



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, April 5, 2012
AGENDA

BRIEFINGS:	5ES	11:30 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:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S112-093**
(CC District 2)
An application to replat a 0.8845 tract of land containing part of Lot 8 and all of Lots 9 through 13, City Block 2/2058 into one lot located at 4103 through 4117 Fairmount Street between Knight Street and Throckmorton Street.
Applicant/Owner: South Tollway Properties, LP
Surveyor: Brockette-Davis-Drake, Inc.
Application Filed: March 8, 2012
Zoning: PD 193 (MF-2(A))
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S112-094**
(CC District 7)
An application to replat a 1.019 acre tract of land containing part of Lots and 9 and all of Lots 10 through 24, in City Block 3/2540 into one Lot located on Bexar Street between Hooper Avenue and US Hwy 175 (CF Hawn Freeway).
Applicant/Owner: City of Dallas
Surveyor: City of Dallas
Application Filed: March 15, 2012
Zoning: PD 730
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S112-095**
(CC District 11) An application to create an 8 lot residential subdivision from a 3.65 acre tract of land in City Block 7460 located at 6723 Forest Lane, between Creekway Drive and Hampstead Lane.
Applicant/Owner: Doolin-Forest, LTD
Surveyor: Texas Heritage Surveying, LLC
Application Filed: March 15, 2012
Zoning: R-16 (A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S112-096**
(District 4) An application to create one 1.8405 acre lot from a tract of land in City Block C/4604 located at the southwest corner of Beckley Avenue and Pelman Street.
Applicant/Owner: Santos Elizalde
Surveyor: Garland Engineering Construction Co., Inc
Application Filed: March 15, 2012
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S112-097**
(CC District 10) An application to replat a 20.459 acre tract of land containing all of Lot 1 in City Block G/8064 into one 5.001 acre lot, and one 15.458 acre lot located at 10900 Rockwall Road.
Applicant/Owner: Calatan Rockwall Road Partners, LP
Surveyor: Votex Surveying Co.
Application Filed: March 16, 2012
Zoning: IR/IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Docket

- M112-017**
Richard Brown
(CC District 13) An application for a minor amendment to the development plan for Planned Development District No. 308 for MU-1 Mixed Use District and CR Community Retail District Uses on the northeast corner Forest Lane and Webb Chapel Road.
Staff Recommendation: **Approval**
Applicant: Le Cordon Bleu
Representative: Matthew Thomas

M112-019
Richard Brown
(CC District 2)

An application for a minor amendment to the development plan for Planned Development Subdistrict No. 80 for MF-2 Multiple Family Subdistrict Uses within Planned Development District No. 193, the Oak Lawn Special Purpose District in an area bounded by Brown Street, Wycliff Avenue, Congress Avenue, and Douglas Avenue.
Staff Recommendation: **Approval**
Applicant: TRG-Braes Brook, LP
Representative: Kirk R. Williams

M112-024
Richard Brown
(CC District 4)

An application for a minor amendment to the site plan and landscape plan for Specific Use Permit No. 133 for a Government installation other than listed on both sides of Municipal Street, east of Bexar Street.
Staff Recommendation: **Approval**
Applicant: City of Dallas
Representative: Ben Cernosek

Certificates of Appropriateness for Signs

1201275002
(CC District 14)
Neva Dean

An application for a Certificate of Appropriateness for a 370 square foot middle level attached sign on the northeast elevation (N. St. Paul Street) at 325 N. St. Paul Street.
Applicant: Kevin Pheiffer of Staffelbach
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**

1201275003
(CC District 14)
Neva Dean

An application for a Certificate of Appropriateness for a 370 square foot middle level attached sign on the northwest elevation (Bryan Street) at 325 N. St. Paul Street.
Applicant: Kevin Pheiffer of Staffelbach
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**

Zoning Cases – Consent

1. **Z112-149(RB)**
Richard Brown
(CC District 5)

An application for an NS(A) Neighborhood Service District on property zoned an R-7.5(A) Single Family District on the southwest corner of Scyene Road and Belle Starr Road.
Staff Recommendation: **Approval**
Applicant: Woo J. Seo
Representative: Jin Kim

2. **Z112-189(RB)**
Richard Brown
(CC District 8)

An application for a Specific Use Permit for a Contractor's maintenance yard on property within the Subdistrict 1 portion of Planned Development District No. 535, the C. F. Hawn Special Purpose District No. 3, on the southwest line of C. F. Hawn Freeway, southeast of Cade Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.
Applicant: Raquel Lozano
Representative: Jonathan Lozano
3. **Z112-141(MD)**
Mark Doty
(CC District 14)

An application for an Historic District Overlay on property zoned an R-7.5 Single Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest side of Maple Springs Boulevard at the terminus of Stoneleigh Avenue.
Staff Recommendation: **Approval**, subject to preservation criteria.
Landmark Commission Recommendation: **Approval**, subject to preservation criteria.
4. **Z112-171(WE)**
Warren Ellis
(CC District 2)

An application for a Planned Development Subdistrict for I-2 Industrial Subdistrict uses on property zoned an I-2 Industrial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the west corner of Harry Hines Boulevard and Payne Street.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan and conditions.
Applicant: Alamo Manhattan Victory, LLC
Representative: MASTERPLAN - Karl Crawley
5. **Z112-184(WE)**
Warren Ellis
(CC District 2)

An application for a renewal of Specific Use Permit No. 1696 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the south side of Elm Street, east of Crowds Street.
Staff Recommendation: **Approval** for a three-year time period, subject to conditions.
Applicant: Carl Priggre - Elm Street Bar
Representative: Audra Buckley

6. **Z112-180(MW)**
Megan Wimer
(CC District 2)
- An application for an LC Light Commercial Subdistrict with deed restrictions volunteered by the applicant on property zoned a TH-3 Townhome Subdistrict in Planned Development District No. 193, the Oak Lawn Special Purpose District on the southeast side of Vagas Street, north of Harry Hines Boulevard.
- Staff Recommendation: **Approval**, subject to the deed restrictions volunteered by the applicant.
- Applicant: Alfonso Cabanas
- Representative: Audra Buckley, Permitted Development
7. **Z112-181(MW)**
Megan Wimer
(CC District 7)
- An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the southwest corner of Hatcher Street and Crozier 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: New Cingular Wireless
- Representative: Peter Kavanagh
8. **Z112-187(MW)**
Megan Wimer
(CC District 13)
- An application to terminate deed restrictions on property zoned an RR Regional Retail District on the southeast corner of North Central Expressway and Walnut Hill Lane.
- Staff Recommendation: **Approval**
- Applicant: Glen Lakes Partners, LP
- Representative: Karl A. Crawley, Masterplan
9. **Z112-185(JH)**
Jennifer Hiromoto
(CC District 2)
- An application for an MU-2 Mixed Use District on property zoned an IR Industrial Research District on the northeast corner of Research Row and Wadley Lane.
- Staff Recommendation: **Approval**
- Applicant: Gault Company
- Representative: Tommy Mann, Winstead PC

Zoning Cases – Under Advisement

10. **Z112-124(JH)**
Jennifer Hiromoto
(CC District 14)
- An application to amend and expand Specific Use Permit No. 1526 for a Private school on property zoned an R-7.5(A) Single Family District on the southwest corner of Abrams Road and Kenwood Avenue.
- Staff Recommendation: **Approval**, subject to a site plan, landscape plan, traffic management plan and conditions.
- Applicant: Roman Catholic Diocese of Dallas
- Representative: Rob Baldwin
- U/A From: March 1, 2012 and March 22, 2012

11. **Z112-157(OTH)**
Olga Torres Holyoak
(CC District 6)
- An application to amend and renew Specific Use Permit No. 1609 for a potentially incompatible industrial (outside) use limited to concrete and asphalt crushing, on property zoned an IM Industrial Manufacturing District on the west side of Spangler Road, north of Manana Drive.
Staff Recommendation: **Denial**
Applicant: Weir Brothers Partnership
Representative: Keith Redmon
U/A From: March 22, 2012
12. **Z112-152(WE)**
Warren Ellis
(CC District 6)
- An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store greater than 3,500 square feet on property within Subdistrict 2B of Planned Development District No. 714, the West Commerce Street/Ft. Worth Avenue Special Purpose District with a D-1 Liquor Control Overlay on the west side of Sylvan Avenue, north of Dallas Ft. Worth Turnpike (I-30).
Staff Recommendation: **Approval** for a two-year time period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Sylvan I-30 Enterprise, Inc.
Representative: Pamela Craig
U/A From: March 22, 2012

Other Matters

Minutes: March 22, 2012

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, April 5, 2012

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, April 5, 2012, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider (1) **DCA112-001** - Consideration of amending the Dallas Development Code to develop appropriate standards for alcoholic beverage manufacturing including establishing specific regulations for microbreweries, micro-distilleries and wineries.

Tuesday, April 10, 2012

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, April 10, 2012, City Hall, 1500 Marilla Street, in 5BN, at 2:00 p.m.

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 5, 2012

FILE NUMBER: S112-093

Subdivision Administrator: Paul Nelson

LOCATION: Fairmount Street between Knight Street and Throckmorton Street

DATE FILED: March 8, 2012

ZONING: PD 193 (MF-2(A))

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 0.8845 Acres **MAPSCO:** 35W

APPLICANT/OWNER: South Tollway Properties, LP

REQUEST: An application to replat a 0.8845 tract of land containing part of Lot 8 and all of Lots 9 through 13 in City Block 2/2058 into one Lot located at 4103 through 4117 Fairmount Street between Knight Street and Throckmorton Street.

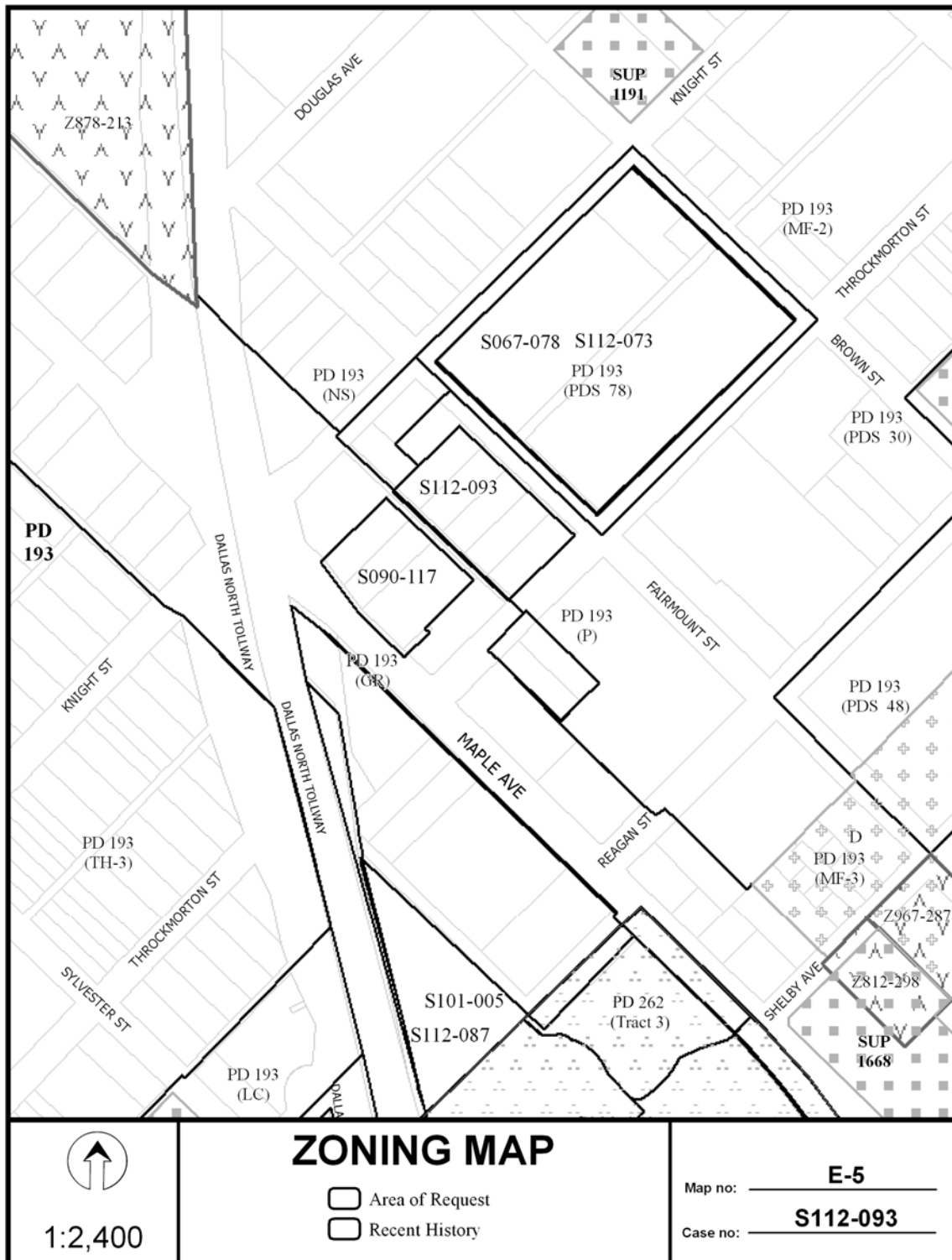
SUBDIVISION HISTORY:

1. S112-073 was a preliminary plat adjacent on the northeast of Fairmount Street to replat a 3.727 acre tract of land containing all of Lots 1 through 18 in City Block 1/2057 into one lot on property bounded by Knight Street, Brown Street, Throckmorton Street, and Fairmount Street. The request was approved on March 1, 2012.

STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of the PD 193 (MF-2(A)) subdistrict; therefore, staff recommends approval subject to compliance with the following conditions:

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

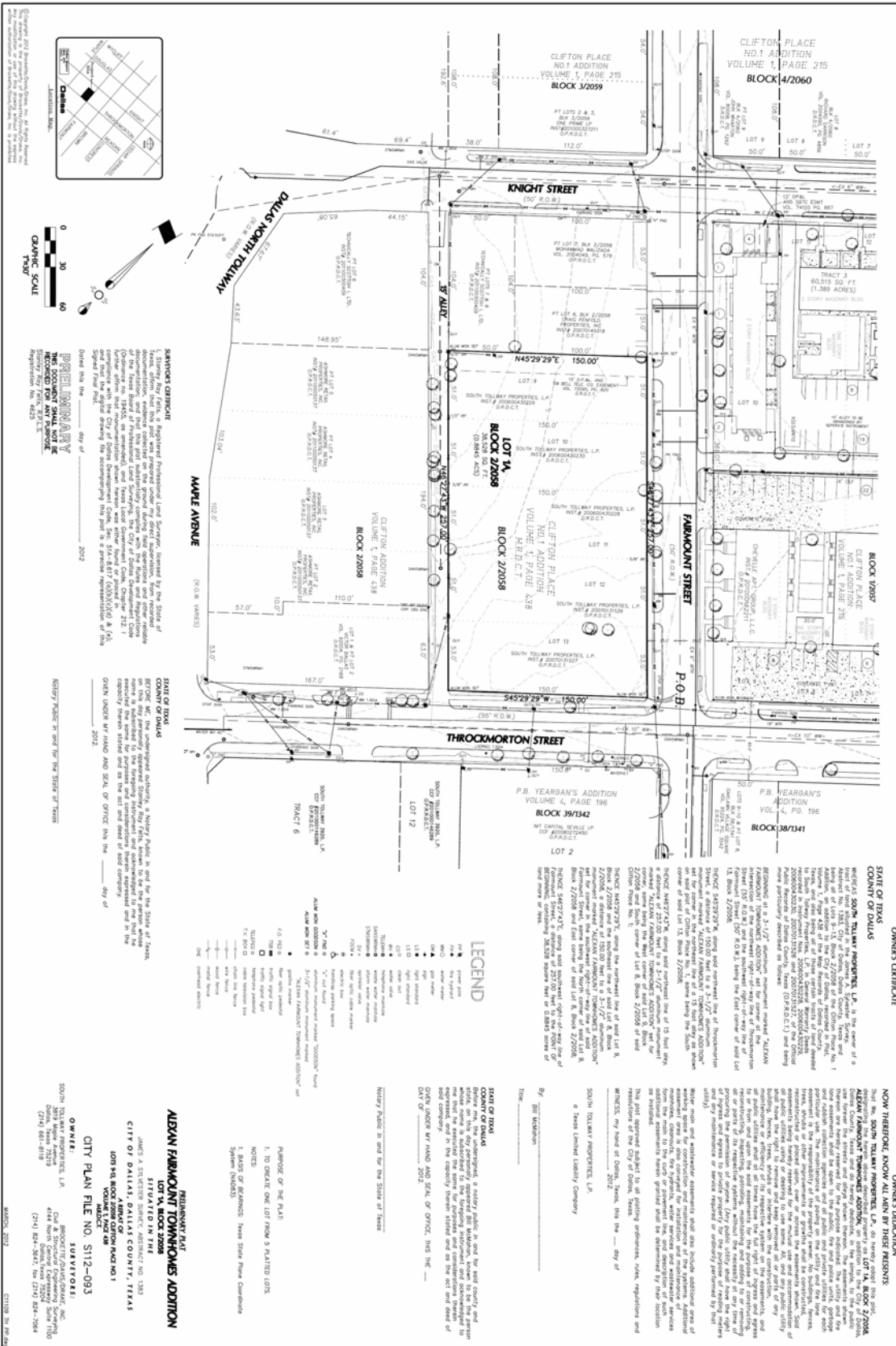
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate a 10 foot by 10 foot corner clip at Throckmorton Street and Fairmount Street.
14. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Throckmorton Street and the alley.
15. On the final plat show how all adjoining ROW was created.
16. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information for each.
17. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
18. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
19. Water/wastewater main extension is required by Private Development Contract.





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3/28/2012



CITY PLAN COMMISSION**THURSDAY, APRIL 5, 2012****FILE NUMBER:** S112-094**Subdivision Administrator:** Paul Nelson**LOCATION:** Bexar St. between Hooper Ave. and US Hwy 175 (CF Hawn Freeway)**DATE FILED:** March 15, 2012**ZONING:** PD 730**CITY COUNCIL DISTRICT:** 7 **SIZE OF REQUEST:** 1.019 Acres **MAPSCO:** 56C**APPLICANT/OWNER:** City of Dallas

REQUEST: An application to replat a 1.019 acre tract of land containing part of Lots 8 and 9 and all of Lots 10 through 24, in City Block 3/2540 into one Lot located on Bexar Street between Hooper Avenue and US Hwy 175 (CF Hawn Freeway).

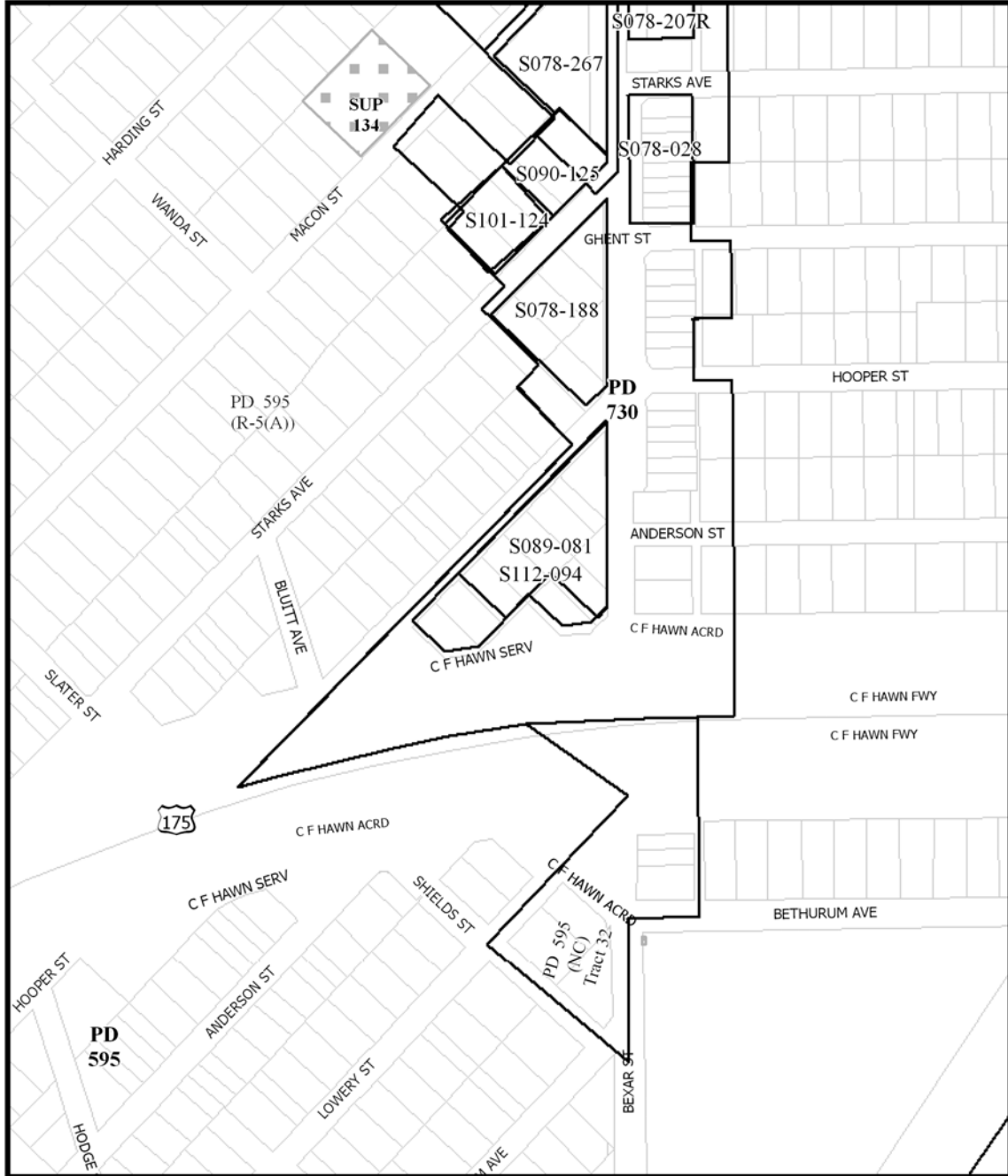
SUBDIVISION HISTORY:

1. S189-081 was a preliminary plat on the same property as the present request. It was approved on April 6, 2009 and expired on April 9, 2011.

STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of PD 730; therefore, staff recommends approval subject to compliance with the following conditions:

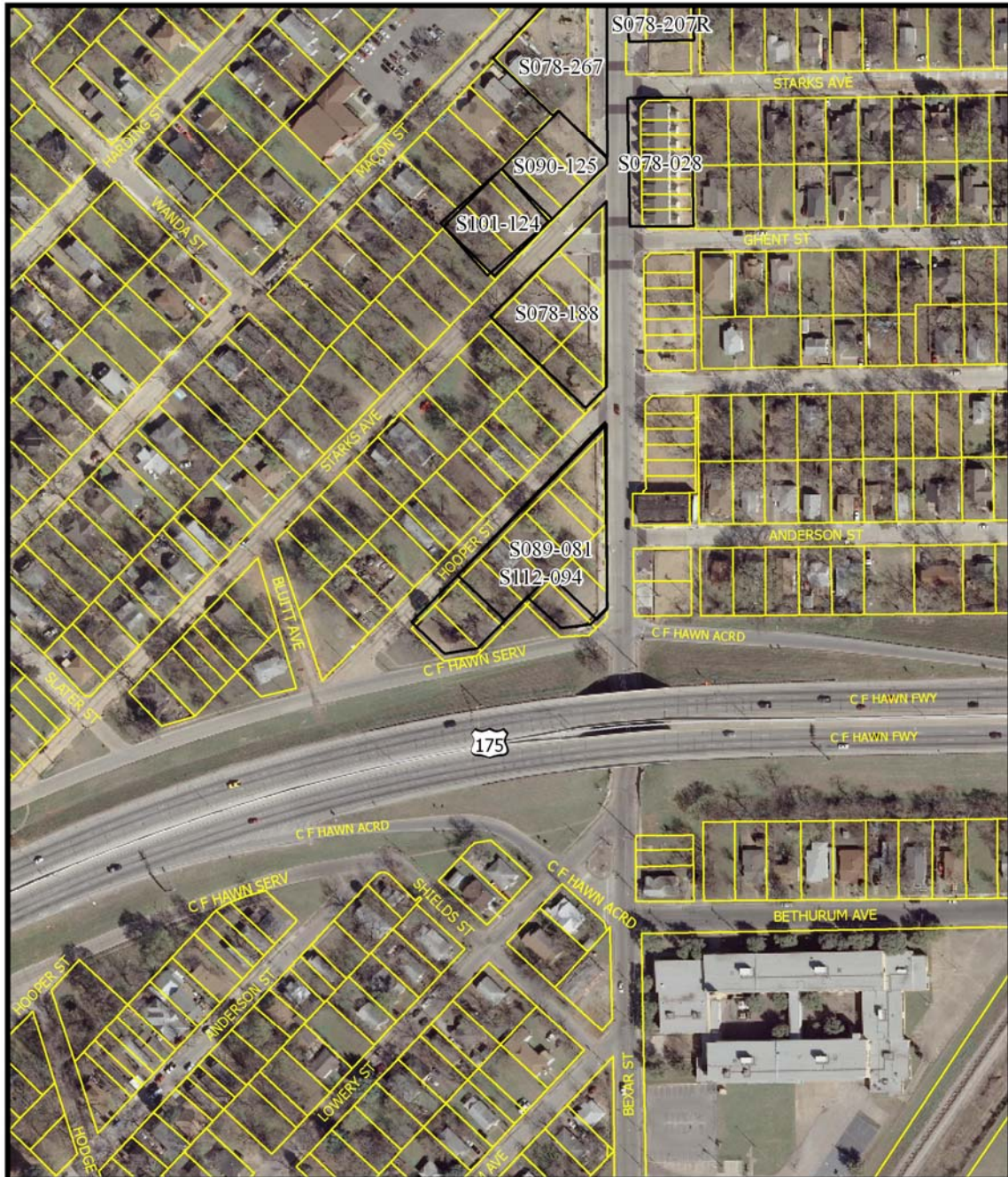
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with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


9. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 28 feet of ROW, or a street easement, or Public Utility and Sidewalk Easement equal to 28 feet from the established centerline of Hooper Street.
14. On the final plat dedicate 36.5 feet of ROW from the established centerline of Bexar Street.
15. On the final plat dedicate a 15 foot by 15 foot corner clip at Bexar Street and Hooper Street.
16. On the final plat add the following note: "Access or modification to US Hwy. 175 requires TXDOT approval."
17. On the final plat show how all adjoining ROW was created.
18. On the final plat show the distance/width of ROW across Bexar Street.
19. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
20. On the final plat change Hooper Avenue to "Hooper Street". Change US HWY 175 (C.F. Hawn to "C.F. Hawn Freeway (U.S. Highway No. 175".



 1:2,400	<h2>ZONING MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	<p>Map no: <u> E-5 </u></p> <p>Case no: <u> S112-094 </u></p>
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3/28/2012



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3/28/2012

CITY PLAN COMMISSION**THURSDAY, APRIL 5, 2012****FILE NUMBER:** S112-095**Subdivision Administrator:** Paul Nelson**LOCATION:** 6723 Forest Lane, between Creekway Dr. and Hampstead Ln.**DATE FILED:** March 15, 2012**ZONING:** R-16(A)**CITY COUNCIL DISTRICT:** 11 **SIZE OF REQUEST:** 3.65 Acres **MAPSCO:** 15Y**APPLICANT/OWNER:** Doolin-Forest, LTD

REQUEST: An application to create an 8 lot residential subdivision from a 3.65 acre tract of land in City Block 7460 located at 6723 Forest Lane, between Creekway Dr. and Hampstead Ln.

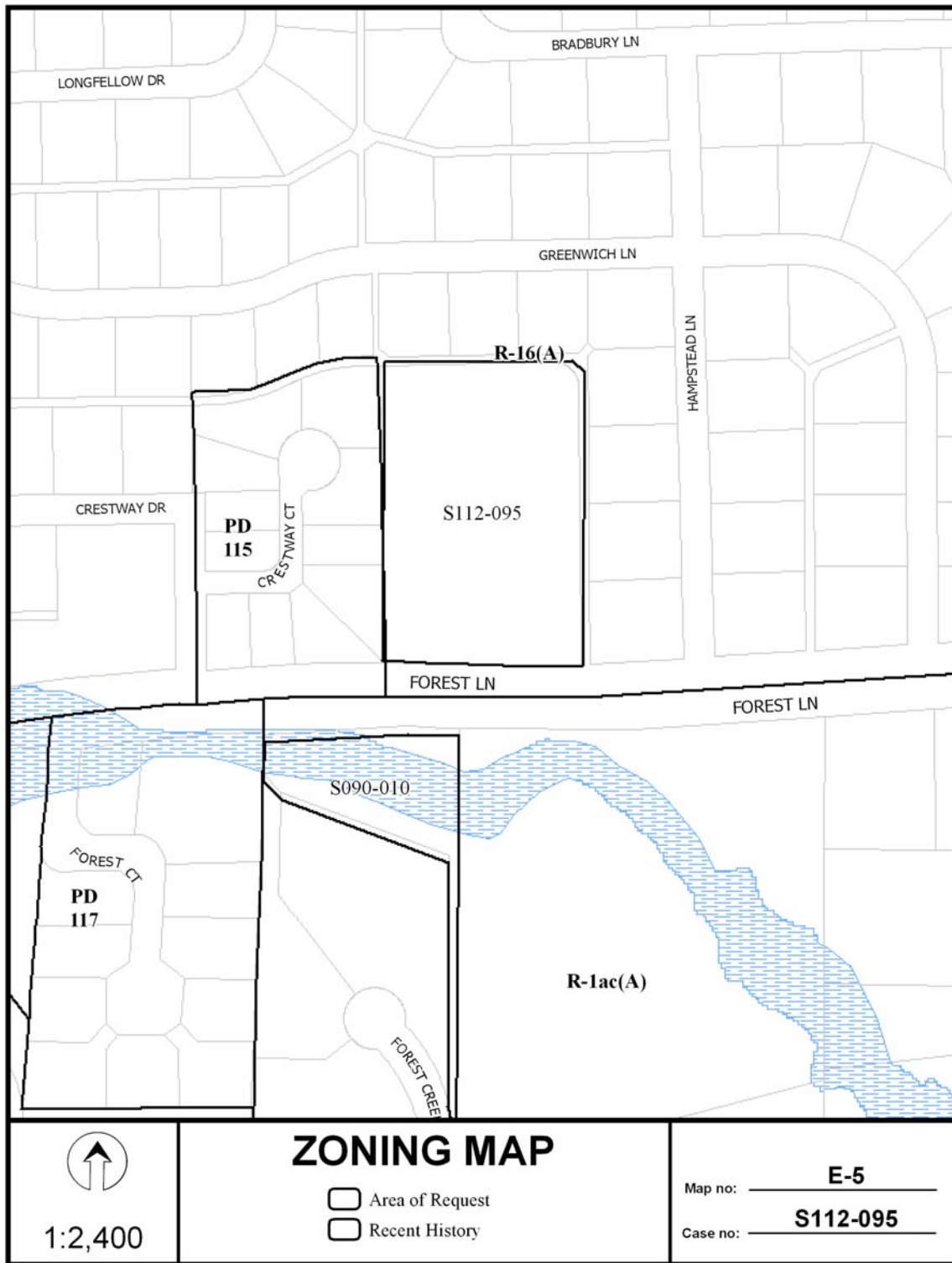
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

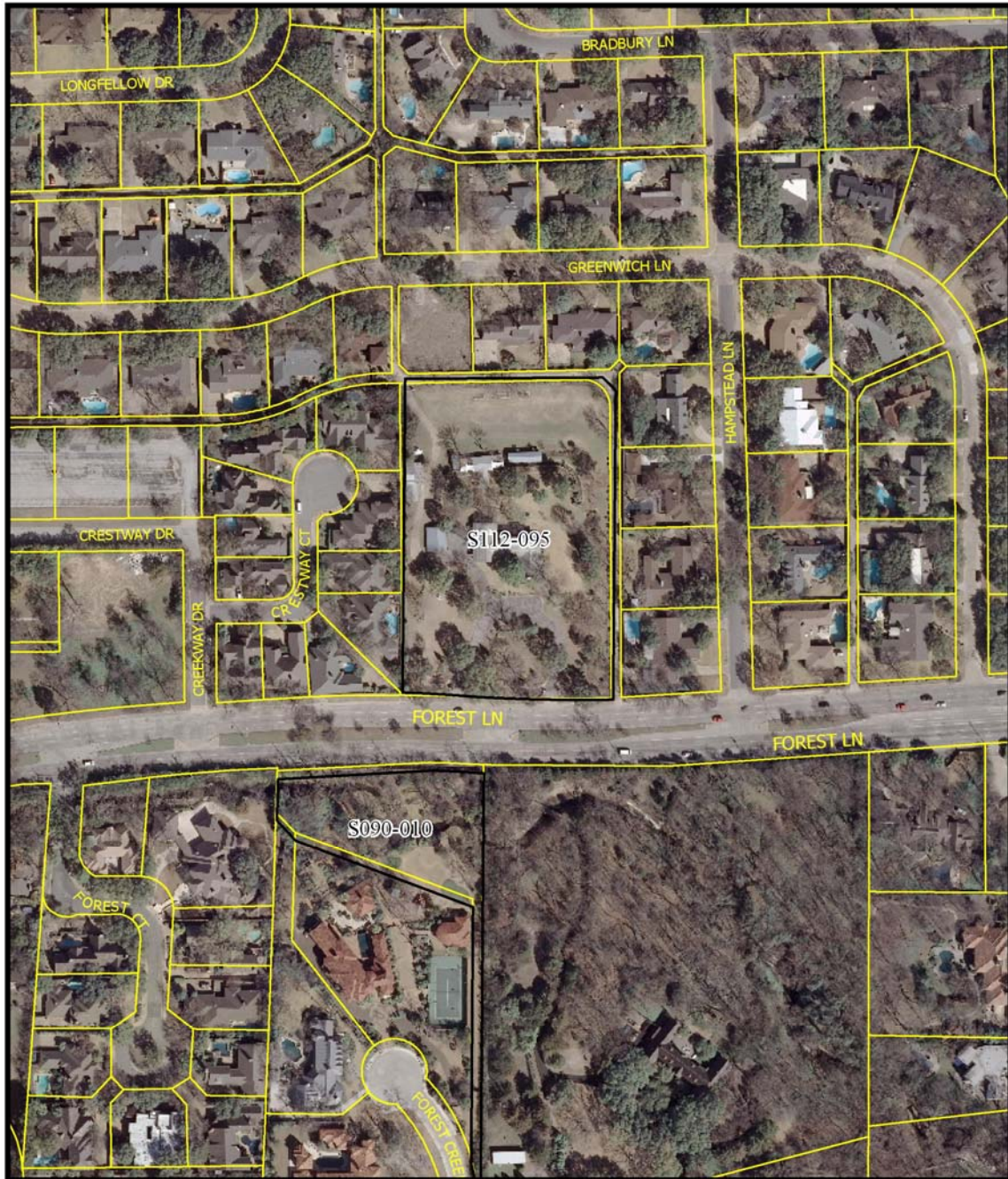
STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of the R-16(A) District; therefore, staff recommends approval subject to compliance with the following conditions:


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

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

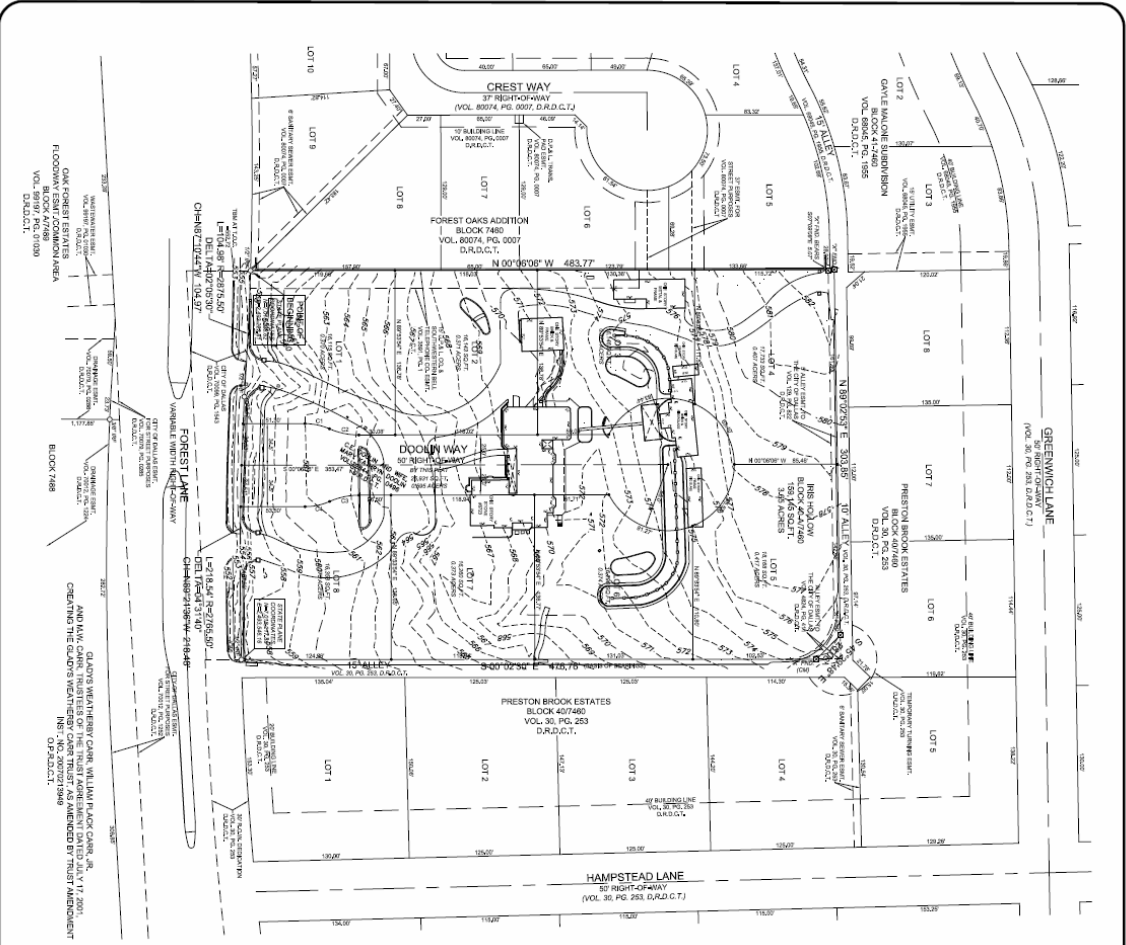
10. The maximum number of lots permitted by this plat is 8.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require 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 60 feet of ROW from the established centerline of Forest Lane.
14. On the final plat dedicate a 15 foot by 15 foot corner clip at Doolin Way and Forest Lane at both corners.
15. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Forest Lane and the alley.
16. On the final plat dedicate the 5 foot alley easement as ROW in fee simple with a 40 foot radius at the alley intersection.
17. On the final plat show the distance/width of ROW across Forest Lane.
18. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
19. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
20. Water/wastewater main extension is required by Private Development Contract.
21. The developer must contact Brad Moss at 214-670-1229 to obtain a release regarding the street lighting.
22. On the final plat change Crestway to Crestway Court. Change Doolin Way to have a type more appropriate street type for a cul-de-sac, such as "Doolin Court".





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3/28/2012



OWNER'S CERTIFICATE

I, the undersigned, hereby certify that the information contained herein is true and correct and that I have read the same and understand the same and that I have executed the same as my true and voluntary act and deed, without any fraud, duress, or coercion, and that I am not a minor or an incompetent person, and that I am not a party to any pending or threatened litigation involving this property.

Signature: _____ Date: _____

Witness Name: _____

OWNER'S NAME	ADDRESS	CITY	STATE	ZIP
JOHN A. DODD	1125 S. HEMPHIL ST.	IRVING	TX	75039
JENNIFER L. DODD	1125 S. HEMPHIL ST.	IRVING	TX	75039
MICHAEL D. DODD	1125 S. HEMPHIL ST.	IRVING	TX	75039
JANE E. DODD	1125 S. HEMPHIL ST.	IRVING	TX	75039



NEIGHBORHOOD MAP - NOT TO SCALE

The map shows the project location (indicated by a black square) in the center of a neighborhood. Surrounding streets include Forest Lane, Hampstead Lane, and Greenway. Other landmarks shown include a school, a church, and a park.

SUBMITTER'S STATEMENT

I, the undersigned, hereby certify that the information contained herein is true and correct and that I have read the same and understand the same and that I have executed the same as my true and voluntary act and deed, without any fraud, duress, or coercion, and that I am not a minor or an incompetent person, and that I am not a party to any pending or threatened litigation involving this property.

Signature: _____ Date: _____

Witness Name: _____

PRELIMINARY PLAT

PREPARED FOR REVIEW

PURPOSES ONLY

EXEMPT FROM RECORDATION

THIS PRELIMINARY PLAT IS INTENDED TO SHOW THE GENERAL LAYOUT AND LOCATION OF THE PROPOSED IMPROVEMENTS. IT IS NOT TO BE USED AS A BASIS FOR CONSTRUCTION OR AS A BASIS FOR THE ISSUANCE OF ANY PERMITS. THE PLAT IS SUBJECT TO THE APPROVAL OF THE CITY OF DALLAS AND THE TEXAS DEPARTMENT OF TRANSPORTATION. ANY CHANGES TO THE PLAT SHALL BE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AND THE STATE.

CITY OF DALLAS

PLANNING DEPARTMENT

PLANNING COMMISSION

APPROVED FOR THE CITY OF DALLAS

Signature: _____ Date: _____

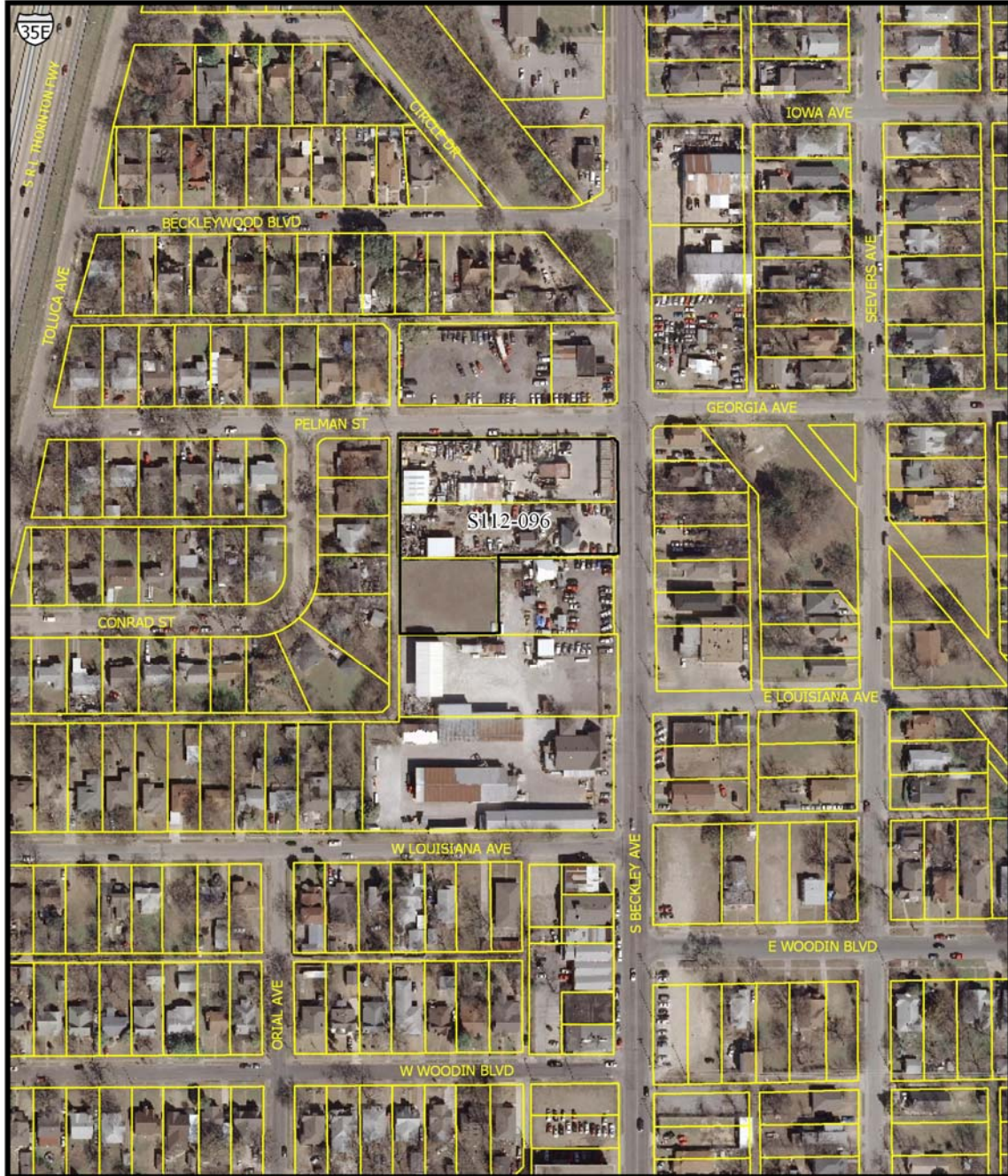
PLANNING COMMISSION MEMBER


Signature: _____ Date: _____

CITY PLAN COMMISSION**THURSDAY, APRIL 5, 2012****FILE NUMBER:** S112-096**Subdivision Administrator:** Paul Nelson**LOCATION:** Beckley Avenue at Pelman Street, southwest corner**DATE FILED:** March 15, 2012**ZONING:** CS**CITY COUNCIL DISTRICT:** 4 **SIZE OF REQUEST:** 1.8405 Acres **MAPSCO:** 54R**APPLICANT/OWNER:** Santos Elizalde**REQUEST:** An application to create one 1.8505 acre lot from a tract of land in City Block C/4604 located at the southwest corner of Beckley Avenue and Pelman Street.**SUBDIVISION HISTORY:** There has been no recent subdivision activity within close proximity to this request.**STAFF RECOMMENDATION:** The proposed subdivision complies with the requirements of the CS District; therefore, staff recommends approval subject to compliance with the following conditions:

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

10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 28 feet of ROW, or a street easement, or Public Utility and Sidewalk Easement equal to 28 feet from the established centerline of Pelman Street.
14. On the final plat dedicate a 15 foot by 15 foot corner clip at Beckley Avenue and Pelman Street.
15. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Pelman Street and the alley.
16. On the final plat show how all of the ROW was created.
17. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information.
18. On the final plat show the site correctly on the vicinity map.
19. On the final plat show or create a wastewater easement for the existing 8 inch wastewater line running north and south through the middle of the property.
20. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
21. Existing water and wastewater mains must be shown on plat per Chapter 51A-8.403(A)(1)(a)(xii).
22. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer.
23. On the final plat show the ROW and street name for "Conrad Street" as it lies within 150 feet of the plat boundaries.



 <p>1:2,400</p>	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	<p>Map no: <u> E-5 </u></p> <p>Case no: <u> S112-096 </u></p>
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3/28/2012

GENERAL NOTES:

1. THE PROPERTY SHOWN ON THIS PLAN IS THE PROPERTY OF THE CITY OF DALLAS, TEXAS, AND IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF DALLAS, TEXAS, DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE CITY OF DALLAS, TEXAS, DOES NOT ACCEPT ANY LIABILITY FOR ANY LOSS OR DAMAGE OF ANY KIND, INCLUDING BUT NOT LIMITED TO, LOSS OF PROFITS, LOSS OF BUSINESS, LOSS OF REVENUE, LOSS OF DATA, LOSS OF OPPORTUNITY, OR ANY OTHER SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, EVEN IF ADVISED OF THE POSSIBILITY THEREOF.

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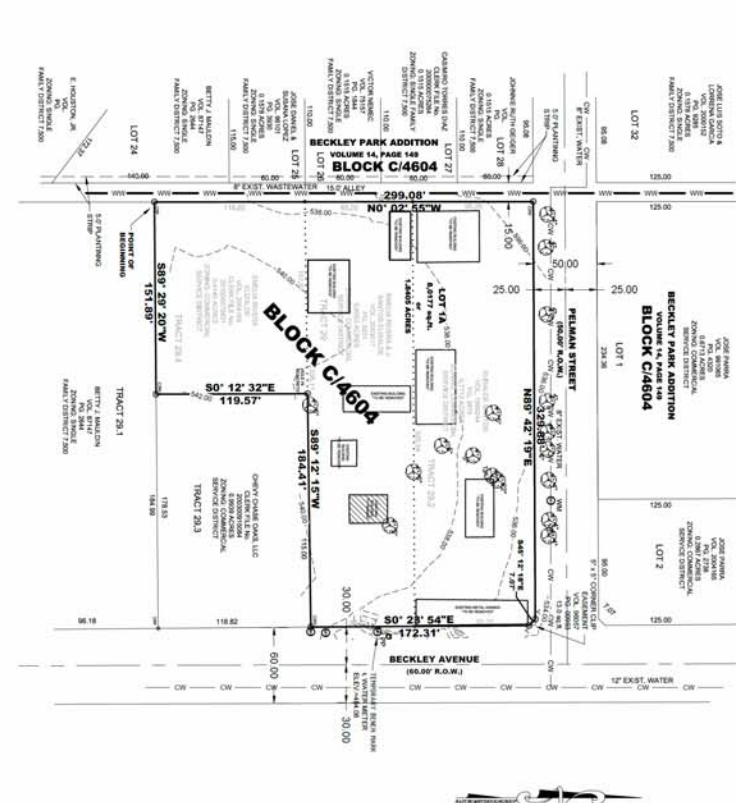
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STATE OF TEXAS
COUNTY OF DALLAS

FILED FOR RECORD
 This instrument was filed for record on this day of _____, 2012, at _____ o'clock _____ of the day, at the County Clerk's Office, Dallas, Texas.

FILED FOR RECORD
 This instrument was filed for record on this day of _____, 2012, at _____ o'clock _____ of the day, at the County Clerk's Office, Dallas, Texas.

FILED FOR RECORD
 This instrument was filed for record on this day of _____, 2012, at _____ o'clock _____ of the day, at the County Clerk's Office, Dallas, Texas.



SYMBOL LEGEND

(Symbol)	EXISTING ROAD
(Symbol)	PROPOSED ROAD
(Symbol)	EXISTING UTILITY
(Symbol)	PROPOSED UTILITY
(Symbol)	EXISTING STRUCTURE
(Symbol)	PROPOSED STRUCTURE
(Symbol)	EXISTING LANDSCAPE
(Symbol)	PROPOSED LANDSCAPE
(Symbol)	EXISTING FENCE
(Symbol)	PROPOSED FENCE
(Symbol)	EXISTING SIGN
(Symbol)	PROPOSED SIGN

GENERAL NOTES:

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PURPOSE OF PLAT
 PART TO CORRECT ERRORS IN PREVIOUS PLAT

GENERAL NOTES:

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GRAPHIC SCALE
 1" = 100'

DATE: 03/22/2012

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

PRELIMINARY PLAT
ELIZABETH ADDITION NO. 1
 DALLAS, TEXAS

CITY PLAN FILE NO. S112-096

PRELIMINARY PLAT
ELIZABETH ADDITION NO. 1
 DALLAS, TEXAS

DATE	APPROVED BY
DATE	APPROVED BY
DATE	APPROVED BY

CITY PLAN COMMISSION

THURSDAY, APRIL 5, 2012

FILE NUMBER: S112-097

Subdivision Administrator: Paul Nelson

LOCATION: 10900 Rockwall Rd.

DATE FILED: March 16, 2012

ZONING: IR, IM

CITY COUNCIL DISTRICT: 10 **SIZE OF REQUEST:** 20.459 Ac. **MAPSCO:** 27H, 28E

APPLICANT/OWNER: Calatan Rockwall Road Partners, LP

REQUEST: An application to replat a 20.459 acre tract of land containing all of Lot 1 in City Block G/8064 into one 5.001 acre lot, and one 15.458 acre lot located at 10900 Rockwall Rd.

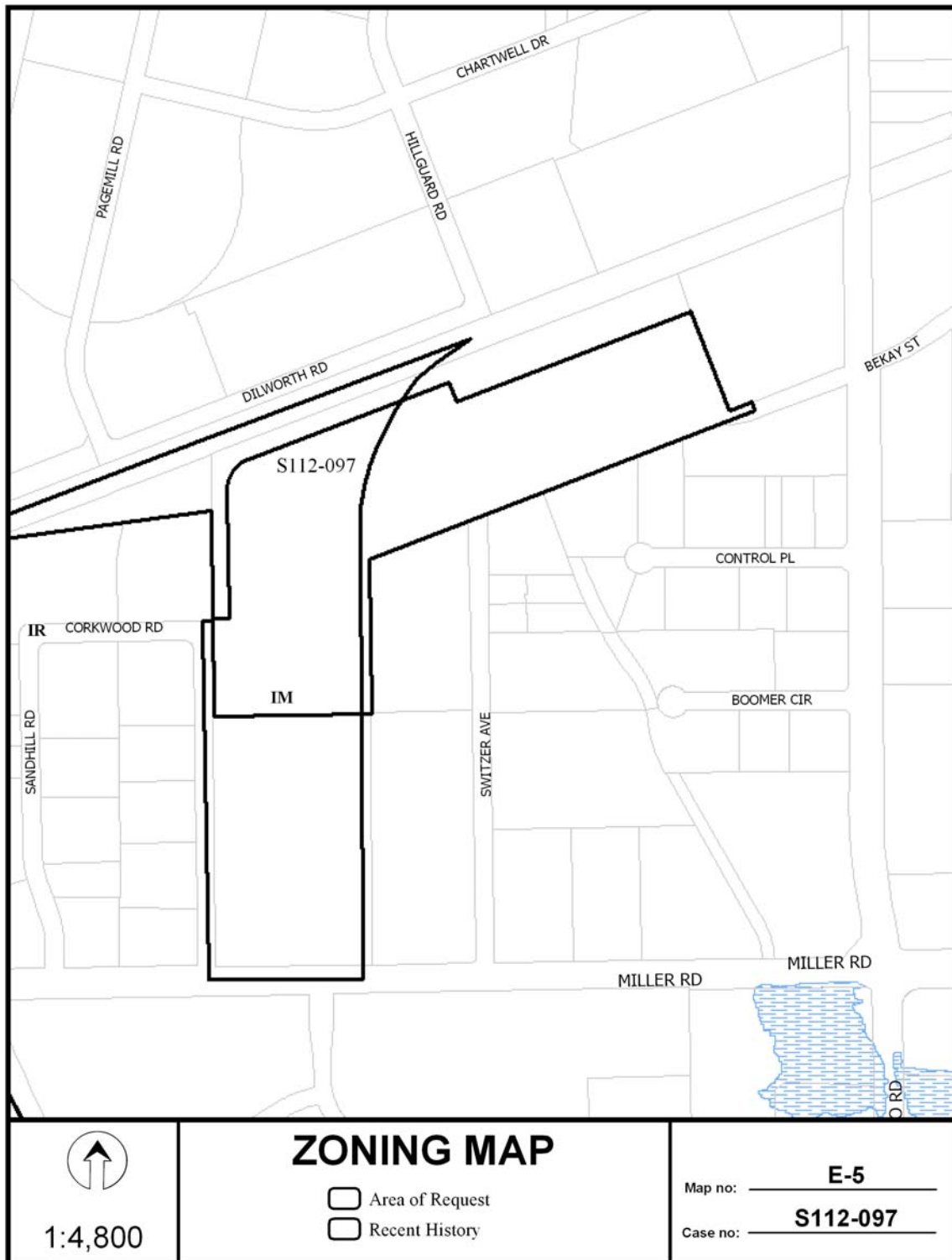
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of the IR and 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. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from

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

10. The maximum number of lots permitted by this plat is 2.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. 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. Coordinate with the Public Works Department the alignment and possible ROW dedication of proposed Pagemill Road as a secondary thoroughfare per the Thoroughfare Plan.
15. On the final plat determine the 100 year water surface elevation across the plat.
16. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
17. On the final plat show the natural channel set back from the crest of the natural channel.
18. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
19. On the final plat show how all of the ROW was created.
20. On the final plat show the recording information on all existing easements within 150 feet of the property.
21. On the final plat show Bekay Street extending to the west and add an additional street name label.
22. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
23. 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..
24. Water/wastewater main extension may be required by Private Development Contract.





 <p>1:4,800</p>	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	<p>Map no: <u> E-5 </u></p> <p>Case no: <u> S112-097 </u></p>
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3/28/2012

FILE NUMBER: M112-017

DATE FILED: February 15, 2012

LOCATION: Forest Lane and Webb Chapel Road, Northeast Corner

COUNCIL DISTRICT: 13

MAPSCO: 13 X, Y

SIZE OF REQUEST: Approx. 27.12 Acres

CENSUS TRACT: 96.05

APPLICANT: Le Cordon Bleu

OWNER: Global Webb, LP

REPRESENTATIVE: Matthew Thomas

MISCELLANEOUS DOCKET ITEM

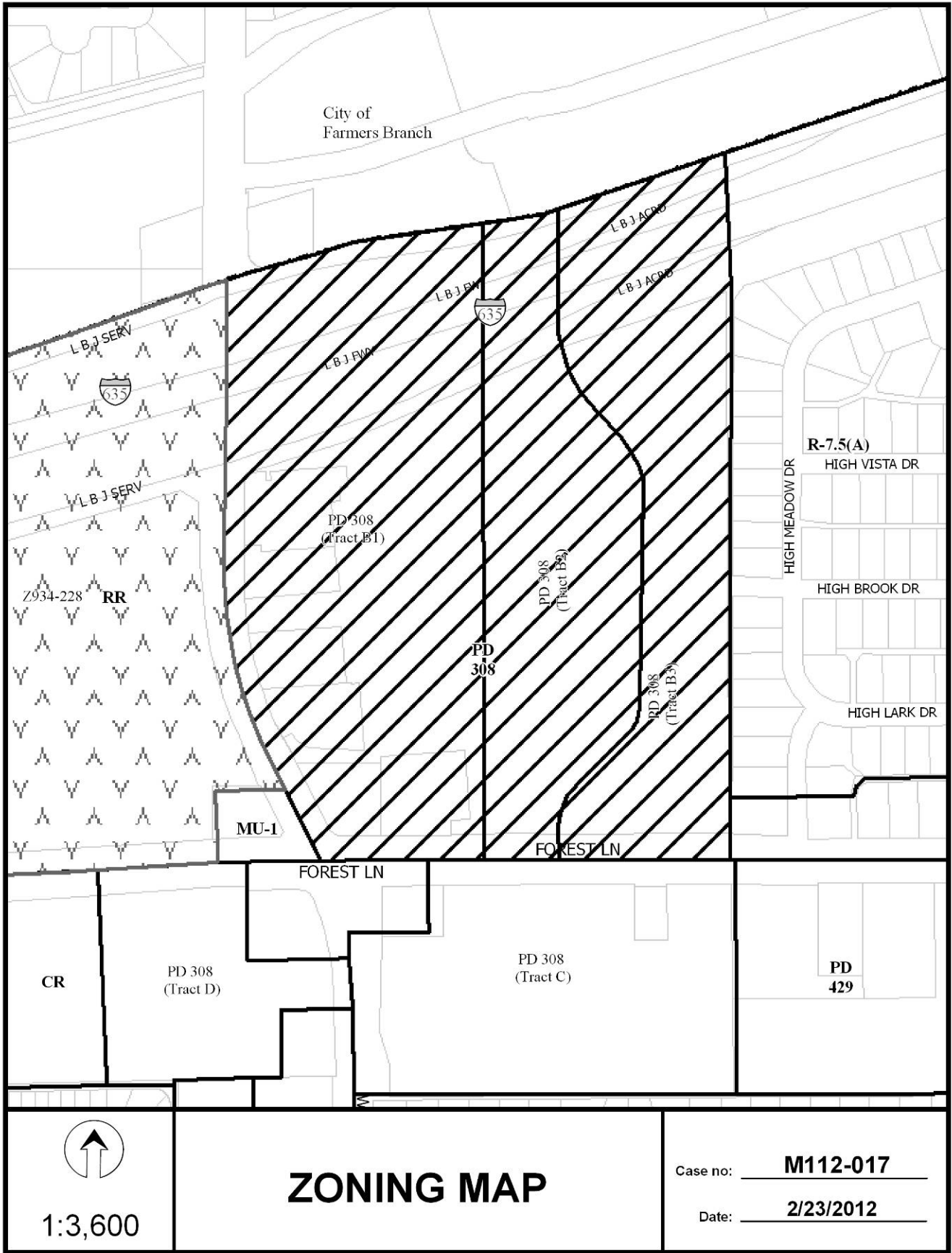
Minor Amendment for Development Plan

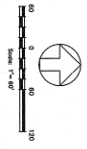
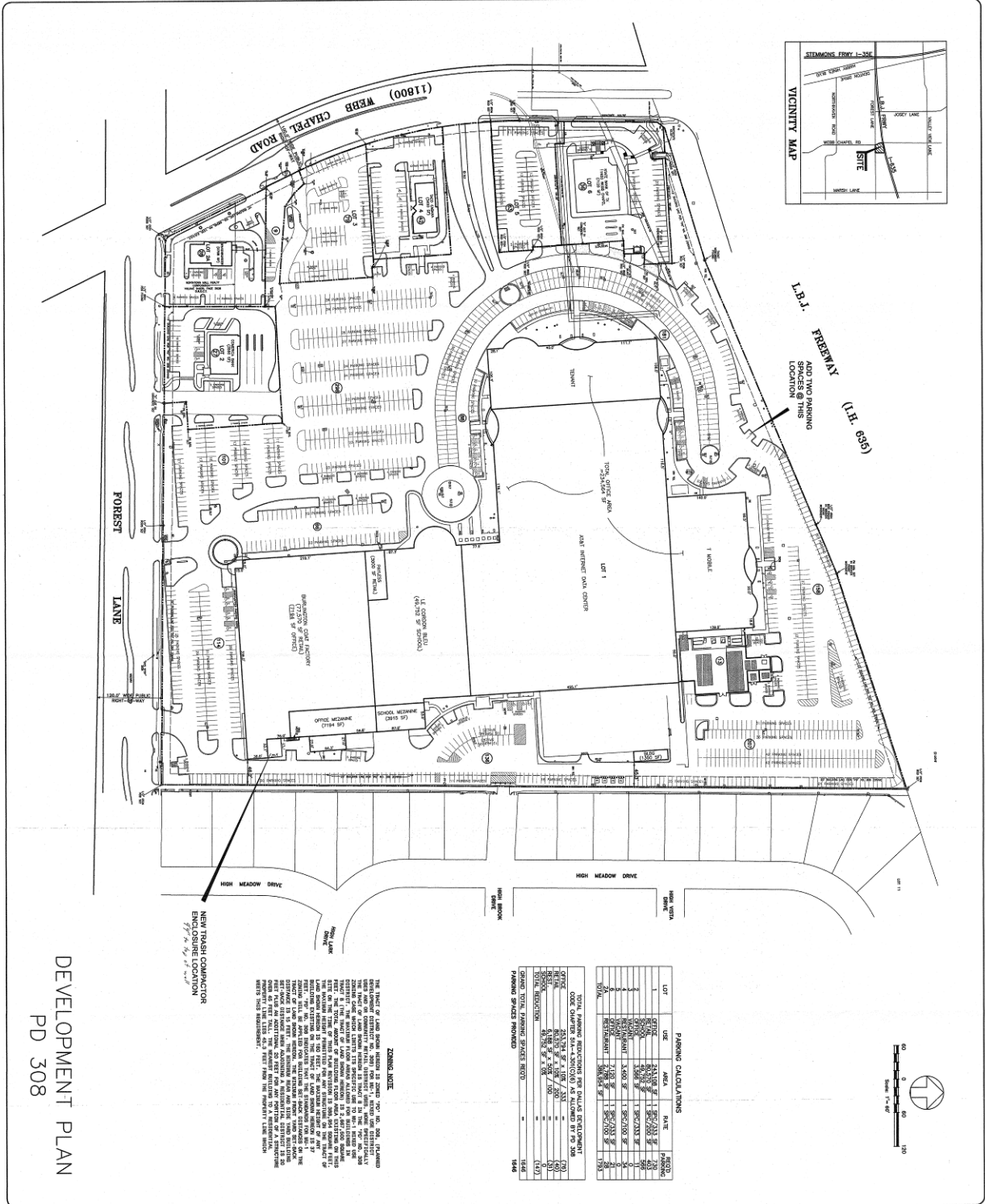
On April 26, 1989, the City Council passed Ordinance No. 20280 which established Planned Development District No. 308 for MU-1 Mixed Use District and CR Community Retail District Uses on property at the above location. The ordinance governing PDD No. 308 was granted with a conceptual plan, requiring City Plan Commission approval of a development plan for each phase of development. On September 20, 2001, the City Plan Commission approved a development plan for this portion of the property. While the approved development plan includes Tracts B1, B2, and B3, the requested improvements are located within the Tract B3 portion of the PDD.

At this time, the property owner has requested consideration of a minor amendment to the development plan to provide for a screened dumpster enclosure within the extreme southeast corner of the property.

The above referenced items do not impact the other provisions required by the ordinance regulating the PDD and complies with consideration of a minor amendment to a development plan.

