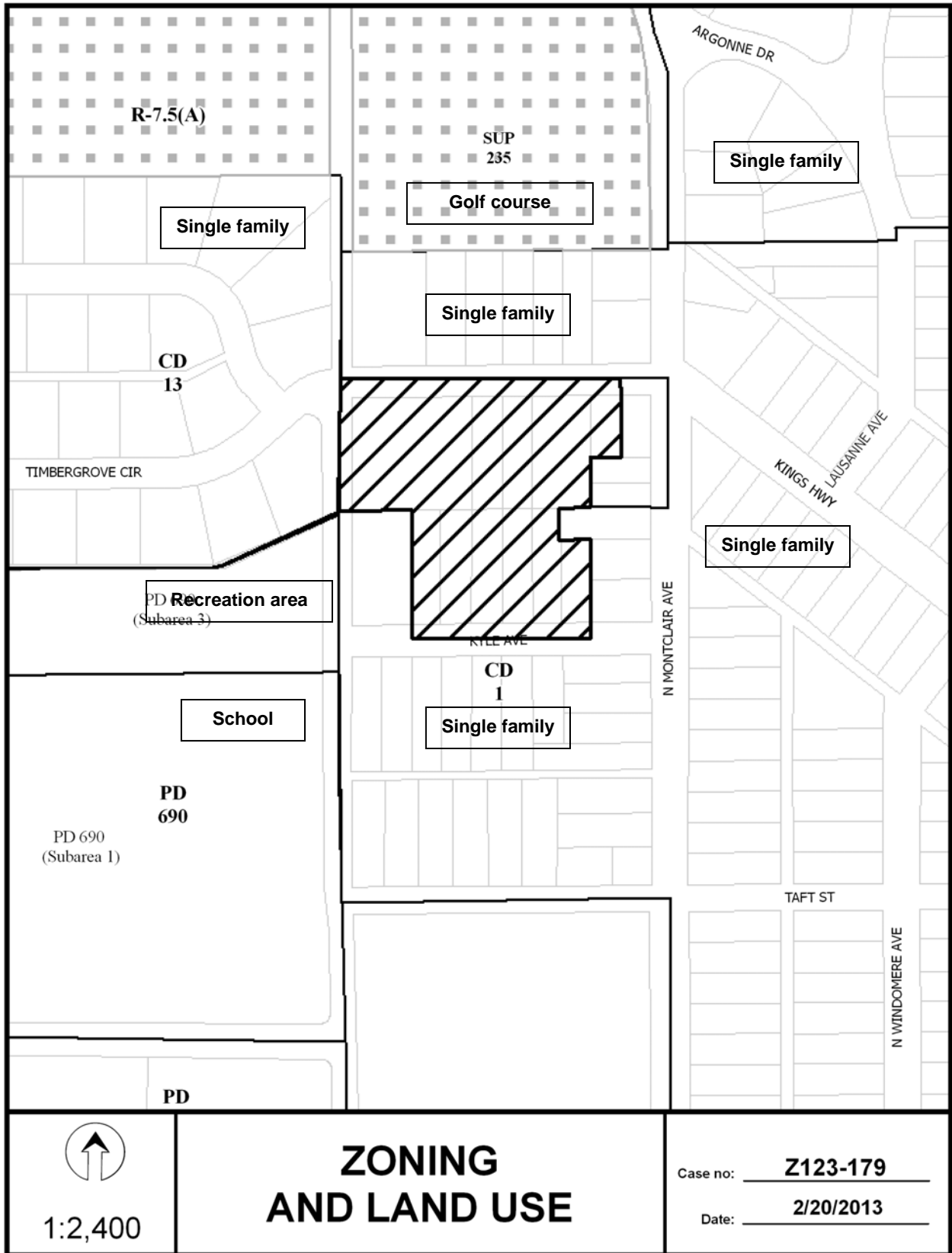
(4) Transportation uses.

--Transit passenger shelter.

(5) Utility and public service uses.

--Local utilities.



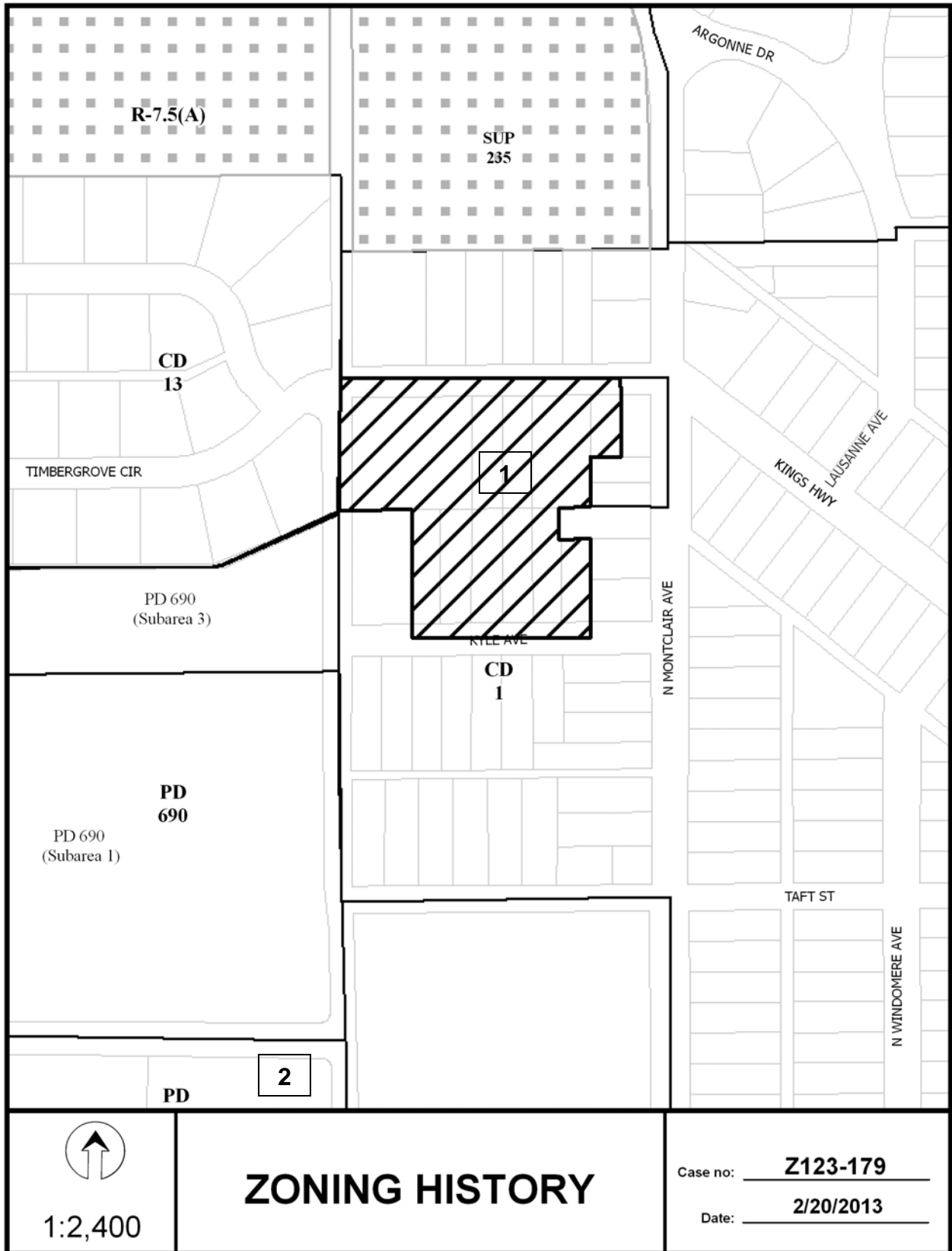


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ZONING AND LAND USE

Case no: Z123-179

Date: 2/20/2013




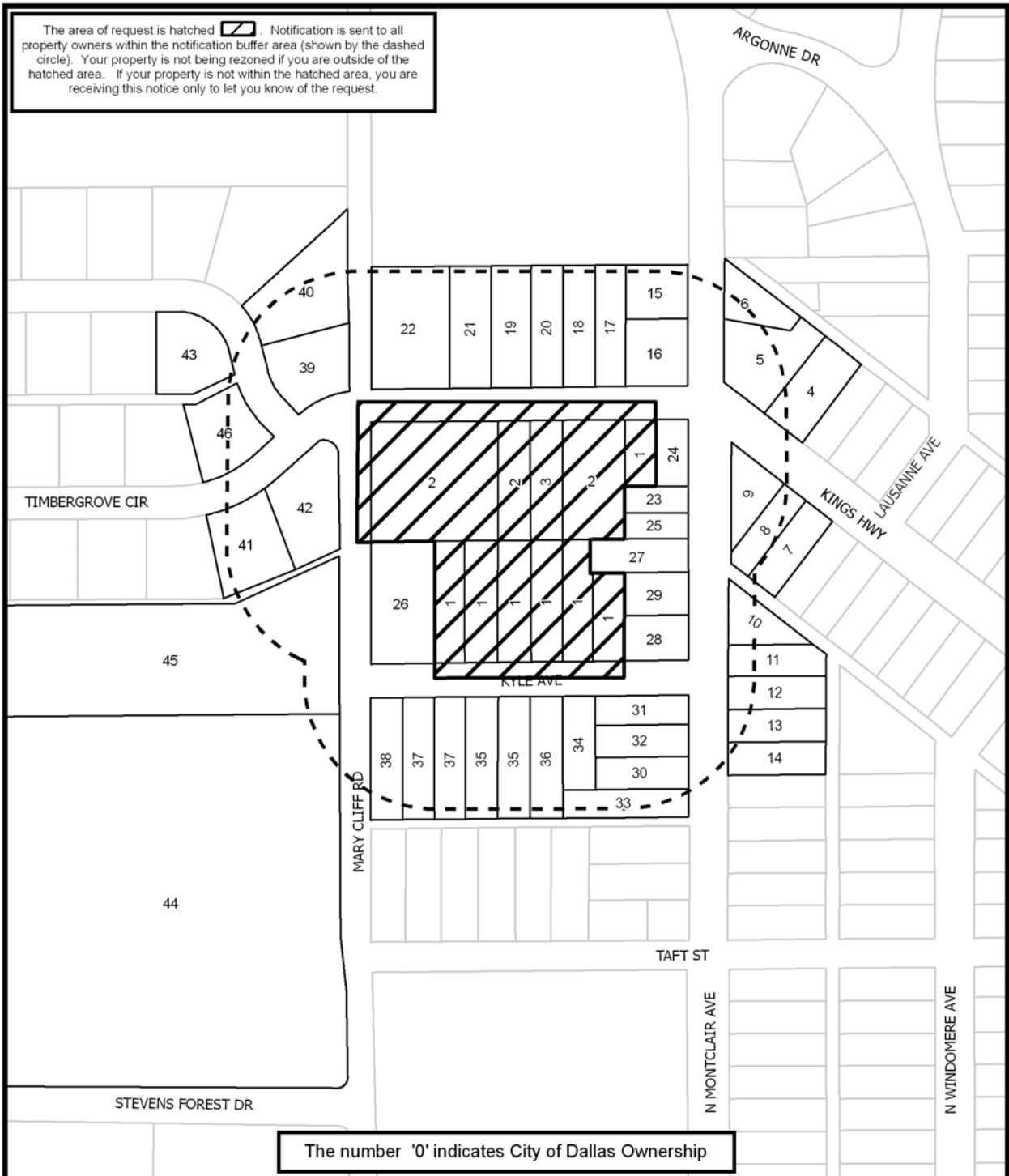
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ZONING HISTORY

Case no: Z123-179

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


1:2,400

NOTIFICATION

200'	AREA OF NOTIFICATION
46	NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z123-179**
Date: **2/20/2013**

2/19/2013

Notification List of Property Owners***Z123-179******46 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1604 KINGS HWY	AMERICAN BANK OF TEXAS
2	1610 KINGS HWY	ECI OPERATING COMPANY LLC
3	1618 KINGS HWY	ECI OPERATING COMPANY LLC
4	1537 KINGS HWY	GARZA HINES PPTIES INC STE 100
5	1547 KINGS HWY	HALL RYAN D
6	932 MONTCLAIR AVE	HALL LESLIE WILLIAM & EVA MARIA GORDON
7	1530 KINGS HWY	ORTIZ ORALIA
8	1534 KINGS HWY	WOODEND DIANE L
9	1536 KINGS HWY	MCKONE LAURA
10	838 MONTCLAIR AVE	RHODES ANGELEAH & MICHELL RHODES
11	834 MONTCLAIR AVE	RANGE WILLIE & SYNTHIA
12	830 MONTCLAIR AVE	REED JAMES LEE & ANNIE E
13	826 MONTCLAIR AVE	GRABOWY CHRISTOPHER
14	822 MONTCLAIR AVE	POUNDS AMANDA M
15	935 MONTCLAIR AVE	RODRIGUEZ RONALD L & ELIZABETH
16	1601 KINGS HWY	PEEPLES CRAIG
17	1607 KINGS HWY	HARRELL THURMAN
18	1611 KINGS HWY	JAKIMIER ERIC O
19	1621 KINGS HWY	DERDEYN STEVEN J
20	1619 KINGS HWY	HASKELL VALERIE J &
21	1623 KINGS HWY	SADLEK MARK J &
22	1631 KINGS HWY	LECLERC FRANCOIS J & MARIANNE E
23	919 MONTCLAIR AVE	MONTOYA RAUL
24	923 MONTCLAIR AVE	ENACHE ANGELA
25	915 MONTCLAIR AVE	CORTEZ FRANCISCO DANIEL & MARIA ADELA
26	1635 KYLE AVE	NASH HORACE R JR & SUZANNE W

2/19/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	911 MONTCLAIR AVE	STAVES BARBARA
28	903 MONTCLAIR AVE	GUTHERIE OPAL FERN
29	905 MONTCLAIR AVE	GUENTHER DANIEL &
30	823 MONTCLAIR AVE	GALLEGOS JESUS M & MELISA
31	831 MONTCLAIR AVE	RUIZ MAXIMO JR
32	829 MONTCLAIR AVE	PHINNEMORE MICHAEL
33	819 MONTCLAIR AVE	BINGHAM CHRISTOPHER & HODGIN RACHAEL
34	1614 KYLE AVE	GRANADOS JOSE & SARA M
35	1620 KYLE AVE	SMITH CAROLE RHEA
36	1616 KYLE AVE	CANTU JOHN C & CLAUDIA S CANTU
37	1628 KYLE AVE	JC LEASING LLP
38	1638 KYLE AVE	RAMIREZ REFUGIO RAYMUNDO
39	1707 TIMBERGROVE CIR	MEACHUM H WAYNE
40	1711 TIMBERGROVE CIR	CARBERRY ROBERT P
41	2023 TIMBERGROVE CIR	BARROW ROBERT & DARIFF
42	2031 TIMBERGROVE CIR	SAVOIE RICHARD
43	1722 TIMBERGROVE CIR	MCDANIEL CHARLES S & MARCELLE D MCDANIEL
44	1919 STEVENS FOREST DR	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
45	817 MARY CLIFF RD	TWELVE HILLS NATURE CENTER INC
46	2020 TIMBERGROVE CIR	DEWITT JOHN & LYNN B

FILE NUMBER: Z123-190(MW)

DATE FILED: January 31, 2013

LOCATION: Northeast corner of Gross Road and Peavy Road

COUNCIL DISTRICT: 7

MAPSCO: 38-U

SIZE OF REQUEST: ±11.59 acres

CENSUS TRACT: 123.01

REPRESENTATIVE: Karl Crawley, Masterplan

OWNER/APPLICANT: Dallas Independent School District

REQUEST: An application for a Planned Development District for R-7.5(A) Single Family District uses and a public school other than an open enrollment charter school on property zoned an R-7.5(A) Single Family District

SUMMARY: The applicant proposes to expand the school's cafeteria and kitchen by ±3,200-square feet, which will result in the loss of the nonconforming status. The proposed Planned Development District will permit the school by right.

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

BACKGROUND INFORMATION:

- The ±11.59-acre request site is development with a ±73,133-square foot elementary school (George W. Truett Elementary School), which was constructed in 1950 and is a nonconforming use.
- The applicant proposes to expand the school’s cafeteria and kitchen by ±3,200-square feet to serve more students during each lunch period and, therefore, reduce the number of lunch periods required to serve all students. However, the proposed expansion will result in the loss of the school’s nonconforming status.
- The Dallas Independent School District (DISD) is not acquiring property to accommodate this request.
- George W. Truett Elementary School serves pre-kindergarten through grade five (5) and has a current enrollment of approximately 1,000 students. The proposed addition will not impact school enrollment.
- The request site is surrounded by a public school to the north (Bishop Lynch High School); a park to the east; and single family residential to the south and west.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Gross Road	Local	60 feet
Inadale Avenue	Local	50 feet
Peavy Road	Collector	60 feet

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped
North	PDD No. 490	School
East	R-7.5(A)	Park
South	R-7.5(A)	Single family
West	R-7.5(A)	Single family

STAFF ANALYSIS:

Comprehensive Plan:

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

The Vision Illustration depicts the request site as within a *Residential Neighborhood*. While single family dwellings are the dominant land use in such areas, shops, restaurants, or institutional land uses that serve residents may be located at the edges or at key intersections.

In general, the applicant's proposal to provide an open-enrollment charter school in this area of the City is consistent with the *forwardDallas! Vision* and further complies 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

URBAN DESIGN ELEMENT

GOAL 5.1 Promote a sense of place, safety and walkability

Policy 5.1.3: Encourage complementary building height, scale, design and character.

Land Use Compatibility:

The ±11.59-acre request site is development with a ±73,133-square foot elementary school (George W. Truett Elementary School), which was constructed in 1950 and is a nonconforming use. The applicant proposes to expand the school's cafeteria and kitchen by ±3,200-square feet to serve more students during each lunch period and, therefore, reduce the number of lunch periods required to serve all students. However, the proposed expansion will result in the loss of the school's nonconforming status.

George W. Truett Elementary School serves pre-kindergarten through grade five (5) and has a current enrollment of approximately 1,000 students. The proposed addition will not impact school enrollment. The request site is surrounded by a public school to the north (Bishop Lynch High School); a park to the east; and single family residential to the south and 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:

Pursuant to §51A-4.204 of the Dallas Development Code, the off-street parking requirement for a school is 1.5 spaces for each kindergarten/elementary school classroom. Therefore, the existing 39 classrooms require 59 off-street parking spaces. The applicant will provide 79 off-street parking spaces, as depicted on the proposed development plan. The applicant proposes provisions to allow parking in a required yard and to exempt parking or loading from screening requirements.

Landscaping:

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

Partners/Principals/Officers:

DALLAS INDEPENDENT SCHOOL DISTRICT

BOARD OF TRUSTEES

District 1	Elizabeth Jones
District 2	Mike Morath
District 3	Dan Micciche
District 4	Nancy Bingham, Board Secretary
District 5	Lew Blackburn, Ph.D., President
District 6	Carla Ranger
District 7	Eric Cowan, 2 nd Vice President
District 8	Adam Medrano, 1 st Vice President
District 9	Bernadette Nutall

Z123-190

**Z123-190
Proposed Planned Development District Conditions**

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 at the northeast corner of Gross Road and Peavy Road. The size of PD _____ is approximately 11.59 acres.

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

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

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

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

SEC. 51P-____.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit ____A: development plan.
- (2) Exhibit ____B: traffic management plan.

EC. 51P- _____.105. DEVELOPMENT PLAN.

(a) For a public school other than an open-enrollment charter school, development and use of the Property must comply with the development plan (Exhibit ____A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

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

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

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc.

(b) A public school other than an open-enrollment charter school is permitted by right.

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

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

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

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

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

(b) Residential proximity slope. If any portion of a structure used for an institutional use or a utility and public service use is over 26 feet in height, that portion may not be located above a residential proximity slope.

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

(1) Front yard. Minimum front yard is 20 feet.

(2) Floor area. Maximum floor area is 78,000 square feet.

(3) Lot coverage. Maximum lot coverage is 30 percent.

SEC. 51P- _____.109. 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 public school other than an open-enrollment charter school:

- (1) Parking may be provided in a required yard.
- (2) Screening of parking and loading areas is not required.

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

See Article VI.

SEC. 51P- _____.111. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Article X.
- (b) A tree removal permit may be issued by the building official prior to the issuance of a building permit.
- (c) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P- ____.112. SIGNS.

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

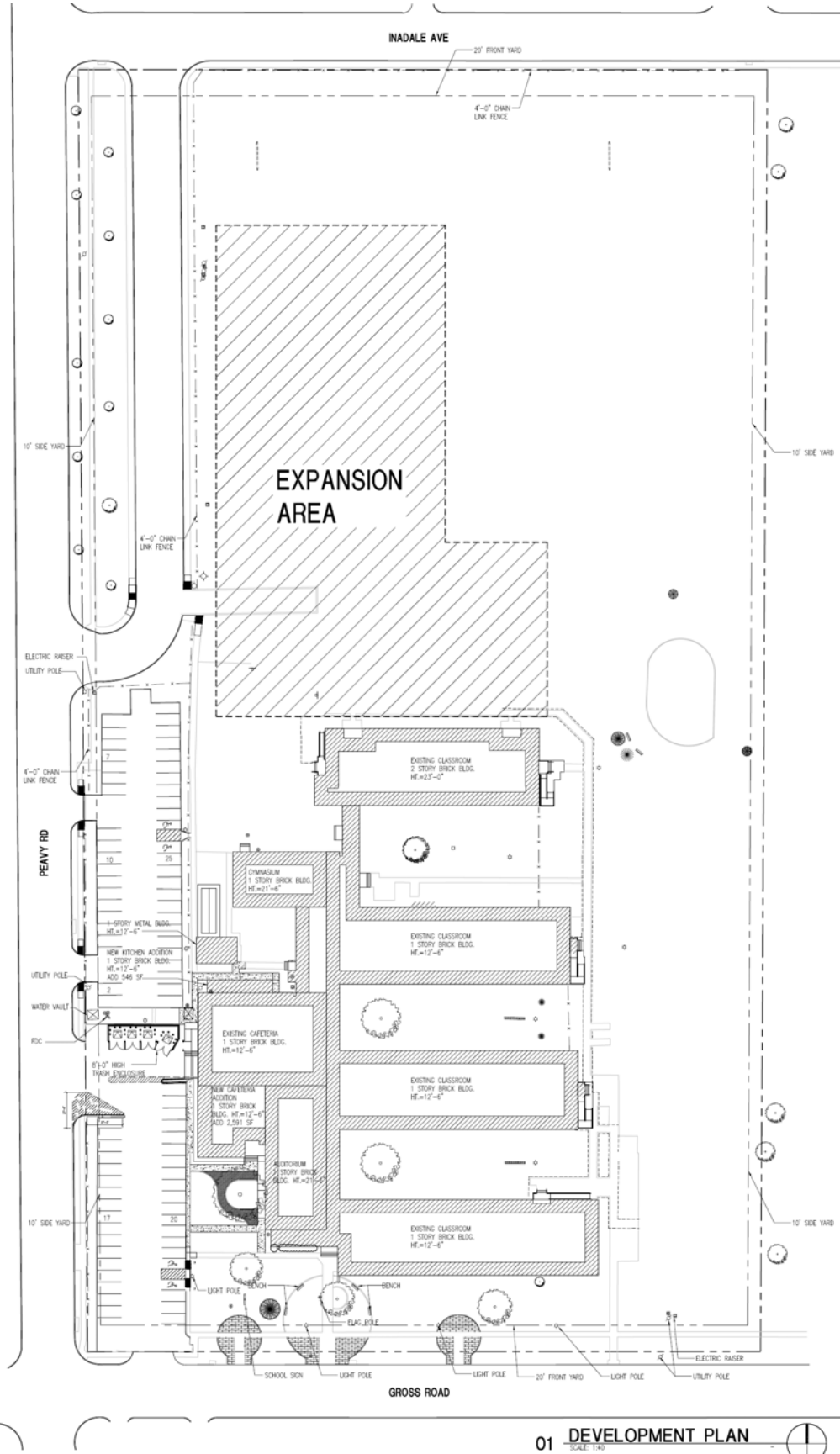
SEC. 51P- _____.113. ADDITIONAL PROVISIONS.

- (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.

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

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



Proposed Traffic Management Plan



Technical Memorandum

To: Karl Crawley — Masterplan Consultants
From: DeShazo Group, Inc.
Date: January 18, 2013
Re: Traffic Management Plan for the DISD-George W. Truett Elementary School in Dallas, Texas
(DeShazo Project No. 12175)

INTRODUCTION

The services of DeShazo Group, Inc. (DeShazo) were retained by Masterplan Consultants (Client) on behalf of Dallas Independent School District (DISD) to conduct a traffic management plan (TMP) for the existing George W. Truett Elementary School (the "School") located at 1811 Gross Road in Dallas, Texas. The school is currently in operation at the site with an enrollment of 1,104 students from Pre-Kindergarten through 5th grade.

The school will undergo minor facilities and equipment upgrades for maintenance, though no change in enrollment is anticipated. This TMP was developed as part of the approval processes triggered by those improvements.

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 DISD-George W. Truett Elementary School, the following information was provided by the DISD representatives:

- Current enrollment of 1,104 students
- Approximately 100 students are transported via school buses (two buses)
- No appreciable number of students walk to/from the school

Based upon the information obtained from the DISD representatives, no appreciable change in the student enrollment is anticipated following the redesign of the school campus.

School Hours

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

- All grades start at 8:00 AM and end 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

DeShazo observed the afternoon pick-up related activities at the school campus on Monday, November 5, 2012. The following description of the existing circulation pattern is based upon those observations. [NOTE: The following summary pertains to the afternoon pick-up period only; however, the morning drop-off/unloading is expected to be somewhat similar. Traffic observations focus on the afternoon/loading period since those traffic conditions typically represent the worst-case scenario from a traffic and queuing standpoint. Generally, achieving efficiency during the afternoon/loading traffic operations translates into efficiency during the morning/unloading period, therefore priority is given to the afternoon operations.]

The site contains one driveway in the northwest quadrant of the school campus with access from Inadale Avenue and Peavy Road. Access to this driveway is restricted to "ingress only" from Inadale Avenue and "egress only" on Peavy Road during the morning drop-off and afternoon pick-up peak periods. The overall circulation pattern on the school driveway is counterclockwise. Although, the school driveway has 3 lanes, the inside lane is assigned for bus pick-up/drop-off, the center lane is used for passenger vehicle stacking and the outside lane is used for bypassing. Most passenger loading occurs in front of the school along curbside on westbound Gross Road. Gross Road is a two lane undivided roadway 40 feet wide pavement in the vicinity of the school. The curbside along westbound Gross Road is marked with signs for student loading zone. Parking along westbound Gross Road is also prohibited during drop-off/pick-up peak periods on schooldays. Under existing conditions, traffic congestion on Gross Road adjacent to the school is significant during the morning drop-off and particularly during the afternoon pick-up period due to

the prevalence of vehicles parking on the street (along eastbound Gross Road), and an overall lack of traffic management.

Currently, passenger vehicles loading/unloading students from the internal roadway enter the school site from Inadale Avenue, form a single queue lane, circulate one-way southbound in the school driveway and approach the loading/unloading area located just north of the faculty and staff parking lot. The designated start of the loading/unloading area is located on the west side of the temporary buildings just north of the service dock. Following the pick-up, vehicles exit the campus via from the school driveway onto Peavy Road. On-site activity and circulation is facilitates by staff members of the school.

Passenger vehicles loading/unloading students from the curbside on Gross Road approach the designated loading/unloading area from westbound Gross Road in a single queue lane. [NOTE: The "Student Loading Zone" was established by the City of Dallas Department of Street Services.] The designated start of the student loading zone is located on the south side of the school building just east of the faculty and staff parking lot. Following the pick-up, vehicles exit the student loading zone and continue on westbound Gross Road. During the afternoon loading period, school staff also places temporary traffic cones along westbound Gross Road in order to delineate the student pick-up related queue from other vehicular traffic.

