



CITY OF DALLAS  
CITY PLAN COMMISSION  
Thursday, April 18, 2013  
AGENDA

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

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

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

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**BRIEFINGS:**

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

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

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S123-120**  
(CC District 6)

An application to replat a 3.701 acre tract of land containing part of Lot 2 and part of Lot 3 in City Block J/6509 to create one lot on property located at 10945 and 10965 Composite Drive.  
Applicant/Owner: SR Composite Property, LLC  
Surveyor: Davis Land Surveying  
Application Filed: March 25, 2013  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S123-121**  
(CC District 14)

An application to replat a 0.688 acre tract of land containing all of Lots 1 through 4 in City Block 34/1574 into one lot on property located at 4212 Lemmon Avenue at Douglas Avenue, northwest corner.  
Applicant/Owner: Capitol One/West Bay Investments, LP  
Surveyor: North Texas Surveying  
Application Filed: March 26, 2013  
Zoning: PD 193 (GR)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S123-123**  
(CC District 8)

An application to create a 0.515 acre lot from a tract of land in City Block 6955 on property located on 3822 Ledbetter Drive, east of Altoona Drive.  
Applicant/Owner: Irazema Lopez  
Surveyor: Xavier Chapa  
Application Filed: March 26, 2013  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S123-126**  
(CC District 13)

An application to replat a 10.923 acre tract of land containing all of Lots 6A, 7A, and 7B in City Block 5213 ½ into one lot at Rambler Road and Meadow Road, southwest corner.  
Applicant/Owner: Mill Creek Residential Trust, LLC  
Surveyor: Jones & Carter, Inc.  
Application Filed: March 26, 2013  
Zoning: PD 745, Sub-district A  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal:

- (5) **S123-122**  
(CC District 11)
- An application to replat a 4.802 acre tract of land containing part of Lot 20, part of Lots 2, 3, and 4, all of Lot 5, and an abandoned 5 foot alley contiguous to the east line of Lot 20 all located in City Block E/7433 into one lot and the removal of the 25 foot building line from Lots 2, 3, 4 and 5 in City Block E/7433 on property located on Clubhouse Circle, east of Hughes Lane.
- Applicant/Owner: King of Glory Lutheran Church  
Surveyor: Spiars Engineering  
Application Filed: March 26, 2013  
Zoning: R-16(A), PD 78  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (6) **S123-119**  
(CC District 8)
- An application to replat a 1.798 acre tract of land containing all of Lot 19 in City Block 3703 into two 0.899 acre lots on property located at 2732 E. Ledbetter Drive, west of Corrigan Avenue.
- Applicant/Owner: Umberto Serrano  
Surveyor: Xavier Chapa  
Application Filed: March 25, 2013  
Zoning: R-7.5(A)  
Staff Recommendation: **Denial**

Miscellaneous Items:

- M123-014**  
Richard Brown  
(CC District 2)
- An application for a minor amendment to the site plan and landscape plan for Specific Use Permit No. 618 for an Establishment of a Religious, Charitable or Philanthropic Nature on the east Corner Prairie Avenue and Worth Street.
- Staff Recommendation: **Approval**  
Applicant: Boys & Girls Club of East Dallas  
Representative: Jaime Vickery
- M123-016**  
Richard Brown  
(CC District 11)
- An application for a minor amendment to the site plan for Specific Use Permit No. 834 for the Establishment for cure of psychiatric patients on property on the south line of Clodus Fields Drive, west of Coit Road.
- Staff Recommendation: **Approval**  
Applicant: Green Oaks Psychiatric Hospital  
Representative: Miles Coggins

**D123-008**

Olga Torres Holyoak  
(CC District 2)

An application for a development plan for Planned Development Subdistrict No. 96 within Planned Development District No. 193, the Oak Lawn Special Purpose District between North Houston Street extension to the west and south, Dallas North Tollway to the west, Harry Hines Boulevard and the Katy Trail to the east.

Staff Recommendation: **Approval**

Applicant: Skyline Apartment LTD

Representative: Robert Baldwin – Baldwin and Associates

**D123-009**

Olga Torres Holyoak  
(CC District 3)

An application for a development plan for Planned Development District No. 795 on the southwest corner of Church Road and Skillman Street.

Staff Recommendation: **Approval**

Applicant: Prescott Church Road land Associates, L.P. and Forest Meadow Baptist Church

Representative: MasterPlan Development L.L.C.

**W123-005**

Audrey Butkus  
(CC District 13)

An application for a waiver of the two-year waiting period in order submit an application to amend Planned Development District No. 344 to increase the fence from 120 feet to 160 feet on the north line of Park Lane, northwest of Abrams Road.

Staff Recommendation: **Denial**

Applicant: Golf Entertainment International

Representative: Robert Reeves

Zoning Cases - Consent

1. **Z112-282(WE)**

Warren Ellis  
(CC District 3)

An application for an amendment to Specific Use Permit No. 1739 for an Open-enrollment charter school on property within Subdistrict S2b of Planned Development District No. 521 for mixed uses on the south side of Camp Wisdom Road, west of Eagle Ford Drive.

Staff Recommendation: **Approval**, subject to a revised site plan and amended conditions.

Applicant: Cosmos Foundation dba harmony Nature School

Representative: Karl Crawley - Masterplan

2. **Z112-323(WE)**

Warren Ellis  
(CC District 3)

An application for a Specific Use Permit for a convenience store with drive-through on property zoned a CR Community Retail District on the west side of North Westmoreland Road, north of Angelina Drive.

Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.

Applicant: Lucio Maldonado

Representative: Aranda Planning Consultants

3. **Z123-134(WE)**  
Warren Ellis  
(CC District 14)

An application for a Specific Use Permit for an Alcoholic beverage establishment use limited to a Bar, lounge or tavern and a commercial amusement (inside) use limited to a dance hall within Planned Development District No. 619 for mixed uses and a H/48 Historic District on the south corner of Pacific Avenue and Harwood Street.

Staff Recommendation: **Approval** for a two-year period, subject to a revised site plan/floor plan and conditions.

Applicant: Pacific Elm Building, LLC

Representative: Tailim Song Law Firm
  
4. **Z123-196(WE)**  
Warren Ellis  
(CC District 14)

An application for a Specific Use Permit for a restaurant with drive-in or drive-through service on property within Subarea 12 of Planned Development District No. 298, the Bryan Area Special Purpose District on the north corner of St. Joseph Street and Gaston Avenue.

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

Applicant: Cary Albert

Representative: Marty Brown – Texas Development Services
  
5. **Z123-197(WE)**  
Warren Ellis  
(CC District 8)

An application for a renewal of Specific Use Permit No. 1851 for the sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay on the south line of C. F. Hawn Freeway, west of Silverado Drive.

Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to conditions.

Applicant: Carl Thomas Marlow

Representative: Michael R. Coker Company – Michael Coker
  
6. **Z123-202(AB)**  
Audrey Butkus  
(CC District 5)

An application for a renewal of Specific Use Permit No. 1850 for the sale of alcoholic beverages in conjunction with a general merchandise store 3,500 square feet or less on property within Planned Development District No. 366 with a D-1 Liquor Control Overlay on the southeast corner of South Buckner Road (Loop 12) and Elam Road.

Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.

Applicant/Representative: Saleem Makani

Zoning Cases – Under Advisement

7. **Z123-187(RB)**  
Richard Brown  
(CC District 2)
- An application for a Specific Use Permit for an Alcoholic beverage establishment for a Bar, lounge, or tavern on property zoned a CR Community Retail District on the west corner of Bryan Street and Prairie Avenue.  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.  
Applicant/Representative: Lucina Andrade  
U/A From: April 4, 2013
8. **Z123-118(WE)**  
Warren Ellis  
(CC District 3)
- An application for a Planned Development District for metal recycling related uses on property zoned an IM Industrial Manufacturing District, south of Singleton Boulevard at the terminus of Vinson Street with consideration being given to a Specific Use Permit for a recycling collection center for the collection of household and industrial metals, a metal salvage facility and an outside salvage or reclamation use in lieu of a Planned Development District.  
Staff Recommendation: **Approval** of a Specific Use Permit for a recycling collection center for the collection of household and industrial metals and recyclable materials for a two-year period, subject to a revised site plan, traffic management plan, and conditions and **approval** of a Specific Use Permit for a metal salvage facility and an outside salvage or reclamation for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a revised site plan, traffic management plan and conditions in lieu of a Planned Development District for metal recycling related uses.  
Applicant: 2401 Vinson Lane, LLC  
Representative: Robert Miklos  
U/A From: April 4, 2013

Zoning Cases – Individual

9. **Z123-183(WE)**  
Warren Ellis  
(CC District 13)
- An application for a Planned Development District for CR Community Retail District uses and the termination of deed restrictions on property zoned an MF-1(A) Multifamily District, CR Community Retail District and a P(A) Parking District with deed restrictions on the southwest corner of Midway Road and Lyndon B. Johnson Freeway (IH 635).  
Staff Recommendation: **Approval** of a Planned Development District, subject to a revised conceptual plan, development plan and elevations, and **approval** of the termination of deed restrictions.  
Applicant: Wal-Mart Real Estate Business Trust  
Representative: Ryan Safford – Kimley-Horn and Associates, Inc.

Land Use Study

**Valley View – Galleria Area Plan**

Peer Chacko  
(CC District 11)

Consideration of the Valley View-Galleria Area Plan for adoption and incorporation into the *forwardDallas!* Comprehensive Plan. This Area Study, if adopted, will be used as a planning and implementation guide for future development in the area generally located east of the Dallas North Tollway, south of Southern Boulevard, south of the northern boundary of (Block E) Monfort Place, south of the northern boundary of Woodchase Apartments, south of the northern boundary of Preston View Estates, west of Preston Road, and north of Interstate Highway 635 (LBJ Freeway).

Development Code Amendments

**DCA112-002**

Donna Moorman  
Gina Costanza

Consideration of amending the Dallas Development Code, Chapters 51 and 51A of the Dallas City Code to amend the parking requirements for ground-floor retail and personal service uses in the CA-1(A) Central Area District; establishing bicycle parking regulations, including off-street parking reductions for providing bicycle parking; and establishing regulations for mechanized parking systems.

Staff Recommendation: **Approval**

Zoning Ordinance Committee Recommendation: **Approval**

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Other Matters

Consideration of taking proposed gas drilling and production regulations amendments from the Zoning Ordinance Committee so that the item may be considered by the City Plan Commission.

Discussion of scheduling for amendments to the gas drilling and production regulations.

Minutes: April 4, 2013

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, April 18, 2013**

**URBAN DESIGN COMMITTEE (UDC) MEETING** - Thursday, April 18, 2013, City Hall, 1500 Marilla Street, in 5BN, at 9:30 a.m., for a briefing on the **Valley View – Galleria Area Plan** - This plan is being developed by the City of Dallas in partnership with the North Dallas Chamber of Commerce to serve as a planning and implementation guide for the area generally bounded by Southern Boulevard to the north, Preston Road to the east, LBJ Freeway to the south and the Dallas North Tollway to the west

**Thursday, April 18, 2013**

**TRANSPORTATION COMMITTEE MEETING** - Thursday, April 18, 2013, City Hall, 1500 Marilla Street, in 5ES, at 8:30 a.m., for a briefing of the Midtown Development Plan and to consider (1) Add Herbert Street from Singleton Boulevard to Commerce Street to the Thoroughfare Plan as a special two lane collector (SPCL 2U) roadway with on-street parking within 56 feet of right of way; (2) Add Bataan Street from Singleton Boulevard to Commerce Street to the Thoroughfare Plan as a two lane collector (C/S-2-U) roadway with on-street parking within 54 feet of right of way; (3) Add Amonette Street from Singleton Boulevard to Commerce Street to the Thoroughfare Plan as a two lane collector (C/S-2-U) roadway with on-street parking within 54 feet of right of way; and (4) Change the designation of Singleton Boulevard from Sylvan Avenue to Canada Drive from a six lane divided {M-6-D(A)} roadway within 100 feet of right of way to a special four lane divided (SPCL 4D) roadway with bicycle lanes within 88 feet of right of way.



### 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 18, 2013****FILE NUMBER:** S123-120**Subdivision Administrator:** Paul Nelson**LOCATION:** 10945 and 10965 Composite Drive**DATE FILED:** March 25, 2013**ZONING:** IR**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 3.701 Acres**MAPSCO:** 22R**OWNER:** SR Composite Property, LLC

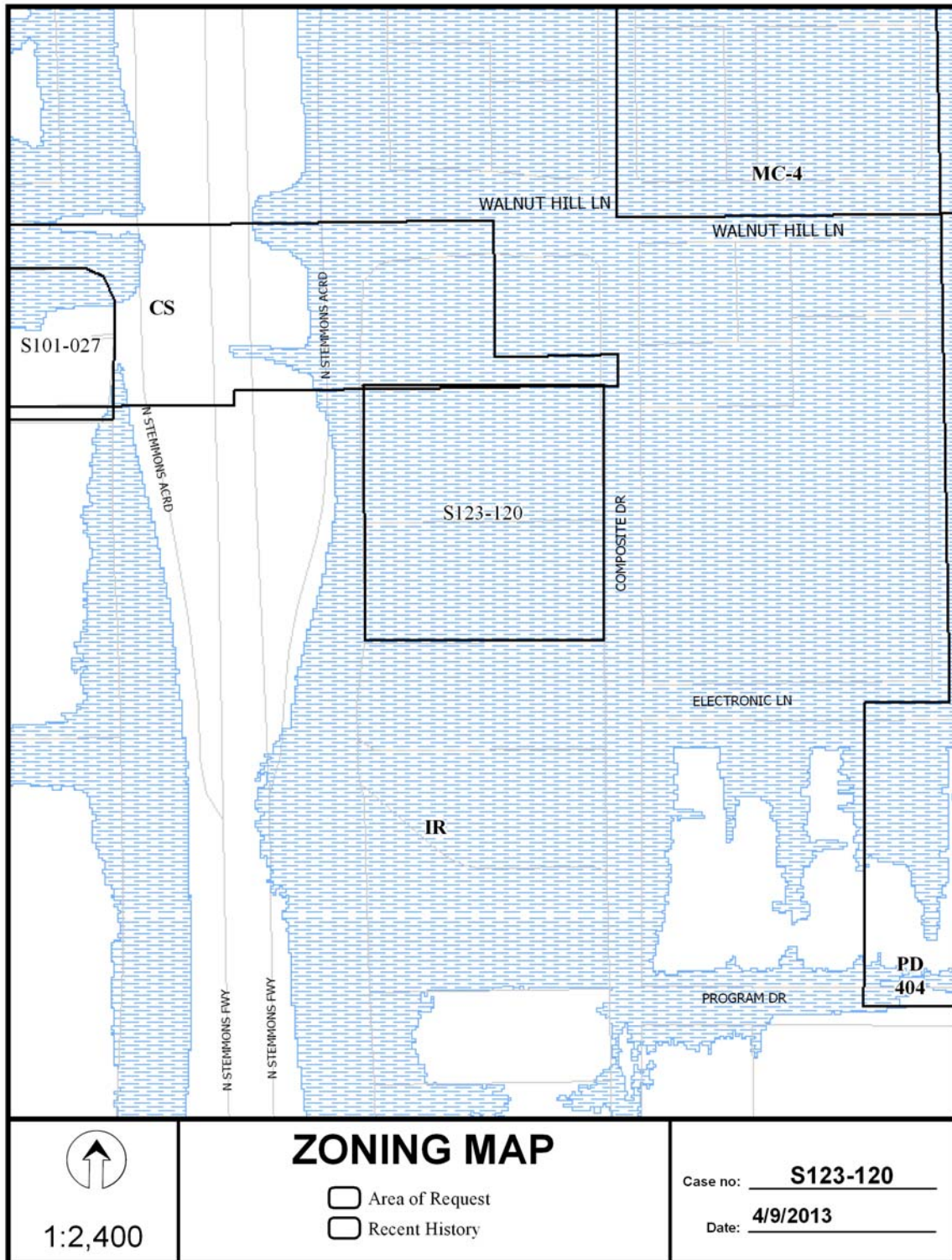
**REQUEST:** An application to replat a 3.701 acre tract of land containing part of Lot 2 and part of Lot 3 in City Block J/6509 to create one lot on property located at 10945 and 10965 Composite Drive.

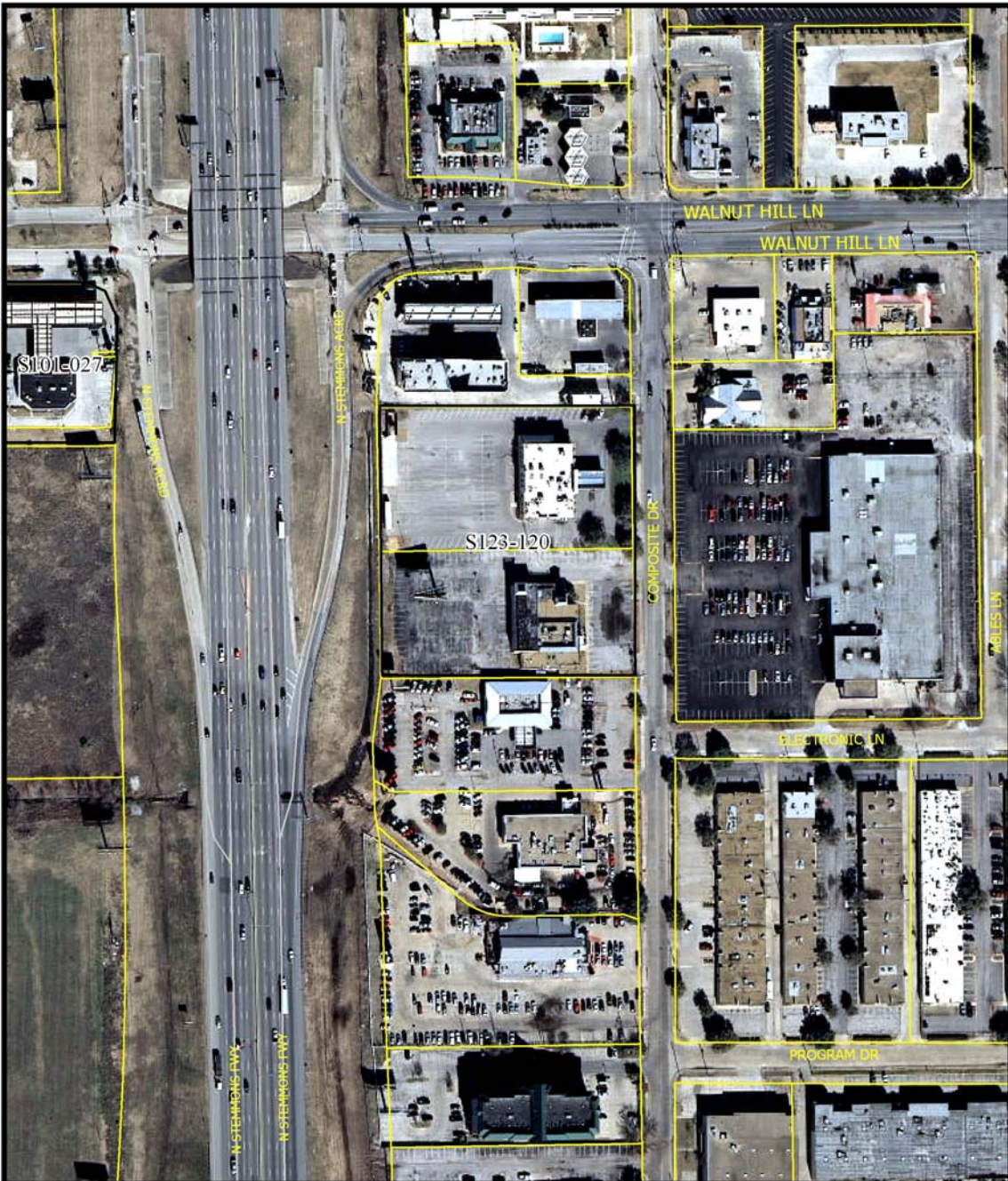
**SUBDIVISION HISTORY:** There has been no recent subdivision activity within close proximity to this request.


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

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

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 28 feet of right-of-way from the established centerline of Composite Drive.
14. On the final plat add a note stating that : "Any access or modification to IH 35E requires TxDot approval.
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 include additional paragraph in owner's certificate (pertaining to floodplain).
18. On the final plat specify minimum fill and minimum finished floor elevations.
19. On the final plat show the natural channel set back from the crest of the natural channel.
20. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
22. On the final plat show the distances/width of right-of-way across Composite Drive.
23. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
24. On the final plat change Electronic Drive to Electronic Lane.
25. On the final plat change Interstate Highway No. 35E (Stemmons Freeway, a variable width R.O.W.) to Stemmons Freeway / Interstate Highway No. 35E (a variable width R.O.W.) with "Stemmons Freeway" in the same or larger font than Interstate Highway No. 35E.
26. On the final plat identify the property as Lot 2A, City Block J/6509.





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>          S123-120          </u> Date: <u>          4/9/2013          </u>
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DALLAS CITY BLOCK 186998  
TRACT 12  
KEVIN V. PARKS  
LOT 12 BLOCK 186998  
VOL. 99626 PG 483  
SHEET 1

TRACT 13  
JAVIER & REGINA MUNEZ  
LOT 13 BLOCK 186998  
VOL. 99626 PG 506  
SHEET 1

DALLAS CITY BLOCK 0968  
LOT 19  
SHANNON D. COLE  
TRACT 13  
VOL. 9428 PG 042

WEST LEDBETTER DRIVE  
VARIABLE WIDTH RIGHT OF WAY  
160.37'

TRACT 24  
BRANDERS  
TRACT 23  
JAMES L. P. JAMES  
LOT 28 BLOCK 2388  
VOL. 99626 PG 483  
SHEET 1

TRACT 23  
CAR WASH EQUIPMENT CO.  
LOT 28 BLOCK 2388  
VOL. 99626 PG 483  
SHEET 1

TRACT 24  
JAMES L. P. JAMES  
LOT 28 BLOCK 2388  
VOL. 99626 PG 483  
SHEET 1

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TRACT 24  
JAMES L. P. JAMES  
LOT 28 BLOCK 2388  
VOL. 99626 PG 483  
SHEET 1



LOPEZ LEDBETTER LOT 1 BLOCK 6955  
2.53 ACROSS FT.  
1.0791 ACROSS FT.  
FRAC. NO. 1 TO DALLAS COUNTY  
BY BALTIMORE PATTERSON ET AL  
VOL. 10151 PAGE 529

LOP 21, BLOCK 6968  
LEDBETTER HOSPITALITY ADDITION  
VOLUME 200712X PAGE 22, P. 01  
BY BALTIMORE PATTERSON ET AL  
VOL. 10151 PAGE 529

LOT 21, BLOCK 6968  
LEDBETTER HOSPITALITY, LLC  
SHARON W. LEDBETTER SR  
DAVID L. LEDBETTER  
DALLAS, TEXAS 75208864

LOT 28, BLOCK 2388  
CAR WASH EQUIPMENT CO.  
VOL. 99626 PG 483  
SHEET 1

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TRACT 23  
CAR WASH EQUIPMENT CO.  
LOT 28 BLOCK 2388  
VOL. 99626 PG 483  
SHEET 1

**CITY PLAN NO. 5123-123**

PRELIMINARY PLAT  
LOPEZ LEDBETTER ADDITION  
LOT 1,  
BLOCK 6955

S. E. CROW SURVEY,  
ABSTRACT NO. 378,  
DALLAS COUNTY, TEXAS.  
CITY PLAN FILE NO. 5123-123

**MARANOT**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
2444 WEBB STREET  
DALLAS, TEXAS 75221-1114  
TELEPHONE: 469-230-8526

LOPEZ LEDBETTER LOT 1 BLOCK 6955  
2.53 ACROSS FT.  
1.0791 ACROSS FT.  
FRAC. NO. 1 TO DALLAS COUNTY  
BY BALTIMORE PATTERSON ET AL  
VOL. 10151 PAGE 529

LOP 21, BLOCK 6968  
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SHEET 1

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VOL. 99626 PG 506  
SHEET 1

TRACT 24  
BRANDERS  
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LOT 28 BLOCK 2388  
VOL. 99626 PG 483  
SHEET 1

**CITY PLAN NO. 5123-123**

PRELIMINARY PLAT  
LOPEZ LEDBETTER ADDITION  
LOT 1,  
BLOCK 6955

S. E. CROW SURVEY,  
ABSTRACT NO. 378,  
DALLAS COUNTY, TEXAS.  
CITY PLAN FILE NO. 5123-123

**MARANOT**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
2444 WEBB STREET  
DALLAS, TEXAS 75221-1114  
TELEPHONE: 469-230-8526

LOPEZ LEDBETTER LOT 1 BLOCK 6955  
2.53 ACROSS FT.  
1.0791 ACROSS FT.  
FRAC. NO. 1 TO DALLAS COUNTY  
BY BALTIMORE PATTERSON ET AL  
VOL. 10151 PAGE 529

LOP 21, BLOCK 6968  
LEDBETTER HOSPITALITY, LLC  
SHARON W. LEDBETTER SR  
DAVID L. LEDBETTER  
DALLAS, TEXAS 75208864

LOT 28, BLOCK 2388  
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**CITY PLAN COMMISSION****THURSDAY, APRIL 18, 2013****FILE NUMBER:** S123-121**Subdivision Administrator:** Paul Nelson**LOCATION:** 4212 Lemmon Avenue at Douglas Avenue, northwest corner**DATE FILED:** March 26, 2013**ZONING:** PD 193 (GR)**CITY COUNCIL DISTRICT:** 14    **SIZE OF REQUEST:** 0.688 Acres    **MAPSCO:** 35S**OWNER/APPLICANT:** Capitol One / West Bay Investments, LP

**REQUEST:** An application to replat a 0.688 acre tract of land containing all of Lots 1 through 4 in City Block 34/1574 into one lot on property located at 4212 Lemmon Avenue at Douglas Avenue, northwest corner.

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

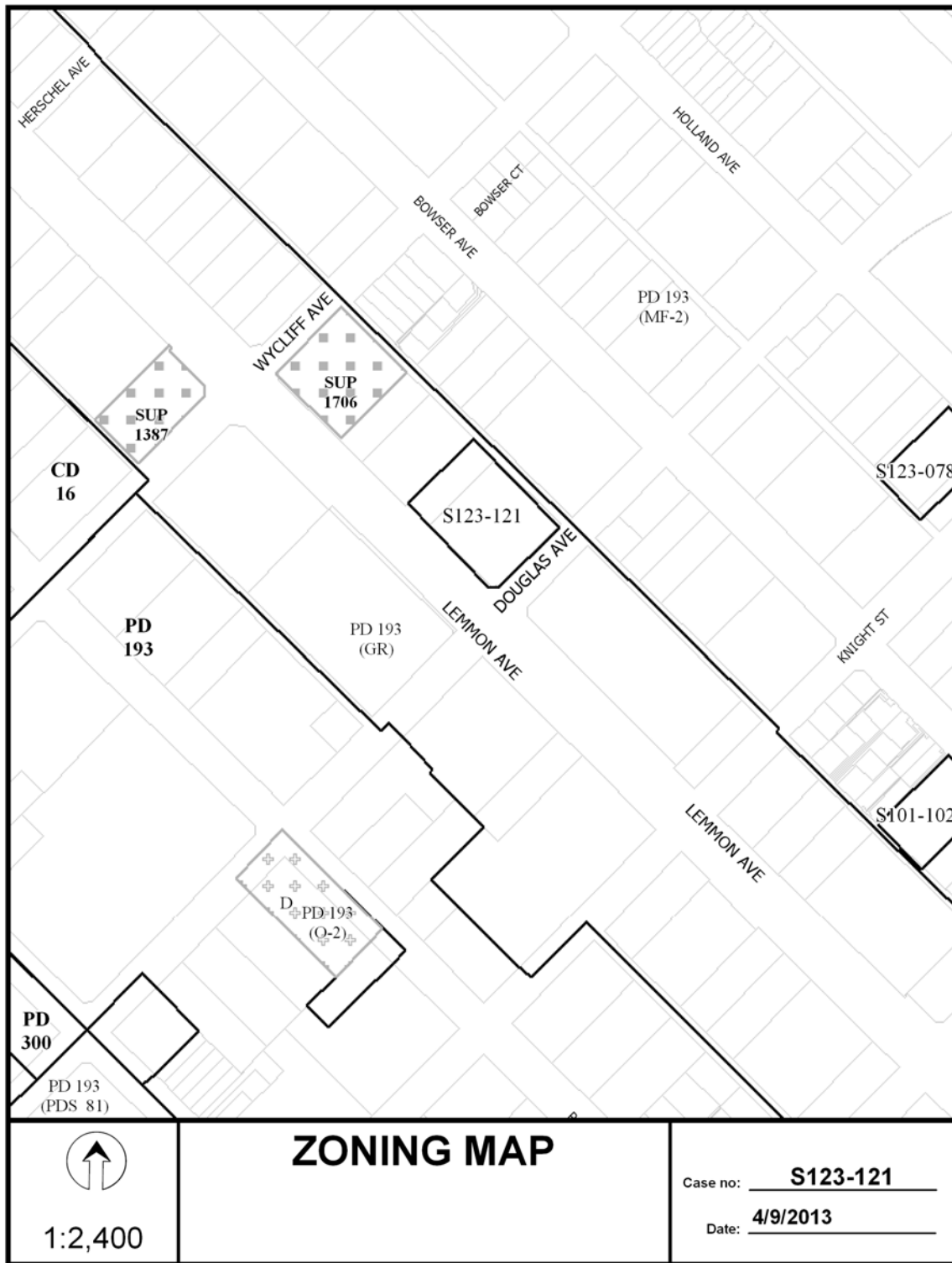
**STAFF RECOMMENDATION:** The request complies with the requirements of PD 193 (GR) District; therefore, staff recommends approval subject to compliance with the following conditions:

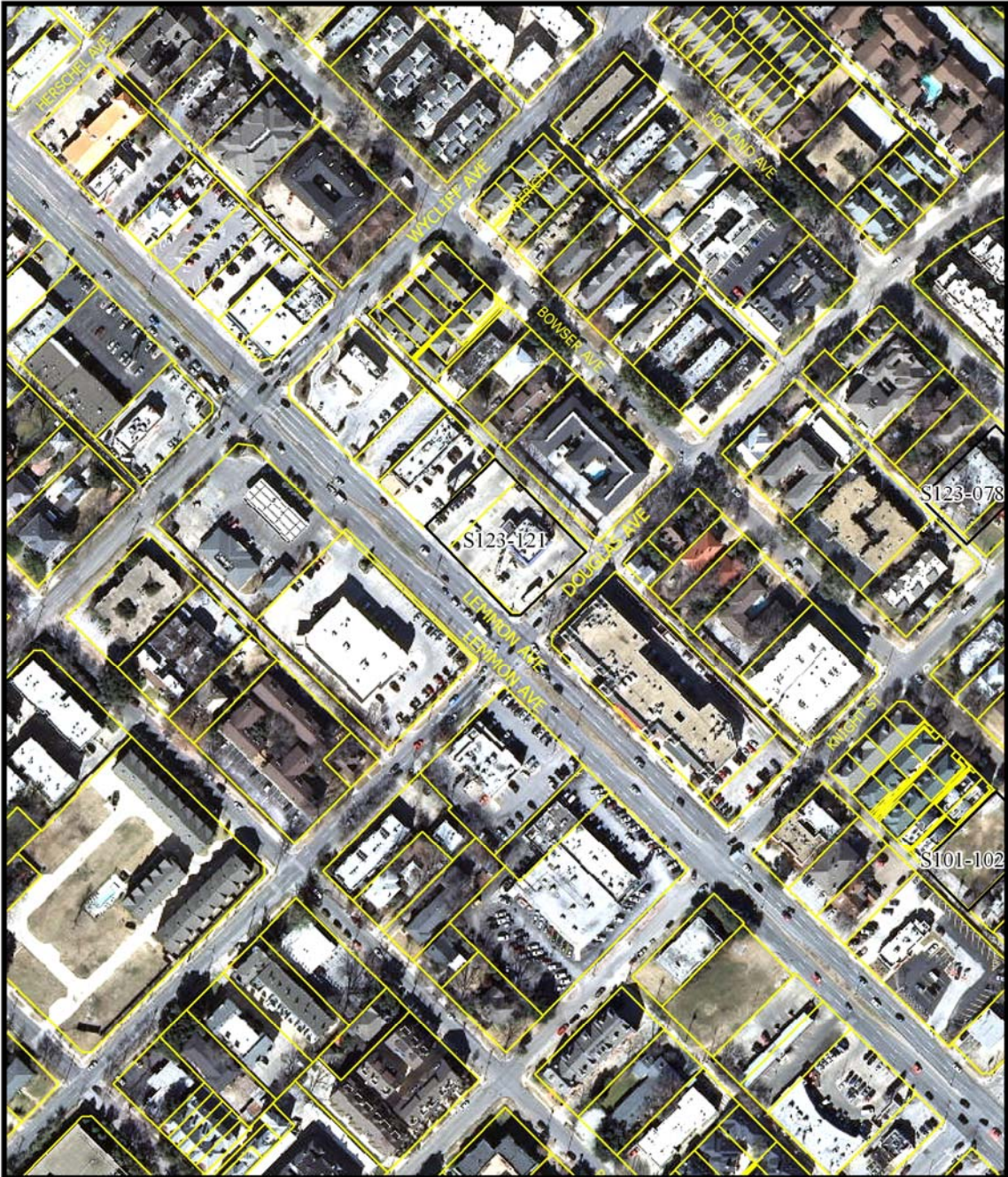
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with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

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

10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate a 15 foot by 15 foot alley sight easement at the alley and Douglas Street.
14. On the final plat show how all adjoining right-of-way was created.
15. On the final plat show the recording information on all existing easements within 150 feet of the property.
16. On the final plat monument all set corners per the monumentation ordinance and show 2 control monuments.
17. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer
18. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
19. Water main extension is required by Private Development Contract.
20. On the final plat change Douglas Street to Douglas Avenue.
21. On the final plat change Bowser Street to Bowser Avenue.
22. On the final plat identify the property as Lot 1A, City Block 34/1574.







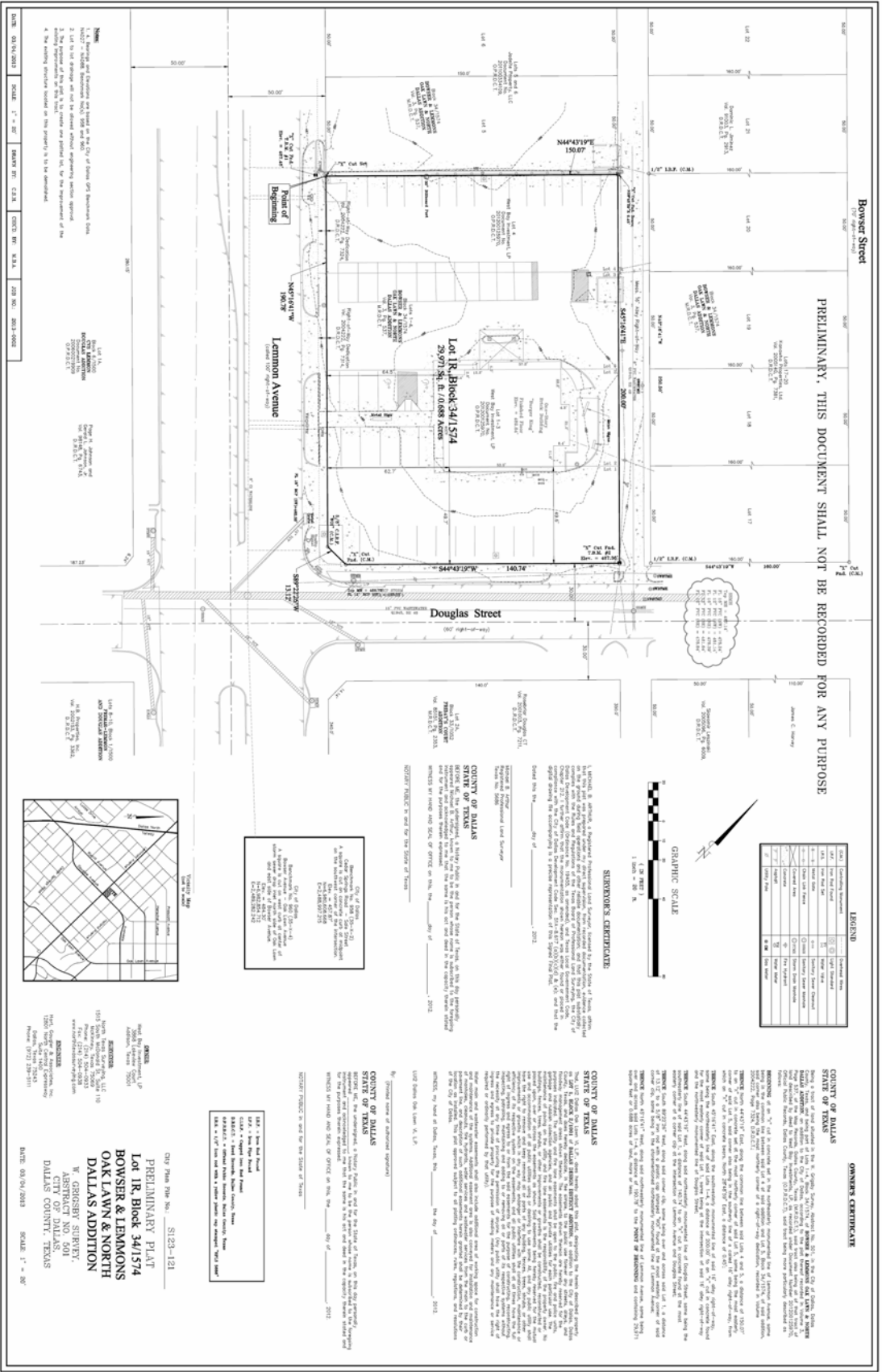
1:2,400

## AERIAL MAP

- Area of Request
- Recent History

Case no: S123-121

Date: 4/9/2013



**CITY PLAN COMMISSION****THURSDAY, APRIL 18, 2013****FILE NUMBER: S123-123****Subdivision Administrator: Paul Nelson****LOCATION:** Ledbetter Drive, east of Altoona Drive**DATE FILED:** March 26, 2013**ZONING:** IR**CITY COUNCIL DISTRICT: 8      SIZE OF REQUEST: 0. 515 Acres      MAPSCO: 63E****OWNER/APPLICANT:** Irazema Lopez

**REQUEST:** An application to create a 0.515 acre lot from a tract of land in City Block 6955 on property located on 3822 Ledbetter Drive, east of Altoona Drive.

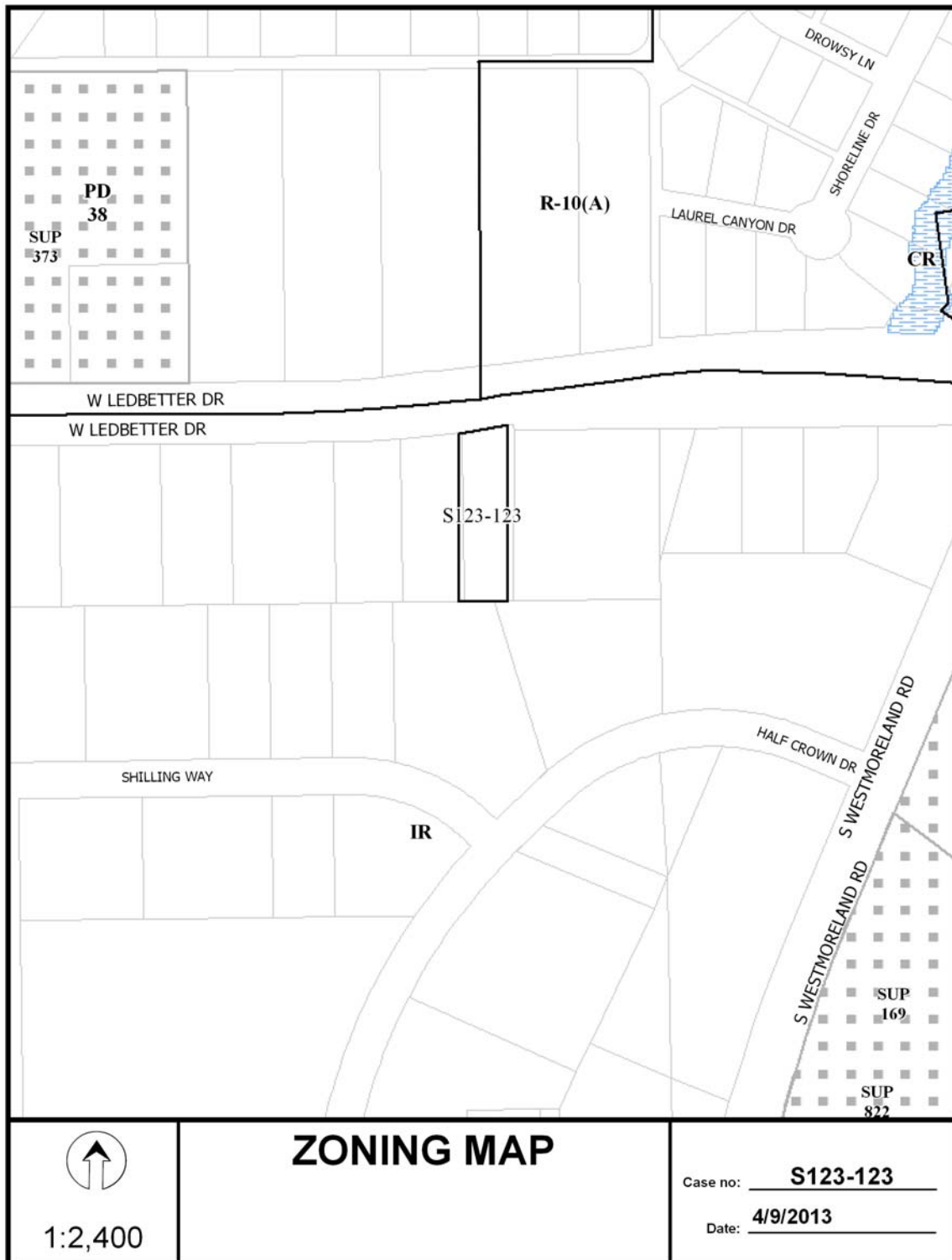
**SUBDIVISION HISTORY:** There has been no recent subdivision activity within close proximity to this request.

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

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

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

10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
13. On the final plat dedicate 53.5 feet of right-of-way from the established center line of West Ledbetter Drive.
14. On the final plat show recording information on all existing easements within 150 feet of the property with the recording information of each easement.
15. Prior to submittal of the final plat submit a copy of the TxDOT right-of-way map to the Engineering Division in Room 200.
16. On the final plat clarify the location of the 25 foot gas easement.
17. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
18. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
19. Water main extension is required by Private Development Contract.
20. On the final plat change West Ledbetter Drive to Ledbetter Drive State Highway Loop No. 12.
21. On the final plat identify the property as Lot 1, City Block A/6955.




1:2,400

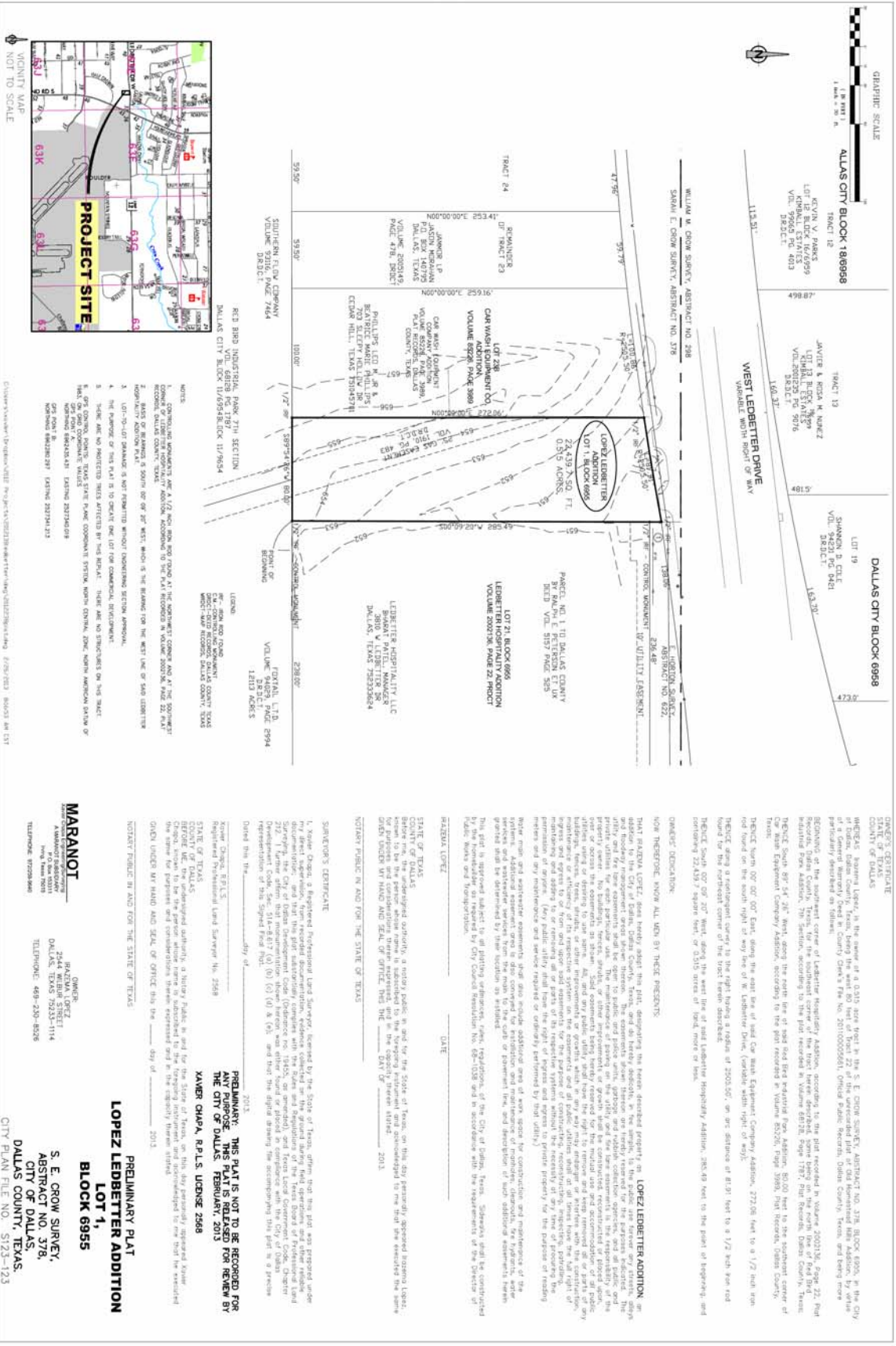
# ZONING MAP

Case no: S123-123

Date: 4/9/2013



 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>          <b>S123-123</b>          </u> Date: <u>          <b>4/9/2013</b>          </u>
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**CITY PLAN COMMISSION****THURSDAY, APRIL 18, 2013****FILE NUMBER:** S123-126**Subdivision Administrator:** Paul Nelson**LOCATION:** Rambler Road and Meadow Road, southwest corner**DATE FILED:** March 26, 2013**ZONING:** PD 745, Subarea A**CITY COUNCIL DISTRICT:** 13    **SIZE OF REQUEST:** 10.923 Acres    **MAPSCO:** 26K**OWNER/APPLICANT:** Mill Creek Residential Trust, LLC

**REQUEST:** An application to replat a 10.923 acre tract of land containing all of Lots 6A, 7A, and 7B in City Block 5213 ½ into one lot at Rambler Road and Meadow Road, southwest corner.

**SUBDIVISION HISTORY:**

1. S078-120R was an application north of the present request to revise a previously approved plat (S078-120) that replatted a 33.14 acre tract of land containing Lots 3, 4 and 5 in Block 7291, and a portion of Manderville Lane (abandoned) into 13 lots instead of 8 lots ranging in size from 0.144 acres to 8.070 acres, along Manderville Lane, south of Royal Lane. The preliminary plat was approved June 5, 2008 and was recorded on July 15, 2009.
2. S089-023 was an application north of the present request on 32.9 acres to remove the existing 25 foot platted building line along both sides of Treehouse Lane, abandon Treehouse Lane, and replat all of City Blocks E/6138, C/6138, D/6138, and A/7518 into 10 lots located on property lying east of Manderville Lane and north of Meadow Road. The plat was approved on December 11, 2008 but was not recorded. The plat was withdrawn on April 21, 2010.
3. 090-092 was an application north of the present request to replat an 11.643 acre tract of land containing all of City Block D/6138 into one 10.906 acre lot and one 0.322 acre lot and to remove the existing 25 foot building line on property located on Meadow Road between Greenville Avenue and Manderville Lane. The request was approved on May 6, 2010 but has not been recorded..

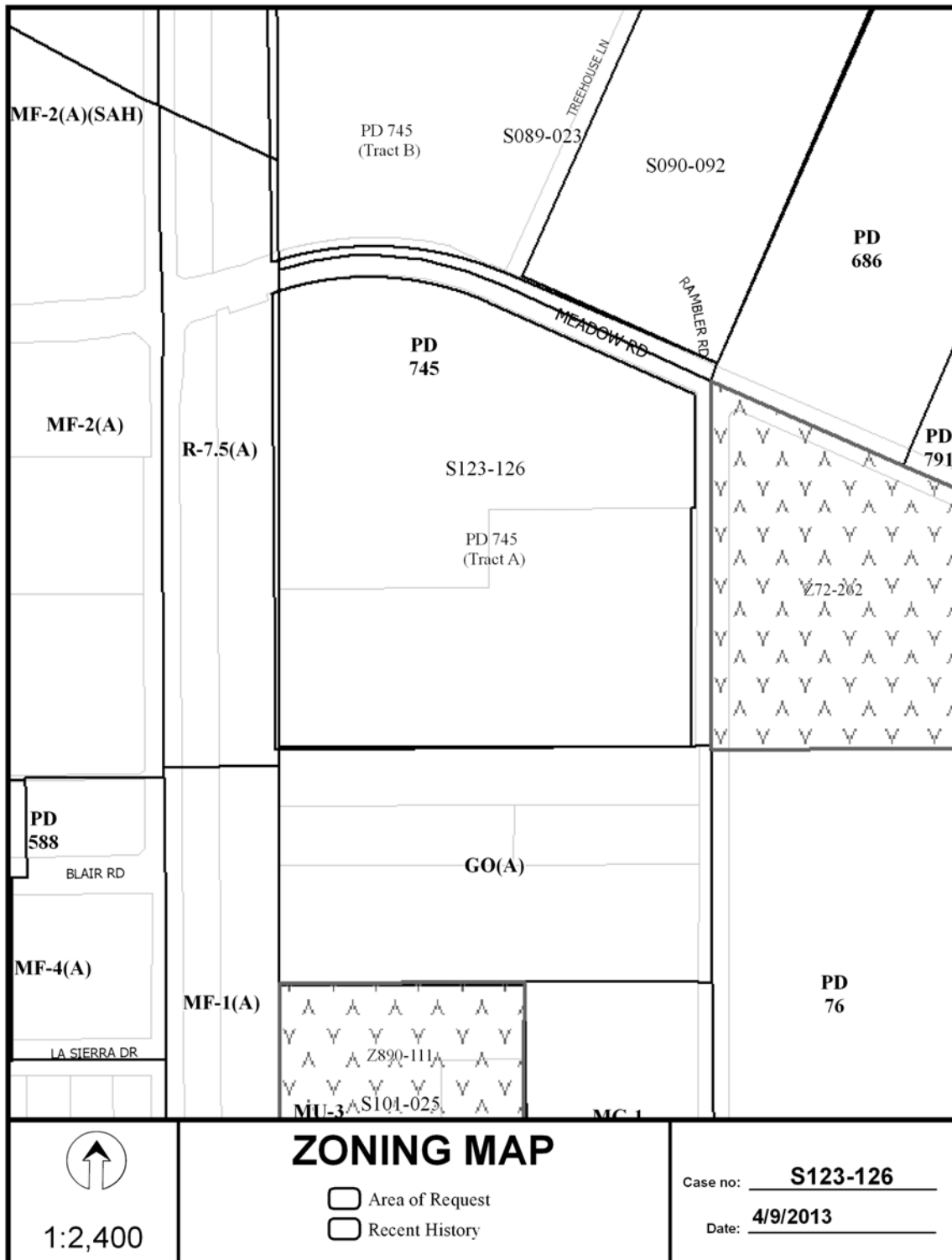
**STAFF RECOMMENDATION:** The request complies with the requirements of PD 745; therefore, staff recommends approval subject to compliance with the following conditions:

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

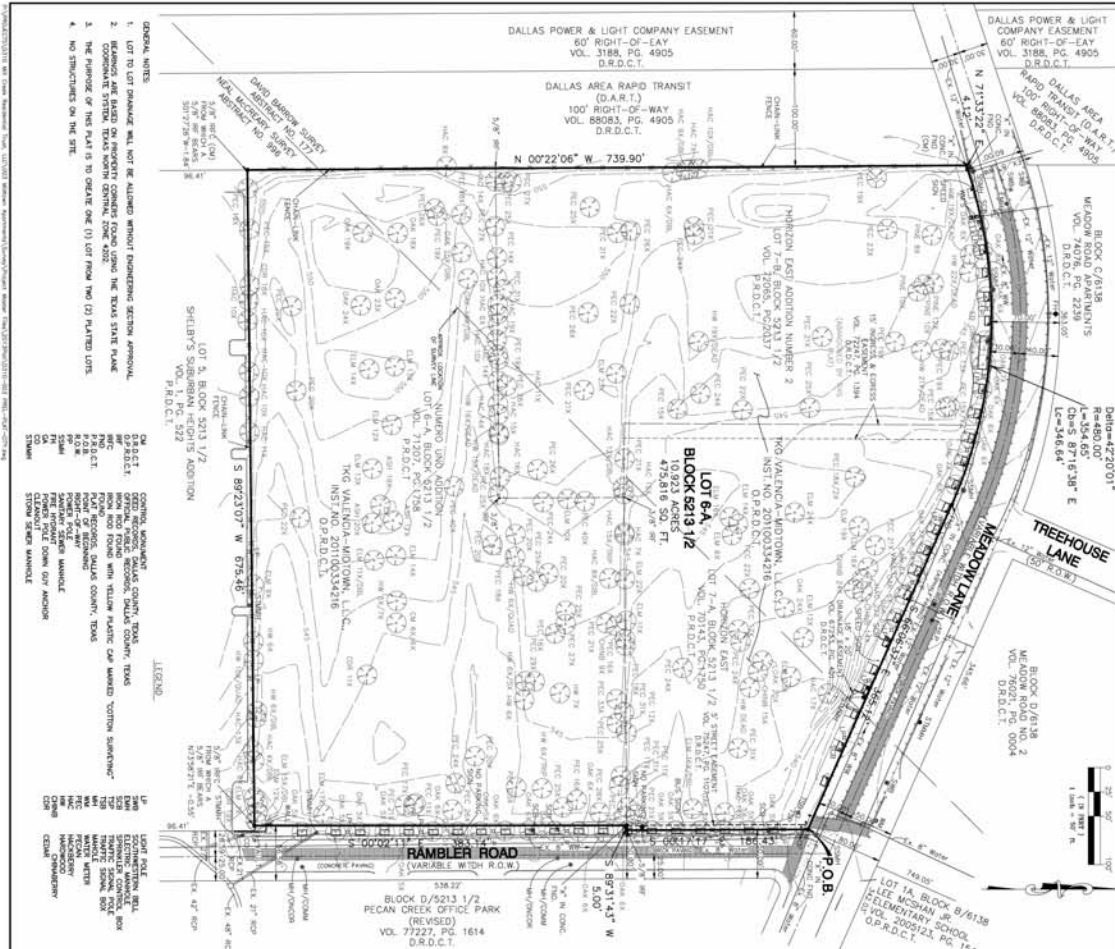
format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.

5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
14. On the final plat dedicate a 15 foot by 15 foot corner clip at Meadow Road and Rambler Road.
15. On the final plat show how all adjoining right-of-way was created.
16. On the final plat show recording information on all existing easements within 150 feet of the property with the recording information of each easement.
17. On the final plat show all additions or tracts of land within 150 feet of the property
18. On the final plat all utility easement abandonments must be shown with recording information.
19. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
20. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
21. Water/wastewater main extension is required by Private Development Contract.

22. On the final plat change Meadow Lane to Meadow Road. Make the Meadow Road street name label legible; place the label outside the right-of-way with an arrow pointing to the right-of-way, if necessary.
23. On the final plat identify the property as Lot 1, City Block D/5213.







- GENERAL NOTES:
- 1. LOT TO LOT DIMENSIONS WILL NOT BE ALIGNED WITHOUT ENGINEERING DESIGN APPROVAL.
  - 2. EASEMENTS ARE BASED ON PROPERTY CORNER FOUND USING THE TEXAS STATE PLAN.
  - 3. THE PURPOSE OF THIS PLAN IS TO OBTAIN ONE (1) LOT FROM TWO (2) PLATED LOTS.
  - 4. NO STRUCTURES ON THE SITE.

LEGEND:

○	CONTROL POINT
○	CONCRETE
○	ASPHALT
○	PAVEMENT
○	CURB
○	DRIVEWAY
○	WALKWAY
○	LISS
○	SPALL
○	TRAMPOLINE
○	POOL
○	TRUSS
○	STEEL
○	BRICK
○	CONCRETE BLOCK
○	ROOF
○	FLOOR
○	CEILING
○	WALL
○	DOOR
○	WINDOW
○	POLE
○	POST
○	ANCHOR
○	FOUNDATION
○	FOUNDATION
○	FOUNDATION
○	FOUNDATION

OWNER'S DECLARATION:

The undersigned hereby certifies that the information contained herein is true and correct to the best of their knowledge and belief and that they are not aware of any facts which might make this declaration inaccurate. The undersigned further certifies that they are not aware of any facts which might make this declaration inaccurate. The undersigned further certifies that they are not aware of any facts which might make this declaration inaccurate.

**PRELIMINARY PLAT**  
**MIDTOWN PARK ADDITION**  
**LOT 6-A, BLOCK 5213 1/2**  
**BEING A TRACT OF LAND SITUATED IN BLOCK 5213 1/2**  
**AND ALSO BEING A TRACT OF LAND SITUATED IN BLOCK 5213 1/2**  
**A BEING A TRACT OF LAND SITUATED IN BLOCK 5213 1/2**  
**OF THE HORIZON EAST ADDITION**  
**A BEING A TRACT OF LAND SITUATED IN BLOCK 5213 1/2**  
**OF THE HORIZON EAST ADDITION NUMBER 2**  
**IN THE DAVID BARROW SURVEY, ABSTRACT NO. 77 AND**  
**THE NEAL MCGERRY SURVEY, ABSTRACT NO. 988**  
**CITY OF DALLAS DALLAS COUNTY, TEXAS**  
**CITY PLAN FILE NO. 9829-128**  
**APRIL 2013**

DRAWN BY: JONES & CARTER, INC.  
 1500 JONES & CARTER DRIVE  
 SUITE 1000  
 DALLAS, TEXAS 75202-7612  
 TEL: (214) 279-4600  
 FAX: (214) 279-4601  
 WWW.JONESANDCARTER.COM

SHEET NO. 1 OF 1

**LOCATION:** Clubhouse Circle, east of Hughes Lane

**DATE FILED:** March 26, 2013

**ZONING:** PD No. 880

**CITY COUNCIL DISTRICT: 11    SIZE OF REQUEST: 4.802 Acres    MAPSCO: 15Q**

**APPLICANT:** King of Glory Lutheran Church

**REQUEST:** An application to replat a 4.802 acre tract of land containing part of Lot 20, part of Lots 2, 3, and 4, all of Lot 5, and an abandoned 5 foot alley contiguous to the east line of Lot 20 all located in City Block E/7433 into one lot and the removal of the 25 foot building line from Lots 2, 3, 4 and 5 in City Block E/7433 on property located on Clubhouse Circle, east of Hughes Lane.

**SUBDIVISION HISTORY:**

The zoning on the property was changed on March 27, 2013 from an R-16(A) and Planned Development District 78 to Planned Development District 880 (residential and church uses).

The State of Texas has acquired additional right-of-way for the widening of IH 635 along the portion of the property fronting on the I-635 Service Road thereby removing some of the parking for the church.

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

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

(2) if the commission finds that relocation or removal of the platted building line will not:

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

- The removal of the front building line of 25 feet will allow the 25 foot front yard setback of the proposed PD to control the front yard setback. The PD also will allow parking within the required front yard but not within a landscape area.

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

- 30 notices were sent on April 1, 2013 to property owners within 200 feet of the boundary of this request with 0 replies received in favor or opposed to the request.

“(iii) adversely affect neighboring properties; and”

- The removal of the building line will not adversely impact neighboring properties as the front yard setback of 25 feet will govern construction of

structures on the property and will allow the property to be developed in compliance with the R-7.5(A) zoning setback requirements of the PD.

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

- The removal will not impact the development of the subdivision because the removal of the building line leaves the required front yard setback as 25 feet along Clubhouse Circle.

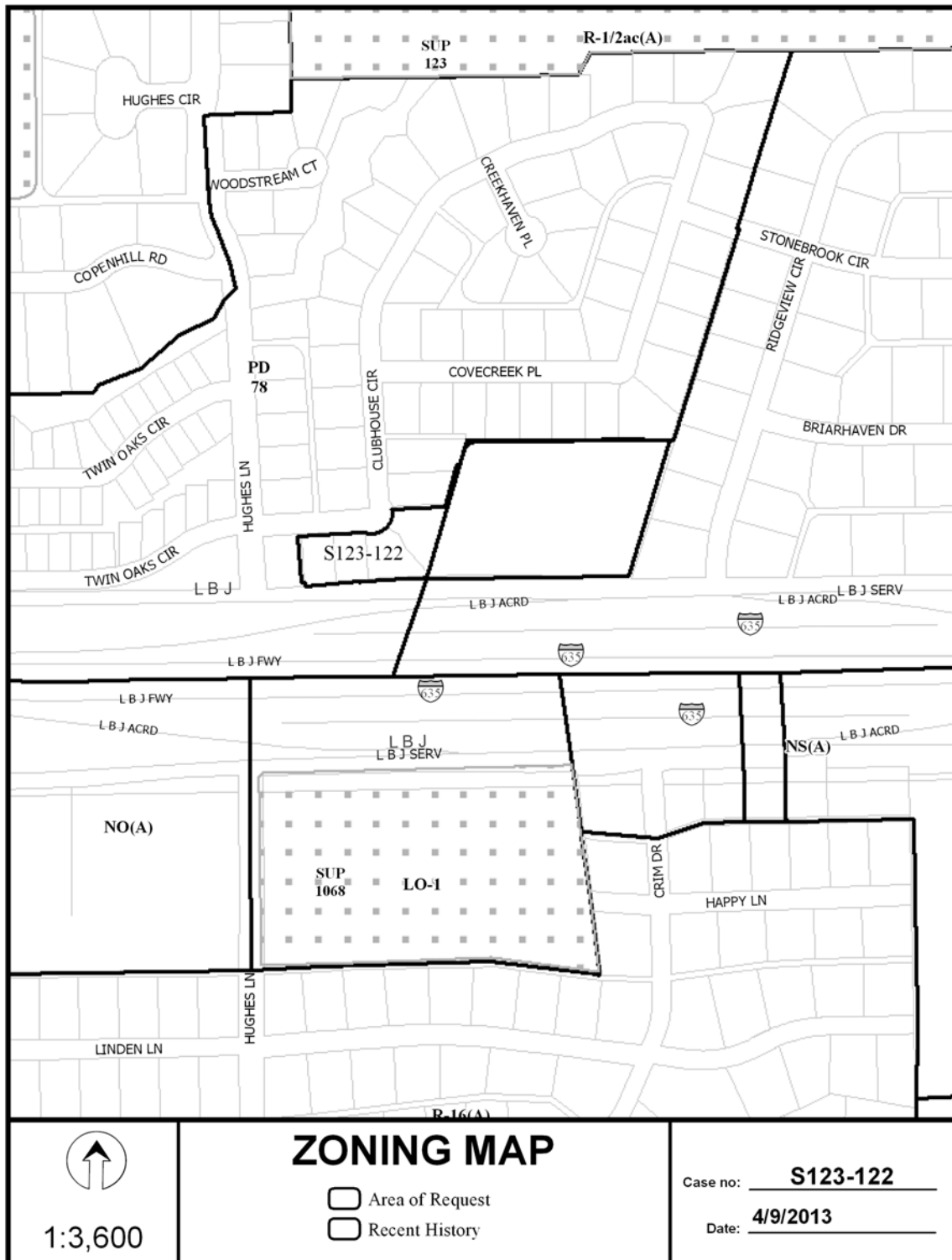
**STAFF RECOMMENDATION OF BUILDING LINE REMOVAL:** The staff supports the removal of the 25 foot front building line.

**STAFF RECOMMENDATION FOR PLAT:** The request complies with the requirements of Planned Development District 880 and the building line reduction standards; therefore, staff recommends approval subject to compliance with the following conditions:

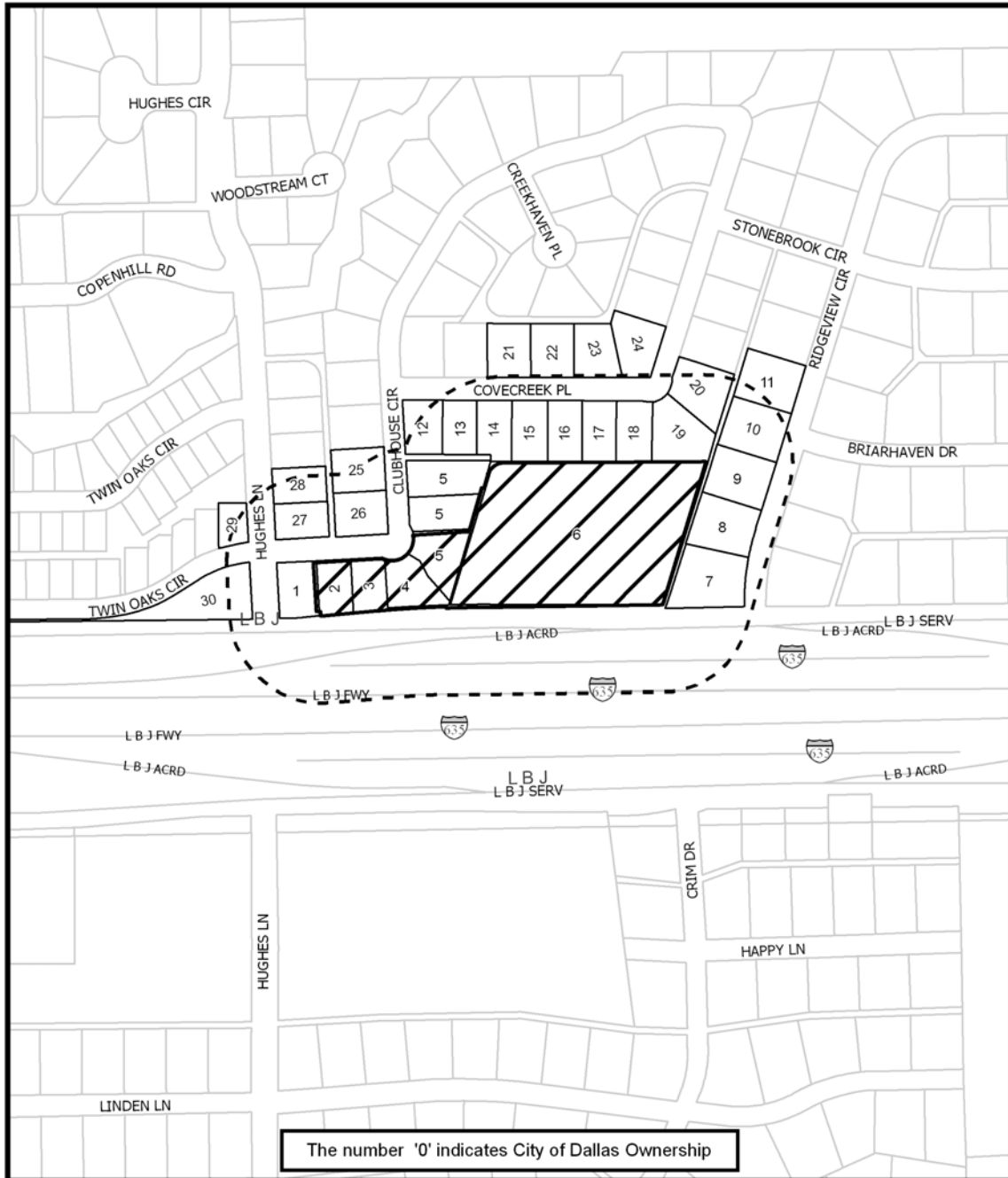
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with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



10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds..
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat add the following note: "Any access or modification to the LBJ (IH 635) Service Road requires TxDOT approval."
14. On the final plat provide a cul de sac or turn out at the terminus of the existing alley.
15. Chose a new addition name.
16. On the final plat list utility easements as retained within the street abandonments when they are stated in the abandonment ordinance.
17. On the final plat all easement abandonments must be shown with the recording information.
18. On the final plat show the abandonment and recording information as follows: "Abandonment authorized by Ordinance No. \_\_\_\_\_ and recorded as Instrument No \_\_\_\_\_. Also note retention of the utility easement as part of the right-of-way abandonment area(s) on the plat as appropriate.
19. Real Estate release required prior to recordation of final plat".
20. On the final plat identify the property as Lot 2A, City Block E/7433.
21. On the final plat change L.B.J Freeway (I.H. 635) to "Lyndon B. Johnson Freeway / Interstate Highway No. 635."







 1:3,600	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;"><b>200'</b></td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;"><b>30</b></td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	<b>200'</b>	AREA OF NOTIFICATION	<b>30</b>	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>          <b>S123-122</b>          </u> Date: <u>          <b>4/9/2013</b>          </u>
<b>200'</b>	AREA OF NOTIFICATION					
<b>30</b>	NUMBER OF PROPERTY OWNERS NOTIFIED					

## Notification List of Property Owners

S123-122

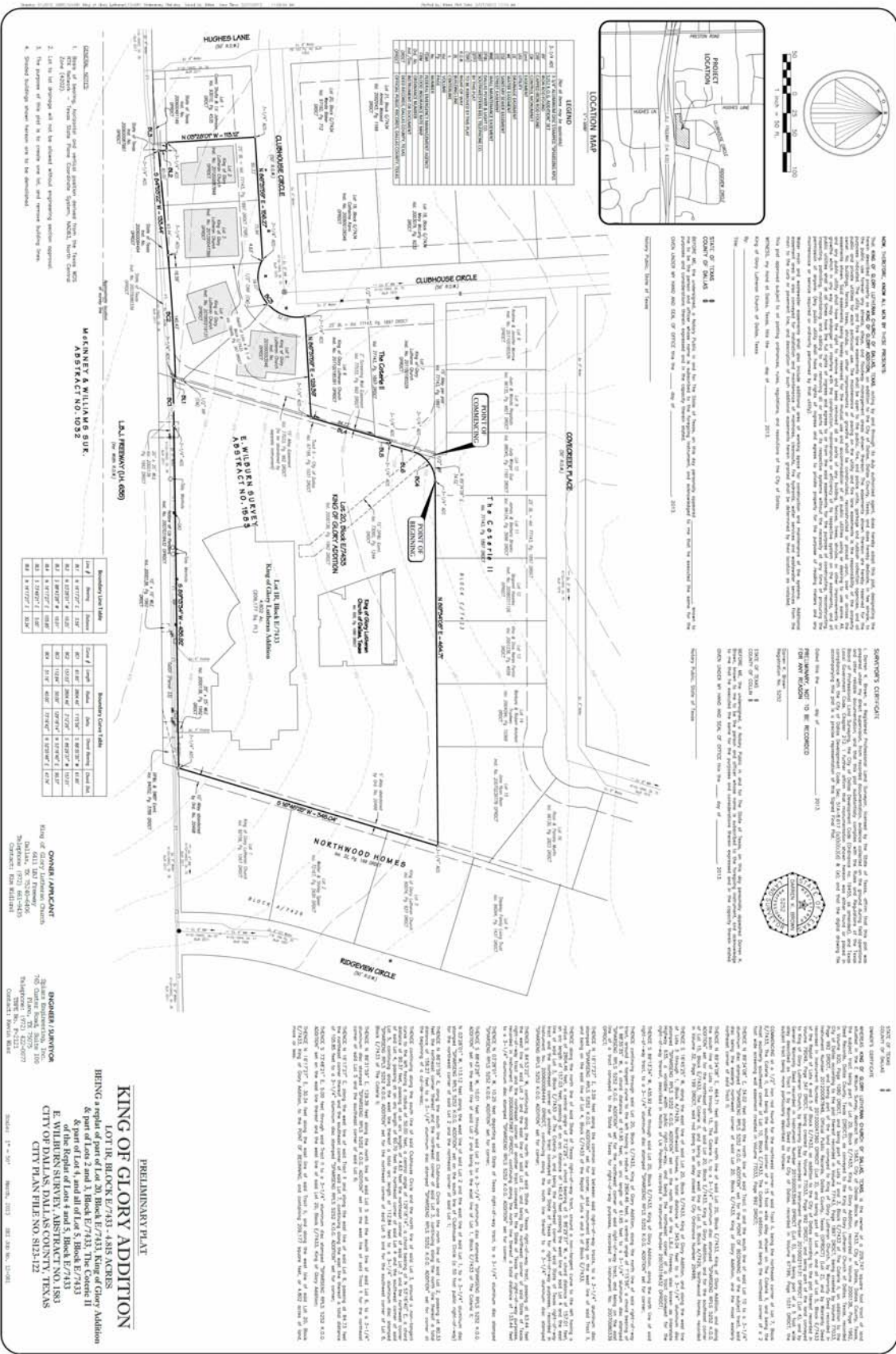
30 Property Owners Notified

Label #	Address	Owner
1	6302 CLUBHOUSE CIR	SHULTS CONNI & I V JOHNSON
2	6306 CLUBHOUSE CIR	KING OF GLORY LUTHERAN CHURCH
3	6310 CLUBHOUSE CIR	KING OF GLORY LUTHERAN CHURCH
4	6314 CLUBHOUSE CIR	KING OF GLORY LUTHERAN CHURCH
5	6410 CLUBHOUSE CIR	KING OF GLORY LUTHERAN CHURCH
6	6411 LBJ FWY	KING OF GLORY LUTHERAN CHURCH
7	6507 RIDGEVIEW CIR	KING OF GLORY LUTHERN CH
8	6515 RIDGEVIEW CIR	SPEER WALTER B & SHIRLEY
9	6523 RIDGEVIEW CIR	KING OF GLORY LUTHERAN CH
10	6531 RIDGEVIEW CIR	STEAKLEY FAMILY LIVING TR
11	6539 RIDGEVIEW CIR	MUIRHEID TRACI & DARREN
12	6402 COVECREEK PL	MORROW ANDREW P & JENNIFER
13	6406 COVECREEK PL	REGALADO JUAN & WANDA E
14	6410 COVECREEK PL	DUE JUDY WINGER
15	6414 COVECREEK PL	BROOKS JAMES & BARBARA
16	6418 COVECREEK PL	VASSILEV BOGOMIL
17	6422 COVECREEK PL	NARAN FERRINI VINO & DIVA NARAN FERRINI
18	6426 COVECREEK PL	ARNSTEIN BARBARA J TR & ROBERT A ARNSTEIN TR
19	6502 COVECREEK PL	BEAN JANE RYAN
20	6506 COVECREEK PL	MURFIN ROSS C & PAMELA K
21	6411 COVECREEK PL	TOSTADO GLORIA B
22	6415 COVECREEK PL	KALIDAS VASANTI
23	6419 COVECREEK PL	CANNON JACK % CANNON INDUSTRIES INC
24	6501 COVECREEK PL	RIDER BRUCE D & PAULA C
25	6407 CLUBHOUSE CIR	MCLARTY MARY A
26	6403 CLUBHOUSE CIR	KARNI CATHERINE

Tuesday, April 09, 2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	13016 HUGHES LN	BAKER WANDA
28	13020 HUGHES LN	MASSAD AMELIA SHADID
29	6103 TWIN OAKS CIR	FISHER ROBERTA
30	900001 HUGHES LN	COTERIE HOMEOWNERS ASSN % JAMES QUISENBERRY PRES

*Tuesday, April 09, 2013*



**CITY PLAN COMMISSION****THURSDAY, APRIL 18, 2013****FILE NUMBER:** S123-119**Subdivision Administrator:** Paul Nelson**LOCATION:** 2732 E. Ledbetter Drive, west of Corrigan Avenue**DATE FILED:** March 25, 2013**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 1.798 Acre**MAPSCO:** 66E**APPLICANT:** Umberto Serrano

**REQUEST:** An application to replat a 1.798 acre tract of land containing all of Lot 19 in City Block 3703 into two 0.899 acre lots on property located at 2732 E. Ledbetter Drive, west of Corrigan Avenue.

**SUBDIVISION HISTORY:** Lot 19 was created when the Boulevard Estates Addition was recorded on December 1, 193. The plat also dedicated 25 feet of right-of-way contiguous to the south line of the property for 54<sup>th</sup> Street. All of the lots (1 through 9) in this block have 150 feet of frontage on Ledbetter Drive and are 515.8 feet in depth between Ledbetter Drive and 54<sup>th</sup> Street. Because double frontage residential lots are not permitted, staff is recommending that if the plat is approved that a barrier easement be created on the new plat that prohibits vehicular access to 54<sup>th</sup> Street.

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

The request complies with the requirements of the R-7.5(A) district. The staff has determined that the proposed lots are not compatible in lot width and area with the other lots in the Boulevard Estates Addition. The dominant lot pattern in the vicinity of this request is lots 150 feet wide and are a minimum of 1.78 acres each. Therefore, based on the existing lot pattern and the established lot area in the area the staff recommends denial of the application. However, should the request be approved staff recommends that the approval be subject to compliance with the following conditions:

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



format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.

