



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, April 21, 2011
AGENDA

BRIEFINGS:	5ES	11:00 a.m.
PUBLIC HEARING	Council Chambers	1:30 p.m.

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

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S101-077**
(CC District 7)
An application to replat a 15.179 acre tract of land containing part of City Block 6091 into one 13.759 acre lot and one 1.420 acre lot on Illinois Avenue at Bonnie View Road, northeast corner.
Applicant/Owner: Greater New Vision Christian Center
Surveyor: Mycoskie McInnis and Associates
Application Filed: March 31, 2011
Zoning: PD 845
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S101-079**
(CC District 9)
An application to replat a 0.826 acre tract of land containing all of Lots 7 through 18 in City Block 7/5351 to create one lot on property located at 1510 Stevens Street.
Applicant/Owner: Dallas Unique Indoor Comfort, Inc.
Surveyor: Rhodes Surveying
Application Filed: March 31, 2011
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S101-080**
(CC District 1) An application to replat a 0.399 acre tract of land containing part of City Block 1/3320 to create one lot on 120 N. Oak Cliff Boulevard.
Applicant/Owner: Iglesia Apostoles Y Profetas Betel
Surveyor: McSurveying Inc.
Application Filed: April 1, 2011
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Individual Items: Residential Replat

- (4) **S101-076**
(CC District 5) An application to replat all of Lots 1, 2, 3, 4, 5 and 6 in the "Highland Acres Addition" in City Block 4/5156 to create one 2.223 acre lot on 2414 thru 2506 Kilburn Avenue located between Garrison Street and Corrigan Avenue.
Applicant/Owner: True Believers Baptist Church
Surveyor: Shields & Lee Surveying
Application Filed: March 24, 2011
Notices sent: 50 notices were sent March 30, 2011
Zoning: R-7.5(A)
Staff Recommendation: **Denial**

Miscellaneous Docket

D101-013
Olga Torres Holyoak
(CC District 7) Development/Landscape plan for Planned Development District No. 730, in an area generally bounded by Macon Street, Bexar Street and Crozier Street.
Staff Recommendation: **Approval**
Applicant/Representative: City of Dallas, Housing/Community Services

W101-004
Neva Dean
(CC District 14) A waiver of the two-year waiting period in order to submit an application for a new subdistrict within the Arts District Special Provision Sign District an area generally bound by Flora Street, Leonard Street, Ross Avenue, and Crocket Street.
Staff Recommendation: **Denial**

Z101-145(MG)
Michael Grace
(CC District 12) Conditions, conceptual plan, and urban design guidelines in conjunction with an application for a Planned Development District for mixed uses on property zoned an R-7.5(A) Single Family District on the east line of Coit Road, south of Frankford Road.
Staff Recommendation: **Approval**

Z090-123(RB)
Richard Brown
(CC District 6)

An extension of the six-month time period for scheduling a zoning request for City Council consideration of a zoning request on an application for a Planned Development District for certain Industrial Uses on property zoned both as part of Planned Development District No. 406, the Ledbetter/Eagle Ford Special Purpose District, and an IR Industrial Research District, and termination of Specific Use Permit No. 1709 and Specific Use Permit No. 1734, both permitting a Metal salvage facility with consideration being given to allowing a Metal salvage facility by Specific Use Permit in an area generally bounded by Ruder Street, Progressive Drive and Chippewa Drive.

Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z101-187(RB)**
Richard Brown
(CC District 2)

An application for the renewal of Specific Use Permit No. 1757 for Bar, lounge, or tavern and an Inside commercial amusement use for a Live music venue on property within the Tract A portion of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the northeast corner of Elm Street and July Alley.

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

Applicant/Representative: Clinton and Whitney Barlow

2. **Z101-160(JH)**
Jennifer Hiromoto
(CC District 14)

An application for the renewal of Specific Use Permit No. 1753 for a Liquor store within the Subarea 8 portion of Planned Development District No. 298, the Bryan Area Special Purpose District, at the west corner of Haskell Avenue and San Jacinto Street.

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

Applicant: Marcus Reed

3. **Z090-258(WE)**
Warren Ellis
(CC District 3)

An application for a Specific Use Permit for an open enrollment charter school on property zoned an R-10(A) Single Family District on the northwest corner of South Westmoreland Road and Blue Ridge Boulevard.

Staff Recommendation: **Approval** for a three-year time period with eligibility for automatic renewals for additional five-year periods, subject to a site plan/traffic management plan and conditions.

Applicant: Jesse Valero, III

Representative: Natash Piper

4. **Z101-174(WE)**
Warren Ellis
(CC District 5)

An application 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 zoned a CR-D Community Retail District with a D Liquor Control Overlay on the southwest corner of Lake June Road and St. Augustine Road.
Staff Recommendation: **Approval** of a D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for a two-year time period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Everest Financial
Representative: Audra Buckley
5. **Z101-179(WE)**
Warren Ellis
(CC District 5)

An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store or food store less than 3,500 square feet on property within Planned Development District No. 366 with a D-1 Liquor Control Overlay on the southeast corner of S. Buckner Road (Loop 12) and Elam Road.
Staff Recommendation: **Approval** for a two-year time period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Kash Investors Group LLC
Representative: Saleem Makani
6. **Z101-190(WE)**
Warren Ellis
(CC District 14)

An application for a Specific Use Permit for a commercial amusement (inside) limited to a banquet hall, convention/display shows and receptions and a dance hall within Planned Development District No. 619 for mixed uses, on the south side of Main Street, west of Ervay Street.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant/Representative: Truett Roberts
7. **Z101-163(MG)**
Michael Grace
(CC District 7)

An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use less than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the southwest corner of the intersection of Military Parkway and Elva Avenue.
Staff Recommendation: **Approval** for a two-year period with eligibility for additional five year periods, subject to a site plan and conditions.
Applicant: Jiten Roy
Representative: Jorge Perez

8. **Z101-164(MG)**
Michael Grace
(CC District 4)
- An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use less than 3,500 square feet on property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay on the northeast corner of the intersection of S. Buckner Boulevard and Forney Road.
Staff Recommendation: **Approval** for a two-year period with eligibility for additional five-year periods, subject to a site plan and conditions.
Applicant: Jiten Roy
Representative: Jorge Perez
9. **Z101-194(MG)**
Michael Grace
(CC District 7)
- An application for a Planned Development District for mixed uses on property zoned CC Community Commercial Subdistrict, a MF-1(A) Multifamily Subdistrict, and an R-5(A) Single Family Residential Subdistrict within Planned Development District No. 595 on the northwest corner of Hatcher Street and Scyene Road.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: Frazier Revitalization, Inc.
Representative: Kirk Williams/Tommy Mann

Zoning Cases – Under Advisement

10. **Z101-113(RB)**
Richard Brown
(CC District 13)
- An application for an amendment to and expansion of the Planned Development District No. 553 for a Church and Private school on property zoned R-16(A) Single Family District Uses in the southeast quadrant of Preston Road and Orchid Lane.
Staff Recommendation: **Approval**, subject to a revised development/landscape plan and staff's recommended conditions.
Applicant: St. Mark's School of Texas, Owner
Representative: Santos Martinez
U/A From: April 7, 2011

11. **Z101-120(RB)**
Richard Brown
(CC District 14)
- An application for a Planned Development District for NS(A) Neighborhood Service District within the Tract F portion of Historic District Overlay No. H/128 with a D Liquor Control Overlay; an application for the removal of the D Liquor Control Overlay and the granting of a D-1 Liquor Control Overlay; and, an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on the east corner of Junius Street and Henderson Avenue.
- Staff Recommendation: **Approval** of a Planned Development District, subject to a development plan and staff's recommended conditions; **retention** of the D Liquor Control Overlay; and **denial** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service.
- Applicant: Dale Wooton
Representative: Roger Albright
U/A From: April 7, 2011

Zoning Cases – Individual

12. **Z101-195(MG)**
Michael Grace
(CC District 12)
- An application for a Specific Use Permit for Tower/antennas for cellular communication on property zoned an MC-1 Multiple Commercial District on the south side of McCallum Boulevard, east of Preston Road.
- Staff Recommendation: **Approval**, subject to a revised site plan and recommended staff conditions.
- Applicant: Lovell Family LTD (Robert Lovell)
Representative: Michael Davis
13. **Z101-134(MG)**
Michael Grace
(CC District 4)
- An application for a Planned Development District for a public school other than an open enrollment charter school and CR Community Retail District uses on property zoned an MF-2(A) Multifamily District, a CR-D Community Retail District with a Liquor Control Overlay and Planned Development District No. 366 with a Liquor Control Overlay on an interior tract of land north of Military Parkway between Scottsdale Drive and Buckner Boulevard.
- Staff Recommendation: **Approval**, subject to development plan, a traffic management plan and conditions with retention of the D Liquor Control Overlay on a portion.
- Applicant: Dallas Independent School District
Representative: MASTERPLAN - Karl Crawley

14. **Z101-192(MW)**
Megan Wimer
(CC District 9)
- An application to amend and expand Planned Development District No. 287, the Dallas Arboretum and Botanical Garden, on property zoned Planned Development District No. 287 and a CR Community Retail District generally on the northeast, southwest and northwest corners of Garland Road and Lakeland Drive.
- Staff Recommendation: **Approval**, subject to conceptual plan and conditions.
- Applicant: Dallas Arboretum & Botanical Garden
- Representative: Robert Reeves & Associates, Inc.

Conceptual Plan

15. **Z089-222(DC)**
David Cossum
(CC District 13)
- A Conceptual Plan and recommendation of termination of consideration of a Conservation District initiated by a City Plan Commission authorized hearing to determine the proper zoning on property zoned an R-16(A) Single Family District on an area generally described as including the following block faces, lots fronting on Fantasia Lane east of Rossier Road, all lots fronting on Candlelight Lane, Wonderland Trail, Snow White Drive, Dwarfs Circle, and Cinderella Lane, between Northaven Road and Sleepy Lane, lots fronting the east side of Snow White Drive between Sleepy Lane and Royal Lane, and lots fronting both sides of Pinichio Drive and Cinderella Lane between Sleepy Lane and Royal Lane.
- Staff Recommendation: **Termination of consideration** of an authorized hearing on the subject area and denial of a Conservation District Conceptual Plan.

Other Matters

Minutes: April 7, 2011

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, April 21, 2011

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, April 21, 2011, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider (1) **DCA090-010** - Consideration of amending the Dallas Development Code to amend parking regulations.

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 21, 2011

FILE NUMBER: S101-077

Subdivision Administrator: Paul Nelson

LOCATION: Illinois Avenue at Bonnie View Road, northeast corner

DATE FILED: March 31, 2011

ZONING: PD 845

CITY COUNCIL DISTRICT: 7

SIZE OF REQUEST: 15.179 ac.

MAPSCO: 56S

APPLICANT/OWNER: Greater New Vision Christian Center

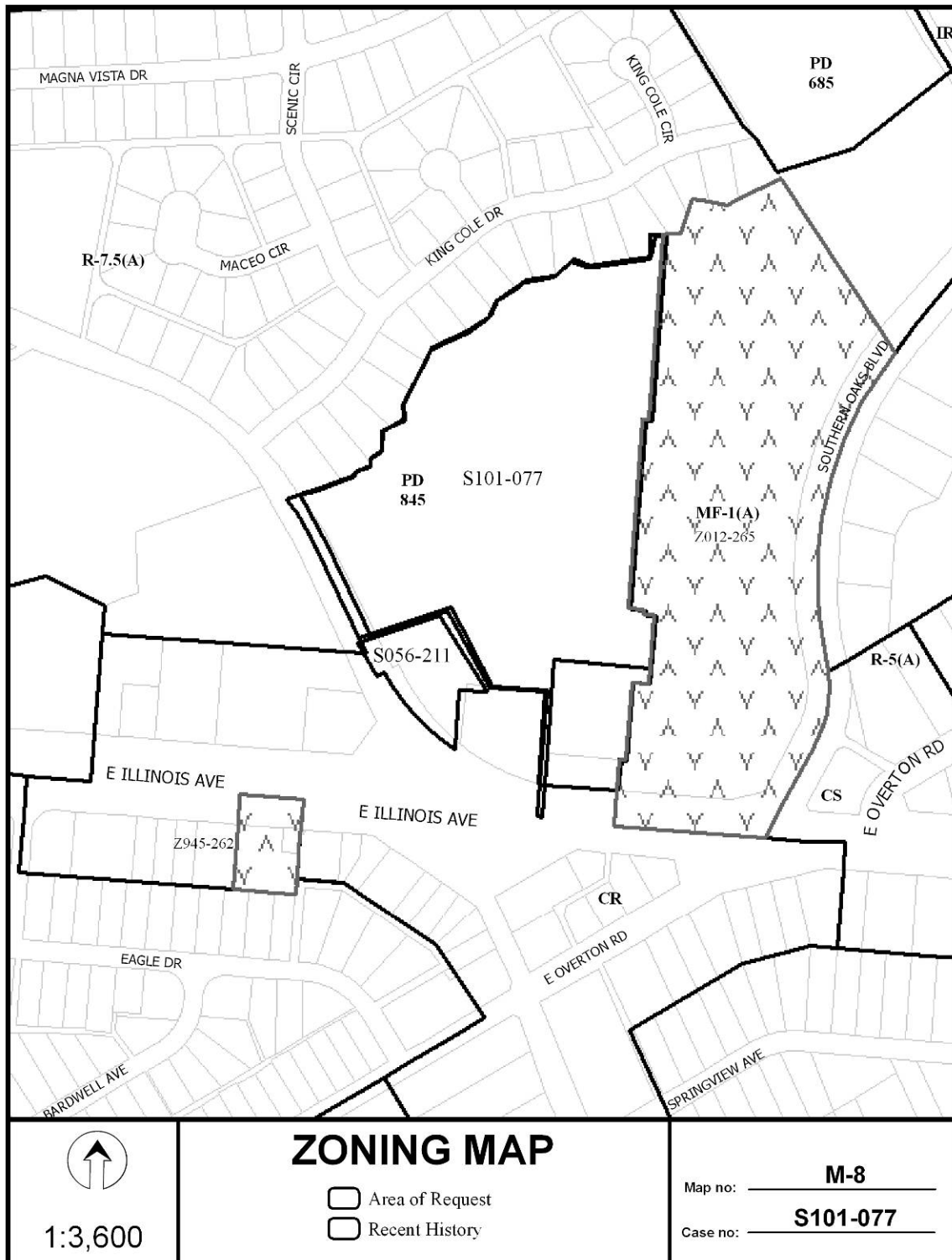
REQUEST: An application to replat a 15.179 acre tract of land containing part of City Block 6091 into one 13.759 acre lot and one 1.420 acre lot on Illinois Avenue at Bonnie View Road, northeast corner.

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


STAFF RECOMMENDATION: The request complies with the PD 845 requirements; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform with all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. The final plat must comply with all plans, contracts, ordinances and requirements of the City.
4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. The final plat is limited to a maximum of 2 lots.
9. 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.

10. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
11. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
12. Determine the 100 year water surface elevation across the plat.
13. Show natural channel setback from crest of the natural channel.
14. On the final plat change the scale of the drawing.
15. On the final plat use the correct Surveyors Certification statement.
16. On the final plat monument all set corners per the monumentation ordinance.
17. On the final plat chose a different addition name.
18. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
19. Existing water and wastewater mains must be shown on the plat per Section 51A-8.403(a)(1)(A)(xii).
20. Water/wastewater main extension is required by Private Development Contract.
21. On the final plat label the property as Lots 5, and Lot 6, City Block D/6091.





 <p>1:3,600</p>	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	<p>Map no: <u> M-8 </u></p> <p>Case no: <u> S101-077 </u></p>
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DATE: April 12, 2011

CITY PLAN COMMISSION**THURSDAY, APRIL 21, 2011****FILE NUMBER:** S101-079**Subdivision Administrator:** Paul Nelson**LOCATION:** 1510 Stevens Street bounded by West Zacha Drive and W. Drake Street**DATE FILED:** March 31, 2011**ZONING:** CS**CITY COUNCIL DISTRICT:** 9**SIZE OF REQUEST:** 0.826 ac.**MAPSCO:** 38K**APPLICANT/OWNER:** Dallas Unique Indoor Comfort Inc.

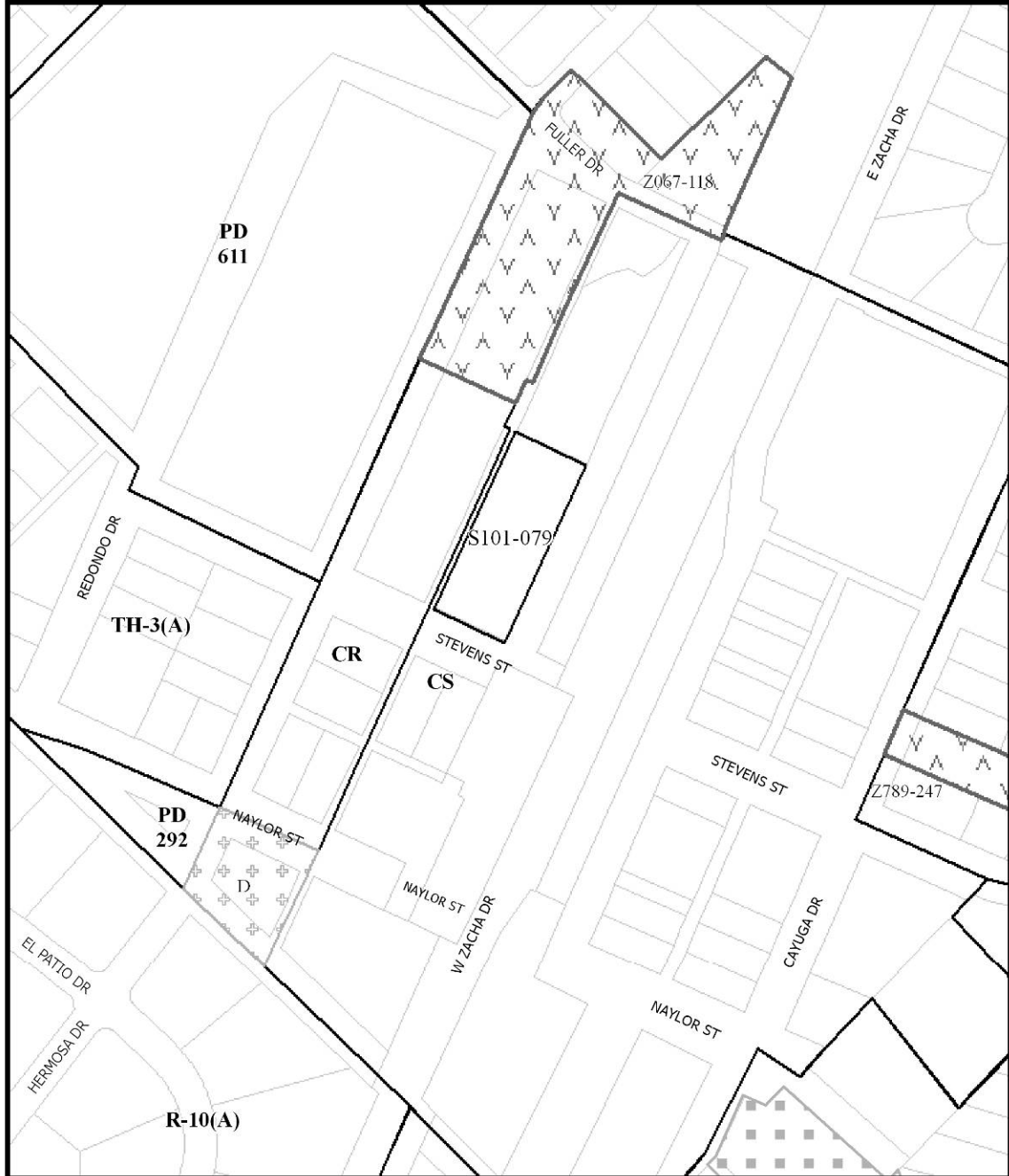
REQUEST: An application to replat a 0.826 acre tract of land containing all of Lots 7 through 18 in City Block 7/5351 to create one lot on property located at 1510 Stevens Street.


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

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

1. The final plat must conform with all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. The final plat must comply with all plans, contracts, ordinances and requirements of the City.
4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. The final plat is limited to a maximum of 1 lot.
9. Provide a detailed lot grading/drainage plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.

10. On the final plat dedicate a 10 foot by 10 foot corner clip at Stevens Street and W. Zacha Drive and at Drake Street and W. Zacha Drive.
11. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Stevens Street and the alley and at Drake Street and the alley.
12. On the final plat state in the owners certificate when the Town of Reinhardt was annexed into the City of Dallas by date and ordinance number.
13. On the final plat verify by a "blow up" the portion of the plat showing the existing building near the southwest property corner and the buildings relationship to the existing ROW. If the structure encroaches into the ROW then a license agreement must be obtained from the Real Estate Division prior to submittal of the final plat for the Chairman's signature.
14. Water main extension is required by Private Development Contract.
15. On the final plat provide ordinance numbers of any abandonments of "Drake Street" and "West Zacha Drive" and indicate whether any improvements will remain in the right of way.
16. On the final plat label the property as Lot 7A, City Block 7/5351.



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	<p>Map no: <u> H-10 </u></p> <p>Case no: <u> S101-079 </u></p>
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DATE: April 12, 2011



1:2,400

AERIAL MAP

- Area of Request
- Recent History

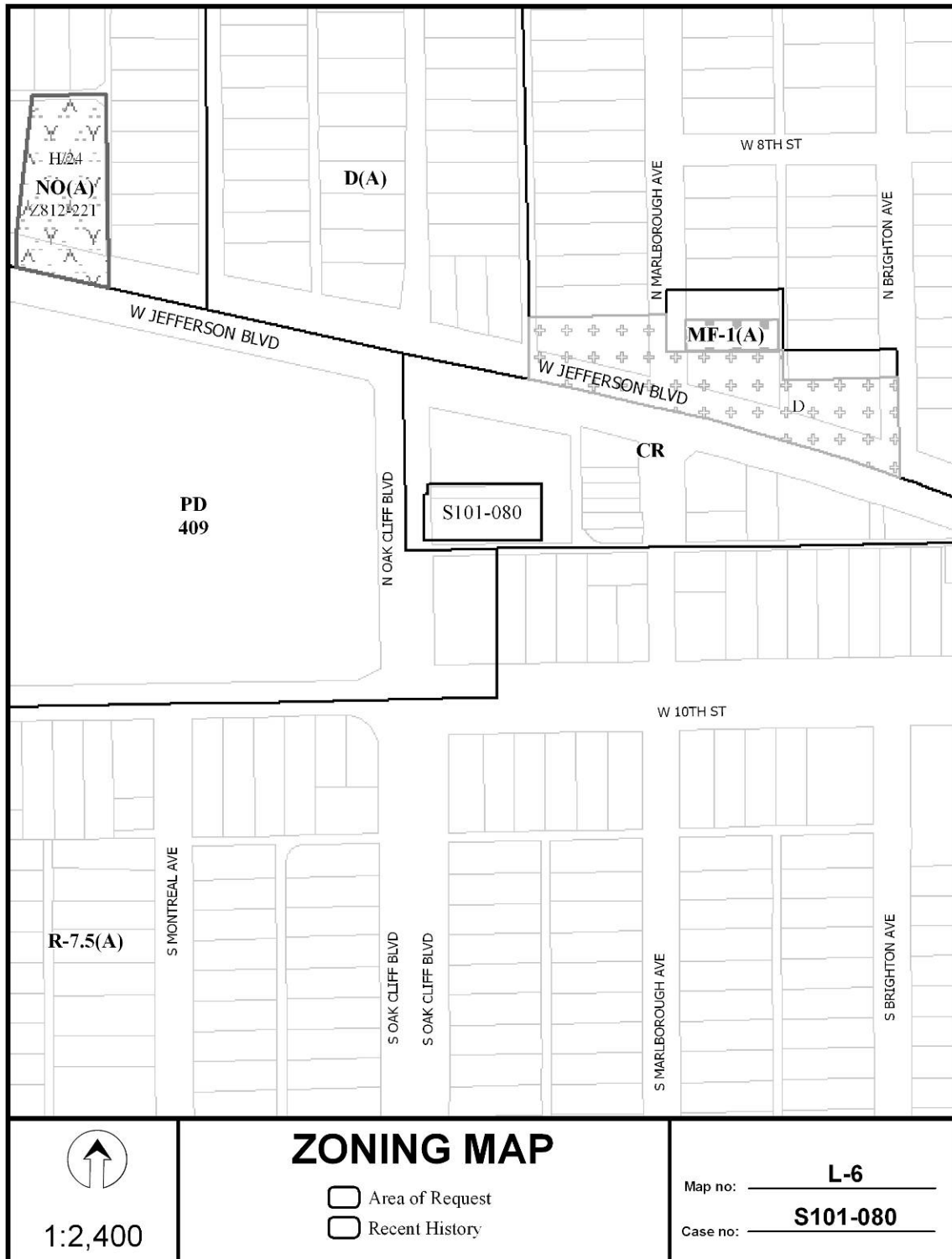
Map no: H-10
Case no: S101-079

DATE: April 12, 2011

CITY PLAN COMMISSION**THURSDAY, APRIL 21, 2011****FILE NUMBER:** S101-080**Subdivision Administrator:** Paul Nelson**LOCATION:** 120 N. Oak Cliff Blvd., between Jefferson Blvd. and W. Tenth St.**DATE FILED:** April 1, 2011**ZONING:** CR**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.399 ac.**MAPSCO:** 54E**APPLICANT/OWNER:** Iglesia Apostoles Y Profetas Betel**REQUEST:** An application to replat a 0.399 acre tract of land containing part of City Block 1/3320 to create one lot on 120 N. Oak Cliff Blvd.**SUBDIVISION HISTORY:** There has been no recent subdivision activity within close proximity to this request.**STAFF RECOMMENDATION:** The request complies with the CR requirements; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform with all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. The final plat must comply with all plans, contracts, ordinances and requirements of the City.
4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. The final plat is limited to a maximum of 1 lot.
9. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
10. Provide a detailed lot grading/drainage plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.

11. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Oak Cliff Blvd. and the alley.
12. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
13. A site plan must to be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
14. Water/wastewater main extension is required by Private Development Contract.
15. On the final plat label the property as Lot 8, City Block 1/3320.



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ZONING MAP

- Area of Request
- Recent History

Map no: L-6
 Case no: S101-080

DATE: April 12, 2011



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DATE: April 12, 2011

CITY PLAN COMMISSION**THURSDAY, APRIL 21, 2011****FILE NUMBER:** S101-076**Subdivision Administrator:** Paul Nelson**LOCATION:** 2414 thru 2506 Kilburn Ave.**DATE FILED:** March 24, 2011**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 5**SIZE OF REQUEST:** 2.223 ac.**MAPSCO:** 66A**APPLICANT/OWNER:** True Believers Baptist Church

REQUEST: An application to replat all of Lots 1, 2, 3, 4, 5 and 6 in the "Highland Acres Addition" in City Block 4/5156 to create one 2.223 acre lot on 2414 thru 2506 Kilburn Ave. located between Garrison Street and Corrigan Avenue.

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

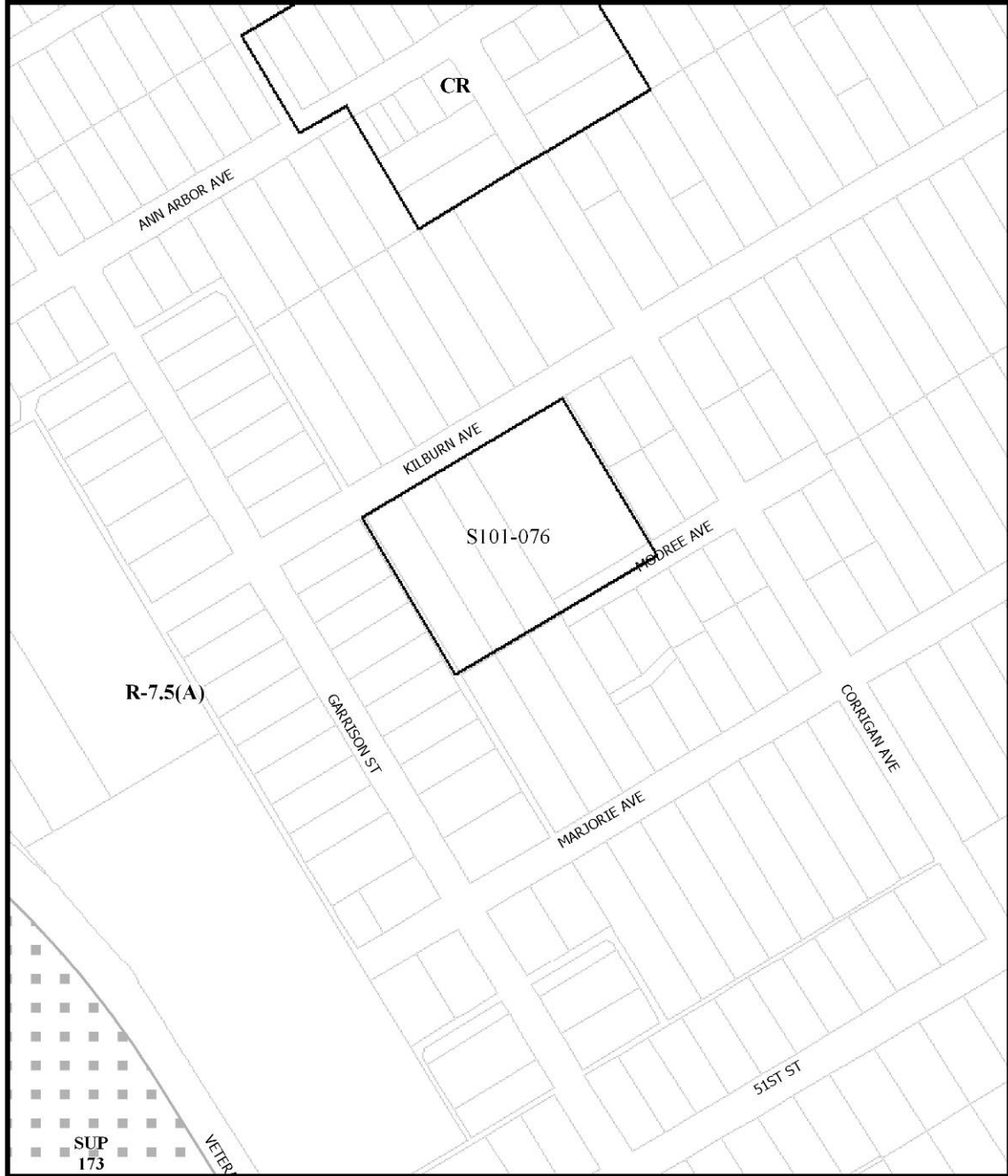
DATES NOTICES SENT: 50 notices were sent March 30, 2011.

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 R-7.5(A) district regulations. Although there are large amounts of undeveloped land in the area the request is significantly larger in size than most of the other platted lots in the area of the request; therefore, staff has determined that the request is not in compliance with Section 51A-8.503(a) of the Development Code and staff recommends denial of the request. However should the commission approve the request staff recommends that the approval be subject to compliance with the following conditions:

1. The final plat must conform with all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. The final plat must comply with all plans, contracts, ordinances and requirements of the City.
4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.

7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. The final plat is limited to a maximum of 1 lot.
9. 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.
10. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
11. On the final plat dedicate a 15 foot by 15 foot Alley Sight Easement at the intersection of the alley and Kilburn Avenue.
12. On the final plat provide a turnaround to be approved by the Engineering Division at the existing terminus of Modree Avenue.
13. On the final plat dedicate 25 feet of ROW for the extension of Modree Avenue and construct a minimum of 20 feet in width of paving for the part of Modree Avenue fronting on the property along with the turnaround approved by the Engineering Division.
14. A site plan must to be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
15. Water/wastewater main extension is required by Private Development Contract.
16. On the final plat label the property as Lot 1A, City Block 3/5522.



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	<p>Map no: <u> N-8 </u></p> <p>Case no: <u> S101-076 </u></p>
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DATE: April 04, 2011



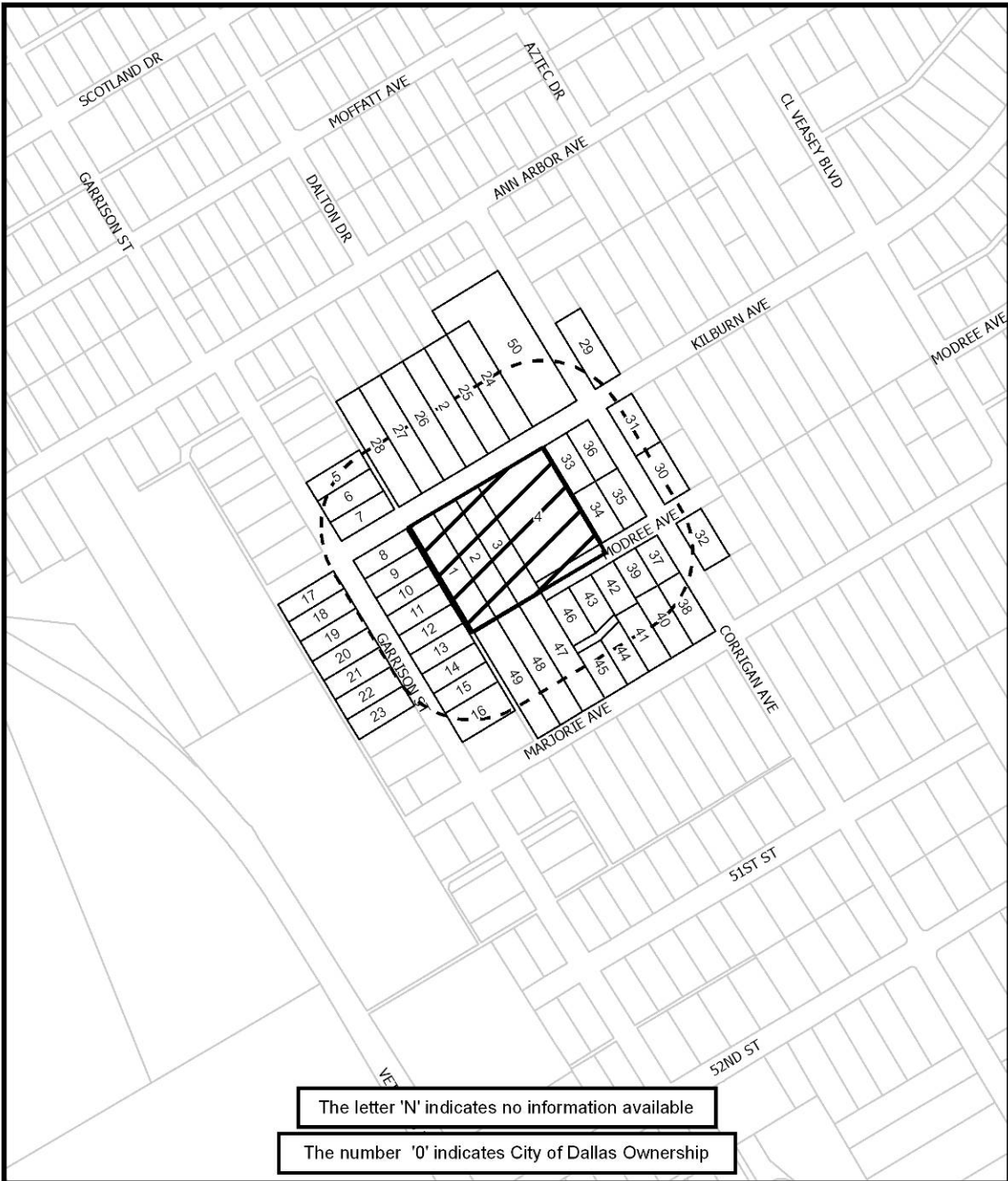
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AERIAL MAP

- Area of Request
- Recent History

Map no: N-8
Case no: S101-076

DATE: April 04, 2011



The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership

 1:3,600	<h2>NOTIFICATION</h2>	Map no: N-8			
	<table border="1"> <tr> <td style="padding: 2px;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="padding: 2px;">50</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	50	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
50	NUMBER OF PROPERTY OWNERS NOTIFIED				

DATE: April 04, 2011

Notification List of Property Owners

S101-076

50 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2414 KILBURN	TRUE BELIEVERS BAPTIST CHURCH
2	2431 KILBURN	TRUE BELIEVERS BAPTIST CHURCH
3	2426 KILBURN	SMITH HATTIE B
4	2502 KILBURN	GREATER GOSPEL TEMPLE CHURCH OF GOD IN CHRIST
5	4528 GARRISON	VILLANUEVA ANA
6	4532 GARRISON	HERNANDEZ LORENZO & GUADALUPE BAIRES
7	4536 GARRISON	BLEDSON NINA MAE & ANGELA JANINE B JONES
8	4602 GARRISON	JONES RICHARD C
9	4606 GARRISON	RUIZ FRANCISCO JAVIER & ORALIA
10	4610 GARRISON	GOMEZ LEOBARDO
11	4614 GARRISON	RODRIGUEZ JUAN H
12	4618 GARRISON	ANDERSON WILLIE
13	4622 GARRISON	DAVIS VARNELL
14	4626 GARRISON	ROSS ANNIE
15	4630 GARRISON	GREEN ALTON & JERRY EST
16	4636 GARRISON	MEDELLIN ANTONIO
17	4601 GARRISON	ANDERSON WILLIE EARL % OLLIE MAE ANDERSON
18	4607 GARRISON	COLLIER HAL O % HAL O COLLIER TRUSTEE
19	4609 GARRISON	FELDER THADDEUS L
20	4615 GARRISON	HALL EARNESTINE
21	4619 GARRISON	FEDERAL HOME LOAN MTG CORP
22	4623 GARRISON	SMITH ROBERT
23	4627 GARRISON	GOMEZ LEO
24	2507 KILBURN	PARKER JIMMY L
25	2503 KILBURN	VANN RICHARD & DEBORAH VANN
26	2425 KILBURN	TRUE BELIEVERS BAPTIST CHURCH

Wednesday, March 30, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2421 KILBURN	DANIELS CLEVELAND JR
28	2415 KILBURN	TRUE BELIEVER BAPTIST CH %JESSEE SMITH
29	2601 KILBURN	GONZALEZ EMELIA
30	2603 MODREE	MONARCH DEVELOPMENT CORP
31	2602 KILBURN	HILL JOHNNY R
32	2602 MODREE	PEREZ MAURILIO & AMALIA
33	2510 KILBURN	PEREZ J DEL CARMEN & ELVIRA
34	2543 MODREE	ROSENBAUM CHRIS
35	2547 MODREE	MAY LUTHER JR
36	2514 KILBURN	LEADON GERALDINE
37	2546 MODREE	KYSER DICK & MARGIE KYSER
38	2615 MARJORIE	MILLER ALMA JEAN
39	2542 MODREE	KYSER DICK & MARGIE
40	2611 MARJORIE	HICKS JAMES
41	2607 MARJORIE	LEWIS HAROLD
42	2538 MODREE	KYSER DICK D ETAL
43	2532 MODREE	LLANAS ALEJANDRO & ELVIRA
44	2603 MARJORIE	ANDERSON BOBBY
45	2531 MARJORIE	ROGERS JESTEN
46	363 NO NAME	JONES CHARLES E
47	2525 MARJORIE	NEWTON LOIS
48	2521 MARJORIE	WARREN MABLE D UNIT 114
49	2515 MARJORIE	HISLAND CORP
50	2511 KILBURN	GREATER GOSPEL TEMPLE CH OF GOD IN CHRIST

Wednesday, March 30, 2011

Planner: Olga Torres-Holyoak

FILE NUMBER: D101-013

DATE FILED: March 3, 2011

LOCATION: Area generally bounded by Macon Street, Bexar Street and Crozier Street.

COUNCIL DISTRICT: 7

MAPSCO: 56 C

SIZE OF REQUEST: Approx. 6,244 sq. ft.

CENSUS TRACT: 39.02

MISCELLANEOUS DOCKET ITEM

Owner/Owner/Representative: City of Dallas, Housing/Community Services

Development/Landscape Plan:

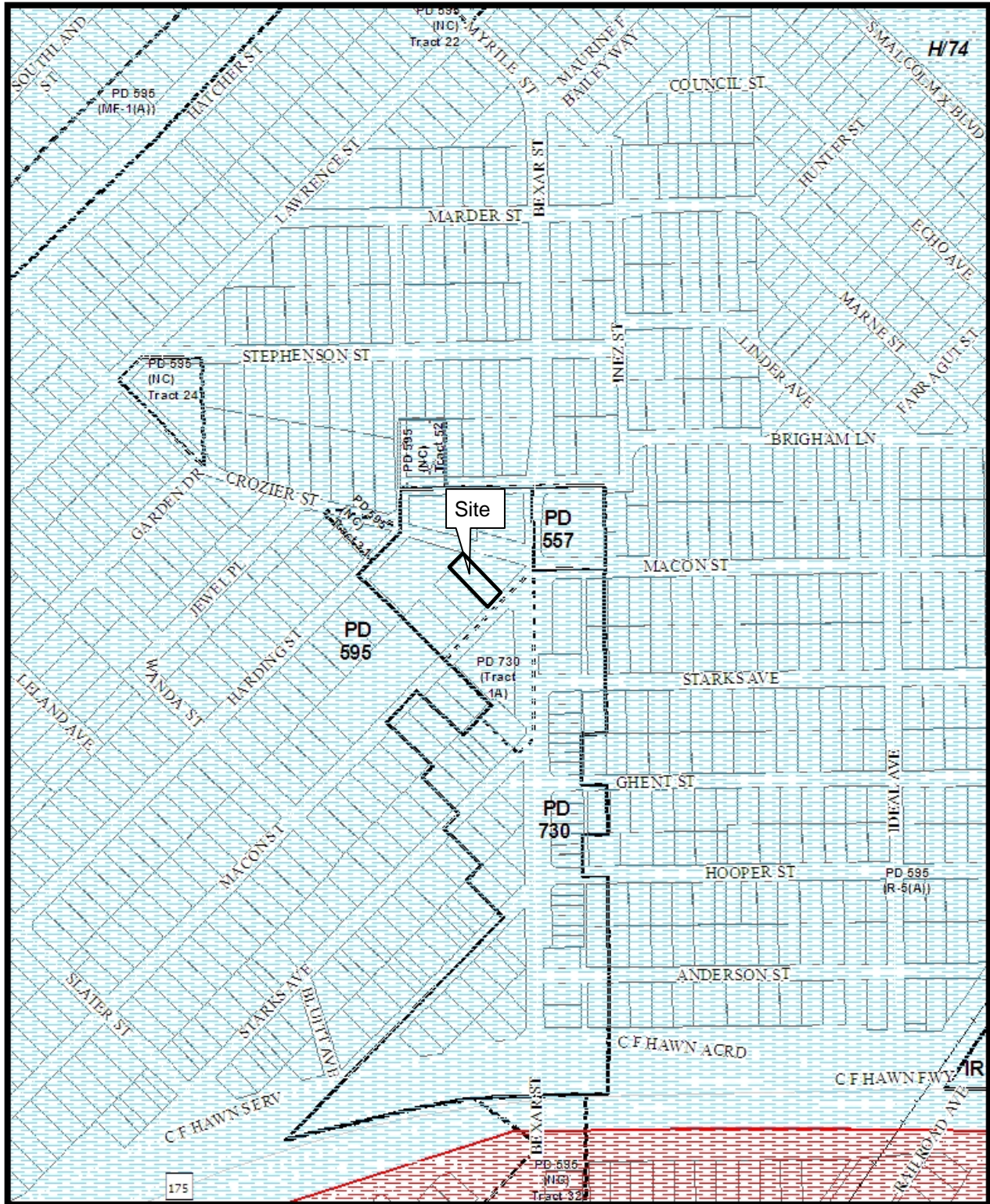
On June 22, 2005, the City Council passed Ordinance No. 26037 which established Planned Development District No. 730, located on both sides of Bexar Street, between Brigham Lane and C.F. Hawn Freeway. The size of the PD is approximately 3.64 acres.

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan and landscape plan for each phase of development prior to the issuance of a building permit.

In conjunction with the above requirement, the attached development/landscape plan has been submitted for Commission's consideration. The plan provides for the construction of a gazebo and pedestrian amenities.

STAFF RECOMMENDATION: Approval

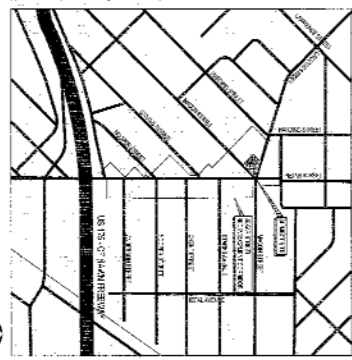
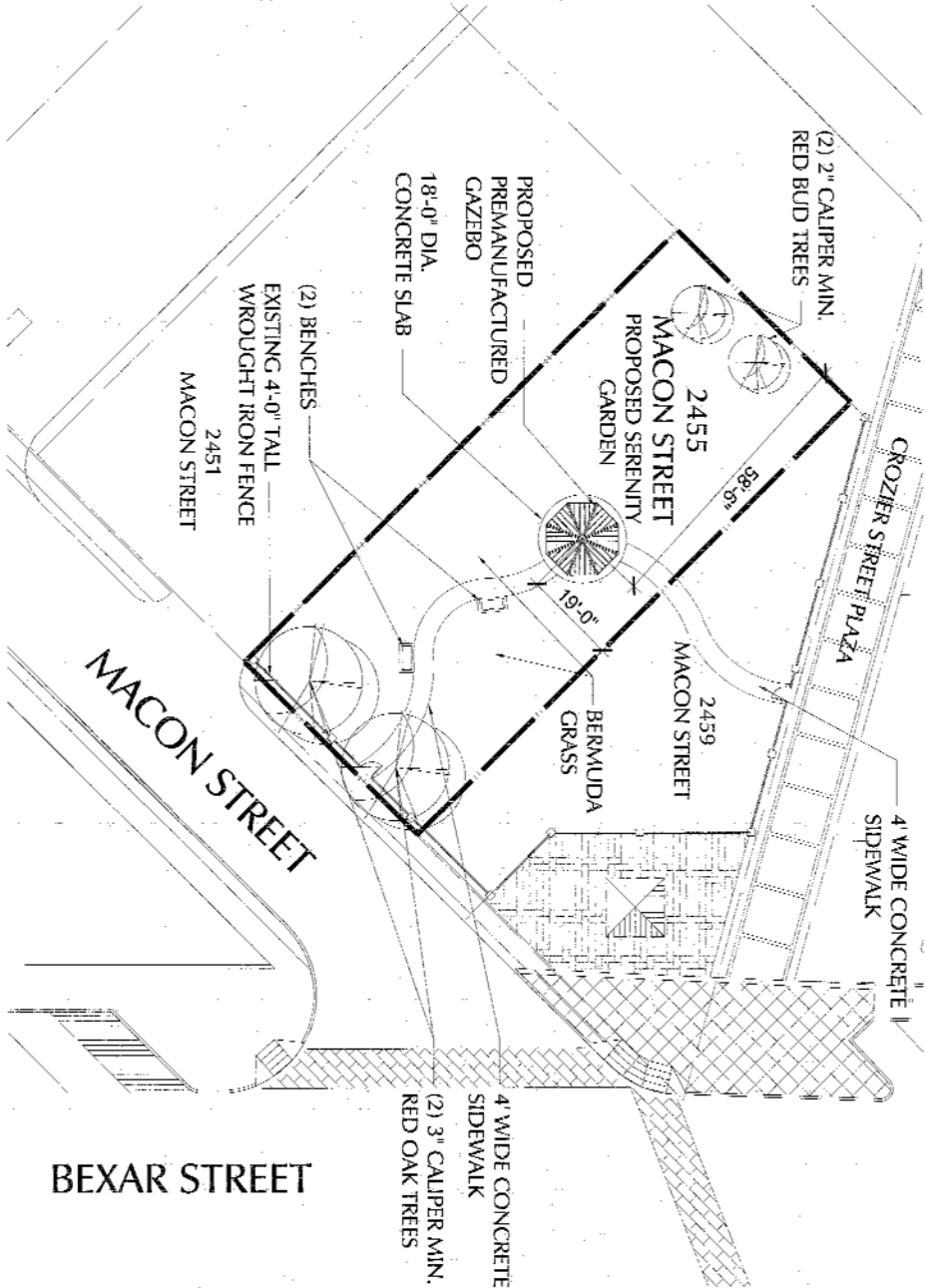
ZONING MAP



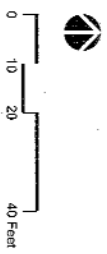
1:3,420

Case ID: D101-013

PROPOSED DEVELOPMENT PLAN



DEVELOPMENT/
LANDSCAPE PLAN
PLANNED DEVELOPMENT
DISTRICT NO. 730
D101-013
GAZEBO
2455 MACON STREET
CITY OF DALLAS, DALLAS COUNTY, TEXAS



DEVELOPMENT/LANDSCAPE PLAN
Gazebro -- 2455 Macon Street
Dallas, Texas

Job #: 201803.00
File Name: Development Planning
Date: 3/21/17
Drawn by: SEM/JDW

GFF Planning
3030 FRENCH CIRCLE
SUITE 200
DALLAS, TEXAS 75204
214.343.2074
www.gff.com

FILE NUMBER: W101-004

DATE FILED: April 7, 2011

LOCATION: Area generally bound by Flora Street, Leonard Street, Ross Avenue, and Crocket Street

COUNCIL DISTRICT: 14

MAPSCO: 45 F, G, L, K

SIZE OF REQUEST: Approx. 27,002 sq ft

CENSUS TRACT: 21.00, 17.01

MISCELLANEOUS DOCKET ITEM:

Owner: Hall Financial Group

Waiver of Two-Year Waiting Period

On December 7, 2010, the City Council approved an amendment to the Arts District Special Provision Sign District including, but not limited to, provisions to allow video board signs, LED signs, and construction barricade signs. According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to December 7, 2012, without a waiver of the two-year waiting period.

The applicant is requesting a waiver of the two-year waiting period in order to submit an application for a new subdistrict within the Arts District SPSD. The applicant indicates the change in circumstances are “(1) that certain items in the Arts District SPSD are limiting to the types of signage proposed for a new, mixed-used development and therefore need to be amended; and (2) the Applicant wishes also to amend the Arts District SPSD limited to its property to accommodate additional signage types.

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

W101-004

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. SPSD 089-002

Location Property Bounded by Flora Street, Leonard Street, Ross Avenue, and Crocket Street

Date of last CPC or CC Action December 7, 2010

Applicant's Name, Address & Phone Number Hall Financial Group,

6801 Gaylord Parkway #100, Frisco, TX 75034; (972) 377-1125

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

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 changed circumstances in this instance are (1) that certain items in the Arts District SPSP
are limiting to the types to signage proposed for a new, mixed-use development and therefore
need to be amended; and (2) the Applicant wishes also to amend the Arts District SPSP limited
to its property to accommodate additional signage types.