STAFF RECOMMENDATION: Approval





LOT	USE	AREA	RATE	PERMISSIBLE
1	OFFICE	20,000	1.5	30,000
2	OFFICE	10,000	1.5	15,000
3	OFFICE	10,000	1.5	15,000
4	OFFICE	10,000	1.5	15,000
5	OFFICE	10,000	1.5	15,000
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8	OFFICE	10,000	1.5	15,000
9	OFFICE	10,000	1.5	15,000
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26	OFFICE	10,000	1.5	15,000
27	OFFICE	10,000	1.5	15,000
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47	OFFICE	10,000	1.5	15,000
48	OFFICE	10,000	1.5	15,000
49	OFFICE	10,000	1.5	15,000
50	OFFICE	10,000	1.5	15,000
51	OFFICE	10,000	1.5	15,000
52	OFFICE	10,000	1.5	15,000
53	OFFICE	10,000	1.5	15,000
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89	OFFICE	10,000	1.5	15,000
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92	OFFICE	10,000	1.5	15,000
93	OFFICE	10,000	1.5	15,000
94	OFFICE	10,000	1.5	15,000
95	OFFICE	10,000	1.5	15,000
96	OFFICE	10,000	1.5	15,000
97	OFFICE	10,000	1.5	15,000
98	OFFICE	10,000	1.5	15,000
99	OFFICE	10,000	1.5	15,000
100	OFFICE	10,000	1.5	15,000
TOTAL				1500

DEVELOPMENT PLAN
PD 308

a1.0

Site Plan

CAREER
EDUCATION
CORPORATION

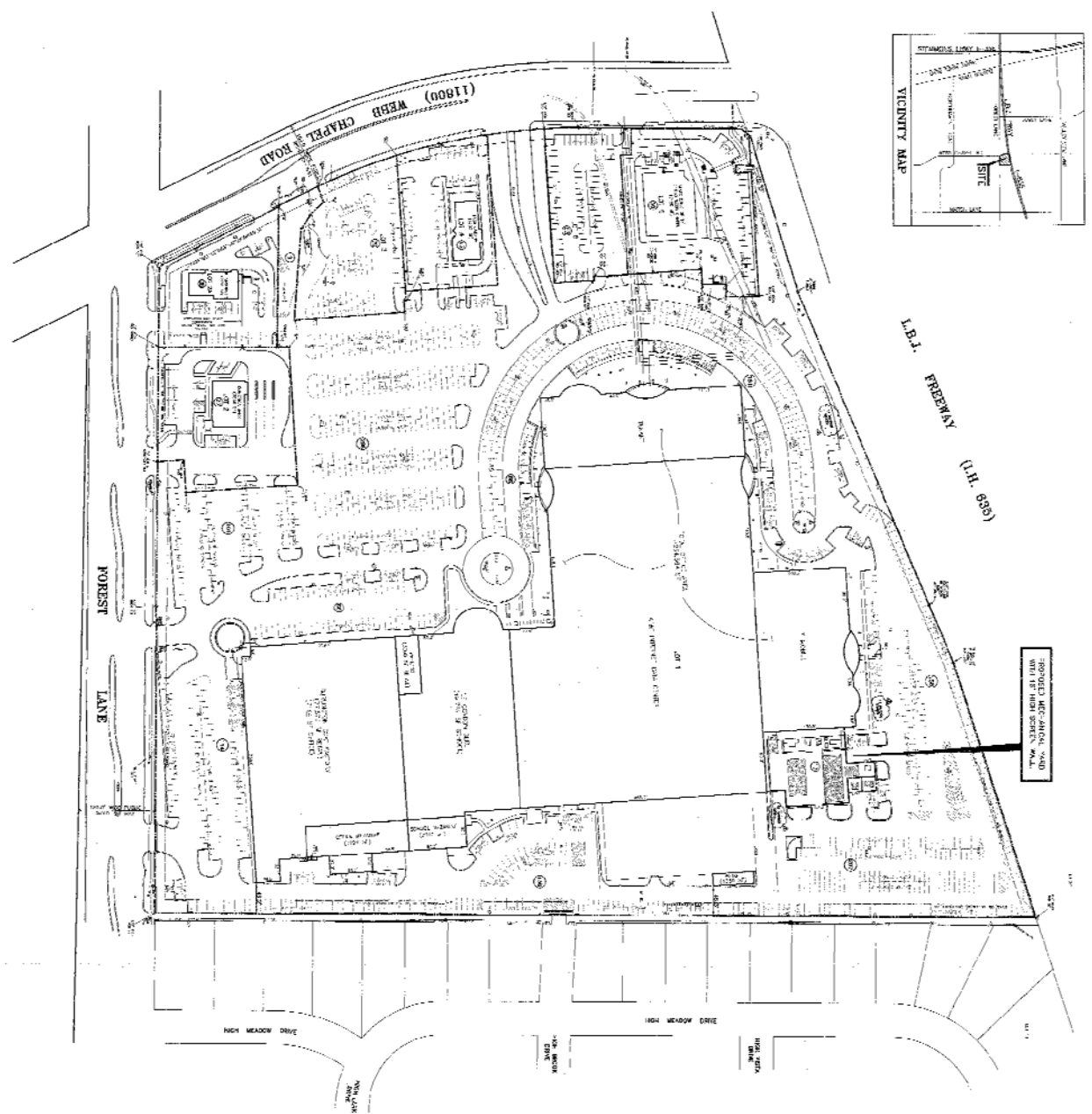
LE CORDON BLEU
COLLEGE OF
CULINARY ARTS
DALLAS

Train Compactor Enclosure
11830 Webb Chapel Road
Suite 1200
Dallas, Texas 75224

site plan

Edwin Bradley Smith & Associates, Inc.
Engineers, Planners, Architects
2500 Ross Avenue, Suite 2500
Dallas, Texas 75201
714.443.2200
www.edwinbradley.com

Proposed Development Plan



DEVELOPMENT PLAN
PD 308

ZONING NOTE

THE ZONING DISTRICT OF THE CITY OF DALLAS, TEXAS, IS THE DETERMINING FACTOR IN THE REVIEW OF THIS DEVELOPMENT PLAN. THE ZONING DISTRICT IS IDENTIFIED ON THE ZONING MAP OF THE CITY OF DALLAS, TEXAS, WHICH IS AVAILABLE FOR REVIEW AT THE OFFICE OF THE CITY CLERK, 500 MARSHALL STREET, DALLAS, TEXAS 75202. THE ZONING DISTRICT IS IDENTIFIED BY THE ZONING CODE, WHICH IS AVAILABLE FOR REVIEW AT THE OFFICE OF THE CITY CLERK, 500 MARSHALL STREET, DALLAS, TEXAS 75202. THE ZONING DISTRICT IS IDENTIFIED BY THE ZONING CODE, WHICH IS AVAILABLE FOR REVIEW AT THE OFFICE OF THE CITY CLERK, 500 MARSHALL STREET, DALLAS, TEXAS 75202.

PARKING CALCULATIONS

LOT	TYPE	AREA	FLOOR	PERCENT
1	OFFICE	10,000	1	100%
2	OFFICE	10,000	2	100%
3	OFFICE	10,000	3	100%
4	OFFICE	10,000	4	100%
5	OFFICE	10,000	5	100%
6	OFFICE	10,000	6	100%
7	OFFICE	10,000	7	100%
8	OFFICE	10,000	8	100%
9	OFFICE	10,000	9	100%
10	OFFICE	10,000	10	100%
11	OFFICE	10,000	11	100%
12	OFFICE	10,000	12	100%
13	OFFICE	10,000	13	100%
14	OFFICE	10,000	14	100%
15	OFFICE	10,000	15	100%
16	OFFICE	10,000	16	100%
17	OFFICE	10,000	17	100%
18	OFFICE	10,000	18	100%
19	OFFICE	10,000	19	100%
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39	OFFICE	10,000	39	100%
40	OFFICE	10,000	40	100%
41	OFFICE	10,000	41	100%
42	OFFICE	10,000	42	100%
43	OFFICE	10,000	43	100%
44	OFFICE	10,000	44	100%
45	OFFICE	10,000	45	100%
46	OFFICE	10,000	46	100%
47	OFFICE	10,000	47	100%
48	OFFICE	10,000	48	100%
49	OFFICE	10,000	49	100%
50	OFFICE	10,000	50	100%
51	OFFICE	10,000	51	100%
52	OFFICE	10,000	52	100%
53	OFFICE	10,000	53	100%
54	OFFICE	10,000	54	100%
55	OFFICE	10,000	55	100%
56	OFFICE	10,000	56	100%
57	OFFICE	10,000	57	100%
58	OFFICE	10,000	58	100%
59	OFFICE	10,000	59	100%
60	OFFICE	10,000	60	100%
61	OFFICE	10,000	61	100%
62	OFFICE	10,000	62	100%
63	OFFICE	10,000	63	100%
64	OFFICE	10,000	64	100%
65	OFFICE	10,000	65	100%
66	OFFICE	10,000	66	100%
67	OFFICE	10,000	67	100%
68	OFFICE	10,000	68	100%
69	OFFICE	10,000	69	100%
70	OFFICE	10,000	70	100%
71	OFFICE	10,000	71	100%
72	OFFICE	10,000	72	100%
73	OFFICE	10,000	73	100%
74	OFFICE	10,000	74	100%
75	OFFICE	10,000	75	100%
76	OFFICE	10,000	76	100%
77	OFFICE	10,000	77	100%
78	OFFICE	10,000	78	100%
79	OFFICE	10,000	79	100%
80	OFFICE	10,000	80	100%
81	OFFICE	10,000	81	100%
82	OFFICE	10,000	82	100%
83	OFFICE	10,000	83	100%
84	OFFICE	10,000	84	100%
85	OFFICE	10,000	85	100%
86	OFFICE	10,000	86	100%
87	OFFICE	10,000	87	100%
88	OFFICE	10,000	88	100%
89	OFFICE	10,000	89	100%
90	OFFICE	10,000	90	100%
91	OFFICE	10,000	91	100%
92	OFFICE	10,000	92	100%
93	OFFICE	10,000	93	100%
94	OFFICE	10,000	94	100%
95	OFFICE	10,000	95	100%
96	OFFICE	10,000	96	100%
97	OFFICE	10,000	97	100%
98	OFFICE	10,000	98	100%
99	OFFICE	10,000	99	100%
100	OFFICE	10,000	100	100%

ISSUES & REVISIONS

No.	Date	Description
1	12/16/09	ISSUES & REVISIONS

REVISIONS & NOTES:

SEALING

REVISIONS & NOTES:

COMPUTER SYSTEMS, INC.

1830 WEBB CHAPEL ROAD SUITE 5000
DALLAS, TEXAS 75234

T-Mobile

SWITCH EXPANSION PROJECT

1830 WEBB CHAPEL ROAD SUITE 5000
DALLAS, TEXAS 75234

INDIVIDUAL Landscape Architecture

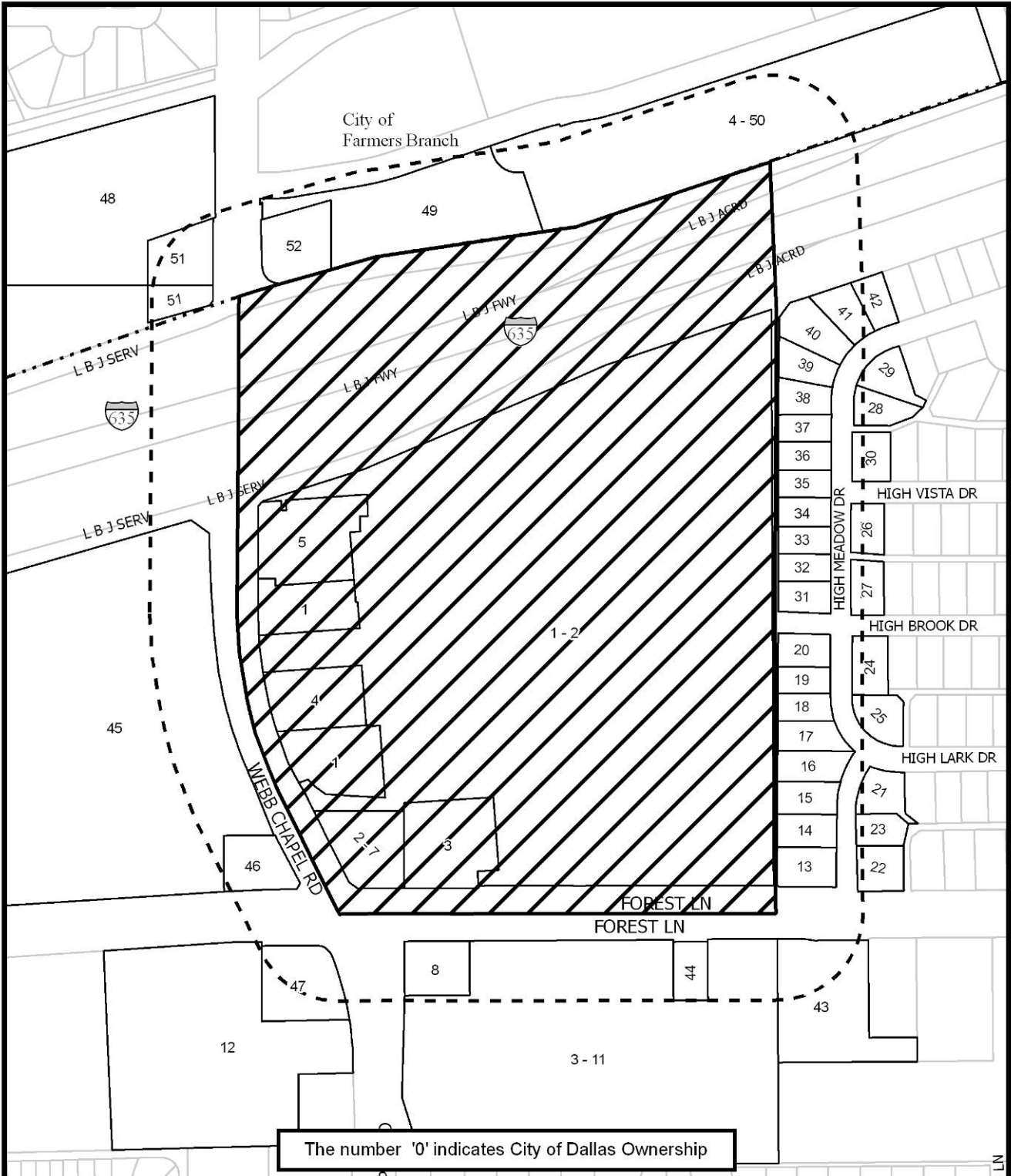
1830 WEBB CHAPEL ROAD SUITE 5000
DALLAS, TEXAS 75234

Binkley & Barfield

1830 WEBB CHAPEL ROAD SUITE 5000
DALLAS, TEXAS 75234

BURR

1830 WEBB CHAPEL ROAD SUITE 5000
DALLAS, TEXAS 75234



1:3,600

NOTIFICATION

200'

AREA OF NOTIFICATION

52

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M112-017**

Date: **2/23/2012**

Notification List of Property Owners

M112-017

52 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	11830 WEBB CHAPEL RD	GLOBAL WEBB LP
2	11800 WEBB CHAPEL RD	TACO CABANA
3	3106 FOREST LN	WEBB CHAPEL VILLAGE % DAVID E CLAASSEN I
4	11800 WEBB CHAPEL RD	GLOBAL WEBB LP %MICHAEL SHEBAY
5	11950 WEBB CHAPEL RD	MILLENNIUM STATE BK OF TX
6	3105 FOREST LN	WBURGER WEBB FOREST LP
7	3105 FOREST LN	WHATABURGER INC
8	3100 FOREST LN	RED BIRD I-20 CORP
9	3106 FOREST LN	WEBB CHAPEL VILLAGE % DAVID E CLAASSEN I
10	3106 FOREST LN	LONG JOHN SILVERS INC #5101
11	3120 FOREST LN	PEARLE VISION CENTER
12	3068 FOREST LN	RONSTE LTD % WILLIAM ROTH CO
13	11807 HIGH MEADOW DR	SALMON MACK R
14	11815 HIGH MEADOW DR	SIFUENTES OSCAR & NANCY A
15	11821 HIGH MEADOW DR	GONZALEZ GUADALUPE R
16	11827 HIGH MEADOW DR	BLANCO JOSE L
17	11833 HIGH MEADOW DR	COOPER PATRICIA & CHARLES
18	11839 HIGH MEADOW DR	CHURCH BARBARA JOYCE
19	11845 HIGH MEADOW DR	CERVANTES ARMANDO
20	11851 HIGH MEADOW DR	ELIZONDO MANUEL R
21	3210 HIGH LARK DR	HE SWISS MANAGEMENT LLC
22	11808 HIGH MEADOW DR	WIENER RICHARD A & MAY F
23	11816 HIGH MEADOW DR	SIFUENTES OSCAR
24	3208 HIGH BROOK DR	CREW IRVING D
25	11832 HIGH MEADOW DR	TORRESS FERANDO & MARIA BASULTO
26	3206 HIGH VISTA DR	HOSKINS MARY RAE

2/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3209 HIGH BROOK DR	DELGADO FERNANDO
28	12020 HIGH MEADOW DR	MENDOZA JORGE
29	12030 HIGH MEADOW DR	TAYLOR MARY ELLEN & TAYLOR RODNALL LEE
30	3205 HIGH VISTA DR	SANCHEZ JOSE ALFREDO
31	11905 HIGH MEADOW DR	VILLARUEL ROLANDO C & EDARLINA A
32	11911 HIGH MEADOW DR	MARK CARLTON & JANET
33	11917 HIGH MEADOW DR	KILLOUGH CHARLES A
34	11923 HIGH MEADOW DR	DISHNER WILLIAM E TR
35	12003 HIGH MEADOW DR	WESTBROOK JAMES P
36	12009 HIGH MEADOW DR	SCHAFFER LARAINÉ
37	12015 HIGH MEADOW DR	MARTINEZ JOSE A & YESENIA C MARTINEZ
38	12019 HIGH MEADOW DR	FEDERAL HOME LOAN MTG CORP
39	12023 HIGH MEADOW DR	ANOOS ANGELES JRA J
40	12027 HIGH MEADOW DR	VENTURA MANUEL A & MARTHA PEREZ
41	12031 HIGH MEADOW DR	ANDERSON CLEO
42	12035 HIGH MEADOW DR	ALCAYAGA JAVIER A &
43	3312 FOREST LN	CORRAL GROUP LP STE 120-221
44	3234 FOREST LN	WEBB CHAPEL VILLAGE INC % DAVID E CLAASS
45	11819 WEBB CHAPEL RD	CNMK TEXAS PPTIES LTD
46	11801 WEBB CHAPEL RD	L2S CORNERS LP
47	3082 FOREST LN	SPECTRUM SERVICES INC
48	2995 LBJ FWY	LBJ BROOKHAVEN INVEST LP % 975 ONE LINCO
49	1 MEDICAL PKWY	METROCREST HOSPITAL AUTH
50	8 MEDICAL PKWY	METROCREST HOSPITAL AUTHORITY
51	12103 WEBB CHAPEL RD	QUICK WAY RETAIL ASSOCIATES II LTD
52	12004 WEBB CHAPEL RD	S&S GRAND INCORPORATED

FILE NUMBER: M112-019

DATE FILED: February 17, 2012

LOCATION: Area bounded by Brown Street, Wycliff Avenue, Congress Avenue, and Douglas Avenue

COUNCIL DISTRICT: 2

MAPSCO: 34 Z, 35 W

SIZE OF REQUEST: Approx. 4.01 Acres

CENSUS TRACT: 5.00

APPLICANT/OWNER: TRG-Braes Brook, LP

REPRESENTATIVE: Kirk R. Williams

MISCELLANEOUS DOCKET ITEM

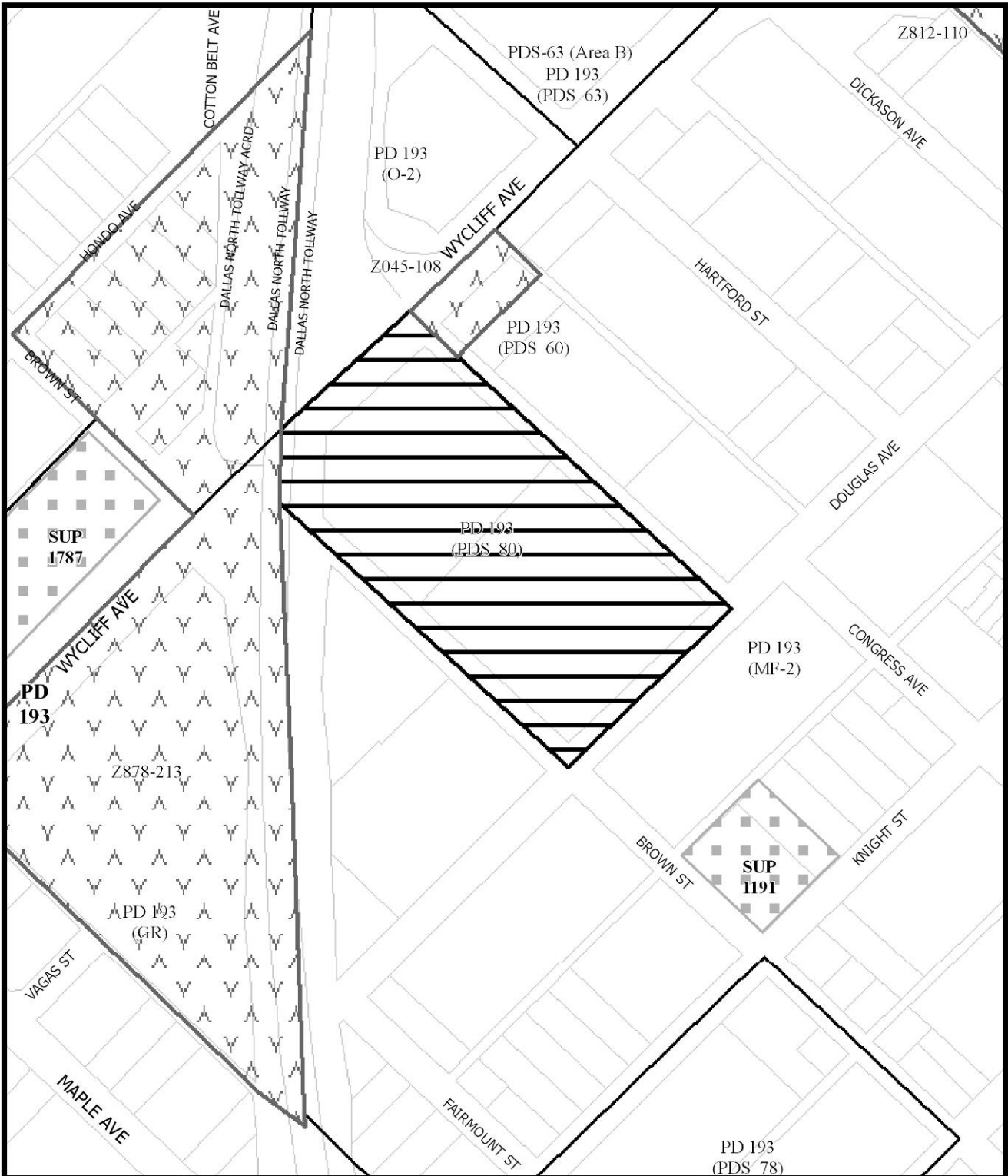
Minor Amendment for Development Plan

On September 26, 2007, the City Council passed Ordinance No. 26934 which established Planned Development Subdistrict No. 80 for MF-2 Multiple Family Subdiistrict Uses within Planned Development District No. 193, the Oak Lawn Special Purpose District.

The applicant has requested a minor amendment to permit consideration of the following: 1) revised footprint and increase in structure height for a parking garage; 2) reductions in land area for a courtyard area and landscape area; and 3) increase in multiple family floor area.

The applicant's request does not impact any of the other regulations governing the property and otherwise complies with the provisions for consideration of a minor amendment to a development plan.

STAFF RECOMMENDATION: Approval



1:2,400

ZONING MAP

Case no: M112-019

Date: 3/8/2012

RESIDENCE AT WYCLIFF
LUXURY APARTMENTS
DALLAS, TX

Womack+Hampton
ARCHITECTS, L.L.C.

DATE: 11/15/2017
PROJECT NO.: 1700000001

INCOMPLETE

THIS DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED.

DATE: 11/15/2017
PROJECT NO.: 1700000001
DRAWN BY: J. HAMPTON
CHECKED BY: J. HAMPTON
SCALE FOR PRINT: AS SHOWN
SCALE FOR CONSTRUCTION: AS SHOWN

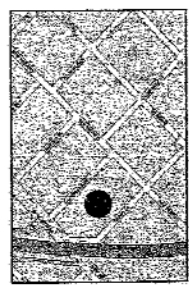
RESIDENCE AT WYCLIFF
LUXURY APARTMENTS
DALLAS, TX

Womack+Hampton
ARCHITECTS, L.L.C.

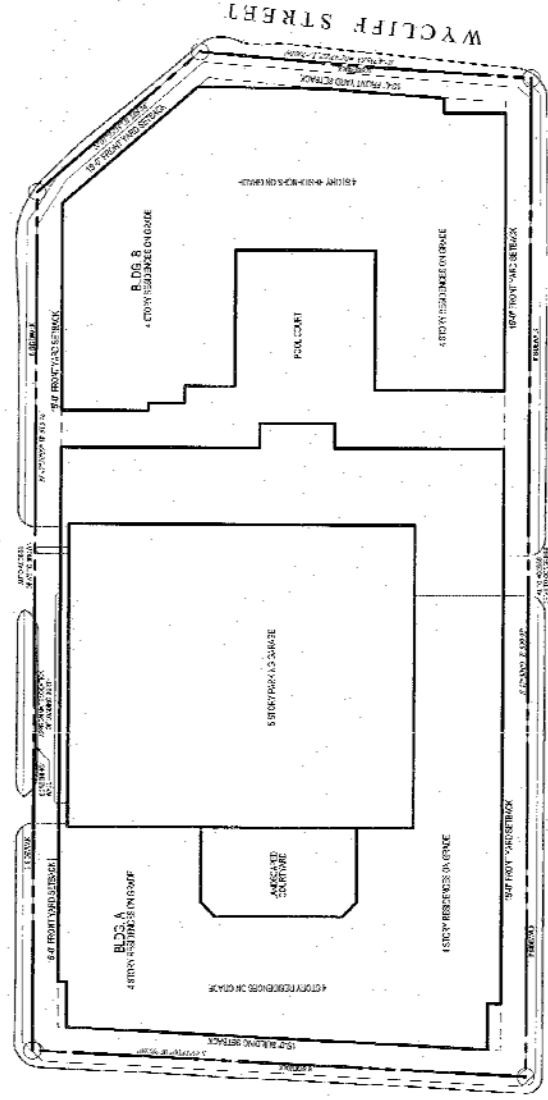


DATE: 11/15/2017
PROJECT NO.: 1700000001
A1.1
DEVELOPMENT
PLAN

VICINITY MAP



BROWN STREET



GRAPHIC SCALE

DALLAS, TEXAS

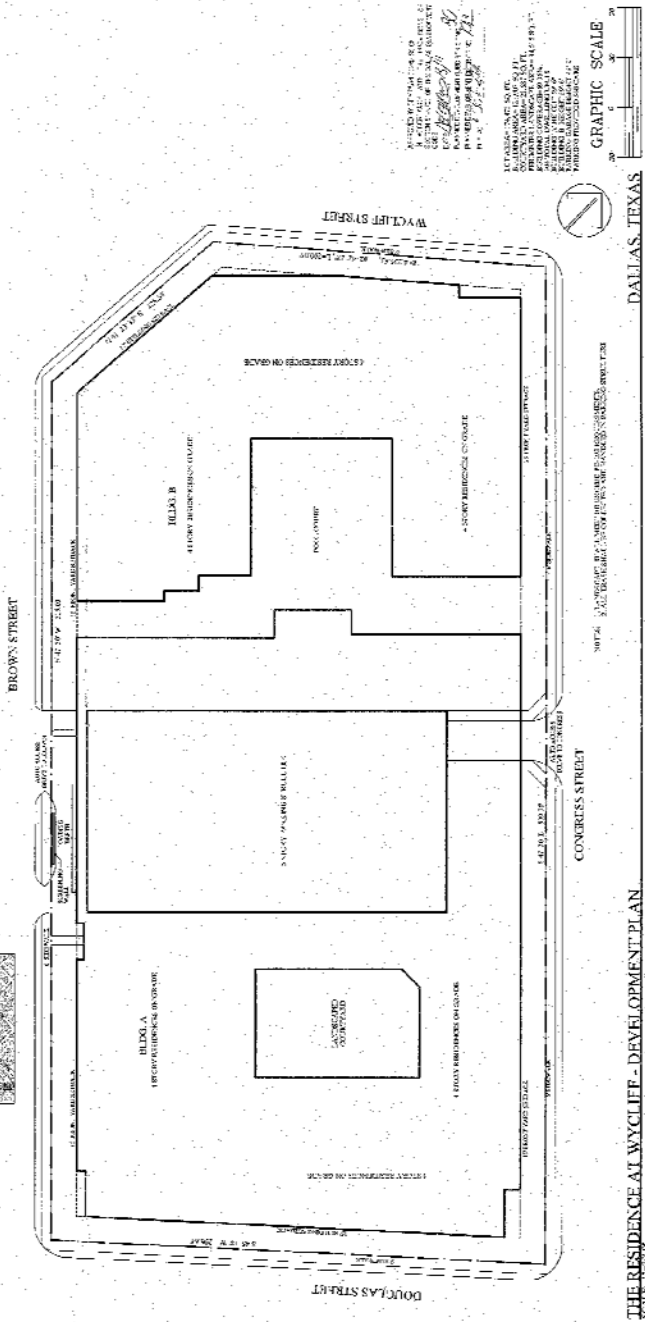
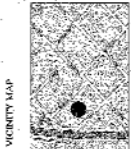
CONGRESS STREET

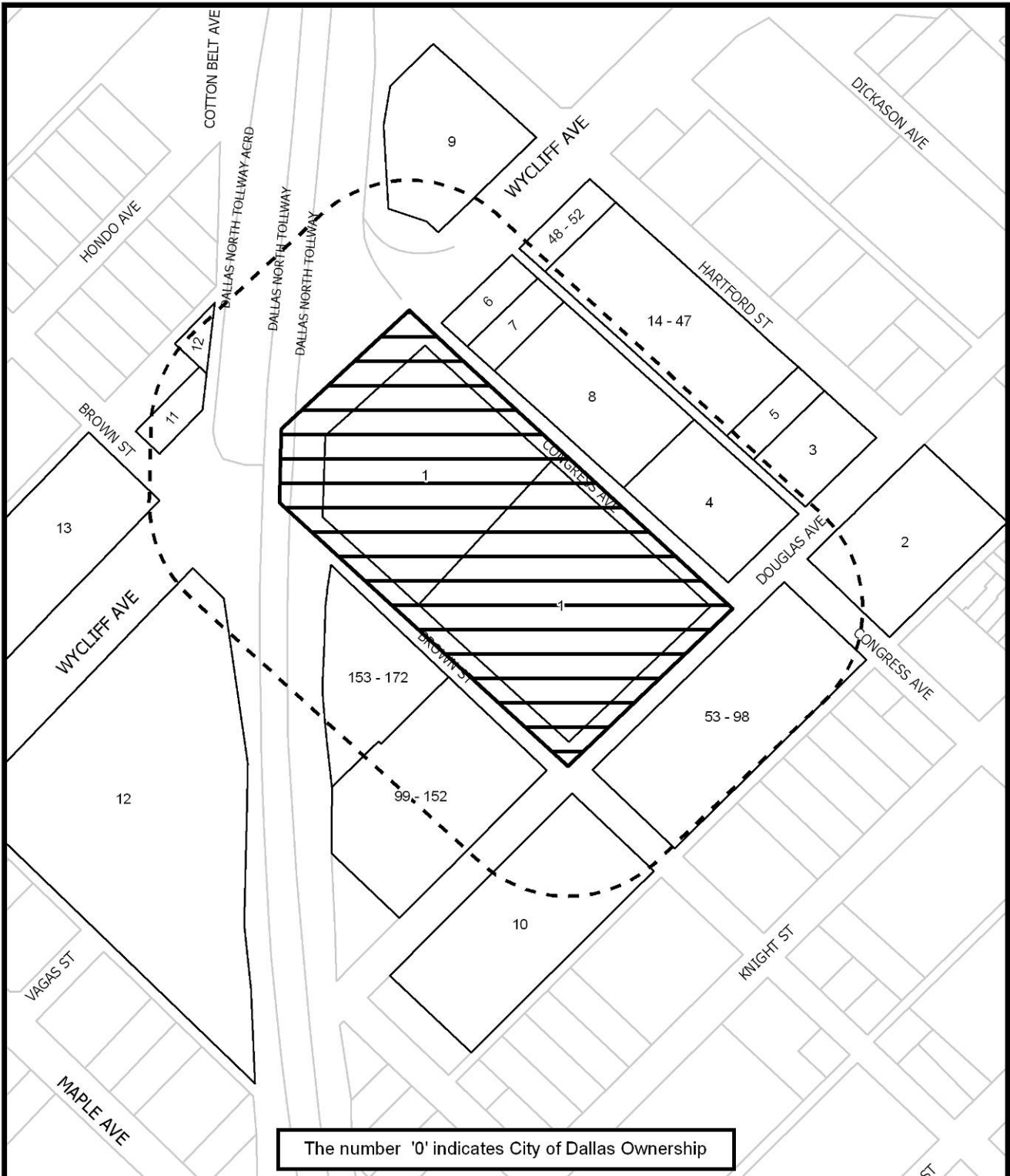
DOUGLAS STREET

SCALE: 1" = 30'-0"

Proposed Development Plan

				DATE: 10-18-11 PROJECT: 10177 SHEET NUMBER:
	RESIDENCE AT WYCLIFF LUXURY APARTMENTS IN DALLAS, TEXAS IS HSAD		BGO ARCHITECTS 4125 ALPHEA COURT SUITE 200 DALLAS, TEXAS 75219 PHONE: 214-443-8888 FAX: 214-443-8889 WWW.BGOARCHITECTS.COM	





The number '0' indicates City of Dallas Ownership



1:2,400

NOTIFICATION

200'

AREA OF NOTIFICATION

172

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M112-019**

Date: **3/8/2012**

3/8/2012

Notification List of Property Owners

M112-019

172 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4321 CONGRESS AVE	RESIDENCES AT WYCLIFF LTD STE 330
2	2800 DOUGLAS AVE	SCHUMACHER STEPPING STONE
3	4301 HARTFORD ST	PRICE HARTFORD LP
4	4300 CONGRESS AVE	CONGRESS AVE DOUGLAS AVE LLC
5	4311 HARTFORD ST	4311 HARTFORD LLC 750-LB7
6	4344 CONGRESS AVE	214 WEST TWELFTH PARTNERS LLC
7	4342 CONGRESS AVE	NGUYEN TRUMAN & MAI TRAN
8	4320 CONGRESS AVE	FRIEDLAND ALEX S
9	2801 WYCLIFF AVE	VILLA RESIDENTIAL CARE HOMES-DALLAS LP
10	2624 DOUGLAS AVE	2624 DOUGLAS PARTNERS LP
11	4410 BROWN ST	TEXAS TURNPIKE AUTH
12	2719 WYCLIFF AVE	TEXAS TURNPIKE AUTHORITY 3015 RALEIGH ST
13	2525 WYCLIFF AVE	WYCLIFF TOLLWAY LTD NATIONAL
ASSOCIATION		
14	4317 HARTFORD ST	CAMERON LAURE M
15	4317 HARTFORD ST	MENENDEZ FERMIN P
16	4317 HARTFORD ST	AGUIRRE VICTOR #114
17	4317 HARTFORD ST	MCCLURE DONNIE W
18	4317 HARTFORD ST	GRIFFIN MAURICE R JR
19	4317 HARTFORD ST	MANNING JANE UNIT 2B
20	4317 HARTFORD ST	BROWN EARL RICHARD
21	4317 HARTFORD ST	COMANS HENRY JR UNIT 116
22	4317 HARTFORD ST	HOPPER WILLIAM FARIS BLDG B UNIT 117
23	4317 HARTFORD ST	SCHNIBBE GEORGE L JR
24	4317 HARTFORD ST	MEGA CHASE LP
25	4317 HARTFORD ST	COVELLI HELEN M & MARY J KOVACIK
26	4317 HARTFORD ST	BRANDT MARK ALAN UNIT 121

3/8/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4317 HARTFORD ST	GODFREY HENRY T
28	4317 HARTFORD ST	NAGAICAV NIKOLAI
29	4317 HARTFORD ST	RLC HARTFORD PROPERTIES LLC
30	4317 HARTFORD ST	BOSE NANCY K UNIT 217
31	4317 HARTFORD ST	BROYLES MICHAEL LEE BLDG B UNIT 218
32	4317 HARTFORD ST	MCHENRY WILLIAM JOHN TR
33	4317 HARTFORD ST	HICKEY MARK E
34	4317 HARTFORD ST	ENGLISH WAYNE
35	4317 HARTFORD ST	BEUTHE ERIN
36	4317 HARTFORD ST	DUNCAN GARY & JO ANNE DUNCAN
37	4317 HARTFORD ST	MARTINEZ EDWARD G BLDG D UNIT 105
38	4317 HARTFORD ST	MARTIN JACKIE LEE BLDG D UNIT 106
39	4317 HARTFORD ST	LESZINSKI SLAWOMIR
40	4317 HARTFORD ST	MANNING JANE # 2B
41	4317 HARTFORD ST	CHAVEZ ROBERTO UNIT 205
42	4317 HARTFORD ST	NASH JANICE L
43	4317 HARTFORD ST	ALEXANDER ANGELA R
44	4317 HARTFORD ST	ACKER MARY UNIT 103
45	4317 HARTFORD ST	ADAMS CHANDRA K
46	4317 HARTFORD ST	RICHARDS JAMES L
47	4317 HARTFORD ST	WILLIS TYLER W & WILLIS SHARON T
48	2810 WYCLIFF AVE	HUTCHINGS BARRY B BLDG A UNIT 2810
49	2812 WYCLIFF AVE	LAW PAOLA WU
50	2814 WYCLIFF AVE	TROCARD LENNIE R BLDG A UNIT 2814
51	2816 WYCLIFF AVE	HART LAMONT UNIT 2816
52	2818 WYCLIFF AVE	NARVARTE ANTONIO
53	2702 DOUGLAS AVE	ADAMS RICK & JAMES DICKSON
54	2702 DOUGLAS AVE	ADAMS RICK G & JAMES T DICKSON
55	2710 DOUGLAS AVE	ANWEILER DAVID W
56	2710 DOUGLAS AVE	KAHN RICHARD
57	2702 DOUGLAS AVE	ARMSTRONG HENRIA D E M & HENRY R

ARMSTRO

3/8/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2702 DOUGLAS AVE	LEE SO JA
59	2702 DOUGLAS AVE	REEP GARY J #107
60	2710 DOUGLAS AVE	HODGES PHILIP
61	2702 DOUGLAS AVE	CHAUHAN VANDANA
62	2702 DOUGLAS AVE	ADAMS RICK
63	2702 DOUGLAS AVE	ABAY AZIEB
64	2710 DOUGLAS AVE	HODGES PHILIP
65	2710 DOUGLAS AVE	RODGERS RICHARD F
66	2710 DOUGLAS AVE	BORGERS FREDERICK & CHRISTINE C UNIT 114
67	2710 DOUGLAS AVE	DARBY JOHN P JR UNIT 115
68	2702 DOUGLAS AVE	MILLER ELIZABETH DIANE BLDG B UNIT 11
69	2702 DOUGLAS AVE	FRUHWIRTH RICK E
70	2710 DOUGLAS AVE	SOLTANI OMID
71	2702 DOUGLAS AVE	FEDERAL NATIONAL MORTGAGE ASSOCIATION
72	2710 DOUGLAS AVE	KUERBITZ CHARLES RAY
73	2702 DOUGLAS AVE	DICKSON JAMES T
74	2710 DOUGLAS AVE	ARENDSE CHERIE MICHELLE & DAVID ALLEN
75	2702 DOUGLAS AVE	SAMUKLA FRANK
76	2702 DOUGLAS AVE	CORSEY FLOYD APT 122
77	2702 DOUGLAS AVE	JEFFREY MARK A
78	2702 DOUGLAS AVE	PARK JAY H % RAVENS
79	2702 DOUGLAS AVE	COOK JIMMY D EST OF
80	2702 DOUGLAS AVE	FAGAN JODIE K
81	2702 DOUGLAS AVE	WILLIAMS RAY E
82	2702 DOUGLAS AVE	ANWEILER DAVID W
83	2702 DOUGLAS AVE	POLLARD MARSHALL C
84	2710 DOUGLAS AVE	MITCHELL CYNTHIA R & BLDG E UNIT 130
85	2702 DOUGLAS AVE	BOOTH MARC H
86	2702 DOUGLAS AVE	NONESUCH PLACE CONDO ASSN BOX 151
87	2702 DOUGLAS AVE	TALAKAUSKAS ANTHONY J
88	2710 DOUGLAS AVE	LE KHANH N BLDG F UNIT 138

3/8/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2702 DOUGLAS AVE	JOHNSON GARY L
90	2702 DOUGLAS AVE	RAINBOW ESTATE LLC
91	2702 DOUGLAS AVE	YOUNG PAUL III
92	2710 DOUGLAS AVE	KIRBY KEVIN S BLDG G UNIT 142
93	2702 DOUGLAS AVE	HOWE TIMOTHY B UNIT 144
94	2702 DOUGLAS AVE	STOCKTON ROBERT L
95	2710 DOUGLAS AVE	BAKER MICHAEL J BLDG G UNIT 146
96	2702 DOUGLAS AVE	YOUNG JENNIFER E APT 147
97	2702 DOUGLAS AVE	BARRON DAVID L UNIT 148
98	2702 DOUGLAS AVE	BANKS JOHN L JR & SUSAN
99	4323 BROWN ST	SHEPHERD JANET
100	2627 DOUGLAS AVE	HILL DANIEL
101	2627 DOUGLAS AVE	PEDRAZA JAVIER
102	2627 DOUGLAS AVE	LOPEZ STEVE BLDG E UNIT 103
103	2627 DOUGLAS AVE	DOMINGUEZ JOSE JORGE & LUCIA D D DOMINGU
104	2627 DOUGLAS AVE	ADAMS MELVIN C
105	2627 DOUGLAS AVE	TAYLOR KENT L # D
106	2627 DOUGLAS AVE	BUSHNELL R WAYNE
107	2627 DOUGLAS AVE	KERR LAURA ELIZABETH
108	2627 DOUGLAS AVE	AKBARI LEYLA
109	2627 DOUGLAS AVE	STONE GARY
110	2627 DOUGLAS AVE	COLEMAN RONALD M & JULIE
111	2627 DOUGLAS AVE	SHEPHERD MICHAEL L
112	2627 DOUGLAS AVE	BARNABAS DAVID Y
113	2627 DOUGLAS AVE	MATA JOSE M BLDG G UNIT 114
114	2627 DOUGLAS AVE	TRAN LINDA VAN
115	2627 DOUGLAS AVE	PHILLIPS STEVEN & MAI NGUYEN
116	2627 DOUGLAS AVE	CRUZ GUSTAVO
117	2627 DOUGLAS AVE	NGUYEN LE BA
118	2627 DOUGLAS AVE	WILLIAMS SANDIE
119	2627 DOUGLAS AVE	MCELROY HOWARD WYNNE

3/8/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2627 DOUGLAS AVE	HENNIG GWEN
121	2627 DOUGLAS AVE	WREN VENNIS JR
122	2627 DOUGLAS AVE	BETANCOURT ADRIANA
123	2627 DOUGLAS AVE	HATHAWAY JOSEPH H III
124	2627 DOUGLAS AVE	CUNNINGHAM WALTER & MARY BLDG I UNIT
126		
125	2627 DOUGLAS AVE	GUZMAN MARIO C
126	2627 DOUGLAS AVE	DOMINGUEZ JOSE JORGE & LUCIA DELGADILLO
127	2627 DOUGLAS AVE	PETE LEO A BLDG I UNIT 129
128	2627 DOUGLAS AVE	HESS CRAIG
129	2627 DOUGLAS AVE	COLEMAN RONALD M
130	2627 DOUGLAS AVE	TRAN LINDA V
131	2627 DOUGLAS AVE	CUNNINGHAM CRAIG
132	2627 DOUGLAS AVE	KNOLL THOMAS L UNIT 1208
133	2627 DOUGLAS AVE	DEJEAN GERALD G
134	2627 DOUGLAS AVE	HUTTON JERRY B JR
135	2627 DOUGLAS AVE	POTTS DIMITRI R UNIT 202
136	2627 DOUGLAS AVE	QUINTANILLA JOE BLDG E UNIT 203
137	2627 DOUGLAS AVE	MALAGON MARTIN
138	2627 DOUGLAS AVE	HALL SHEILA
139	2627 DOUGLAS AVE	GANDY JASON
140	2627 DOUGLAS AVE	COLEMAN RONALD M & JULIE W
141	2627 DOUGLAS AVE	RODRIGUEZ GRACIELA UNIT 208
142	2627 DOUGLAS AVE	SMITH RONALD W
143	2627 DOUGLAS AVE	GOLDBERG RUTH
144	2627 DOUGLAS AVE	HERRERA JUAN LOPEZ & ISaura DEL MENDEZ S
145	2627 DOUGLAS AVE	MALAGON MARTIN UNIT 213
146	2627 DOUGLAS AVE	LACEY CATHRYN
147	2627 DOUGLAS AVE	GANDY JASON
148	2627 DOUGLAS AVE	MCHUGH JOHN UNIT 220
149	2627 DOUGLAS AVE	PARRIS ABIGAIL UNIT 221
150	2627 DOUGLAS AVE	SEVILLA MANAGEMENT LLC

3/8/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	2627 DOUGLAS AVE	CASTELLANOS BRUNELLA N & CIRO
152	2627 DOUGLAS AVE	LOPEZ ZULEMA
153	4323 BROWN ST	CASTRO GEORGE L
154	4323 BROWN ST	TILLERY JAMES WAYNE BLDG A UNIT 138
155	4323 BROWN ST	BROWNE JOSE A BLDG A UNIT 139
156	4323 BROWN ST	PARRA BERTHA BLDG A UNIT 140
157	4323 BROWN ST	SHEPHERD JANET
158	4323 BROWN ST	SHEPHERD MICHAEL L
159	4323 BROWN ST	SANDIFER R M BLDG A UNIT 143
160	4323 BROWN ST	SKAGGS TRULA BLDG A UNIT 144
161	4323 BROWN ST	SIMMONS JAMES N JR
162	4323 BROWN ST	SOISSON CHRISTIAN
163	4323 BROWN ST	QUEZADA ARNOLDO & MARA BIATRIZ
164	4323 BROWN ST	SLAGLE JODY GLYN
165	4323 BROWN ST	QUEZADA ADRIAN
166	4323 BROWN ST	CUMMINGS JOHN LYNN
167	4323 BROWN ST	MERCADO EDUARDO V UNIT 148
168	4323 BROWN ST	PARRA MARITHZA BLDG B UNIT 245
169	4323 BROWN ST	CATHEY GARY A BLDG B UNIT 246
170	4323 BROWN ST	SOTELO ALFREDO H & BERTHA S
171	4323 BROWN ST	FAUST DANNY K
172	4323 BROWN ST	MCWILLIAM CHARLES D

FILE NUMBER: M112-024

DATE FILED: March 6, 2012

LOCATION: Both Sides of Municipal Street, East of Bexar Street

COUNCIL DISTRICTS: 4

MAPSCO: 56 G, H, L, & M

SIZE OF REQUEST: Approx. 2.7 Acres

CENSUS TRACT: 115

APPLICANT/OWNER: City of Dallas

REPRESENTATIVE: Ben Cernosek

MISCELLANEOUS DOCKET ITEM

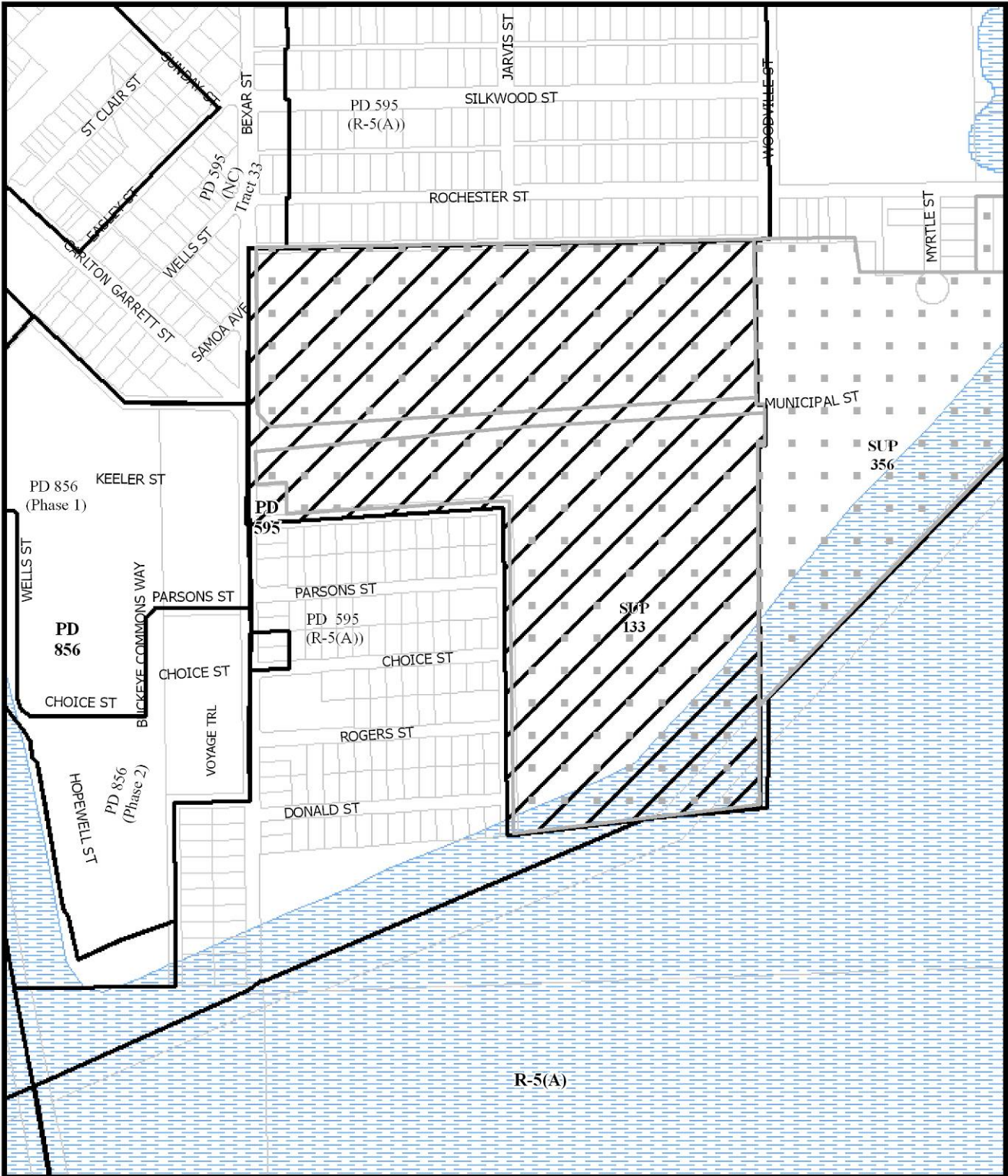
Minor Amendment for Site Plan and Landscape Plan

On May 17, 1954, the City Council passed Ordinance No. 6193 which established Specific Use Permit No. 133 for a Government installation other than listed on property at the above referenced location. The ordinance was subsequently amended by Ordinance Nos. 14018, 14445, and 25362, all of which amended the site plan.

At this time, the property owner has submitted an application for consideration of a minor amendment to the site plan to provide for a new off-street parking spaces along the western façade and relocation of site trees within the area of improvements. The landscape plan is being amended to provide for consistency with these requested amendments.

The request complies with the provisions for consideration of a minor amendment to a site plan and landscape plan and does not impact any of the conditions regulating SUP No. 133.

Staff Recommendation: Approval.



1:4,800

ZONING MAP

Case no: M112-024

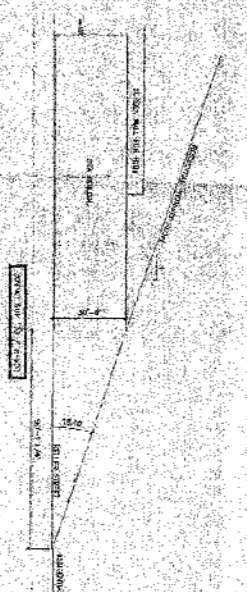
Date: 3/22/2012

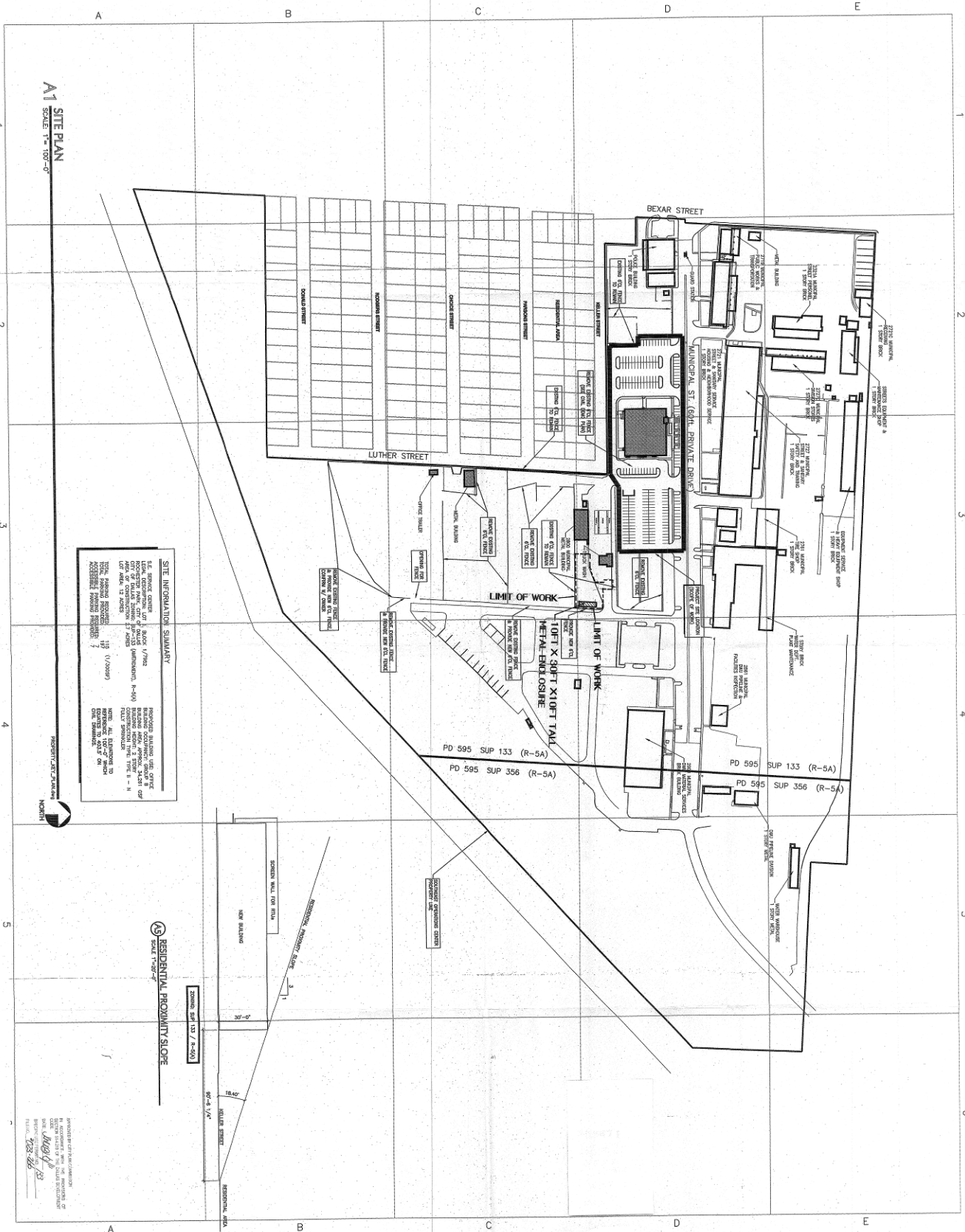
A1 SITE PLAN

SITE INFORMATION SUMMARY

PROJECT NO. 15-00000000
 DATE: 08/14/2015
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES
 PROJECT LOCATION: 1500 S. 10th St., Phoenix, AZ 85004
 PROJECT TYPE: COMMERCIAL
 SCALE: AS SHOWN
 SHEET NO. 1 OF 1
 PREPARED BY: J. J. JONES
 DATE: 08/14/2015

PROPOSED PROPERTY LINES





A1 SITE PLAN
SCALE: 1" = 100'-0"

SITE INFORMATION SUMMARY

THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF PGAL AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PGAL.

DATE: 11/15/2022
PROJECT: 2710 MUNICIPAL STREET
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

RESIDENTIAL PROXIMITY SLOPE

3%
2%
1%
0%
-1%
-2%
-3%
-4%
-5%

ISSUE FOR CONSTRUCTION

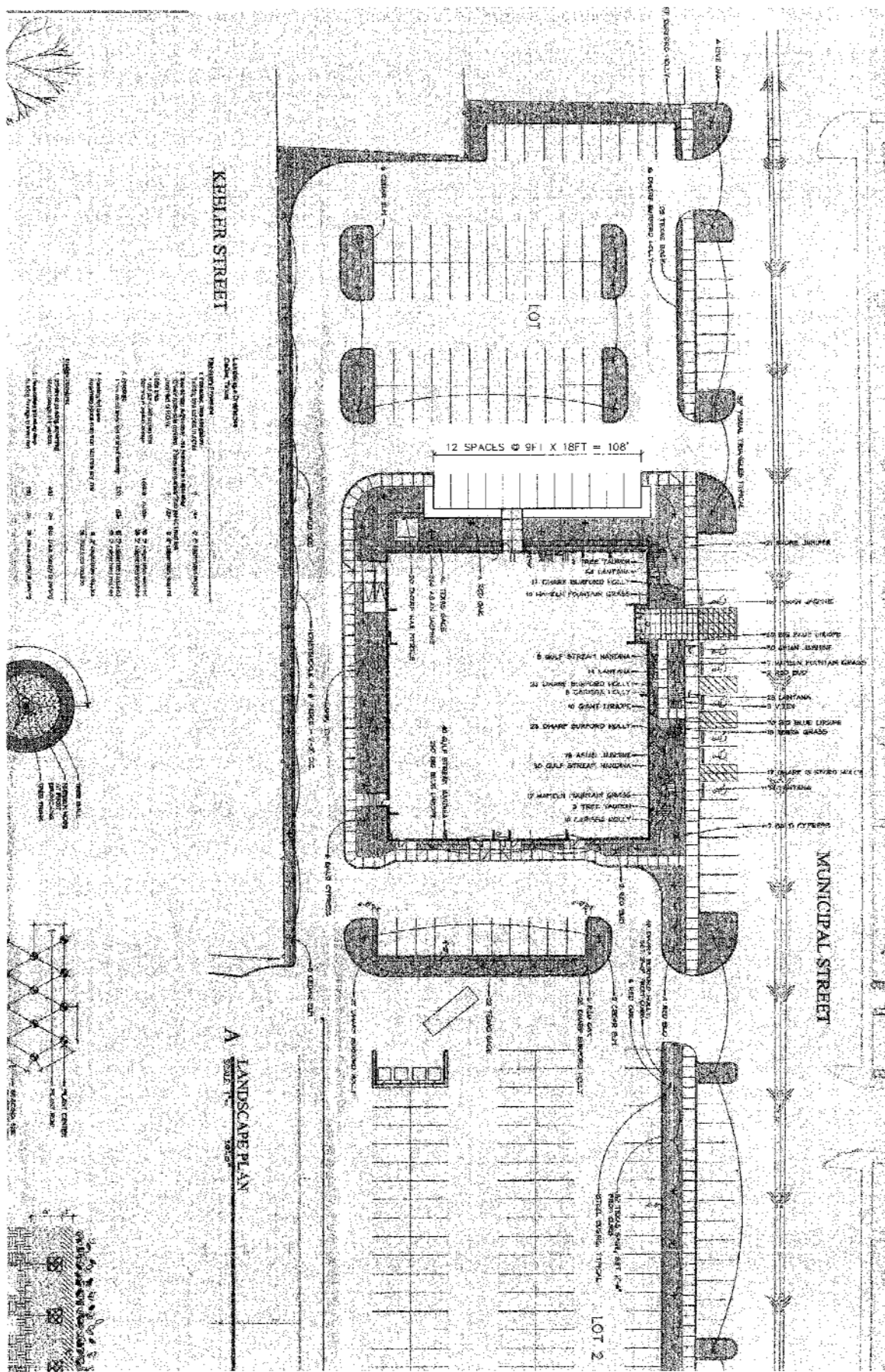
AS101
PROXIMITY PLAN



City of Dallas
Street Maintenance Facility
2710 Municipal Street
Dallas, Texas

PGAL
3111 Redburn Ave. Suite 800
Dallas, Texas 75244
P.O. Box 100000
Dallas, Texas 75210
Project Number: 51020007.00
31 MAY 2022

Existing Site Plan



KAHLAR STREET

MUNICIPAL STREET

LOT 1

LOT 2

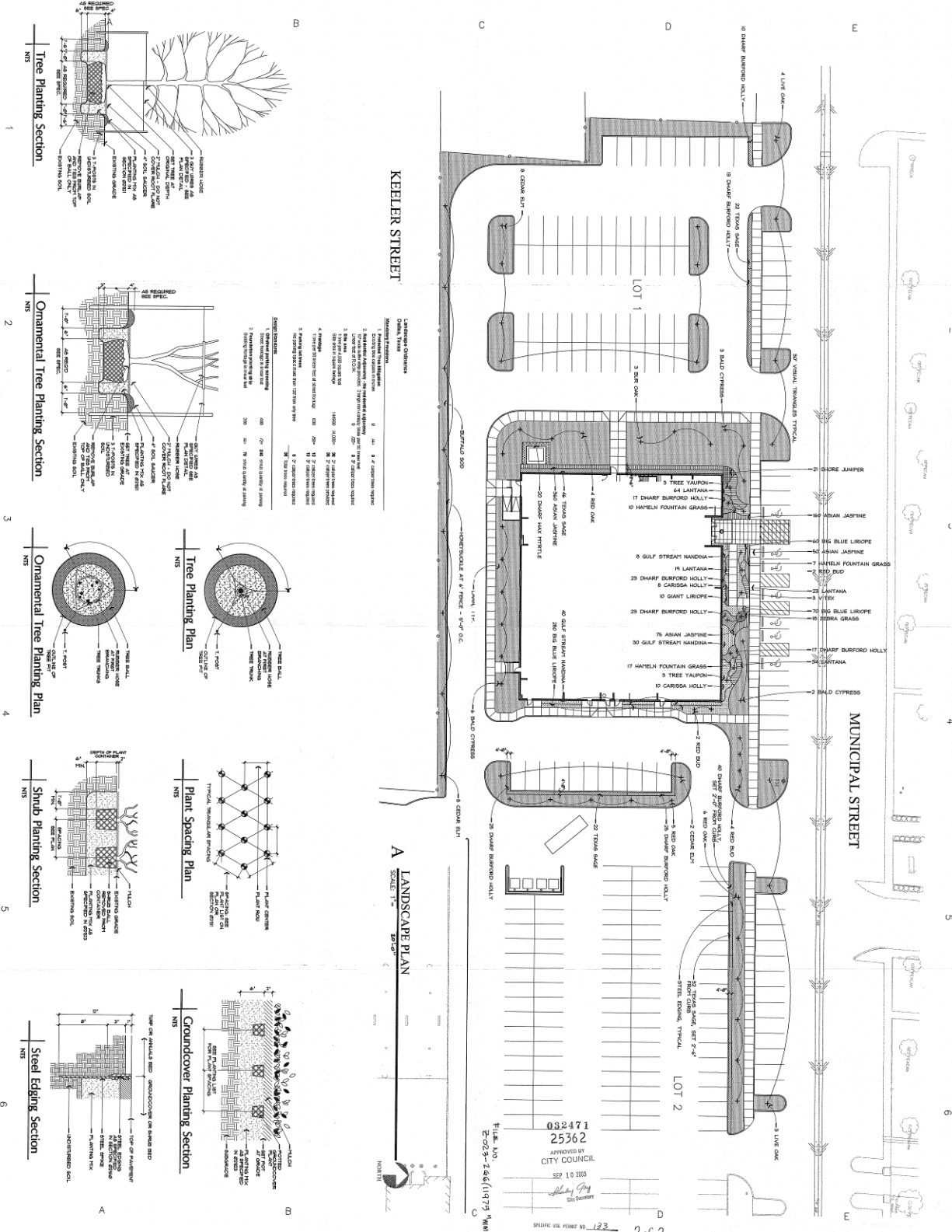
12 SPACES @ 9FT X 18FT = 108'

LANDSCAPE PLAN
A

Legend of Symbols

Planting

1. Tree
2. Shrub
3. Groundcover
4. Lawn
5. Water Feature
6. Fencing
7. Retaining Wall
8. Paved Area
9. Gravel Area
10. Sand Area
11. Mulch Area
12. Slope
13. Elevation
14. Spot Elevation
15. Spot Elevation
16. Spot Elevation
17. Spot Elevation
18. Spot Elevation
19. Spot Elevation
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49. Spot Elevation
50. Spot Elevation



082471
25362
APPROVED BY
CITY COUNCIL
SEP 10 2013
Marilyn Gray
CITY CLERK

FILED NO. 2-023-1466 (19179) 1466

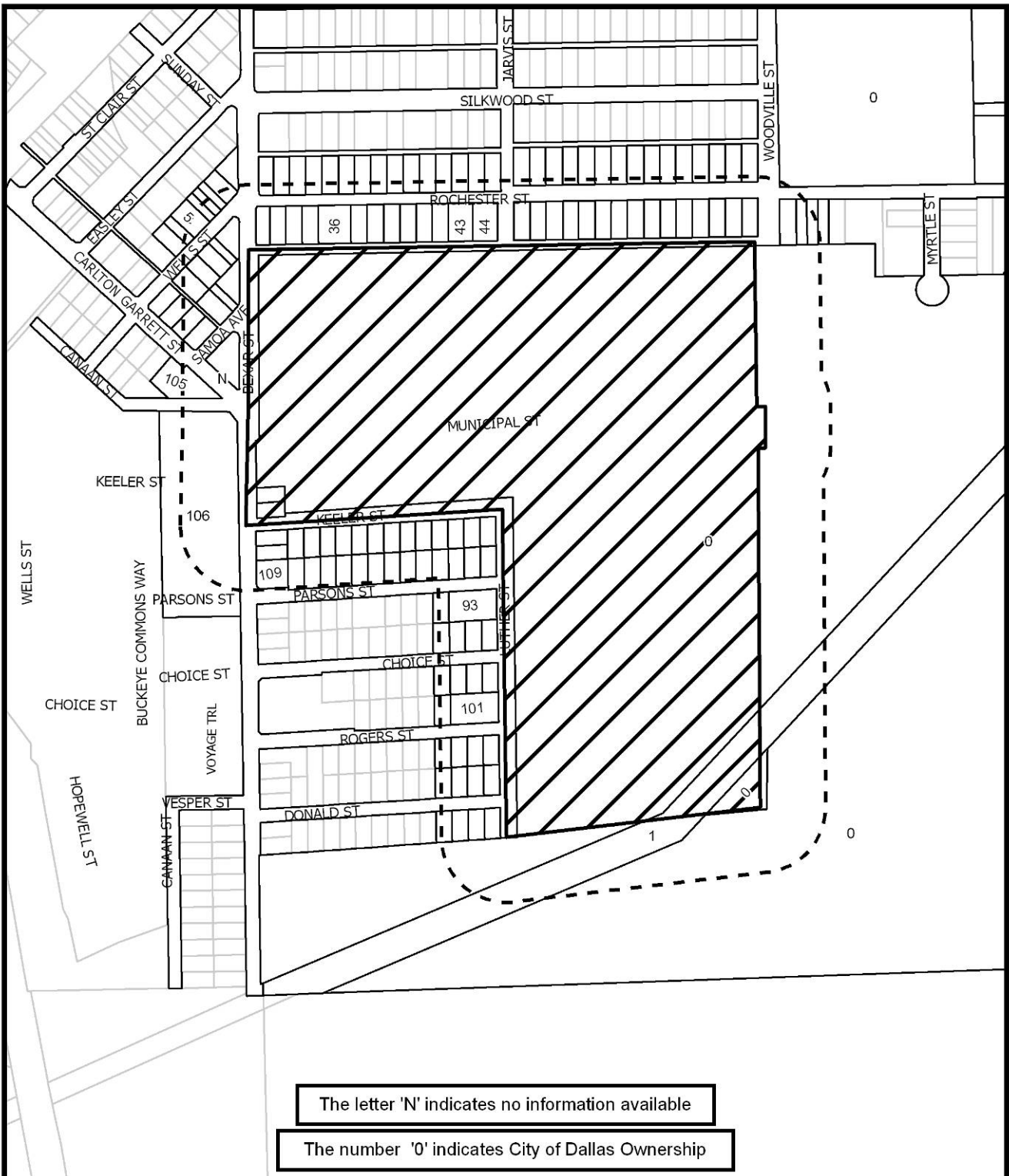
SPRING VAL PLANT NO. 123

2 of 2

Approval
City Plan Commission
8-21-03

KENDALL - Landscape Architecture
Incorporated & Certified, L.L.C.
2100 Westwood Park
Dallas, TX 75224
P.O. Box 880480
Dallas, TX 75288
Phone Number:
972.382.8888
Fax Number:
972.382.8888

PG&L
3811 Westwood Park
Dallas, TX 75224
P.O. Box 880480
Dallas, TX 75288
Phone Number:
972.382.8888
Fax Number:
972.382.8888



The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership



1:4,800

NOTIFICATION

200'

AREA OF NOTIFICATION

109

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: M112-024

Date: 3/22/2012

3/22/2012

Notification List of Property Owners

M112-024

109 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6900 BEXAR ST	TEXAS UTILITIES ELEC CO % STATE & LOCAL
2	2539 WELLS ST	JONES SAUNDRA
3	2533 WELLS ST	JENNINGS DAVE
4	2531 WELLS ST	JENNINGS OSCAR J
5	2527 WELLS ST	MCCOWAN MANUEL JR & HELEN
6	2519 WELLS ST	PARKER WALLACE % SIMPSON SYLVESTER JR
7	6306 MUNICIPAL ST	WARREN IRENE
8	6310 MUNICIPAL ST	MOORE RUBIN % IRENE WARREN
9	6314 MUNICIPAL ST	CITYBUILD COMMUNITY DEVELOPMENT CORP
10	2516 WELLS ST	EJIGU ENANU
11	2522 WELLS ST	EJIGU HAILU
12	2528 WELLS ST	SANDERS SARAH
13	2519 SAMOA AVE	SPRIGGINS LUCINDA
14	2517 SAMOA AVE	SPRIGGINS LUCINDA
15	6411 BEXAR ST	SWKL INC
16	3000 ROCHESTER ST	DALLAS HOUSING ACQUISITION & DEV CORP CI
17	3006 ROCHESTER ST	HARDEMAN RUTH ESTATE % WILLIE JEAN GRIFF
18	3002 ROCHESTER ST	RAGSDALE SHARMAYNE
19	3010 ROCHESTER ST	HARDEMAN RUTH ESTATE % WILLIE JEAN GRIFF
20	2601 ROCHESTER ST	MATHIS FRANK
21	2609 ROCHESTER ST	LAWLER CHARLIE W EST OF % ROMIE LAWLER
22	2613 ROCHESTER ST	HOOVER HENRY A APT 279
23	2617 ROCHESTER ST	DALLAS HOUSING ACQUISITION &
	DEVELOPMENT	
24	2621 ROCHESTER ST	LAWLER DONIE T %RONNIE LAWLER
25	2625 ROCHESTER ST	JOHNSON JOE SR % LILLIE JOHNSON HINTON
26	2703 ROCHESTER ST	CLARK GEORGIA M EST OF

3/22/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2707 ROCHESTER ST	RAMIREZ PAULA
28	2711 ROCHESTER ST	ABDULLAH NIMAT STE 110
29	2713 ROCHESTER ST	WALKER CLYDIA % JOSEPH E ASHMORE JR
30	2719 ROCHESTER ST	ALEXANDER WALTER H
31	2723 ROCHESTER ST	JOHNSON JOE
32	2727 ROCHESTER ST	WILLIAMS MAYOLA
33	2731 ROCHESTER ST	MURPHY LAURESE V ET AL
34	6306 BEXAR ST	EJIGU ENANU
35	2606 ROCHESTER ST	EJIGU HAILU &
36	2614 ROCHESTER ST	GRAND CENTRL MISS BAPT CH
37	2626 ROCHESTER ST	GIBSON BONNIE & BILLY
38	2702 ROCHESTER ST	EJIGU HAILU
39	2706 ROCHESTER ST	SMITH WILLIE MACK
40	2710 ROCHESTER ST	RHODES WILLIE JR & HAZEL D
41	2714 ROCHESTER ST	MATURINO PATRICIO & MARIA A
42	2718 ROCHESTER ST	MITCHELL ANNIE MAE APT 6
43	2722 ROCHESTER ST	MATURINO MARIA
44	2732 ROCHESTER ST	WILLIAMS MAEOLA
45	2803 ROCHESTER ST	MVP CONSTRUCTORS & PROPERTY MGT
46	2805 ROCHESTER ST	TATE GERTRUDE &
47	2811 ROCHESTER ST	HARRIS COZETTE
48	2815 ROCHESTER ST	DALLAS NEIGHBORHOOD ALLIANCE FOR
HABITAT		
49	2819 ROCHESTER ST	LAWLER PAUL W
50	2827 ROCHESTER ST	EDMONDSON JOE
51	2901 ROCHESTER ST	CORDOVA VICENTE
52	2907 ROCHESTER ST	EDWARDS ROLAND
53	2911 ROCHESTER ST	ALEXANDER ROSILAND ELLA
54	2915 ROCHESTER ST	VEASLEY JAMES
55	2 NO NAME ST	WASHINGTON AMY D
56	2923 ROCHESTER ST	WASHINGTON AMY
57	2927 ROCHESTER ST	ALEXANDER ROSILAND E

3/22/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2802 ROCHESTER ST	ANDERSON DEBORAH
59	2806 ROCHESTER ST	BECK HELEN S
60	2810 ROCHESTER ST	FOWLER CYNTHIA L
61	2814 ROCHESTER ST	HENSON BILLY J
62	2818 ROCHESTER ST	WYNN MONIQUA
63	2820 ROCHESTER ST	CHEATHAM MARILYN
64	2826 ROCHESTER ST	SIBLEY SARA &
65	2910 ROCHESTER ST	ROBINSON CAROLYN S
66	2914 ROCHESTER ST	SIRLS MILDRED
67	2918 ROCHESTER ST	DALLAS HOUSING ACQUISITION & DEV CORP
68	2922 ROCHESTER ST	MCLEAN FELICIA
69	6602 BEXAR ST	CARO DAULTON
70	6606 BEXAR ST	BAUTISTA JUAN FUENTES
71	2614 KEELER ST	HMK LTD
72	2616 KEELER ST	SERAFIN VILLA & JOSEFINA
73	2620 KEELER ST	VILLA SERAFIN & JOSEFINA
74	2624 KEELER ST	OVIDO AMADEO & PATRICIA
75	2628 KEELER ST	VILLA JAIME & GABRIELA RODRIGUEZ
76	2704 KEELER ST	LEWIS CLEMONTINE
77	2708 KEELER ST	SALINAS DANIEL & JOSEFINA SALINAS
78	2712 KEELER ST	TRANSWORLD SERVICES INC
79	2720 KEELER ST	MEDRANO RUBEN & BELINDA MEDRANO
80	2724 KEELER ST	DALLAS NEIGHBORHOOD ALLIANCE FOR
HABITAT		
81	2728 KEELER ST	LEWIS CHARLIE MAE EST OF
82	2732 KEELER ST	LEWIS CHARLIE MAE EST OF
83	2719 PARSONS ST	RUIZ JAVIER & MARIA RUIZ
84	2711 PARSONS ST	NORTH TEX REALTY INV
85	2707 PARSONS ST	BAUTISTA ALICIO & NILSA
86	2703 PARSONS ST	MCFARLAND FRANETTE
87	2627 PARSONS ST	MCCRAY J H EST % LOUIS MCCRAY
88	2623 PARSONS ST	COLLIER IVERY JOYCE

3/22/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2619 PARSONS ST	HERNANDEZ PERLA NOHEMI
90	2615 PARSONS ST	PRADO SANTIAGO & IRMA
91	2611 PARSONS ST	DALLAS NEIGHBORHOOD ALLIANCE FOR
HABITAT		
92	2720 PARSONS ST	HERNANDEZ JOSE LUIS & SIXTA HERNANDEZ
93	2728 PARSONS ST	ROBINSON TOMMIE AMER LEGION POST 802
94	2731 CHOICE ST	LUGO ANTONIO TREJO & MARIA P TREJO
95	2723 CHOICE ST	MASON LEON J
96	2719 CHOICE ST	GRAHAM VERNELL
97	2720 CHOICE ST	DAVIS LAVELL JR
98	2724 CHOICE ST	DALLAS HOUSING ACQUISITION & DEV CORP
99	2728 CHOICE ST	WILLIAMS EARLIE MAE ET AL
100	2732 CHOICE ST	WILLIAMS EARLIE MAE &
101	2731 ROGERS ST	YARBROUGH TURNER B C/O HELEN DUNN
102	2720 ROGERS ST	MORIN ELVIRA E & FRANCISCO J MORIN
103	2724 ROGERS ST	ZACARIAS ESTEBAN & MARIA
104	2728 ROGERS ST	BROADWAY MICHAEL & KAREN DAVIS
105	6407 MUNICIPAL ST	CITY BUILD COMMUNITY DEVELOPMENT CORP
106	6601 BEXAR ST	DALLAS HOUSING AUTHORITY
107	2906 ROCHESTER ST	DALLAS AREA HABITAT FOR HUMANITY INC
108	2731 PARSONS ST	PHILLIPS YVONNE
109	2601 PARSONS ST	JACQUES VICTOR & MARTHA JACQUES

February 14, 2012

Motion: In considering a Certificate of Appropriateness by Kevin Pheiffer of Staffelbach for a 370 square foot middle level attached sign on the northeast elevation (N. St. Paul Street) at 325 N. St. Paul Street it was moved to **hold** the case under advisement until the March SSDAC meeting.