The majority of the vehicles display a "hang tag" with appropriate identification information; vehicles without a hang tag are approached by the school staff on duty in the queue area. Upon entry into the student loading zone on Gross Road, School staff note the corresponding student identification for each vehicle and relay the information by walkie-talkie to the staff positioned in the student waiting areas. Student loading along the north driveway is less coordinated, however security officers and school staff were present to facilitate safe loading.

In order to better-utilize the limited queuing opportunities for the school, it is recommended that the existing bus pick-up/drop-off area be relocated to the curbside along westbound Gross Road in front of the student loading zone for passenger vehicles. This will allow for two, full lanes of queuing with an "escape" lane for bypassing within the school driveway. Passenger vehicles should continue to enter the school driveway from Inadale Avenue, form two queue lanes, circulate southbound and approach the loading/unloading area located just north of the faculty and staff parking lot. Following the pick-up, vehicles should exit the campus from the school driveway onto Peavy Road (same as existing).

For the afternoon pick-up period, however, the projected queue length exceeds the available curbside length along the internal roadway. Some of the pick-up queue can be accommodated internally but, it will be necessary to continue to utilize Gross Road to accommodate a portion of the vehicular queue generated during the afternoon pick-up period. No significant change is recommended in the circulation procedures in the student loading process along Gross Road. However, the designated start of student loading zone should be relocated slightly east towards the school building in order to accommodate the recommended bus loading zone along westbound Gross Road.

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 collected data at the existing school to identify peak vehicular queue 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 data provided in this study represent the peak queue conditions experienced during the afternoon peak period.

DeShazo conducted site observations of the afternoon pick-up-related queuing conditions on Monday, November 5, 2012 at the existing school. The existing school features two designated areas from where the students are released. Most students are released from the south side of the school building along Gross Road. The remaining students are released from the north side of the school building just west of the temporary buildings.

It was observed that the majority of the parents/care takers pick-up the student(s) from the designated pick-up area. During the afternoon peak period, a maximum of 79 personal vehicles were observed to be on site concurrently (incorporating vehicles queued in the streets adjacent to the school campus). Existing pick-up related queue observations are summarized in the Appendix.

Following the redesign of the school campus, it is recommended that the bus loading zone be relocated to Gross Road in front of the student loading zone for passenger vehicles. This will allow for two lanes of queuing along the school driveway with a center "escape" lane for bypassing. The recommended modifications in the loading areas would provide passenger vehicle queuing space for a maximum queue length of approximately 819 feet (about 40 vehicles @ 20 feet per vehicle) within the internal driveway. The remaining passenger vehicle queue space of approximately 780 feet (about 39 vehicles @ 20 feet per vehicle) will have to continue to queue up on Gross Road as shown in Exhibit 1. [NOTE: The school may assign parents to a specific pick-up area/queue lane in order to balance the traffic demand with the queue space provided.]

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.

It is recommended that the school continue to provide staff members on site to facilitate internal traffic circulation and assist student unloading and loading. In the morning, at least two staff members should be available at each 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 each designated passenger loading area to facilitate orderly and expedient passenger loading. Two staff members with walkie-talkie system (one for each queue lane) should be stationed near the middle of the school driveway on both sides. Another staff member with walkie-talkie system should be stationed on south side of the school building along Gross Road.

It is recommended that the staff should oversee operations 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

Bus Circulation

DeShazo observed the afternoon bus pick-up related activities at the school campus on Monday, November 5, 2012. Currently, the bus loading area is located along the internal school driveway just west of the temporary buildings. Buses enter the school driveway from Inadale Avenue, circulate southbound along the internal lane to enter the student loading area. DeShazo observed approximately 100 students (~10% of the total student enrollment) being picked-up by two buses during the afternoon pick-up period.

As stated in the previous section, it is recommended that the bus loading area be relocated to south side of the school building along Gross Road. Currently the students are loaded into the buses from the driving lane in the school driveway. The recommended relocation of the bus loading area would improve the student safety by allowing the students to be loaded into the school buses directly from the curbside and not walk in the driveway.

Based upon information provided by DISD representatives, no change is expected in the number of buses serving the school or the number of students travelling to/from school by bus following the redesign of the school campus. Up to two school buses are expected to continue to serve the school

requiring a loading zone of approximately 100 feet (@ 50 feet per school bus). The bus loading zone can be provided immediately south of the school's main building entrance along the curbside on westbound Gross Road. Buses should approach the designated drop-off/pick-up area from westbound Gross. Bus arrival/departure should, preferably, be scheduled to minimize conflict with passenger vehicles.

At least one staff member should be present at the bus unloading/loading area to direct students into/out of the school building. If necessary, the bus loading zone should be reserved by the use of traffic cones or similar devices during the appropriate time period leading up to the school release time.

RECOMMENDATIONS

1. Create a designated school bus loading zone on Gross Road (within the existing student loading zone) immediately adjacent to the school building entrance. This will improve the safety of student loading and unloading to/from school buses and will increase the number of passenger vehicles that can utilize the existing driveway for queuing.

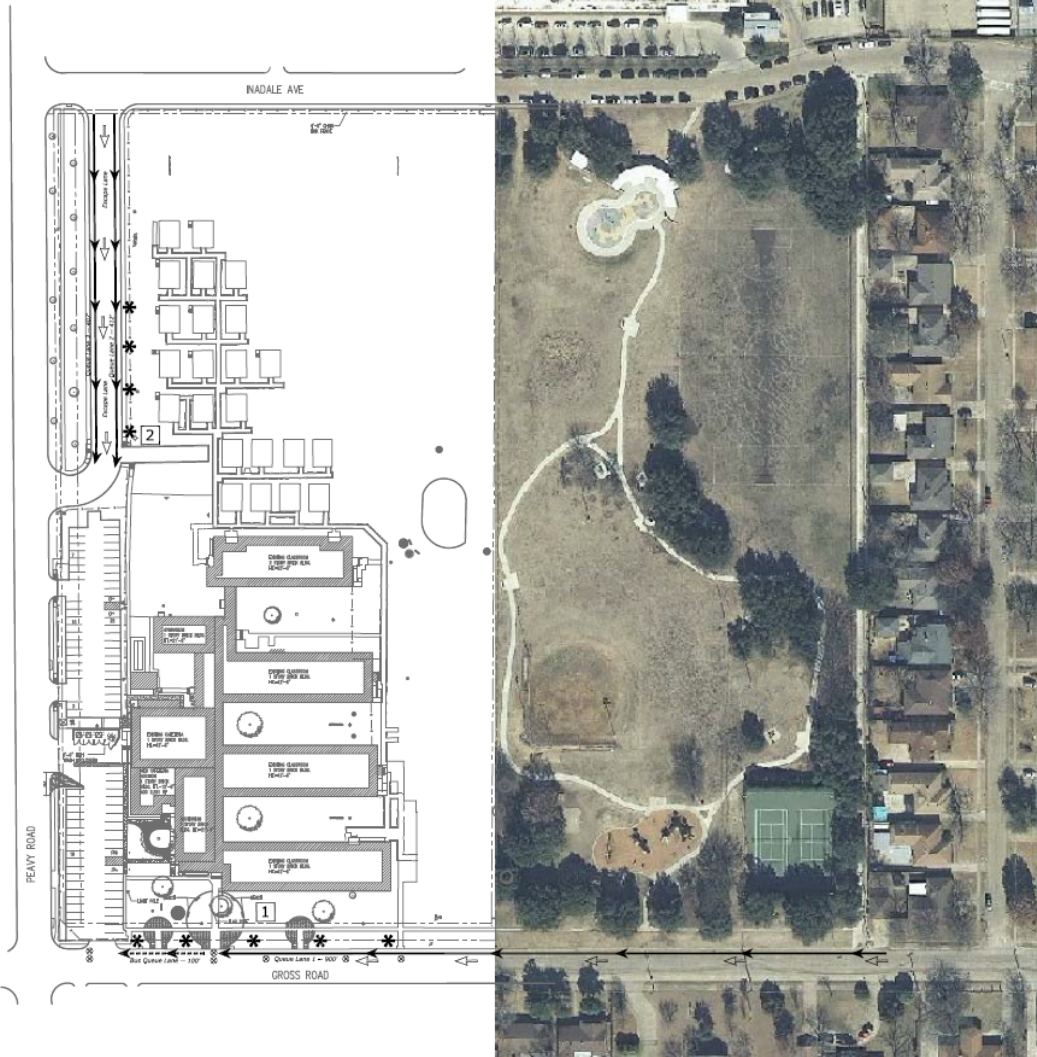
SUMMARY

This TMP is to be used by DISD-George W. Truett Elementary School 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



NOT TO SCALE
(Ref. DALLAS MAPSCO #38U)



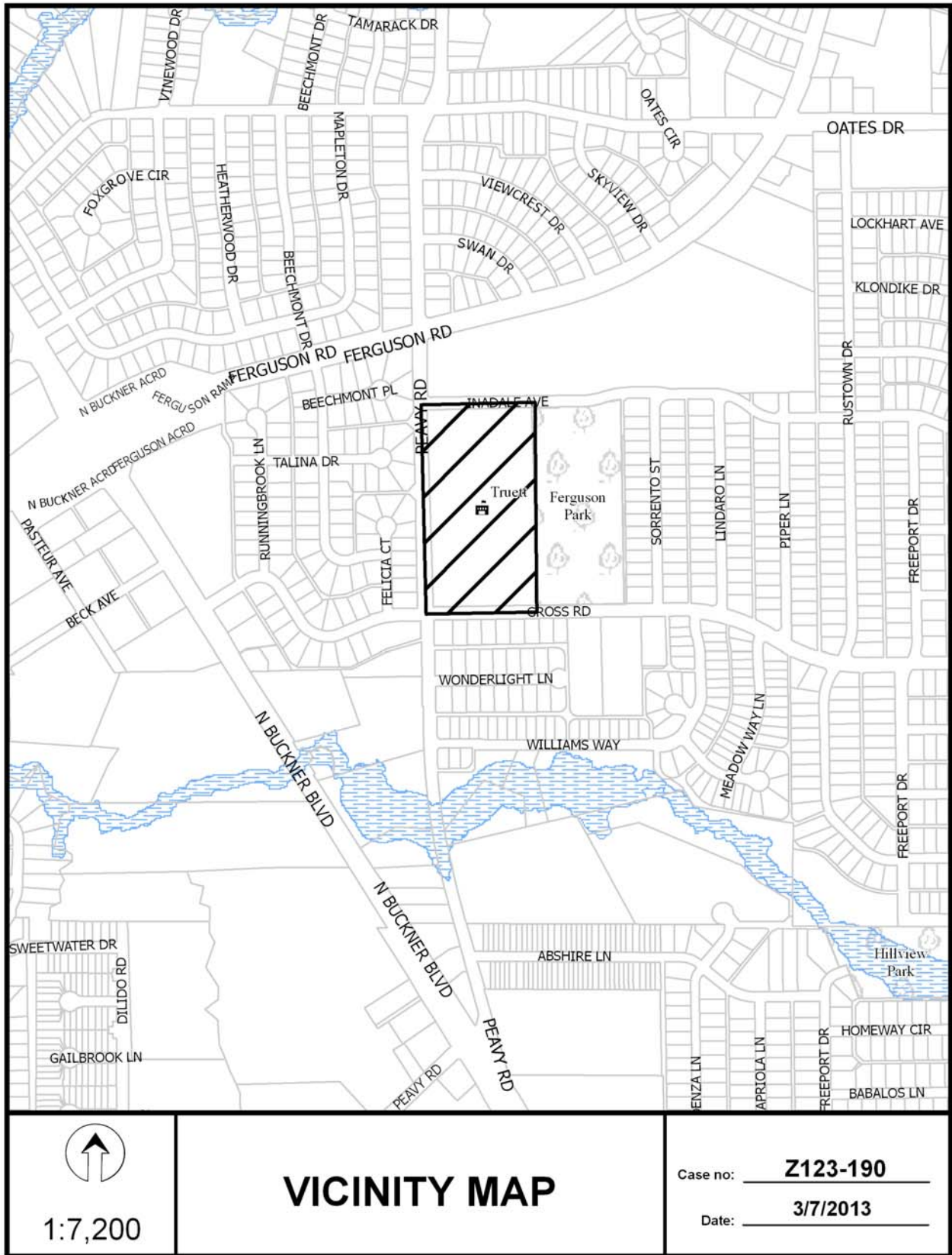
School Information
 Current Enrollment: 1,104 Students
 Projected Enrollment: 1,104 Students
 Academic: Pre-Kindergarten - 5th
 Hours: 8:00 AM-3:15 PM

NOTE:
 This Traffic Management Plan was developed to prevent the queuing of drop-off/pick-up related vehicles within the City right-of-way except in designated areas. 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.

Queuing (Passenger Vehicles)
 Current Demand*: 1,580 ft (≈79 veh.)
 Projected Demand*: 1,580 ft (≈79 veh.)
 Available Capacity:
 Queue (Gross Road)- 780 ft (≈39 veh.)
 Queue (School Drive)- 819 ft (≈40 veh.)
 NET Surplus/Deficiency: 0 ft (≈0 veh.)

Queuing (School Buses)
 Current Demand*: 100 ft (≈2 buses)
 Projected Demand*: 100 ft (≈2 buses)
 Available Capacity:
 Queue (Gross Road)- 100 ft (≈2 buses)
 NET Surplus/Deficiency: 0 ft (≈0 buses)
 * Observed peak number of student-pick-up related vehicles

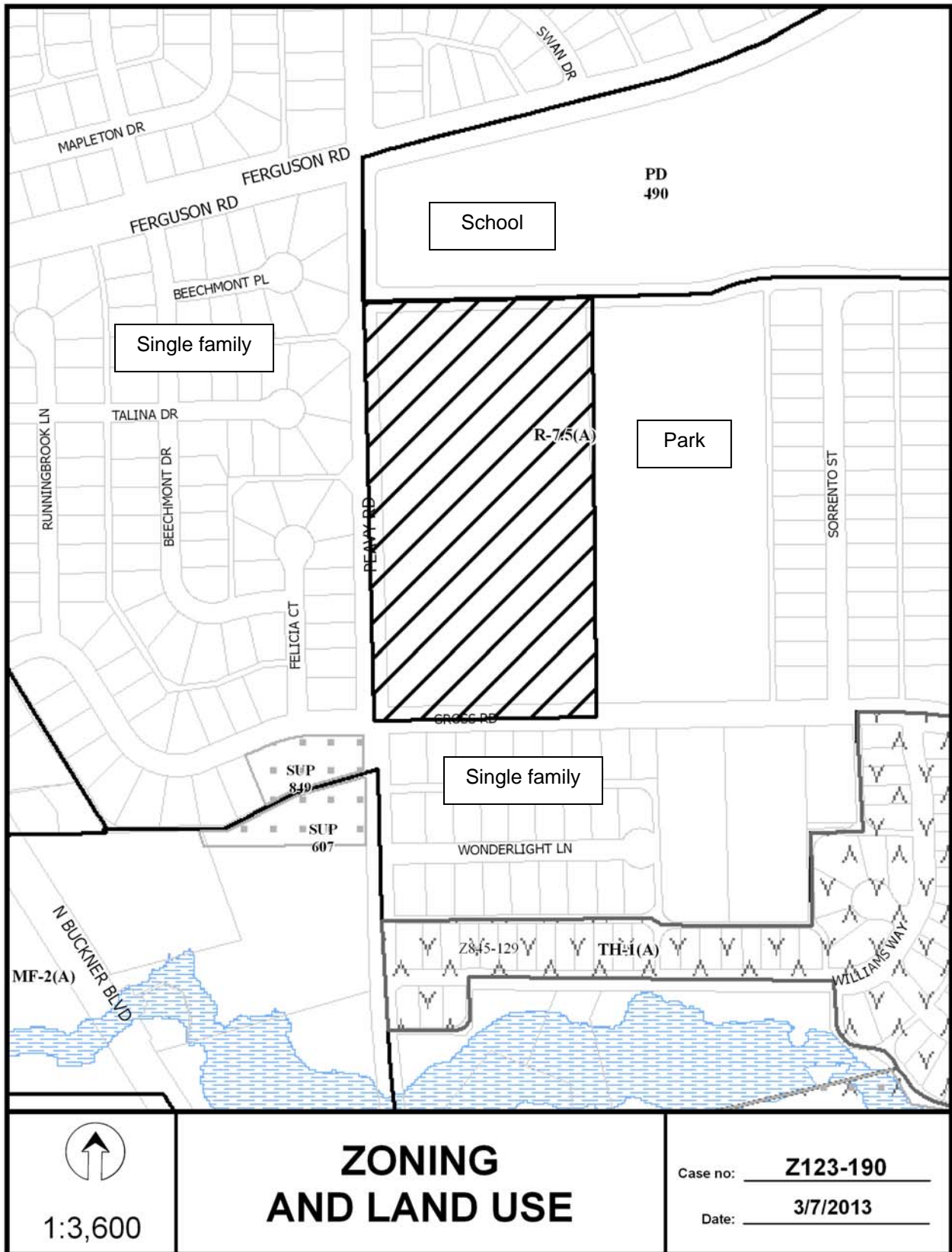
- Legend**
- ⇨ Circulation Path
 - ➔ Passenger Vehicle Queue
 - ➔ School Bus Queue
 - 1 Drop-off/Pick-up Area 1
 - 2 Drop-off/Pick-up Area 2
 - * * Staff Assistance
 - ⊗ Temporary Traffic Cones

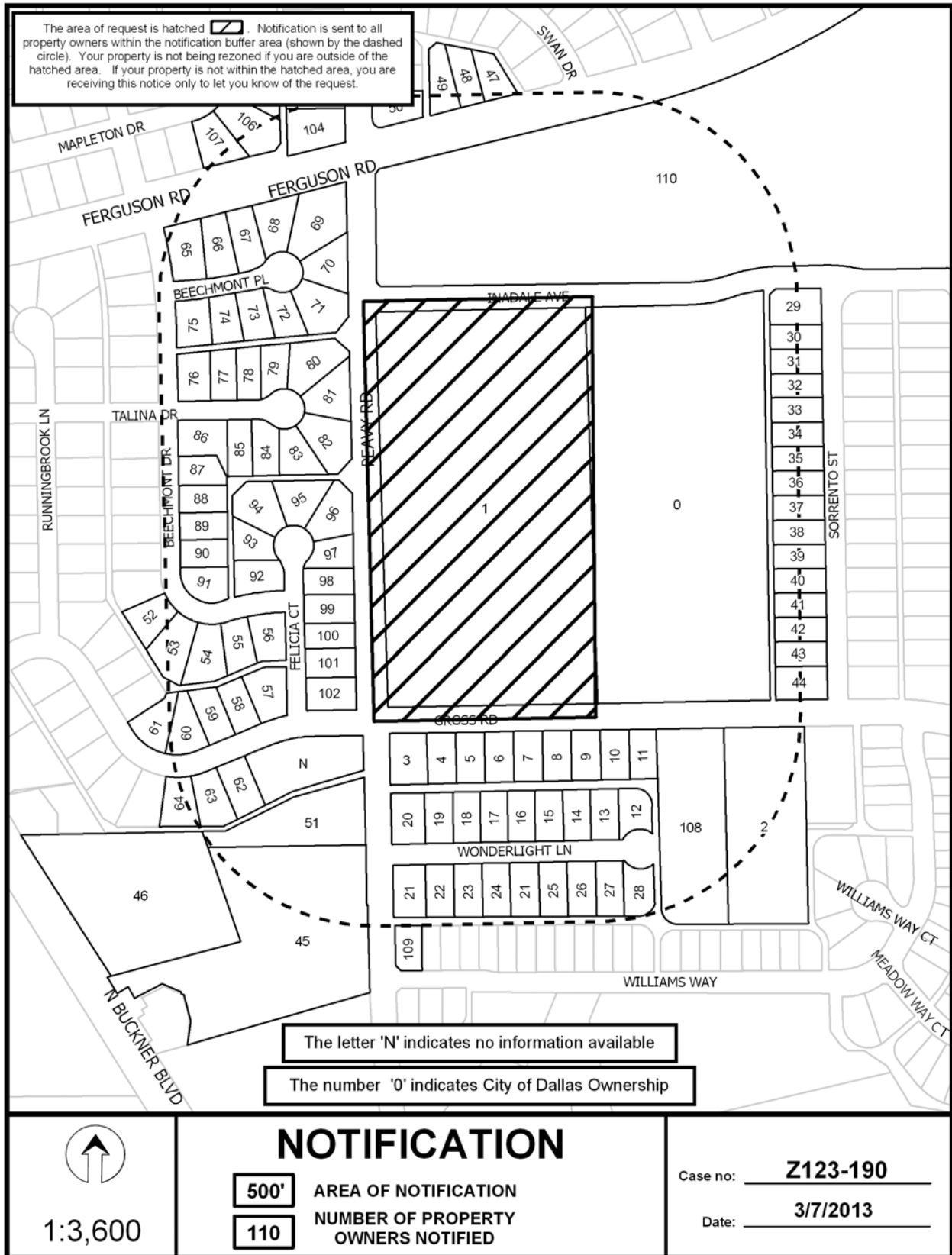


1:7,200

VICINITY MAP

Case no: **Z123-190**
Date: **3/7/2013**





3/7/2013

Notification List of Property Owners***Z123-190******110 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1811 GROSS RD	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
2	2002 GROSS RD	GUTIERREZ FERNANDO
3	1808 GROSS RD	HATHAWAY LANNY & YOLANDA
4	1812 GROSS RD	CRABTREE TOM B &
5	1818 GROSS RD	NAVARRETE JOSE S
6	1822 GROSS RD	THOMAS JESSE
7	1828 GROSS RD	DELEON MARTIN S & REBECA C MARTINEZ
8	1832 GROSS RD	HAWKINS ALECIA ROSE
9	1838 GROSS RD	SALAS MARIO & CLARISSA
10	1906 GROSS RD	PEREZ MARIA LEONOR
11	1912 GROSS RD	PERIN CORAZON M
12	1847 WONDERLIGHT LN	LAUGHRIDGE RALPH E JR
13	1841 WONDERLIGHT LN	TRUONG THANH THAI T
14	1837 WONDERLIGHT LN	MAROTTA PATRICIA
15	1831 WONDERLIGHT LN	GARVEY DAVID L & ANITA
16	1827 WONDERLIGHT LN	LOZANO JOSE E & KAREN D
17	1821 WONDERLIGHT LN	MAHDAK BERNARD W & JULIA F REVOCABLE LIV
18	1817 WONDERLIGHT LN	SOMMER LENIS R
19	1811 WONDERLIGHT LN	MARSHALL HAROLD
20	1807 WONDERLIGHT LN	YATES ELBERT E APT3107
21	1808 WONDERLIGHT LN	GANTER CHRISTOPHER D
22	1812 WONDERLIGHT LN	ROSALES SONIA C
23	1818 WONDERLIGHT LN	CANADA HELEN VICTORIA
24	1822 WONDERLIGHT LN	JACKSON NOLA BELINDA
25	1832 WONDERLIGHT LN	SABA BARBARA
26	1838 WONDERLIGHT LN	REYNA PEDRO E

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1842 WONDERLIGHT LN	FOIL RONEY ANN WALKER & JIMMY FRED FOIL
28	1848 WONDERLIGHT LN	WALKER DAVID MICHAEL
29	9317 SORRENTO ST	SMART BRITTANY A
30	9309 SORRENTO ST	UJAQUE PESANTE MARIZA & SHARON BLACK
31	9303 SORRENTO ST	STEELE JANET M
32	9215 SORRENTO ST	ARMSTRONG MARY C
33	9209 SORRENTO ST	JACKSON L M
34	9203 SORRENTO ST	ROESLE MICHELE K
35	9119 SORRENTO ST	TUNKS TERRY L
36	9111 SORRENTO ST	ROJAS ABEL &
37	9107 SORRENTO ST	GALEAS CARLOS A & CARMEN LOPEZ GALEAS
38	9103 SORRENTO ST	EMERALD INVESTMENT CO
39	9015 SORRENTO ST	KLEIN DANIEL E & CAROLYN A
40	9009 SORRENTO ST	KING SIDNEY W
41	9003 SORRENTO ST	YOUNG CLAUDELL & SHELIA YOUNG
42	8915 SORRENTO ST	ESCUTIA NICOLAS R
43	8911 SORRENTO ST	NGUYEN DUC ANH & NANG THI DANG
44	8907 SORRENTO ST	GOODNIGHT JEARL
45	2815 PEAUY RD	FUQUEZ COMPANY NO 102 LLC
46	2728 BUCKNER BLVD	RHP GROUP INC
47	9719 FERGUSON RD	SULLIVAN VERNA JO
48	9715 FERGUSON RD	HERNANDEZ SADIE
49	9711 FERGUSON RD	DUFFY JOHN F III
50	2676 PEAUY RD	VOLANTE JEROME PETER
51	2805 PEAUY RD	CCI PPTIES LLC
52	2783 BEECHMONT DR	WILDER BARBARA J
53	2787 BEECHMONT DR	ULLOA JOSE CHRISTIAN
54	2791 BEECHMONT DR	MIRANDA EUSEBIO & MARIA
55	2795 BEECHMONT DR	HUERTA JAMIE & MARIA DELGADO
56	2799 BEECHMONT DR	LITTLETON MICHAEL A & DIANNE MARIE
57	1769 GROSS RD	LAZICH DOROTHY

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1763 GROSS RD	DAVIS PEGGY J LIFE ESTATE REM ROBERT A D
59	1759 GROSS RD	PARKER GEORGIA L
60	1749 GROSS RD	DOUGLAS STEPHANIE R
61	1739 GROSS RD	KIMMEL CODY & LAUREN
62	1760 GROSS RD	ARROYO VICENTE RAMOS &
63	1754 GROSS RD	MARTINEZ BLANCA E & MARIA G & JORGE NUNE
64	1748 GROSS RD	RICAMORE ROBERT
65	2704 BEECHMONT PL	OXLEY DAVIS BEVERLY ANN
66	2708 BEECHMONT PL	MARTINEZ JESUS ANDREW & VITIA B
67	2712 BEECHMONT PL	TUCKER LAURA
68	2716 BEECHMONT PL	REYES ARIZBE M & JOSE L
69	2720 BEECHMONT PL	VARELA ISRAEL R & MARIA G BARAJAS
70	2724 BEECHMONT PL	CHEEVER TRINA D ETAL
71	2728 BEECHMONT PL	SMITH DAVID G & J CAROL
72	2732 BEECHMONT PL	ROUSSIN THOMAS
73	2736 BEECHMONT PL	WESTBAY MABEL LIFE ESTATE
74	2742 BEECHMONT PL	DELEON DORILA
75	2746 BEECHMONT PL	GALVEZ IRENE
76	9605 TALINA DR	TURNER DIANE WIBBENMEYER
77	9611 TALINA DR	WILLIAMS CHARLIE H JR
78	9617 TALINA DR	BAYVIEW LOAN SERVICING LLC 5TH FL
79	9623 TALINA DR	OLIVERI ROSARIO &
80	9629 TALINA DR	PIERCE CHARLES H
81	9635 TALINA DR	KUNDL JOHN
82	9630 TALINA DR	TURNER RICHARD A
83	9624 TALINA DR	PATTERSON OLLIE R
84	9618 TALINA DR	DUNNAM SUSETTE
85	9612 TALINA DR	BUNTON ALICE
86	2760 BEECHMONT DR	JONES JOHN EST OF
87	2764 BEECHMONT DR	NORTHBAY HOLDINGS LP
88	2768 BEECHMONT DR	MARTENSEN KARL E

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2772 BEECHMONT DR	SLATE LOIS L
90	2776 BEECHMONT DR	HORNE GERALD RAY
91	2782 BEECHMONT DR	PEREZ VERONICA
92	2719 FELICIA CT	STEPHEN CURTIS E
93	2711 FELICIA CT	FIENEN JOHN P JR & GLADYS TRS FIENEN FAM
94	2705 FELICIA CT	MCCOY JULIE D
95	2702 FELICIA CT	REESE BETTY
96	2708 FELICIA CT	SCALES REIGH M
97	2714 FELICIA CT	STILWELL RODERICK B
98	2720 FELICIA CT	PRADO UBALDO & MARIA ISABEL
99	2726 FELICIA CT	COLLETT REBECCA SUE
100	2732 FELICIA CT	FUENTES RUBEN A
101	2738 FELICIA CT	FIERRO RAFAEL & MARITZA FIERRO
102	2742 FELICIA CT	MCKINNEY WILLIAM J
103	2677 PEAVY RD	STILLWELL RONAL F
104	2683 PEAVY RD	STOVALL BETTY
105	1720 MAPLETON DR	SMITH JOYCE L
106	1716 MAPLETON DR	BARTON GEORGE E
107	1712 MAPLETON DR	HERNDON MARY CHRISTINE
108	1920 GROSS RD	FIRST PRIMITIVE BAPTIST CH DALLAS % GARY
109	1803 WILLIAMS WAY	KULATUNG ARUNA S
110	9750 FERGUSON RD	BISHOP LYNCH HIGH SCHOOL BLDG AND ENDOWM

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.