See Attached Authorization Letter
Applicant's Signature

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

RECEIVED BY

APR 06 2011

Element Planning

Date Received
Fee: \$300.00

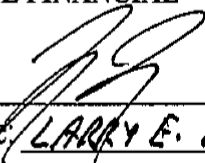
Mr. David Cossum
Assistant Director
Department of Development Services
Pre-Development Division
City of Dallas
1500 Marilla Street, 5DN
Dallas, Texas 75201-4127

RE: *City of Dallas Submittal Filing Requirements to Modify the Arts District Sign District for the Hall Arts Center; Property Bounded by Flora Street, Leonard Street, Ross Avenue, and Crocket Street.*

Dear Mr. Cossum:

This letter will authorize Jackson Walker L.L.P. to pursue a request on the above-described property. This request is in connection with the above-referenced property and on behalf of the Property ~~Owner~~ Applicant as listed below.

HALL FINANCIAL

By: 
Name: LARRY E. LEVY
Title: EXECUTIVE VICE PRESIDENT


Mr. David Cossum
Assistant Director
Department of Development Services
Pre-Development Division
City of Dallas
1500 Marilla Street, 5DN
Dallas, Texas 75201-4127

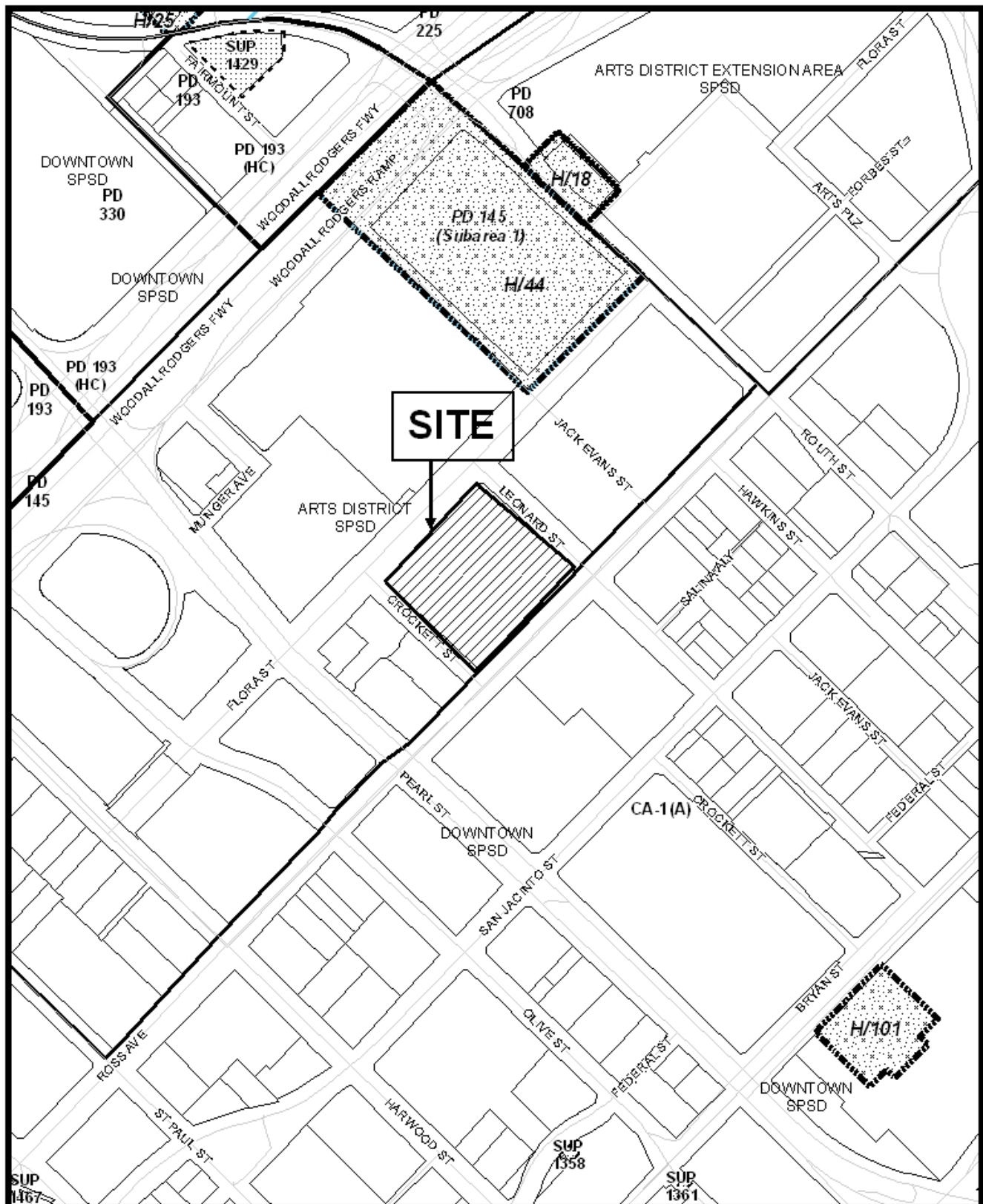
RE: *City of Dallas Submittal Filing Requirements to Modify the Arts District Sign District for the Hall Arts Center; Property Bounded by Flora Street, Leonard Street, Ross Avenue, and Crocket Street.*

Dear Mr. Cossum:

This letter will authorize Jackson Walker L.L.P. to pursue a request on the above-described property. This request is in connection with the above-referenced property and on behalf of the Property Owner/~~Applicant~~ as listed below.

HALL LONE STAR ASSOCIATES

By: 
Name: LARRY E. LEVEY
Title: EXECUTIVE VICE PRESIDENT



1:3,600

W101-004
April 21, 2011

FILE NUMBER: Z101-145(MG) **DATE FILED:** December 17, 2010
LOCATION: East line of Coit Road, south of Frankford Road
COUNCIL DISTRICT: 12 **MAPSCO:** 6 F, G K, L
SIZE OF REQUEST: Approx. 73.0 acres **CENSUS TRACT:** 318.04

MISCELLANEOUS DOCKET

Approval per revised PDD conditions, concept plan and urban design guidelines

On April 7, 2011, the City Plan Commission recommended approval of the applicant's request for a Planned Development District for mixed uses per revised conditions, at the above referenced location.

The application was approved with revised conditions, concept plan and urban design guidelines that reduces maximum building heights, specifies density benchmarks per area and establishes development phase requirements. The City Planning Commission asked that the conditions return on the miscellaneous docket on April 21, 2011.

The Dallas Development Code states in Section 51A-4.701(b)8 that the "commission shall review a request for a change in a zoning district classification or boundary that has not been scheduled within six months of the commission's action to determine whether a time extension should be granted for a specified period or whether the application should be terminated and declared null and void." Staff is bringing the zoning request to the City Plan Commission for action, as defined by the Development Code.

Staff recommendation: Approval.

PROPOSED PDD CONDITIONS

ARTICLE ____.
PD ____.

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

PD ____ was established by Ordinance No. _____, passed by the Dallas City Council on _____, 2011. This planned development district shall be named the "Urban Living Laboratory Planned Development District" (Ord. _____).

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

PD ____ is established on property located on the east side of Coit Road approximately 1,800 feet south of Frankford Road. The size of PD ____ is approximately 73.0 acres. (Ord. _____).

SEC. 51P-____.103. PURPOSE.

This planned development district is intended to provide for the development of a research facility for sustainable development which accommodates the testing and experimentation of new technologies in minimizing the impact of current development on the needs of future generations. It is acknowledged in this planned development district that new technology will precipitate modifications to the standards herein that may be implemented as part of the research and experimentation for sustainability.

SEC. 51P-____.104. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a nonresidential zoning district. Any regulations triggered by residential adjacency do not apply to this district.
- (d) ALTERNATIVE ENERGY PRODUCTION means a facility or equipment the primary function of which is to utilize any one or more of a variety of means, including, but not limited to, microturbine electrical generation, biomass, fuel cell technologies, and other renewable energy sources, to produce energy, excluding however nuclear energy production. This use may be a separate main use, or may be accessory to a main use,

or may simply form part of the mechanical equipment or infrastructure for any use permitted in this district.

(e) CONSTRUCTION STANDARDS mean those standards in the Dallas Development Code controlling the construction of facilities within the boundaries of the Property including, but not limited to parking lots, driveways, private streets, sidewalks, landscaping, utilities, storm drainage, paving, and street appurtenances.

(f) MASSAGE means any process consisting of kneading, rubbing, or otherwise manipulating the skin of the body of a human being, either with the hand or by means of electrical instruments or apparatus, or other special apparatus, but does not include massage by duly licensed physicians and chiropractors, and registered physical therapists who treat only patients recommended by a licensed physician and who operate only under such physician's direction, nor massage of the face practiced by beauty parlors or barbershops duly licensed under the penal code of the state. Further, this term does not include massage performed by any other individual duly licensed by the State to perform massage.

(g) MASSAGE ESTABLISHMENT means any building, room, place, or establishment, other than a regularly licensed hospital, where manipulated massage or manipulated exercises are practiced upon the human body by anyone not a duly licensed physician or chiropractor whether with or without the use of mechanical, therapeutic, or bathing devices, and includes Turkish bathhouses. This term does not include, however, duly licensed beauty parlors or barbershops or a place wherein registered physical therapists treat only patients recommended by a licensed physician and operated only under such physician's direction. Further, this term does not include any place of business where only professionals duly licensed by the State perform massage.

(h) RAIL ADJACENCY means any portion of the Property within 1,300 linear feet of a rail transit station.

(i) TATTOO STUDIO means an establishment in which tattooing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

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

(a) Except as otherwise provided in this Article, development of the Property must comply with the conceptual plan (Exhibit ____A). (Ord. _____)

(b) In the event of a conflict between the text of this article and the conceptual plan, the text of this article controls.

(c) It is not necessary to indicate each phase of development if separate phases are proposed.

(d) The access points from the east-west collector road shown on the southern boundary of the site are limited to six (6) entry points. Those shown on the conceptual plan are for illustrative purposes only. Change in location of an access point on the east-west collector shall not require an amendment to the conceptual plan.

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

(a) Prior to the issuance of a building permit for any structure on the Property, a development plan must be approved by the city plan commission in accordance with Section 51A-4.702.

(b) It is not necessary to indicate each phase of development if separate phases are proposed.

SEC. 51P-____.107. CIRCULATION PLAN.

(a) Prior to the issuance of a building permit for any structure on the Property, a circulation plan for the entire Property must be approved by the city plan commission in accordance with Section 51A-4.702.

(b) The circulation plan must (i) show the approximate alignment of public and private streets; (ii) identify the street types according to the Street Typologies set forth in Section 51P-____.____; and (iii) show the approximate alignment of hike and bike trails within and adjacent to the Property.

(c) The circulation plan shall be submitted with the first development plan submitted for development within the Property.

(d) Development plans submitted for phases after the submittal of the first development plan may provide for modifications to the circulation plan without the need to comply with the procedures in Section 51A-4.701, et seq. provided the modified routes align with previously completed phases. In the event a modification is requested, a revised circulation plan shall be submitted with the respective development plan.

SEC. 51P-____.108. MAIN USES PERMITTED.

(a) The only main uses permitted on the Property are the following:

Agricultural uses.

- (1) Crop production.
- (2) Community Garden.

Commercial and business service uses.

- (1) Building repair and maintenance shop.
- (2) Catering service.
- (3) Commercial cleaning or laundry plant.
- (4) Custom business services.
- (5) Custom woodworking, furniture construction, or repair.
- (6) Electronics service center.
- (7) Job or lithographic printing.
- (8) Medical or scientific laboratory.
- (9) Technical school.
- (10) Tool or equipment rental.

Industrial Uses.

- (1) Industrial (inside) excluding potentially incompatible industrial uses.
- (2) Industrial (inside) for light manufacturing.
- (3) Organic compost recycling facility (subject to Chapter 5A of the City Code).
- (4) Temporary concrete or asphalt batching plant (By special authorization of the building official)

Institutional and community service uses.

- (1) Adult day care facility.
- (2) Child-care facility.
- (3) Church.
- (4) College, university, or seminary.
- (5) Community service center.
- (6) Hospital.
- (7) Library, art gallery, or museum.
- (8) Open-enrollment charter school or private school
- (9) Public other than open-enrollment charter school.

Lodging uses.

- (1) Hotel or motel (with interior access only).
- (2) Extended stay hotel or motel (with interior access only).

Miscellaneous uses.

- (1) Placement of fill material.
- (2) Temporary construction or sales office.

Office uses.

- (1) Financial institution without drive-in window.
- (2) Financial institution with drive-in window.
- (3) Medical clinic or ambulatory surgical center.
- (4) Office.

Recreation uses.

- (1) Private recreation center, club or area.

Residential uses.

- (1) College dormitory, fraternity or sorority house, up to a total of 214 student housing units
- (2) Handicapped group dwelling unit.
- (3) Multifamily.
- (4) Retirement housing.
- (5) Single family.

Retail and personal service uses.

- (1) Ambulance service.
- (2) Animal shelter or clinic.
- (3) Auto service center.
- (4) Alcoholic beverage establishments.
- (5) Business school.
- (6) Car wash (limited to car washes with interior tunnel wash).
- (7) Commercial amusement (inside).
- (8) Commercial parking lot or garage.
- (9) Dry cleaning or laundry store.
- (10) Furniture store.
- (11) General merchandise or food store 3,500 square feet or less.
- (12) General merchandise or food store greater than 3,500 square feet.
- (13) Home improvement center, lumber, brick or building materials sales yard.
- (14) Household equipment and appliance repair.
- (15) Motor vehicle fueling station [includes electric vehicle recharging stations and compressed natural gas charging stations].
- (16) Nursery, garden shop, or plant sales.
- (17) Personal service use (excluding tattoo studios and massage establishments).
- (18) Restaurant without drive-in or drive-through service.
- (19) Restaurant with drive-in or drive-through service.
- (20) Surface parking.
- (21) Taxidermist.
- (22) Temporary retail use.
- (23) Theater.

Transportation uses.

- (1) Heliport.
- (2) Helistop.
- (3) Private street or alley.
- (4) Railroad passenger station.
- (5) Transit passenger shelter.
- (6) Transit passenger station or transfer center.

Utility and public service uses.

- (1) Commercial radio or television transmitting station.
- (2) Alternative energy production.

- (3) Electrical substation.
- (4) Local utilities.
- (5) Police or fire station.
- (6) Post office.
- (7) Radio, television, or microwave tower.
- (8) Sewage treatment plant.
- (9) Tower/antenna for cellular communication (limited to 2 towers within the Property and no greater than 80 feet in height each)
- (10) Utility or government installation other than listed.
- (11) Water treatment plant.

Wholesale, distribution, and storage uses.

- (1) Office showroom/warehouse.
- (2) Recycling drop-off container.
- (3) Recycling drop-off for special occasion collection.

(b) No development impact review (DIR) is required for any use within this planned development district.

SEC. 51P-____.109. 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 51A 4.217. For more information regarding accessory uses, consult Section 51A 4.217. (Ord. _____) The following accessory uses are permitted by SUP only:

- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.

SEC. 51P-____.110. 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. In the event of a conflict between this section and Division 51A 4.400, this section controls.)

- (a) Front yard. Minimum front yard is 15 feet from Coit Road and from the east-west collector street; otherwise no minimum front yard.
- (b) Side and rear yard. No minimum side and rear yard.
- (c) Density. Maximum density is:

(1) Without rail adjacency:

<u>Use</u>	<u>Building square feet/units</u>
Office, Office Showroom, Commercial & Business Services, Industrial	545,000 square feet
Retail, Personal Services, Institutional, Community Service	135,000 square feet
Lodging	250 rooms
Residential	1,500 dwelling units

(2) With rail adjacency:

<u>Use</u>	<u>Building square feet/units</u>
Office, Office Showroom, Commercial & Business Services, Industrial	745,000 square feet (the additional 200,000sq. feet is limited to Area "B" as identified on the Conceptual Plan.)
Retail, Personal Services, Institutional, Community Service	135,000 square feet
Lodging	250 rooms
Residential	2,000 dwelling units (the additional 500 units are limited to Area "B" as identified on the Conceptual Plan.)

(d) Floor area ratio.

Maximum floor area ratio (FAR) is:

(1) 0.69:1 without rail adjacency; and

(2) 0.89:1 with rail adjacency(the additional FAR is limited to Area “B” as identified on the Conceptual Plan).

(e) Height. Maximum structure height:

(1) Without rail adjacency:

<u>Use</u>	<u>Maximum building height</u>
Office, Office Showroom, Commercial & Business Services, Industrial	Area A: 6 stories/ 84 feet Area B: 10 stories/ 135 feet
Retail, Personal Services, Institutional, Community Service	2 stories/30 feet
Lodging	Area A: 6 stories/ 84 feet Area B: 9 stories/ 115 feet
Residential	3 stories/55 feet

(2) With rail adjacency:

<u>Use</u>	<u>Maximum building height</u>
Office, Office Showroom, Commercial & Business Services, Industrial	Area A: 6 stories/ 84 feet Area B: 12 stories/ 160feet
Retail, Personal Services, Institutional, Community Service	2 stories/30 feet
Lodging	Area A: 6 stories/ 84 feet Area B: 9 stories/ 115 feet
Residential	3 stories/55 feet

(f) Phasing. Commencement of construction of more than 300 multifamily units is prohibited until the commencement of construction of at least 16,000 square feet of nonresidential within the Property.

(g) Lot coverage. Maximum lot coverage is:

(1) 29 percent without rail adjacency; and

(2) 36 percent with rail adjacency (the additional coverage is limited to Area "B" as identified on the Conceptual Plan.)

(3) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(h) Lot size. No minimum lot size

(i) Open Space. At least fifteen (15%) percent of the Property must remain as open space.

SEC. 51P-____.111. OFF STREET PARKING AND LOADING.

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

(b) Multifamily. A minimum of one space per unit is required for units with one bedroom or fewer, and a minimum of 1.5 spaces per unit is required for units with two bedrooms or more.

(c) On-street parking. On-street parking spaces adjacent to a building site may be credited toward the off-street parking requirement of uses on the building site, even if the parking, backing, or maneuvering must be performed in the public right-of-way. On-street parking must be striped in accordance with standard city specifications.

(1) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement for a mixed-use project.

(2) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space ($8 \div 24 = \text{one-third}$). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space."

(d) Parking reductions for proximity to transit rail stations.

1. Parking for all uses, except residential uses, within Area B, as shown on the Conceptual Plan, may be reduced by 20 percent if any part of Area B is within ¼ mile of a rail transit station..
2. Parking for all uses, except residential uses, which are located more than 1/4 mile but 1/2 mile or less from the rail station may be reduced by 15 percent.
3. In order to qualify for the parking reductions in subsections (1) and (2) above, a minimum six-foot-wide pedestrian connection to a rail transit station must be provided, and pedestrian connections within the Property must be illuminated such that a minimum maintained average illumination level of 1.5 footcandles is provided. (Ord. _____)

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

See Article VI. (Ord. _____)

SEC. 51P-____.113. LANDSCAPING, OPEN SPACE AND TREE PRESERVATION.

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

(b) Landscaping, open space and tree preservation standards may be modified to accommodate research and testing by Texas AgriLife Research and Extension of alternative sustainable technologies and landscape materials. A landscape plan showing such modifications shall be presented to the Chief Arborist for approval.

(c) Plants not listed on the approved plant list in Article X may be used if such plants are being evaluated by Texas AgriLife Research and Extension for suitability in urban settings, included, but not limited to, bio-engineered turf grasses as developed and promoted by Texas A&M AgriLIFE Research Extension for research and evaluation purposes, Such alternative plants shall be identified and presented to the Chief Arborist for approval.

SEC. 51P-____.114. SIGNS.

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

(b) For purposes of determining signage on the Property, the entire Property shall be considered one lot.

SEC. 51P-____.115. ADDITIONAL PROVISIONS.

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

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

(c) Streets in this district shall be constructed in accordance with the Street Cross Sections attached hereto as Exhibit ____B.

(d) Minor plats of one or more portions of this district may be approved by the Director of Sustainable Development and Construction pursuant to Sec. 212.0065 of the Texas Local Government Code.

SEC. 51P-____.116. COMPLIANCE WITH CONDITIONS.

Section 51P-____.116 "Compliance With Conditions" on page 13: We need to add subsection (a) to read: "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." Alternative standards and materials may be utilized, subject to approval by the director.

SEC. 51P-____.117. FLEXIBLE STANDARDS.

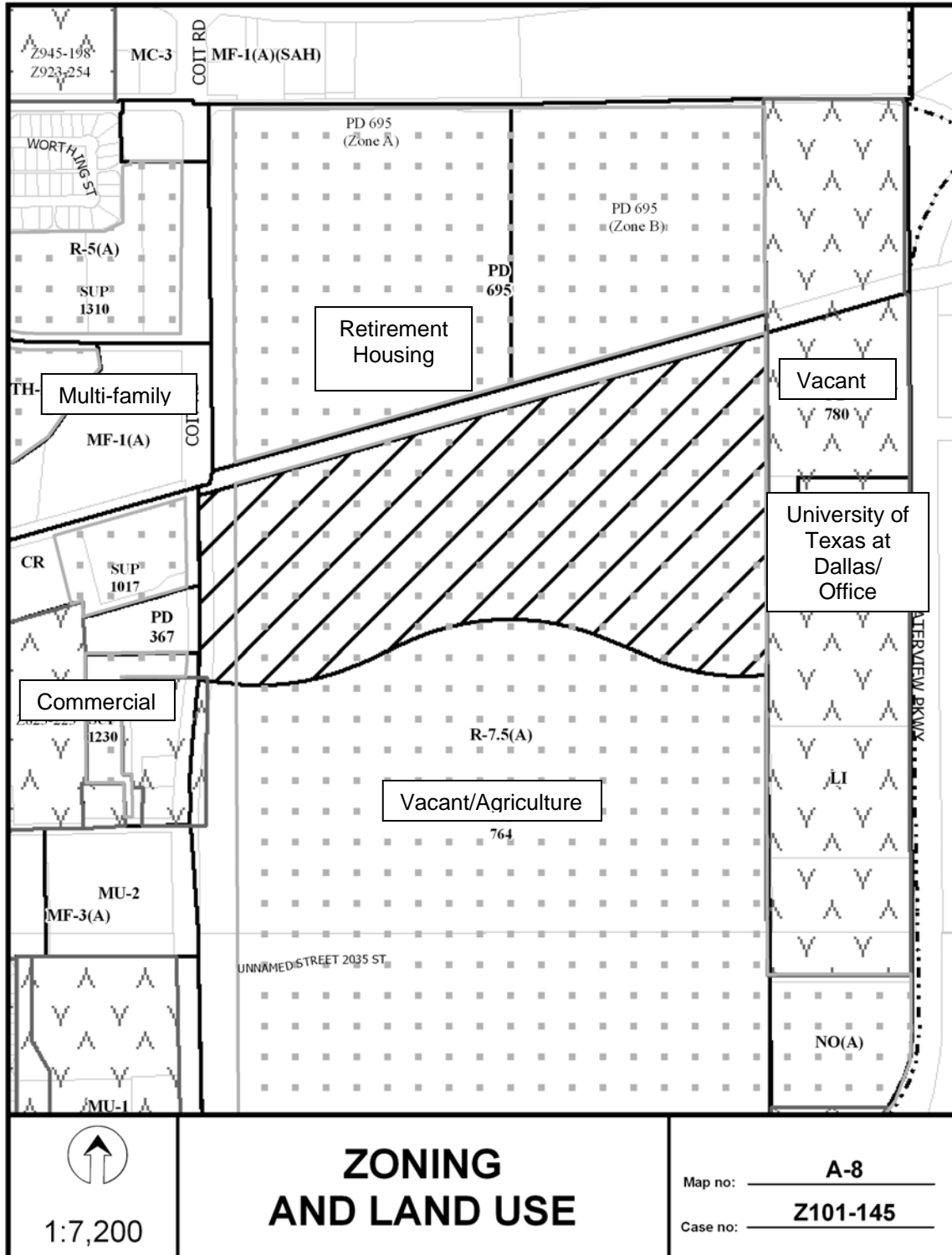
"The board may grant a special exception to the design guidelines and construction standards in order to accommodate research and experimentation of sustainable technology, provided the modification does not:

(1) result in the approval of a land use not otherwise authorized; or

(2) conflict with the development standards set forth in this planned development district."

SEC. 51P-____.118. ZONING MAP.