Maker: Gomez
Second: Van Dermark
Result: Carried: 3 to 0

For: 3 – Bauer, Van Dermark, Gomez

Against: 0
Absent: 2 – Ethridge, Tarpley
Conflict: 0

March 13, 2012

Motion: It was moved to **approve** a Certificate of Appropriateness for a 370 square foot middle level attached sign on the northeast elevation (N. St. Paul Street) at 325 N. St. Paul Street.

Maker: Van Dermark
Second: Gomez
Result: Carried: 3 to 0

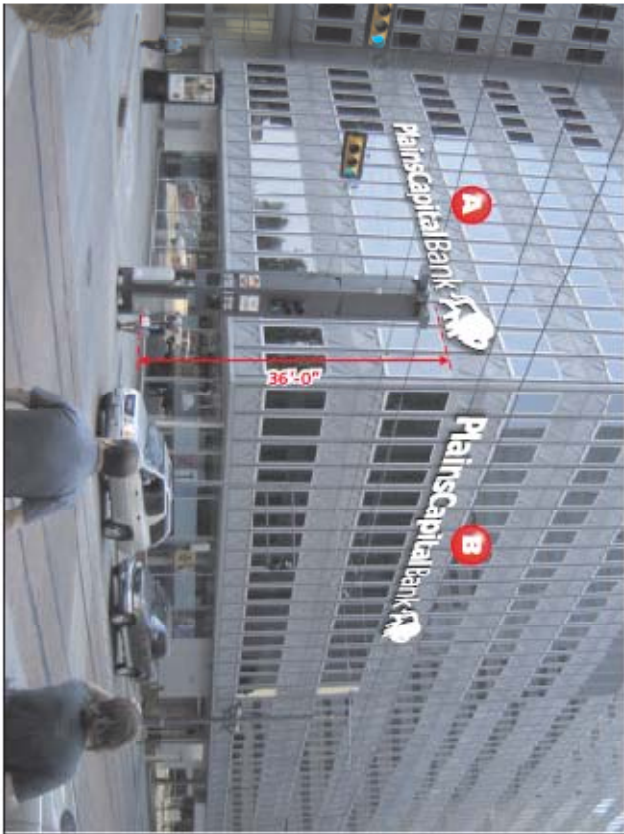
For: 3 – Bauer, Van Dermark, Gomez

Against: 0
Absent: 2 – Ethridge, Tarpley
Conflict: 0



EXISTING ELEVATION

NOT TO SCALE



PROPOSED NEW ELEVATION

NOT TO SCALE

MANUFACTURE & INSTALL (2) SETS OF FACE-LIT CHANNEL LETTERS
MOUNTED TO ALUM. WIREWAY/STRINGER SYSTEM



1:2,000

1201275002

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT
DOWNTOWN SIGN DISTRICT**

FILE NUMBER: 1201275003

DATE FILED: January 4, 2012

LOCATION: 325 N. St. Paul St., NW elevation

SIZE OF REQUEST: 370 sq. ft.

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

MAPSCO: 45L

APPLICANT: Kevin Pheiffer

CONTRACTOR: Richard Brown, Chandler Signs

OWNER/TENANT: Plains Capital Bank

REQUEST: Install a 370 square foot middle level attached sign

SUMMARY: The applicant requests to install a 370 square foot middle level attached sign to read "Plains Capitol Bank" on the northwest elevation (Bryan Street elevation)

- A middle level sign is an attached sign wholly or partially situated within the middle level sign area, which is the portion of a building facade that is between the lower level sign area and the upper level sign area.
- Each middle level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches.
- The maximum effective area for a middle level flat attached sign is 500 square feet.
- Middle level flat attached signs may only display the names or symbols or a combination thereof representing tenants occupying one or more full floors or 20,000 square feet or more of leasable building area, whichever is greater.
- Middle level flat attached signs are only permitted on buildings with 10 or more stories.
- One middle level flat attached sign is permitted for every 100 feet of building height or portion thereof, up to a maximum of three signs, per facade.
- Middle level flat attached signs must have a vertical separation of 75 feet from any other flat attached sign on the same facade in the lower, middle, or upper level sign area.
- The proposed sign meets the requirements of the Dallas City Code.

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

February 14, 2012

Motion: In considering a Certificate of Appropriateness by Kevin Pheiffer of Staffelbach for a 370 square foot middle level attached sign on the northwest elevation (Bryan Street) at 325 N. St. Paul Street it was moved to **hold** the case under advisement until the March SSDAC meeting.

Maker: Gomez
Second: Van Dermark
Result: Carried: 3 to 0

For: 3 – Bauer, Van Dermark, Gomez

Against: 0
Absent: 2 – Ethridge, Tarpley
Conflict 0

March 13, 2012

Motion: It was moved to **approve** a Certificate of Appropriateness for a 370 square foot middle level attached sign on the northwest elevation (Bryan Street) at 325 N. St. Paul Street.

Maker: Van Dermark
Second: Gomez
Result: Carried: 3 to 0

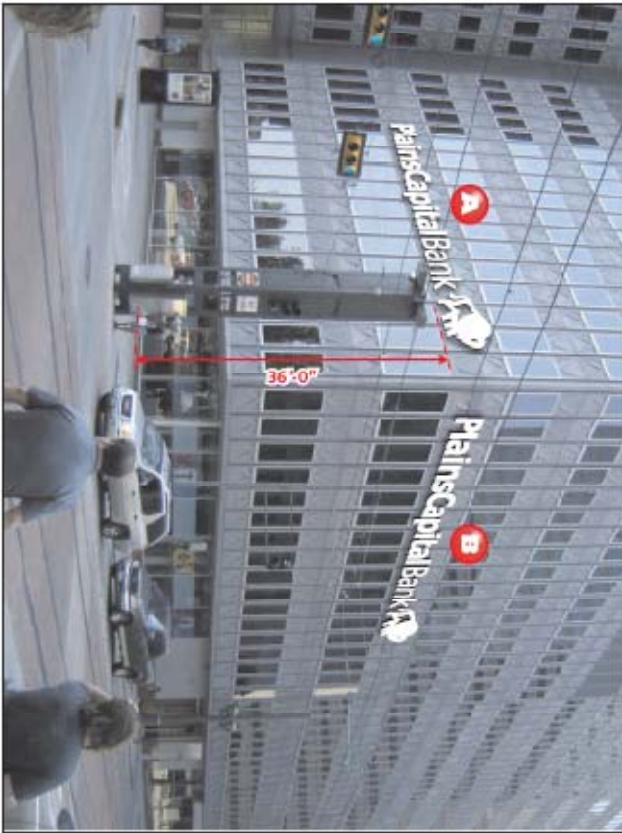
For: 3 – Bauer, Van Dermark, Gomez

Against: 0
Absent: 2 – Ethridge, Tarpley
Conflict 0



EXISTING ELEVATION

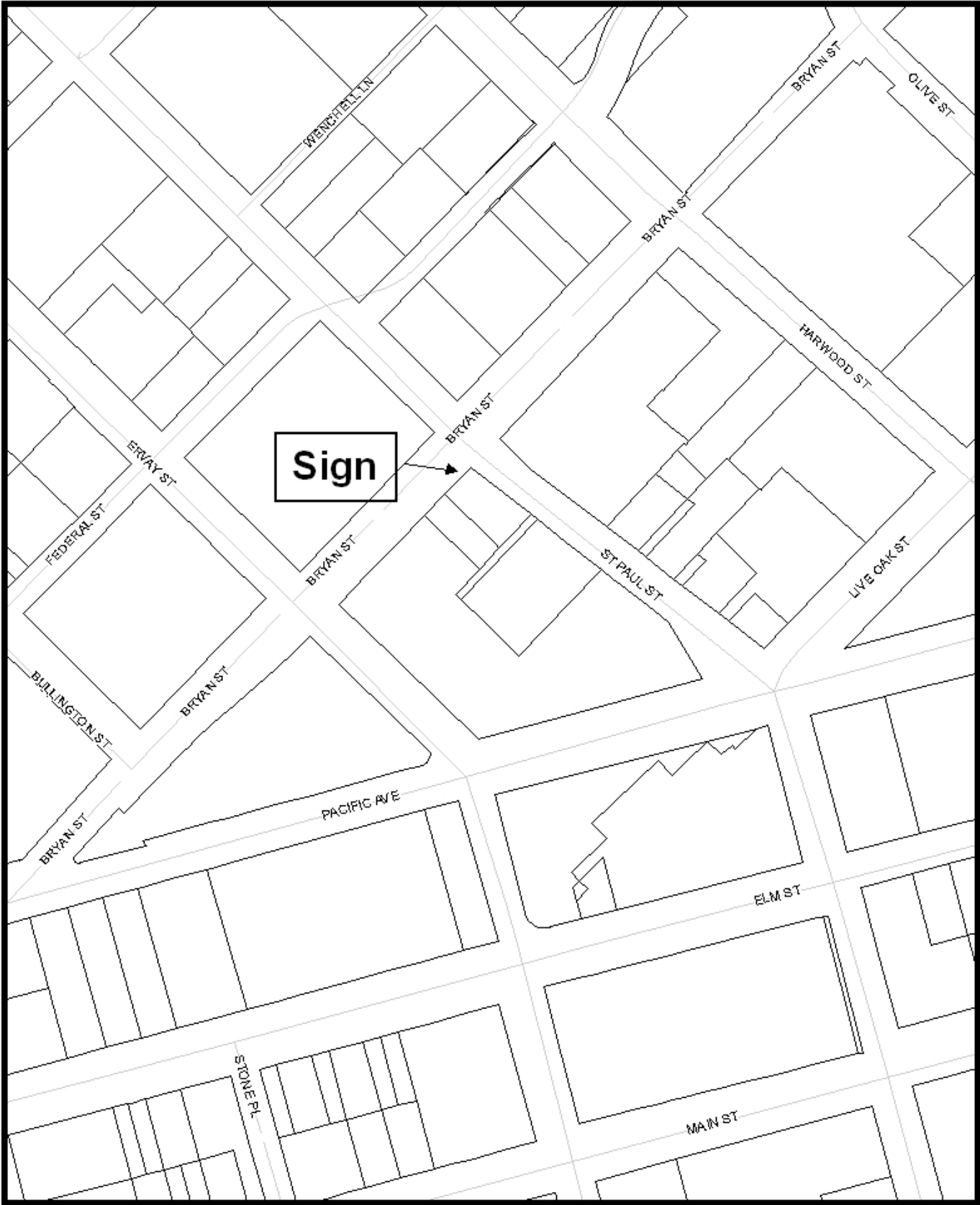
NOT TO SCALE



PROPOSED NEW ELEVATION

NOT TO SCALE

MANUFACTURE & INSTALL (2) SETS OF FACE-LIT CHANNEL LETTERS MOUNTED TO ALUM. WIREWAY/STRINGER SYSTEM



1:2,000

1201275003

FILE NUMBER: Z112-149(RB)

DATE FILED: December 22, 2011

LOCATION: Scyene Road and Belle Starr Drive, Southwest Corner

COUNCIL DISTRICT: 5

MAPSCO: 49 X

SIZE OF REQUEST: Approx. 14,700 Sq. Ft.

CENSUS TRACT: 120

APPLICANT/OWNER: Woo J. Seo

REPRESENTATIVE: Jin Kim

REQUEST: An application for an NS(A) Neighborhood Service District on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant is proposing to develop the site with a general merchandise or food store.

STAFF RECOMMENDATION: Approval

BACKGROUND INFORMATION:

- The request site is undeveloped.
- The applicant proposes to develop the site with a general merchandise or food store less than 3,500 square feet.
- The property possesses a historical marker noting the Scyene Meeting Place; this will not impact the ability to develop the property under existing or proposed zoning requests.

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

<u>Thoroughfare/Street</u>	<u>Designation; Existing & Proposed ROW</u>
Scyene Road	Freeway; Variable ROW
Belle Starr Drive	ROW

Comprehensive Plan: The request site is located in an area considered 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.
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Land Use Compatibility: The request site is undeveloped. The applicant is proposing to develop the site with a general merchandise or food store less than 3,500 square feet. While not impacting the existing or proposed zoning, the property possesses a state historical marker noting its significance as that of the Scyene Meeting Place.

Except for the three lots immediately south of the site developed with single family structures (one vacant) and an institutional use (church) abutting the site's western property line, the site is surrounded by retail uses. Lastly, another institutional use (C. A. Tatum Jr. Elementary School) is located within the northeast quadrant of Scyene Road and St. Augustine Road, approximately 425 feet to the east.

The site possesses a mature tree line along its southern, mostly located along the abutting single family's northern property line, and the majority of its western property line. Additionally, development of the property will require a minimum 20 foot setback along both the southern and western property line.

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

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

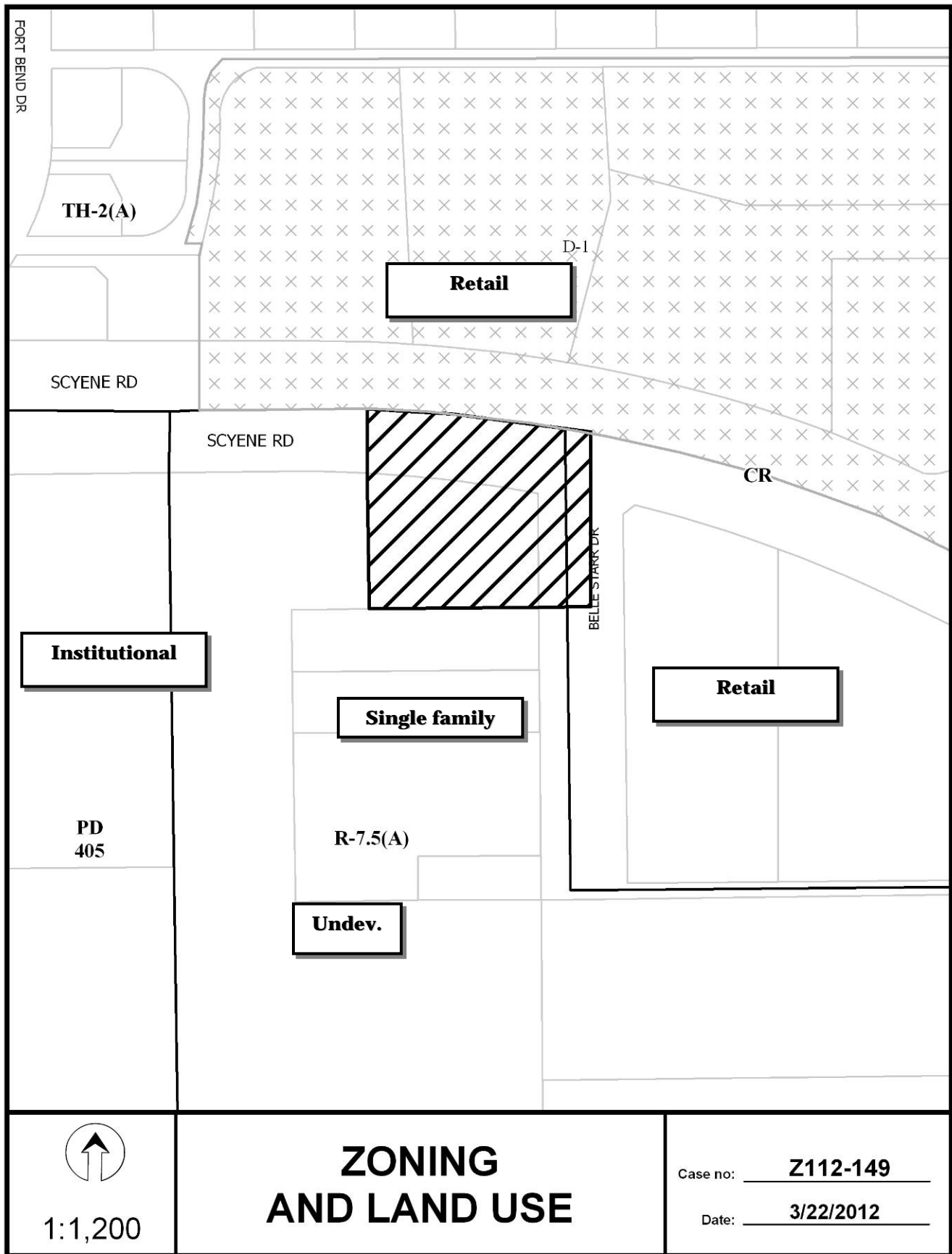
Landscaping: Prior to the issuance of a building permit for any permitted use, landscaping will be required per Article X requirements.


Off-Street Parking: Any permitted use will require parking per the Dallas Development Code.

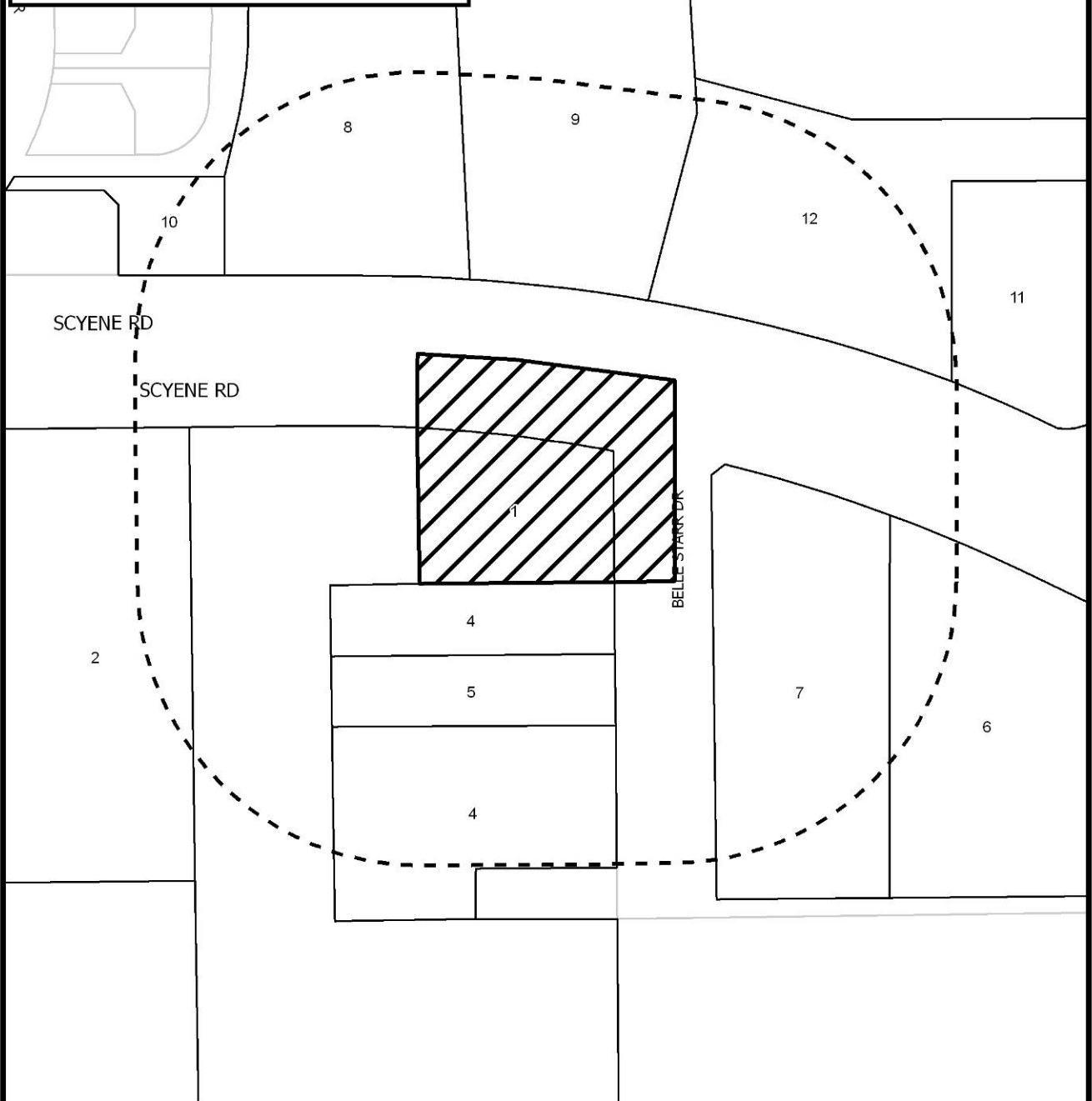


VICINITY MAP

Case no: Z112-149
Date: 3/22/2012



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


 1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION
12 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z112-149**
 Date: **3/22/2012**

3/22/2012

Notification List of Property Owners

Z112-149

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9530 SCYENE RD	FOGLIA OMAR H & NORMA A H FOGLIA
2	9508 SCYENE RD	HISPANIC INSTITUTE OF MINISTRY OF THE CH
3	9520 SCYENE RD	YARBOROUGH H J
4	2949 BELLE STARR DR	GUTIERREZ CAIN LOPEZ
5	2943 BELLE STARR DR	GNG PROPERTIES INCORP
6	9554 SCYENE RD	TERRELL ALLEN R & JULIE W ATTN:FAM \$ STR
7	9546 SCYENE RD	HUDDLESTON PPTY SVC LLC
8	9575 SCYENE RD	SCYENE COMMUNITY PLAZA
9	9581 SCYENE RD	AUTOZONE TEXAS LP THIRD FLOOR
10	3208 FORT BEND DR	ROBINSON TERRA LAVERN
11	10035 SCYENE RD	HEBA MINI MART INC
12	10001 SCYENE RD	SCYENE CENTER INC

FILE NUMBER: Z112-189(RB)

DATE FILED: January 12, 2012

LOCATION: Southwest Line of C. F. Hawn Freeway, Southeast of Cade Road

COUNCIL DISTRICT: 8

MAPSCO: 69 C

SIZE OF REQUEST: Approx. 1.04 Acres

CENSUS TRACT: 117.02

APPLICANT: Raquel Lozano

OWNER: Jessie Richardson

REPRESENTATIVE: Jonathan Lozano

REQUEST: Specific Use Permit for a Contractor's maintenance yard on property within the Subdistrict 1 portion of Planned Development District No. 535, the C. F. Hawn Special Purpose District No. 3.

SUMMARY: The applicant is proposing to utilize the existing improvements for a contractor's maintenance yard.

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

BACKGROUND INFORMATION:

- The request site’s improvements are oriented to the C. F. Hawn Freeway frontage and consists of an office and warehouse structure, surface parking, and the future outside area for the request.
- PDD No. 535 was approved by the City Council on August 25, 1999.
- The Subdistrict 1(Light Industrial) portion of the PDD requires an SUP for a contractor’s maintenance yard.

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

Thoroughfare

Designation; Existing & Proposed ROW

C. F. Hawn Freeway

Freeway; Variable ROW

Area Plans:

The request site lies within the boundary of the Southeast Dallas Comprehensive Land Use Study, which was adopted by the City Council in December 1996. The study makes very specific recommendations for the area inclusive of the request site that states, “retain industrial uses, and require landscape and architectural buffers to minimize impact on areas along C.F. Hawn Freeway.”

STAFF ANALYSIS:

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

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

Land Use Compatibility:

The request site is developed with an office and warehouse structure, surface parking, and the future outside area for the request. Located within the Subdistrict 1(Light Industrial) portion of the PDD, an SUP for a contractor's maintenance yard is required. The Subdistrict Map is attached for orientation purposes.

The predominate land use in the immediate area consists of auto related uses-vehicle or engine repair and maintenance, auto service center, vehicle display, sales, and service, as well as commercial and industrial uses. The property abutting the site to the east permits a salvage or reclamation (inside) use (SUP No. 777), but is currently utilized for truck related uses (c/o issued for 'other auto services'). One single family use exists south of the site, along the southeast line of Cade Road, approximately 200 feet south of the request site.

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 worked with staff to ensure all provisions will be required prior to the issuance of a certificate of occupancy (i.e., landscaping per PDD No. 535).

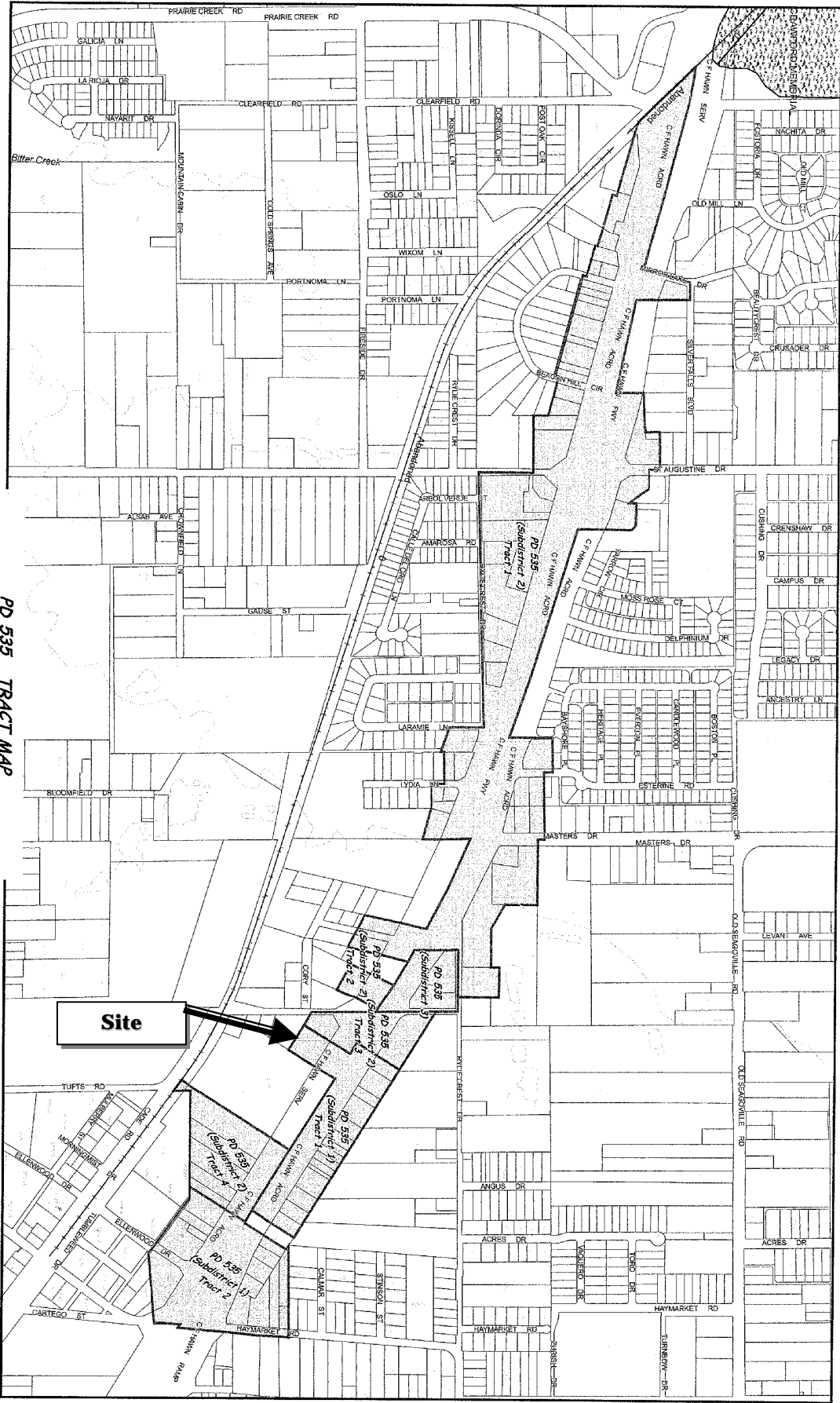
As a result of this analysis, staff supports the applicant's request subject to the attached site plan and conditions.

Z112-189(RB)

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

Landscaping: PDD No. 535 requires specific landscape regulations that address parkway, site area and front yard strip landscaping areas in conjunction with specific levels of site improvement. This will be addressed at the time of permitting.

1:7,200
Matched to Parcel08 lines



PD 535 TRACT MAP
 Contains 3 Subareas: 1, 2, 3
 SA 1 (Tract 1, 2) SA 2 (Tracts 1, 2, 3, 4)

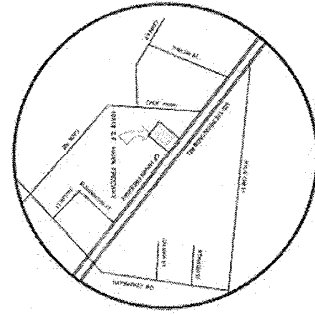
ORDINANCES: 23998, 25164, 25433

Printed: 9/22/2009

Existing Subdistrict Map

STAFF RECOMMENDED CONDITIONS FOR A SPECIFIC USE PERMIT FOR AN USE FOR A CONTRACTOR'S MAINTENANCE YARD

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



VICINITY MAP
NOT TO SCALE

PROJECT DATA

DATE: 02/28/2018
PROJECT: 10518 C.F. HAWN FREEWAY
CLIENT: JAW
PROJECT NO.: 2112-189-189
DATE: 02/28/2018

HEIGHT / STORES

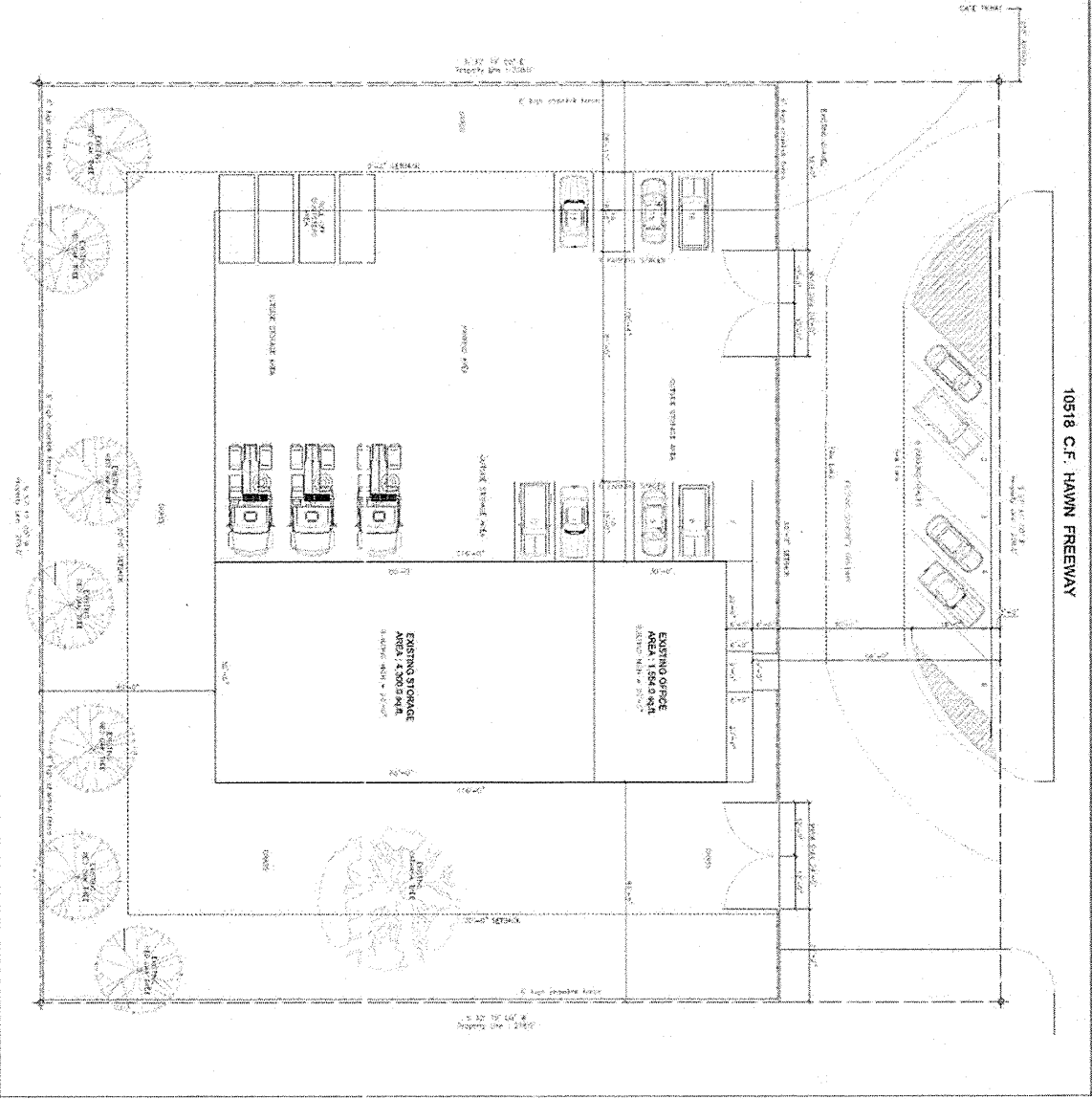
HEIGHT: 22'-0"
STORES: 2
EXISTING STORAGE AREA: 1,584 SQ FT
EXISTING STORAGE AREA: 4,500 SQ FT

LULI COVERAGE

FROM LOT 2088, 463442 SQ FT
 COMBINATION AREA TO BE ADJUTED
 TO COMPLY WITH THE
 CITY OF DALLAS, TEXAS
 ZONING ORDINANCE
 2112-189-189

SITE PLAN

SCALE : 3/32" = 1'-0"



10518 C.F. HAWN FREEWAY
DALLAS, TEXAS

2112-189-189
SITE PLAN

DATE: 02/28/2018

PROJECT NO: 2112-189-189

SCALE: 3/32" = 1'-0"

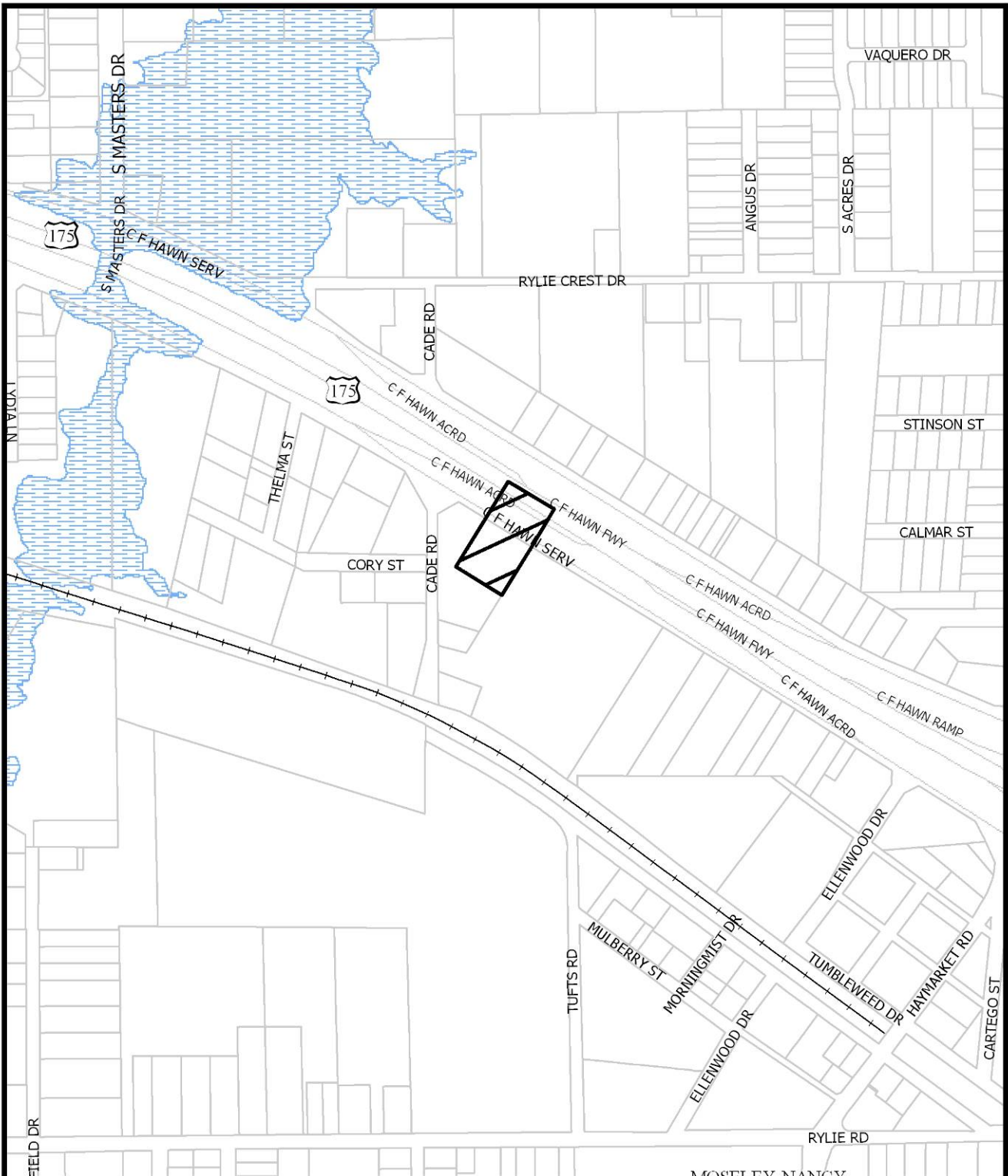
DESIGNED BY: JAW

CHECKED BY: JAW

Martinez Design
10518 C.F. HAWN FREEWAY
DALLAS, TEXAS 75255

TEL: 214-343-1111
WWW.MARTINEZDESIGN.COM

Proposed Site Plan

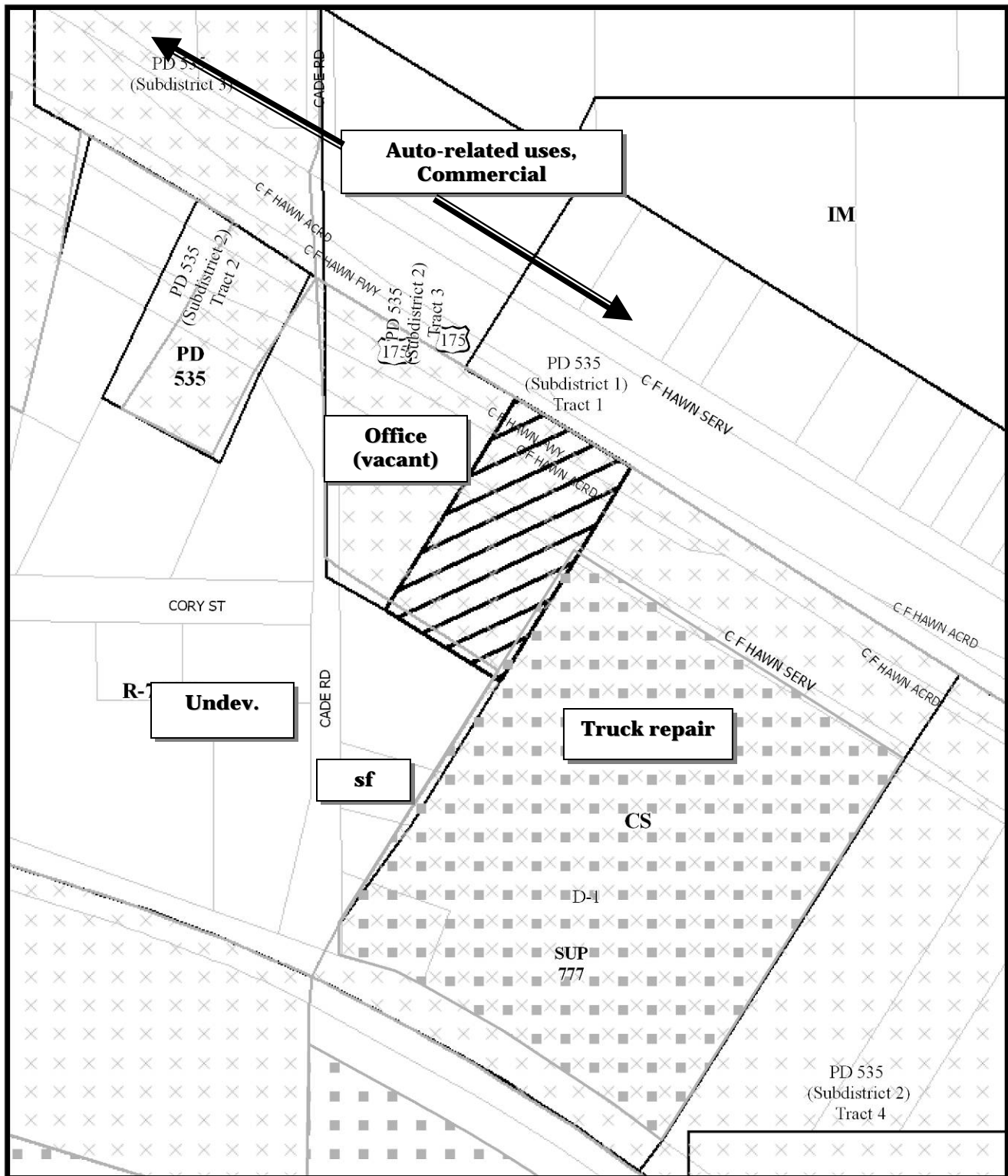


1:6,000

VICINITY MAP

Case no: Z112-189

Date: 3/6/2012




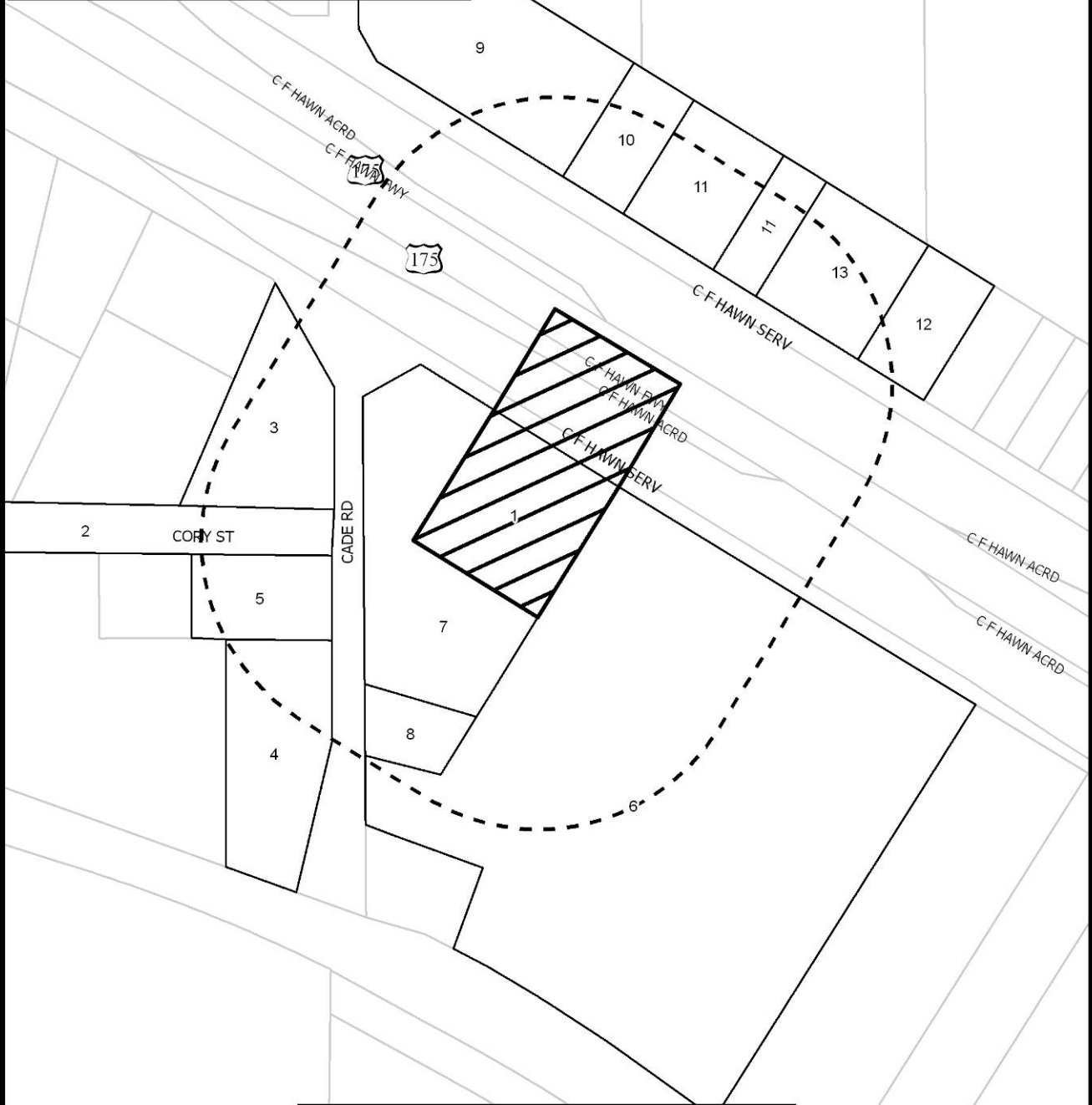
1:2,400

ZONING AND LAND USE

Case no: Z112-189

Date: 3/6/2012

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



The number '0' indicates City of Dallas Ownership


1:2,400

NOTIFICATION

300' AREA OF NOTIFICATION
13 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z112-189**
 Date: **3/6/2012**

3/6/2012

Notification List of Property Owners

Z112-189

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10518 C F HAWN FWY	MMR ENTERPRISES INC
2	915 CADE RD	HARWOOD GEORGE W JR % HAROLD TOPLETZ
3	10430 C F HAWN FWY	TOPLETZ INVESTMENTS SUITE 301
4	1015 CADE RD	OLIVARES JOSE
5	1009 CADE RD	HERNANDEZ ALBERTO
6	10560 C F HAWN FWY	BLUMAC LTD
7	10516 C F HAWN FWY	EYK PROPERTIES
8	1022 CADE RD	BRANNUM CAROL
9	10505 C F HAWN FWY	UDENZE ANTHONY &
10	10509 C F HAWN FWY	ARMSTRONG JERRY DALE SR
11	10519 C F HAWN FWY	AVELAR JOE ED
12	10600 C F HAWN FWY	BENITEZ ANTONIO
13	10631 C F HAWN FWY	BELTRAN PEDRO

Planner: Mark Doty

FILE NUMBER: Z112-141 (MD) **DATE FILED:** December 8, 2011

LOCATION: Southwest side of Maple Springs Boulevard at the terminus of Stoneleigh Avenue.

COUNCIL DISTRICT: 14 **MAPSCO:** 34 V

SIZE OF REQUEST: 0.73 ac. (38,000 sq.ft.) **CENSUS TRACT:** 4.04

REQUEST: An application for an Historic District Overlay on property zoned an R-7.5 Single Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The Harris Kemp House, built in 1942 by renowned Dallas architect Harris Kemp, is considered one of the earliest 'contemporary' residential designs in Dallas. A significant property must meet 3 of 10 designation criteria. This property has been determined to meet 5.

STAFF RECOMMENDATION: Approval, subject to preservation criteria.

LANDMARK COMMISSION RECOMMENDATION: Approval, subject to preservation criteria.

BACKGROUND INFORMATION:

- The Harris A. Kemp house is located in the Oak Lawn Heights neighborhood, approximately two miles from downtown Dallas. Unlike the Tudor styled houses of the neighborhood, the Harris Kemp house is “Contemporary” in design, reflecting its unique design for a single-family residential house at the time of construction in 1942.
- The split level plan of the house is a rectangular block with a projecting pavilion facing the street that utilizes the natural slope of the site. The exterior of the house is clad in brick veneer and redwood siding (now painted white). The rear elevation is dominated by the two story screened porches that unifies the house and allows the interior rooms to have randomly placed windows and doors.
- Harris Kemp was a significant architect during Dallas’ explosive post-war growth. His work includes the Dallas Morning News Building, the Employers Insurance Office Building, and the Dallas City Hall, as the local architect in association with I. M. Pei. The significance of his work was recognized by his inclusion in the Fellows of the American Institute of Architects in June 1969.
- Harris Kemp was trained in the transplanted traditions of the Bauhaus. This is expressed in the low profile nature of the structure, the emphasis on horizontal expression, and the use of modest materials. The overall design foreshadows mid-century modernism by a decade.

Comprehensive Plan:

The historic overlay is consistent with both the Urban Design and the Neighborhood Elements of the Comprehensive Plan. Historic preservation has played a key role in defining Dallas’ unique character. Preservation historic neighborhoods and buildings creates a direct, visual link to the past, contributing to a “sense of place.”

Goal 5.1 Create a Sense of Place, Safety and Walkability

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

Goal 5.2 Strengthen Community and Neighborhood Identity

Policy 5.2.1 Maintain neighborhood scale and character.

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.

Policy 7.2.4 Protect historic and cultural assets.

Z112-141 (MD)

STAFF ANALYSIS:

- Both the Landmark Commission and its Designation Committee have determined this complex to be historically significant under 5 designation criteria. These criteria include; significant persons, architecture, architect or master builder, unique visual feature, and historic education.
- This overlay designation does not change the base zoning or permitted uses for the property.

LANDMARK COMMISSION ACTION: (February 6, 2012)

This item appeared on the Commission's discussion agenda.

Motion: Approval, subject to revised preservation criteria.

Maker: Johnson

Second: Tapscott

Results: 11/0

Ayes: *Clicque, Cruz, Edwards, Johnson, Norcross,
*Piper, Ridley, Silva, Seale, Strickland, Tapscott

Against: None

Absent: Flabiano, Ward

Vacancies: 1, 4, 6 and 8

**Dallas Landmark Commission
Landmark Nomination Form**

1. Name

historic: Harris A. Kemp House
and/or common:
date: 1942

2. Location

address: 2822 Maple Springs Blvd.
location/neighborhood: Oak Lawn Heights
block: B/2330 *lot:* 6 & 7 *land survey:* Oak Lawn Heights
tract size: 31,800 sf. (0.73 acres).

3. Current Zoning

current zoning: R-7.5

4. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> <i>district</i>	<input type="checkbox"/> <i>public</i>	<input checked="" type="checkbox"/> <i>occupied</i>	<input type="checkbox"/> <i>agricultural</i>	<input type="checkbox"/> <i>museum</i>
<input checked="" type="checkbox"/> <i>building(s)</i>	<input checked="" type="checkbox"/> <i>private</i>	<input type="checkbox"/> <i>unoccupied</i>	<input type="checkbox"/> <i>commercial</i>	<input checked="" type="checkbox"/> <i>residence</i>
<input type="checkbox"/> <i>structure</i>	<input type="checkbox"/> <i>both</i>	<input type="checkbox"/> <i>work</i>	<input type="checkbox"/> <i>educational</i>	<input type="checkbox"/> <i>religious</i>
<input type="checkbox"/> <i>site</i>	Public	<i>in progress</i>	<input type="checkbox"/> <i>entertainment</i>	<input type="checkbox"/> <i>scientific</i>
<input type="checkbox"/> <i>object</i>	Acquisition	Accessibility	<input type="checkbox"/> <i>government</i>	<input type="checkbox"/> <i>transportation</i>
	<input type="checkbox"/> <i>in progress</i>	<input checked="" type="checkbox"/> <i>yes:restricted</i>	<input type="checkbox"/> <i>industrial</i>	<input type="checkbox"/> <i>other, specify</i>
	<input type="checkbox"/> <i>being considered</i>	<input type="checkbox"/> <i>yes:unrestricted</i>	<input type="checkbox"/> <i>military</i>	
		<input type="checkbox"/> <i>no</i>		

5. Ownership

Current Owner: William L. Mackin, Jr.
Contact: Jeffery Vilarino **Phone:** 619 549 8422
Address: 2822 Maple Springs Blvd. **City:** Dallas **State:** TX **Zip:** 75235

6. Form Preparation

Date: 1 June 2010, revised January 25, 2012
Name & Title: Daron Tapscott, Katherine Seale
Organization: Preservation Dallas
Contact: Daron Tapscott **Phone:** 214. 821 1755

7. Representation on Existing Surveys

Alexander Survey (citywide)	<i>local</i>	<i>state</i>	<i>national</i>	National Register
H.P.L. Survey (CBD)	A	B	C	Recorded TX Historic Ldmk
Oak Cliff			D	TX Archaeological Ldmk
Victorian Survey				
Dallas Historic Resources Survey, Phase	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<i>high</i>	<i>medium</i>	<i>low</i>	

For Office Use Only

Z112-141 (MD)

Date Rec'd: _____ Survey Verified: Y N by: _____ Field Check by: _____ Petitions Needed: Y
N

Nomination: Archaeological Site Structure(s) Structure & Site District

8. Historic Ownership

original owner: Harris A. Kemp, FAIA
significant later owner(s): N/A

9. Construction Dates

original: 1942
alterations/additions: none

10. Architect

original construction: Harris A. Kemp, FAIA
alterations/additions:

11. Site Features

natural: Suburban setting, with natural, unimproved creek (Maple Springs Creek) in rear yard; site slopes toward the rear to the creek. Dense tree cover at edge of creek.
urban design: Approximately three-quarters of an acre site

12. Physical Description

Condition, check one:

excellent
 good
 fair

deteriorated
 ruins
 unexposed

unaltered
 altered

Check one:

original site
 moved(date)

Describe present and original (if known) physical appearance. Include style(s) of architecture, current condition and relationship to surrounding fabric (structures, objects, etc). Elaborate on pertinent materials used and style(s) of architectural detailing, embellishments and site details.

The Harris A. Kemp house is located in the Oak Lawn Heights neighborhood, approximately two miles from downtown Dallas. Unlike the Tudor styled houses of the neighborhood, the Harris Kemp house is "Contemporary" in design, reflecting its unique design for a single-family residential house at the time of construction in 1942 .

The house faces Maple Springs Blvd. with the carport adjacent to the house; the carport faces the side of the lot and is screened from the street; a drive leads from the street to the carport and landscaping provides additional screening. The front façade of the house aligns with the setback of the adjacent homes on the street. The large rectangular lot provides a very large rear yard which slopes slightly to Maple Springs Creek at the rear property line. A newer pool with hard-surfaces surrounding patio is approximately 40' from the rear of the house, leaving an open space (of approximately 100' depth) from the pool to the rear property line and creek.

The plan of the house is a rectangular block with a projecting pavilion facing the street. It is a split level plan utilizing the natural slope of the site. The rear of the lot descends to Maple Springs Creek, where the Kemp children played.

Z112-141 (MD)

The entry level vestibule has an ascending and a descending stair. The stair to the lower level is to the public area of the house, the living room, dining room, kitchen, breakfast, and screened porch. The ascending stair is to the private bedrooms. On the left (northeast) side of the house is a large covered patio and a carport. The front on the house faces northwest.

The roof is a compound form of three elements. The primary house has a clipped hipped form facing northeast, with a very minimal pitch. The center ridge is eliminated and replaced with a flat section, reducing the overall height of the structure. The right side of the roof is a simple gable terminated by the masonry chimney. The front (northwest) elevation has an overhang of approximately two feet. The rear (southeast) elevation has a deep screened porch on two levels. On the northeast, a simple flattened lean-to roof covers the patio and carport. The projecting pavilion (a studio for Mrs. Kemp) is one story with a flat roof and no overhang.

The exterior of the house is clad in brick veneer and redwood siding (now painted white). Generally the ground floor is brick veneer. The projecting pavilion adjacent to the entry walk is brick patterned in a modified "English Cross" pattern with the cross form corbelled. It is a bearing wall. The front face of the studio is patterned in a stacked bond pattern laid with the butts exposed and every other stack articulated.

Floating above the one-story studio are three large punched windows glazed with translucent glass. The front plane to the right side of the entry is recessed and is brick veneer extending to the height of the bedroom window sills. The only front facing window is a double hung two-over-two unit. The front elevation, with few windows and minimal detailing defines the public front yard from the private residence.

The rear elevation is dominated by the two story screened porches. The screening is divided into nine equal panels. This screening unifies the house and allows the interior rooms to have randomly placed windows and doors. The porches allow a transparency with the exterior, similar to post-war ranch houses. The patio becomes an extension of the living area.

13. Historical Significance

Statement of historical and cultural significance. Include: cultural influences, special events and important personages, influences on neighborhood, on the city, etc.

Harris Kemp was a significant architect during Dallas' explosive post-war growth. His work includes the Dallas Morning News Building, the Employers Insurance Office Building, and the Dallas City Hall, as the local architect in association with I. M. Pei. The significance of his work was recognized by his inclusion in the Fellows of the American Institute of Architects in June 1969.

Harris Kemp was born in Kewanee, Illinois in 1912. His father was a civil engineer. Kemp graduated from the University of Illinois with B.S. (1934) and M.S. (1935) degrees. He then received a Masters of Architecture from Massachusetts Institute of Technology (1937).¹ Harris Kemp received the Plym Fellowship, allowing him and his wife to travel in Europe during 1937-1938.²

He began the practice of architecture in Dallas as a designer-draftsman for the Texas Centennial in 1936 as a member of the 130 person staff assembled and under the direction of George Dahl. He then worked for the state of Wisconsin for two years. Kemp returned to Dallas as a designer with the firm of LaRoche-Dahl. For one year during the war, he worked as a Supervisor in plant layout of North American Aviation, in Grand Prairie. Returning to the firm George Dahl Architect & Engineers, he served as the offices' chief designer from 1944-1955; one of his major projects there included the design of Dallas' Municipal Auditorium that was completed in 1957, after he left Dahl's firm. In 1955, Kemp left Dahl's office and formed Harper & Kemp Architects with Terrell Harper; Harper had also worked for Dahl's office and had left in 1954 to form his own firm.

Harper & Kemp's major works during this period include: Dallas Country Club, State Fair Livestock Coliseum, Danciger Research Laboratories Building at Southwest Medical School, The Denton State School, Great American of Dallas Building, Corporate Office Building for Collins Radio Corporation, the Jewish Community Center, and 2355 Stemmons Building³, and Dallas City Hall (1978) which they partnered with I. M. Pei as the local architect.⁴ It is to be noted that Harper & Kemp extensively cited the quote of Henry Wolton, "Well building hath three conditions: commodity, firmness, and delight." Those principles are evident in the broad body of work that his firm produced.

In 1974 the firm merged with James Clutts and Howard Parker (Clutts and Parker Architects) to form Harper, Kemp, Clutts and Parker, Architects (also known as 'HKCP').⁵ Grady Jennings joined the firm in 1980, and HKCP Interiors Group was formed to specialize this specialty of architecture. In 1995, Robert Hackler became a partner and following the retirement of the last founding partner of HKCP, the name of the firm was changed to Jennings*Hackler + Partners, Inc.⁶ This firm remains in practice today – with its legacy dating to 1955 when Terrell Harper and Harris Kemp joined forces to practice architecture in Dallas during what would become one of the City's most prolific eras for design and construction.