PREVIOUS ACTION: Under advisement from March 21, 2013

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**

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

(2) PUBLIC RECREATION AREA means land planned, developed or used for active or passive recreational use by the public. Incidental uses include, but are not limited to crop production, community gardens, pavilions, and trails.

(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-____.105. 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-____.106. 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-____.107. 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-____.108. 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-____.109. MAIN USES PERMITTED

The following main uses are the only main uses permitted:

(1) Subarea 1 (Texas Horse Park)

- Commercial amusement (outside)
- General merchandise or food store 3,500 square feet or less
- General merchandise or food store greater than 3,500 square feet
- Horse park
- Hotel
- Local Utilities
- Restaurant without drive-in or drive through service

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

- Commercial amusement (outside)
- Country club with private membership.
- Local utilities
- Lodging or boarding house [a maximum of 20 units are permitted only in conjunction with a golf course]
- Placement of fill material
- Private recreation center, club, or area.

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

- Local utilities
- Public recreation area
- Placement of fill material

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

- Local utilities
- Public recreation area
- Placement of fill material

SEC. 51P-____.110. 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-____.111. 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. Public art is allowed within the required front yard.

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

(3) Height. Maximum structure height for a habitable structure is ~~55~~120 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. .112. 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- .113. ADMINISTRATIVE PARKING REDUCTION

(a) The director may grant a reduction in the number of off-street parking spaces required under this article for development within this district if the director finds that the parking demand generated by the use does not warrant the number of off-street parking spaces required, the reduction would not create a traffic hazard on adjacent or nearby streets and adequate temporary parking on unimproved surfaces is available for peak demand periods and special events.

(b) In determining whether to grant a reduction under Subsection (a), the director shall consider the following factors:

(1) The extent to which the parking spaces provided will be assigned, compact, remote, shared, or packed parking.

(2) The parking demand and trip generation characteristics for the occupancy for which the reduction is requested.

(3) The number of individuals employed on the site of the occupancy for which the reduction is requested.

(4) The current and probable future capacities of adjacent and nearby streets based on the city's thoroughfare plan.

(5) The availability of alternative transportation modes.

(6) The feasibility of parking mitigation measures and the likelihood of their effectiveness.

(c) In granting a reduction under Subsection (a), the director shall specify the occupancy to which the reduction applies. A reduction granted by the director for a particular occupancy automatically and immediately terminates if and when the certificate of occupancy for the use is amended, changed, or terminated.

(d) In granting a reduction under Subsection (a), the director may:

(1) establish a termination date for the reduction or otherwise provide for the reassessment of conditions after a specified period of time;

(2) impose restrictions on access to or from the subject property;

(3) require that adequate lot area be available to comply with standard parking requirements; or

(4) impose any other reasonable condition that would have the effect of improving traffic safety or lessening congestion on the streets.

SEC. 51P-_____ TRANSPORTATION MANAGEMENT PLAN.

(a) In general. A transportation management plan (TMP) for this planned development district must be prepared by the owner of the Property or its agent. The TMP is a document containing strategies and mechanisms the owner or its agent must implement to insure the fluidity of vehicular movement on and surrounding the Property. The TMP must also offer methods of safely accommodating the transportation of visitors to and from remote parking locations in a safe and efficient manner while minimizing impacts on adjacent neighborhoods.

(b) Information required. If remote parking is provided to meet the off-street parking requirement, the TMP must contain the information required for a special parking application in the special parking regulations of the Dallas Development Code, as amended, except that a consent letter signed by the owner(s) of each remote site may be substituted for the remote parking agreement otherwise required under Section 51A-4.324 to authorize remote parking for special events. The TMP must also contain the following:

(1) A schedule of special events and an estimate of the number of remote parking spaces required to accommodate visitors of the event.

(2) A list of and the location of remote parking sites for special event days, the number of spaces needed for all uses on the Property at each remote site, the consent of the owner of each remote site for its use, and the distance of each remote site from the Property.

(3) The method, type, and quantity of vehicles to be used to transport visitors to and from the remote parking locations, and their frequency and hours of operation.

(4) The routes to be used by the transporting vehicles.

(5) Methods to be used to prevent visitor parking on neighborhood streets and to direct vehicles to remote parking sites from the Property.

(6) Promotional strategy outlining the educational and instructional material on remote parking availability and describing how this material will be conveyed to the visitor before coming to the Property.

(c) Approval. The initial TMP is to be submitted and approved by the city traffic engineer within 3 months of issuance of a Certificate of Occupancy for a horse park use or golf course use. Updates to the TMP must be submitted to and approved by the city traffic engineer. The city traffic engineer shall furnish the city plan commission and the park and recreation board with copies of all approved TMP updates.

(d) Updates. Updates must address the issues in the TMP, detail the current level of development on the Property, demonstrate that current remote parking agreements are consistent with parking demand, and contain survey results and analyses. The first

update must be submitted on or before 60 days prior to a special event which will draw more than 2,000 spectators per day. Subsequent updates are required annually, unless directed otherwise by the director of planning and development based upon the director's determination that usage patterns have stabilized and proper implementation of the TMP has been accomplished.

(e) Surveys.

(1) Parking demand and supply must be surveyed for the following four events during the year:

(A) Major special event of the year (the special event attracting the greatest number of visitors to the Property).

(B) Another event of the year.

(C) Two non-event weekends of the year.

(2) The surveys during special events must include five peak days. The surveys must measure and evaluate the remote parking operation and traffic conditions on and near the Property using methods and times approved by city traffic engineer. The survey and analysis must be undertaken by the owner or its agent using the services of a professional engineer skilled in transportation engineering. The survey must be approved by the city traffic engineer. If the city traffic engineer certifies to the director that any of the following improvements or actions are needed to facilitate safe access to and from the Property, the owner or its agent must construct and make operative those improvements or take those actions within 18 months of the date of certification:

(A) Stop signs.

(B) Traffic signals.

(C) Pavement markings.

(D) Additional storage space at entrances to the Property.

(E) Free right turn lanes

(F) Implementation of a plan approved by the director of public works and transportation to prevent visitor parking on neighborhood streets.

(3) Surveys must be completed and resubmitted at the same time as the TMP updates.

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.

(2) In Subarea 1, five detached wayfinding signs are allowed on the property subject to the following provisions:

(a) Wayfinding signs must be landscape or monument signs. For purposes of this subsection, "landscape sign" means a sign that is part of a single landscape design that creates a base for the sign in conjunction with a retaining wall or an open space created with the use of water or planting material, an "monument sign" means a detached sign applied directly onto a ground-level support structure (instead of a pole support) with no separation between the sign and the ground.

(b) Wayfinding signs are limited to showing directional and event information.

(c) Each wayfinding sign is limited to a maximum effective area of 50 square feet per side and a maximum height of 7 feet.

(d) Wayfinding sign support elements must be brick, stone, or similar material.

(c) Wayfinding signs may be changeable message signs provided the changeable message display area does not exceed 20 square feet in effective area.

(d) Changeable message signs must be turned-off by 10:00 PM when located within 100 square feet of Pemberton Hill Road.

(e) Sign messages cannot change more frequently than one message per every twenty seconds.

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.

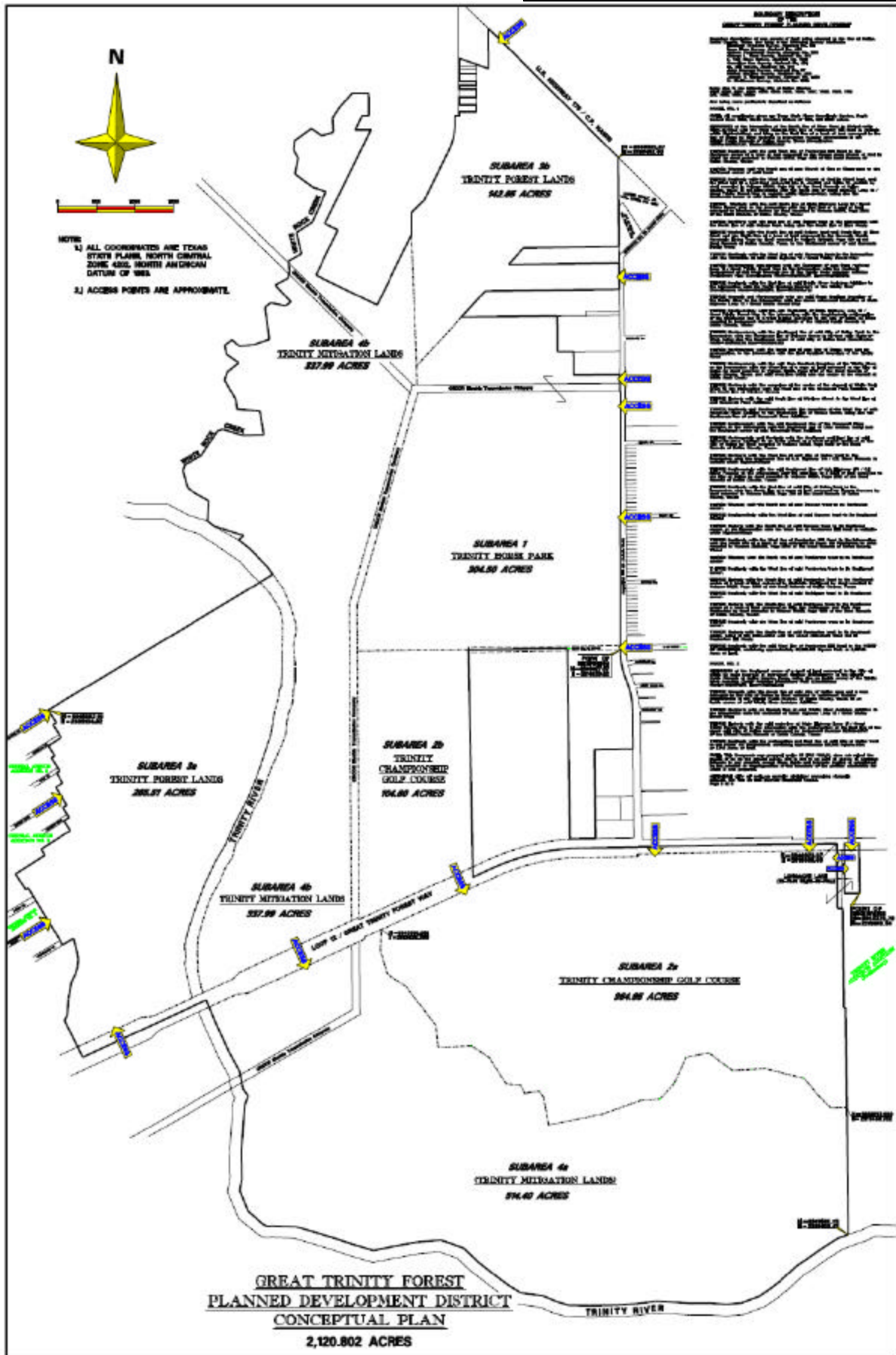
(c) The Property must be properly maintained in a state of good repair and neat appearance.

(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.

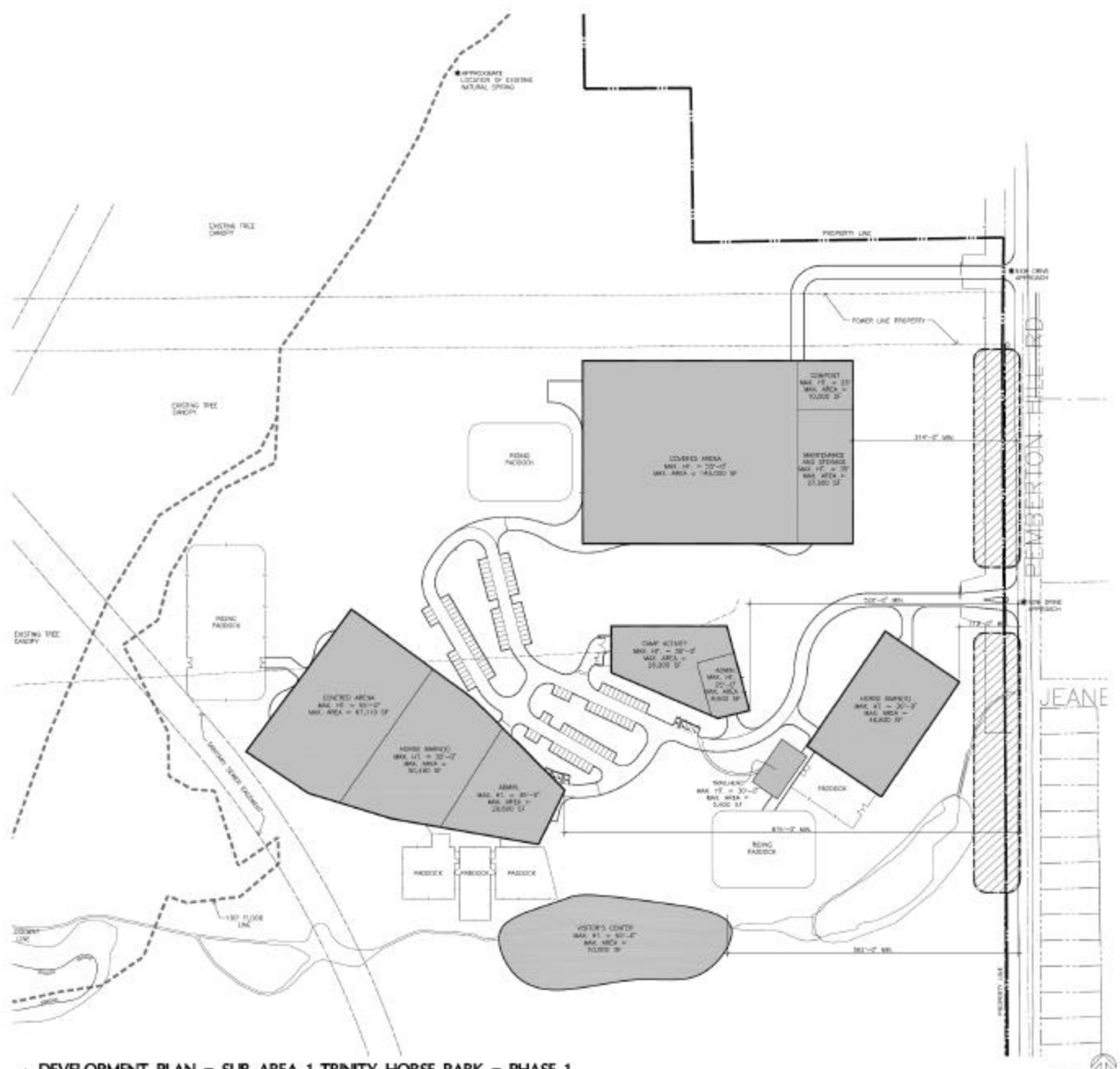
SEC. 51P-872.117. COMPLIANCE WITH CONDITIONS.

(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.

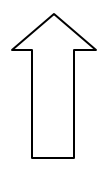
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

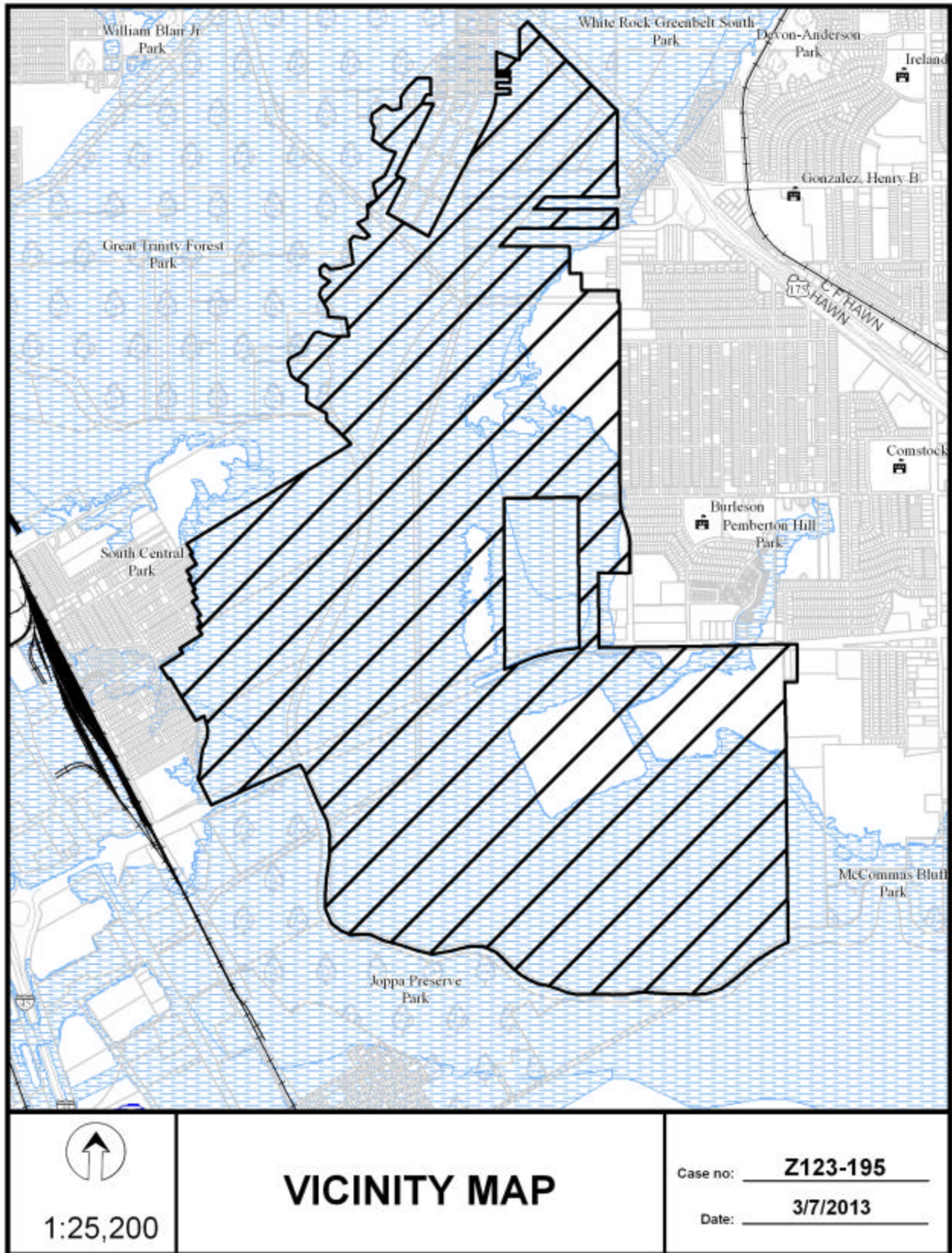


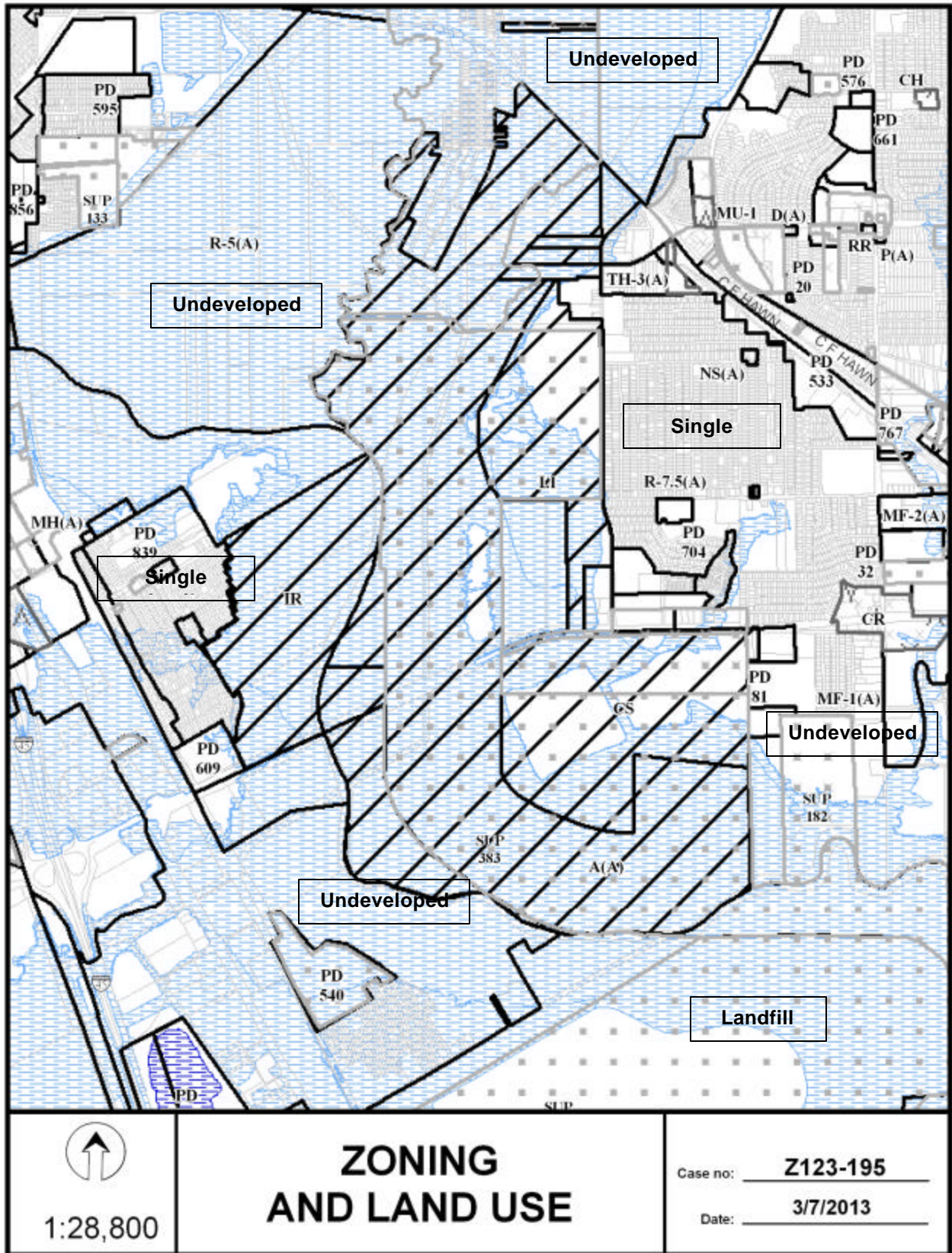
Proposed Subarea 1/Phase 1 Development Plan

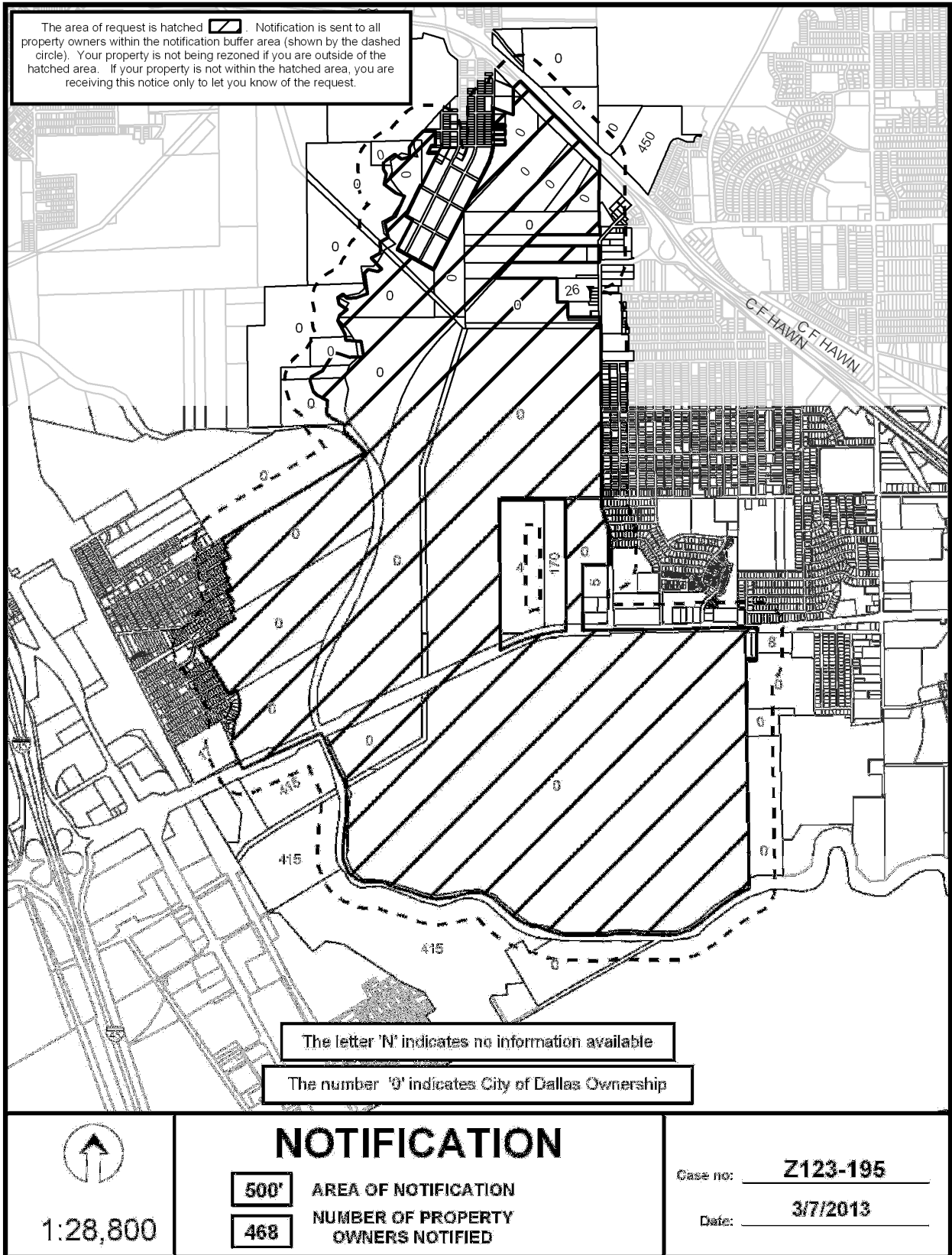


1 DEVELOPMENT PLAN - SUB AREA 1 TRINITY HORSE PARK - PHASE 1
7-16









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

Z123-195(MW)

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 SOUPHANKHAYSY
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

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118	642	NEOMI ST	BORDERS NELDA JUNE HODGE
119	638	NEOMI ST	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

Z123-195(MW)

149	519	NEOMI AVE	MARTINEZ JOSE & LUIS CASTANEDA
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

Z123-195(MW)

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

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<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

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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

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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

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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

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365	4745	BURMA RD	LENORD CLARA W
366	4749	BURMA RD	GANTT RICHARD

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
367	4753 BURMA RD	JOHNSON MELVIN
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

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395	4754	YANCY ST	WILLIAMS LOREAL
396	4804	YANCY ST	CORRAL GERMAN G & PATRICIA
397	4808	YANCY ST	SMITH DARRELL

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
398	4734 YANCY ST	ALLISON GREGORY K & ETAL
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 APPPERSON
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

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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

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
429	1711 UDAL AVE	ABBEY WALTER L TRUSTEE C/O JULIE ABBEY
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

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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

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. On March 21, 2013, the City Plan Commission held this request under advisement until April 4, 2013.