PD ____ is located on Zoning Map No. A-8. (Ord. _____)



FILE NUMBER: Z090-123(RB)

DATE FILED: November 18, 2009

LOCATION: Area generally bounded by Ruder Street, Progressive Drive and Chippewa Drive

COUNCIL DISTRICT: 6

MAPSCO: 42 S

SIZE OF REQUEST: Approx. 9.378 Acres

CENSUS TRACT: 106.02

MISCELLANEOUS DOCKET ITEM

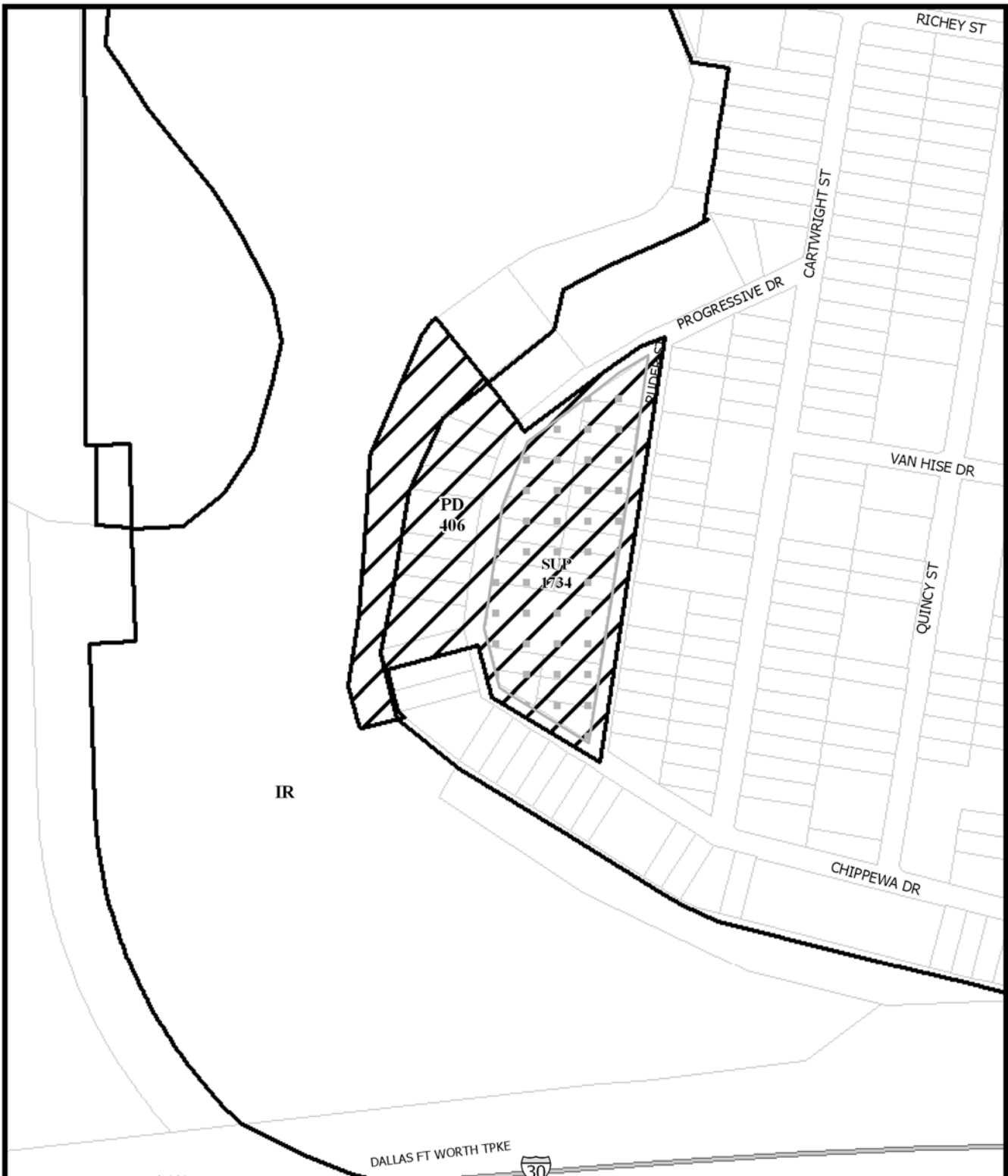
Extension of the six month time period for scheduling a zoning request for City Council.

On November 4, 2010, the City Plan Commission recommended approval of a Planned Development District, subject to conditions; approval of a Specific Use Permit for a Metal salvage facility for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions; and, approval of the termination of Specific Use Permit No. 1709 and Specific Use Permit No. 1734 on property as referenced in this material.

The Dallas Development Code states that a request for a zoning change may not be held for longer than six months from the date of the Commission's action without being scheduled for a City Council hearing. Furthermore, the Commission shall review a zoning request that has not been scheduled within six months of the Commission's action to determine whether a time extension should be granted for a specified period or whether the application should be terminated and declared null and void.

The delay in forwarding this request to the City Council has been attributed to the efforts involved with the abandonment process for a portion of the site as well as obtaining appropriate legal descriptions that will facilitate the zoning change request. As a result, staff is requesting the City Plan Commission consider extending the time period for scheduling this request before the City Council for six months. The request is anticipated to be scheduled for a public hearing before the City Council in late May or June, 2011.

Staff Recommendation: Approval



1:3,600

ZONING MAP

Map no: K-4

Case no: Z090-123

DATE: October 08, 2010

FILE NUMBER: Z101-187(RB)

DATE FILED: February 8, 2011

LOCATION: Elm Street and July Alley, Northeast Corner

COUNCIL DISTRICT: 2

MAPSCO: 45 M

SIZE OF REQUEST: Approx. 12,500 Sq. Ft.

CENSUS TRACT: 33

APPLICANTS: Clinton and Whitney Barlow, Representatives

OWNER: Belmor Corporation-Morton Rachofsky-President and Carl A. Skibell, Secretary

REQUEST: An application for the renewal of Specific Use Permit No. 1757 for a Bar, lounge, or tavern and an Inside commercial amusement use for a Live music venue on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

SUMMARY: The applicant is requesting the renewal of SUP No. 1757 in order to continue operation of the existing entertainment venue.

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

BACKGROUND:

- The request site consists of a two-story structure and surface parking area abutting the western façade.
- The existing bar and live music venue occupies 6,220 square feet.
- On June 14, 2006, the City Council approved an amendment to PDD No. 269 which requires an SUP for both of the existing uses.
- On June 10, 2009, the City Council approved SUP No. 1757 for a two-year period.

Zoning History:

<u>File No.</u>	<u>Request, Disposition, and Date</u>
1. Z067-233	On August 8, 2007, the City Council approved a Specific Use Permit for an alcoholic beverage establishment for a bar, lounge or tavern for a one-year time period.
2. Z067-289	On October 24, 2007, the City Council approved a Specific Use Permit for an alcoholic beverage establishment for a bar, lounge or tavern for an 18-month time period.
3. Z067-290	On October 24, 2007, the City Council approved a Specific Use Permit for a Tattoo Studio and Body Piercing Studio for a three year period with eligibility for automatic renewals for three year periods.
4. Z067-343	On December 12, 2007, the City Council approved a Specific Use Permit for an alcoholic beverage establishment for a bar, lounge or tavern for a three-year time period.
5. Z067-347	On December 12, 2007, the City Council approved a Specific Use Permit for an alcoholic beverage establishment for a bar, lounge or tavern and an Inside commercial amusement limited to a live music venue for a five-year time period.
6. Z078-122	On Wednesday, March 26, 2008 approved a Specific Use Permit for a Tattoo Studio and Body Piercing Studio.

- 7. Z078-136 On March 26, 2008, the City Council approved a Specific Use Permit for a bar, lounge, or tavern for a three-year period.
- 8. Z089-272 On December 9, 2009, the City Council approved a Specific Use Permit for a bar, lounge, or tavern for a two-year period.
- 9. Z089-273 On December 9, 2009, the City Council approved a Specific Use Permit for a bar, lounge, or tavern and Inside commercial amusement for a Class A Dance hall for a two-year period.

<u>Street</u>	<u>Designation; Existing & Proposed ROW</u>
Elm Street	Local; 70' ROW
July Alley	Local; 25' ROW

STAFF ANALYSIS:

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

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The request site consists of a two-story structure and surface parking area abutting the western facade. The applicant is requesting renewal of SUP No. 1757 in order to continue operation of the existing entertainment venue.

The site is surrounded by a mix of retail/restaurant uses that are served by various surface parking lots and metered spaces along Elm Street. In addition to these uses, medium-density residential uses are found west/northwest of the site.

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

The use is surrounded by other retail uses and various surface parking lots. There are medium density residential uses to the west/northwest as well as close proximity to the DART Green Line. As noted below, staff has determined there has been no reported police activity at this location for the past two years. As a result of this analysis, staff has determined the request complies with the general provisions for consideration of an SUP, and furthermore is recommending on additional year (three years) due to the responsible actions of the applicant to provide for a safe entertainment destination.

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

Off-Street Parking: The site plan governing SUP No. 1757 remains unchanged and continues to provide 28 on-site spaces and three metered spaces along their frontage.

It has always been anticipated that Deep Ellum serves as an entertainment and retail destination that often finds patrons traversing the area on foot. As a result, the area's surface parking lots and on-street meters provide for parking options.

Police Report: Staff has determined there have been no reported offenses for the most recent two-year period, consistent with the period in which SUP No. 1757 was renewed.

**STAFF RECOMMENDED AMENDING CONDITIONS SPECIFIC USE PERMIT NO.
1692 FOR A BAR, LOUNGE, OR TAVERN AND AN INSIDE COMMERCIAL
AMUSEMENT USE LIMITED TO A LIVE MUSIC VENUE**

3. TIME PERIOD: This specific use permit automatically terminates on (three years from passage of the ordinance) ~~June 10, 2014~~.

**Existing Conditions
SUP No. 1757**

27559

091476

WHEREAS, the city council finds that it is in the public interest to grant this specific use permit, subject to certain conditions; Now, Therefore,

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

SECTION 1. That the zoning ordinances of the City of Dallas are amended to allow the following property ("the Property"), which is presently zoned as Planned Development District No. 269 (the Deep Ellum/Near East Side Special Purpose District), to be used under Specific Use Permit No. 1757 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and an inside commercial amusement use limited to a live music venue:

BEING all of Lots 42, 43, and Lot 44 in City Block C/483, fronting approximately 123.52 feet on the north line of Elm Street, fronting approximately 88.43 feet on the east line of July Alley, and containing approximately 12,500 square feet of land.

SECTION 2. That this specific use permit is granted on the following conditions:

1. USE: The only uses authorized by this specific use permit are an alcoholic beverage establishment limited to a bar, lounge, or tavern and an inside commercial amusement use limited to a live music venue.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit automatically terminates on June 10, 2011.
4. FLOOR AREA: The maximum floor area for an alcoholic beverage establishment limited to a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue is 6,220 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 and the inside commercial amusement limited to a live music venue may only operate between 5:00 p.m. to 2:00 a.m. (the next day), Monday through Thursday, and 12:00 noon to 2:00 a.m. (the next day), Friday through Sunday.

27559

091476

6. OFF-STREET PARKING: Parking must be provided in accordance with the requirements of Planned Development District No. 269. Delta credits, as defined in Section 51A-4.704(b)(4), may not be used to meet the off-street parking requirement.
7. MAINTENANCE: The entire 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.

SECTION 3. That all paved areas, permanent drives, streets, and drainage structures, if any, on the Property must be constructed in accordance with standard City of Dallas specifications, and completed to the satisfaction of the director of public works and transportation.

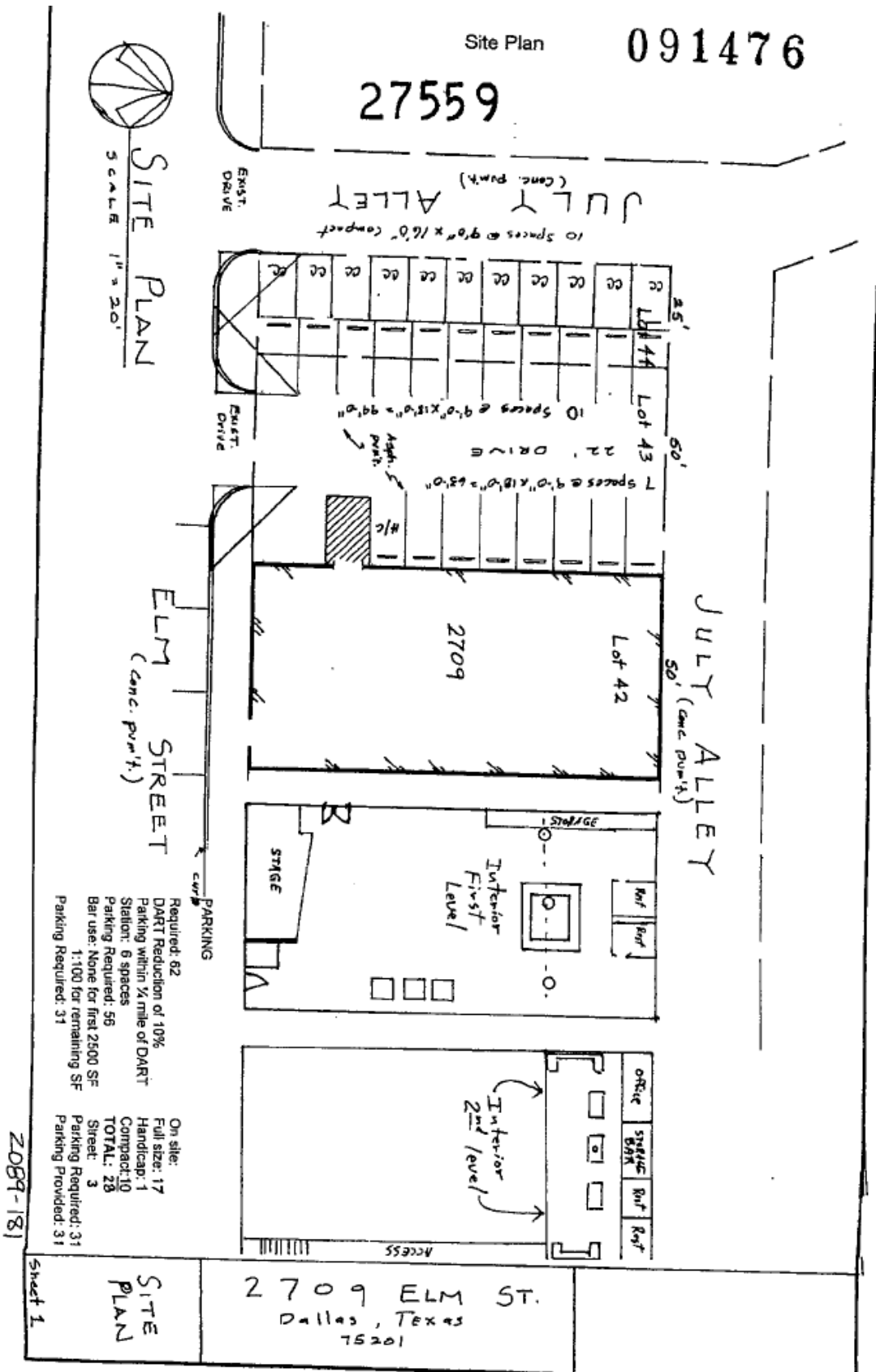
SECTION 4. That the building official shall not issue a building permit or a certificate of occupancy for a use authorized by this specific use permit on the Property until there has been full compliance with this ordinance, the Dallas Development Code, the construction codes, and all other ordinances,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

SECTION 5. That the director of development services shall correct Zoning District Map Nos. J-7 and J-8 in the offices of the city secretary, the building official, and the department of development services to reflect the changes in zoning made by this ordinance.

SECTION 6. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 7. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

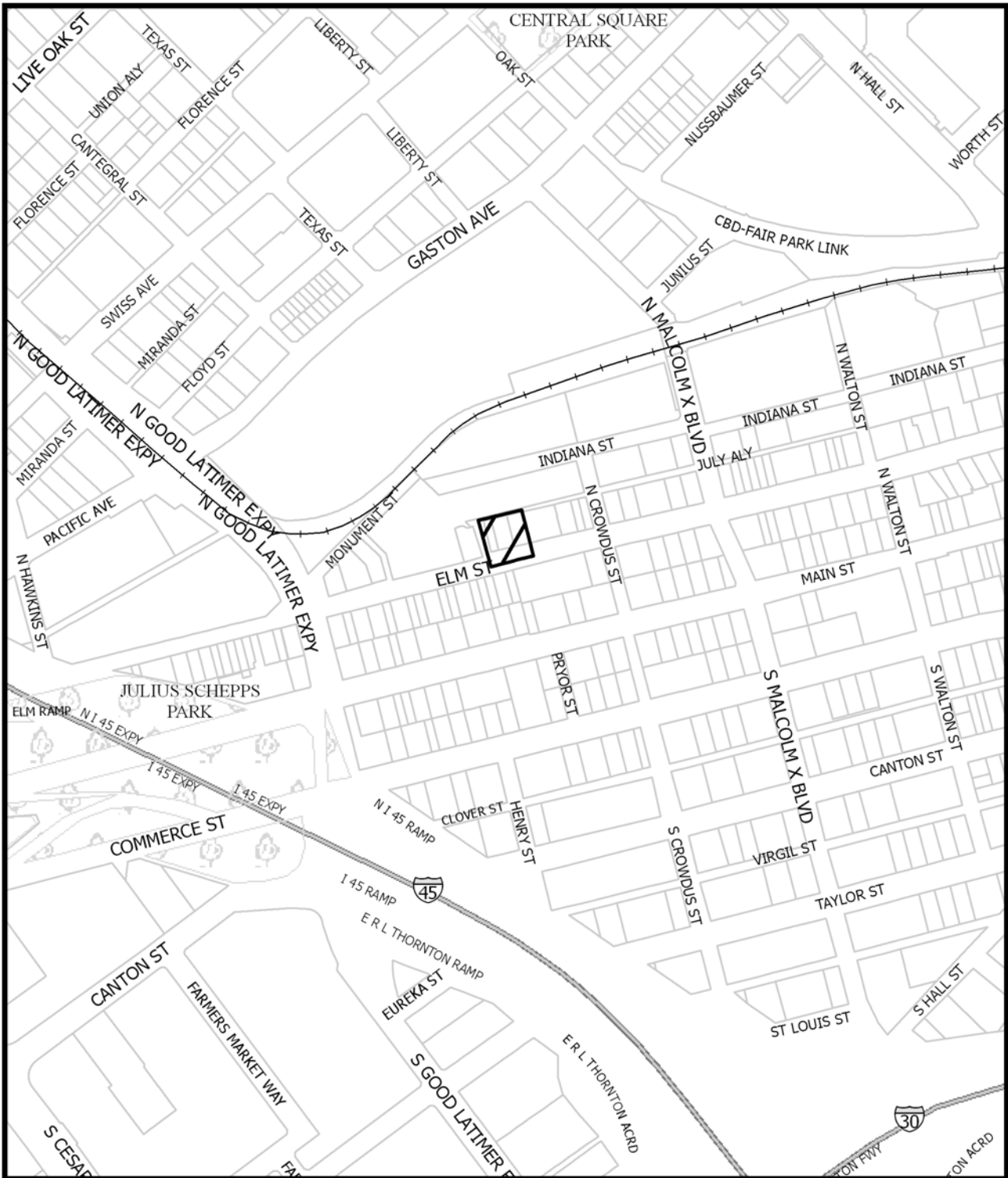
SECTION 8. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.




Specific Use Permit
No. 1757

Approved
City Plan Commission
May 7, 2009

Existing/Proposed Site Plan

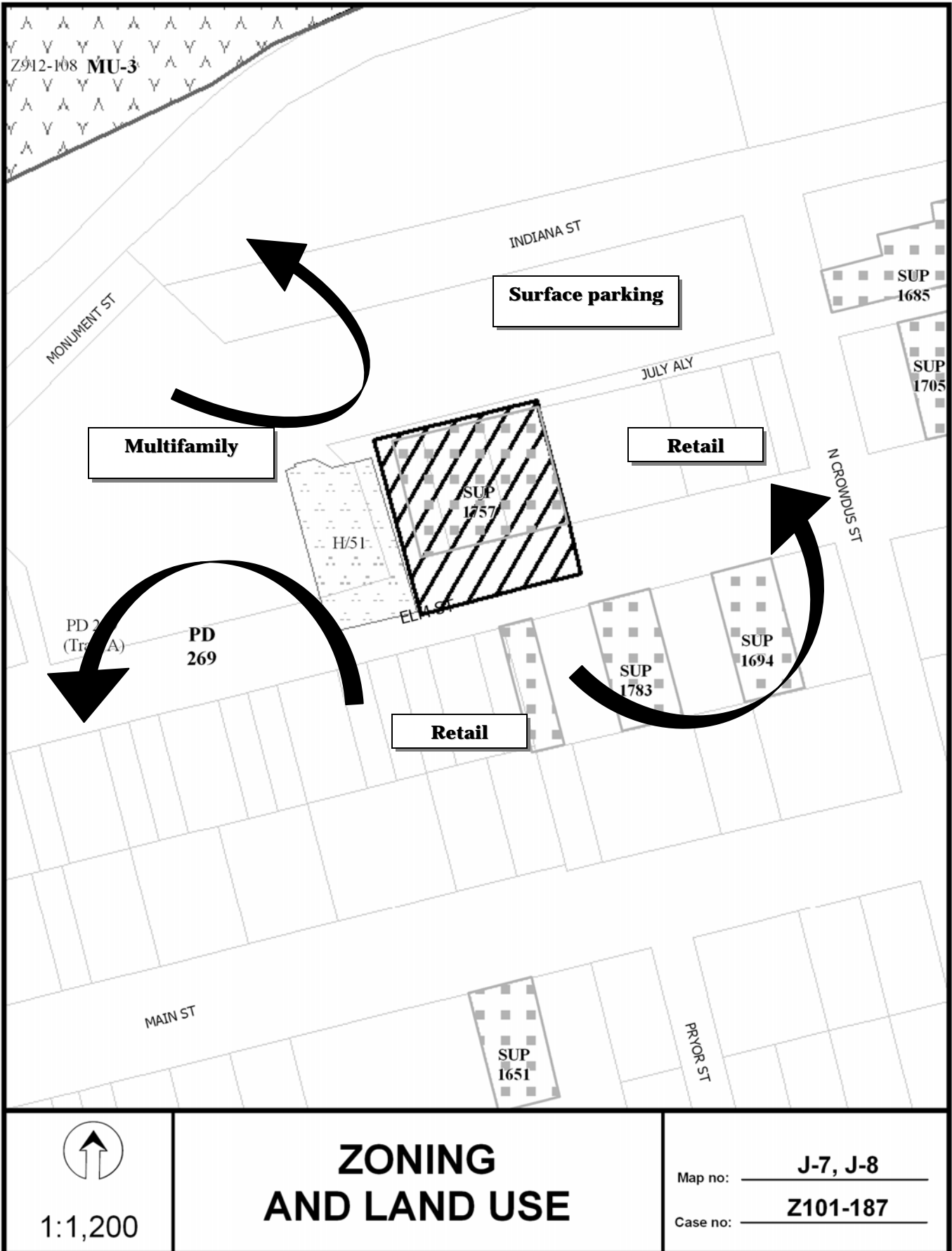



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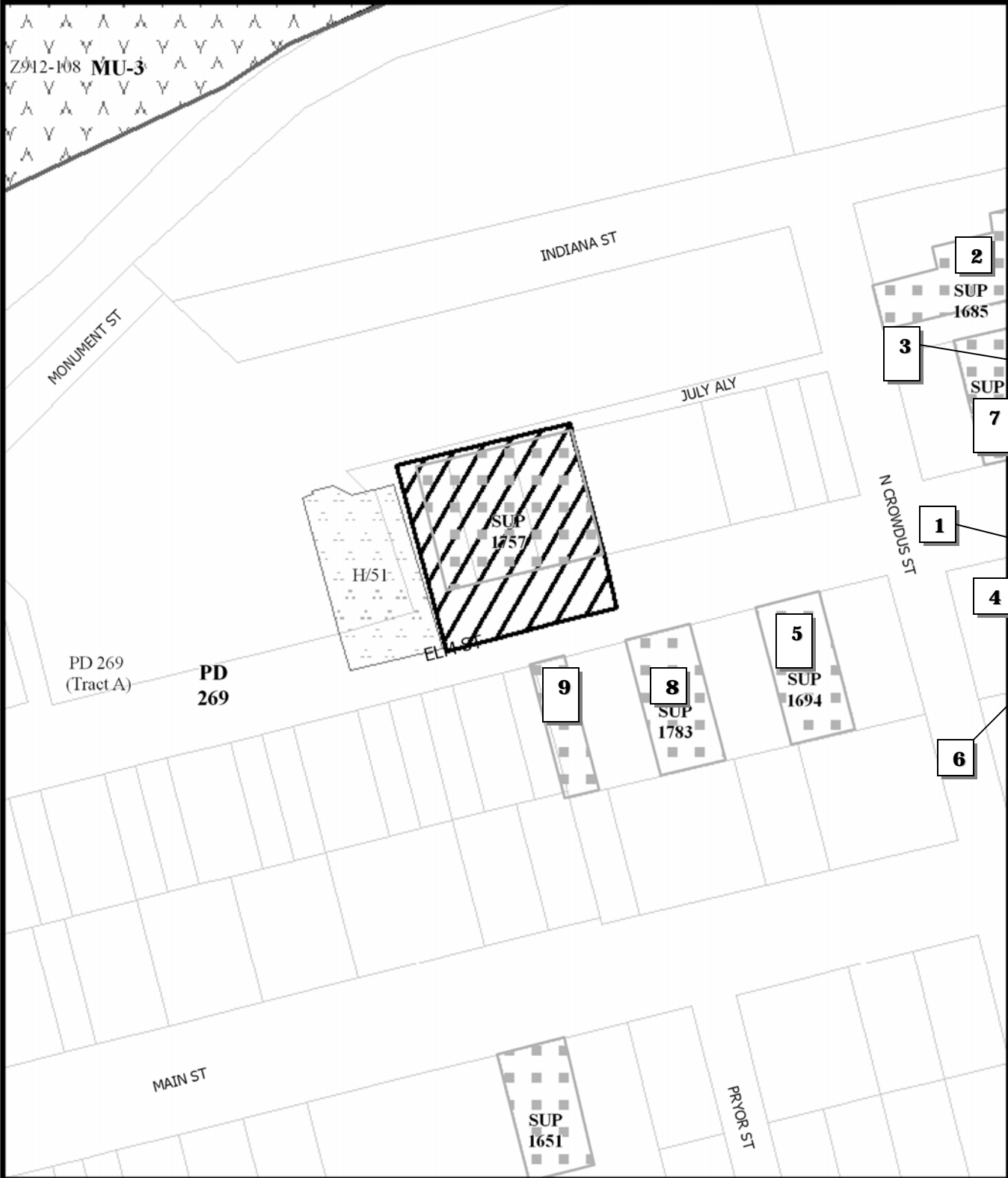
VICINITY MAP