Harris Kemp was active in the city of Dallas and the profession of architecture. He served the city of Dallas as a member of Zoning Advisory Council (ZOAC), Dallas West Revitalization Commission, Zoning Revision Committee, Greater Dallas Planning Council, Director of Central Business District

¹ Harper-Kemp Architects, Promotional Brochure. (no page numbers).

² *Dallas Morning News*, Harris Kemp Obituary, 25 October 1996.

³ Harper-Kemp Architects, Promotional Brochure. (no page numbers).

⁴ *The American Institute of Architects Guide to Dallas Architecture*, Dallas: Dallas Chapter, American Institute of Architects, 1999; pgs 14, 15.

⁵ Jennings*Hackler and Partners, Inc. website: jennings-hackler.com, accessed January 24, 2012.

⁶ Jennings*Hackler and Partners, Inc. website: jennings-hackler.com, accessed January 24, 2012.

Z112-141 (MD)

Association (CBDA), the CBDA Environment Committee, and served on the General Services Administration, Advisory Panel. Kemp also was active in his profession, serving as the Director of the Texas Architectural Foundation (1957), Director of Texas Society of Architects (1965, 1966, 1967 and 1968)⁷, Vice-President of the Dallas Chapter of the American Institute of Architects (1955) and President (1957).⁸

Harris Kemp and his family lived in this house from 1942 to 1959. He then designed another home in Greenway Parks which he and his family lived in until his death. Kemp passed away on October 24, 1996.

Harris Kemp only designed three homes during his career, the first home on Maple Springs. The second house was for a client on Drexel near the Highland Park Town Hall. The last was the family's second home at 5328 Waneta, in Greenway Parks Addition.

The home of Harris Kemp is significant in the architectural history of the city. It is one of Dallas' earliest examples of a "Contemporary" design statement with an acknowledgment of regional influence in materials and climate. Harris Kemp was an architect trained in the transplanted traditions of the Bauhaus. This is expressed in the low profile nature of the structure, the emphasis on horizontal expression, and the use of modest materials. The overall design foreshadows mid-century modernism by a decade. The house, with a low horizontal profile, low pitched roofs and connections to the exterior is a marked departure from the Tudor-style cottages typical of this neighborhood.

⁷ *Transformations: the Architects, Buildings & Events that shaped Dallas Architecture*. Quimby, Marcel, Stacy, Dennis and Winters, Willis; Dallas Chapter of the American Institute of Architects, 2008; page 43.

⁸ *Ibid*; page 43.

14. Bibliography

"American Institute of Architects – Honors Dallas Resident," Press Release issued by the Dallas Chapter of the American Institute of Architects, May 17, 1969.

"Harper & Kemp Architects", Proposal for Great American of Dallas Building, Dallas, Texas, 1965. In collection of Connie Bosworth, nee Kemp.

The American Institute of Architects Guide to Dallas Architecture, Fuller, Larry Paul, editor. Dallas: Dallas Chapter, American Institute of Architects, 1999.

Harper & Kemp Office Brochure, copy and un-dated. In collection of Connie Bosworth (nee Kemp).

Dallas Morning News, "Harris Kemp", Oct. 25, 1996.

Dallas Morning News, "Architects Honor Two", May 18, 1969.

Transformations: the Architects, Buildings & Events that shaped Dallas Architecture. Quimby, Marcel, Stacy, Dennis and Winters, Willis. Dallas; Dallas Chapter of the American Institute of Architects, 2008.

15. Attachments

<input type="checkbox"/> District or Site Map	<input type="checkbox"/> Additional descriptive material
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Footnotes
<input checked="" type="checkbox"/> Photos (historic & current)	<input type="checkbox"/> Other: _____

Z112-141 (MD)



Front elevation facing Maple Springs



Northeast elevation showing patio and carport.

Z112-141 (MD)



Harris A. Kemp

Harris Kemp, May 1969

16. Designation Criteria

History, heritage and culture:
Represents the historical development, ethnic heritage or cultural characteristics of the city, state, or country.

Historic event:
Location of or association with the site of a significant historic event.

Significant persons:
Identification with a person or persons who significantly contributed to the culture and development of the city, state, or country.

Architecture:
Embodiment of distinguishing characteristics of an architectural style, landscape design, method of construction, exceptional craftsmanship, architectural innovation, or contains details which represent folk or ethnic art.

Architect or master builder:
Represents the work of an architect, designer or master builder whose individual work has influenced the development of the city, state or country.

Historic context: *Relationship to other distinctive buildings, sites, or areas which are eligible for preservation based on historic, cultural, or architectural characteristics.*

Unique visual feature:
Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city that is a source of pride or cultural significance.

Archeological:
Archeological or paleontological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.

National and state recognition:
Eligible of or designated as a National Historic Landmark, Recorded Texas Historic Landmark, State Archeological Landmark, American Civil Engineering Landmark, or eligible for inclusion in the National Register of Historic Places.

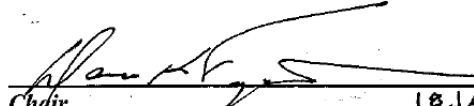
Historic education:
Represents an era of architectural, social, or economic history that allows an understanding of how the place or area was used by past generations.

Recommendation

The Designation Committee requests the Landmark Commission to deem this nominated landmark meritorious of designation as outlined in Chapter 51 and Chapter 51A, Dallas Development Code.

Further, the Designation Task Force endorses the Preservation Criteria, policy recommendations and landmark boundary as presented by the Department of Planning and Development.

Date:


Chair 18 JAN. 2012
Designation Committee


18 JAN. 2012
Historic Preservation Planner

3-21-12

ORDINANCE NO. _____

An ordinance changing the zoning classification on the following property:

BEING Lots 6 and 7 in city block B/2330 located south of the intersection of Maple Springs Boulevard and Stoneleigh Avenue; and containing approximately 31,800 square feet of land;

by establishing Historic Overlay District No. 141 (the Harris Kemp House Historic Overlay District); providing procedures, regulations, and preservation criteria for structures and property in the district; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding the rezoning of the Property described in this ordinance; and

WHEREAS, the city council finds that the Property is an area of historical, cultural, and architectural importance and significance to the citizens of the city; and

WHEREAS, the city council finds that it is in the public interest to establish this historic overlay district; Now, Therefore,

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

SECTION 1. That the zoning classification is changed by establishing Historic Overlay District No. 141 on the following property (“the Property”):

BEING Lots 6 and 7 in city block B/2330 located south of the intersection of Maple Springs Boulevard and Stoneleigh Avenue; and containing approximately 31,800 square feet of land.

SECTION 2. That the establishment of this historic overlay district shall not affect the existing underlying zoning classification of the Property, which shall remain subject to the regulations of the underlying zoning district. If there is a conflict, the regulations in this ordinance control over the regulations of the underlying zoning district.

SECTION 3. That a person shall not alter the Property, or any portion of the exterior of a structure on the Property, or place, construct, maintain, expand, demolish, or remove any structure on the Property without first obtaining a certificate of appropriateness or certificate for demolition or removal in accordance with the Dallas Development Code, as amended, and this ordinance. All alterations to the Property must comply with the preservation criteria attached to and made a part of this ordinance as Exhibit A.

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

SECTION 5. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000. In addition to punishment by fine, the City may, in accordance with state law, provide civil

penalties for a violation of this ordinance, and institute any appropriate action or proceedings to prevent, restrain, correct, or abate the unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, demolition, or removal of a building, structure, or land on the Property.

SECTION 6. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 7. That the terms and provisions of this ordinance are severable and are governed by Section I-4 of Chapter I of the Dallas City Code, as amended.

SECTION 8. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

By _____
Assistant City Attorney

Passed _____

**EXHIBIT A
PRESERVATION CRITERIA
HARRIS KEMP HOUSE HISTORIC OVERLAY DISTRICT
2822 MAPLE SPRINGS BOULEVARD**

1. GENERAL.

- 1.1 All demolition, maintenance, new construction, public works, renovations, repairs, and site work in this district must comply with these preservation criteria.
- 1.2 Any alterations to property within this district must comply with the regulations in Chapter 51A of the Dallas City Code, as amended. If there is a conflict, these preservation criteria control.
- 1.3 Certificate of appropriateness.
 - a. A person may not alter a site within this district, or alter, place, construct, maintain, or expand any structure on the site without first obtaining a certificate of appropriateness in accordance with Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.
 - b. The certificate of appropriateness review procedure outlined in Section 51A-4.501 of the Dallas Development Code, as amended, applies to this district.
 - c. Any work done under a certificate of appropriateness must comply with any conditions imposed in the certificate of appropriateness.
 - d. After the work authorized by the certificate of appropriateness is commenced, the applicant must make continuous progress toward completion of the work, and the applicant shall not suspend or abandon the work for a period in excess of 180 days. The Director may, in writing, authorize a suspension of the work for a period greater than 180 days upon written request by the applicant showing circumstances beyond the control of the applicant.
- 1.4 A person may not demolish or remove any structure in this district without first obtaining a certificate for demolition or removal in

accordance with Section 51A-4.501 of the Dallas Development Code, as amended.

- 1.5 Preservation and restoration materials and methods used must comply with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library.
- 1.6 No person shall allow a structure in this district to deteriorate through demolition by neglect. Demolition by neglect is neglect in the maintenance of a structure that results in deterioration of the structure and threatens preservation of the structure. All structures in this district must be preserved against deterioration and kept free from structural defects. See Section 51A-4.501 of the Dallas Development Code, as amended, for regulations concerning demolition by neglect.
- 1.7 Consult Article XI, "Development Incentives," of the Dallas Development Code, as amended, for tax incentives that may be available in this district.
- 1.8 The period of historic significance for this district is the period from 1942 to 1959.

2. DEFINITIONS.

- 2.1 Unless defined in this section, the definitions in Chapter 51A of the Dallas City Code, as amended, apply.
- 2.2 APPROPRIATE means typical of the historic architectural style, compatible with the character of this district, and consistent with these preservation criteria.
- 2.3 CERTIFICATE OF APPROPRIATENESS means a certificate required by Section 51A-4.501 of the Dallas Development Code, as amended, and these preservation criteria.
- 2.4 CONTRIBUTING STRUCTURE means a structure that retains its essential architectural integrity of design and whose architectural style is typical of or integral to this district.
- 2.5 DIRECTOR means the Director of the Department of Sustainable Development and Construction or the Director's representative.

- 2.6 DISTRICT means Historic Overlay District No. 141, the Harris Kemp House Historic Overlay District. This district contains the property described in Section 1 of this ordinance and as shown on Exhibit B.
- 2.7 ERECT means to attach, build, draw, fasten, fix, hang, maintain, paint, place, suspend, or otherwise construct.
- 2.8 FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.
- 2.9 INTERIOR SIDE FACADE means a facade not facing a street or alley.
- 2.10 INTERIOR SIDE FENCE means a fence not adjacent to a street or alley.
- 2.11 INTERIOR SIDE YARD means a side yard not abutting a street or alley.
- 2.12 MAIN BUILDING means the residential building, as shown on Exhibit B.
- 2.13 NO-BUILD ZONE means that part of a lot in which no new construction may take place.
- 2.14 PROTECTED means an architectural or landscaping feature that must be retained and maintain its historic appearance, as near as practical, in all aspects.
- 2.15 REAL ESTATE SIGN means a sign that advertises the sale or lease of an interest in real property.

3. BUILDING SITE AND LANDSCAPING.

- 3.1 New construction is prohibited in the no-build zone shown on Exhibit B.
- 3.2 The main building is protected.
- 3.3 New driveways, sidewalks, steps, and walkways must be constructed of brick, brush finish concrete, stone, or other appropriate material. Artificial grass, artificially-colored concrete, asphalt, exposed aggregate, and outdoor carpet are not permitted.

- 3.4 Circular driveways and parking areas are not permitted in a front yard.
- 3.5 New carports or garages are not permitted in the no-build zone shown on Exhibit B.
- 3.6 Any new mechanical equipment may not be erected in the front yard, and must be screened.
- 3.7 Landscaping.
 - a. Outdoor lighting must be appropriate and enhance the structure.
 - b. Landscaping must be appropriate, enhance the structure and surroundings, and not obscure significant views of protected facades. Existing landscaping may remain and be maintained.
 - c. The intense landscaping area that obscures portions of the front facade shown on Exhibit B may remain and be replanted.
 - d. Existing trees are protected, except that unhealthy or damaged trees may be removed using the routine maintenance CA process.
- 3.8 Fences.
 - a. New fences are not permitted in the front yard. The existing chain-link fence may remain and be maintained or replaced to match in the location shown on Exhibit B.
 - b. Fences in side yards must be located a minimum of ten feet back from the front facade of the structure, except existing fences may remain in their current location and be maintained.
 - c. Interior side fences and fences in rear yards may not exceed eight feet in height.
 - d. Fences must be constructed of brick, metal, or wood, a combination of these materials, or other appropriate materials.

4. FACADES.

- 4.1 Protected facades.
 - a. The facades shown on Exhibit B are protected.
 - b. Reconstruction, renovation, repair, or maintenance of protected facades must be appropriate and must employ materials similar to the historic materials in texture, color, pattern, grain, and module size.
 - c. Historic solid-to-void ratios of protected facades must be maintained.
 - d. Brick added to protected facades must match in color, texture, module size, bond pattern, and mortar color.
 - e. Brick, cast stone, and concrete elements on protected facades may not be painted, except that portions of the structure that had been painted before the effective date of this ordinance may remain painted.
- 4.2 Reconstruction, renovation, repair, or maintenance of nonprotected facades must be compatible with protected features.
- 4.3 Wood siding, trim, and detailing must be restored wherever practical.
- 4.4 All exposed wood must be painted, stained, or otherwise preserved.
- 4.5 Historic materials must be repaired if possible; they may be replaced only when necessary.
- 4.6 Paint must be removed in accordance with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library, before refinishing.
- 4.7 Aluminum siding, EIFS, stucco, and vinyl cladding are not permitted.
- 4.8 Exposing and restoring historic finish materials is recommended.

- 4.9 Cleaning of the exterior of a structure must be in accordance with the Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library. Sandblasting and other mechanical abrasive cleaning processes are not permitted.

5. FENESTRATION AND OPENINGS.

- 5.1 Historic doors and windows must remain intact except when replacement is necessary due to damage or deterioration.
- 5.2 Replacement of doors and windows that have been altered and no longer match the historic appearance is recommended.
- 5.3 Replacement doors and windows must express profile, muntin and mullion size, light configuration, and material to match the historic.
- 5.4 Storm doors and windows are permitted if they are appropriate and match the existing doors and windows in profile, width, height, proportion, glazing material, and color.
- 5.5 Decorative ironwork and burglar bars are not permitted over doors or windows of protected facades. Interior mounted burglar bars are permitted if appropriate.
- 5.6 Glass and glazing must match historic materials as much as practical. Films and tinted or reflective glazings are not permitted on glass.
- 5.7 New door and window openings in protected facades are permitted only where there is evidence that historic openings have been filled or the safety of life is threatened.
- 5.8 The Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs published by the United States Department of the Interior, copies of which are available at the Dallas Public Library, should be referred to for acceptable techniques to improve the energy efficiency of historic fenestration.

6. ROOFS.

- 6.1 The historic slope, massing, configuration, and materials of the roof must be preserved and maintained.

- 6.2 The following roofing materials are allowed: composition shingles, Built Up Roofing (BUR) on slopes less than 3 inches over twelve inches, and wood shingles. The following roofing materials are not allowed: tile or synthetic tile, slate or synthetic slate, metal panels, or metal shingles.
- 6.3 Historic eaves, coping, cornices, dormers, parapets, and roof trim must be retained, and should be repaired with material matching in size, finish, module, and color.
- 6.4 Mechanical equipment, skylights, and solar panels on the roof must be set back or screened so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.

7. PORCHES.

- 7.1 The historic porch on the protected facade is protected.
- 7.2 The porch on the protected facade may not be enclosed. The breezeway separating the house from the carport may be screened or enclosed.
- 7.3 Historic columns, detailing, railings, and trim on the historic porche are protected.
- 7.4 Porch floors must be brick, concrete, stone, or wood. Brick, concrete, and stone porch floors may not be covered with carpet or paint. Wood floors must be painted or stained. A clear sealant is acceptable on porch floors.

8. EMBELLISHMENTS AND DETAILING.

- 8.1 The following architectural elements are considered important features and are protected:
 - a. Deep overhangs.
 - b. Masonry patterns.
 - c. Rear brise soleil.
 - d. Roof form.
 - e. Vertical wood siding.

9. NEW CONSTRUCTION AND ADDITIONS.

- 9.1 Stand-alone new construction is not permitted in the no build zone area as shown on Exhibit B.
- 9.2 Vertical additions to the main building must be located so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.
- 9.3 Horizontal additions to the main building are not permitted in the no build zone area as shown on Exhibit B.
- 9.4. The color, details, form, materials, and general appearance of new construction and additions must be compatible with the existing historic structure.
- 9.5. New construction and additions must have appropriate color, detailing, fenestration, massing, materials, roof form, shape, and solid-to-void ratios.
- 9.6. The height of new construction and additions must not exceed the height of the historic structure.
- 9.7. Aluminum siding, stucco, and vinyl cladding are not permitted.
- 9.8. The setback of new construction and additions must conform to the setback of the historic structure.
- 9.9 New construction and additions must be designed so that connections between new construction or additions and the historic structure are clearly discernible as suggested by the Secretary of the Interior in Preservation Brief No. 14. A clear definition of the transition between new construction or additions and the historic structure must be established and maintained. Historic details in the coping, eaves, and parapet of the historic structure must be preserved and maintained at the point where the historic structure abuts new construction or additions.

10. SIGNS.

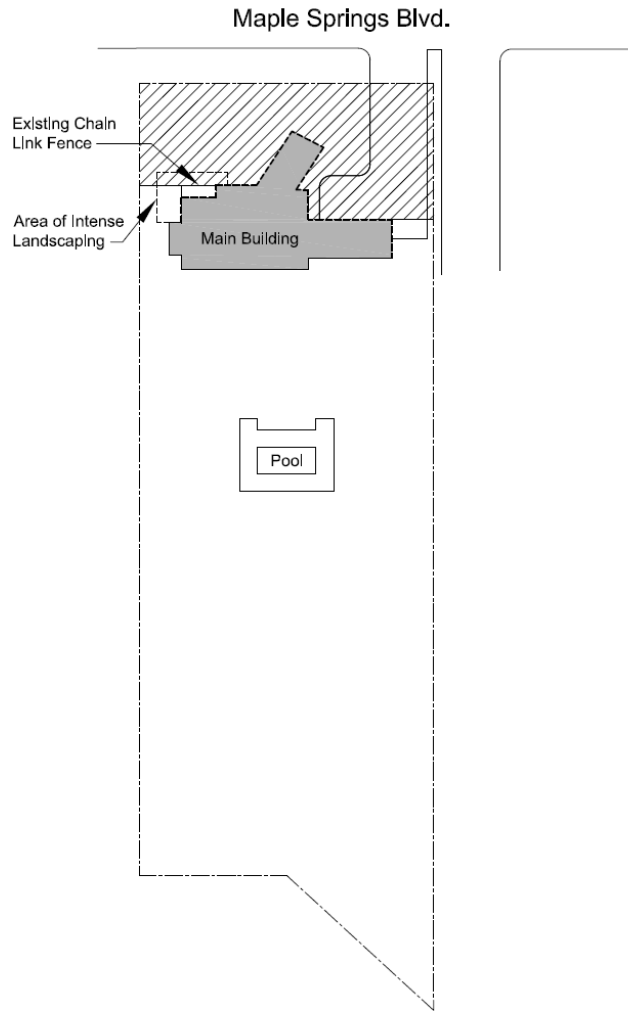
- 10.1 Signs may be erected if appropriate.
- 10.2 All signs must comply with the provisions of the Dallas City Code, as amended.
- 10.3 Temporary political campaign signs and temporary real estate signs may be erected without a certificate of appropriateness.





11. ENFORCEMENT.

- 11.1 A person who violates these preservation criteria is guilty of a separate offense for each day or portion of a day during which the violation is continued, from the first day the unlawful act was committed until either a certificate of appropriateness is obtained or the property is restored to the condition it was in immediately prior to the violation.
- 11.2 A person is criminally responsible for a violation of these preservation criteria if:
- a. the person knowingly commits the violation or assists in the commission of the violation;
 - b. the person owns part or all of the property and knowingly allows the violation to exist;
 - c. the person is the agent of the property owner or is an individual employed by the agent or property owner; is in control of the property; knowingly allows the violation to exist; and fails to provide the property owner's name, street address, and telephone number to code enforcement officials; or
 - d. the person is the agent of the property owner or is an individual employed by the agent or property owner, knowingly allows the violation to exist, and the citation relates to the construction or development of the property.
- 11.3 Any person who adversely affects or demolishes a structure in this district in violation of these preservation criteria is liable pursuant to Section 315.006 of the Texas Local Government Code for damages to restore or replicate, using as many of the original materials as possible, the structure to its appearance and setting prior to the violation. No certificates of appropriateness or building permits will be issued for construction on the site except to restore or replicate the structure. When these restrictions become applicable to a site, the Director shall cause to be filed a verified notice in the county deed records and these restrictions shall be binding on future owners of the property. These restrictions are in addition to any fines imposed.

- 11.4 Prosecution in municipal court for a violation of these preservation criteria does not prevent the use of other enforcement remedies or procedures provided by other city ordinances or state or federal laws applicable to the person charged with or the conduct involved in the offense.

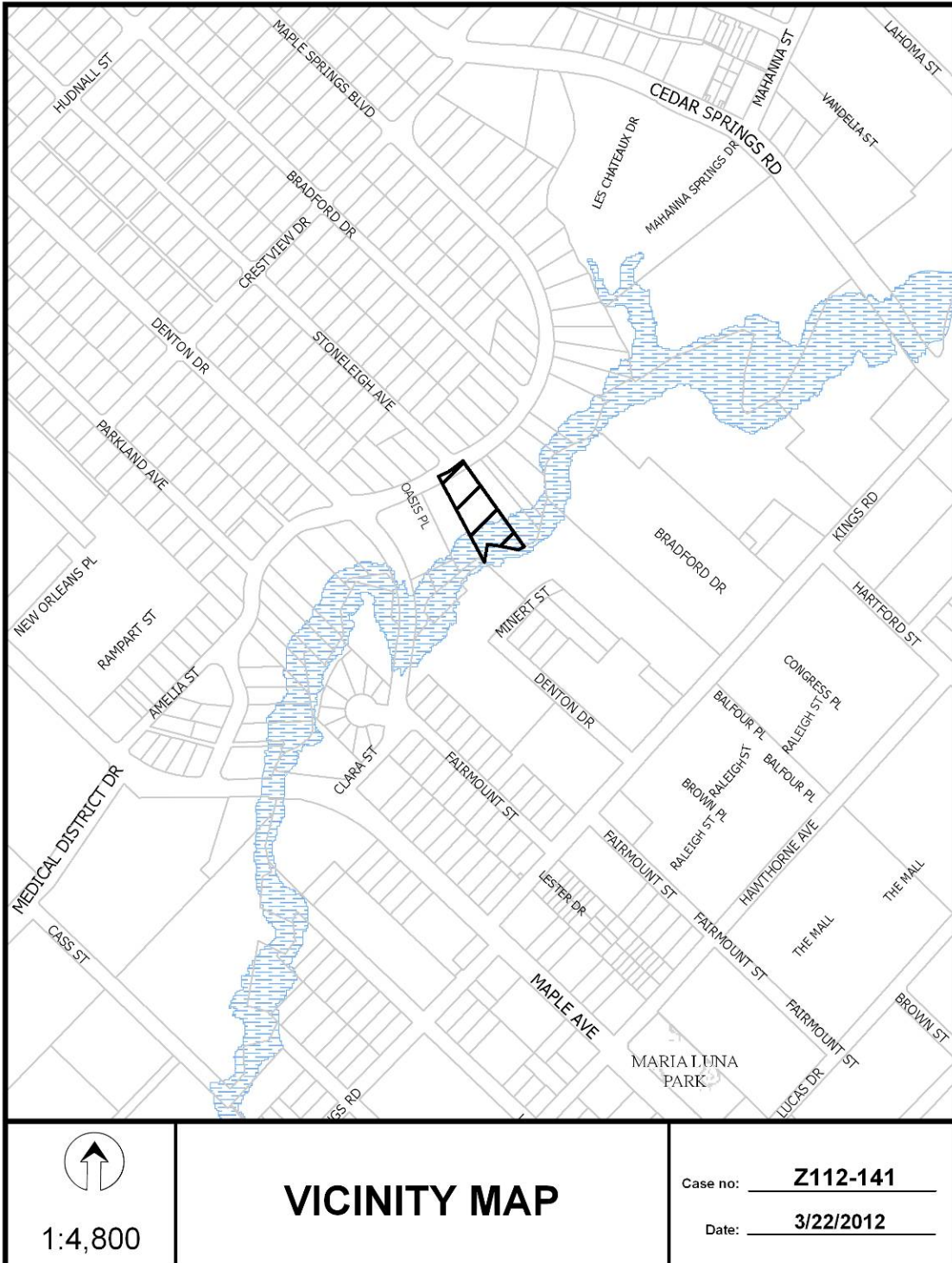
Exhibit B
Harris Kemp House
2822 Maple Springs Blvd.
Dallas, Texas 75235

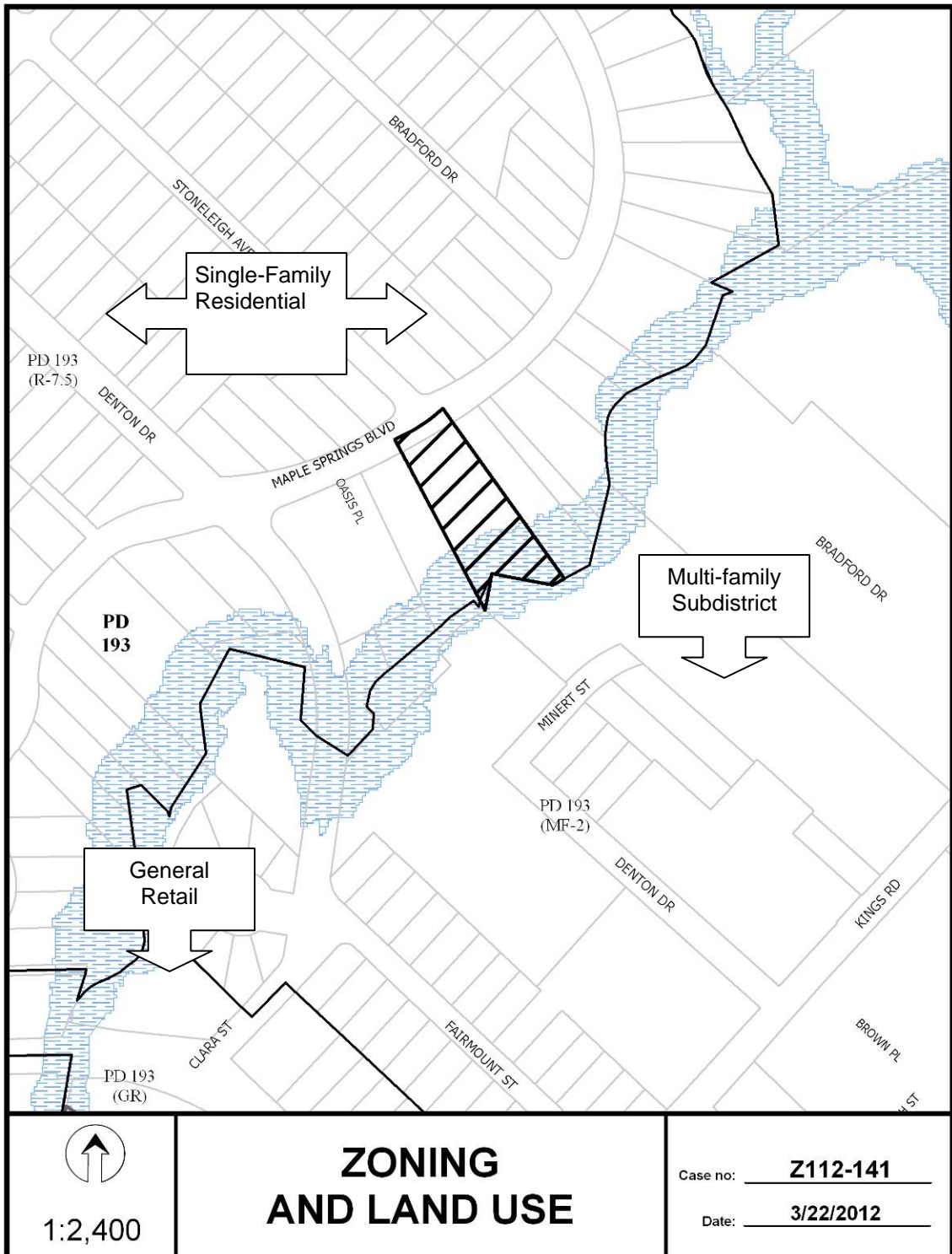


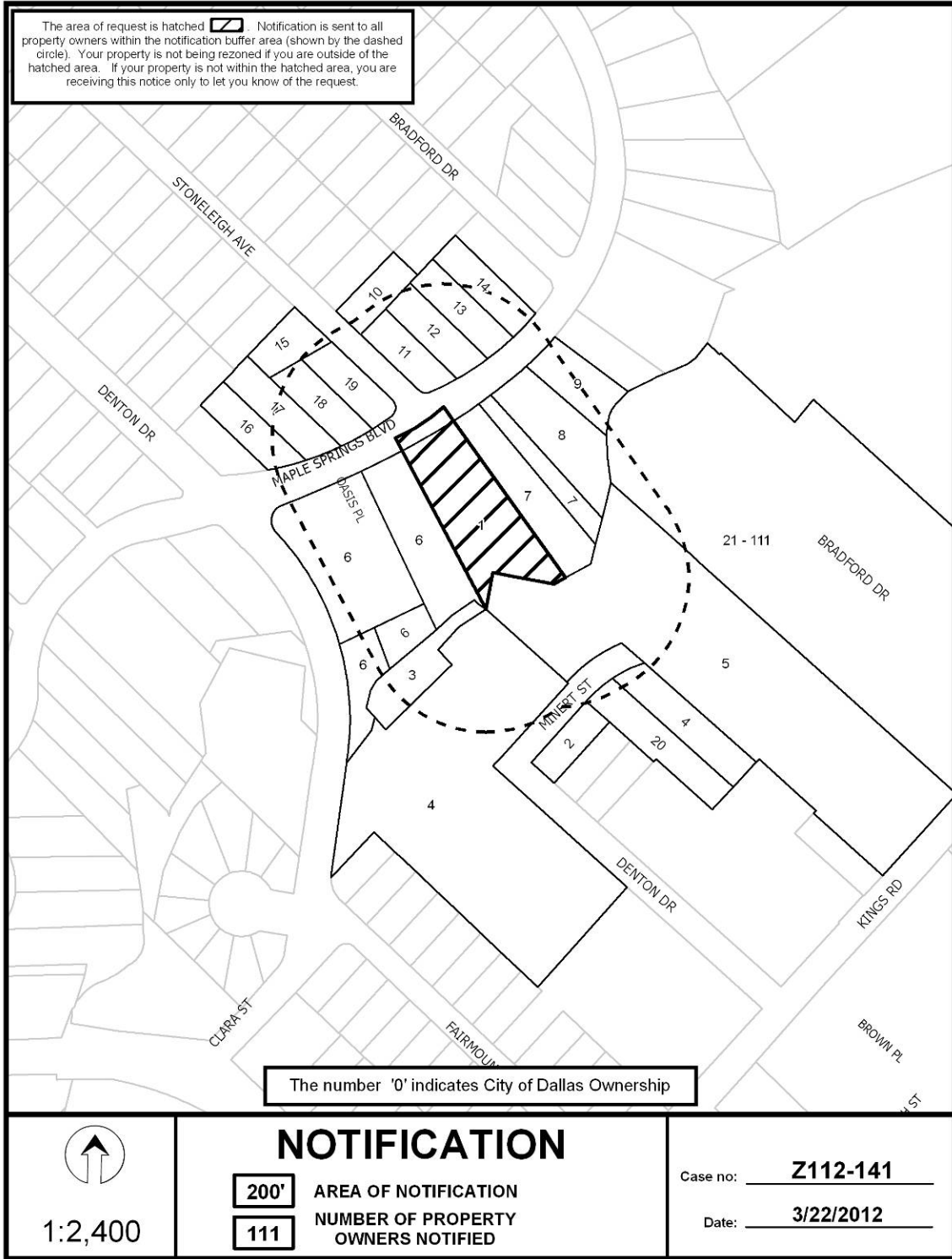
- LEGEND**
-  Protected Facades
 -  Limits of Designation
 -  Protected Building
 -  No Build Zone



January 24, 2012







3/22/2012

Notification List of Property Owners

Z112-141

111 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2822 MAPLE SPRINGS BLVD	MACKIN WL
2	4742 DENTON DR	PCB PROPERTIES LLC
3	2701 MINERT ST	CEDAR SPRINGS PARTNERS LP
4	4735 DENTON DR	PCB PROPERTIES LLC STE#200
5	2727 KINGS RD	KINGS ROAD TOWNHOMES LLC
6	2800 MAPLE SPRINGS BLVD	CLEVELAND STREET PARTNERS LLC
7	2902 MAPLE SPRINGS BLVD	VERGOS JAMES
8	2910 MAPLE SPRINGS BLVD	ELMORE ROBERT E
9	2914 MAPLE SPRINGS BLVD	EAGLE AMANDA
10	5012 STONELEIGH AVE	THOMAS TIMOTHY D
11	2901 MAPLE SPRINGS BLVD	BARNES JOLENE
12	2907 MAPLE SPRINGS BLVD	COLLINS MRS ROE L ESTATE OF
13	2911 MAPLE SPRINGS BLVD	LANE LARRY E
14	2917 MAPLE SPRINGS BLVD	SCHNIBBE GEORGE JR
15	5015 STONELEIGH AVE	KESINGER GAYLE M
16	2807 MAPLE SPRINGS BLVD	TRAVERS TONI
17	2811 MAPLE SPRINGS BLVD	BAGG DAVID S
18	2815 MAPLE SPRINGS BLVD	BURKS TYSON
19	2819 MAPLE SPRINGS BLVD	NAPOLI JOAN F
20	2714 MINERT ST	PCB PROPERTIES LLC
21	4707 BRADFORD DR	NORTON THOMAS A
22	4703 BRADFORD DR	LANE AARAN UNIT 4703A
23	4703 BRADFORD DR	DONNELLY DAVID WAYNE
24	4705 BRADFORD DR	RADO MARK A APT 4705A
25	4705 BRADFORD DR	JONES MARY ANN
26	4709 BRADFORD DR	MARSEILLE GUY EDOUARD

3/22/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27 KITTISOP	4709 BRADFORD DR	KITTISOPIKUL VANNEE & SRINARONG
28	4711 BRADFORD DR	JONES HOUSTON DARRELL UNIT 4711A
29	4711 BRADFORD DR	HICKS DON GORDON
30	4719 BRADFORD DR	BELK PAUL S UNIT 701
31	4715 BRADFORD DR	COMBS HOLLY L BLDG 2 UNIT 4715A
32	4715 BRADFORD DR	MULLINS ROSEMARY UNIT 4715 B
33	4717 BRADFORD DR	MEIER MICHAEL J
34	4717 BRADFORD DR	JOHNSON DANIEL J
35	4721 BRADFORD DR	MCNATT KIM
36	4721 BRADFORD DR	BATES CASEY A
37	4723 BRADFORD DR	FEDERAL HOME LOAN MTG CORP
38	4723 BRADFORD DR	GRAVES CHARLOTTE M
39 THE	4731 BRADFORD DR	ASSOC OF MONTEBELLA CONDO OWNERS
40	4727 BRADFORD DR	KNOX ANNAHITA D
41	4727 BRADFORD DR	MURPHY BRITT BLDG 3 UNIT 4727 B
42	4729 BRADFORD DR	YOUNG KURTIS W
43	4729 BRADFORD DR	SAWA DONALD J
44	4733 BRADFORD DR	LATHAM MICHAEL W
45	4733 BRADFORD DR	HEROLD TERRY E
46	4735 BRADFORD DR	CURTIS CLINT WAYNE UNIT 4735 A
47	4735 BRADFORD DR	COCKRILL LORI K
48	2810 MINERT ST	VIZU LP
49	2812 MINERT ST	CRESTMARC MONTEBELLA LP SUITE 850
50	4743 BRADFORD DR	DORMAN SANDRA J BLDG 4 UNIT 4743
51	4739 BRADFORD DR	REAGAN SELENA UNIT 4739A
52	4739 BRADFORD DR	MINUTELLA LAWRENCE S
53	4741 BRADFORD DR	KOLETAR KIMBERLY A
54	4741 BRADFORD DR	BRUNNERT DONALD E
55	4745 BRADFORD DR	LAPRAIRIE BRAD
56	4747 BRADFORD DR	KELLY JAMES F
57	4747 BRADFORD DR	MARTIN ERIC

3/22/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4749 BRADFORD DR	JONES RYAN D & # 4749A
59	4749 BRADFORD DR	HUBERT ERIC
60	2787 BRADFORD DR	WILLIAMS DELOREAN R
61	4751 BRADFORD DR	BIRENBAUM CHARLES A LF ES UNIT 21E
62	4706 BRADFORD DR	GUSTAFSON GARY W
63	4702 BRADFORD DR	TSENG JENNIFER UNIT 4702A
64	4702 BRADFORD DR	FEDERAL NATIONAL MORTGAGE ASSN
65	4702 BRADFORD DR	HESLEP CHRISTOPHER &
66	4704 BRADFORD DR	DALY MICHAEL J BLDG 5 UNIT 4704A
67	4704 BRADFORD DR	TROXEL BRAD L & LINDEMANN JERAD
68	4708 BRADFORD DR	BARTLEY JAMES & BLDG 5 UNIT 4708A
69	4708 BRADFORD DR	KENNEDY KARA N BLDG 5 UNIT 4708B
70	4710 BRADFORD DR	FRANZ JASON E &
71	4710 BRADFORD DR	JENKINS JENNIFER
72	4710 BRADFORD DR	CORRAL DANYTZA P UNIT 4710C
73	2787 BRADFORD DR	ROCHA RICHARD JR
74	4714 BRADFORD DR	FEDERAL NATL MTG ASSOC
75	4714 BRADFORD DR	YI INJA & PAUL C YI BLDG 6 UNIT 4714B
76	4714 BRADFORD DR	MCKINNEY CRAIG UNIT 4714 C BLDG 6
77	4716 BRADFORD DR	STEWART STEVEN WAYNE
78	4716 BRADFORD DR	GRAVES STEVEN
79	4720 BRADFORD DR	LEE SUGI
80	4720 BRADFORD DR	ORAM MARK C DODASOVICH DOUGLAS
A		
81	4722 BRADFORD DR	SMILEY TYRONE
82	4722 BRADFORD DR	CRESTMARC MONTEBELLA LP STE 850
83	4722 BRADFORD DR	THURMOND JEFFREY D
84	4732 BRADFORD DR	BRADSHER JAMIE
85	4728 BRADFORD DR	KENNEDY KIRBY D BLDG 7 UNIT 4728A
86	4728 BRADFORD DR	STURDY JENNIFER R
87	4728 BRADFORD DR	TROLLINGER JUSTIN C & MEGHAN H
88	4730 BRADFORD DR	HUFF BRYAN A

3/22/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4730 BRADFORD DR	BUTCHER KALE N UNIT B
90	4734 BRADFORD DR	WAGNER YVONNE C UNIT 4734 A
91	4734 BRADFORD DR	HODGES WILLIAM RANDALL
92	4736 BRADFORD DR	MALONE TIMOTHY
93	4736 BRADFORD DR	PATEL BIPIN &
94	4736 BRADFORD DR	COTTRELL BRIAN K
95	2822 MINERT ST	FLORES FEDERICO
96	2826 MINERT ST	STOVER DARREN L
97	4740 BRADFORD DR	HILT CARA E
98	4752 BRADFORD DR	KOONTZ DUSTIN A
99	4742 BRADFORD DR	OLIVEIRA KRISTIN
100	2787 BRADFORD DR	DOSSIERE KEITH R
101	4744 BRADFORD DR	RICHARDSON CLINT
102	4744 BRADFORD DR	DOSTER JOSEPH A &
103	4748 BRADFORD DR	BREWER STANLEY D
104	4750 BRADFORD DR	MULLENGER WILLIAM BRANDON
105	4754 BRADFORD DR	BRYD NEVILLE J III &
106	4754 BRADFORD DR	HOWELL SCOTT L &
107	4756 BRADFORD DR	HERNANDEZ ANTHONY JR &
108	2809 MINERT ST	GILL CHRISTOPHER L &
109	4803 BRADFORD DR	BLAND DANE C
110	4809 BRADFORD DR	HAGE GENEVIEVE
111	4815 BRADFORD DR	MAY MORGAN

FILE NUMBER: Z112-171(WE) **DATE FILED:** January 23, 2012

LOCATION: Harry Hines Boulevard and Payne Street, west corner

COUNCIL DISTRICT: 2 **MAPSCO:** 45-E

SIZE OF REQUEST: Approx. 1.041 acres **CENSUS TRACT:** 19

APPLICANT: Alamo Manhattan Victory, LLC

OWNER: Felix, Ltd.

REPRESENTATIVE: MASTERPLAN
Karl Crawley

REQUEST: An application for a Planned Development Subdistrict for I-2 Industrial Subdistrict uses on property zoned an I-2 Industrial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of this request is to construct a multiple family development on approximately 1 acre. The applicant is proposing to limit the development to a maximum of 151 units.

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

BACKGROUND INFORMATION:

- The applicant’s request for an I-2 Industrial Subdistrict will permit the construction of a 158 unit multiple-family development on approximately 1.04 acres. However, the overall development will be constructed on 1.77 acres and will be comprised of retail uses on the ground floor, 277 multiple family units and a 2 to 3 level parking structure.
- The proposed multiple-family development will be developed on two zoning districts: an I-2 industrial Subdistrict and Planned Development District No. 582, the Victory Planned Development District. The I-2 Industrial Subdistrict allows for multiple-family uses by a Specific Use Permit whereas PDD No. 582 permits multiple family uses by right. The applicant’s request will also permit, by right, multiple-family uses in the proposed Planned Development Subdistrict.
- The proposed conditions will mirror certain development rights in PDD No. 582 as it relates to the multiple-family development. The structure’s height, off-street parking requirements, landscaping and permitting the use by right in an I-2 Subdistrict are the development standards that will remain consistent with PDD No. 582.
- Properties to the northwest and southwest of the site consist of surface parking lots and a 5-story parking structure. The Property to the northeast, across Harry Hines Boulevard, is developed with an office use, single family uses and a park.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Harry Hines Blvd	Principal Arterial	150 ft.	150 ft.
Payne Street	Local	100 ft.	100 ft.
North Akard Street	Local	80 ft.	80 ft.

Land Use:

	Zoning	Land Use
Site	I-2	Surface parking
Northeast	PDS No. 79, I-2, HC	Office, Single Family, Undeveloped
Southeast	I-2	Surface parking
Northwest	PDD No. 582	Surface parking
Southwest	PDD No. 582	Surface parking lot, Parking structure

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

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 approximate 1.041 acre site is adjacent to the Entertainment Complex Subdistrict of Planned Development District No. 584, the Victory Planned Development District. The applicant's request for a Planned Development Subdistrict for I-2 Industrial Subdistrict uses will permit the construction of a 158 unit multiple family development. The applicant currently owns two adjacent properties that are contiguous to the request site which are in PDD No. 584. These properties in conjunction with the request site will be combined to form one overall buildable site to construct a mixed use development. The mixed use development will consist of ground floor retail uses, 277 multiple family uses and a 2 to 3 story parking structure. The combined acreage for the entire development is 1.77 acres.

The applicant's request will also permit, by right, multiple family uses. Currently, an I-2 Industrial Subdistrict permits multiple family uses by a Specific Use Permit. However, the adjacent Planned Development District No. 584 allows multiple family uses by right. The proposed Planned Development Subdistrict will mirror certain development rights in PDD No. 582 as it relates to the multiple-family development. The structure's height, off-street parking requirements, landscaping and permitting the use by right in an I-2 Subdistrict are the development standards that will remain consistent with PDD No. 582.

There are 2 driveway approaches that are proposed for the development; one on Payne Street and the other on North Akard Street. The two approaches provided access into the parking structure. The request site is adjacent to several surface parking lots and a

5-story parking structure which are northwest and southwest of the site, respectively. The Properties to the northeast, across Harry Hines Boulevard, are developed with an office use, single family uses and a park.

Staff recommendation is for approval of the applicant's request for a Planned Development Subdistrict for I-2 Industrial uses, subject to the attached development plan, landscape plan and conditions. The proposed development should not have any adverse impact on the adjacent uses in the surrounding the area.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
I-2 - existing Industrial Subdistrict	0'	0'/0'	10.1 FAR	-Any legal height	100%		Multiple family, Bar and restaurant, Personal, professional and custom crafts
PDS - Proposed	0'	0'/0'	10.1 FAR	-Any legal height	95%		Multiple family, Bar and restaurant, Personal, professional and custom crafts
PDD No. 582 - adjacent	0'	0'/0'	10.6M sq. ft.	Max -270 Min - 90'	No max.		Multi-family, Retail and personal service , Office, Institutional & community service

Landscaping: For multiple-family uses, landscaping must be provided as shown on the attached landscape plan. For all other uses, landscaping and screening must be provided in accordance with Part I of PDD No. 193.

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

Miscellaneous- conditions: The applicant has agreed to prohibit several uses that are currently permitted in the I-2 Industrial Subdistrict. These prohibited uses will become part of the conditions.

Miscellaneous- conditions: On March 22, 2012, the City Plan Commission approved a preliminary plat on the request site that also included the adjacent properties that are in Planned Development District No. 582.

LIST OF OFFICERS/DIRECTORS
Flex, Ltd.

- Geald H. Stool Director
- Mark Taub Secretary

LIST OF OFFICERS
Alamo Manhattan Victory, LLC

- Matthew Segrest Director

PROPOSED PDD 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 located at the west corner of Harry Hines Boulevard and Payne Street. The size of PD Subdistrict is approximately 1.041 acres.

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

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

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

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

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

SEC. S-____.104. EXHIBITS.

The following exhibit is incorporated into this article:

(1) Exhibit S-____A: development plan.

(2) Exhibit S-____B: landscape plan.

SEC. S-____.105 DEVELOPMENT PLAN.

(a) For multiple family uses, development and use of the Property must comply with the development plan (Exhibit S-____). If there is a conflict between the text of this division and the development plan, the text of this division controls.

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

SEC. S-___.1065. MAIN USES PERMITTED.

(a) The only main uses permitted in this Subdistrict are those main uses permitted in the I-2 Industrial Subdistrict, subject to the same conditions applicable in the I-2 Subdistrict, as set out in Part I of this article. For example, a use permitted in the I-2 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 I-2 Subdistrict is subject to DIR in this Subdistrict; etc.

(b) Multiple-family

The following uses are not permitted in this district:

(1) Utility and Service uses

- Electrical energy generating plant
- Sewage pumping station
- Sewage treatment plant
- Water treatment plant

(2) Transportation Uses

- Airport or landing field
- Motor freight hauling and storage
- Railroad freight terminal
- Railroad team track
- Railroad yard, roundhouse, or shops

(3) Motor Vehicle Related Uses

- Auto repair garage (inside or outside)
- Auto auction
- Auto painting or body rebuilding shop (inside or outside)
- Engine or motor repair shop
- Bus or truck repair/parking garage

(4) Commercial Uses

- Building repair and maintenance shop
- Plumbing, electrical, air conditioning or heating shop
- Lumber, brick, or building materials sales yard

- Machinery sales and service
- Machine or welding shop
- Tool and equipment rental (with outside display)
- Petroleum products storage and wholesale
- Monument sales yard
- Stone, sand or gravel mining
- Sand, gravel, or earth sales and storage
- Job printing, lithographer, printing or blueprinting plant
- Gummed label printing

(5) Storage and Waste Disposal Uses

- Warehouse
- Contractor's maintenance yard
- Open storage
- Outside salvage or reclamation
- Metal processing facility
- Inside salvage or reclamation
- Refuse transfer station

(6) Animal Related Uses

- Slaughterhouse

(7) Industrial and Manufacturing Uses

- Industrial uses other than listed
- U-cart concrete
- Fiberglass swimming pool fabricator
- Artificial marble manufacturing
- Corrugated cardboard box fabrication

SEC. S-___.107 ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Part I of this article. For more information regarding accessory uses, consult PD 193.

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

- Private stable
- Amateur communication tower
- Open storage

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 I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

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

(b) Multiple-family uses. The following restrictions apply for multiple-family uses.

(1) Density. Maximum number of units is 158.

(2) Floor area. Maximum floor area is 158,000 square feet.

(3) Lot Coverage. Maximum lot coverage is 95 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(4) Stories. Maximum number of stories is 8.

(5) Height.

(a) Except as provided in this paragraph, maximum structure height is 100 feet.

(b) The following structures may project a maximum of 10 feet above the maximum structure height: chimneys, clerestories, communication towers, cooling towers, elevator penthouses or bulkheads, mechanical equipment rooms, plaza or terrace structures, pool structures, skylights, vent stacks, and visual screens that surround mechanical equipment.

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

(a) For multiple-family uses, 1.25 spaces per dwelling unit are required.

(b) For all other uses, off-street parking and loading must be provided in accordance with Part 1 of this article.

SEC S-___.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-___.111. LANDSCAPING.

(a) For multiple-family uses, landscaping must be provided as shown on the attached landscape plan (Exhibit S-_____B).

(b) For all over uses, landscaping and screening must be provided in accordance with Part I of this article.

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

(d) The garage screening and landscaping requirements in Section 51P-193.126(b)(3)(D) do not apply, but must instead be provided in accordance with the attached landscape plan.

SEC. S-___.112. SIGNS.

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

SEC. S-___.113. ADDITIONAL PROVISIONS.

(a) The following does not apply to multiple-family uses:

(1) For multiple-family dwellings over 36 feet in height, an outer court that has on its perimeter exterior walls that have openings for access, light, air, must have a minimum width equal to the depth of the court, up to a maximum required width of 100 feet,

(2) For multiple-family dwellings over 36 feet in height, an inner court that has one or more walls with openings for access, light, air, must have a minimum dimension in length and in width to the height of the building enclosing the inner court, up to a maximum required width and length of 100 feet.

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

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

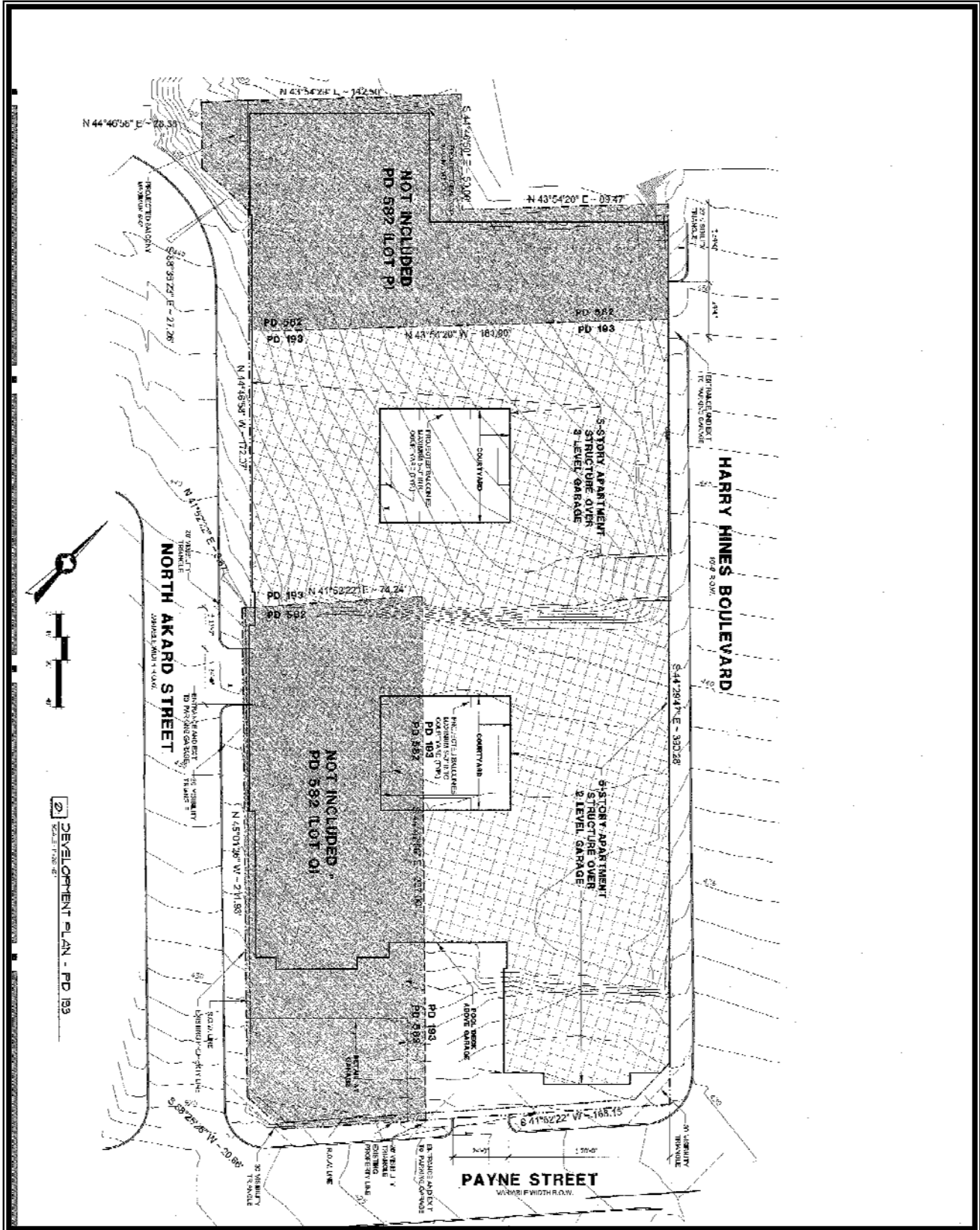
(d) Except as otherwise provided in this division, development and use of the Property must comply with Part I of this article.

SEC. S-___.114. COMPLIANCE WITH CONDITIONS.

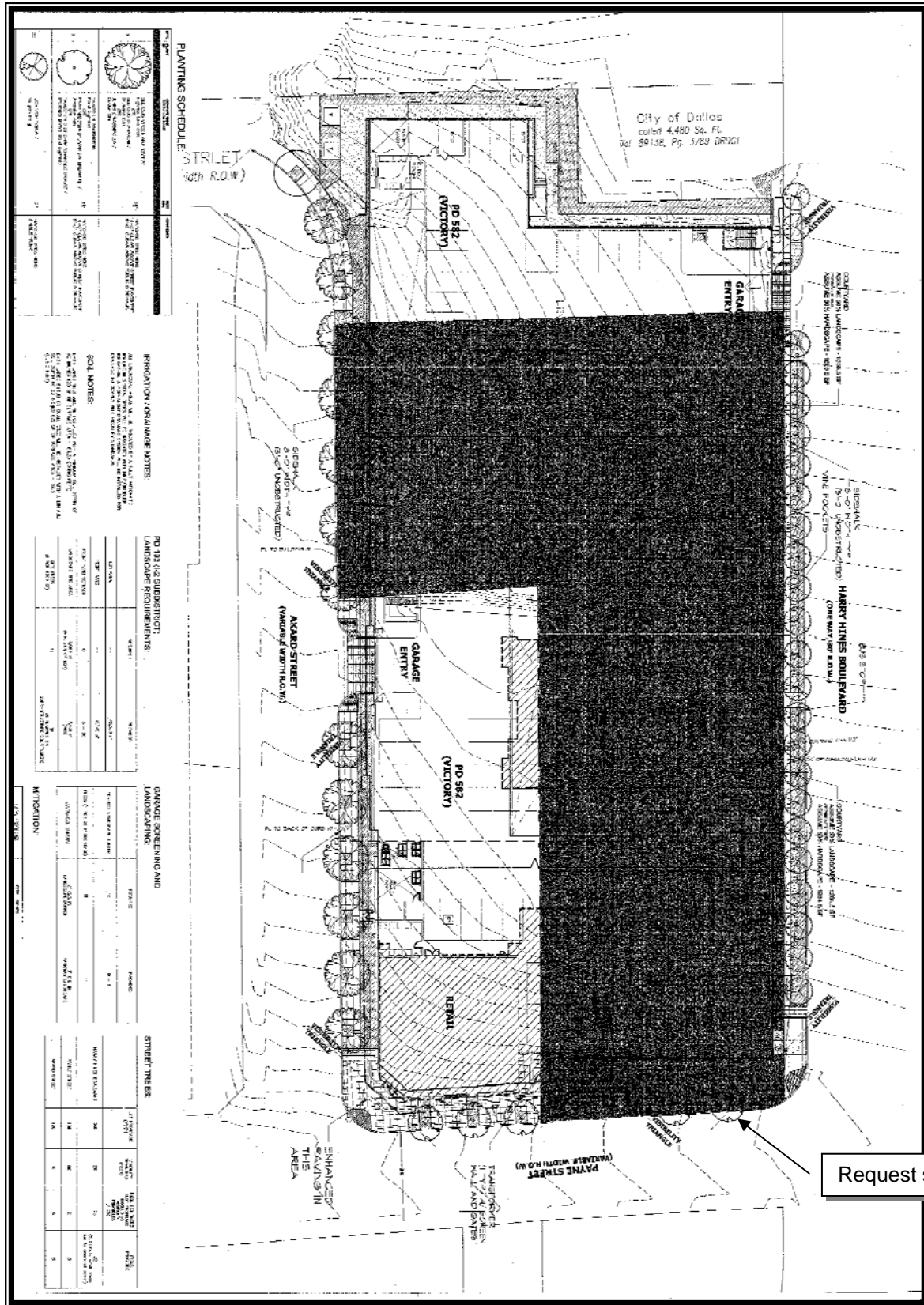
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

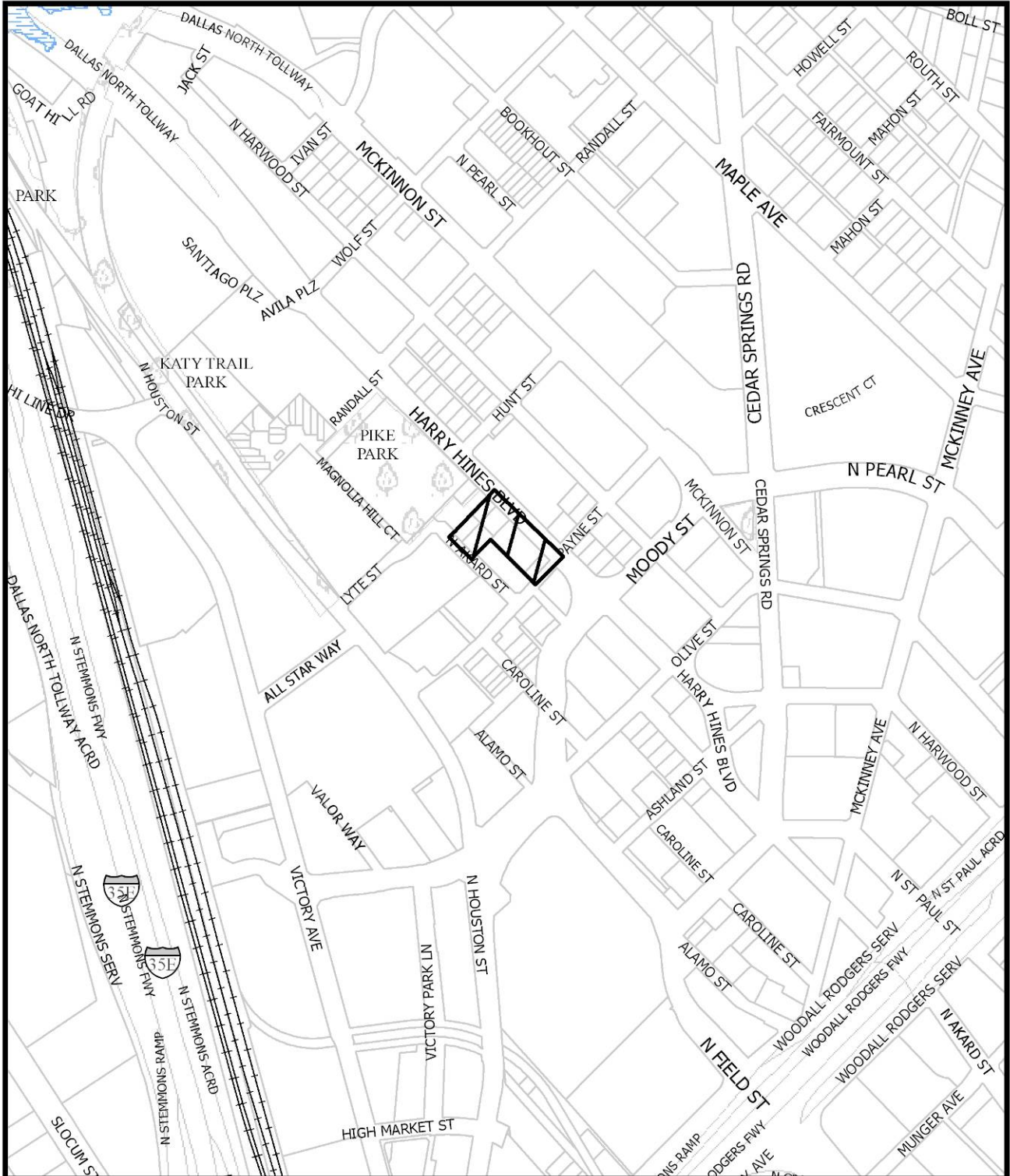
(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this Subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

PROPOSED DEVELOPMENT PLAN



PROPOSED LANDSCAPE PLAN



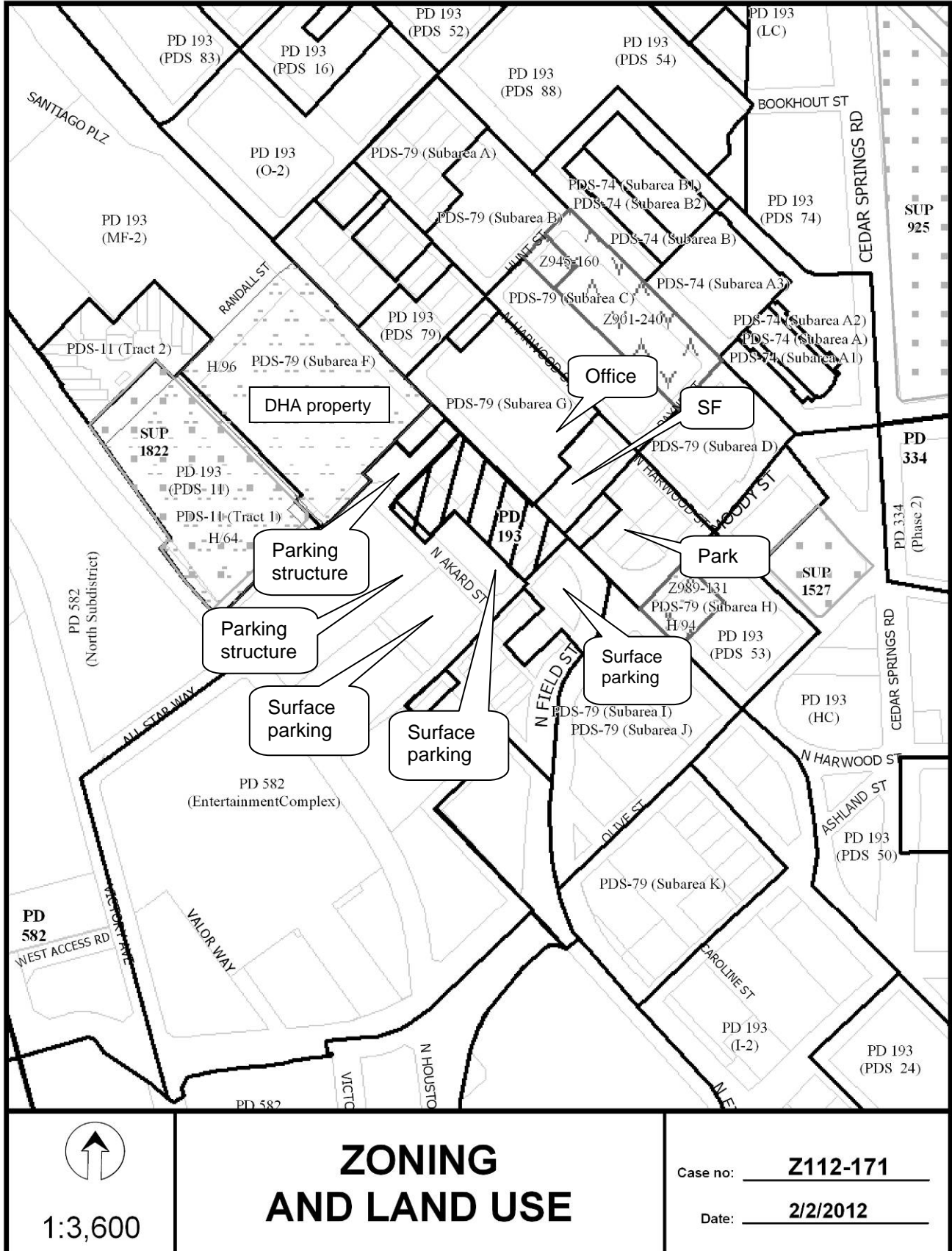


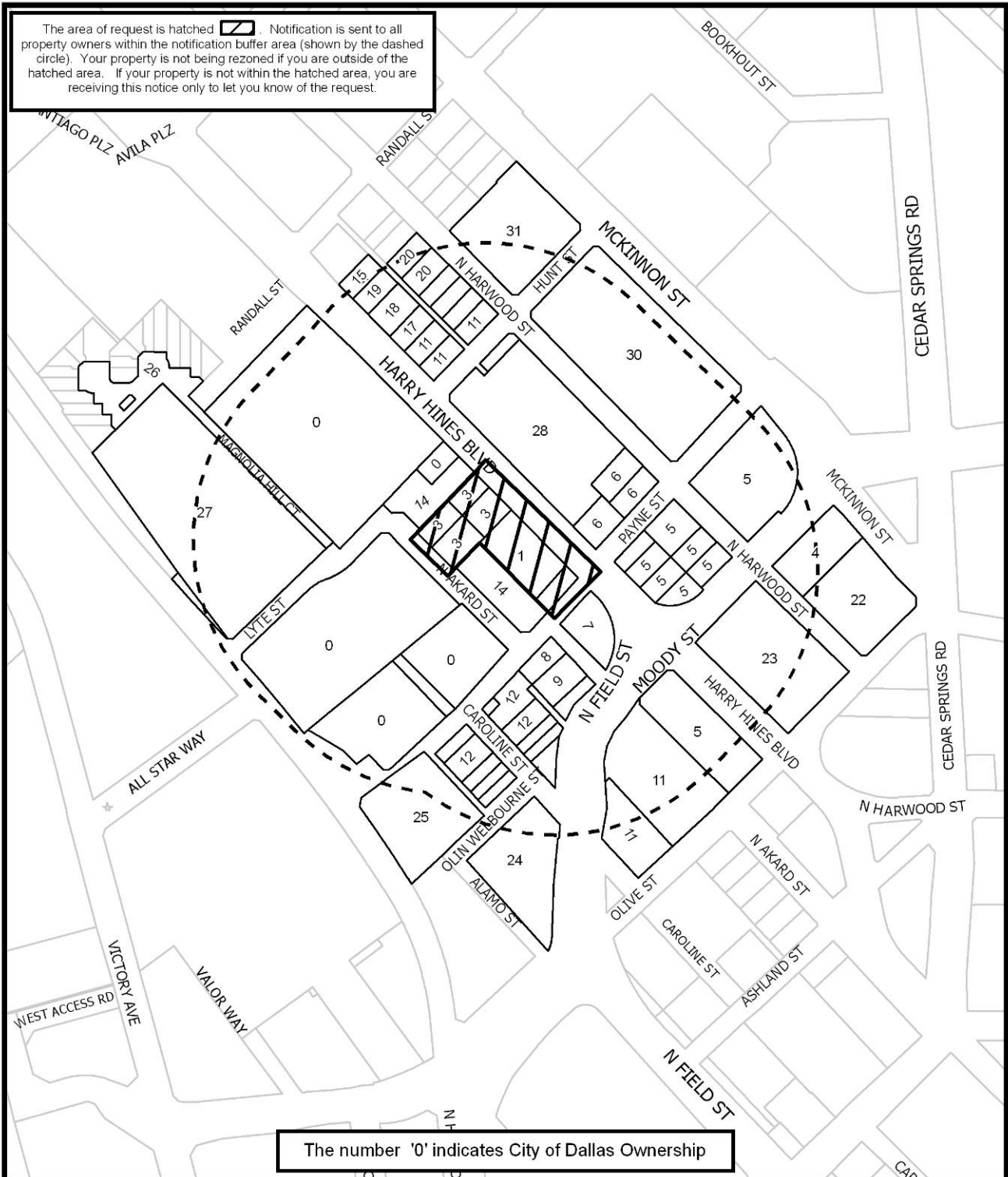
1:6,000

VICINITY MAP

Case no: Z112-171

Date: 2/2/2012





 1:3,600	NOTIFICATION	Case no: Z112-171
	500' AREA OF NOTIFICATION 31 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 2/2/2012

Notification List of Property Owners

Z112-171

31 Property Owners Notified

Label #	Address	Owner
1	2711 HARRY HINES BLVD	OSCAR ASSOC PS STE 100
2	2701 HARRY HINES BLVD	FELIX LTD LB 7
3	2722 AKARD ST	FELIX LIMITED STE 100
4	2012 MOODY ST	IC VIII HOLDINGS LLC
5	2607 HARWOOD ST	ROLEX TEXAS REALTY DELAWARE CORP
6	2616 HARRY HINES BLVD	VILLASANA RUDOLPH JR
7	2635 HARRY HINES BLVD	GREENWAY HARRY HINES LP SUITE 100
8	2617 AKARD ST	HARWOOD PACIFIC INTL INC
9	2611 AKARD ST	CITY PARK A LOT LP
10	2603 AKARD ST	HPO INC TRUSTEE SUITE 450
11	2515 AKARD ST	ROLEX TEXAS REALTY DELAWARE CORPORATION
12	1706 PAYNE ST	IC DEVELOPMENT XII LTD
13	2615 CAROLINE ST	AVALOS SAMUEL III &
14	1803 PAYNE ST	ANLAND 14 LP % HILLWOOD DEV CORP
15	2818 HARRY HINES BLVD	AVALOS SAMUEL R III ET AL
16	2807 HARWOOD ST	S.R.S.R. INC
17	2806 HARRY HINES BLVD	HPO INC 16TH FLOOR
18	2810 HARRY HINES BLVD	HPO INC SUITE 1600
19	2814 HARRY HINES BLVD	VILLASANA CHARLES
20	2815 HARWOOD ST	HPO INC 16TH FLR
21	2809 HARWOOD ST	GLAZER JUDY B
22	2525 MCKINNON ST	2525 MCKINNON LLC STE 175
23	2501 HARWOOD ST	INTERNATIONAL CENTER DEV IX LTD
24	2501 FIELD ST	UPTOWN PROPERTIES INC
25	2500 ALAMO ST	ANLAND NORTH LP PS %HILLWOOD
26	2900 MAGNOLIA HILL CT	MAGNOLIA HILL CO LC THE % NOLAN MGMT CO

Z112-171(WE)

2/2/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1607 LYTE ST	LYTE DEVELOPMENT CO LLC % BENNETT MILLER
28	2727 HARRY HINES BLVD	INTERNATIONAL CENTER DEVELOPMENT II & II
29	2737 HARWOOD ST	SMITH H DAVID
30	2728 HARWOOD ST	ROLEX INTERNATIONAL CENTER II & III LLC
31	2828 HARWOOD ST	INTERNATIONAL CENTER DE

FILE NUMBER: Z112-184(WE) **DATE FILED:** February 7, 2012

LOCATION: South side of Elm Street, east of Crowds Street

COUNCIL DISTRICT: 2 **MAPSCO:** 45-M

SIZE OF REQUEST: Approx. 2,500 sq. ft. **CENSUS TRACT:** 204.00

APPLICANT: Carl Priggre
Elm Street bar

OWNER: Jeanne Blanton

REPRESENTATIVE: Audra Buckley

REQUEST: An application for a renewal of Specific Use Permit No. 1696 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

SUMMARY: The purpose of this request is to continue to operate a bar, tavern or lounge within the Deep Ellum District.