BACKGROUND INFORMATION:

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

Zoning History:

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

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

STAFF ANALYSIS:

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

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

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

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

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

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

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

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

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

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

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

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

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

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

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

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

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

impact the surrounding street system.

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

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

LIST OF PARTNERS/PRINCIPALS/OFFICERS

CFO2 Dallas II, LLC

Thomas G. Bacon, Manager

Daniel R. Dubrowski, Manager

Glenn L. Lowenstein, Manager

Z112-306

APPLICANT REQUESTED/STAFF RECOMMENDED CONDITIONS

“Division S-____. PD Subdistrict ____.”

SEC. S-____. 101. LEGISLATIVE HISTORY.

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

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

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

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

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

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

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

SEC. S-____. 104. EXHIBITS.

The following exhibits are incorporated into this division:

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

SEC. S-____. 105. DEVELOPMENT PLAN.

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

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

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

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

SEC. S-____.107. ACCESSORY USES.

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

SEC. S-____.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part 1 of this article. If there is a conflict between this section and Part 1 of this article, this section controls.)

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

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

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

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

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

(d) Restaurant without drive-through service.

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

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

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

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

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

See Article VI.

SEC. S-____.111. LANDSCAPING.

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

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

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

SEC. S-____.112. SIGNS.

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

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

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

(b) Outside amplification and live performances are prohibited.

SEC. S-_____114. ADDITIONAL PROVISIONS.

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

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

(c) Development and use of the property must comply with Part I of this article.

SEC. S-_____.115. COMPLIANCE WITH CONDITIONS.

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

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

Existing Deed Restrictions

7/988

DEED RECORD

8 12175

DEED RESTRICTIONS

STATE OF TEXAS)
COUNTY OF DALLAS)

KNOW ALL MEN BY THESE PRESENTS:

5.00 DEED
8/16/81

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

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

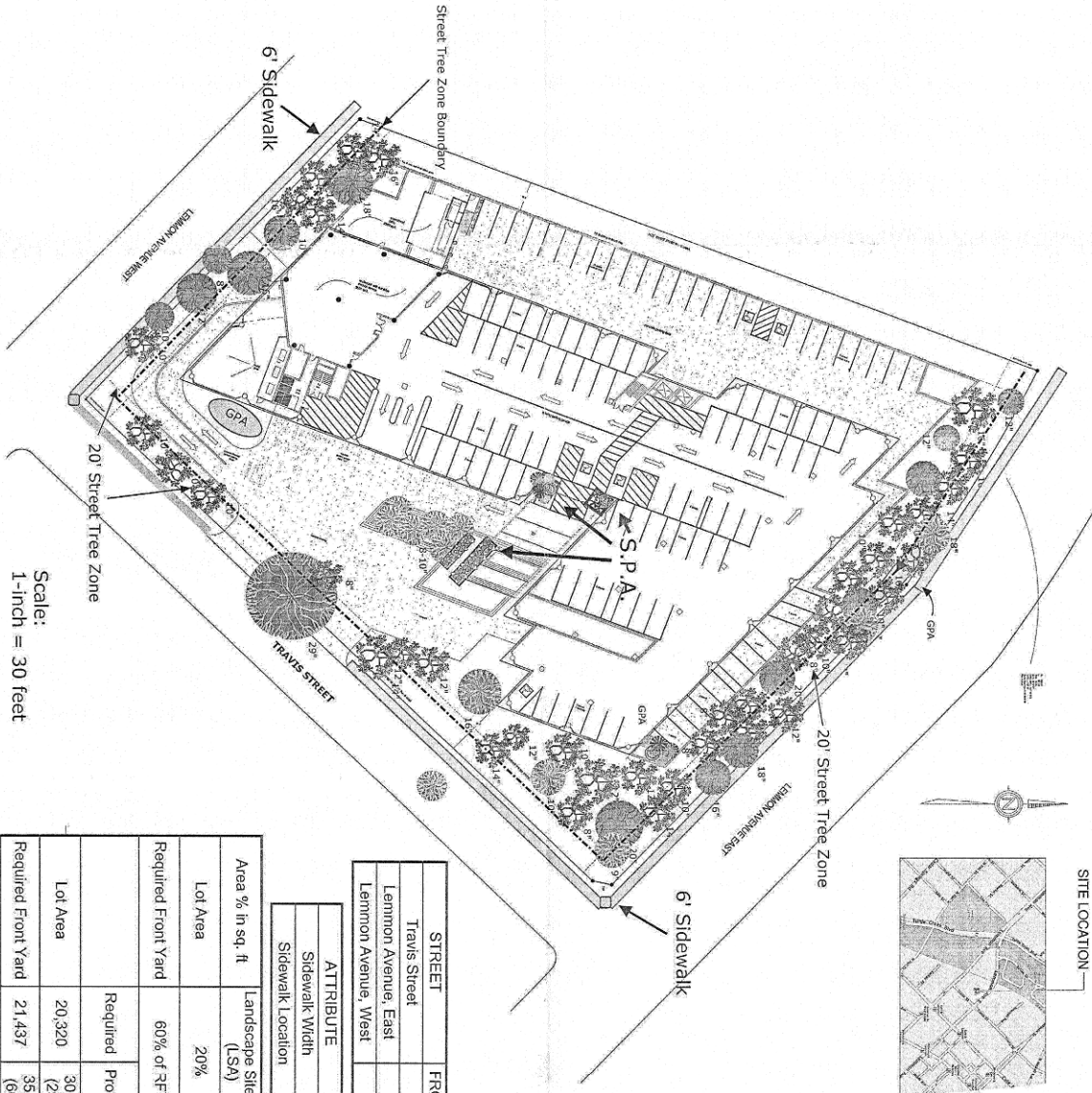
That the undersigned, TURTLE CREEK PLACE ASSOCIATES, a Partnership, does hereby impress all of the above described property with the following deed restrictions, to-wit:

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

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

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

PAGE 1
81189 1433
2801-191/5049-N



Scale:
1-inch = 30 feet

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

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

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

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

**LANDSCAPE PLAN
3535 TRAVIS STREET**

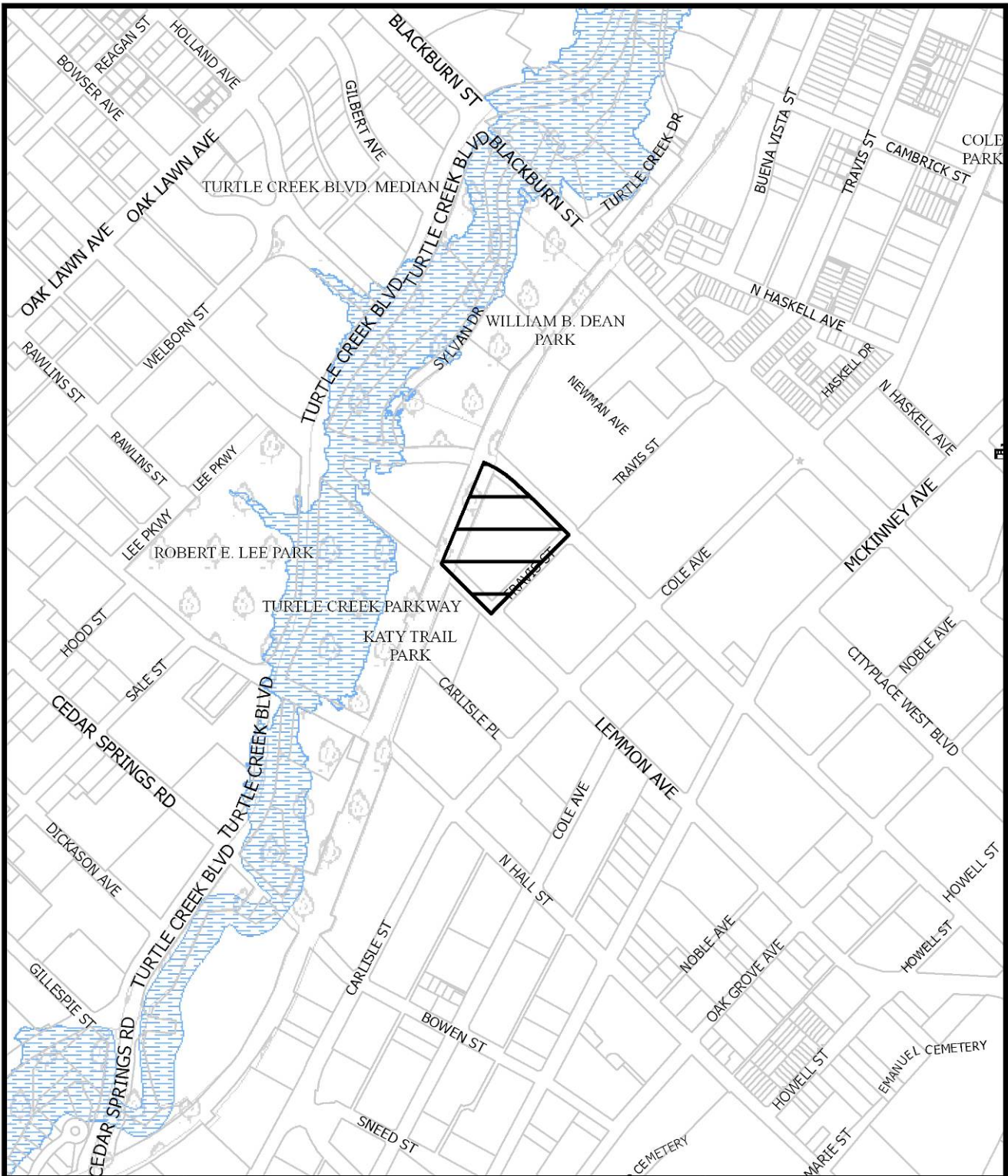


900 Jackson Street, Suite 640
Dallas, Texas 75202
Phone: 214.761.9197

Land Use & Development Consultants

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

Proposed Landscape Plan

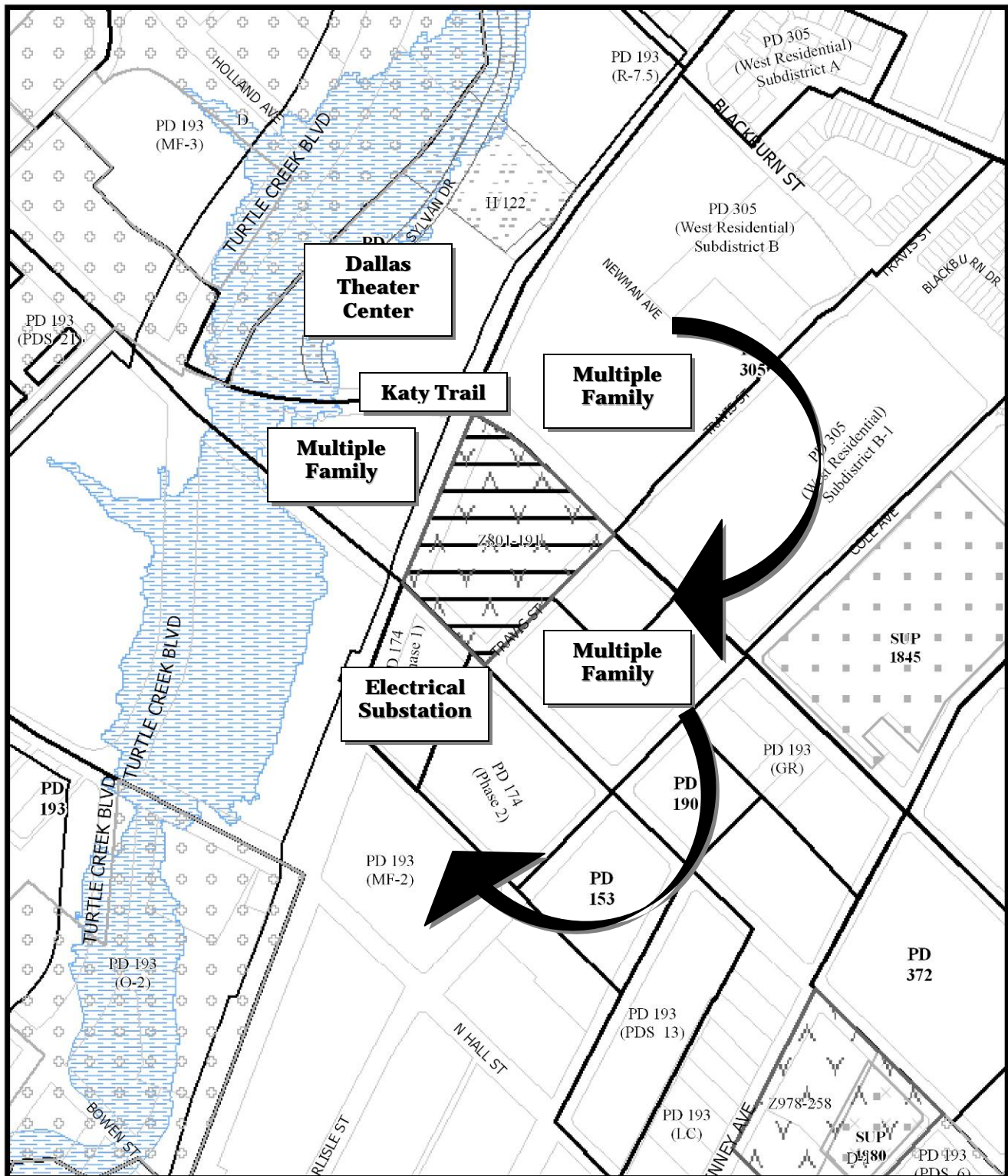


1:6,000

VICINITY MAP

Case no: **Z112-306**

Date: **9/7/2012**




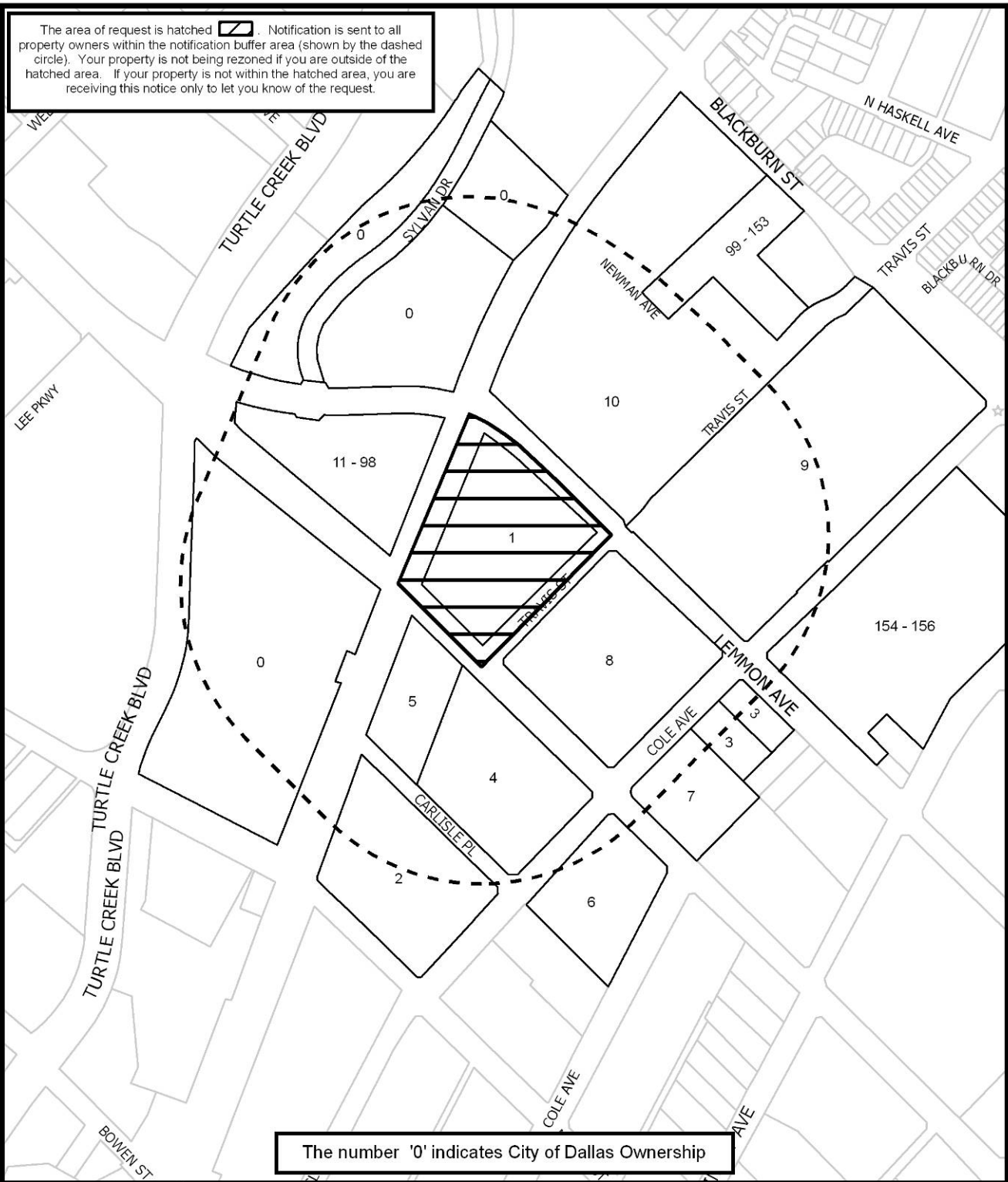
1:3,600

ZONING AND LAND USE

Case no: **Z112-306**

Date: **9/7/2012**

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: 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.

PRIOR CPC ACTION: On March 21, 2013, the City Plan Commission held this request under advisement until April 4, 2013.

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 >

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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.

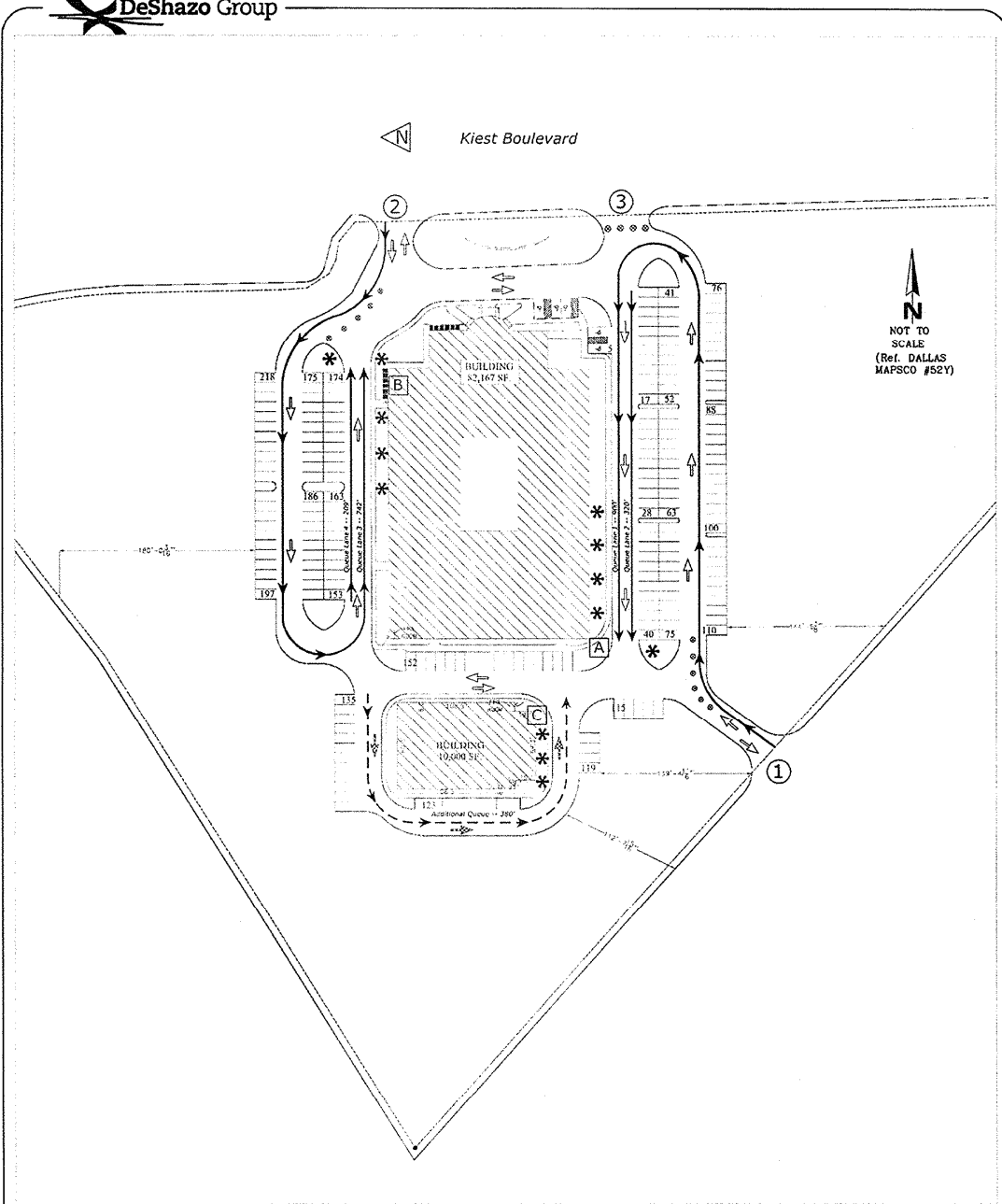
SUMMARY

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.

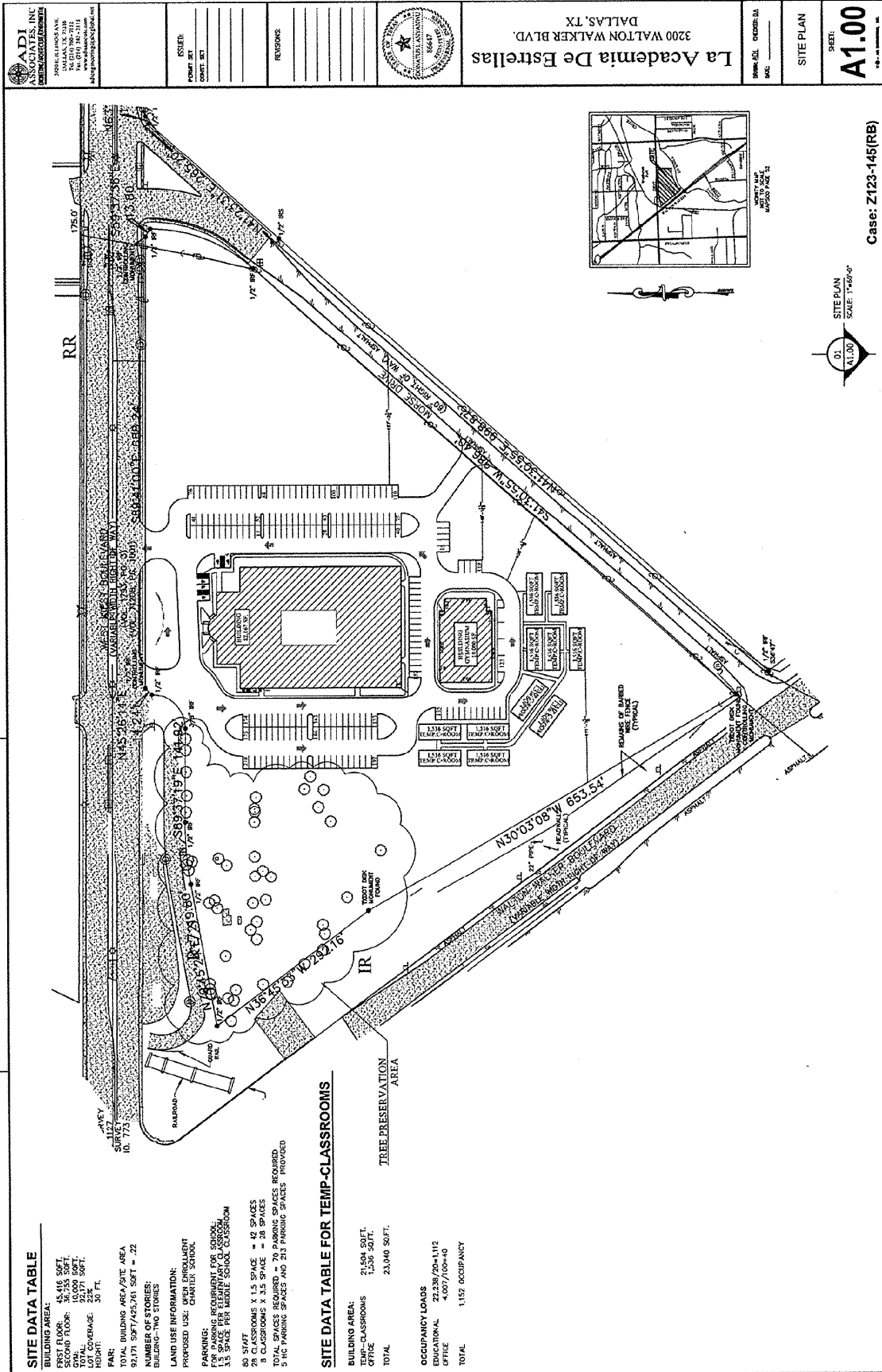
- Legend**
- Circulation Path (Primary)
 - ⇨ Circulation Path (Additional)
 - ⇨ Passenger Vehicle Queue (Primary)
 - ⇨ Passenger Vehicle Queue (Additional)
 - A Drop-off/Pick-up Area (Primary)
 - B Drop-off/Pick-up Area (Primary)
 - C Drop-off/Pick-up Area (Additional)
 - * Staff Assistance
 - # School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

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)

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:
 45,416 SQFT
 FIRST FLOOR:
 10,000 SQFT
 GROUND FLOOR:
 10,000 SQFT
 101' COVERAGE: 227'
 HEIGHT: 30 FT
 FAR: 1.152

TOTAL BUILDING AREA/ITE AREA
 91,711 SQFT/425,761 SQFT = 22

NUMBER OF STORIES:
 BUILDING-TWO STORIES

LAND USE INFORMATION:
 PROPOSED USE: OTHER ENROLLMENT
 CENTER-SCHOOL

PARKING:
 FOR PARKING REQUIREMENT FOR SCHOOL:
 1.5 SPACE PER MIDDLE SCHOOL CLASSROOM
 1.5 SPACE PER MIDDLE SCHOOL CLASSROOM
 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 23,940 SQFT