Map no: J-7, J-8
 Case no: Z101-187

DATE: April 01, 2011



DATE: April 01, 2011




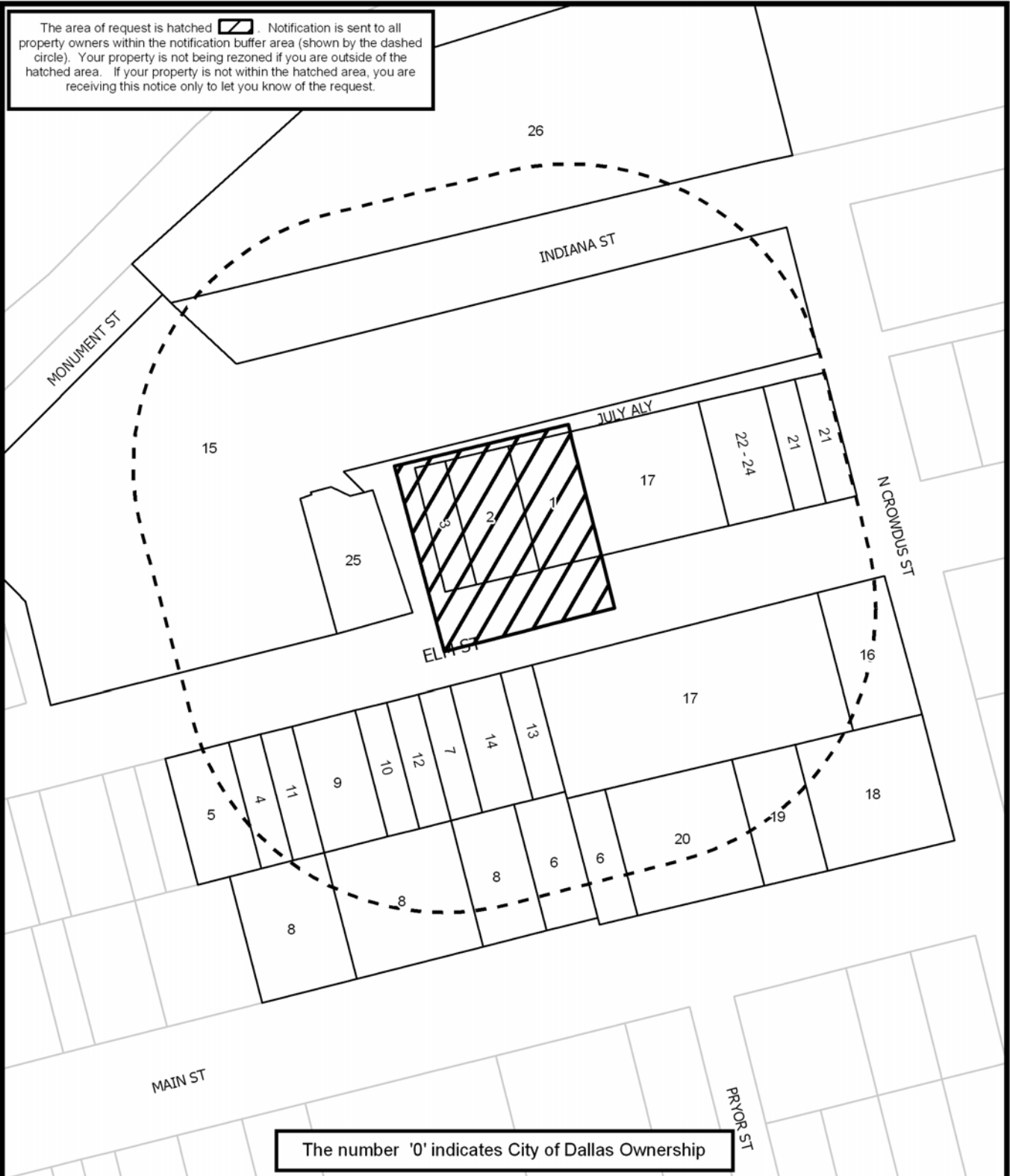

 1:1,200

ZONING HISTORY

Map no: J-7, J-8
 Case no: Z101-187

DATE: April 01, 2011

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



The number '0' indicates City of Dallas Ownership


 1:1,200

NOTIFICATION

200'	AREA OF NOTIFICATION
26	NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: **J-7, J-8**
 Case no: **Z101-187**

DATE: April 01, 2011

Notification List of Property Owners

Z101-187

26 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2707 ELM	BELMOR CORP % CARL SKIBELL
2	2703 ELM	BELMOR CORP % CARL SKIBELL
3	2701 ELM	BELMOR CORP
4	2634 ELM	ROSE BARSHOP RESIDUARY TR % STEVEN SCHWARTZ
5	2628 ELM	ROSE BARSHOP RESIDUARY TR % STEVE SCHWARTZ
6	2653 MAIN	PETERS WILSON G APT A
7	2644 ELM	CAMERON PAUL DARREN
8	2647 MAIN	MERRILL ROBERT
9	2638 ELM	OKOWITA MARGOT S
10	2640 ELM	AMERITRST TEXAS NA AGENT FOR CAROLYN F STEINBERG
11	2634 ELM	BAZZLE S WAYNE & CHERYL C BAZZLE
12	2642 ELM	LALCO INC
13	2650 ELM	ELM ELM LLC
14	2646 ELM	TEXAS AUTO RADIATOR CO
15	2625 ELM	HRT PROPERTIES OF TX LTD
16	2724 ELM	WESTDALE PROPERTIES AMERICA I LTD
17	2720 ELM	ELM STREET REALTY LTD
18	2715 MAIN	MAIN PROPERTIES LLC
19	2707 MAIN	DEALEY CHRISTOPHER C
20	2701 MAIN	JERNIGAN AL INV INC
21	2723 ELM	2723 ELM STREET JV ATTN JOHN BROUDE
22	2717 ELM	ADAMS SANDRA P &
23	2717 ELM	ADAMS SANDRA P &
24	2717 ELM	DANIELL JAMES PARKER
25	2639 ELM	ELM STREET LOFTS LTD
26	301 CROWDUS	BCS DALLAS LLC SUITE 101

Friday, April 01, 2011

FILE NUMBER: Z101-160 (JH)

DATE FILED: January 11, 2011

LOCATION: West corner of Haskell Avenue and San Jacinto Street

COUNCIL DISTRICT: 14

MAPSCO: 45-D

SIZE OF REQUEST: Approx. 0.45 acres

CENSUS TRACT: 16

APPLICANT: Marcus Reed

OWNER: Don E. Cass

REQUEST: An application to renew Specific Use Permit No. 1753 for a Liquor store within the Subarea 8 portion of Planned Development District No. 298, the Bryan Area Special Purpose District.

SUMMARY: The applicant is proposing to continue operation of an existing liquor store use.

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

BACKGROUND INFORMATION:

- The request site is developed with a multi-tenant structure, of which the applicant occupies 2,030 square feet within the northern portion of the structure.
- The request site has had a Specific Use Permit for a liquor store use since 1996, with a brief lapse in 2008 due to a staff misinterpretation of the SUP conditions. SUP No. 1753 was granted on May 13, 2009 for a two year time period.

Zoning History: There has not been any recent zoning activity in the immediate area pertinent to this request.

<u>Thoroughfare/Street</u>	<u>Designation; Existing & Proposed ROW</u>
Haskell Avenue	Principal Arterial; 50' & 160' ROW
San Jacinto Street	Local; 50' ROW

STAFF ANALYSIS:

Comprehensive Plan:

The Comprehensive Plan does not specifically address the proposed use, however, the Quality of Life statement within the Core Values section does serve as a foundation for all of the plan's recommendations:

Quality of Life: Dallas' diverse population wants equally diverse choices in where and how to live and ways to shop and have fun.

Land Use Compatibility:

The request site is developed with a multi-tenant structure, of which the applicant occupies the northern portion of the structure. The applicant is requesting to renew SUP No. 1753 as well as consideration of a five year time period with eligibility for automatic renewal of additional five year periods.

Surrounding land use consists of various retail uses along the Ross Avenue frontage as well as within the multi-tenant structure accommodating the requested use. Low-to-medium density residential uses, existing and under construction, are found on properties to the southeast and south along Haskell 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.

Staff has determined this existing use has not created any adverse impact on the surrounding area.

As a result of this analysis as well as recognizing the adjacent development of new residential uses across Haskell Avenue and at the intersection of Haskell Avenue and San Jacinto Street, staff does support the request, subject to the attached recommended conditions.

The site plan has been revised to accommodate a dumpster.

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.

Off-Street Parking:


A liquor store requires one space for each 200 square feet of floor area. The site plan provided by the applicant provides for the required 13 spaces on the property in the locations shown and 22 delta credits to meet the minimum requirement for all of the uses on the property.

Police Report:

Staff obtained reported offenses for the most recent five-year period. The list of offenses is provided later in this report.

DPD Report

 **DALLAS POLICE DEPARTMENT** [UCR Codes](#) [Year Codes](#) [Property Class Codes](#)
Virtual Viewer - Public Access Welcome

Search Records - Offense Filter

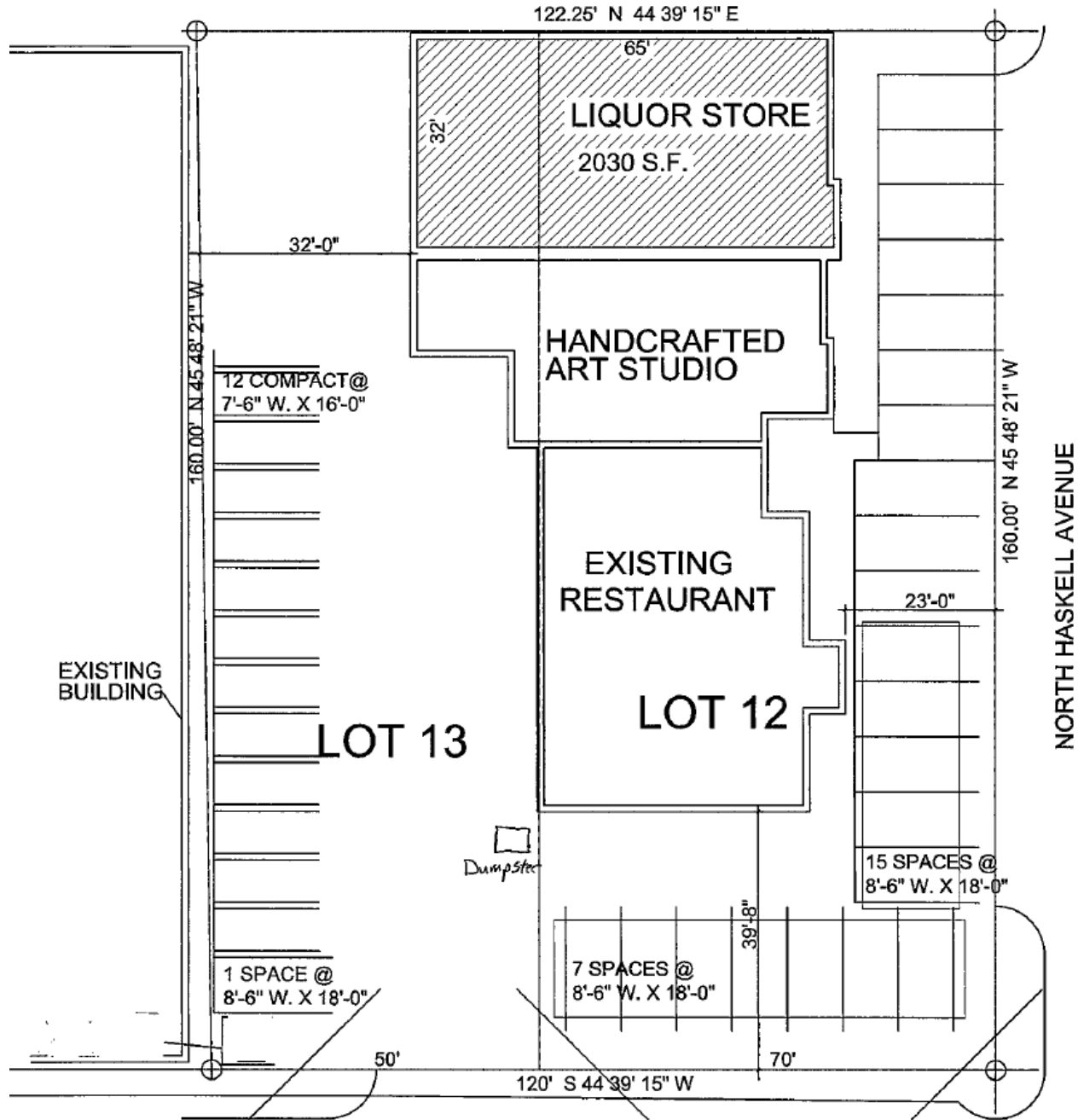
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0048887-Y	02/25/2011	ZAMORA, VICKY	CRIMINAL MISCHIEF/VAND...	01605	N	HASKELL...	154	2027	14082	
0054213-W	02/25/2009	ZAMORA , VICKI (EMPLOY...	CRIMINAL MISCHIEF/VAND...	01605	N	HASKELL...	154	2027	14082	
0082813-V	03/21/2008	*LA VICTORIA RESTURANT	CRIMINAL MISCHIEF/VAND...	01605	N	HASKELL...	145	2027	14082	
0373005-T	05/21/2007	*LA VICTORIA	CRIMINAL MISCHIEF/VAND...	01605	N	HASKELL...	152	2027	14082	
0614317-T	08/14/2007	ZAMORA,EDUVIGUEF (VIC...	DISORDERLY CONDUCT	01605	N	HASKELL...	152	2027	24230	



SUP Conditions

1. USE: The only use authorized by this specific use permit is a liquor store.
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 (three years from passage of the ordinance).~~ This specific use permit expires on (five years), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. FLOOR AREA: The maximum floor area is 2,030 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The liquor store may only operate between 9 a.m. and 10:00 p. m., Monday through Saturday.
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



SITE PLAN
1617 NORTH HASKELL AVENUE

SAN JACINTO STREET



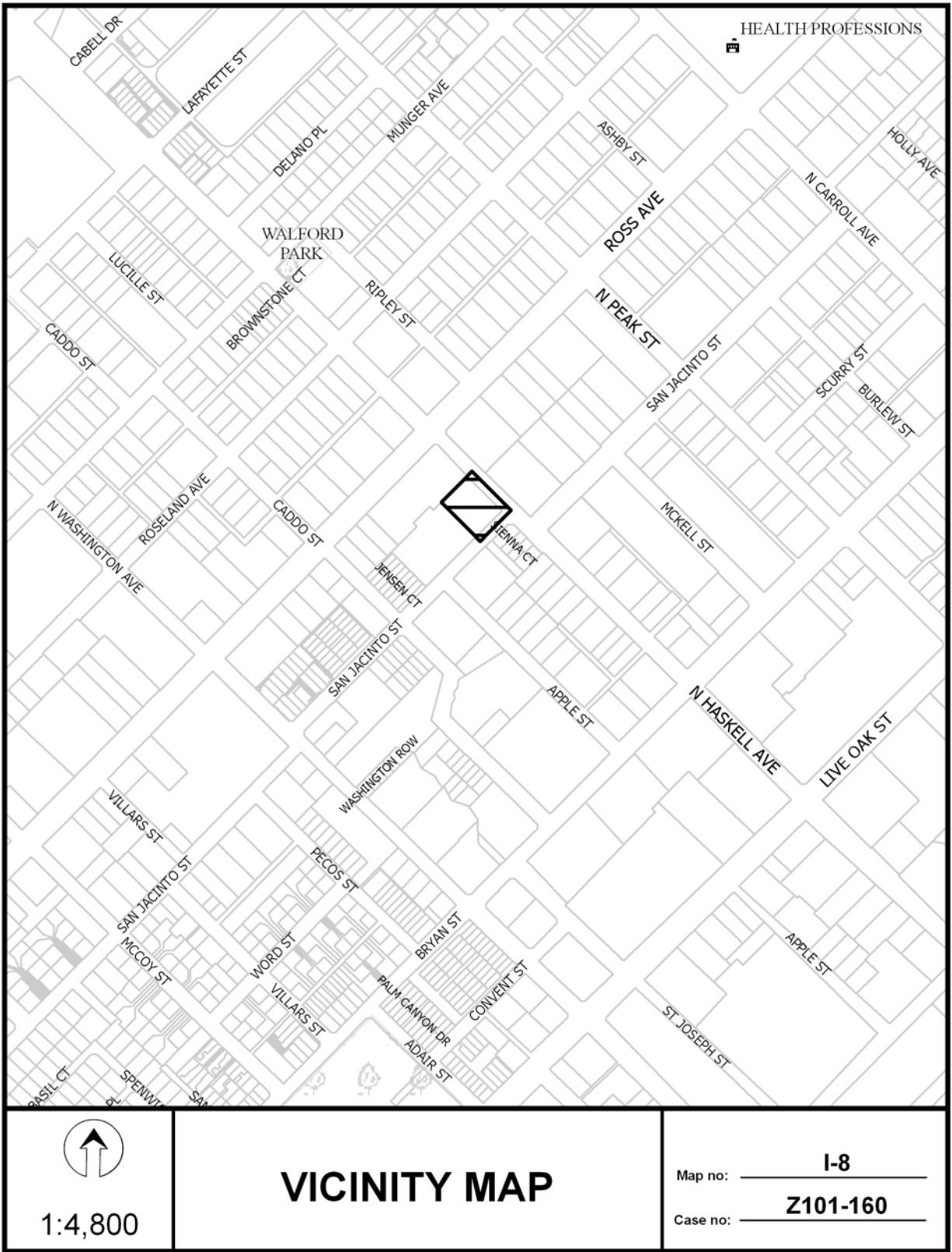
FULL SIZE SPACES = 23
COMPACT SPACES = 12 (34.28 %)

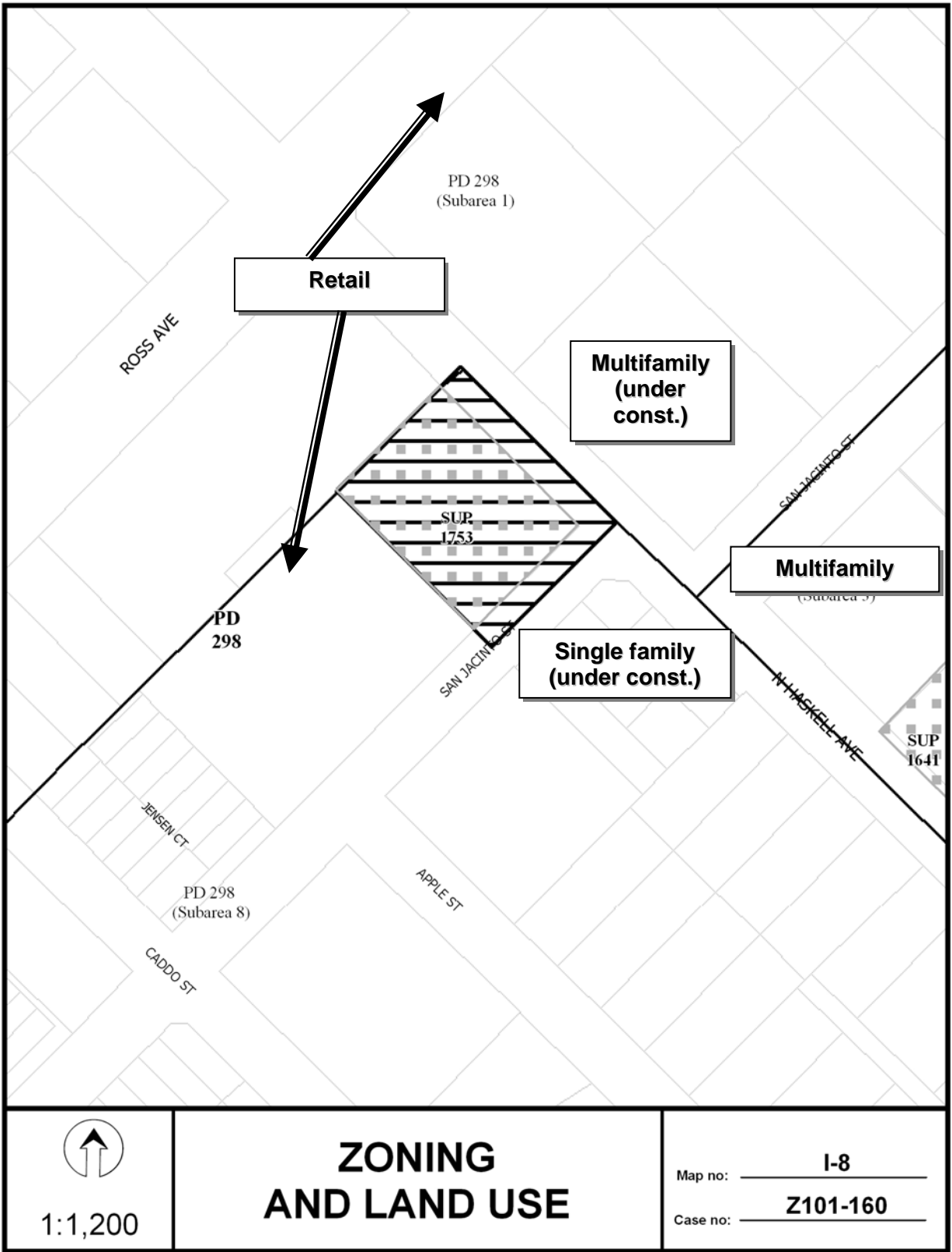
TOTAL SPACES PROVIDED = 35

LIQUOR STORE PARKING - 1 SPACE PER 200 S.F. = 10 SPACES

ZONING FILE #Z089-149(RB)

1"=20'





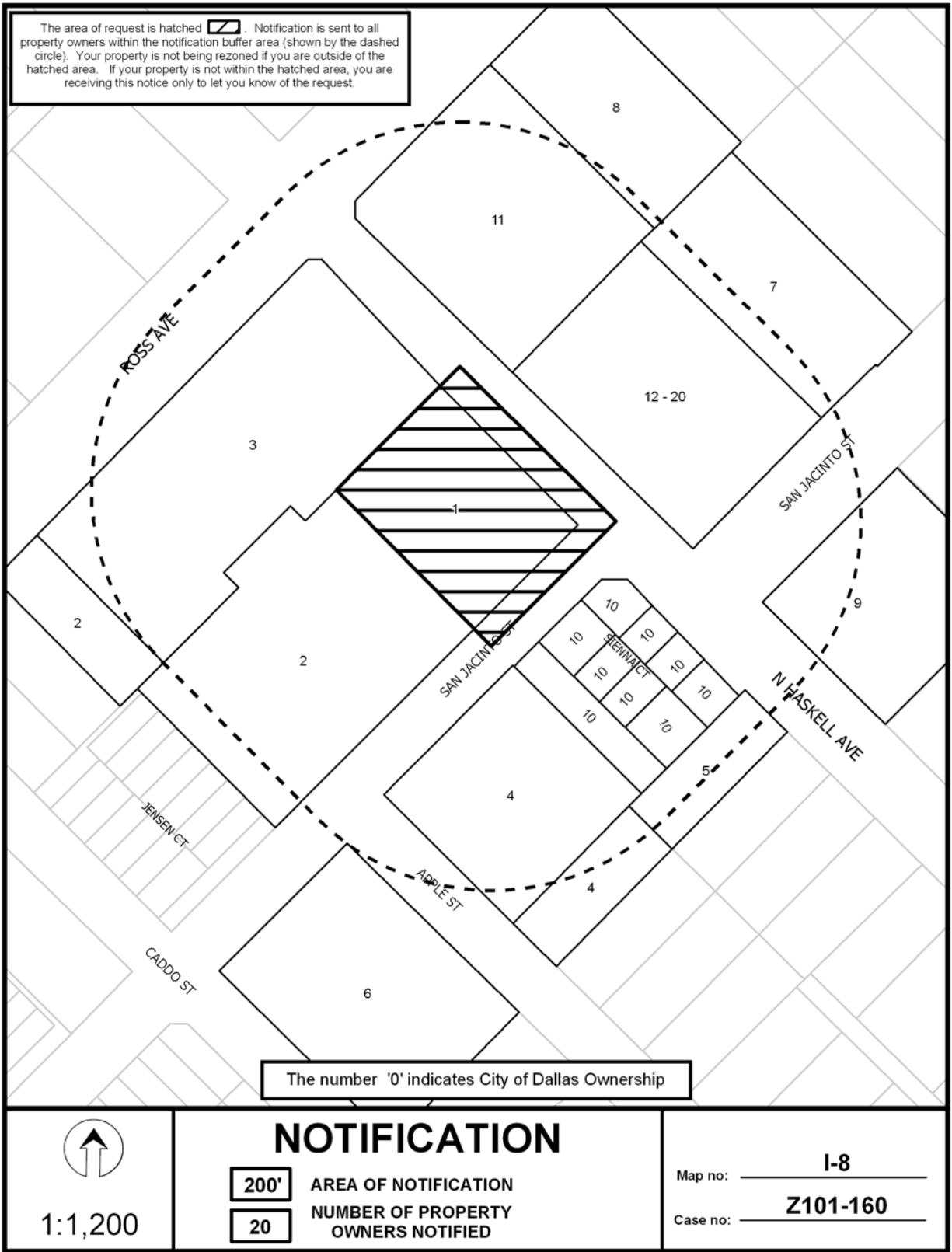
1:1,200

ZONING AND LAND USE

Map no: 1-8

Case no: Z101-160

DATE: February 23, 2011



Notification List of Property Owners

Z101-160

20 Property Owners Notified

Label #	Address	Owner
1	1605 HASKELL	CASS DON TR STE B
2	4004 ROSS	ROSS AVE WAREHOUSE LP STE 300
3	4004 ROSS	ROSS AVE RETAIL LLC ATTN DAVID E CLAASSEN
4	1516 APPLE	ACCESS 1ST CAPITAL BANK
5	1525 HASKELL	HASKELL PARC LLC
6	3910 SAN JACINTO	AT & T CORP
7	4115 SAN JACINTO	EASTSIDE DEV GROUP LP
8	4202 ROSS	HARRIS W R JR TR
9	1518 HASKELL	ALLEGRO ROBERT DBA ALLEGRO PROPERTIES
10	4060 SIENNA	JAMESON DEVELOPMENT LLC
11	4202 ROSS	4206 ROSS PARTNERS LTD ATTN: RASANSKY MITCHELL
12	1600 HASKELL	WILSON CHASITY N
13	1600 HASKELL	SMALLWOOD JOHN M JR
14	1600 HASKELL	1600 HASKELL PARTNERS LP
15	1600 HASKELL	PEDERSON MISTY D
16	1600 HASKELL	SHOEMAKER ANTHONY L
17	1600 HASKELL	HO KIEM A & CAROLINE H
18	1600 HASKELL	EAKINS GREG
19	1600 HASKELL	HONEYCUTT CHARLES W &
20	1600 HASKELL	GIANONCELLI DEEPINDER G & DANIELE

Planner: Warren F. Ellis

FILE NUMBER: Z090-258(WE) **DATE FILED:** September 28, 2010

LOCATION: South Westmoreland Road and Blue Ridge Boulevard,
northwest corner

COUNCIL DISTRICT: 3 **MAPSCO:** 63-B

SIZE OF REQUEST: Approx. 4.927 acres **CENSUS TRACT:** 108.03

APPLICANT Jesse Valero, III

OWNER: Centro de Adoracion

REPRESENTATIVE: Natash Piper

REQUEST: An application for a Specific Use Permit for an open enrollment charter school on property zoned an R-10(A) Single Family District.