STAFF RECOMMENDATION: Approval, for a three-year time period, subject to the conditions

BACKGROUND INFORMATION:

- The applicant’s request for a renewal of Specific Use Permit No. 1696 will allow for the continued operation of a bar, lounge or tavern within the Deep Ellum District. The only change to the Specific Use Permit conditions is the time period and there are no changes to the site plan.
- In June 2006, the City Council amended the Deep Ellum Planned Development District to require certain businesses to have Specific Use Permits to operate and to sunset the non-conforming rights for those establishments.
- In December 2007, the City Council approved Specific Use Permit No. 1696 for a three year period. In August 2011, the City Council approved a renewal of Specific Use Permit No. 1696 for a bar, lounge, or tavern for a one year period. The applicant requested a one year time period because there was a tenant change in the operation of the bar, lounge or tavern.
- The request site is located within a one-story multi-tenant mixed use development. The development consists of a variety of retail and commercial uses that shares surface parking spaces on Elm Street.

Zoning History: There have been 11 zoning changes requested within Planned Development District No. 296, the Deep Ellum/Near East Side Special Purpose District.

1. Z067-289 On October 24, 2007, the City Council approved a Specific Use Permit for an alcoholic beverage establishment for a bar, lounge or tavern for an 18-month time period, subject to a site plan and conditions on the north corner of Crowdus Street and July Alley.
2. Z067-290 On October 24, 2007, the City Council approved a Specific Use Permit for a Tattoo Studio and Body Piercing Studio for a three year period with eligibility for automatic renewals for three year periods, subject to a site plan and conditions on the north side of Elm Street, west of Malcolm X Boulevard.
3. Z067-343 On December 12, 2007, the City Council approved a Specific Use Permit for an alcoholic beverage establishment for a bar, lounge or tavern for a three-year time period, subject to a site plan and conditions on the south side of Elm Street, east of Crowdus Street.
4. Z067-347 On December 12, 2007, the City Council approved a Specific Use Permit for an alcoholic beverage establishment for a bar, lounge or tavern and an Inside commercial amusement limited to a live music venue for a five-year time period, subject to a site plan and

conditions on the southwest line of Elm Street, west of Crowdus Street.

5. Z078-122 On Wednesday, March 26, 2008 approved a Specific Use Permit for a Tattoo Studio and Body Piercing Studio on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the north side of Main Street, east of Crowdus Street.
6. Z089-181 On Wednesday, June 10, 2009, the City Council approved a Specific Use Permit for an alcoholic beverage establishment use for a bar, lounge, or tavern and an Inside commercial amusement for a live music venue on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.
7. Z089-212 On Wednesday, June 10, 2009, the City Council approved a Specific Use Permit for an alcoholic beverage establishment use for a bar, lounge, or tavern and an Inside commercial amusement for a live music venue on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.
8. Z089-271 On Wednesday, December 9, 2009, the City Council approved a Specific Use Permit for an alcoholic beverage establishment use limited to a bar, lounge, or tavern on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District. (not shown on map)
9. Z089-273 On Wednesday, December 9, 2009, the City Council approved your client's application and an ordinance granting a Specific Use Permit for an alcoholic beverage establishment use limited to a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.
10. Z089-181 On Wednesday, May 25, 2011, the City Council approved a renewal of Specific Use Permit No. 1757 for a Bar, lounge, or tavern and Inside commercial amusement use for a Live music venue on property within the Tract A portion of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

11.z101-123 On Wednesday, August 10, 2011, the City Council approved a renewal of Specific Use Permit No. 1696 for a bar, lounge, or tavern on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Elm Street	Local Street	70 ft.	70 ft.
Crowdus Street	Local Street	35 ft.	35 ft.

Land Use:

	Zoning	Land Use
Site	PDD No. 269, Tract A	Bar, lounge or tavern
North	PDD No. 269 Tract A	Retail, Commercial
South	PDD No. 269 Tract A	Retail, Commercial
East	PDD No. 269 Tract A	Retail, Bar, lounge or tavern
West	PDD No. 269 Tract A	Surface parking

COMPREHENSIVE PLAN:

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

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

STAFF ANALYSIS:

Land Use Compatibility: The 2,500 square foot site is located within a one-story multi-tenant mixed use development and is adjacent to the variety of retail and bar, lounge or tavern uses. The request for Specific Use Permit for a bar, lounge or tavern will allow

the applicant to operate within the existing structure. The applicant initially received a one year time period without automatic renewals. There are no additional changes to the current Specific Use Permit to the site plan or conditions, except for the specified time period. Staff recommendation is for approval of Specific Use Permit No. 1696 for a three year period.

In August 2011, the City Council approved a renewal of Specific Use Permit No. 1696 for a bar, lounge, or tavern for a one year period. The applicant requested a one year time period because there was a tenant change in the operation of the bar, lounge or tavern.

A bar, lounge, or tavern means an establishment principally for the sale and consumption of alcoholic beverages on the premises that derives 75 percent or more of its gross revenue from the service of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code, for on-premise consumption.


PDD No. 269 provided a compliance date of December 14, 2007 for bar, lounge or tavern and dance hall uses to receive a Specific Use Permit. In addition, PDD No. 269 specifies that “no off-street parking spaces are required for the first 2,500 square feet of floor area in a ground level use that has a separate certificate of occupancy if the use is located in an original building. Otherwise, one space for each 100 square feet of floor area. No parking is required for outside seating. Delta credits, as defined in Section 51A-4.704(b)(4)(A), may not be used to meet the off-street parking requirement.”

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.

Landscaping: The request site is located within an existing structure and the landscaping requirements will not be triggered.

Parking: PDD No. 269 gives a credit for the first 2,500 square feet of bar, lounge, or tavern uses when located on the first floor in an original building.

Dallas Police Department: A copy of a police report of the past 5 years of offenses is provided below. The request site under the current owner has been in operation for only two years.

 DALLAS POLICE DEPARTMENT UCR Codes Year Codes Property Class Codes 										
Virtual Viewer - Public Access										Welcome
Search Records - Offense Filter <input type="text"/>										
Service #	Offense Date	Complainant	Offense	Block	Dir	Stree	Beat	Reporting Area	UCR1	UCR2
0008214-X	01/08/2010	SEIKALY,ALEXANDER	OTHER OFFENSES	02810		ELM...	153	2066	26000	
0045211...	02/14/2009	SWINDLE,PATRICK	AGGRAVATED ASSAULT	02810		ELM...	153	2066	08121	04131
0048298-Z	02/27/2012	TOWNLEY,MARK	ACCIDENTAL INJURY - PUBLIC...	02810		ELM...	153	2066	33030	
0076795-V	03/15/2008	*DARK SIDE BAR	CRIMINAL MISCHIEF/VANDALI...	02810		ELM...	135	2066	14082	
0185008...	06/25/2009	BYRD,ERIC	ASSAULT	02810		ELM...	153	2066	08211	

**PROPOSED SUP
CONDITIONS**

(3) TIME LIMIT: This specific use permit automatically terminates on [~~August 10, 2012~~] (three years from the passage of this ordinance).

**EXISTING SUP
CONDITIONS**

ORDINANCE NO. 28299

An ordinance amending Ordinance No. 27041, passed by the Dallas City Council on December 12, 2007, which amended the zoning ordinances of the City of Dallas, and granted Specific Use Permit No. 1696 for a bar, lounge, or tavern; amending the conditions in Section 2 of that ordinance; providing an Exhibit A property description; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to Specific Use Permit No. 1696; and

WHEREAS, the city council finds that it is in the public interest to amend Specific Use Permit No. 1696; Now, Therefore,

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

SECTION 1. That the conditions in Section 2 of Ordinance No. 27041 are amended to read as follows:

- “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 August 10, 2012 [~~December 12, 2010~~].

4. CERTIFICATE OF OCCUPANCY: The [~~alcoholic beverage establishment limited to a~~] bar, lounge, or tavern must obtain an amended certificate of occupancy from the Building Official by September 10, 2011 [~~January 11, 2008~~]. All requirements of this specific use permit and Planned Development District No. 269[~~, the Deep Ellum/Near East Side District,~~] must be met before the Building Official may issue the amended certificate of occupancy.
5. FLOOR AREA: The maximum floor area is 2,500 square feet in the location shown on the attached site plan.
6. HOURS OF OPERATION: The bar, lounge, or tavern may only operate between 6:00 p.m. and 2:00 a.m. (the next day), Monday through Friday, and 3:00 p.m. and 2:00 a.m. (the next day), Saturday and Sunday.
7. OFF-STREET PARKING: Off-street parking must be provided in accordance with the requirements of Planned Development District No. 269. Delta credits, as defined in Section 51A-4.704(b)(4), may not be used to meet the off-street parking requirements [~~No off-street parking required~~].
8. OUTSIDE SPEAKERS: Speakers located outside are prohibited.
9. SECURITY: A minimum of one security officer is required on site between the hours of 10:00 p.m. and 2:00 a.m. (the next day) Monday through Sunday.
- 10[7]. MAINTENANCE: The Property must be maintained in a state of good repair and neat appearance.
- 11[8]. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.”

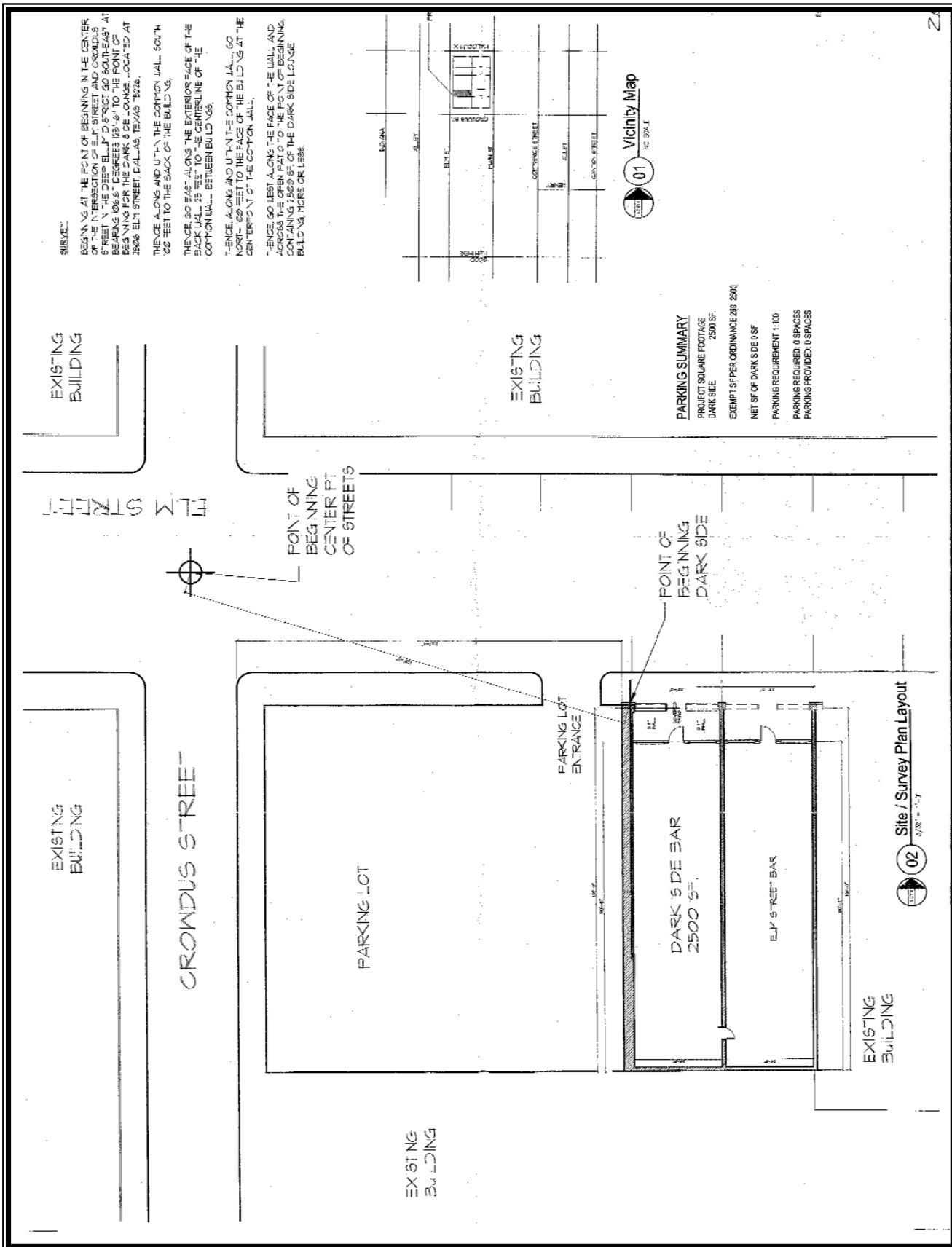
SECTION 2. That the Exhibit A property description for the Property is attached to and made part of this ordinance.

SECTION 3. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 4. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 5. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

COUNCIL APPROVED SITE PLAN



SURVEY:

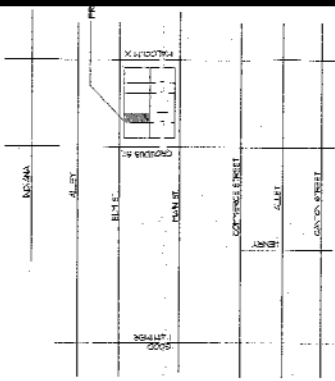
BEGINNING AT THE POINT OF BEGINNING IN THE CENTER OF THE INTERSECTION OF ELM STREET AND CROWDUS STREET, THE GREEN BULLY POINT GO SOUTH-EAST AT AN ANGLE OF 72° 10' TO THE POINT OF BEGINNING FOR THE DARK SIDE BAR, LOCATED AT 3908 ELM STREET, DALLAS, TEXAS 75246.

THESE GO ALONG AND UP TO THE COMMON WALL, SOUTH 122 FEET TO THE BACK OF THE BUILDING.

THESE GO EAST ALONG THE EXTERIOR FACE OF THE BACK WALL 15 FEET TO THE CENTERLINE OF THE COMMON WALL BETWEEN BUILDINGS.

THESE GO NORTH AND UP TO THE COMMON WALL, GO NORTH 62 FEET TO THE FACE OF THE BUILDING AT THE CENTER POINT OF THE COMMON WALL.

THESE GO WEST ALONG THE FACE OF THE WALL AND ACROSS THE OPEN PATIO TO THE POINT OF BEGINNING CONTAINING 2500 SF OF THE DARK SIDE LOUNGE BUILDING, THERE OR LESS.

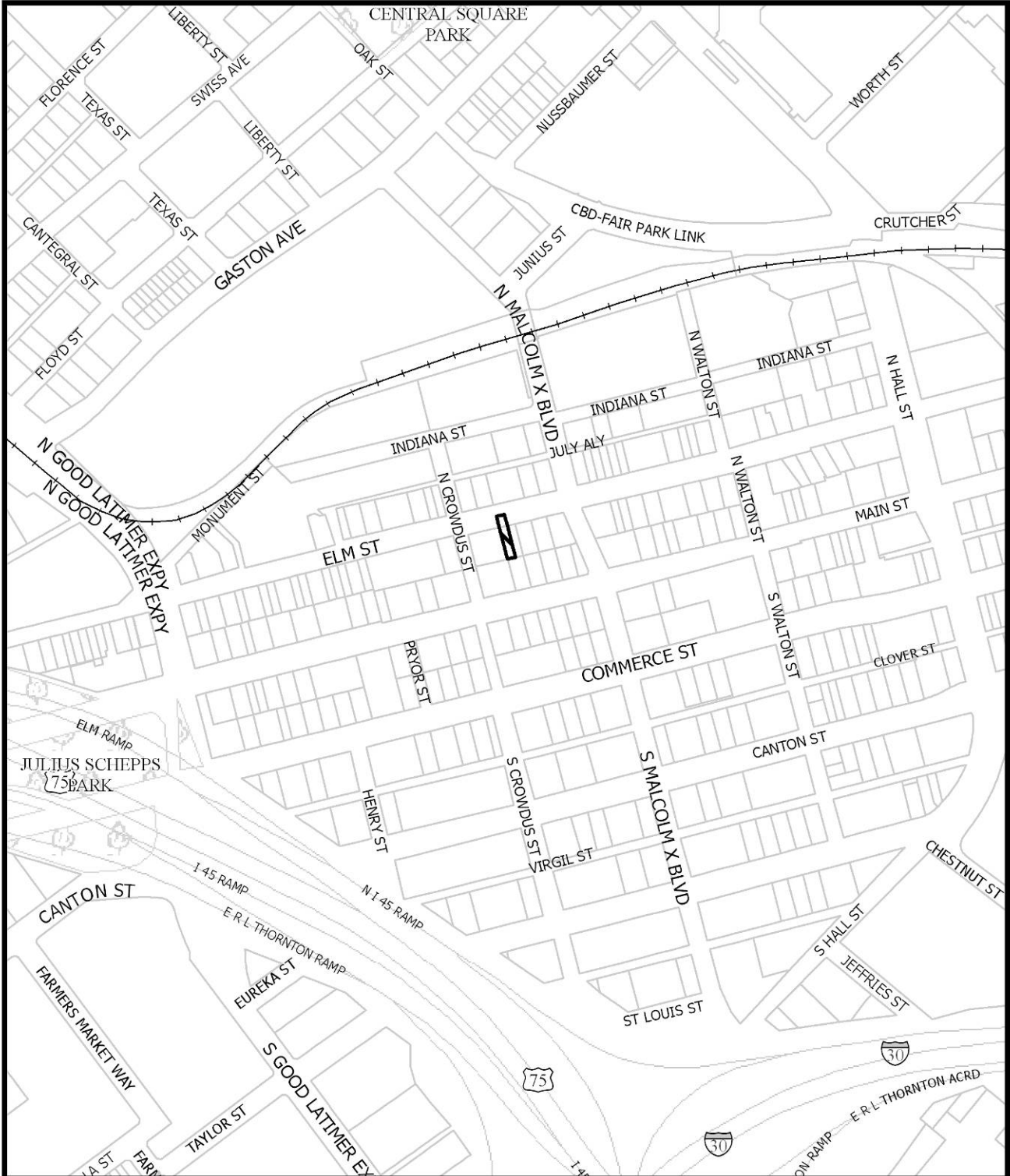



PARKING SUMMARY

PROJECT SQUARE FOOTAGE
 DARK SIDE 2500 SF.
 EXEMPT SF PER ORDINANCE 201 2500
 NET SF OF DARK SIDE 0 SF
 PARKING REQUIREMENT 1:10
 PARKING REQUIRED 0 SPACES
 PARKING PROVIDED 0 SPACES

Site / Survey Plan Layout

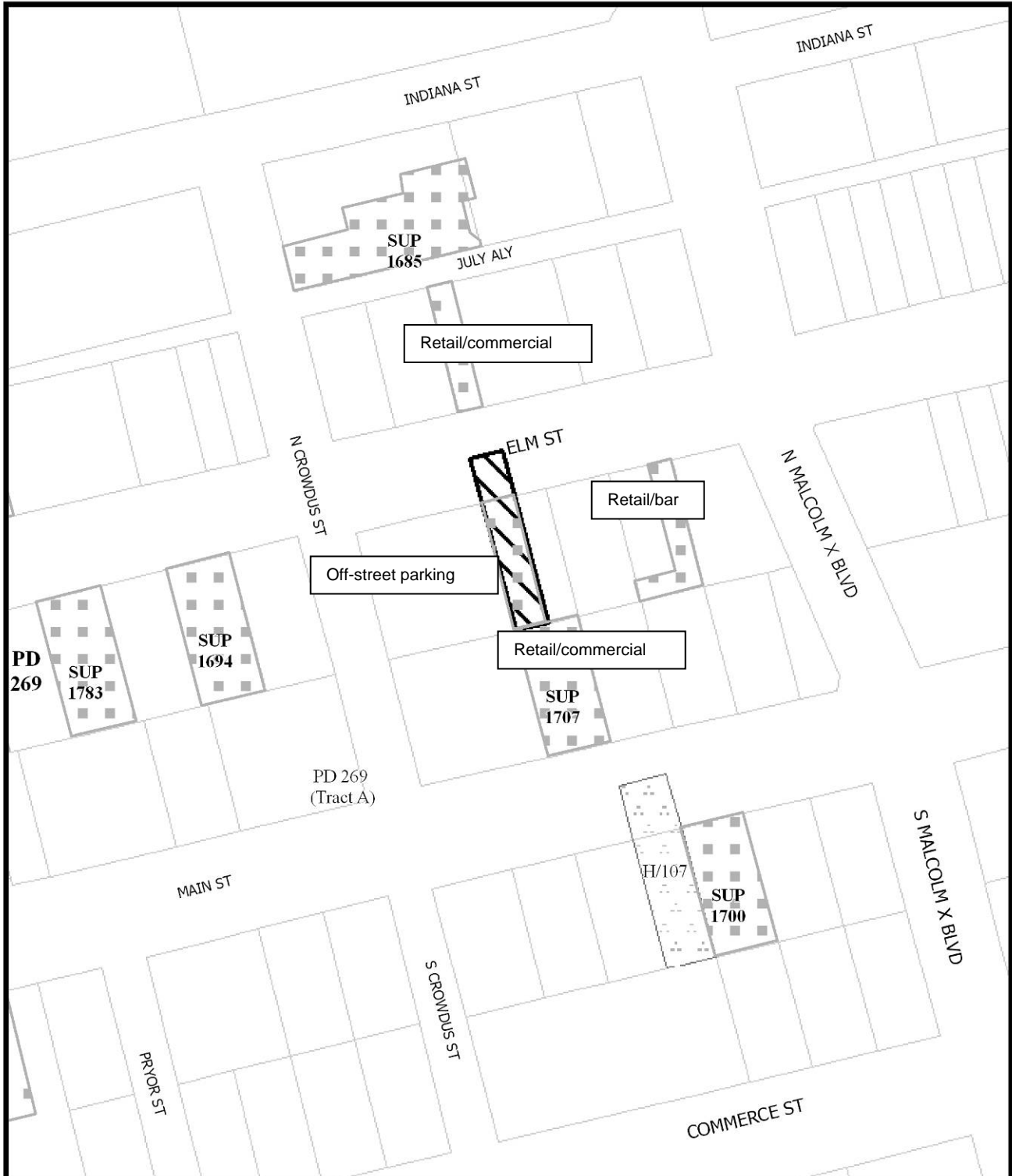





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VICINITY MAP

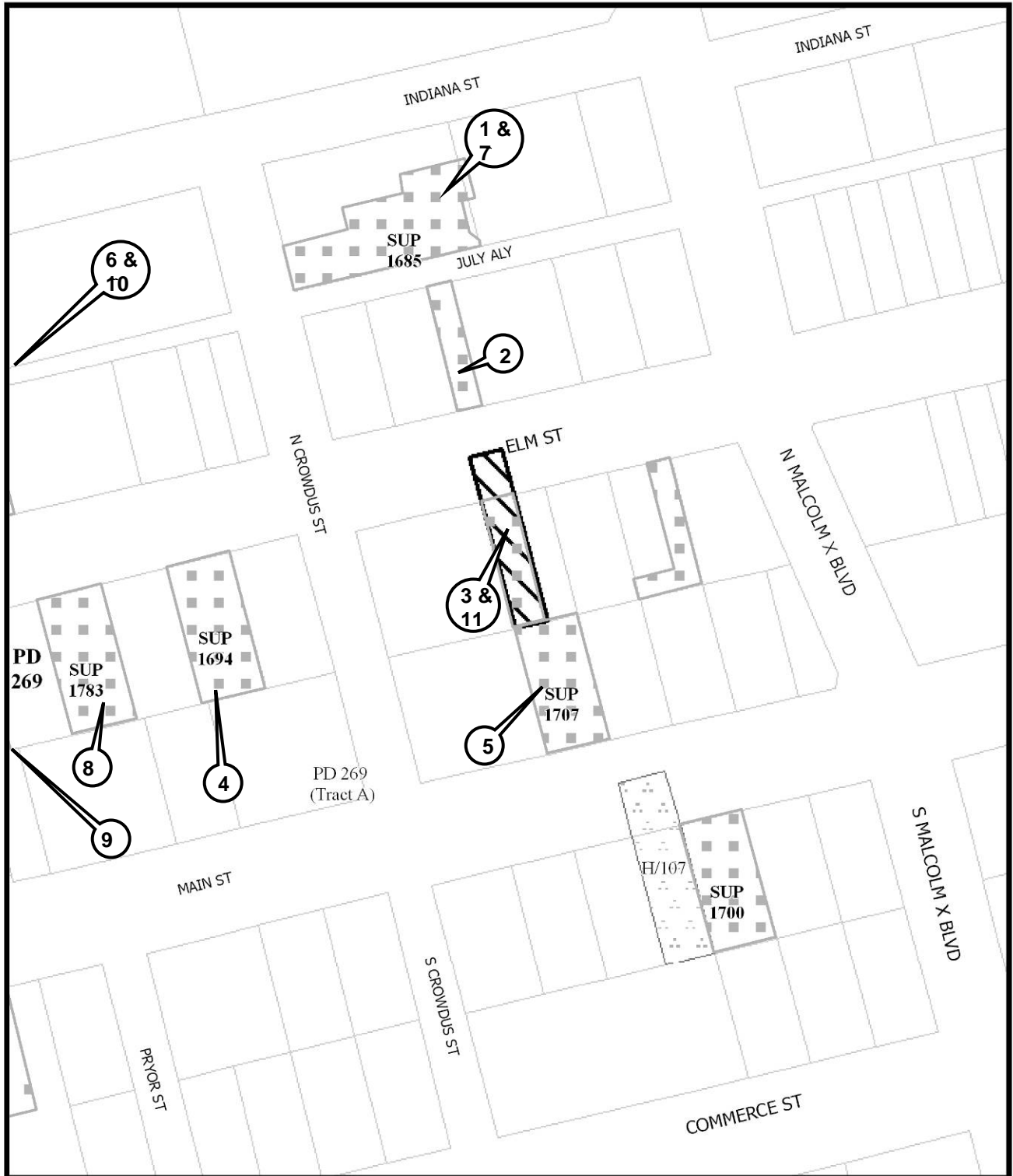
Case no: Z112-184
Date: 3/6/2012




1:1,200

ZONING AND LAND USE

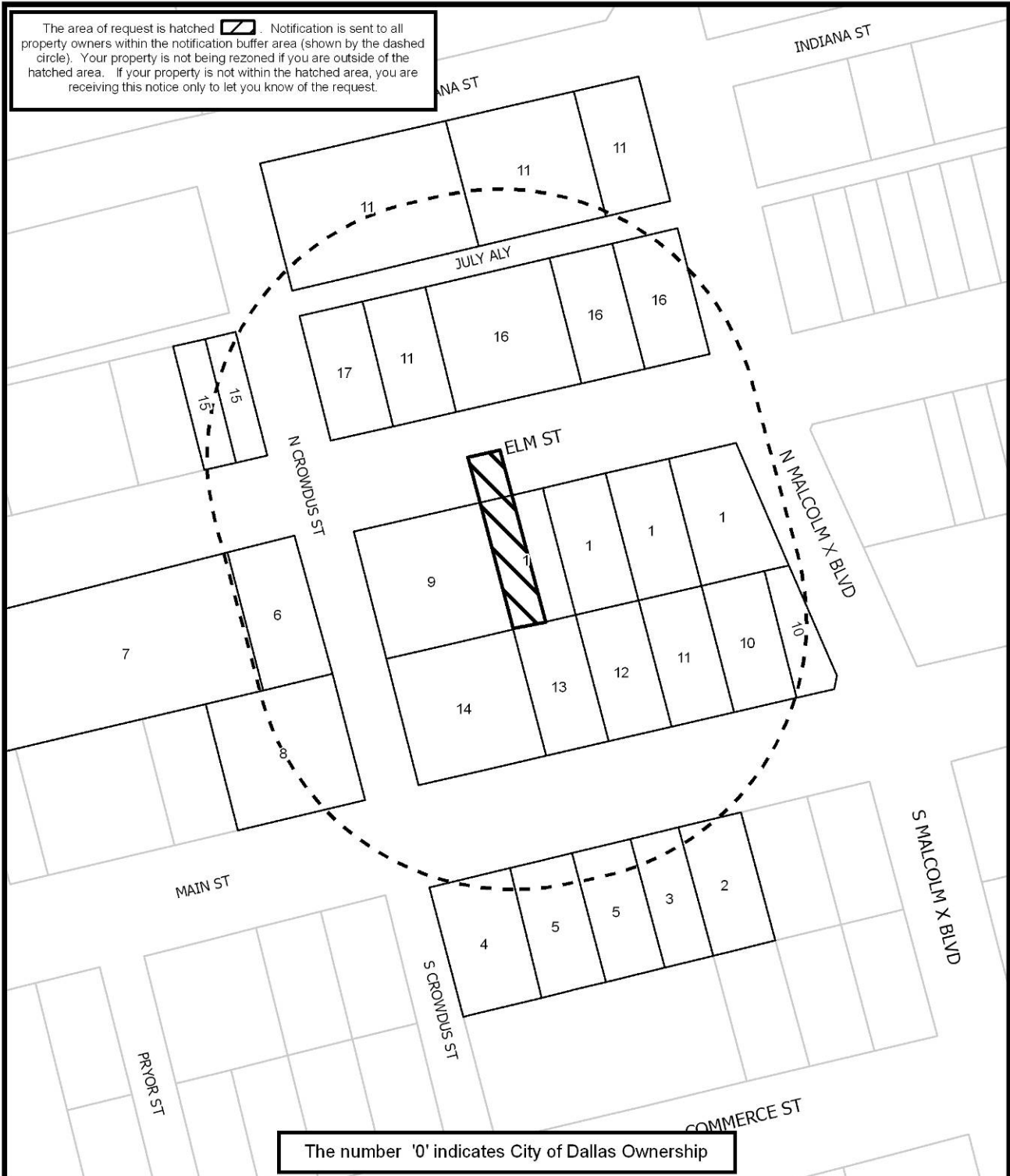
Case no: Z112-184
Date: 3/6/2012




1:1,200

ZONING HISTORY

Case no: Z112-184
Date: 3/6/2012



 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <p> 200' AREA OF NOTIFICATION 17 NUMBER OF PROPERTY OWNERS NOTIFIED </p>	Case no: <u> Z112-184 </u> Date: <u> 3/6/2012 </u>
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Notification List of Property Owners

Z112-184

17 Property Owners Notified

Label #	Address	Owner
1	2826 ELM ST	BLANTON DONNY G
2	2816 MAIN ST	JERNIGAN REALTY PTNR LP
3	2814 MAIN ST	SOUND WAREHOUSE OF DALLAS
4	2800 MAIN ST	CONGRESS STREET NIGHTS INC
5	2810 MAIN ST	GORDON NORMAN & ANDREA
6	2724 ELM ST	WESTDALE PROPERTIES AMERICA I LTD
7	2720 ELM ST	ELM STREET REALTY LTD
8	2715 MAIN ST	MAIN PROPERTIES LLC
9	2806 ELM ST	DEEP ELM I LTD % DON E CASS
10	2825 MAIN ST	SMITH PACIFIC INC
11	2821 MAIN ST	BLANTON DON
12	2815 MAIN ST	CASS DON E TR STE B
13	2809 MAIN ST	BLANTON DON G
14	2803 MAIN ST	DEEP ELM JV 1 % DON E CASS
15	2723 ELM ST	2723 ELM STREET JV ATTN JOHN BROUDE
16	2819 ELM ST	MCCORMICK ARTHUR SR LFEST REM: A MCCORMI
17	2801 ELM ST	MAGERS SCOTT E & DOUGLAS E ALDRI

FILE NUMBER: Z112-180(MW) **DATE FILED:** February 3, 2012
LOCATION: Southeast side of Vagas Street, north of Harry Hines Boulevard
COUNCIL DISTRICT: 2 **MAPSCO:** 44-D
SIZE OF REQUEST: ±0.16 acre **CENSUS TRACT:** 4.01

REPRESENTATIVE: Audra Buckley, Permitted Development

APPLICANT/OWNER: Alfonso Cabanas

REQUEST: An application for an LC Light Commercial Subdistrict with deed restrictions volunteered by the applicant on property zoned a TH-3 Townhome Subdistrict in Planned Development District No. 193, the Oak Lawn Special Purpose District

SUMMARY: The applicant proposes to utilize the request site as surface parking for the adjacent restaurant. The applicant has volunteered deed restrictions to limit the use of the property to a surface parking lot and to require solid screening where residential adjacency exists.

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

BACKGROUND INFORMATION:

- The ±0.16-acre request site is undeveloped. The applicant also owns the adjacent property to the south of the request site (4246 Harry Hines Boulevard) which is developed with a restaurant and an auto service center.
- The applicant purchased the request site, zoned a TH-3 Townhome Subdistrict, and the adjacent property, zoned an LC Light Commercial Subdistrict, under one contract in March 2007. The applicant was not aware of the “split zoning”.
- The applicant proposes to utilize the request site as surface parking for the adjacent restaurant. The LC Light Commercial Subdistrict does not permit surface parking as a main use; therefore, the properties will need to be replatted.
- To ensure compatibility with the adjacent single family home, the applicant has volunteered deed restrictions to limit the use of the property to a surface parking lot. The volunteered deed restrictions would also require solid screening where residential adjacency exists.
- The request site is surrounded by single family residential to the north, auto-related uses to the east, and auto service center and restaurant to the south and DART parking to the west.

Zoning History:

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

Thoroughfares/Streets	Type	Existing ROW
Vagas Street	Local	50 feet

Land Use:

	Zoning	Land Use
Site	TH-3 in PDD 193	Undeveloped
North	TH-3 in PDD 193	Single family
East	LC in PDD 193	Auto-related
South	LC in PDD 193	Auto service center; restaurant
West	PDS 72 in PDD 193	DART parking

STAFF ANALYSIS:

Comprehensive Plan:

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

The applicant’s proposal, subject to the volunteered deed restrictions, is generally consistent with the following goals and policies of the 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

Land Use Compatibility:

The ±0.16-acre request site is undeveloped. The applicant also owns the adjacent property to the south of the request site which is developed with a restaurant and an auto service center. The applicant purchased the request site, zoned a TH-3 Townhome Subdistrict, and the adjacent property, zoned and LC Light Commercial Subdistrict, under one contract in March 2007. The applicant was not aware of the “split zoning”. The applicant proposes to utilize the request site as surface parking for the adjacent restaurant. The LC Light Commercial Subdistrict does not permit surface parking as a main use; therefore, the properties will need to be replatted.

The request site is surrounded by single family residential to the north, auto-related uses to the east, and auto service center and restaurant to the south and DART parking to the west. To ensure compatibility with the adjacent TH-3 Townhome District and single family home, the applicant has volunteered deed restrictions to limit the use of the property to a surface parking lot. The volunteered deed restrictions would also require solid screening where residential adjacency exists. Given the applicant’s volunteered deed restrictions, staff supports the applicant’s request.

Development Standards:

District	Setbacks		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing TH-3 Subdistrict	0	0 to 10	0	36 feet	25% to 60%	N/A	Residential
Proposed LC Subdistrict	10	0 to 10 0 to 25	4:1	36 feet	80%	N/A	Commercial Residential

Traffic:

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

Parking:

The deed restrictions volunteered by the applicant limit the use of the request site to a surface parking lot. The applicant intends for the proposed parking lot to serve the adjacent restaurant. To do so, the applicant will need to replat the properties, as the LC Light Commercial Subdistrict does not permit surface parking as a main use. Off street parking must be provided pursuant to the requirements of PDD No. 193.

Landscaping:

Landscaping is required per Article X of the Dallas Development Code.

Deed Restrictions Volunteered by the Applicant:

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

I.

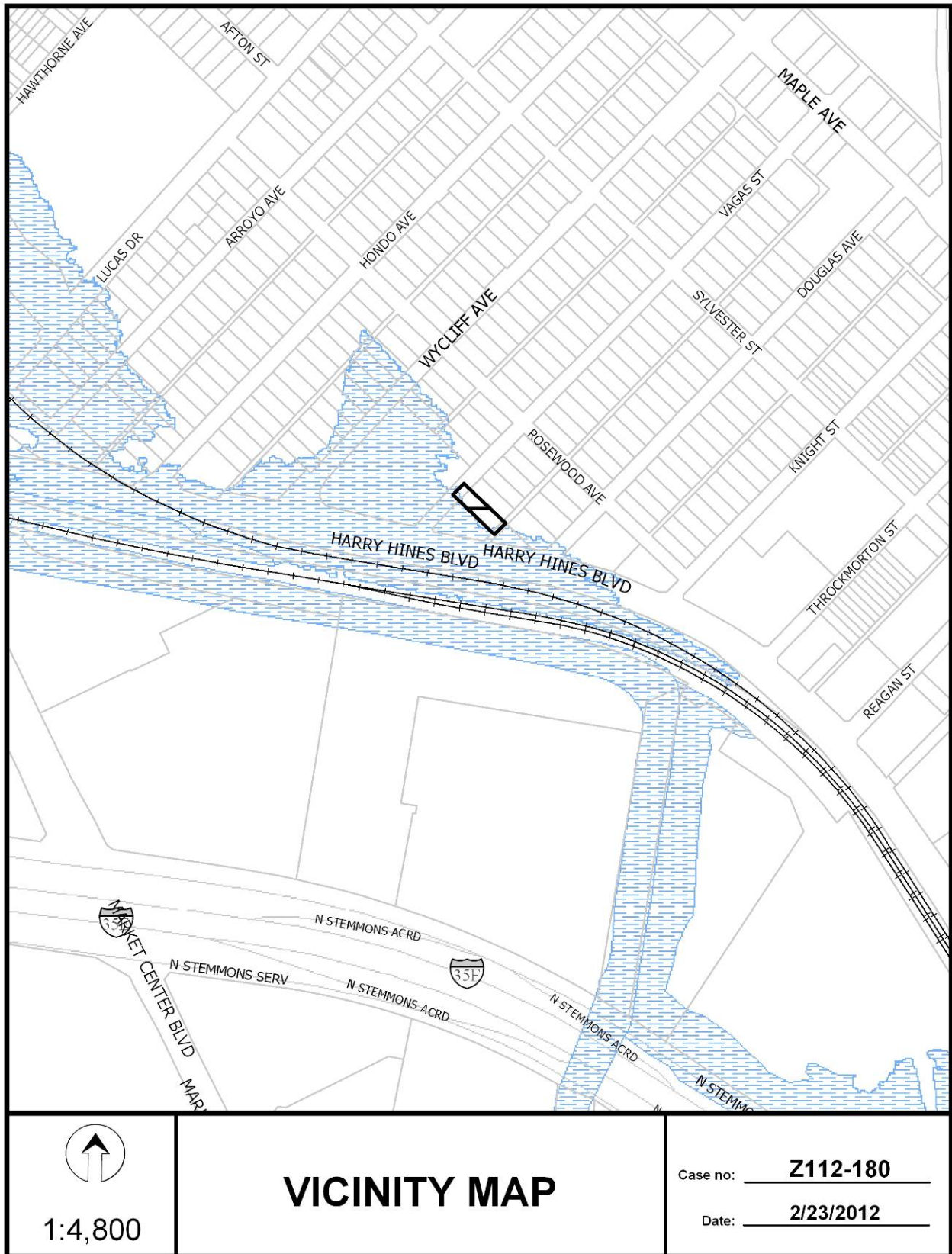
The undersigned, ALFONSO & MARIA E CABANAS, ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the CLIFTON PLACE NO 2 Subdivision, City Block 23/2270, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by ALFRED F NAGEL, by deed dated March 27, 2007, and recorded in Volume 2, Page 214, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

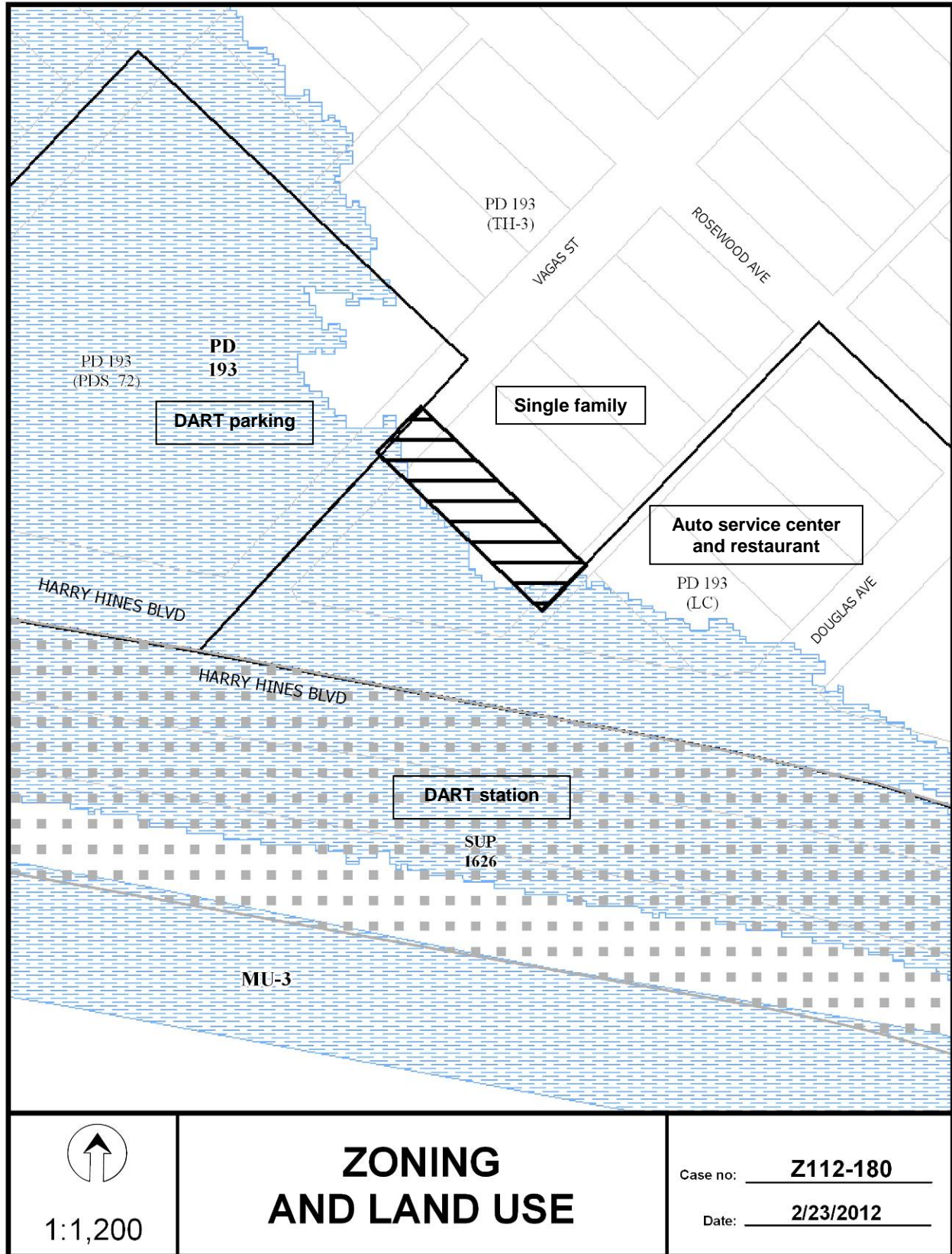
BEING Lot 6, City Block 23/2270 of Clifton Place No 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 2, Page 214, Map Records, Dallas County, Texas.

II.

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

1. The only main uses permitted on the Property are:
 - Surface Parking Lot.All other uses are prohibited.
2. Solid screening shall be provided where residential adjacency exists. Screening may be constructed out of brick, masonry, stone, or combination thereof.



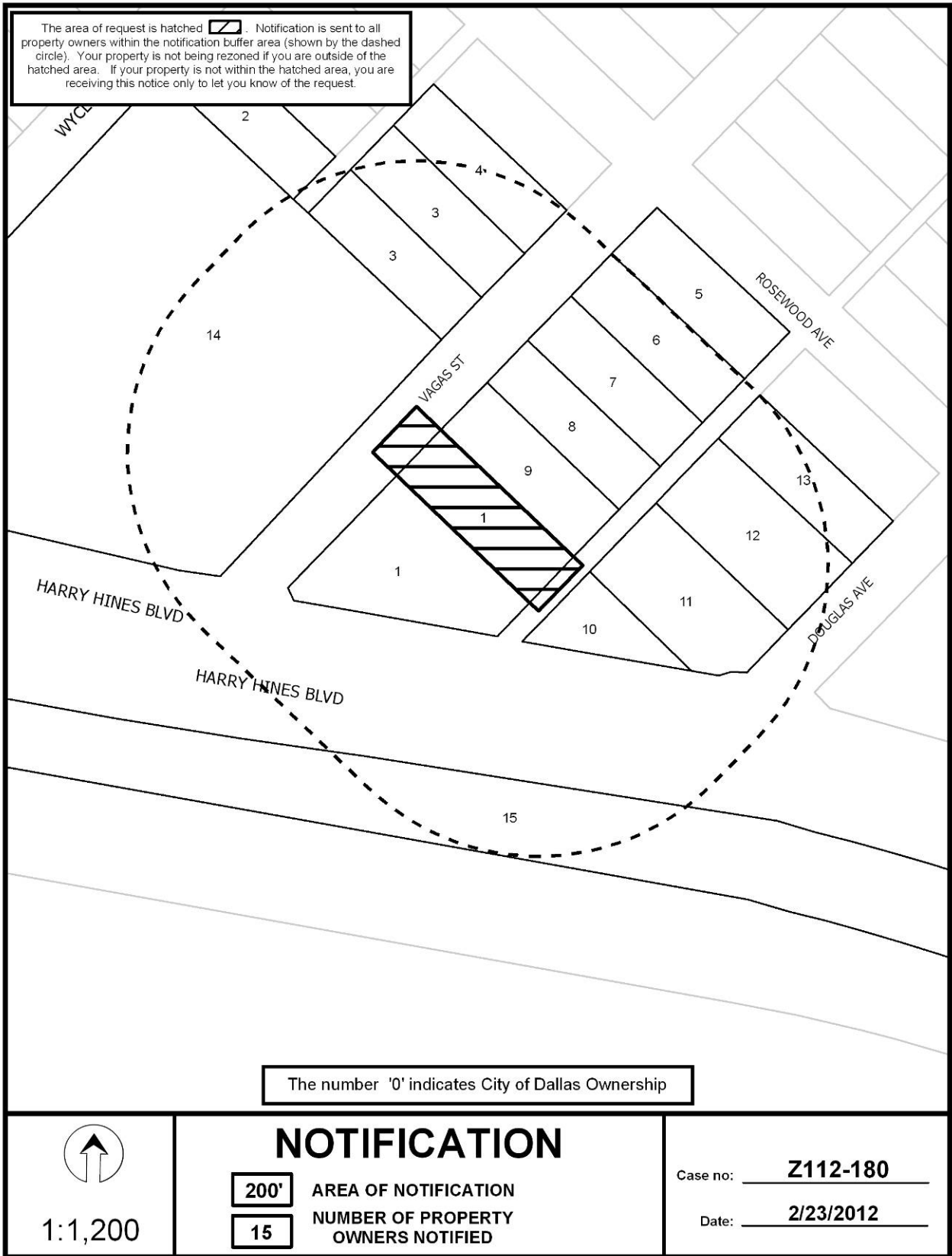


1:1,200

ZONING AND LAND USE

Case no: Z112-180

Date: 2/23/2012



Notification List of Property Owners***Z112-180******15 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2220 VAGAS ST	CABANAS ALFONSO & MARIA E
2	2226 WYCLIFF AVE	GONZALEZ CARMEN
3	2235 VAGAS ST	AYALA JOSEFINE L
4	2243 VAGAS ST	SOTELO GILBERT M & REBECCA E GONZALES
5	2242 VAGAS ST	ALONZO GILBERT
6	2236 VAGAS ST	VELEZ JUANITA
7	2234 VAGAS ST	MOLINA JESSE R & GLORIA G
8	2228 VAGAS ST	COX MARTHA HARRIET
9	2224 VAGAS ST	HUANG SHERRY & PAUL
10	4242 HARRY HINES BLVD	COWBOY AUTO LEASING
11	4234 HARRY HINES BLVD	HANOVER INVESTMENTS LTD SUITE 500
12	2219 DOUGLAS AVE	HANOVER INV LTD PS STE 500
13	2221 DOUGLAS AVE	COLQUE ENOC JULIO & MANUELA
	COLQUEHUANCA	
14	4322 HARRY HINES BLVD	DART
15	401 BUCKNER BLVD	DART

FILE NUMBER: Z112-181(MW)

DATE FILED: February 6, 2012

LOCATION: South corner of Hatcher Street and Crozier Street

COUNCIL DISTRICT: 7

MAPSCO: 56-C

SIZE OF REQUEST: ±0.8051 acre

CENSUS TRACT: 39.02

REPRESENTATIVE: Peter Kavanagh

APPLICANT: New Cingular Wireless

OWNER: City of Dallas

REQUEST: An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District

SUMMARY: The applicant proposes to replace an existing 58-foot storm siren pole, on which antennas for cellular communication are mounted, with a 65-foot stealth monopole.

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

BACKGROUND INFORMATION:

- The ±0.8051-acre request site is developed with City of Dallas Fire Station No. 24. Located behind the fire station is a storm siren pole on which antennas for cellular communication are mounted; the associated equipment is adjacent to the pole.
- The applicant proposes to remove the existing 58-foot storm siren pole and equipment and replace them, in a different location, with a new 65-foot stealth monopole and equipment. The storm siren will not be replaced.
- A specific use permit is required for a monopole cellular tower in all residential zoning districts.
- Pursuant to Section 51A-4.407, a monopole cellular tower is exempt from residential proximity slope (RPS) height restrictions if a specific use permit is required for the monopole cellular tower use. However, the City Council considers each case on its own merits to determine if waiving the RPS height restrictions is appropriate.
- The request site is surrounded by multifamily family residential to the north (across Hatcher Street) undeveloped land and single family residential to the east (across Crozier Street); vacant single family residential to the south (across Lawrence Street) and a church and surface parking to the west.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Hatcher Street	Minor Arterial	80 feet
Crozier Street	Local	50 feet
Lawrence Street	Local	50 feet

Land Use:

	Zoning	Land Use
Site	R-5(A) in PDD No. 595	Fire Station
North	MF-1(A) in PDD No. 595	Multifamily
East	R-5(A) in PDD No. 595	Undeveloped; single family
South	R-5(A) in PDD No. 595	Vacant single family
West	R-5(A) in PDD No. 595	Church; surface parking

STAFF ANALYSIS:

Comprehensive Plan:

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

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

Land Use Compatibility:

The ±0.8051-acre request site is developed with City of Dallas Fire Station No. 24. Located behind the fire station is a storm siren pole on which antennas for cellular communication are mounted; the associated equipment is adjacent to the pole. The applicant proposes to remove the existing 58-foot storm siren pole and equipment and replace them, in a different location, with a new 65-foot stealth monopole and equipment. The storm siren will not be replaced.

A specific use permit is required for a monopole cellular tower in all residential zoning districts. Pursuant to Section 51A-4.407 of the Dallas Development Code, a monopole cellular tower is exempt from residential proximity slope (RPS) height restrictions if a specific use permit is required for the monopole cellular tower use. However, pursuant to Section 51A-4.408 of the Dallas Development Code, the impact of the tower height must be considered in the SUP process. Therefore, the City Council considers each case on its own merits to determine if waiving the RPS height restrictions is appropriate.

In this case, RPS at a one to three (1:3) slope originates from the private properties zoned an R-5(A) Single Family Subdistrict ±52 feet to the east; an R-5(A) Single Family Subdistrict ±52 feet to the south and an R-5(A) Single Family Subdistrict immediately adjacent to the west.

If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. The proposed stealth monopole would need to be located 78 feet away from the sites of origination (i.e. the properties zoned an R-5(A) Subdistrict to the east, south and west) to exceed the 26-foot height restriction. The proposed 65-foot stealth monopole would need to be located 195 feet away from the sites of origination to comply with RPS provisions.

The existing 58-foot storm siren pole does not comply with RPS but it does not appear to negatively impact the surrounding residential development. Likewise, Staff does not believe that the proposed 65-foot stealth monopole, which will be seven (7) feet taller than the storm siren pole, will adversely affect the adjacent properties.

The request site is surrounded by multifamily family residential to the north (across Hatcher Street) undeveloped land and single family residential to the east (across Crozier Street); vacant single family residential to the south (across Lawrence Street) and a church and surface parking to the west.