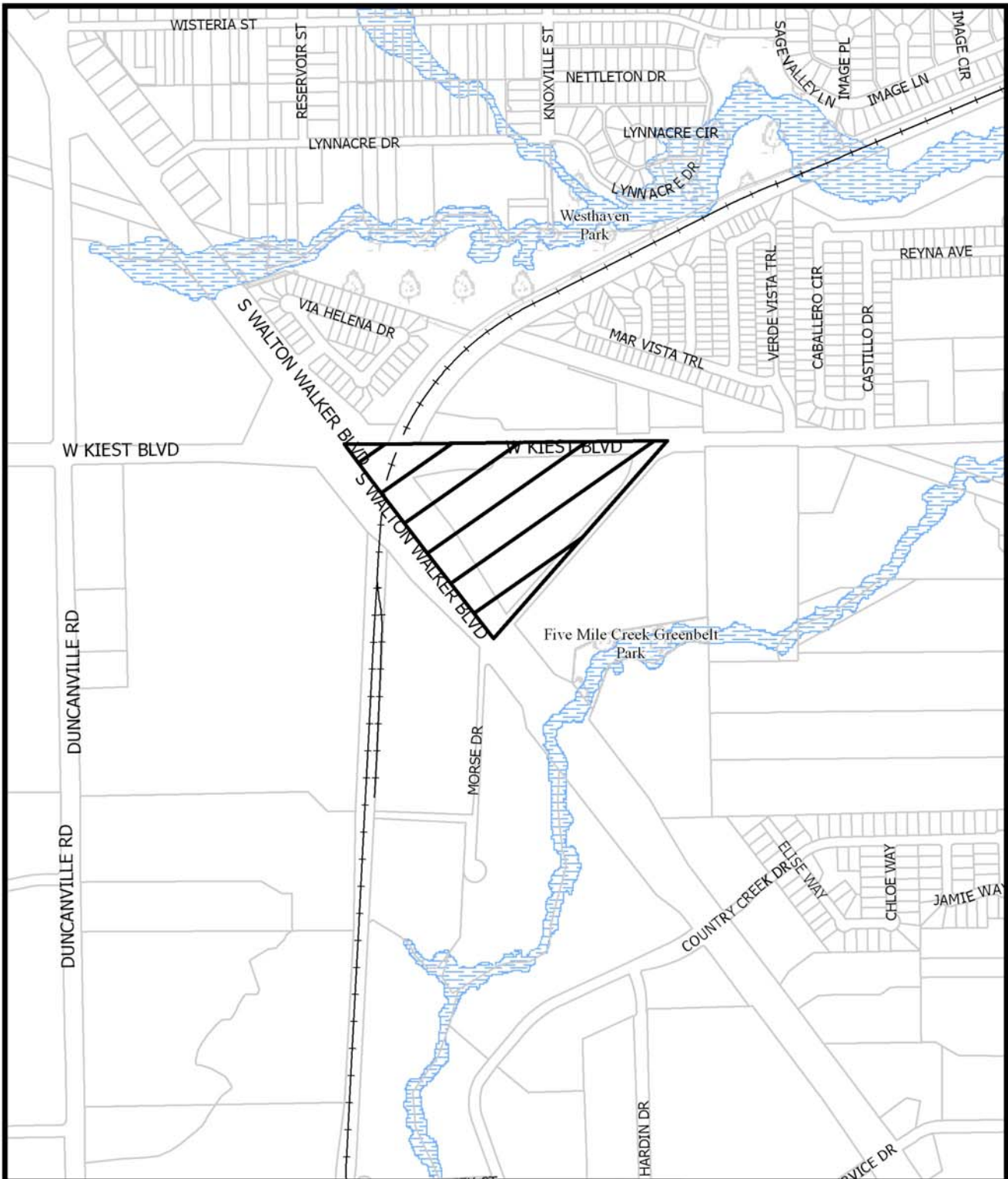
OCCUPANCY LOADS
 TEMP-CLASSROOMS 4,207/100=40
 OFFICE 1,152 OCCUPANCY

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

SHEET: **A1.00**
 SITE PLAN
 CASE: Z123-145(RB)

3200 WALTON WALKER BLVD.
 DALLAS, TX

SHEET: 01
 SITE PLAN
 SCALE: 1"=60'-0"

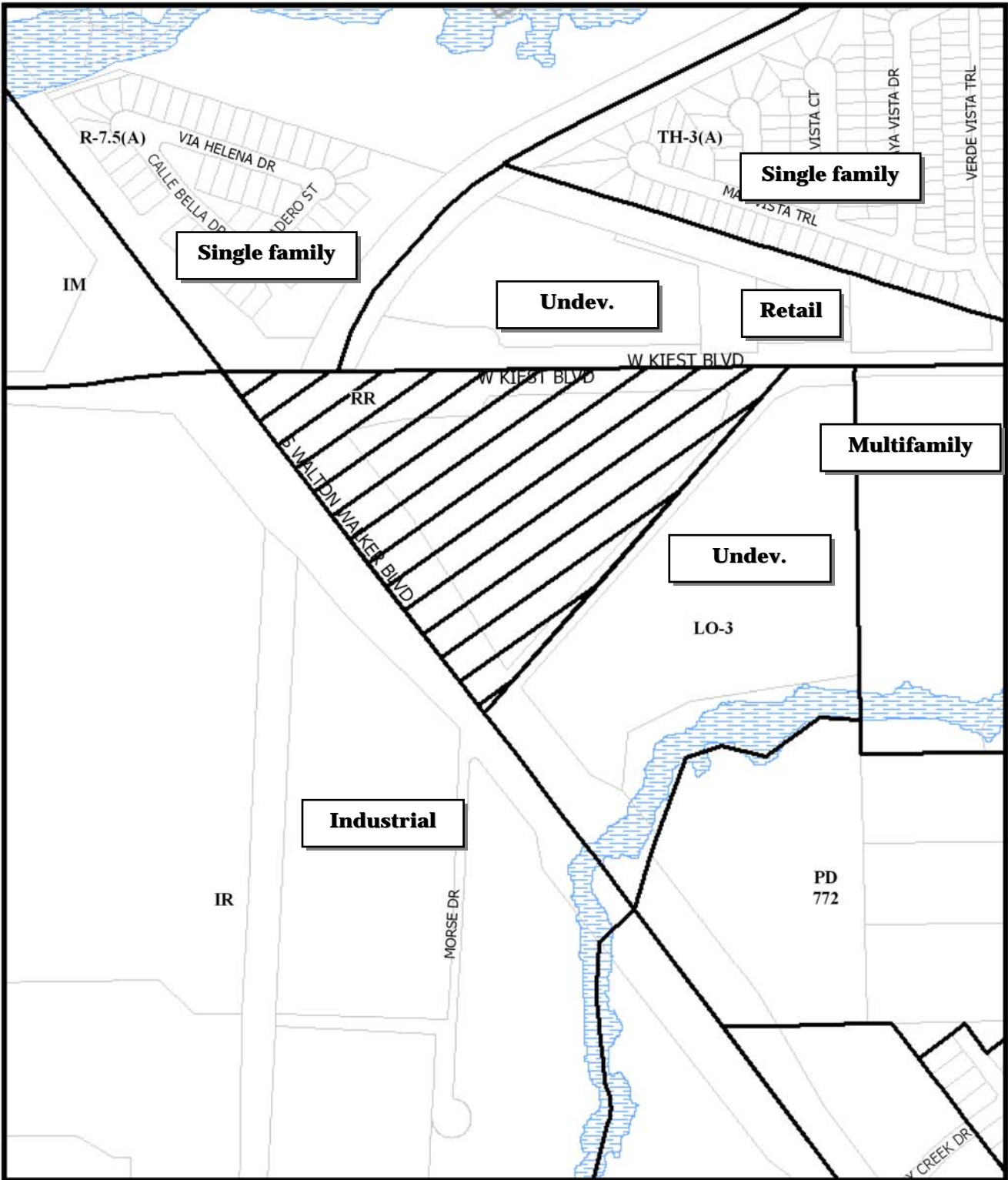


1:8,400

VICINITY MAP

Case no: **Z123-145**


Date: **2/20/2013**

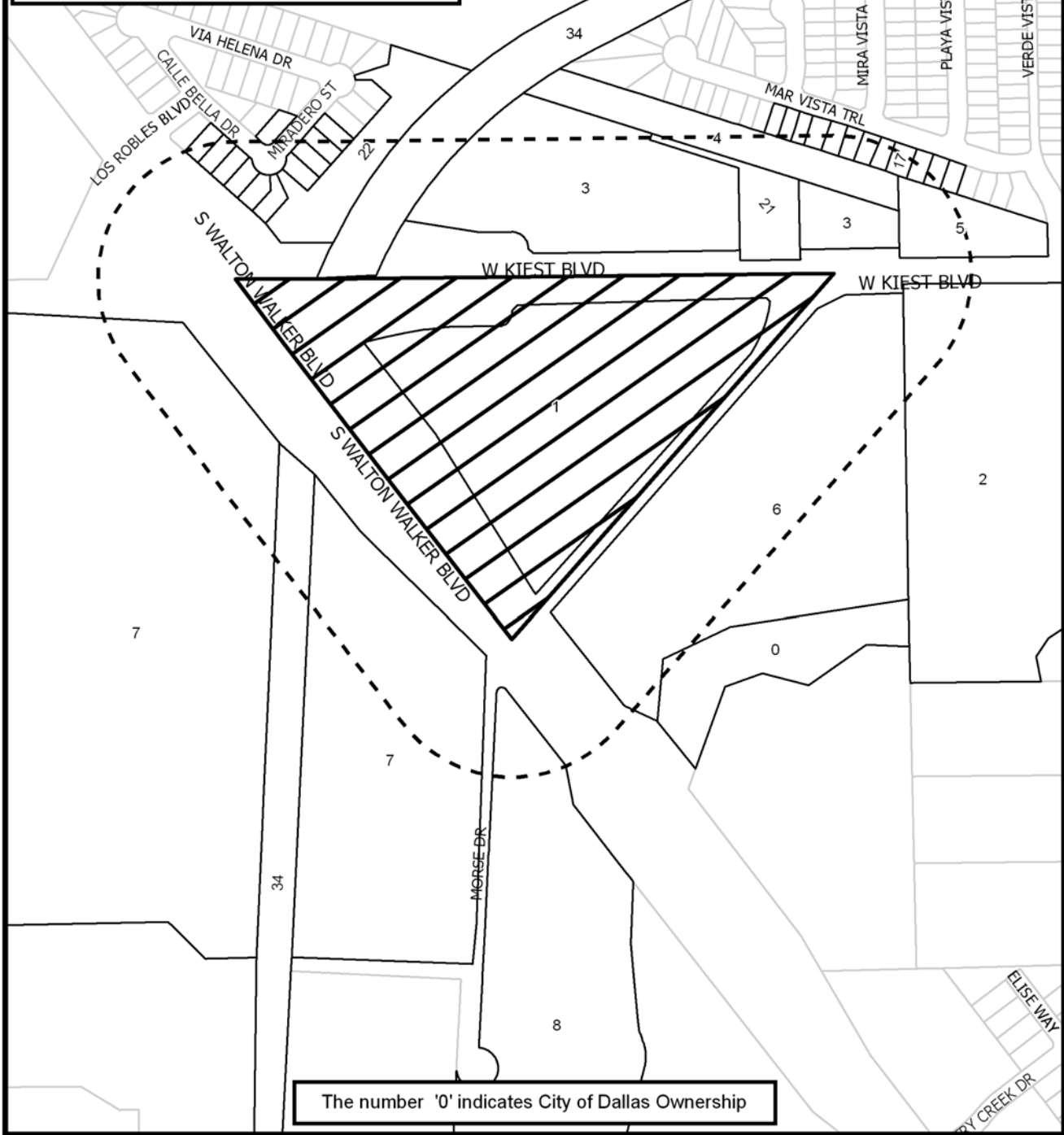


1:4,800


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

NOTIFICATION

400' AREA OF NOTIFICATION
34 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z123-145
 Date: 2/20/2013

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: Z123-203(RB) **DATE FILED:** February 11, 2013

LOCATION: East Grand Avenue and St. Mary Avenue, West Corner

COUNCIL DISTRICT: 2 **MAPSCO:** 46 G, H

SIZE OF REQUEST: Approx. 20,000 Sq. Ft. **CENSUS TRACT:** 25.00

APPLICANT/REPRESENTATIVE: Jaime Tamayo

OWNER: Tamex Investments, Inc.-Jaime Tamayo, Sole Officer

REQUEST: An application for a Specific Use Permit for Commercial amusement (inside) use, limited to a Class A dance hall, on property zoned a CS Commercial Service District.

SUMMARY: The applicant is proposing to continue the operation of a banquet hall and ballroom on site whose previously approved specific use permit has expired.

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

BACKGROUND INFORMATION:

- The site is developed with a 17,200 square foot commercial structure, which includes two 400 square foot dance floors. Required off-street parking is located across St. Mary Avenue via city approved parking agreement.
- On January 11, 2006, the City Council approved SUP No. 1601 for a two-year period. The SUP has been renewed twice (February 13, 2008 and February 10, 2010), for two-year and three-year periods, respectively.
- Due to the applicant submitting this request after the expiration of the most recently approved renewal of SUP No. 1601, a new application (in lieu of a renewal of a valid SUP) must be considered.
- In conjunction with this request, the operator has applied for the renewal of the required dance hall license through the Vice Division of the Dallas Police Department. Acquisition of the license will be required before the use continues beyond its current time period.

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

<u>Thoroughfare/Street</u>	<u>Designation; Existing & Proposed ROW</u>
East Grand Avenue	Collector; 60' & 60' ROW
St. Mary Avenue	Local; 50' ROW

STAFF ANALYSIS:

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

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The request site is developed with an approximate 17,200 square feet of floor area, inclusive of two 400 hundred square foot dance floors. Required parking is provided across St. Mary Avenue. As noted in the Background section, above, the applicant must now apply for a 'new' SUP for the use as opposed as being able to apply for a renewal of the now-expired SUP.

Surrounding land use consists of residential uses (single family and duplex structures) to the west, with a mix of nonresidential uses to the north (north of the surface parking area for this use), across East Grand Avenue, and south.

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

The tenant has operated in a responsible manner since the creation of the SUP. While the frequency of the use has increased during the most recent two year period, there have been no reported offenses for the past three years (time period for the most recent renewal of SUP No. 1601).

Staff supports the continued operation of the use, however due to the existing residential adjacency, a recommendation of three years is being made, consistent with the time period of the most recent ordinance governing the expired SUP. The applicant has requested a five-year period with eligibility for automatic renewal for additional five-year periods.

Off-Street Parking: The applicant will continue to provide 200 off-street parking spaces via a city approved parking agreement, consistent with that provided during the period when SUP No. 1601 was valid (ordinances required a minimum of 196 spaces).

Z123-203(RB)

Landscaping: The site is void of landscape materials. The request does not require, nor is staff recommending the addition of landscaping.

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

**STAFF RECOMMENDED/APPLICANT REQUESTED CONDITIONS FOR A SPECIFIC
USE PERMIT FOR A COMMERCIAL AMUSEMENT (INSIDE) USE LIMITED TO A
CLASS A DANCE HALL**

1. USE: The only use authorized by this specific use permit is a commercial amusement (inside) use limited to a Class A dance hall.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

Staff recommended:

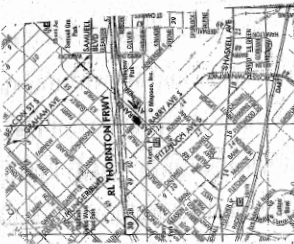
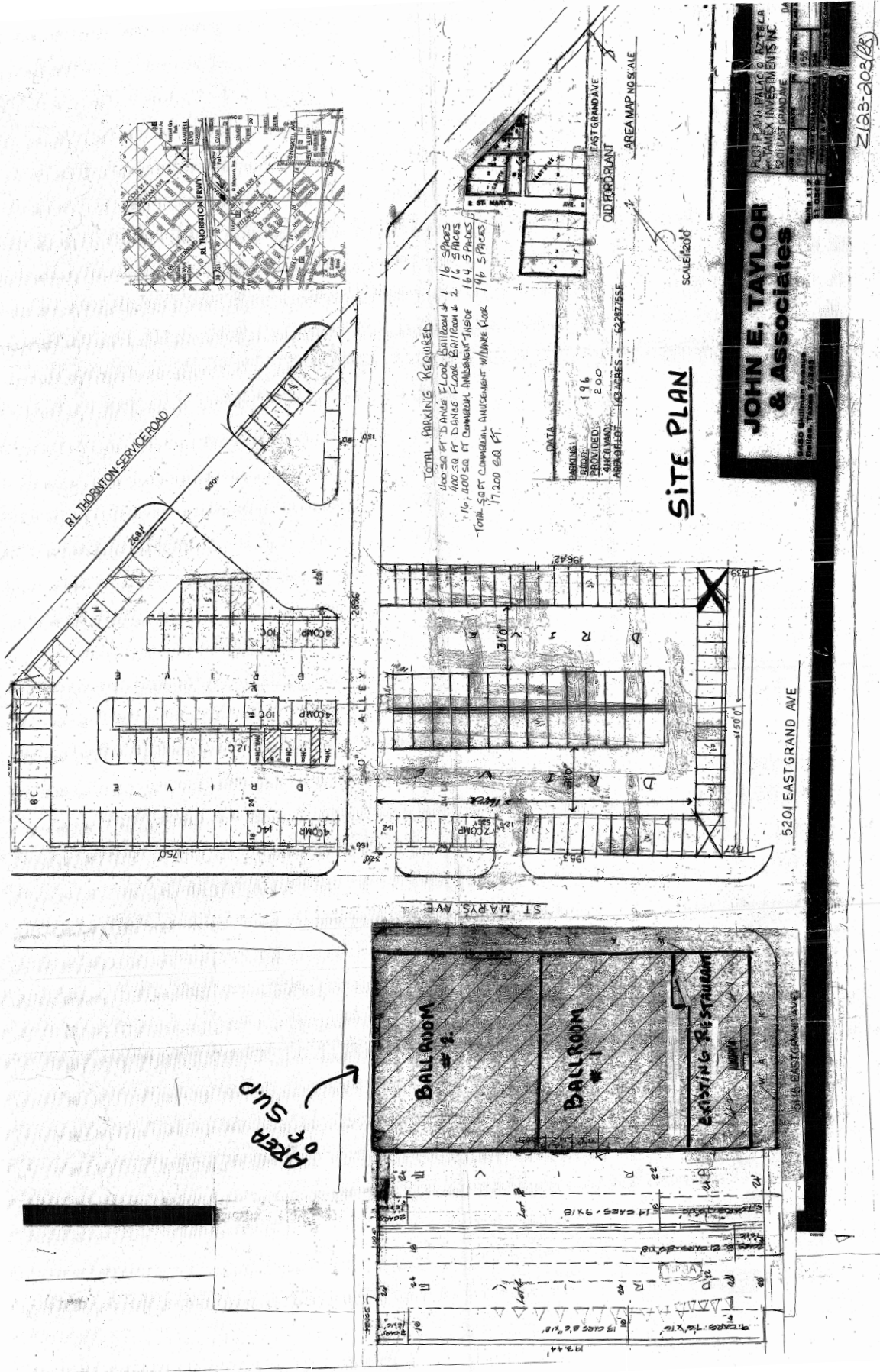
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|---|
| 3. <u>TIME LIMIT</u> : This specific use permit automatically terminates on (<u>two-year period</u>). |
|---|

Applicant requested:

- | |
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| 3. <u>TIME LIMIT</u> : This specific use permit expires on (five years from the passage of the ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.) |
|---|

4. FLOOR AREA: The maximum floor area for the commercial amusement (inside) use, including dance floors, is 17,200 square feet. The maximum floor area of the combined dance floors is 800 square feet.
5. HOURS OF OPERATION: The commercial amusement (inside) use may only operate between 9:00 a.m. and 9:00 p.m. on Monday through Wednesday; between 9:00 a.m. and 2:00 a.m. (the next morning) on Thursday through Saturday; and, between 12:00 p.m. (noon) and 2:00 a.m. (the next morning) on Sunday. The commercial amusement (inside) use may not operate after these hours with a late hour permit.
6. PARKING: A minimum of 196 off-street parking spaces must be provided.

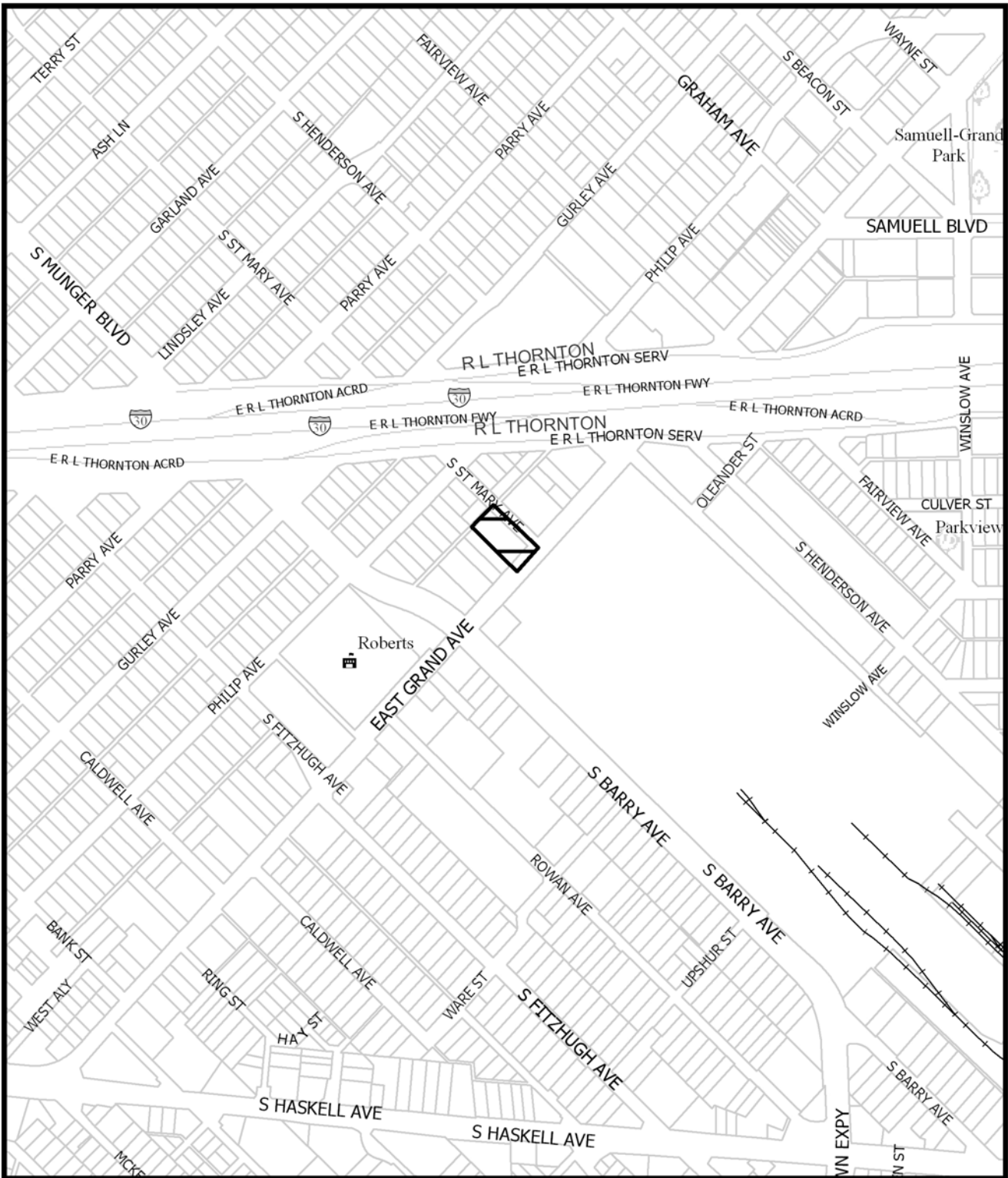
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



TOTAL PARKING REQUIRED
 100 SPACES 1st AND 2nd FLOOR BALLROOM #1
 100 SPACES 1st AND 2nd FLOOR BALLROOM #2
 100 SPACES 1st AND 2nd FLOOR BALLROOM #3
 100 SPACES 1st AND 2nd FLOOR BALLROOM #4
 100 SPACES 1st AND 2nd FLOOR BALLROOM #5
 100 SPACES 1st AND 2nd FLOOR BALLROOM #6
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 100 SPACES 1st AND 2nd FLOOR BALLROOM #99
 100 SPACES 1st AND 2nd FLOOR BALLROOM #100

JOHN E. TAYLOR & ASSOCIATES
 8400 Madison Avenue
 Dallas, Texas 75248
 PHONE 714-223-1111
 FAX 714-223-1112
 FLO PLAN: PALACIO BELLA
 STANLEY INVESTMENTS INC
 501 EAST GRAND AVE
 DALLAS, TEXAS 75201
 DATE: 12/15/00
 SCALE: 1/2" = 20'-0"

Z123-203(RB)

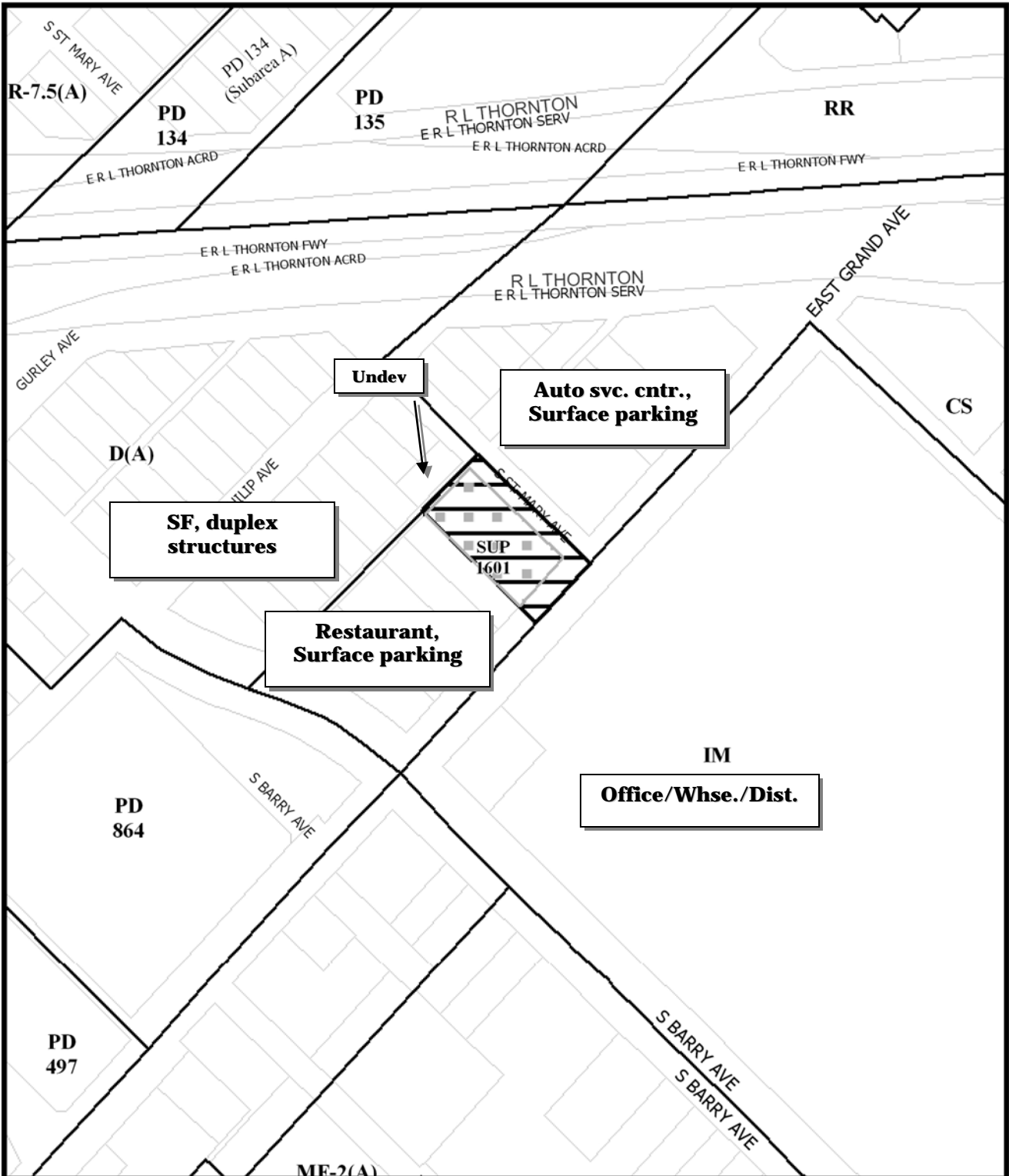


1:6,000

VICINITY MAP

Case no: **Z123-203**

Date: **3/19/2013**




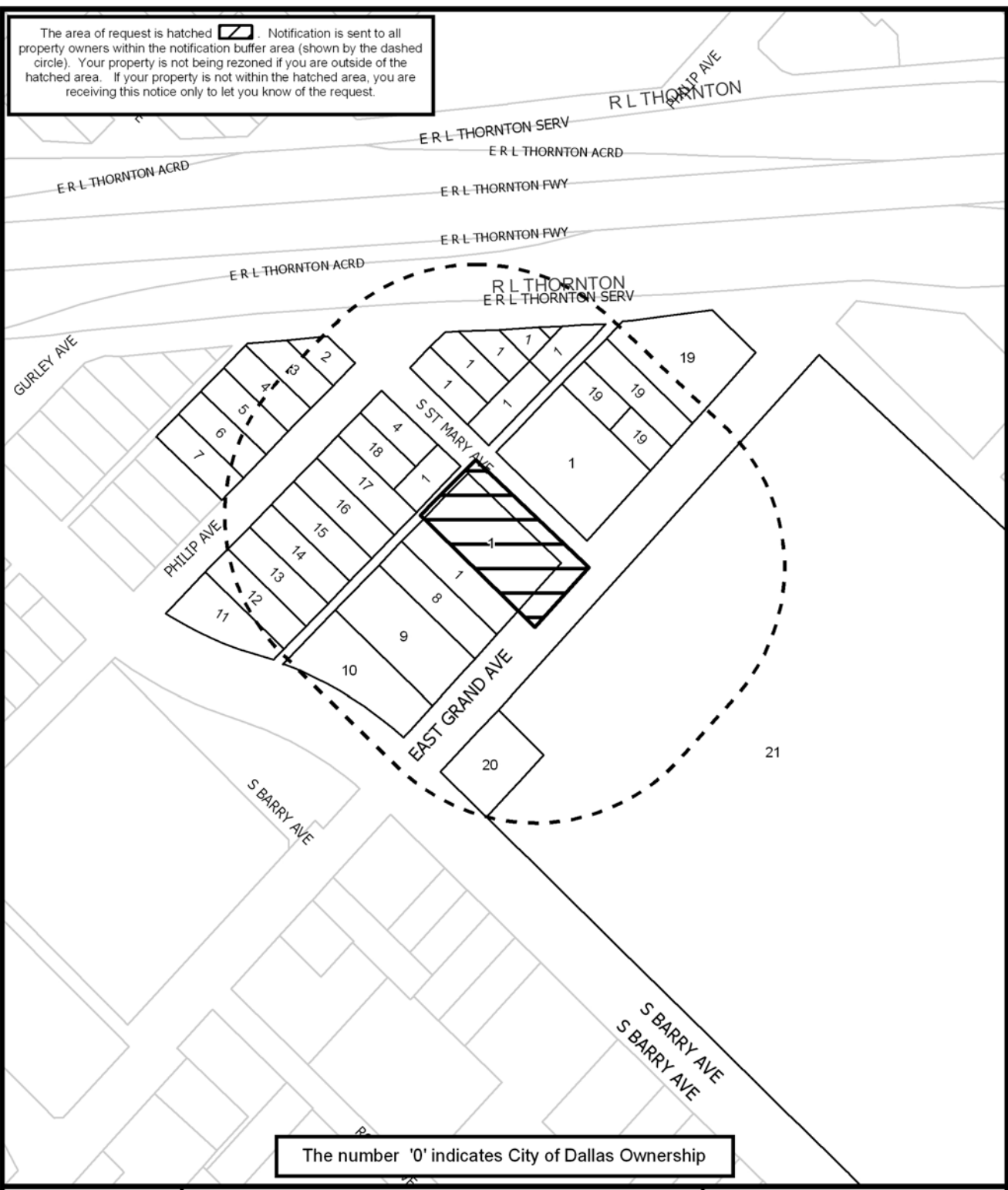
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ZONING AND LAND USE