SUMMARY: The purpose of this request is to allow for the operation of a charter school within an existing church facility. The students attending the school will range from pre-kindergarten through fifth grade.

STAFF RECOMMENDATION: Approval, for a three-year time period with eligibility for automatic renewals for additional five-year periods, subject to a site plan/traffic management plan and conditions

BACKGROUND INFORMATION:

- The applicant’s request for a Specific Use Permit for an open enrollment charter school will allow for the school to operate within an existing church. The maximum school’s enrollment is approximately 240 students and will range from pre-kindergarten through fifth grade.
- The school’s administration has designated two existing driveway approaches for ingress/egress onto the site. The applicant is proposing 12 classrooms.
- The land uses surrounding the request site consist of single family, several churches, and two public school uses. The land uses north of the site consist of a utility easement and single family uses.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
S. Westmoreland	Principal Arterial	100 ft.	100 ft.
Blue Ridge Blvd.	Local	40 ft.	40 ft.

Land Use:

	Zoning	Land Use
Site	R-10(A)	Church
North	R-10(A)	Utility Easement, Single Family
South	R-10(A)	Church
East	R-10(A)	DISD school
West	R-10(A)	Church

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

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops,

restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

Land Use Compatibility: The 4.927 acre site is developed as a church use. The applicant's request for the Specific Use Permit will allow for an open enrollment charter school to operate within a portion of an existing church. The applicant is proposing to have a maximum enrollment of approximately 240 students, which will range from pre-kindergarten through fifth grade. The applicant is proposing 12 classrooms and will operate the open enrollment charter school between the hours of 6:30 a.m. and 6:00 p.m., Monday through Friday.

The school's administration has designated two existing driveway approaches for ingress/egress onto the site; one on South Westmoreland and one on Road Blue Ridge Boulevard.

There are two additional churches that are adjacent to the request site and two DISD schools that are east of the proposed use, across S. Westmorland. Properties to the north consist of a utility easement and single family uses.

Staff has reviewed and recommends approval of the applicant's request for a Specific Use Permit for an open enrollment charter school for a three year period with eligibility for automatic renewals for additional five year periods, subject to a site plan, traffic management plan and conditions. The proposed request should not adversely impact the surrounding area.

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					
R-10(A) Single Family	30'	6'	1 Dwelling Unit/ 10,000 sq. ft.	30'	45%		Single family

Parking: The requirement for off-street parking for the school is derived by two criteria: 1) the number of classrooms and 2) the type of institution that serves the students (e.g., elementary, middle or high school). The requirements for off-street parking are as follows:

- one and one-half spaces for each elementary school classroom,

The number of required off-street parking spaces for the campus is 18 spaces and the applicant is proposing to provide 134 off-street parking spaces. The total number of proposed classrooms will determine the number of required parking spaces. The total number of classrooms is 12.

The church will share the parking lot during Sunday services. The Development Code permits sharing of parking spaces when a charter school is operating within a church facility.

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

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

The Engineering Section of the Department of Sustainable Development and Construction has reviewed and supports the Traffic Management Plan. The applicant is required, as with all Traffic Management Plans, to submit a traffic study to the director each even-numbered year, to determine if the TMP is being implemented effectively.

DEACON BOARD
Centro De Adoracion

- Emilio Hernandez
- Jose Blas
- Ramon Muniz
- Fidencio Gandara
- Tony Zavala

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

4. CLASSROOMS: The maximum number of classrooms is 12.

5. DROP-OFF/PICK-UP: A pick-up and drop-off area for students must be provided in the location shown on the attached site plan.

6. HOURS OF OPERATION: The open-enrollment charter school may only operate between 6:30 a.m. and 6:00 p.m., Monday through Friday.

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

8. PARKING: Parking must be located as shown on the attached site plan.

9. TRAFFIC MANAGEMENT PLAN:

A. In general. The operation of an open enrollment charter school must comply with the attached traffic management plan.

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

C. Traffic study.

i. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the Director by **November 1, 2012**. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1st of each even-numbered year.

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

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

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

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

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

D. Amendment process.

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

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

10. 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.

<p>School Traffic Management Plan</p>
--

Day Star Academy located at 3535 S. Westmoreland Blvd. provides educational services for 240 students in early childhood through fifth grade as follows:

	Classes			Number of Students		
	Present	Proposed	Total	Present	Proposed	Total
Kinder	0	2	2	0	40	40
1 st Grade	0	2	2	0	40	40
2nd Grade	0	2	2	0	40	40
3rd Grade	0	2	2	0	40	40
4th Grade	0	2	2	0	40	40
5th Grade	0	2	2	0	40	40
Total	0	12	12	0	240	240

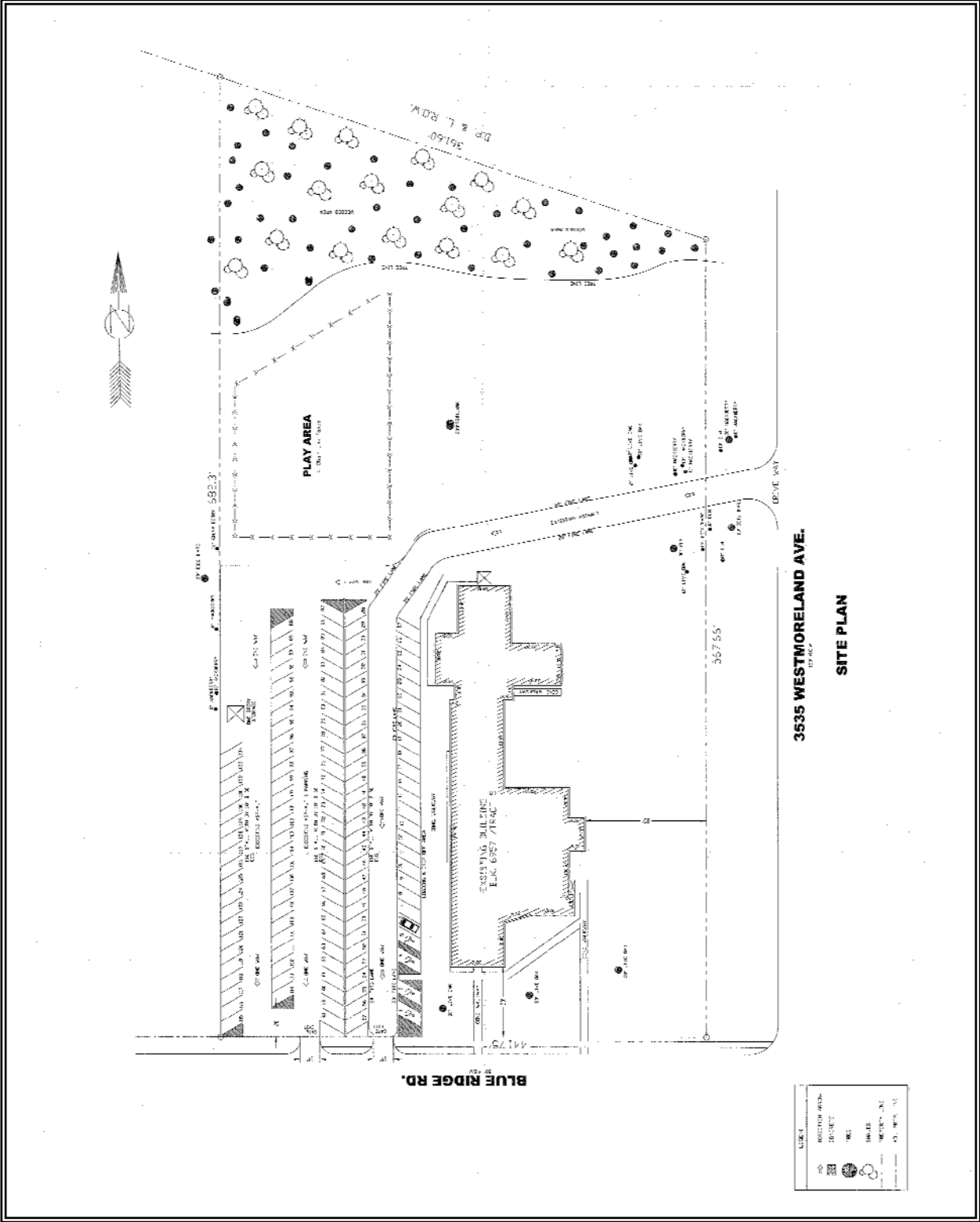
The school provides one central drop off/pickup location (reference site plan). The traffic management plan provides 542 feet for on-site queuing of 44 vehicles in a double row with one single lane loading and unloading in the drop-off/pick-up zone. During drop-off/pick-up the school expects to have a maximum of 5 to 10 vehicles in the queuing spaces provided at any given time.

Morning and afternoon carpool is from 7:15 to 8:00 am and from 3:00 to 3:30 pm, Monday through Friday, traffic flow is as follows:

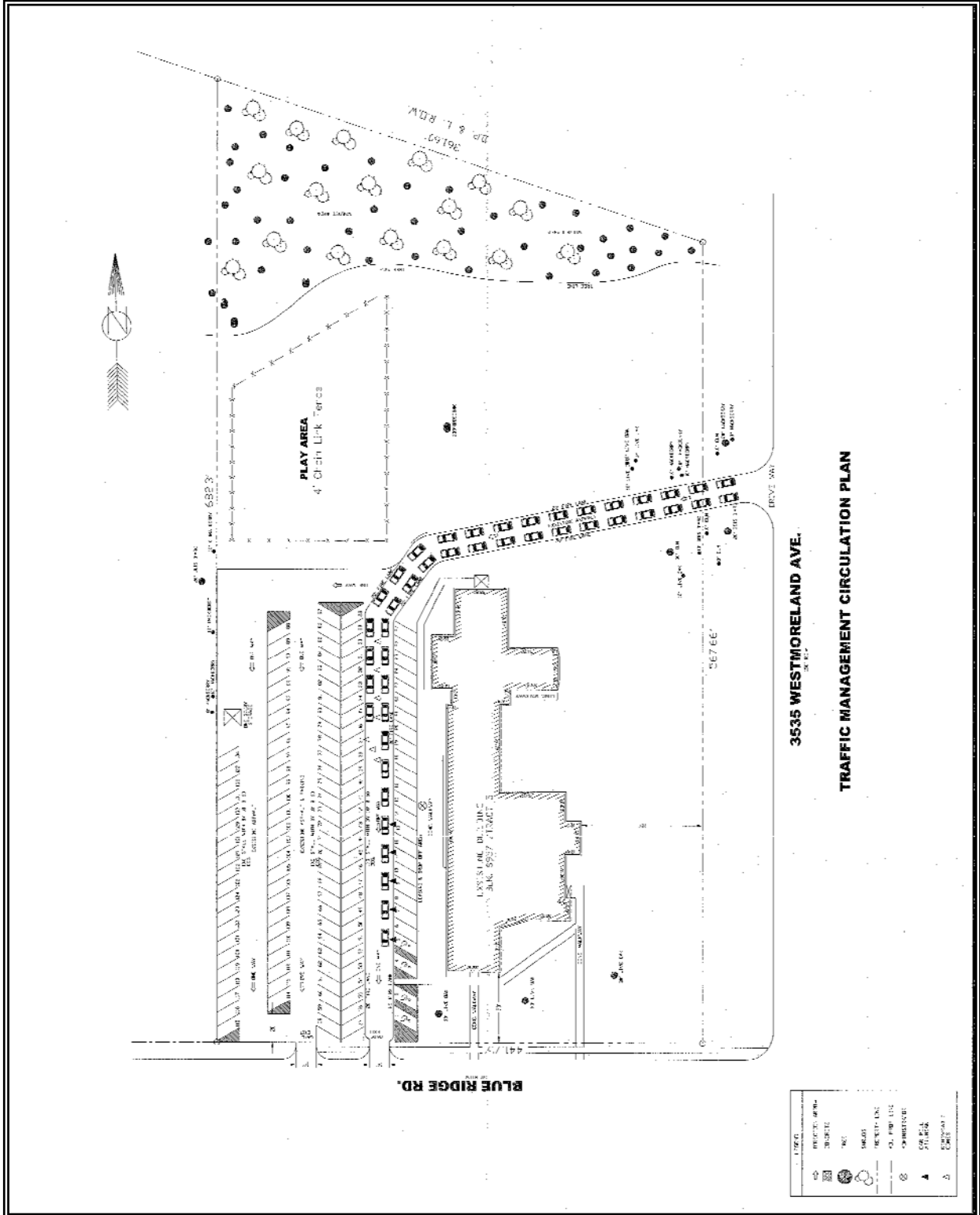
- Cars enter the campus driveway by turning right from Westmoreland Blvd.
- At a minimum four (4) carpool attendants will assist with morning drop-off thereby decreasing the time a vehicle remains in the drop-off zone.
- At a minimum four (4) carpool attendants will assist afternoon pick up to safely expedite the loading of students in the pick-up zone.
- A school Administrator will be present at morning drop-off and afternoon pick-up to provide supervision and to ensure safety procedures are followed.
- During traffic periods the school will provide traffic cones to direct one way traffic flow.
- The school will provide security personnel to assist with traffic management as needed.
- During drop-off/pick-up, four (4) vehicles are anticipated to be loaded or unloaded in the drop-off /pick-up zone (this will be conducted single file with no students crossing a drive lane to load or unload a vehicle).
- Exiting from the campus is provided along the west side of the campus onto Blue Ridge Blvd.

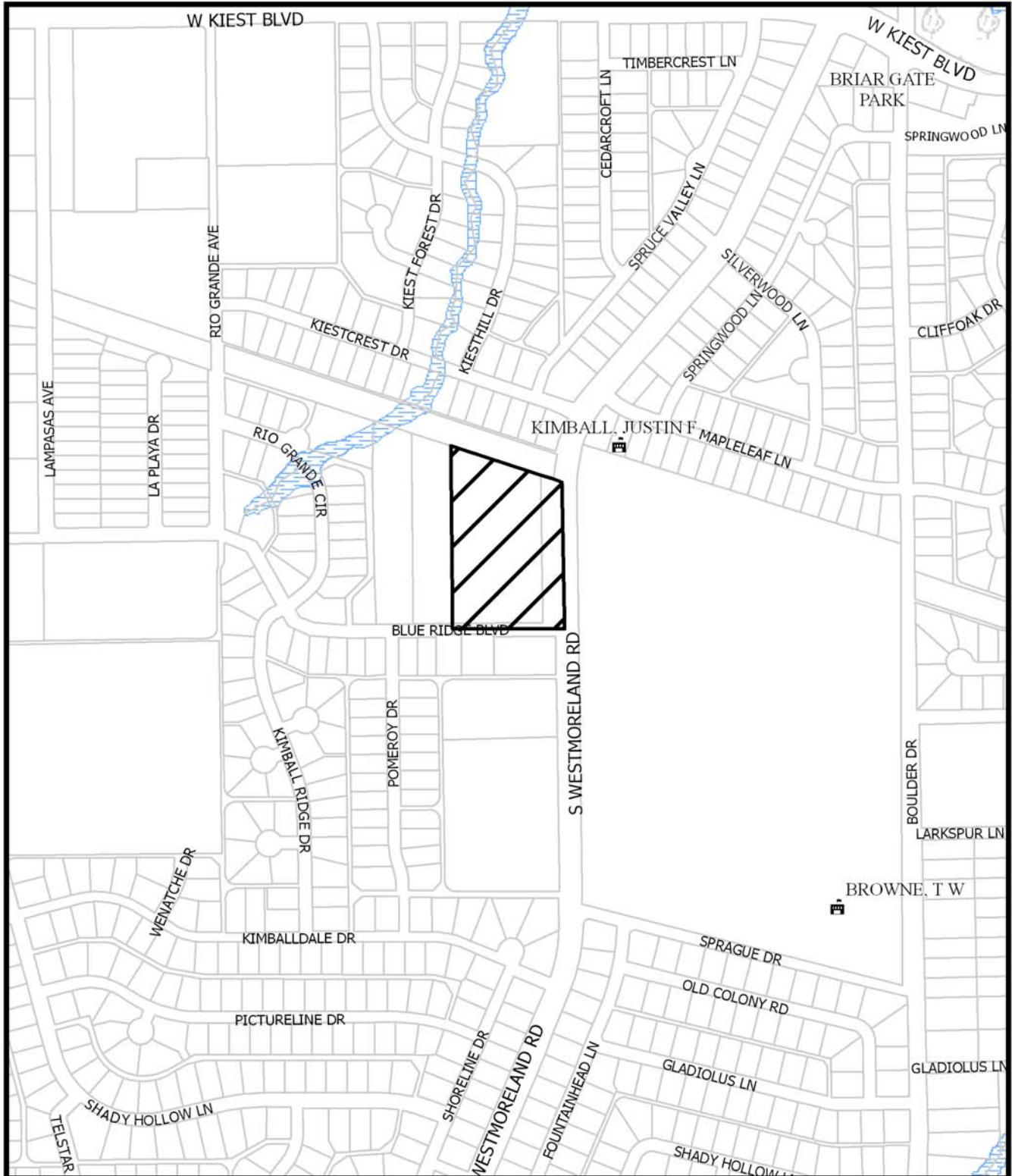
Park and Escort (parents park their car and walk their children to and from class) parking is provided in the area designated on the site plan and is available from 6:30 am to 6:00 pm. All families will be educated on the traffic flow plan of the school through the annually published Parent Handbook, and reinforced throughout the year by means of student's orientation, parent/teacher meetings and notes sent home to parents from school.