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

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

Traffic:

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

Parking:

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

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

Landscaping:

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

Partners/Principals/Officers:

AT&T Directors

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

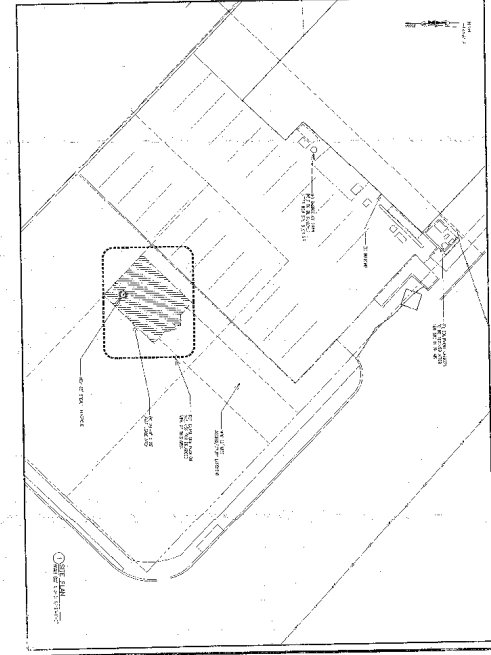
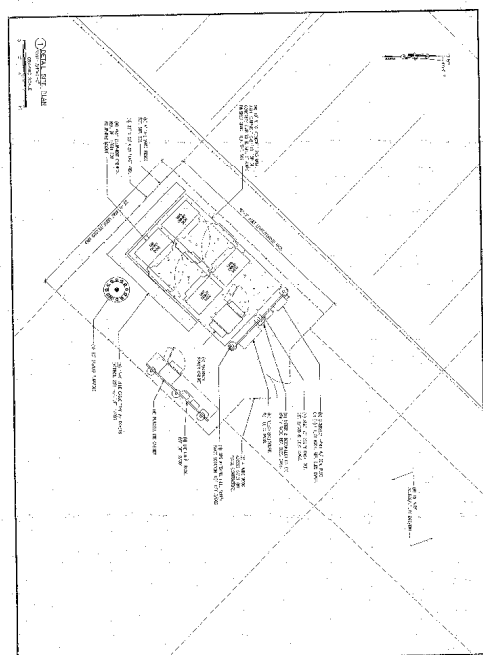
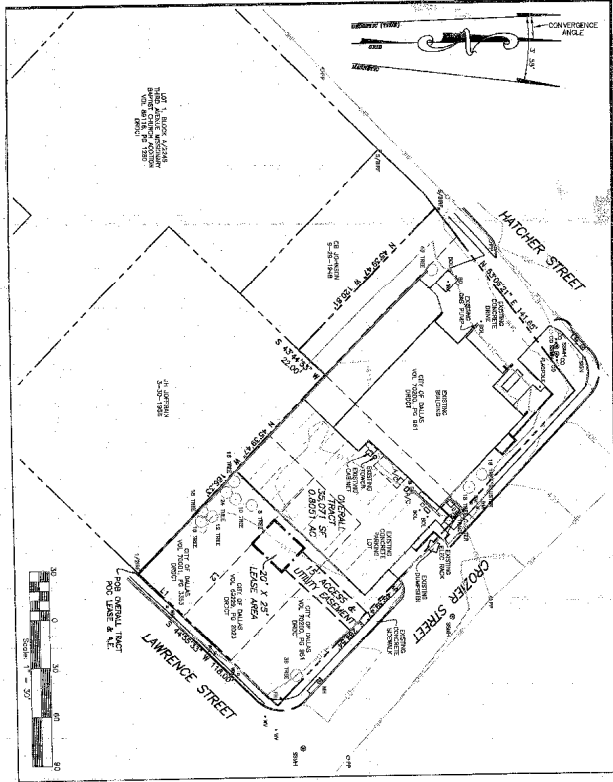
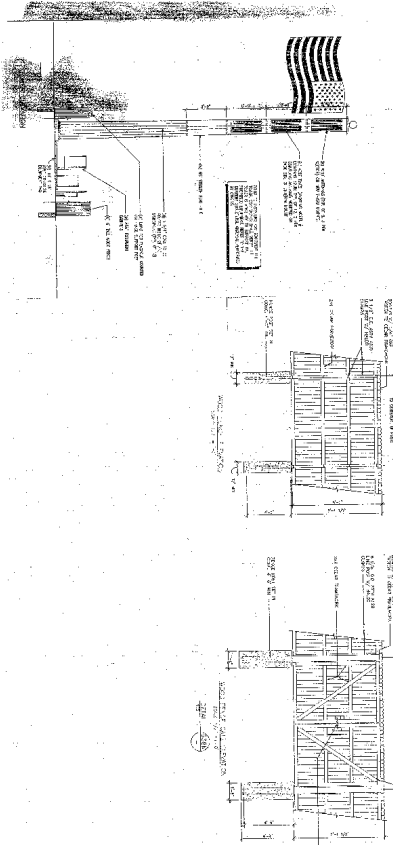
New Cingular Wireless PCS, LLC officers and directors

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

Z112-181
CPC Recommended Conditions

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

Proposed Site Plan

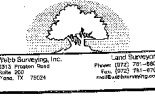


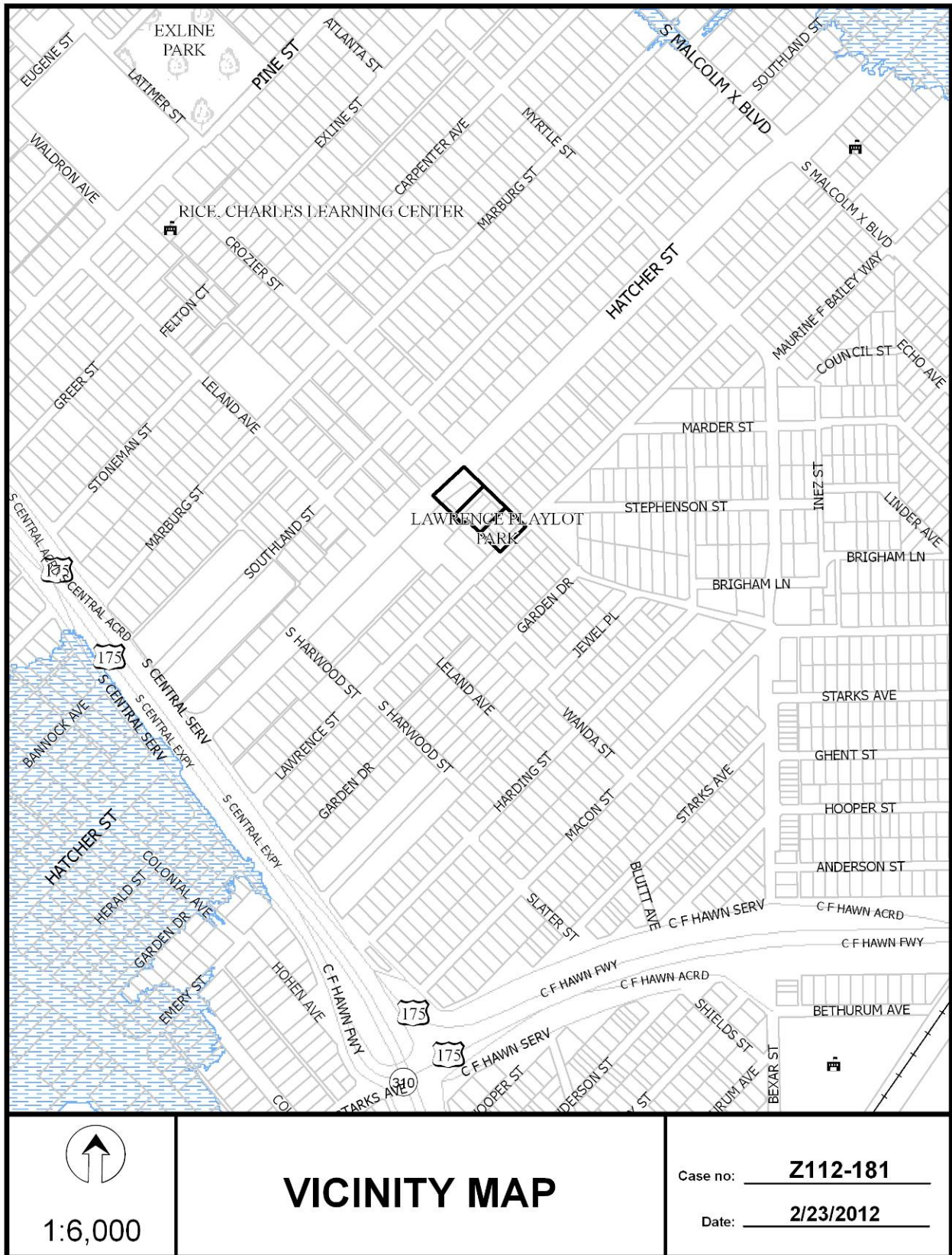
Z112-181

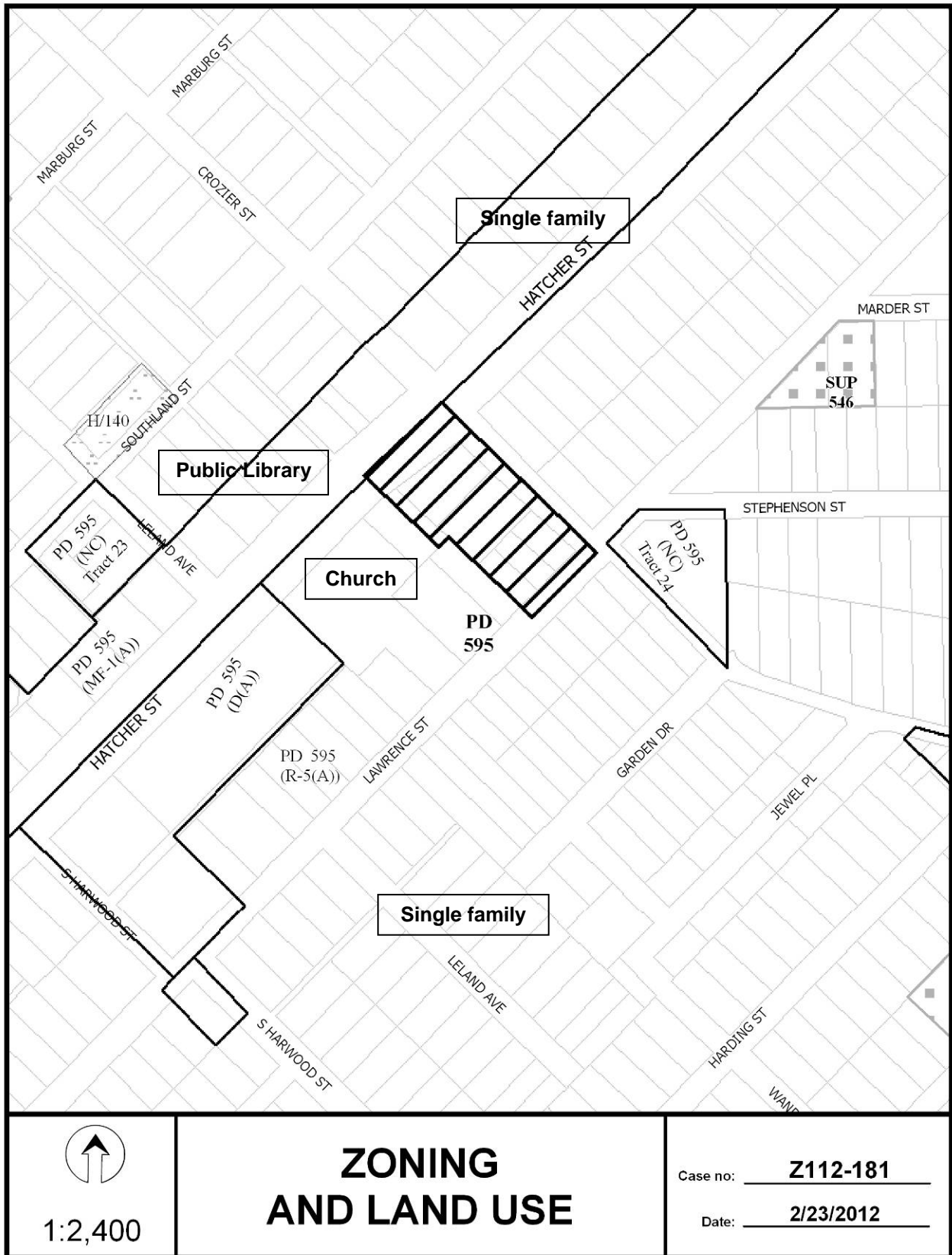
SPECIFIC USE PERMIT
 CELLULAR TELEPHONE ANTENNA
 2426 HATCHER STREET
 DALLAS FIRE STATION NO. 24
 REPRESENTATIVE:
 PETER KAMAMAH
 ZONE SYSTEMS, INC.
 1620 HANDELSTONE, SUITE A
 DALLAS, TX 75205
 214-941-4400



SURVEY
 SITE NAME: DALLAS FIRE STATION No 24
 SITE NUMBER: DX4413
 2426 HATCHER STREET
 DALLAS, TX 75215




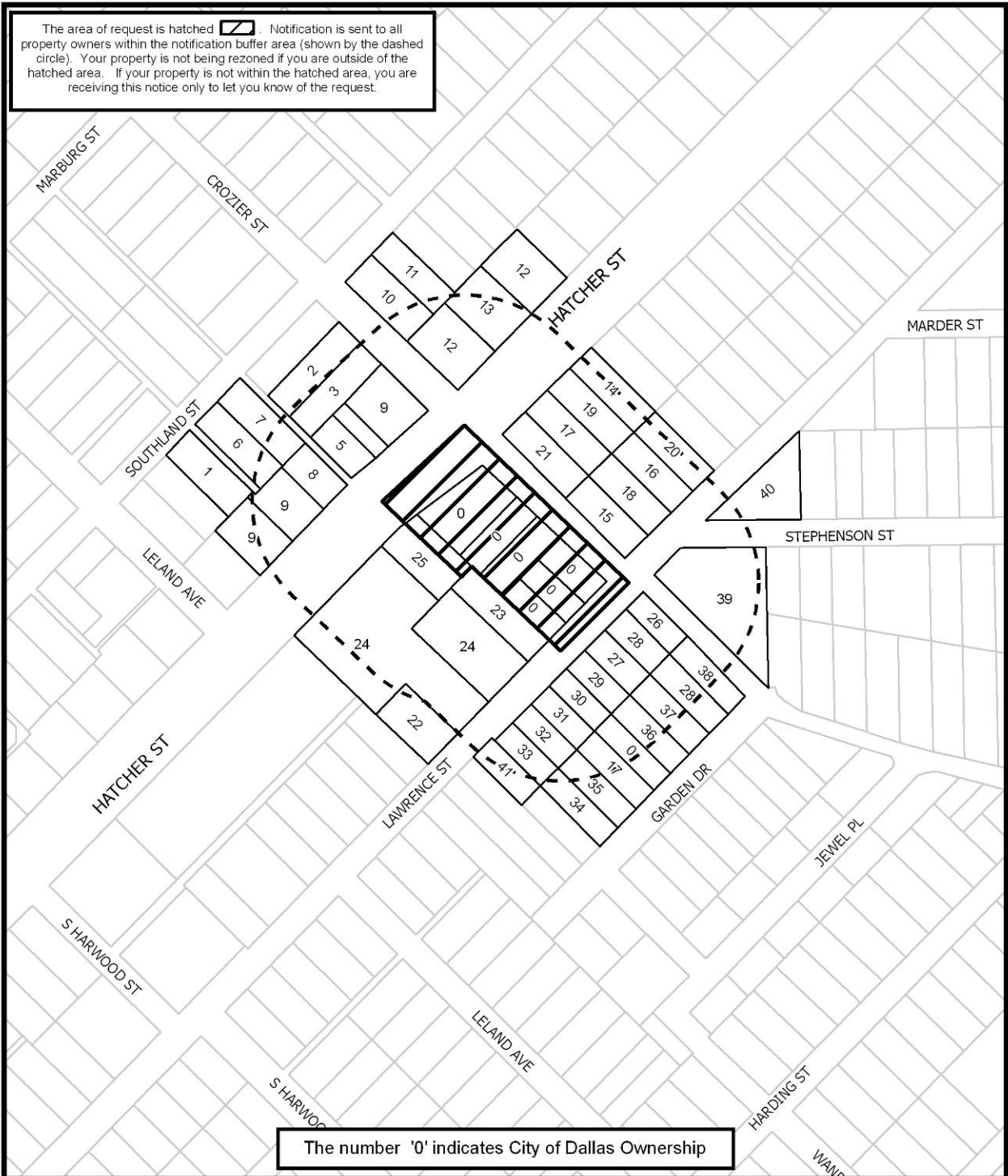




ZONING AND LAND USE

Case no: Z112-181
Date: 2/23/2012

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



The number '0' indicates City of Dallas Ownership

 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <p>  AREA OF NOTIFICATION  NUMBER OF PROPERTY OWNERS NOTIFIED </p>	Case no: <u> Z112-181 </u> Date: <u> 2/23/2012 </u>
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2/23/2012

Notification List of Property Owners***Z112-181******41 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2408 SOUTHLAND ST	COOK REBA
2	4607 CROZIER ST	LEWIS PERCY F
3	4611 CROZIER ST	FUQUEZ INVESTMENTS INC FUNDING INC
4	4615 CROZIER ST	SUMMER BREEZE APT LP
5	2441 HATCHER ST	TOPLETZ HAROLD ET AL STE 301
6	2414 SOUTHLAND ST	WILLIAMS CAMELLIA & RODERICK W SHIRLEY
7	2418 SOUTHLAND ST	LEWIS PERCY FRANK JR
8	2435 HATCHER ST	TOPLETZ JACK M ET AL SUITE 301
9	2415 HATCHER ST	KOUROSH INV LLC
10	2502 SOUTHLAND ST	DUNN JACK O
11	2506 SOUTHLAND ST	THOMAS ALINDA T LF EST
12	2503 HATCHER ST	SUMMER BREEZE PTNRS LLC
13	2515 HATCHER ST	SUMMER BREEZE PTNRS LLC
14	2514 HATCHER ST	CLARK NELLA MAE
15	2503 LAWRENCE ST	CROWDER EDDIE ETAL
16	2511 LAWRENCE ST	NEAL CHARLES EDWARD
17	2506 HATCHER ST	DALLAS HOUSING ACQUISITION & DEV CORP CI
18	2507 LAWRENCE ST	FIDELITY NATIONAL TITLE STE 175
19	2510 HATCHER ST	GRAHAM JOAN
20	2515 LAWRENCE ST	ROBINSON RUTH
21	2502 HATCHER ST	KANE DAVID
22	2419 LAWRENCE ST	EVANS JAMES J JR
23	2439 LAWRENCE ST	THIRD AVENUE MISSIONARY BAPTIST CHURCH
24	2435 LAWRENCE ST	THIRD AVE BAPTIST CHURCH
25	2418 HATCHER ST	WATERS BERTHA JEAN
26	2454 LAWRENCE ST	ALLEN VERNON & BOBBIE

Z112-181(MW)

2/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2446 LAWRENCE ST	MALONE VESTA
28	2448 LAWRENCE ST	TOPLETZ INVESTMENTS SUITE 301
29	2442 LAWRENCE ST	TEXAS LONE STAR PPTYS INC
30	2438 LAWRENCE ST	WORKS G W & CO SUITE 4580
31	2434 LAWRENCE ST	ELAM JANICE
32	2430 LAWRENCE ST	GNG PROPERTIES INCORP
33	2426 LAWRENCE ST	AVENUE LIVING BY CARLAS STE 203
34	2403 GARDEN DR	TR HOOVER COMM DEV CORP
35	2405 GARDEN DR	STEWART MILDRED EST OF
36	2415 GARDEN DR	WARMSLEY JACQUELYN
37	2419 GARDEN DR	ISRAEL DEVORAH BAHT
38	2425 GARDEN DR	SILVER WEST PPTIES
39	2500 LAWRENCE ST	LEE H D & RITA
40	2516 LAWRENCE ST	ROBERTSON GERTRUDE
41	2422 LAWRENCE ST	HUNN STELLA

FILE NUMBER: Z112-187(MW)

DATE FILED: February 8, 2012

LOCATION: Southeast corner of North Central Expressway and Walnut Hill Lane

COUNCIL DISTRICT: 13

MAPSCO: 26-P

SIZE OF REQUEST: ±5.88 acres

CENSUS TRACT: 78.22

REPRESENTATIVE: Karl A. Crawley, Masterplan

APPLICANT: Glen Lakes Partners, LP

OWNERS: Glen Lakes Partners, LP
Walnut Bobos. Ltd.
Texas Health Resources

REQUEST: An application to terminate deed restrictions on property zoned an RR Regional Retail District

SUMMARY: Deed restrictions volunteered on the property in 1978, and amended in 1979, limit hotel/residential structures to sixteen (16) stories and other structures to three (3) stories; limit the maximum floor area of 50,000 square feet for uses other than hotel and/or residential and prohibit a left turn lane from northbound Golf Lakes Trail onto westbound Walnut Hill Lane.

STAFF RECOMMENDATION: Approval

BACKGROUND INFORMATION:

- The ±5.88-acre request site is developed with a ±44,195-square foot liquor store, a medical clinic, and vacant retail space.
- The deed restrictions, which reference the previous O-2 Zoning District, were volunteered on the property in 1978 and amended in 1979.
- The deed restrictions predate the reconstruction of Central Expressway and were placed to limit the number of trips on the site which, at one time, was developed with a county club and golf course.
- The request site is surrounded by retail uses to the north; multifamily residential to the east; a vacant movie theatre and office to the south and retail and office uses to the west (across Central Expressway).

Zoning History:

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

Thoroughfares/Streets:

Thoroughfares/Streets	Type	Existing ROW
Central Expressway	US Highway	Varies
Walnut Hill Lane	Principal Arterial	100 feet

Land Use:

	Zoning	Land Use
Site	RR	Retail; medical clinic
North	MU-2	Retail
East	MF-1(A)	Multifamily
South	PDD No. 280	Vacant movie theatre; office
West	PDD 121	Retail; office

STAFF ANALYSIS:

Comprehensive Plan:

The request site is identified as being within an *Urban Mixed Use* Building Block on the **forwardDallas! Vision Illustration**, adopted June 2006. 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 midrise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

LAND USE

GOAL 1.2 Promote desired development

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Land Use Compatibility:

The ±5.88-acre request site is developed with a ±44,195-square foot liquor store, a medical clinic, and vacant retail space.

The deed restrictions, which reference the previous O-2 Zoning District, were volunteered on the property in 1978 and amended in 1979. The deed restrictions limit hotel/residential structures to sixteen (16) stories and other structures to three (3) stories; limit the maximum floor area of 50,000 square feet for uses other than hotel and/or residential and prohibit a left turn lane from northbound Golf Lakes Trail onto westbound Walnut Hill Lane.

In 1987, the property was transitioned by Chapter 51A of the Dallas Development Code to an RR Regional Retail District which allows a maximum height of 70 feet and five (5)

stories. Currently, a right turn-only sign prevents vehicles from turning left from northbound Golf Lakes Trail onto westbound Walnut Hill Lane. The applicant does not propose any changes to this situation.

The request site is surrounded by retail uses to the north; multifamily residential to the east; a vacant movie theatre and office to the south and retail and office uses to the west (across Central Expressway). The underlying RR Regional District would allow for development consistent in scale with the surrounding zoning districts and established development pattern. Therefore, staff supports the termination of deed restrictions.

Development Standards:

District	Setbacks		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Proposed: RR Regional retail	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office	70' 5 stories	80%	Proximity Slope U-form setback Visual	Retail & personal service, office

Traffic:

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

Parking:

Off-street parking must be provided pursuant to §51A-4.210 of the Dallas Development Code.

Landscaping:

Any new development on the site will require landscaping pursuant to Article X of the Dallas Development Code.

Partners/Principals/Officers:

GLEN LAKES PARTNERS, L.P.

M&R Glen Lakes Investors, LLC, a Texas limited liability company, general partner

Frank Mihalopoulos, Manager

Anthony T. Ruggeri, Manager

WALNUT BOBOS, Ltd., a Texas limited partnership

Walnut Bobos GP, Inc., a Texas corporation, general partner

Ray S. Tolson, III, Director

Joseph O. Barrie-Schwarz, authorized representative

TEXAS HEALTH RESOURCES, a Texas non-profit corporation

Board of Trustees

Charles Barnett

Ramiero D. Cavazos, MD

Jerry Farrington

Douglas D. Hawthorne

Terry Kelley

James E. Oesterreicher

Allen K. Pearlman, MD

Don M. Pike, D Min

Stephen S. Sikes

Ronald L. Smith

J. Andy Thompson

TERMINATION OF DEED RESTRICTIONS

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

I.

The undersigned, Glen Lakes Partners, L.P., Walnut Bobos, Ltd., and Texas Health Resources ("the Owners"), are the owners of the following described property ("the Property"), being in particular a tract of land out of the William Jenkins Survey, Abstract No. 702 and the Neal McCreary Survey, Abstract No. 996, and being all of Lots 1 and 2, in City Block A/5457, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owners by Toys "R" Us – Delaware, Inc., by deed dated January 11, 2011, and recorded in Instrument 201100010408, in the Deed Records of Dallas County, Texas; and conveyed by Toys "R" Us – Delaware, Inc., by deed dated September 9, 2005, and recorded in Volume 2005177, Page 14496, in the Deed Records of Dallas County, Texas; and conveyed by the J.L. Williams Foundation, Inc., by deed dated September 3, 2008, and recorded in Instrument 20080288522, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

Being all of Lots 1 and 2, City Block A/5457, of the GLEN LAKES SHOPPING CENTER, an addition to the City of Dallas, Dallas County, Texas, accoring to the plat thereof recorded in Volume 79023, Page 0411 of the Deed Records of Dalals County, Texas.

II.

The Property was impressed with certain deed restrictions ("restrictions") as shown in an instrument dated April 5, 1978, signed by Marvin T. York, Herman Evans, Don Mann and Stewart Carrell and recorded in Volume 78065, Page 3432-3436, of the Deed Records of Dallas County, Texas, a true and correct copy of which is attached to this instrument as Exhibit "A" and made a part of this instrument, and was further impressed with certain amended deed restrictions ("first amendment") as shown in the instrument dated December 5, 1979, signed by G. Hasslocher and recorded in Volume 79236, Page 1379, of the Deed Records of Dallas County, Texas, a true and correct copy of which is attached to this instrument as Exhibit "B" and made part of this instrument.

III.

The Owner does hereby terminate and release the following restrictions as they apply to the Property, to wit:

Z112-187

Further, the two open particles of water located on such property shall be maintained in their general configurations.

That no structures shall be erected on the herein described property which shall exceed three stories in height, as more particularly defined by the Comprehensive General Zoning Ordinance of the City of Dallas, as amended, except for those structures occupied for hotel and/or residential uses. Notwithstanding anything to the contrary contained herein, no structures occupied for hotel and/or residential uses shall be erected on the herein described property which shall exceed sixteen (16) stories in height, as more particularly defined by the Comprehensive General Zoning Ordinance of the City of Dallas, as amended. Should less than all the land be used for hotel and/or residential uses, the undersigned and his successors or assigns do hereby agree that the remaining parcel shall be limited to no more fifty thousand square feet (50,000 sq. ft.) of floor area in uses authorized in an Office-2 (O-2) District under the Comprehensive General Zoning Ordinance of the City of Dallas, as amended.

That no left turn shall be permitted from northbound Golf Lakes Trail, the North-South street located on the eastern portion of the herein-described property, onto westbound Walnut Hill Lane.

IV.

The above termination was made following a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings was given as would have been required by law for a zoning change on the Property. The Owner must file this instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the termination becomes effective.

V.

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

VI.

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

VII.

Unless stated otherwise in this instrument, the definitions and provisions of CHAPTER 51A, "DALLAS DEVELOPMENT CODE: ORDINANCE NO. 19455, AS AMENDED," of the Dallas City Code, as amended, apply and are incorporated into this instrument as if recited in this instrument.

VIII.

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

IX.

The invalidation of any provision in this instrument by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

EXECUTED at the City of Dallas, _____ County, this the ____ day of _____, 2012.

Owner
By: _____
Printed Name: _____
Title: _____

CONSENT AND CONCURRENCE OF
LIENHOLDER OR MORTGAGEE

Owner
By:
Printed Name:
Title:

APPROVED AS TO FORM:
THOMAS P. PERKINS, JR., City Attorney

By: _____
Assistant City Attorney

ATTACH APPROPRIATE ACKNOWLEDGMENT FORM

793406

FIRST AMENDMENT TO DEED RESTRICTIONS

THE STATE OF TEXAS	§	4	1913	G	9.00 DEED
	§				1 12/05/79
COUNTY OF DALLAS	§				

WHEREAS, G. Hasslocher is the owner of a certain tract of land containing 5.88 acres, more or less, lying and being situated in the City of Dallas, County of Dallas, State of Texas, and being more particularly described on Exhibit "A," attached hereto and incorporated herein by this reference (the "land"); and,

WHEREAS, the Annuity Board of the Southern Baptist Convention, Herman Evans, Don Mann, and Stewart Carrell, being predecessors in title to the land, heretofore agreed with the City of Dallas to place certain restrictions upon the land in order to ensure that the land be developed in a manner consistent with the requirements of the City of Dallas; and,

WHEREAS, as a result of the foregoing, said predecessors in title executed DEED RESTRICTIONS covering the land which are recorded in Volume 78065, Pages 3432-3436 of the Deed Records of Dallas County, Texas (the "Deed Restrictions"); and,

WHEREAS, G. Hasslocher, the current owner of record, has now agreed with the City of Dallas to amend the Deed Restrictions as herein below more particularly set forth,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That G. Hasslocher does hereby covenant that the Deed Restrictions applicable to the land are hereby amended by deleting the second paragraph on page 2 therefrom which reads as follows:

79236 1379

Z112-187

793406

"That no structures shall be erected on the herein described property which shall exceed three stories in ^{height} ~~basement~~, as more particularly defined by the general zoning ordinance of the City of Dallas";

and by inserting in its place the following paragraphs:

"That no structures shall be erected on the herein described property which shall exceed three stories in height, as more particularly defined by the Comprehensive General Zoning Ordinance of the City of Dallas, as amended, except for those structures occupied for hotel and/or residential uses. Notwithstanding anything to the contrary contained herein, no structures occupied for hotel and/or residential uses shall be erected on the herein described property which shall exceed sixteen (16) stories in height, as more particularly defined by the Comprehensive General Zoning Ordinance of the City of Dallas, as amended. Should less than all the land be used for hotel and/or residential uses, the undersigned and his successors or assigns do hereby agree that the remaining parcel shall be limited to no more than fifty thousand square feet (50,000 sq. ft.) of floor area in uses authorized in an Office-2 (O-2) District under the Comprehensive General Zoning Ordinance of the City of Dallas, as amended;

That no left turns shall be permitted from northbound Golf Lakes Trail, the North-South street located on the eastern portion of the herein-described property, onto westbound Walnut Hill Lane."

Except as herein above amended, the terms and conditions of the Deed Restrictions shall remain in full force and effect.

79236 1380

793406

BEGINNING at the intersection of the East Right of Way line of North Central Expressway with the North line of the WILLIAM JENKINS SURVEY, said point being 95 feet Easterly from the Northwest corner of the WILLIAM JENKINS SURVEY and said point being the Northwest corner of a street easement granted to the City of Dallas in Volume 153, Page 926, of the Deed Records of Dallas County Texas;

THENCE, N 89° 56' 17" East, 336.70 feet with the North line of the WILLIAM JENKINS SURVEY to a point;

THENCE South 666.71 feet to a point;

THENCE, S 61° 43' 17" West, 415.29 feet to a point in the East Right of Way line of North Central Expressway;

THENCE, N 15° 38' 30" East with the East line of North Central Expressway, 107.66 feet to an angle point;

THENCE, North with the East line of North Central Expressway, . 759.44 feet to the POINT OF BEGINNING AND CONTAINING 256,195.31 square feet or 5.88 acres of land, more or less.

79236 1381

EXHIBIT "A"

793406

SIGNED and EXECUTED this the 16th day of November,
1979.

G. Hasslocher
G. Hasslocher

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

BEFORE ME, the undersigned, a Notary Public in and for said County, Texas, on this day personally appeared G. HASSLOCHER, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of November, 1979.

John E. Stott
Notary Public in and for
Said County and State

My Commission Expires:
September 6, 1981

Approved as to form:
LEE E. HOLT, City Attorney

By: John E. Stott
Assistant City Attorney

The foregoing First Amendment to Deed Restrictions has been duly approved by the City Council of the City of Dallas, on the 26th day of November, 1979.

CITY OF DALLAS

By: [Signature]
City Manager

79236 1382

RECEIVED
NOV 19 1979
ZONING OFFICE

STATE OF TEXAS COUNTY OF DALLAS
I hereby certify that this instrument was filed on the
date and time stamped herein by me and my duly au-
thorized assistants and duly of the public records
of Dallas County, Texas at the time herein set out.

DEC 5 1979



H. E. Muddick
COUNTY CLERK, Dallas County, Texas

VIII 1 A 1

79236 1383

RETURN TO:
OFFICE OF THE CITY SECRETARY
ATTN: LESTER G. FORD
CITY HALL
DALLAS, TX 75201

RETURN TO:
OFFICE OF THE CITY SECRETARY
ATTN: LESTER G. FORD
CITY HALL
DALLAS, TX 75201

79 DEC 4 AM 11:18

FILED
H. E. Muddick
COUNTY CLERK
DALLAS COUNTY

RESTRICTIONS

APR-5-78 563232

780661
VD-LS

9.00

DEED RESTRICTIONS

DEED RECORD

THE STATE OF TEXAS
COUNTY OF DALLAS

S
S
S

*DM
S.C.
water*

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, ~~The~~ Annuity Board of the Southern Baptist Convention, Herman Evans, Don Mann and Stewart Carrell, are the owners of the following described property situated in Dallas County, Texas, being a tract of land out of the WILLIAM JENKINS SURVEY, ABSTRACT 702, and the NEAL MCCREARY SURVEY, ABSTRACT 996, and being out of the City of Dallas, Blocks 5457 and 5459 and also being a part of two tracts of land conveyed to F. E. EDMONDSON by J. W. ROYALL in Deed dated December 6, 1932, and recorded in Volume 1782, Page 150, of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the East Right of Way line of North Central Expressway with the North line of the WILLIAM JENKINS SURVEY, said point being 95 feet Easterly from the Northwest corner of the WILLIAM JENKINS SURVEY and said point being the Northwest corner of a street easement granted to the City of Dallas in Volume 153, Page 926, of the Deed Records of Dallas County Texas;

THENCE, N 89° 56' 17" East, 336.70 feet with the North line of the WILLIAM JENKINS SURVEY to a point;

THENCE South 666.71 feet to a point;

THENCE, S 61° 43' 17" West, 415.29 feet to a point in the East Right of Way line of North Central Expressway;

THENCE, N 15° 38' 30" East with the East line of North Central Expressway, 107.66 feet to an angle point;

THENCE, North with the East line of North Central Expressway, 759.44 feet to the POINT OF BEGINNING AND CONTAINING 256,195.31 square feet or 5.88 acres of land, more or less.

Z112-187

780661 3132

DM
SR

780661

That the undersigned, ~~The~~ Annuity Board of the Southern Baptist Convention, Herman Evans, Don Mann and Stewart Carrell, do hereby impress all of the above described property with the following deed restrictions, to-wit:

That no structures shall be erected on the herein described property which shall exceed three stories in height, as more particularly defined by the general zoning ordinance of the City of Dallas;

Further, the two open particles of water located on such property shall be maintained in their general configurations.

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 shall not be altered, amended or terminated without 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.

These restrictions inure to the benefit of the City of Dallas, and the undersigned owners hereof do hereby grant to the City of Dallas the right to prosecute, at law and in equity, against the person violating or attempting to violate such restrictions, either to prevent him from so doing and to correct such violation and for further remedy, the City of Dallas may withhold the Certificate of Occupancy necessary for the lawful use of the property until such restrictions described herein are fully complied with.

VOL. 1003
78066 0133

780661

These restrictions are hereby declared covenants running with the land and shall be fully binding upon all persons acquiring property within the above described tract, and any person by acceptance of title to any of the above described property shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants.

EXECUTED this the ____ day of _____, 1977.

DM SC. 4/11/77
The Annuity Board of the
Southern Baptist Convention

By: Marvin T. York Jr.
Its: SENIOR VICE PRESIDENT

Herman Evans
Herman Evans

Don Mann
Don Mann

Stewart Carrell
Stewart Carrell

THE STATE OF TEXAS
COUNTY OF DALLAS

§
§
§
H.T.
DM SC.

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared MARVIN T. YORK JR., SENIOR VICE PRESIDENT of ~~the~~ Annuity Board of the Southern Baptist Convention, a corporation, 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, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 11th day of January, 1977.

Louise Harris
NOTARY PUBLIC in and for
DALLAS COUNTY, TEXAS

780661

Approved as to form:
LEE E. HOLT, City Attorney

By Charles M. Hartney
Assistant City Attorney

THE STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared Herman Evans, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 2nd day of

December, 1977.



Judith L. Cardwell
NOTARY PUBLIC in and for
DALLAS COUNTY, TEXAS

THE STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared Don Mann, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 2nd day of

December, 1977.



Judith L. Cardwell
NOTARY PUBLIC in and for
DALLAS COUNTY, TEXAS

THE STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared Stewart Carrell, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 28th day of

November, 1977.



Carol L. Underwood
NOTARY PUBLIC in and for
DALLAS COUNTY, TEXAS

78065 3435

STATE OF TEXAS COUNTY OF DALLAS
I hereby certify that this instrument was
filed in the public records of this county
on the 5th day of April 1978 at 4:03 PM
and was duly recorded by the volume
and page of the public records of Dallas
County, Texas as stamped herein by me.

APR 5 1978



L. E. Murdoch

COUNTY CLERK, Dallas County, Texas

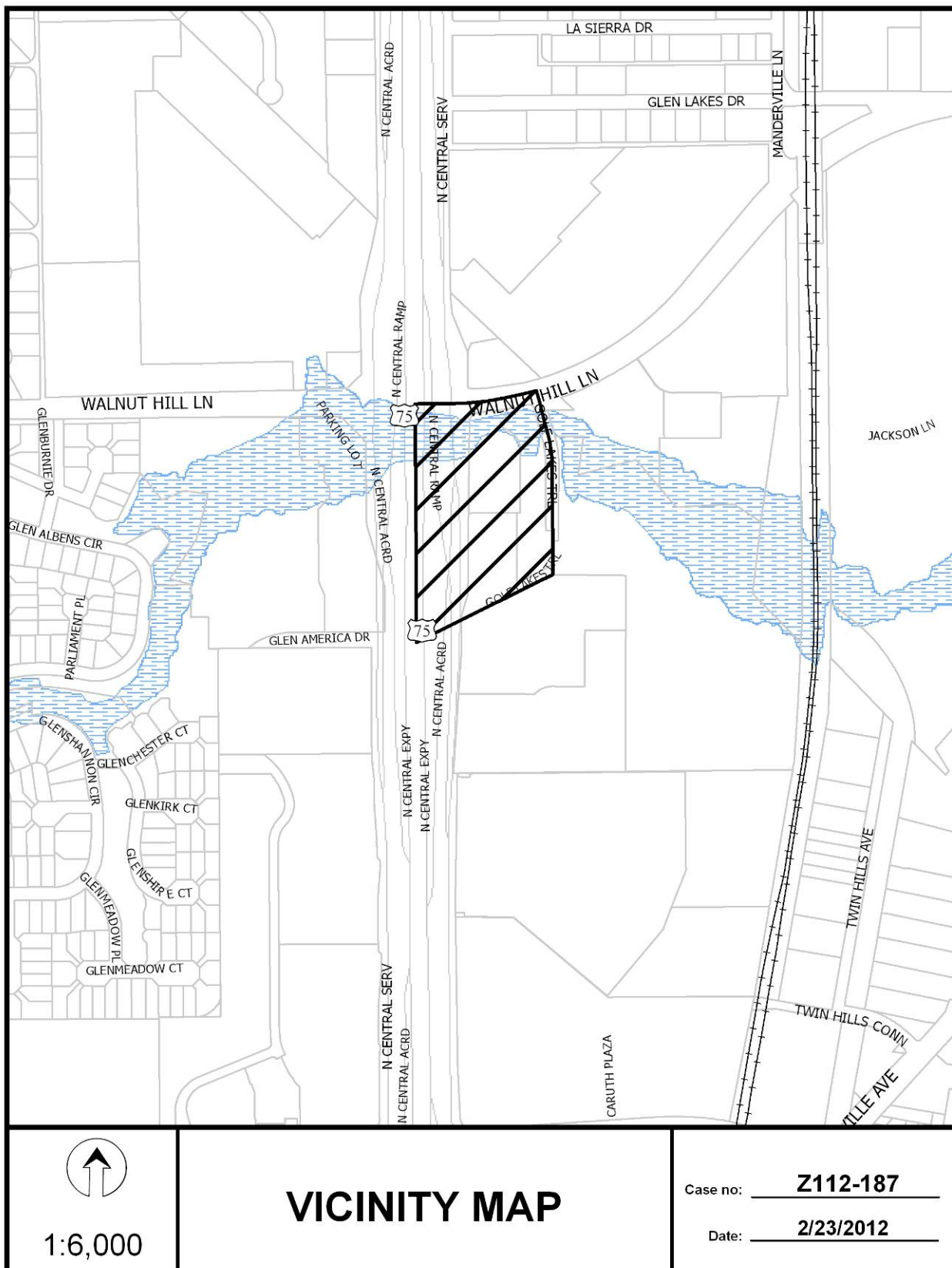
78065 3436

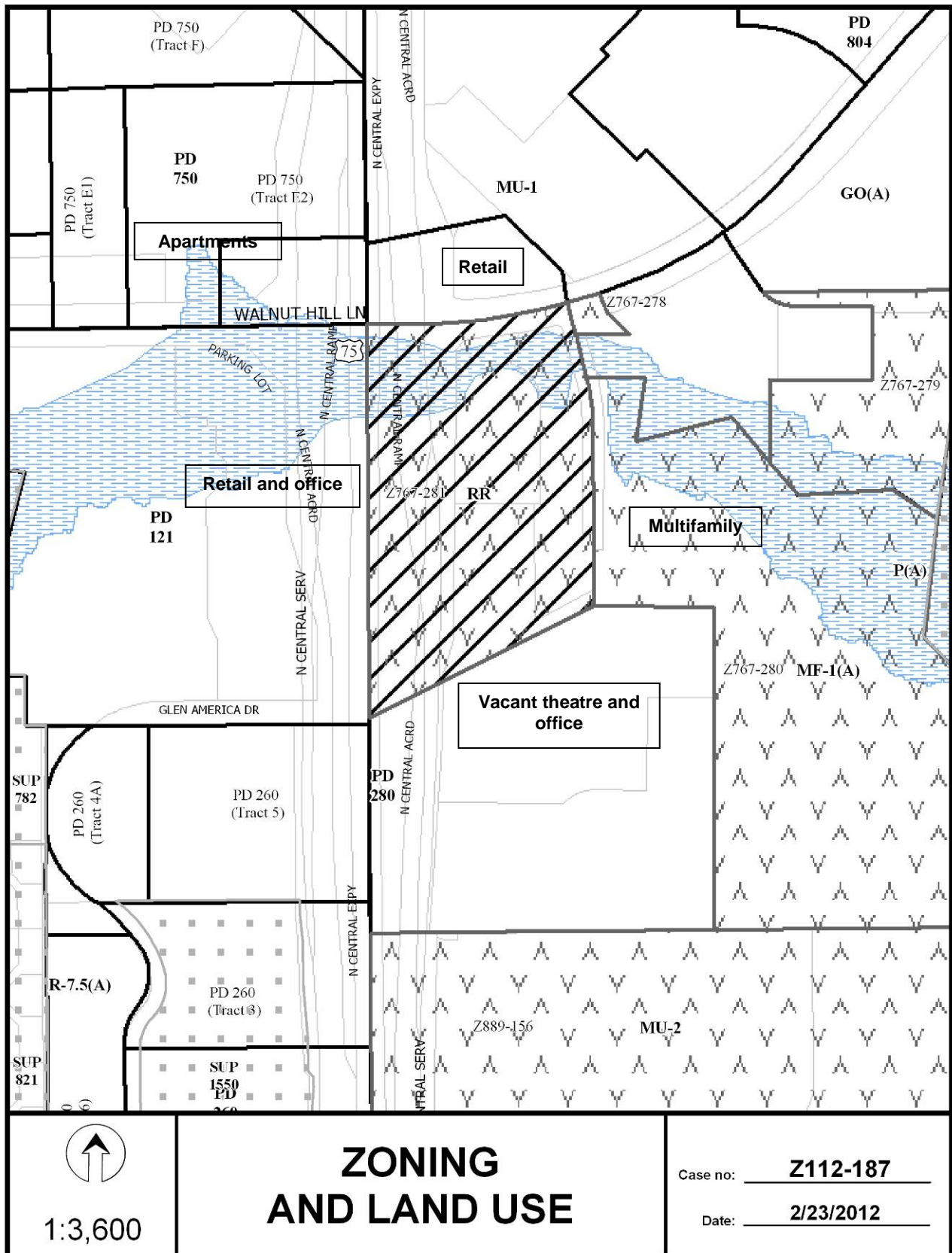
70 APR 4 PM 4:03

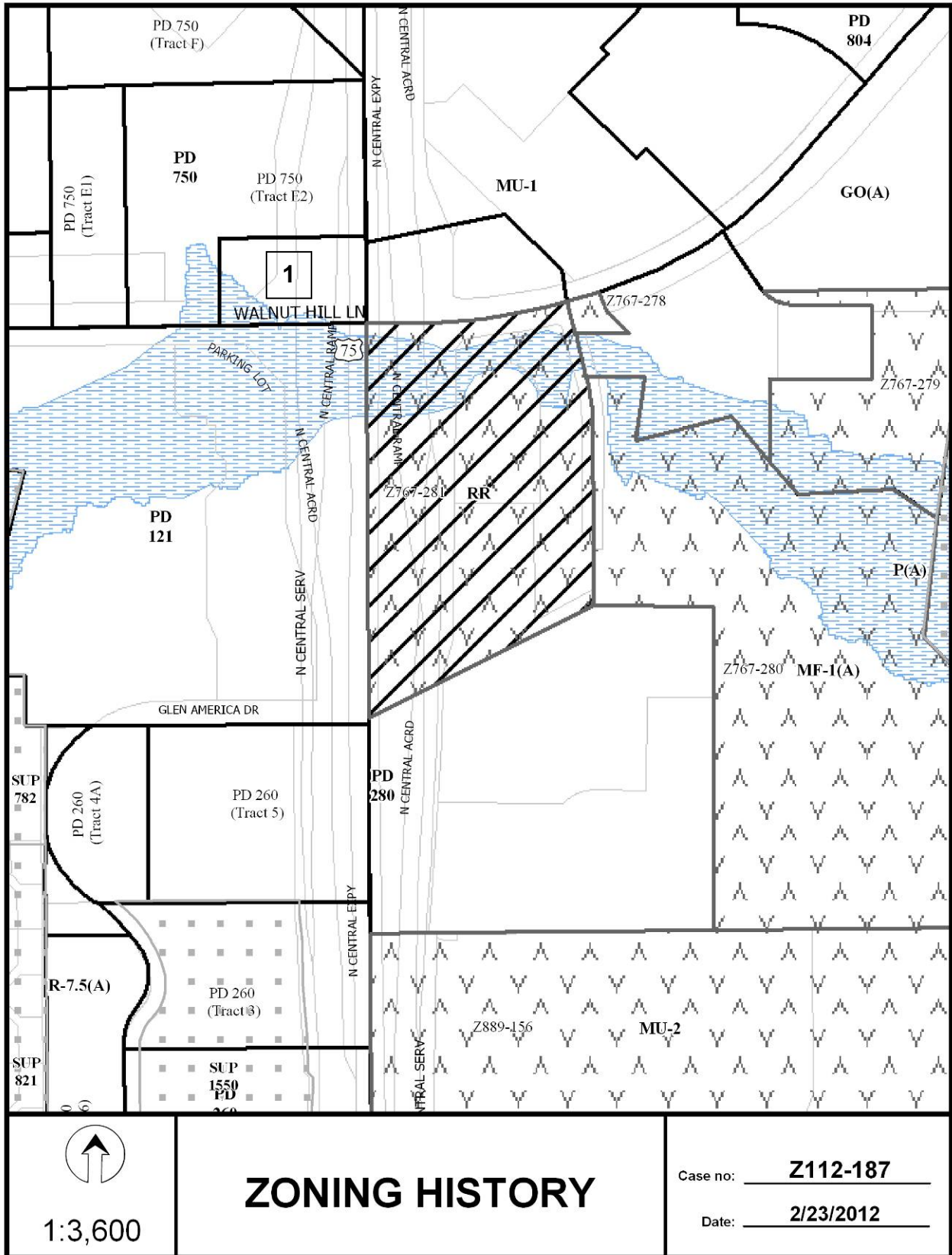
COUNTY CLERK
DALLAS COUNTY

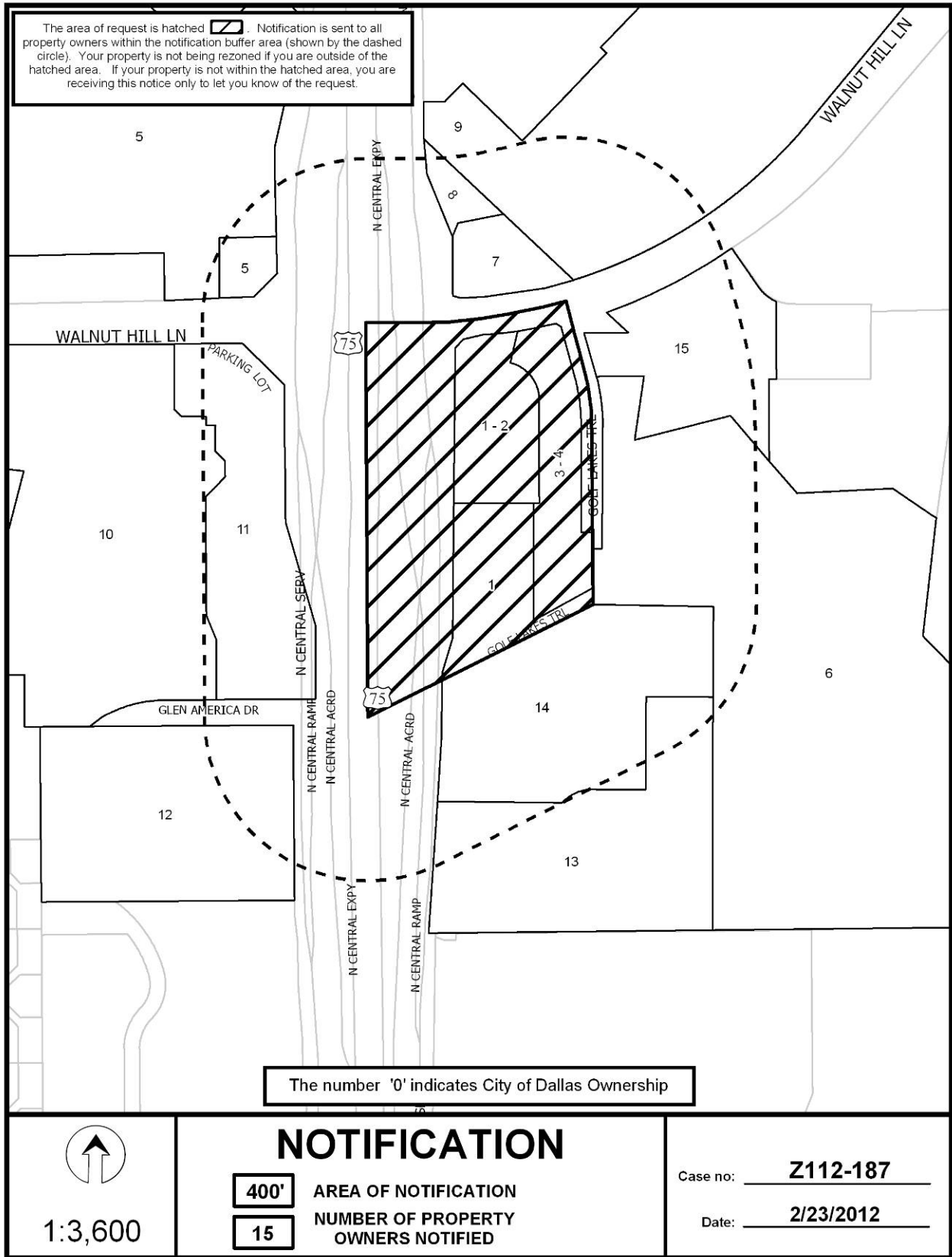
L. E. Murdoch
FILED

*Return to
City Secretary
City Hall
Dallas 75201*









Notification List of Property Owners

Z112-187

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9500 CENTRAL EXPY	GLEN LAKES PTNRS LP
2	9600 CENTRAL EXPY	TEXAS HEALTH RESOURCES SYSTEM
3	9500 CENTRAL EXPY	WALNUT BOBOS LTD
4	9500 CENTRAL EXPY	WALNUT BOBOS II LTD
5	9707 CENTRAL EXPY	75 AND WALNUT HILL LLC
6	9600 GOLF LAKES TRL	CAMDEN GLEN LAKES INC C/O PPTY TAX DEPT
7	8007 WALNUT HILL LN	INTERFIRST BANK DALLAS
8	9730 CENTRAL EXPY	WALNUT CENTRAL JV
9	8021 WALNUT HILL LN	CORNER SHOPPING HOLDING STE 214
10	7750 WALNUT HILL LN	CREEKWOOD LAKESIDE LTD PS STE 100
11	9669 CENTRAL EXPY	LAKESIDE SC PARTNERS LTD 1100 PROVIDENCE
12	9555 CENTRAL EXPY	NORTHPARK PRESBYTERIAN CH
13	9400 CENTRAL EXPY	YPI CENTRAL EXPY PPTIES %YOUNAN PPTIES L
14	9450 CENTRAL EXPY	YPI CENTRAL EXPY LP %YOUNAN PPTIES LP
15	8024 WALNUT HILL LN	NUTTING RICE TEXAS LP

FILE NUMBER: Z112-185 (JH)

DATE FILED: February 8, 2012

LOCATION: Northeast corner of Research Row and Wadley Lane

COUNCIL DISTRICT: 2

MAPSCO: 33-G

SIZE OF REQUEST: Approx. 6.95 acres

CENSUS TRACT: 4.06

REPRESENTATIVE: Tommy Mann, Winstead PC

APPLICANT: Gault Company

OWNER: Healthsouth Speciality Hospital, Inc.

REQUEST: An application for an MU-2 Mixed Use District on property zoned an IR Industrial Research District.

SUMMARY: The applicant proposes to redevelop the property with approximately 350 multifamily dwelling units.

STAFF RECOMMENDATION: Approval

BACKGROUND INFORMATION:

- The request site is currently developed with a vacant office building.

Zoning History:

1. Z056-318 On June 27, 2007, the City Council approved a Specific Use Permit for a transit passenger station on property zoned an IR Industrial Research District, located near Denton Drive between Burbank Street and Wyman Street.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Research Row	Local	60 ft.
Wadley Lane	Local	60 ft.

STAFF ANALYSIS:

Comprehensive Plan:

The request complies with the comprehensive plan because the site is located in a transit center area on the vision illustration map surrounded by an urban mixed use building block. The requested MU-2 Mixed Use District will be flexible enough to meet the demand for development, whether multifamily or a mixed use development, in close proximity to the Burbank transit station.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.4 Capitalize on transit oriented development opportunities.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

ECONOMIC ELEMENT

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.2 Maximize development opportunities around DART stations.

HOUSING ELEMENT

GOAL 3.2 ANSWER THE NEED FOR HOUSING OPTIONS

Policy 3.2.2 Encourage higher density housing within a quarter-mile of DART stations.

URBAN DESIGN

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.3 Encourage transit oriented developments and transit centers.

Land Use Compatibility:

The approximately 6.95-acre request site is zoned an IR Industrial Research District and is currently developed with a vacant office building. The applicant is proposing to construct approximately 350 multifamily dwellings on the property, which is not allowed by the existing zoning.

The surrounding land uses are office and medical office to the south, southwest, and southeast and undeveloped to the north. All of the immediately surrounding property is zoned an IR Industrial Research District, though it is not an established industrial area.

The subject site is located in a Transit Center Area Building Block as determined by the Comprehensive Plan and is located less than 1,000 feet from the Burbank DART rail station. The MU-2 zoning designation allows the proposed multifamily uses and is representative of the types of development expected in this building block.

Staff has reviewed and supports the applicant’s request. Staff believes that the proposed zone change will not adversely affect the the surrounding area. While the property is surrounded by an IR Industrial Research District, the request site is of an adequate size for a different zoning district. The requested MU-2 Mixed Use District is compatible with the surrounding land uses and is appropriate given the proximity of the rail transit station.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Proposed							
MU-2 Mixed use-2	15'	20' adjacent to residential OTHER: No Min.	1.6 FAR base 2.0 FAR maximum + bonus for residential	135' 10 stories 180' 14 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential
Existing							
IR Industrial research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

Z112-185(JH)

Parking/Traffic:

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

Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code.

Z112-185(JH)

List of Partners/Principals/Officers

Applicant:

Gault Company

Roger Gault, President

Owner:

Healthsouth Specialty Hospital, Inc.

Andrew L. Price, Vice President

Arthur E. Wilson, Jr., Vice President

Donna M. Lecky, Vice President

Douglas E. Colthrop, Vice President

Edmund M. Fay, Treasurer

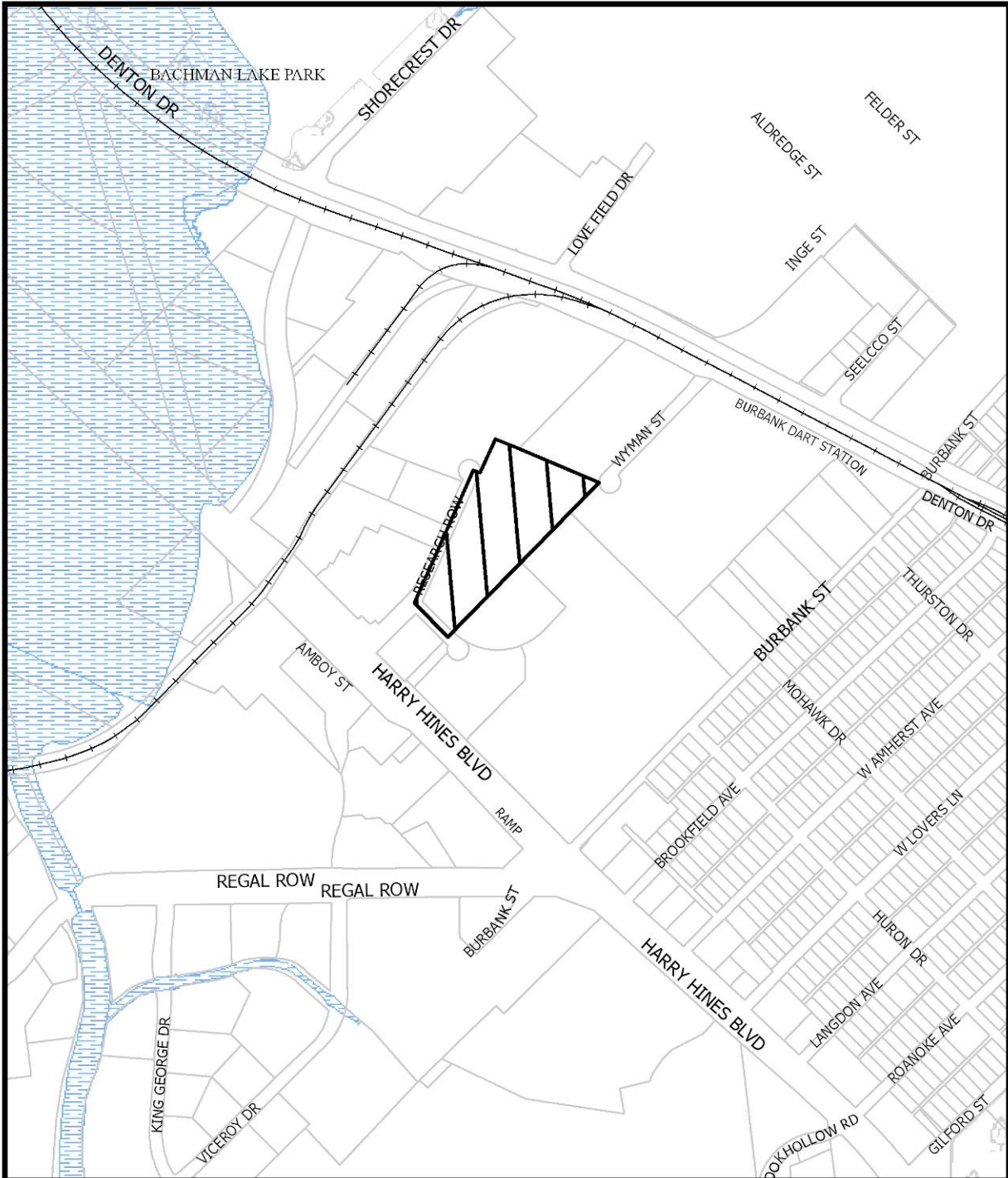
John P. Whittington, Secretary and Vice President

Mark J. Tarr, President and Chairman

Robert M. Wisner, Vice President

Sandra W. Murvin, Assistant

Thomas E. Langley, Vice President

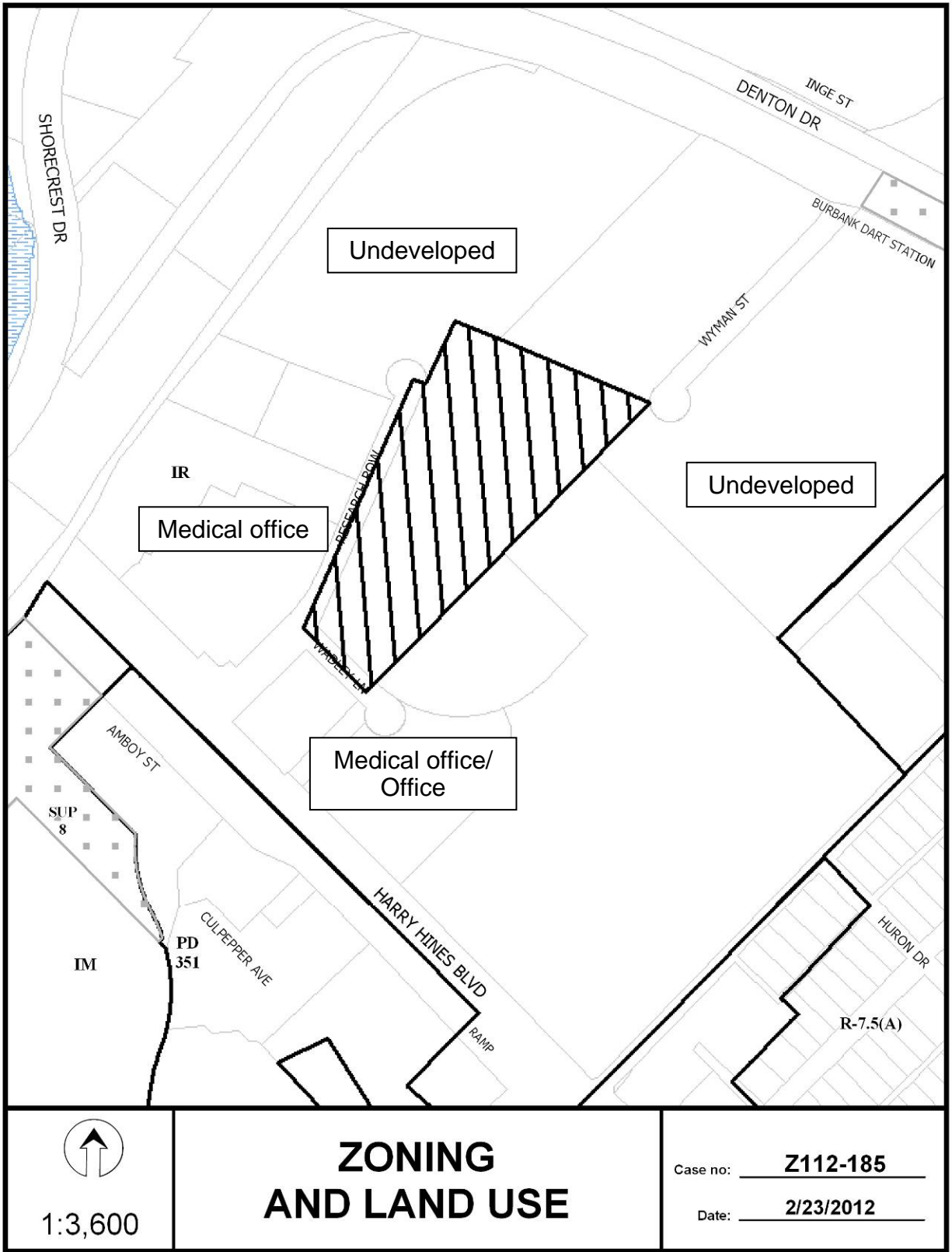


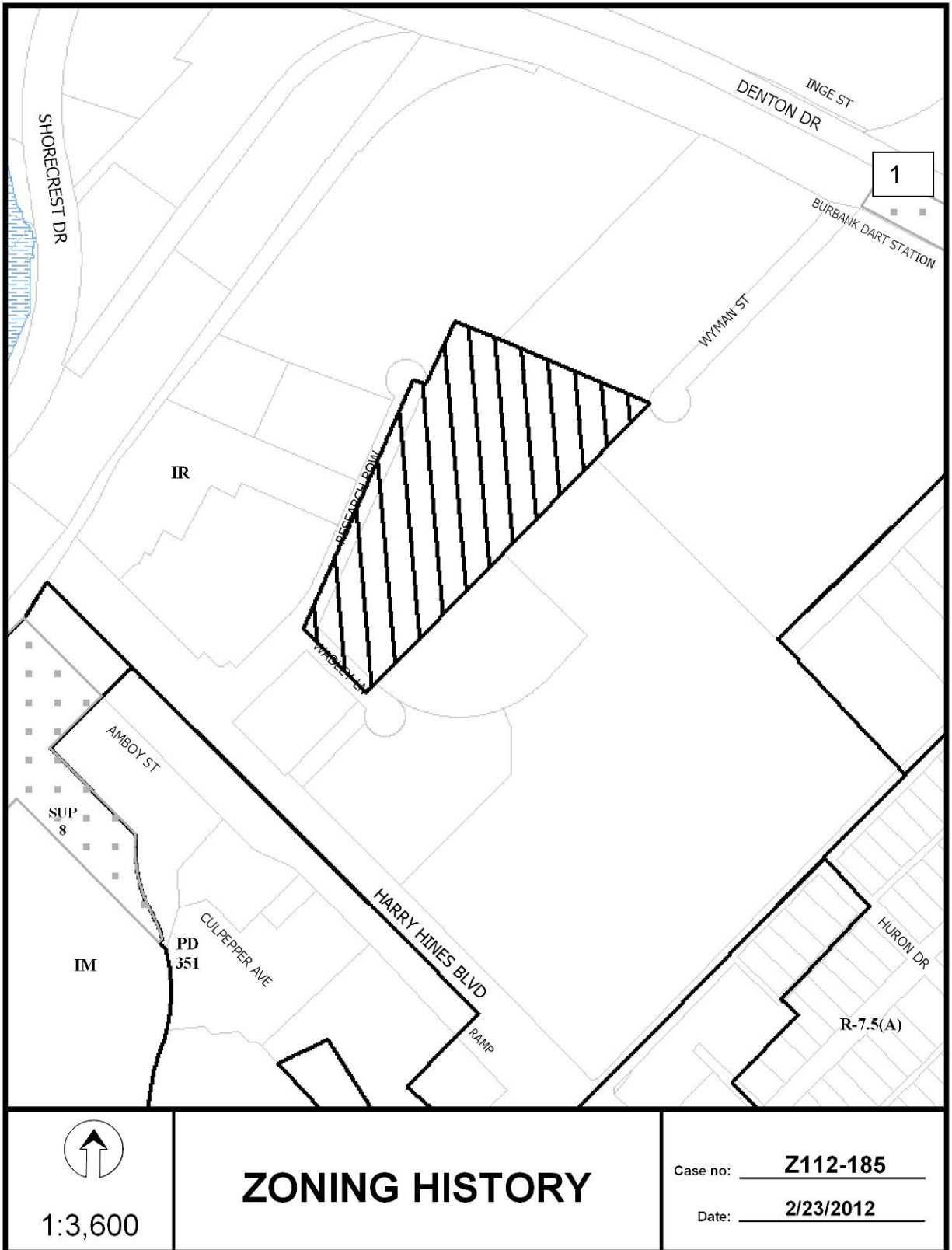
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
VICINITY MAP

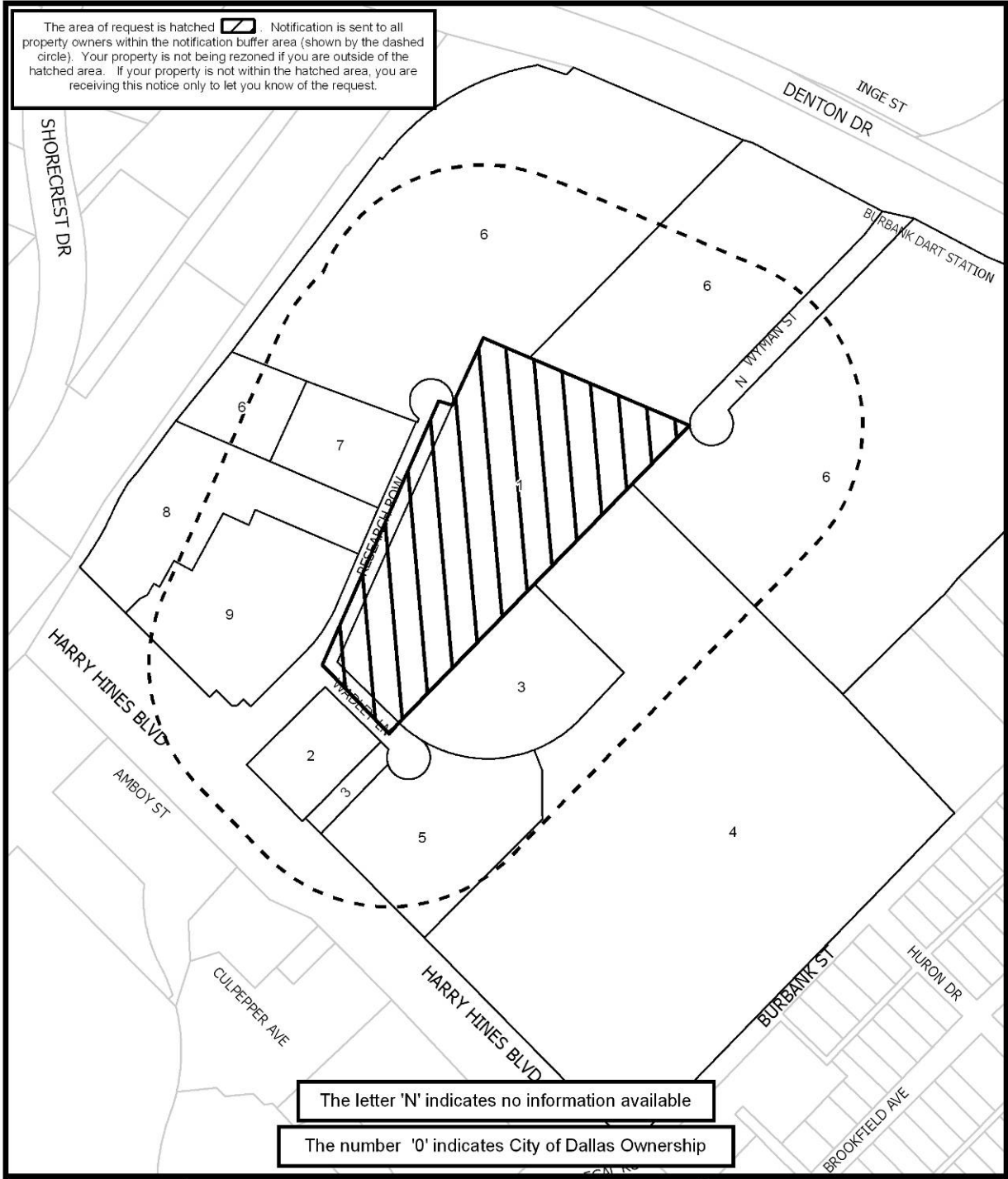
Case no: **Z112-185**

Date: **2/23/2012**





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



The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership



1:3,600

NOTIFICATION

400' AREA OF NOTIFICATION
9 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z112-185**

Date: **2/23/2012**

Z112-185(JH)

2/23/2012

Notification List of Property Owners

Z112-185

9 Property Owners Notified

Label #	Address	Owner
1	2124 RESEARCH ROW	HEALTHSOUTH SPECIALTY HOSPITAL INC % TAX
2	2110 RESEARCH ROW	2110 RESEARCH ROW LTD %L G MOSER INDUSTR
3	8800 HARRY HINES BLVD	2110 RESEARCH ROW LTD % L G MOSER INDUST
4	8600 HARRY HINES BLVD	VICEROY PARTNERS II LP
5	8800 HARRY HINES BLVD	UNITED CEREBRAL PALSY OF METRO DALLAS IN
6	2432 WYMAN ST	SOUTHWEST AIRLINES CO
7	2111 RESEARCH ROW	SOUTHWEST AIRLINES INC
8	9080 HARRY HINES BLVD	PCR REALTY LP SUITE 224
9	9032 HARRY HINES BLVD	SPIRIT MASTER FUNDING II STE 200

FILE NUMBER: Z112-124 (JH)

DATE FILED: October 31, 2011

LOCATION: Southwest corner of Abrams Road and Kenwood Avenue

COUNCIL DISTRICT: 14

MAPSCO: 36-L, 36-Q

SIZE OF REQUEST: Approx. 10.6 acres

CENSUS TRACT: 2.01

REPRESENTATIVE: Rob Baldwin

APPLICANT: Roman Catholic Diocese of Dallas

OWNER: Diocese of Dallas

REQUEST: An application to amend and expand Specific Use Permit No. 1526 for a private school on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to expand the private school by an additional 2.7 acres for the construction of athletic fields for the private school use.

STAFF RECOMMENDATION: Approval, subject to site plans, landscape plan, traffic management plan, and conditions

PREVIOUS ACTION: On March 22, 2012, the City Plan Commission held the public hearing open to April 5, 2012.

BACKGROUND INFORMATION:

- The existing SUP request site is currently developed with a church and private school. The expansion site is currently undeveloped; the site had a church and single family dwelling which have been demolished.
- The applicant is proposing to construct athletic fields for exclusive use by the private school. Proposed structures are limited to a batting cage, concession stand, fencing for security and baseball field, portable bleachers, and a scoreboard. Overlapping baseball field and football field are shown on the site plan.
- SUP No. 1526 currently has an area for expansion that would allow for up to 24 elementary level classrooms, 12 middle level classrooms, and 910 students. The applicant is proposing to eliminate plans for expansion and reduce maximum enrollment to 600 students in order to construct the athletic fields.
- The new land area in the request has SUP No. 279 for a convent use for a permanent time. SUP No. 279 had covered the entire request site until it was terminated on the portion with SUP No. 1526. There is no other ordinance or conditions for SUP No. 279. The applicant is not requesting to terminate SUP No. 279.

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

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Abrams Road	Principle Arterial	100 ft.

STAFF ANALYSIS:

Comprehensive Plan:

The request site is located within a single family residential neighborhood and the Vision Illustration shows this area as a residential neighborhood, just outside of a commercial center or corridor. Institutional uses are expected within residential neighborhoods, usually at key intersections or developed in a way that blends into the fabric of the neighborhood with open space or community amenities (benches, playgrounds) for example. The proposed expansion is on property that was developed with another institutional use. The proposed use of the expansion area as athletic fields has a greater impact than the previous use, but the site plan and conditions show landscaping, fencing, lighting, and operational conditions that help to minimize the athletic fields's use on the surrounding single family uses. The request is in compliance with ForwardDallas! and the following goals and policies.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

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

NEIGHBORHOOD ELEMENT

GOAL 7.1 PROMOTE VIBRANT AND VIABLE NEIGHBORHOODS

Policy 7.1.2 Promote neighborhood-development compatibility.

Land Use Compatibility:

The surrounding land uses are single family residential.

The purpose of the request is to add approximately 2.67 acres to SUP No. 1526, allow for an athletic field, allow for additional parking, and provide for a new landscaping plan. The applicant is proposing the athletic fields in lieu of the expansion the current SUP allows. The athletic field would be used as a baseball field and football field with areas overlapping and a volleyball court in the southwest corner. Bleachers would be moved across the field depending on the sport played at that time. Structures proposed in association with the athletic field include a batting cage, approximately 1,500 square foot concession stand, scoreboard, retaining walls, and fencing necessary for safety and security.