5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 2.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
13. On the final plat dedicate 53.5 feet of right-of-way from the centerline of Ledbetter Drive.
14. On the final plat dedicate 28 feet of right-of-way from the centerline of 54<sup>th</sup> Street.
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 include additional paragraph in owner's certificate (pertaining to floodplain).
18. On the final plat specify minimum fill and minimum finished floor elevations.
19. On the final plat show the natural channel set back from the crest of the natural channel.
20. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

22. On the final plat show the distances/width of right-of-way across 54<sup>th</sup> Street.
23. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
24. A "Fire Protection Certificate" must be signed and approved by the Building Inspection Chief Plans Examiner (or assigned representative) in Room 105 of the Oak Cliff Municipal Center, 320 E. Jefferson Blvd. and must be submitted to the Manager of Water and Sewer Services, Engineering Division, in Room 200, 320 E. Jefferson Blvd. prior to submittal of the final plat for signature by the Chairperson of the City Plan Commission or the approval of an "Early Release Building Permit" application whichever occurs first.
25. On the final plat a "backflow covenant" may be required for sewer connection because the property falls away from Ledbetter Drive.
26. A release from the Real Estate Division is required prior to submittal of the final plat for the Chairman's signature.
27. On the final plat change "Ledbetter Drive" to "Ledbetter Drive / State Highway Loop No. 12".
28. On the final plat add a "Traffic Barrier Easement" that prohibits vehicular access to or from 54<sup>th</sup> Street and the property within this addition.
29. The traffic barrier must be constructed prior to submittal of the final plat for the Chairman's signature and in accordance with Section 51A-8.618 of the Dallas Development Code.
30. On the final plat identify the property as Lots 19A, 19B, City Block 5837.





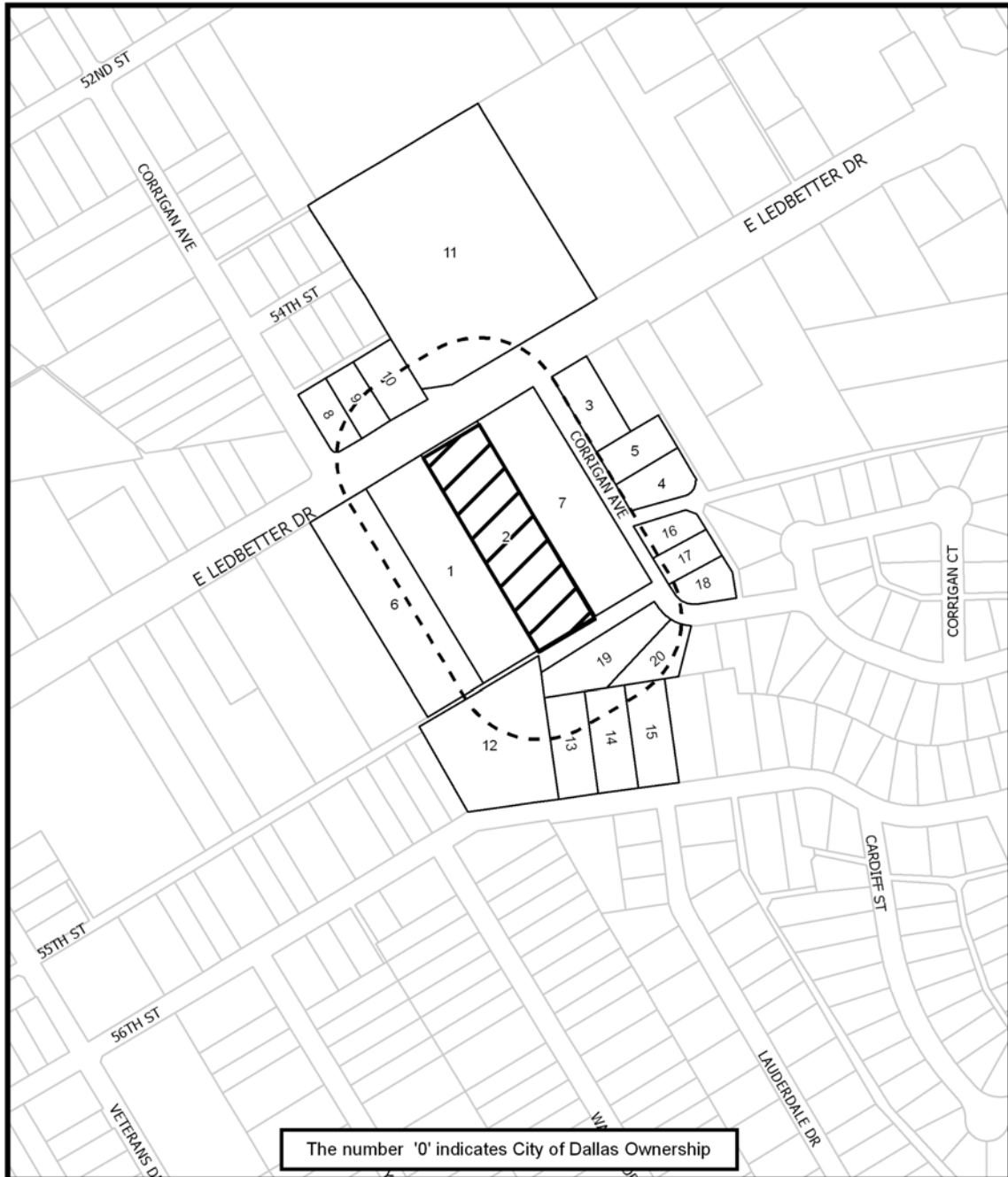
1:2,400

### AERIAL MAP

- Area of Request
- Recent History

Case no: S123-119

Date: 4/9/2013



 1:3,600	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;"><b>200'</b></td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;"><b>20</b></td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	<b>200'</b>	AREA OF NOTIFICATION	<b>20</b>	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>          <b>S123-119</b>          </u> Date: <u>          <b>4/9/2013</b>          </u>
<b>200'</b>	AREA OF NOTIFICATION					
<b>20</b>	NUMBER OF PROPERTY OWNERS NOTIFIED					

## Notification List of Property Owners

S123-119

### 20 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2710 LEDBETTER DR	LONG EMIL JR
2	2732 LEDBETTER DR	GODS HOLY TEMPLE CHURCH OF THE LORD JESUS CHRIST I
3	2750 LEDBETTER DR	LANGRUM ALMA J
4	4926 CORRIGAN DR	SMITH SANDRA
5	4920 CORRIGAN DR	RODGERS MARCELLA
6	2600 LEDBETTER DR	OSADEBEY JOY N ET AL
7	2734 LEDBETTER DR	DORSEY SELENA M TRUSTEE DORSEY REVOCABLE LIVING T
8	2705 LEDBETTER DR	CARRENO GUILLERMO
9	2711 LEDBETTER DR	LEWIS WESLEY & CAROLYN O
10	2719 LEDBETTER DR	WILLIAMS LADELL D
11	2751 LEDBETTER DR	OASIS PROPERTIES OF TEXAS LLC ATTN: ALLEN C TANNER J
12	2823 56TH	WILLIAMS CHARLES E
13	2829 56TH	RODRIGUEZ JONATHAN A
14	2837 56TH	NAJERA MIGUEL ANGEL
15	2843 56TH	POUNDER STANLEY
16	4932 CORRIGAN DR	MAYBERRY SARAH A & BEN
17	4936 CORRIGAN DR	JONES STEPHANIE O
18	4940 CORRIGAN DR	WILSON HERMAN
19	4939 CORRIGAN CT	IDDEEN HANEEF AYUUB
20	4943 CORRIGAN DR	SCRUGGS OTIS JAMES

Tuesday, April 09, 2013



**FILE NUMBER:** M123-014

**DATE FILED:** February 20, 2013

**LOCATION:** Prairie Avenue and Worth Street, East Corner

**COUNCIL DISTRICT:** 2

**MAPSCO:** 46 B, F

**SIZE OF REQUEST:** Approx. 33,510 Sq. Ft. **CENSUS TRACT:** 15.02

---

**APPLICANT/OWNER:** Boys & Girls Club of East Dallas

**REPRESENTATIVE:** Jaime Vickery

**MISCELLANEOUS DOCKET ITEM**

Minor Amendment for Site Plan and Landscape Plan

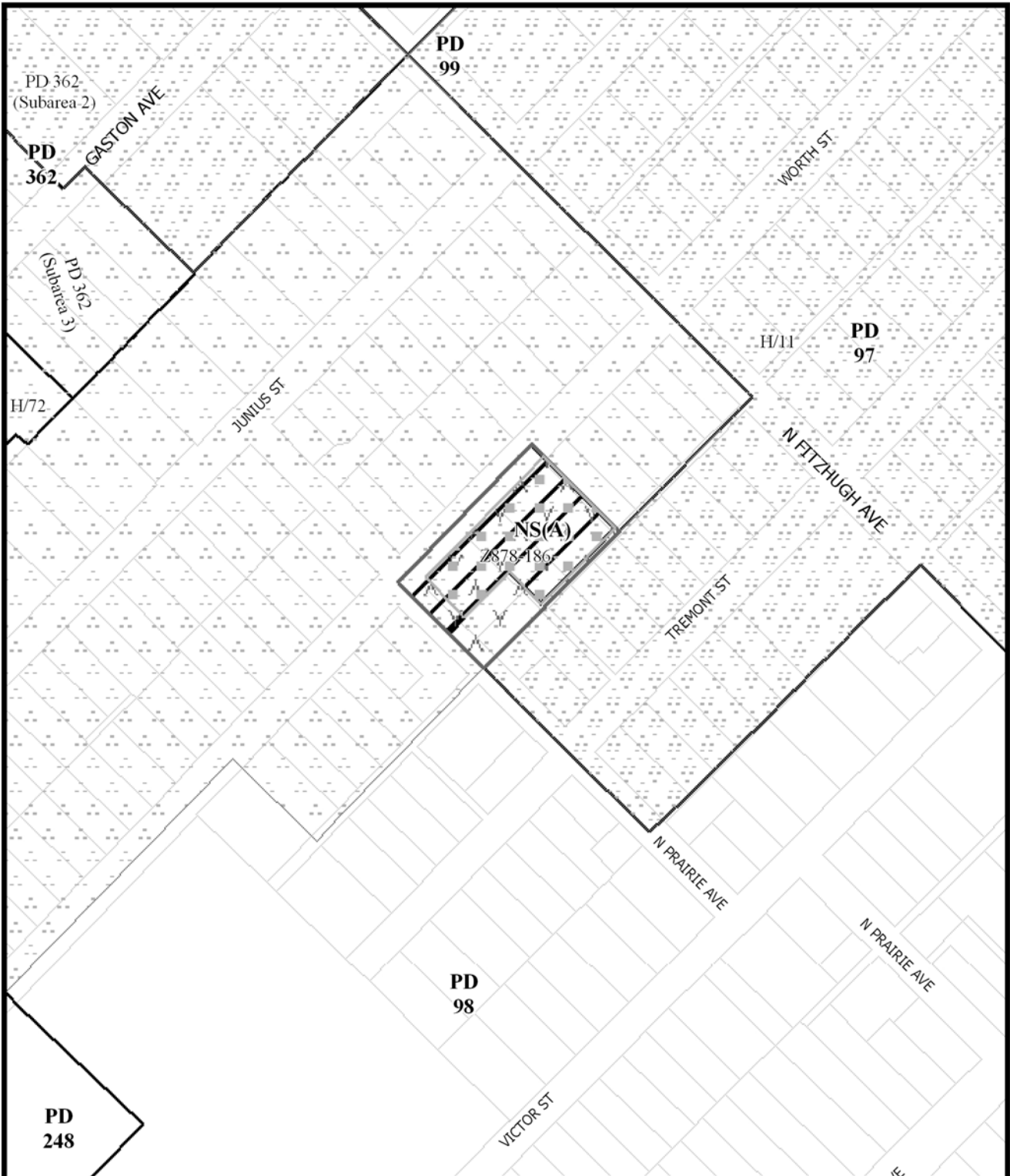
On April 23, 1973, the City Council passed Ordinance No. 14064 which established Specific Use Permit No. 618 for an Establishment of a Religious, Charitable or Philanthropic Nature (Boys and Girls Club of East Dallas) on property at the above location. The SUP was subsequently amended by Ordinance Nos. 15862, 17880, and most recently 20124, which provided for an amended site plan and conditions.

At this time, the property owner has submitted an application for consideration of a minor amendment to the site plan and landscape plan to provide for on-site amenities along with updating existing landscaping on the property.

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

**STAFF RECOMMENDATION:** Approval





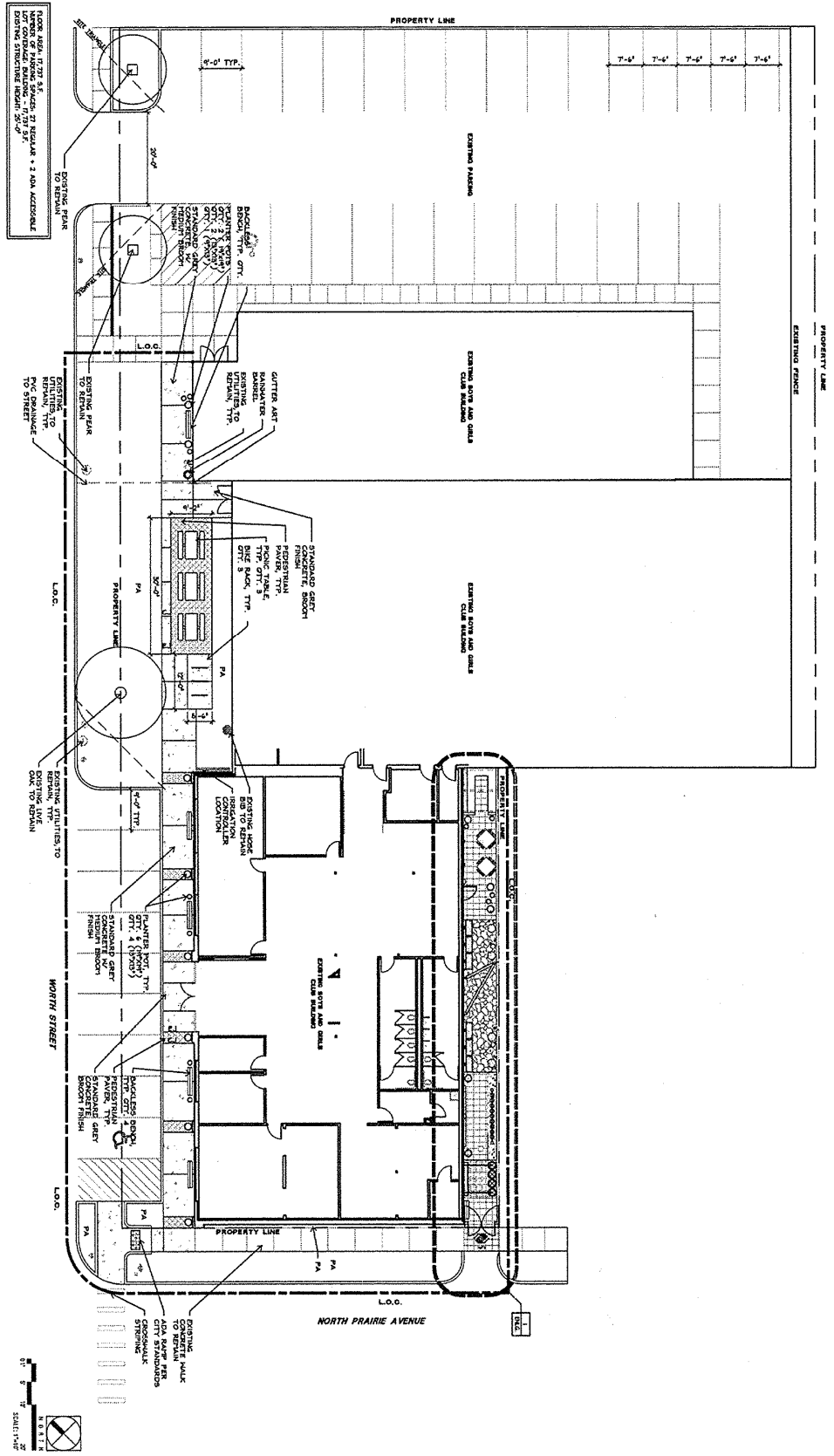
1:2,400

# ZONING MAP

Case no: M123-014

Date: 3/7/2013

# Proposed Site Plan

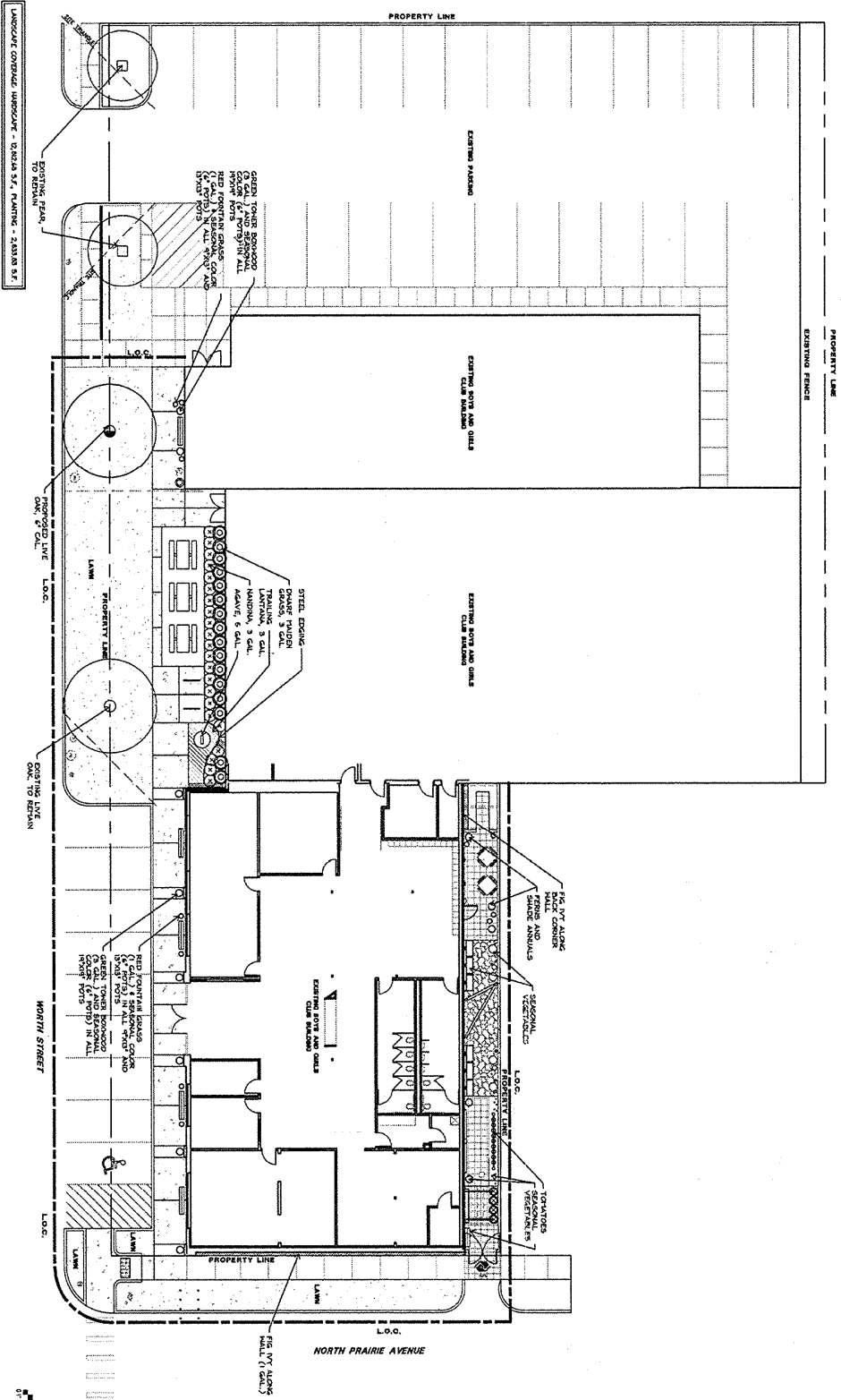


DATE: 04/01/2013  
 PROJECT: TRG  
 CLIENT: TRG  
 DESIGNER: TRG  
 DRAWN BY: TRG  
 CHECKED BY: TRG  
 APPROVED BY: TRG

## SITE PLAN

Boys and Girls Club of East Dallas

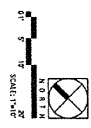
TRG



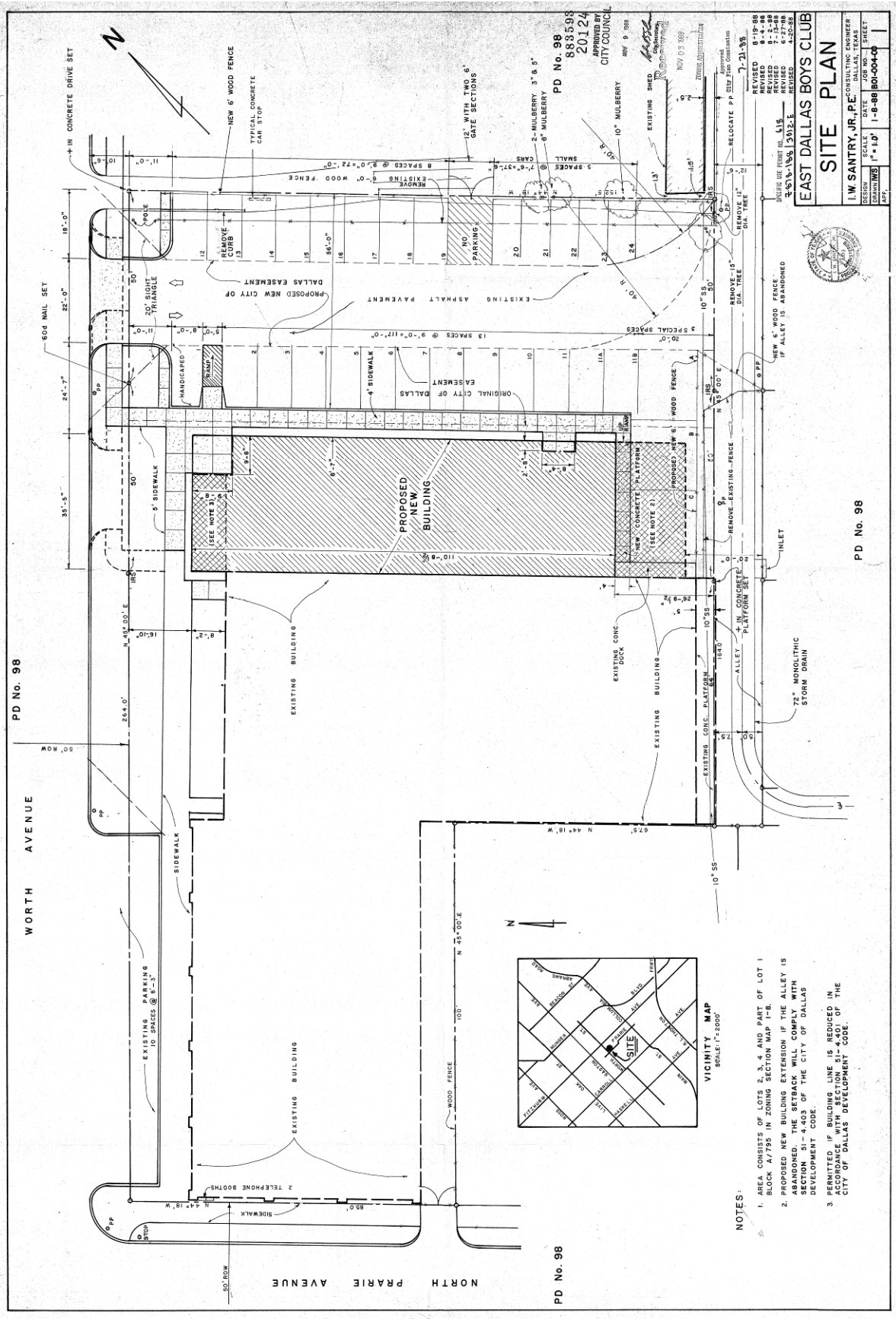
APPROXIMATE CONTRACT LANDSCAPE - 2022X53' PLANTING - 2022X53' X 7'

April 01, 2013

**LANDSCAPE PLAN**  
Boys and Girls Club of East Dallas



**Proposed Landscape Plan**



WORTH AVENUE PD No. 98  
 NORTH PRARIE AVENUE PD No. 98

PD No. 98  
 888,598  
 20124  
 APPROVED BY  
 CITY COUNCIL  
 MAY 9 1988

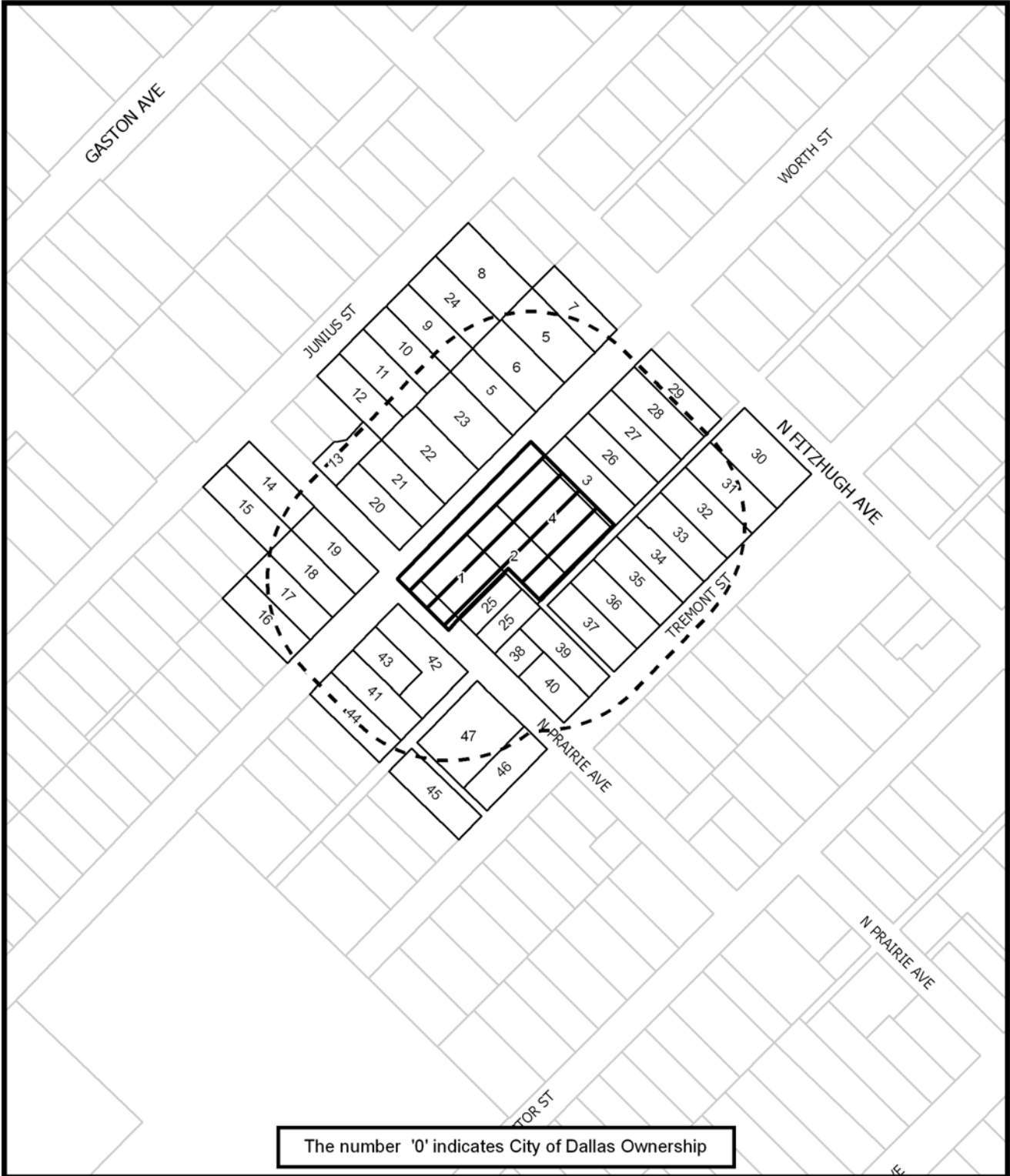
DATE	REVISION
8-19-88	REVISED
8-4-88	REVISED
7-15-88	REVISED
4-20-88	REVISED

EAST DALLAS BOYS CLUB  
 SITE PLAN  
 I.W. SANTRY, JR., P.E.  
 CONSULTING ENGINEER  
 DESIGN SCALE: 1" = 10'  
 DATE: [ ] [ ] [ ]  
 JOB NO.: [ ]  
 SHEET NO.: [ ]  
 DRAWINGS: 1" = 10' 1-B-88-801-004-00



- NOTES:
1. AREA CONSISTS OF LOTS 2, 3, 4, AND PART OF LOT 1 BACK OF 7785 IN ZONING SECTION MAP 1-8.
  2. PROPOSED NEW BUILDING EXTENSION IF THE ALLEY IS SECTION 51-4.503 WILL COMPLY WITH DEVELOPMENT CODE.
  3. PERMITTED IF BUILDING LINE IS REDUCED IN ACCORDANCE WITH SECTION 51-4.401 OF THE CITY OF DALLAS DEVELOPMENT CODE.





The number '0' indicates City of Dallas Ownership



1:2,400

# NOTIFICATION

**200'**

AREA OF NOTIFICATION

**47**

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M123-014**

Date: **3/7/2013**

## *Notification List of Property Owners*

*M123-014*

### *47 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4800 WORTH ST	BOYS CLUB EAST DALLAS
2	4812 WORTH ST	BOYS CLUBS OF DALLAS INC
3	4820 WORTH ST	MICOMAR LLC
4	4816 WORTH ST	BOYS CLUB OF DALLAS INC
5	4829 WORTH ST	LONG CHRISTOPHER R
6	4827 WORTH ST	STEGALL LISA A
7	4837 WORTH ST	KELLY W P JR
8	4828 JUNIUS ST	MORGAN PARK LTD & EATON ROAD LTD
9	4818 JUNIUS ST	MARSON INVESTMENTS LLC STE 100
10	4816 JUNIUS ST	WEST CHARLES R & DENA TIMM
11	4812 JUNIUS ST	WOODWARD SARA
12	4808 JUNIUS ST	BLOCH SARA R
13	614 PRAIRIE AVE	HERSCH WILLIAM P & ELIZABETH CASSO
14	4724 JUNIUS ST	BALDERAS HOMERO
15	4720 JUNIUS ST	DEAL JAMES JUSTIN & BARBARA GENE DOZIER
16	4717 WORTH ST	4717 WORTH STREET LLC STE 2
17	4721 WORTH ST	YANOUE NANA
18	4725 WORTH ST	GERALDEZ VIRGINIA
19	4727 WORTH ST	MADSEN ZACHARY A
20	4801 WORTH ST	BRYANT JOHN H
21	4805 WORTH ST	MARQUEZ JOSE D & MARIA D
22	4811 WORTH ST	VEGA LUIS C & LAURIE L WALTON VEGA
23	4817 WORTH ST	REYNA VIVIANO R
24	4820 JUNIUS ST	PALMER ADELAIDE GRACE
25	518 PRAIRIE AVE	PARKMORE GROUP THE
26	4826 WORTH ST	OCKELS JASON C % HENRY TATE

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4830 WORTH ST	LUTKEHAUS BRYAN G
28	4832 WORTH ST	WRIGHT ALISHA S
29	4834 WORTH ST	BLOUNT JAMES & JO
30	4841 TREMONT ST	LEOPARD VENTURE LP
31	4837 TREMONT ST	DOSS CHRISTOPHER & SANDRA
32	4833 TREMONT ST	DEB RAJAT & CHANDRIMA
33	4827 TREMONT ST	POWER TWYLA G
34	4823 TREMONT ST	JAMES LARRY M & BRENDA A
35	4821 TREMONT ST	SANDERSON ADAM & TRACY
36	4817 TREMONT ST	BARRETT BENNY B & NORA JANE
37	4811 TREMONT ST	BAILEY CELESTE
38	510 PRAIRIE AVE	CARROLL ROBERT W & MARY J
39	4807 TREMONT ST	VANBUSKIRK JEFFREY & SHARON VAN BUSKIRK
40	4801 TREMONT ST	VILLARREAL ELLUD
41	4724 WORTH ST	NEWMAN THOMAS R III & BETTY LOUISE
NEWMA		
42	4734 WORTH ST	ASTOR GROUP ET AL AKA ASTOR PARTNERSHIP
43	4732 WORTH ST	NEWMAN TOM & BETTY
44	4720 WORTH ST	SUAREZ MONICO & ROSINA
45	4721 TREMONT ST	HOWELL DEBBIE
46	503 PRAIRIE AVE	MILLER RUTH
47	511 PRAIRIE AVE	BELTRAN LUPE R



**FILE NUMBER:** M123-016

**DATE FILED:** March 7, 2013

**LOCATION:** South line of Clodus Fields Drive, West of Coit Road.

**COUNCIL DISTRICT:** 11

**MAPSCO:** 16 W

**SIZE OF REQUEST:** Approx. 4.38 Acres

**CENSUS TRACT:** 132

**APPLICANT:** Green Oaks Psychiatric Hospital

**REPRESENTATIVE:** Miles Coggins

**OWNER:** Green Oaks Building LTD

**MISCELLANEOUS DOCKET ITEM**

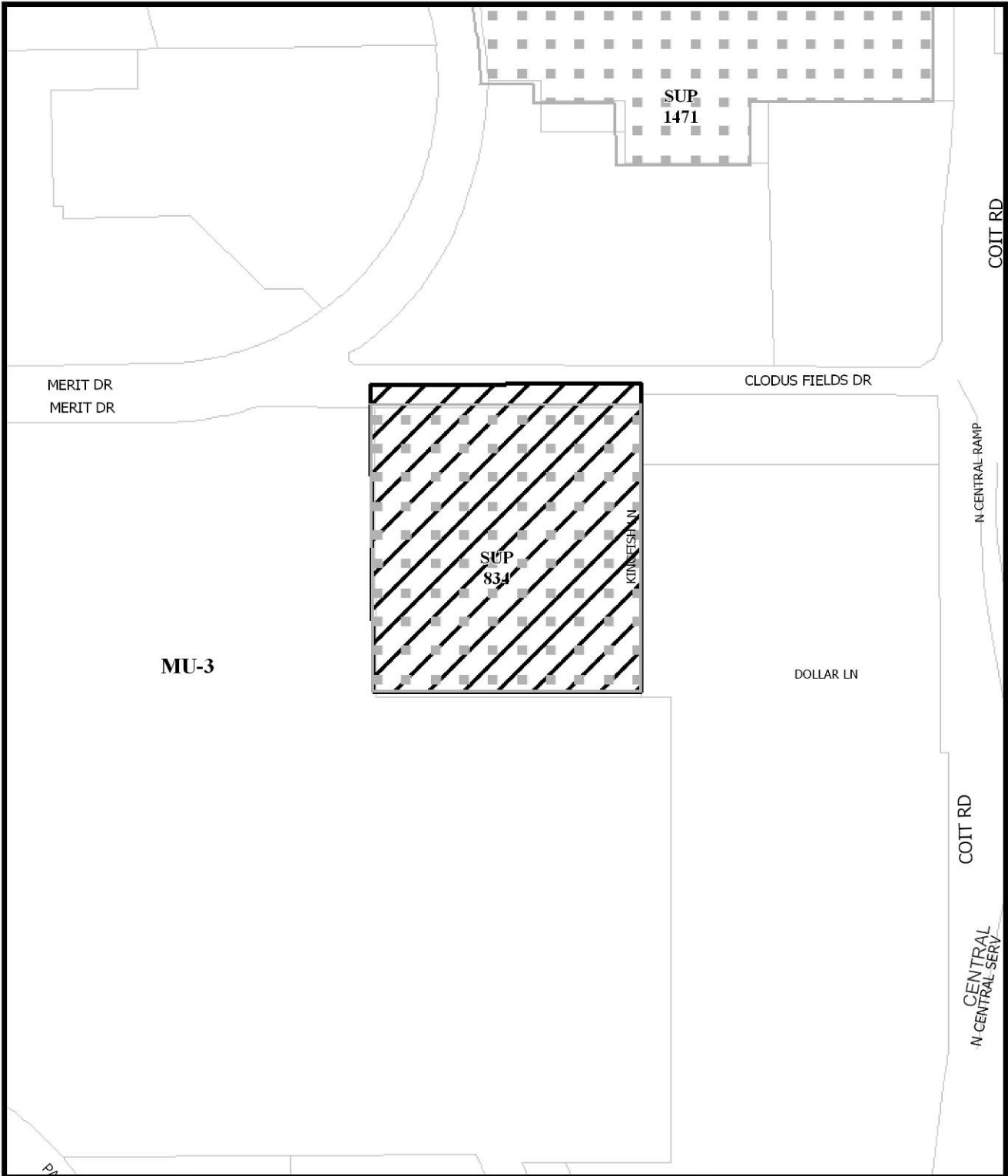
Minor Amendment for Site Plan

On June 24, 1981, the City Council passed Ordinance No. 17011 which established Specific Use Permit No. 834 for the Establishment for cure of psychiatric patients on property at the above location. The ordinance was subsequently amended by Ordinance Nos. 17037, 17297, 17374, and 19351 which provided for amending conditions and a permanent time period.

At this time, the property owner has submitted an application for consideration of a minor amendment to the site plan to provide revisions for previously approved building footprints.

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

**STAFF RECOMMENDATION:** Approval



1:2,400

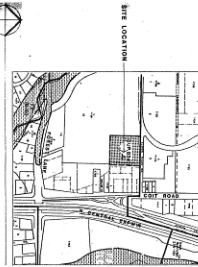
# ZONING MAP

Case no: M123-016

Date: 4/2/2013

**MINOR AMENDMENT TO S.U.P. 834**

**VICINITY MAP**



**AREA CALCULATIONS**

EXISTING	GROSS LOT AREA	211,954.0 SF
	GROSS BUILDING AREA	53,245 SF
	GROSS SITE AREA (CON. MATERIAL)	258
PROPOSED	GROSS LOT AREA	211,954.0 SF
	GROSS BUILDING AREA	75,115 SF
	SITE COVERAGE (CON. MATERIAL)	35.5%

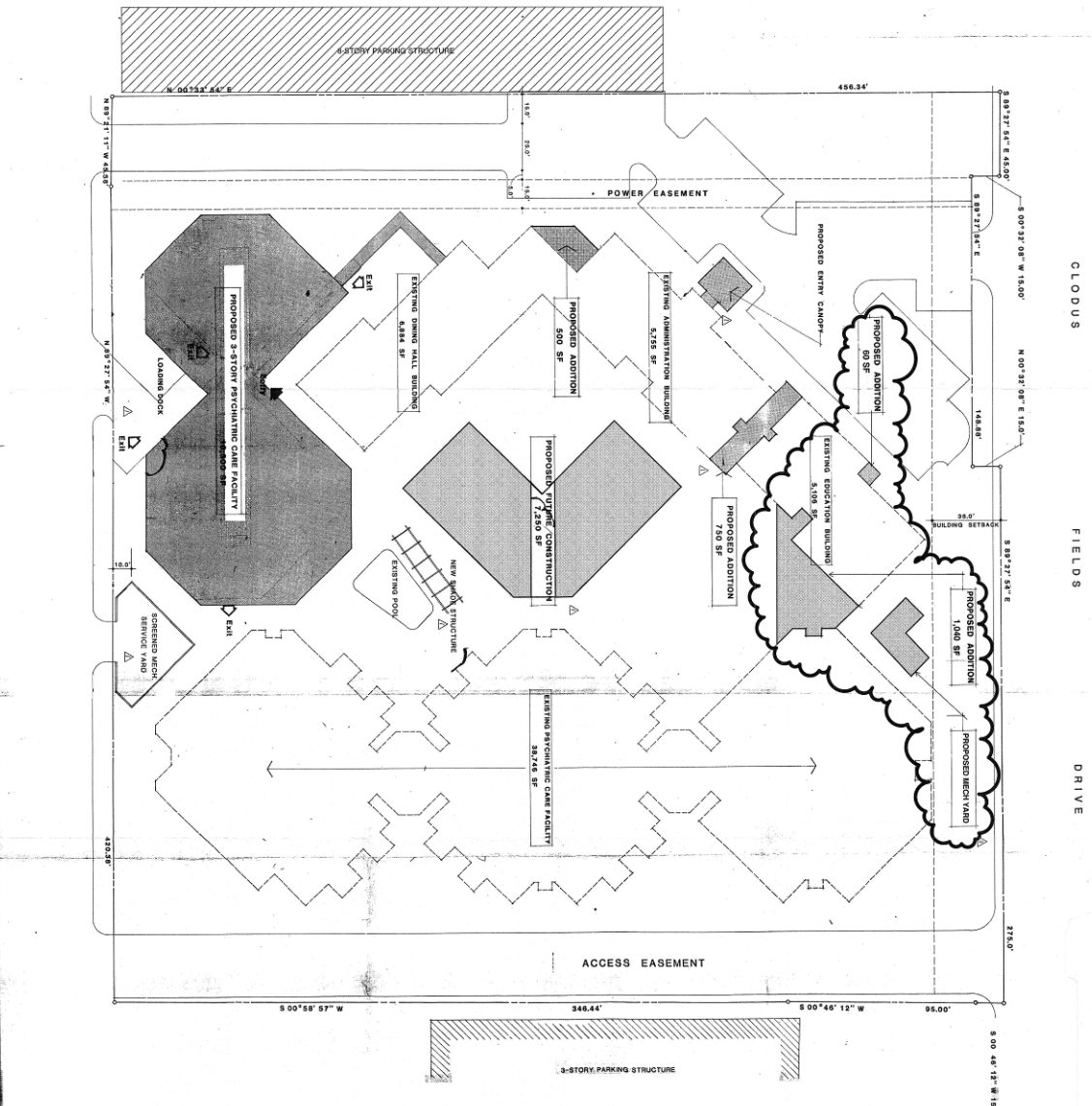
**PARKING REQUIREMENTS**

EXISTING	57 SPACES FROM 105 BEDS =
	42 SPACES PER BED
PROPOSED	105 EXISTING BEDS = 42 PROPOSED BEDS =
	146 TOTAL BEDS
	42 X 146 = 100 MINIMUM PARKING SPACES
	ON-SITE PARKING PROVIDED
	OFF-SITE PARKING PROVIDED

**LEGEND**

	EXISTING CONSTRUCTION
	PROPOSED CONSTRUCTION

**01 SITE PLAN**



CLODUS FIELDS DRIVE

**Green Oaks Psych Hospital Bed Renovation**

7808 Clodus Fields Drive  
Dallas, Texas 75251

02/12/2013

**CORGAN**  
CORPORATE DESIGN SERVICES  
1724 W. WILSON ST. FORT WORTH, TX 76102  
TEL: 817.335.1555

NO.	REVISIONS
1	ISSUES
2	
3	
4	
5	
6	
7	
8	
9	
10	

**KEY PLAN**

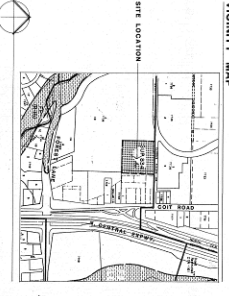
**SITE PLAN**  
SUP 834

JOB: 12130.0000  
DATE: 02/12/2013  
SHEET: **A01-02**

**Proposed Site Plan**

**AMENDMENT TO  
S.U.P. 834**

VICINITY MAP



**AREA CALCULATIONS**

**EXISTING**  
GROSS LOT AREA 211,884.40 SF  
GROSS BUILDING AREA 53,346 SF  
SITE COVERAGE (42% MAXIMUM) 24%

**PROPOSED**  
GROSS LOT AREA 211,884.40 SF  
GROSS BUILDING AREA 73,115 SF  
SITE COVERAGE (42% MAXIMUM) 33.5%

**PARKING REQUIREMENTS**

**EXISTING**  
87 SPACES FOR 101 BEDS =  
.82 SPACES PER BED

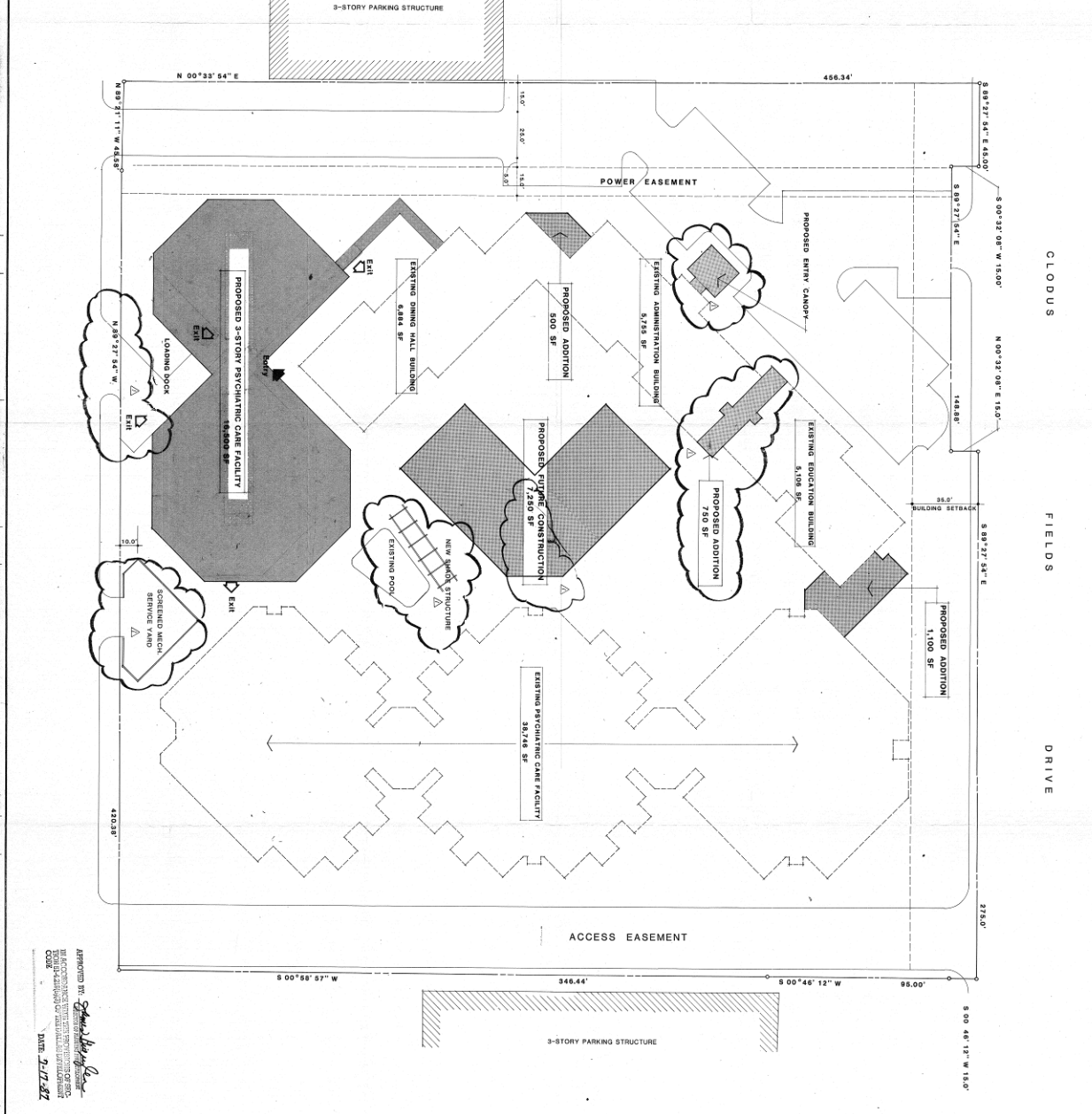
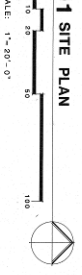
**PROPOSED**  
106 EXISTING BEDS = 40 PROPOSED BEDS =  
146 TOTAL BEDS  
.82 x 146 = 120 MINIMUM PARKING SPACES  
ON-SITE PARKING PROVIDED 60 SPACES  
OFF-SITE PARKING PROVIDED 80 SPACES

**LEGEND**

EXISTING CONSTRUCTION  
20 FT. MINIMUM WIDENING

PROPOSED CONSTRUCTION

**01 SITE PLAN**



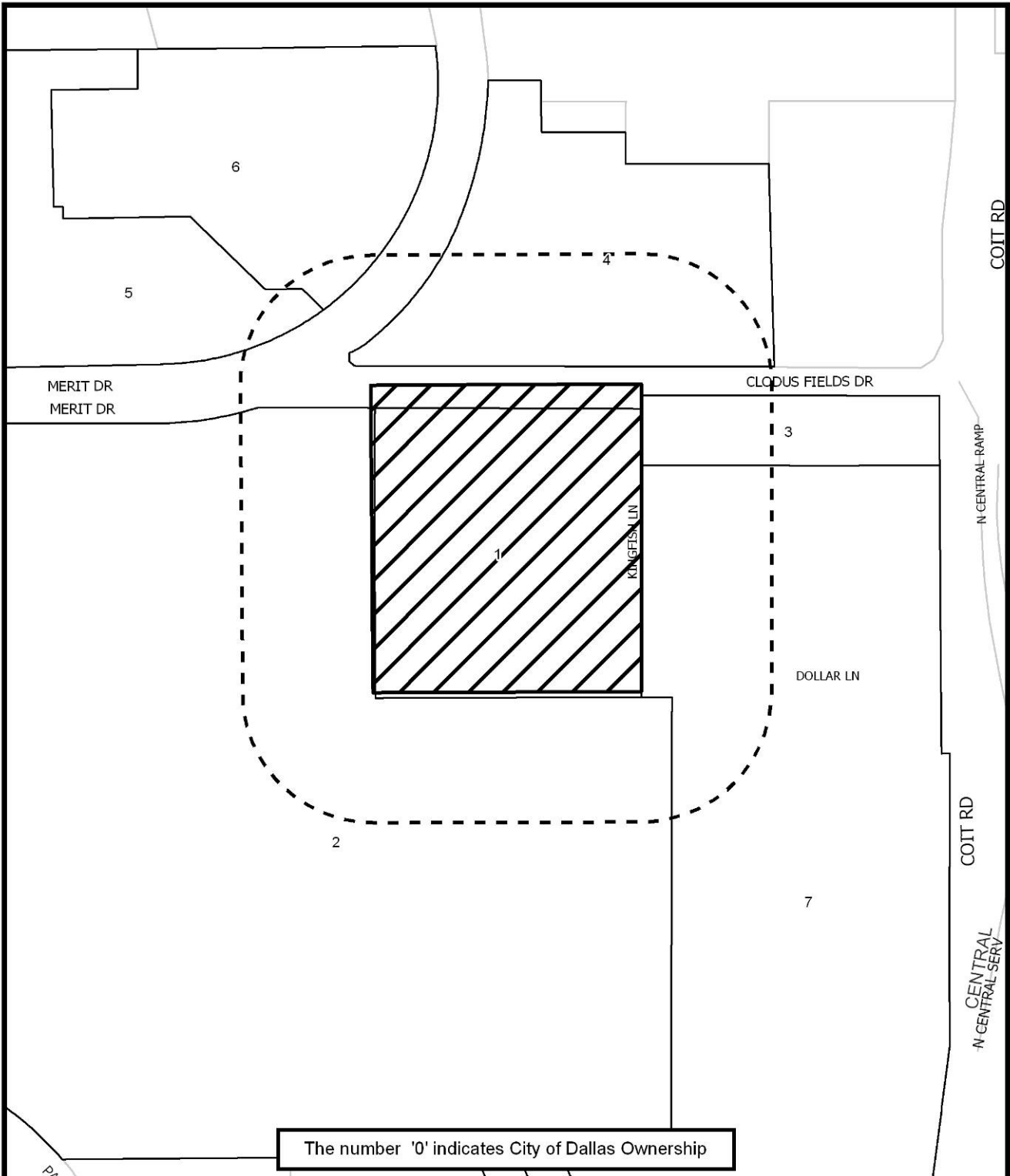
APPROVED BY: *[Signature]*  
DATE: 2-17-82

DATE	2/17/82
BY	[Signature]
FOR	GREEN OAKS
PROJECT NO.	3212
DESIGNED BY	[Signature]
CHECKED BY	[Signature]
DATE	JUNE 6, 1988
BY	[Signature]

**GREEN OAKS  
A PSYCHIATRIC HOSPITAL**  
7808 CLOUDS FIELDS DRIVE, DALLAS, TEXAS 75251



**HARWOOD K SMITH & PARTNERS**  
Architects: Engineers: Planners  
1111 Plaza of the Americas North, LB 307  
Dallas, Texas 75201 214-748-5261



1:2,400

# NOTIFICATION

**200'**

AREA OF NOTIFICATION

**7**

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M123-016**

Date: **4/2/2013**

4/2/2013

## ***Notification List of Property Owners***

***M123-016***

### ***7 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	7808 CLODUS FIELDS DR	CROW WRIGHT LTD
2	7777 FOREST LN	HCP DR MCD LLC
3	7920 CLODUS FIELDS DR	RJW INC
4	12222 MERIT DR	YPI PARK CENTRAL PPTIES SUITE 200
5	12201 MERIT DR	PARMENTER TWO FOREST PL %PARMENTER REALT
6	12221 MERIT DR	MASSACHUSETTS MUTUAL LIFE INSURANCE CO
7	11903 COIT RD	BELL FUND IV ANSLEY APARTMENTS LP

**FILE NUMBER:** D123-008

**DATE FILED:** December 17, 2012

**LOCATION:** Located between North Houston Street extension to the west and south, Dallas North Tollway to the west, Harry Hines Boulevard and the Katy Trail to the east.

**COUNCIL DISTRICT:** 2

**MAPSCO:** 45-A, E

**SIZE OF REQUEST:** 4.89 acres

**CENSUS TRACT:** 19.00

---

**MISCELLANEOUS DOCKET ITEM**

Owner/ Applicant: Skyline Apartments LTD

Representative: Robert Baldwin, Baldwin and Associates

**Development Plan:**

On January 9, 2013, the City Council approved Planned Development Subdistrict No. 96 within Planned Development District No. 193 the Oak Lawn Special Purpose. The property is generally located between North Houston Street extension to the west and south; Dallas North Tollway to the west; Harry Hines Boulevard and the Katy Trail to the east. The PDS contains approximately 4.89 acres of land.

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan prior to the issuance of a building permit for each phase. The Planned Development District does not require the landscape plan to be approved by the City Plan Commission. Staff has reviewed the proposed development plan and it complies with the requirement of the ordinance.

In conjunction with the above requirement, the attached development plan is submitted for Commission's consideration. The plan provides for the construction of 375 multifamily units, and 6,000 square feet for restaurant and retail uses.

**STAFF RECOMMENDATION:** Approval

## List of Applicant/Owner Officers

Skyline Apartments, LTD PS  
2001 Bryan Street - Suite 3700  
Dallas, Texas 75201

General Partner for Skyline Apartments, LTD is:

NT 112 Skyline Apartments Limited Partnership.

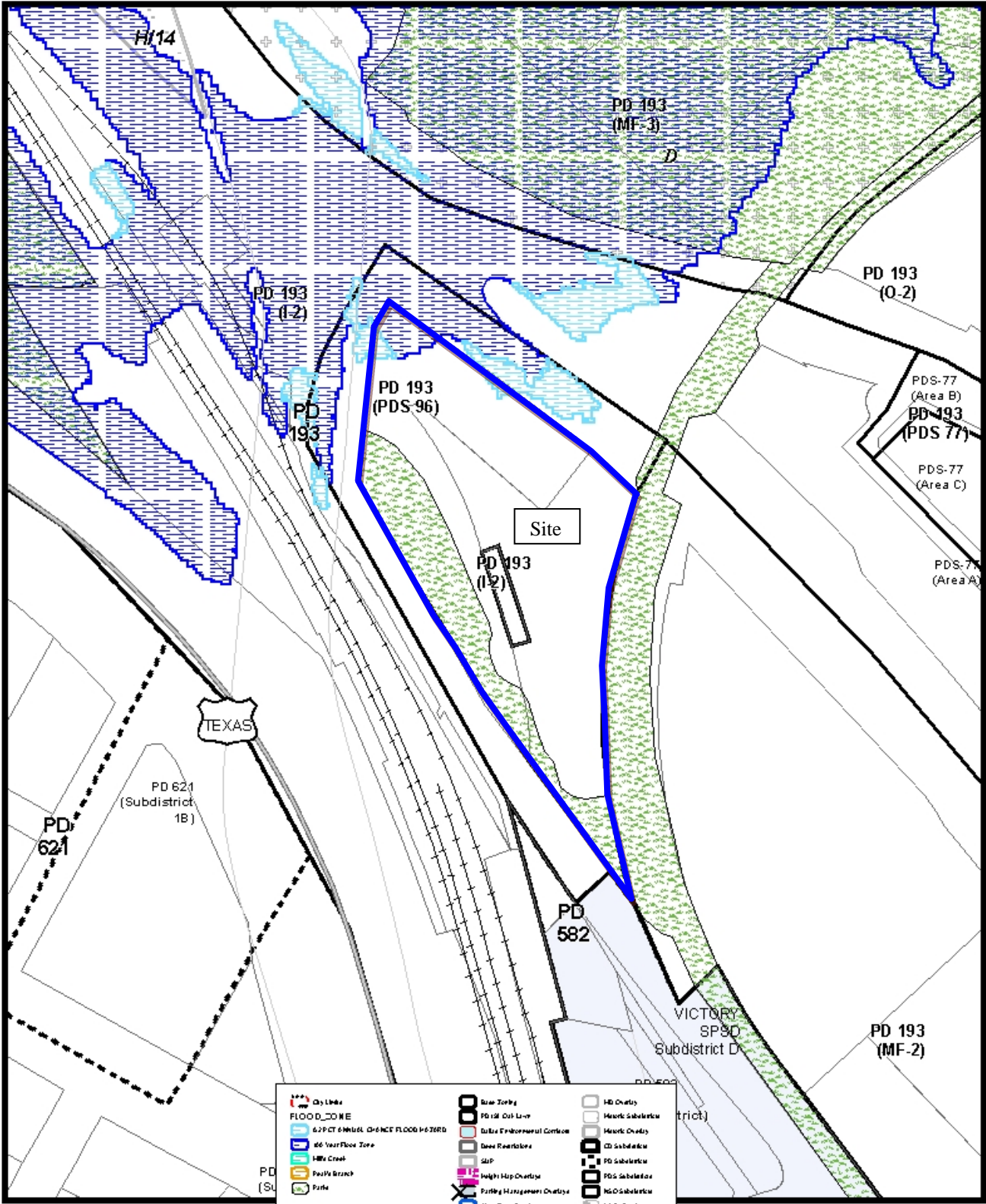
General Partner for NT 112 Skyline Apartment LP is:

NT 101 Development GP LLC  
6400 Congress Avenue - Suite 2100  
Boca Raton, FL 33487

General Partner for NT 101 Development is:

Southwest 101 GP, LLC  
6400 Congress Avenue - Suite 2100  
Boca Raton, FL 33487



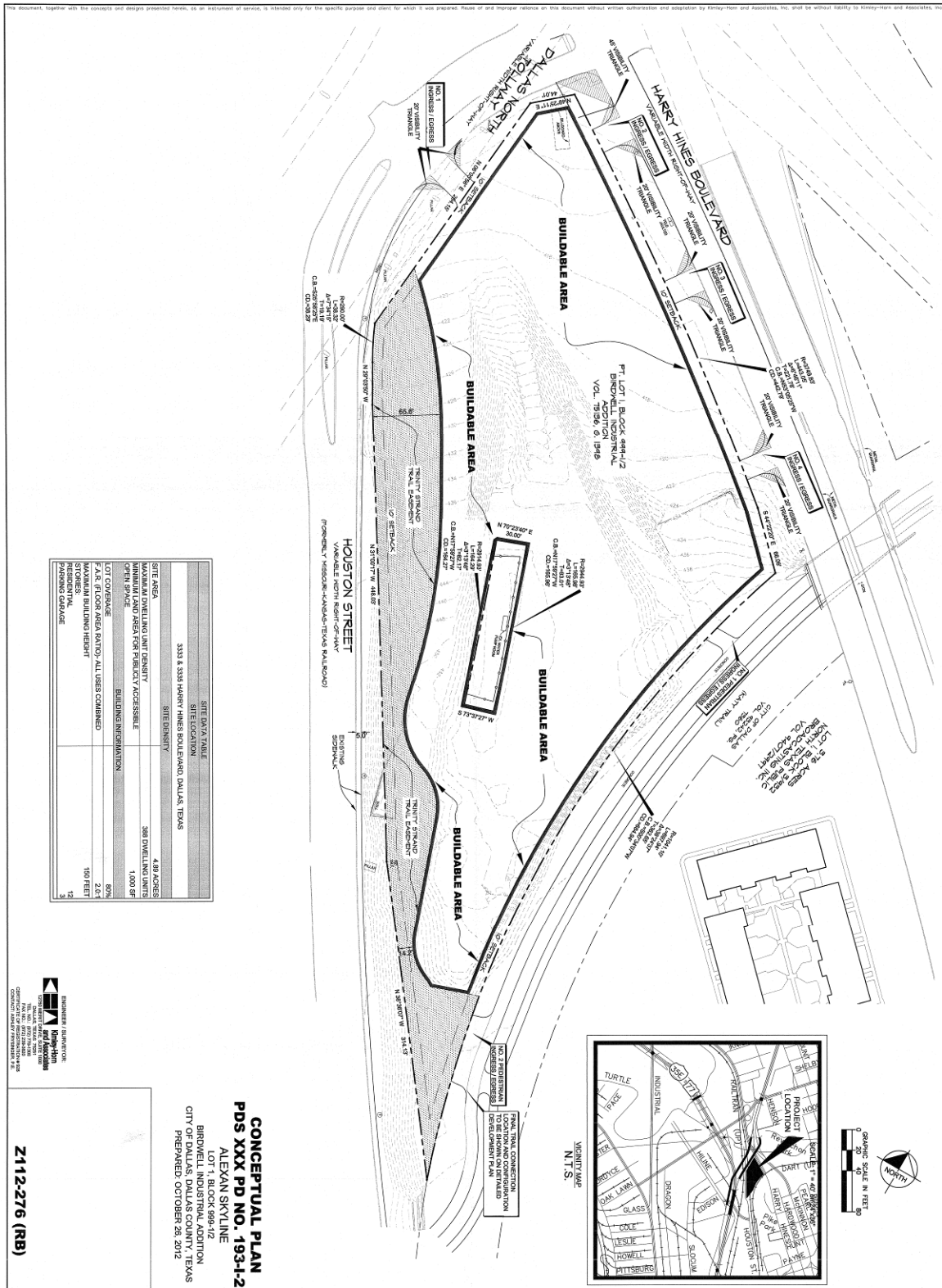


D112-008

↑ 1:2,400

	City Lines		Blue Hatched		Light Blue Hatched
	FLOOD DAMAGE		Blue Hatched		Light Blue Hatched
	60 Year Flood Zone		Blue Hatched		Light Blue Hatched
	MHW Creek		Blue Hatched		Light Blue Hatched
	Pavle Branch		Blue Hatched		Light Blue Hatched
	Parks		Blue Hatched		Light Blue Hatched
	Blue Hatched		Blue Hatched		Light Blue Hatched
	Blue Hatched		Blue Hatched		Light Blue Hatched
	Blue Hatched		Blue Hatched		Light Blue Hatched
	Blue Hatched		Blue Hatched		Light Blue Hatched
	Blue Hatched		Blue Hatched		Light Blue Hatched
	Blue Hatched		Blue Hatched		Light Blue Hatched
	Blue Hatched		Blue Hatched		Light Blue Hatched
	Blue Hatched		Blue Hatched		Light Blue Hatched
	Blue Hatched		Blue Hatched		Light Blue Hatched

# EXISTING CONCEPTUAL PLAN



SITE DATA TABLE	
SITE ADDRESS	3333 & 3335 HARRY HINES BOULEVARD, DALLAS, TEXAS
SITE LOCATION	SITE DENSITY
4.00 ACRES	380 DWELLING UNITS
MINIMUM LOT AREA FOR PUBLIC UTILITY ACCESSIBLE	1,000 SF
MINIMUM LOT AREA FOR PUBLIC UTILITY ACCESSIBLE	1,000 SF
LOT COVERAGE	60%
F.A.R. (FLOOR AREA RATIO) - ALL USES COMBINED	2.0-1
MAXIMUM BUILDING HEIGHT	150 FEET
RESIDENTIAL	12
PARKING GARAGE	3

**CONCEPTUAL PLAN**  
**PDS XXX PD NO. 193-1-2**  
 ALEXAN SKYLINE  
 LOT 1, BLOCK 89-12  
 BIRDMELL INDUSTRIAL ADDITION  
 CITY OF DALLAS DALLAS COUNTY, TEXAS  
 PREPARED: OCTOBER 26, 2012

**ALEXAN SKYLINE**  
 PREPARED FOR  
 TRAMMEL CROW RESIDENTIAL  
 DALLAS TEXAS

## CONCEPTUAL PLAN

KHA PROJECT  
 06414501.3  
 DATE  
 10/26/12  
 SCALE AS SHOWN  
 DESIGNED BY BEB  
 DRAWN BY SEB  
 CHECKED BY AMF

**Kimley-Horn and Associates, Inc.**  
 12750 MERIT DRIVE, SUITE 1000, DALLAS, TX 75228  
 PHONE: 972-720-1300 FAX: 972-239-3820  
 WWW.KIMLEY-HORN.COM TX F-028

NO.	REVISIONS	DATE	BY



**FILE NUMBER:** D123-009

**DATE FILED:** March 1, 2013

**LOCATION:** On the southwest corner of Church Road and Skillman Street.

**COUNCIL DISTRICT:** 3

**MAPSCO:** 27 – J, K

**SIZE OF REQUEST:** ±10 acres

**CENSUS TRACT:** 20.00

---

**MISCELLANEOUS DOCKET ITEM**

Owner/ Applicant: Prescott Church Road Land Associates, L.P. and Forest Meadow Baptist Church

Representative: MasterPlan Development L.L.C.

**Development Plan:**

On June 25, 2008, the City Council established Planned Development District No. 795 by Ordinance No. 27236. PD No. 795 is established on property located at the southwest corner of Church Road and Skillman Street. The size of PD No. 795 is approximately 11.9779 acres.

On February 13, 2013, the City Council approved Ordinance No. 28912 amending Tracts 1 and 3 of Planned Development District No. 795; creating a new Tract 4 within Planned Development District No. 795; providing a new conceptual plan and conditions for the new tract.. The proposed development plan is located within Tracts 1, 3 and 4.

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan prior to the issuance of a building permit for each phase of the development. The Planned Development District does not require the landscape plan to be approved by the City Plan Commission. Staff has reviewed the proposed development plan and it complies with the requirement of the ordinance.

In conjunction with the above requirement, the attached development plan is submitted for the City Planning Commission's consideration. The plan provides for the construction of 37 single family units.

**STAFF RECOMMENDATION:** Approval

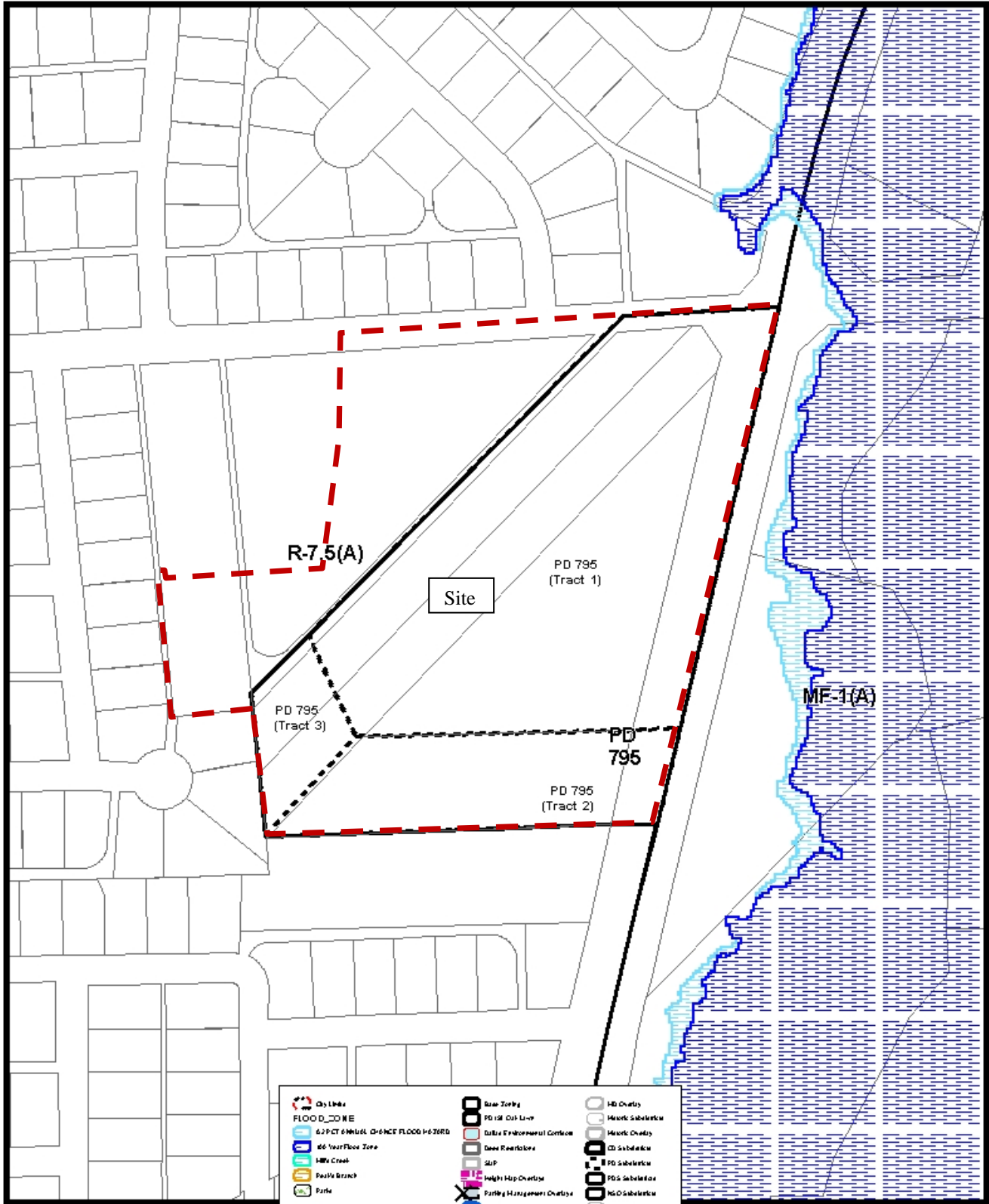
## **List of Applicant/Owner Officers**

### **Forest Meadow Baptist Church**

Mr. Charles Paramore  
Mr. Ronald McAfee  
Mr. Sidney Morrison  
Mr. Mike Thomas

### **Prescott Church Road Land Associates, L.P. By and Through its General Partner Prescot Chrurch Road Land Associates, GP LLC**

President and Manager     Judson L. Pankey  
Vice President and Manager     Vance Detwiler

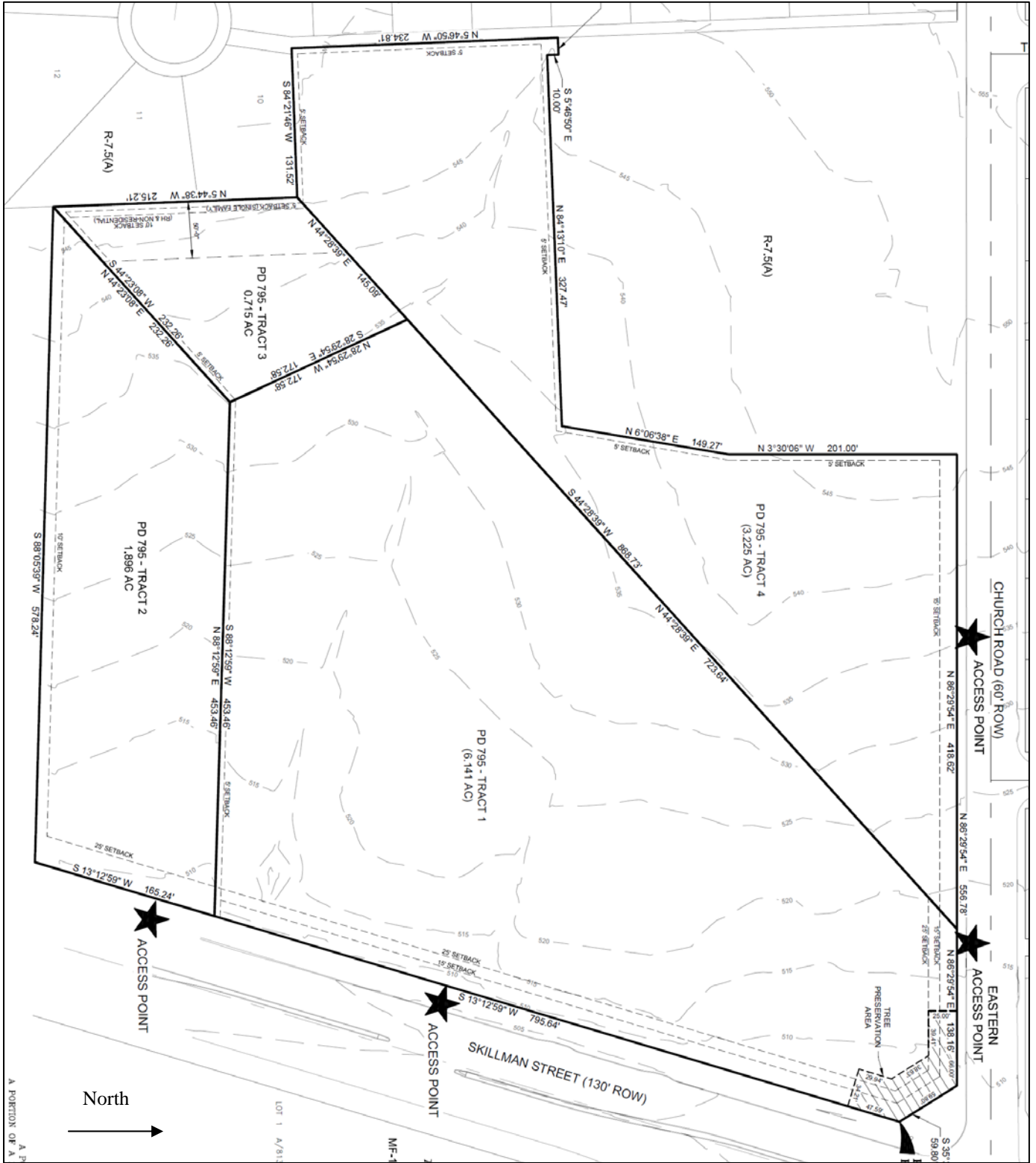


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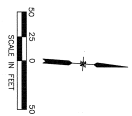
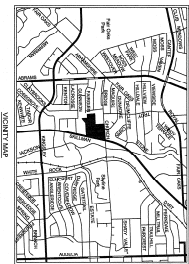
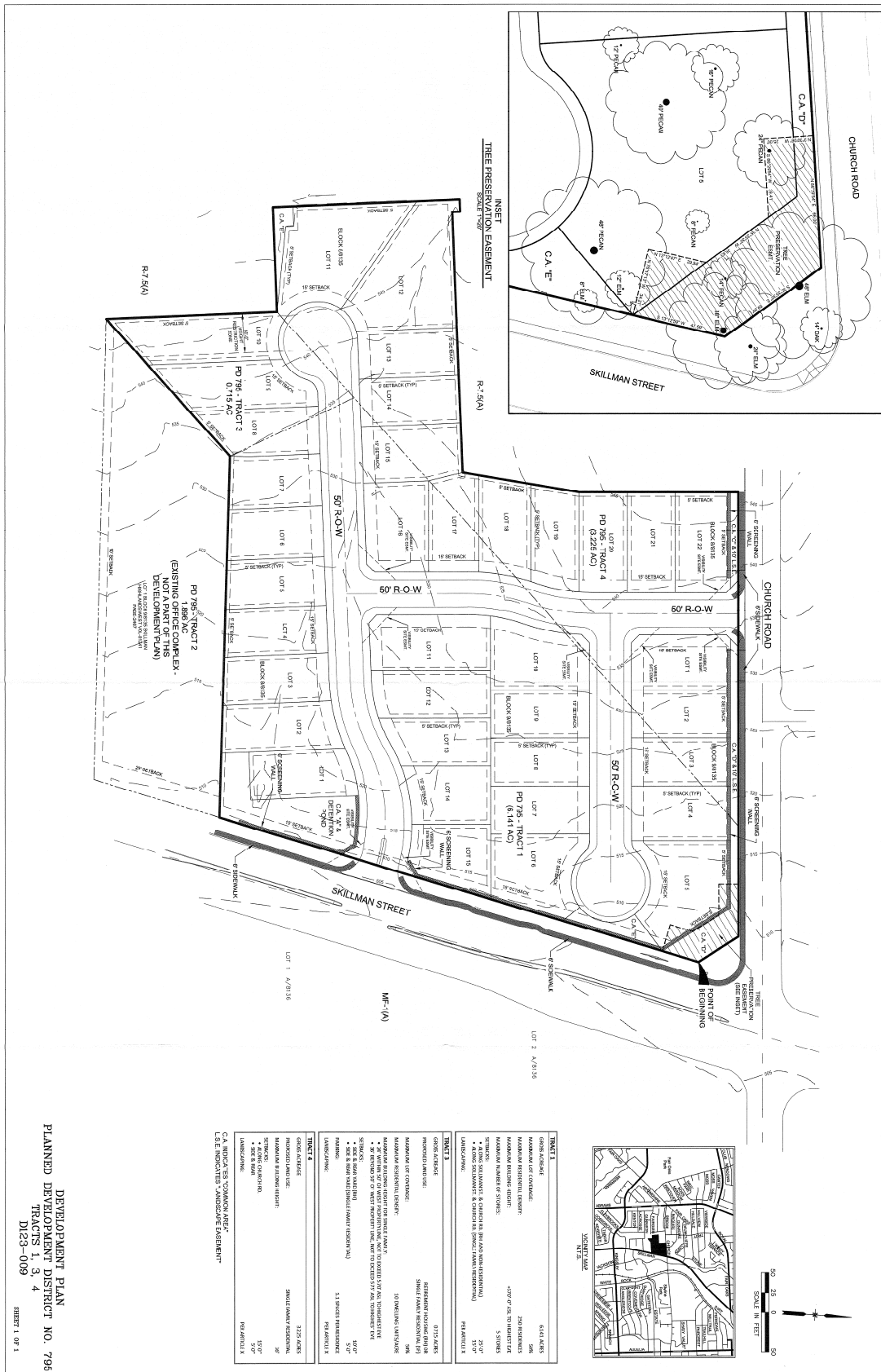
City Lines	Blue Torrey	Hatched Overlay
FLOOD_ZONE	PD 158 Out-Line	Hatched Overlay
62 FCT 6 Model DISTRICT FLOOD HAZARD	Duke Environmental Corridor	Hatched Overlay
66 Year Flood Zone	Deer Rehabilitation	PD Sublot A-C
HWN Creek	SLP	PD Sublot A-C
Pavly Branch	High Hip Overlay	PD Sublot A-C
Park	Parking Management Overlay	PD Sublot A-C
	Shop Front Overlay	Hatched Overlay
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D123-009

# EXISTING CONCEPTUAL PLAN



# PROPOSED DEVELOPMENT PLAN



DEVELOPMENT PLAN  
 PLANNED DEVELOPMENT DISTRICT NO. 796  
 TRACTS 1, 3, 4  
 D123-009  
 SHEET 1 OF 1

TRACT 1	TRACT 2	TRACT 3	TRACT 4
ACRES	ACRES	ACRES	ACRES
4.411 ACRES	5.753 ACRES	6.141 ACRES	0.115 ACRES
APPROXIMATE NUMBER OF UNITS	APPROXIMATE NUMBER OF UNITS	APPROXIMATE NUMBER OF UNITS	APPROXIMATE NUMBER OF UNITS
260 UNITS	150 UNITS	200 UNITS	50 UNITS
APPROXIMATE BUILDING HEIGHT	APPROXIMATE BUILDING HEIGHT	APPROXIMATE BUILDING HEIGHT	APPROXIMATE BUILDING HEIGHT
3.5 STORIES	3.5 STORIES	3.5 STORIES	3.5 STORIES
APPROXIMATE NUMBER OF STORES	APPROXIMATE NUMBER OF STORES	APPROXIMATE NUMBER OF STORES	APPROXIMATE NUMBER OF STORES
10 STORES	10 STORES	10 STORES	10 STORES
APPROXIMATE NUMBER OF CONDOS	APPROXIMATE NUMBER OF CONDOS	APPROXIMATE NUMBER OF CONDOS	APPROXIMATE NUMBER OF CONDOS
0 CONDOS	0 CONDOS	0 CONDOS	0 CONDOS
APPROXIMATE NUMBER OF SINGLE-FAMILY HOMES	APPROXIMATE NUMBER OF SINGLE-FAMILY HOMES	APPROXIMATE NUMBER OF SINGLE-FAMILY HOMES	APPROXIMATE NUMBER OF SINGLE-FAMILY HOMES
0 HOMES	0 HOMES	0 HOMES	0 HOMES



**FILE NUMBER:** W123-005

**DATE FILED:** April 2, 2013

**LOCATION:** North line of Park Lane, northwest of Abrams Road

**COUNCIL DISTRICT:** 13

**MAPSCO:** 26-V

**SIZE OF REQUEST:** Approx 28.2 acres

**CENSUS TRACT:** 78.21

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**MISCELLANEOUS DOCKET ITEM:**

Representative: Robert Reeves

Applicant/Owner: Golf Entertainment International

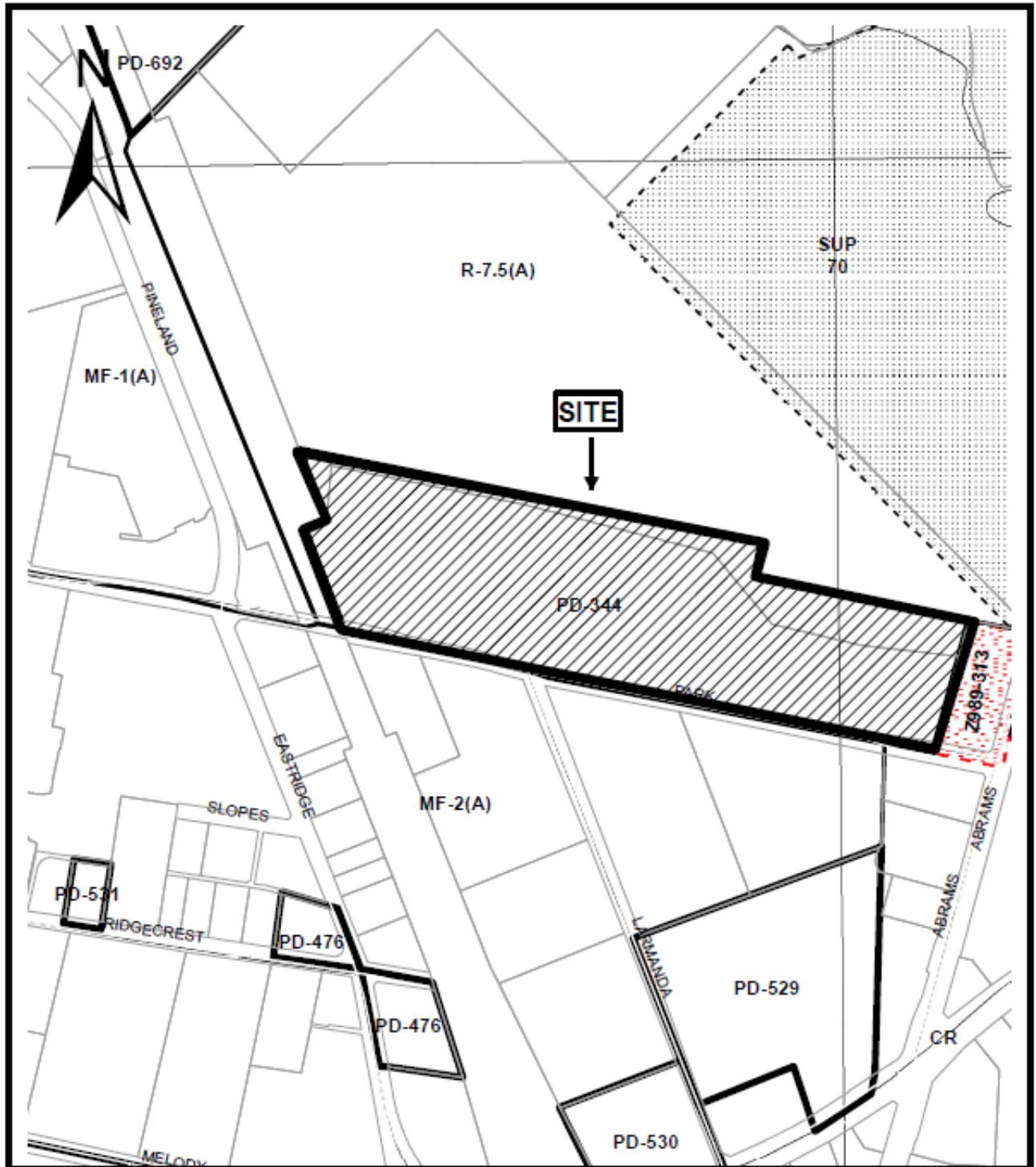
Waiver of Two-Year Waiting Period

On January 23, 2013, the City Council approved an application to amend Planned Development District 344, for commercial amusement (inside and outside) uses. According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to January 23, 2015, without a waiver of the two-year waiting period.