PROPOSED SITE PLAN



PROPOSED TRAFFIC MANAGEMENT PLAN



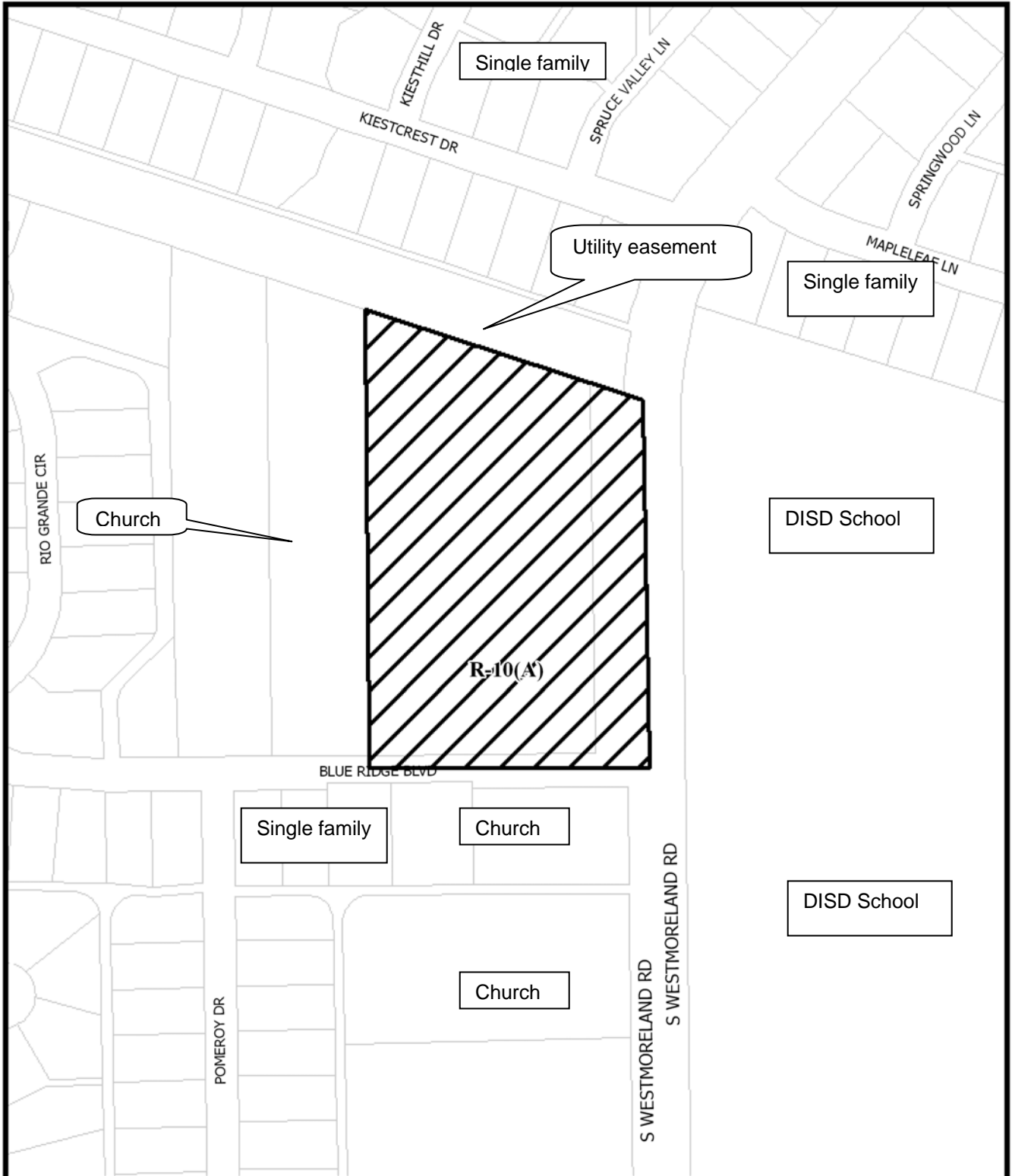


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VICINITY MAP

Map no: **N-5**

Case no: **Z090-258**

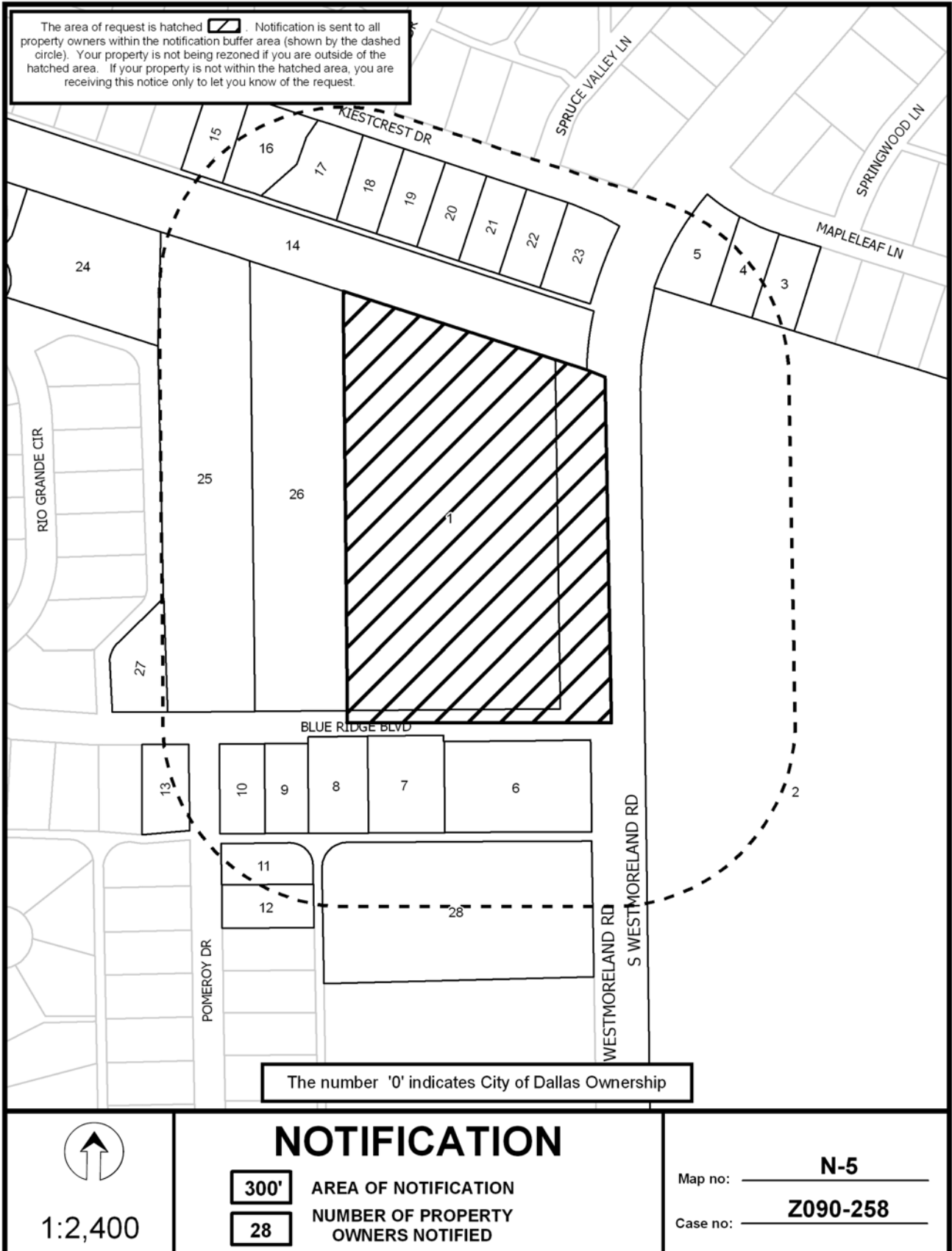


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ZONING AND LAND USE

Map no: **N-5**

Case no: **Z090-258**



DATE: October 29, 2010

Notification List of Property Owners

Z090-258

28 Property Owners Notified

Label #	Address	Owner
1	3535 WESTMORELAND	CENTRO DE ADORACION
2	3606 WESTMORELAND	Dallas ISD
3	3438 MAPLELEAF	MCMILLAN DONYA M
4	3444 MAPLELEAF	BALDERAS HONORIO
5	3450 MAPLELEAF	HALL TOMMY L
6	3607 WESTMORELAND	FELLOWSHIP BAPTIST CHURCH OF OAK CLIFF
7	3504 BLUE RIDGE	BOLDEN ADLINE
8	3614 BLUE RIDGE	RODRIGUEZ NASARIO
9	3618 BLUE RIDGE	RODRIGUEZ VIRGINIA R & MISHELLE L RODRIGUEZ
10	3622 BLUE RIDGE	WILLIAMS BILLY RAY AND JANICE E
11	3612 POMEROY	HUGHES HENRY LANE
12	3618 POMEROY	NORMAN BENJAMIN T
13	3628 BLUE RIDGE	RICE SHIRLEY
14	3400 WESTMORELAND	TEXAS UTILITIES ELEC CO % STATE & LOCAL TAX DEPT
15	3616 KIESTCREST	PENDLEY BRENDA GARNER
16	3610 KIESTCREST	JACKSON JOSEPH ALBERT & JOYCE LYNN
17	3604 KIESTCREST	VILLARREAL ANTONIO R
18	3530 KIESTCREST	LARNEY BRIAN D
19	3526 KIESTCREST	DELANEY STEVIE GEORGE
20	3520 KIESTCREST	ABRONE CARLTON & ABRONE SHELISHIA L
21	3516 KIESTCREST	MIDDLETON VIVIAN
22	3510 KIESTCREST	WHITE KIMBERLY L
23	3506 KIESTCREST	AMMONS LELAND I
24	3520 RIO GRANDE	WESLEY JOHN A & PAT A
25	3619 BLUE RIDGE	GONZALES JESSICA I & IVAN
26	3615 BLUE RIDGE	MIRACLE CENTER CHURCH OF DALLAS

Wednesday, October 27, 2010

Z090-136 (WE)

Label #	Address	Owner
27	3635 BLUE RIDGE	DUNN PAULINE EST OF
28	3701 WESTMORELAND	FREEDOM MISSIONARY BAPTIST CHURCH

Wednesday, October 27, 2010

Planner: Warren F. Ellis

FILE NUMBER: Z101-174(WE) **DATE FILED:** January 19, 2011

LOCATION: Lake June Road and St. Augustine Road, southwest corner

COUNCIL DISTRICT: 5 **MAPSCO:** 59-K

SIZE OF REQUEST: Approx. 0.77 acres **CENSUS TRACT:** 118.00

APPLICANT / OWNER: Everest Financial

REPRESENTATIVE: Audra Buckley

REQUEST: An application 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 less than 3,500 square feet on property zoned a CR-D Community Retail District with a D Liquor Control Overlay

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

STAFF RECOMMENDATION: Approval of a D-1 Liquor Control Overlay and approval of a Specific Use Permit for a two year time period with eligibility for automatic renewals for additional five year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The request site is currently developed with a general merchandise or food store less than 3,500 square feet use, and a motor vehicle fueling station.
- The proposed SUP would allow the sale of alcohol for off-premise consumption in conjunction with the general merchandise use on the property.
- The general merchandise use is permitted by right. The sale of alcoholic beverages on property is prohibited in a D Liquor Control Overlay and requires a specific use permit in the D-1 Liquor Control Overlay.
- The surrounding land uses consist of retail, office, and single family uses and undeveloped property.

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

1. Z089-165 On Wednesday, April 23, 2009, the City Council approved a Planned Development District for CR Community Retail District uses on property zoned a CR-D Community Retail District with a Liquor Control Overlay and an R-7.5(A) Single Family District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
St. Augustine Road	Collector	60 ft.	60 ft.
Lake June Road	Principal Arterial	80 ft.	107 ft.

Land Use:

	Zoning	Land Use
Site	CR-D	Service Station & general Merchandise store
North	NS(A) w/D-1 on a portion	Offices, General merchandise store
South	CR-D	Undeveloped, Single family
East	CR-D	Restaurant, General merchandise store
West	CS-D	Undeveloped

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

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

Land Use Compatibility: The approximately 0.77 acre site is zoned a CR-D Community Retail District with a D Liquor Control Overlay and is currently developed with a general merchandise or food store less than 3,500 square feet use and a motor vehicle fueling station. The applicant is proposing to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property, which is not allowed by the D Liquor Control Overlay but requires a Specific Use Permit in the D-1 Liquor Control Overlay. The applicant is seeking an off-premise license.

The surrounding land uses consist of retirement housing to the north and retail to the west of the site. The properties south and west of are undeveloped.

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

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

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

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

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

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

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

Development Standards:

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

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

Parking: The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area and 2 spaces for a motor vehicle fueling station. The development requires 19 spaces with 26 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: No offenses were found at this location.

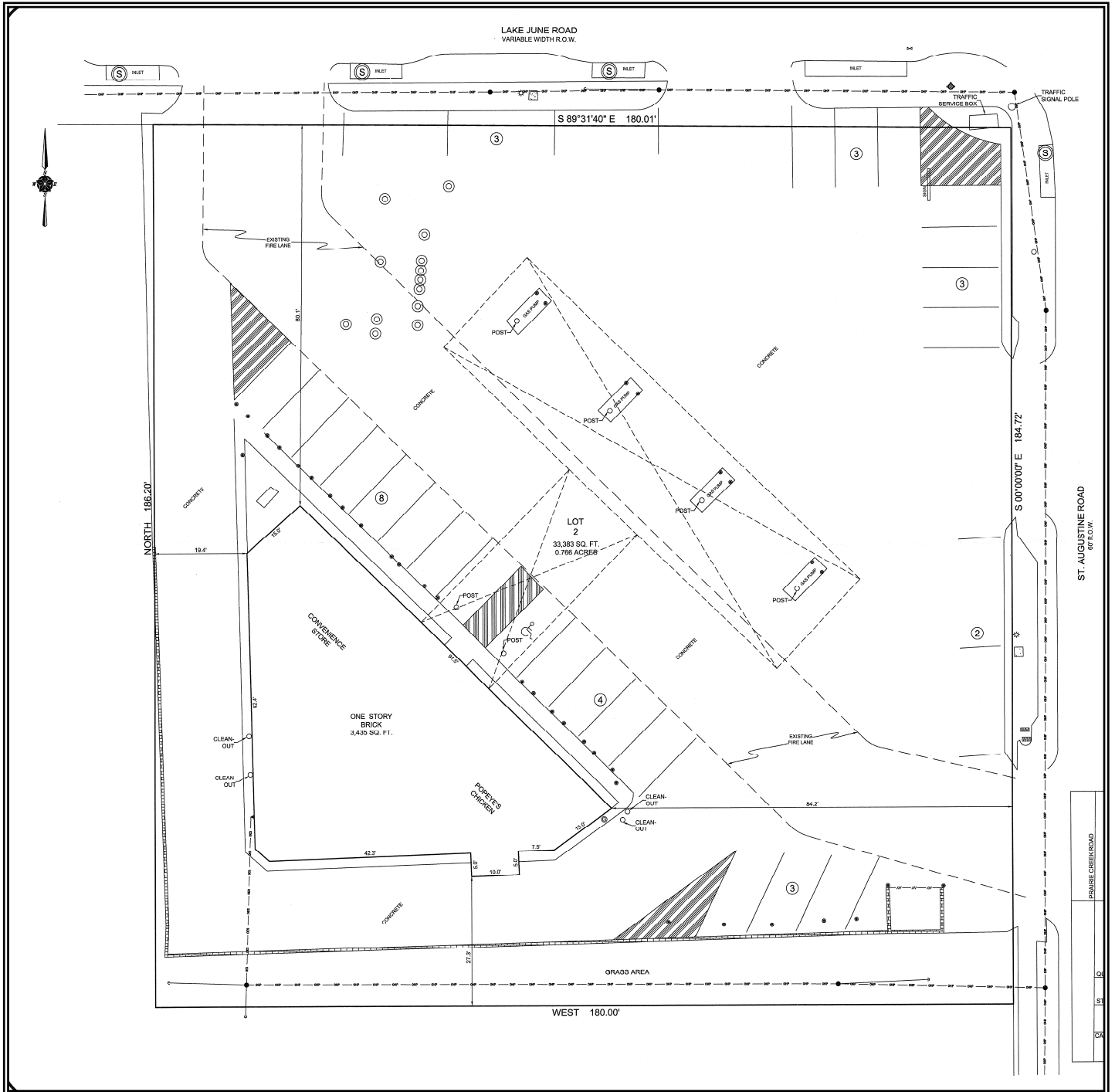
LIST OF OFFICERS
Everest Financial

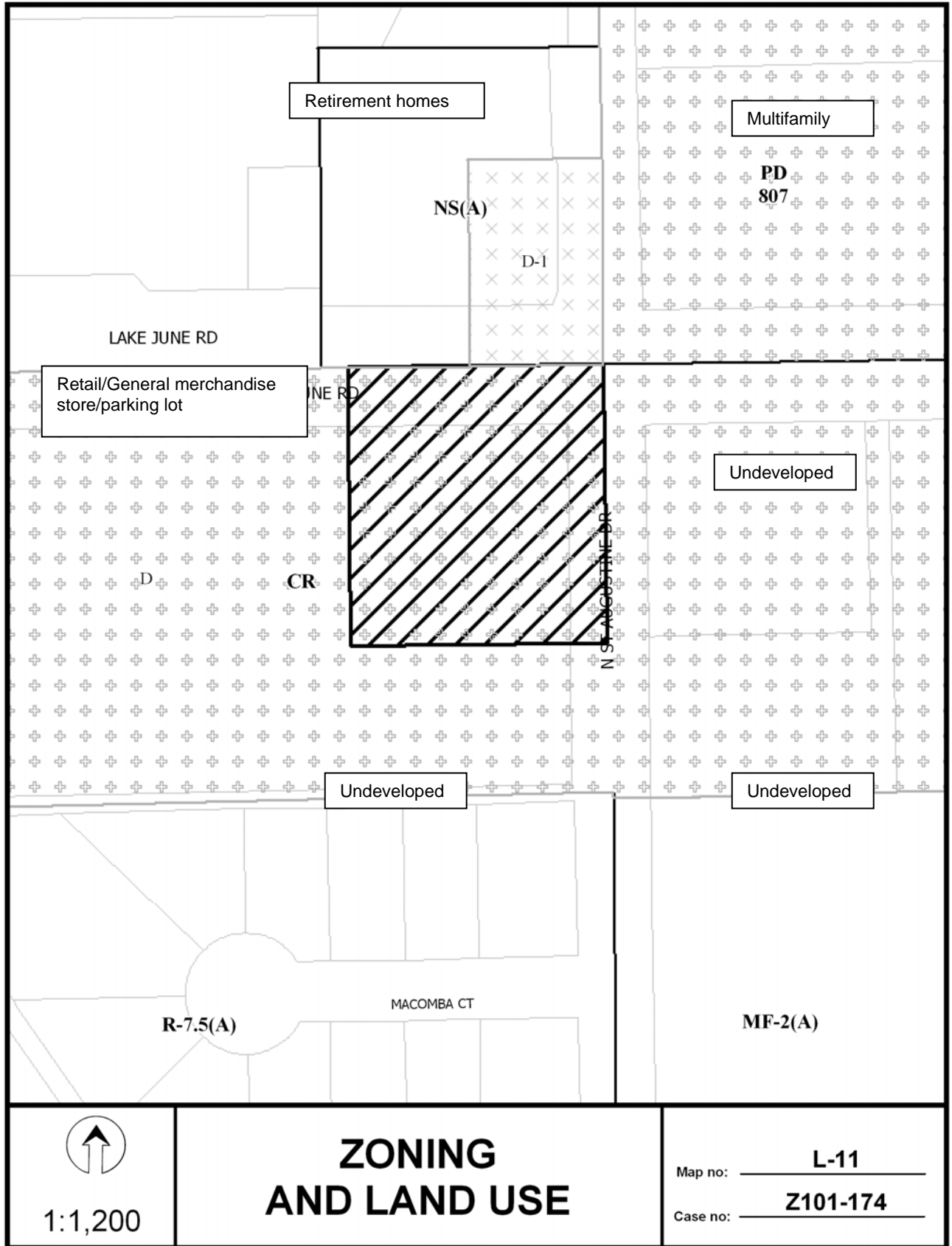
- Abhishek Agrawal President

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages as part of the operation of 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_____, (two-year period from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. DRIVE-THROUGH WINDOW: The general merchandise or food store may not utilize the drive-through window for retail sales. See Dallas City Code Section 51A-4.210(b)(13)(A).
5. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
6. PARKING: Off-street parking must be located as shown on the attached site plan.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN





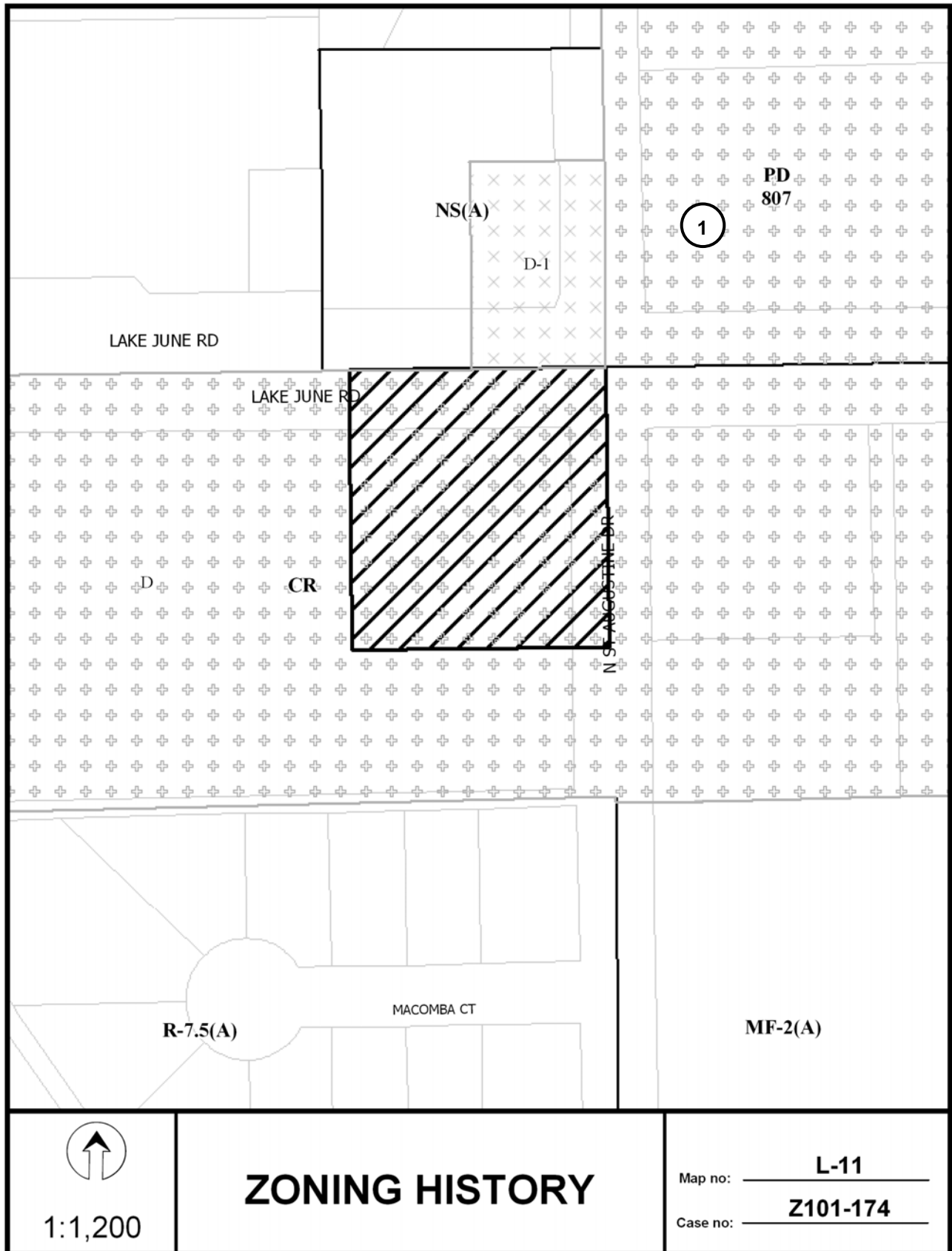
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ZONING AND LAND USE

Map no: L-11

Case no: Z101-174

DATE: April 01, 2011

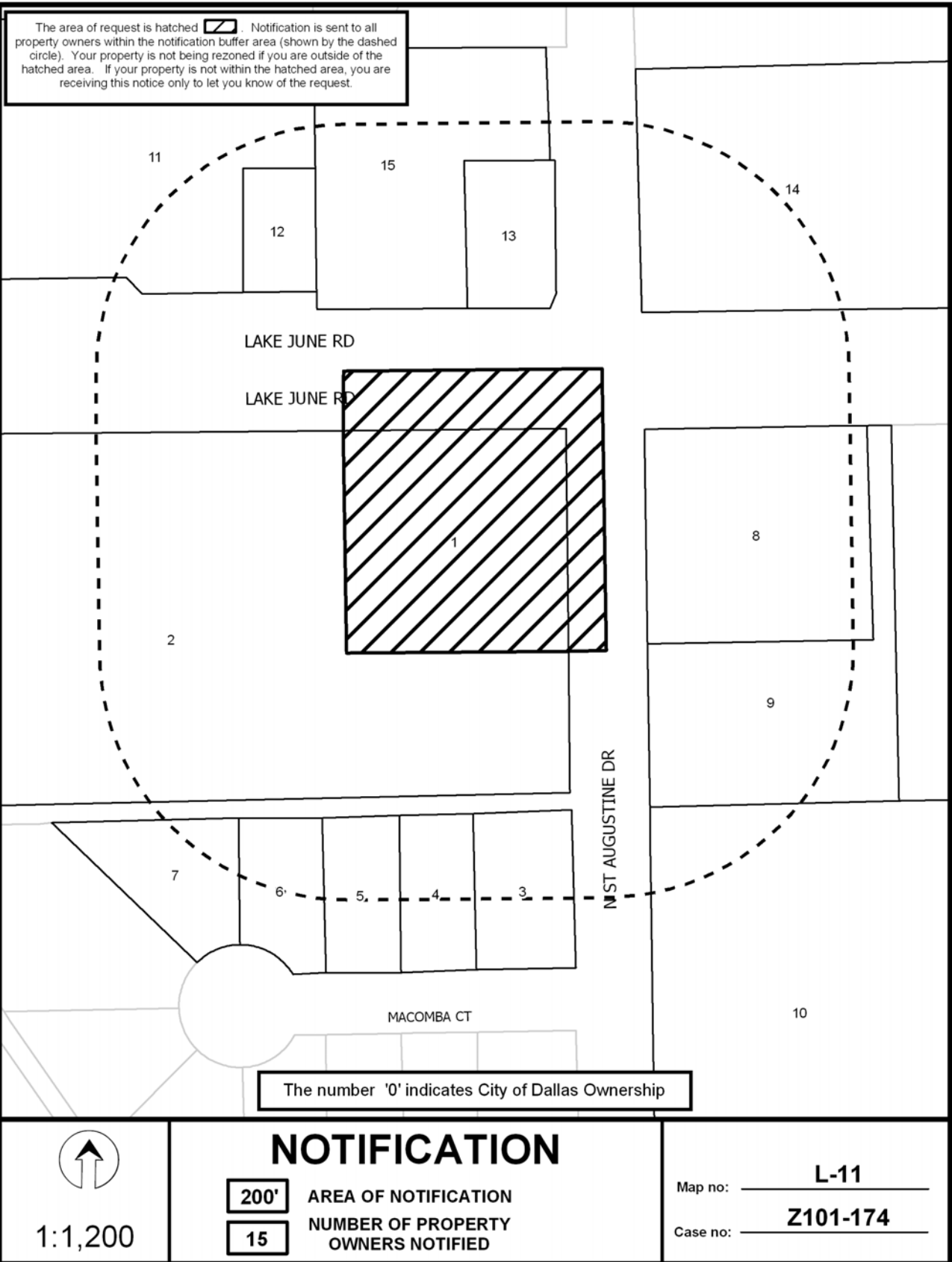


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ZONING HISTORY

Map no: L-11

Case no: Z101-174



DATE: April 01, 2011

Notification List of Property Owners

Z101-174

15 Property Owners Notified

Label #	Address	Owner
1	1200 ST AUGUSTINE	EVEREST FINANCIAL CORP
2	9500 LAKE JUNE	REZA ANWER
3	9523 MACOMBA CR	RUIZ ERNESTO
4	9519 MACOMBA CR	MOORE LAURA JEAN
5	9515 MACOMBA CR	THE REAL ADVANTAGE INC DBA WILKINS FAMILY TRUST
6	9511 MACOMBA CR	COWLING JOSEPH F
7	9507 MACOMBA CR	PINEDA ELBA & PORFIRIO PINEDA
8	9600 LAKE JUNE	CASTILLO JORGE
9	1230 ST AUGUSTINE	MILLER W C TRUSTEE STE 100
10	1198 ST AUGUSTINE	S A AUGUSTINE APTS LLC STE B
11	1310 MEMORY	WINN KENNETH B
12	9501 LAKE JUNE	HERNANDEZ RODOLFO & SOCORRO
13	9545 LAKE JUNE	LEAL FAMILY PS THE
14	9601 LAKE JUNE	FARAH REAL EST LP P S
15	9543 LAKE JUNE	LEE CHY D

Thursday, March 31, 2011

Planner: Warren F. Ellis

FILE NUMBER: Z101-179(WE) **DATE FILED:** January 24, 2011

LOCATION: S. Buckner Road (Loop 12) and Elam Road southeast corner

COUNCIL DISTRICT: 5 **MAPSCO:** 58-U

SIZE OF REQUEST: Approx. 0.6195 acres **CENSUS TRACT:** 117.01

APPLICANT / OWNER: Kash Investors Group LLC

REPRESENTATIVE: Saleem Makani

REQUEST: An application for 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-1 Liquor Control Overlay

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

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

BACKGROUND INFORMATION:

- The request site is currently developed with a general merchandise or food store less than 3,500 square feet use, and a motor vehicle fueling station.
- The proposed SUP would allow the sale of alcohol for off-premise consumption in conjunction with the general merchandise use on the property.
- The general merchandise use is permitted by right. The sale of alcoholic beverages on the property requires a specific use permit in the D-1 Liquor Control Overlay.
- The 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.

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

1. Z101-176 The City Plan Commission will consider a Specific Use Permit 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. (to be scheduled)

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Buckner blvd.	Principal Arterial	80 ft.	80 ft.
Elam Road	Principal Arterial	90 ft.	90 ft.