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

Staff has worked with the applicant to minimize the impact of the athletic field as reasonably possible. The athletic fields will not be lighted except for security lighting or used after dusk. Security lighting must be shielded. The scoreboard must be oriented to minimize visibility from adjacent single family uses and is limited in height to a maximum of 20 feet. The applicant is providing appropriate landscaping and screening. Staff supports the applicant's request.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family

Parking/Traffic:

The applicant has provided an updated Traffic Management Plan and Analysis to reflect the change in the driveways and parking lot configuration. The new parking lot configuration between the school and athletic field will allow for more on-site queuing. The Engineering Section supports the TMP as attached.

Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code and the attached SUP conditions. The landscaping plan has been drafted to keep the intent of enhanced landscaping requirements that the SUP currently imposes. Instead of landscaping for a building expansion, the attached landscape plan addresses the proposed athletic field and new parking area.

Trees were removed without permit shortly after this zoning application was made. The applicant will provide tree mitigation in accordance with Article X and the SUP conditions.

List of Partners/Principals/Officers

Officers for Roman Catholic Diocese of Dallas

Joe Brogdon, Chief Financial Officer
 Donna Small, Chief Technical Officer
 Mario Gonzalez, Vice President Sales

Director(s)

Annette Taylor
 Maria Carrillo
 Paul Vitanza
 Karen Roach
 Phil Paschke
 Ed Cantrell
 Mary Owens

**TEXAS SECRETARY of STATE
 HOPE ANDRADE**

[UCC](#) | [Business Organizations](#) | [Trademarks](#) | [Notary](#) | [Account](#) | [Help/Fees](#) | [Briefcase](#) | [Logout](#)

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number: 68540501 **Entity Type:** Domestic Nonprofit Corporation
Original Date of Filing: December 30, 1983 **Entity Status:** In existence
Formation Date: N/A **Non-Profit Type:** N/A
Tax ID: 17520103254 **FEIN:**
Duration: Perpetual
Name: CORPORATION OF THE EPISCOPAL DIOCESE OF DALLAS
Address: 1630 GARRETT ST RIGHT REV J M STANTON
 DALLAS, TX 752060000 USA

<u>REGISTERED AGENT</u>	<u>FILING HISTORY</u>	<u>NAMES</u>	<u>MANAGEMENT</u>	<u>ASSUMED NAMES</u>	<u>ASSOCIATED ENTITIES</u>
Last Update	Name	Title	Address		
June 5, 2008	James M. Stanton	Director	1630 N Garrett Ave Dallas, TX 75206 USA		
June 5, 2008	Timothy A Mack	Director	1445 Ross Ave Ste 3700 Dallas, TX 75202 USA		
June 5, 2008	G Thomas Graves	Director	4809 Cole Ave Ste 108 Dallas, TX 75205 USA		
June 5, 2008	P Stuart Bush	Director	5420 LBJ Frwy Ste 700 Dallas, TX 75240 USA		
June 5, 2008	Robert Hulsey	Director	102 West Moore Ave Terrell, TX 75160 USA		
June 5, 2008	William Beecherl	Director	5950 Cedar Springs Road Ste 200 Dallas, TX 75235 USA		
June 5, 2008	John D. Nicholson	Director	14221 Dallas Pkwy Ste 1000 Dallas, TX 75246 USA		
June 5, 2008	Tommy Valenta	Director	4809 Cole Ave Ste 108 Dallas, TX 75205 USA		
June 5, 2008	James M. Stanton	Chairman of the Board	1630 N Garrett Ave Dallas, TX 75206 USA		
June 5, 2008	Timothy A Mack	President	1445 Ross Ave Ste 3700 Dallas, TX 75202 USA		
June 5, 2008	John D. Nicholson	Vice-President	14221 Dallas Pkwy Ste 1000 Dallas, TX 75246 USA		
June 5, 2008	Robert Hulsey	Treasurer	102 West Moore Ave Terrell, TX 75160 USA		
June 5, 2008	G Thomas Graves	Secretary	4809 Cole Ave Ste 108 Dallas, TX 75205 USA		
June 5, 2008	David E Gibbs	Assistant Secretary	1620 North Garrett Ave Dallas, TX 75206 USA		

SUP Conditions

1. USE: The only use authorized by this specific use permit is a private school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit ~~[is approved for a time period that]~~ expires on (ten years) ~~[October 7, 2013]~~, but [and] 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. In order for automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. LANDSCAPING AND TREE PRESERVATION: Landscaping for the expansion area shown on the site plan must be provided in accordance with the attached landscape plan. In addition to any landscaping and tree preservation required by Article X, the following must be provided within six months after issuance of a building permit to create the athletic fields shown on the site plan or certificate of occupancy for any new structure on the Property:
 - (a) Within the Alderson Street Planting Area shown on the attached site landscape plan, a minimum of 20 15-gallon large shrubs must be planted within six months after issuance of a building permit to create the athletic fields shown on the site plan or certificate of occupancy for any new structure on the Property.
 - (b) ~~Within the area between the northern and southern ingress/egress points in the~~ Abrams Road Planting Area shown on the attached site topographic survey plan, a minimum of 48 15-gallon Nellie R. Stevens Hollies, planted four feet on-center and spaced so as to have a varied setback, and a minimum of six trees, limited to either Bald Cypress or Live Oak trees each with a minimum of three caliper inches and spaced so as to have a varied setback, ~~must be provided within six months after issuance of a certificate of occupancy for any new structure on the Property~~. A minimum of 12 large Bald Cypress or Live Oak trees each with a minimum of three caliper inches and spaced so as to have a varied setback must be maintained in this area at all times. Ground cover must be provided to fill in the area between the trees and the Nellie R. Stevens Hollies.
 - (c) Within the ~~area south of the southern ingress/egress point in the~~ Abrams Road Planting Area shown on the attached site landscape plan, a minimum of 20 15-gallon Nellie R. Stevens Hollies, planted four feet on-center and spaced so as to have a varied setback, must be provided. ~~All landscape materials must be planted within six months after issuance of a certificate of occupancy for any new structure on~~

~~the Property.~~ A minimum of eight Bald Cypress or Live Oak trees, each with a minimum of three caliper inches and spaced so as to have a varied setback, must be maintained in this area at all times. Ground cover must be provided to fill in the area between the trees and the Nellie R. Stevens Hollies.

(d) The landscaping described in Paragraphs (a), (b), or (c) may be located in the parkway if a private license is obtained from the city; however, if the city does not grant, or revokes, the private license, the required landscaping must be provided on the Property.

(e) Existing trees identified on the attached topographic survey must be maintained in a healthy growing condition. Removal of any trees identified on the survey must be mitigated in accordance with the tree preservation provisions of Article X, except as provided in the following paragraph.

(f) The following trees within the Alderson Street Planting Area shown on the attached topographic survey must be maintained in a healthy, growing condition: 24 caliper-inch Pecan; 24 caliper-inch Oak; 30 caliper-inch Oak; 10 caliper-inch Sweetgum; and 18 caliper-inch Oak. Should mitigation be required for any of these trees, one of the replacement trees must be a minimum of five caliper-inches and planted within the Alderson Street Planting Area, with the balance of mitigation being provided by minimum three caliper-inch trees planted anywhere on the Property.

5. CLASSROOMS: The private school may operate a maximum of 24 kindergarten and elementary school classrooms combined, and a maximum of 12 middle school classrooms.

6. HOURS OF OPERATION: The private school may only operate between 8:00 a.m. and 3:30 p.m., Monday through Friday. Athletic fields may only operate between 8:00 a.m. and sunset, Monday through Friday and 9:00 a.m. and sunset, Saturday and Sunday.

7. INGRESS-EGRESS: Ingress and egress for the private school must be provided as shown on the attached site plan. No other ingress or egress is permitted. ~~and is further restricted as follows:~~

~~_____ (a) The northernmost drive approach on Abrams Road is limited to ingress only between the hours of 7:15 a.m. and 8:30 a.m. and between 2:30 p.m. and 4:15 p.m., Monday through Friday. The Property owner must provide on-site directional control devices to ensure ingress only.~~

~~_____ (b) The southernmost drive approach on Abrams Road is limited to egress only and right-turn out only between the hours of 7:15 a.m. and 8:30 a.m. and between 2:30 p.m. and 4:15 p.m., Monday through Friday. The Property owner must provide on-site directional control devices to ensure egress only and right-turn out only.~~

8. ENROLLMENT: Enrollment for the private school on the property may not exceed 940 600.

9. TRAFFIC CIRCULATION MANAGEMENT PLAN: ~~On-site traffic circulation must be provided as shown on the attached site plan. Additionally, "School Personnel A," "School Personnel B," and "School Personnel C" must be provided in the locations as shown on the attached site plan between 7:30 a.m. and 8:00 a.m. and between 2:45 p.m. and 4:00 p.m., Monday through Friday, to facilitate traffic circulation and passenger loading/unloading. Additionally, pavement markings delineating the directional flow of traffic must be provided as shown on the attached site plan.~~

A. In general. Operation of the private school must comply with the attached traffic management plan.

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

C. Traffic study.

i. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by (ONE YEAR). After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director by November 1st every odd-numbered year.

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

a. ingress and egress points;

b. queue lengths;

c. number and location of personnel assisting with loading and unloading of students;

d. drop-off and pick-up locations;

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

f. hours for each grade level; and

g. circulation.

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

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

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

D. Amendment process.

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

ii. 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.

10. TRAFFIC SIGNALIZATION: One year from the date of issuance of a certificate of occupancy, and annually thereafter for five years, the Property owner shall submit a letter to the director of Public Works and Transportation requesting an analysis of the timing of the traffic signal located at the intersection of Abrams Road and Kenwood Street. The Property owner shall pay for any necessary costs associated with these analyses and for any new traffic control improvements that the analyses show are necessitated by and wholly attributable to the operation of the private school. The Property owner shall share the results of the annual analyses with the Wilshire Heights and Lakewood Neighborhood Associations.

~~11. UNLOADING/LOADING: The designated area for passenger loading/unloading must be identified with pavement markings and signage in the area labeled "School Personnel A" on the attached site plan.~~

~~12. 11. PARKING: Off-street parking must be provided in the locations shown on the attached site plan.~~

~~13. 12. FENCES:~~

~~(a) Fences around the perimeter of the Property are permitted at a maximum height of six feet in locations shown on the attached site plan, except a maximum height of nine feet in the side yard adjacent to Lot 1, Block G/2868 as shown on the attached site plan.~~

~~(b) A temporary solid fence at least six feet in height must be provided along the area identified as the Alderson Street Planting Area in the location shown on the attached site plan prior to commencement of construction on the Property. After issuance of a certificate of occupancy, this temporary fence may be replaced with a permanent fence not to exceed six feet in height.~~

~~(c) Fencing for athletic fields must comply with the heights and location shown on the site plan.~~

13. LIGHTING: Lighting in the expansion area shown on the plan is limited to security lighting no more than 12 feet in height. Lighting must be shielded.

14. ATHLETIC FIELD STRUCTURES:

(a) Structures for the athletic field are limited to those shown on the attached site plan.

(b) Bleachers must not exceed 4 rows of seating or 8 feet in height.

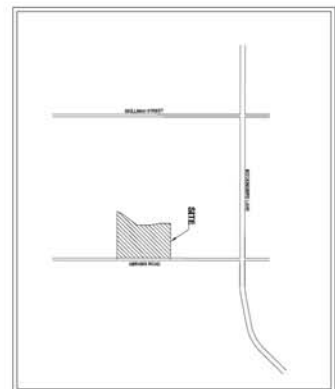
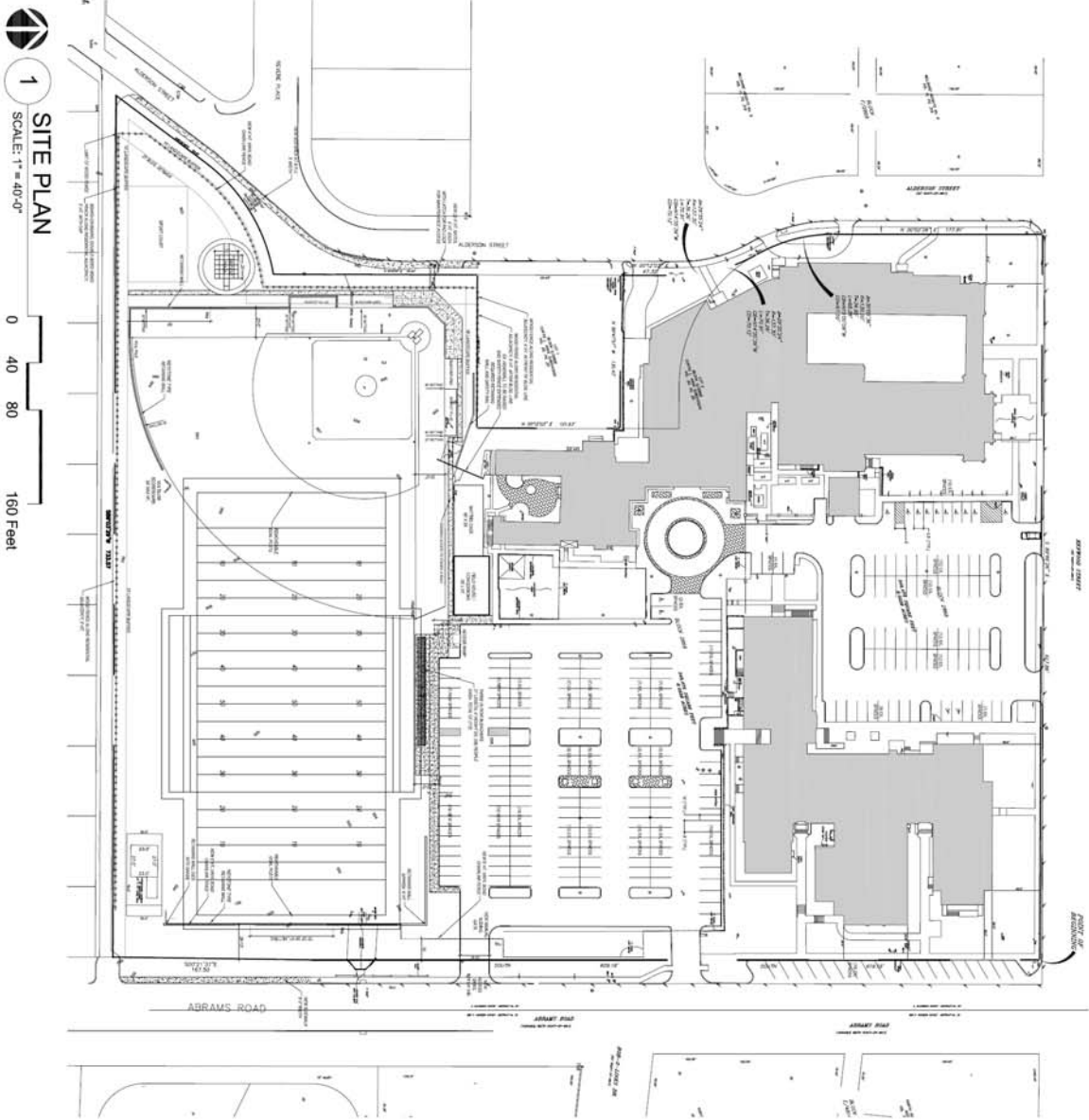
(c) The scoreboard is limited to a maximum of 20 feet in height and must be oriented as shown on the site plan

15. OUTDOOR SPEAKERS: No outdoor speakers are permitted.

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

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

SITE PLAN



VICINITY MAP

CASE NUMBER: NTS

LOT AREA	461,726.62 SF (10.669 AC)
TOTAL BLDG. AREA	124,897 SF
CHURCH	
1ST FLOOR	40,536 SF
2ND FLOOR	8,978 SF
PRESCHOOL	
1ST FLOOR	7,238 SF
2ND FLOOR	5,304 SF
SCHOOL	
BASEMENT	6,046 SF
1ST FLOOR	30,172 SF
2ND FLOOR	19,863 SF
TOTAL	50,081 SF
TOTAL CONCRETE CONCRESSION ISLAND	1,300 SF
TOTAL	51,381 SF
FLOOR AREA RATIO	11.1%
LOT COVERAGE	26.7%
NONPENETRABLE COVERAGE	48%
TOTAL REQUIRED PARKING	
CHURCH	262 SPACES
PRESCHOOL	192 SPACES
SCHOOL	15 SPACES
TOTAL	469 SPACES
PROVIDED PARKING	270 SPACES

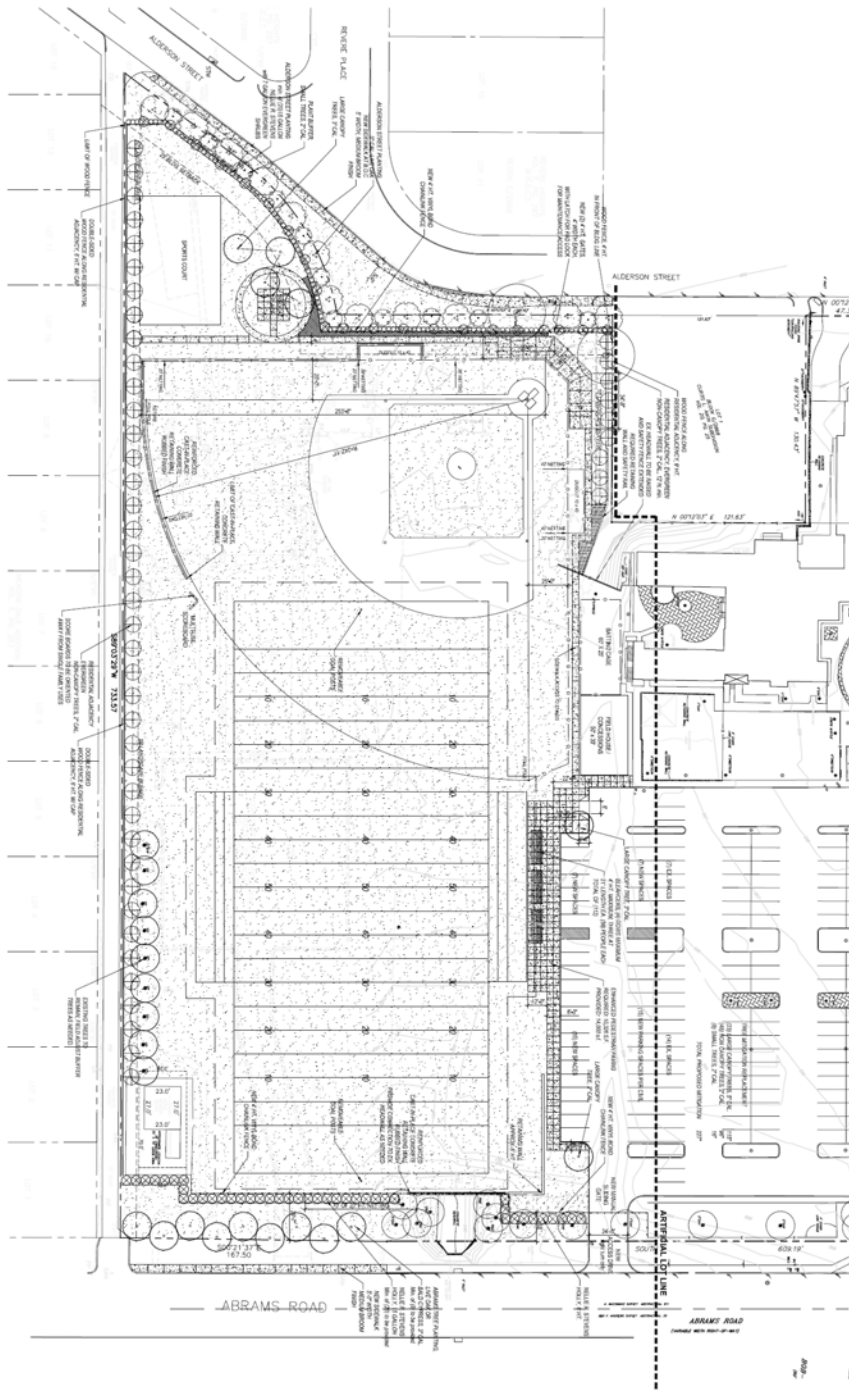
NOTE: ALL CURB CUTS NOT USED WILL BE RESTORED TO CURBS

NO.	DATE	REVISION
1	02/20/12	initial site plan
2	01/09/12	add per city's request
3	01/09/12	add per city's request

Baldwin Associates
 SUP 1526 AMENDMENT
 ST. THOMAS AQUINA CHURCH & SCHOO
 CITY OF DALLAS, TEXAS
 PREPARED BY: A.S.
 DATE: 12/06/11
 SCALE: 1"=40'

3904 Elm Street, Suite 1000
 Dallas, TX 75218
 MOBILE: 214.729.7299
 OFFICE: 214.624.7944
 ron@baldwinplanning.com

LANDSCAPE PLAN



LANDSCAPE MATERIALS
 MATERIALS LISTED IN THIS PLAN ARE SUBJECT TO THE FOLLOWING CONDITIONS:
 1. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AVAILABLE.
 2. ALL MATERIALS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
 3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN CONSTRUCTION CODES.
 4. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN LANDSCAPE ARCHITECTURE CODES.
 5. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN PLANTING CODES.
 6. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN SOIL CONSERVATION CODES.
 7. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN WATER POLLUTION CONTROL CODES.
 8. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN AIR POLLUTION CONTROL CODES.
 9. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN SOLID WASTE MANAGEMENT CODES.
 10. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN NUCLEAR REGULATORY COMMISSION CODES.
 11. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN PUBLIC UTILITIES CODES.
 12. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN OCCUPATIONAL SAFETY AND HEALTH CODES.
 13. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN ENVIRONMENTAL QUALITY ACT CODES.
 14. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN HISTORIC PRESERVATION CODES.
 15. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN ANTI-CORRUPTION CODES.
 16. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN CONSUMER PROTECTION CODES.
 17. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN LABOR RELATIONS CODES.
 18. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN ELECTIONS CODES.
 19. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN JUDICIAL BRANCH CODES.
 20. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN LEGISLATIVE BRANCH CODES.
 21. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN EXECUTIVE BRANCH CODES.
 22. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN GOVERNMENTAL ETHICS CODES.
 23. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN GOVERNMENTAL FINANCE CODES.
 24. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN GOVERNMENTAL PROCUREMENT CODES.
 25. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN GOVERNMENTAL SERVICES CODES.
 26. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN GOVERNMENTAL TECHNOLOGY CODES.
 27. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN GOVERNMENTAL TRAINING CODES.
 28. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN GOVERNMENTAL WORKFORCE DEVELOPMENT CODES.
 29. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN GOVERNMENTAL EMPLOYMENT CODES.
 30. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN GOVERNMENTAL LABOR RELATIONS CODES.

ATHLETIC FIELD EXPANSION: CONCEPT SITE / LANDSCAPE

SMTI
 Landscape Architects, Inc. **JONES & CARTER, INC.**
 Pritchard Associates, Inc.

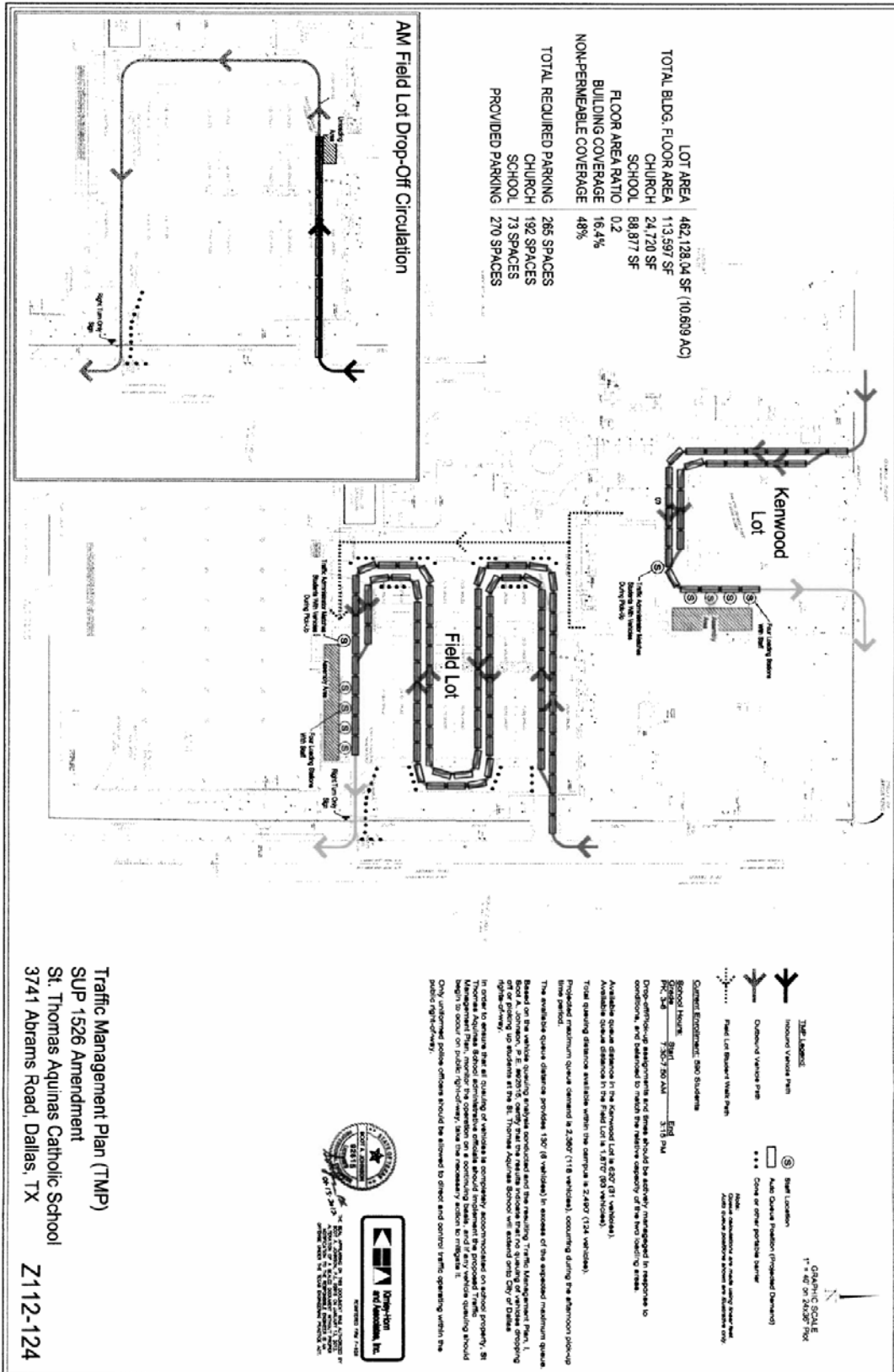
ST. THOMAS AQUINAS CHURCH & SCHOOL

CASE #Z112-124

SCALE: 1/4" = 1'-0"

DATE: 11/23/2012

TRAFFIC MANAGEMENT PLAN



Traffic Management Plan (TMP)
 SUP 1526 Amendment
 St. Thomas Aquinas Catholic School
 3741 Abrams Road, Dallas, TX Z112-124



TRAFFIC MANAGEMENT PLAN

Z112-12

**Traffic Management Plan and Queuing Analysis
St. Thomas Aquinas Catholic School Z112-124
3741 Abrams Road, Dallas, TX
January 13, 2011**

Introduction:

The St. Thomas Aquinas Catholic School is located on the southwest corner of Abrams Road and Kenwood Street. The school has been in operation on the site since 1947. The school has approximately 590 students in grades Pre-K and 3-8, with 50 staff and teachers.

The Saint Thomas Aquinas Catholic Church & School is proposing to reconstruct the southern portion of the Abrams Road campus to provide a baseball diamond and a football field, along with a small field house/concessions area and an additional 40 paved parking spaces. The parking lot addition would include an additional driveway to Abrams Road at the southwest corner, replacing the existing driveway at the Episcopal Church building. As a part of the SUP amendment, the allowable number of students at the campus will be reduced from the current 910 to a new limit of 600, essentially capping enrollment at the current level.

The proposed construction of a football field and a baseball diamond on the campus will have no significant impact on the surrounding roadways or neighborhoods for either typical weekdays or during games. Effectively no additional vehicle trips will be generated on non-game weekdays because of the athletic fields. Nearly everyone who uses the fields on a daily basis for recreation or practice is already on the campus for other reasons. The ITE *Trip Generation* manual does not include the presence of athletic fields as a factor which contributes to trip generation for schools. In fact, with athletes potentially arriving earlier or leaving later than the general student population, the athletic facilities may actually reduce the number of vehicle trips in the school's peak hours, by spreading the traffic over a greater time period. The modest number of new trips that do occur during games take place when there is limited activity at the existing church and school (i.e., evenings and Sunday afternoons).

Previous TMP Operation:

On weekdays, the 590-student school operates from 7:50 AM until 3:15 PM. Parent automobile drop-off and pick-up is organized with one loading area in the northern parking lot (Kenwood Lot) and one loading area in the southern parking lot (Field Lot). Presently, traffic for the Kenwood Lot loading area enters at the west driveway from Kenwood Drive, and exits at the east driveway. Traffic for the Field Lot enters and exits through the single driveway to Abrams Road. In both areas, entries and exits are limited to right turns in order to simplify operations, with generally good compliance by drivers. Student pick-up procedure is in the modern style with multiple pick-up points, vehicles displaying student names, and names being called ahead to match students with vehicles as they arrive. Queuing prior to the pick-up time dissipates quickly once the loading operation commences.

Proposed TMP Operation:

The proposed TMP uses the same 7:50AM start and 3:15 PM dismissal and the same matching of students with multiple loading stations, with similar automobile paths to what has been used for many years. However, the additional row of parking in the Field Lot which will be added as a part of the athletic fields project will allow significantly larger queues to be stored within the campus. With four rows of parking, a serpentine path is possible with an entry at the existing driveway on the northeast corner of the lot, and a straightforward exit using the proposed driveway at the southeast corner of the lot. Exits would be restricted to right turns only. The

vehicle queue is separated from the pedestrian pathway that the students use to get to the assembly area near the loading stations. A simplified vehicle path is used in the AM drop-off period since the queuing distance is not as vital. The AM path uses the same entry and exit points, but removes the serpentine turns and drops off at the south door of the school.

The TMP shown for the PM pick-up will provide 1,870' of queuing distance in the Field Lot when it is double-stacked. This is approximately three times as long as the existing 640' of single-stacked queue which was used before the parking lot expansion. The 1,870' of queuing distance will accommodate around 93 vehicles within the Field Lot.

Double-stacking the Kenwood Lot path as shown will increase the available queuing distance there to 620', which would accommodate around 31 vehicles. The path follows the established route of right turns from Kenwood Street at the northwest corner, travelling through the lot and loading/unloading near the school doors, and then exiting with a right turn to Kenwood Street.

Combining the two loading areas, the available queuing within the school site would be 2,490', or about 124 vehicles. With a greater portion of the queue storage distance being available on the Field Lot after the expansion, additional grades should be shifted to use that loading area in order to balance the number of queued vehicles on each lot. The goal should be to avoid significant interference to public street traffic. In any case, the additional queuing distance within the site will improve local operations compared to the existing conditions.

Queuing Analysis:

Based on observations of queuing at St. Thomas Aquinas and other public and private schools in the DFW area, KHA uses a design standard for projecting queue demands at schools. The expected maximum queue in vehicles is equal to 20% of the largest number of students dismissed at one time. Students using buses or walking/biking are deducted from the student number since they do not attract personal vehicles to the campus. This method accounts for the differences in how schools divide up the pick-up time period, as some dismiss all students in one group and therefore have higher vehicle demands in a short time period, while some spread out the dismissals over two or more groups. The projected queue formula can be stated as:

$$(\text{Students dismissed in time period} - \text{Students using other modes}) * 0.20 = \text{Number of vehicle in queue}$$

The school has a single dismissal time. There is no busing planned for the campus, and for a conservative analysis no students are expected to be pedestrians or bicyclists, so all 590 students are assumed to be picked up by personal automobile. Therefore, the projected queue length is:

$$(590 \text{ students dismissed} - 0 \text{ Students using buses/walk/bike}) * 0.20 = 118 \text{ vehicles in queue}$$

The projected queue of 118 vehicles translates to 2,360' of queuing distance. This distance is well in excess of the recommended values for equivalent Texas schools found in the Texas Transportation Institute (TTI) research report 0-4286 *Operations and Safety Around Schools* published in January 2004. The more conservative (longer queues) KHA method reflects the nature of private schools which draw from a large area and tend to have fewer students arriving by bus, pedestrian, or bicycle than traditional public schools.

The projected maximum queue demand of 2,360' can be accommodated within the 2,540' of distance available in the TMP, with approximately 180' of queuing distance available in excess of the demand.

Projected Queue Demand:	2,360'	118 Vehicles
Available Queuing Distance:	2,490'	124 Vehicles
Surplus (Deficiency):	130'	6 Vehicles

Summary:

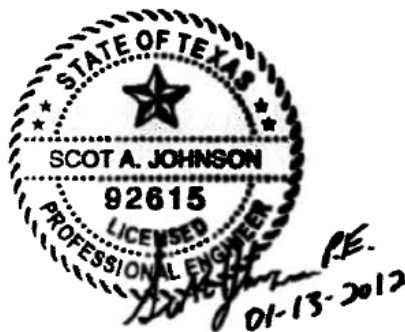
This TMP defines the drop-off and pick-up procedures for the St. Thomas Aquinas Catholic School once the Field Lot is expanded as proposed. The proposed TMP provides a significant improvement in on-site queue storage over the existing operations, which will translate to a reduction in the number of vehicles stopping temporarily on the adjacent roadways. The TMP vehicle routes provide an available queue distance within the site that is greater than the projected maximum expected queue for the school's operations. With the TMP operating as shown and the dismissed students balanced between the two loading areas, the school traffic should not need to queue vehicles in the ROW of any City street. Any queuing that does occur should be minimal and of very limited duration. The property owner/school administrator is responsible for the administration of the TMP and minimizing the impact of the vehicle queue on the City streets. The TMP should be reevaluated at intervals as directed by the City in the SUP language.

Based on the vehicle queuing analysis conducted and the resulting Traffic Management Plan, I, Scot A. Johnson, P.E. #92615, certify that the results indicate that no queuing of vehicles dropping off or picking up students at the St. Thomas Aquinas School will extend onto City of Dallas rights-of-way.

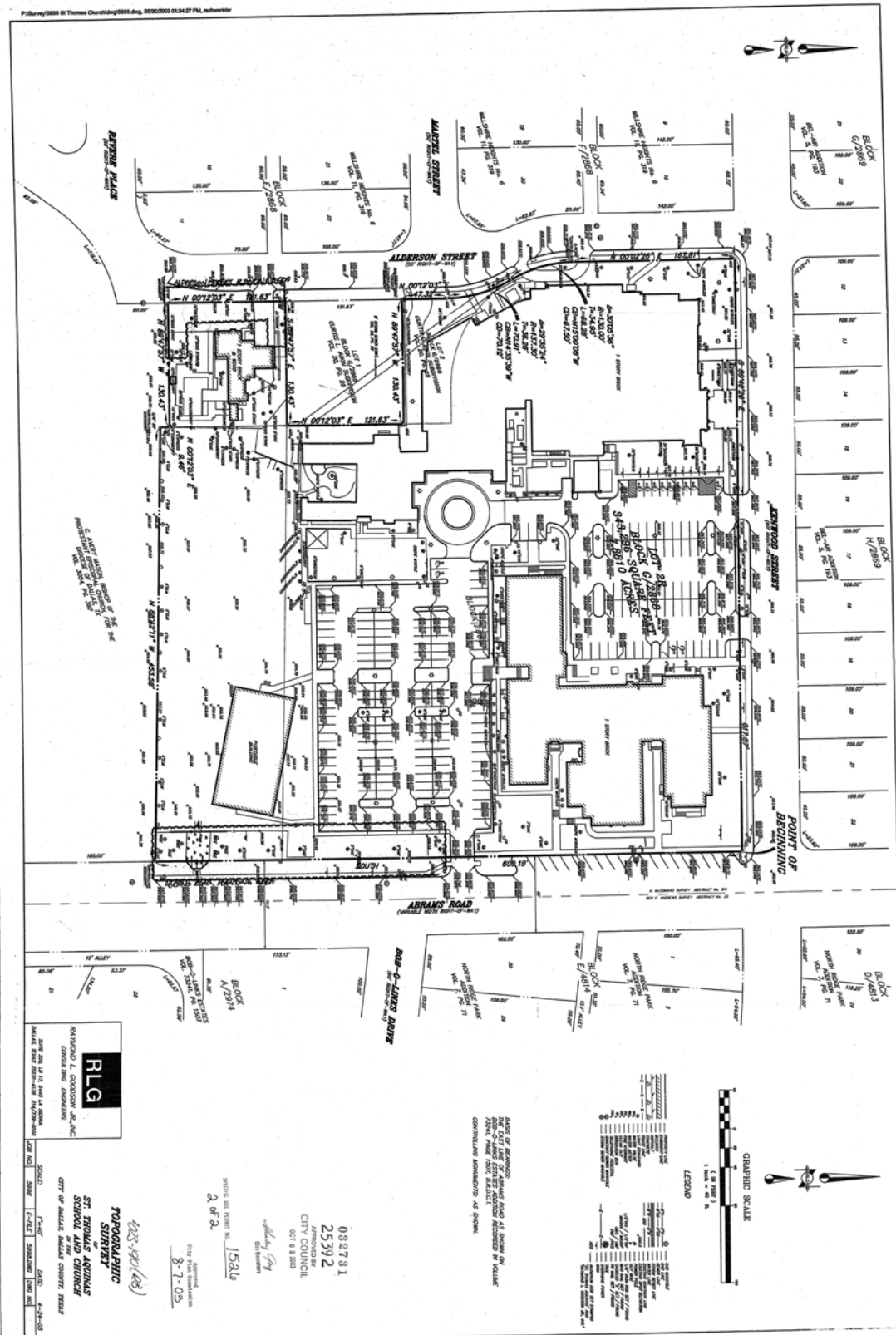
In order to ensure that all queuing of vehicles is completely accommodated on school property, St Thomas Aquinas School administrative officials should implement the proposed Traffic Management Plan, monitor the operation on a continuing basis, and if any vehicle queuing should begin to occur on public right-of-way, take the necessary action to mitigate it.

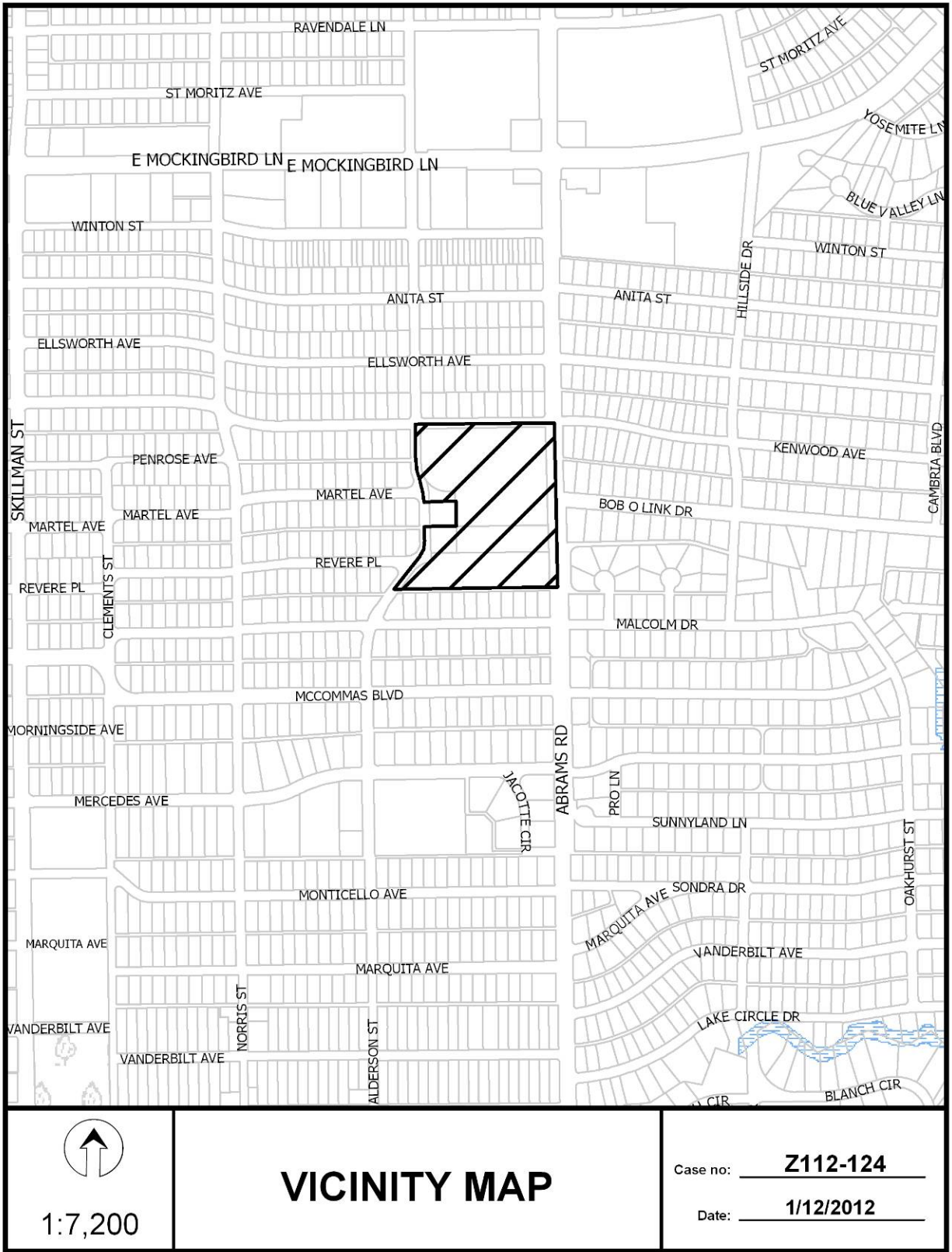
Only uniformed police officers should be allowed to direct and control traffic operating within the public right-of-way.

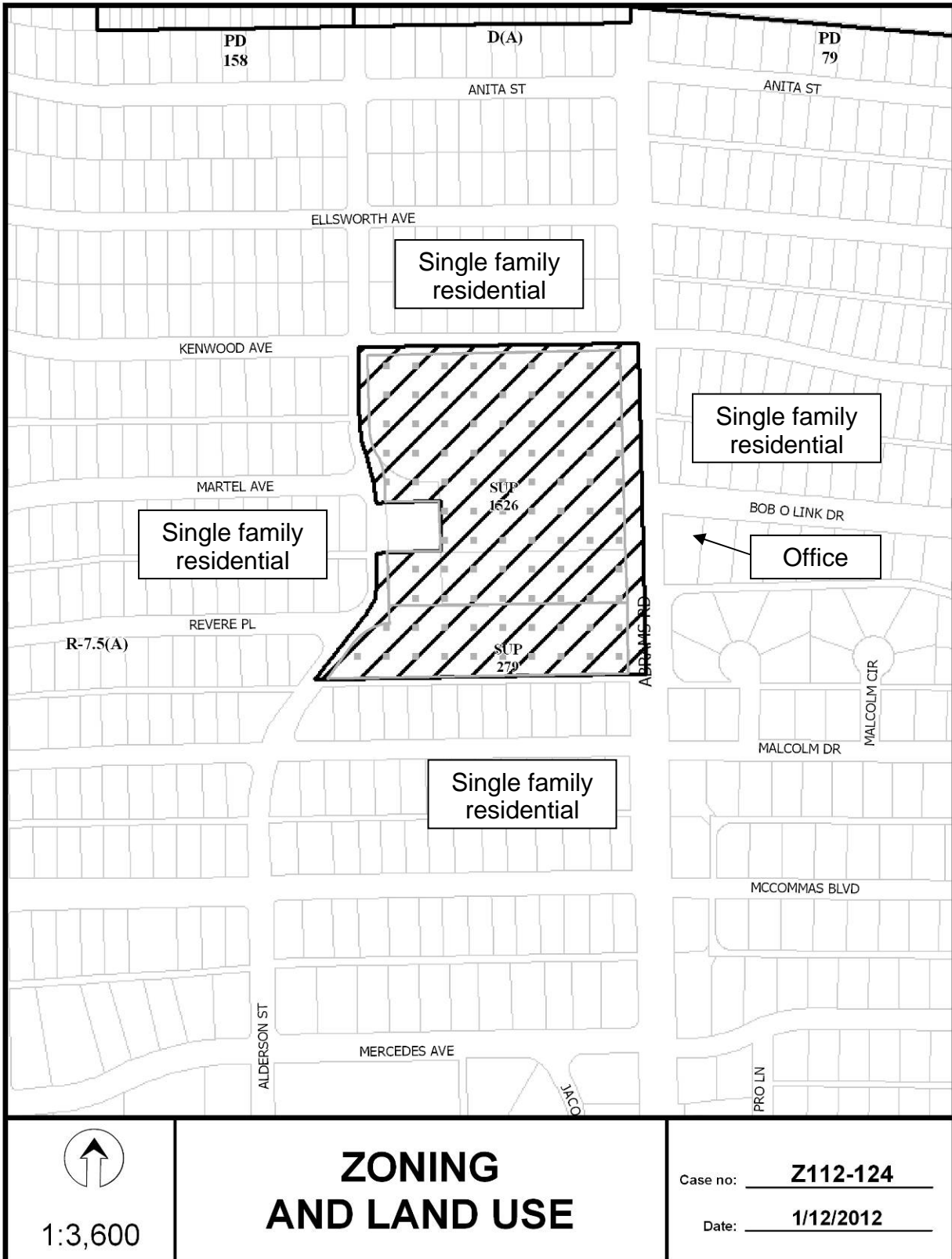
Prepared by:
Kimley-Horn and Associates, Inc.
 Scot A. Johnson, P.E., PTOE
 12700 Park Central Drive, Suite 1800
 Dallas, TX 75251
 (972) 770-1300



Topographical Plan (Existing and to remain in SUP)

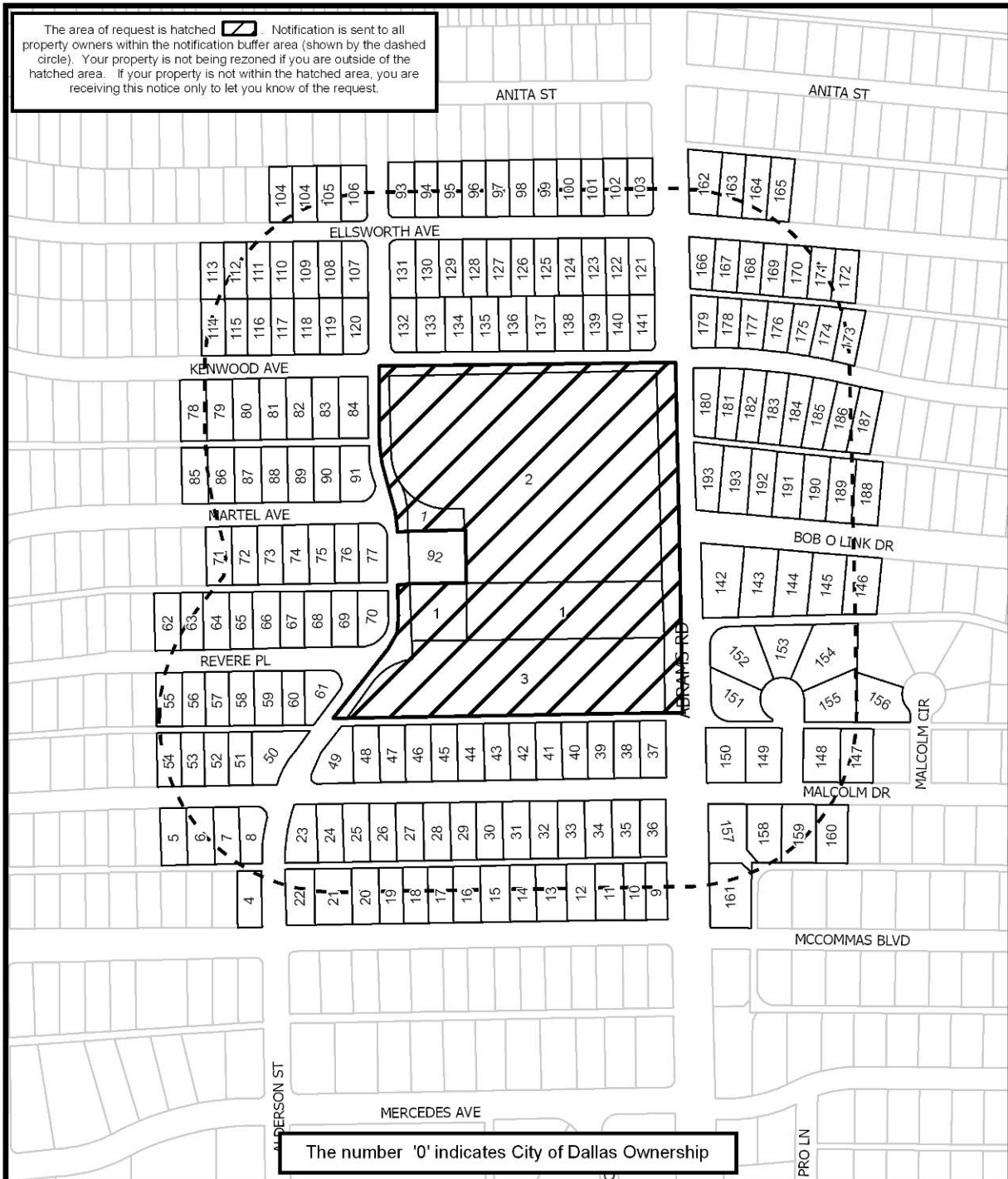






ZONING AND LAND USE

Case no: Z112-124
Date: 1/12/2012



<p>1:3,600</p>	<h1>NOTIFICATION</h1>		Case no: <u> Z112-124 </u>
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">400'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">193</div> NUMBER OF PROPERTY OWNERS NOTIFIED		

1/12/2012

Notification List of Property Owners

Z112-124

193 Property Owners Notified

Label #	Address	Owner
1	3708 ALDERSON ST	ROMAN CATH DIOCESE DALLAS % BISHOP KEVIN
2	3741 ABRAMS RD	ST THOMAS AQUINAS SCHOOL
3	3617 ABRAMS RD	CORPORATION OF EPISCOPAL DIOCESE OF DALL
4	6293 MCCOMMAS BLVD	RUZZA RICARDO J TRUSTEE RICARDO J RUZZA
5	6280 MALCOLM DR	VETTERICK STUART P UNIT 217
6	6286 MALCOLM DR	PANTFOEDER FRITZ W
7	6290 MALCOLM DR	FOSTER KRISTEN M & BRAD M FOSTER
8	6296 MALCOLM DR	SALVO JAMES J
9	6367 MCCOMMAS BLVD	MAST JASON
10	6365 MCCOMMAS BLVD	RHODES CAROLE PRIM
11	6359 MCCOMMAS BLVD	LENTZ PAUL J & LINDSAY A
12	6355 MCCOMMAS BLVD	XUEREB MICHAEL J
13	6351 MCCOMMAS BLVD	XUEREB MARY TR
14	6345 MCCOMMAS BLVD	STEINDORF MICHAEL C IV & AUDRA R
15	6339 MCCOMMAS BLVD	SOMMERFELDT CRAIG L & SHARON
16	6335 MCCOMMAS BLVD	BERAN DAVID R & LINDSEY E
17	6331 MCCOMMAS BLVD	MALLON JANETTE M
18	6323 MCCOMMAS BLVD	SANFORD LAURA P
19	6319 MCCOMMAS BLVD	HANSON LAWRENCE L & DEBORAH L
20	6315 MCCOMMAS BLVD	DAVIS WANDA MARIE
21	6309 MCCOMMAS BLVD	BANKS RONALD J & VIRGINIA ANN BEAR
22	6301 MCCOMMAS BLVD	VASSALLO ALINE
23	6302 MALCOLM DR	REY JESUS
24	6306 MALCOLM DR	LUSIGNAN MICHELLE M
25	6312 MALCOLM DR	PHANEUF DONALD A
26	6318 MALCOLM DR	WATSON BRITAIN K
27	6322 MALCOLM DR	JEFFRYES MISTI M
28	6326 MALCOLM DR	PHILLIPS LAUREN T &
29	6330 MALCOLM DR	WINTON ERIC L
30	6336 MALCOLM DR	BURNS WARREN T

1/12/2012

Label #	Address	Owner
31	6342 MALCOLM DR	SIMON JAY A
32	6346 MALCOLM DR	DEAN SONDRAL
33	6350 MALCOLM DR	MENENDEZ CHRISTINA
34	6356 MALCOLM DR	TIMBERLAND REALTY INC SUITE P109
35	6362 MALCOLM DR	CAMPAGNA ANTHONY J
36	6366 MALCOLM DR	CUDE JENNIFER E
37	6365 MALCOLM DR	DUONG TUNG THANH & VALENTIA TRAN
38	6359 MALCOLM DR	COOKE RICHARD JOHN & BARBARA AIMEE
39	6355 MALCOLM DR	BARNARD CHAS G
40	6351 MALCOLM DR	KARLISCH STEPHEN P
41	6347 MALCOLM DR	RODRIGUEZ M JOSHUA &
42	6341 MALCOLM DR	HAYDEN ROBERT H & PAULINE L
43	6335 MALCOLM DR	GEORGE ERIC C & LAUREN E
44	6331 MALCOLM DR	COUCH TIMOTHY BURKE
45	6327 MALCOLM DR	BOETTCHER KARL F SR
46	6323 MALCOLM DR	KEE KATHERINE D
47	6317 MALCOLM DR	ETIENNE PELLETIER & LEIGH A
48	6311 MALCOLM DR	SHAW MONICA HARTMANN & ANTHONY WAYNE
SHA		
49	6305 MALCOLM DR	GRUBBS RONALD L ETAL
50	6299 MALCOLM DR	DUNCAN KELLY L
51	6293 MALCOLM DR	MEYER MARK & DOSHIER JILL
52	6289 MALCOLM DR	ROBERTS REX RANDOLPH
53	6283 MALCOLM DR	WILLIAMS LEILA E
54	6279 MALCOLM DR	SULLIVAN KENNETH F & AMY F SULLIVAN
55	6278 REVERE PL	DODSON BRADLEY T
56	6284 REVERE PL	SHULTZ RYAN TAFT
57	6288 REVERE PL	ROOKSTOOL BARBARA
58	6292 REVERE PL	MICHEL DONNIE L & JULIE C
59	6296 REVERE PL	WOODS DAVID & ERIN
60	6302 REVERE PL	PATEL ASHISH S
61	6306 REVERE PL	MCCLESKEY HELEN M
62	6281 REVERE PL	BLOCKER GAIL H & BLOCKER JOHN M
63	6285 REVERE PL	WHITE LORI S
64	6289 REVERE PL	ZIOLKOWSKI RACHEL D
65	6293 REVERE PL	KICKIRILLO VINCENT M

1/12/2012

Label #	Address	Owner
66	6299 REVERE PL	CROLEY JAMES A
67	6303 REVERE PL	WILLEFORD SARA CHANSLOR
68	6307 REVERE PL	KAMEL JOAN
69	6311 REVERE PL	SCHAR JEFFREY A & JENNIFER
70	6315 REVERE PL	MCCORMICK BYRON SCOTT
71	6290 MARTEL AVE	MARTINEZ JOSEPH H & YDALIA V
72	6294 MARTEL AVE	PAYNE ZACHARY L &
73	6298 MARTEL AVE	HUDSON MICHELLE L
74	6302 MARTEL AVE	DUCAYET EDWIN JOSEPH III
75	6306 MARTEL AVE	LANIGAN VASSER J
76	6310 MARTEL AVE	VINCENT RYAN C & PAIGE M
77	6314 MARTEL AVE	HENRY JENNIFER & KYLE
78	6240 KENWOOD AVE	MARTIN DAPHRENE K G &
79	6246 KENWOOD AVE	BRASSEUX WILSON P
80	6250 KENWOOD AVE	LAWLER AMY &
81	6256 KENWOOD AVE	NORRIS JAMES & SHANNON
82	6260 KENWOOD AVE	SAMPLE ERICKA & STEVEN T
83	6264 KENWOOD AVE	MCCARTHY RANDY J & MONET M
84	6270 KENWOOD AVE	NICOLETTI KENNETH J & MELISSA C MCCLURE
85	6285 MARTEL AVE	HOLDER EVE & DAVID
86	6289 MARTEL AVE	BRANNAN PETER & CAROLE
87	6295 MARTEL AVE	ZIEMINSKI CRAIG & KASI R
88	6299 MARTEL AVE	BERBARY LAURA M
89	6303 MARTEL AVE	BROWN BRIAN K & ASHLEY T
90	6307 MARTEL AVE	OBRIEN DOROTHY M
91	6311 MARTEL AVE	DOLAN ROSEMARY
92	3714 ALDERSON ST	AIKIN WILLIAM M
93	6303 ELLSWORTH AVE	MILLER MATTHEW R
94	6307 ELLSWORTH AVE	CAMERON MELISSA
95	6311 ELLSWORTH AVE	SCHAEFER SUZANNE
96	6315 ELLSWORTH AVE	SOCH ELIZABETH A
97	6319 ELLSWORTH AVE	MCCOY ELIZABETH ASHLEY
98	6325 ELLSWORTH AVE	KRUTSINGER WES & JULA
99	6331 ELLSWORTH AVE	STEGE SUSAN E
100	6335 ELLSWORTH AVE	ROSE THOMAS H & KATIE

1/12/2012

Label #	Address	Owner
101	6337 ELLSWORTH AVE	ORTH LAWRENCE H JR & DENISE M
102	6343 ELLSWORTH AVE	CATES ELIZABETH LANE
103	6347 ELLSWORTH AVE	EVANS NICKEY EST OF
104	6259 ELLSWORTH AVE	THRASHER CLIFFORD E TR & ODESSA D THRASH
105	6267 ELLSWORTH AVE	NORRIS SCOTT ANDREW & AMY
106	6273 ELLSWORTH AVE	WHEELER DENNIS A &
107	6270 ELLSWORTH AVE	DEKKER FLYNN K
108	6268 ELLSWORTH AVE	THRASHER CLIFFORD E TR & ODESSA D THRASH
109	6262 ELLSWORTH AVE	KINDLEY SUSAN E
110	6256 ELLSWORTH AVE	ESPINOSA AMBER I
111	6252 ELLSWORTH AVE	SHOWALTER LESLIE
112	6246 ELLSWORTH AVE	BALDWIN DENNIS & JAMIE E
113	6244 ELLSWORTH AVE	KALOGEROPOULOS NICOLE T & STUDER ERIC P
114	6247 KENWOOD AVE	HOWARD CAREY S
115	6251 KENWOOD AVE	BOYNTON DANIEL & SHANNEN CLARK
116	6255 KENWOOD AVE	BALLARD RONALD KYLE
117	6259 KENWOOD AVE	SHANKS JASON SCOTT & JESSICA TAYLOR
118	6263 KENWOOD AVE	KETTERER WILLIAM C & CECILY W
119	6267 KENWOOD AVE	KETTERER WILLIAM C & CECILY W
120	6271 KENWOOD AVE	LAWS KATHERINE LEE
121	6346 ELLSWORTH AVE	RITTER DOROTY L
122	6342 ELLSWORTH AVE	HEWISON MATTHEW & ANDREA
123	6338 ELLSWORTH AVE	SWINFORD BRIAN R
124	6334 ELLSWORTH AVE	MEAD JEFFREY B
125	6330 ELLSWORTH AVE	RODGERS JULIE
126	6322 ELLSWORTH AVE	DOHERTY ASHLEY R & COLUNGA JORDAN
127	6318 ELLSWORTH AVE	FRIES CASEY & MALONE JENNIFER E
128	6314 ELLSWORTH AVE	BUCHANAN GEORGE J
129	6310 ELLSWORTH AVE	ST JOHN PAMELA J
130	6306 ELLSWORTH AVE	MESSERSMITH MICHAEL F & QUINLAN LAURA J
131	6302 ELLSWORTH AVE	ALLEGRA FRANCESCA P&
132	6303 KENWOOD AVE	EATON HELEN M % C BARRY EATON
133	6307 KENWOOD AVE	WHITAKER JANE
134	6311 KENWOOD AVE	HORSTMAN ERIC V & SHERRIE
135	6319 KENWOOD AVE	GRAY JEREMY A & ASHLEY C

1/12/2012

Label #	Address	Owner
136	6323 KENWOOD AVE	SYKORA ROBERT
137	6327 KENWOOD AVE	DAVIS COLIN R & REBECCA A
138	6335 KENWOOD AVE	BOGHETICH TRAVIS L & BLAIR E BRAZELTON
139	6339 KENWOOD AVE	JACOB ROY THOMAS JR & LAURA L LEFAVE
140	6343 KENWOOD AVE	MCCOY RICHARD A & JERRY B
141	6347 KENWOOD AVE	STANLEY BENJAMIN F & MEGAN C
142	6404 BOB O LINK DR	MACKAY ROBERT M & DEBRA E
143	6410 BOB O LINK DR	TURNER ROSE MARIE BOSCO EST OF
144	6416 BOB O LINK DR	LABUTE PAUL R & BARBARA J
145	6422 BOB O LINK DR	CASENAVEKRISTEN LYNN
146	6428 BOB O LINK DR	HAYDEN MICHAEL D & VELMA J
147	6419 MALCOLM DR	GEIST FREDERICK S
148	6417 MALCOLM DR	LABARBA FRANK JR & JOSEPHINE E
149	6403 MALCOLM DR	WIEGAND ROBERT C & LYNN J GOLDEN
150	6401 MALCOLM DR	LAFFERE BRENT K & CHRISTINE L
151	6405 MALCOLM CT	DUKE MARY L TR & PATRICIA A FORD TR
152	6407 MALCOLM CT	AVILA LUIS M
153	6409 MALCOLM CT	CRIST JO ANNE LEVIN
154	6411 MALCOLM CT	WILLIAMS CHARLES C & JENNIFER N
155	6415 MALCOLM CT	CAMPISE FRANK A & LUCY R
156	6425 MALCOLM CIR	YEE LINDA PUISHAN & VILLA JOSE IGNACIO
157	6402 MALCOLM DR	BOYD ANGELA DIANE & CHIP GARRETT
158	6406 MALCOLM DR	GRIFFIN PENNY R
159	6410 MALCOLM DR	GLOVER GIL R & LYNNE M
160	6414 MALCOLM DR	KUBIN DIANE J
161	6401 MCCOMMAS BLVD	SWITZER LIVING TRUST &
162	6403 ELLSWORTH AVE	MORRIS AARON C & KARA W
163	6409 ELLSWORTH AVE	SHEERIN JULIA HELM
164	6411 ELLSWORTH AVE	PEDEN SALLY
165	6419 ELLSWORTH AVE	HARDY ALEXANDRA M
166	6402 ELLSWORTH AVE	CLARK JOSHUA & ANGELA PADILLA CLARK
167	6408 ELLSWORTH AVE	MORRIS MARY LYNETTE
168	6412 ELLSWORTH AVE	SMITHSON DONNA CAROL

1/12/2012

Label #	Address	Owner
169	6416 ELLSWORTH AVE	CONLY COLIN E
170	6422 ELLSWORTH AVE	BREWER PATTY L
171	6426 ELLSWORTH AVE	CLAYTON SANDRA S
172	6430 ELLSWORTH AVE	JACKSON JOSEPH LAMAR
173	6429 KENWOOD AVE	Taxpayer at
174	6425 KENWOOD AVE	POPPOFF NADIA F
175	6421 KENWOOD AVE	BANKEN JENNIFER
176	6415 KENWOOD AVE	MARSH COLIN R
177	6411 KENWOOD AVE	GRANTHAM MICHELLE K
178	6407 KENWOOD AVE	MARTINDALE GEOFFREY
179	6403 KENWOOD AVE	CANELLOS CHRISTOPHER S
180	6402 KENWOOD AVE	PHILLIPS ANDRA
181	6406 KENWOOD AVE	STEWART ROBERT DEAN & AMY E
182	6412 KENWOOD AVE	SLABODA KIMBERLY A &
183	6416 KENWOOD AVE	LAMBERT RICHARD C & JENNIFER S
184	6420 KENWOOD AVE	THOMPSON KATHLEEN M
185	6424 KENWOOD AVE	SEYMOUR JENNIFER A & MICHAEL EDWARD
186	6430 KENWOOD AVE	KAHN KARL H
187	6434 KENWOOD AVE	DEITZ ROBERT A & GINA VILLARREAL
188	6433 BOB O LINK DR	MUSTILL PAUL
189	6427 BOB O LINK DR	ABRAMS JOHN & CYNTHIA EMILY FORD
190	6421 BOB O LINK DR	GORMLEY PEGGY S
191	6417 BOB O LINK DR	TROEGEL RENEE A & TREY E TROEGEL
192	6411 BOB O LINK DR	BIRD JOHN A
193	6407 BOB O LINK DR	PRIOLO LEO & FRANK LABARBA JR

FILE NUMBER: Z112-157 (OTH)

DATE FILED: January 26, 2012

LOCATION: On the west side of Spangler Road, north of Manana Drive.

COUNCIL DISTRICT: 6

MAPSCO: 22 P

SIZE OF REQUEST: Approx. 11.9 acres

CENSUS TRACT: 99.00

OWNER/ APPLICANT: Weir Brothers Partnership

REPRESENTATIVE: Keith Redmon

REQUEST: An application to amend and renew Specific Use Permit No. 1609 for a potentially incompatible industrial (outside) use limited to concrete and asphalt crushing on property zoned an IM Industrial Manufacturing District.

SUMMARY: The applicant proposes to continue the use of the property for a concrete and asphalt crushing plant.

STAFF RECOMMENDATION: Denial

PREVIOUS CPC ACTION: On March 22, 2012, the City Plan held this case under advisement until April 1, 2012.

BACKGROUND INFORMATION:

- The request site has been utilized for an asphalt crushing plant since February 2006. The applicant is requesting the renewal and amendment of Specific Use Permit No. 1609 for a potentially incompatible industrial outside limited to concrete and asphalt crushing. Specific Use Permit No. 1609 was originally approved by City Council on February 8, 2006 for a period of one year. SUP No. 1609 expired on February 6, 2007.
- In May 2005, the City Plan Commission denied the applicant's request for an IM Industrial Manufacturing District and a Specific Use Permit for potentially incompatible industrial uses with outside storage. The applicant did not appeal the CPC decision to the City Council.
- In September 2005, the City Plan Commission recommended denial of the applicant's request for a waiver of the two-year time period. The applicant appealed the CPC's recommendation to the City Council.
- On October 24, 2005, the Dallas City Council granted the two-year waiver.
- On Wednesday, April 11, 2007, the City Council approved the renewal of Specific Use Permit No. 1609 for a period of one year.
- SUP No. 1609 expired on April 11, 2008. On September 26, 2008, the applicant submitted an application to continue the operation of the facility. The applicant's representative indicated that the concrete crushing facility ceased operating when Specific Use Permit No. 1609 expired.
- On Wednesday, June 24, 2009, the City Council approved the renewal of Specific Use Permit No. 1609 for potentially incompatible industrial uses with outside storage for a period of two years with eligibility for automatic renewal for one year, on property zoned an IM Industrial Manufacturing District.
- January 27, 2011, the applicant submitted the application for the automatic renewal within the required time period. Under the SUP conditions, renewal of the SUP would not allow the applicant to continue the use of the property for concrete and asphalt crushing. Therefore the applicant revised the application to request an amendment and renewal of the SUP to be able to continue operations for one more year.
- On Wednesday, June 22, 2011, the City Council approved the amendment and renewal of Specific Use Permit No. 1609 for a potentially incompatible industrial (outside) use, limited to concrete and asphalt crushing. The SUP terminates on June 22, 2012.