The applicant is requesting a waiver of the two-year waiting period in order to increase the fence [from 120 feet to 160] feet along Park Lane and along the eastern boundary of the site. The applicant stated their reasoning as: "The previous zoning request increased the height of the golf ball fence from 85' to 120' along Park Lane and at the eastern boundary of the site. At about the same time the previous case was approved by the council, our TopGolf facility in Houston was opened with a 120' high golf ball fence. Unfortunately, that fence is not preventing errant golf balls from leaving the premises. Our fear is that our recently approved 120' high fence will not prevent errant golf balls from leaving our premises, either. Therefore, we intend to apply for a new amendment to PD 344 and ask for an increase in height from 120' to 160'."

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

**Staff Recommendation:** Denial



1:6,000

Case #: **W123-005**  
 Date: **April 18, 2013**

W123-005

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. Z123-107 (JH), PD 344

Location 8787 Park Ln Dallas 75231

Date of last CPC or CC Action December 6, 2012

Applicant's Name, Address & Phone Number Golf Entertainment International

142 E. 16th Street, #3-CD New York, NY 10003

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

Earle Clark Caruth, Treas/c/o Bank of America, N.A.

901 Main Street 16th Floor Dallas, Texas 75202

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

The previous zoning request increased the height of the golf ball fence from 85' to 120' along Park Lane and at the eastern boundary of the site. At about the same time the previous case was approved by the council, our TopGolf facility in Houston was opened with a 120' high golf ball fence. Unfortunately that fence is not preventing errant golf balls from leaving the premises. Our fear is that our recently approved 120' high fence will not prevent errant golf balls from leaving our premise, either. Therefore, we intend to apply for a new amendment to PD 344 and ask for an increase in height from 120' to 160'.

See attached authorization letter

Applicant's Signature

RECEIVED BY

APR -2 2013

Current Planning

See attached authorization letter

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

Date Received  
Fee: \$300.00

Receipt # 4936  
4-2-13

March 19, 2013

David Cossum, Assistant Director  
Department of Sustainable Development  
and Construction  
City of Dallas  
1500 Marilla Street, Room 5-BN  
Dallas, Texas 75201

Re: PD No. 344 Amendment

Dear Mr. Cossum:

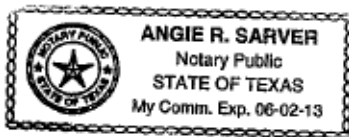
The undersigned trustee hereby authorizes Robert Reeves, Robert Reeves & Associates, Inc. to represent us in all matters regarding our application for a waiver of the two-year waiting period and future amendment to Planned Development District No. 344 if the waiver is approved.

By: Bank of America, N.A.

*Patricia Spadaro*

Before me, the undersigned authority, on this day personally appeared *Patricia A. Spadaro*, *Senior Vice President* of Bank of America, N.A., known to me to be the person whose name is subscribed to this letter, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated on behalf of said corporation.

Given under my hand and seal of office on this *25<sup>th</sup>* day of *March*, 2013.



*Angie R. Sarver*  
Notary Public, State of Texas

My commission expires *06-02-13*

March 19, 2013

David Cossum, Assistant Director  
Department of Sustainable Development  
and Construction  
City of Dallas  
1500 Marilla Street, Room 5-BN  
Dallas, Texas 75201

Re: PD No. 344 Amendment

Dear Mr. Cossum:

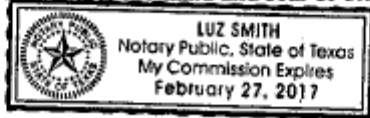
The undersigned applicant hereby authorizes Robert Reeves, Robert Reeves & Associates, Inc. to represent us in all matters regarding our application for a waiver of the two-year waiting period and future amendment to PD No. 344 if the waiver is approved.

Golf Entertainment International

By: *Randall Spurr*  
Name: *Randall Spurr*  
Title: *CDO*

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_  
*Randall Spurr* of Golf Entertainment International, known to me to be the person whose name is subscribed to this letter, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated on behalf of said corporation.

Given under my hand and seal of office on this 19<sup>th</sup> day of March, 2013.



*[Signature]*  
Notary Public, State of Texas

My commission expires 2/27/17

**Planner: Warren F. Ellis**

**FILE NUMBER:** Z112-282(WE) **DATE FILED:** July 11, 2012

**LOCATION:** South side of Camp Wisdom Road, west of Eagle Ford Drive

**COUNCIL DISTRICT:** 3 **MAPSCO:** 61A V & Z

**SIZE OF REQUEST:** Approx. 17.72 acres **CENSUS TRACT:** 165.10

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**APPLICANT / OWNER:** Cosmos Foundation  
dba Harmony Nature School

**REPRESENTATIVE:** Karl Crawley  
MASTERPLAN

**REQUEST:** An application for amendment to Specific Use Permit No. 1739 for an open-enrollment charter school on property within Subdistrict S2b of Planned Development District No. 521 for mixed uses.

**SUMMARY:** The purpose of this request is to allow for the construction of a gymnasium as well as a canopy for the students in the drop-off and pick-up area.

**CPC RECOMMENDATION:** Approval, subject to a revised site plan, and amended conditions.

**BACKGROUND INFORMATION:**

- The applicant’s request for an amendment to Specific Use Permit No. 1739 will allow for the construction of a 7,300 square foot gymnasium and the construction of a canopy for the students in the drop-off and pick-up area.
- In January 2009, the City Council approved Specific Use Permit No. 1759 for an open-enrollment charter school for a twenty-year period with eligibility for automatic renewals for additional ten year periods.
- The charter school is currently developed and has a temporary certificate of occupancy. The school’s administration is working with our Building Official to address the building code issues before receiving a permanent certificate of occupancy. The development of the charter school consists of a three-story, 47,054 square foot building. The school will have grades pre-kindergarten through 12<sup>th</sup> grade and anticipates a total enrollment of approximately 800 students by year 2014.
- The surrounding land uses are primarily single family uses to the south and west of the request site. A City of Dallas park is located south and southeast of the request site. In addition, there are several large undeveloped tracts of land that are located north and east of the request site, across Camp Wisdom Road and Eagle Ford Road, respectively.

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

1. BDA067-154 On February 11, 2008, the Board of Adjustment Panel C granted a special exception to the tree preservation regulations at 5500 Eagle Ford Road.
2. Z078-114 On January 14, 2009, the City Council approved of a Specific Use Permit for an open-enrollment charter school on property within Subdistrict S2b of Planned Development District No. 521 for mixed uses for a ten year period with eligibility for automatic renewals for additional ten year periods.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Eagle Ford Road	Principal Arterial	100 ft.	107 ft.
Camp Wisdom Road	Minor Arterial	100 ft.	80 ft.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PDD No. 521 Subarea S-2b	Undeveloped
<b>North</b>	PDD No. 521 S-2a	Undeveloped
<b>South</b>	PDD No. 521 S-6	City of Dallas Park, Single Family,
<b>East</b>	PDD No. 521 S-6	City of Dallas Park, Single Family
<b>West</b>	PDD No. 521 S-6	Single Family

**Comprehensive Plan:** The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines a goal and policy that supports the applicant’s request for an open enrollment charter school.

The request site, which is located in the Southern Sector of the City of Dallas, is undeveloped with dense vegetation. The proposed request will allow for the development of an open enrollment charter school that will provide educational opportunities for children in pre-kindergarten to twelfth grade.

**Land use**

**Goal 1.1** Align land use strategies with economic development priorities

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods’ unique characteristics. Acknowledge the importance of neighborhoods to the city’s long-term health and vitality

**STAFF ANALYSIS:**

**Land Use Compatibility:** The 17.72 acre site is developed with a three-story, 47,054 square foot open-enrollment charter school. The site is located on a terrain that has significant topography changes and is contiguous to a single family development and a Dallas City park. The land uses, across Camp Wisdom Road and Eagle Ford Road, consist of several undeveloped tracts land.

In 2009, the City Council approved a site plan showing the footprint of the open-enrollment charter school; however, a change was made during the school’s construction phase that was not reflected on approved site plan. The changes consisted of building within the right-of-way along Camp Wisdom Road, the basketball/volleyball courts, maintenance building and reduction of the off-street parking. The school is in the process of acquiring the necessary right-of-way on Camp Wisdom from the City of Dallas. In May 2013, the applicant anticipates the City Council to consider their application to acquire the right-of-way.



The applicant’s request for an amendment to Specific Use Permit No. 1739 is fourfold: 1) allow for the construction of a 7,300 square foot gymnasium on the southwest portion of the site, 2) allow for the construction of a canopy along the rear drive of the school, 3) accurately reflect the development on site, and 4) removal of the minimum parking requirement from the SUP conditions. The applicant has reduced the number of classrooms (elementary, middle and high school grades) and therefore, will meet the off-street parking requirements for an open-enrollment charter school pursuant to the Development Code.

Planned Development District No. 521 requires a development plan for each phase of development. In 2009, a site plan as part of the Specific Use Permit was approved by City Council but a development plan was not submitted after the Specific Use Permit was approved. The applicant will submit a development plan for City Plan Commission consideration after this case has been considered by the City Plan Commission and City Council.

Staff has reviewed the applicant’s request and recommends approval of an amendment to Specific Use Permit No. 1739 for an open-enrollment charter school, subject to a revised site plan and amended conditions.

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

**Development Standards:**

<b><u>DISTRICT</u></b>	<b><u>SETBACKS</u></b>		<b><u>Density</u></b>	<b><u>Height</u></b>	<b><u>Lot Coverage</u></b>	<b><u>Special Standards</u></b>	<b><u>PRIMARY Uses</u></b>
	<b><u>Front</u></b>	<b><u>Side/Rear</u></b>					
PD No. 521 – Existing Subdistrict S2b	15'	5/5'	20 per acre	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

**Landscaping:** Landscaping must be provided as shown on attached landscape plan. Plant materials must be maintained in a healthy, growing condition.

**Traffic Management Plan:** The approved ordinance required the applicant to update and submit a traffic management plan to our office for review. In January 2013, staff received an updated traffic management plan.

<p style="text-align: center;"><b>LIST OF OFFICERS HARMONY SCHOOL OF NATURE AND ATHLETICS</b></p>
---

- |                   |                     |
|-------------------|---------------------|
| - Soner Tarim     | Superintendent      |
| - Nihat Bayhan    | Area Superintendent |
| - Yalcin Akyildiz | CFO                 |
| - Erdal Caglar    | COO                 |
| - Ozgur Ozer      | CAO                 |
| - Mehmet Basoglu  | Principal           |

**PROPOSED CONDITIONS**

1. USE: The only use authorized by this specific use permit is an open enrollment charter school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on January 14, 2029, 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. LANDSCAPING: Landscaping must be provided as shown on the attached landscape plan. Plant materials must be maintained in a healthy, growing condition.
5. CLASSROOMS: The maximum number of classrooms is 40.
6. FENCE: A fence must be provided in the location as shown on the attached site plan.
7. HOURS OF OPERATION: The open-enrollment charter school may only operate between 7:00 a.m. and 7:00 p.m., Monday through Friday, and between 8:00 a.m. and 12:00 p.m. (noon) on Saturday.
8. INGRESS-EGRESS:
  - a. Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
  - b. "Do not enter" signs must be installed at the Eagle Ford Drive exit.
  - c. Signage must be provided to direct traffic to turn right only on Eagle Ford Drive.
- ~~9. PARKING: A minimum of 152 off-street parking spaces must be provided in the location as shown on the attached site plan.]~~

9.[10-] SCHOOL ZONE SIGNS: The Property owner or operator shall pay for and install school zone signs and markings if warranted by a traffic study.

10.[14-] SCREENING:

- a. Screening of off-street parking must be provided as shown on the attached site plan.
- b. Garbage storage areas must be screened on any side visible from the street by a minimum six-foot-high solid screening fence.

11.[12-] TRAFFIC MANAGEMENT PLAN:

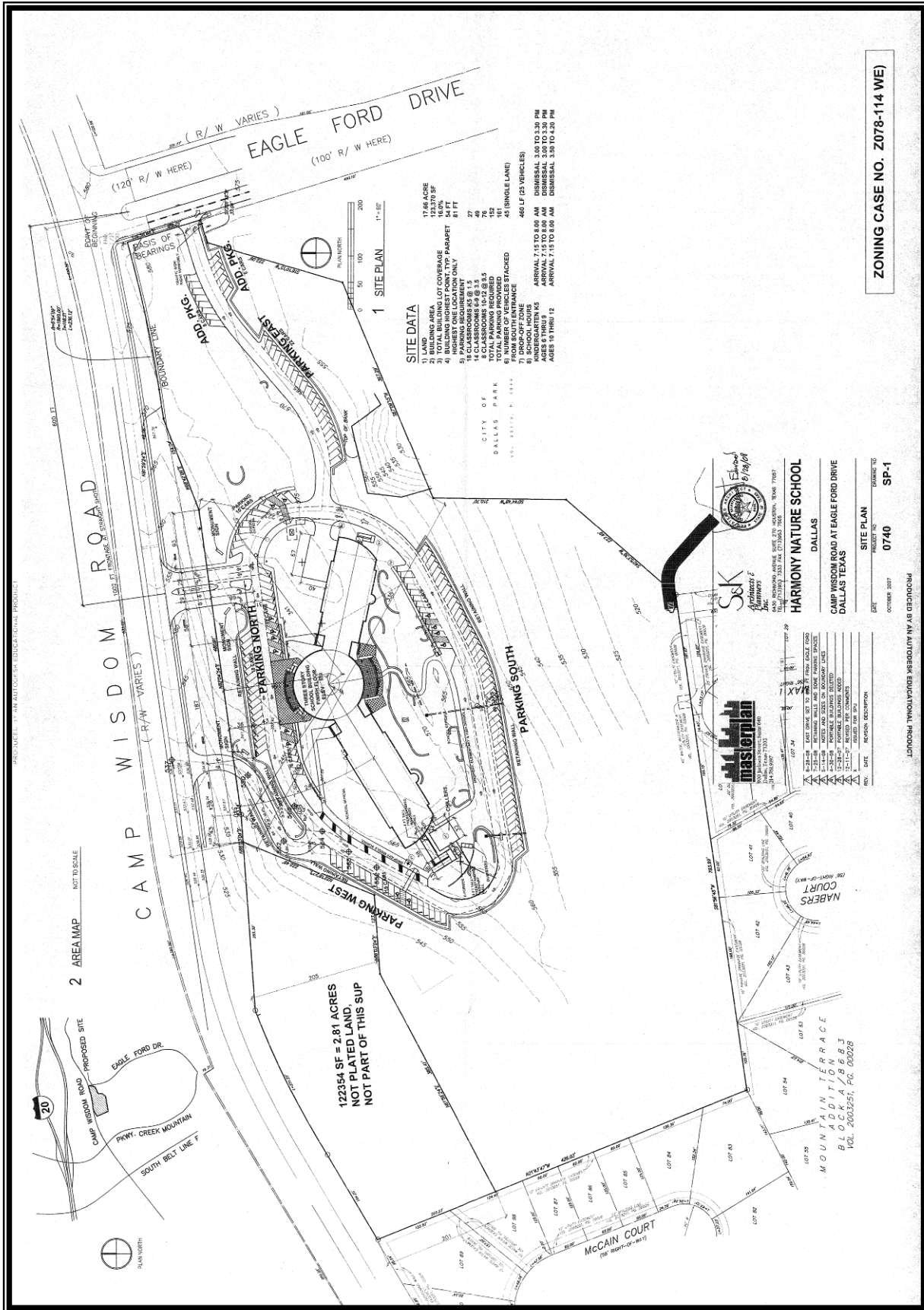
- (a) In general. The open enrollment charter school must comply with the attached traffic management plan.
- (b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.
- (c) Traffic study.
  - (i) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by May 1, 201[4]4. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director by May 1st of each 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).
  - (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.

12.[43] MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.

13.[44] 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.”

**APPROVED SITE PLAN**



ZONING CASE NO. Z078-114 WE)

**S&K**  
S&K Architects & Engineers, Inc.  
4750 WEST LOOP WEST, SUITE 200, DALLAS, TEXAS 75247  
TEL: (214) 737-7333 FAX: (214) 737-0000  
WWW.S&KARCHITECTS.COM

**maserplan**  
4750 WEST LOOP WEST, SUITE 200, DALLAS, TEXAS 75247  
TEL: (214) 737-7333 FAX: (214) 737-0000  
WWW.MASERPLAN.COM

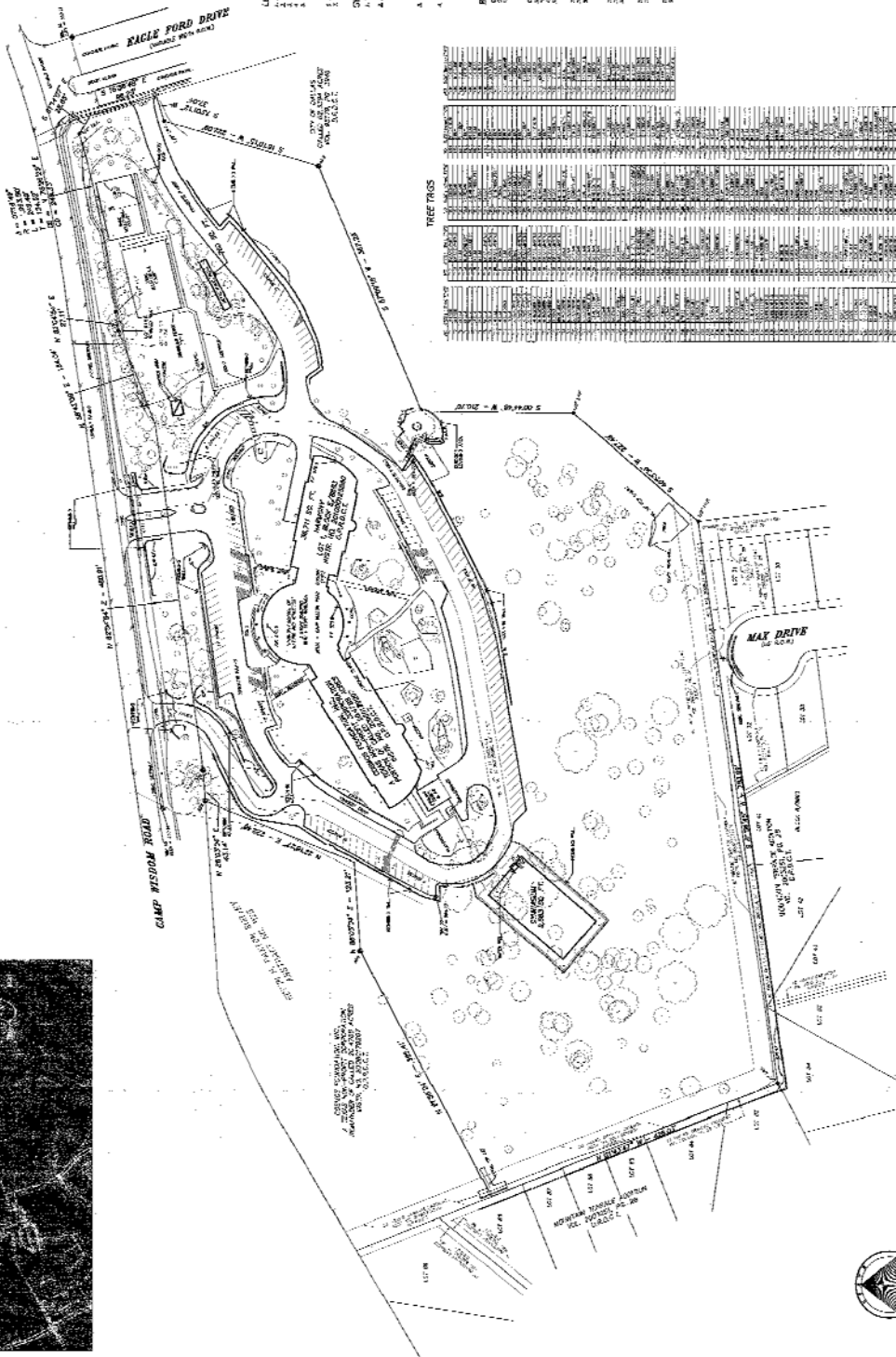
**HARMONY NATURE SCHOOL**  
DALLAS  
CAMP WISDOM ROAD AT EAGLE FORD DRIVE  
DALLAS TEXAS

DATE: OCTOBER 2027 PROJECT NO: 0740 EXHIBIT NO: SP-1

DATE: OCTOBER 2027 PROJECT NO: 0740 EXHIBIT NO: SP-1

# PROPOSED SITE PLAN

VICINITY MAP



**LEGEND**

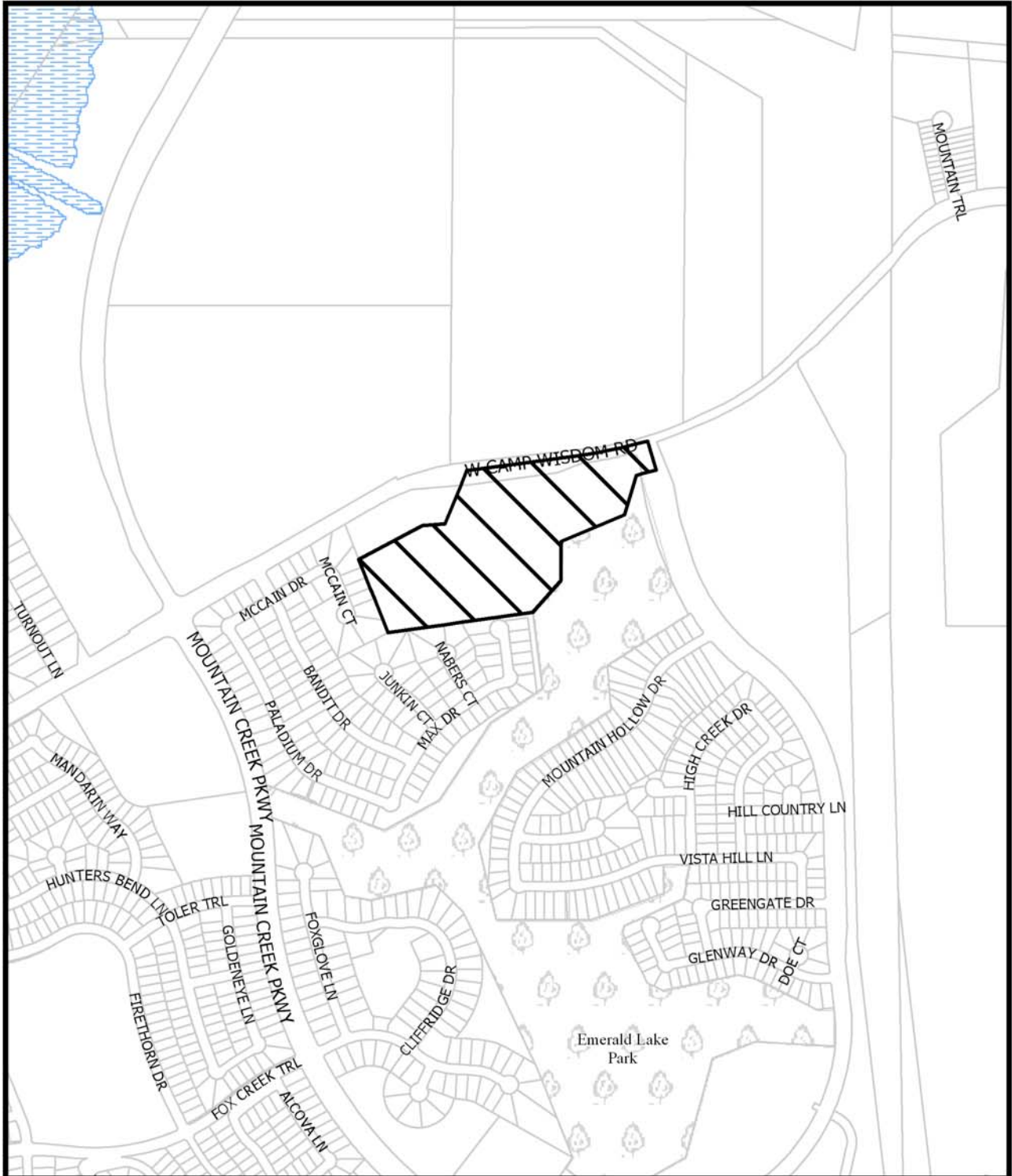
1. EXISTING PAVED DRIVE
2. EXISTING UNPAVED DRIVE
3. EXISTING SIDEWALK
4. EXISTING CURB
5. EXISTING LANDSCAPING
6. EXISTING TREE
7. EXISTING SHRUB
8. EXISTING FENCE
9. EXISTING UTILITY
10. EXISTING ERECTION
11. EXISTING CONCRETE
12. EXISTING METAL
13. EXISTING WOOD
14. EXISTING BRICK
15. EXISTING STONE
16. EXISTING TILE
17. EXISTING CARPET
18. EXISTING PAINT
19. EXISTING GLASS
20. EXISTING ROOF
21. EXISTING FOUNDATION
22. EXISTING STRUCTURE
23. EXISTING EQUIPMENT
24. EXISTING SIGNAGE
25. EXISTING LIGHTING
26. EXISTING SECURITY
27. EXISTING FURNITURE
28. EXISTING APPLIANCES
29. EXISTING FIXTURES
30. EXISTING FINISHES
31. EXISTING MATERIALS
32. EXISTING METHODS
33. EXISTING TOOLS
34. EXISTING EQUIPMENT
35. EXISTING PERSONNEL
36. EXISTING SCHEDULE
37. EXISTING BUDGET
38. EXISTING RISKS
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**GENERAL NOTES**

1. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON COMMENCEMENT OF WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
5. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING TREES AND LANDSCAPING.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING UTILITIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING STRUCTURES TO REMAIN.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING MATERIALS.
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Z112-282





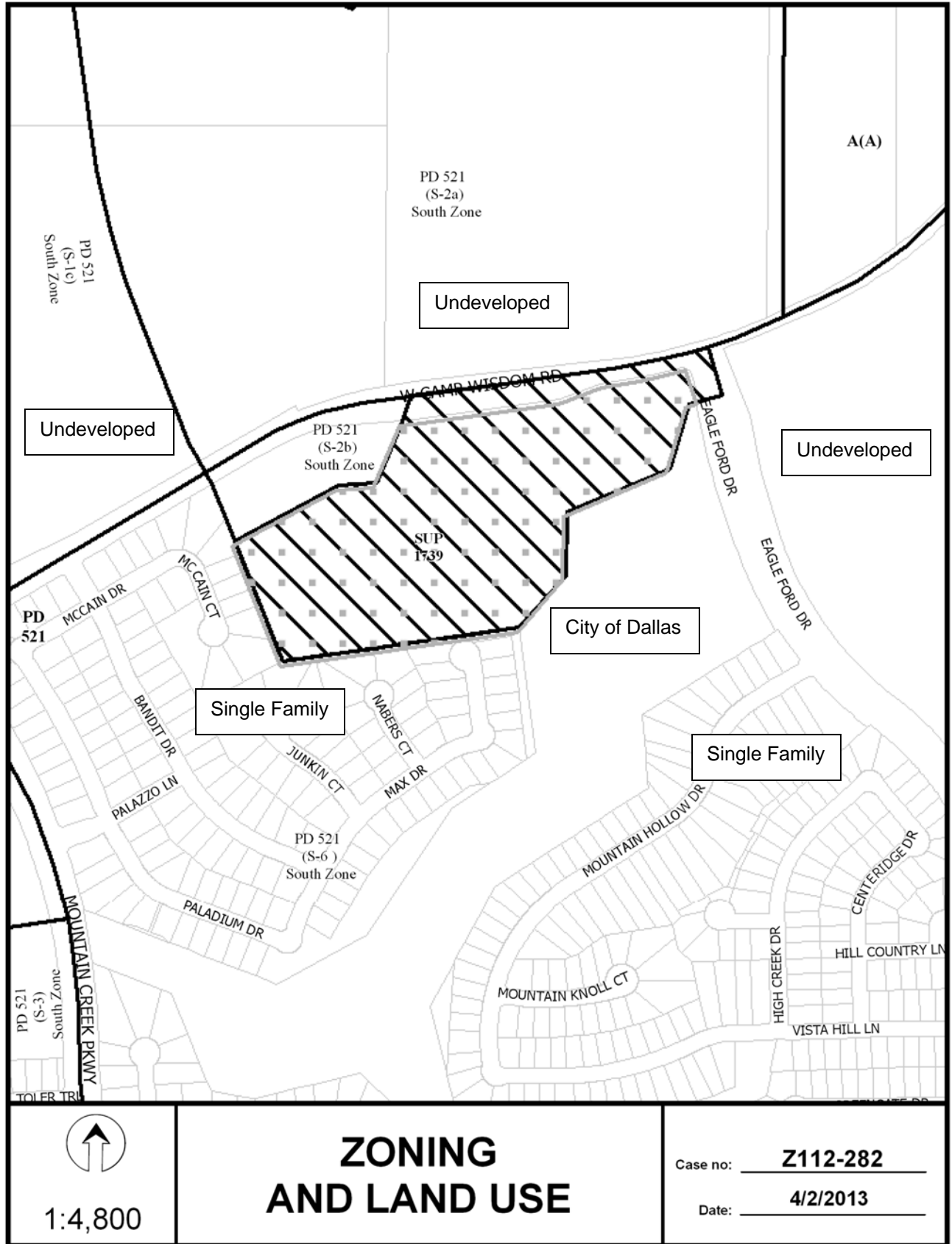
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## VICINITY MAP

Case no: Z112-282

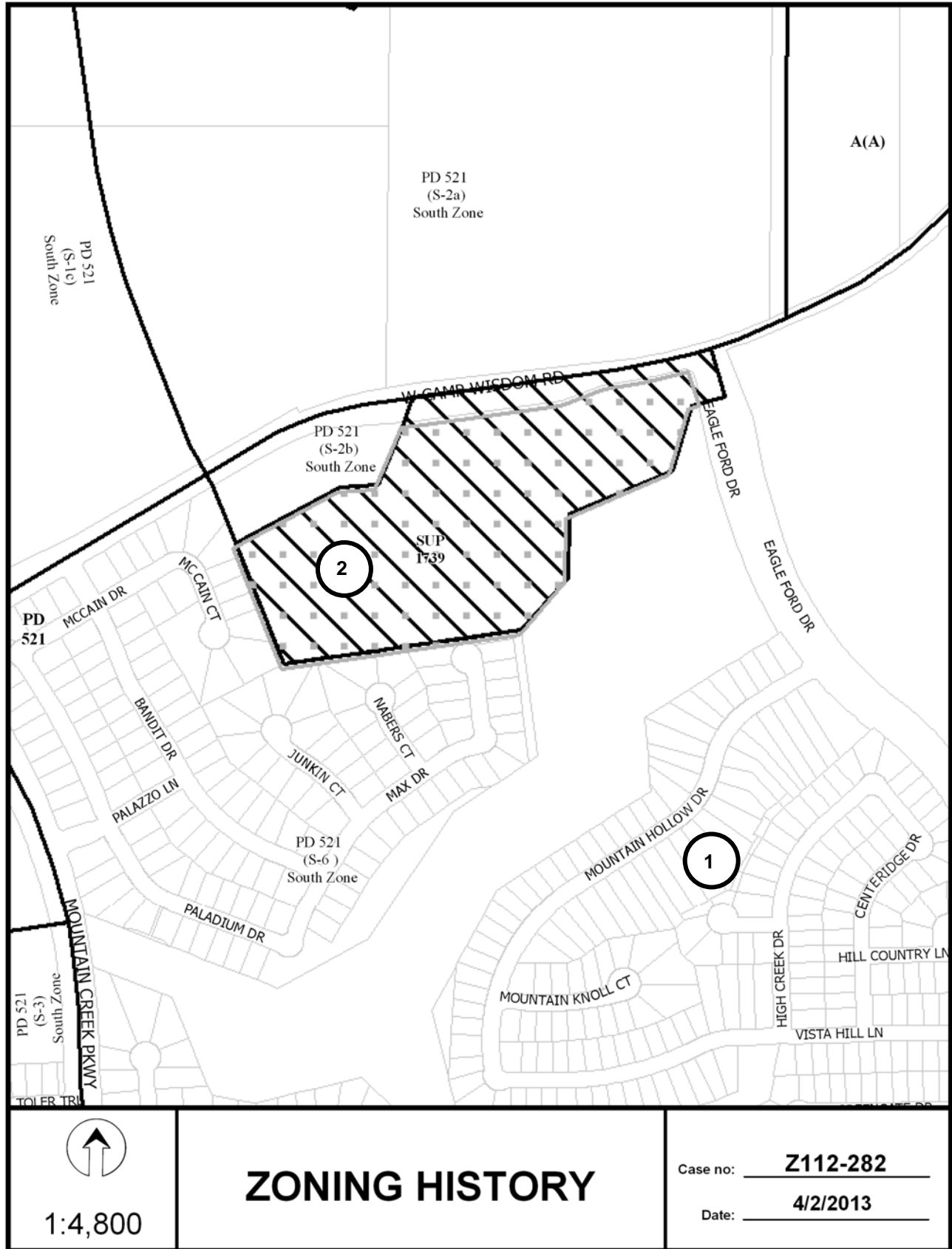
Date: 4/2/2013





# ZONING AND LAND USE

Case no: Z112-282  
Date: 4/2/2013

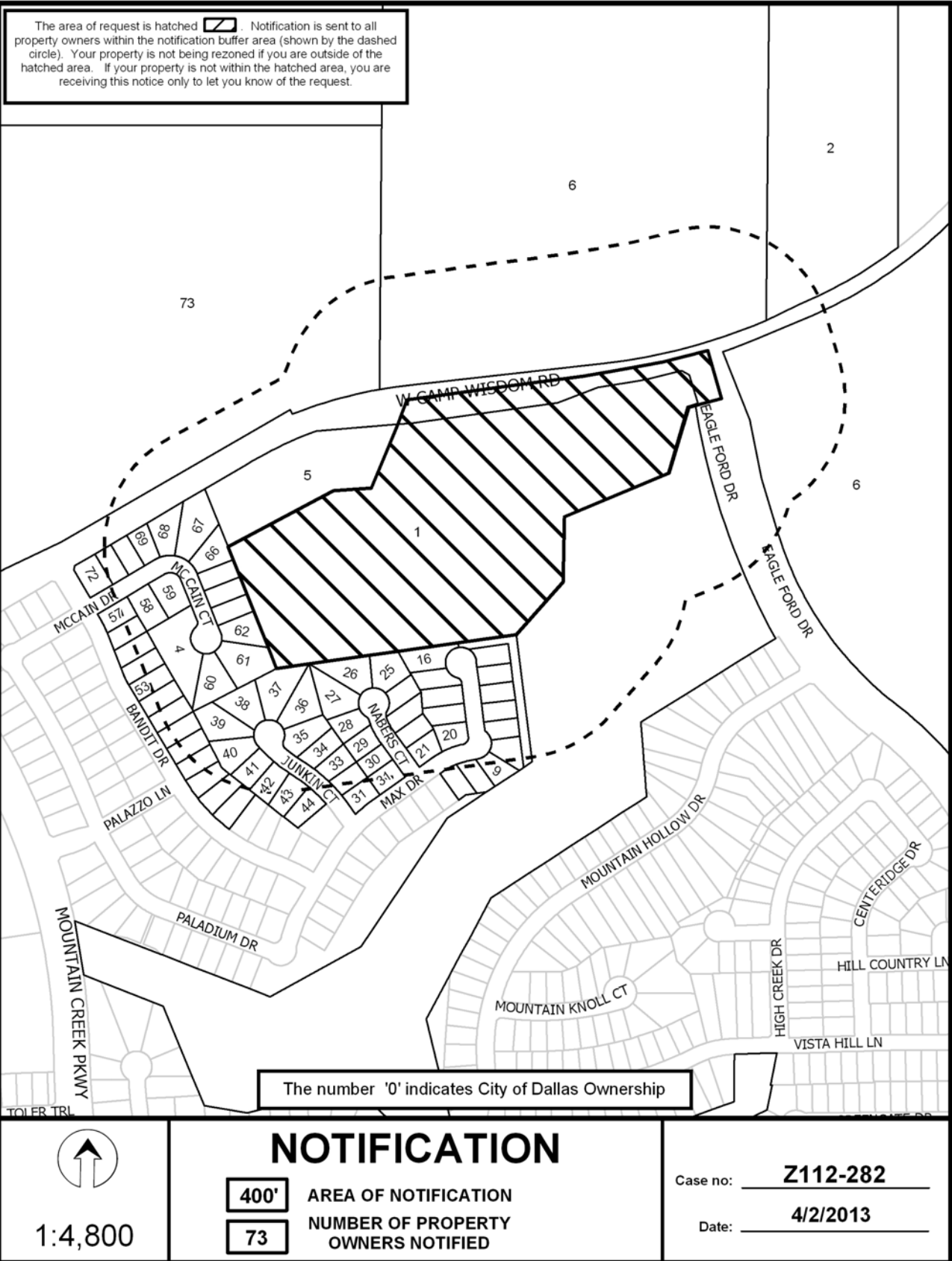


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# ZONING HISTORY

Case no: Z112-282

Date: 4/2/2013



## **Notification List of Property Owners**

### **Z112-282**

#### **73 Property Owners Notified**

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
1	8120 CAMP WISDOM RD	COSMOS FOUNDATION INC
2	7801 CAMP WISDOM RD	TEXAS UTILITIES ELEC CO % STATE & LOCAL
3	8100 MAX DR	SBJV RESLAND PARTNERS LTD
4	5520 MC CAIN CT	SBJV RESLAND PARTNERS LTD % CAPITAL CONS
5	8120 CAMP WISDOM RD	COSMOS FOUNDATION INC SUITE 104
6	7800 CAMP WISDOM RD	165 HOWE LP
7	8138 MAX DR	BYERS TODD W
8	8134 MAX DR	PHILLIPS DEBORAH Y
9	8130 MAX DR	CAMPBELL ERIC M & KOURTNEY D
10	8126 MAX DR	VERT MICHAEL J
11	8122 MAX DR	JONES WILLIAM JR
12	8118 MAX DR	FLYNN THOMAS A III
13	8114 MAX DR	PARIKH MANOJ K & SITA MANOJ PARIKH
14	8110 MAX DR	BROWN ANTOINETTE & OLIE L
15	8106 MAX DR	WESLEY KORI J & WESLEY BRIAN H
16	8109 MAX DR	CARTER BRIAN
17	8113 MAX DR	GATES CHRISTI C &
18	8117 MAX DR	CALHOUN HENRY III & TONYA
19	8121 MAX DR	FRANKLIN RODERICK
20	8125 MAX DR	BOOKER ALICIA
21	5622 NABERS CT	DRUMMOND JERRY & VICKY
22	5618 NABERS CT	COBB LACHANDRA
23	5614 NABERS CT	GARZA JUANA M & JOEL A GARCIA
24	5610 NABERS CT	MELTON DARRYL A & NICOLE D
25	5606 NABERS CT	PHILLIPS LANA K
26	5602 NABERS CT	DORSEY WENDAL & TANISHIA MARSHALL

4/2/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5607 NABERS CT	PADILLA JUAN D & VERONICA
28	5611 NABERS CT	RATHEL ROCHELLE LASHAN
29	5615 NABERS CT	GATES PEGGY N
30	5619 NABERS CT	PALUCHO RONALD M & JESSICA MILLER
31	5623 NABERS CT	TLS HOMES INC
32	5630 JUNKIN CT	MITCHELL PHILLIP & RHONDA DABNEY-MITCHEL
33	5626 JUNKIN CT	CARTER RODNEY & ANGELA
34	5622 JUNKIN CT	GONZALEZ HELEODORO & SUZANNE Y
35	5618 JUNKIN CT	DUNCAN JAVIAN
36	5614 JUNKIN CT	THOMPSON ERICK L & DENISE D
37	5610 JUNKIN CT	PRUITT MYCHAL
38	5606 JUNKIN CT	BUENTELLO RONNIE O & CYNTHIA G
39	5609 JUNKIN CT	SHAKLEE CODY & CRYSTAL
40	5613 JUNKIN CT	SOUMANO JO NELL & CHOOMKHAM KEOVONGPHET
41	5617 JUNKIN CT	HWEMA DENFORD
42	5621 JUNKIN CT	CASTILLO LISA &
43	5625 JUNKIN CT	SIMPSON SHARON D
44	5629 JUNKIN CT	JACKSON MAJJA J
45	5626 BANDIT DR	COOPER PAT & ANDREA
46	5622 BANDIT DR	PINKARD ANITA K
47	5618 BANDIT DR	FORKS VENNIE L
48	5540 BANDIT DR	MCWILLIAMS JOHN & SONDRIA
49	5536 BANDIT DR	ENRIQUEZ IGNACIO M & BARRON ERIKA R
50	5532 BANDIT DR	RAIBON ORLANDO M
51	5528 BANDIT DR	GARCIA RENE I
52	5524 BANDIT DR	JONES JONATHAN & RHONDA JONES
53	5520 BANDIT DR	EDSON ROBERTA & JON
54	5516 BANDIT DR	WEAVER RAYMOND C
55	5512 BANDIT DR	SEIDMEYER ROBERT E & DONNA M
56	5508 BANDIT DR	QASEM KARIM & SUZANNE
57	5504 BANDIT DR	LAWAL SOLARIN SAHEED & KOFO

4/2/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8210 MC CAIN DR	BREWER STEVEN T
59	8206 MC CAIN DR	VAUGHAN CAROL P
60	5524 MC CAIN CT	JONES VANESSA
61	5527 MC CAIN CT	LEWIS LACY P
62	5523 MC CAIN CT	DRAPER IVAN & ANGELA DRAPER
63	5519 MC CAIN CT	SANDLIN HOMES INC
64	5515 MC CAIN CT	WRIGHT KENNETH
65	5511 MC CAIN CT	VILLALOBOS JESUS
66	5507 MC CAIN CT	GORE SHAROLYN L
67	5503 MC CAIN CT	MUNOZ CRESENCIO & ANA Y
68	8201 MC CAIN DR	GARZA ANGELA P & ERIK PEDRAZA
69	8205 MC CAIN DR	TIMKO NANCY
70	8209 MC CAIN DR	JOHNSON KIMBERLY A
71	8213 MC CAIN DR	WRIGHT ANGELA R
72	8217 MC CAIN DR	SALONE SHUNITA L
73	8101 CAMP WISDOM RD	VALLIANCE BANK

**Planner: Warren F. Ellis**

**FILE NUMBER:** Z112-323(WE)                      **DATE FILED:** September 20, 2012

**LOCATION:** West side of N. Westmoreland Road, north of Angelina Drive.

**COUNCIL DISTRICT:** 3                                      **MAPSCO:** 43-F

**SIZE OF REQUEST:** Approx. 7,350 sq. ft.                      **CENSUS TRACT:** 105

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**APPLICANT /OWNER:** Lucio Maldonado

**REPRESENTATIVE:** Aranda Planning Consultants

**REQUEST:** An application for a Specific Use Permit for a convenience store with drive-through on property zoned a CR Community Retail District.

**SUMMARY:** The purpose of this request is to permit an existing convenience store to have a drive through.

**STAFF RECOMMENDATION:** Approval for two years, subject to site plan and conditions

**BACKGROUND INFORMATION:**

- The request for a Specific Use Permit for a convenience store with drive-through will allow the applicant to install a drive-through window on the south side of an existing retail store.
- In December 2010, the City Council approved amending Chapter 51 and 51A of the Dallas Development Code to create a new main use, a “convenience store with drive-through” and provide the development regulations and standards for the use. An SUP is required in Chapter 51A for a convenience store with drive-through in the following zoning districts: CR Community Retail, RR Regional Retail, CS Commercial Service, IR Industrial Research, IM Industrial Manufacturing, MU-2 Mixed Use, MU-3 Mixed Use, and Multiple Commercial Districts.
- The maximum allowable floor area for a convenience store with drive-through is 10,000 square feet.
- The surrounding land uses consist of a mix of undeveloped land, auto related, commercial and business service and residential uses.

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

1. Z101-132 On April 27, 2011, the City Council approved an amendment to Specific Use Permit No. 1736 for a community service center on property zoned a CR Community Retail District.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Angelina Drive	Collector	60 ft.	60 ft.
N. Westmoreland Road	Principal Arterial	100 ft.	100 ft.

**Land Use:**

	Zoning	Land Use
Site	CR	Convenience store
North	CR	Undeveloped
South	CR	Commercial use
East	CR	Single Family, Auto related uses
West	R-5(A)	Single Family



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

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

## **LAND USE**

### **GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

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

### **STAFF ANALYSIS:**

**Land Use Compatibility:** The approximately 7,350 square foot site is zoned a CR Community Retail District and is currently developed with a 600 square foot retail store. The request for a Specific Use Permit for a convenience store with drive-through will allow the applicant to install a drive-through window on the south side of the existing retail store.

In October 2011, and October 2012, the Building Inspection Office issued two certificates of occupancy for a general merchandise or food store 3,500 square feet or less and for a liquor store, respectively. The applicant will have to obtain a new certificate of occupancy for a convenience store with drive-through, if the request is approved by the City Council.

The request site is located along a principal arterial roadway (North Westmoreland Road) were a mix of commercial and business service, auto related and residential uses are developed. The applicant has acquired a shared access agreement with the adjacent property owner to the south to use a portion of their property for circulation. The property will have three driveway approaches that will allow for vehicular traffic to maneuver throughout the property.

Staff recommends approval of the applicant's request for a two year period. The applicant's request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code.

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.

**Development Standards:**

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

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

**Parking:** The Dallas Development Code requires off-street parking to be provided for a convenience store with a drive-through at one space for each 200 square feet of floor area. The proposed use requires three spaces with four being provided per the attached site plan.

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

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

The screenshot shows the Dallas Police Department's Virtual Viewer interface. At the top, it says "DALLAS POLICE DEPARTMENT" with links for "UCR Codes", "Year Codes", and "Property Class Codes". Below that is a yellow bar with "Virtual Viewer - Public Access" and "Welcome". There are icons for help, CSV, and print. The main section is titled "Search Records - Offense" and includes a "Filter" dropdown menu. Below this is a table with the following data:

Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
<a href="#">0063817-Z</a>	03/16/2012	*LISA'S BEER AND WINE	ROBBERY	04011	N	WESTMORELA...	421	4009	03711	
<a href="#">0183335-Z</a>	07/24/2012	@CITY OF DALLAS-VICE	FOUND PRO...	04011	N	WESTMORELA...	421	4009	43020	

**LIST OF OFFICERS**  
NR Stations, Inc

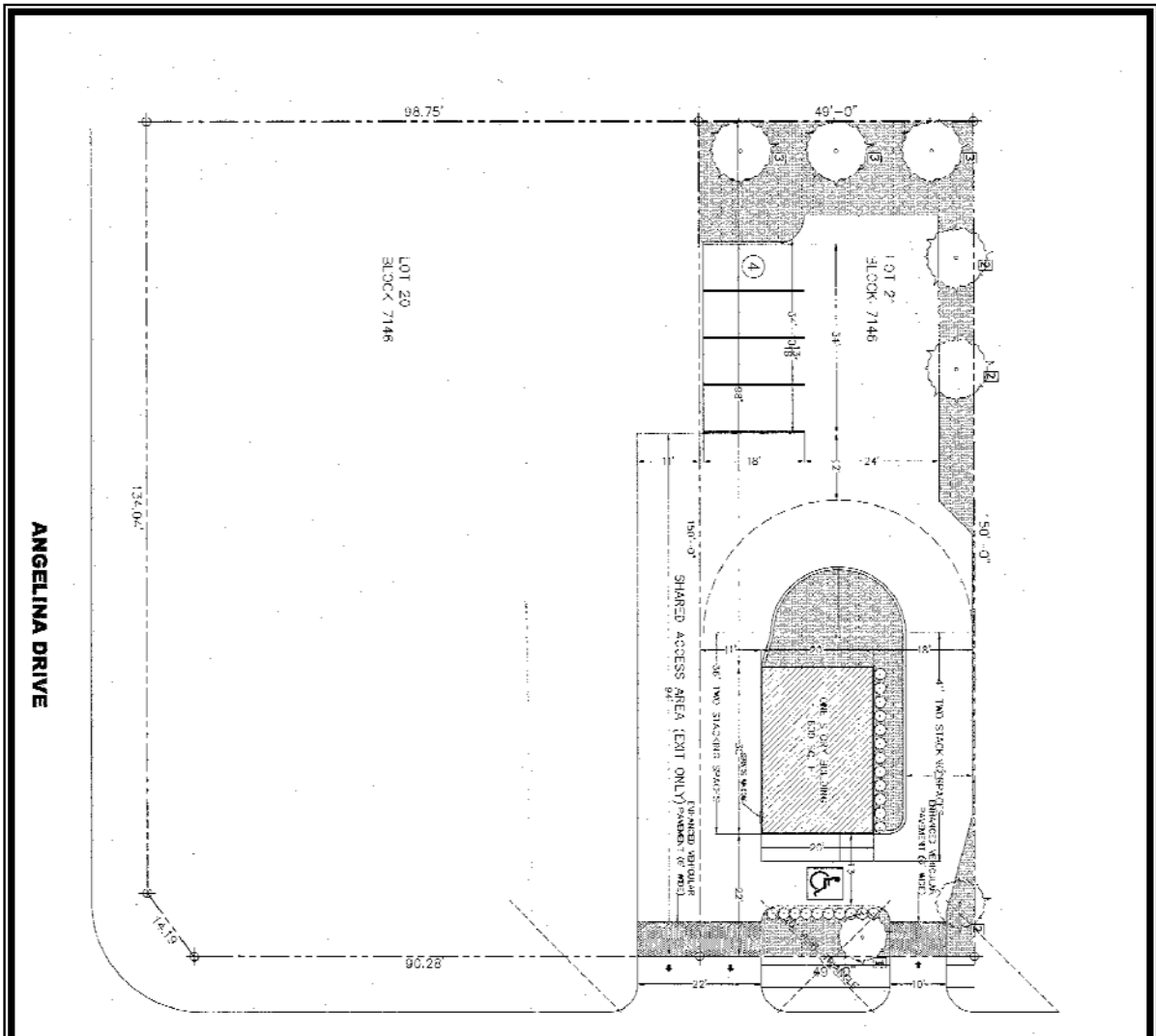
**Managers:**

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

**PROPOSED SUP CONDITIONS**

1. USE: The only use authorized by this specific use permit is a convenience store with drive-through service.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit terminates on\_\_\_\_\_, (two-year period from the passage of this ordinance).
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. FLOOR AREA: Maximum floor area is 600 square feet.
6. PARKING: Parking must be located as shown on the attached site plan.
7. HOURS OF OPERATION: A convenience store with drive-through service may only operate between the hours of 8:00 a.m. and 9:00 p.m., Monday through Saturday.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

**PROPOSED SITE PLAN**



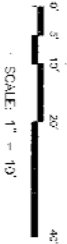
**N. WESTMORELAND ROAD (6-LANE DIVIDED)**

**ANGELINA DRIVE**

LOT 20  
BLOCK 7148

**LANDSCAPE LEGEND**

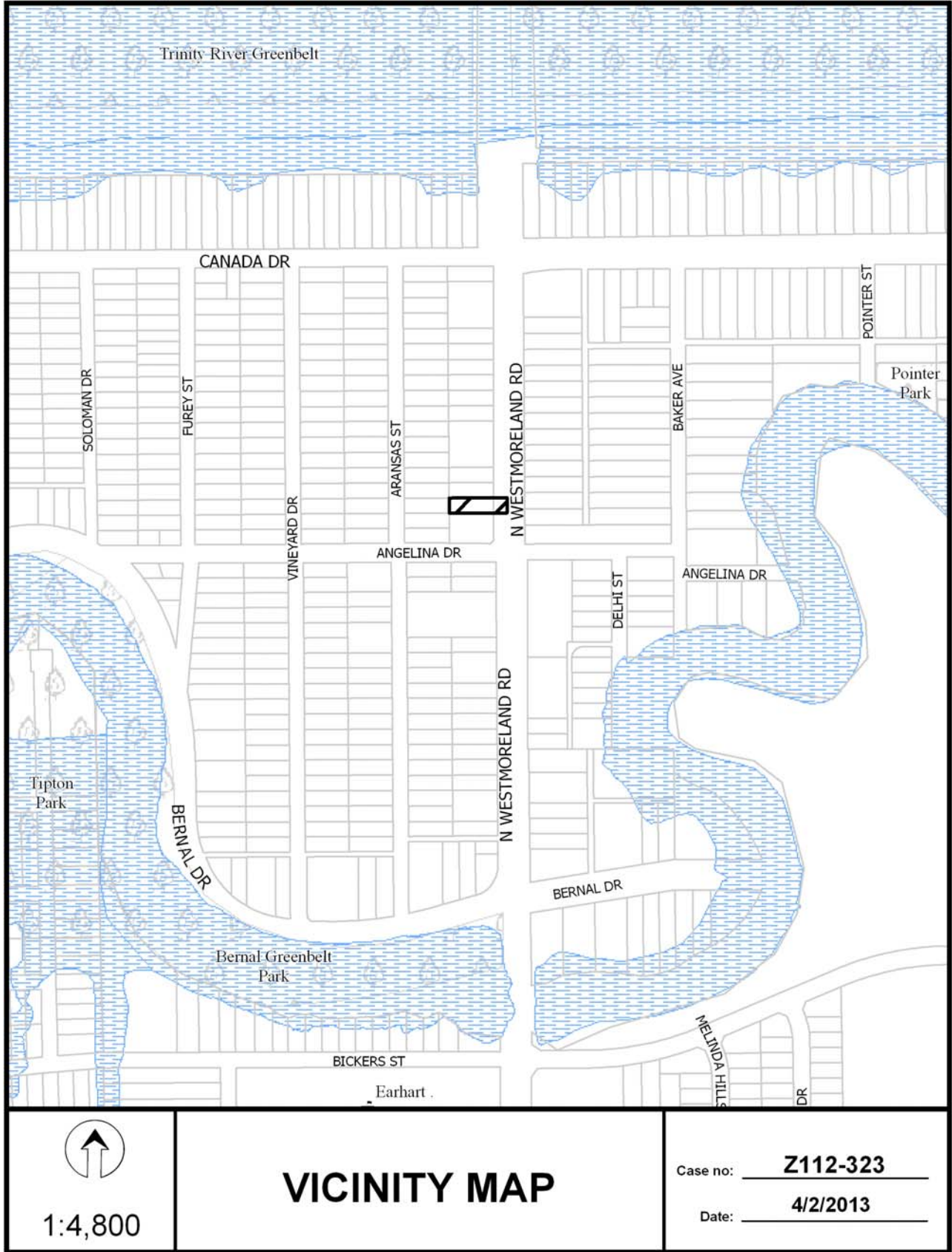
	(10) BRASS-CLAD TREE (P3)
	(10) PINE OR 10' PINE-LYONBARD (P3)
	(10) ONE-LINE SPINDLE (P3)
	(10) ONE-LINE SPINDLE (P3)



**PARKING ANALYSIS:**  
 LAND USE: GENERAL RESIDENCE #7 - 200' FROM DRIVE-THRU  
 BUILDING AREA: 300 SQ. FT.  
 PARKING REQUIREMENTS: 3 SPACES  
 PROPOSED PROVIDED: 3 SPACES

LANDSCAPE AS PER ARTICLE X (LAND DEVELOPMENT CODE)

**SITE & LANDSCAPE PLAN**  
 4011 N. WESTMORELAND ROAD  
 Z112-323

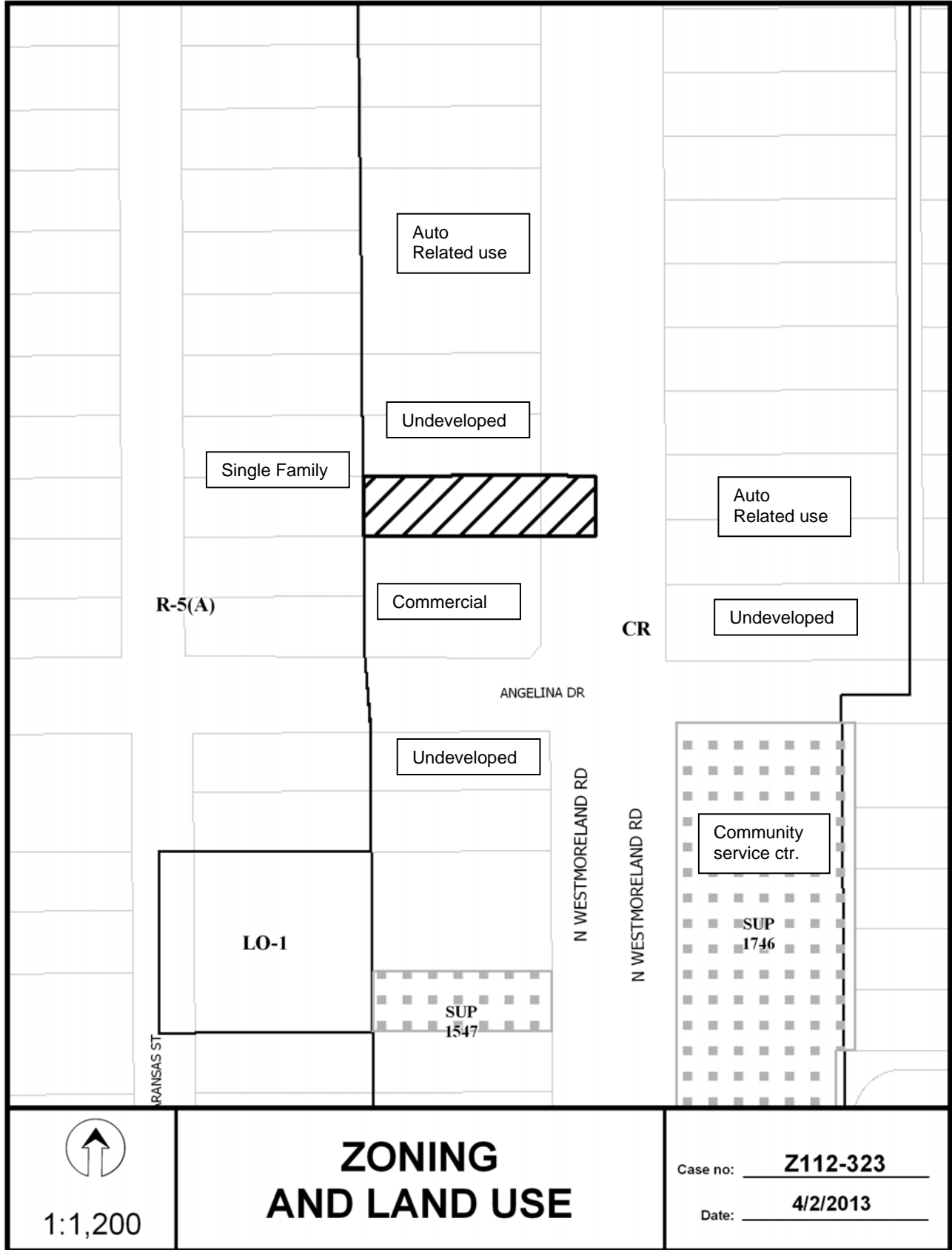


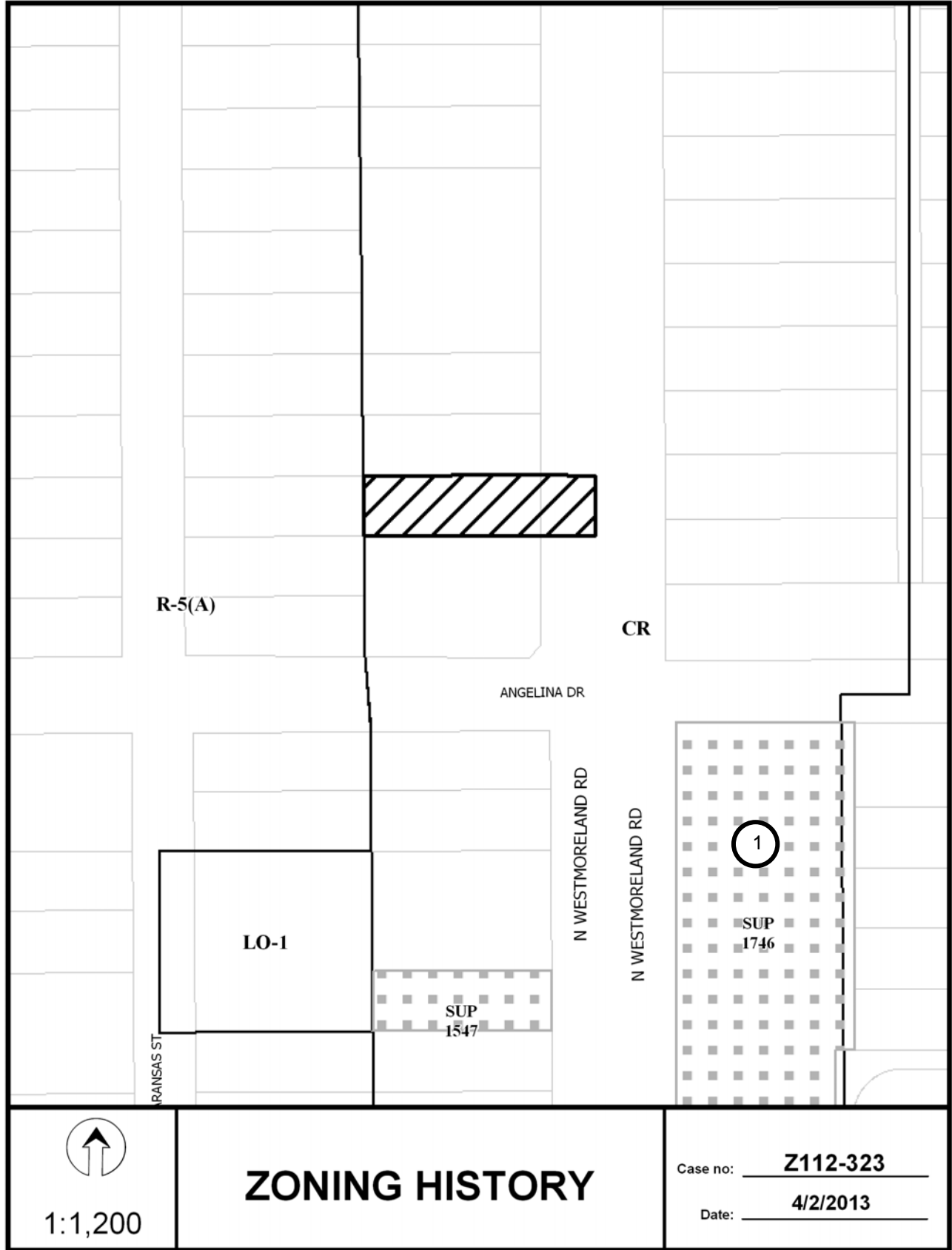
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# VICINITY MAP

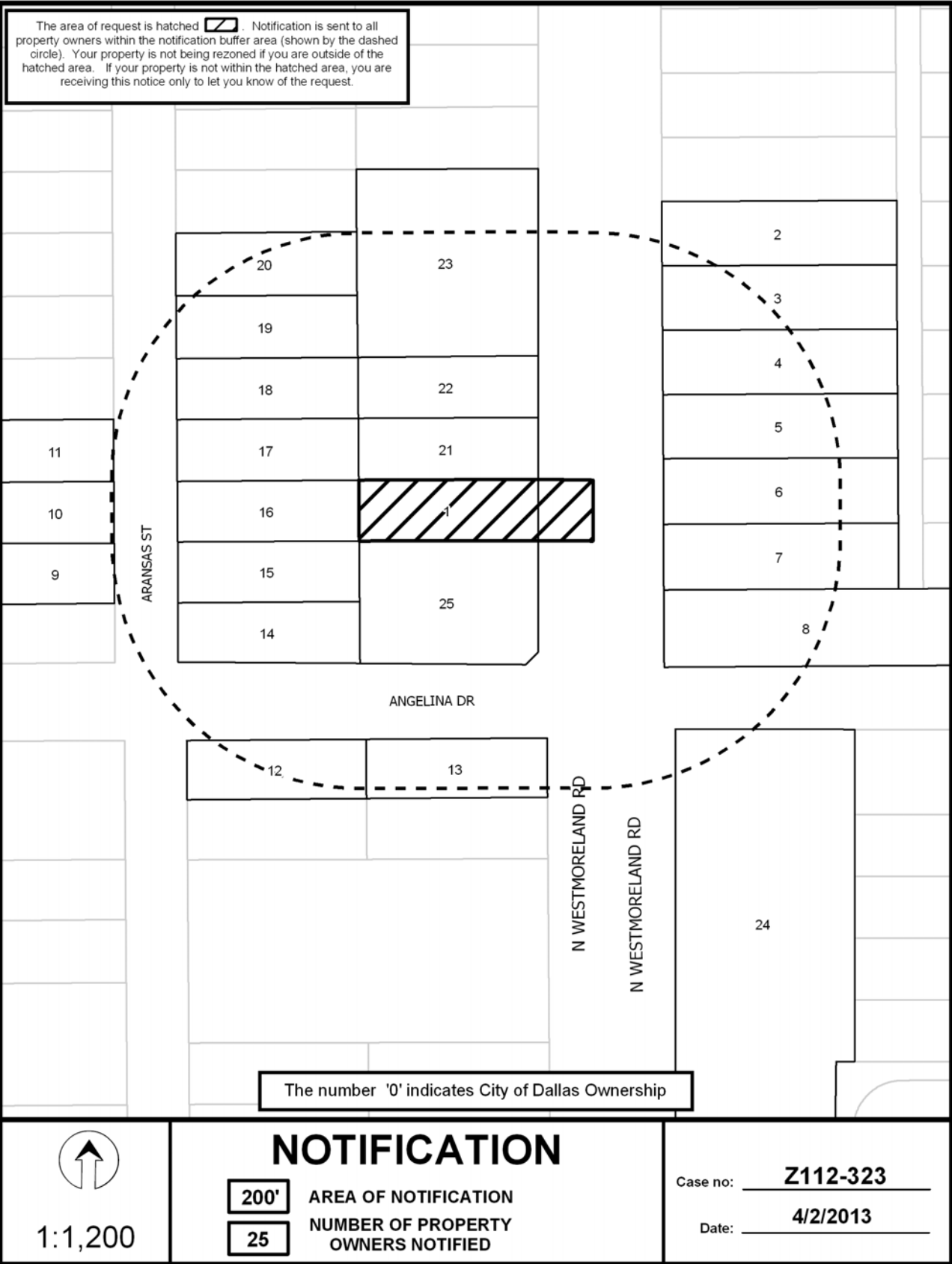
Case no: Z112-323

Date: 4/2/2013









## ***Notification List of Property Owners***

### ***Z112-323***

***25 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4011 WESTMORELAND RD	MALDONADO LUCIO ANTONIO
2	4026 WESTMORELAND RD	ORTIZ RAYMOND Z
3	4022 WESTMORELAND RD	MOLINA JESSE R & GLORIA G
4	4014 WESTMORELAND RD	BARRON JUANITA
5	4012 WESTMORELAND RD	RAUDALEZ HELEN &
6	4010 WESTMORELAND RD	RAUDALEZ LISA M
7	4006 WESTMORELAND RD	MARTINEZ REYNALDO
8	3200 ANGELINA DR	BROTHER BILL S HELPING HAND
9	4007 ARANSAS ST	KING VELMA J
10	4011 ARANSAS ST	CANALES SANTOS L &
11	4015 ARANSAS ST	GARCIA MERCEDES Y
12	3926 ARANSAS ST	HILL JERRY LYNN
13	3927 WESTMORELAND RD	ELLER MEDIA COMPANY
14	4002 ARANSAS ST	LOPEZ HECTOR
15	4006 ARANSAS ST	PEGRAM JOHN W &
16	4010 ARANSAS ST	BROWN POLK MARY LOUISE
17	4014 ARANSAS ST	POLK MARIAN L
18	4018 ARANSAS ST	WELLS ROBERT JAMES JR
19	4022 ARANSAS ST	RUSSELL WILLIE F
20	4026 ARANSAS ST	ALEXANDER CARL HERMAN & ALESIA R
21	4015 WESTMORELAND RD	CLINE DOROTHY MAE APT 507
22	4019 WESTMORELAND RD	HMK LTD
23	4027 WESTMORELAND RD	PRESIDIO ALTO LTD &
24	3906 WESTMORELAND RD	BROTHER BILLS HELPING HAND
25	4001 WESTMORELAND RD	MARTINES HUGO

**Planner: Warren F. Ellis**

**FILE NUMBER:** Z123-134(WE)                      **DATE FILED:** November 8, 2012  
**LOCATION:** Pacific Avenue and Harwood Street, south corner  
**COUNCIL DISTRICT:** 14                              **MAPSCO:** 45-L  
**SIZE OF REQUEST:** Approx. 9,000 sq. ft.              **CENSUS TRACT:** 31.01

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**APPLICANT / OWNER:** Pacific Elm Building, LLC.

**REPRESENTATIVE:** Tailim Song Law Firm

**REQUEST:** An application for a Specific Use Permit for an alcoholic beverage establishment use limited to a bar, lounge or tavern and a commercial amusement (inside) use limited to a dance hall within Planned Development District No. 619 for mixed uses and a H/48 Historic District.

**SUMMARY:** The purpose of this request is to allow for the operation of a bar, lounge or tavern and a dance hall within the existing multi-story building. The proposed bar, tavern or lounge will have live music performances and multiple dance floors within the building.

**STAFF RECOMMENDATION:** Approval, for a two-year period, subject to a revised site plans/floor plans and conditions

**BACKGROUND INFORMATION:**

- The request for a Specific Use Permit will allow for multiple uses to operate within an existing multi-story building. The uses proposed are an alcoholic beverage establishment use for a bar, lounge or tavern and a commercial amusement (inside) use for a dance hall.
- The Specific Use Permit will allow the alcoholic beverage establishment use for a bar, lounge or tavern portion to operate on the second floor and the commercial amusement (inside) use for dance halls to be located throughout the multi-story building. The dances floors will be limited to a combined total of 927 square feet.
- PDD No. 619 has vertical Subdistricts that requires a Specific Use Permit for an alcoholic beverage establishment use limited to a bar, lounge or tavern to operate on the upper and lower levels of a building. An alcoholic beverage establishment use limited to a bar, lounge or tavern is prohibited on the street level.
- Planned Development District No. 619 was created on June 12, 2002, as a result of several public and private studies that developed retail strategies for the CBD area and promoted the downtown core as a “full time” activity area. Moreover, the goal was to encourage the development of retail and service uses in the area and create a mixed use urban activity center.

**Zoning History:** There have been several zoning changes and Board of Adjustment cases that have requested in the area. These changes are located outside of the zoning history map.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Pacific Street	Local Street	80 ft.	80 ft.
Harwood Street	Local Street	66 ft.	66 ft.

**Land Use:**

	Zoning	Land Use
<b>Site</b>	PDD No. 619/H48	Multi-tenant building
<b>North</b>	PDD No. 619/H48	Park, Office building with parking structure
<b>South</b>	PDD No. 619/H48	Office
<b>East</b>	PDD No. 619/H48	Surface parking
<b>West</b>	PDD No. 619/H21	Theatre

**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 being within the Downtown Building Block.

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

The applicant's proposal for a Specific Use Permit for an alcoholic beverage establishment for a bar, lounge or tavern and a commercial amusement (inside) for a dance hall also meets the goals in the forwardDallas! Comprehensive Plan as it relates to business expansion and retention within the downtown area.