Case no: Z123-203

Date: 3/19/2013

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
21 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z123-203**
Date: **3/19/2013**

3/19/2013

Notification List of Property Owners***Z123-203******21 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5115 EAST GRAND AVE	TAMEX INVESTMENTS INC
2	5119 PHILIP AVE	JOBINAN ENTERPRISES INC % JOANNE OBRIEN
3	5115 PHILIP AVE	LAKES EDWARD R
4	5111 PHILIP AVE	GILMORE RALPH C
5	5107 PHILIP AVE	BARRIOS CARLOS MORALES & MARIA GUADALUPE
6	5103 PHILIP AVE	DAVILA VICTOR
7	5023 PHILIP AVE	RAMIREZ JOSE & LEONOR RAMIREZ
8	5107 EAST GRAND AVE	EAST GRAND AVE BAZAAR INC
9	5021 EAST GRAND AVE	VILLANUEVA ROBERTO & YOLANDA VILLANUEVA
10	5019 EAST GRAND AVE	VILLANUEVA ROBERTO & YOLANDA VILLANUEVA
11	5002 PHILIP AVE	GUZMAN DANIEL ROBLES
12	5014 PHILIP AVE	OEUR POV & PHOEUN SEM
13	5018 PHILIP AVE	ANDRADE GERARDO & MARIA G
14	5022 PHILIP AVE	ESPARZA LORENZO & BERTHA OLIVA ESPARZA
15	5102 PHILIP AVE	HOGG WILL
16	5106 PHILIP AVE	WILSON LATINA D
17	5110 PHILIP AVE	OLIVA ANTONIO
18	5114 PHILIP AVE	ESTRELLO RAYMOND C
19	5225 EAST GRAND AVE	CASTELAN JOSE MANUEL & MARIA
20	5002 EAST GRAND AVE	GRAND BARRY LLC
21	5200 EAST GRAND AVE	CITY WAREHOUSE LP SUITE 300

Planner: Warren F. Ellis

FILE NUMBER: Z123-118(WE) **DATE FILED:** October 19, 2012
LOCATION: South of Singleton Boulevard at the terminus of Vinson Street
COUNCIL DISTRICT: 3 **MAPSCO:** 42 - R
SIZE OF REQUEST: Approx. 26.44 acres **CENSUS TRACT:** 105

APPLICANT/ OWNER: 2401 Vinson Lane, LLC

REPRESENTATIVE: Robert Miklos

REQUEST: An application for a Planned Development District for metal recycling related uses on property zoned an IM Industrial Manufacturing District with consideration being given to a Specific Use Permit for a recycling collection center for the collection of household and industrial metals, a metal salvage facility and an outside salvage or reclamation use in lieu of a Planned Development District on property zoned an IM Industrial Manufacturing District.

SUMMARY: The purpose of this request is to allow various metal recycling materials to be processed, stored and transported from the site.

STAFF RECOMMENDATION: Approval of a Specific Use Permit for a recycling collection center for the collection of household and industrial metals for a two-year time period, subject to a revised site plan, traffic management plan, and conditions and approval for a Specific Use Permit for a metal salvage facility and an outside salvage or reclamation for a ten year period with eligibility for automatic renewals for additional ten year periods, subject to a revised site plan, traffic management plan and conditions in lieu of a Planned Development District for metal recycling related uses

BACKGROUND INFORMATION:

- The applicant’s request for a Planned Development District for metal recycling related uses will permit a multitude of industrial uses to processed, stored and transported from the site.
- The various industrial uses that are being proposed are a metal salvage facility, outside salvage and reclamation, recycling collection center for industrial and household metals and outside storage (with visual screening). The industrial type uses are permitted by a Specific Use Permit in the IM Industrial Manufacturing District; however, the applicant is requesting the uses be permitted by right.
- There are different regulations for the types of materials that are collected in a recycle recollection center. These regulations affect: 1) household metals, 2) industrial metals, and 3) recyclable materials. Recyclable materials include items such as clothing, aluminum cans, steel cans, glass, paper, and plastics.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Vinson Street	Local	60 ft.	60 ft.

Land Use:

	Zoning	Land Use
Site	IM	Vacant buildings
North	IM	Industrial, Office
South	IM w/SUP No. 98	Undeveloped
East	IM	Industrial, storage warehouse
West	IM	Industrial

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

Industrial Areas, which offer important employment opportunities, occupy large areas of land and usually are near major roads and heavy rail lines. Evolving technology and the need for freight movement through Dallas to the rest of the country and internationally means this sector can offer good opportunities for jobs. Logistics and warehousing, a

growing industry with strong potential for upward mobility of skilled workers, would thrive in such areas. Examples include Southport and the Agile Port, parts of West Dallas along I-30, and the Stemmons industrial area. These areas include a mix of low- and medium-density industrial buildings and industrial yards and have large surface parking for cars and trucks. Industrial Areas rely on quality road access and may be linked to rail for freight purposes. Street lanes are wide and intersections are large. Transit, sidewalks and other pedestrian improvements are limited.

The request site is located within an industrial area and is surrounded by industrial and warehouse uses. The applicant proposes to collect and process various type of industrial and household metals on site. The applicant's request is in compliance with the goals and policies in the forwardDallas! Comprehensive Plan.

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

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

Policy 1.4.3 Embrace environmental sustainability

ENVIRONMENT USE

GOAL 6.6 INCREASE RECYCLING AND CONSERVATION OF RENEWABLE RESOURCES

Policy 6.6.1 Increase recycling and composting

STAFF ANALYSIS:

Land Use Compatibility: The 26.44 acre site is developed with several abandoned one-story industrial structures in an area zoned for IM Industrial Manufacturing uses. The applicant will use the existing structures on site as well as construct additional facilities to support the proposed recycling facility. The request site also contains an existing railroad line that will be used to transport various materials on and off-site. Furthermore, the applicant is proposing to construct a new rail spur east of the existing railroad line that will separate the outside storage materials from the remaining industrial uses.

The applicant's request for a Planned Development District for metal recycling related uses will allow for various types of metals to be collected and processed on site. The type of uses being proposed include a metal salvage facility, outside salvage and

reclamation, recycling collection center for industrial and household metals and outside storage (with visual screening). The proposed Planned Development District will collectively permit the abovementioned uses by right.

However, a specific use permit is required in an IM Industrial manufacturing District for three of the four industrial uses the applicant is proposing on site. The uses include a metal salvage facility, an outside salvage reclamation use and a recycling collection center for household and industrial metals.

The applicant has not proposed any unusual changes to the IM Industrial Manufacturing development rights that warrant a Planned Development District, except to permit the uses by right. The applicant's proposed Planned Development District conditions indicate that the proposed development will comply with the IM Industrial Manufacturing District development standards and regulations.

The request site is located within an industrial area and is surrounded by warehouse and industrial type uses. An existing rail line is located southern boundaries of the request site.

Staff's recommendation is for approval of a Specific Use Permit for a metal salvage facility, an outside salvage or reclamation and a recycling collection center for the collection of household and industrial metals, subject to the site plans, traffic management plan, and attached conditions in lieu of a Planned Development District for Metal recycling related uses. The Development Code requires a time period no more than two years for a recycling collection center for the collection of household and industrial metals. The Dallas Police Department has indicated that they do not support any alternation to the two year limitation.

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.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Density</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Special Standards</u>	<u>PRIMARY Uses</u>
	<u>Front</u>	<u>Side/Rear</u>					
IM Industrial manufacturing	15' 0' on minor	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	110' 8 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
PDD - Proposed Industrial manufacturing	15' 0' on minor	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	110' 8 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

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

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and has determined that the proposed development will not have a negative impact on the surrounding street system. Staff recommends that the applicant’s Traffic Management Plan be attached as part of the conditions.

The City of Dallas Thoroughfare Plan designates Vinson Street (Cockrell Hill Road) as a four lane divided roadway within 80 feet of right-of-way. Vinson Street currently exist as a two lane undivided street. Plans are underway to extend Cockrell Hill Road from IH 20 north to Singleton Road. The applicant proposes to construct two driveway approaches on Vinson Street to access the request site. These driveway approaches will be constructed on the northern portion of the site and will have separate driveway approaches for the vehicular and truck traffic.

Police Department: The Dallas Police Department will monitor the proposed site and determine if the applicant is in compliance with Chapter 40B in operating the proposed recycling collection center for the collection of household and industrial metals. The Dallas Police Department requires a license for a recycling collection center.

LIST OF OFFICERS
2401 Vinson Lane, LLC

- Dana Fielder Managing Member
- Ken Goldberg Manager
- Neil Goldberg Manager

PROPOSED SUP CONDITIONS

1. **USE:** The only uses authorized by this specific use permit are a metal salvage facility and an outside salvage or reclamation.
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-year period from the passage of this 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. **HOURS OF OPERATION:** A metal salvage facility and an outside salvage or reclamation may only operate between 7:00 a.m. and 5:00 p.m., Monday through Friday, between 7:00 a.m. and 2:00 p.m. on Saturday, and between 8:00 a.m. and 12:00 p.m. (noon) on Sunday.
5. **INGRESS/ EGRESS:** Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted.
6. **SCREENING:** Storage areas must be screened by a nine-foot-high solid screening fence in the location shown on the attached site plan.
7. **LICENSE:** The Operator must obtain a secondary metals recyclers license in accordance with Chapter 40B of the Dallas City Code within 45 days from the passage of this ordinance.
8. **OUTSIDE STORAGE / STACKING:** The maximum height of stacked materials is 30 feet. Stacking of any metals is prohibited within 200 feet of Vinson Lane / Cockrell Hill Road Extension right-of-way.
9. **TRAFFIC MANAGEMENT PLAN:**
 - (a) In general. The operation of the metal recycling-related uses must comply with the traffic management plan (Exhibit_____).

(b) Queuing. Queuing is only permitted inside the Property.

(c) Loading and unloading. Loading and unloading of commercial vehicles shall be as shown on the development plan. For the purposes of this condition, commercial vehicles do not include passenger trucks and vans.

(d) The traffic management plan must be implemented by ____ (six month after passage of the ordinance).

(e) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the Director by (one year). The Property owner or operator shall submit updates of the traffic study to the Director by July 1st every three years after the initial traffic study.

(2) The initial traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different business days at different 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 material;

(d) drop-off locations of materials; and

(e) circulation.

(f) Updates

(1) Traffic study updates must have a survey of traffic operations and circulation that evaluates compliance with the TMP every three years after the initial traffic study and with an amendment to the development plan.

(2) The survey must provide a review of the following:

(a) ingress and egress points,

(b) queue lengths,

(c) number and location of traffic administrators,

- (d) drop-off locations of materials, and
- (e) hours of operation for customers.

(g) Amendment process

(1) A traffic management plan may be amended using the minor 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 amendment improves queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

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

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

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a recycling collection center for the collection of household and industrial metals. No other materials may be collected or recycled.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on _____(two years from the passage of this ordinance).

4. HOURS OF OPERATION: The recycling collection center may only operate between 7:00 a.m. and 9:00 p.m., Monday through Sunday.

5. INGRESS/ EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted.

6. LICENSE: The Operator must obtain a secondary metals recyclers license in accordance with Chapter 40B of the Dallas City Code within 45 days from the passage of this ordinance.

7. OUTSIDE STORAGE: Outside storage is prohibited.

8. TRAFFIC MANAGEMENT PLAN:

(a) In general. The operation of the metal recycling-related uses must comply with the traffic management plan (Exhibit_____).

(b) Queuing. Queuing is only permitted inside the Property.

(c) Loading and unloading. Loading and unloading of commercial vehicles shall be as shown on the development plan. For the purposes of this condition, commercial vehicles do not include passenger trucks and vans.

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PROPOSED PDD CONDITIONS

“ARTICLE

PD

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

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

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

PD District No._____ is established on property on the south side of Singleton Boulevard at the terminus of Vinson Street. The size of PDD No._____ is approximately 26.44 acres.

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

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

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

(c) METAL RECYCLING-RELATED USES means any combination of one or more of the following uses: a metal salvage facility, recycling collection center for the collection and processing of household or industrial metals, outside salvage or reclamation, outside storage (with visual screening), and recyclable materials and commercial motor vehicle parking. PROCESSING includes crushing, bailing, and shredding of all recycling materials, including automobiles and automobile parts, but excludes metal smelting.

(d) CUTTING / CONDENSING means the physical separation of materials from received state to one that may be crushed and bailed for purposes of shipping. It does not involve any chemical processing.

(e) This district is considered to be a non-residential district.

SEC. 51P - _____.104. EXHIBIT.

The following exhibits are incorporated into this article:

- (a) Exhibit S-____A: development plan.
- (b) Exhibit S-____B: traffic management plan.

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

(a) Except as provided in this section, no development plan is required and the provisions of Section 51A-4.702 regarding the submission of or amendment to a development plan, site analysis plan, conceptual plan, and development schedule do not apply.

(b) For metal recycling-related uses, development and use of the Property must comply with the attached 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. 51P - _____.106. MAIN USES PERMITTED.

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

(b) The following main uses are permitted in this district:

Staff's Recommendation

(a) a metal salvage facility (b) recycling collection center the collection of household and industrial metals (c) outside salvage or reclamation]

Applicant's Proposal

(a) a metal salvage facility (b) recycling collection center for the collection of household and industrial metals (c) outside salvage or reclamation (d) industrial metals (e) recyclable materials
--

(d) outside storage (with visual screening).

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

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108, Accessory Uses. For more information regarding accessory uses, consult Section 51A-4.217.

(a) The following accessory uses are not permitted in this district:

- Accessory community center (private)
- Accessory pathological waste incinerator
- Home occupation
- Private stable

(c) In this district, the following accessory uses are permitted by SUP only.

- Accessory medical/infectious waste incinerator [*See Section 51A-4.217(3.1)*]

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

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

The yard, lot, and space regulations for the IM Industrial Manufacturing District apply.

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

(a) Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.

(b) For a metal recycling-related use, a minimum of 220 off-street parking spaces is provided in the location shown on the development plan.

SEC. 51P - _____.110. STACKING HEIGHT FOR OUTSIDE STORAGE.

For a metal recycling-related use, the following restrictions apply;

(a) The stacking of metal recyclables is prohibited within 200 feet of Vinson Lane / Cockrell Hill Road Extension right-of-way.

(b) In all other locations, maximum stacking height is 30 feet.

SEC. 51P - _____.111. TRAFFIC MANAGEMENT PLAN.

(a) In general. The operation of the metal recycling-related uses must comply with the traffic management plan (Exhibit____).

(b) Queuing. Queuing is only permitted inside the Property.

(c) Loading and unloading. Loading and unloading of commercial vehicles shall be as shown on the development plan. For the purposes of this condition, commercial vehicles do not include passenger trucks and vans.

(d) The traffic management plan must be implemented by ____ (six month after passage of the ordinance)..

(e) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the Director by (one year). The Property owner or operator shall submit updates of the traffic study to the Director by July 1st every three years after the initial traffic study.

(2) The initial traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different business days at different 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 material;
- (D) drop-off locations of materials; and
- (E) circulation.

(f) Updates

(1) Traffic study updates must have a survey of traffic operations and circulation that evaluates compliance with the TMP every three years after the initial traffic study and with an amendment to the development plan.

(2) The survey must provide a review of the following:

- (a) ingress and egress points,

- (b) queue lengths,
- (c) number and location of traffic administrators,
- (d) drop-off locations of materials, and
- (e) hours of operation for customers.

(g) Amendment process

(1) A traffic management plan may be amended using the minor 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 amendment improves queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

SEC. 51P - _____.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P - _____.113. LANDSCAPING AND SCREENING.

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

SEC. 51P - _____.114. SIGNS.

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

SEC. 51P - _____.115. SCREENING AND FENCING.

For a metal recycling-related uses, a nine-foot high solid screening fence must be provided along the property line to screen storage areas in the location shown on the attached development plan.

SEC. 51P - _____.116. ADDITIONAL PROVISIONS.

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

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

Staff's Recommendation

[~~(C) — This Planned Development District shall constitute a building site.~~]

Applicant's proposal

(C) This Planned Development District shall constitute a building site.

SEC. 51P - _____.117.

COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard City of Dallas 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 certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

TRAFFIC MANAGEMENT PLAN FOR A METAL SALVAGE FACILITY IN DALLAS, TEXAS

Prepared for:

Milby, PLLC

1909 Woodall Rodgers, Suite 500
Dallas, Texas 75201

Prepared by:

DeShazo Group, Inc

Texas Registered Engineering Firm F-3199
400 South Houston Street, Suite 330
Dallas, Texas 75202
Phone 214/748-6740

December 3, 2012



Traffic Management Plan for
A Metal Salvage Facility
~ DeShazo Project No. 12108 ~

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Technical Memorandum

To: Robert J. Miklos – Milby, PLLC

From: DeShazo Group, Inc

Date: December 3, 2012

Re: Traffic Management Plan for a Metal Salvage Facility in Dallas, Texas
DeShazo Project No. 12108

INTRODUCTION

The services of **DeShazo Group, Inc** (DeShazo) were retained by **Milby, PLLC** (the “Client”) on behalf of the Owner to conduct a traffic management plan (TMP) for a proposed metal salvage (recycling) facility (“the Project”).

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

The proposed Project is located on a 26.4407-acre site located at 2401 Vinson Street in Dallas, Texas. The subject site is currently zoned IM (industrial manufacturing) and is occupied by an abandoned industrial facility. The proposed Project plans to utilize many of the existing building structures on the site. The site is bound by Vinson Street on the east, an adjacent property on the north, industrial rail spurs on the west, and the Union Pacific Rail Road (UPRR) tracks to the south. A future extension of Cockrell Hill Road (connecting to Vinson Street with an overpass at the UPRR rail line) is planned. The Project buildout and occupancy is anticipated to occur within a year (2013). A technical memorandum containing the Traffic Impact Analysis (TIA) for the Project is also prepared separately by DeShazo.

Project Description

The proposed development will feature a metal salvage (recycling) facility that will include approximately 6,935 square feet of office floor area and approximately 49,234 square feet of enclosed storage-/warehouse-related floor area. Approximately 17 acres of the total site is planned to be occupied by existing and future buildings, internal (covered) storage areas, driveways, parking areas, etc. to support the recycling facility. The remainder of the site is planned to be used as outside storage area. A new rail spur is planned to be constructed within the site separating the 17-acre primary site area and the outside storage area.

*DeShazo Group, Inc
December 3, 2012*

TRAFFIC MANAGEMENT PLAN

The traffic management plan summarized below utilized the proposed site plan (prepared by **Baldwin Associates**) to identify the circulation paths for individual users of the site — large commercial vehicles (i.e., trucks), small commercial and personal vehicles, and employees. The TMP also identified the queuing (i.e., vehicle stacking) space available on site to accommodate the large commercial vehicles.

Operations

Based upon the information obtained from the Client, the site will operate seven days per week. The planned hours of operation are:

- Monday-Friday: 7:00 AM-5:00 PM
- Saturday: 7:00 AM – 2:00 PM
- Sunday: 8:00 AM – 12:00 PM

Traffic generated by the site is anticipated to be spread throughout the day with no distinct peak periods. Based upon the existing trip generation data observed at a similar recycling facility, the following summary of approximate peak hour traffic volumes generated by the site was estimated.

- 18 and 28 trip ends related to large commercial trucks (i.e. semi-tractor-trailer trucks) during the AM and PM peak hours, respectively
- 99 and 158 trip ends related to small commercial vehicles (including pickup trucks) during the AM and PM peak hours, respectively [Employee-related trips included]

Circulation

All vehicular site access will be provided via Vinson Street—currently, a two lane, undivided local street. Under the existing roadway network, all site-related traffic will access Singleton Boulevard via Vinson Street. The majority of the site-related traffic is anticipated to come from the west on Singleton Boulevard. Based upon the information provided by the Client, large commercial vehicles (i.e., truck traffic) will access the site via site Driveway 1, while all other traffic will primarily be directed to Driveway 2.

At some time in the future (currently, unknown), Vinson Street is expected to be widened to a fourlane, median-divided configuration (as indicated on the City of Dallas Thoroughfare Plan) at the time of the extension of Cockrell Hill Road. With the Cockrell Hill Road Extension in place, the majority of the site traffic is anticipated to be oriented to/from the south. But, as summarized in the TIA, DeShazo recommends that the roadway instead be reconstructed as a four-lane cross-section without a median in order to improve property accessibility and better accommodate the area's industrial traffic.

*Traffic Management Plan for
A Metal Salvage Facility
Page 2
DeShazo Group, Inc
December 3, 2012*

Following the reconstruction of Cockrell Hill Road/Vinson Street, all site access will continue to be provided via the two existing driveways. If a median is constructed, access via site Driveway 1 and/or Driveway 2 may be limited to right-turn-in/-out only, depending upon the location of future median openings. Based upon the current understandings, a full median opening will be provided at site Driveway 2; therefore, the majority of the site traffic would then access the site via Driveway 2. However, if no

Z123-118(WE)

median is constructed (as recommended by DeShazo), then full left turn access can be maintained at both site driveways.

Internal traffic circulation will be dictated by the location of the site amenities such as weighing scale, administration building, parking, etc.

A detailed illustration of the proposed circulation plan is provided in **Exhibit 1**.

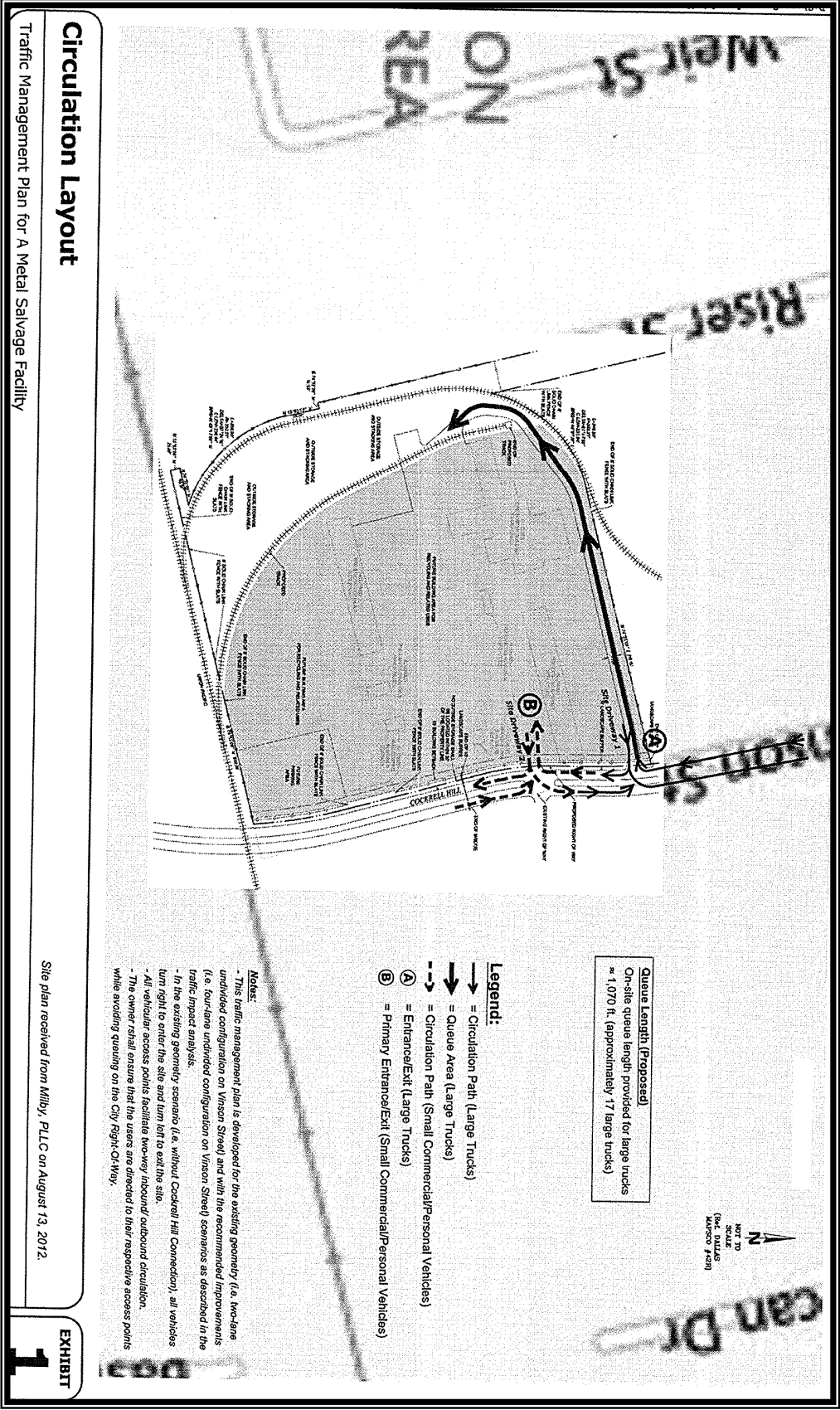
SUMMARY

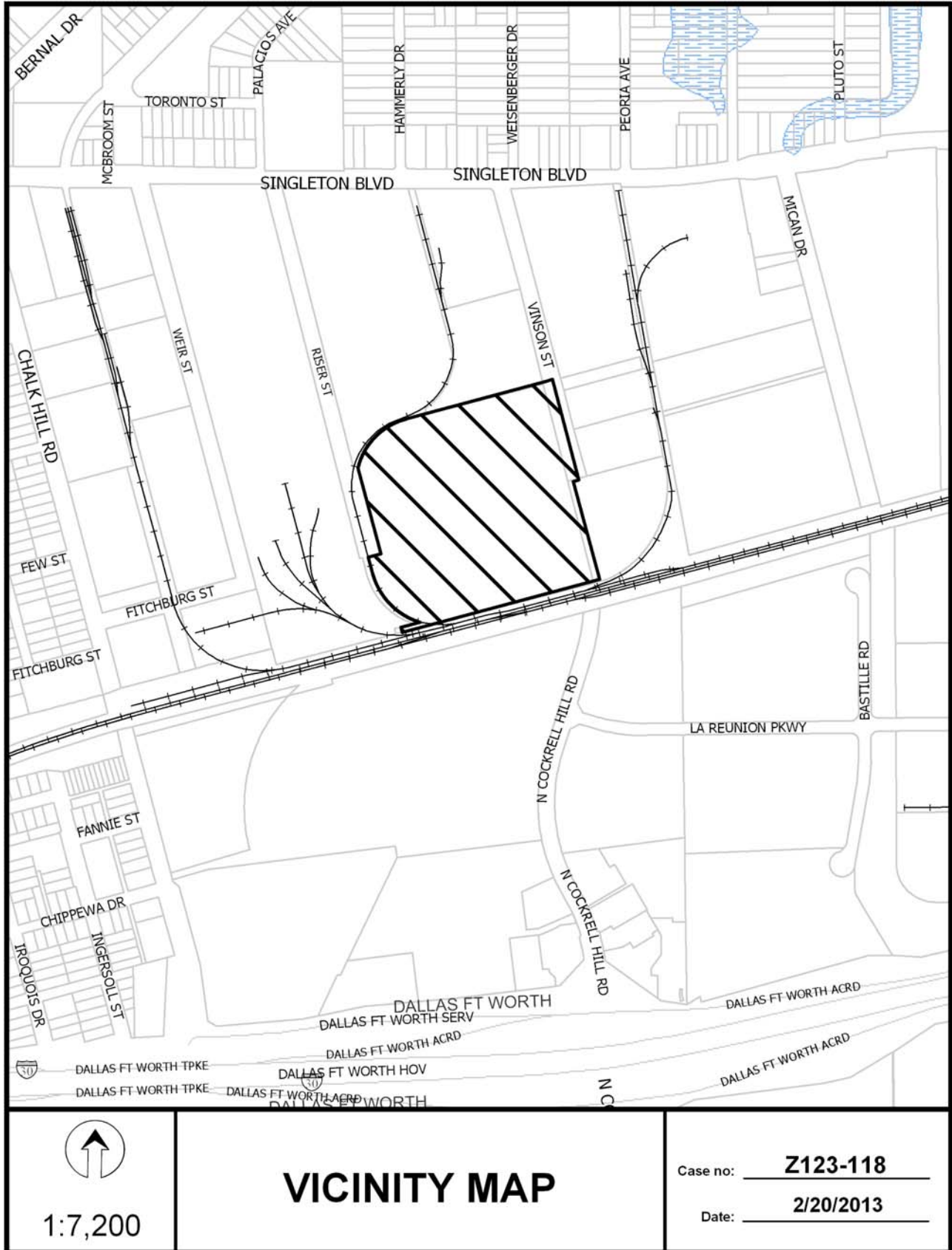
This TMP is developed for the proposed metal salvage facility planned to be located at 2401 Vinson Street, Dallas, Texas. The details of the TMP shall be implemented by the Owner following the initial occupancy.