- The applicant is requesting that Section 1.8 (b), (c), (d) of the conditions be changed for the applicant to be able to continue the operations for twenty-five years and have an automatic renewals for additional twenty-five year additional time periods.
- The property is surrounded by a batching plant, undeveloped land and a golf driving range to the north; undeveloped and office/warehouse to the west; and outside storage and warehouse to the south; and undeveloped to the east. The undeveloped tract of land to the east of the request site will be an athletic sport complex for the citizen’s of Dallas. The project will start construction early this fall and it is programmed to be open next year.

Zoning History:

There is one recent zoning change in the area:

1. Z089-107 On January 28, 2009, the City Council approved the renewal of Specific Use Permit No. 1653 for an outside industrial potentially incompatible use on property zoned an IM Industrial Manufacturing District with deed restrictions on property on the north side of Manana Drive, West of Newkirk Street.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Spangler Road	Local	60 feet

Land Use:

	Zoning	Land Use
Site	IM	Concrete and asphalt crushing plant
North	IM	Undeveloped, and driving range
West	IR	Undeveloped, office/warehouse
East	IM, IR	Batch plant, Undeveloped
South	IR	Outside Storage, warehouse

Comprehensive Plan:

The requested zoning change and proposed use is compatible with the intent of the Comprehensive Plan. *forward*Dallas's Vision Illustration presents the area as an Industrial area. The below mentioned goals and policies for the Land Use apply to this request.

Land Use Element

The desired development for the area is for Industrial Area, thus the proposed use is consistent with the desired type of development for the area. The comprehensive plan establishes the area as an industrial area for the city.

Goal 1.1 Promote Desired Development.

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

Trinity River Corridor Comprehensive Land Use Plan (Adopted March 9, 2005):

The property is located in The Trinity River Corridor Comprehensive Land Use Plan The Elm Fork District that contains a mix of light industrial, heavy industrial, office, and commercial corridor uses adjacent to collection of parks, river bottom wetlands, and trails along the Elm Fork of the Trinity River. The preferred Land Use Plan for the Elm Fork District affirms its role as a location for industrial activities and businesses in Dallas. The plan calls for office development west of I-35 and adjacent to the Trinity River.

The Elm Fork District is also adjacent to a series of parks, river-bottom woodlands, and trails along the Elm Fork of the Trinity River. Besides the trails, this acreage boasts a City-owned golf course and tennis courts and a gun range.

It is worth mentioning the importance of environmental restoration and clean-up of the river and parks in this area.

The applicant's request is inconsistent with the goals and policies in the *forwardDalls! Comprehensive Plan (adopted in June 2005* and the *Trinity River Plan* adopted in March 9, 2005

Park Master Plan Elm Fork Athletic Complex:

The development of a premiere soccer facility on the former landfill site will not only provide the City of Dallas with much needed facilities to serve the soccer playing community, it also provides a unique opportunity to implement various environmental initiatives:

- Increases urban park area and trail networks

- Emphasizes sustainable design and storm water quality
- Establishes prime location for reuse water application

The environmental conditions resulting from current and past activities on and around the athletic complex properties need to be addressed as part of the properties' redevelopment from unused former landfill to a state-of-the-art soccer facility. Landfill activities and industrial operation on-site and in the area present potential environmental issues to address for the complex design and development.

The Elm Fork Athletic Complex will define the athletic field area with new tree masses, to restore native vegetation as much as possible and to connect site facilities with pedestrian circulation paths by using sustainable design principles.

The 160 acres, at I-35 and Walnut Hill Lane, will soon transform a closed landfill into an exciting, outdoor recreational area including soccer, hiking, birding, picnic areas and a children's playground. While these activities are scattered across the entire complex, there is a focal point, the championship soccer field, where all activities connect and people can gather together.

The project is split into two phases: First phase is in progress and will be open to the public in the fall of 2012. This phase includes the construction of 19 soccer fields, along with parking areas and landscaping.

STAFF ANALYSIS:

Land Use Compatibility:

The 11.9 acre site is where the concrete crushing facility is operating. The request site is adjacent to a driving range, office/warehouse, undeveloped land, office/warehouse uses and outside storage uses. The large undeveloped tract of land to the east of the request site will be developed with a City of Dallas Elm Fork Athletic Complex. A portion of the request site is located within the flood plain. The zoning districts contiguous to the request site are IR Industrial Research and IM Industrial Manufacturing Districts.

The applicant's request is to renew and amend Specific Use Permit No. 1609 to continue the operation of the existing potentially incompatible industrial (outside) use, limited to concrete and asphalt crushing. The facility will also provide outside storage for the raw materials. The applicant is requesting that the SUP be approved for a twenty-five year period with eligibility for automatic renewals for additional twenty-five year periods.

The Elm Fork Athletic Complex is currently under construction. The complex is scheduled to open in the fall of 2012. The Athletic Complex features only outdoor activities such as soccer fields, nature trails, bird overlook areas to mention a few.

Staff has reviewed the applicant's proposal and recommends **denial** of this request. Staff recommends that no more materials be brought to the property. Given the history of the use of the property and the anticipated opening of the Elm Fork Athletic Complex,

staff recommends that the property owner finish processing the existing materials and comply with the terms of the settlement agreement entered with the City of Dallas vs. Weir Brothers, Case No. 05-06517-J. The terms of the agreement are listed in Section 4 of the existing SUP conditions.

The SUP expires on June 22, 2012. Staff believes that the owner has sufficient time before the SUP expires to finish processing the materials already on the property and relocate the business. The proposed use for this site is incompatible with the athletic sports complex.

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 appear to have an adverse impact on the surrounding zoning and land uses.

Fencing and Landscaping:

No landscaping is being triggered by the proposed use. However, if the City Plan Commission is so inclined to approve this request, staff recommends that the approval be no longer than a two-year period, and that the applicant build a nine foot masonry wall along Spangler Road. The wall must be located at a minimum of 10 feet from the property line along Spangler Road.

The City's Chief Arborist suggested two landscaping options to provide the applicant options and diversity while also pursuing more water conserving plant materials:

Option 1:

The owner must plant street trees (Article X) and plant a selection of shrubs as specified in the 'Natural Beauties' publication from Dallas Water Utilities. The shrub row must be planted in a pattern to provide a consistently solid visual buffer from Spangler Road along the base of the required fence."

Option 2:

The owner must plant street trees and plant a shrub row of an evergreen shrub to be planted at no less than 3 feet on center and maintained at a height of a minimum of 4 feet. The plants must attain a minimum height of 4 feet within three years."

Staff is recommending the first option as a more practical and drought tolerant option.

Trinity River:

The Trinity River Department has indicated the proposed request is not compatible with the City's proposed Elm Fork Athletic Complex. The City Council approved the Complex in November, 2003. The opening of the complex is scheduled for the fall of 2012.

City Attorney's Office: The City of Dallas and the applicant reached a settlement agreement regarding specific requirements in operating the concrete or asphalt crushing facility on site. The original agreement established that the business be relocated by June 24, 2009. The applicant renewed the application, and the agreement was extended to June 22, 2012. The terms of the settlement agreement are reflected in Section 8 of the SUP conditions. The applicant will be required to complete all operations related to crushing materials on site two months prior to the Specific Use Permit expiration date.

Park and Recreation Department:

The Park and Recreation Department recommends denial of this request. The Park and Recreation Department recommends that the operations of the plant cease before the Elm Fork Athletic Complex is opened to the public. The property is located across the street from the Elm Fork Athletic Complex. The Complex will have an irrigation pond with walking trails, and a 28-acre wooded site set aside for environmental conservation. Staff does not believe that these two uses are compatible and that the current operations in the request site will have a negative impact on the athletic complex and possibly hinder future redevelopment in the area.

If the City Plan Commission is so inclined to renew the SUP, staff suggests that a renewal not be longer than two years and the property owner provides improvements such as landscaping, screening walls, dust/particulate suppression. This time period will allow the City and property owner to determine whether the concrete and asphalt crushing operation can co-exist with athletic complex and be conducted in a manner so as to not negatively impact the athletic complex and surrounding properties.

The conditions included in this report have been reviewed by the City Attorney in case the Commission approves the request to renew and amend the SUP.

If the City Plan Commission chooses to approve the applicant's request, the applicant must provide a site plan that reflects the conditions approved by the City Plan Commission before the case is scheduled for City Council.

Office of Environmental Quality:

The OEQ reviewed the request and agrees with the comments made by the Park and Recreation and Sustainable Development and Construction departments. The OEQ is concerned that the dust generated by the operations of this use will be a detriment to the Elm Fork Athletic Complex.

Deed Restrictions: The existing deed restrictions that restricted the type of material permitted on site will remain enforced. No changes will be made at this present time.

Summary of Staff Analysis: Staff acknowledges the need for concrete and asphalt recycling facilities to support new and redeveloped transportation infrastructure and to provide a means to recycle materials generated from redevelopment of existing building sites. However, this particular site is no longer suitable for such a facility given the proximity of the new soccer complex to the east. Staff is concerned that dust generated from the operation and heavy truck traffic related to the operations will have a negative impact on the new park facilities. While staff is recommending denial of the request, staff has developed conditions that attempt to mitigate the potential negative impacts of the operation should the Commission and Council determine to approve the request. These conditions include:

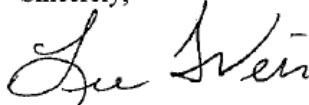
- Limiting the time period for the use to no more than two years so the impact of the operations can be reviewed once the park facility is opened.
- Limit all stock pile heights (both raw material and crushed material) to 30 ft in height, currently 60 ft limitation.
- Limit the hours of operation to Monday through Friday from 12:00 a.m. to 4:00 p.m. to eliminate crushing and processing from the hours when the soccer complex would be typically utilized.
- Staff recommends that the wall and the landscape be built and installed within the first six months of the SUP approval.
- Applicant must provide a revised site plan that shows the improvements established in staff's conditions before the case is scheduled for City Council.

List of Officers/Partners

Weir Brothers Partners LLC is owned by in equal shares by Lee, Weir, Al Weir and Mike Weir, each of whom hold the title of "Managing Partner/Owner".

Orange Crush Recyclers, Ltd. the company that will operate the recycling business intended for the subject property is wholly owned by Weir Brothers Partners LLC and its above referenced partners.

Sincerely,

A handwritten signature in cursive script that reads "Lee Weir". The signature is written in black ink and is positioned above the printed name.

Lee Weir, Managing Partner/Owner

If City Plan Commission is so inclined to approve the request, staff would like to suggest the following conditions:

1. USE: The only use authorized by this specific use permit is a potentially incompatible industrial (outside) use, limited to concrete and asphalt crushing.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

Staff Recommendation:

- | |
|---|
| 3. <u>TIME LIMIT</u> : This specific use permit automatically terminates on (<u>two</u> years from the passage of the ordinance) [June 22, 2012]. |
|---|

Applicant's Request:

- | |
|--|
| 3. <u>TIME LIMIT</u> : This specific use permit terminates on (<u>twenty-five</u> years from the passage of the ordinance) [June 22, 2012], <u>but is eligible for automatic renewal for twenty five additional 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.)</u> |
|--|

4. LANDSCAPING: The owner or operator must plant street trees in accordance with Article X and a selection of shrubs as specified in the Natural Beauties publication from Dallas Water Utilities. The shrub row must be planted in a pattern to provide a consistently solid visual buffer from Spangler Road along the base of the required fence. Landscaping must be completed within the first six months of the approval of this SUP (date of City Council action) and located as shown in the site plan.

5. BOND: The following conditions are based on the terms of the settlement agreement in *City of Dallas v. Weir Brothers*, Cause No. 05-06517-J:
 - a) By June 24, 2012 [~~2011~~] the operator, Weir Brothers, must give the City of Dallas an executed performance bond or irrevocable letter of credit for \$200,000 in a form acceptable to the City of Dallas.

- b) The performance bond or irrevocable letter of credit must list the operator as the principal, be payable to the City of Dallas, and allow the City of Dallas to draw against it to recover any court costs, fines, or penalties assessed by the court against the operator.
- c) The performance bond or irrevocable letter of credit must remain in effect for at least six months after this specific use permit expires.

6. FENCING: The Property must be fenced and gated with a minimum 9-foot-high masonry wall along Spangler Road as shown on the attached site plan. The wall must be located minimum 10 feet from the east property line. The wall must be built within the first six months of the approval of this SUP (date of City Council action) and located as shown in the site plan.

7. GROUND AND DUST CONTROL: The Property, including any stockpiles, must be sprinkled with water or chemicals as necessary to achieve maximum control of dust emissions.

8. INGRESS/EGRESS: Ingress and egress may only be provided in the one location shown on the attached site plan.

9. MATERIALS:

a) The maximum total amount of raw fill material, uncrushed and crushed concrete, or asphalt permitted on the Property at any one time is 150,000 tons.

b) New fill material, concrete, or asphalt may not be brought onto the Property after (three months before this SUP expires) [March 22, 2012].

c) Concrete and asphalt crushing must cease by (two months before this SUP expires) [April 22, 2012].

d) All crushing equipment must be removed from the property by (one month before this SUP expires) [May 22, 2012].

e) All equipment, fill material, asphalt, and concrete must be removed from the property by (the day this SUP expires) [June 22, 2012].

10. OFF-STREET PARKING: All parking and vehicle maneuvering areas must comply with the conditions of the variance granted by the Board of Adjustment in Case No. BDA 056-061 on January 17, 2006.

11. ROAD REPAIR: The operator, or its successors or assigns, is responsible for repairing holes or other surface damages on Spangler Road caused by operation of the concrete crushing facility. The road repairs must conform to

City of Dallas standards as approved by the director of public works and transportation.

Staff Recommendation:

12. STOCKPILE HEIGHT: The maximum stockpile stacking height is 30 ~~60~~ feet.

Applicant's request:

12. STOCKPILE HEIGHT: The maximum stockpile stacking height is 60 feet.

Staff Recommendation:

13. HOURS OF OPERATION: Hours of operation are limited to Monday through Friday from 12:00 a.m. to 4:00 p.m.

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

14. 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.”

EXISTING CONDITIONS

111767

6-14-11

ORDINANCE NO. 28254

An ordinance amending Ordinance No. 26254, passed by the Dallas City Council on February 8, 2006, as amended by Ordinance No. 26716, passed by the Dallas City Council on April 11, 2007 and Ordinance No. 27590, passed by the Dallas City Council on June 24, 2009, which amended the zoning ordinances of the City of Dallas, and granted Specific Use Permit No. 1609 for a potentially incompatible industrial (outside) use limited to concrete and asphalt crushing; amending the conditions in Section 2 of that ordinance; providing a revised site plan; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to Specific Use Permit No. 1609; and

WHEREAS, the city council finds that it is in the public interest to amend Specific Use Permit No. 1609; Now, Therefore,

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

SECTION 1. That the conditions in Section 2 of Ordinance No. 26254, as amended, are amended to read as follows:

- “1. USE: The only use authorized by this specific use permit is a potentially incompatible industrial (outside) use, limited to concrete and asphalt crushing.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

28254

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3. TIME LIMIT: This specific use permit automatically terminates [~~expires~~] on June 22, 2012. [~~24, 2011~~, but is eligible for automatic renewal for one additional one-year period, 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. BOND: The following conditions are based on the terms of the settlement agreement entered in *City of Dallas v. Weir Brothers*, Cause No. 05-06517-J:
 - (a) By June 24, 2011 [~~2009~~], the operator, Weir Brothers, must give the City of Dallas an executed performance bond or irrevocable letter of credit for \$200,000 in a form acceptable to the City of Dallas.
 - (b) The performance bond or irrevocable letter of credit must list the operator as the principal, be payable to the City of Dallas, and allow the City of Dallas to draw against it to recover any court costs, fines, or penalties assessed by the court against the operator.
 - (c) The performance bond or irrevocable letter of credit must remain in effect for at least six months after this specific use permit expires.
5. FENCING: The Property must be fenced and gated along Spangler Road as shown on the attached site plan.
6. GROUND AND DUST CONTROL: The Property, including any stockpiles, must be sprinkled with water or chemicals as necessary to achieve maximum control of dust emissions.
7. INGRESS/EGRESS: Ingress and egress may only be provided in the one location shown on the attached site plan.
8. MATERIALS: [~~The following conditions are based on the terms of the settlement agreement entered in City of Dallas v. Weir Brothers, Cause No. 05-06517-J;~~]
 - (a) The maximum total amount of raw fill material, uncrushed and crushed concrete, or asphalt permitted on the Property at any one time is 150,000 tons.

28254

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- (b) New fill material, concrete, or asphalt may not be brought onto on the Property after March 22, 2012 [~~24, 2011~~].
 - (c) Concrete and asphalt crushing must cease by April 22, 2012 [~~24, 2011~~].
 - (d) All crushing equipment must be removed from the Property by May 22, 2012 [~~24, 2011~~].
 - (e) All equipment, fill material, asphalt, and concrete must be removed from the Property by June 22, 2012 [~~24, 2011~~].
9. OFF-STREET PARKING: All parking and vehicle maneuvering areas must comply with the conditions of the variance granted by the Board of Adjustment in Case No. BDA 056-061 on January 17, 2006 [~~Division 51A 4.300, "Off Street Parking and Loading Regulations," of the Dallas City Code, as amended~~].
10. ROAD REPAIR: The operator, or its successors or assigns, is responsible for repairing holes or other surface damages on Spangler Road caused by operation of the concrete crushing facility. The road repairs must conform to City of Dallas standards as approved by the director of public works and transportation.
11. STOCKPILE HEIGHT: The maximum stockpile stacking height is 60 feet.
12. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
13. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas."

SECTION 2. That the site plan attached to Ordinance No. 27590 is replaced by the site plan attached to this ordinance.

SECTION 3. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 4. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 5. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

EXISTING DEED RESTRICTIONS

060545

DEED RESTRICTIONS

THE STATE OF TEXAS)
COUNTY OF DALLAS)

KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, Weir Bros. Partners, L.L.C. ("the Owner"), is the owner of the following described property ("the Property"), being a tract of land in City Block 6507 of the City of Dallas ("City"), Dallas County, Texas and being that same tract of land conveyed to the Owner by Weir Brothers Partnership by deed dated April 23, 2001, and recorded in Volume 2001090, Page 4572, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

Being more particularly described in Exhibit A attached here to.

II.

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

The only main uses permitted on the Property are:

(A) Agricultural uses.

- Crop production.

(B) Commercial and business service uses.

- Building repair and maintenance shop. [RAR]
-- Bus or rail transit vehicle maintenance or storage facility. [RAR]
-- Catering service.
-- Commercial cleaning or laundry plant. [RAR]
-- Custom business services.
-- Custom woodworking, furniture construction, or repair.
-- Electronics service center.
-- Job or lithographic printing. [RAR]
-- Labor hall. [SUP may be required. See Section 51A-4.202 (8.1).]
-- Machine or welding shop. [RAR]
-- Machinery, heavy equipment, or truck sales and services. [RAR]
-- Medical or scientific laboratory.
-- Technical school.
-- Tool or equipment rental.
-- Vehicle or engine repair or maintenance. [RAR]

(C) Industrial uses.

- Industrial (inside). [For the purpose of restrictions on this use in Chapter 51A, the Property is considered to be zoned IR Industrial Research: See Section 51A-4.203(b)(1), except that concrete crushing is permitted by SUP]
-- Industrial (inside) for light manufacturing.

060545

- Industrial: (outside). *[For the purpose of restrictions on this use in Chapter 51A, the Property is considered to be zoned IR Industrial Research; See Section 51A-4.203(b)(2), except that concrete crushing is permitted by SUP.]*
- Medical/infectious waste incinerator. *[SUP]*
- Municipal waste incinerator. *[SUP]*
- Organic compost recycling facility. *[SUP]*
- Pathological waste incinerator. *[SUP]*
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(D) Institutional and community service uses.

- Adult day care facility.
- Cemetery or mausoleum. *[SUP]*
- Child-care facility.
- Church.
- College, university, or seminary.
- Hospital. *[SUP]*
- Public or private school. *[SUP]*

(E) Lodging uses.

- Extended stay hotel or motel. *[SUP]*
- Hotel or motel. *[RAR or SUP] See Section 51A-4.205(1).*
- Lodging or boarding house. *[SUP]*

(F) Miscellaneous uses.

- Attached non-premise sign. *[SUP]*
- Carnival or circus (temporary). *[By special authorization of the building official.]*
- Hazardous waste management facility. *[Except when operated as a hazardous waste incinerator.]*
- Temporary construction or sales office.

(G) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. *[RAR]*
- Medical clinic or ambulatory surgical center.
- Office.

(H) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(I) Residential uses.

None permitted.

(J) Retail and personal service uses.

060545

- Alcoholic beverage establishments. [See Section 51A-4.210 (b)(4).]
- Auto service center. [RAR]
- Car wash. [RAR]
- Commercial amusement (inside). [SUP may be required. See Section 51A-4.210 (b)(7)(B).]
- Commercial motor vehicle parking. [By SUP only if within 500 feet of a residential district.]
- Commercial parking lot or garage. [RAR]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- Home improvement center, lumber, brick or building materials sales yard. [RAR]
- Household equipment and appliance repair.
- Motor vehicle fueling station.
- Pawn shop.
- Personal service uses.
- Restaurant without drive-in or drive-through service. [RAR]
- Restaurant with drive-in or drive-through service. [DIR]
- Temporary retail use.
- Theater.
- Truck stop. [SUP]
- Vehicle display, sales, and service. [RAR]

(K) Transportation uses.

- Airport or landing field. [SUP]
- Commercial bus station and terminal. [RAR]
- Heliport. [RAR]
- Helistop. [RAR]
- Railroad passenger station. [SUP]
- STOL (short take off or landing) port. [SUP]
- Transit passenger shelter.
- Transit passenger station or transfer center. [By SUP or city council resolution. See Section 51A-4.211.]

(L) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4).]
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. [RAR]
- Tower/antenna for cellular communication. [See Section 51A-4.212(10.1).]
- Utility or government installation other than listed. [SUP]
- Water treatment plant. [SUP]

(M) Wholesale, distribution, and storage uses.

- Freight terminal. [RAR]
- Manufactured building sales lot. [RAR]
- Mini-warehouse.
- Office showroom/warehouse.
- Outside storage (with visual screening). [RAR]
- Recycling buy-back center [See Section 51A-4.213(11).]
- Recycling collection center. [See Section 51A-4.213(11.1).]
- Recycling drop-off container. [See Section 51A-4.213 (11.2).]
- Recycling drop-off for special occasion collection. [See Section 51A-4.213 (11.3).]
- Sand, gravel, or earth sales and storage. [RAR]
- Trade center.
- Warehouse. [RAR]

III.

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

IV.

These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

V.

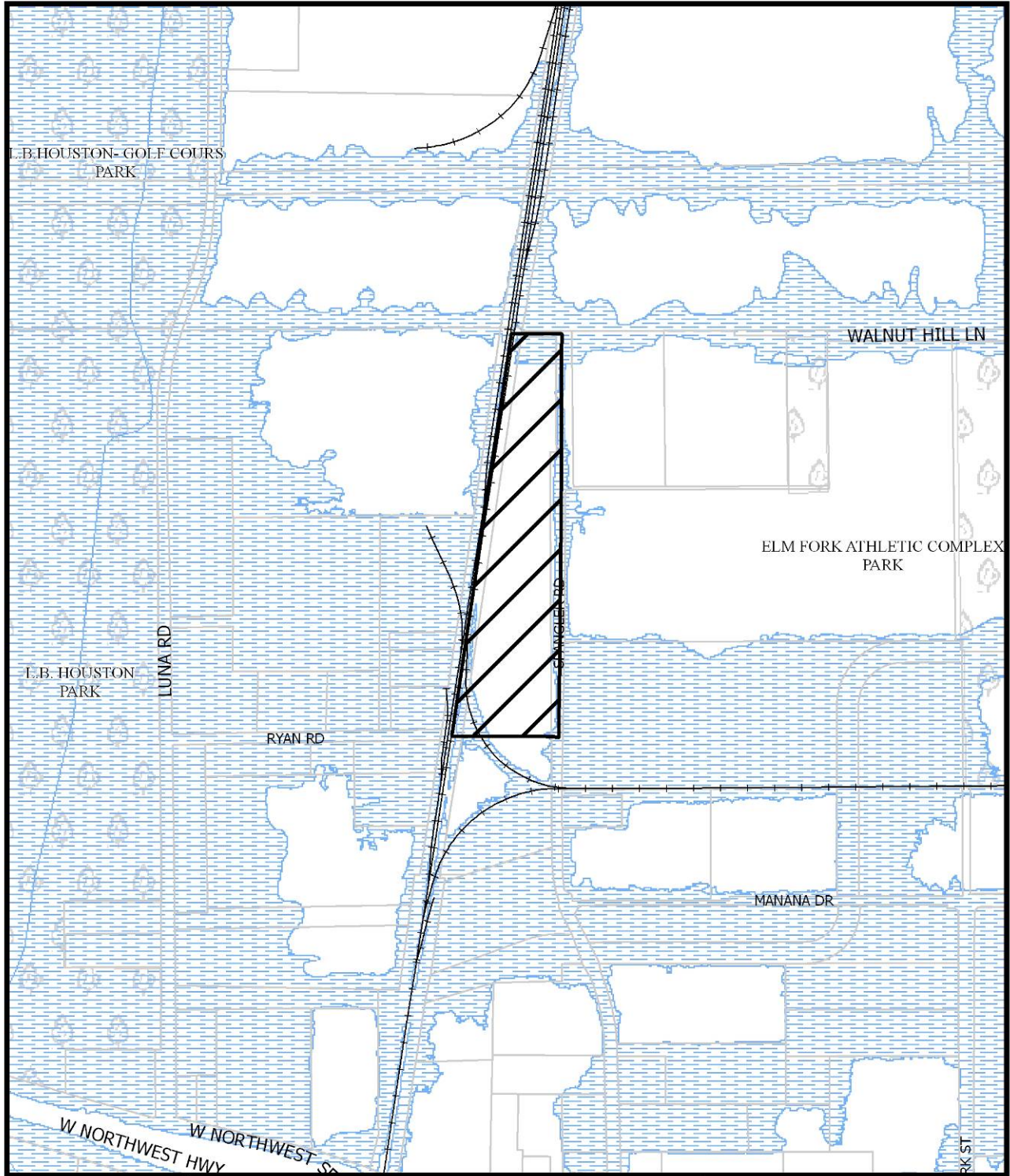
These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

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

VII.

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

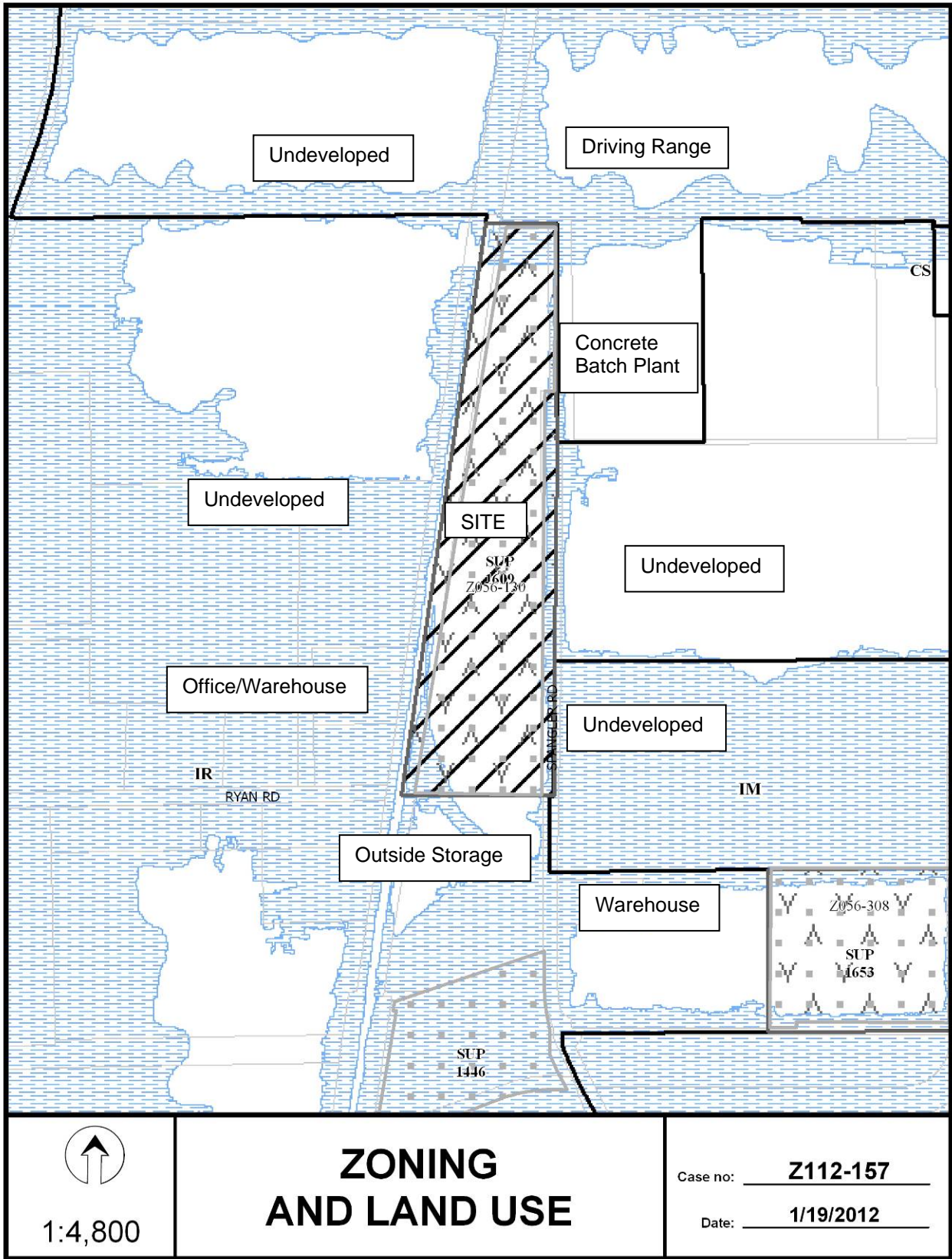


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VICINITY MAP

Case no: Z112-157

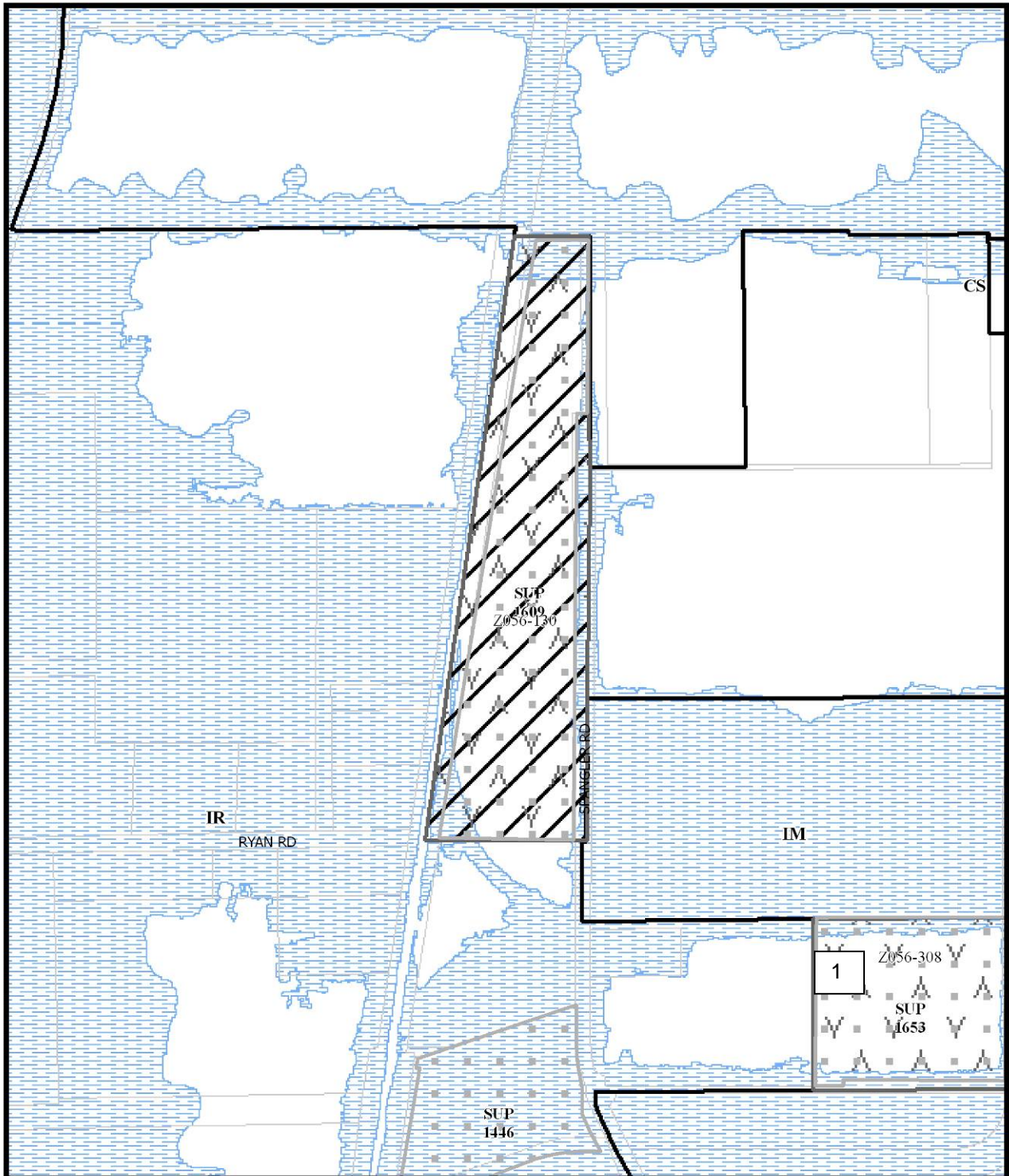
Date: 1/19/2012



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ZONING AND LAND USE

Case no: Z112-157
Date: 1/19/2012

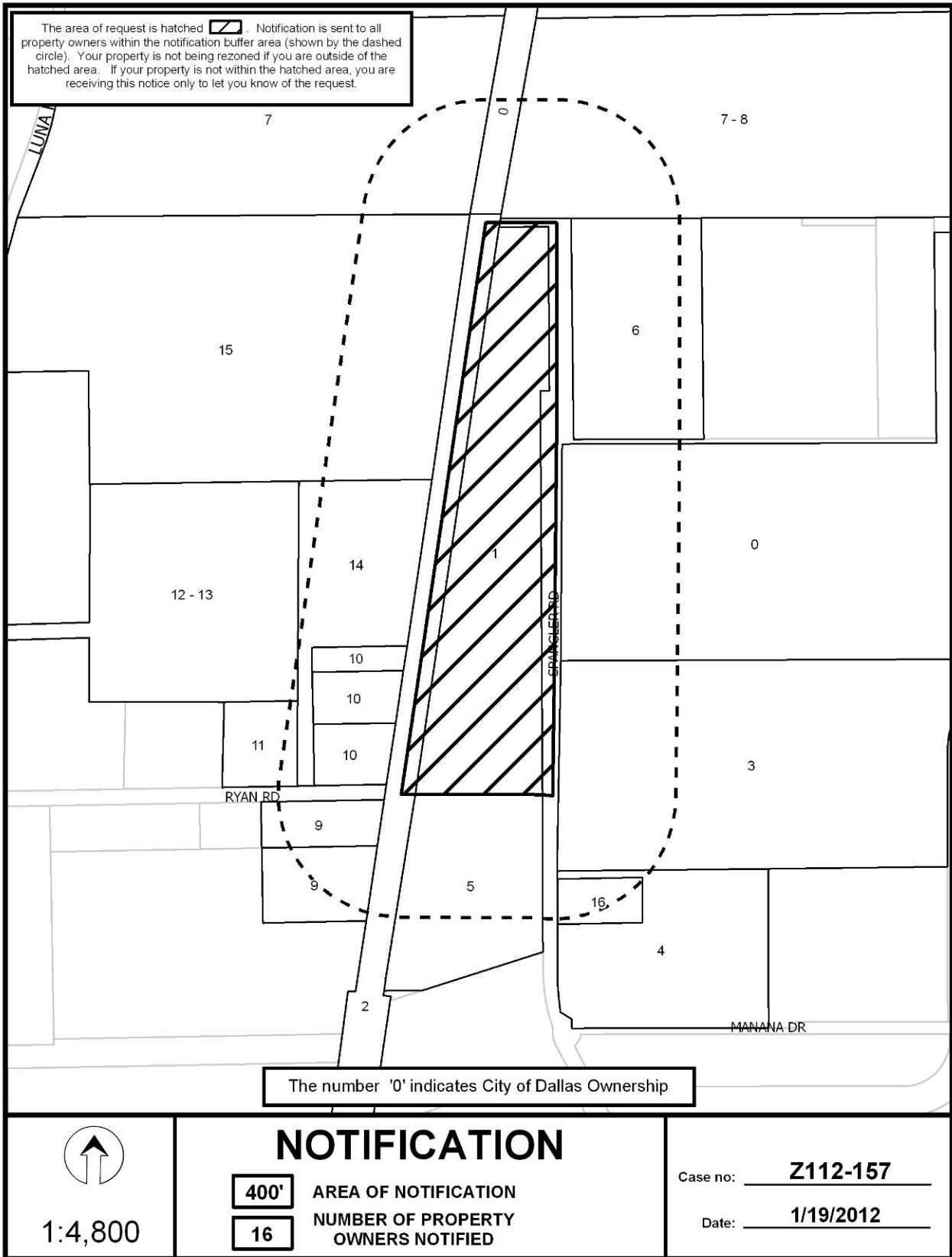


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ZONING HISTORY

Case no: Z112-157

Date: 1/19/2012



1/19/2012

Notification List of Property Owners***Z112-157******16 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10801 SPANGLER RD	WEIR BROTHERS PRTNRS LLC
2	2300 GRAND AVE	BNSF RAILWAY % PROPERTY TAX DEPT
3	10830 SPANGLER RD	INTERFIRST BANK DALLAS CARUTH/999117062/
4	2001 MANANA DR	GT MGMT INC
5	10737 SPANGLER RD	DUDLEY FAMILY PARTNERS LTD
6	10940 SPANGLER RD	PROFFIT VAUGHN & ANNETTE
7	2101 WALNUT HILL LN	JACKSON ALMA S ET AL % NATIONSBANK OF TE
8	2101 WALNUT HILL LN	WASHMON ENTERPRISES INC
9	1880 RYAN RD	ARCADIAN PROPERTIES & LEASING
10	1891 RYAN RD	DALLAS TUBE PS
11	1865 RYAN RD	ONEAL METALS LP ATTN KEVIN HURD
12	10848 LUNA RD	ONEAL METALS LP ATTN KEVIN HURD
13	10848 LUNA RD	ONEAL STEEL BLDGS CO ATTN KEVIN HURD
14	1885 RYAN RD	ONEAL METALS LP
15	10850 LUNA RD	TCI LUNA VENTURES LLC ONE HICKORY CENTRE
16	10730 SPANGLER RD	ADDRESSING MACH SERV CO THOMAS HELSLEY T

Planner: Warren F. Ellis

FILE NUMBER: Z112-152(WE) **DATE FILED:** December 29, 2011

LOCATION: West side of Sylvan Avenue, north of Dallas Ft. Worth Turnpike (I-30)

COUNCIL DISTRICT: 6 **MAPSCO:** 44-T

SIZE OF REQUEST: Approx. 1.328 acres **CENSUS TRACT:** 43

APPLICANT / OWNER: Sylvan I-30 Enterprise, Inc.

REPRESENTATIVE: Pamela Craig

REQUEST: An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store greater than 3,500 square feet on property within Subdistrict 2B of Planned Development District No. 714, the West Commerce Street/Ft. Worth Avenue Special Purpose District with a D-1 Liquor Control Overlay.

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

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

PREVIOUS ACTION: On March 22, 2012, the City Plan Commission held this case under advisement in order to discuss the proposed use with the applicant's representative.

BACKGROUND INFORMATION:

- The applicant’s request for a Specific Use Permit will permit the sale of alcohol on the entire site, even though a portion of the site is within a D-1 Liquor Control Overlay.
- The proposed SUP would allow the sale of alcohol for off-premise consumption in conjunction with the general merchandise use on the property.
- The request site is currently developed with a restaurant with a drive through service and a general merchandise or food store greater than 3,500 square feet use, and a motor vehicle fueling station. The restaurant use is not located within the D-1 portion of the site.
-
- The general merchandise use is permitted by right. The sale of alcoholic beverages on property is prohibited in a D Liquor Control Overlay and requires a specific use permit in the D-1 Liquor Control Overlay.
- The surrounding land uses consist of office and retail uses to the north, and an undeveloped tract of land which is east of the request site. A property west of the site, across Chappel Street, is developed with residential uses.

Zoning History: There has been one zoning change and one Board of Adjustment case requested in the area.

1. Z101-279 On Wednesday, December 14, 2011, the City Council approved the creation of a new subdistrict within Planned Development District No. 714, the West Commerce Street/Ft. Worth Avenue Special Purpose District on property zoned Subdistrict 1B within Planned Development District No. 714 and an IR Industrial Research District, located on the east line of Sylvan Avenue between the westbound access road of IH 30 and Ft. Worth Avenue.
2. BDA 101-087 Special exception to the landscape and tree preservation regulations for consideration of a 2 month extension (from BDA hearing date) for required tree mitigation. On October 19, 2011, the BDA approved the special exception for a two-year period (October 19, 2013) or before the final landscape inspection for the new development, whichever comes first.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Sylvan Avenue		100 ft.	90 ft.
Dallas Ft. Worth Turnpike (I-30)		Variable lane widths	Variable lane widths

Land Use:

	Zoning	Land Use
Site	PDD No. 714 D-1	Service Station & General Merchandise store
North	PDD No. 714	Bank
South	PDD No. 714	Restaurant
East	PDD No. 714	Undeveloped
West	PDD No. 714	Residential, General Merchandise store

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 Urban Mixed Use Building Block.

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

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 approximate 1.32 acre site is located within Planned Development District No. 714, the West Commerce Street/Ft. Worth Avenue Special Purpose District and is currently developed with a general merchandise or food store greater than 3,500 square feet use, a motor vehicle fueling station and a restaurant use. A portion of the 8,500 square foot development is located within a D-1 Overlay District.

The applicant is proposing to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property, which requires a Specific Use Permit in the D-1 Liquor Control Overlay. The Specific Use Permit will be placed on the D-1 portion of the property.

The surrounding land uses consist of office and retail uses to the north, and an undeveloped tract of land which is east of the request site. A property west of the site, across Chappel Street, is developed with residential uses.

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

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

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

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

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

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

The applicant’s request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. The initial short time period will also require that the request be reevaluated to ensure the use is compatible in this location.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 714 Subdistrict 2B	15'	20' adjacent to residential OTHER: No Min.	3.5 FAR	80' 6 stories	80%	Proximity Slope Visual Intrusion	Retail & personal service, office

Landscaping: Landscaping of any development will be in accordance with PDD No. 714 landscaping and mitigation requirements.

Parking: The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area and 2 spaces for a motor vehicle fueling station. The development requires 39 spaces with 39 being provided per the attached site plan.

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

Dallas Police Department: Copies of a police report containing two pages of offenses are provided below. The entire report of the past 5 years consists of 4 pages. The report shows that during a 5 year span, there were a total of 79 offenses. A copy of the report will be available during the briefing session.

DALLAS POLICE DEPARTMENT		UCR Codes Year Codes Property Class Codes								
Virtual Viewer - Public Access										Welcom
Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0007234...	01/07/2009	*VALERO GAS	OTHER OFFENSES	01805		SYLVA...	424	4071	26000	
0019050-Y	01/23/2011	LOREDO,LORENZO	CRIMINAL MISCHIEF/...	01805		SYLVA...	424	4071	14082	
0019051-Y	01/23/2011	LOREDO,LORENZO	ASSAULT	01805		SYLVA...	424	4071	08111	
0022156-Z	01/27/2012	*FLASH MART #2	OTHER OFFENSES	01805		SYLVA...	424	4071	26530	
0026783...	01/28/2009	TABAEI-BAFROEI, HOS...	ASSAULT	01805		SYLVA...	424	4071	08122	
0029336...	01/31/2009	*QUIZNO'S SUB SHOP	CRIMINAL MISCHIEF/...	01805		SYLVA...	424	4071	14082	
0039359-Z	02/17/2012	*VALERO	ROBBERY	01805		SYLVA...	424	4071	03312	
0042179-Y	02/19/2011	HERNANDEZ,MIGUEL,A	ROBBERY	01805		SYLVA...	424	4071	03912	
0057582-V	02/26/2008	*VALERO	BURGLARY	01805		SYLVA...	426	4071	05131	
0060032-Y	03/10/2011	CANO-HOLMES, LOU	TRAFFIC MOTOR VEHI...	01805		SYLVA...	424	4071	32090	
0066906-V	03/05/2008	*VALERO STORE #2	BURGLARY	01805		SYLVA...	426	4071	05131	
0067579...	03/11/2009	*FLASHMART	CRIMINAL MISCHIEF/...	01805		SYLVA...	424	4071	14081	
0078537-V	03/17/2008	*VARLERO FLASHMAR...	THEFT	01805		SYLVA...	426	4071	06903	
0080760...	03/23/2009	CONTRERAS,VERONICA	LOST PROPERTY	01805		SYLVA...	424	4071	42020	
0084885-X	03/28/2010	MORENO,MARIA	ASSAULT	01805		SYLVA...	424	4071	08311	
0085636-V	03/23/2008	*VALERO-FLASHMART ...	ROBBERY	01805		SYLVA...	426	4071	03731	
0095536...	04/06/2009	ROMERO,AGUSTIN	THEFT	01805		SYLVA...	424	4071	06902	
0095728-V	04/02/2008	NEWTON,TODD	CRIMINAL MISCHIEF/...	01805		SYLVA...	426	4071	14092	
0102600...	04/13/2009	GHARIZI,SOUHEIL	THEFT	01805		SYLVA...	424	4071	06941	
0105828-Y	04/26/2011	MORALES,JASON	FORGERY & COUNTER...	01805		SYLVA...	424	4071	10022	
0106139-X	04/17/2010	*VALERO	ROBBERY	01805		SYLVA...	424	4071	03371	
0120189-V	04/24/2008	*VALERO	BURGLARY	01805		SYLVA...	426	4071	05131	
0131473-V	05/04/2008	TABAEI-BAFROEI,HOS...	AGGRAVATED ASSAULT	01805		SYLVA...	426	4071	04112	
0176464-Y	06/28/2011	*VALERO	BURGLARY	01805		SYLVA...	424	4071	0533A	
0178708...	06/20/2009	*VALERO	CRIMINAL MISCHIEF/...	01805		SYLVA...	424	4071	14081	
0182251-V	06/19/2008	TABAEI-BAFROEI,HOS...	ASSAULT	01805		SYLVA...	426	4071	08112	
0186969-X	07/04/2010	LAGOS,CHRISTIAN	ROBBERY	01805		SYLVA...	424	4071	03A11	
0187611-V	06/23/2008	*VALERO	CRIMINAL MISCHIEF/...	01805		SYLVA...	426	4071	14082	
0190050-Y	06/15/2011	*U-HAUL	THEFT	01805		SYLVA...	424	4071	06901	
0192038...	07/02/2009	@FORTWORTH PD	FOUND PROPERTY	01805		SYLVA...	424	4071	43030	

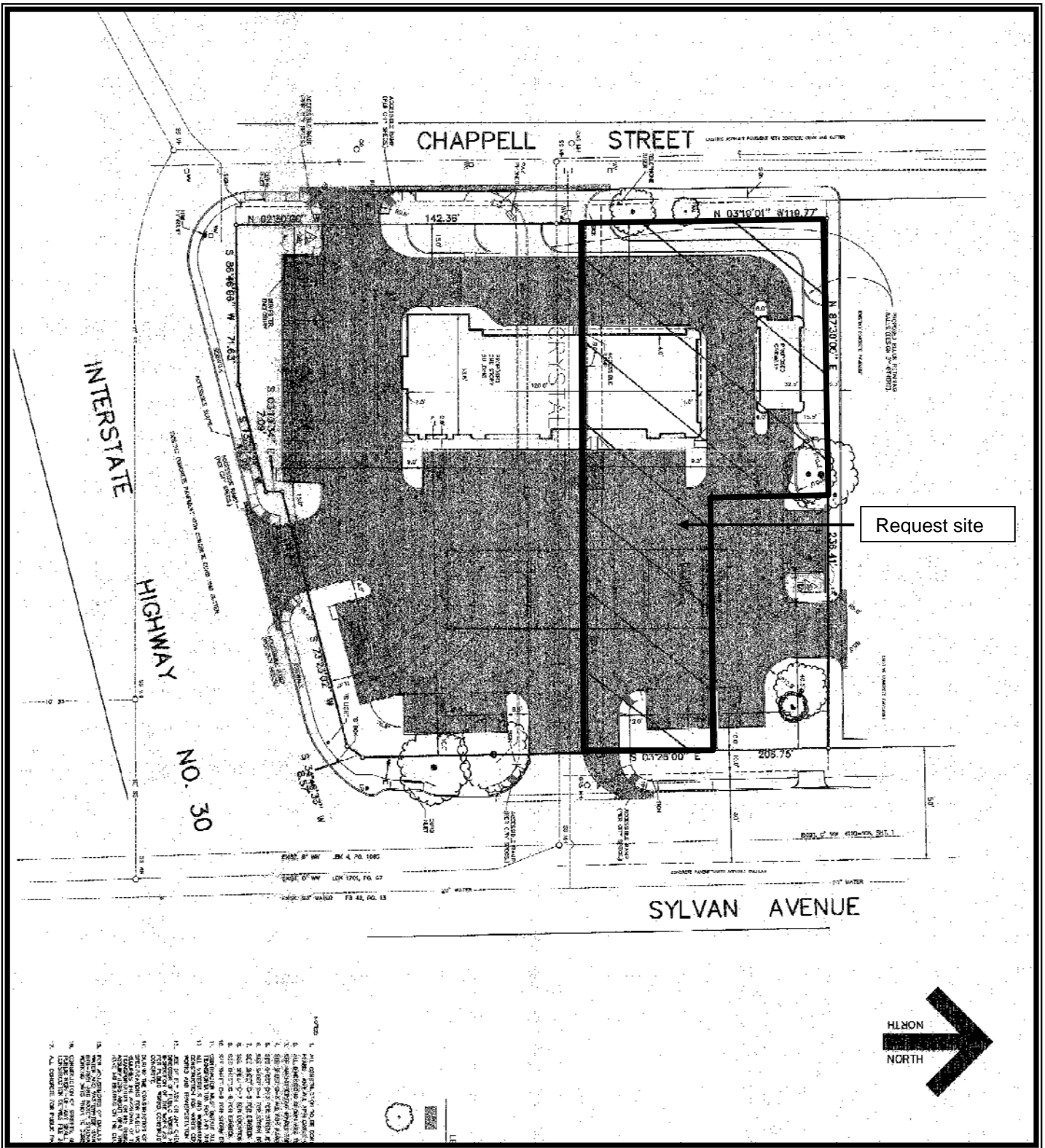
LIST OF OFFICERS
Sylvan I-30 Enterprise, Inc.

- Saeed Mahboubi Sole Owner

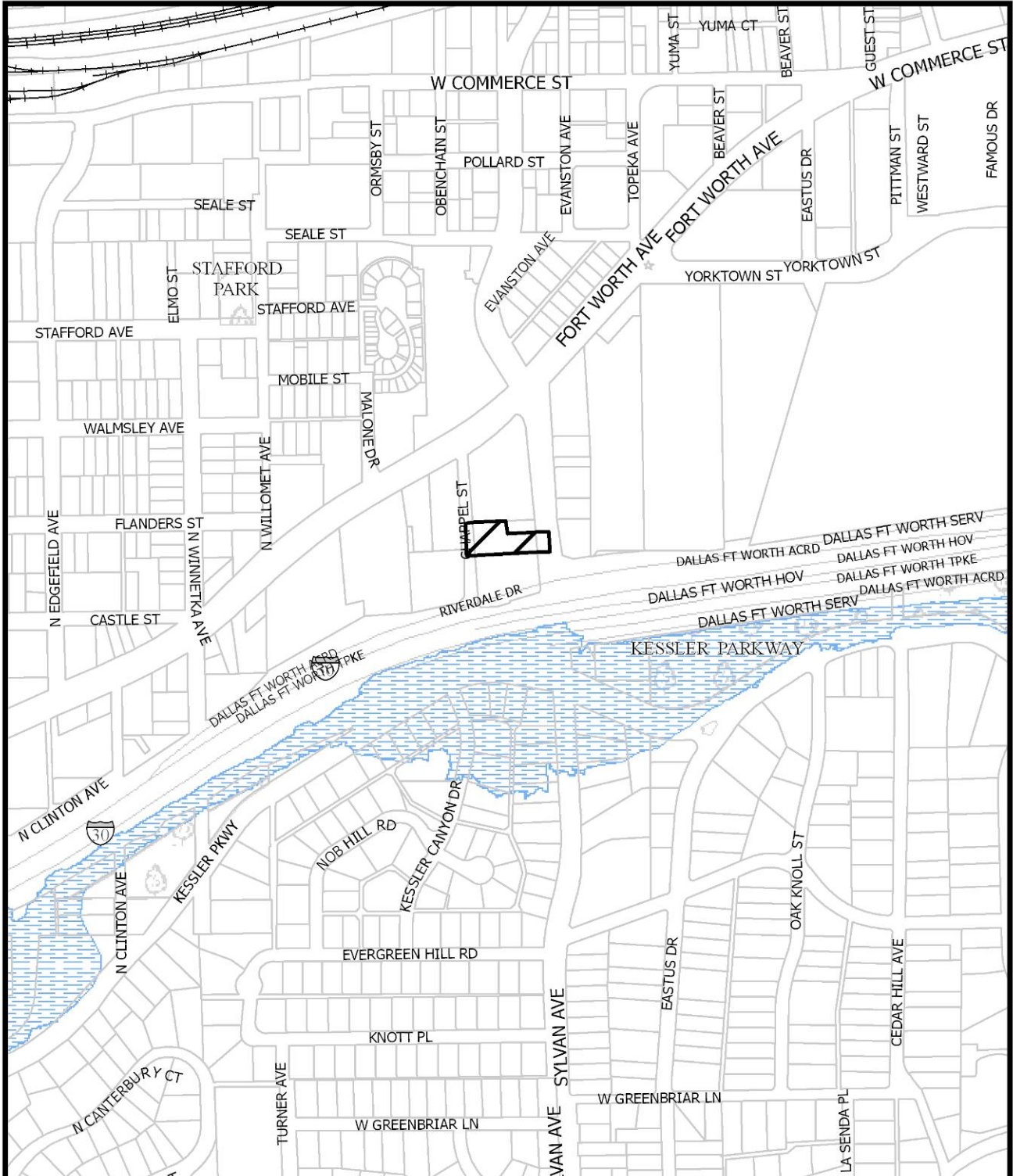
PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on_____, (two-year period from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
5. PARKING: Off-street parking must be located as shown on the attached site plan.
6. DRIVE-THROUGH WINDOW: A retail use may not use a drive-through window for retail sales of alcoholic beverages.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN



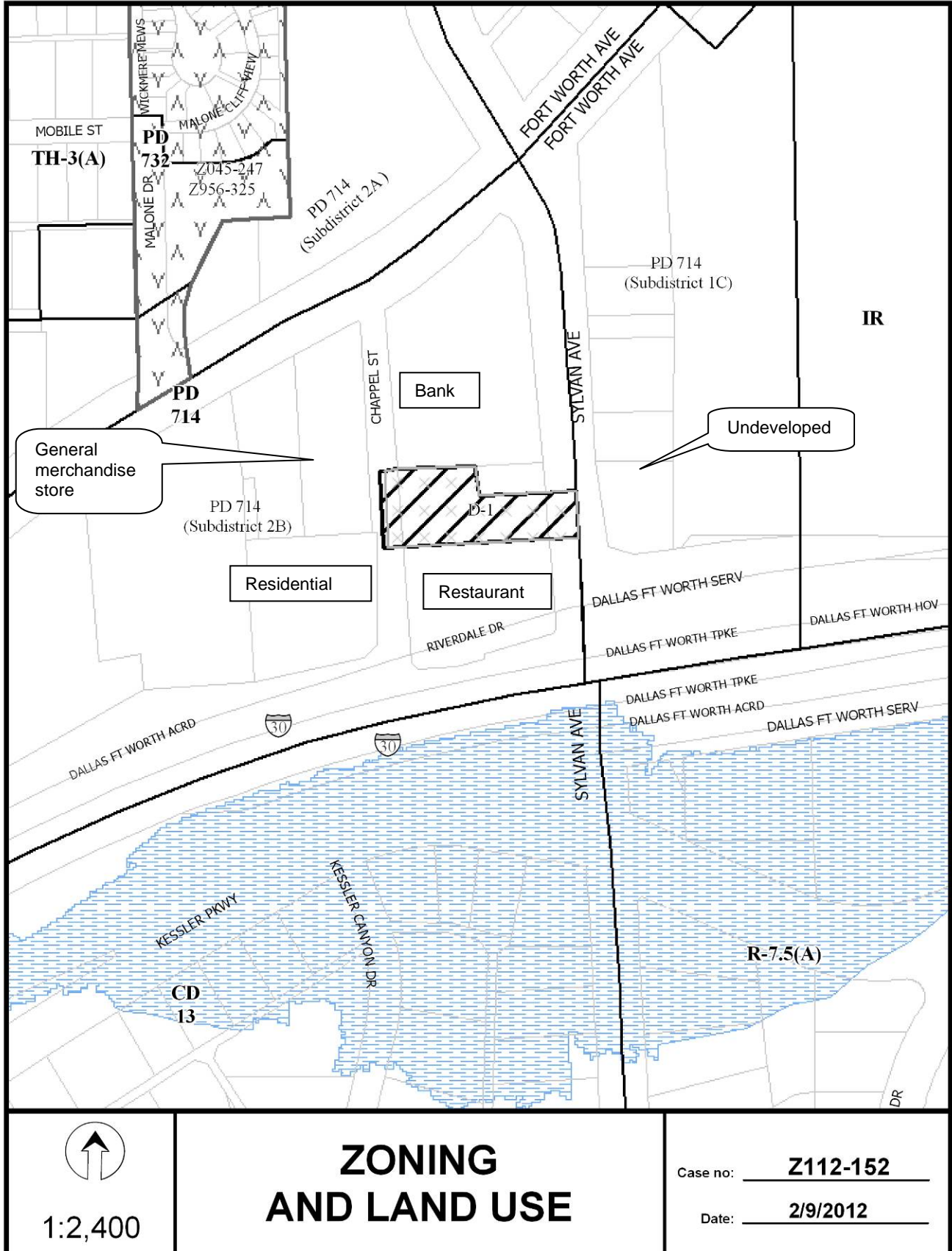
- NOTES:
1. ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO CENTER UNLESS OTHERWISE NOTED.
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VICINITY MAP

Case no: Z112-152
Date: 2/9/2012

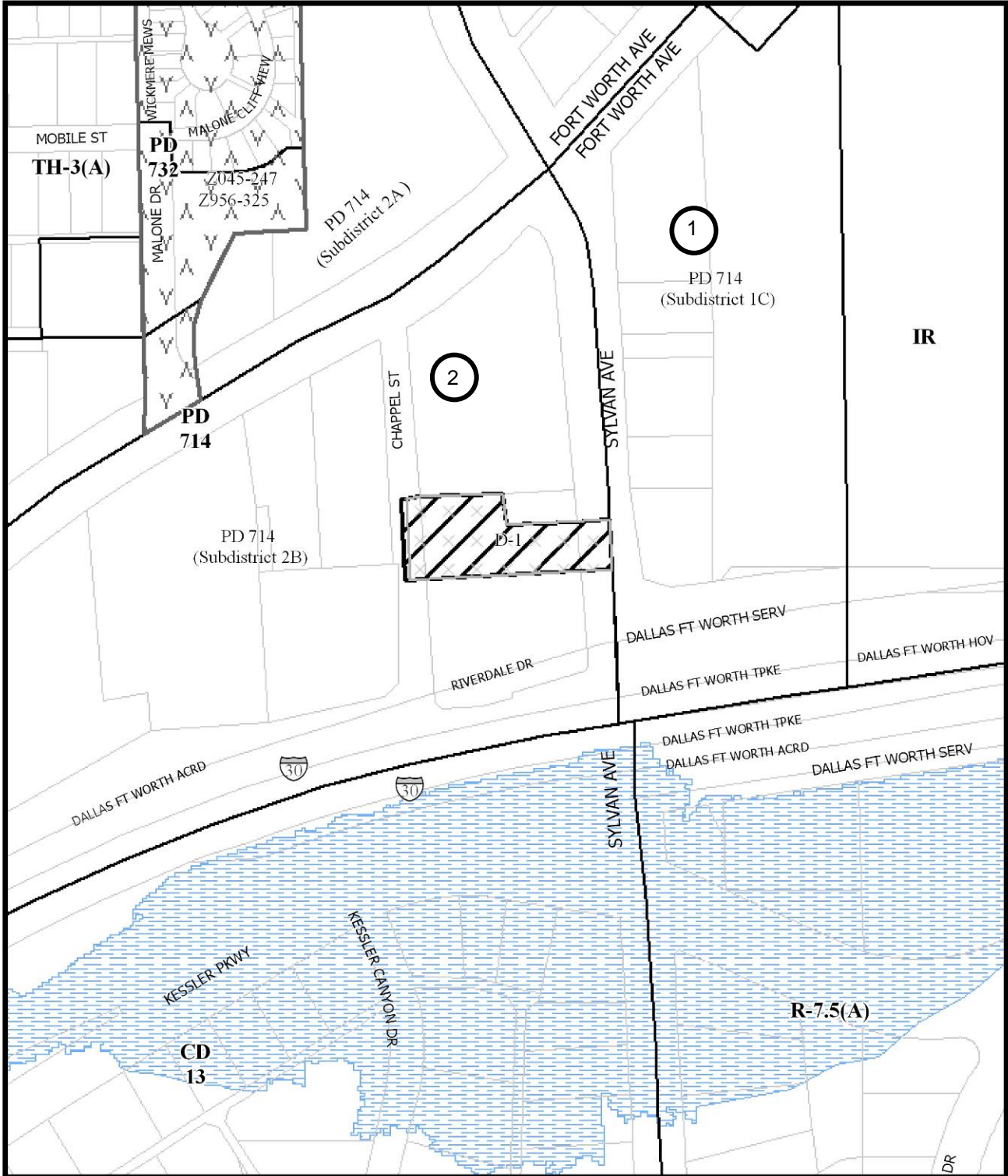


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ZONING AND LAND USE

Case no: Z112-152

Date: 2/9/2012

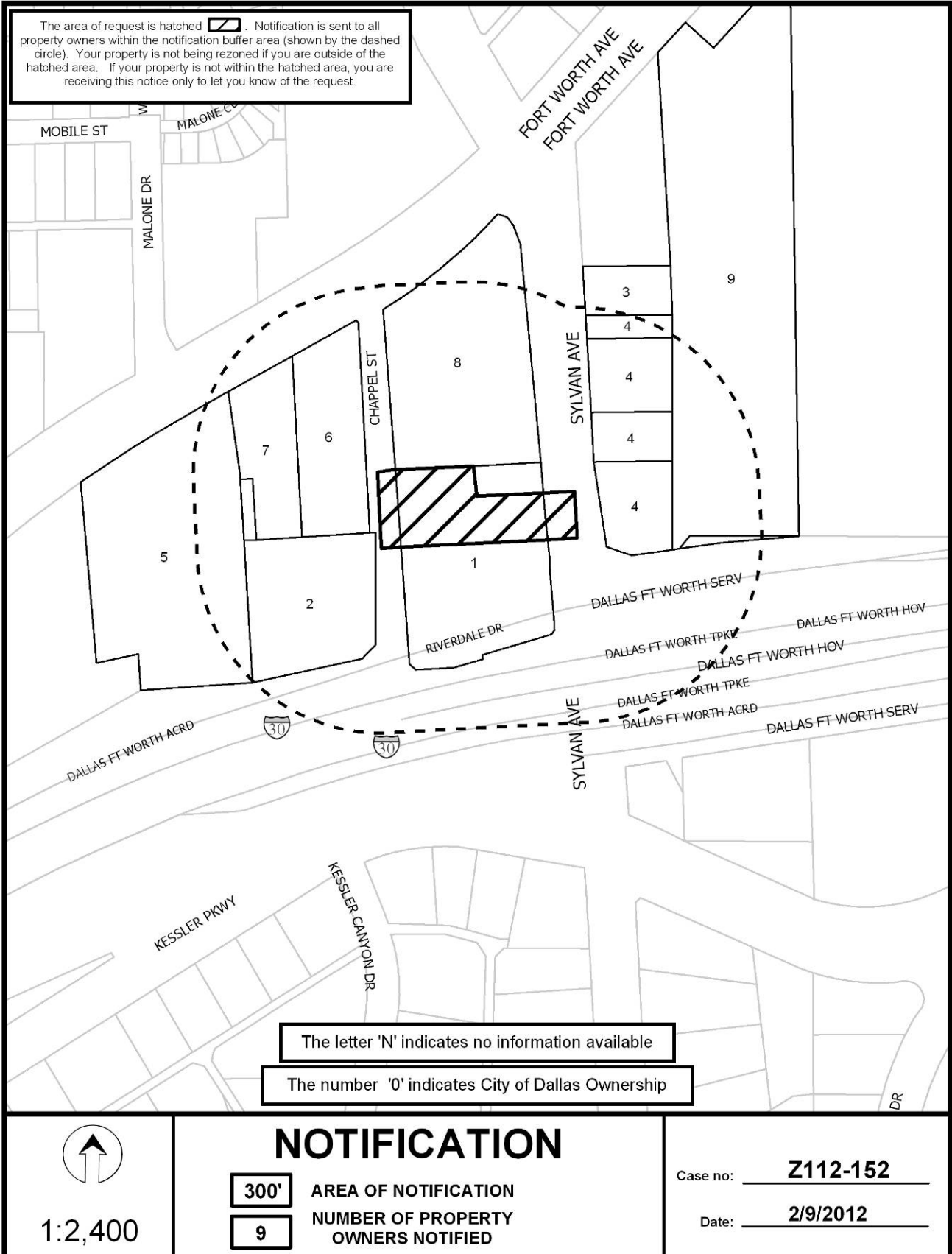


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ZONING HISTORY

Case no: Z112-152

Date: 2/9/2012



Notification List of Property Owners

Z112-152

9 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1805 SYLVAN AVE	SYLVAN I 30 ENT INC
2	802 CRYSTAL ST	NORTH TEX DIST COUNCIL OF ASSEMBLIES OF
3	1830 SYLVAN AVE	LYNXETTE EXPLORATION LLC ATTN: BRENT JAC
4	1812 SYLVAN AVE	LYNXETTE EXPLORATION LLC
5	1004 FORT WORTH AVE	MARIA EUGENIA ENTERPRISES INC
6	904 FORT WORTH AVE	FAMILY DOLLAR STORES OF TX LP # 5174
7	1707 CHAPPEL ST	PLATINUM REAL ESTATE INC %JUAN TOSCANO J
8	1881 SYLVAN AVE	SYLVAN ONE PARTNERS LP &
9	712 FORT WORTH AVE	LYNXETTE EXPLORATION LLC