**LAND USE:**

**GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES.**

Policy 1.1.3 Build a dynamic and expanded Downtown

**GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

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

**ECONOMIC DEVELOPMENT:**

**GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN**

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

**STAFF ANALYSIS:**

**Land Use Compatibility:** The 9,000 square foot site is located within an existing multi-story structure on the south corner of Pacific Avenue and Harwood Street. The site is contiguous to an office and theatre use (Majestic). Properties north and northeast of the site, across Pacific Avenue, are a park and office use with parking structure. There is a surface parking lot that is east of the request site, across Harwood Avenue that will be used for the proposed use.

The applicant’s request for Specific Use Permit for an alcoholic beverage establishment use for a bar, lounge or tavern and a commercial amusement (inside) for dance halls will allow for the bar, lounge or tavern use to operate on the second floor and permit one or more dance floors to be used within a 9,000 square foot multi-story building. The dances floors will be limited to a combined total of 927 square feet.

The applicant will also have live music performances. Live music performances are permitted under the commercial amusement (inside) use. In addition, the applicant will need to enter into a parking agreement with an adjacent property owner to meet the required off-street parking requirements.

The proposed commercial amusement (inside) will continue to reinforce the overall intent of PDD No. 619 in the downtown area. Planned Development District No. 619 was created to encourage the “development of retail and service uses” and “create a mixed use urban activity center.”

Staff recommendation is for approval of a Specific Use Permit for an alcoholic beverage establishment use limited to a bar, lounge or tavern and a commercial amusement (inside) use limited to dance halls for a two year period, subject to a revised site plans/floor plans and conditions. The applicant will need to remove the language that denotes “existing bar” on the first floor. An alcoholic beverage establishment use limited to a bar, lounge or tavern is prohibited on the street level.

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

**Development Standards:**

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

**Landscaping:** Landscape in this district must comply with all landscaping requirements set forth for the CA-1(A) district, and should be consistent with any design guidelines for the district approved by the council.

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

**LIST OF OFFICERS/PRINCIPLES/OFFICERS**  
Pacific Elm building, LLC

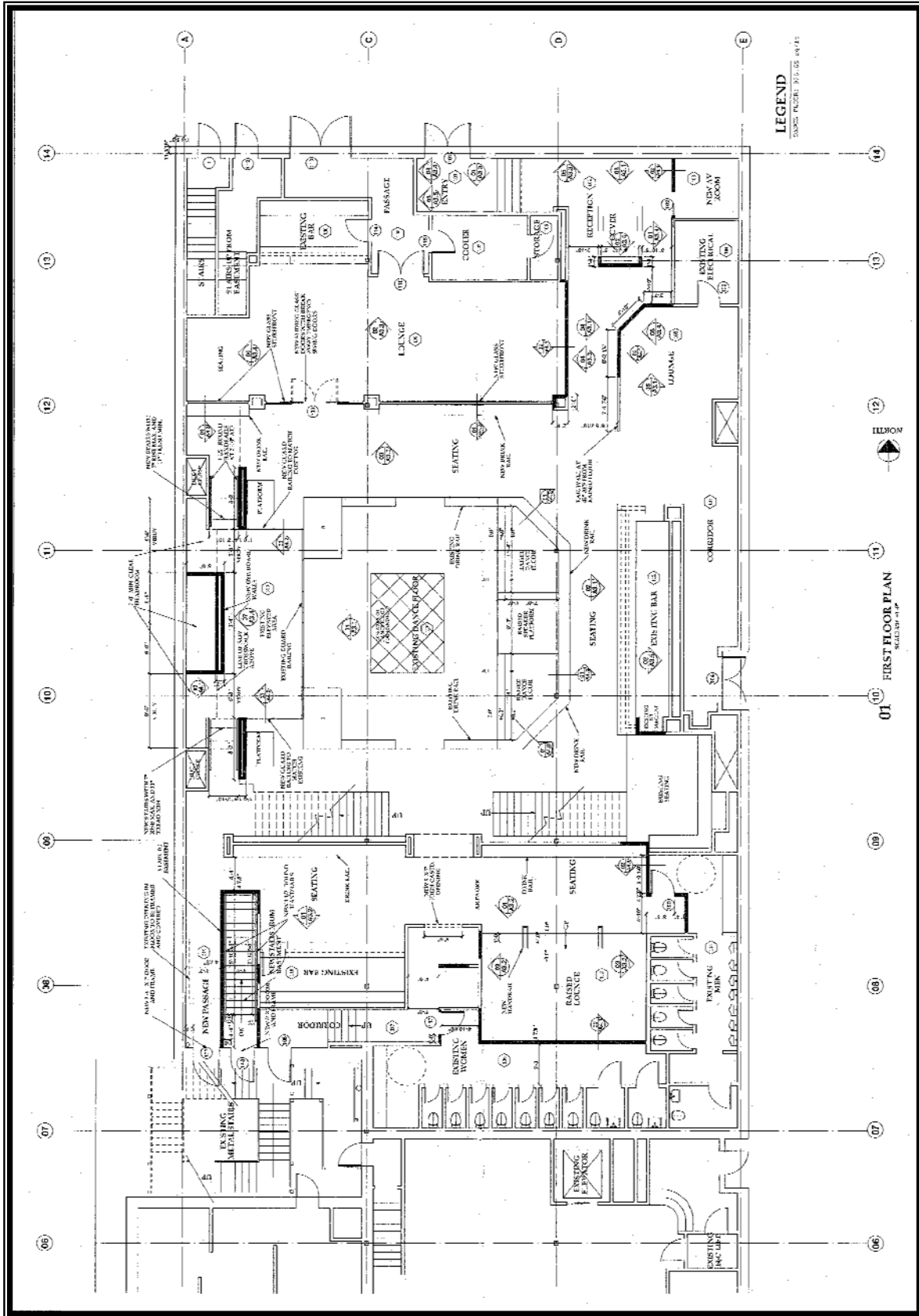
- George P. Kondos
- Victor Lattimore
- Scott Chrimes



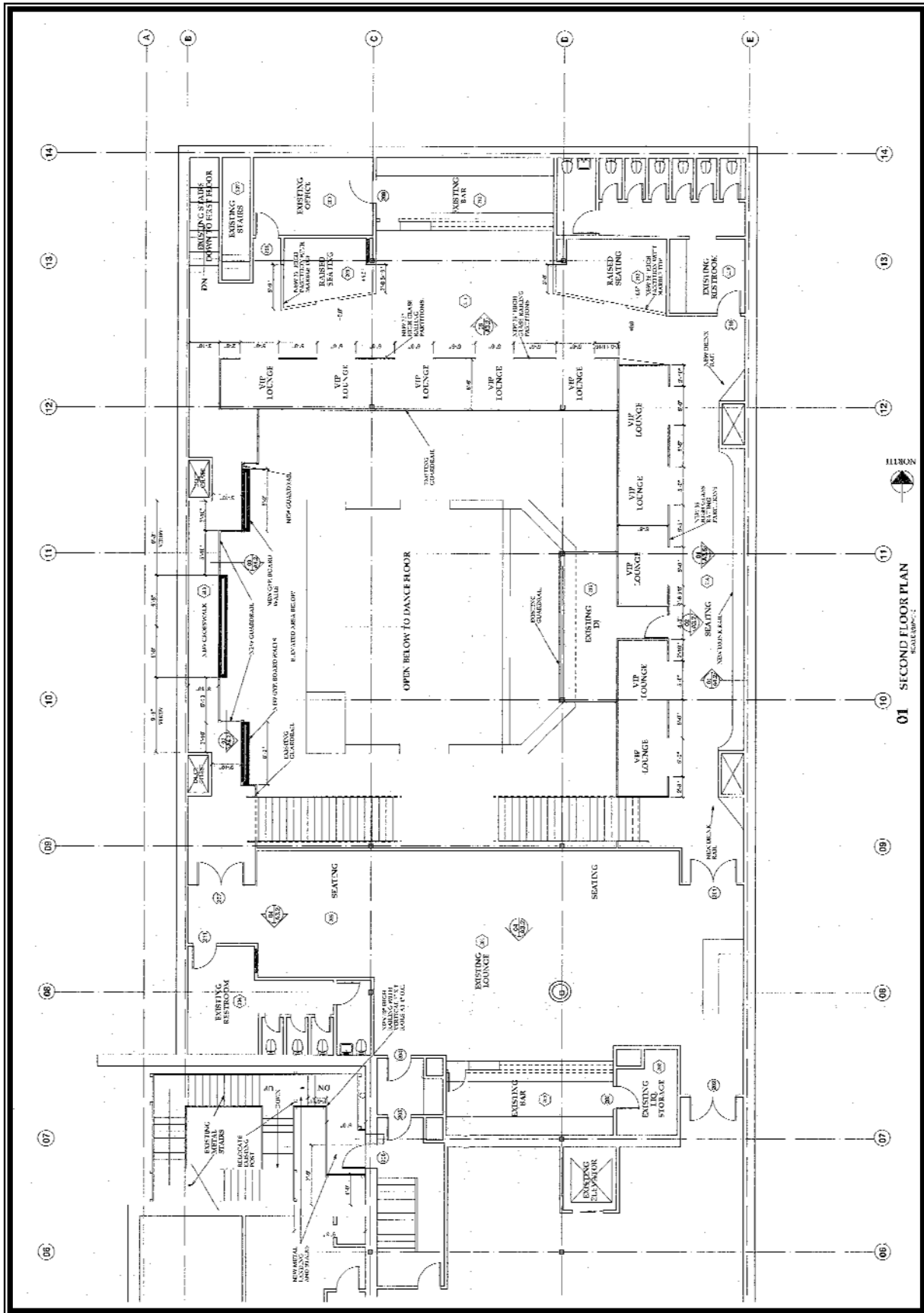
**PROPOSED SUP CONDITIONS**

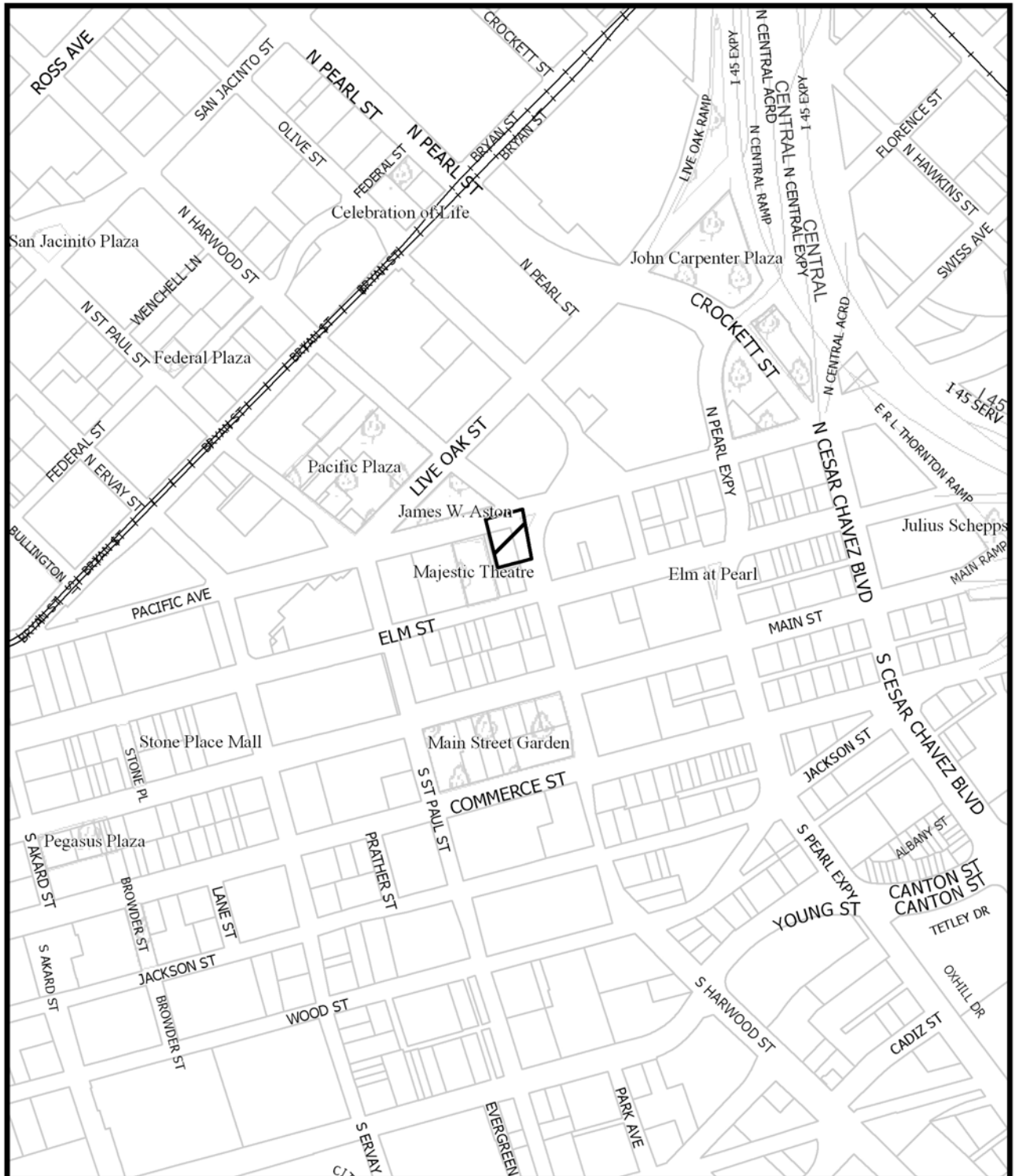
1. USE: The only uses authorized by this specific use permit are an alcoholic beverage establishment use limited to a bar, lounge or tavern and an inside commercial amusement use limited to dance halls.
2. SITE PLAN: Use and development of the Property must comply with the attached site plans.
3. TIME LIMIT: This specific use permit automatically terminates on (two years from the passage of this ordinance).
4. DANCE FLOOR: The dance floor is limited to 927 square feet.
5. FLOOR AREA: The maximum floor area is 9,000 square feet.
6. HOURS OF OPERATION: The alcoholic beverage establishment for a bar, lounge or tavern and a commercial amusement (inside) for a dance hall may only operate between 8:00 p.m. and 2:00 a.m. (the next day), Monday through Sunday.
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 PLANS First Level



Second Floor



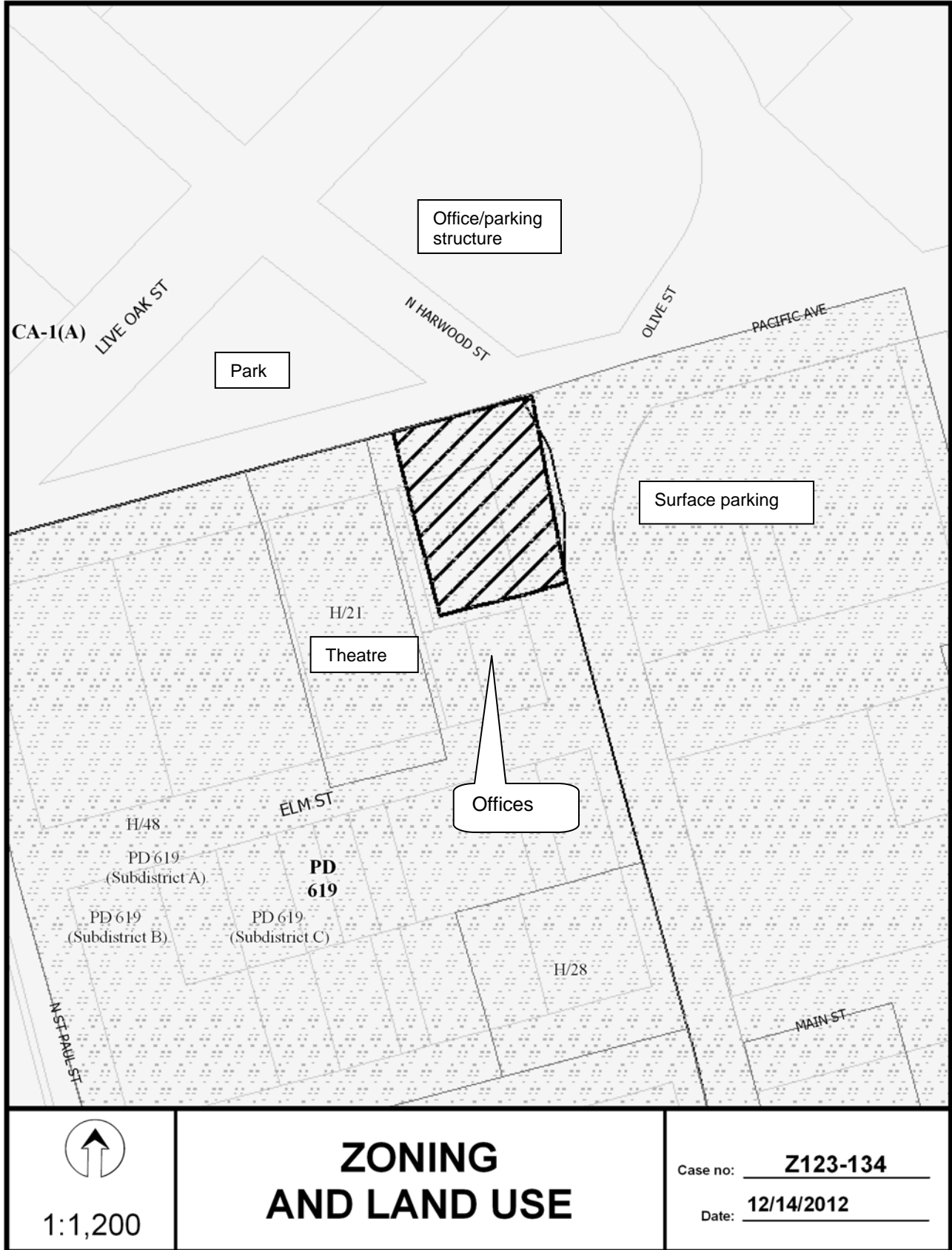


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# VICINITY MAP

Case no:           Z123-134          

Date:           12/14/2012

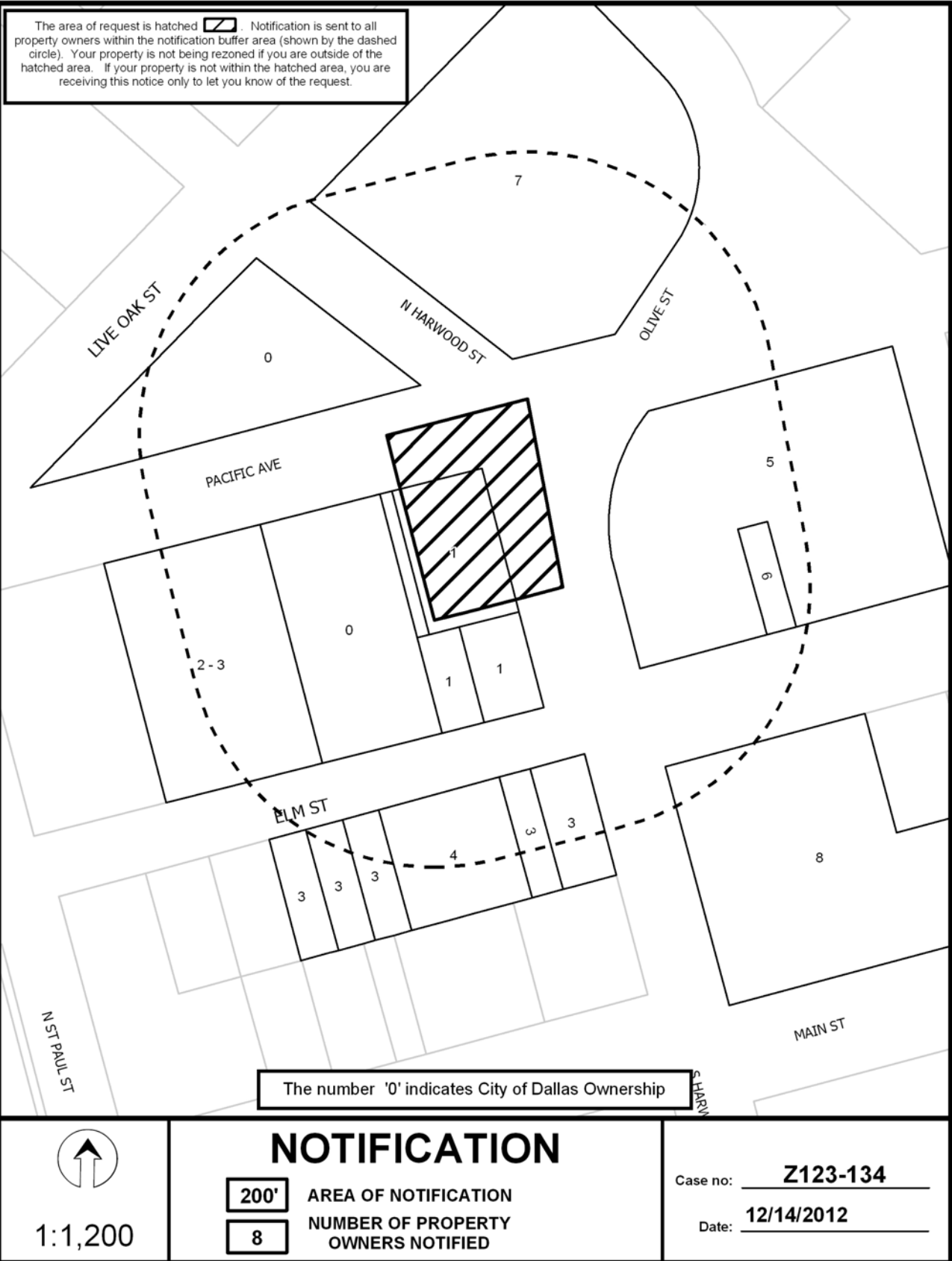


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# ZONING AND LAND USE

Case no: Z123-134

Date: 12/14/2012



## ***Notification List of Property Owners***

### ***Z123-134***

***8 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1933 ELM ST	CATHAY BANK
2	1910 PACIFIC AVE	1910 PACIFIC LP SUITE 500
3	1910 PACIFIC AVE	BERKELEY FIRST CITY LP STE 2300
4	1920 ELM ST	1920 ELM LTD
5	2001 ELM ST	CAIN JOHN CHARLES
6	2009 ELM ST	DENIUS FRANKLIN W & ET AL % FRANK DENIUS
7	2020 LIVE OAK ST	UNIFIED 2020 REALTY
8	2000 ELM ST	BERKELEY FIRST CITY LP

**Planner: Warren F. Ellis**

**FILE NUMBER:** Z123-196(WE)                      **DATE FILED:** February 4, 2013

**LOCATION:** St. Joseph Street and Gaston Avenue, north corner

**COUNCIL DISTRICT:** 14                              **MAPSCO:** 46-E

**SIZE OF REQUEST:** Approx. 0.575 acres              **CENSUS TRACT:** 22.00

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**APPLICANT:** Cary Albert

**OWNER:** Curtis McMahan

**REPRESENTATIVE:** Marty Brown  
Texas Development Services

**REQUEST:** An application for a Specific Use Permit for a restaurant with drive-in or drive-through service on property within Subarea 12 of Planned Development District No. 298, the Bryan Area Special Purpose District.

**SUMMARY:** The purpose of this request is to permit a restaurant with drive-in or drive-through service to be developed on site.

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



**BACKGROUND INFORMATION:**

- The applicant’s request for a Specific Use Permit will permit the development of a 3,200 square foot restaurant with drive-in or drive-through service on 0.575 acres.
- The applicant has filed an application with the Board of Adjustment for a parking special exception for five off-street parking spaces, which is scheduled for May 2013.
- The request site is surrounded by a mix of uses which includes surface parking for an adjacent multifamily use, bank with drive-through service, medical offices and a restaurant with drive-in or drive-through service.

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

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Gaston Road	Local	60 ft.	60 ft.
St. Joseph Street	Local	50 ft.	50 ft.

**Land Use:**

	Zoning	Land Use
<b>Site</b>	PDD No. 298	Undeveloped
<b>Northeast</b>	PDD No. 298, SUP No. 1690	Off-street parking, Bank
<b>Southeast</b>	PDD No. 298	Offices
<b>Northwest</b>	PDD No. 298	Off-street parking
<b>Southwest</b>	PDD No. 298	Multifamily

**Comprehensive Plan:** The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request. The Plan identifies the request site as being in a 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 0.575 acre site is developed with an office and restaurant without drive-in or drive-through service. The applicant's proposes to redevelop the site with a 3,192 square foot restaurant with drive-in or drive-through service. However, Planned Development District No. 298 requires a Specific Use Permit for a restaurant without drive-in or drive-through service use.

The applicant has also filed an application with the Board of Adjustment for a parking special exception for five off-street parking spaces. Due to the building footprint and site layout, the number of off-street parking spaces required for the proposed development is 32 spaces. If the Board of Adjustment grants the parking exception, the applicant will be required to provide a minimum of 27 spaces on site.

However, if the applicant's request by the Board of Adjustment is denied, the applicant will have to revised the site plan to reflect a smaller restaurant's footprint to accommodate the number of off-street parking spaces. The revisions to the site plan will be made prior to the City Council public hearing date.

Staff has reviewed the applicant's request and recommends approval of a Specific Use Permit for a restaurant without drive-in or drive-through service for ten years with eligibility for automatic renewals for additional ten year periods, subject to a revised site plan and conditions.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote

the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The request does not appear to have an adverse impact on the surrounding zoning and land uses.

**Development Standards:**

<b><u>DISTRICT</u></b>	<b><u>SETBACKS</u></b>		<b>Density</b>	<b>Height</b>	<b>Lot Coverage</b>	<b>Special Standards</b>	<b>PRIMARY Uses</b>
	<b>Front</b>	<b>Side/Rear</b>					
PDD No. 298	5' to 15'	0'/5'	4:1	160'	90%	Proximity Slope	Commercial & business services, Office, Residential, retail and Personal service

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

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

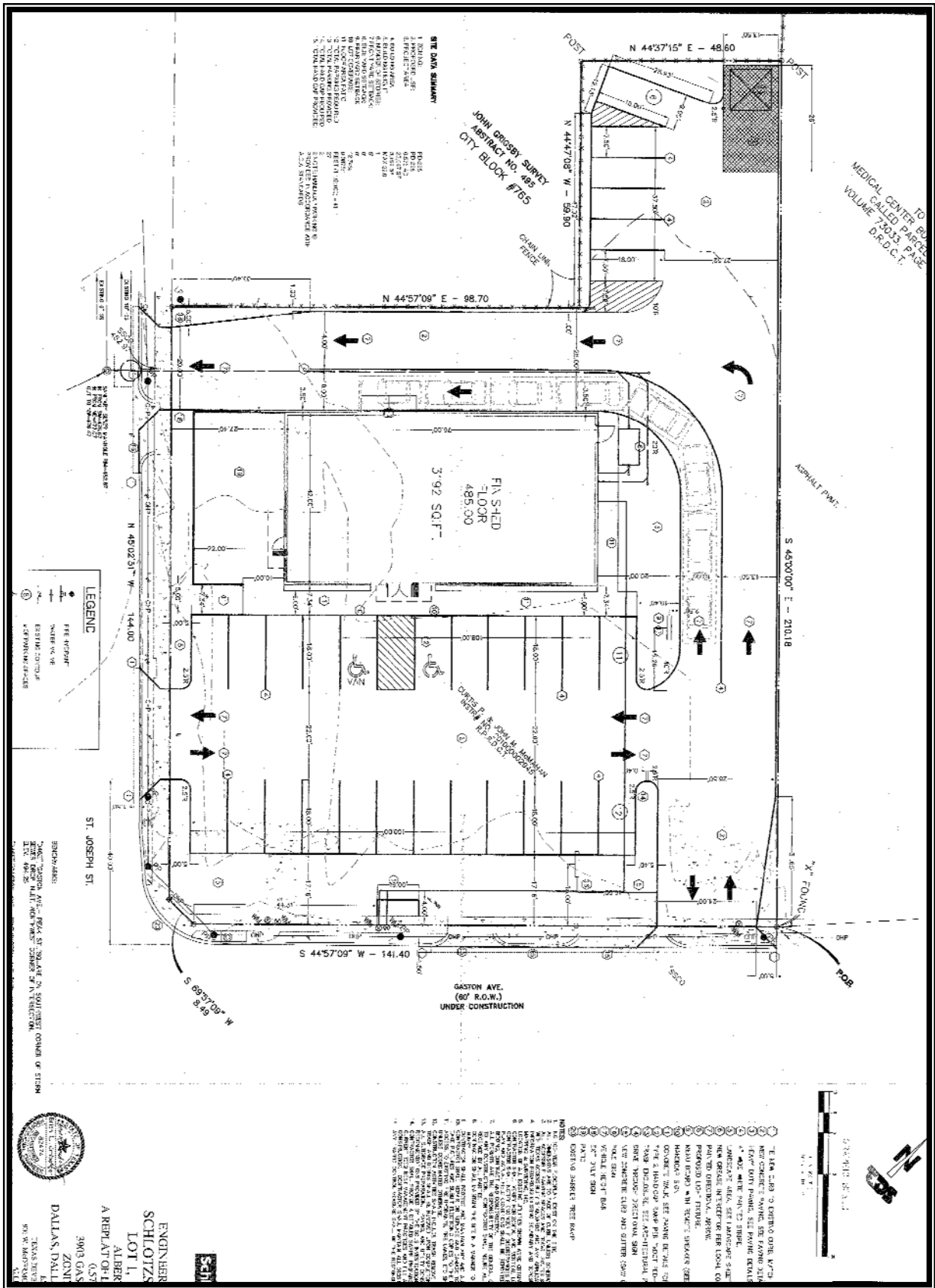
**LIST PARTNERS**

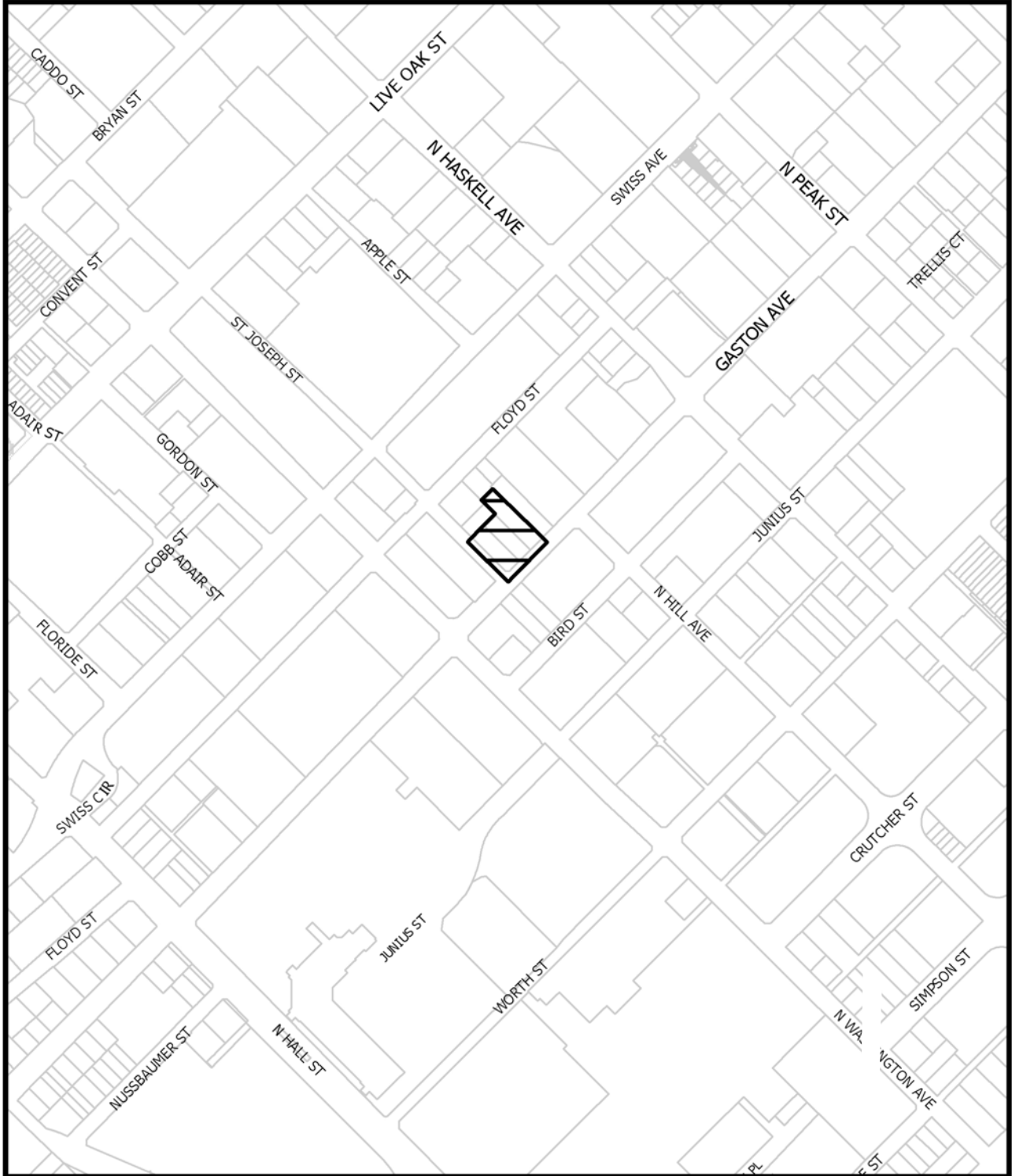
- Curtis P. McMahan
- John M. McMahan

**PROPOSED SUP CONDITIONS**

1. USE: The only use authorized by this specific use permit is a restaurant with drive-in or drive-through service.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (ten years from the passage of the ordinance), but is eligible for automatic renewal for additional 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 application for automatic renewal is strictly enforced.)
4. INGRESS/ EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted.
5. PARKING: Minimum off-street parking is 27 spaces and must be located as shown on the attached site plan.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

# PROPOSED SITE PLAN



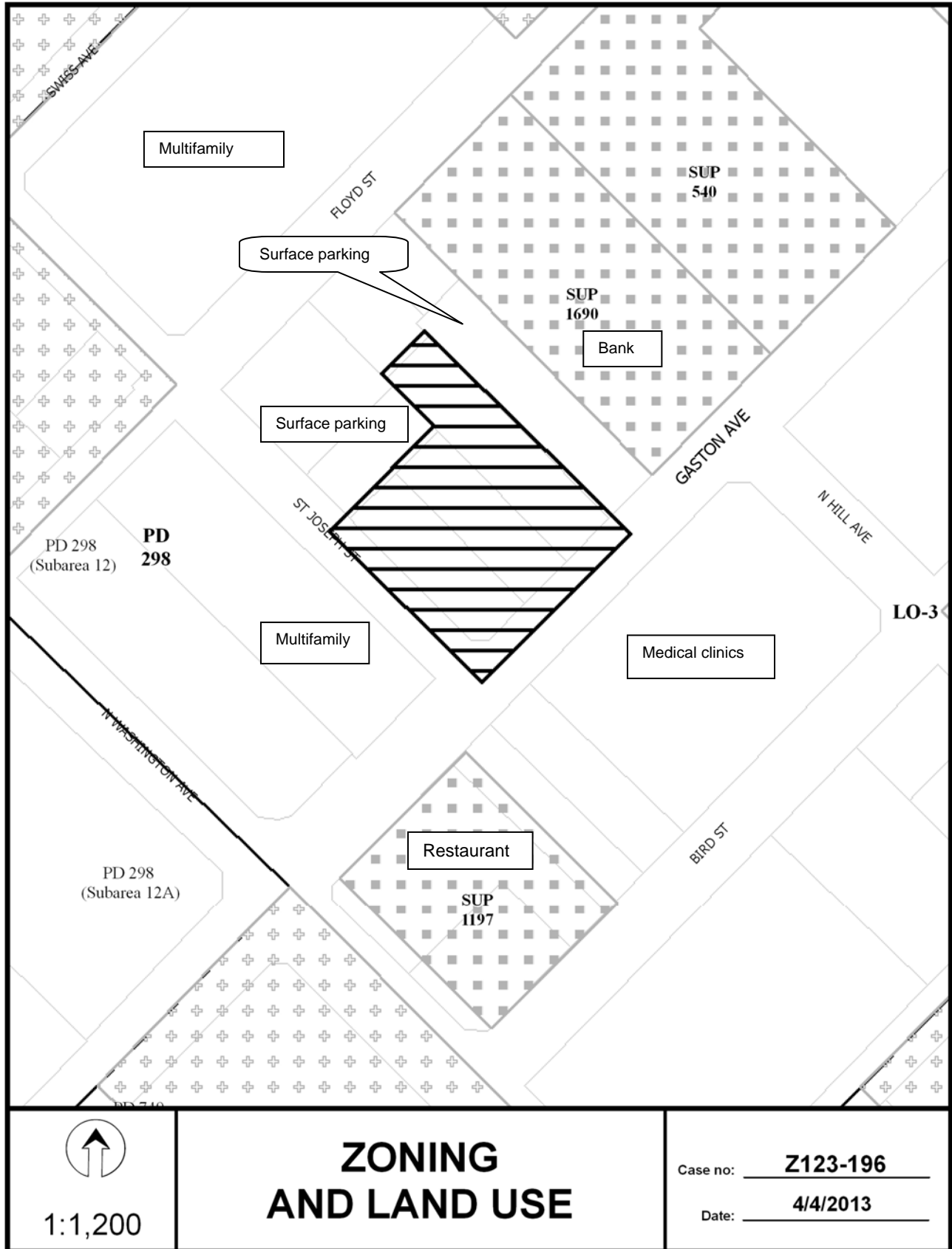


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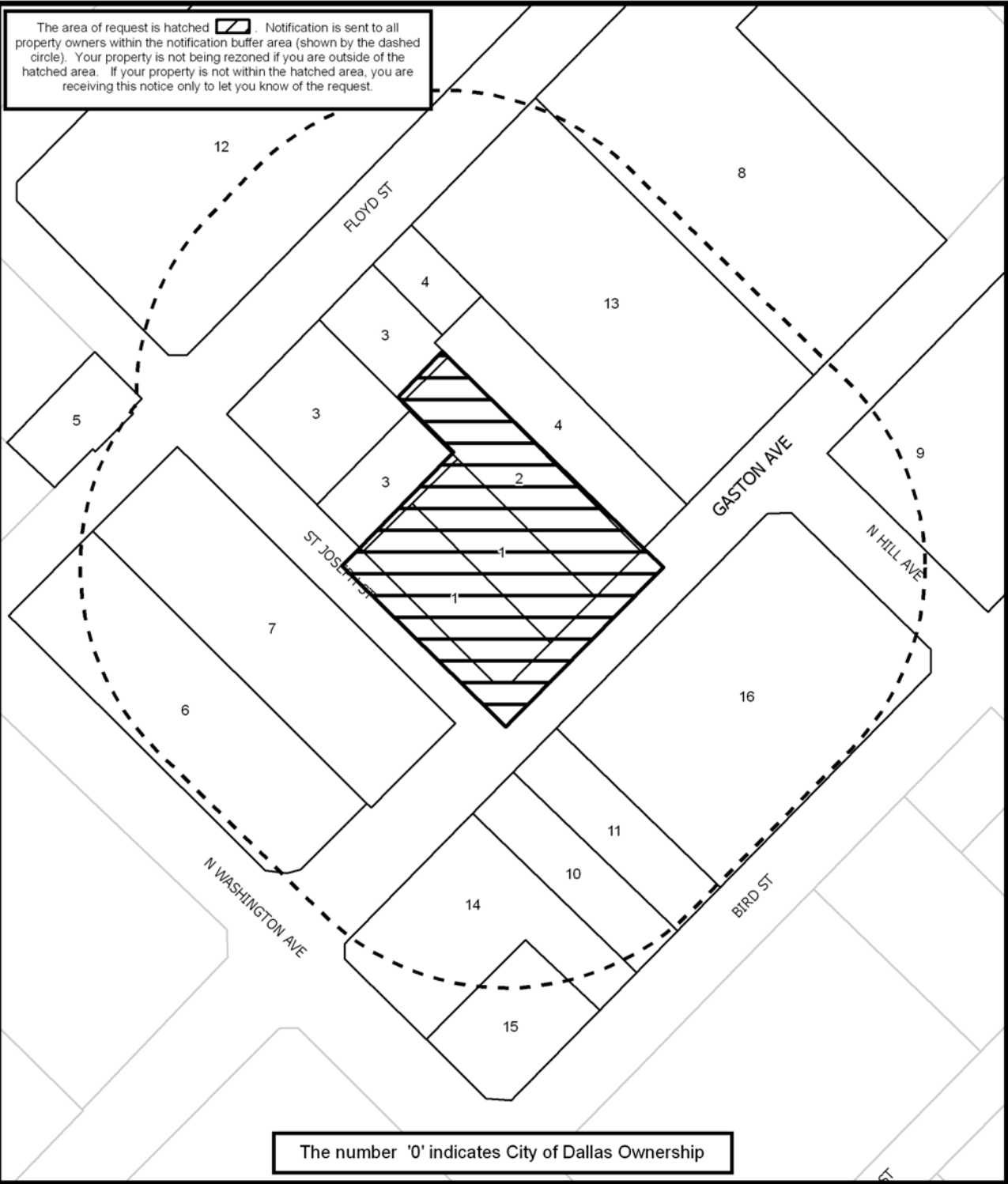
# VICINITY MAP

Case no: **Z123-196**

Date: **4/4/2013**







 1:1,200	<h2>NOTIFICATION</h2> <p> <span style="border: 1px solid black; padding: 2px;">200'</span> AREA OF NOTIFICATION  <span style="border: 1px solid black; padding: 2px;">16</span> NUMBER OF PROPERTY OWNERS NOTIFIED                 </p>	Case no: <u>    <b>Z123-196</b>    </u> Date: <u>    <b>4/4/2013</b>    </u>
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## **Notification List of Property Owners**

### **Z123-196**

**16**      *Property Owners Notified*

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
1	3905 GASTON AVE	MCMAHAN CURTIS PALMER & CHARLOTTE K
2	3909 GASTON AVE	MCMAHAN CURTIS P & CHARLOTTE K
3	3908 FLOYD ST	DICKINSON PLACE CHARITABLE CORP
4	3912 FLOYD ST	BANDY ROLAND % GRANITE CAPITAL
5	1001 ST JOSEPH ST	VARON HOLDING CO LLC
6	3801 GASTON AVE	MONDRIAN MEDICAL LP SUITE 218
7	911 ST JOSEPH ST	DICKINSON PLACE CHARITABLE CORPORATION
8	4005 GASTON AVE	CRISWELL CENTER FOR BIBLICAL STUDIES
9	4024 GASTON AVE	CRISWELL CENTER FOR BIBLICAL STUDIES INC
10	3812 GASTON AVE	DAULAT JANAK ET AL
11	3902 GASTON AVE	NEVIL HOLLY D JR & JANET D
12	3900 SWISS AVE	DALLAS THEOLOGICAL SEMINARY
13	3921 GASTON AVE	NCNB TEXAS NATL BANK NC1-001-03-80
14	3802 GASTON AVE	MCDONALD CORPORATION SUITE 640 LB 17
15	3801 BIRD ST	MCDONALDS CORPORATION % KAREN INDUSTRIES
16	3910 GASTON AVE	GASTON BIOMEDICAL LP SUITE 218

**FILE NUMBER:** Z123-197(WE)                      **DATE FILED:** January 31, 2013

**LOCATION:** South line of C. F. Hawn Freeway, west of Silverado Drive

**COUNCIL DISTRICT:** 8                                      **MAPSCO:** 69A-K

**SIZE OF REQUEST:** Approx. 11,325.6 sq. ft.      **CENSUS TRACT:** 171.02

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**APPLICANT / OWNER:** Carl Thomas Marlow

**REPRESENTATIVE:** Michael R. Coker Company  
Michael Coker

**REQUEST:** An application for a renewal of Specific Use Permit No. 1851 for the sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay

**SUMMARY:** The purpose of this request is to allow for the applicant to continue selling alcohol for off-premise consumption in the existing convenience store.

**STAFF RECOMMENDATION:** Approval, for a five-year time period with eligibility for automatic renewals for additional five-year periods, subject to conditions.

**BACKGROUND INFORMATION:**

- The applicant’s request for the renewal of Specific Use Permit No. 1851 will allow for the continued sale of alcoholic beverages in conjunction with a general merchandise store or food store less than 3,500 square feet.
- In May 2011, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less for two years with eligibility for automatic renewals for additional two year periods.
- The general merchandise use is permitted by right. The sale of alcoholic beverages on property requires a specific use permit in the D-1 Liquor Control Overlay.
- The request site is adjacent to an office, a truck repair and parts store and a car dealership.

**Zoning History:** There have been three zoning changes requested in the area.

1. Z089-196 On January 27, 2010, the City Council approved a CS Commercial Service District on property zoned an R-7.5(A) Single Family District and a Specific Use Permit for commercial motor vehicle parking on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay and an R-7.5(A) Single Family District and deed restrictions volunteered by the applicant. (outside of map area)
2. Z090-238 On Wednesday, February 9, 2011, the City Council approved an amendment to Specific Use Permit No. 1766 for commercial motor vehicle parking on property zoned a CS-D-1 Commercial Service District with a D-1 Dry Liquor Control Overlay. (outside of map area)
3. Z101-171 On Wednesday, May 25, 2011, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store or food store less than 3,500 square feet on property zoned a CS-D-1 Commercial Service District with a D-1 Dry Liquor Control Overlay. (request site)

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
C.F. Hawn Freeway		Variable lane widths	Variable lane widths

**Land Use:**

	Zoning	Land Use
<b>Site</b>	CS-D-1	Service Station & general Merchandise store
<b>North</b>	CS-D-1	C.F. Hawn Freeway
<b>South</b>	CS-D-1	
<b>East</b>	CS-D-1	Office, Vehicle display sales and services
<b>West</b>	CS-D-1	Auto Related uses

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

**GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

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

**STAFF ANALYSIS:**

**Land Use Compatibility:** The approximately 11,325.6 square foot site is zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay and is currently developed with a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station. The applicant's request for renewal of Specific Use Permit No. 1851 will allow for the continued sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less.

In May 2011, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less for two years with eligibility for automatic renewals for additional two year periods. The applicant did not submit an application to begin the automatic renewal process within the specified time frame. As a result of the expiration of the automatic renewal, the applicant submitted an application for renewal of SUP No. 1851. There are no changes to the approved site plan; however, there is one change being made to the conditions and it relates the time limit.

The request site is adjacent to an office, a truck repair and parts store and a car dealership.

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					
CS-D-1 Commercial Service	15' 0' on minor	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office/ lodging/ retail combined	45' 3 stories	80%	Proximity Slope Visual Intrusion	Commercial & business service, supporting retail & personal service & office

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

**Parking:** The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area and 2 spaces for a motor vehicle fueling station. The development requires 11 spaces with 9 being provided per the attached site plan. The applicant will be required file a remote parking agreement with the adjacent property owner for the 2 additional off-street parking spaces. When the remote parking agreement has been executed, the applicant will meet the parking requirements.

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

**Dallas Police Department:** A copy of a police report of the offenses is provided below. Staff has divided the report into two sections which will show any offenses prior to the SUP and any offenses applicant received after receiving the SUP in 2011.





### Offenses prior to a Specific Use Permit – May 1, 2009 to May 1, 2011

DALLAS POLICE DEPARTMENT										
										UCR Codes Year Codes Property Class Codes
Virtual Viewer - Public Access										Welcome
Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
<a href="#">0001529-Y</a>	12/31/2010	ROLFE,CLEVESTER	THEFT	11810		CFHAWN...	356	4434	06901	06941
<a href="#">0015265-X</a>	01/16/2010	JONES, SUSAN	AUTO THEFT-UUMV	11810		CFHAWN...	356	4434	07222	
<a href="#">0017254-X</a>	01/15/2010	@ARLINGTON PD	FOUND PROPERTY	11810		CFHAWN...	356	4434	43030	
<a href="#">0017524-X</a>	01/15/2010	STEPHENS, LOREN	AUTO THEFT-UUMV	11810		CFHAWN...	356	4434	07392	
<a href="#">0024170-X</a>	01/23/2010	*G.L. TRANSPORT LLC	THEFT	11810		CFHAWN...	356	4434	06901	
<a href="#">0026628-Y</a>	01/28/2011	*M&M TRANSPORTATION	AUTO THEFT-UUMV	11810		CFHAWN...	356	4434	07393	
<a href="#">0029607-X</a>	01/31/2010	@CITY OF DALLAS	FOUND PROPERTY	11810		CFHAWN...	356	4434	43020	
<a href="#">0036833-Y</a>	02/13/2011	ARMSTRONG,KENNETH,W	ASSAULT	11810		CFHAWN...	356	4434	08111	
<a href="#">0037558-X</a>	02/08/2010	REED,LEVARN	ASSAULT	11810		CFHAWN...	356	4434	08421	
<a href="#">0042752-X</a>	02/14/2010	AYALA, MARTIN	AUTO THEFT-UUMV	11810		CFHAWN...	356	4434	07392	
<a href="#">0056935-X</a>	02/28/2010	*MARLOW'S FUEL STOP	THEFT	11810		CFHAWN...	356	4434	06903	
<a href="#">0061333-W</a>	03/05/2009	@GARLAND POLICE	FOUND PROPERTY	11810		CFHAWN...	356	4434	43030	
<a href="#">0100828-X</a>	04/13/2010	*MARLOW'S FUEL CENTER	THEFT	11810		CFHAWN...	356	4434	06902	
<a href="#">0118554-W</a>	04/26/2009	ESNER,KENNETH	AUTO THEFT-UUMV	11810		CFHAWN...	356	4434	07393	
<a href="#">0124151-X</a>	05/05/2010	REYNA,KRISTY	DISORDERLY CO...	11810		CFHAWN...	356	4434	24230	
<a href="#">0184196-W</a>	06/25/2009	*SHELL GAS STATION	THEFT	11810		CFHAWN...	356	4434	06933	
<a href="#">0190986-W</a>	07/01/2009	SLOVAK,BETTY	OTHER OFFENSES	11810		CFHAWN...	356	4434	26000	
<a href="#">0195668-X</a>	07/12/2010	*GATEWAY TIRE OF TEXAS	AUTO THEFT-UUMV	11810		CFHAWN...	356	4434	07291	
<a href="#">0244170-W</a>	08/08/2009	*MARLOW'S FUEL CENTER	FORGERY & COU...	11810		CFHAWN...	356	4434	12021	10021
<a href="#">0271492-W</a>	09/11/2009	@CRAWFORD COUNTY	FOUND PROPERTY	11810		CFHAWN...	356	4434	43030	
<a href="#">0296141-W</a>	10/04/2009	@SHELL GAS STATION	ROBBERY	11810		CFHAWN...	356	4434	26000	03311
<a href="#">0342213-W</a>	11/18/2009	*MARLOWS FUEL CENTER	ROBBERY	11810		CFHAWN...	356	4434	03311	
<a href="#">0363970-W</a>	12/09/2009	AYALA,JOSE	THEFT	11810		CFHAWN...	356	4434	06951	
<a href="#">0382301-W</a>	12/17/2009	*LOOMIS INTERNATIONAL	OTHER OFFENSES	11810		CFHAWN...	356	4434	26000	

### Offenses received after Specific Use Permit – May 2, 2011 to April 3, 2013

DALLAS POLICE DEPARTMENT										
										UCR Codes Year Codes Property Class Codes
Virtual Viewer - Public Access										Welcome
Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
<a href="#">0014761-A</a>	01/19/2013	@MESQUITE PD	FOUND PROPERTY	11810		CFHAWN...	356	4434	43030	
<a href="#">0016224-A</a>	01/21/2013	ACOSTA, ERNESTO,A	THEFT	11810		CFHAWN...	356	4434	06951	
<a href="#">0045559-A</a>	02/25/2013	@CARROLLTON POLIC...	FOUND PROPERTY	11810		CFHAWN...	356	4434	43030	
<a href="#">0055548-A</a>	03/08/2013	*MARLOW'S FUEL CEN...	THEFT	11810		CFHAWN...	356	4434	06901	
<a href="#">0055941-A</a>	03/09/2013	EVANS, DARYL	THEFT	11810		CFHAWN...	356	4434	06941	
<a href="#">0060598-Y</a>	03/11/2011	GAUTIER,TIFFANY	ASSAULT	11810		CFHAWN...	356	4434	08312	
<a href="#">0065100-Z</a>	03/18/2012	*SHELL/MARLOWSFUEL...	THEFT	11810		CFHAWN...	356	4434	06933	
<a href="#">0145544-Y</a>	06/04/2011	@CITY OF DALLAS	FOUND PROPERTY	11810		CFHAWN...	356	4434	43020	
<a href="#">0151741-Y</a>	06/09/2011	*GATEWAY TIRE OF TE...	AUTO THEFT-UUMV	11810		CFHAWN...	356	4434	07223	
<a href="#">0163728-Y</a>	06/22/2011	JACK,PYLAND	THEFT	11810		CFHAWN...	356	4434	06941	
<a href="#">0171650-Y</a>	06/29/2011	*K&C TRUCKING	THEFT	11810		CFHAWN...	356	4434	06951	
<a href="#">0193105-Z</a>	08/04/2012	PARKER,CINDY	ASSAULT	11810		CFHAWN...	356	4434	08321	
<a href="#">0204629-Y</a>	08/03/2011	@MESQUITE PD	FOUND PROPERTY	11810		CFHAWN...	356	4434	43030	
<a href="#">0207779-Y</a>	08/06/2011	MARLOW, CARL	AUTO THEFT-UUMV	11810		CFHAWN...	356	4434	07222	
<a href="#">0210842-Z</a>	08/25/2012	*MARLOW'S FUEL CEN...	CRIMINAL MISCHIEF/V...	11810		CFHAWN...	356	4434	14083	

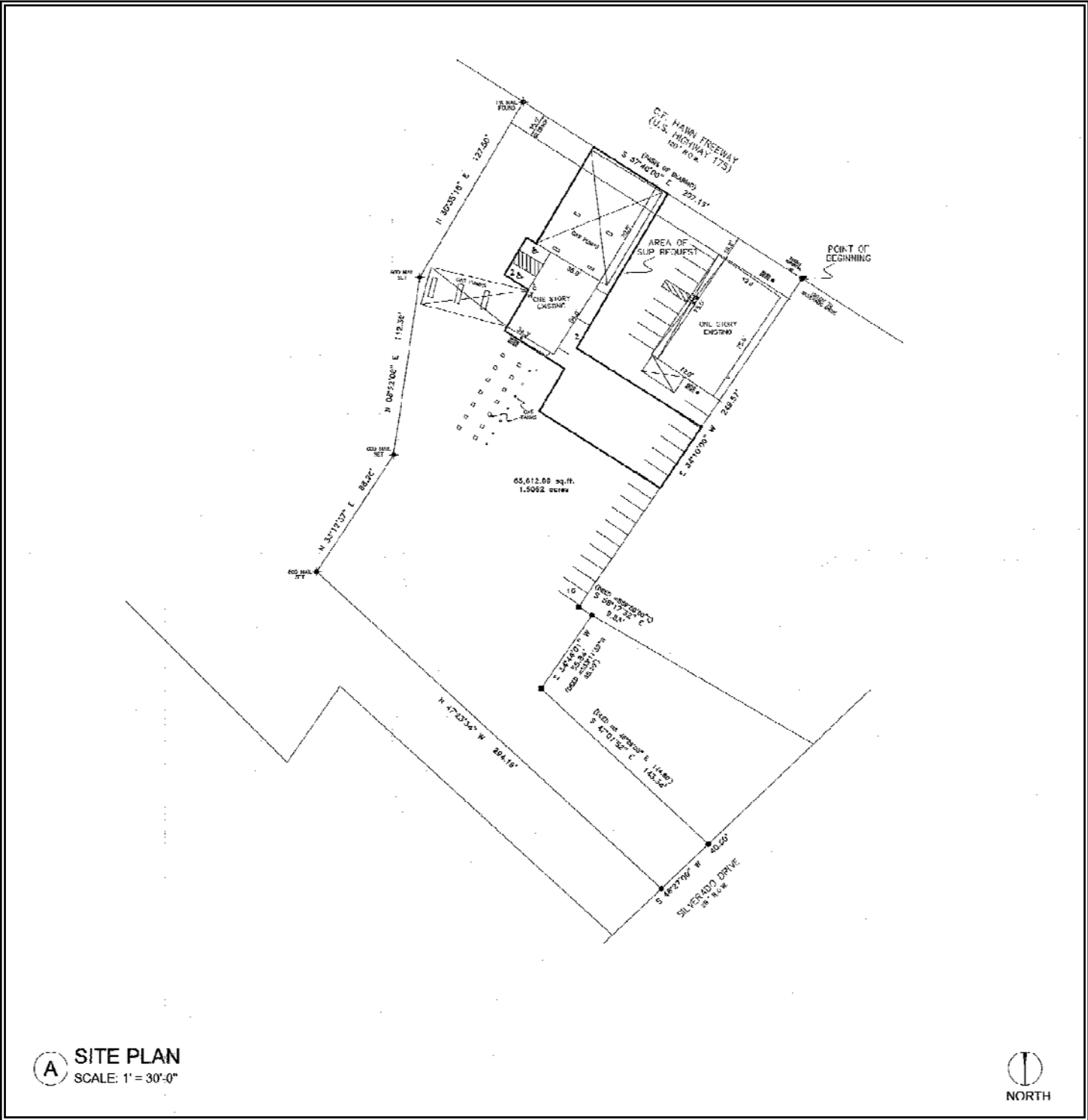


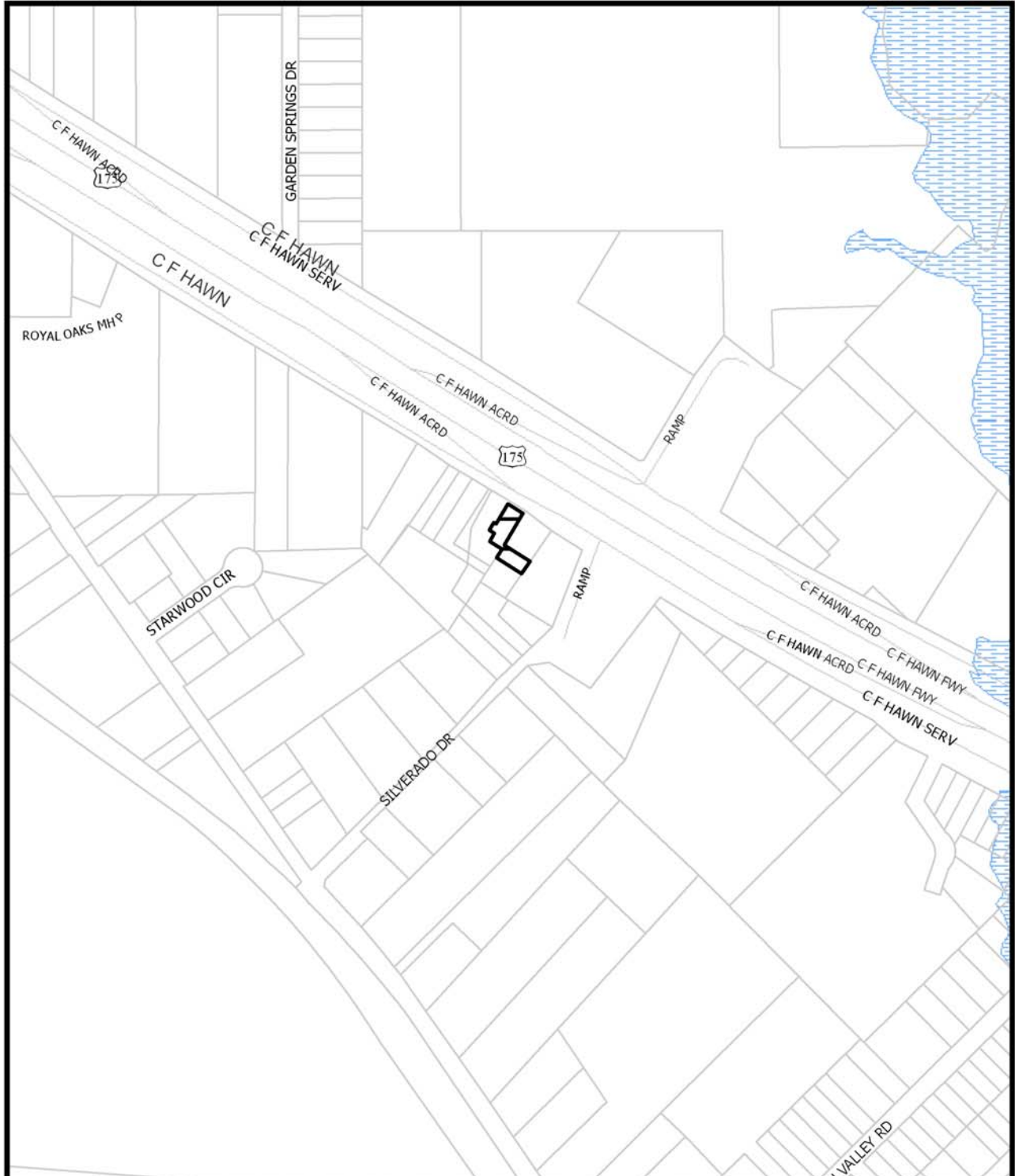
 <b>DALLAS POLICE DEPARTMENT</b> <span style="float: right;"> <a href="#">UCR Codes</a> <a href="#">Year Codes</a> <a href="#">Property Class Codes</a> </span>										
Virtual Viewer - Public Access										Welcome
  										
Search Records - Offense										Filter <input type="text"/>
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
<a href="#">0211191-Y</a>	08/06/2011	POTTS, CHARLES	AUTO THEFT-UUMV	11810		CFHAWN...	356	4434	07263	
<a href="#">0241733-Y</a>	09/10/2011	FINLEY, REGINALD	AUTO THEFT-UUMV	11810		CFHAWN...	356	4434	07393	
<a href="#">0260519-Z</a>	10/19/2012	*MARLOW'S; FUEL CEN...	ROBBERY	11810		CFHAWN...	356	4434	03312	
<a href="#">0282869-Y</a>	10/23/2011	HADNOT, DONALD	AGGRAVATED ASSAULT	11810		CFHAWN...	356	4434	04261	08261
<a href="#">0318545-Z</a>	12/25/2012	*MARLOWS FUEL CENTER	ROBBERY	11810		CFHAWN...	356	4434	03311	

**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 less 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 ~~[May 25, 2013]~~, (five-year period from the passage of this ordinance), and is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of 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 application for automatic renewal is strictly enforced).
4. PARKING: A minimum of 11 parking spaces must be provided before issuance of a building permit, alcohol measurement certification, or certificate of occupancy.
5. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

**PROPOSED SITE PLAN**



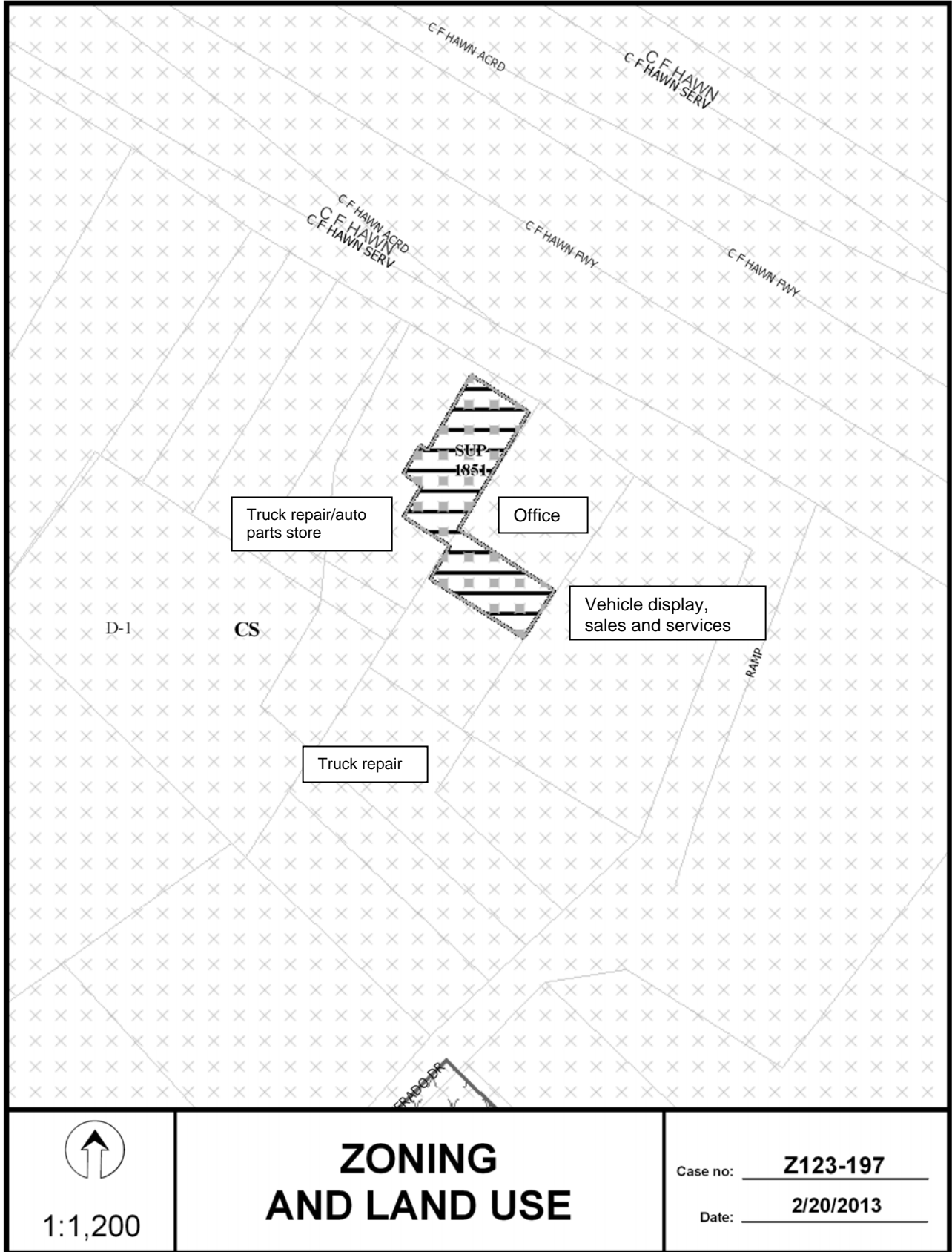


1:4,800

## VICINITY MAP

Case no: Z123-197

Date: 2/20/2013

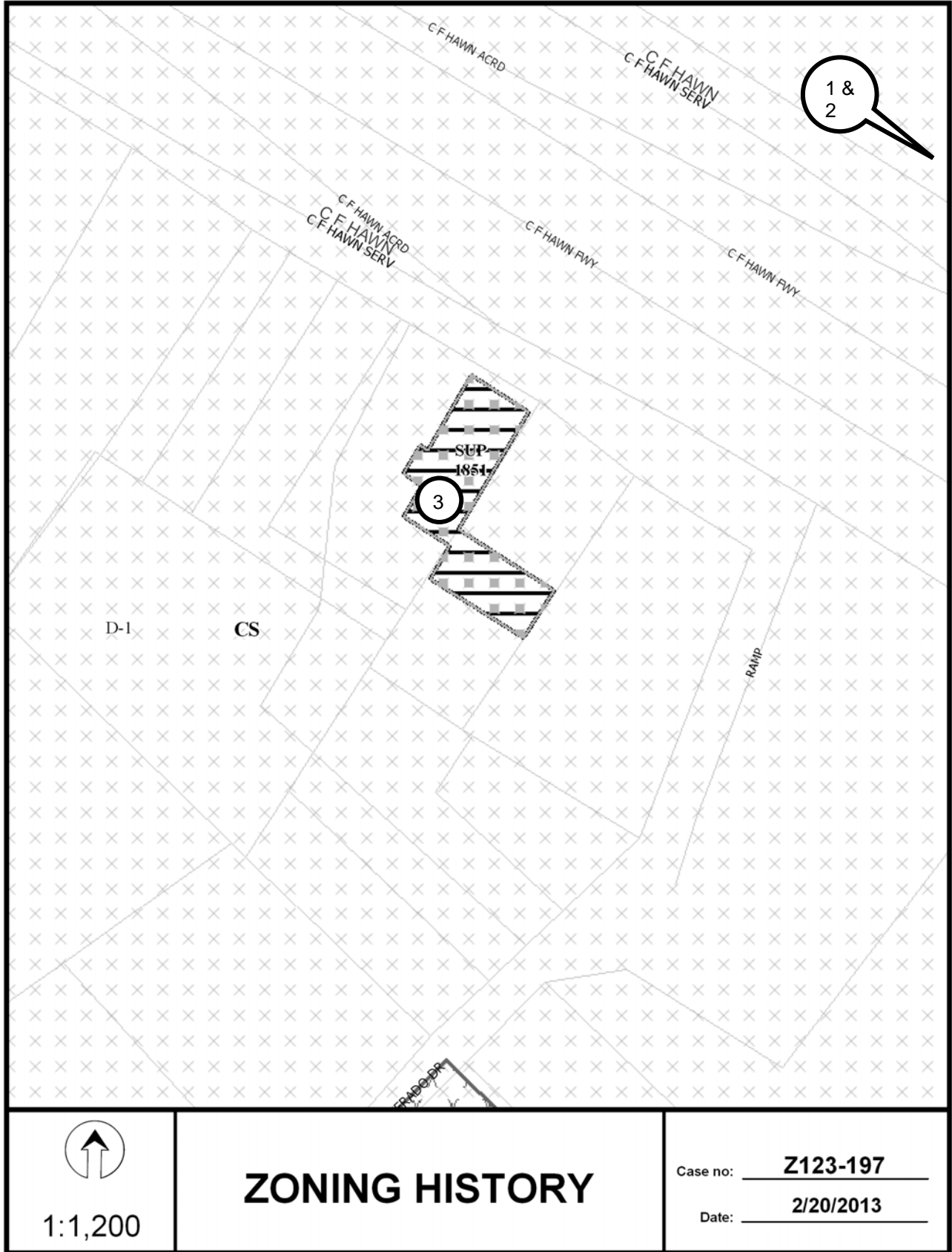


1:1,200

# ZONING AND LAND USE

Case no: Z123-197

Date: 2/20/2013

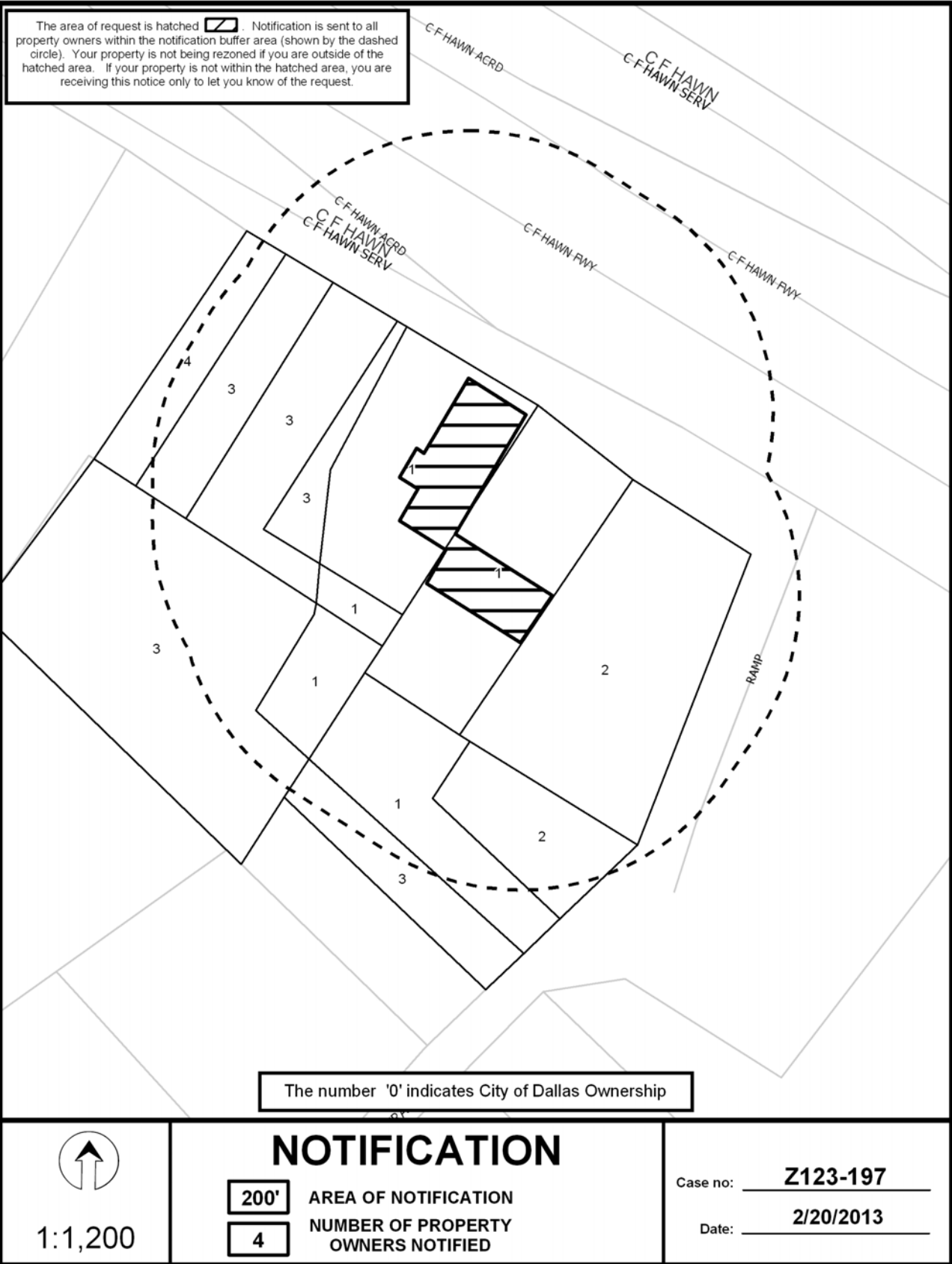


1:1,200

# ZONING HISTORY

Case no: Z123-197

Date: 2/20/2013



## ***Notification List of Property Owners***

### ***Z123-197***

#### ***4 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2105 SILVERADO DR	MARLOW CARL THOMAS
2	2105 SILVERADO DR	MARLOWS ENTERPRISES
3	2105 SILVERADO DR	TAYLOR LAWRENCE C & DEBRA
4	11750 C F HAWN FWY	TAYLOR LAWRENCE C & DEBRA



**FILE NUMBER:** Z123-202(AB)

**DATE FILED:** February 11, 2013

**LOCATION:** Southeast corner of South Buckner Road (Loop 12) and Elam Road

**COUNCIL DISTRICT:** 5

**MAPSCO:** 58-U

**SIZE OF REQUEST:** Approx. 0.6195 acres

**CENSUS TRACT:** 117.01

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**REPRESENTATIVE/APPLICANT:** Saleem Makani

**OWNER:** Kash Investors Group, LLC

**REQUEST:** An application to renew Specific Use Permit No. 1850 for the sale of alcoholic beverages in conjunction with a general merchandise store 3,500 square feet or less on property within Planned Development District No. 366 with a D-1 Liquor Control Overlay

**SUMMARY:** The applicant proposes to continue the sale of alcoholic beverages for off-premise consumption in conjunction with the existing convenience store.

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

**BACKGROUND INFORMATION:**

- The ±0.6195-acre request site is developed with a 5,800 sq ft convenience food store and motor vehicle fueling stations.
- Specific Use Permit No. 1850 was approved by City Council on May 25, 2011 for a two-year period and, therefore, expires on May 25, 2013. The applicant missed the deadline to apply for automatic renewal, and therefore is required to submit a full application at this time.
- The applicant is submitting a new site plan due to a slight change in location of the gated dumpster on the north side of the property. Several parking spots, along with the dumpster, were rearranged on the ground. The new location of the dumpster and parking spots are not viewed as having a negative impact on the property by staff.
- The request site is surrounded by auto-related uses to the north and northwest, undeveloped and single-family residential to the northwest, office-related uses to the east, a DART light rail station to the west and dental clinic to the south.

**Zoning History:**

- 1. Z112-235** On September 12, 2012, the Dallas City Council approved an amendment to PD 366 to expand Subarea 2, the Buckner Boulevard Special Purpose District with deed restrictions volunteered by the applicant on a property zoned R-7.5(A) Single Family District.
- 2. Z101-176** On August 10, 2011, the Dallas City Council approved Specific Use Permit No. 1873 for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store or food store less than 3,500 square feet on property within Planned Development District No. 366 with a D Liquor Control Overlay for a two year period with eligibility for automatic renewal for additional five year periods..
- 3. Z101-179** On May 25, 2011, the Dallas City Council approved Specific Use Permit No. 1850 for the sale of alcoholic beverages in conjunction with a general merchandise store 3,500 square feet or less on property within Planned Development District No. 366 with a D-1 Liquor Control Overlay for a two year period with eligibility for automatic renewal for additional five year periods.
- 4. Z078-250** On October 22, 2008, the Dallas City Council approved Specific Use Permit No. 1730 for an alcoholic beverage

establishment for a private-club bar on property zoned as Subarea 4 within Planned Development District No. 366, The Buckner Boulevard Special Purpose District and an IM Industrial Manufacturing District with a D-1 Liquor Control Overlay for three years with eligibility for automatic renewal for additional three year periods.

**5. Z056-288**

On October 25, 2006 the Dallas City Council approved Specific Use Permit No. 1646 for a transit passenger station or transfer center on property zoned as IM-D-A Industrial Manufacturing District with a D-1 Liquor Control Overlay, a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay, and a portion of Subarea 4 with Planned Development District No. 366-D-1 with a Liquor Control Overlay, The Buckner Boulevard Special Purpose District. For a permanent time period.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>
South Buckner Boulevard	Principal Arterial	107 feet
Elam Road	Principal Arterial	100 feet

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The fowardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The fowardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site is on Transit or Multi-Modal or Corridors.

Transit centers support a compact mix of employment, retail, cultural facilities and housing. Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods. While normally located around DART light-rail or commuter rail stations, these building blocks could also be focused streetcar or enhanced bus corridors such as bus rapid transit. Examples of transit centers include the Mockingbird Station area, the Cityplace Station area and the Westmoreland Station area, and examples of multi-modal corridors include the Lancaster and Ferguson Road corridor. These areas offer dense mixed use at the transit station or multi-modal corridor and then transition to multi-family and single-family housing at the edge. Of all the Building Blocks, this

incorporates the greatest range of building structures and land uses, including multi-story residential above retail to townhomes to single-family residences. Transit centers and multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Multi-modal corridors in particular would diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access. Interactive public plazas and/or civic uses will be centrally located and residential roof terraces and balconies overlooking transit station areas add “eyes on the street” that can aid public safety.