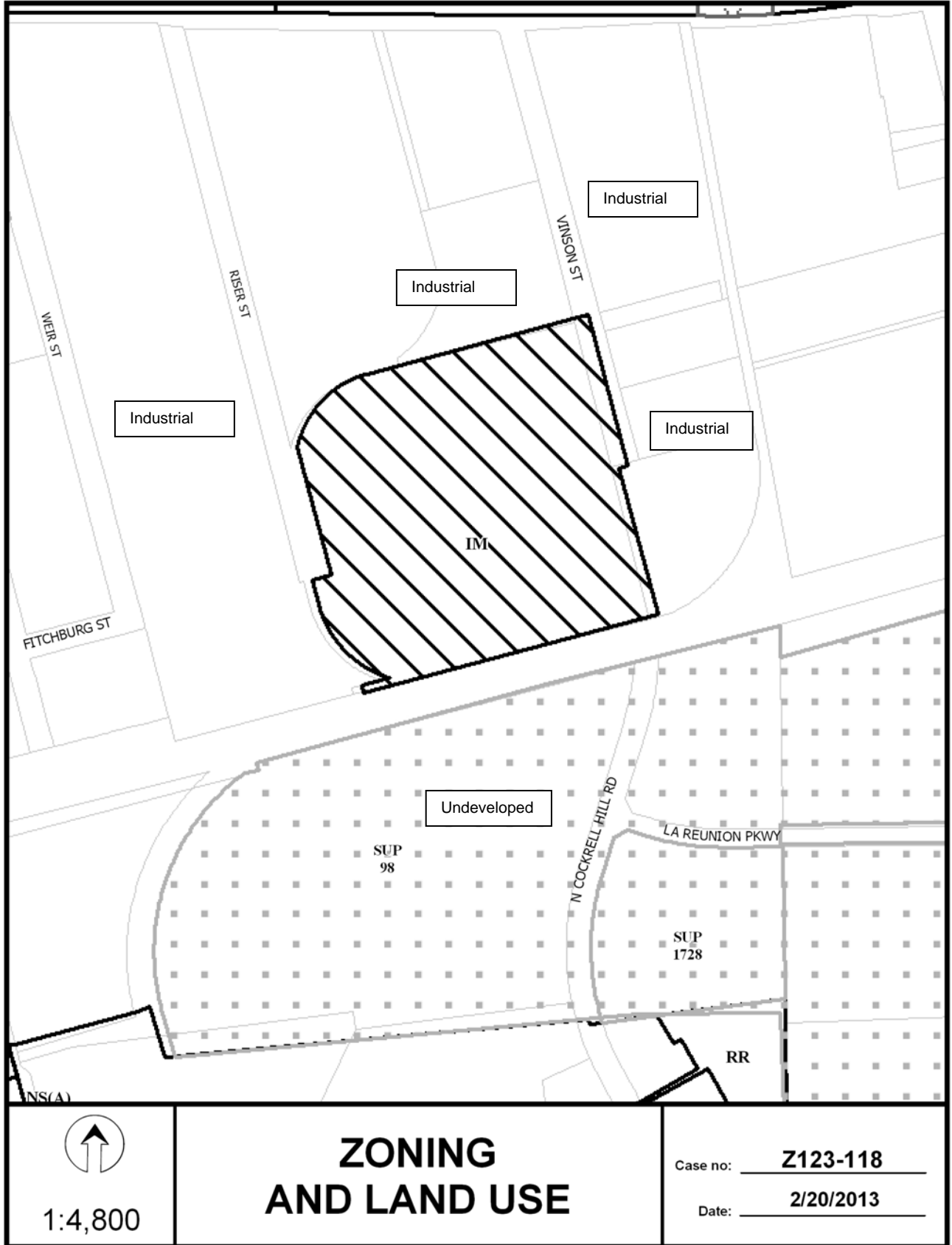
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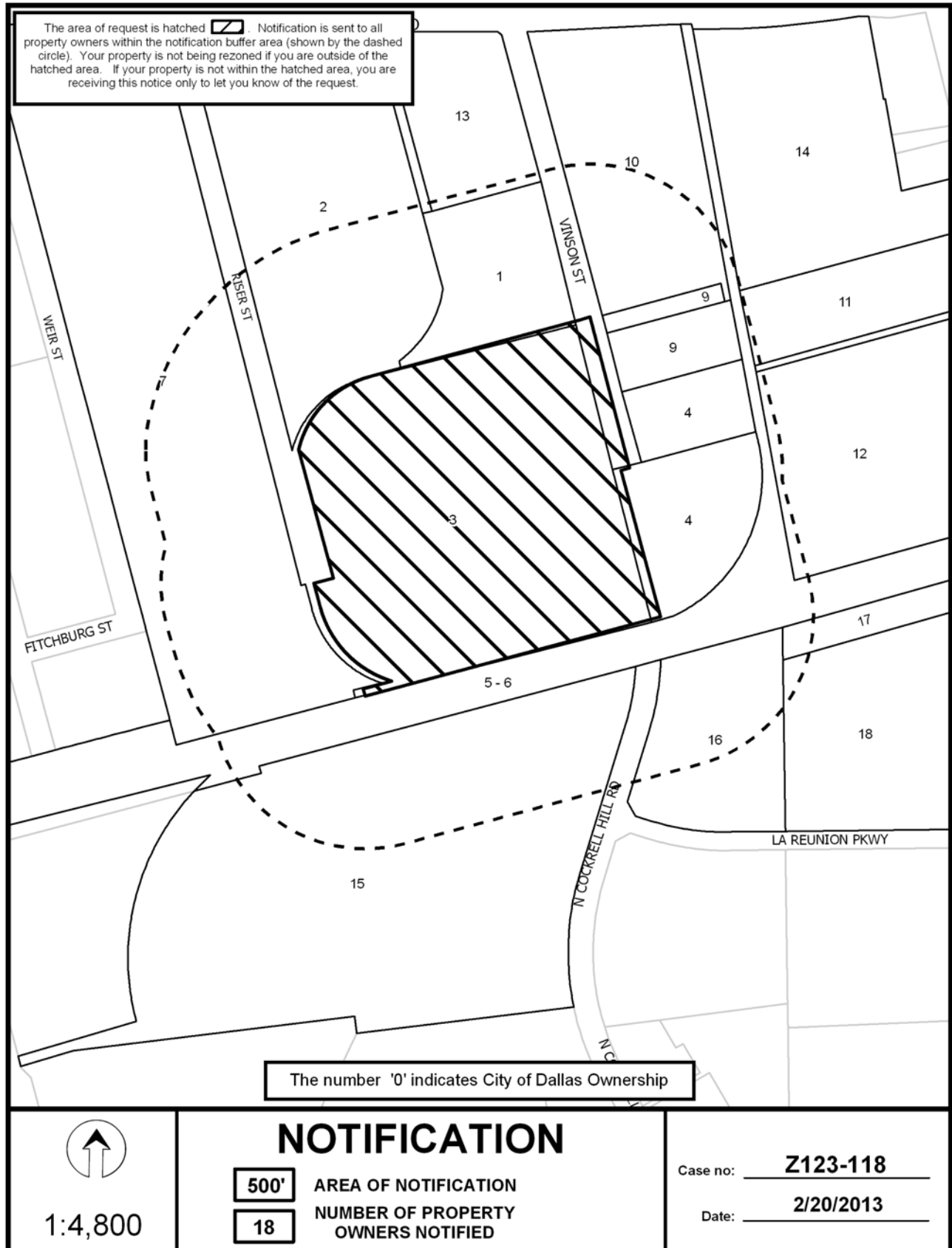
*Traffic Management Plan for
A Metal Salvage Facility
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PROPOSED TRAFFIC MANAGEMENT PLAN









Notification List of Property Owners

Z123-118

18 *Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2607 VINSON LN	GAVIN & GRAYSON FAMILY TRUST
2	4846 SINGLETON BLVD	CMC STEEL FABRICATORS INC
3	2401 VINSON LN	2401 VINSON LANE LLC
4	2400 VINSON LN	DEYULIO INDUSTRIES LLC
5	9999 NO NAME ST	UNION PACIFIC RR CO % TAX DEPT
6	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO % UNION PACIFIC
7	4900 SINGLETON BLVD	KOCHGLITSCH LP
8	4700 SINGLETON BLVD	COMMERCIAL METALS CO % CONTROLLER
9	2500 VINSON LN	CHEMCENTRAL SOUTHWEST LP ATTN: ACCOUNTS
10	4606 SINGLETON BLVD	RYERSON JOSEPH T
11	2811 MICAN DR	MAYCO INC
12	2805 MICAN DR	CALEAST NAT TEXAS, LP
13	4700 SINGLETON BLVD	ARROWHEAD BUILDING MATERIALS LP
14	4528 SINGLETON BLVD	HEAT TREATMENT SVCS INC % RHODIA-L MCNUL
15	4351 IH 30	UNITED STATES COLD STORAGE LP
16	1801 COCKRELL HILL RD	TURNPIKE WEST LLC
17	4000 BASTILLE RD	TRAMMELL CROW CO 60 & PETULA ASSOC LTD
18	4051 LA REUNION PKWY	PETULA ASSOCIATES LTD

Planner: Warren F. Ellis

FILE NUMBER: Z123-158(WE) **DATE FILED:** December 21, 2012

LOCATION: West line of Plano Road, south of Le Manns Drive

COUNCIL DISTRICT: 10 **MAPSCO:** 28-S

SIZE OF REQUEST: Approx. 7.51 acres **CENSUS TRACT:** 130.05

APPLICANT: Weekly Homes, LLC

OWNER: Northlake Highlands Partnership

REPRESENTATIVE: Robert Baldwin

REQUEST: An application for a Planned Development District for single family uses and a Specific Use Permit for private streets on property zoned an MF-2(A) Multifamily District.

SUMMARY: The purpose of this request is to permit the construction of a shared access single family development and private streets. The applicant proposes to construct approximately 85 single family homes within the proposed development.

STAFF RECOMMENDATION: Approval of a Planned Development District for single family uses, subject to a revised conceptual plan and staff's recommended conditions, and approval for a Specific Use Permit for private streets for a permanent time period, subject to a revised site plan and conditions.

BACKGROUND INFORMATION:

- The applicant’s request for a Planned Development District for single family uses will allow for the construction of a shared access development. The applicant is also requesting a Specific Use Permit for private streets.
- The maximum number of dwellings proposed is 85 and will have a maximum structure height of 36 feet.
- The request site is adjacent to single family uses to the north, retail and Masonic Lodge to the south, and multifamily and a nursing home to the west, across Lullwater Drive.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Plano Road	Local	60 ft.	60 ft.
Lullwater Drive	Local	60 ft.	60 ft.

Land Use:

	Zoning	Land Use
Site	MF-2(A)	Undeveloped
North	R-7.5(A)	Single Family
South	CR	Retail, Masonic Lodge
East	R-7.5(A)	Single Family
West	PDD No. 775, Tract 2	Nursing and convalescent home

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

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

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

Land Use Compatibility: The 7.51 acre site is rectangular in shape and is undeveloped. The applicant’s request to develop the site is twofold: 1) permit a Planned Development District for a single family shared access development and 2) allow for private streets by Specific Use Permit. The proposed development will have approximately 85 single family dwellings that will have access from a main street that runs in an east and west direction within the development. There will be several single family dwellings fronting along the main street with the shared access portion located within the northeast and southwest quadrants of the site.

The applicant is also proposing to retain the MF-2(A) Multifamily District development rights for the single family development. However, staff recommends specific development standards and regulations that pertain to the proposed single family development. Additional regulations pertaining to unassigned parking spaces and garage doors will be regulated within the Planned Development conditions. The applicant is requesting to wave the 20-foot garage door setback within the single family development. Staff has allowed other single family developments to wave this distance requirement upon the garage door having an operational garage door opener.

Staff has reviewed the applicant’s request and recommends approval of a Planned Development District for single family uses, subject to a revised conceptual plan and staff’s recommended conditions, and approval for a Specific Use Permit for private streets, subject to a revised site plan and conditions.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
MF-2(A) Multifamily	15'	15'	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
PDD – Applicant’s Proposal single family	15'	15'	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family, recreation center, private street
PDD – Staff’s recommendation single family	15'	15'	2,000 sq. ft.	36'	60%	Proximity Slope	Single family, private recreation center, private street

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

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

LIST OF OFFICERS

Owner

Northlake Highlands Partners, LTD
3300 Commerce Street
Dallas, TX 75226

General Partner

JGB Ventures 1
3300 Commerce Street
Dallas, TX 75226

General Partner

JGB Holdings, Inc.
3100 Monticello Avenue – Suite 600
Dallas, TX 75205

Officers

JGB Holdings, Inc.

General Partner
3100 Monticello – Suite 6000
Dallas, TX 75205

Joseph Beard, President
Ken Carlson, Secretary
Linda Caudle, Vice President

Weekley Homes, LLC

David Weekley
Chairman / CEO

Dick Weekley
Vice President

John Johnson
COO

Heather Humphrey
CFO

John Burchfield
General Counsel

Ladd Fargo
Authorized Representative

PROPOSED PDD CONDITIONS

“ARTICLE

PD

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 on the West line of Plano Road, south of Le Manns Drive. The size of PD ____ is approximately 7.51 acres.

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

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a residential zoning district.

SEC. 51P- ____.104. EXHIBITS.

The following exhibit is incorporated into this article:

- (a) Exhibit S- ____A: conceptual plan.

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

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

SEC. 51P- ____.106. DEVELOPMENT PLAN.

Staff's recommendation

A development plan must be approved by the city plan commission before issuance of any building permit.

Applicant's Proposal

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

(b) For all other uses, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district.

SEC. 51P-____.107. MAIN USES PERMITTED.

Staff's recommendation

The following main uses are the only main uses permitted:

- Single family.
- Handicapped group dwelling unit. *[SUP required if the spacing component of Section 51A-4.209(3.1) is not met.]*
- Private recreation facility.
- Private street or alley. *[SUP]*
- Local utilities. *[RAR]*

Applicant's Proposal

(a) The only main uses permitted are those main uses permitted in the MF-2(A) Multifamily District, subject to the same conditions applicable in the MF-2(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-2(A) Multifamily District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MF-2(A) Multifamily District is subject to DIR in this district; etc.

- Private street or alley. *[SUP]*

(b) The following main uses are permitted by right:

- A private recreation facility.

SEC. 51P-722.108. ACCESSORY USES.

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

(b) The following accessory uses are not permitted:

- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

SEC. 51P-722.109. 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.)

Staff's Recommendation

~~Except as provided in this section, the yard, lot, and space regulations for the MF-2(A) Multifamily District apply.]~~

Applicant's Proposal

Except as provided in this section, the yard, lot, and space regulations for the MF-2(A) Multifamily District apply.

- (a) Front yard. Minimum front yard is five feet.
- (b) Side and rear yard. No minimum side and rear yard.
- (d) Density. Maximum number of dwelling units is 85.
- (e) Height. Maximum structure height is 36 feet.
- (f) Residential proximity slope. The residential proximity slope does not apply to single family uses.
- (g) Lot size. Minimum lot size is 2,000 square feet.
- (h) Stories. Maximum number of stories is two.

SEC. 51P-____.110. OFF-STREET PARKING AND LOADING.

- (a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.
- (b) Number. A minimum of 20 available and unassigned off-street parking spaces must be provided on the Property.
- (c) A parking space must be at least 10 feet from the right-of-way line adjacent to a street or alley if the space is located in an enclosed structure (garage) and if the space faces upon or can be entered directly from the street or alley.

(d) A minimum of two off-street parking spaces are required for each dwelling unit. The required off-street parking spaces must be in an enclosed garage equipped with a remote-control automatic garage door opener that is maintained in working condition at all times. Garages may not be converted into living space.

SEC. 51P-____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.111. LANDSCAPING AND TREE MITIGATION.

(a) Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) Each single-family residential lot, not located within a Shared Access Development, must provide two trees with at least a two-inch caliper. One of the required trees must be planted in the front yard.

(c) Tree replacement within the district must be completed as follows:

(1) A tree mitigation plan must be provided with a tree removal permit that specifically designates tree replacement inches to be applied to single family residential lots other than shared access development within the district, and tree replacement to be completed through all other methods allowed under Article X.

(2) Tree replacement to be planted per the plan on single-family residential lots not located within a shared access development must be completed prior to the final inspection for construction on the final developed single family lot. Minimum tree replacement requirements on these lots is determined by multiplying 4 caliper inches by the number of single family residential lots within the district not within a shared access development.

(3) All other required tree mitigation not designated for planting on single family residential lots other than shared access development within the district must be completed within 36 months of issue of a tree removal permit, or prior to the final inspection of all other development in the district, whichever comes first. The building official may extend this mitigation requirement once for a duration of no more than six months.

(d) All plant materials must be maintained in a healthy, growing condition.

SEC. 51P-____.113. SIGNS.

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

SEC. 51P-____.114. FENCES

Perimeter fencing is permitted at a maximum height of eight feet in the location shown on the conceptual plan.

SEC. 51P-____.115. STREET STANDARDS.

(a) All private streets must have a minimum right-of-way width of 50 feet.

Staff's Recommendation

(b) All private streets must have a minimum pavement width of 33 feet, measured from back-of-curb to back-of-curb.

Applicant's Proposal

(b) All private streets must have a minimum pavement width of 27 feet, measured from back-of-curb to back-of-curb.

SEC. 51P-____.116. ACCESS.

Ingress and egress to and from the Property is permitted only in the locations shown on the conceptual plan.

SEC. 51P-____.117. SHARED ACCESS DEVELOPMENT.

The regulations in Division 51A-4.411, Shared Access Development apply.

SEC. 51P-____.118. PLATTING.

Platting of the Property must comply with the plat regulations of the Dallas Development Code, except that lots in the area identified as Area A on the conceptual plan must front on a minimum 30-foot-wide access easement.

SEC. 51P-____.119. ADDITIONAL PROVISIONS.

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

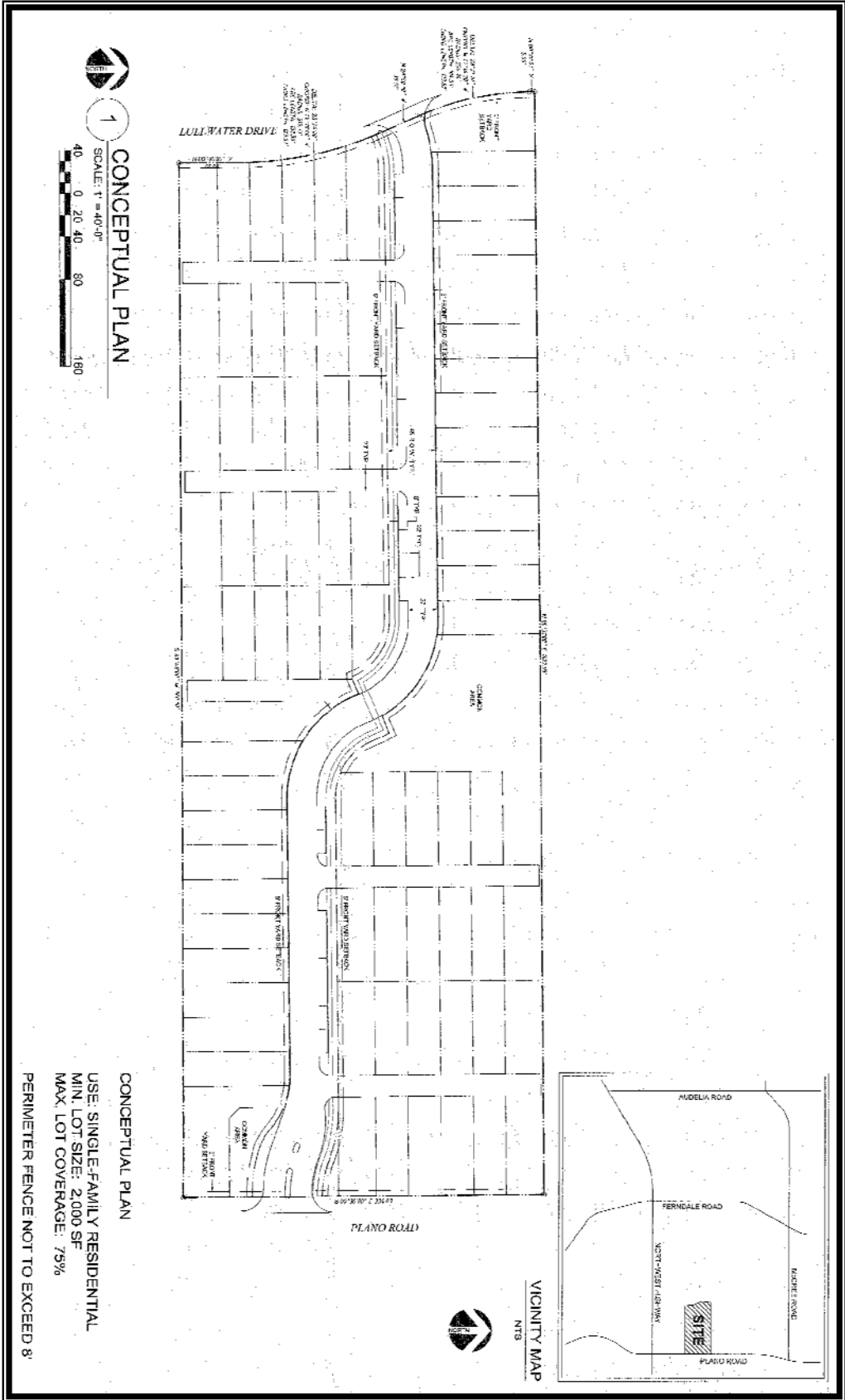
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-____.120. COMPLIANCE WITH CONDITIONS.