## **LAND USE 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 approximately 0.6195 acres and is developed with a 5,800 sq ft convenience food store and motor vehicle fueling station. The request site is located within Subarea 4 of Planned Development District No. 366 with a D-1 Liquor Control Overlay. The applicant is proposing to continue the sale of alcoholic beverages for off-premise consumption in conjunction with the existing convenience store.

The adjacent land uses consist of an office use to the east and a dental clinic to the south. Properties north of the request site, across Elam Road consist of various auto related uses, and an undeveloped tract of land. West of the site, across Buckner Boulevard, is a DART light rail station.

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 time limit was set at two years with eligibility for automatic renewal for additional five year periods due to the new site plan.

**Development Standards:**

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 366-D-1	15' 0' on minor	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	110' 8 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

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

**Parking:** The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area and two spaces for a motor vehicle fueling station. The applicant will have to

provide a minimum of 20 spaces for a general merchandise store of food store that has 3,500 square feet of floor area and a motor fueling station. The remaining portion of the building will need to receive a CO certificate of occupancy for the proposed use and will have to park the use per Code.

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

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

**Offenses prior to a Specific Use Permit – May 1, 2009 to May 1, 2011**

**Dallas Police Department Reports**

**Public Offense Search Results**

SERVICE #	OFFENSE DATE	TYPE	COMPLAINANT	ADDRESS	BEAT	REPORTING AREA
1	0206213-Z	08/19/2012	THEFT	*SEVEN ELEVEN	00440 S BUCKNERBLVD	337 2210
2	0293591-Z	11/27/2012	THEFT	*7-ELEVEN #39412	00440 S BUCKNERBLVD	337 2210
3	0067090-A	03/21/2013	THEFT	*7-11	00440 S BUCKNERBLVD	337 2210
4	0047238-W	02/18/2009	THEFT	HOLGUIN, MA DELIA	00440 S BUCKNERBLVD	337 2210
5	0215128-Y	08/14/2011	TRAFFIC MOTOR VEHICLE	ALDAVA, CARMEN	00440 S BUCKNERBLVD	337 2210
6	0215127-Y	08/14/2011	TRAFFIC MOTOR VEHICLE	JIMENEZ, JANET	00440 S BUCKNERBLVD	337 2210
7	0242036-Z	09/28/2012	FOUND PROPERTY	@CITY OF DALLAS	00440 S BUCKNERBLVD	337 2210
8	0285297-Z	11/16/2012	FRAUD	*MPAA	00440 S BUCKNERBLVD	337 2210
9	0318490-Z	12/25/2012	ASSAULT	ABDEL, RANDA	00440 S BUCKNERBLVD	337 2210
10	0036044-A	02/13/2013	AUTO THEFT-UUMV	TOVAR, OCTAVIO	00440 S BUCKNERBLVD	337 2210
11	0060960-A	03/15/2013	FOUND PROPERTY	@CITY OF DALLAS	00440 S BUCKNERBLVD	337 2210
12	0082091-A	04/04/2013	CRIMINAL MISCHIEF/VANDALISM	*7-11	00440 S BUCKNERBLVD	337 2210
13	0029540-X	01/31/2010	AUTO THEFT-UUMV	WILLIAMS, SHANE	00440 S BUCKNERBLVD	337 2210
14	0197116-W	07/06/2009	FOUND PROPERTY	@CITY OF DALLAS	00440 S BUCKNERBLVD	337 2210
15	0214565-V	07/10/2008	FRAUD	*EXPRESS AUTO SERVICE	00440 S BUCKNERBLVD	351 2210
16	0311048-V	10/06/2008	THEFT	*EXPRESS AUTO SERVICE	00440 S BUCKNERBLVD	351 2210

**Offenses received after Specific Use Permit – May 25, 2011 to April 8, 2013  
Dallas Police Department Reports**

**Public Offense Search Results**

	SERVICE #	OFFENSE DATE	TYPE	COMPLAINANT	ADDRESS	BEAT	REPORTING AREA
1	0215128-Y	08/14/2011	TRAFFIC MOTOR VEHICLE	ALDAVA, CARMEN	00440 S BUCKNERBLVD	337	2210
2	0215127-Y	08/14/2011	TRAFFIC MOTOR VEHICLE	JIMENEZ, JANET	00440 S BUCKNERBLVD	337	2210
3	0060960-A	03/15/2013	FOUND PROPERTY	@CITY OF DALLAS	00440 S BUCKNERBLVD	337	2210
4	0067090-A	03/21/2013	THEFT	*7-11	00440 S BUCKNERBLVD	337	2210
5	0082091-A	04/04/2013	CRIMINAL MISCHIEF/VANDALISM	*7-11	00440 S BUCKNERBLVD	337	2210
6	0036044-A	02/13/2013	AUTO THEFT-UUMV	TOVAR, OCTAVIO	00440 S BUCKNERBLVD	337	2210
7	0318490-Z	12/25/2012	ASSAULT	ABDEL, RANDA	00440 S BUCKNERBLVD	337	2210
8	0293591-Z	11/27/2012	THEFT	*7-ELEVEN #39412	00440 S BUCKNERBLVD	337	2210
9	0285297-Z	11/16/2012	FRAUD	*MPAA	00440 S BUCKNERBLVD	337	2210
10	0242036-Z	09/28/2012	FOUND PROPERTY	@CITY OF DALLAS	00440 S BUCKNERBLVD	337	2210
11	0206213-Z	08/19/2012	THEFT	*SEVEN ELEVEN	00440 S BUCKNERBLVD	337	2210

Z123-202(AB)

**List of Partners/Principals/Officers:**

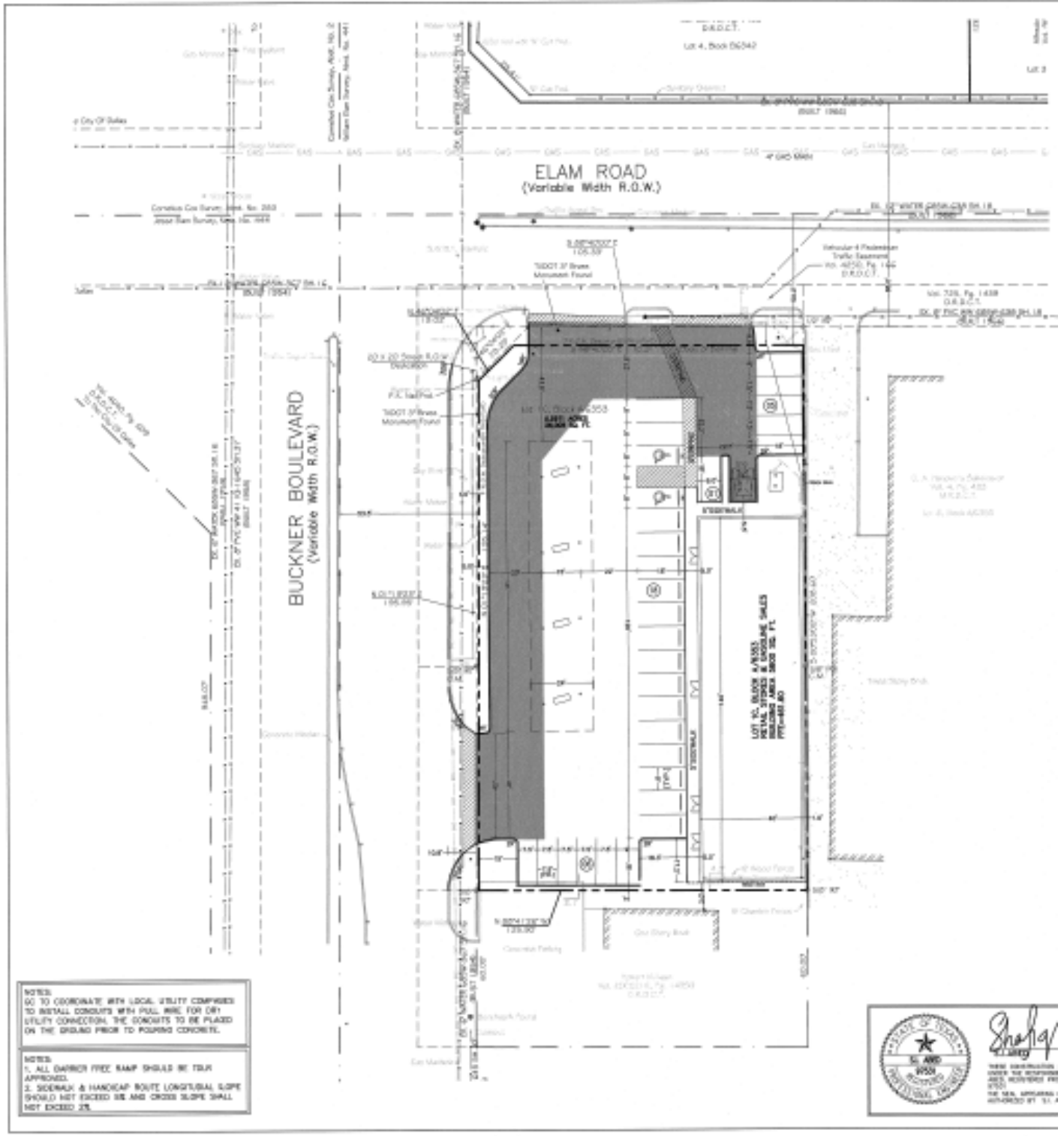
- Saleem Makani            President
- Abdul Gilani            Vice President




**Z123-202  
PROPOSED SUP CONDITIONS**

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on \_\_\_\_\_ (two-year period from the passage of this ordinance) [~~May 25, 2013~~], 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 locations shown on the attached site plan. No other ingress or egress is permitted.
5. PARKING: A minimum of 20 off-street parking spaces must be provided for a general merchandise [~~store~~] or food store 3,500 square feet or less use in the location shown on the attached site plan.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

**Site Plan:**

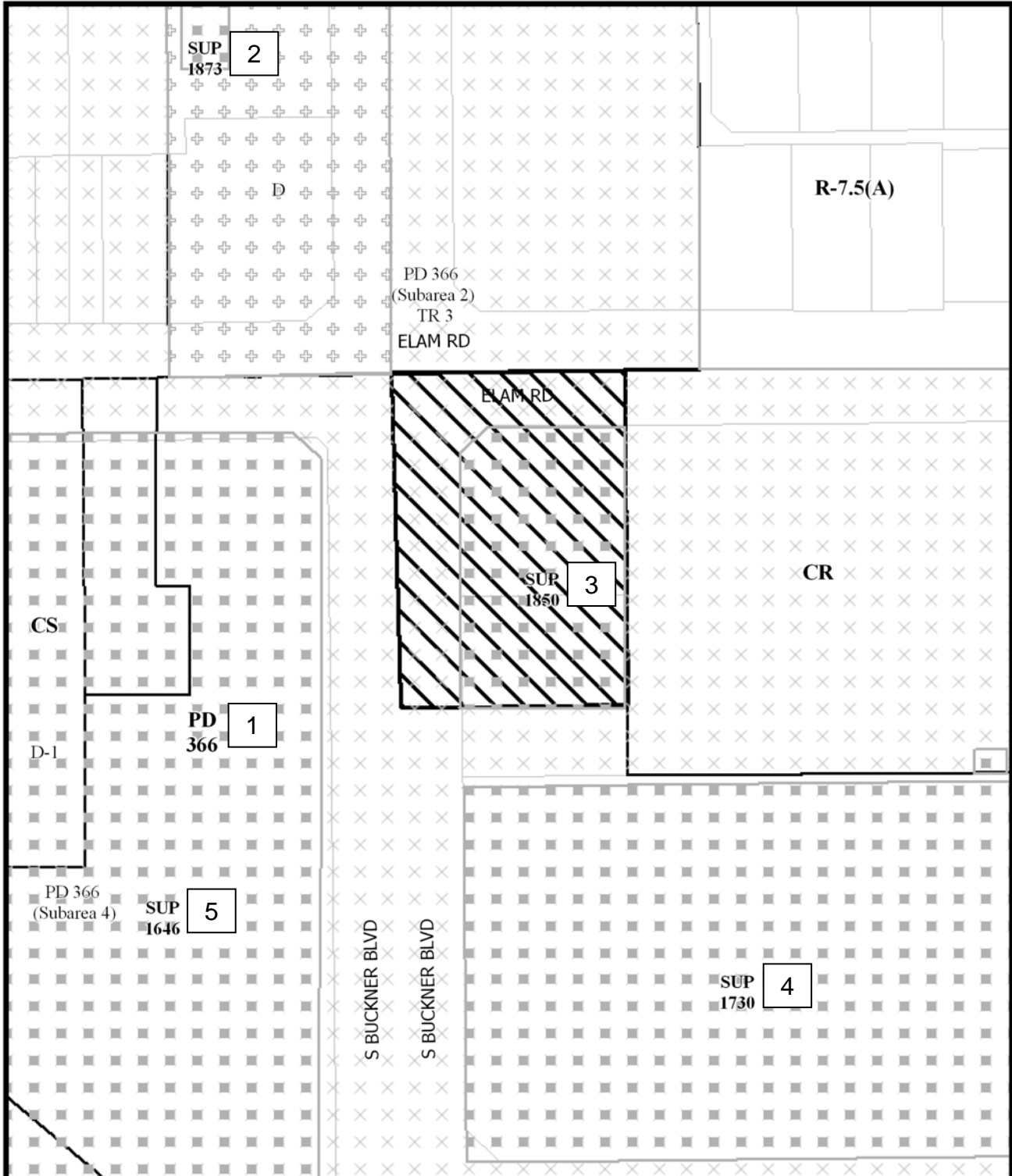




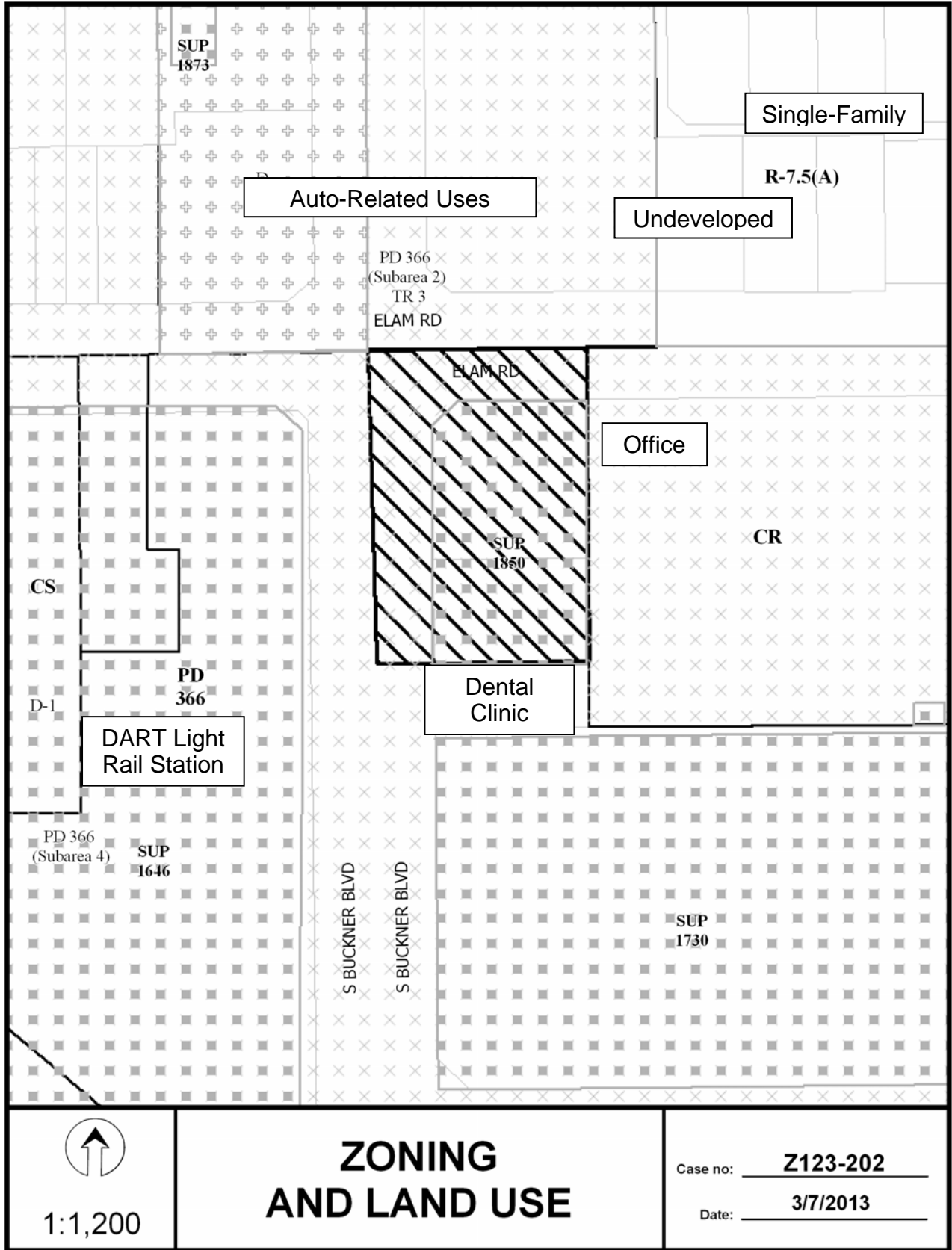
  
1:4,800

# VICINITY MAP

Case no:           **Z123-202**            
Date:           **3/7/2013**



 1:1,200	<h1>ZONING HISTORY</h1>	Case no: <u>Z123-202</u> Date: <u>3/7/2013</u>
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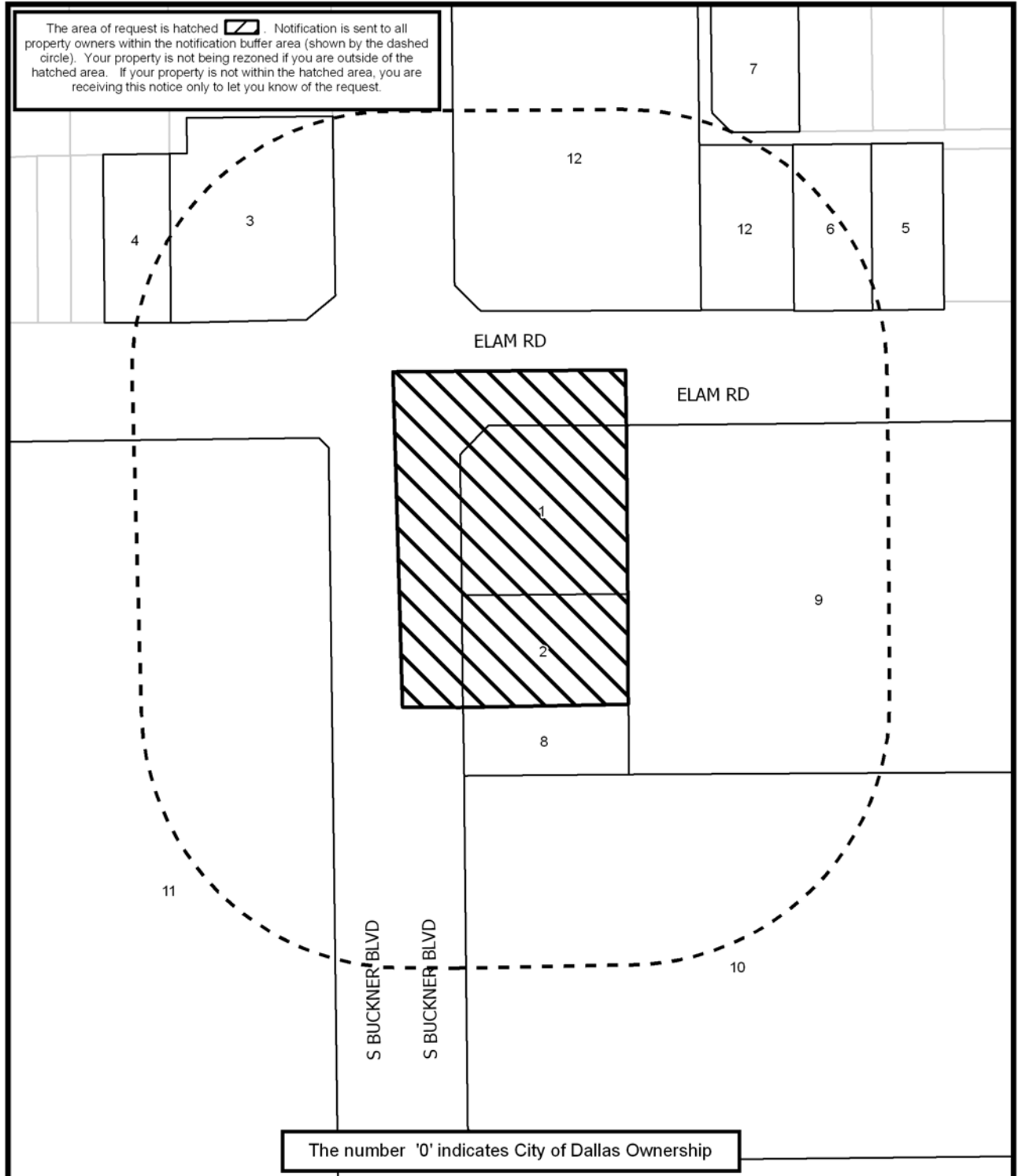


1:1,200

# ZONING AND LAND USE

Case no: Z123-202

Date: 3/7/2013



 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <p><b>200'</b> AREA OF NOTIFICATION</p> <p><b>12</b> NUMBER OF PROPERTY OWNERS NOTIFIED</p>	Case no: <u>    <b>Z123-202</b>    </u> Date: <u>    <b>3/7/2013</b>    </u>
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## *Notification List of Property Owners*

### *Z123-202*

#### *12 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	440 BUCKNER BLVD	KASH INVESTORS GROUP LLC
2	432 BUCKNER BLVD	KASH INVESTORS GROUP LLC
3	509 BUCKNER BLVD	MCDANIEL TED
4	8031 ELAM RD	BARRON MARIO & SONIA
5	8129 ELAM RD	SHOFNER HAZEL
6	8123 ELAM RD	GUTIERREZ JUAN CARLOS
7	8106 WES HODGES RD	LEAL ALFREDO LAMAS & EVANGELINA R
8	426 BUCKNER BLVD	SIC 426 JOINT VENTURE
9	8114 ELAM RD	SOUTHWESTERN BELL SBC COMM INC PPTY TAX
10	400 BUCKNER BLVD	WHATS HOT FUND WORLD LTD &
11	8008 ELAM RD	DALLAS AREA RAPID TRANSIT
12	8119 ELAM RD	LEAL ALFREDO LAMAS & EVANGELINE R LEAL

**FILE NUMBER:** Z123-187(RB)

**DATE FILED:** January 25, 2013

**LOCATION:** Bryan Street and Prairie Avenue, West Corner

**COUNCIL DISTRICT:** 2

**MAPSCO:** 46 A

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

**CENSUS TRACT:** 15.04

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**APPLICANT/REPRESENTATIVE:** Lucina Andrade

**OWNER:** Luis E. Garcia

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

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

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

**PRIOR CPC ACTION:** On April 4, 2013, the City Plan Commission held this request under advisement until April 18, 2013.



**BACKGROUND:**

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

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

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

**STAFF ANALYSIS:**

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

GOAL 1.2 Promote desired development.

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

**Land Use Compatibility:** The request site is improved with two retail structures. The applicant proposes to utilize a 1,440 square foot suite within the northernmost structure to operate a sports bar.

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

frontage and one along Prairie Avenue.

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

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

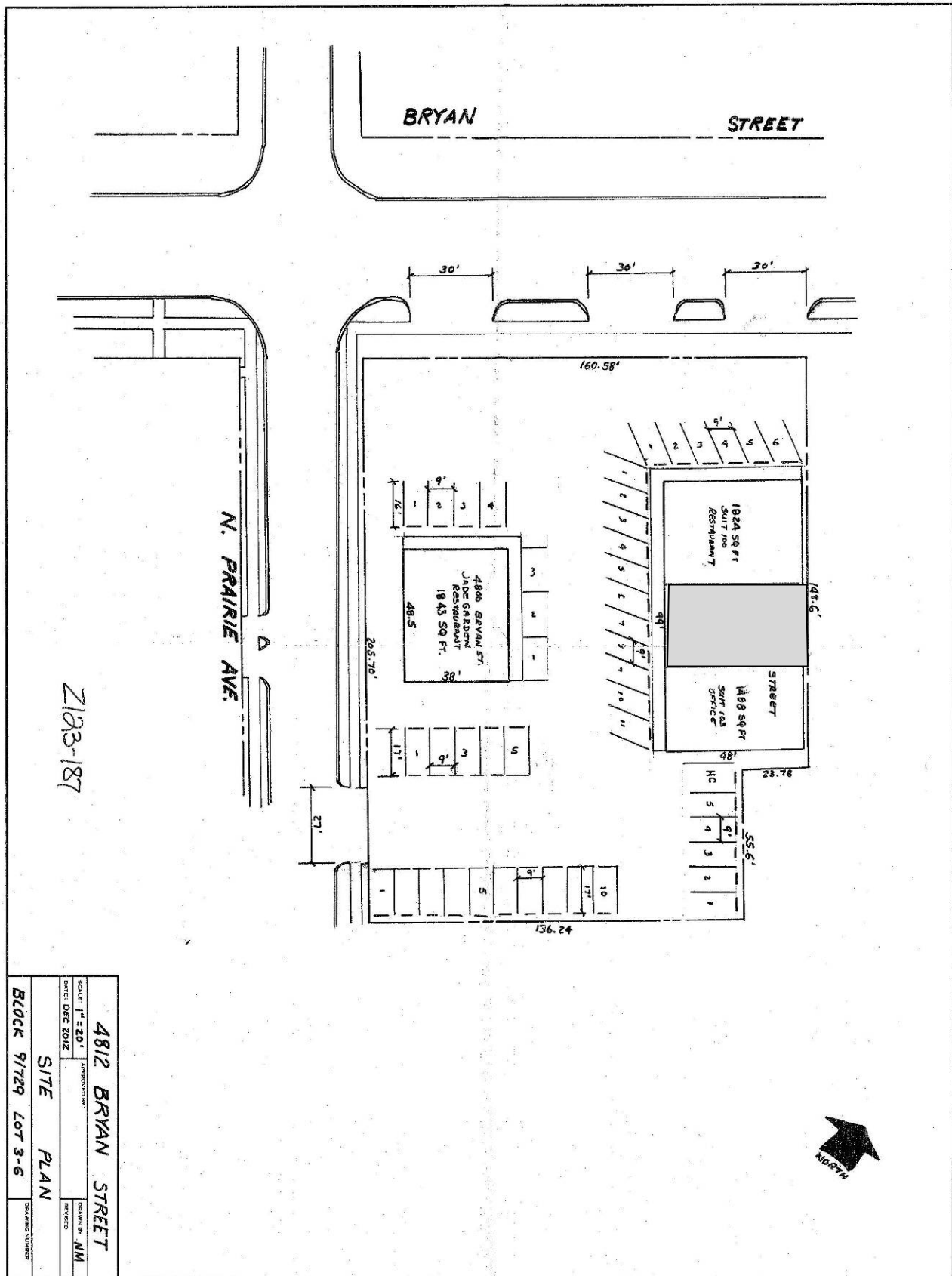
**Traffic:** The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not significantly impact the surrounding street system.

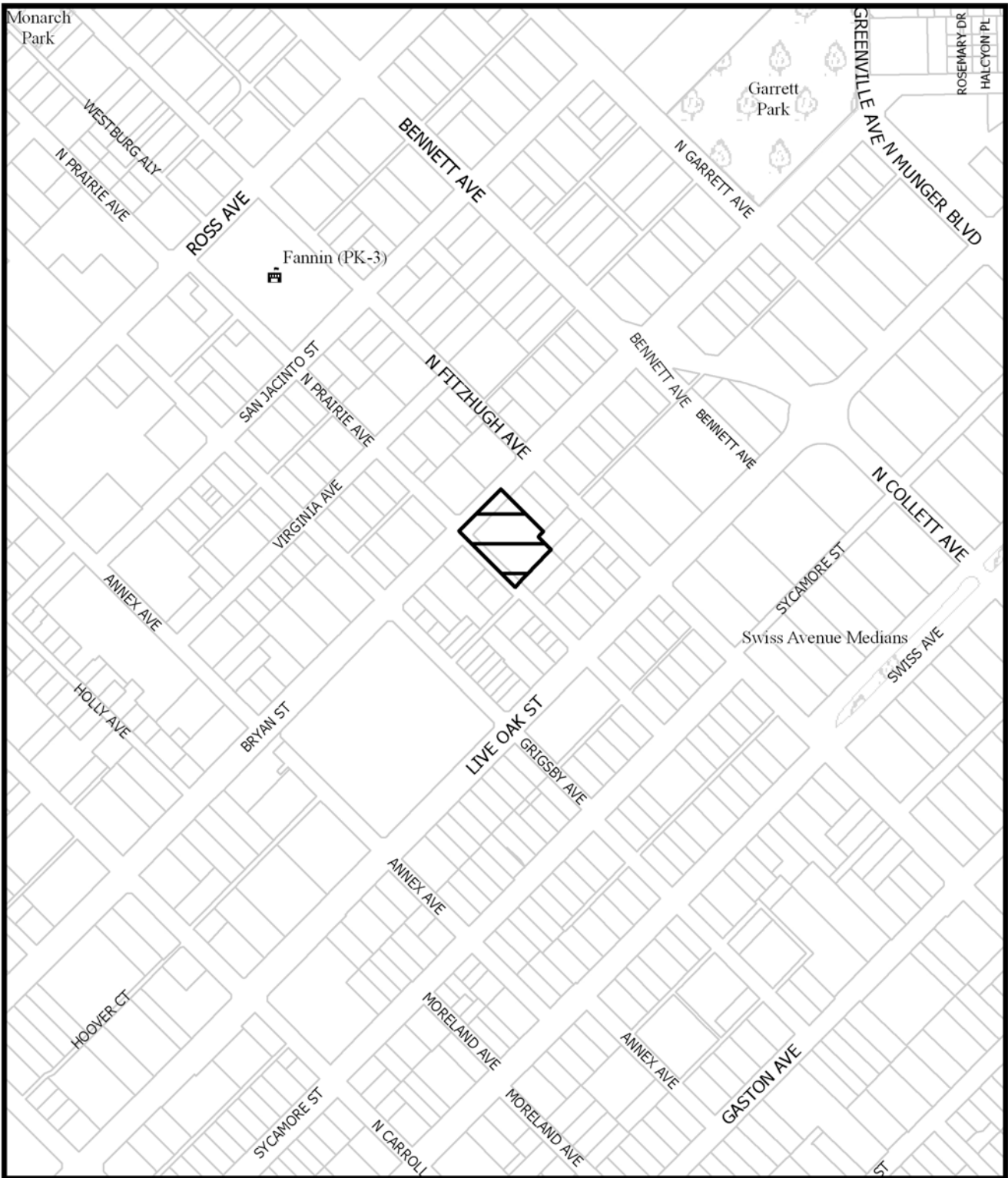
**Parking:** The applicant will be required to provide 14 off-street parking spaces for the use.

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

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

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



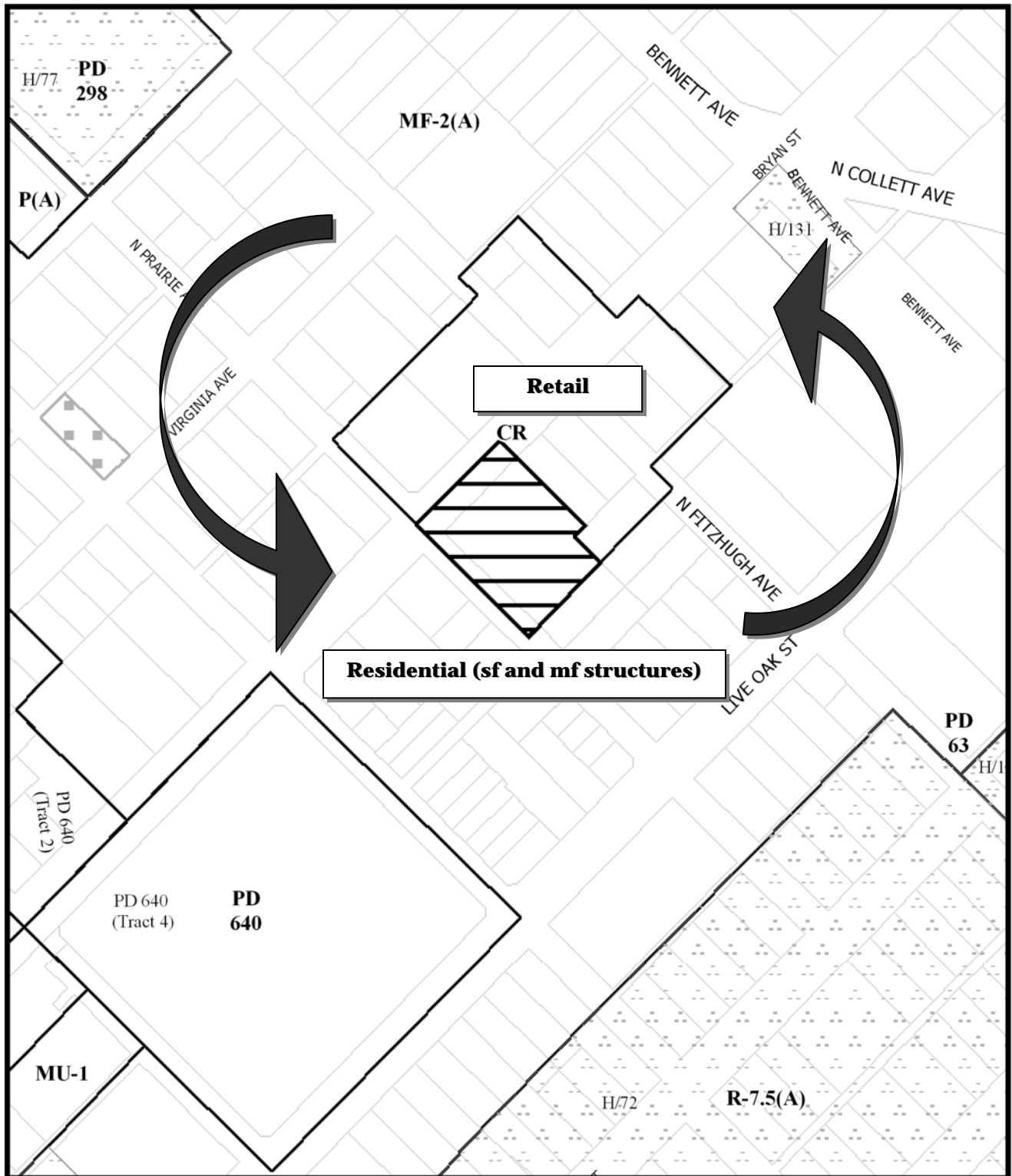



1:4,800

# VICINITY MAP

Case no:           **Z123-187**          


Date:           **2/20/2013**

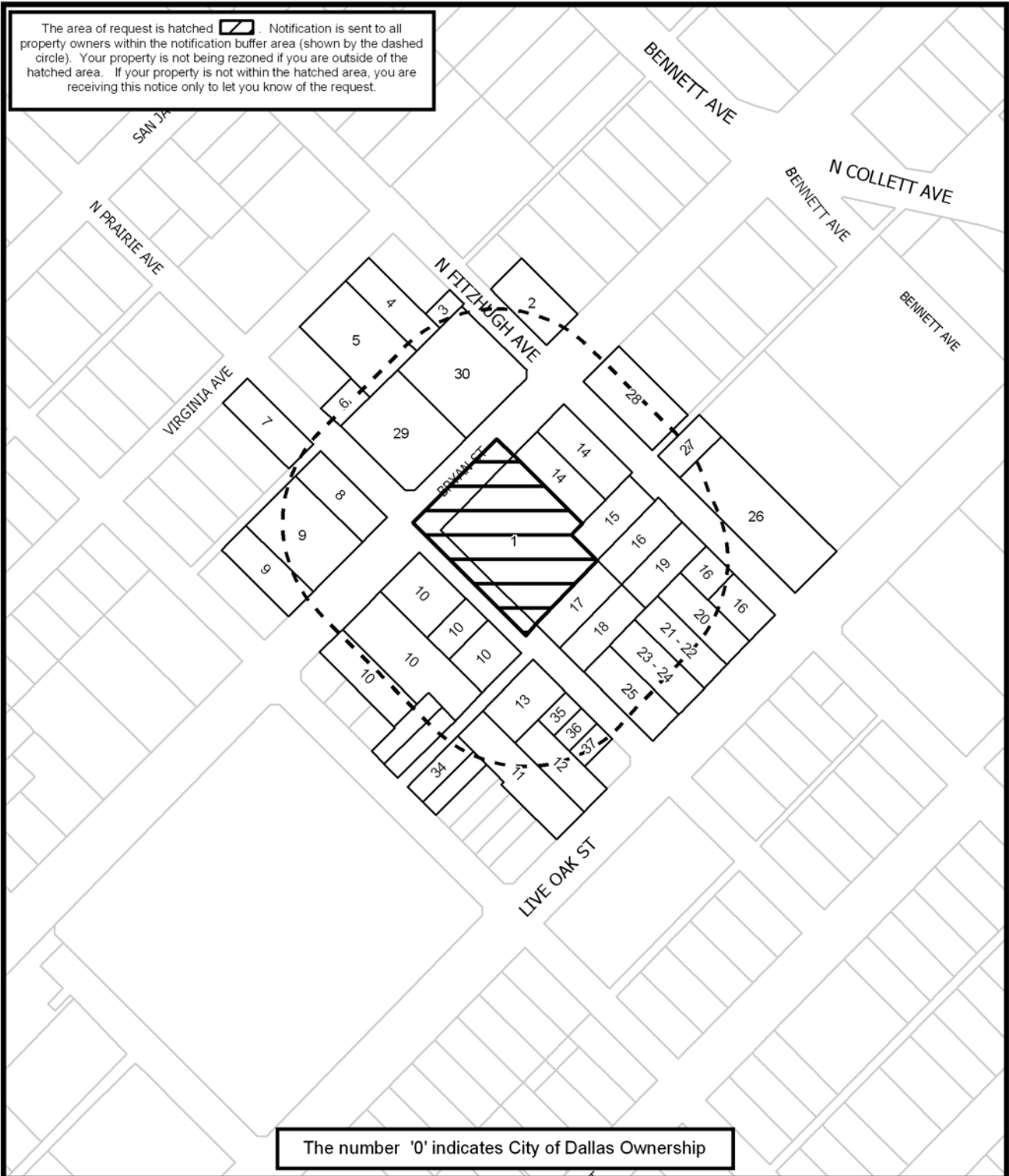


  
 1:2,400

# ZONING AND LAND USE

Case no:           Z123-187            
 Date:           2/20/2013

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



The number '0' indicates City of Dallas Ownership

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

2/19/2013

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

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



Z123-187(RB)

2/19/2013

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

**Planner: Warren F. Ellis**

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

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**APPLICANT/ OWNER:** 2401 Vinson Lane, LLC

**REPRESENTATIVE:** Robert Miklos

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

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

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

**PREVIOUS ACTION:** On April 4, 2013, the City Plan Commission held this case under advisement in order to meet with the applicant's representative to discuss the proposed zoning case.

**BACKGROUND INFORMATION:**

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

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

**Thoroughfares/Streets:**

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

**Land Use:**

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

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

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

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

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

## **LAND USE**

### **GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

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

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

Policy 1.4.3 Embrace environmental sustainability

## **ENVIRONMENT USE**

### **GOAL 6.6 INCREASE RECYCLING AND CONSERVATION OF RENEWABLE RESOURCES**

Policy 6.6.1 Increase recycling and composting

## **STAFF ANALYSIS:**

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

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

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

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

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

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

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

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

**Development Standards:**

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

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

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

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

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

**LIST OF OFFICERS**  
2401 Vinson Lane, LLC

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

**PROPOSED SUP CONDITIONS**

1. **USE:** The only uses authorized by this specific use permit are a metal salvage facility and an outside salvage or reclamation.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT:** This specific use permit expires on\_\_\_\_\_ (ten-year period from the passage of this ordinance), but is eligible for automatic renewal for additional ten-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. **HOURS OF OPERATION:** A metal salvage facility and an outside salvage or reclamation may only operate between 7:00 a.m. and 5:00 p.m., Monday through Friday, between 7:00 a.m. and 2:00 p.m. on Saturday, and between 8:00 a.m. and 12:00 p.m. (noon) on Sunday.
5. **INGRESS/ EGRESS:** Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted.
6. **SCREENING:** Storage areas must be screened by a nine-foot-high solid screening fence in the location shown on the attached site plan.
7. **LICENSE:** The Operator must obtain a secondary metals recyclers license in accordance with Chapter 40B of the Dallas City Code within 45 days from the passage of this ordinance.
8. **OUTSIDE STORAGE / STACKING:** The maximum height of stacked materials is 30 feet. Stacking of any metals is prohibited within 200 feet of Vinson Lane / Cockrell Hill Road Extension right-of-way.
9. **TRAFFIC MANAGEMENT PLAN:**
  - (a) In general. The operation of the metal recycling-related uses must comply with the traffic management plan (Exhibit\_\_\_\_\_).



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

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

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

(e) Traffic study.

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

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

(a) ingress and egress points;

(b) queue lengths;

(c) number and location of personnel assisting with loading and unloading of material;

(d) drop-off locations of materials; and

(e) circulation.

(f) Updates

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

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

(a) ingress and egress points,

(b) queue lengths,

(c) number and location of traffic administrators,

(d) drop-off locations of materials, and

(e) hours of operation for customers.

(g) Amendment process

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

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

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

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

**PROPOSED SUP CONDITIONS**

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

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

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

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

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

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

7. OUTSIDE STORAGE: Outside storage is prohibited.

8. TRAFFIC MANAGEMENT PLAN:

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

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

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

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

(e) Traffic study.

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

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

- (a) ingress and egress points;
- (b) queue lengths;
- (c) number and location of personnel assisting with loading and unloading of material;
- (d) drop-off locations of materials; and
- (e) circulation.

(f) Updates

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

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

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

(g) Amendment process

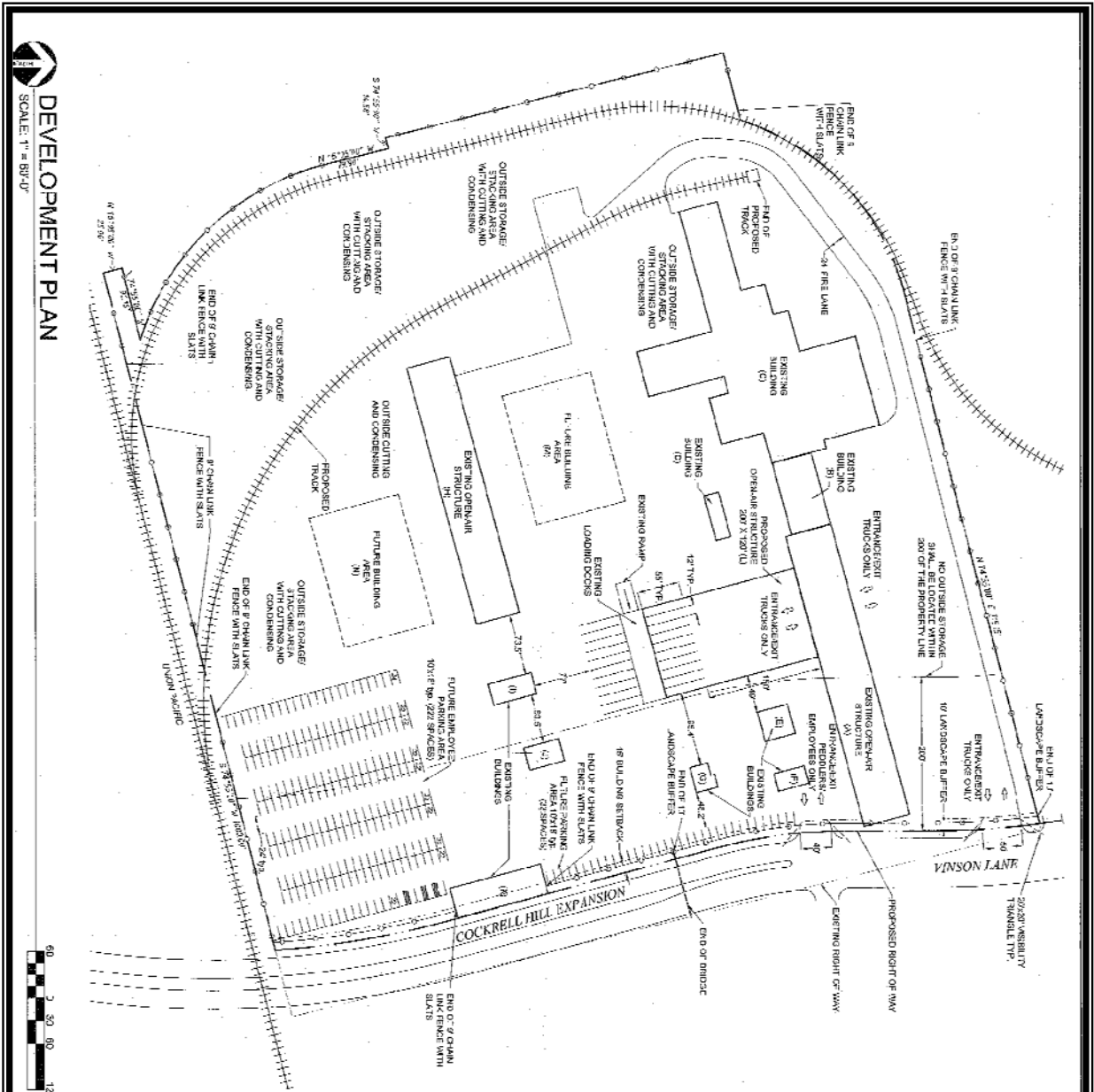
(1) A traffic management plan may be amended using the minor amendment fee and public hearing process in Section 51A-1.105(k)(3)

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

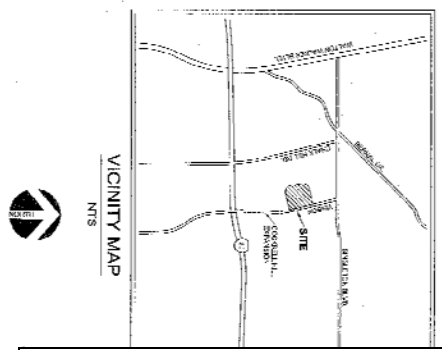
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

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



**DEVELOPMENT PLAN**  
SCALE: 1" = 65'-0"



**Note:** The above Plan will be used for the PDD or SUP. The name of the Plan will depend on CPCs actions.

**SITE INFORMATION**  
 ADDRESS: 141  
 FROM: 1/14/18  
 SHEET: 1 OF 2  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 TOTAL AREA: 21,795 AC (998,382 SQ FT)  
 COVERED AREA: 1,657,920 SQ FT

EXISTING STRUCTURE	AREA (SQ FT)	USE
A	21,840	OUTSIDE STORAGE
B	4,458	OUTSIDE STORAGE
C	1,238	OUTSIDE STORAGE
D	128	OFFICE
E	84	OFFICE
F	54	WORKHOUSE
G	2,385	OUTSIDE STORAGE
H	1,469	OUTSIDE STORAGE
I	4,941	OFFICE
J	4,100	OUTSIDE STORAGE
K	12,679	OUTSIDE STORAGE

**PHASED STRUCTURES**

PHASED STRUCTURE	AREA (SQ FT)	USE
L	2,160	OFFICE
M	1,238	OFFICE
N	128	OFFICE
O	84	OFFICE
P	54	WORKHOUSE
Q	2,385	OUTSIDE STORAGE
R	1,469	OUTSIDE STORAGE
S	4,941	OFFICE
T	4,100	OUTSIDE STORAGE
U	12,679	OUTSIDE STORAGE

**PHASED BUILDING AREAS**

PHASED BUILDING AREAS	AREA (SQ FT)	USE
V	2,160	OFFICE
W	1,238	OFFICE
X	128	OFFICE
Y	84	OFFICE
Z	54	WORKHOUSE
AA	2,385	OUTSIDE STORAGE
AB	1,469	OUTSIDE STORAGE
AC	4,941	OFFICE
AD	4,100	OUTSIDE STORAGE
AE	12,679	OUTSIDE STORAGE

Z123-118 (WE)

**PROPOSED PDD CONDITIONS**

**“ARTICLE**

**PD**

**SEC. 51P - \_\_\_\_\_.101. LEGISLATIVE HISTORY.**

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

**SEC. S- \_\_\_\_\_.102. PROPERTY LOCATION AND SIZE.**

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

**SEC. 51P - \_\_\_\_\_.103. DEFINITIONS AND INTERPRETATIONS.**

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

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

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

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

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

**SEC. 51P - \_\_\_\_\_.104. EXHIBIT.**

The following exhibits are incorporated into this article:

- (a) Exhibit S-\_\_\_\_A: development plan.
- (b) Exhibit S-\_\_\_\_B: traffic management plan.

**SEC. 51P - \_\_\_\_\_.105. DEVELOPMENT PLAN.**

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

(b) For metal recycling-related uses, development and use of the Property must comply with the attached development plan (Exhibit S-\_\_\_\_A). If there is a conflict between the text of this division and the development plan, the text of this division controls

**SEC. 51P - \_\_\_\_\_.106. MAIN USES PERMITTED.**

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

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

*Staff's Recommendation*

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

*Applicant's Proposal*

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

(d) outside storage (with visual screening).



**SEC. 51P - \_\_\_\_\_.107.                      ACCESSORY USES.**

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

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

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

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

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

**SEC. 51P - \_\_\_\_\_.108.                      YARD, LOT, AND SPACE REGULATIONS.**

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

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

**SEC. 51P - \_\_\_\_\_.109.                      OFF-STREET PARKING AND LOADING.**

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

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

**SEC. 51P - \_\_\_\_\_.110.                      STACKING HEIGHT FOR OUTSIDE STORAGE.**

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

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

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

**SEC. 51P - \_\_\_\_\_.111. TRAFFIC MANAGEMENT PLAN.**

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

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

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

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

(e) Traffic study.

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

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

- (A) ingress and egress points;
- (B) queue lengths;
- (C) number and location of personnel assisting with loading and unloading of material;
- (D) drop-off locations of materials; and
- (E) circulation.

(f) Updates

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

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

- (a) ingress and egress points,

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

(g) Amendment process

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

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

**SEC. 51P - \_\_\_\_\_.112. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P - \_\_\_\_\_.113. LANDSCAPING AND SCREENING.**

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

**SEC. 51P - \_\_\_\_\_.114. SIGNS.**

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

**SEC. 51P - \_\_\_\_\_.115. SCREENING AND FENCING.**

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

**SEC. 51P - \_\_\_\_\_.116. ADDITIONAL PROVISIONS.**

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

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

*Staff's Recommendation*

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

*Applicant's proposal*

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

**SEC. 51P - \_\_\_\_\_.117.**

**COMPLIANCE WITH CONDITIONS.**

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

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

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

*Prepared for:*

**Milby, PLLC**

1909 Woodall Rodgers, Suite 500  
Dallas, Texas 75201

*Prepared by:*

**DeShazo Group, Inc**

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

*December 3, 2012*



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

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## **Technical Memorandum**

**To:** Robert J. Miklos – Milby, PLLC

**From:** DeShazo Group, Inc

**Date:** December 3, 2012

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

### **INTRODUCTION**

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

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

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

### ***Project Description***

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

*DeShazo Group, Inc  
December 3, 2012*

### **TRAFFIC MANAGEMENT PLAN**

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

## ***Operations***

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

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

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

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

## ***Circulation***

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

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

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

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



Z123-118(WE)

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

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

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

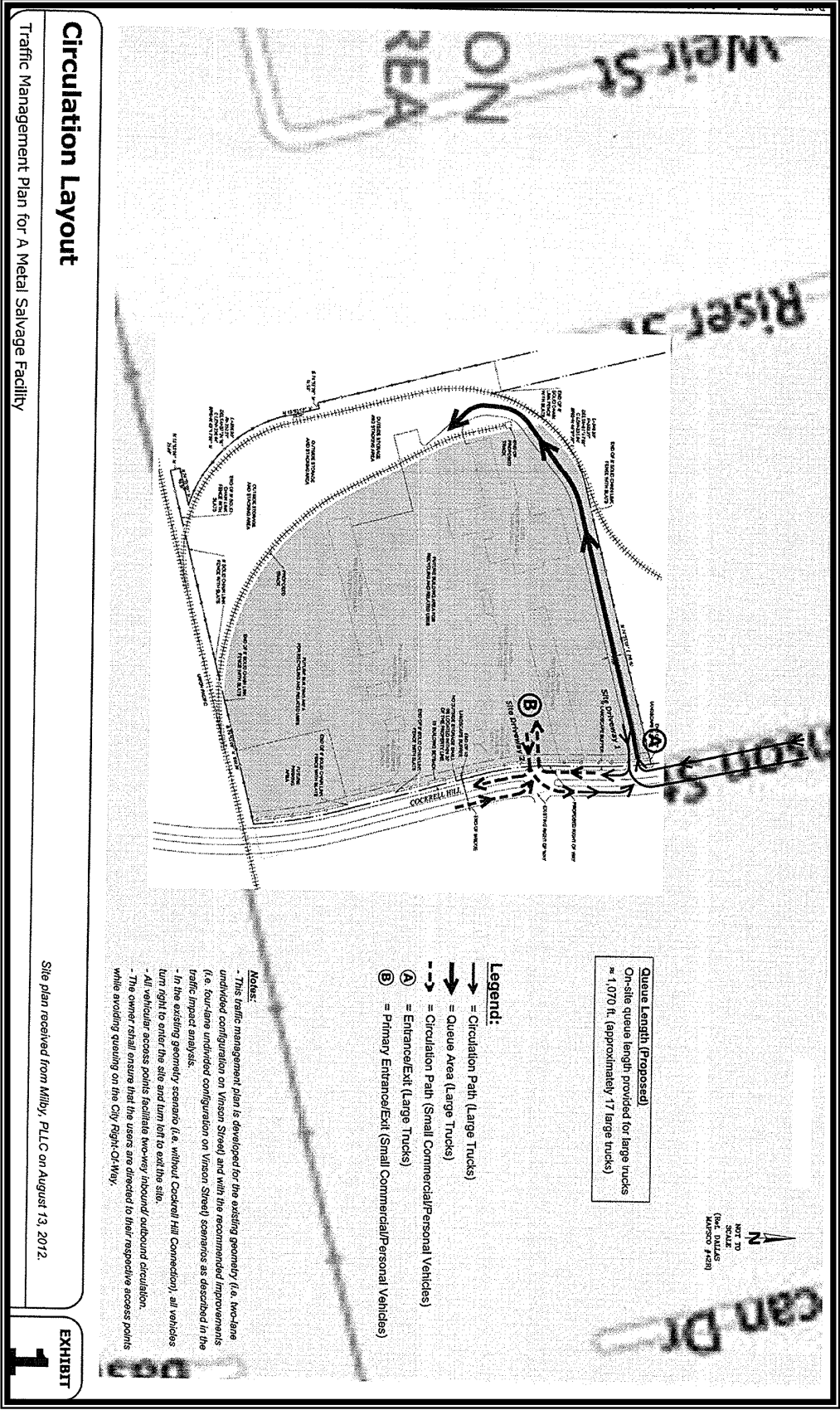
## **SUMMARY**

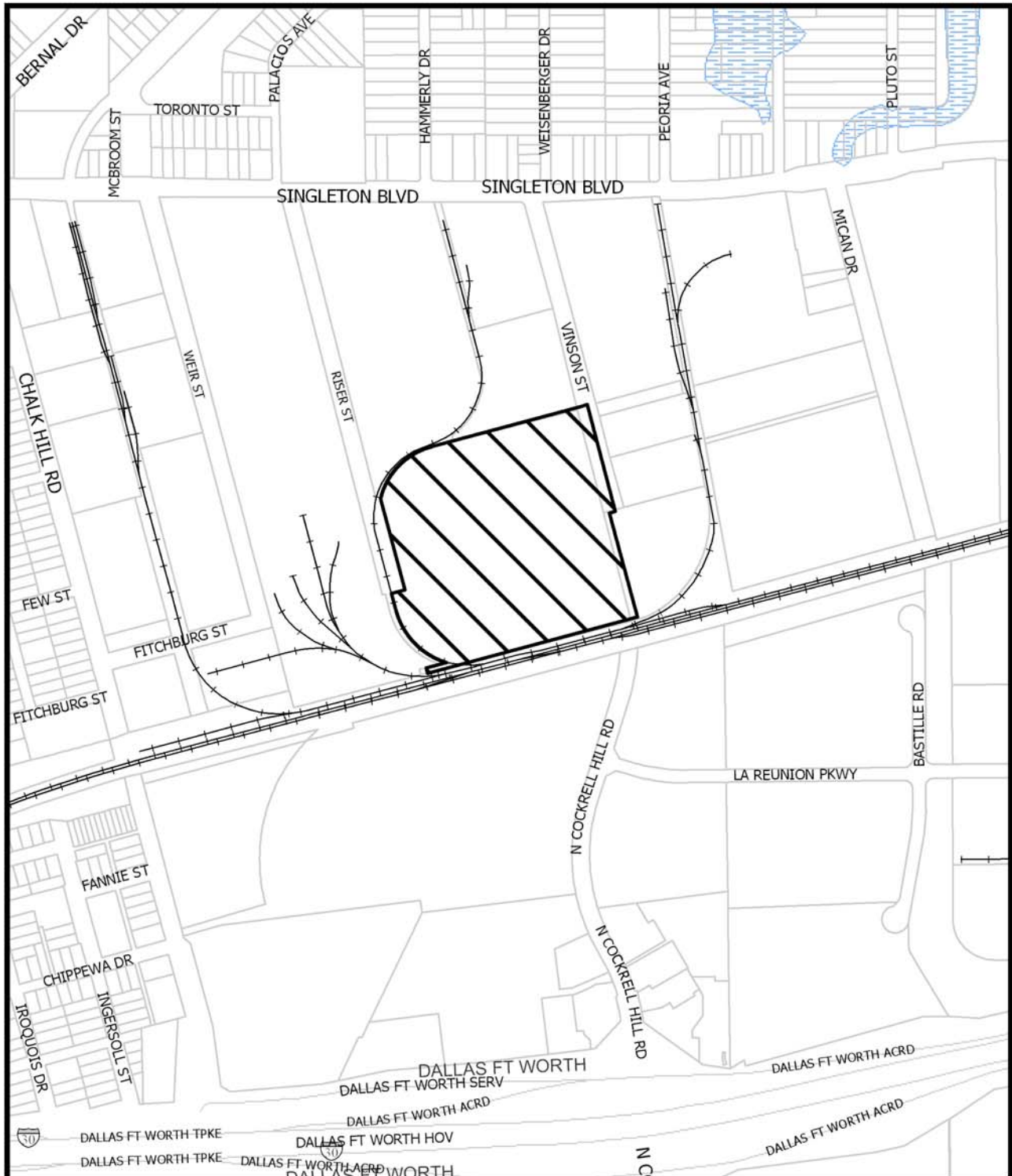
This TMP is developed for the proposed metal salvage facility planned to be located at 2401 Vinson Street, Dallas, Texas. The details of the TMP shall be implemented by the Owner following the initial occupancy.

*END OF MEMO*

*Traffic Management Plan for  
A Metal Salvage Facility  
Page 3*

**PROPOSED TRAFFIC MANAGEMENT PLAN**



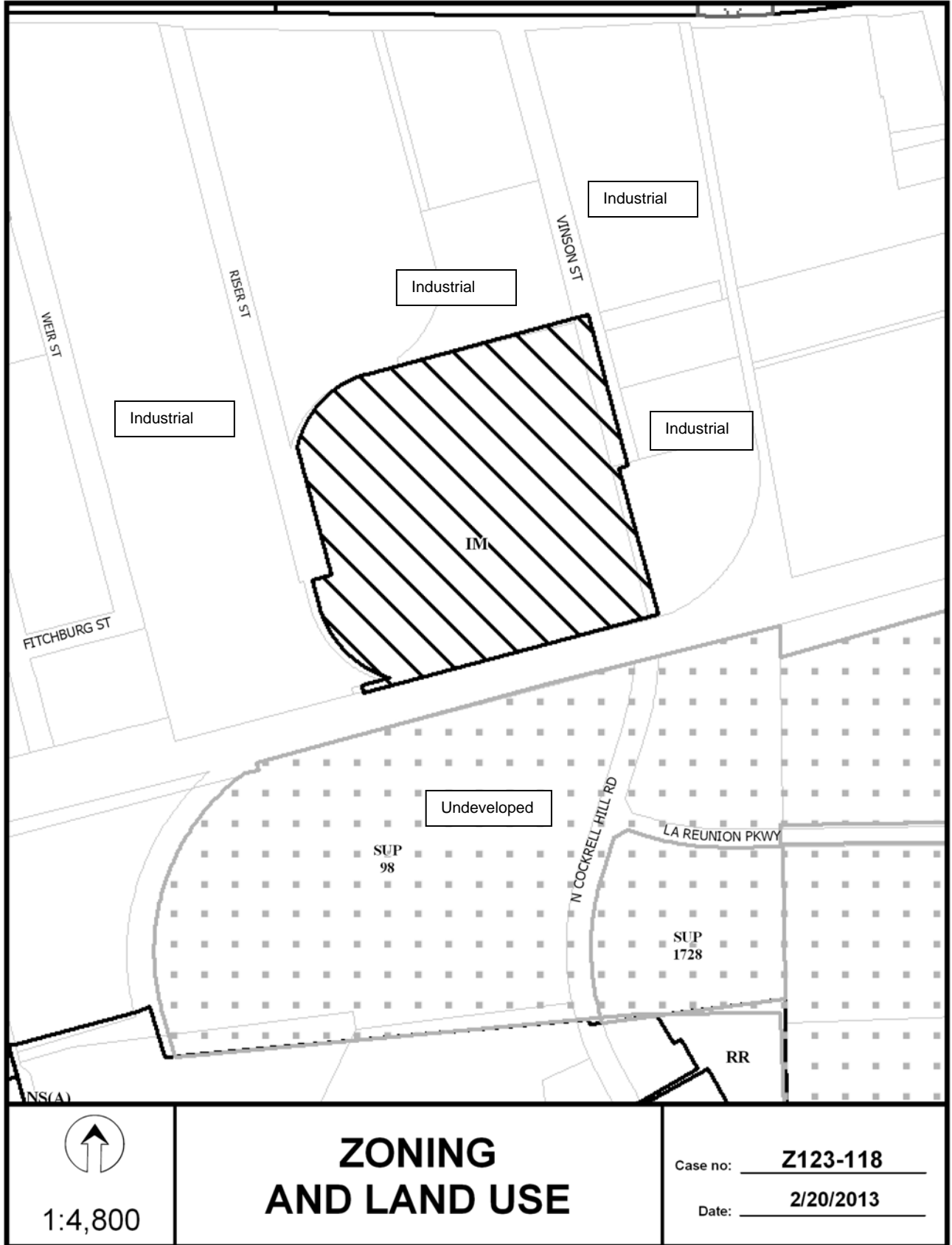


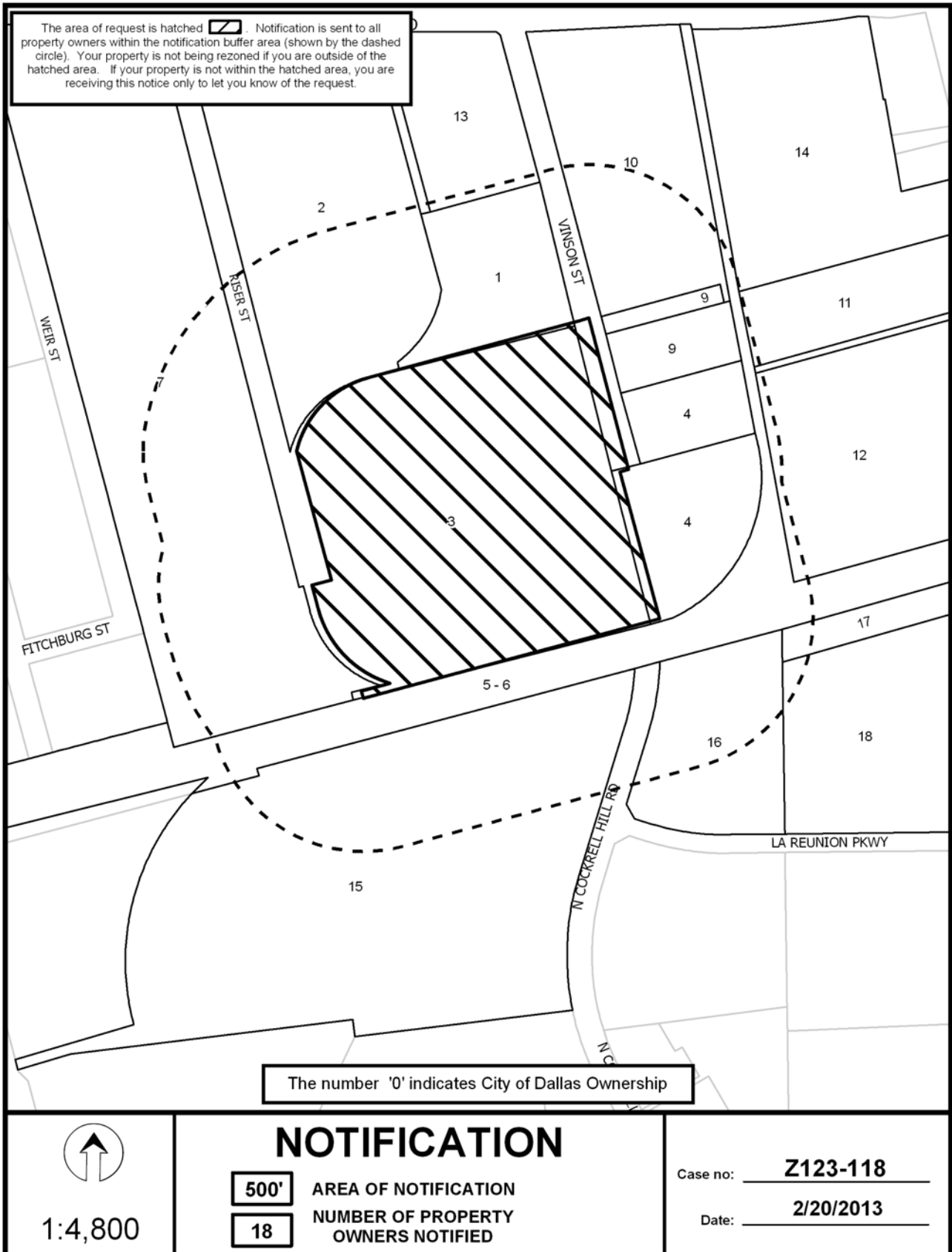
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# VICINITY MAP

Case no: Z123-118

Date: 2/20/2013





## **Notification List of Property Owners**

**Z123-118**

**18 Property Owners Notified**

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

**Planner: Warren F. Ellis**

**FILE NUMBER:** Z123-183(WE)                      **DATE FILED:** January 22, 2013  
**LOCATION:** Midway Road and Lyndon B. Johnson Freeway (IH 635), southwest corner  
**COUNCIL DISTRICT:** 13                              **MAPSCO:** 14-T  
**SIZE OF REQUEST:** Approx. 33.418 acres              **CENSUS TRACT:** 96.08

---

**APPLICANT:** Wal-Mart Real Estate Business Trust

**OWNERS:** See Attachment

**REPRESENTATIVE:** Ryan Safford  
Kimley-Horn and Associates, Inc.

**REQUEST:** An application for a Planned Development District for CR Community Retail District uses and the termination of deed restrictions on property zoned an MF-1(A) Multifamily District, CR Community Retail District and a P(A) Parking District with deed restrictions.

**SUMMARY:** The purpose of this request is to develop two large retail stores and terminate the existing deed restrictions that affect a portion of a site on Midway Road. The deed restrictions prohibit pylon signs along Midway Road and garbage receptacles along Midway Road and Harvest Hill Road frontage.

**STAFF RECOMMENDATION:** Approval of a Planned Development District, subject to a revised conceptual plan, development plan, and elevations and approval of the termination of the deed restrictions.

**BACKGROUND INFORMATION:**

- The applicant’s request for a Planned Development District for CR Community Retail District uses is twofold: 1) permit approximately 1.2 million square feet of retail development, and 2) allow for multifamily uses to be developed on approximately 26.47 acres of land.
- The proposed development does comply with big box design standards. However, minor changes have been made to the parking islands on the north side of building 2 (190,000 square foot retail store) and the screening requirements to the service bay of building 1 (140,000 square foot retail store). These changes were made to comply with ADA standards and provide pedestrians access to the developments. In addition, the screening requirement for the service bay will be installed along the northwest property line of building 2.
- A portion of the site will have three outlying parcels along Midway Road that will be developed with future retail (development) uses. These parcel are currently zoned for CR Community Retail District uses and a P(A) Parking District with deed restrictions. The deed restrictions prohibit pylon signs along Midway Road and garage receptacles along Midway Road and Harvest Hill Road. The applicant is requesting termination of the existing deed restrictions.
- In October 2004, the City Council amended the Development Code requiring retail developments over 100,000 square feet of floor to have a Specific Use Permit. The code also established design standards (parking & façade) for big box developments.
- The surrounding land uses consist of multifamily, single family and retail uses.

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

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
LBJ Freeway (IH 635)		Variable lane widths	Variable lane widths
Midway Road	Principal Arterial	100 ft.	100 ft.



**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	MF-1(A), CR, P(A) w/deed restrictions	Retail and personal services, Multifamily, Office
<b>North</b>	LBJ Freeway, CR	Restaurant with drive through service
<b>South</b>	R-10(A)	Single Family
<b>East</b>	CR, D(A)	Restaurant with drive through service, Service Station, Multifamily, single family
<b>West</b>	TH-2(A), SUP 726	Single Family, Community Ctr. & Rec. area

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

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

**Land Use**

**GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

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

**STAFF ANALYSIS:**

**Land Use Compatibility:** The 33.418 acre site is developed with a mixed of retail and multifamily uses. The applicant’s request for a Planned Development District for CR Community Retail District uses is twofold: 1) permit approximately 1.2 million square feet of retail development, and 2) allow for multifamily uses to be developed on approximately 26.47 acres of land. The maximum height of the proposed development is 36 feet and is reflected on the conceptual plan. The applicant will raze approximately 588 multifamily units, an existing 42,000 square foot general merchandise or food store and a retail strip center to accommodate the site’s redevelopment of two large retail developments and a service station.

In 2004, the City Council approved an ordinance that required general merchandise or food store greater than 100,000 square feet of floor area to have a Specific Use Permit. The intent of the ordinance was to ensure that large retail stores are compatible with their surroundings by establishing standards which address the unique impacts of large scale, "big box," retail developments. The ordinance also included architectural and site design standards as well as allows the City Plan Commission to approve a site plan that does not comply with requirements of the design standards provided that:

- strict compliance with these design standards is impractical due to site constraints or would result in substantial hardship;
- the site plan complies with the spirit and intent of these design standards;
- the site plan further the stated purpose of these design standards; and
- the variation or exception from these design standards will not adversely affect surrounding properties.

The applicant has worked with various city departments to make sure that the proposed development complies with the spirit and intent of the big box design standards and Article X requirements.

The portion of the site being developed with two large retail developments over 100,000 square feet will comply with the big box design standards. However, the proposed Planned Development District will have a provision in the conditions that will permit the large retail developments and multifamily uses, but will only allow for multifamily uses to be developed in a certain designated area, if the retail is not developed. The proposed conditions will prohibit multifamily uses on the same building site as the retail development, if the permit authorizes an addition of 5,000 square feet or less to a structure existing on June 22, 2013; otherwise, a multifamily development could be developed in the designated area as shown on the conceptual plan.

The applicant submitted a conceptual plan and development plan for the requested site. The conceptual plan establishes height zones, building setbacks for residential and non-residential uses and demarcates two areas; Phase I and Phase II. Phase I defines the developable area for the two large retail developments and fueling station and multifamily uses. The conceptual plan also shows the limited area where the multifamily uses will be developed in the event the retail uses are not developed. The maximum building height for the retail development and/or multifamily uses is 36 feet.

Phase II, on the other hand, identifies the buildable areas for retail uses on Midway Road. Currently, the property adjacent to Midway is zoned for CR Community Retail District uses and the applicant wants to maintain the development rights as it pertains to the allowable building height of 54 feet. However, a portion of Phase II, south of

Harvest Hill Road will have a maximum structure height of 36 feet. The development at this location is adjacent to residential uses.

The development plan shows the building footprints of the two large retail developments and fueling station. The remaining out parcels will be developed with retail uses at a future date and will require City Plan Commission approval.

There are currently two deed restrictions on the request site; 1) public deed restrictions on a P(A) Parking District which prohibit pylon signs along Midway Road and garage receptacles along Midway Road and Harvest Hill Road, and 2) Federal deed restrictions on a portion of the MF-1(A) site. The applicant will request the City of Dallas to terminate the public deed restrictions on the P(A) District and the Federal Government to remove the existing deed restrictions on a portion of the MF-1(A) site. The Federal deed restrictions require the site to be developed with affordable housing.

Moreover, the request site will have three outlying parcels along Midway Road that will be developed with future retail uses. These parcel are currently zoned for CR Community Retail District uses and a P(A) Parking District with deed restrictions. The applicant proposes to develop two of the three out parcels with restaurants with drive through service. The third out parcel, which is south of Harvest Hill Road, will prohibit restaurants with drive-in or drive through service. Prohibiting restaurants with drive-in or drive through service on the southern most parcel will address the neighborhood concern regarding the vehicular noise and the close proximity the drive-in or drive through service to the adjacent residence. .

The proposed development will have three driveway approaches onto the site from Midway Road and one driveway approach from Lyndon B, Johnson (LBJ) Frontage Road. Each of the driveway approaches on Midway Road and LBJ Frontage Road Hill will be improved to accommodate the projected vehicular and truck traffic. The driveway approach on Midway Road to Harvest Hill Road will remain the designated entrance/exit point for all unloading loading trucks. Staff has met with the representatives on several occasions to discuss the potential impact the proposed development may have on the existing roadway and adjacent neighborhood. Based on the review of the applicant's Traffic impact Analysis, staff determined that the proposed roadway improvements and the existing loading /unloading driveway approach should not have any adverse impact on the surrounding area (See Traffic for specific roadway improvements).

Staff is recommending approval of the applicant's request for a Planned Development District for CR Community Retail uses, subject to a conceptual plan, development plan, elevations and conditions and approval of the termination of the deed restrictions. The applicant should not have an adverse affect on the surrounding area and will comply

(inspirit) with the criteria set forth in the design standards and regulations for a “big box” development.

**Development Standards:**

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
MF-1(A) Multifamily	15'	15'	Min lot 3,000 sq. ft. 1,000 sq ft – E 1,400 sq. ft – 1 BR 1,800 sq ft – 2 BR +200 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office
P(A) Parking							Surface parking
PDD -Proposed Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

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

The applicant will install and maintain a minimum 10-foot screening wall and planting area on the southern and western portion of the site. Due to the residential adjacency, the applicant will plant trees along both sides of the screening wall to soften the appearance of the screening wall.

**Traffic:** The Engineering Section of the Department Sustainable Development and Construction has reviewed the applicant’s request and their Traffic Impact Analysis Report and determined that the proposed development will not impact the surrounding street system. However, the applicant will be responsible for right-of-way, design/construction and installation and funding of the following roadway improvements:

(1) Construct an eastbound right-turn deceleration lane on Interstate Highway 635 Eastbound Frontage Road at Driveway 1, subject to approval from the Texas Department of Transportation.

(2) Egress from Drive 2 at the existing median opening on Midway Road shall operate as right turn only. The City Traffic Engineer may amend this requirement as future conditions warrant.

(3) Reconstruct Harvest Hill Road driveway west of Midway Road to provide three eastbound lanes.

(4) Construct a southbound right-turn lane on Midway Road at Harvest Hill Road.

(5) Reconstruct the signal at the intersection of Midway Road and Harvest Hill Road to accommodate the roadway changes and provide for split-phase operation for the east and west legs subject to approval from the Transportation Section of the Street Department.

**LIST OF OFFICERS**

Owner: **Prescott Interests Midway Plaza, Ltd.**

General Partner: Carlisle Acquisitions II, Inc.  
President: John K. Percy  
Sr. Vice President: Sandy Owens  
Secretary: John K. Percy

Owner: **4121 Harvest Hill Road Holdings Limited Partnership**

LLC  
General Partner: 4121 Harvest Hill Road General Partner Holdings,  
Member/Mgr: U.S. Bank National Association, as Trustee for the  
Registered Holders of ML-CFC Commercial  
Mortgage Trust 2007-6, Commercial Mortgage Pass-  
Through Certificates, Series 2007-6  
Trust Special Servicer: CW Capital Asset  
Management LLC  
C.E.O: Charles Spetka  
President: David Lannarone  
Vice President: Ben Miller

Owner: **ECF North Ridge Associates, L.P.**

General Partner: Unified Housing Foundation, Inc.  
President and Treasurer: R. Neal Crouch II  
Executive Vice President and  
Secretary: Martha C. Stephens

<p><b>LIST OF OFFICERS WAL-MART</b></p>
---

Eric S. Zorn.....	President and Chief Executive Officer
Claire L. Babineaux-Fontenot.....	Senior Vice President
J. Robert Bray .....	Senior Vice President
Anthony L. Fuller.....	Senior Vice President
Steven P. Whaley .....	Senior Vice President and Controller
Gordon Y. Allison.....	Vice President and Secretary
Cathryn Santoro .....	Vice President Treasurer
Harry M. Eng .....	Vice President
Patrick J. Hamilton.....	Vice President
Richard O. Kinnard.....	Vice President
J. Councill Leak .....	Vice President
Jennifer May-Brust .....	Vice President
Carl R. Muller .....	Vice President
L. Dale Murphy.....	Vice President
Kimberly K. Saylor-Laster .....	Vice President
Michael E. Gardner .....	Vice President
Caroline K. Clarke .....	Vice President
John E. Clarke.....	Vice President
Brian E. Hooper .....	Vice President
George J. Bacso .....	Assistant Secretary
James A. Cole .....	Assistant Secretary
Geoffrey W. Edwards .....	Assistant Secretary
Donald R. Etheredge.....	Assistant Secretary
B.A. Glass.....	Assistant Secretary
Nicholas S. Goodner .....	Assistant Secretary
Sheri K. Goodwin .....	Assistant Secretary
Amber R. Graham.....	Assistant Secretary
Adele E. Lucas .....	Assistant Secretary
Richard H. Martin .....	Assistant Secretary
Michelle M. McCall.....	Assistant Secretary
John T. Okwubanego .....	Assistant Secretary
Matthew R. Powers.....	Assistant Secretary
Brad T. Rogers.....	Assistant Secretary
Jennifer M. Rudolph .....	Assistant Secretary
Erron W. Smith.....	Assistant Secretary
J. Jeremy Snell .....	Assistant Secretary
Elvin J. Sutton, Jr.....	Assistant Secretary
Gregory L. Tesoro.....	Assistant Secretary
Kathy E. Tobey .....	Assistant Secretary
Barri L. Tulgetske .....	Assistant Secretary
Sonya L. Webster.....	Assistant Secretary
Romona L. West .....	Assistant Secretary
Bruce E. Wickline.....	Assistant Secretary

**EXISTING DEED RESTRICTIONS**

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

THAT WARREN CLARK DEVELOPMENT COMPANY, a partnership, and H. K. HUIE, Jr., individually, co-owners of 1.515 acres of land in Dallas City Block No. 8390, hereinafter called "said land" and which land is described as follows:

Lying and being situated in Dallas County, Texas, and BEGINNING at the intersection of the center line of Harvest Hill Road (a non-dedicated street) and the center line of Cranberry Lane (a non-dedicated street);  
THENCE North 0° 1' East a distance of 165 ft. along the center line of said Cranberry Lane;  
THENCE South 89° 59' East a distance of 400 ft. to a point in the West line of Midway Road (a public street);  
THENCE South 0° 3' East along the West line of said Midway Road to a point which is the intersection of the center line of Harvest Hill Road and the West line of Midway Road;  
THENCE North 89° 59' West a distance of 400 ft. to the PLACE OF BEGINNING

do hereby impose upon and restrict said land which has been granted shopping center and parking zoning by the City of Dallas, subject to the imposing of said restrictions, with the following restrictions, to-wit:

That said land will have a landscaped area along its Midway Road and Harvest Hill Road frontage, that no pylon signs will be placed along its Midway Road frontage, and no garbage receptacles will be placed along its Midway Road and Harvest Hill Road frontage.

The above restrictions may be altered, amended, modified or removed only after the consent thereto of the City of Dallas is first obtained.

The said restrictions are hereby agreed to be covenants running with the said land and shall be fully binding upon the present owners and upon all persons becoming owners or acquiring an interest in said land by descent, devise, lease, purchase or otherwise.

The said restrictions as imposed by this instrument unless sooner removed with the consent of the City of Dallas, shall expire automatically on JANUARY 1, 1988.

IN WITNESS WHEREOF, the undersigned, intending to be bound hereby, have caused these presents to be executed and delivered on this 15<sup>th</sup> day of March, 1977.

H. K. HUIE, Jr.  
H. K. HUIE, Jr. Co-Owner  
  
WARREN CLARK DEVELOPMENT COMPANY,  
A Partnership Co-Owner  
By Warren Clark  
WARREN CLARK, General Partner

THE STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared H. K. HUIE, Jr., 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 15<sup>th</sup> day of March, 1977.

My Commission expires:  
JUNE 1, 1973

Phyllis G. [Signature]  
NOTARY PUBLIC, in and for  
Dallas County, Texas



**PROPOSED PDD CONDITIONS**

**ARTICLE \_\_\_\_.**

**PD \_\_\_\_.**

**SEC. 51P-\_\_\_\_.101. LEGISLATIVE HISTORY.**

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

**SEC. 51P-\_\_\_\_.102. PROPERTY LOCATION AND SIZE.**

PD \_\_\_\_ is established on property located on the west side of Midway Road south of Interstate 635. The size of PD \_\_\_\_ is approximately 33.42 acres.

**SEC. 51P-\_\_\_\_.103. DEFINITIONS AND INTERPRETATIONS.**

(a) RESIDENTIAL DEVELOPMENT means a development with residential uses and no uses permitted in a CR Community Retail District and no general merchandise or food store 100,000 square feet or greater.

(b) NON-RESIDENTIAL DEVELOPMENT means a development with uses permitted in a CR Community Retail District or a general merchandise or food store 100,000 square feet or more use and no residential development. Residential uses are not permitted in a sub-area that is a non-residential development.

(c) In determining whether a development is a multifamily development or a non-residential development, all the uses in a subarea are considered as part of a single development type.

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

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

**SEC. 51P-\_\_\_\_.104. EXHIBITS.**

The following exhibits are incorporated in this article:

Exhibit \_\_\_\_A: conceptual plan.

Exhibit \_\_\_\_B: development plan.

Exhibit \_\_\_\_C: elevations.

**SEC. 51P-\_\_\_\_.105. CONCEPTUAL PLAN.**

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

**SEC. 51P-\_\_\_\_.106. DEVELOPMENT PLAN.**

(a) Except as provided in this section, a development plan is required.

(b) No development plan is required for a residential development, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, and development schedule do not apply.

*Staff's Recommendation*

(c) No development plan is required prior to issuance of a building permit in subarea B if the permit authorizes an addition of 5,000 square feet or less to a structure existing on June 22, 2013.

*Applicant's Proposal*

(c) No development plan is required in subarea B except for a general merchandise or food store 100,000 square feet or greater use.

(d) For a non-residential development in Phase I as identified on the conceptual plan, development and use of the property must comply with the development plan (Exhibit \_\_\_\_B). If there is a conflict between the text of this article and the development plan, the text of this article controls. If there is a conflict between the development plan and Section 51A-4.605, the development plan controls.

**SEC. 51P-\_\_\_\_.107. ELEVATIONS.**

Development and use of the property must comply with the elevations (Exhibit \_\_\_\_C). If there is a conflict between the text of this article and the elevations, the text of this article controls. If there is a conflict between the elevations and Section 51A-4.605, the elevations control.

**SEC. 51P-\_\_\_\_.108. MAIN USES PERMITTED.**

(a) A residential development as defined in Section 51P\_\_\_\_-103(a)(1) is only permitted in subarea A (that area identified on the conceptual plan where a multifamily use is permitted).

(b) A non-residential development as defined in Section 51P\_\_\_\_-103(a)(2) is permitted in subarea A and sub-area B. Residential uses are prohibited in a subarea developed as a non-residential development.

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

(d) General merchandise or food store 100,000 square feet or more is permitted by right.

(e) Residential uses permitted in an MF-1(A) Multifamily District are permitted only as part of a residential development in subarea A (that area identified on the conceptual plan where a multifamily use is permitted). Residential uses are prohibited in subarea B.

*Staff's Recommendation*

- (f) The following main uses are prohibited:
- Overnight general purpose shelter.
  - College dormitory, fraternity, or sorority house.
  - Mortuary, funeral home, or commercial wedding chapel.
  - Pawn shop.
  - Theater.
  - Recycling buy-back center.

*Applicant's Proposal*

- (f) The following main uses are prohibited in subarea A shown on the conceptual plan (Exhibit \_\_\_A):
- Overnight general purpose shelter.
  - College dormitory, fraternity, or sorority house.
  - Mortuary, funeral home, or commercial wedding chapel.
  - Pawn shop.
  - Theater.
  - Recycling buy-back center.

**SEC. 51P-\_\_\_\_.109. ACCESSORY USES.**

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

(b) For a general merchandise or food store 100,000 square feet or more use, in addition to accessory uses customarily permitted with this main use, the following accessory uses are specifically allowed within the same building or on the same lot with the building housing this main use:

- Financial institution without drive-in window.
- Medical clinic.
- Nursery, garden shop, or plant sales.
- Office.
- Outside sales.
- Pharmacy with drive-through service.
- Personal service uses.
- Restaurant without drive-in or drive-through service.

**SEC. 51P-\_\_\_\_.110. YARD, LOT, AND SPACE REGULATIONS.**

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the CR Community Retail District apply.

(b) Multifamily uses. Except as provided in this section, the yard, lot and space regulations for the MF-1(A) Multifamily District apply to multifamily uses.

(c) Height.

(1) Except as provided in this subsection, maximum structure height is:

(A) 36 feet, measured to the highest point, in the 36 foot height zone as shown on the conceptual plan.

(B) 54 feet, measured to the highest point in the 54 foot height zone as shown on the conceptual plan.

(2) An entry vestibule located in building 1 as shown on the development plan, may project a maximum of 5 feet above the maximum structure height.

(d) Screening of mechanical equipment. Roof-mounted mechanical equipment must be screened or set back so that they are not visible at the property line.

(e) Screening wall.

(A) A minimum 10-foot-high screening wall is permitted in the required yard setbacks in the locations shown on the development plan.

(B) A 15-foot tree planting area shall be included on both sides of the screening wall. One large tree shall be planted for each twenty-five linear feet of screening wall and be diagonally off-set from each side of the wall. Trees shall be evenly spaced and planted along each side of the wall. Trees planted in the tree planting areas may be counted towards meeting the requirements of Article X, as amended.

(f) Residential Proximity Slope. The residential proximity slope does not apply to Building 1 as shown on the development plan. The residential proximity slope applies to the remaining buildings.

**SEC. 51P-\_\_\_\_.111. OFF-STREET PARKING AND LOADING.**

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

**SEC. 51P-\_\_\_\_.112. INGRESS AND EGRESS FOR A GENERAL MERCHANDISE OR FOOD STORE 100,000 SQUARE FEET OR MORE.**

(A) Ingress to and egress from Midway Road is permitted only in the locations shown on the development plan.

(2) Ingress to and egress from the Interstate 635 frontage road must be approved by the Texas Department of Transportation.

(3) Access to Phase II is permitted from driveways within the district without an amendment to the development plan. Additional access to Phase II from Midway Road requires the approval of Public Works and Transportation.

**SEC. 51P-\_\_\_\_.113. INFRASTRUCTURE IMPROVEMENTS.**

(a) The developer is responsible for the design, construction, installation, and funding for the following necessary roadway improvements:

(1) Construct an eastbound right-turn deceleration lane on Interstate Highway 635 Eastbound Frontage Road at Driveway 1, subject to approval from the Texas Department of Transportation.

(2) Egress from Drive 2 at the existing median opening on Midway Road shall operate as right turn only. The City Traffic Engineer may amend this requirement as future conditions warrant.

(3) Reconstruct Harvest Hill Road driveway west of Midway Road to provide three eastbound lanes.

(4) Construct a southbound right-turn lane on Midway Road at Harvest Hill Road.

(5) Reconstruct the signal at the intersection of Midway Road and Harvest Hill Road to accommodate the roadway changes and provide for split-phase operation for the east and west legs subject to approval from the Transportation Section of the Street Department.

**SEC. 51P-\_\_\_\_.114. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P-\_\_\_\_.115. LANDSCAPING AND TREE MITIGATION.**

(a) In general. Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) Street Trees.

(1) LBJ Frontage. A large tree must be provided for each 50 feet of frontage, with a minimum of two trees being provided. These trees must be located within 30 feet of the projected street curb, except for street frontage along the LBJ Freeway where the trees may be planted within the landscape setback or at any distance within the right-of-way. The trees may be located in the public right-of-way provided that all private licensing requirements of the city code and charter are met or appropriate authorization is otherwise provided.

(2) Midway Road.

(A) For that portion of the Midway Road frontage that is south of the driveway that aligns with Harvest Hill Road and that portion of the Midway Road frontage that is a distance of 125 feet north of the driveway that aligns with Harvest Hill Road, one large tree shall be provided for each 25 feet of frontage. These trees must be located within 30 feet of the projected street curb. The trees may be planted in the public right-of-way provided that all private licensing requirements of the city code and charter are met. These trees are required in conjunction with the development of Phase 1.

(B) Street trees shall be planted in accordance with Section 51A-10.125(b)(4) for the remainder of Midway Road frontage.

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

**SEC. 51P-\_\_\_\_.116. SIGNS.**

(a) Signs for multifamily uses must comply with the provisions for residential zoning districts in Article VII. Signs for all other uses must comply with the provisions for business zoning districts in Article VII.

(b) One multi-tenant sign on Phase II is permitted to advertise businesses located on Phase I without the approval of a development plan.

(c) If a general merchandise or food store 100,000 square feet or more is located in this district, detached signs for Phase II are limited to monument signs.

**SEC. 51P-\_\_\_\_.117. ADDITIONAL PROVISIONS.**

(c) General merchandise or food store 100,000 square feet or more use.

(1) Parking lot landscape islands are required as shown on the development plan.

(2) A perimeter landscape buffer is required as shown on the development plan.

(3) Screening of mechanical equipment on the ground is required. This screening may include landscaping and retaining walls.

(4) Automobile service bays must be screened with the screening shown on the development plan.

(5) Trees required along a side façade wall of Retail Building 2 shown on the development plan must be located on the east facade wall in the landscape islands shown on the development plan.

(6) Material, color, texture variations, and façade design elements must be provided as shown on the elevations.

(7) Sidewalk on Midway road shall be constructed from Driveway 2 to the southern boundary of the site as shown on the conceptual plan

(b) Non-residential uses.

(1) For non-residential uses located in the 36 foot height zone as shown on the conceptual plan, a minimum 10-foot-tall continuous masonry screening wall must be maintained within 30 feet of the western and southern boundary of the district. At the northwest corner of the site, the wall must be located adjacent to the sound wall constructed on right-of-way in front of adjacent residential property (or any

portion of the sound wall retained in front of this district) if permitted by the Texas Department of Transportation. At the southeast corner of this district, the masonry screening wall must extend to the Midway Road right-of-way, excluding visibility triangles.

(2) A restaurant use located south of the intersection of Midway Road and Harvest Hill Road is not be permitted to have drive-in or drive-through service unless the primary sales are coffee, tea, or other non-alcoholic beverages.

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

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

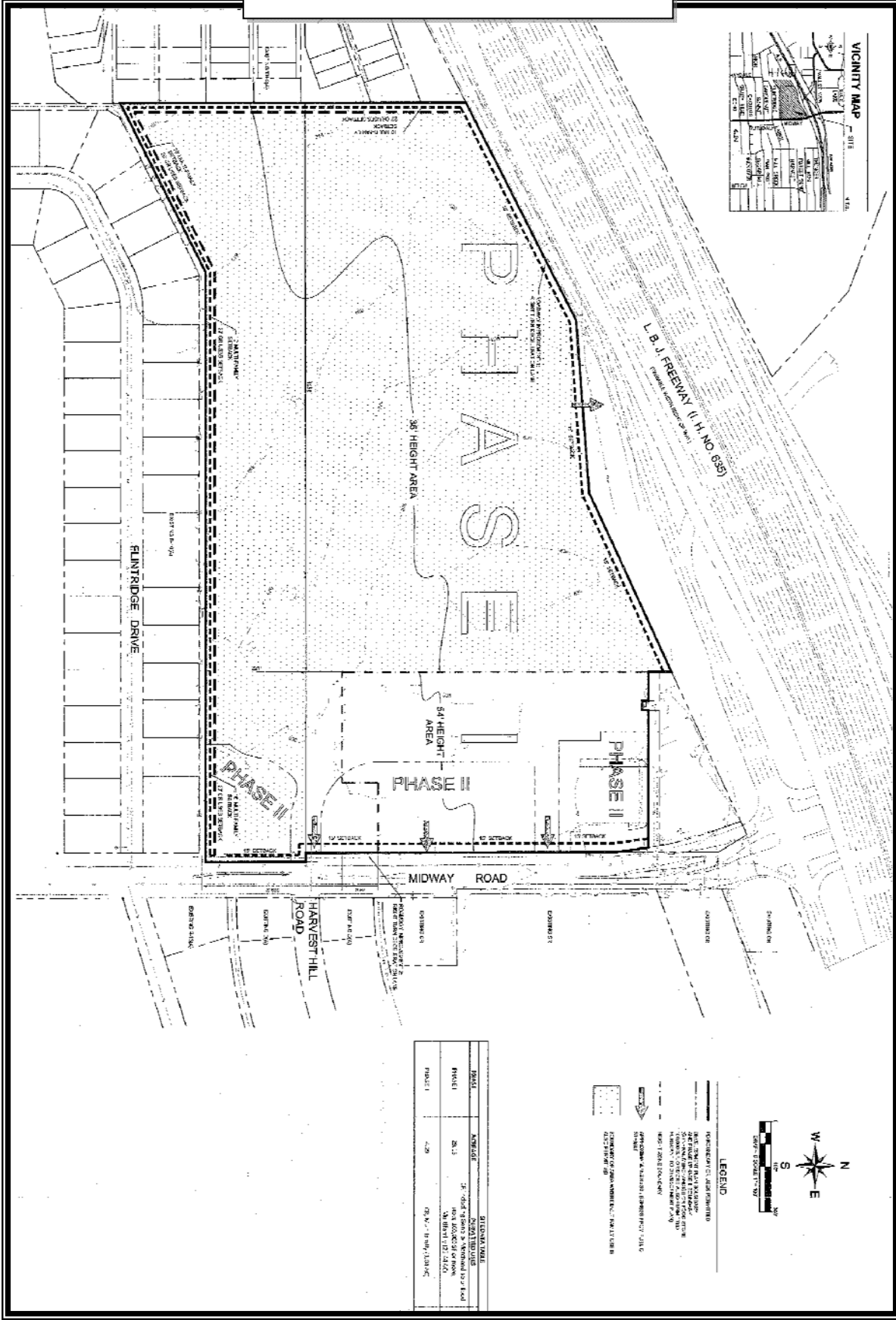
**SEC. 51P-\_\_\_\_.116. COMPLIANCE WITH CONDITIONS.**

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

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

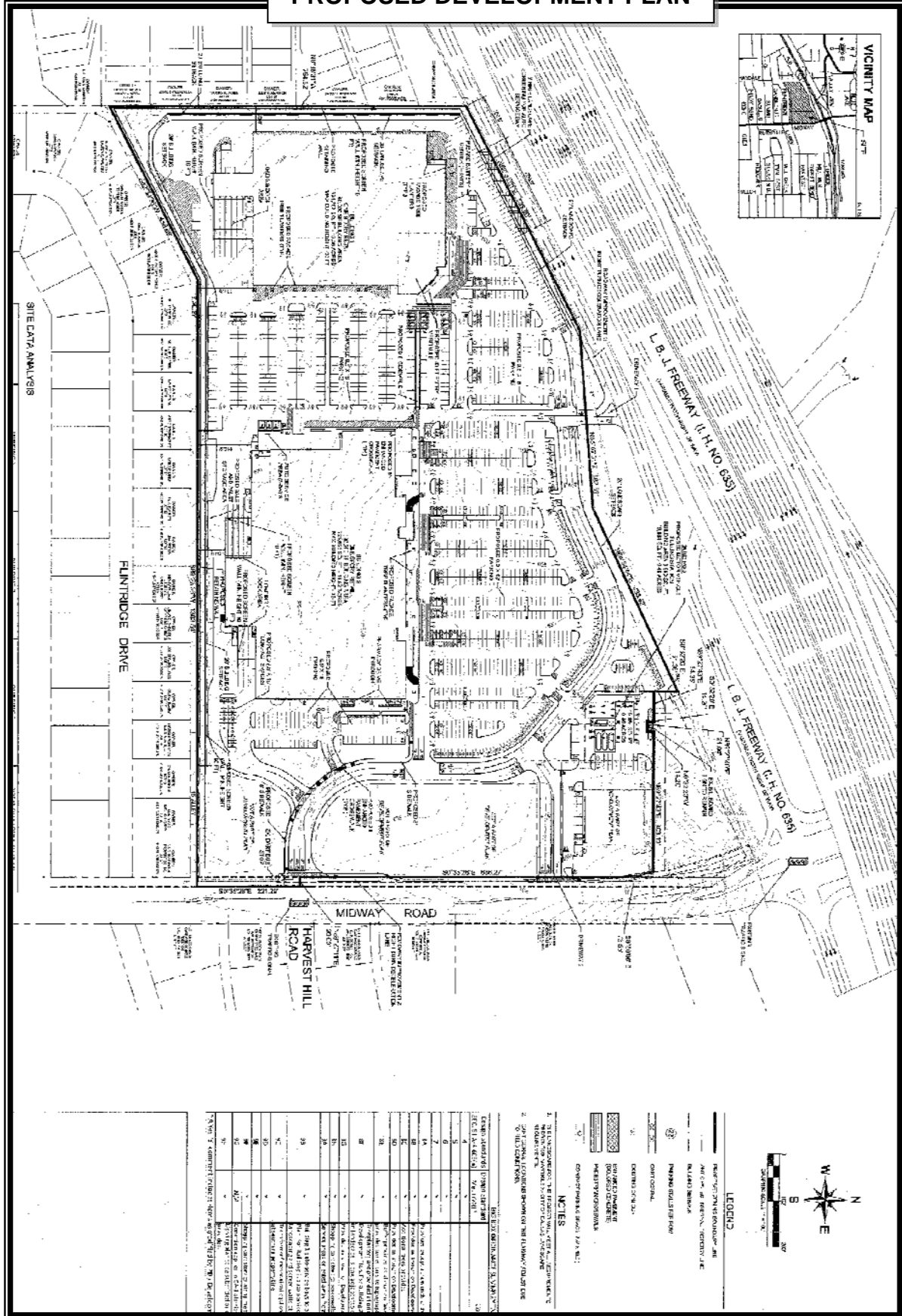


# PROPOSED CONCEPTUAL PLAN



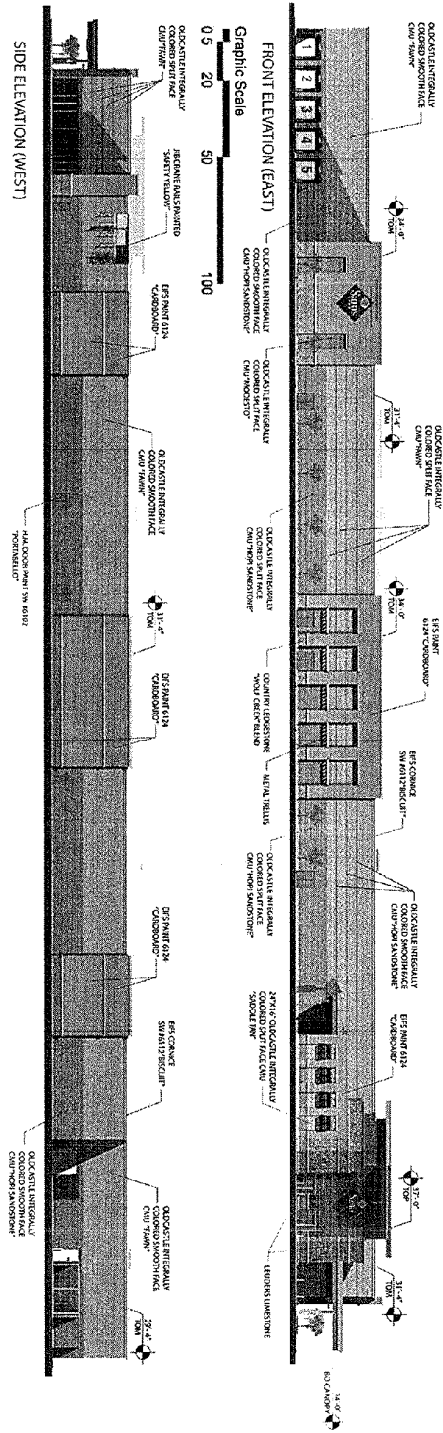
DATE	REVISION	BY
08/13	PHASE I	...
07/20	PHASE II	...

# PROPOSED DEVELOPMENT PLAN





PROPOSED ELEVATIONS



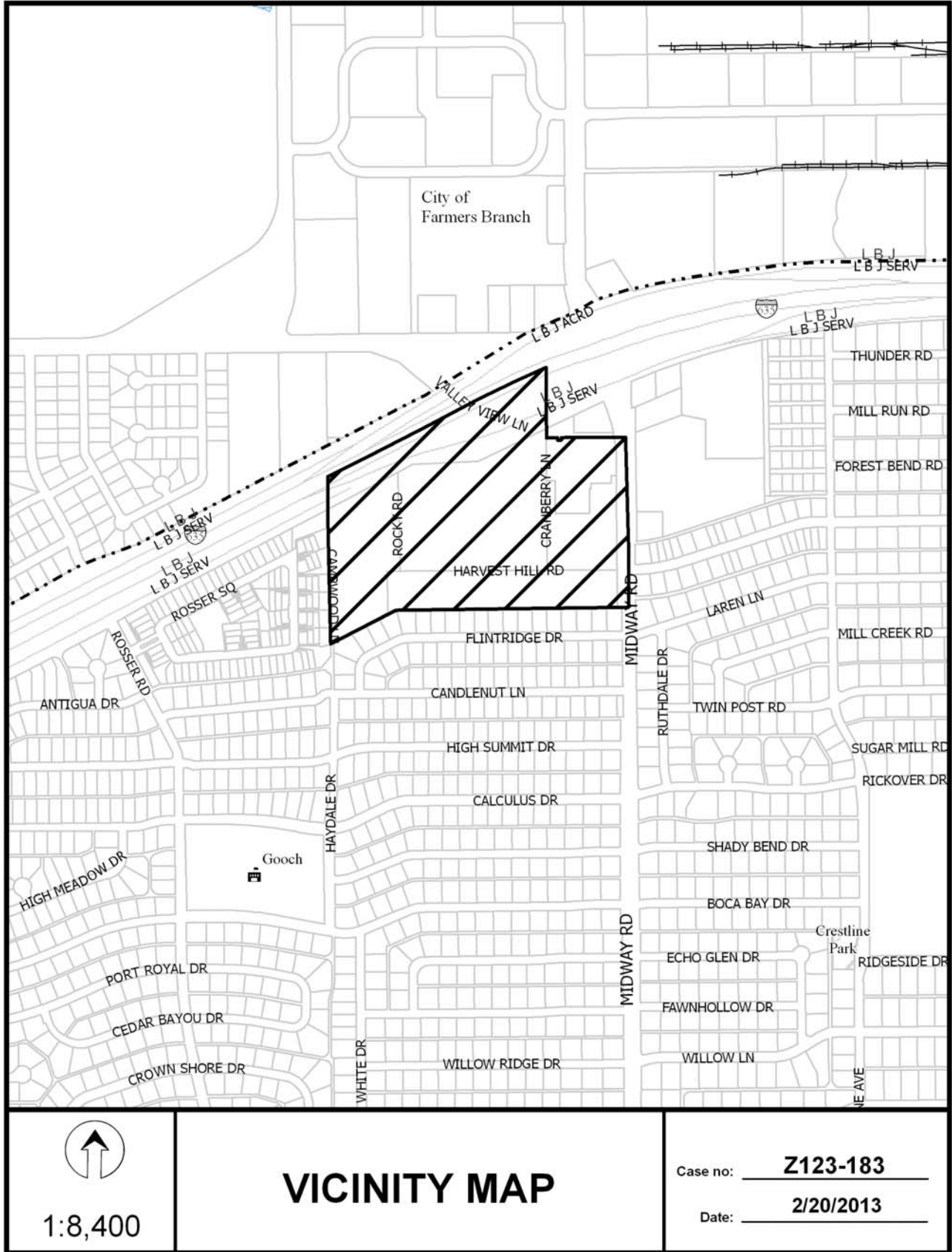
**RIA**  
ARCHITECTS

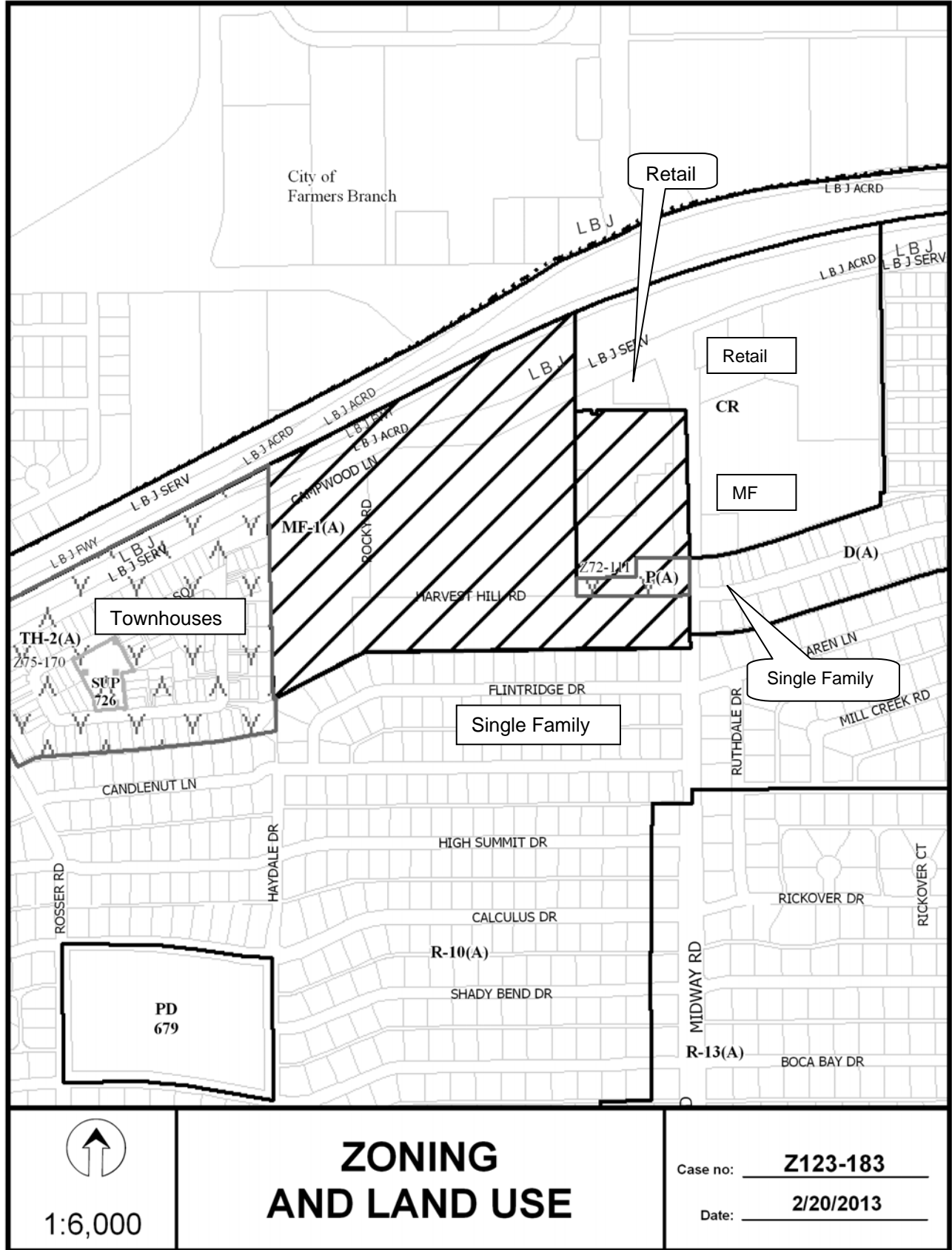
March 1, 2013

Dallas (LBJ & Midway), TX #2105/#6376

Elevations

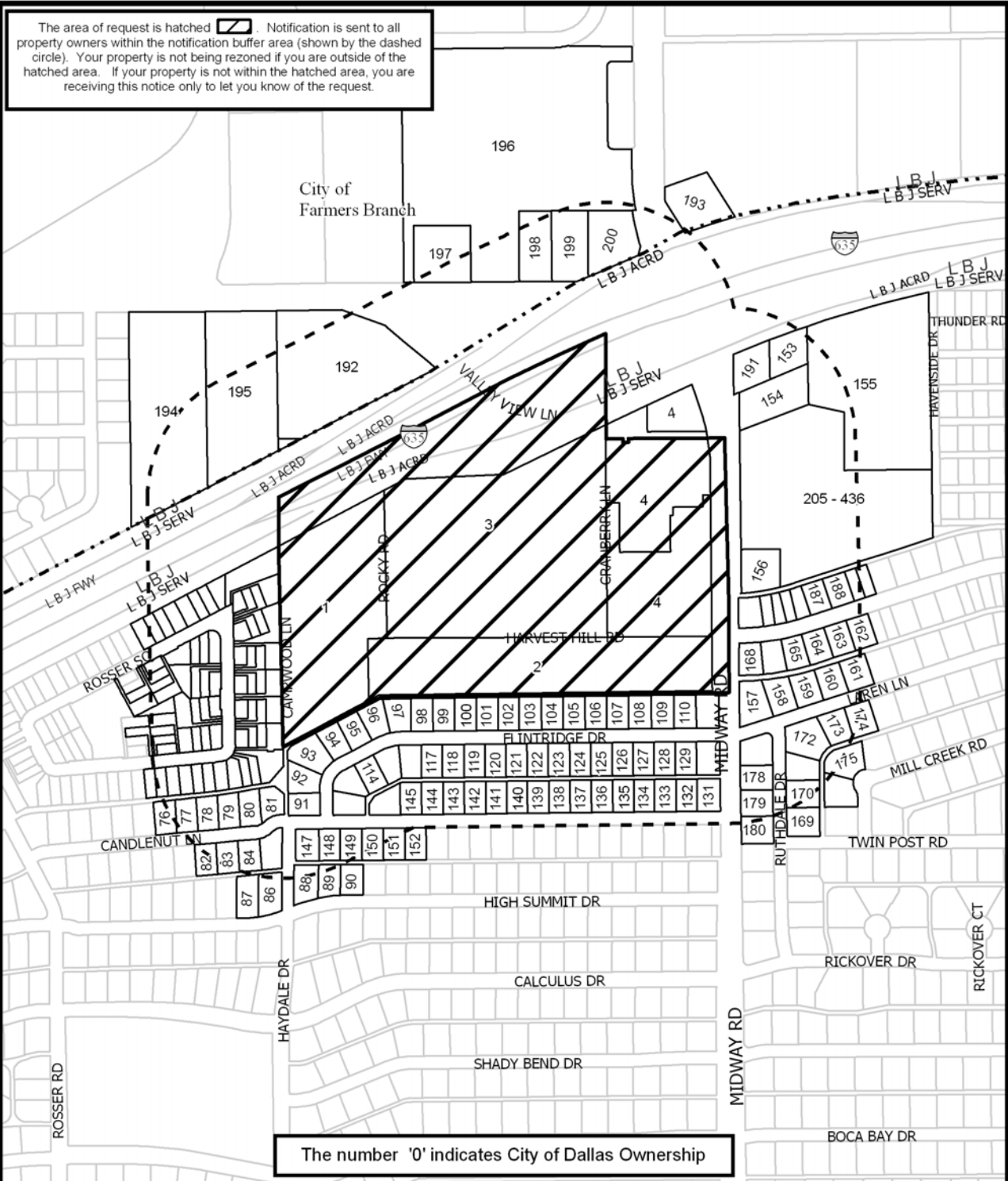
DESIGN PROFESSIONAL ONLY - NOT FOR CONSTRUCTION. THIS BUILDING DESIGN IS A CONCEPTUAL DESIGN AND NOT A FINAL DESIGN. THE BUILDING DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS DESIGN. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS DESIGN.





# ZONING AND LAND USE

Case no: Z123-183  
Date: 2/20/2013



  
 1:6,000

## NOTIFICATION

500' AREA OF NOTIFICATION  
436 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z123-183**  
 Date: **2/20/2013**

## Notification List of Property

### Z123-183

436 *Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3902 HARVEST HILL RD	ECF NORTH RIDGE ASSOC LP STE 300
2	4002 HARVEST HILL RD	ECF NORTH RIDGE ASSOC LP STE 300
3	4017 HARVEST HILL RD	4121 HARVEST HILL RD HOLDINGS LTD PS % C
4	12801 MIDWAY RD	PRESCOTT INTERESTS MIDWAY STE 225
5	4024 ROSSER SQUARE	BUNCH MARY GLYNNELL
6	4026 ROSSER SQUARE	LEONARD KATHRYN M
7	4028 ROSSER SQUARE	HUD
8	4030 ROSSER SQUARE	VIRANT THERESE
9	4032 ROSSER SQUARE	STROBEL LINDA K ETAL
10	4034 ROSSER SQUARE	HESTAND HASKELL E JR
11	4108 ROSSER SQUARE	WINDLER JAMES B
12	4112 ROSSER SQUARE	ISELL RHONDA L
13	4116 ROSSER SQUARE	LEWIS MARJORIE
14	4120 ROSSER SQUARE	BOCK JULIANNE K
15	4174 ROSSER SQUARE	STRICKLAND JOSEPH R & MARY-CHARLES STRIC
16	4172 ROSSER SQUARE	KAZIMIRETS NELYA
17	4170 ROSSER SQUARE	BAXTER SHARON S
18	4168 ROSSER SQUARE	WILLIAMS MARILYN
19	4216 ROSSER SQUARE	JENKINS STEVE
20	4214 ROSSER SQUARE	NEAL JAMES & LOIS
21	4212 ROSSER SQUARE	WHITT NANCY SUE
22	4210 ROSSER SQUARE	JENKINS GERALD D & EDNA M
23	4242 ROSSER SQUARE	MATHIESON M JOANNA
24	4244 ROSSER SQUARE	TATUM CHERIE A
25	4246 ROSSER SQUARE	LANGE DEBORAH K
26	4248 ROSSER SQUARE	CHAMBERS SARAH J



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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4306 ROSSER SQUARE	KUNTSCHIK MARY JANE
28	4308 ROSSER SQUARE	SCHOONMAKER LINDA C
29	4310 ROSSER SQUARE	SPELLMAN JEFFREY R & DEANNA P
30	4312 ROSSER SQUARE	HOWARD TAMMY LYNNE
31	4316 ROSSER SQUARE	SANCHEZ RUTH M
32	9002 ROSSER CIR	ROSSER PK HOMEOWNER ASSOC % EXCEL ASSN M
33	4317 ROSSER SQUARE	SARAO CHARLES E
34	4311 ROSSER SQUARE	YOUNG JANEEN
35	4305 ROSSER SQUARE	JENSEN STEPHEN E
36	4249 ROSSER SQUARE	NANCE RUSSELL
37	4247 ROSSER SQUARE	HAWKINS GERALDINE A
38	4245 ROSSER SQUARE	WEST BARBARA T
39	4243 ROSSER SQUARE	RAMIREZ RICK
40	4239 ROSSER SQUARE	VOGT VIRGINIA
41	4237 ROSSER SQUARE	WALKER JEAN
42	4235 ROSSER SQUARE	KELLEY JAMES BRYANT & LAURA LYNN RGT OF
43	4233 ROSSER SQUARE	SORRELLS MELISSA A
44	4223 ROSSER SQUARE	WATKINS GAYNELLE TR
45	4221 ROSSER SQUARE	HAYS MICHAEL B
46	4219 ROSSER SQUARE	HAHN CRAIG W & BETTY C
47	4217 ROSSER SQUARE	MECK DAVID W & NANCY A
48	4215 ROSSER SQUARE	VALENZUELA JAVIER
49	4213 ROSSER SQUARE	CED LANI TRUSTEE
50	4211 ROSSER SQUARE	WOLFE MICHAEL S
51	4209 ROSSER SQUARE	DUKE GEORGE M & PHYLLIS H
52	4173 ROSSER SQUARE	DUNDON ANDREW S & KAREN G
53	4171 ROSSER SQUARE	STEGALL ROY A & EDNA JOSEPHINE
54	4169 ROSSER SQUARE	DEMOPLS THOMAS P
55	4167 ROSSER SQUARE	JAMES THOMAS R
56	4165 ROSSER SQUARE	HEINRICH JUDY K
57	4163 ROSSER SQUARE	KNOX HAYLEY J

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4161 ROSSER SQUARE	MORIN CLAUDIA A
59	4159 ROSSER SQUARE	PEREZ SEVERINO & CONCEPCION
60	4149 ROSSER SQUARE	SCHWAB ANGELIKA P
61	4147 ROSSER CIR	PJETROVIC AMY
62	4145 ROSSER SQUARE	KIMURA MASAKO
63	4143 ROSSER SQUARE	ROBINSON KATHY L
64	4141 ROSSER SQUARE	BUCH ROSA
65	4139 ROSSER SQUARE	DELACANAL ENEIDA
66	4137 ROSSER SQUARE	MAZZA JOSEPH M
67	4135 ROSSER SQUARE	BUCH ROSA
68	4127 ROSSER SQUARE	MORRISON DONNA L
69	4123 ROSSER SQUARE	LAWRENCE PETER A
70	4119 ROSSER SQUARE	SINGLETON CLAIRE F
71	4115 ROSSER SQUARE	WILSON DIAMOND
72	4111 ROSSER SQUARE	CONFORME JOSE
73	4107 ROSSER SQUARE	SUMMERS ROBERT R JR & MARYCATHERINE D
74	4103 ROSSER SQUARE	SCHALLHORN DAVID SCOTT
75	4035 ROSSER SQUARE	SAMUEL CATHERINE I
76	3941 CANDLENUT LN	SMITH MARSHA
77	3947 CANDLENUT LN	HASTINGS CHARLES S JR & JANICE V
78	3953 CANDLENUT LN	LINDEN LN REAL ESTATE LTD
79	3959 CANDLENUT LN	VALATABAR IRAN
80	3965 CANDLENUT LN	ALCALA JOHN &
81	3973 CANDLENUT LN	ROBLES JESUS E & REBECCA
82	3952 CANDLENUT LN	PADDOCK ARNOLD D & JANIS
83	3958 CANDLENUT LN	SARASON RONALD
84	3964 CANDLENUT LN	ANGEL MICHAEL LEE &
85	3972 CANDLENUT LN	GALLOWAY GREGORY WILLIAM
86	4065 HIGH SUMMIT DR	LAFLEUR JACQUELINE
87	4059 HIGH SUMMIT DR	ENCORE BANK
88	4103 HIGH SUMMIT DR	FLOYD RUSSELL & TERRI

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4107 HIGH SUMMIT DR	WARD THOMAS A & KAYDENE J
90	4111 HIGH SUMMIT DR	BOURQUI NICHOLAS J & PAULINE
91	4005 FLINTRIDGE DR	GIANNI LOUIS & CIERA GIANNI
92	4009 FLINTRIDGE DR	WALSH DOROTHY
93	4015 FLINTRIDGE DR	WALTERS WADE M & LAUREN C
94	4019 FLINTRIDGE DR	RAFIDI KARIMA N & TERESA RAFIDI
95	4023 FLINTRIDGE DR	SOWELL RICHARD
96	4027 FLINTRIDGE DR	JIMENEZ JOSE & MARCIA
97	4031 FLINTRIDGE DR	PRENTICE RUSTY
98	4035 FLINTRIDGE DR	TIPPENS MICHELLE
99	4039 FLINTRIDGE DR	VU LYNN THUY T
100	4043 FLINTRIDGE DR	SANCHEZ ANGELINA
101	4047 FLINTRIDGE DR	LIPKIN DORIS P
102	4105 FLINTRIDGE DR	EVERETT JIM F LIFE ESTATE
103	4109 FLINTRIDGE DR	PATTON LISA
104	4113 FLINTRIDGE DR	LINDSEY HENRY WILLIAM & ANNE LINDSEY
105	4119 FLINTRIDGE DR	CHRISTIE JIMMY C & CHRISTIE KATHY SUE
106	4123 FLINTRIDGE DR	JONES JOE EDWARD
107	4127 FLINTRIDGE DR	EMERY DALE W
108	4131 FLINTRIDGE DR	REVEST PROPERTIES INVESTMENTS LLC
109	4135 FLINTRIDGE DR	PERKINS CYNTHIA
110	4139 FLINTRIDGE DR	GARZA JUAN A & BASILQUI GARZA
111	4143 FLINTRIDGE DR	C & C RESIDENTIAL PROPERTIES INC STE 115
112	4006 FLINTRIDGE DR	RILEY SANDRA NEAL
113	4016 FLINTRIDGE DR	EASTERWOOD KENNETH V JR & JANE C
114	4022 FLINTRIDGE DR	ATKINS WILLIAM L
115	4028 FLINTRIDGE DR	TREANOR PAUL &
116	4032 FLINTRIDGE DR	DIMIERO ALAN C
117	4036 FLINTRIDGE DR	MURPHY TERENCE M & NANCY J MURPHY
118	4040 FLINTRIDGE DR	GIESLER FRANKIE P
119	4044 FLINTRIDGE DR	KIEU ERICA N

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4048 FLINTRIDGE DR	SCHWARZ LOUISE MCDOWELL
121	4106 FLINTRIDGE DR	DAILEY DAN & TERRY K
122	4110 FLINTRIDGE DR	DAILEY DAN P & TERRY K
123	4116 FLINTRIDGE DR	LEE GARY O JR & KATHLEEN A
124	4120 FLINTRIDGE DR	TUTHILL GLENN R & BARBARA G
125	4124 FLINTRIDGE DR	JACKSON FORREST
126	4128 FLINTRIDGE DR	LONG JUDY GALE
127	4132 FLINTRIDGE DR	WHITE HOLLIS W
128	4136 FLINTRIDGE DR	KINGSLEY LOIS
129	4140 FLINTRIDGE DR	TROUT TIMOTHY A & ELIZABETH G
130	4144 FLINTRIDGE DR	MARTIN EDWARD A
131	4141 CANDLENUT LN	MARINA CHARLES & DEBRA MARINA
132	4137 CANDLENUT LN	BELL KEITH G &
133	4133 CANDLENUT LN	GALVAN CAROLYN E &
134	4129 CANDLENUT LN	DAVIS ALICE
135	4125 CANDLENUT LN	GLAHN GERALDINE M
136	4121 CANDLENUT LN	PEDDY JIMMY & LINDA
137	4117 CANDLENUT LN	EKSTROM DOUGLAS W & KATHLEEN H
138	4115 CANDLENUT LN	DEVORE JEFFREY
139	4109 CANDLENUT LN	PUTNAM J C & BARBARA T
140	4105 CANDLENUT LN	SEARLES JONATHAN W SR & LEOLA R
141	4043 CANDLENUT LN	ARONSON ARNOLD
142	4035 CANDLENUT LN	MOORE ROGER
143	4031 CANDLENUT LN	NGUYEN DIN A VONG
144	4027 CANDLENUT LN	GREEN KIRSTY & DOUGLAS H
145	4023 CANDLENUT LN	WILSON LONNIE JR & JANIE
146	4019 CANDLENUT LN	BRACKEN JEFFREY H
147	4004 CANDLENUT LN	DERR GEORGE S
148	4008 CANDLENUT LN	RUIZ ROBERT M
149	4012 CANDLENUT LN	TOTAH JACOB H
150	4016 CANDLENUT LN	STEVENS ORRIN C JR

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	4020 CANDLENUT LN	JUDAH CHRISTINE E
152	4024 CANDLENUT LN	MAGNIS DAVID N
153	4216 LBJ FWY	4216 LBJ LTD
154	12920 MIDWAY RD	AMERICAN PAWN & JEWELRY INC
155	4230 LBJ FWY	MIAN SHAUN T CORP SUITE 400
156	12700 MIDWAY RD	WILLINGHAM W W III SUITE 204
157	4209 LAREN LN	RIZOREY JOSE & ZHIPING LIU
158	4217 LAREN LN	ONG DJIN SING & WANNIE
159	4225 LAREN LN	PARK STELLA S
160	4233 LAREN LN	ROGERS PATRICK J & ROBIN M
161	4241 LAREN LN	GOUDE RICKI A
162	4240 HARVEST HILL RD	LAFFITTE DAVID GENE
163	4234 HARVEST HILL RD	LEWIS DON V & LINDA G
164	4224 HARVEST HILL RD	COX THOMAS DALE & MARY MARGARET
165	4216 HARVEST HILL RD	CASIPIT CALVIN M & CONCEPCION D
166	4210 HARVEST HILL RD	ROEMER JENNIFER F
167	4212 HARVEST HILL RD	MINC OREN & SUZANNE WILNER
168	4204 HARVEST HILL RD	FITZPATRICK RICHARD T
169	12508 RUTHDALE DR	AGRITELLEY SARA S
170	12516 RUTHDALE DR	RITTER AIDA M TR
171	12526 RUTHDALE DR	OLSON JEFFREY
172	4222 LAREN LN	NOLAN ROBERT E
173	4230 LAREN LN	HEATH NED M & MARY L
174	4238 LAREN LN	HALL ROBERT M TRUSTEE RMH TRUST
175	4321 MILL CREEK RD	ESCANO JOSEPH & LISA
176	4315 MILL CREEK RD	HELSEN LOUIS B III & KATHI L
177	12531 RUTHDALE DR	MARTIN FREDERICK N & JOYCE F
178	12523 RUTHDALE DR	SMITH STEPHANIE
179	12515 RUTHDALE DR	AQUINO VICTOR M & DEBORAH B
180	12507 RUTHDALE DR	WINANS DANIEL MARK ET AL
181	4205 HARVEST HILL RD	GUMP LINDA L

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	4207 HARVEST HILL RD	HARLESS BONNIE CO-TRUSTEES
183	4215 HARVEST HILL RD	KISSEL KARLA DIANE
184	4217 HARVEST HILL RD	REO EQUITY FUND LTD
185	4223 HARVEST HILL RD	ROWLAND JOHN D & REBECCA L
186	4225 HARVEST HILL RD	ROWLAND JOHN D & REBECCA L
187	4233 HARVEST HILL RD	LOGAN JUDITH E
188	4239 HARVEST HILL RD	LEMMONS PAUL
189	4247 HARVEST HILL RD	MORALES SHARON LYNN
190	4249 HARVEST HILL RD	URLRICK MARY K TRUSTEE MARY K URLRICK TR
191	4210 LBJ FWY	TETCO STORES LP #608 ATTN GUY FRENCH
192	4051 LBJ FWY	MIDWAY LBJ PARTNERS LTD SUITE 1100 WEST
193	4205 LBJ FWY	RABADI INVESTMENTS INC % EXXON MOBIL COR
194	4030 VALLEY VIEW LN	EAGLE ROCK BLVD LLC STE 190
195	4050 VALLEY VIEW LN	QUEBEC HOUSE LP & CENTAURUS PROP MGMT
196	13307 MIDWAY RD	STATE STREET BK & TRUST % WAL-MART PPTY
197	4141 LBJ FWY	BKT A GOLF PPTY LLC & STE #200 %W WOOD C
198	4151 LBJ FWY	TACO BELL OF AMERICA % TBC TAX UNIT #005
199	4169 LBJ FWY	WENDYS INTERNATIONAL INC TAX DEPARTMENT
200	13301 MIDWAY RD	ELENA IACONO FAMILY LTD
201	4099 LBJ FWY	NATIONSBANK TX NA TRUSTEE (45%) & BARBAR
202	4099 LBJ FWY	LEISER LAWRENCE SLADE
203	4099 LBJ FWY	LEISERGROSS TERRI
204	4099 LBJ FWY	LEISER MICHAEL LOUIS
205	12818 MIDWAY RD	LANGAN GLENN P
206	12818 MIDWAY RD	PHOENIX TREE LLC
207	12818 MIDWAY RD	SOPIANAC IVANA S
208	12818 MIDWAY RD	CRUZ MARIA ROSA UNIT 1087
209	12818 MIDWAY RD	EBERLY CHRISTINA SZECSEY
210	12818 MIDWAY RD	KENTERPRISE CORP
211	12818 MIDWAY RD	COOLEY H B & TANA L
212	12818 MIDWAY RD	MASCOLO SUSAN

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	12818 MIDWAY RD	LAPPA JARED
214	12818 MIDWAY RD	ZEMICHAEL AMANUEL
215	12818 MIDWAY RD	EZEOHA FORTUNE & LINDA
216	12818 MIDWAY RD	SPENCER CAROL M BLDG B UNIT 1078
217	12818 MIDWAY RD	FREI GARY STEPHEN UNIT 2076 BLDG B
218	12818 MIDWAY RD	OH YOUNG JA
219	12818 MIDWAY RD	GARGIULO TYLER &
220	12818 MIDWAY RD	MEDRANO PAULINE I &
221	12818 MIDWAY RD	ELLMER FAYE
222	12818 MIDWAY RD	RIFE RONALD & DORIS SUITE 1082
223	12818 MIDWAY RD	DELURINTU ILIE
224	12818 MIDWAY RD	MARULL IVONNE M APT 633
225	12818 MIDWAY RD	GRAHAM LINDA R #2081
226	12818 MIDWAY RD	RIFE GREGORY A UNIT 2082
227	12818 MIDWAY RD	ROGERS DAVID T & BARBARA
228	12818 MIDWAY RD	SINGH BIKRAM J
229	12818 MIDWAY RD	ALBERTS DAVID M & STACY
230	12818 MIDWAY RD	VEERARAGHAVEN LIMITED PS
231	12818 MIDWAY RD	SIPPEL WARREN L JR
232	12818 MIDWAY RD	CHAMBERS CLARENCE CARL UNIT # 2073
233	12818 MIDWAY RD	CHAMBERS CLARENCE CARL
234	12818 MIDWAY RD	MISDOM RICHARD A
235	12818 MIDWAY RD	VASQUEZ MARIA C & ERIC E TALAMANTES
236	12818 MIDWAY RD	TOVAR LAWRENCE & IRENE
237	12818 MIDWAY RD	MELLENDEZ JOSE L
238	12818 MIDWAY RD	SORNOFF ADAM
239	12818 MIDWAY RD	VEERARAGHAVAN LIMITED PS
240	12818 MIDWAY RD	MENQUEME ALAIN MAASHE
241	12818 MIDWAY RD	PATRICK RUSS
242	12818 MIDWAY RD	WEAVER JOHN ROBERT UNIT 2070
243	12818 MIDWAY RD	BRZEZINSKI ALICIA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	12816 MIDWAY RD	POPULAR CONSUMER LENDING GROUP
245	12816 MIDWAY RD	BERRIOS IRIS NAVARRETE BLDG F UNIT 1060
246	12816 MIDWAY RD	LAFFERTY WILLIAM T
247	12816 MIDWAY RD	KUHATAPARUKS SUPRANEE BLDG F UNIT 2059
248	12816 MIDWAY RD	SALAZAR TANIA RODRIGUEZ BLDG F UNIT 206
249	12816 MIDWAY RD	KAWA ELIZABETH APT 2061
250	12816 MIDWAY RD	THE GENESIS LIVING TRUST %S FOUAD ZUBAIR
251	12816 MIDWAY RD	KHAN AMANULLAH
252	12816 MIDWAY RD	ROSE TERESA A BLDG G UNIT 1065
253	12816 MIDWAY RD	MUELLER STEPHANIE MICHELLE
254	12816 MIDWAY RD	BISHOP JAMES W
255	12816 MIDWAY RD	LAS COLONITAS HOMEOWNERS ASSOCIATION %AC
256	12816 MIDWAY RD	HORTON YONG C
257	12816 MIDWAY RD	RIOS MARIA C
258	12816 MIDWAY RD	ROMERO ALBA LILIA
259	12816 MIDWAY RD	DAVIS VIVIAN LARUE UNIT 1057 BLDG H
260	12816 MIDWAY RD	DOMINQUEZ CHERYL
261	12816 MIDWAY RD	BAUROTH FRANCIS R
262	12816 MIDWAY RD	CRUZ JULIO A UNIT 2057
263	12816 MIDWAY RD	BREZEINSKI ARTUR &
264	12816 MIDWAY RD	COLE CAROLE J
265	12816 MIDWAY RD	WLUSEK ELZBIETA
266	12816 MIDWAY RD	HOWARD DENISE ANN
267	12816 MIDWAY RD	RIVA ATOLINA F # 1055
268	12816 MIDWAY RD	CASTILLO IRMA T UNIT 2052 BLDG I
269	12816 MIDWAY RD	BERHANE TEKLE H
270	12810 MIDWAY RD	WORKMAN SANDRA DEE
271	12810 MIDWAY RD	DELURINTU ILIE
272	12810 MIDWAY RD	HIGGINS HYONG SUN BLDG J UNIT 1043
273	12810 MIDWAY RD	GRAVENKEMPER JOHN
274	12810 MIDWAY RD	SIMMONS DEBORAH A



2/19/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	12810 MIDWAY RD	JACKSON TRAVIS UNIT 2043
276	12816 MIDWAY RD	LAFFERTY WILLIAM T
277	12816 MIDWAY RD	BOOTH BARRY M
278	12816 MIDWAY RD	WILLIAMS JAMES D
279	12816 MIDWAY RD	NUNEZ GRANT CRISTINA M UNIT 1050
280	12816 MIDWAY RD	TAILLAT JEANNIE
281	12816 MIDWAY RD	ROBERTS RAYMOND D JR
282	12816 MIDWAY RD	SASTOQUE JUAN & TEREZA UNIT 2050
283	12816 MIDWAY RD	GAUTREAUX MARCELIAN II
284	12810 MIDWAY RD	BETANCOURT OBDULIA
285	12810 MIDWAY RD	SUTTERFIELD ODIS R TR & MARY SUTTERFIELD
286	12810 MIDWAY RD	KALBO LLC
287	12810 MIDWAY RD	FORTUNATO GIOVANNI BLDG N UNIT 1047
288	12810 MIDWAY RD	ALBERTS DAVID M
289	12810 MIDWAY RD	CYGAN PIOTR T
290	12810 MIDWAY RD	PHAN THANH
291	12810 MIDWAY RD	LAS COLONITAS CONDOMINIUM ASN
292	12810 MIDWAY RD	CRES HOLDINGS INC
293	12810 MIDWAY RD	NESBITT DONALD BLDG O UNIT 1031
294	12810 MIDWAY RD	STEF RADU A BLDG O UNIT 1032
295	12810 MIDWAY RD	BURTON WANDA R
296	12810 MIDWAY RD	OPREA ANCA ALEXANDRA BLDG O UNIT 2031
297	12810 MIDWAY RD	SMITH ROSE M UNIT 2032 BLDG O
298	12806 MIDWAY RD	ALVAREZ CARLOS MANUEL
299	12806 MIDWAY RD	NGUYEN LIEN UNIT 2030
300	12810 MIDWAY RD	HERNANDEZ MANUEL
301	12810 MIDWAY RD	YANG HE & HU YALAN
302	12810 MIDWAY RD	YBARRA MARTHA & ROBERTO L
303	12810 MIDWAY RD	KARPENKO RUSSELL E UNIT 2038 BLDG Q
304	12810 MIDWAY RD	SADIQ MOHAMMED
305	12810 MIDWAY RD	CARDOZA CARLOS

2/19/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	12810 MIDWAY RD	KROMIS THOMAS P
307	12810 MIDWAY RD	BERNARDEZ JORGE RICARDO EST OF BLDG R UN
308	12810 MIDWAY RD	RILA BARBARA &
309	12810 MIDWAY RD	SWIEBODA GRACE C
310	12810 MIDWAY RD	NURHUSSEN BAHRIA A UNIT 2037
311	12806 MIDWAY RD	MENDOZA JUAN J BLDG S #1022
312	12806 MIDWAY RD	LAS COLONITAS CONDOMINIUM ASSOCIATION SU
313	12806 MIDWAY RD	WILLIAMS JAMES DAVID
314	12806 MIDWAY RD	HATCHER RICHARD A BLDG S UNIT 2022
315	12806 MIDWAY RD	JOHNSON DAVID JR ETAL BLDG S UNIT 2023
316	12806 MIDWAY RD	EDWARDS MICHAEL TR
317	12806 MIDWAY RD	HOWARD DARIN W
318	12806 MIDWAY RD	AGUINAGA XOCHITL & AGUINAGA ARMANDO
319	12806 MIDWAY RD	BLANCO ANA O &
320	12806 MIDWAY RD	CULP MIEKO W
321	12806 MIDWAY RD	MARTINEZ ISMAEL SANTIAGO& MARIA VASQUEZ
322	12806 MIDWAY RD	SHAAF HESAM
323	12806 MIDWAY RD	CAWLEY RICHARD E
324	12806 MIDWAY RD	LOPEZ LILIA A UNIT 2029
325	12806 MIDWAY RD	NAGY CATHEY UNIT 1020
326	12806 MIDWAY RD	JOSIPOVIC MARKO & RUZA UNIT 1021
327	12806 MIDWAY RD	SANTA CRUZ THOMAS J & ELIZABETH T
328	12806 MIDWAY RD	SEVEN FLAGS INVESTMENTS LLC
329	12806 MIDWAY RD	KIM SUNG HO
330	12806 MIDWAY RD	EZEOHA EMINENCE J
331	12806 MIDWAY RD	DELURINTU ANETA
332	12802 MIDWAY RD	SCHARFF NANCY CLAIRE
333	12802 MIDWAY RD	MARTINEZ SILVESTRE P & DAISY A VARGAS
334	12802 MIDWAY RD	QUY PIKEAV L
335	12802 MIDWAY RD	GOLDSTON STEVEN D TRUSTEE
336	12802 MIDWAY RD	FORTUNATO GIOVANNI

2/19/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
337	12802 MIDWAY RD	RAHATLEV LIAT & MIRIAM
338	12802 MIDWAY RD	VUKSANOVIC ZORAN & ANDREA
339	12802 MIDWAY RD	STROMP JOHN E
340	12802 MIDWAY RD	SALAMANCA EDWIN APT 2079
341	12802 MIDWAY RD	ZINK PAT BLDG X UNIT 2014
342	12802 MIDWAY RD	PULIDO ERIKA
343	12802 MIDWAY RD	MPOFU MOVEN
344	12802 MIDWAY RD	HERNANDEZ TIBURCIO
345	12802 MIDWAY RD	ALBERTS DAVID M & STACY J
346	12802 MIDWAY RD	MARIN ILDA BLDG Y UNIT 1006
347	12802 MIDWAY RD	VAZQUEZ MARIA UNIT 1007
348	12802 MIDWAY RD	TAFESSE MENASE FIDA & MIMI MEKONNEN
349	12802 MIDWAY RD	GREEN ARTHUR & MARY ELLEN
350	12802 MIDWAY RD	MESFIN GHIDEY UNIT 2008
351	12802 MIDWAY RD	ROMERO CHRIS
352	12802 MIDWAY RD	COE MARY LOU
353	12802 MIDWAY RD	AVILA MARITZA Y
354	12802 MIDWAY RD	HALPRIN DENNIS L
355	12802 MIDWAY RD	HENDERSON DERRICK D & MEHRIBAN
356	12822 MIDWAY RD	KESUMA AMELIA BLDG AA UNIT 1091
357	12822 MIDWAY RD	JAS REAL ESTATE PPTY MGMT LLC
358	12822 MIDWAY RD	LAS COLONITAS CONDOMINIUM ASN
359	12822 MIDWAY RD	WENDLER WENDY
360	12822 MIDWAY RD	BERRIOS JOSE A BLDG AA UNIT 2091
361	12822 MIDWAY RD	BONILLA PEDRO & MARIA LABRADOR
362	12822 MIDWAY RD	RAMIREZ PEREZ DORA ELIA UNIT 1095
363	12822 MIDWAY RD	BERHE AZMERA
364	12822 MIDWAY RD	SCOLASTICO JEFFREY P BLDG BB UNIT 1098
365	12822 MIDWAY RD	BRESTOVAC TATJANA
366	12822 MIDWAY RD	LEBAN MICHAEL
367	12824 MIDWAY RD	SORNOFF ADAM P

2/19/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
368	12824 MIDWAY RD	LI CHUNG FEI
369	12824 MIDWAY RD	DUNMORE BRENDA LOU
370	12824 MIDWAY RD	CLORE GREGORY D
371	12824 MIDWAY RD	ROMERO ALBA G
372	12824 MIDWAY RD	FAULKNER LORA L &
373	12824 MIDWAY RD	CHAMBERS CLARENCE CARL UNIT 2073
374	12824 MIDWAY RD	NARDOZZA LAURA
375	12824 MIDWAY RD	LUSK ELSA FLORENDO
376	12824 MIDWAY RD	RAMIREZ CRISPIN & EDELMIRA
377	12824 MIDWAY RD	HARRIS PHILLIP MICHAEL SUITE 2131
378	12824 MIDWAY RD	BISHOP MARTIN BLDG EE UNIT 2132
379	12830 MIDWAY RD	ENTRUST RETIREMENT SERVICES INC FBO YOGA
380	12830 MIDWAY RD	NEWHAM DANNY
381	12830 MIDWAY RD	HERRERA PAZ
382	12830 MIDWAY RD	RUIZ KATHLEEN H BLDG FF UNIT 2126
383	12830 MIDWAY RD	DENNIS GARY RONALD
384	12830 MIDWAY RD	BANKS ERNIE BLDG FF UNIT 2128
385	12830 MIDWAY RD	LIENARD ARMAND V
386	12830 MIDWAY RD	CASTILLO FRANCISCO J & ROMUALDA CASTILLO
387	12830 MIDWAY RD	HERNANDEZ MARTHA BLDG GG UNIT 1123
388	12830 MIDWAY RD	TATYREK GOGI S BLDG GG UNIT 1124
389	12830 MIDWAY RD	FARLAND RUSSELL L
390	12830 MIDWAY RD	BAIRD ROBERT B &
391	12830 MIDWAY RD	KEY RENEE W
392	12830 MIDWAY RD	YIRDAW HENOK B
393	12830 MIDWAY RD	MCNEELY JERALD D SUITE 1118
394	12830 MIDWAY RD	MOORE SARAH C
395	12830 MIDWAY RD	CRISTEA VASILE DANIEL P BLDG HH UNIT 211
396	12830 MIDWAY RD	SYKES RALPH A III
397	12830 MIDWAY RD	SYKES RALPH A
398	12830 MIDWAY RD	ZAK GAYLE E TR THE DOROTHY GROSS TRUST

2/19/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
399	12830 MIDWAY RD	CHO SONGSHAN UNIT 2116 BLDG II
400	12830 MIDWAY RD	GARCIA RAYMUNDO
401	12834 MIDWAY RD	KAMPANAT MOOLMING
402	12834 MIDWAY RD	WHITE DANIEL S BLDG JJ UNIT 1114
403	12834 MIDWAY RD	PHAM MY UNIT 102-U
404	12834 MIDWAY RD	JOSEPH SABA S UNIT 2111
405	12834 MIDWAY RD	MAMDANI MEHDI
406	12834 MIDWAY RD	LONGEST JOEL S
407	12834 MIDWAY RD	PAYNE KENNETH D
408	12834 MIDWAY RD	LAGOS ALDRED & SYLVIA
409	12834 MIDWAY RD	APEX FINANCIAL CORPORATION
410	12834 MIDWAY RD	ANGUIANO JUANA MARTINEZ
411	12834 MIDWAY RD	LAS COLONITAS CONDO ASN
412	12834 MIDWAY RD	MUELLER ERIC JR UNIT 2110 BLDG KK
413	12834 MIDWAY RD	CABRERA XOCHIL BEATRIZ
414	12834 MIDWAY RD	EDGAR ROBERT A BLDG LL UNIT 1104
415	12834 MIDWAY RD	LAND DANA KIM
416	12834 MIDWAY RD	HOANG THUONG
417	12834 MIDWAY RD	RODRIGUEZ JULIO D
418	12834 MIDWAY RD	VORA RUPESH
419	12834 MIDWAY RD	LINDSEY MICHAEL A
420	12834 MIDWAY RD	RODRIGUEZ JUAN & LUZ E RODRIGUEZ
421	12834 MIDWAY RD	NICANOR GARICA & MORAINA BARRIOS
422	12834 MIDWAY RD	RODRIGUEZ JUANA M
423	12824 MIDWAY RD	MITCHELL JAMES L JR
424	12824 MIDWAY RD	COPELAND GLORIA M # 1138
425	12824 MIDWAY RD	PARKER JACK H BLDG NN
426	12824 MIDWAY RD	DENISON ANITA M UNIT 1140 BLDG NN
427	12824 MIDWAY RD	RAQUIZA LUZ
428	12824 MIDWAY RD	HERNANDEZ EDGARDO UNIT 2140
429	12824 MIDWAY RD	SADER KENNETH H

Z123-183(WE)

2/19/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
430	12824 MIDWAY RD	DONNELL LAMON S
431	12824 MIDWAY RD	VARGAS ALEJANDRO UNIT 1135
432	12824 MIDWAY RD	BORUFF KAY MERKEL UNIT 1136
433	12824 MIDWAY RD	ORR EDITH P
434	12830 MIDWAY RD	VEERARAGHAVEN LTD PS
435	12830 MIDWAY RD	CZAJKOWSKI GRAZYNA MARIA & ROBERT
436	12830 MIDWAY RD	BEYNE CHRISTINE

# Memorandum



CITY OF DALLAS

DATE April 11, 2013

TO Joe Alcantar, Chair and City Plan Commissioners

SUBJECT Public hearing on the Valley View-Galleria Area Plan

A public hearing is scheduled for April 18, 2013 for City Plan Commission to receive public testimony on the Valley View-Galleria Area Plan. Staff is asking for CPC action on this item at this meeting.

Attached is the draft Valley View-Galleria Area Plan document for your consideration. If you have any questions you can reach me at (214) 670 3972.

A handwritten signature in black ink, appearing to read 'Peer Chacko'.

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

Attachments: One

# VALLEY VIEW - GALLERIA AREA PLAN





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**ACKNOWLEDGEMENTS**

**ADVISORY COMMITTEE MEMBERS**

- BRUCE BRADFORD** - North Dallas Chamber of Commerce
- BRUCE BERNBAUM** - Dallas City Plan Commissioner, District 11
- SCOTT BECK** - Beck Ventures
- RACHEL SLOSBURG KRAMER** - Slosburg / Richdale Group
- MAX BULBIN** - Sear Holdings
- ANGIE FREED** - Galleria Dallas
- CARTER KENDALL** - DR Horton
- MARK HUMPHREYS** - Humphreys & Partners Company
- SID MILLER** - Area Resident
- KENT DONAHUE** - EF Properties, LC
- BRAD SYVERSON**- JCPenney

**NORTH DALLAS CHAMBER OF COMMERCE**

- BRUCE BRADFORD** - North Dallas Chamber of Commerce, Pres. & CEO
- CAROL SHORT** - North Dallas Chamber of Commerce, VP Public Affairs

**CITY OF DALLAS**

- THERESA O'DONNELL** - Director, Sustainable Development and Construction
- PEER CHACKO** - Assistant Director, Strategic Planning Division
- LUIS TAMAYO** - Senior Planner, Strategic Planning Division
- DAVID SCHLEG** - Senior Planner, Strategic Planning Division
- NEVA DEAN** - Planning Manager, Zoning Division
- GINA COSTANZA** - Senior Planner, Zoning Division
- HAMMOND PEROT** - Assistant Director, Economic Development
- TIM GLASS** - Chief Planner, Economic Development
- KEITH MANOY** - Assistant Director, Transportation Planning
- TANYA BROOKS** - Senior Planner, Transportation Planning

*Project Introduction*

The Valley View - Galleria district is located at the crossroads of two key transportation arteries for the metroplex - Interstate 635 and the Dallas North Tollway. The first anchor of what later became Valley View Mall was the Sears store opened in the mid-1960's followed by the mall development which opened in 1973. Building on the growth in North Dallas, the Galleria Dallas was opened in 1982, modelled after the Galleria Vittorio Emanuele II in Milan Italy. The project was conceived as a mixed-use project incorporating retail, office and hotel uses. These two important area assets function as anchors with the opportunity for strong development connecting the area.

Over time with closing of major anchors at Valley View Mall and changes in mall ownership the overall property is under performing. Housing stock in the area is also aging. Both the mall and surrounding retail does not reflect the potential that exists based on the strong residential communities in the surrounding areas to the east and north as well as office uses to the south.

This strong base in the surrounding community as well as the strategic regional location indicates the area would likely support increased density and diversified uses such as additional housing choices, retail and office uses. The Galleria has continued to serve this market and with new ownership of Valley View Mall to serve as a catalyst, there is strong interest in concerted public and private efforts aimed at revitalization.





*Project Background*

The discussion of an Area Plan study was initiated by Dallas City Council member Linda Koop in 2010. In the interest of promoting economic development and a positive planning outcome through a public-private partnership, the North Dallas Chamber of Commerce has brought representative property and business owners within this area to the table. During 2011 the North Dallas Chamber led a series of stakeholder meetings. This group understood the opportunities for the area and charged itself with taking the lead in creating a unified vision and implementation plan for economic growth in this area.

*Project Scope and Impetus*

The proposed Valley View – Galleria Area Plan will establish a comprehensive vision to guide future private investment, economic development and public infrastructure investments in a coordinated fashion towards an optimal outcome in terms of tax base, quality of life, and accessibility. In particular, the plan will focus on urban design, land use and transportation and will serve as the basis for the City to undertake an area-wide rezoning to ensure a sound regulatory framework that encourages economic development consistent with the vision. Absent such a vision and zoning framework for this critical growth area, future development is expected to continue in a fragmented way missing the opportunity to maximize benefit, both public and private.

*Project Study Area*

The Valley View – Galleria area is one of Dallas’ major regional business centers with significant Class A office space, strong destination retail, as well as several high quality hotels. The Dallas North Tollway registers over 120,000 vehicles per day and the LBJ Freeway, currently undergoing improvements, provides access to more than 250,000 vehicles daily. This area is identified as a key growth area in the City of Dallas Strategic Engagement Plan as well as the forwardDallas! Comprehensive Plan. Further, this site fulfills the criteria for the City Council’s citywide “megasite” redevelopment opportunity area.

The City has defined the area between the Dallas North Toll Road to the west, Preston Road to the east, LBJ freeway to the south and Southern Boulevard to the north (see page 8) as the focus for planning consideration. Several factors make this area a prime candidate for special planning attention and economic development interest:

- Area economic significance and potential – While the Galleria Dallas continues to be a strong destination retail site, the adjacent Valley View site and some of its surrounding properties have declined. Recent change in the ownership of much of the Valley View Mall property provides a catalytic opportunity to plan for positive change.

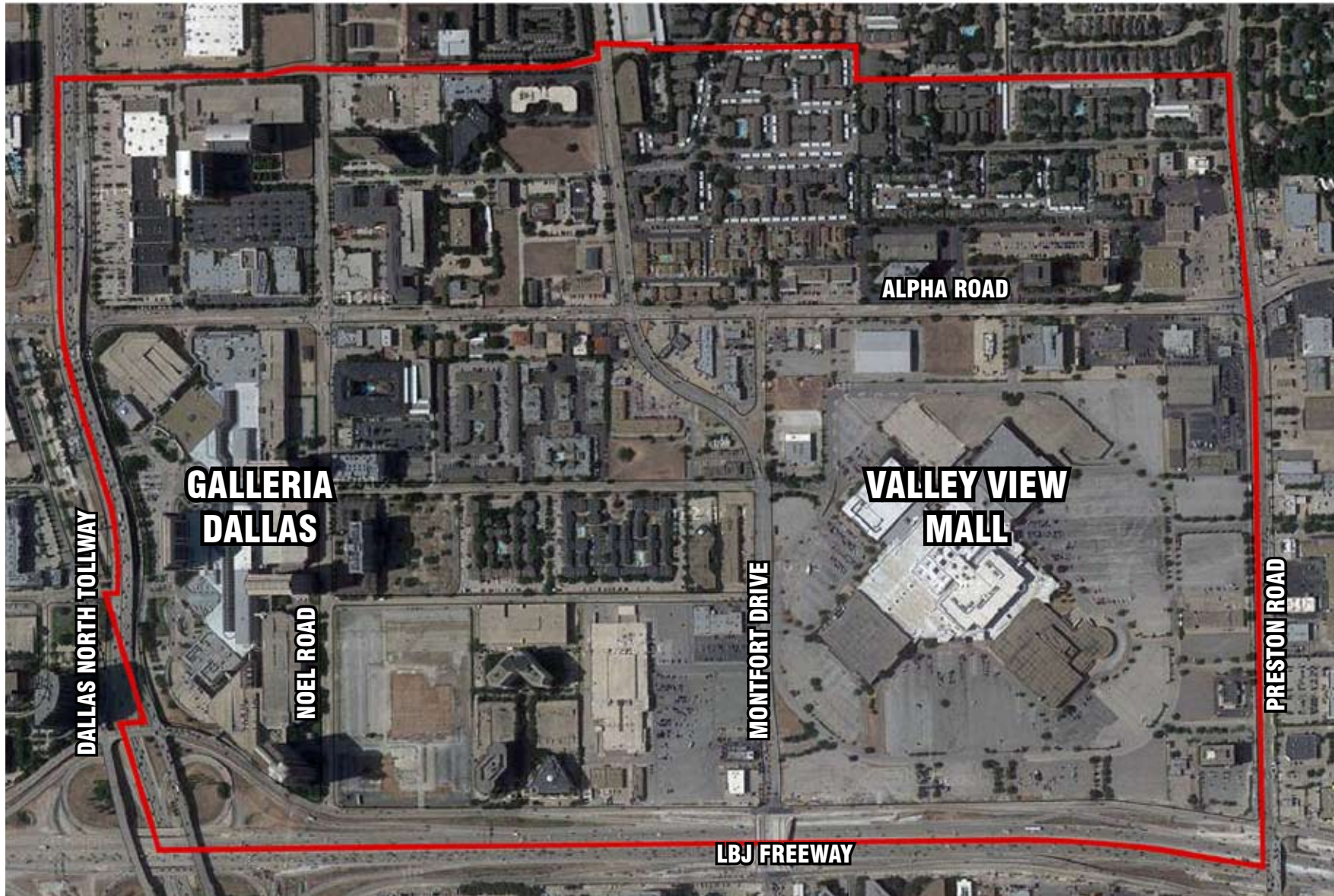



*Project Study Area*



- Improvements to LBJ freeway – Reconstruction of the LBJ Freeway will be completed by early 2016. This major enhancement will add capacity to LBJ freeway with 8 free lanes and 6 managed lanes. While this construction work is resulting in a near-term slow-down in surrounding leasing and development activity, it is also generating significant longer term development interest as evidenced by zoning change requests, thus providing a unique window of opportunity for planning.
- Other planned capital improvements – Other planned improvements in the area include streetscape enhancements to Alpha Road funded through the 2006 City Bond Program, and plans by NCTCOG and DART to establish commuter rail service along the Cottonbelt Corridor through a public-private partnership.
- Area stakeholder buy-in – Area stakeholders recognize this area as prime for change and have already been engaging with the North Dallas Chamber and the City in working toward a planning process for the area.