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

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

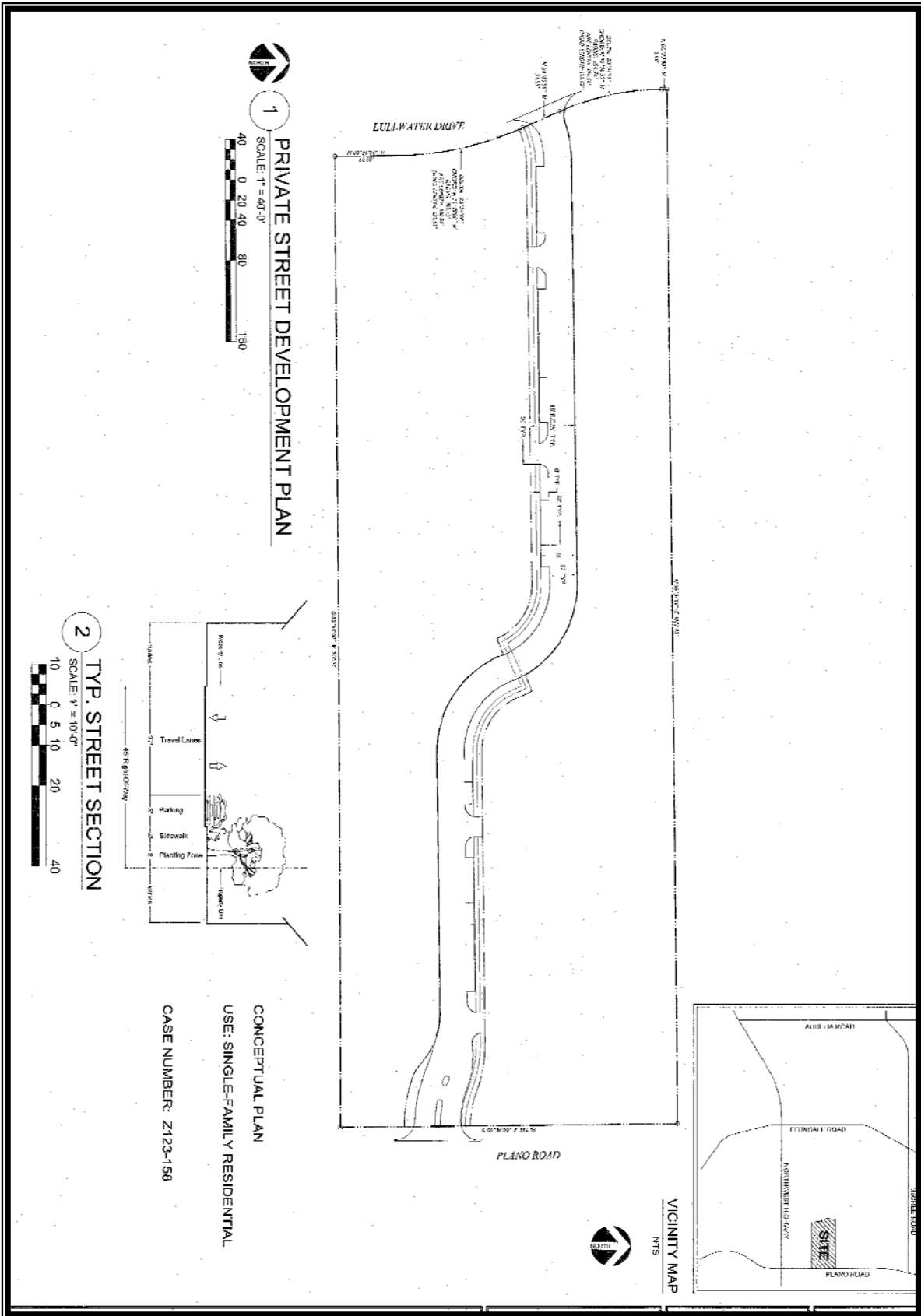
PROPOSED OVERALL CONCEPTUAL PLAN



PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a private street.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan. The alignment of the street on the property must generally conform to the street pattern indicated on the site plan.
3. TIME LIMIT: This specific use permit has no expiration date.
4. ALIGNMENT: The alignment and radii of the private street must comply with the requirements of the Department of Public Works and Transportation.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN



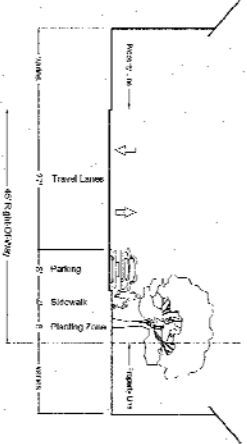
1

PRIVATE STREET DEVELOPMENT PLAN
SCALE: 1" = 40'-0"

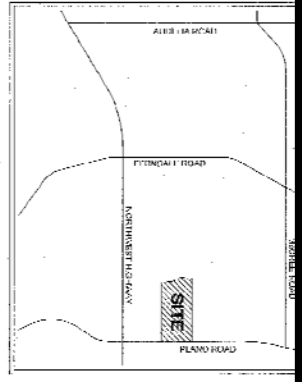


2

TYP. STREET SECTION
SCALE: 1" = 10'-0"

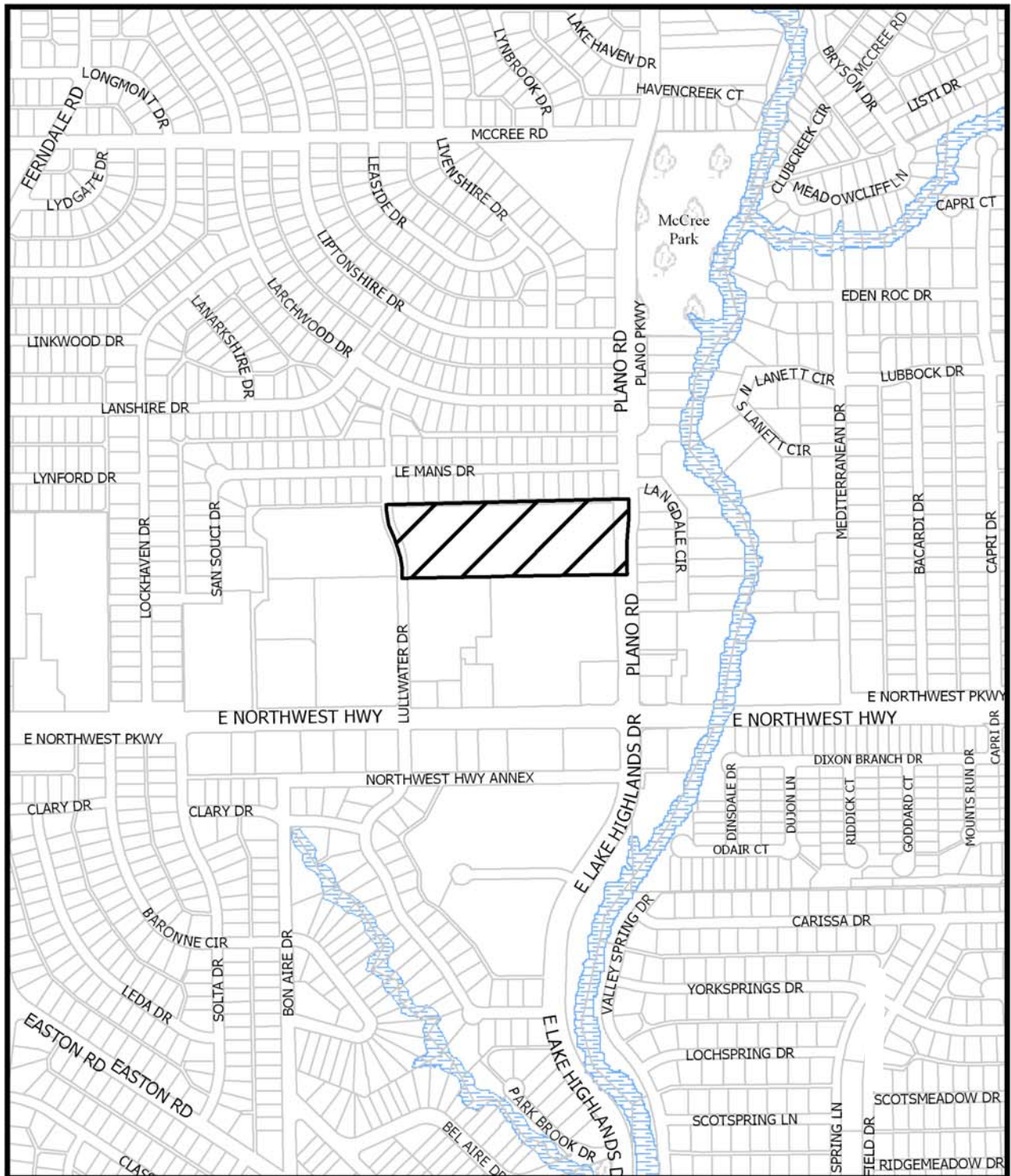



CONCEPTUAL PLAN
 USE: SINGLE-FAMILY RESIDENTIAL
 CASE NUMBER: Z123-158

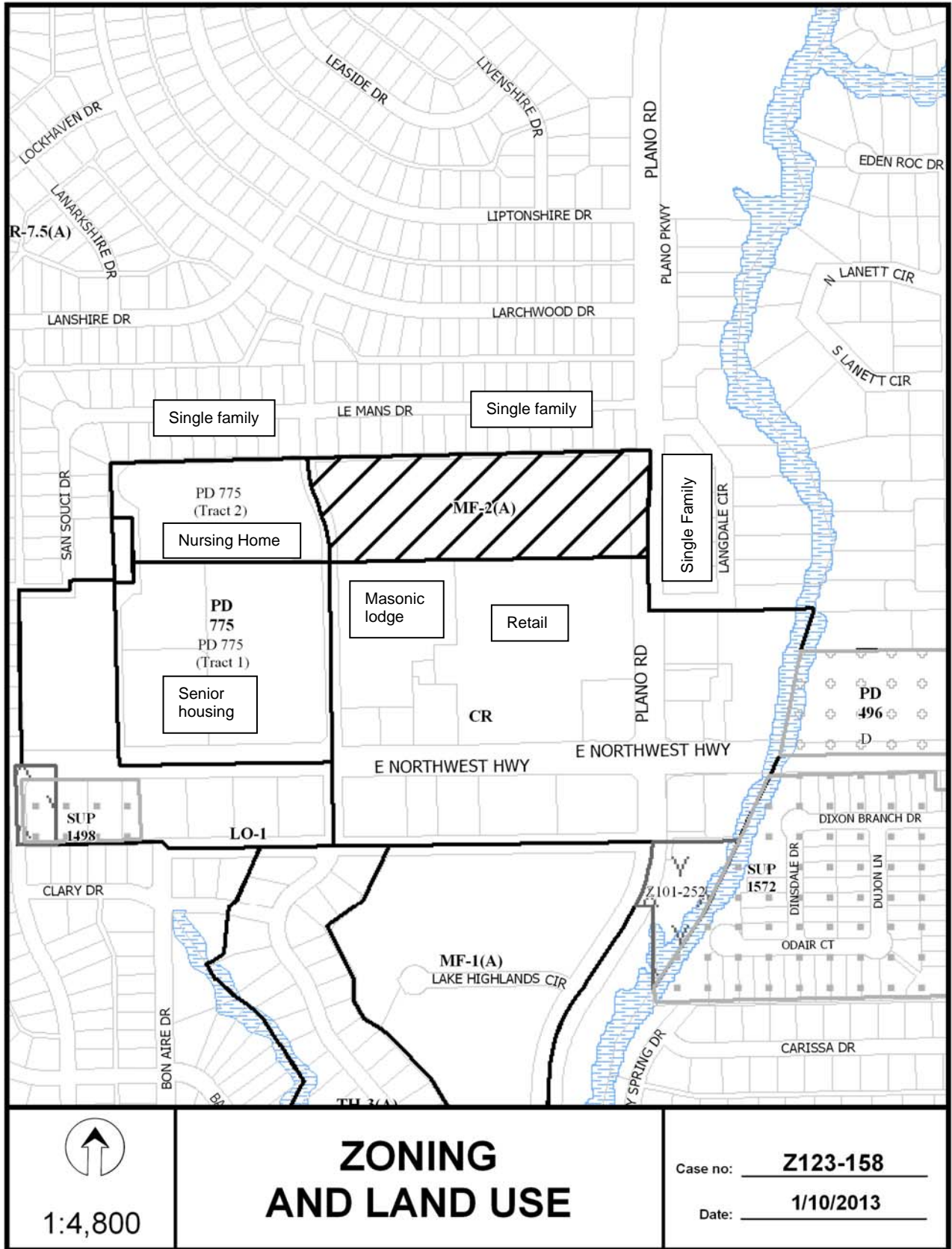


VICINITY MAP
NTS





 1:7,200	<h2>VICINITY MAP</h2>	Case no: <u> Z123-158 </u> Date: <u> 1/10/2013 </u>
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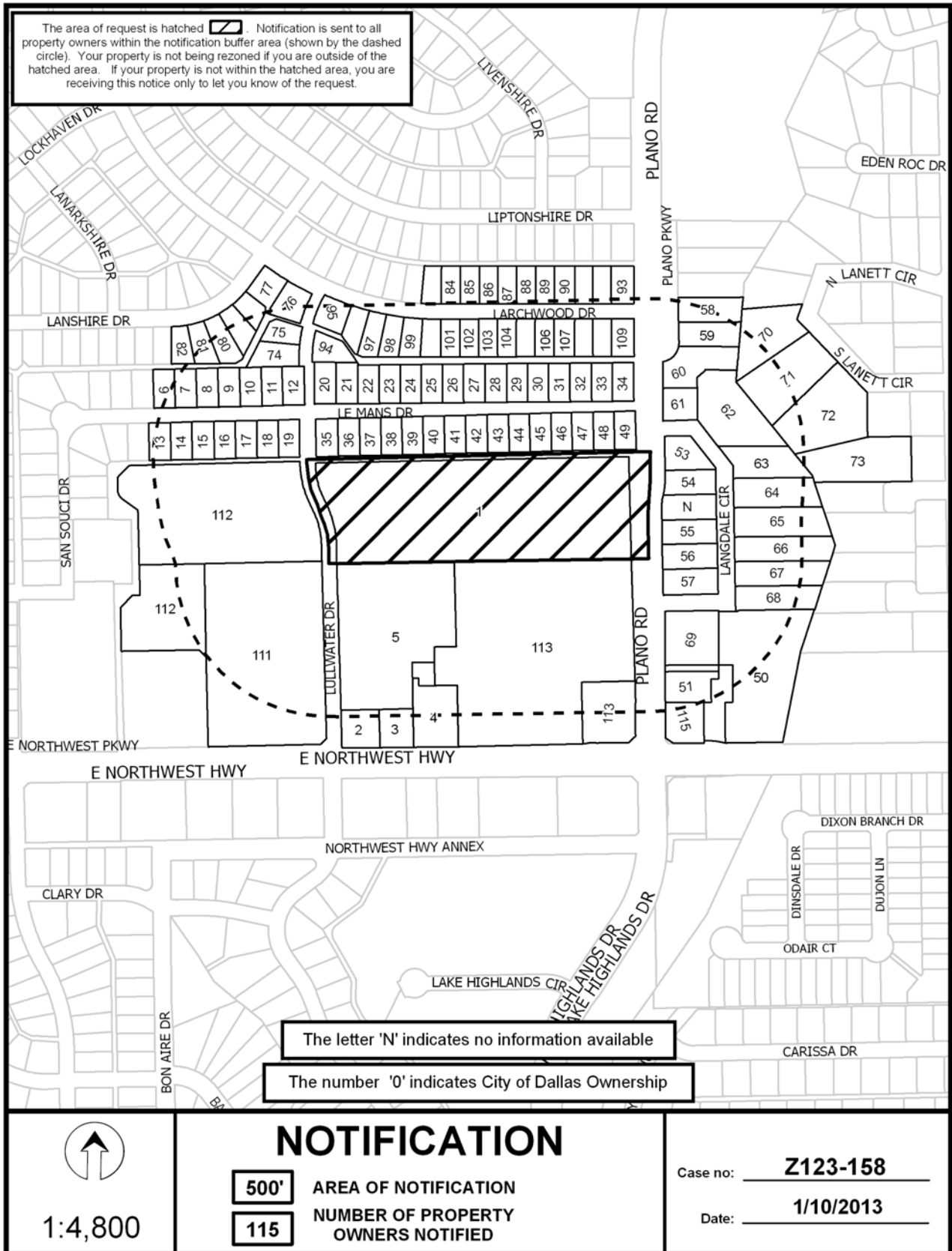


ZONING AND LAND USE

Case no: Z123-158

Date: 1/10/2013

1:4,800



Notification List of Property Owners

Z123-158

115 Property Owners Notified

Label #	Address	Owner
1	8501 PLANO RD	NORTHLAKE HIGHLANDS PTNR
2	10501 NORTHWEST HWY	YEONG SIN % AMIGOS GROCERY
3	10525 NORTHWEST HWY	MOKHTARI MOHAMMED & AZAR
4	10531 NORTHWEST HWY	DAVMAR CHECKER SQUARE LLC % HUGH D KING
5	10539 NORTHWEST HWY	DALLAS ELKS LODGE 71
6	10535 LE MANS DR	WALLACE KATHY F
7	10539 LE MANS DR	RHODES ANDREA
8	10545 LE MANS DR	BARRACO SAMUEL D & RACHEL A
9	10549 LE MANS DR	WATSON GRANDCHILDRENS TR LONGTERM TRUST
10	10555 LE MANS DR	KELSO HELEN
11	10559 LE MANS DR	SMAY KEITH & CARINA
12	10565 LE MANS DR	GOBERT DENISE M
13	10534 LE MANS DR	AMSPOKER JULIANNA & SAMUEL R II
14	10538 LE MANS DR	HUFSTETLER ANNE E
15	10544 LE MANS DR	ADAMS SARA
16	10548 LE MANS DR	LOONEY HEATHER A & ROBERT MICHAEL LOONEY
17	10554 LE MANS DR	JOHNSON MARGARET F
18	10558 LE MANS DR	METCALF CYNTHIA
19	10564 LE MANS DR	WICKERSHAM BONNIE KAY
20	10605 LE MANS DR	WILSON MARK B
21	10611 LE MANS DR	TURNER RYAN A & LEA ANN
22	10617 LE MANS DR	MAX TRAVIS
23	10623 LE MANS DR	STEVENSON MARK
24	10629 LE MANS DR	DENSLOW DAVID ALAN & LADONNA J
25	10635 LE MANS DR	BOSMA MICHAEL A
26	10641 LE MANS DR	LEAVERTON GRANT & ANGELA

1/10/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	10647 LE MANS DR	ROBASON BETTY G
28	10653 LE MANS DR	SELF SCOTT & ARYN
29	10659 LE MANS DR	ADAMS JAMES F & KATHLEEN P
30	10665 LE MANS DR	ADAMS KENNETH M & JOYCE M FAMILY LIVING
31	10671 LE MANS DR	PARKER TRUDY O
32	10677 LE MANS DR	LANGE JERRY W & BONNIE W
33	10683 LE MANS DR	HERRING AL G
34	10689 LE MANS DR	MATURA MATTHEW C
35	10606 LE MANS DR	SHEPARD VICKI P
36	10612 LE MANS DR	REKIETA CORY W & LEAH S
37	10618 LE MANS DR	POLSTON JEFFREY J & MELANIE M
38	10624 LE MANS DR	TANG CHI KUO
39	10630 LE MANS DR	COKER STANLEY D & ALICE E COKER
40	10636 LE MANS DR	VANDIVERE KAREN H
41	10642 LE MANS DR	FOX DONALD C LF ESTATE & MARTHA Y FOX LF
42	10648 LE MANS DR	VAUGHN TY
43	10654 LE MANS DR	BENSON LYNDA MILOT
44	10660 LE MANS DR	CROTTY CHRISTOPHER M
45	10664 LE MANS DR	GATES KELLY E & DAVID T
46	10672 LE MANS DR	OATES MAYME ELIZABETH M
47	10678 LE MANS DR	BUCHANAN JONATHAN D
48	10684 LE MANS DR	BUCHANAN JONATHAN & CELINA M
49	10690 LE MANS DR	JOHNSON DANIEL A
50	10717 NORTHWEST HWY	LINDSEY LOURDES
51	8518 PLANO RD	GARBER DANIEL B
52	10711 NORTHWEST HWY	MOORE RICHARD L INC % FOREIGN CAR PARTS
53	8675 LANGDALE CIR	WEBSTER MARY WORCH
54	8655 LANGDALE CIR	MEADOR NORMAN W LF EST APT 159
55	8641 LANGDALE CIR	VASEK JULIAN PRESTON
56	8635 LANGDALE CIR	FUNK LESLIE H APGAR
57	8629 LANGDALE CIR	KUN DAVID

1/10/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8816 PLANO PKWY	KELLY BROOKS A & LINDSAY
59	8810 PLANO PKWY	YOUNG BRADLEY T & SUE F
60	8800 PLANO PKWY	PEDIGO PAUL & PATTI
61	8676 LANGDALE CIR	KHIRALLAH RAPHAEL T & CATHERINE D CHOPER
62	8668 LANGDALE CIR	BONANNO LAWRENCE
63	8656 LANGDALE CIR	LUFFY CRAIG J & ROBIN I
64	8648 LANGDALE CIR	GROVES PHILLIP JR
65	8642 LANGDALE CIR	PLATT DENNIS A
66	8636 LANGDALE CIR	JONES JAMIE
67	8628 LANGDALE CIR	JAUREGUI ZORAIDA
68	8622 LANGDALE CIR	HEREDIA FELIX
69	8550 PLANO RD	J M LEE INVESTMENTS LLC
70	10734 LANETT CIR	BLAIR JOSEPH D & CATHARINE
71	10742 LANETT CIR	MCCLENDON KAREN ELIZABETH
72	10752 LANETT CIR	HARNED SUZANNE ASHFORD & JAMES MCLEAN HA
73	8655 MEDITERRANEAN CIR	COX CHARLES E & SHARON D
74	8727 LULLWATER DR	8727 LULLWATER LAND TR MFHB ACQUISITIONS
75	8731 LULLWATER DR	ROBERTS THOMAS G
76	8879 LARCHWOOD DR	LOUGH JYL
77	8883 LARCHWOOD DR	JIANNINO SEAN & CHRISTI
78	10470 LANSHIRE DR	HAM EDWARD H
79	10466 LANSHIRE DR	MOSQUERA VINCENT S & JENNIFER G
80	10462 LANSHIRE DR	GLASSON THOMAS C
81	10458 LANSHIRE DR	FORTNEY DOUGLAS R
82	10454 LANSHIRE DR	ROUSH GLENN A JR & JENNIFER L
83	8848 LARCHWOOD DR	LARCHWOOD LLC
84	8844 LARCHWOOD DR	STRICKER SUZANNE
85	8840 LARCHWOOD DR	QUINTANILLA MICHAEL A
86	8836 LARCHWOOD DR	EISENBERG MARLA L
87	8832 LARCHWOOD DR	ROBINSON WILLIAM LUKE & RICA KIMBALL
88	8828 LARCHWOOD DR	STEARNS SIBYL JERNIGAN

1/10/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	8824 LARCHWOOD DR	SULLIVAN ROBERT M & STEPHANIE J TROLDAHL
90	8820 LARCHWOOD DR	WEIG ERRON T & ALLISON C
91	8814 LARCHWOOD DR	BROWN STEVEN A
92	8808 LARCHWOOD DR	JOHN MEL H & DONNA
93	8804 LARCHWOOD DR	LINDSTROM BRETT D
94	8730 LULLWATER DR	HICKMAN GINGER R
95	8869 LARCHWOOD DR	SANO BRET W
96	8863 LARCHWOOD DR	BERRY KATHLEEN L
97	8859 LARCHWOOD DR	TUTTLE MICHAEL D EST OF
98	8855 LARCHWOOD DR	HARPER HEATHER L
99	8851 LARCHWOOD DR	BALL JULIA B
100	8847 LARCHWOOD DR	WHITE JAMES HARVEY & FRANCES EARLLENE
101	8843 LARCHWOOD DR	BRENNER PHIL J
102	8839 LARCHWOOD DR	CHAMBERS ALEKSANDRA
103	8835 LARCHWOOD DR	MCCARTHY MARY & GERALD
104	8831 LARCHWOOD DR	STEARNS SIBYL E
105	8827 LARCHWOOD DR	PETRINI MICHAEL J & KRISTEN N
106	8823 LARCHWOOD DR	IRBY SUSAN F
107	8819 LARCHWOOD DR	PHILLIPS RANDALL C
108	8815 LARCHWOOD DR	MARKEY ELLEN M
109	8805 LARCHWOOD DR	KRAMB JAMES M
110	8809 LARCHWOOD DR	KALLINICK MICHAEL JR
111	8501 LULLWATER DR	CHARTWELL AT LAKE HIGHLANDS LP
112	8615 LULLWATER DR	JSC LAKE HIGHLANDS REALTY LP SUITE 890
113	10695 NORTHWEST HWY	ACP NORTHVIEW PLAZA LP
114	8518 PLANO RD	MILLER HENRY S JR &
115	10705 NORTHWEST HWY	TAHIR, INC

Memorandum



CITY OF DALLAS

DATE April 4, 2013

TO Joe Alcantar, Chair and
City Plan Commissioners

SUBJECT City Plan Commission Authorized Hearing
South side of Ronnie Road between Bannister Street and Dickerson Street;
southeast quadrant of Ronnie Road and Dickerson Street; northwest corner
of Dickerson Street and Newt Drive; the west side of Dickerson Street, north
of Newt Drive; and north side of Newt Drive, east of Dickerson Street

Commissioners Wolfish, Rodgers, and Tarpley are requesting that the City Plan Commission authorize a public hearing to determine the proper zoning on property zoned a CH Clustered Housing District with consideration given to a CS Commercial Service District. 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.

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

Memorandum



CITY OF DALLAS

DATE March 7, 2013

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

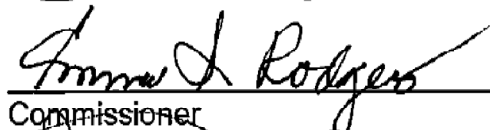
SUBJECT Request for Agenda Item for Authorized Hearing;
South side of Ronnie Road between Bannister Street and Dickerson Street; southeast quadrant of Ronnie Road and Dickerson Street; northwest corner of Dickerson Street and Newt Drive; the west side of Dickerson Street, north of Newt Drive; and north side of Newt Drive, east of Dickerson Street

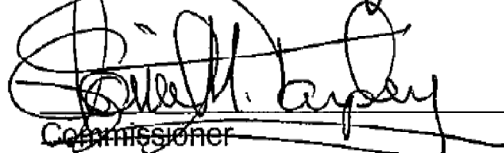
We respectfully request that the following item be placed on the City Plan Commission agenda and advertised as required by Section 51A-7.701(a)(1) of the City of Dallas Development Code.

Consideration of a hearing to authorize a public hearing to determine the proper zoning on property zoned a CH Clustered Housing District in the abovementioned location. Consideration is to be given to a CS Commercial Service District. A map of the area to be considered is attached.

Thank you for your attention to this matter.


Sally Wolfish, Commissioner

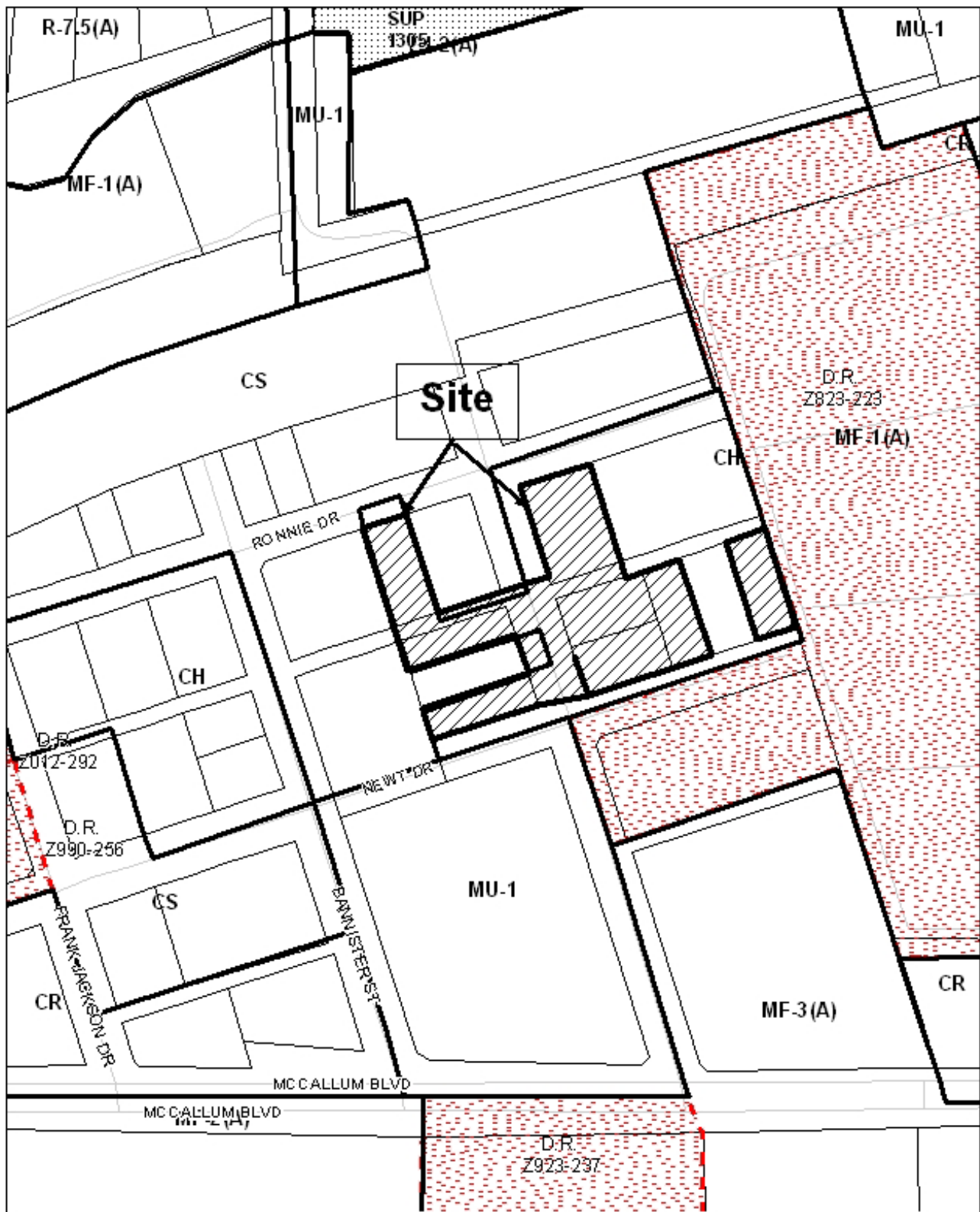

Commissioner


Commissioner

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MAR 07 2013

City Planning



1:2,400

Proposed Authorized Hearing Area