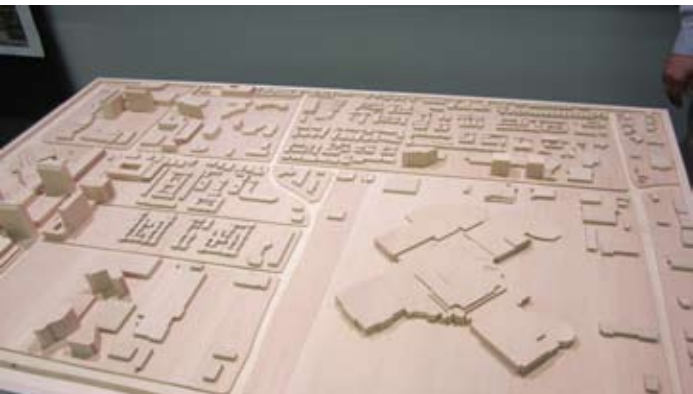


Project Study Area 

PLANNING PROCESS

In 2011, in the interest of promoting economic development and a positive planning outcome through a public-private partnership, the North Dallas Chamber of Commerce brought representative property and business owners within this area to the table and led a series of stakeholder meetings to discuss the future potential for both new development and redevelopment. This private stakeholder group understood the opportunities for the area and charged itself with taking the lead in creating a unified vision and implementation plan for economic growth in this area. The group reviewed proposals from several local and national planning teams and, by 2012, was poised to move forward with the development of an area plan.

On October 10, 2012, the Dallas City Council authorized a Chapter 380 Economic Development Grant to the North Dallas Chamber of Commerce for a Galleria-Valley View Area Planning Study. In particular, the plan would serve as the basis for the City to undertake an area-wide rezoning to ensure a sound regulatory framework that encourages economic development consistent with the vision. The plan would also provide the means to ensure that future development, as well as requests for zoning changes and economic development incentives by individual property owners or developers, would ultimately maximize public benefit. An Advisory Committee made up of property owners and key stakeholders in the area was formed to guide the plan's creation.



# PROJECT INTRODUCTION



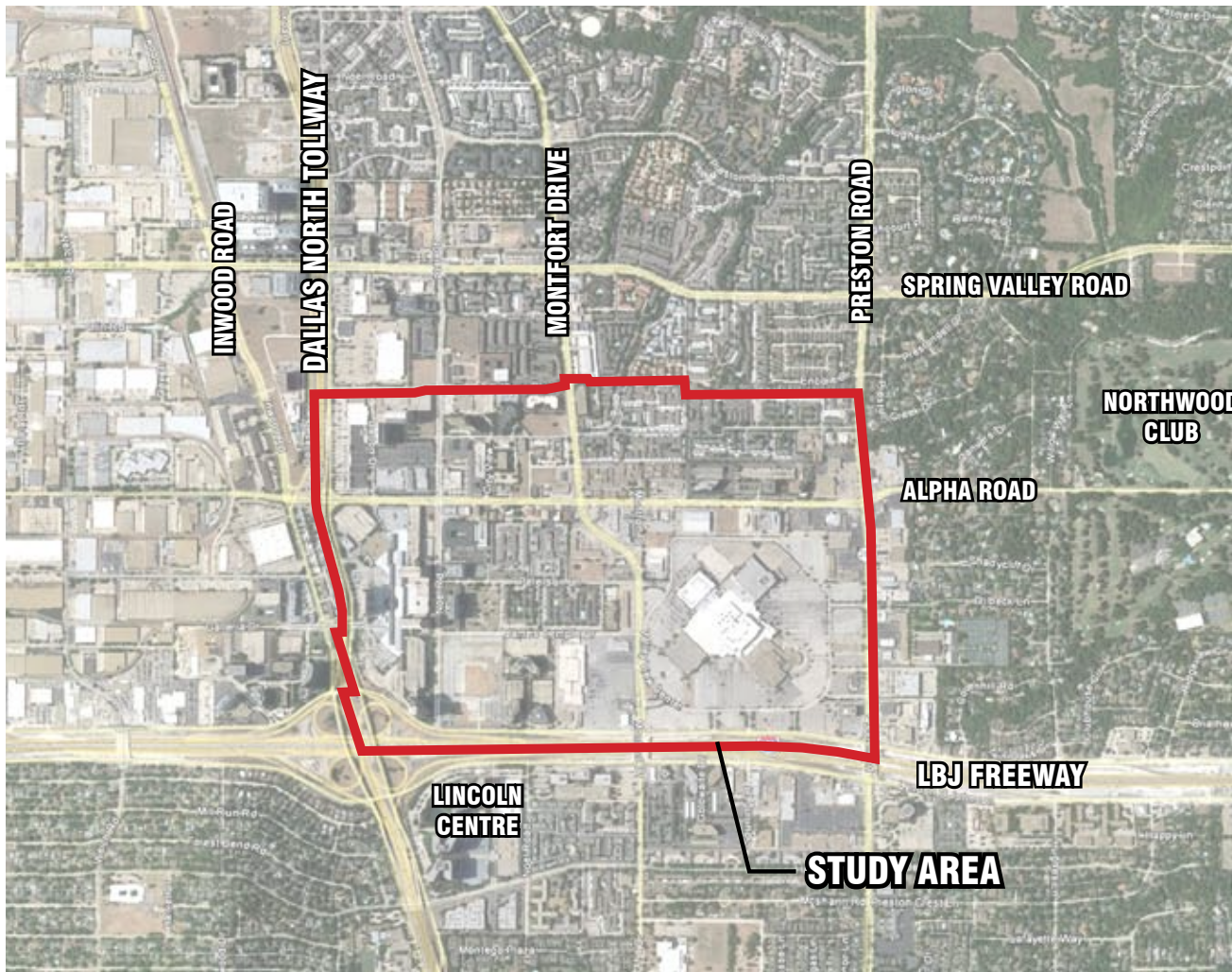
Between December 2012 and March 2013, the Advisory Committee met four times. The focus of those meetings was to identify a Vision Plan for the area. The major issues of land use, streets, circulation, streetscape design, gateways, open space and sustainability were discussed and addressed. During the visioning process, it became apparent that much of the existing zoning is no longer relevant to the long-term goals of the area and, as a more defined Vision Plan emerged, rezoning options to accommodate the vision were also explored.



In December 2012 and April 2013, public stakeholder meetings were held at the Westin Galleria to discuss the Vision Plan and proposed zoning amendments to the area. These meetings were very well attended with over 450 participants altogether.



# EXISTING CONDITIONS



## AREA CONTEXT

The study area is surrounded by strong residential communities to the north and east, with Class A office buildings to the south and industrial office uses to the east separated by the Dallas North Tollway.

The City of Dallas trail system extends into the residential neighborhoods to the east and provides an opportunity for enhanced pedestrian linkages throughout the City.

Key opportunities identified are the break down of super blocks into human scale, developable parcels to provide a more walkable, urban fabric. The existing area is almost fully developed, however there is limited open space provided. The planning team also identified the opportunity for a large-scale park with the potential to serve as a regional destination that will also support local residents and workers as well as visitors, filling a void in the area.

*EXISTING CONDITIONS SUMMARY*

The existing zoning in the district is a patchwork quilt of over 20 different zoning categories. Nonresidential uses comprise the majority of the study area, with regional retail as the largest component at 38%. Multi-family accounts for only 11% of the area. There are a number of mixed-use parcels and Planned Development districts with mixed uses. However these are not concentrated to allow for a cohesive development pattern. The existing zoning generally concentrates height and density on the west side of the study area nearest the Dallas North Tollway. Most of the existing area is characterized by a wide variety of commercial property types ranging in age from thirty to fifty years. Many of these properties are economically or physically obsolete. These properties account for over 65% of the land in the study area.

Fortunately, there remains approximately 35% of the study area that is of a physical and economic quality that it can be successfully incorporated in to the new Vision Plan. The most significant of these properties Galleria Dallas. It is the most successful property in the district, attracting millions of shoppers and visitors each year. Several properties adjacent to Galleria Dallas, many of them less than 10 years old, are also vibrant, quality developments. Lastly, the study area contains several multi-story office buildings that are expected will remain for the foreseeable future. Most of these are along the Alpha Road corridor. The Alpha corridor also contains some low density, owner-occupied condominiums that are well maintained which are anticipated will also remain for some time to come.





*Existing Streets*

<b>Street</b>	<b>Current Cross-Section</b>	<b>Thoroughfare Plan Designation</b>
Preston Road	6-lanes divided	Principal Arterial PA/M-6-D(A)
Montfort Drive	6-lanes divided	Minor Arterial MA/M-6-D(B)
Alpha Road	4-lanes divided	Community Collector C/M-6-D(B)
Noel Road	4-lanes divided	Community Collector C/M-6-D(B)
Valley View Trail	2-lanes undivided	N.A. (local)
Southern Boulevard	4-lanes undivided	N.A. (local)
Peterson Lane	4-lanes undivided	N.A. (local)
James Temple Drive	4-lanes undivided	N.A. (local/private)

PA = Principal Arterial  
 MA = Minor Arterial  
 C = Community Collector  
 M-6-D = Minimum, 6-lane, divided  
 (A) = 100' Right-Of-Way  
 (B) = 90' Right-Of-Way  
 N.A.: Not Applicable (not currently included in thoroughfare plan)

The study area contains no public parks or usable green space. This is a significant deficiency and an impediment to redevelopment. The study area also has a relative lack of public streets at the interior of the district which is an impediment to incremental redevelopment. There are high levels of DART bus service in the district. There is no DART rail service. The entire study area is relatively flat which simplifies redevelopment.

**EXISTING INFRASTRUCTURE**

**Streets –**

The study area is served by a network of local, collector and arterial streets. Most of the streets are on public right-of-way, but several private drives also provide connectivity within the study area. One of the existing transportation challenges within the study area is related to the large block sizes, and the resulting lack of through capacity, especially for such a large area. The public streets mostly exist on the periphery of the study area, leaving a disconnected series of smaller, private roads to provide internal connectivity and access. Some of the streets serving the area have designations in the City of Dallas’s Thoroughfare Plan, which is intended to be modified to support the proposed redevelopment of the study area. The adjacent table details the public streets in the study area, their current cross-section, and their classification per the Thoroughfare Plan.

The study area is also bordered by two limited-access facilities, Interstate Highway 635 (I-635) and the Dallas North Tollway. I-635, also known as LBJ Freeway, includes 4 main lanes in each direction as well as 3-lane

one-way frontage roads in each direction. I-635 is under construction to add an additional three “Managed (toll) Lanes” in each direction. The Dallas North Tollway includes 3 tolled main lanes in each direction and 3-lane, one-way frontage roads in each direction.

*Transit –*

The study area is served by several bus routes operated by Dallas Area Rapid Transit (DART). See adjacent table and diagram on page 24. DART and the North Central Texas Council of Governments (NCTCOG) are also pursuing a public-private partnership to develop a cross-town “Cotton Belt” commuter rail line, which will provide regional rail access to the Addison Transit Center, just north of the study area.

*Bicycle / Pedestrian –*

Most of the roadways in the study area are included in the 2011 Dallas Bike Plan. Recommended facilities depend on the type of road, and vary from shared bicycle / auto lanes, to buffered bicycle lanes, to off-street bicycle and pedestrian paths. Providing connectivity between the regional bicycle facilities (e.g. White Rock Creek Trail) and facilities within the district is a goal of the Midtown Vision.

*Parking –*

Almost all of the parking facilities within the study area are surface lots, with a few structured facilities within the Valley View Mall and Galleria Dallas sites. There is very little shared parking among compatible uses in the study area, leaving significant amounts of parking unused for portions of a typical day.

*Existing DART bus routes*

Dallas Area Rapid Transit (DART) bus routes:
<ul style="list-style-type: none"> <li>• Route 488: LBJ/Skillman to Farmers Branch</li> <li>• Route 36: Downtown Dallas to Addison Transit Center</li> <li>• Route 183: Downtown Dallas to Northwest Plano Park &amp; Ride</li> <li>• Route 486: Royal Lane to Downtown Garland</li> </ul>







### *Existing Utility Infrastructure*

While some existing structures are planned to remain, the Midtown project outlines an overall increase in density relative to the existing condition. The sections below provide an overview of existing storm, sanitary sewer, water and electric infrastructure in the area, expected conditions at final build out and anticipated improvements required. Information is based on record drawings and City of Dallas GIS information.

### *Storm Sewer –*

Existing storm sewer is present within the study area and is divided into six (6) individual watersheds. The first and largest watershed captures the southwestern portion of the project site and ultimately drains beneath LBJ via three 8'x7' reinforced concrete boxes. The second, third and fourth watersheds drain to the east by way of an 18" storm drain, 24" storm drain and a 4'x4' storm drain, respectively. The fifth and sixth watersheds drain to the north through two 72" storm drains and a 48" storm drain, respectively. Reference the map on page 26.





### *Sanitary Sewer –*

Existing sanitary sewer is present within the study area and is divided into five (5) distinct discharge points. The first sewer shed captures the south-western portion of the project site and ultimately drains beneath LBJ through an 18" wastewater pipe. The second sewer shed drains to the east via an 8" pipe. The third and fourth sewer sheds drain to the north by way of a 10" pipe and a 12" pipe, respectively, and the fifth sewer shed drains to the east through an 8" pipe.

### *Water –*

Existing water services are abundantly present within the study area. Portions of the existing water system are 6" water lines. In order to make any service taps to these lines, the existing 6" main will require an upgrade to an 8" line, minimum.

### *Electric Facilities–*

There are existing overhead electric facilities within and around the study area.



## KEY ISSUES & OPPORTUNITIES

### Office

While there are generally high vacancy rates and relatively low average rents, the area is a signature office location in the metroplex.

### Retail

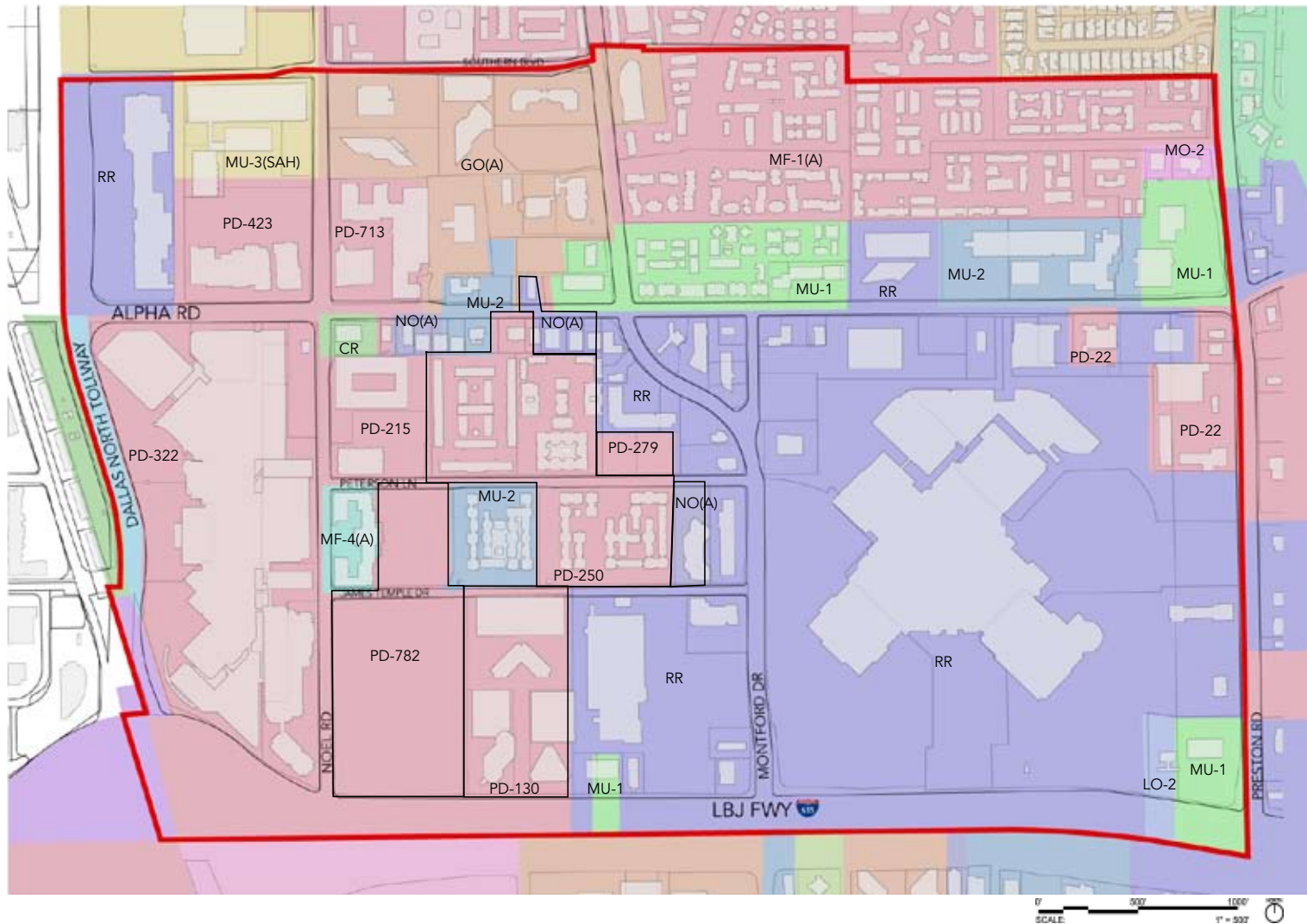
There is relatively high retail vacancy rates and low rental rates in addition to lower incomes within the study area compared to adjacent Zip Codes. However the Galleria Dallas remains a known international shopping destination. It is worth noting that the median household income in the study area is higher than the City median.

### Housing

A majority of the existing building stock is aging. The area remains an established multifamily market with a strong potential for mixed use development.



# EXISTING CONDITIONS



Existing Zoning



Existing Land Use

## EXISTING CONDITIONS

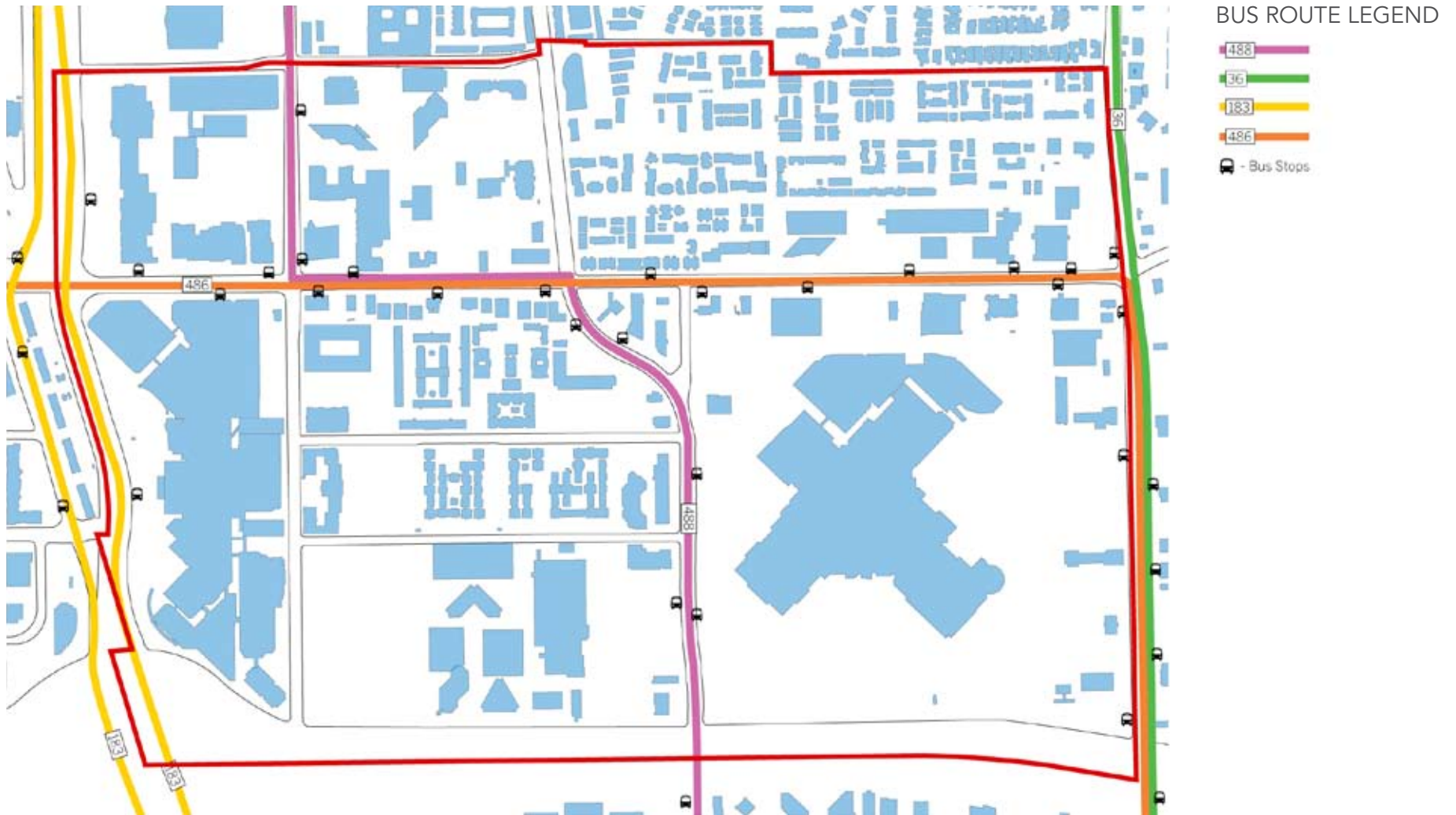


### OBSERVATIONS:

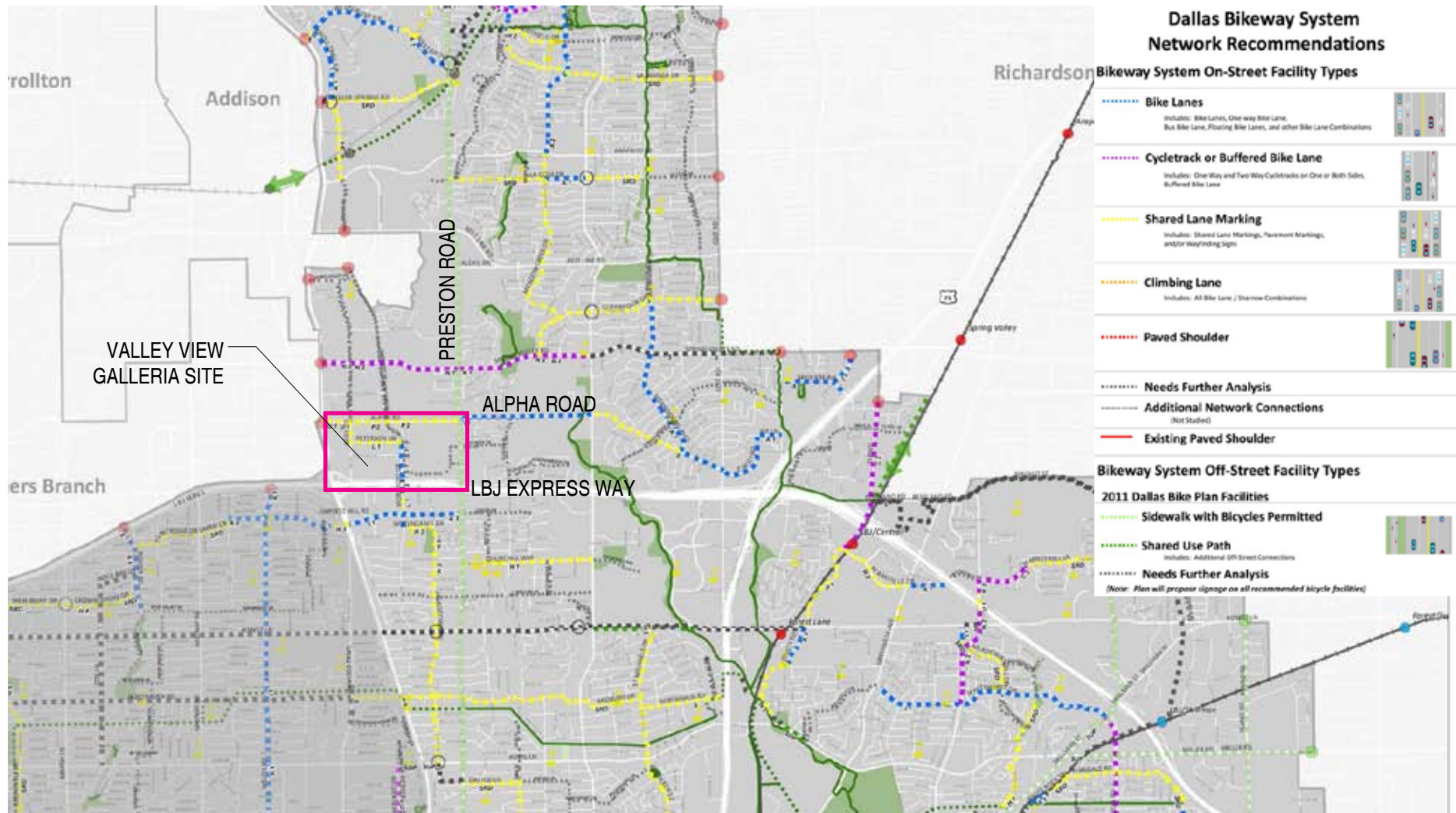
- 3 existing thoroughfares in the study area
- Limited internal circulation
- No pedestrian or human scaled street network
- No pedestrian connectivity to surrounding area

### Existing Thoroughfares

# EXISTING CONDITIONS

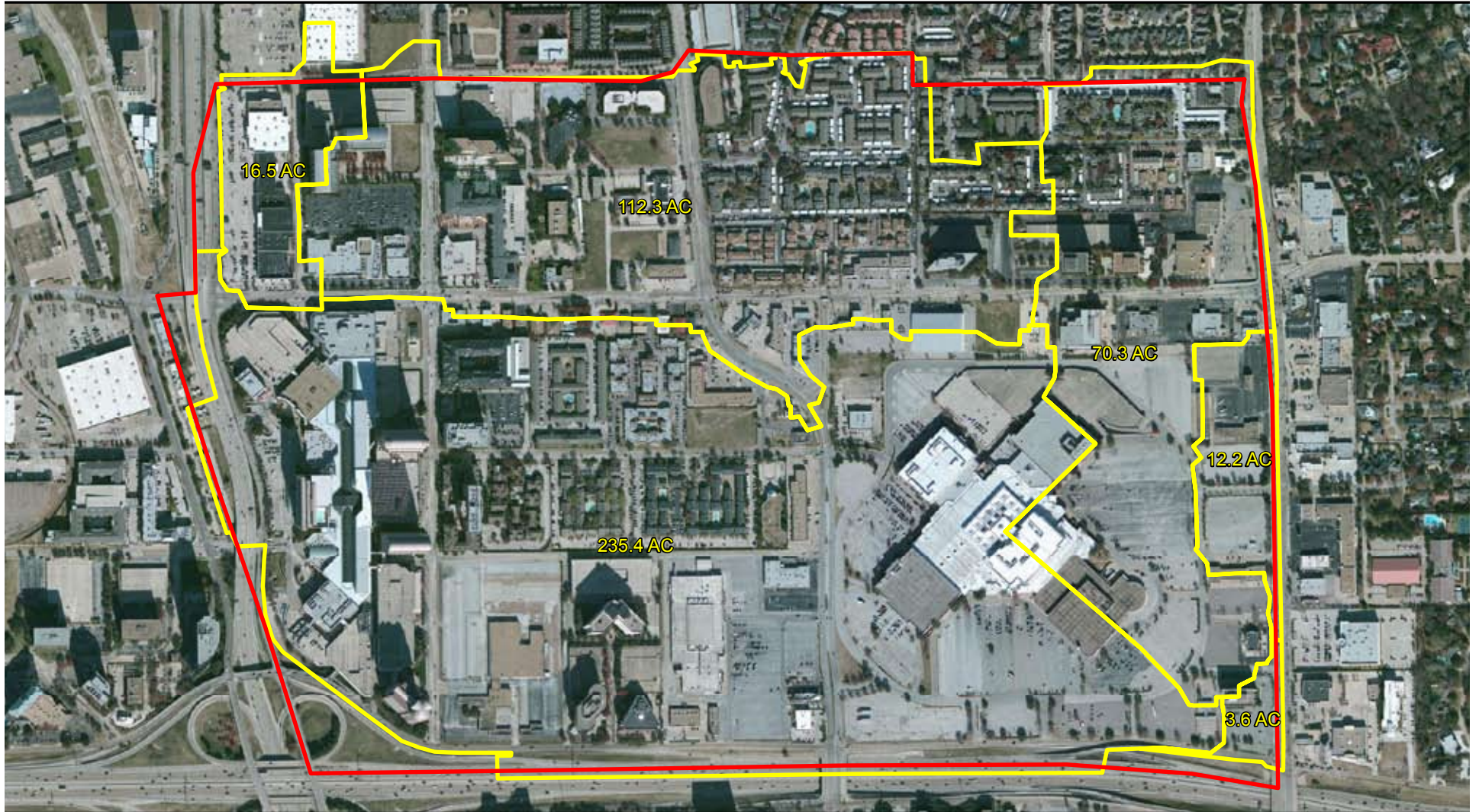


*Existing Transit  
DART Bus Routes*



Existing Trails and On-Street Bike Network  
City of Dallas Bike Plan





Existing Drainage Area Map

# THE VISION

THE VISION IS OF  
A PEDESTRIAN  
FRIENDLY  
MIXED USE  
NEIGHBORHOOD



THE VISION IS OF  
A VIBRANT  
SHOPPING AND  
ENTERTAINMENT  
DISTRICT



THE VISION IS OF  
HIGHER DENSITY  
SUPPORTED BY  
A NETWORK  
OF ENHANCED  
STREETS AND  
OPEN SPACES



THE VISION IS  
OF CREATING A  
CENTRAL PARK  
OF REGIONAL  
AMBITION  
SUPPORTED BY  
A NETWORK OF  
COMMUNITY  
SCALED SQUARES



THE VISION IS OF  
A NETWORK  
OF STREETS OF  
DIVERSE PHYSICAL  
CHARACTERISTICS  
TO CREATE AN  
URBAN FABRIC





## ROLE OF THE VISION

The role of the vision is to inspire new development and redevelopment of the highest quality in this significant regional center of Dallas in order to ensure long term economic vibrancy and environmental sustainability. A key goal is to encourage development patterns that can sustain an intense mix of activities within the area including living working, shopping, entertainment and recreation, while promoting sustainable infrastructure systems that can support these activities efficiently without causing undue impacts on surrounding areas. The new Midtown Vision seeks to build upon the existing assets in the district while encouraging redevelopment of the portions of the study area that are in decline. There are three key organizing elements in the Vision Plan. These are Open Space, Streets, and Midtown Center.

### *Open Space*

The centerpiece of the Vision Plan is an 18 acre central park, referred to in this plan as Midtown Commons.. This iconic park will provide open space, recreational, and cultural amenities to the district while also increasing land values at the interior of the study area. Our vision is that the Midtown Commons will create a highly desirable neighborhood for new residential development. In addition to the Midtown Commons, a minimum of 4% of redeveloped private sites is envisioned to be publicly accessible, usable green space. Lastly, green setbacks along LBJ and Preston Road complete the vision for a green district.





## *Streets*

The second key element of the Vision Plan is the creation of a new thoroughfare plan in the study area. This redesigned public street network will consist of improved, existing streets as well as entirely new streets. These streets are designed to provide greater accessibility throughout the district. They will breakdown the mega-blocks currently present in the district, creating a more pedestrian scaled environment that can redevelop incrementally. In addition to public streets, private streets will be encouraged by way of maximum block sizes. These private streets will work in conjunction with the public streets to create a flexible, vibrant urban grid.

## *Midtown Center*

The third key element of the Vision Plan is a redesigned regional retail center on the land currently occupied by Valley View Mall. Valley View Mall has become physically and economically obsolete due to the departure of two major department stores. In addition, fashion retailing is now increasingly concentrated at Galleria Dallas and NorthPark. However, the existing assets include the AMC theatre and the Sears store which remain in operation. The Vision plan incorporates the AMC in its existing location while providing new options for both the near term and long term presence of Sears. The new Midtown Center envisions approximately one million square feet of outdoor shopping, restaurant and entertainment uses. It would include a grocery store, big box retail, restaurants and the theatre as the major tenants. Specialty and fashion



retail could also be a component of the project. This will be the only district in the Midtown Vision area, besides the Galleria and Tollway Gateway areas, that will allow large format, big box retail. The layout of this district is designed to provide a primary retail "High Street" connecting east/west through the district. The street widths, streetscape design, and curb-side parking are all designed to create a vibrant, pedestrian-oriented atmosphere with a strong identity and sense of place. This new vibrant district will form a strong anchor on the east side of Midtown to complement the strength of Galleria Dallas on the west.

### *Conclusion*

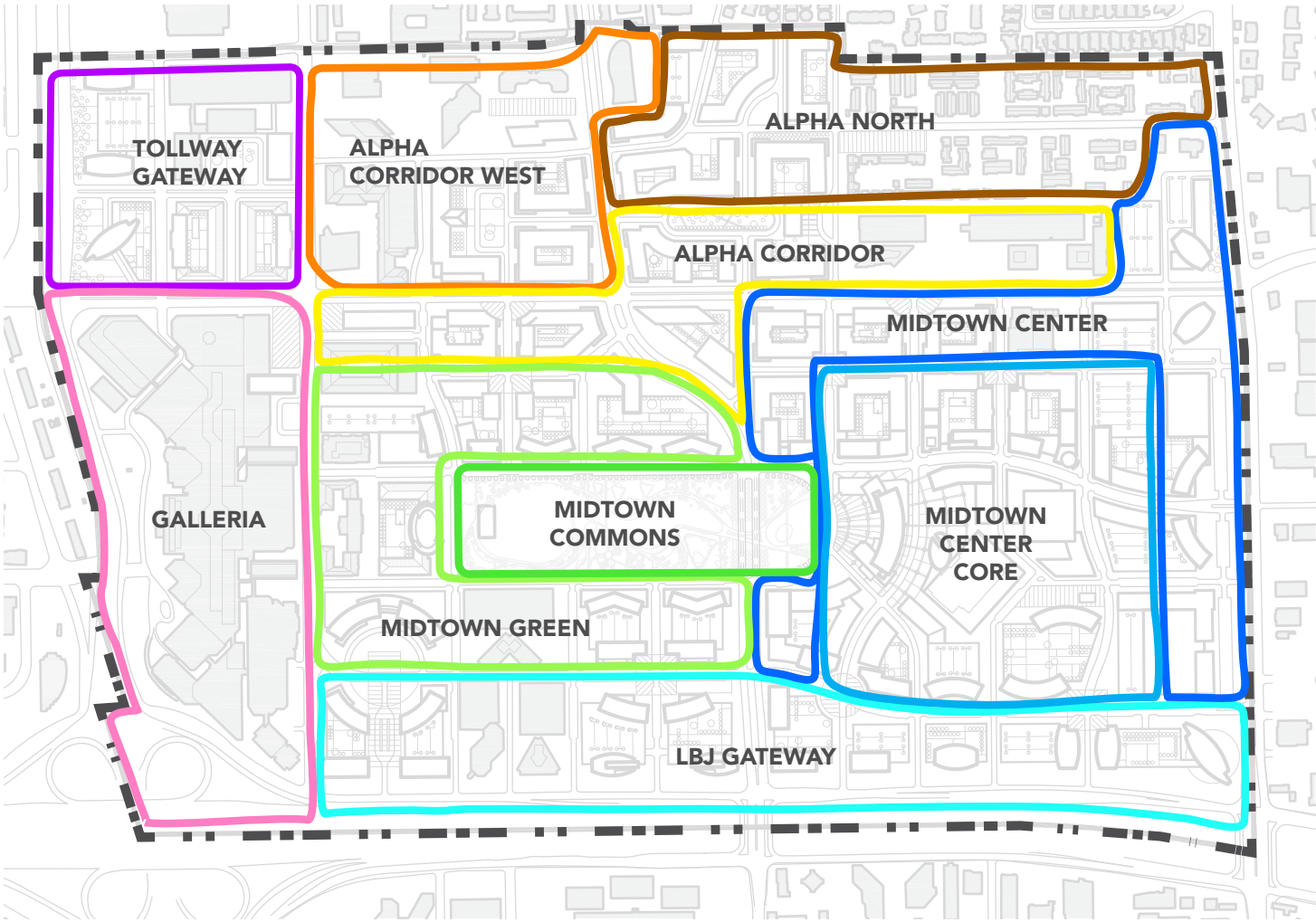
With these three key elements in place, the plan is designed to redevelop incrementally to include approximately 10,000 new residential units in Midtown Center, around Midtown Commons, and along the Alpha Road corridor. In addition, up to 10 million square feet of new office space can be accommodated along the redesigned LBJ freeway and at the Alpha/Tollway gateway. A broad mix of uses will be encouraged throughout the district to support a vibrant new heart to North Dallas.



## *ILLUSTRATIVE VISION PLAN*

The vision is of a new regional mixed use center supported by vibrant retail and entertainment uses, mixed housing choices with integrated open spaces developed in a pedestrian, bicycle and transit friendly environment.

# PROPOSED SUBDISTRICTS



*SUBDISTRICTS*

The study area was divided into subdistricts to allow for the future development vision to reflect the individual character of key areas of the overall district.

While the overall district is intended to be mixed use in character, the subdistricts help establish specific guidelines to distinguish each area and to allow each area to develop in response to market demand with a unique flavor that is best suited to its location and context.

*Illustrative Subdistrict diagram*

MIDTOWN CENTER DISTRICTS



Midtown Center and Midtown Center Core

These districts will be a mixed use anchor on the east side of the study area. They are envisioned as pedestrian oriented shopping, restaurant, and entertainment areas. Large format/big box retail will continue to be encouraged in this district. In addition, residential, office and hotel uses will be encouraged to add to the mixed use character of the area.

Allowable building heights in the Midtown Center range from three (3) to twelve (12) stories. In the Midtown Center Core district, allowable heights range from three (3) to twenty (20) stories. Development regulations should focus on street oriented buildings with form setbacks above five stories. Pedestrian friendly streetscape design and curb-side parking are also a priority.

Two key streets anchor these districts, Peterson extension, which connects existing Peterson to Preston Road and Preston Road itself. Peterson will be the retail "High Street" of the district providing an active retail corridor for anchor retail, the AMC, restaurants, grocery store, and specialty retail. The Preston Road frontage is envisioned to have additional large format and specialty retail and will function as a significant gateway to the district. Additionally, new north/south streets connect Alpha Road to LBJ Freeway providing effective traffic flow and good access to parking.

As a major destination in the district, the block structure, street pattern and parking should be configured in a manner that encourages visitors to park once and walk. Development patterns and street infrastructure should be designed to facilitate internal circulation, reduce vehicular speeds and minimize traffic congestion on Alpha Road, Preston Road and Montfort Drive.

MIDTOWN GREEN DISTRICT



Midtown Green

Midtown Green is envisioned as a signature mid-rise and high rise residential district centered on the new Midtown Commons. While a broad range of uses will be allowed in this district, it is anticipated that this will be a highly desirable residential neighborhood by virtue of its adjacency to the 18 acre park.

Neighborhood supporting retail and personal service uses are also encouraged, as are office and institutional uses that are compatible with the predominately residential character of the area.

Allowable building heights in the Midtown Green district range from three (3) to fifteen (15) stories. Development regulations should focus on building form with emphasis on street oriented buildings with form setbacks above five stories. Pedestrian friendly streetscape design and curb-side parking are also a priority, with strong emphasis on making Peterson and James Temple pleasant and convenient routes for pedestrians, bicycles and transit.

Orientation of buildings and building entrances in a manner that maximizes accessibility and visibility of the central park is an important site planning consideration.

ALPHA CORRIDOR DISTRICTS



Alpha Corridor District

The Alpha Corridor District includes a highly eclectic mix of existing land uses. The south side of Alpha between Noel and Montfort includes multiple small parcels with limited depth. The north side of Alpha east of Montfort includes obsolete multifamily and retail uses along with multi story office development. The new zoning for this district will encourage redevelopment by continuing to allow a broad mix of uses with an emphasis on a greener, more pedestrian friendly district. In time, this district will have the benefit of a new Alpha Road section and streetscape providing better pedestrian and bicycle amenities and significant landscape plus increased automobile traffic capacity.

Allowable building heights in the Alpha Corridor district range from two (2) to twelve (12) stories. Development regulations should focus on building form with emphasis on street oriented buildings with urban form setbacks above five stories. Pedestrian friendly streetscape design and the addition of sidewalks and bike lanes are also a priority.

Alpha Corridor West

The Alpha Corridor West zoning allows a broad mix of uses while allowing more height than Alpha Corridor. Allowable building height in Alpha Corridor West range from two (2) stories to twenty (20) stories. The allowable heights recognize the proximity to the Dallas North Tollway.

Development regulations should focus on street oriented buildings with urban form setbacks above five stories. Pedestrian friendly streetscape design and curb-side parking are also a priority.



ALPHA NORTH DISTRICT



Alpha North

The Alpha North district is intended to be a moderate density residential area. Heights in this district are the lowest in the study area and are reflective of the adjacent residential development that will continue to surround this district.

Allowable building heights in this district are limited to five stories with no provision for taller buildings. Development regulations should emphasize pedestrian friendly streets for walking and biking. Future development should ensure good access for pedestrians and bicyclists to the heart of the Midtown District. Creation of a connected network of neighborhood parks should also be a priority for new development to assure that this is a livable district with plenty of usable green space.

GATEWAY DISTRICTS



LBJ Gateway

This district anticipates taller buildings in response to its location along LBJ Freeway. Allowable heights range from three (3) stories to forty (40) stories. An iconic, signature tower at the northwest corner of Preston Road and LBJ Freeway is anticipated.

Due to the noise associated with the adjacent freeway it is likely that this will be primarily an office district. However, residential, retail, restaurant, and hotel uses are also anticipated. Individual retail establishments are intended to be smaller format and large format retail is discouraged.

A new 4-lane thoroughfare is designed to support this new Class A office district along LBJ Freeway while improving circulation in the interior of the district. A new 60' green setback along LBJ Freeway will provide a green "frame" and front door to the district. Development regulations should focus on building form with emphasis on street-oriented buildings and urban form setbacks above five stories, particularly along the new 4 lane thoroughfare. Pedestrian friendly streetscape design is also a priority.

Tollway Gateway

This district anticipates taller buildings in response to its location along the Dallas North Tollway. Allowable heights range from two (2) stories to forty (40) stories. An iconic, signature tower at the northeast corner of the Dallas North Tollway and Alpha Road is anticipated.

Due to the noise associated with the adjacent freeway it is likely that this will be primarily an office district. However, residential, retail, restaurant, and hotel uses are allowed. Both large and small format retail will be encouraged in this district in acknowledgement of historical land uses in this area. Development regulations should focus on building form with emphasis on street oriented building and urban form setbacks above five stories. Pedestrian friendly streetscape design is also a priority.

The existing land use pattern of independent and isolated uses does not create a cohesive gateway district. New public or private streets will be encouraged in this district to create greater connectivity and integration of the district, especially as it pertains to pedestrians and green space. This district has the potential to be redeveloped with greater integration with development sites on the east side of Noel.

GALLERIA DISTRICT



Galleria Dallas

The new Midtown District is intended to foster the continued success of the existing Galleria Dallas property. It is hoped that the new Midtown Vision Plan will provide redevelopment that will benefit the Galleria and allow it to continue to operate, improve, and redevelop within development regulations that match the development rights within the existing Planned Development (PD 322)

Furthermore it is hoped that, in time, the retail component of the Galleria will provide pedestrian entrances from Noel Road and new street-facing retail and restaurant uses. Additionally, it is hoped that a final tower, either residential, office, or hotel, be constructed at Noel and Alpha to anchor the corner of the Galleria district.

Development regulations for future redevelopment should focus on building forum with emphasis on street oriented buildings and pedestrian friendly streetscapes.

# CIRCULATION



## STREET NETWORK

The proposed street network in the Midtown District is envisioned to foster enhanced circulation as the area redevelops into a vibrant mixed use area. This internal street network includes options for non-motorized transportation (walking, bicycling, trolley) within the study area to provide multiple circulation types and routes. These transportation elements should help minimize the impact of the development on the area roadways with a strong emphasis placed on pedestrian and bicycle access. The goal is to ensure complete streets that suit the needs of the adjacent land uses, support multimodal transportation and improve traffic flow at slower and safer speed.

### *Methodology -*

The existing streets in the study area carry significant amounts of traffic on a typical day. Redevelopment of the Midtown District therefore included the estimation of the additional traffic loads on the existing street system, so that recommendations could be made to minimize the impact of the new development on the already congested area streets. Based on the proposed types and densities of the various developments within the study area, the Institute of Transportation Engineers' Trip Generation Manual was used to estimate the amount of traffic that would be generated by each type of development within each subarea of Midtown. Internal trip capture (trips between uses within a subarea) was calculated and discounted from the vehicular trips. In addition, estimates of



inter-zonal trips (between subareas within Midtown) were estimated, and that automobile traffic was routed using internal roadways only. While the Midtown Vision calls for robust pedestrian, bicycle and transit facilities within the study area, discounts for this type of travel were not included in the estimation of traffic volumes.

Once the traffic associated with the redevelopment was generated, this traffic was added to recent traffic counts on the area roadways, and the total traffic volumes were compared to theoretical capacities of various types of roadways. Based on these volume / capacity ratios, recommendations were made regarding the number of lanes needed on the existing and new streets within the study area.

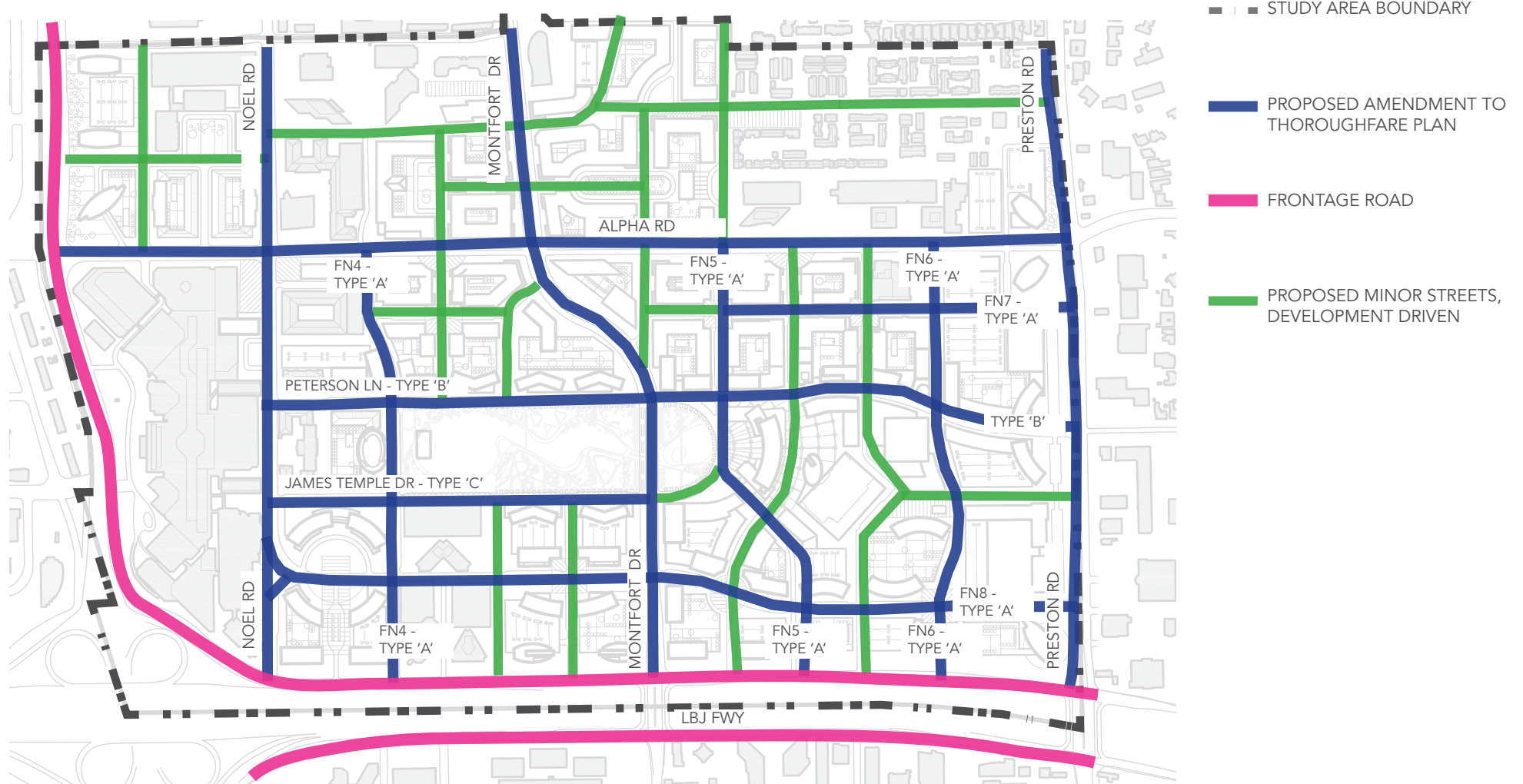
#### *Recommendations –*

Based on the analysis described above, recommendations for the types and sizes of streets within the study area are shown in the Proposed Street Network, reference page 49. The blue roads represent roadways that, due to their importance from a connectivity and capacity standpoint, should be included in the City of Dallas's Thoroughfare Plan. These blue roads should be dedicated and built as properties adjacent to these roads are developed. The green roads represent minor streets that will need to be constructed for circulation and access to properties as those properties develop. The pink roads represent the frontage road access along I-635 and the Dallas North Tollway. Access to these roadways via streets and driveways will require coordination with the Texas Department of Transportation (TxDOT) and the North Texas Tollway Authority (NTTA).



The analysis of the projected traffic volumes was also used to guide the development of the proposed street sections, presented in this document, along with proposed intersection improvements. As described above, a robust network supporting non-motorized alternatives (bicycles, pedestrians and transit) will help to reduce the impact of automobiles on the streets within and adjacent to the study area. Recommendations were therefore made regarding these types of facilities. The Proposed Bike and Transit Network, reference page 50, shows how bicycle lanes (green lines) will be provided throughout the study area, and will connect to regional bicycle facilities currently being planned. The orange line shows a proposed rubber tire trolley that will provide circulation within the core of the study area, encouraging those who live, work and shop within the district to leave their cars in the garage. Finally, the pink lines show a potential future underground light rail line that could connect the existing DART Red Line along North Central Expressway with the proposed Cotton Belt Line. This potential new light rail line would logically have an underground station within the Midtown area, connecting this district to the rest of the Dallas-Fort Worth Region.

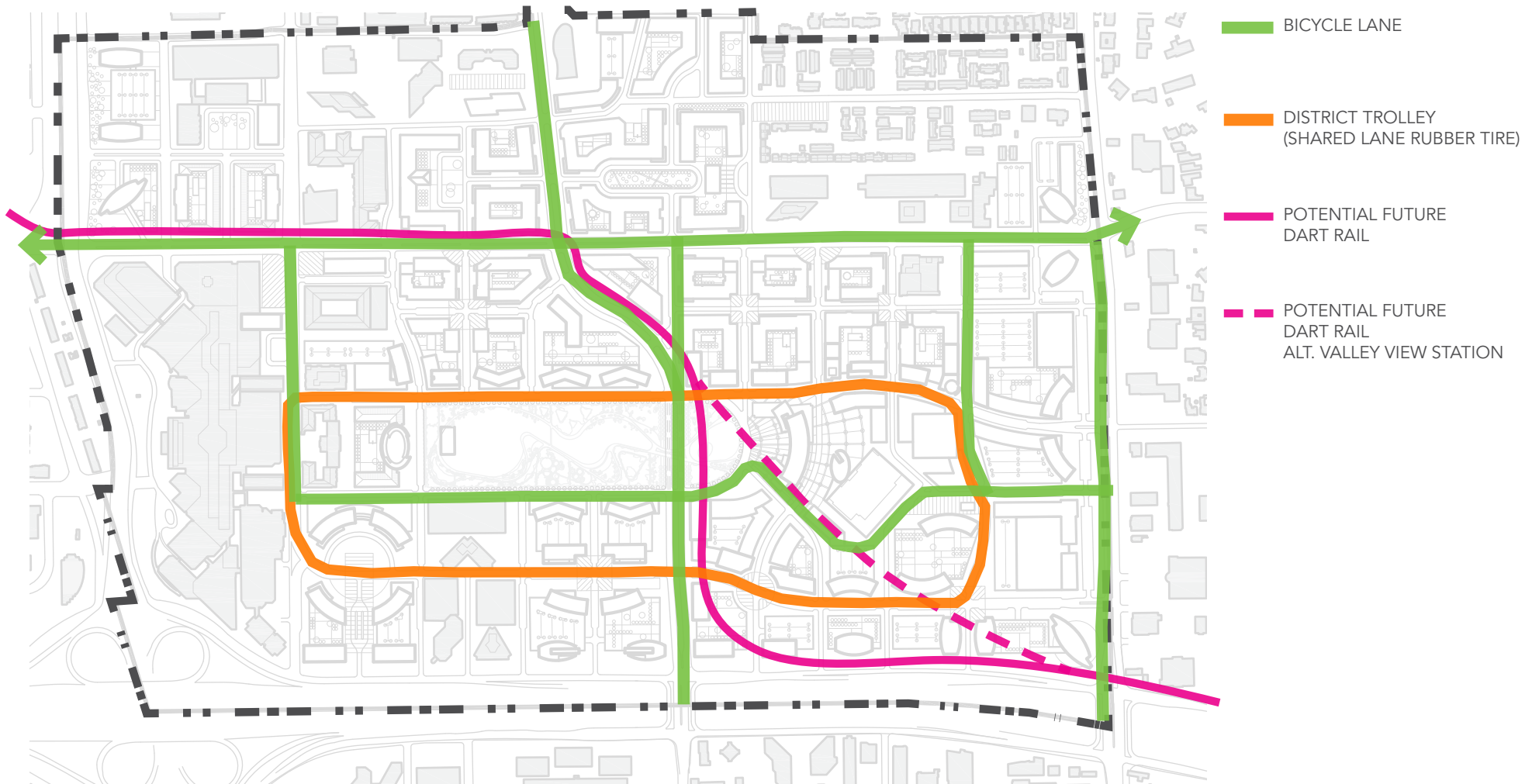
PROPOSED STREET NETWORK



- STUDY AREA BOUNDARY
- PROPOSED AMENDMENT TO THOROUGHFARE PLAN
- FRONTAGE ROAD
- PROPOSED MINOR STREETS, DEVELOPMENT DRIVEN



PROPOSED BIKE AND TRANSIT NETWORK



## PROPOSED GATEWAYS



District Gateways & Pedestrian amenity zones are intended to create a distinctive gateway prototype to serve as iconic entrance indicators for the district. Envisioned to mark the boundaries and key entry points, the gateways will provide a means for orientation for pedestrians and visitors.

## Guidelines:

- District Node Easements are recommended at intersections as indicated on the plan. These are recommended as 30'x30' easements from the corners of the street ROW intersections to accommodate node features and graphics
- Additional easements for extra sidewalk and pedestrian amenities as shown on the streetscape sections and at node corners

**STREETSCAPE GUIDELINES**

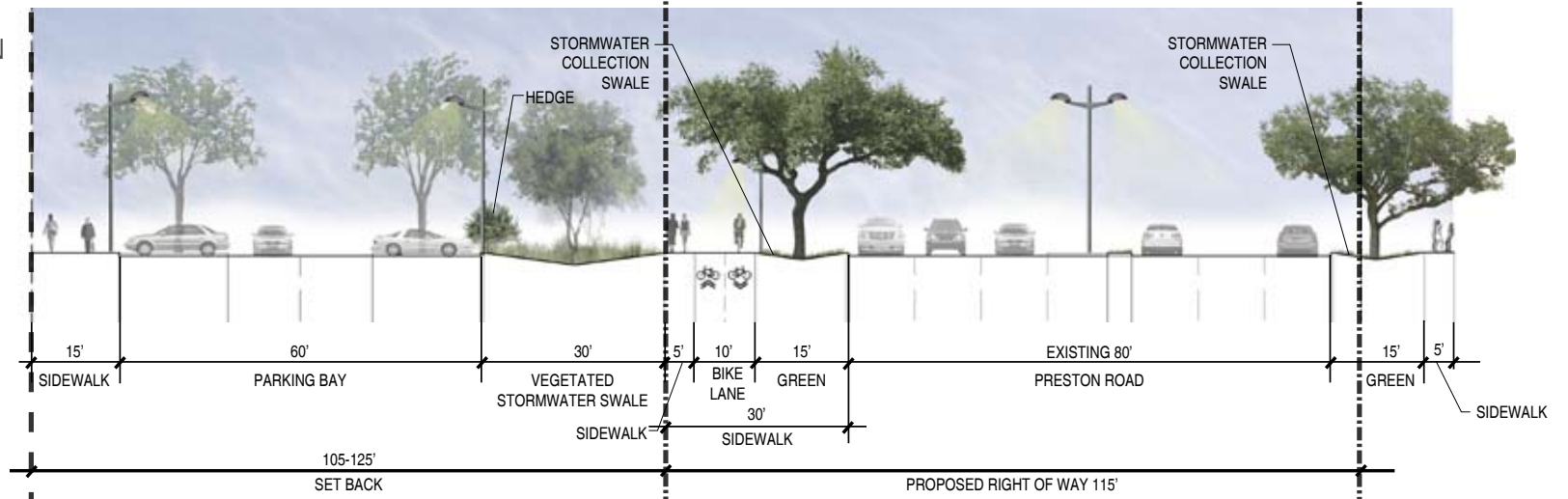
Roads	Lanes	Median	Parking	Planting Zone	Lighting		Sidewalk Zone	Setback (ref. sections)	Special Amenities
					Planting Zone	Median			
<b>Preston Road</b>	6@11'	Existing 14'	None on street	15' with Live Oaks@30'oc	90'centers	135' centers	10'Bike Lane off street and 5' Pedestrian way contiguous	105 - 125' Building setback	Bio-filtration and water detention zone (Open Space) in vegetated swale- native planting encouraged.
<b>Montfort Road</b>	6@11' Traffic; 2@6' Bicycle on street	1@14'; minimize turns. Ash Trees in Median; pavers	None	7.5' Two 4"Red Oaks @22.5'oc	90'centers	135' centers	12.5'	15' -30' Building setback	Landscaped Median
<b>Noel Road</b>	4@11'	Existing 14'	None	7.5' One 4" Live Oak" High-Rise" @22.5'oc	90'centers	None	12.5'	15' -30' Building setback	Pavers in Center Turn Lane
<b>Alpha Road</b>	6@11' Traffic; 2 @6' Bicycle dedicated on street	1@14'; minimize turns. Crape Myrtles in Median	None	7.5' One 4" Cedar Elm@22.5'oc	90'centers	135' centers	12.5'	15' – 30' Building setback	Landscaped Median
<b>LBJ Frontage Road</b>	by TxDot	None	None	15' Vegetated Swale-grasses	150'centers	None	10'	15' – 30' Building setback	Native grasses preferable in this zone with 10'mown edge only
<b>Street Type A/B Road</b>	4@11'; many will start off as 2 Vehicular +2 Parking with noses to be removed later as necessary with increased traffic	None	2 included in above @11'	7.5' One 4" Urbanite Ash @ 22.5'oc East-West Streets; "High-Rise" Live Oak on North-South Streets	90'centers		12.5'	15' – 20' Building setback	Flexible Street design with 2 parking lanes initially-convertible to 4 lane with traffic increase
<b>Street Type C Road</b>	2@11'Traffic; 2@6' Bicycle on Street	None	2@8' on street	7.5' One 4" Cedar Elm 22.5'oc	90'centers		12.5'	15' – 20" Building setback	Bike lanes on Street; two vehicular lanes only

PROPOSED STREET SECTIONS

TYPICAL PLAN



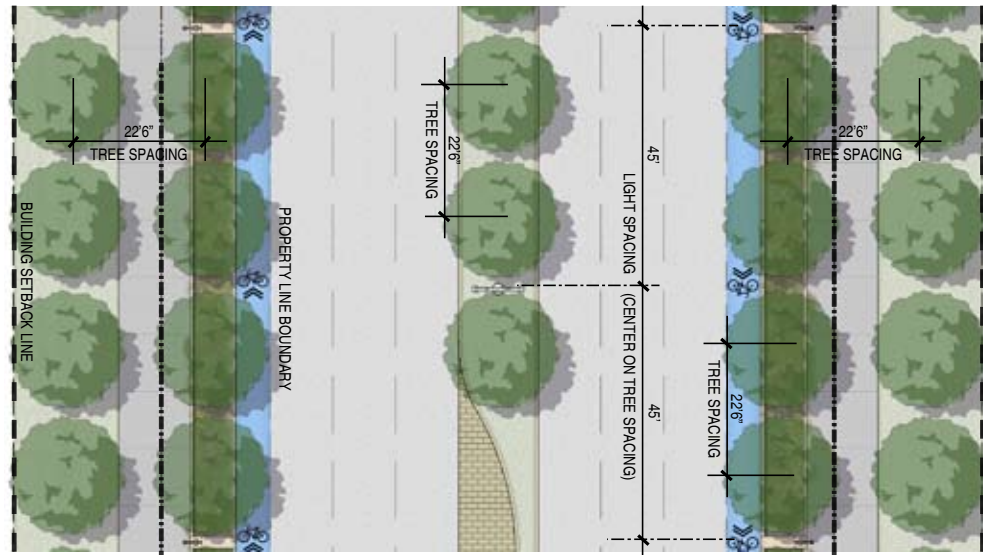
TYPICAL SECTION



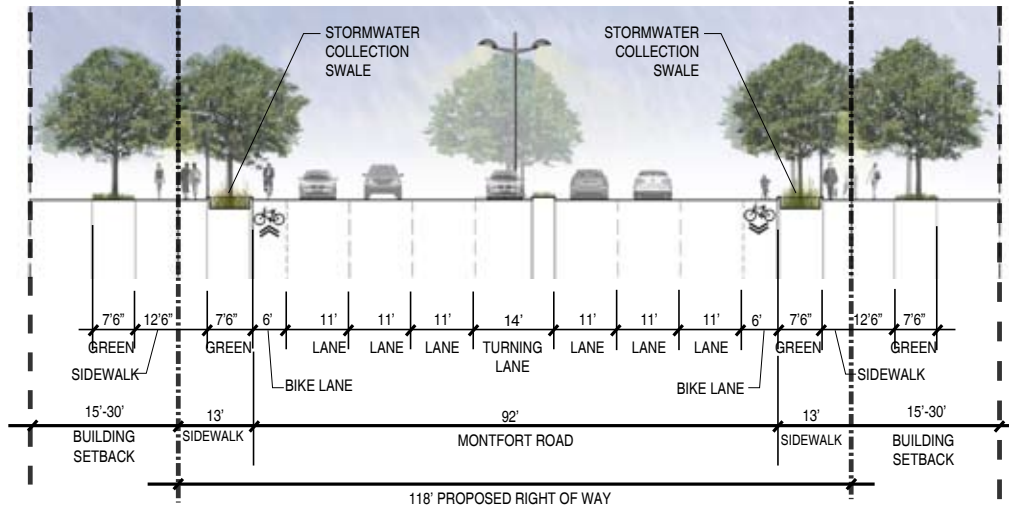
PRESTON ROAD

PROPOSED STREET SECTIONS

TYPICAL PLAN



TYPICAL SECTION



MONTFORT DRIVE (PROPOSED)



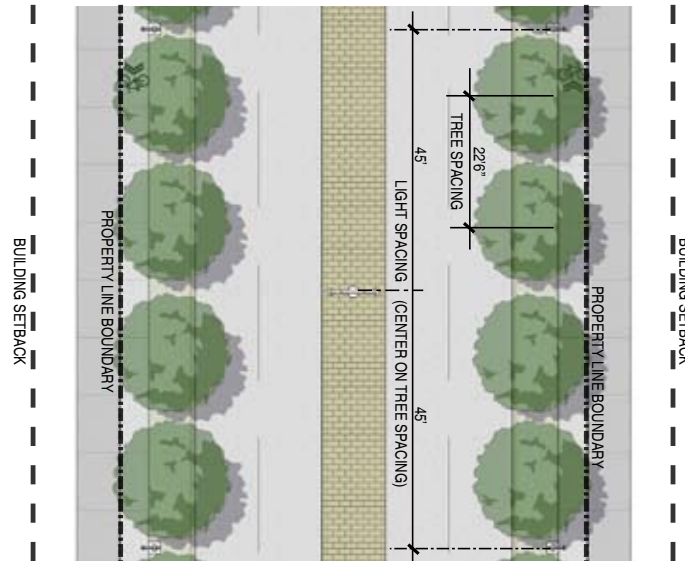
MONTFORT DRIVE (EXISTING)



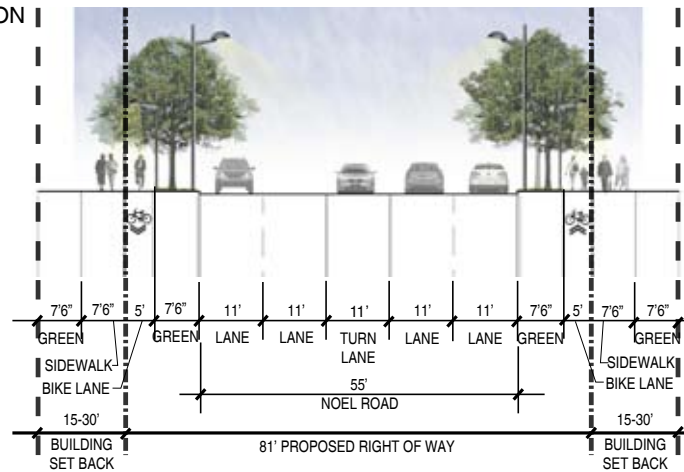
MONTFORT DRIVE

PROPOSED STREET SECTIONS

TYPICAL PLAN



TYPICAL SECTION



NOEL ROAD (PROPOSED)

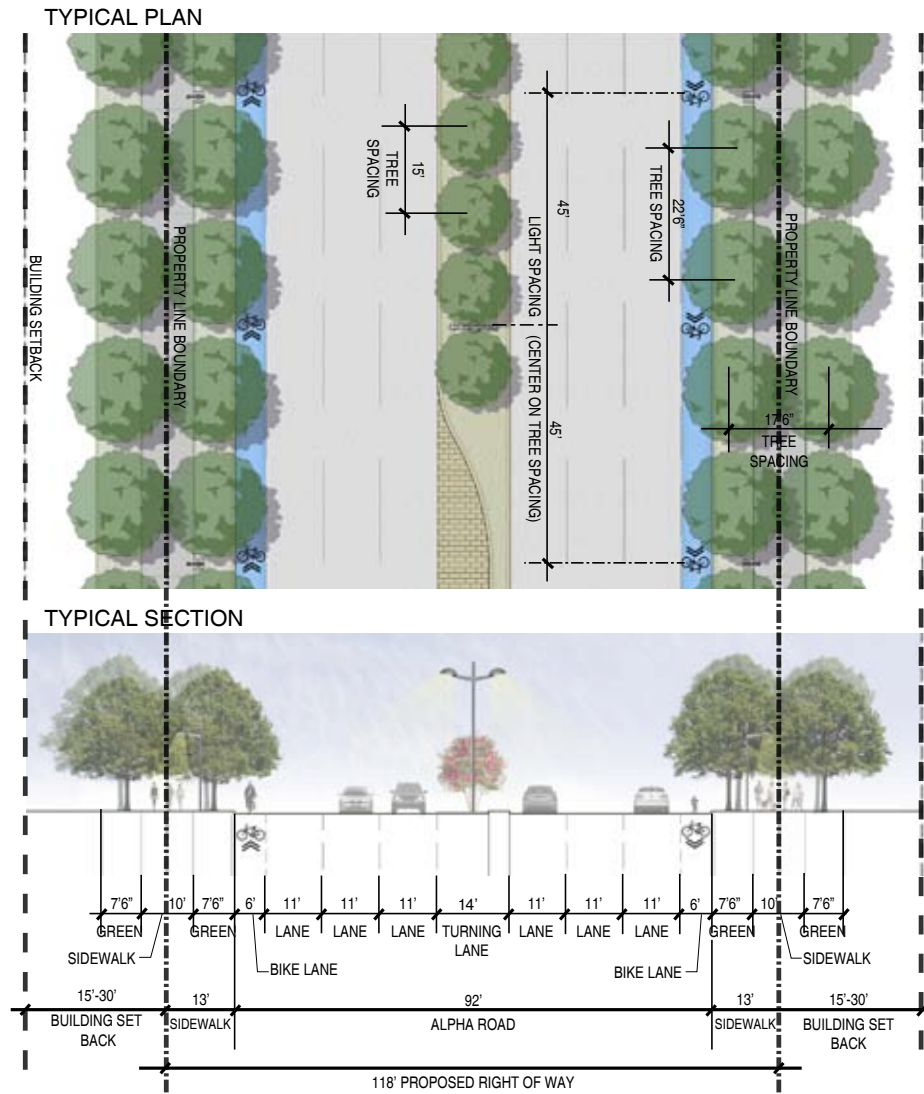


NOEL ROAD (EXISTING)



NOEL ROAD

PROPOSED STREET SECTIONS



ALPHA ROAD (PROPOSED)



ALPHA ROAD (EXISTING)



\*Phase 1: 4 lanes + bike lane + parking  
 \*Phase 2: 6 lanes + bike lane + parking

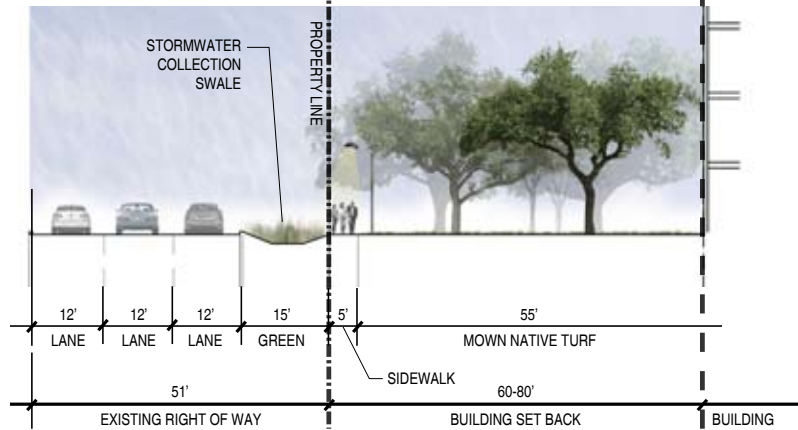
ALPHA ROAD

PROPOSED STREET SECTIONS

TYPICAL PLAN



TYPICAL SECTION



LBJ ACCESS ROAD (PROPOSED)



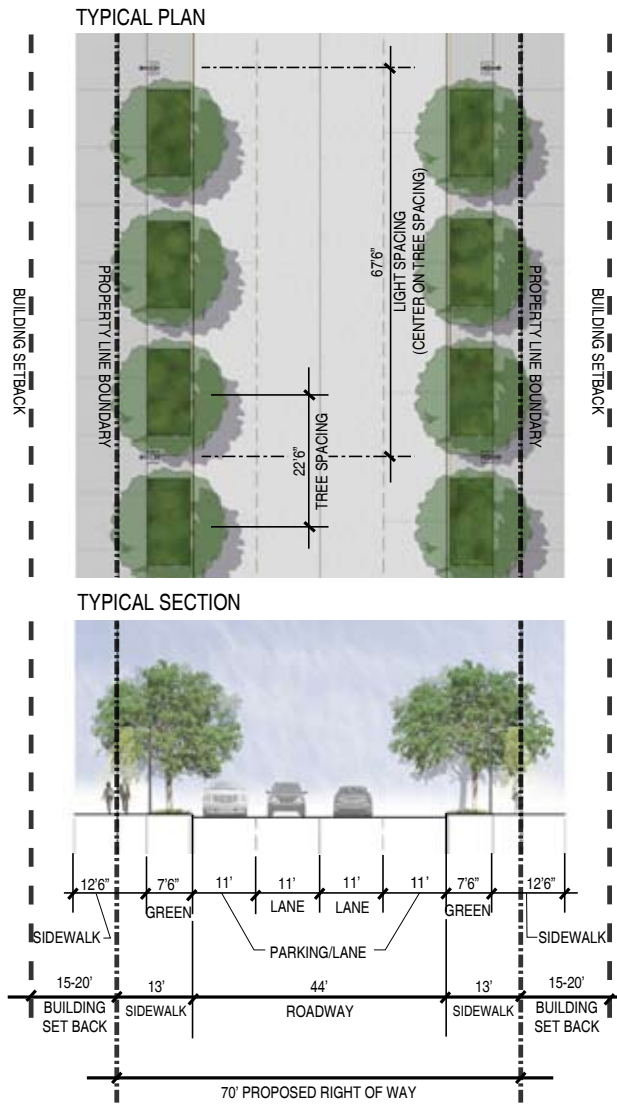
LBJ ACCESS ROAD (EXISTING)



LBJ FRONTAGE ROAD



PROPOSED STREET SECTIONS



PETERSON LANE (**PROPOSED**)



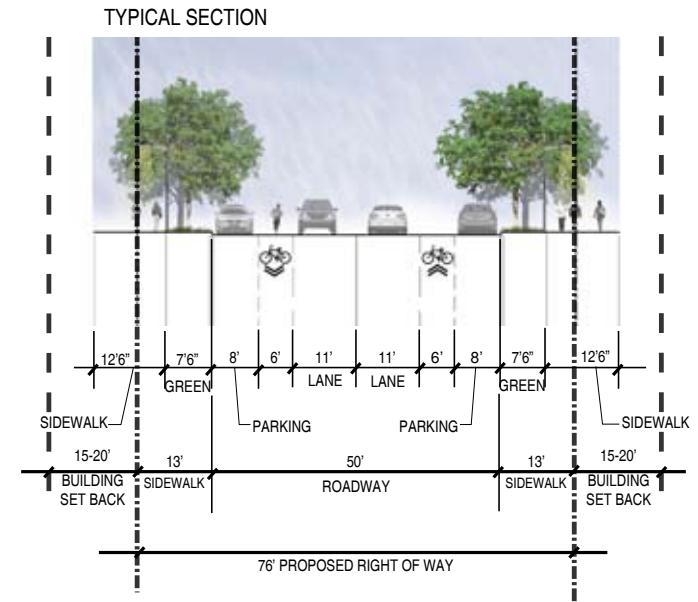
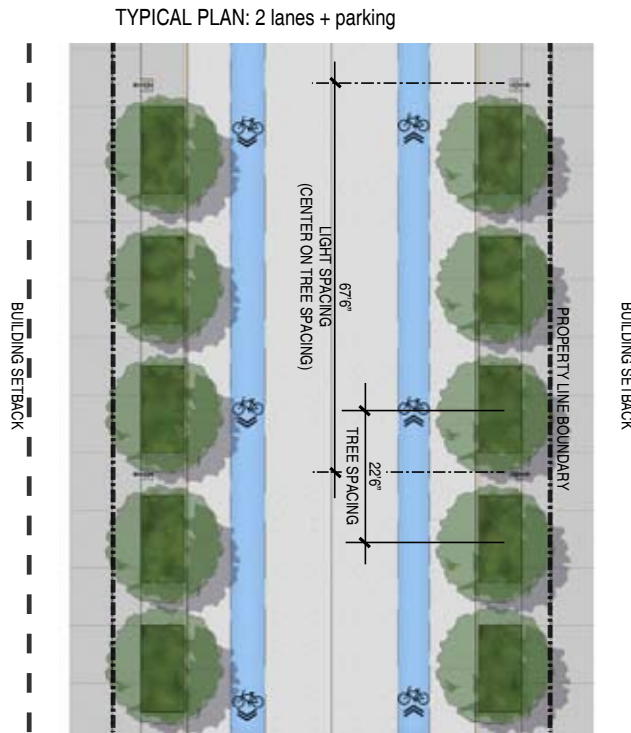
PETERSON LANE (**EXISTING**)



Type A : 4 lane undivided with parking allowed non-peak hours  
 Type B : 2 lanes + 2 lanes parking

INTERIOR STREET TYPE 'A / B'

PROPOSED STREET SECTIONS

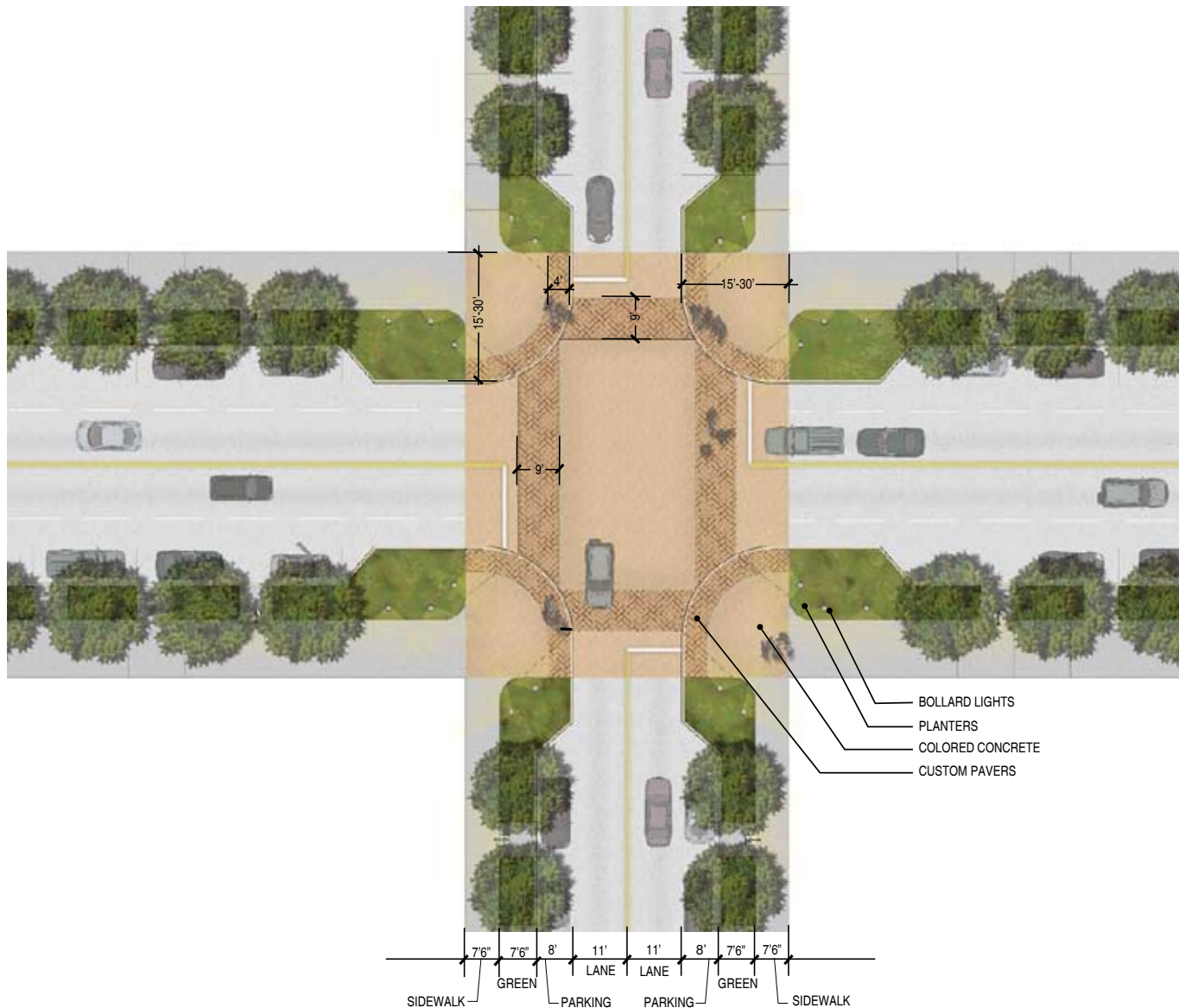


JAMES TEMPLE DRIVE (EXISTING)



INTERIOR STREET TYPE 'C'

PROPOSED INTERSECTION IMPROVEMENTS

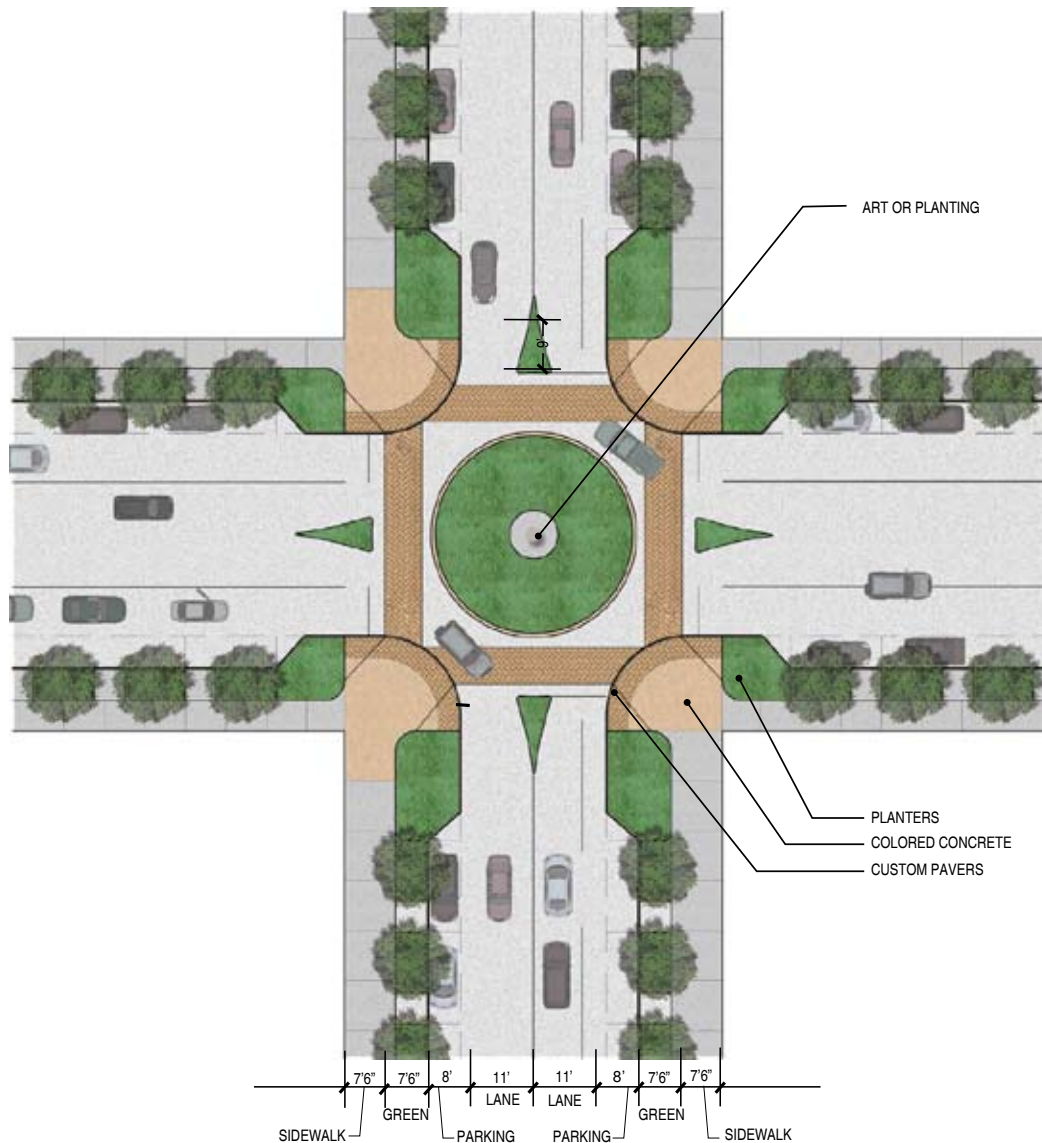


*Typical Intersections:*

- All vehicular intersections should incorporate cross walk pavers 9' wide in all four directions. The intersection corners should have 30' radii with 4' of handicap domed pavers at each corner per the dimension diagram. These pavers should be 4x8" Concrete Vehicular Pavers with a three color mix of grey, dark brown and light brown. The infield should be an alternate color of dark grey.

TYPICAL INTERSECTION

PROPOSED INTERSECTION IMPROVEMENTS

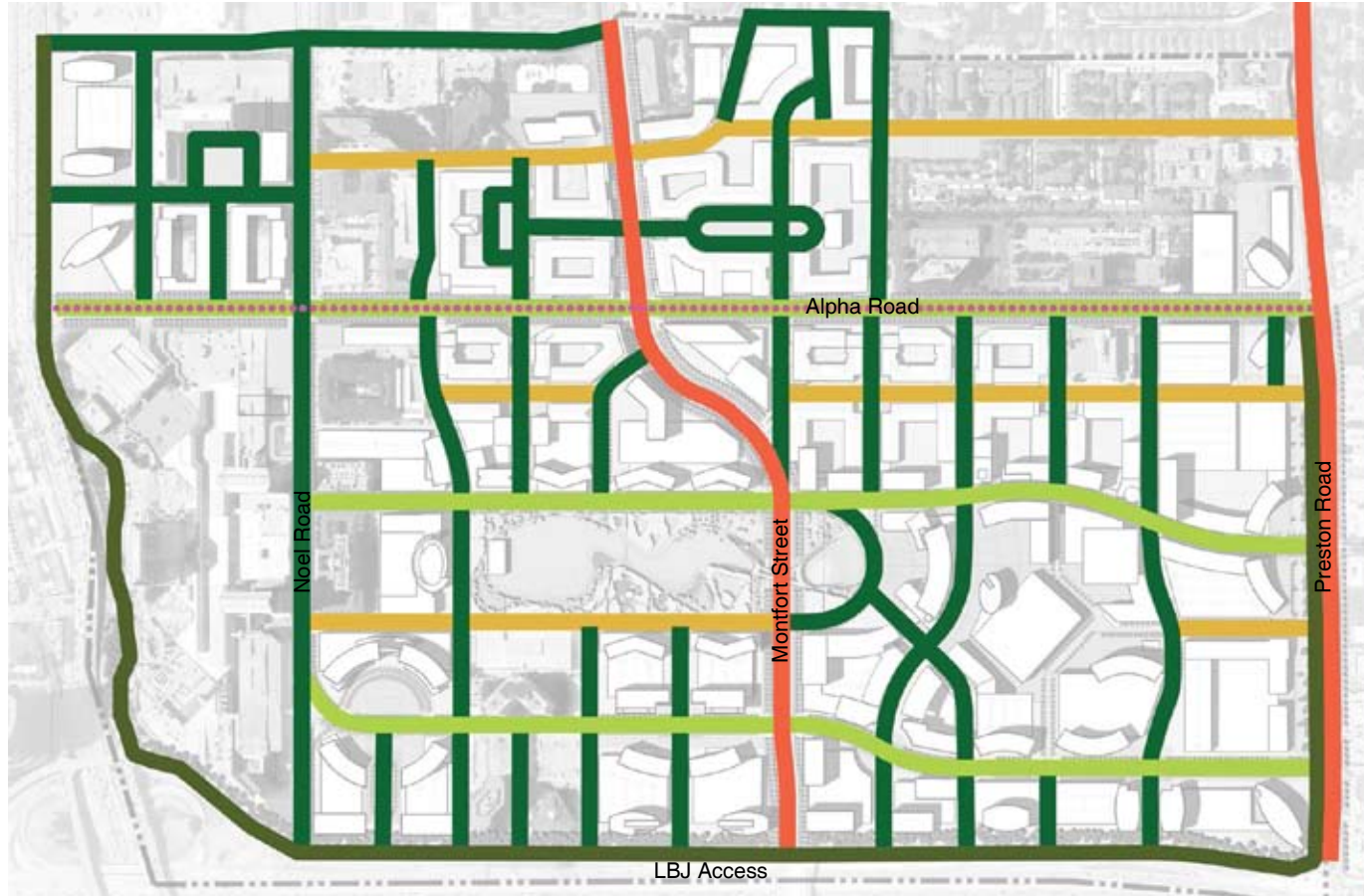


*Typical Intersections:*

- It may be appropriate to use roundabouts at some intersections as a traffic-calming device. In this case the round about should include a single specimen tree of 6" caliper and a single green groundcover type that is not lawn. The specific design dimensions of the traffic circle and curb design should be submitted to the city for review and approval

TYPICAL ROUND-ABOUT

STREET TREES DIAGRAM



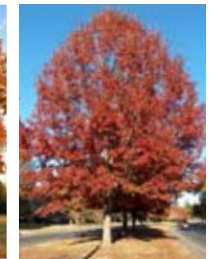
Crape Myrtle



Cedar Elm



Urbanite Ash



Shumard Oak








Live Oak



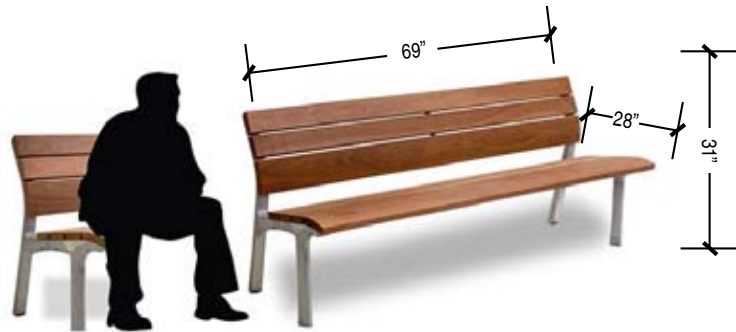
'High Rise' Live Oak

Street Tree Chart:

Street	Tree Type
Preston	Shumard Red Oak/Live Oak
LBJ Service	Live Oaks
Alpha	Urbanite Ash
Montfort	Red Oak
Noel	High Rise Live Oak
Street Type A/B	High Rise Live Oak N-S; Cedar Elm E-W
Street Type C	High Rise Live Oak N-S; Cedar Elm E-W

 Crape Myrtle	 Shumard Oak
 Cedar Elm	 'High Rise' Live Oak
 Urbanite Ash	 Live Oak

PROPOSED STREETScape DESIGN

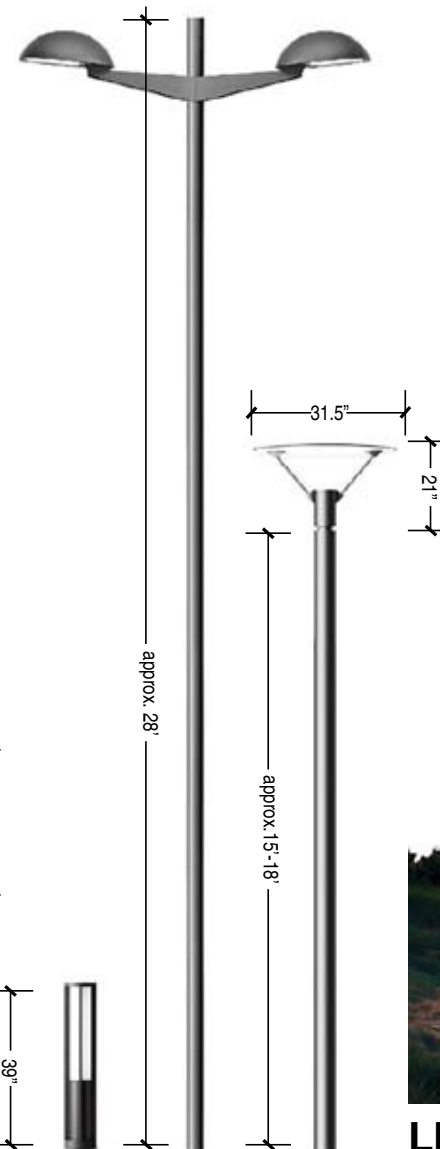
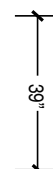


STREET BENCHES



TRASH/RECYCLING

BICYCLING



LIGHTING FIXTURES



STREET FURNISHINGS

# OPEN SPACE



*Open Space Philosophy*

The Dallas Midtown District is a relatively dense development model for the 432 acres. It is envisioned as the “downtown” of north Dallas at the intersection of the two busiest traffic arteries of the City. The success of this density model will be on quality development, carefully considered urban form and Open Space with high quality streetscape integrating the urban fabric as a walkable and livable place.

The four major components of the Open Space are 1) Midtown Commons - an 18 acre central park which anchors the district and creates real estate value for all; 2) Streetscape Plan — design for a truly integrated, livable transportation system that serves pedestrians, bicycles and automobiles, based on other successful walkable models throughout the city; 3) Block Park Framework— a way to organize a network of smaller scale, publicly accessible open spaces which benefits the neighborhood at a finer grain, and 4) Green Frame — a landscape edge defining the Midtown District along Preston Road and the LBJ Freeway.

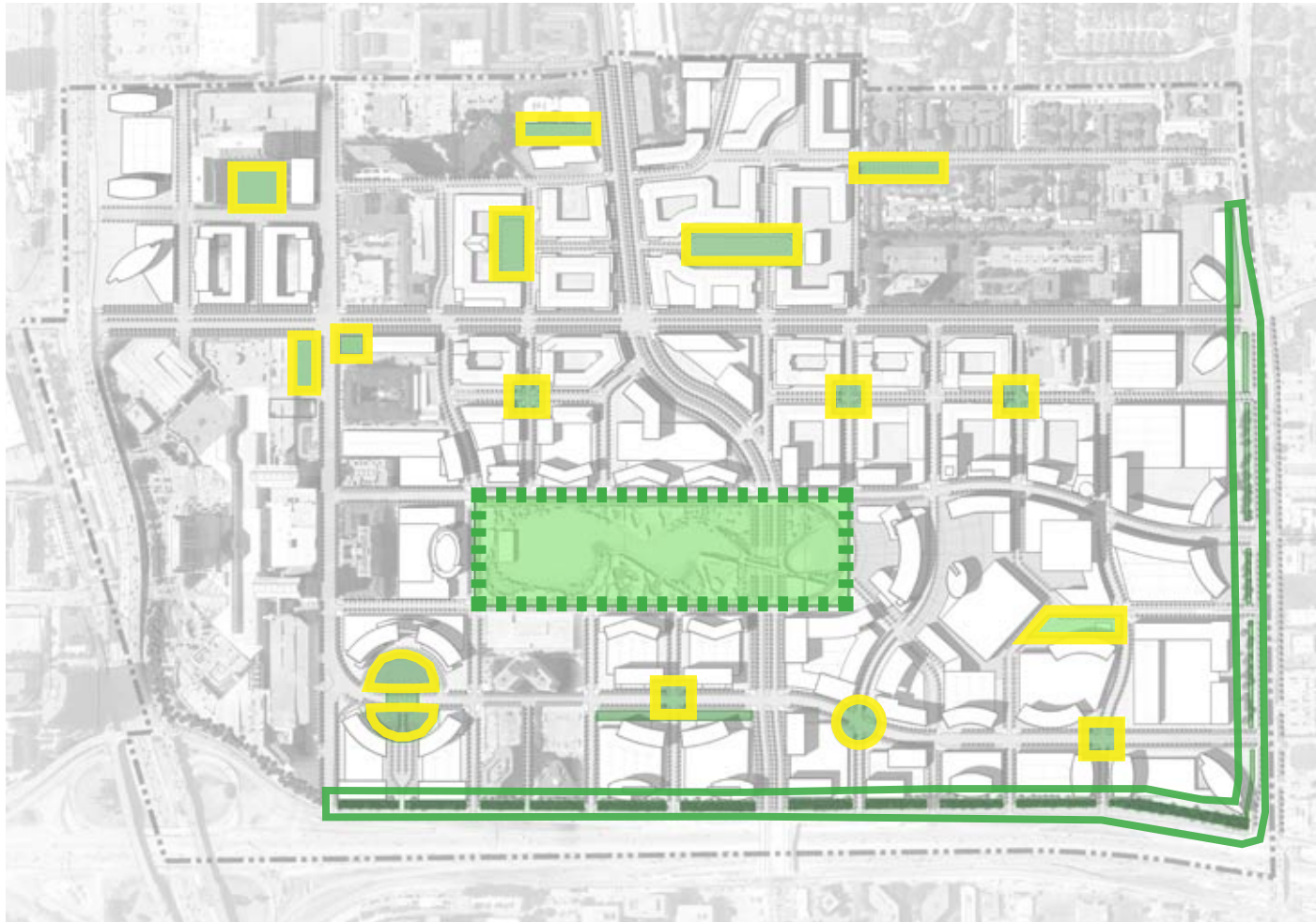


PROPOSED OPEN SPACE ILLUSTRATION



OPEN SPACE & STREET TREES

PROPOSED OPEN SPACE NETWORK



..... MIDTOWN COMMONS

—— BLOCK PARK FRAMEWORK

—— GREEN FRAME



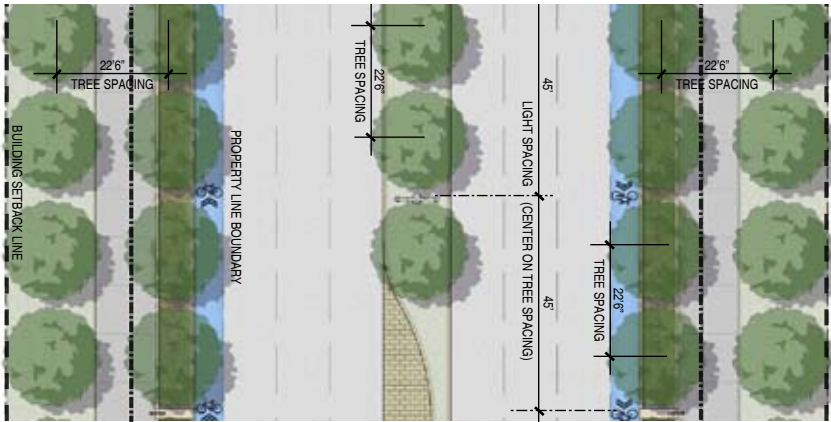
*Midtown Commons*

The central open space called Midtown Commons is envisioned as a community-wide park, perhaps drawing users from a large area depending on time of day and special events.

Considerations for the future design of this park space should include the following:

- Street trees and sidewalks along all edges with the appropriate trees as indicated in the streets plan
- Some large open spaces for passive recreation and events
- Possible pavilion/concert stage for special events
- Environmentally responsible landscape development and potential education opportunities on water recycling and collection from surrounding properties including detention.
- ADA compliance
- Dog park facilities
- Significant playground or multi-playgrounds for children and adults
- Possible restaurant or food service venues
- Parking strategy for special events including on-street parking
- Large-scale pedestrian bridge across Montfort Drive to facilitate connectivity between the east and west sides.
- Naturalized vegetation in some areas
- Potential natural park form to contrast the intensity of the urban development pattern surrounding the park.

While land is in the acquisition phase, it would be desirable to have the land graded smooth, demolition and trash removed and native grasses installed by seed and mown on an appropriate basis.



**Streetscape Plan**

The Streetscape Plan (see street and streetscape diagrams) is a carefully considered organization of future circulation needs that integrates, cars, pedestrians and bicycles. In addition there are considerations for transit within the district connecting to area DART stops.

The streetscape is organized in the same methodology as the landscape guidelines included in the Article 13 Form Districts for the City of Dallas, but has different dimensions which allow better horticulture and walkable areas designed for mixed uses of residential, retail and office. The materiality will be largely up to the development community, but the dimensional framework is specific for Midtown. The street trees are envisioned to be coordinated following the street tree patterns developed specifically for the district with the trees of each streets being designated in advance.

**Green Frame**

The green setbacks shown in the Plan and defined in the streetscape sections are intended to provide a green edge defining the Midtown District boundaries along Preston Road and the LBJ Freeway. These zones create a welcoming, green identity for the district and serve as a visual statement of the sustainable goals of the project. These setbacks also contribute to site drainage requirements.

**Block Park Framework**

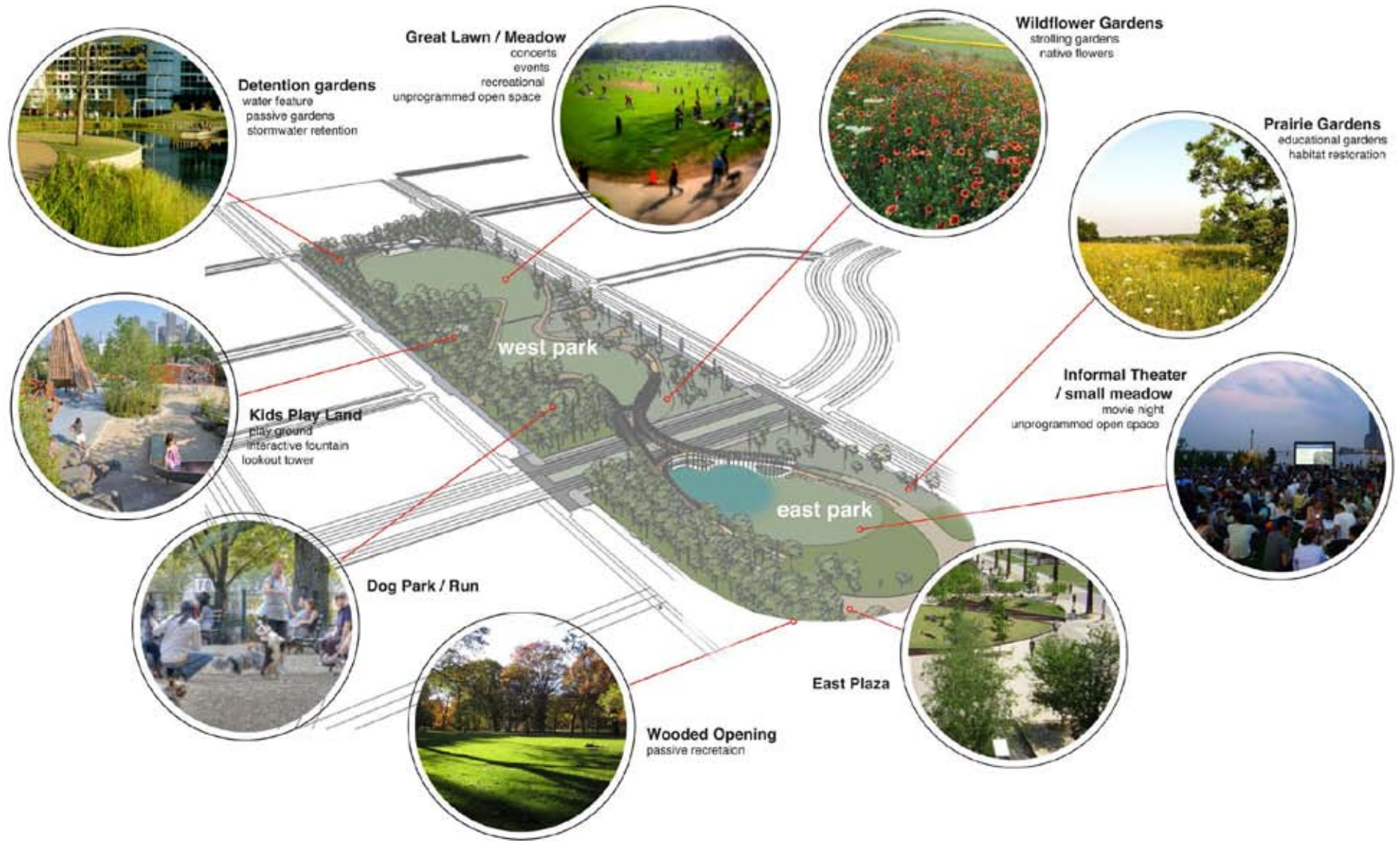
The Plan envisions a Block Park Framework as a guide for organizing open space in a manner that creates a connected network throughout the district and a sense of place at intersections. These open spaces may be designed to serve a variety of purposes suited to the adjacent development projects, based on Article 13 Form District guidelines for open space lots. They are intended to be publicly accessible and at ground level. This network is expected to be achieved incrementally through individual development projects as one of the ways in which the open space requirements may be met. For example, a development with a smaller open space requirement may chose to create a portion of an open space shown in the Block Park Framework. Alternatively, the open space may be provided in alternative configurations and locations that achieve similar objectives. The goal is to allow flexibility for developers to creatively meet their open space requirements in a manner that collectively achieves the broad intent of the Block Park Framework.

# ICONIC PUBLIC OPEN SPACES



MIDTOWN COMMONS VISION ILLUSTRATION

# MIDTOWN COMMONS



PROGRAMING CONCEPTS

# IMPLEMENTATION STRATEGIES

## IMPLEMENTATION PRIORITIES

### *PRIORITY 1 - NEW ZONING TO SUPPORT THE VISION*

To ensure the development of the Midtown District is consistent with the goals identified in the Consensus Vision, new zoning should be implemented. This will provide a framework to guide new development proposals.

*Timeframe: 0 - 6 months*



### *PRIORITY 2 - NEW INTEGRATED STREET NETWORK*

For the Midtown District to develop as a pedestrian, bicycle and transit friendly district, a new integrated street network is needed to break down the existing super-blocks. New streets will also serve to create developable parcels to help spur redevelopment opportunities.

*Timeframe: 1 - 5 years*



### *PRIORITY 3 - CREATION OF LARGE SCALE OPEN SPACE*

To support quality of life with the anticipated growth and higher density in the district, the Consensus Vision identified the creation of a large scale open space, Midtown Commons, as a key goal. This central feature serves to unify the district with the potential to become a regional attraction.

*Timeframe: 3 - 10 years*





IMPLEMENTATION TOOL KIT



**Areawide rezoning and Thoroughfare Plan amendment:**

An areawide rezoning and comprehensive Thoroughfare Plan amendment is needed to establish a coordinated set of development regulations to guide future development in a manner consistent with the vision. In addition, future private rezoning requests should be reviewed for consistency with the vision, even as the area evolves to accommodate changing needs.

**Public Improvement District (PID):**

Pursue the establishment of a public improvement district through private initiative led by the North Dallas Chamber or other major private stakeholders. The goal should be to include all properties in the district. The long term scope of activities of the PID would potentially include branding and marketing, establishing and maintaining area identification and gateway treatments, maintenance of common areas including streets and open space, and area-wide parking management.



**Tax Increment Financing (TIF):**

Major private development project proposals should lead the way in seeking a TIF district in the area. Establishment of a TIF sooner rather than later can ensure that a low base year value can be established to maximize the potential captured increment that may be reinvested in the area. Priorities for TIF funded improvements should include Midtown Commons, new streets and streetscape improvements and other infrastructure improvements.



**Future bond programs :**

The City of Dallas bond program cycle is usually about 5 years. The next bond program is likely to be considered in 2017. A key priority for future bond program funding in this area is land acquisition, design and construction of Midtown Commons. Other priorities include street improvements for major thoroughfares.

# APPENDIX

*A. QUANTIFIED BUILD OUT SCENARIO*

B. INFRASTRUCTURE NEEDS ASSESSMENT

TOLLWAY GATEWAY					
	Existing		Vision Plan Existing to Remain		Proposed
<b>Retail</b>					
North of Alpha	168,000	SF	-	80,000	SF
Subtotal	168,000	SF	-	80,000	SF
<b>Office</b>					
North of Alpha	748,000	SF	748,000		SF
	94,000	SF			
	-			350,000	SF
	-			350,000	SF
	-			500,000	SF
	-			300,000	SF
Subtotal	842,000	SF	748,000	1,500,000	SF
<b>Multi-family</b>					
	-	units		200	units
	-	units		200	units
Subtotal	-	units		400	units
GALLERIA					
	Existing		Vision Plan Existing to Remain		Proposed
<b>Retail</b>					
	1,700,000	SF	1,700,000		SF
Subtotal	1,700,000	SF	1,700,000		SF
<b>Office</b>					
	1,430,000	SF	1,430,000		SF
Subtotal	1,430,000	SF	1,430,000		SF
<b>Hotel</b>					
	432	rooms	432		rooms
Subtotal	432	rooms	432		rooms
<b>Multi-family</b>					
	-	units	-	-	units
Subtotal	-	units	-	-	units
ALPHA CORRIDOR WEST					
	Existing		Vision Plan Existing to Remain		Proposed
<b>Retail</b>					
	89,000	SF	89,000		SF
	36,850	SF		64,000	SF
Subtotal	125,850	SF	89,000	64,000	SF
<b>Office</b>					
Post Office	1,500	SF	1,500		SF
	249,000	SF	249,000		SF
	205,000	SF	205,000		SF
	64,000	SF	64,000		SF
	78,000	SF	78,000		SF
<b>Vacant</b>					
	40,000	SF	-		
	82,000	SF	82,000		SF
Subtotal	719,500	SF	679,500		SF
<b>Multi-family</b>					
	-	units		600	units
	-	units		600	units
Subtotal	-	units	-	1,200	units

### Quantified Build Out Scenario

The area tabulation summary below reflects the Vision Illustration developed through the planning process. This reflects one possible development scenario which may vary based on market conditions and individual property development.

These areas were utilized in review of transportation and infrastructure needs assessments also included in this appendix.

ALPHA CORRIDOR					
	Existing		Vision Plan Existing to Remain		Proposed
<b>Retail</b>					
	91,331	SF	-	60,000	
	23,070	SF	-		
	20,388	SF	-	36,000	
Subtotal	134,789	SF	-	96,000	SF
<b>Office</b>					
	279,000	SF	279,000		SF
	262,000	SF	262,000		SF
	-	SF	-		SF
Subtotal	541,000	SF	541,000		SF
<b>Multi-family</b>					
	206	units		800	units
South of Alpha	246	units	246		units
	83	units		300	units
	84	units		300	units
	-	units	-	-	units
Subtotal	619	units	246	1,400	units
ALPHA NORTH					
	Existing		Vision Plan Existing to Remain		Proposed
<b>Retail</b>					
	-		-	-	
Subtotal	-	SF	-	-	SF
<b>Office</b>					
	-		-	-	
Subtotal	-	SF	-	-	SF
<b>Multi-family</b>					
	144	units		700	units
	231	units		800	units
	231	units	231		units
	144	units	144		units
	102	units	102		units
Condo	127	units	127		units
Subtotal	979	units	604	1,500	units

MIDTOWN GREEN					
	Existing		Vision Plan		
			Existing to Remain	Proposed	
<b>Multi-family</b>	83	units		300	units
	84	units		300	units
	273	units		600	units
	350	units		300	units
				600	units
				600	units
Subtotal	790	units	-	2,700	units
<b>Hotel</b>	258	rooms	258		rooms
Subtotal	258	rooms	258		rooms
<b>Retail</b>					
	27,000	SF		20,000	SF
				20,000	SF
	25,000	SF			
	175,000	SF			
Subtotal	227,000	SF	-	40,000	SF
<b>Office</b>	54,000	SF	-	500,000	
	296,000	SF	296,000		
Subtotal	350,000	SF	296,000	500,000	SF
MIDTOWN CENTER					
	Existing		Vision Plan		
			Existing to Remain	Proposed	
<b>Retail</b>					
	80,000	SF	-		
	32,000	SF	-	50,000	
North of Alpha				80,000	SF
Valley View	1,700,000	SF	250,000		
				320,000	SF
				285,000	SF
Subtotal	1,812,000	SF	250,000	735,000	SF
<b>Office</b>					
North of Alpha	63,000	SF	-		
ATT	84,000	SF	84,000		
				500,000	
Subtotal	147,000	SF	84,000	500,000	SF
<b>Hotel</b>				250	rooms
Subtotal	-			250	rooms
<b>Multi-family</b>					
Alpha Road				550	units
				400	units
				400	units
				200	units
				500	units
Subtotal	-	units		2,050	units

LBJ GATEWAY					
	Existing		Vision Plan		
			Existing to Remain	Proposed	
<b>Retail</b>					
	61,000	SF	-		
	77,000	SF	-		
	33,000		-		
Subtotal	171,000	SF	-	-	
<b>Office</b>					
Chevrolet site	-	SF		500,000	
	346,000	SF	346,000		
				1,000,000	
				500,000	
				1,000,000	
	61,000				
	77,000			1,000,000	
Subtotal	484,000	SF	346,000	4,000,000	SF
<b>Hotel</b>				400	rooms
Subtotal	-			400	rooms
TOTALS BY USE					
	Existing		Vision Plan		Percentage of development
			Existing to Remain	Proposed	
Office	4,513,500	SF	4,124,500	6,500,000	SF 29%
Retail	4,338,639	SF	2,039,000	1,015,000	SF 5%
Multifamily	2,388	units	850	9,250	units 63%
Hotel	690	rooms	690	650	rooms 3%
TOTAL PROJECT SQ FT	13,124,139		8,128,500	22,040,000	
TOTAL VISION PLAN BUILD OUT				30,168,500	

Building Area Tabulation

Appendix A.2

	BLOCK PARKS	MIDTOWN COMMONS	GREEN FRAME
<b>TOLLWAY GATEWAY</b>			
	Acreage		
Block Park #1	1.0		
District Subtotal	1.0		
<b>ALPHA CORRIDOR WEST</b>			
	Acreage		
Block Park #7	0.8		
Block Park #3	0.7		
District Subtotal	1.4		
<b>ALPHA NORTH</b>			
	Acreage		
Block Park #6 (half)	0.6		
Block Park #8	1.0		
District Subtotal	1.6		
<b>ALPHA CORRIDOR</b>			
	Acreage		
Block Park #4	0.4		
Block Park #5 (half)	0.3		
Block Park #6 (half)	0.6		
District Subtotal	1.3		
<b>MIDTOWN GREEN</b>			
	Acreage		
Block Park #15 (half)	1.2		
Block Park #5 (half)	0.3		
Block Park #14 (half)	0.2		
District Subtotal	1.7		
<b>MIDTOWN COMMONS (WEST OF MONTFORT)</b>			
	Acreage		
Midtown Commons		11.7	
District Subtotal		11.7	
<b>MIDTOWN COMMONS (EAST OF MONTFORT)</b>			
	Acreage		
Midtown Commons		6.2	
District Subtotal		6.2	

	BLOCK PARKS	MIDTOWN COMMONS	GREEN FRAME
<b>MIDTOWN CENTER</b>			
	Acreage		
Preston Road setback			1.8
Block Park #9	0.4		
Block Park #10	0.3		
Block Park #12 (quarter)	0.1		
Block Park #13 (quarter)	0.1		
District Subtotal	0.8		1.8
<b>MIDTOWN CENTER CORE</b>			
	Acreage		
Block Park #11	1.4		
Block Park #12 (quarter)	0.1		
Block Park #13 (quarter)	0.1		
District Subtotal	1.6		
<b>LBJ GATEWAY</b>			
	Acreage		
Block Park #12 (half)	0.2		
Block Park #13 (half)	0.2		
Block Park #14 (half)	0.2		
Block Park #15 (half)	0.6		
LBJ setback			6.0
Preston Road setback			0.2
District Subtotal	1.3		6.2
<b>GALLERIA</b>			
	Acreage		
Block Park #2	0.8		
District Subtotal	0.8		
<b>TOTAL BLOCK PARK</b>			
	11.6 ac		
<b>TOTAL MIDTOWN COMMONS</b>			
		17.9 ac	
<b>TOTAL GREEN FRAME</b>			
			8.0
<b>TOTAL STUDY AREA OPEN SPACE</b>			
			37.5

*Infrastructure Needs Assessment*

The sections below provide an overview of existing storm, sanitary sewer, water and electric infrastructure in the area, expected conditions at final build out and anticipated improvements required.

**Storm Sewer** - Pacheco Koch has analyzed the existing runoff based on the current zoning and the proposed runoff based on the expected use. C-Values for existing zoning districts were gathered from the City of Dallas Drainage Design Manual. To determine the C-Value for the proposed uses, PK modified the C-Value coefficients outlined in the City of Dallas Drainage Design Manual by including the minimum 4% open space on each lot, forming a new C-Value correlating to each use within the Midtown project. The modified values are indicated in the table below:

<u>Zone</u>	<u>Zoning District Name</u>	<u>Runoff Coefficient "C"</u>	<u>Max. Inlet Time in Minutes</u>
MF	Multifamily Residential	0.78	10
O	Office	0.88	10
R	Retail	0.88	10
H	Hotel	0.78	10
P	Park	0.3	10

Using the coefficients outlined above, Pacheco Koch calculated the expected runoff from each proposed lot and determined a total flow from each watershed within the site. Proposed watershed boundaries were approximately equal to the existing watershed boundaries present within the site today. The table below summarizes the existing and expected flows from each watershed within the Midtown Project:

	Existing Flows			Proposed Flows		
<b>Watershed #1 (to South) (3-Ex. 8'x7')</b>	Watershed #1 Area =	245.93	acres	Watershed #1 Area =	238.58	acres
	Watershed #1 C Value =	0.90		Watershed #1 C Value =	0.79	
	Watershed #1 CFS =	1955.411	cfs	Watershed #1 CFS =	1683.562	cfs
<b>Watershed #2 (to East) (Ex. 18")</b>	Watershed #2 Area =	3.68	acres	Watershed #2 Area =	4.23	acres
	Watershed #2 C Value =	0.80		Watershed #2 C Value =	0.73	
	Watershed #2 CFS =	26.139	cfs	Watershed #2 CFS =	27.517	cfs
<b>Watershed #3 (to East) (Ex. 24")</b>	Watershed #3 Area =	11.44	acres	Watershed #3 Area =	13.74	acres
	Watershed #3 C Value =	0.90		Watershed #3 C Value =	0.76	
	Watershed #3 CFS =	91.415	cfs	Watershed #3 CFS =	92.327	cfs
<b>Watershed #4 (to East) (Ex. 4'x4')</b>	Watershed #4 Area =	66.53	acres	Watershed #4 Area =	68.58	acres
	Watershed #4 C Value =	0.86		Watershed #4 C Value =	0.83	
	Watershed #4 CFS =	507.933	cfs	Watershed #4 CFS =	503.785	cfs
<b>Watershed #5 (to North) (2-Ex. 72")</b>	Watershed #5 Area =	113.89	acres	Watershed #5 Area =	116.44	acres
	Watershed #5 C Value =	0.86		Watershed #5 C Value =	0.80	
	Watershed #5 CFS =	865.905	cfs	Watershed #5 CFS =	823.563	cfs
<b>Watershed #6 (to North) (Ex. 48")</b>	Watershed #6 Area =	16.91	acres	Watershed #6 Area =	16.81	acres
	Watershed #6 C Value =	0.88		Watershed #6 C Value =	0.89	
	Watershed #6 CFS =	132.415	cfs	Watershed #6 CFS =	132.850	cfs
<b>Total Project Summary</b>	Total Project Area =	458.38	acres	Total Project Area =	458.38	acres
	Total Project C Value =	0.88		Total Project C Value =	0.80	
	Total Project CFS =	3579.217	cfs	Total Project CFS =	3263.603	cfs

As shown in the table above, the overall runoff from the site has been reduced by approximately 10%. As a result of the decreased flows, PK has determined and verified with the City of Dallas that detention will not be required within the development. It is important to note, due to the anticipated development of new roadway alignments and buildings, portions of the existing storm sewer will be required to be relocated to the new roadways during the development of the site. Utility relocation timelines will be determined by the roadway construction and individual lot development schedules. Proposed drainage criteria to be utilized for each individual project have been defined by Pacheco Koch in the Planned Development Ordinance.



Sanitary Sewer - Pacheco Koch has analyzed the existing and proposed sanitary sewer systems based on the expected daily demand tables located in the DWU Water & Wastewater Design Manual to determine the theoretical flows from the project limits. The table below outlines the calculated flows based on this information:

	Existing Flows		Proposed Flows	
<b>Sewershed #1 (to South) (Ex. 18")</b>	Sewershed #1 GPD =	4,743,572.9 <i>gpd</i>	Sewershed #1 GPD =	7,188,200.0 <i>gpd</i>
	Sewershed #1 GPM =	3,294.1 <i>gpm</i>	Sewershed #1 GPM =	4,991.8 <i>gpm</i>
	Sewershed #1 CFS =	7.340 <i>cfs</i>	Sewershed #1 CFS =	11.123 <i>cfs</i>
<b>Sewershed #2 (to East) (Ex. 8")</b>	Sewershed #2 GPD =	1,827,948.6 <i>gpd</i>	Sewershed #2 GPD =	2,163,250.0 <i>gpd</i>
	Sewershed #2 GPM =	1,269.4 <i>gpm</i>	Sewershed #2 GPM =	1,502.3 <i>gpm</i>
	Sewershed #2 CFS =	2.828 <i>cfs</i>	Sewershed #2 CFS =	3.347 <i>cfs</i>
<b>Sewershed #3 (to Northeast) (Ex. 10")</b>	Sewershed #3 GPD =	1,197,091.7 <i>gpd</i>	Sewershed #3 GPD =	3,465,000.0 <i>gpd</i>
	Sewershed #3 GPM =	831.3 <i>gpm</i>	Sewershed #3 GPM =	2,406.2 <i>gpm</i>
	Sewershed #3 CFS =	1.852 <i>cfs</i>	Sewershed #3 CFS =	5.362 <i>cfs</i>
<b>Sewershed #4 (to North) (Ex. 12")</b>	Sewershed #4 GPD =	499,179.0 <i>gpd</i>	Sewershed #4 GPD =	541,500.0 <i>gpd</i>
	Sewershed #4 GPM =	346.7 <i>gpm</i>	Sewershed #4 GPM =	376.0 <i>gpm</i>
	Sewershed #4 CFS =	0.772 <i>cfs</i>	Sewershed #4 CFS =	0.838 <i>cfs</i>
<b>Sewershed #5 (to Southeast) (Ex. 8")</b>	Sewershed #5 GPD =	79,236.9 <i>gpd</i>	Sewershed #5 GPD =	217,500.0 <i>gpd</i>
	Sewershed #5 GPM =	55.0 <i>gpm</i>	Sewershed #5 GPM =	151.0 <i>gpm</i>
	Sewershed #5 CFS =	0.123 <i>cfs</i>	Sewershed #5 CFS =	0.337 <i>cfs</i>

As shown on the table above, each sewer shed within the project limits is anticipated to experience an increase in flow from the project site. Since the existing flows indicated above are approximate flows and no information is available regarding additional capacity within each sanitary sewer, Pacheco Koch is currently directing four wastewater flow tests at the discharge points for sewer sheds #1, #2, #3 and #5. Once information is available from these wastewater flow tests, PK will be able to more readily identify the scale of improvements necessary to provide adequate capacity for the proposed sanitary sewer flows.

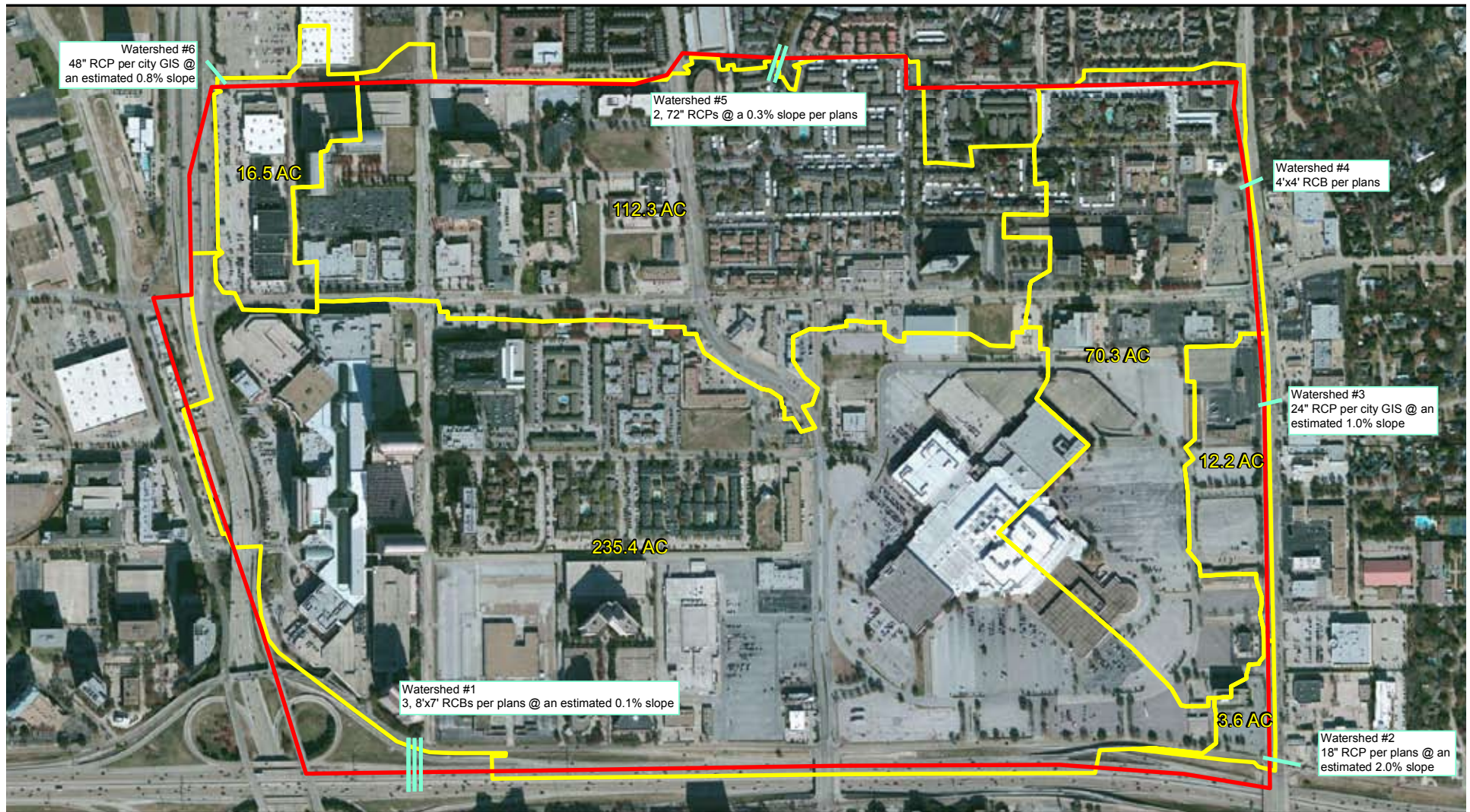
Based on current information available, the existing sewer systems surrounding the project site will require upgrades prior to or concurrent with the project development. Per the Dallas Water

Appendix B.3

Water Utilities 2007 City Master Plan Study, the 18" sanitary sewer immediately downstream of sewer shed #1 is undersized and will be replaced with a 21" pipe by DWU. To provide additional capacity for the proposed development, Pacheco Koch recommends further conversations with the City exploring the upgrade of this sanitary sewer to a 24" pipe in lieu of the anticipated 21". Furthermore, Pacheco Koch believes the installation of a new sanitary sewer main along Alpha Road between Preston Road and Hillcrest Road will be necessary to serve the eastern portion of the development. The anticipated upgrades described above will be reevaluated and confirmed following the conclusion of the wastewater flow tests. It is important to note, due to the anticipated development of new roadway alignments and buildings, portions of the existing sanitary sewer will be required to be relocated to the new roadways during the development of the site. Utility relocation timelines will be determined by the roadway construction and individual lot development schedules.

*Water* – Per conversations with DWU, the existing water system within and around the project site has adequate capacity to handle the increased demand associated with the project; therefore, no major improvements are necessary. Due to the anticipated development of new roadway alignments and buildings, portions of the existing water system will be require relocation to the new roadways during the development of the site.

*Electric Facilities*– Pacheco Koch is currently engaging Oncor Electric Delivery Company in conversations on pricing to relocate the existing overhead lines underground and to determine if any upgrades will be required to serve the increased demand. Portions of the existing electric facilities will be required to be relocated to the anticipated roadway alignments during the development of the site.



Drainage Area Map  
Detention Volume Estimates

Appendix B.5

**CITY PLAN COMMISSION**

**THURSDAY, APRIL 18, 2013**

**Planner: Donna Moorman  
Gina Costanza**

**FILE NUMBER:** DCA 112-002

**DATE INITIATED:** May 3, 2012

**TOPIC:** Miscellaneous Parking Provisions

**CITY COUNCIL DISTRICTS:** All

**CENSUS TRACTS:** All

**PROPOSAL:** Consideration of amending the Dallas Development Code, Chapters 51 and 51A of the Dallas City Code: a) to amend the parking requirements for ground-floor retail and personal service uses in the CA-1(A) Central Area District; b) establishing bicycle parking regulations, including off-street parking reductions for providing bicycle parking; and c) establishing regulations for mechanized parking systems.

**SUMMARY:** In June of 2010 the broad task of evaluating and amending, if necessary, the parking regulations in Chapter 51(A) of the Development Code was initiated. The first amendments resulting from the review process were approved last year. The three topics contained in this proposed amendment are a result of the continuing evaluation of those parking regulations as well.

**STAFF RECOMMENDATION:** Approval

**ZONING ORDINANCE COMMITTEE RECOMMENDATION:** Approval

The proposed development code amendment ordinance is comprised of three code amendments, each addressing off-street parking in some way. The proposed amendments were each presented, assessed and passed by the Zoning Ordinance Committee separately and are summarized individually below. However, the attached ordinance combines all three proposed amendments into one and the provisions are written in the order they will be inserted in the Development Code. Therefore, the provisions for each amendment are not grouped altogether but instead are comingled, falling into order as they will appear in the Development Code.

**(a) Amending parking requirements for ground-floor retail and personal service uses in the CA-1(A) central area district**

**BACKGROUND**

- “Glass Box” retail kiosks were identified as a key strategy in the Downtown Dallas 360 Plan to encourage street and plaza activation by enabling lower start-up costs for retail businesses within the high-rent Downtown environment.
- “Glass Boxes” are intended to create new small business opportunities through pop-up retail in a small-scale kiosk format.
- Currently, the Downtown parking standard of 1 space per 2,000 square feet for new construction space would potentially apply to retail kiosks. Retail kiosk structures would be treated as new construction and the parking requirement would be triggered if a cumulative retail kiosk square footage of 1,000 square feet is reached on any given parcel.
- Retail kiosks, and smaller downtown retail in general, are not anticipated to generate any independent automobile trips to Downtown. They primarily serve downtown residents and employees. Such retail contributes to encouraging pedestrian traffic by creating destinations along walkable pathways and activating streets and plazas.
- The Zoning Ordinance Committee (ZOC) considered this issue at three public meetings between May and June of 2012. On June 21, 2012, the Committee recommended approval of the proposed ordinance.

**PROPOSAL**

- No parking required for ground-floor retail and personal service uses except for a bar, lounge or tavern, commercial amusement (inside) or a restaurant without drive-in or drive-through service with more than 5,000 square feet of floor area.

**ZOC ACTION**

On June 21, 2012 the Zoning Ordinance Committee voted 6 to 0 to recommend approval of the proposed amendments.

In Favor	Michael Anglin, Ann Bagley, Garry Brown, Matthew Enzler, Mattye Jones and Sally Wolfish
Absent	Maria Gomez and Todd McCulloch

**(b) Amending certain parking standards to include bicycle parking provisions.**

**BACKGROUND**

- Cities across the country have begun to address bicycle parking and storage in their development codes in reaction to public awareness and the emphasis on economic, environmental, health and social advantages of active transportation.
- In June of 2011 the Dallas City Council adopted the 2011 Dallas Bike Plan which is a forward-looking bikeway system master plan that recommends a well-defined network of on-street and off-street bicycle facilities and includes a set of recommendations for complementary bicycle policies, programs and facility design guidelines that support and promote bicycling.
- The Green Building Code Guidebook, adopted by the City Council in April 2008, promotes providing bicycle parking and storage by offering optional credit points towards meeting the projects required Green Building Certification when providing bicycle parking facilities.
- Bicycle parking is a key consideration in people's decision to bicycle because of security concern for their property. Every bicycle trip includes the route of travel plus parking at the beginning and end. By enacting regulations for providing end route facilities, we are supporting and reinforcing the development of city, county and regional bikeway networks.
- As Dallas has begun to develop the bikeway system network as prescribed in the Bike Plan, bicycle parking facilities needed attention in order to accommodate and aid in the implementation of the Bike Plan.
- Currently, there are no requirements or incentives for bicycle parking in the development code.
- The Zoning Ordinance Committee (ZOC) considered this issue at seven public meetings between April and November of 2012. On November 1, 2012, the Committee recommended approval of the proposed ordinance.

**PROPOSAL**

- Requires two bicycle parking spaces per building site or one bicycle parking space per 25 required off-street parking spaces, whichever is greater.
- No more than 30 bicycle parking spaces are required on any building site.

- For every 10 bicycle parking spaces, two spaces must be available for guests or visitors.
- Bicycle parking spaces must be a part of or connected to a pedestrian pathway that connects to building entrance which is open to the public.
- If Bicycle parking spaces are not visible from the primary building entrance, directional signage must be posted at the entrances to the automobile parking area.
- Provides for a reduction in required off-street automobile parking by one space for every six Class I bicycle parking spaces provided or for every four Class II bicycle parking spaces provided. A minimum of 20 off street parking spaces are required in order to receive a parking reduction of one space.
- Class I Bicycle Parking is unenclosed bicycle parking where one or both wheels and the frame of a bicycle can be secured to a rack with a user-supplied lock.
- Class II Bicycle Parking is enclosed bicycle parking spaces within a building or structure designed for increased security from theft and vandalism, such as locked bicycle storage rooms, bicycle check-in systems, and bicycle lockers.
- A parking reduction cannot exceed five percent of the total required off-street parking spaces for a building site, however, an additional parking reduction of five percent may be obtained by providing showers, lockers, and changing facilities for bicycle riders.

**ZOC ACTION**

On November 1, 2012 the Zoning Ordinance Committee voted 7 to 0 to recommend approval of the proposed amendments.

In Favor      Michael Anglin, Ann Bagley, Garry Brown, Matthew Enzler, Maria Gomez, Mattye Jones and Sally Wolfish

Absent      Todd McCulloch

**(c) Amending parking requirements to permit the use of mechanized parking systems for required parking.**

**BACKGROUND**

- A few years ago, the City created a list of amendments to the parking code that should be considered. In 2005, a developer of a multifamily use proposed to provide 10 of their required parking spaces with vertical stacked parking spaces in a mechanical parking device. The City did not recognize the stacked spaces as spaces that could fulfill required off-street parking due to the fact that they do not meet the design and dimensional standards for typical surface parking spaces.

Therefore, the developer had to request a special exception to the off-street parking regulations, which was granted.

- While the City has not had any additional requests for special exceptions of this nature, the Building Inspections Division has continued to receive inquiries to approve this type of parking over the last few years.
- Technology has continued to evolve and interest has continued to grow in using mechanized parking lifts or robotic parking systems. The use of such parking systems will increase the availability of parking in the City which otherwise may be constrained and limited by land availability. Their use can also encourage more efficient and economically feasible use of land by allowing alternatives to surface parking.
- The Zoning Ordinance Committee (ZOC) considered this issue at four public meetings between November of 2012 and February of 2013. On February 21, 2013 the Committee recommended approval of the proposed ordinance.

### **PROPOSAL**

- Mechanized Parking will be permitted to satisfy up to 100% of required off-street parking and will be addressed as any other required off-street surface parking. The reasoning behind this is that, especially in denser urban environments, it may encourage parking areas to take up less surface land area.
- An application through the Building Inspections Division will be required to be approved in order to construct a mechanized parking facility.
- A license through the Building Inspections Division will be required to operate a mechanized parking facility.
- Mechanized Parking will be permitted to charge a fee. The reasoning behind this is that market conditions will likely dictate that Mechanized Parking facilities will be used in denser urban areas where land available for surface parking is at a premium. If there is a charge involved with Mechanized Parking, it would likely be expected for the convenience of the facility and may also encourage the use of alternate modes of transportation.
- Mechanized parking structures must include an operational plan for passenger loading and unloading, required stacking, queuing, peak use analysis, noise generation, staffing and signage.
- Mechanized parking must be located underground or must be enclosed in an above-ground structure. Said structure must comply with any dimensional criteria (setbacks, height, coverage, etc.) for whichever district it is located in.



- Building facades of mechanized parking structures will be required to be similar in materials, architecture, and appearance to the main structure it serves or buildings within a one block radius.
- Mechanized parking structures will also be required to have a percentage of articulation in building materials on primary and side street facades. Translucent materials will be permitted however, completely transparent materials that allow clear visibility of the interior of a mechanized parking facility will not be allowed.
- The Board of Adjustment may grant a special exception to consider alternate façade designs.

**ZOC ACTION**

On February 21, 2013, the Zoning Ordinance Committee voted 8 to 0 to recommend approval of the proposed amendments.

In Favor	Michael Anglin, Ann Bagley, Garry Brown, Matthew Enzler, Maria Gomez, Mattye Jones, Todd McCulloch and Sally Wolfish
Against	None

ORDINANCE NO. \_\_\_\_\_

An ordinance amending Chapter 51, “Dallas Development Code: Ordinance No: 10962, as amended,” and Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code by amending Sections 51-2.102, 51A-1.105, 51A-2.102, 51A-4.124, and 51A-4.301; renumbering Sections 51A-4.330 and 51A-4.331; adding a new Section 51A-4.314 and new Divisions 51-4.330, 51-4.340, 51A-4.330, and 51A-4.340; amending the parking requirements for ground-floor retail and personal service uses in the CA-1(A) Central Area District; providing definitions, bicycle parking regulations, and off-street parking reductions for providing bicycle parking; providing definitions and regulations for mechanized parking; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

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

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

SECTION 1. That Section 51-2.102, “Definitions,” of Article II, “Interpretations and Definitions,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended by adding a new Paragraph (8.1) to read as follows:

“(8.1) BICYCLE PARKING means Class I bicycle parking and Class II bicycle parking.”

SECTION 2. That Section 51-2.102, “Definitions,” of Article II, “Interpretations and Definitions,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended by adding a new Paragraph (23.1) to read as follows:

“(23.1) CLASS I BICYCLE PARKING means unenclosed bicycle parking where one or both wheels and the frame of a bicycle can be secured to a rack with a user-supplied lock.”

SECTION 3. That Section 51-2.102, “Definitions,” of Article II, “Interpretations and Definitions,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended by adding a new Paragraph (23.2) to read as follows:

“(23.2) CLASS II BICYCLE PARKING means enclosed bicycle parking spaces within a building or structure designed for increased security from theft and vandalism, such as locked bicycle storage rooms, bicycle check-in systems, and bicycle lockers.”

SECTION 4. That Section 51-2.102, “Definitions,” of Article II, “Interpretations and Definitions,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended by adding a new Paragraph (85.1) to read as follows:

“(85.1) OFF-STREET PARKING means parking spaces provided for a motor vehicle that are not located on a public right-of-way or private street. Off-street parking does not include bicycle parking spaces.”

SECTION 5. That Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended by adding a new Division 51-4.330, “Bicycle Parking Regulations,” to read as follows:

**“Division 51-4.330.**

**Bicycle Parking Regulations.**

This division incorporates by reference the language of Division 51A-4.330, “Bicycle Parking Regulations,” of Chapter 51A of the Dallas City Code, as amended, as that section exists today and as it may be amended in the future.”

SECTION 6. That Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended by adding a new Division 51A-4.340, “Mechanized Parking,” to read as follows:

**“Division 51-4.340.**

**Mechanized Parking.**

This division incorporates by reference the language of Division 51A-4.340, “Mechanized Parking,” of Chapter 51A of the Dallas City Code, as amended, as that section exists today and as it may be amended in the future.”

SECTION 7. That Subsection (m), “Fees For Special Parking Application and for Renewal of Special Parking License,” of Section 51A-1.105, “Fees,” of Article I, “General Provisions,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(m) Fees for special parking and mechanized parking~~[application and for renewal of special parking license]~~.

(1) An application will not be processed until the fee has been paid.

(2) The applicant shall pay the filing fee to the director. The director shall deposit fees received in the official city depository not later than the next business day following receipt of the fees.

(3) Fee schedule.

<u>Type of Application</u>	<u>Application Fee</u>
Application for special <u>or mechanized</u> parking involving 50 special <u>or mechanized</u> parking spaces or fewer (including fee for special <u>or mechanized</u> parking license, if applicable)	\$375.00
Application for special <u>or mechanized</u> parking involving more than 50 special <u>or mechanized</u> parking spaces – additional fee for each special <u>or mechanized</u> parking space over 50	\$12.50

Application for renewal of special or mechanized parking license \$375.00”

SECTION 8. That Section 51A-2.102, “Definitions,” of Article II, “Interpretations and Definitions,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended by adding a new Paragraph (9.1) to read as follows:

“(9.1) BICYCLE PARKING means Class I bicycle parking and Class II bicycle parking.”

SECTION 9. That Paragraph (23.1) of Section 51A-2.102, “Definitions,” of Article II, “Interpretations and Definitions,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(23.1) CLASS I BICYCLE PARKING means unenclosed bicycle parking where one or both wheels and the frame of a bicycle can be secured to a rack with a user-supplied lock.~~[COLLECTOR means a street designated as either a community or residential collector in the city’s thoroughfare plan.]”~~

SECTION 10. That Section 51A-2.102, “Definitions,” of Article II, “Interpretations and Definitions,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended by adding a new Paragraph (23.2) to read as follows:

“(23.2) CLASS II BICYCLE PARKING means enclosed bicycle parking spaces within a building or structure designed for increased security from theft and vandalism, such as locked bicycle storage rooms, bicycle check-in systems, and bicycle lockers.”

SECTION 11. That Section 51A-2.102, “Definitions,” of Article II, “Interpretations and Definitions,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended by adding a new Paragraph (23.3) to read as follows:

“(23.3) COLLECTOR means a street designated as either a community or residential collector in the city’s thoroughfare plan.”

SECTION 12. That Section 51A-2.102, “Definitions,” of Article II, “Interpretations and Definitions,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended by adding a new Paragraph (99.1) to read as follows:

“(99.1) OFF-STREET PARKING means parking spaces provided for a motor vehicle that are not located on a public right-of-way or private street. Off-street parking does not include bicycle parking spaces.”

SECTION 13. That Subparagraph (B), “Special Off-Street Parking Provisions,” of Paragraph (5), “Off-Street Parking and Loading,” of Subsection (a), “CA-1(A) District,” of Section 51A-4.124, “Central Area Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(B) Special off-street parking provisions.

(i) Except as provided i[n] this section[~~district~~], for all uses except single-family and duplex, off-street parking is only required for a new building or an addition to an existing building at a ratio of one parking space for each 2,000 square feet of floor area.

(ii) Except as provided in this section, no parking is required for ground-floor retail and personal service uses except for the following:

(aa) Bar, lounge, or tavern.

(bb) Commercial amusement (inside).

(iii) No parking is required for the first 5,000 square feet of ground-floor floor area for a restaurant without drive-in or drive-through service.

(iv) If there is a conflict, this paragraph controls over other off-street parking regulations in this chapter.”

SECTION 14. That Subsection (a), “General Provisions,” of Section 51A-4.301, “Off-Street Parking Regulations,” of Division 51A-4.300, “Off-Street Parking and Loading Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code:

Ordinance No. 19455, as amended,” of the Dallas City Code is amended by adding a new Paragraph (4.1) to read as follows:

“(4.1) For purposes of determining required off-street parking, floor area does not include the area of a building used exclusively to provide bicycle parking spaces.”

SECTION 15. That Paragraph (8) of Subsection (a), “General Provisions,” of Section 51A-4.301, “Off-Street Parking Regulations,” of Division 51A-4.300, “Off-Street Parking and Loading Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(8) In all districts except a central area district, required off-street parking must be available as free parking or contract parking on other than an hourly or daily fee basis. This requirement does not apply to institutional uses or mechanized parking approved under Division 51A-4.340.”

SECTION 16. That Paragraph (5) of Subsection (b), “Off-Street Parking Provisions for Residential Districts,” of Section 51A-4.301, “Off-Street Parking Regulations,” of Division 51A-4.300, “Off-Street Parking and Loading Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(5) Except for mechanized parking approved under Division 51A-4.340, i[F]n single family, duplex, townhouse, and CH districts, off-street parking must be provided at or below ground level.”

SECTION 17. That Sections 51A-4.314 through 51A-4.319, “Reserved,” of Division 51A-4.310, “Off-Street Parking Reductions,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code are amended to read as follows:

“**SEC. 51A-4.314.                    REDUCTIONS FOR PROVIDING BICYCLE PARKING.**”

(a) Required off-street parking may be reduced by one space for every six Class I bicycle parking spaces provided on a building site. Bicycle parking spaces required by Section 51A-4.333 count toward this parking reduction.

(b) Required off-street parking may be reduced by one space for every four Class II bicycle parking spaces provided on a building site. Bicycle parking spaces required by Section 51A-4.333 count toward this parking reduction.

(c) A minimum of 20 off-street parking spaces are required in order to receive a parking reduction of one space. A parking reduction under this subsection may not be granted for fractional parking spaces and fractional parking spaces may not be rounded up to the next nearest whole parking space.

(d) A parking reduction granted under Subsections (a) or (b) cannot exceed five percent of the total required off-street parking spaces for a building site.

(e) In addition to a parking reduction granted under Subsections (a) or (b), required off-street parking spaces may be reduced by an additional five percent by providing showers, lockers, and changing facilities for bicycle riders. This parking reduction is not available for residential and retail and personal service uses. [~~THRU 51A-4.319.~~ **RESERVED.**]

SECTION 18. That Section 51A-4.330, “Offenses,” of Division 51A-4.320, “Special Parking Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is renumbered as Section 51A-4.329.1.

SECTION 19. That Section 51A-4.331, “Revocation of Certificate of Occupancy,” of Division 51A-4.320, “Special Parking Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is renumbered as Section 51A-4.329.2.

SECTION 20. That Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended by adding a new Division 51A-4.330, “Bicycle Parking Regulations,” to read as follows:

**“Division 51A-4.330. Bicycle Parking Regulations.**

**SEC. 51A-4.331. APPLICABILITY.**

(a) Except as provided in Subsection (b), this section becomes applicable to a building site when:



- (1) an application is made for a building permit:
    - (A) for new construction; or
    - (B) to increase the floor area on a building site by 10 percent or more or by more than 2,000 square feet, whichever is less; or
  - (2) there is a change in land use that requires an increase in off-street parking.
- (b) This section does not apply to:
- (1) uses that require four spaces or less of off-street parking;
  - (2) agricultural uses;
  - (3) utility and public service uses;
  - (4) wholesale, distribution, and storage uses;
  - (5) a mobile home park, mobile home subdivision, or campground; or
  - (6) a drive-in theater.

**SEC. 51A-4.332. GENERAL PROVISIONS.**

- (a) Bicycle parking spaces are not permitted in a visibility triangle as defined in Section 51A-4.602.
- (b) Bicycle parking spaces must not impede access to a fire hydrant or pedestrian circulation.
- (c) Bicycle parking spaces must not reduce the unobstructed space for the passage of pedestrians to less than the minimum required sidewalk width for that building site.
- (d) Bicycle parking spaces must be protected from motor vehicles to prevent damage to parked bicycles.
- (e) Bicycle parking spaces must be maintained in a clean, neat, and orderly manner.
- (f) All bicycle racks must be securely anchored.

**SEC. 51A-4.333. SPACES REQUIRED.**

- (a) The greater of two bicycle parking spaces per building site or one bicycle parking space per 25 required off-street parking spaces is required.
- (b) No more than 30 bicycle parking spaces are required on any building site.
- (c) For every 10 bicycle parking spaces, or portion of 10 bicycle parking spaces, provided on a building site, a minimum of two bicycle parking spaces must be available for use by guests or visitors.
- (d) In determining the required number of bicycle parking spaces, fractional spaces are counted to the nearest whole number, with one half counted as an additional space.

**SEC. 51A-4.334. LOCATION AND DESIGN.**

- (a) All required bicycle parking spaces must be provided on the lot occupied by the main use.
- (b) Bicycle parking spaces exterior to a building must be a part of or connected to a pedestrian pathway that connects to a building entrance open to the public.
- (c) Bicycle parking spaces exterior to a building must be clearly visible from a primary building entrance or signs must be posted at the entrances to the automobile parking area that indicate the location of bicycle parking. If signs are required to be posted at the entrances to the automobile parking area, the signs must:
  - (1) be prominently displayed;
  - (2) illustrate or describe the location of bicycle parking spaces;
  - (3) be constructed of weather resistant material;
  - (4) be a minimum of 10 inches in width by 15 inches in height; and
  - (5) contain clearly legible letters and graphics that contrast with the background material of the sign.
- (d) When placed parallel, bicycle racks must be spaced at least four feet apart.
- (e) When placed linear, bicycle racks must be spaced at least seven feet apart.
- (f) Class I bicycle parking must provide a minimum two-and-a-half foot by six foot area for each bicycle parking space.

(g) Class I bicycle parking may be placed in the required front, side, or rear yard.

**SEC. 51A-4.335. WAIVERS.**

(a) An applicant for a bicycle parking waiver shall submit an application to the director on a form provided by the city.

(b) The director may waive the bicycle parking requirements if the director determines that the waiver is necessary due to intrinsic site constraints or if the building site only has access from a roadway where riding a bicycle is prohibited under Sections 9-6 or 28-159 of the Dallas City Code.”

SECTION 21. That Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended by adding a new Division 51A-4.340, “Mechanized Parking,” to read as follows:

**“Division 51A-4.340.Mechanized Parking.**

**SEC. 51A-4.341. PURPOSE.**

This division provides alternatives to the standard parking and loading regulations in Division 51A-4.300 to allow parking within a structure when an approved mechanical system is used to park and retrieve vehicles.

**SEC. 51A-4.342. DEFINITIONS.**

In this division:

(1) APERTURE AREA means the total area of window, door, and facade openings on the exterior of any portion of a mechanized parking facility, expressed as a percentage of the total facade area.

(2) ARTICULATION means any portion of the exterior of a mechanized parking facility that includes a material change, facade openings, columns, pilasters, or other architectural element.

(3) COMPATIBLE means similar in application, color, materials, pattern, quality, shape, size, slope, and other characteristics but does not mean identical.

(4) MECHANIZED PARKING means parking spaces located underground or within a structure where a mechanical system is used to park and retrieve vehicles.

(5) PRIMARY STREET means the principle frontage for a building site, as identified during site plan review.

(6) SIDE STREET means a street that is not a primary street, as defined during site plan review.

(7) TRANSLUCENT means not completely clear or transparent but clear enough to allow light to pass through while diffusing it so that persons, objects, etc. on the inside of the structure are not visible from the exterior of the structure.

**SEC. 51A-4.343. PROCEDURES FOR MECHANIZED PARKING APPROVAL.**

(a) In general. All mechanized parking must be approved by the building official. The building official shall deny an application for mechanized parking unless it meets all of the standards of this division.

(b) Application. An application for mechanized parking must be filed with the building official. An application form may be obtained from the building official. The applicant must be the person who will own, control, or operate the mechanized parking. The application must contain the following:

(1) The name, street address, mailing address, and telephone number of the applicant or the applicant's authorized agent.

(2) The street address and main telephone number, if any, of the Property where the mechanized parking will be located.

(3) The application fee.

(4) The name, street address, mailing address, and telephone number of a person or persons to contact in an emergency or in case of a malfunction.

(5) Detailed building plans for the mechanized parking structure.

(6) An operational plan for the mechanized parking that includes the following:

(A) A statement describing the staffing required to operate the mechanized parking, if any.

(B) A trip generation table with a description of the main uses to be served by the mechanized parking.

(C) A stacking analysis.

- (D) A peak use analysis.
  - (E) A statement detailing how long it takes to park and retrieve a vehicle.
  - (F) A noise generation analysis and a noise mitigation plan.
- (7) Any other reasonable and pertinent information that the building official determines to be necessary for mechanized parking review.

**SEC. 51A-4.344.**

**MECHANIZED PARKING LICENSE.**

- (a) License required.
  - (1) Mechanized parking may not be used unless a license is obtained under this section.
  - (2) Mechanized parking licenses are issued by the building official. An application for mechanized parking under Section 51A-4.343 serves as an application for a license under this section.
- (b) Conformity with standards required. The building official shall deny a mechanized parking license unless it meets all of the standards in this division.
- (c) Revocation of license by building official. The building official shall revoke a mechanized parking license if:
  - (1) the licensee fails to comply with the requirements of the license, this division, or other applicable law;
  - (2) the applicant made a false statement of material fact on an application for a license; or
  - (3) the building official determines that the mechanized parking unreasonably endangers the safety of persons or property or is not otherwise in the public interest.
- (d) Suspension of license by building official. If the building official determines that a licensee has failed to comply with any regulation established under this division, the building official may suspend the mechanized parking license for a definite period not to exceed 60 days. A licensee whose mechanized parking license is suspended shall not use the mechanized parking involved during the period of suspension except to release parked cars to drivers or owners. If the licensee fails to comply within the suspension period, the building official shall revoke the license.
- (e) Expiration of license. A mechanized parking license expires three years from the date of issuance, unless sooner revoked by the building official.

(f) Renewal. A mechanized parking license may be renewed by making an application for renewal at least 30 days before the expiration of the license. If the building official determines that the license renewal involves substantive changes to the original application, a new application for mechanized parking approval must be submitted under Section 51A-4.343. If the license renewal does not involve substantive changes, the request for renewal must be filed with the building official on a form furnished by the city for that purpose.

(g) Appeal of denial, suspension, or revocation of license. If the building official denies, suspends, or revokes a license, the action of the building official is final unless the applicant or licensee files an appeal with a permit license and appeal board in accordance with Section 2-96 of the Dallas City Code.

**SEC. 51A-4.345.**

**GENERAL STANDARDS.**

(a) In general. Mechanized parking spaces may be counted as required parking if the mechanized parking otherwise complies with the requirements of this article.

(b) Location. Mechanized parking must be located underground or in an enclosed above-ground parking structure.

(c) Compliance with approved plans required. Mechanized parking must comply with the detailed building plans and operational plan approved by the building official.

(d) Maintenance. Mechanized parking must be maintained in a state of good repair and operation.

(e) Exemption. Mechanized parking is exempt from the construction and maintenance provisions for off-street parking contained in Sections 51A-4.301(d) and 51A-4.306(c), (d), and (e). The lighting requirements in Sections 51A-4.301(e) and 51A-4.306(b) apply only to the first floor of a mechanized parking facility.

(f) Passenger loading and unloading.

(1) A passenger loading and unloading area is required if the mechanized parking facility is served by an attendant or valet.

(2) Passenger loading and unloading areas must comply with the requirements of Section 51A-4.306(f) regardless of zoning district.

(3) The passenger loading and unloading area must have adequate means of ingress to and egress from a street or an alley. The building official shall only consider alley access in satisfaction of this requirement when alley access is permitted by this chapter.

(g) Required stacking.

(1) One stacking space per every 10 mechanized parking bays is required for a mechanized parking facility not served by an attendant or valet.

(2) A mechanized loading bay counts as a stacking space.

(3) Required stacking must comply with Section 51A-4.304.

(4) The building official may reduce the stacking space requirement if the building official determines that all of the stacking spaces are not necessary based on an analysis of the operational plan. An applicant seeking a stacking space reduction from the building official shall provide the building official with a report by an independent professional engineer to justify the requested reduction.

(h) No vehicle stacking on public right-of-way. All stacking, maneuvering, parking, and loading for mechanized parking must be accomplished on private property.

(i) Access lane.

(1) An access lane no less than 20 feet in width must be provided outside each mechanized loading bay if the mechanized parking facility is not fully automated.

(2) An applicant seeking a reduction in the required width of an access lane from the building official shall provide the building official with a report by an independent professional engineer to justify the requested reduction.

(3) The building official may waive this requirement or reduce the width of an access lane required under this subsection if the building official determines that doing so will not create a traffic hazard or increase traffic congestion on adjacent or nearby streets.

(j) Required signs. A sign must be prominently displayed at all entrances of a mechanized parking facility. Each sign must:

(1) state the business hours of operation of the mechanized parking facility;

(2) have a phone number provided by the building official to be used for reporting violations of this division and any malfunctions of the mechanized parking facility;

(3) the phone number of the licensee;

(4) have the issuance number of the license;

(5) have a phone number for 24-hour assistance;

(6) be constructed of weather resistant material;

(7) be no less than 30 inches wide and 24 inches long; and

(8) contain clearly legible letters in a color that contrasts the background material of the sign.

(k) Facade. The following facade requirements apply to any portion of a building containing mechanized parking except when accessory to a single family or duplex use. If there is a conflict between the regulations within a zoning district that require concealment of parking structure facades, this subsection controls.

(1) An aboveground mechanized parking facility must be concealed by a facade that is:

(A) compatible in appearance with the facade of the main building it serves, or

(B) compatible in appearance with other buildings within a one block radius.

(2) The burden is on the property owner or applicant to supply proof of compatibility.

(3) Aperture area or articulation must be provided at a minimum of 20 percent and a maximum of 80 percent for each primary and side street facade.

(4) Articulation must be provided at least every 30 feet, measured horizontally and vertically, on primary and side street facades. Facade openings may be counted as articulation.

(5) Except for pedestrian and vehicular entrances, facade openings must be screened with an opaque or translucent material that may be permeable or impermeable. Screening materials for facade openings may have no more than 36 square inches of transparent material in any given square foot of surface and may have no more than 25 percent transparency.

(6) The board of adjustment may grant a special exception to the standards in this subsection when, in the opinion of the board, the special exception will not adversely affect neighboring property. The alternative facade must provide adequate screening of equipment and structures and mitigate noise.”

SECTION 22. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.



DCA112-002(DM)

SECTION 23. That Chapter 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 24. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 25. 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 \_\_\_\_\_