Land Use:

	Zoning	Land Use
Site	PDD No. 366 D-1 Subarea 4	Vacant Service Station , undeveloped
North	PDD No. 366 D-1 Subarea 2	Auto related uses
South	PDD No. 366 D-1 Subarea 2	Dental clinic
East	CR-D-1	Office
West	PDD No. 366 D-1 Subarea 4	DART station

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

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 request site is approximately 0.6195 acres and is developed with a service station that is currently vacant. The applicant is proposing to redevelop the request site with a 5,590 square foot building. The general merchandise store or food store will consist of less than 3,500 square feet of floor area with the remaining square footage being either a retail use or personal service use.

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 sell alcohol for off-

premise consumption in conjunction with the general merchandise use on the property. The applicant is seeking an off-premise license.

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 initial short time period will also require that the request be reevaluated to ensure the use is compatible in this location.

Development Standards:





DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 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 2 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 receive a CO certificate of occupancy 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.

 DALLAS POLICE DEPARTMENT UCR Codes Year Codes Property Class Codes 										
Virtual Viewer - Public Access										Welcome
  										
Search Records - Offense										Filter <input type="text"/>
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0029540-X	01/31/2010	WILLIAMS, SHANE	AUTO THEFT-UUMV	00440	S	BUCKNER...	337	2210	07191	
0047238...	02/18/2009	HOLGUIN, MA DELIA	THEFT	00440	S	BUCKNER...	337	2210	06942	
0131258-V	05/04/2008	*EXPRESS AUTO SERVICE	BURGLARY	00440	S	BUCKNER...	351	2210	0513C	
0197116...	07/06/2009	@CITY OF DALLAS	FOUND PROPERTY	00440	S	BUCKNER...	337	2210	43020	
0214565-V	07/10/2008	*EXPRESS AUTO SERVICE	FRAUD	00440	S	BUCKNER...	351	2210	11040	
0311048-V	10/06/2008	*EXPRESS AUTO SERVICE	THEFT	00440	S	BUCKNER...	351	2210	06935	
0388841-T	05/26/2007	*RANGEL FINA	CRIMINAL MISCHIEF/V...	00440	S	BUCKNER...	353	2210	14081	
0506554-T	06/29/2007	*DR PEPPER	THEFT	00440	S	BUCKNER...	353	2210	06903	
0534837-T	07/17/2007	@CITY OF DALLAS	FOUND PROPERTY	00440	S	BUCKNER...	353	2210	43020	
0571501-T	07/30/2007	SCOTT,JAMES	OTHER OFFENSES	00440	S	BUCKNER...	353	2210	26760	
0665689-R	09/01/2006	*EXPRESS AUTO SERVICE	CRIMINAL MISCHIEF/V...	00440	S	BUCKNER...	353	2210	14082	
0747075-T	11/22/2007	*EXPRESS AUTO SERVI...	BURGLARY	00440	S	BUCKNER...	351	2210	05338	
0758533-T	12/01/2007	*EXPRESS AUTO SERVICE	CRIMINAL MISCHIEF/V...	00440	S	BUCKNER...	351	2210	14081	
0767183-T	12/12/2007	GOFFNEY,ROBERT	AGGRAVATED ASSAULT	00440	S	BUCKNER...	351	2210	04271	

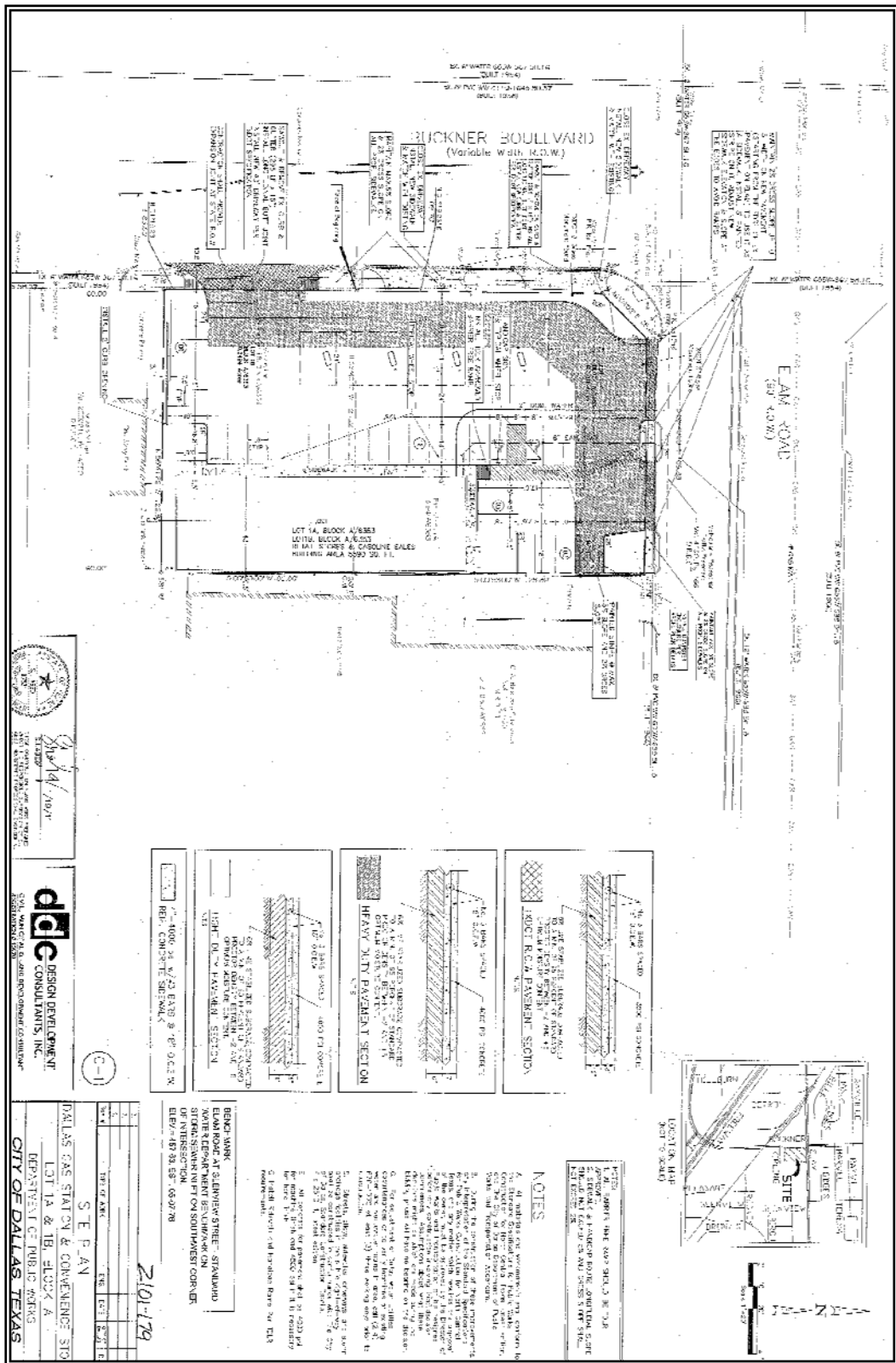
<p>LIST OF OFFICERS Kash Investors Group LLC</p>

- Saleem Makani President
- Abdul Gilani Vice President

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages as part of the operation of 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_____, (two-year period from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
5. PARKING: A minimum of 20 off-street parking spaces must be provided for a general merchandise store or food store less than 3,500 square feet 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.

PROPOSED SITE PLAN



Professional Seal: [Seal of a Professional Engineer, State of Texas, No. 12345]

Signature: [Signature]

Date: 10/14/19

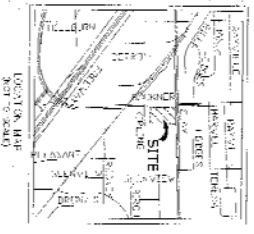
Project: 5853 EAST BECK ROAD, LOT 14, BLOCK A, DALLAS, TEXAS

Logo: ddc DESIGN DEVELOPMENT CONSULTANTS, INC.

5853 EAST BECK ROAD, SUITE 100, DALLAS, TEXAS 75246

(C-1)

<p>SECTION 1: 12" CONC. SLAB ON GRADE</p>	<p>SECTION 2: 4" CONC. SLAB ON GRADE</p>	<p>SECTION 3: 4" CONC. SLAB ON GRADE</p>	<p>SECTION 4: 4" CONC. SLAB ON GRADE</p>
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PROJECT INFORMATION:

OWNER: DALLAS GAS STATION & CONVENIENCE STORES, INC.

PROJECT: LOT 14 & BLOCK A

DEPARTMENT: CITY OF DALLAS, TEXAS

DATE: 10/14/19

PROJECT NO.: Z101-179

NOTES:

- All materials and workmanship shall conform to the specifications of the Dallas Building Code, as amended, and the International Building Code, as amended.
- Refer to the approved site plan for all dimensions and locations.
- Refer to the approved site plan for all materials and construction methods.
- Refer to the approved site plan for all landscaping and site features.
- Refer to the approved site plan for all utility lines and easements.
- Refer to the approved site plan for all setbacks and encroachments.
- Refer to the approved site plan for all easements and rights-of-way.
- Refer to the approved site plan for all other site features.

Z101-179WE)



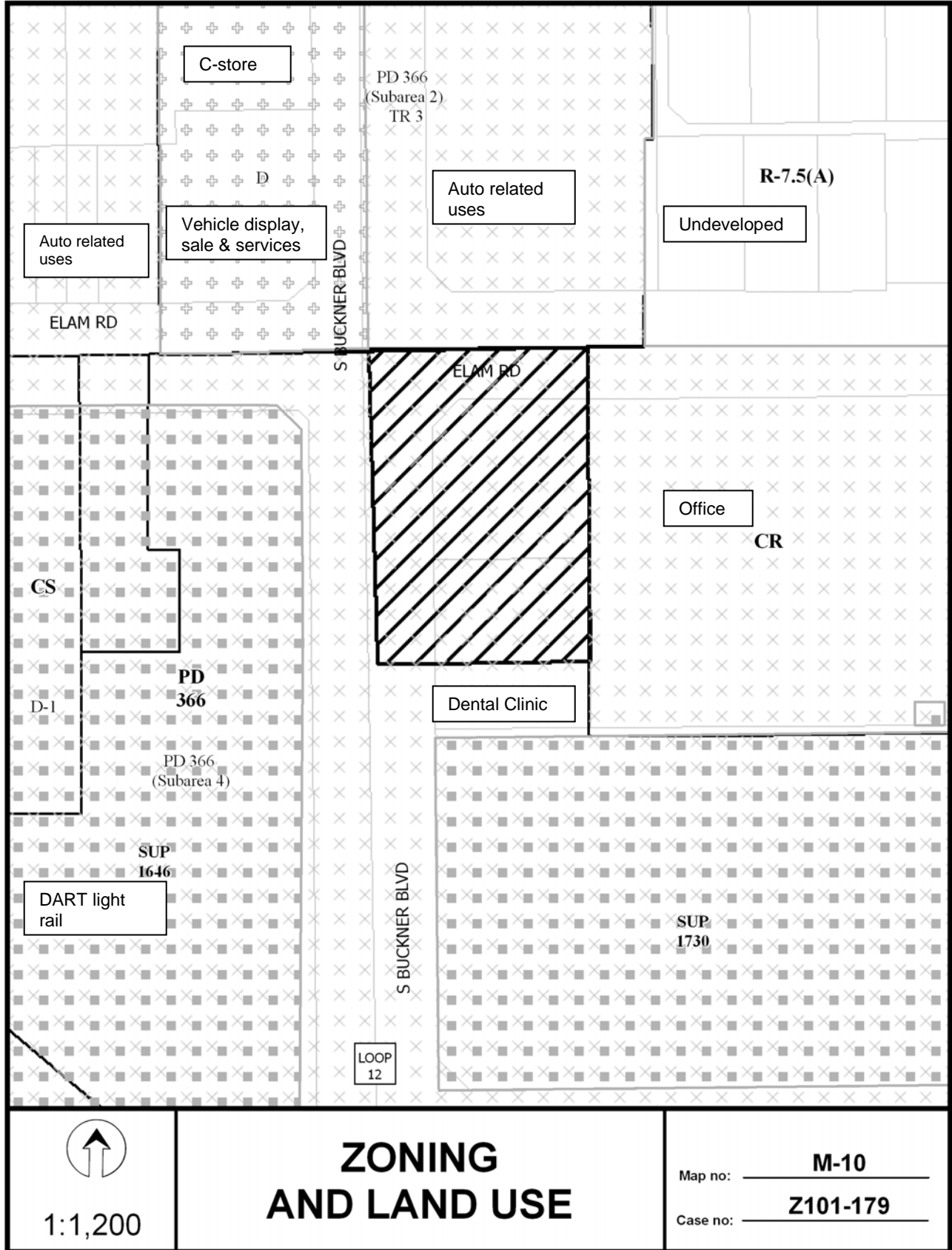
1:4,800

VICINITY MAP

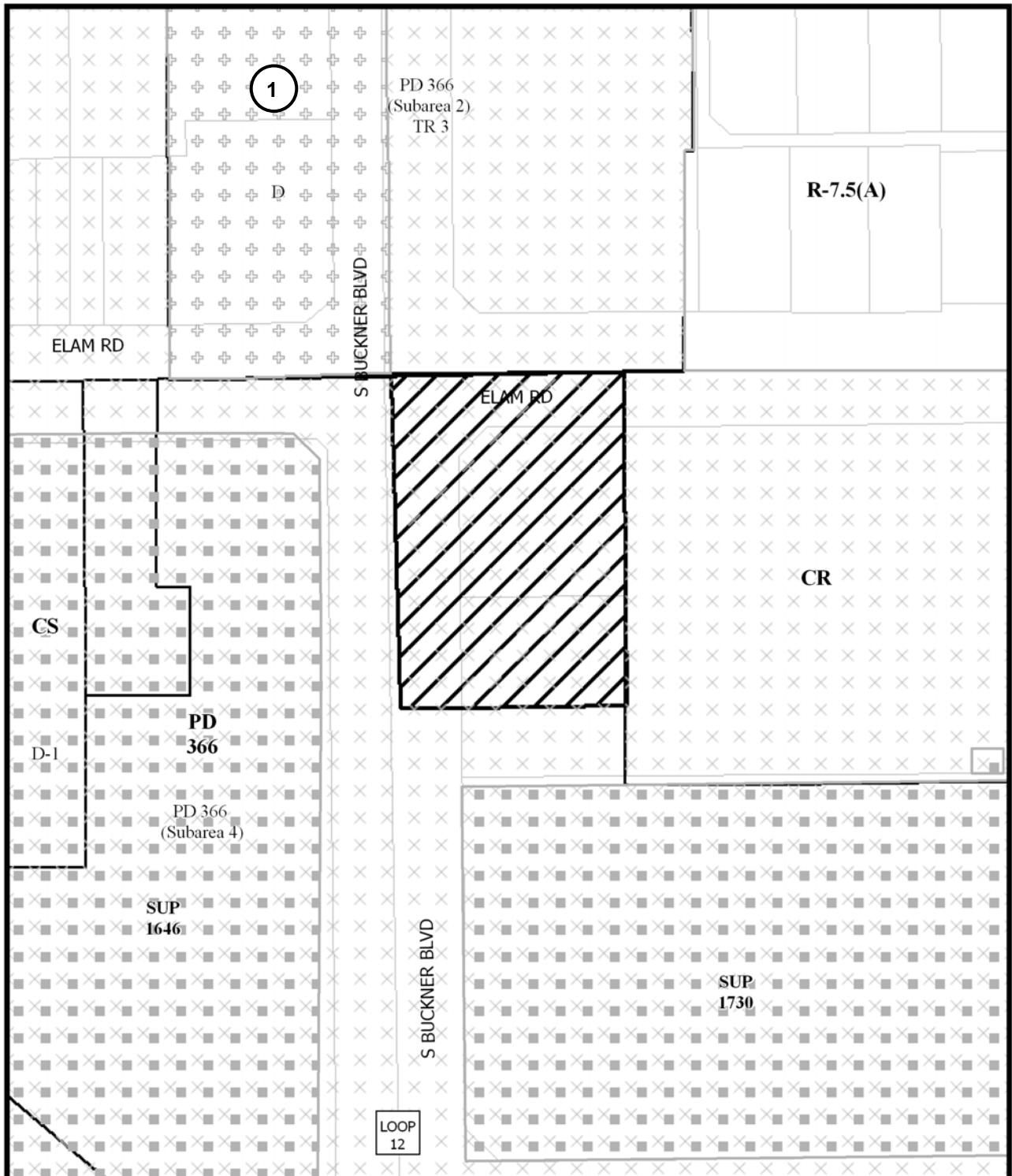
Map no: **M-10**

Case no: **Z101-179**

DATE: March 09, 2011



DATE: March 09, 2011

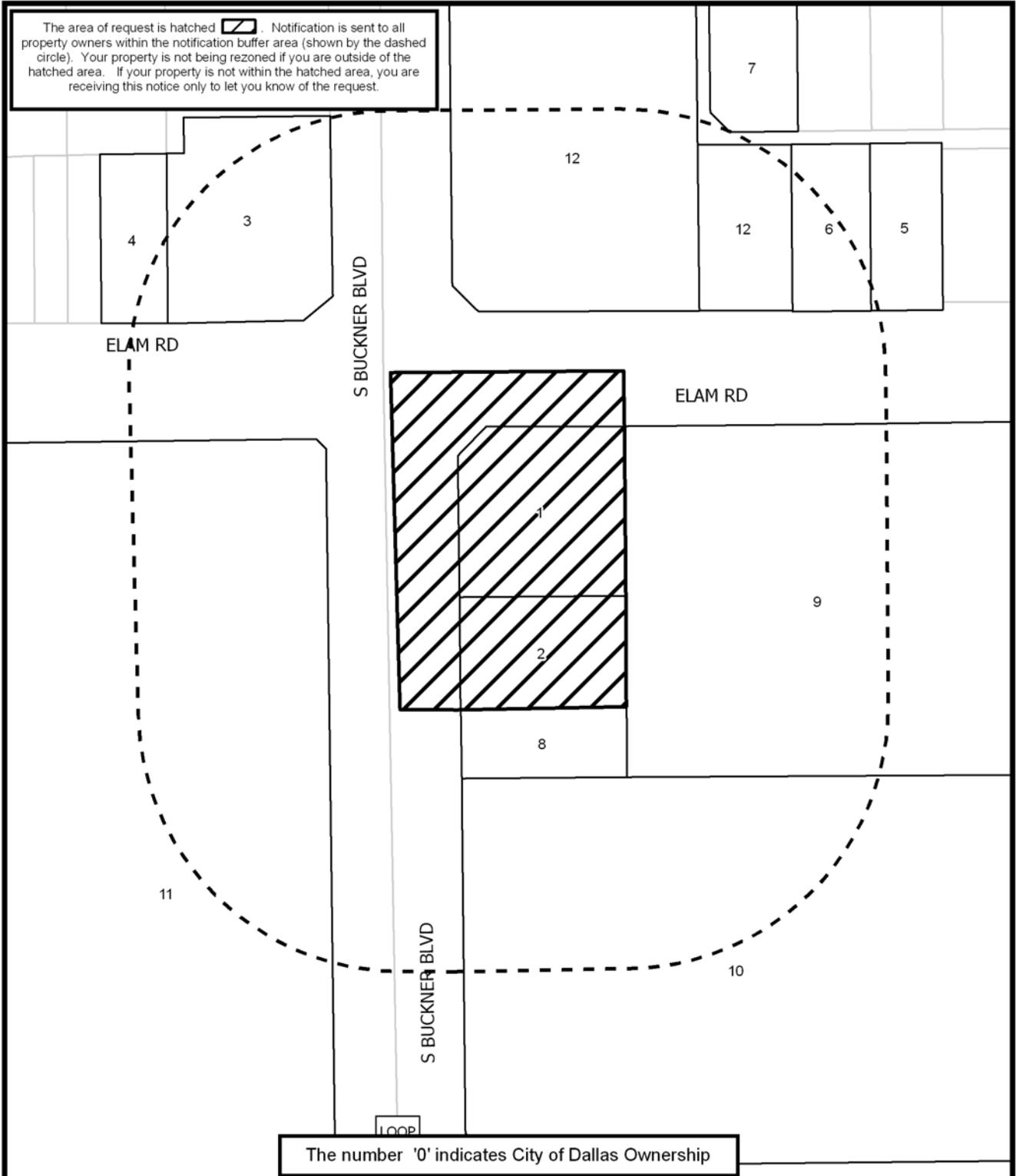


1:1,200

ZONING HISTORY

Map no: M-10

Case no: Z101-179



 1:1,200	<h2>NOTIFICATION</h2>	Map no: <u> M-10 </u>
	[200'] AREA OF NOTIFICATION [12] NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u> Z101-179 </u>

Notification List of Property Owners

Z101-179

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	440 BUCKNER	ALYENA PROPERTIES INC
2	432 BUCKNER	CASAS MANUEL
3	509 BUCKNER	MCDANIEL TED
4	8031 ELAM	BARRON MARIO & SONIA BARRON
5	8129 ELAM	SHOFNER HAZEL
6	8123 ELAM	GUTIERREZ JUAN CARLOS
7	8106 WES HODGES	LEAL ALFREDO LAMAS & EVANGELINA R
8	426 BUCKNER	MILLIGAN ROBERT
9	8114 ELAM	SOUTHWESTERN BELL SBC COMM INC PPTY TAX DEP
10	400 BUCKNER	WHATS HOT FUND WORLD LTD &
11	435 BUCKNER	DALLAS AREA RAPID TRANSIT
12	8119 ELAM	LEAL ALFREDO LAMAS & EVANGELINE R LEAL

Wednesday, March 09, 2011

FILE NUMBER: Z101-190(WE) **DATE FILED:** March 31, 2010

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

COUNCIL DISTRICT: 14 **MAPSCO:** 45- L & Q

SIZE OF REQUEST: Approx. 3,497 sq. ft. **CENSUS TRACT:** 31.01

APPLICANT: Truett Roberts

OWNER: 1600 Main Street Holdings, L.P.

REPRESENTATIVE: Truett Roberts

REQUEST: An application for a Specific Use Permit for a commercial amusement (inside) within Planned Development District No. 619 for mixed uses.

SUMMARY: The purpose of this request is to allow for certain special events and a dance hall use to operate within the multi-functional space. The events may range from wedding receptions to showing various pieces of art.

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

BACKGROUND INFORMATION:

- The request for Specific Use Permit will allow for a commercial amusement (inside) limited to a banquet hall, convention/display shows, receptions and a dance hall use that will allow the applicant to have special events within the existing multi-functional space.
- The proposed use will be located on the street level. There is an existing Specific Use Permit located in the basement of the same multi-tenant structure. The proposed use will complement an adjacent hotel that is presently under renovation.
- In March 2010, the City Council amended Specific Use Permit No. 1659 for an alcoholic beverage establishment use for a bar, lounge, or tavern and a commercial amusement (inside) for a Class A dance hall for a two year period.
- In November 2010, the City Council denied without prejudice a Specific Use Permit for a commercial amusement (inside) within Planned Development District No. 619 for mixed uses at 1608 Main Street. There was a change in ownership and the new owners asked City Council to deny the request without prejudice.
- 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 six zoning changes requested and two Board of Adjustment cases in the area.

1. Z012-137 On April 24, 2002, the City Council approved an amendment to the Historic Overlay District on property zoned a CA-1(A) Central Area District CP Core Pedestrian Precinct on 1525 Main Street, 1520 Elm Street and Stone Place.
2. Z067-141 On April 11, 2007, the City Council approved a Specific Use Permit for an alcoholic beverage establishment use limited to a bar, lounge, or tavern within Planned Development District No. 619 for mixed uses at 1608 Main Street.
3. Z089-104 On January 28, 2009, the City Council approved an amendment to Planned Development District No. 619 for mixed uses to create a new Subdistrict on property generally bounded by Commerce Street, Browder Street, Jackson Street and Field Street. (not shown on map)
4. Z089-124 On August 12, 2009, the City Council approved a renewal of Specific Use Permit No. 1659 for an alcoholic beverage establishment use limited to a bar, lounge, or tavern within Planned Development District No. 619 for mixed uses at 1608 Main Street.

5. B023-054 On June 22, 2004, the Board of Adjustment Panel A approved a variance of 13 parking spaces and a variance to the off-street parking requirements at 1524 Main Street and 1530 Main Street (not shown on map).
6. B034-181 On March 14, 2003, the Board of Adjustment Panel A approved a variance of 3 parking spaces and 1 loading space to the parking and loading requirements at 1520 - 1522 Main Street.
7. Z090-117 On March 10, 2010, the City Council approved an amendment to Specific Use Permit No. 1659 for an alcoholic beverage establishment use for a bar, lounge, or tavern and a commercial amusement (inside) for a Class A dance hall within Planned Development District No. 619 for mixed uses at 1608 Main Street.
8. Z090-174 On November 10, 2010, the City Council denied without prejudice a Specific Use Permit for a commercial amusement (inside) within Planned Development District No. 619 for mixed uses at 1608 Main Street. (under new ownership)

Thoroughfares/Streets:

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

Land Use:

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

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

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

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

LAND USE:

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES.

Policy 1.1.3 Build a dynamic and expanded Downtown

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

ECONOMIC DEVELOPMENT:

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

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

STAFF ANALYSIS:

Land Use Compatibility: The request site is located within an existing multi-tenant structure on Main Street. The site is contiguous to a variety of mixed uses, which consist of retail, multifamily, restaurant and off-street parking uses. The applicant's request for a commercial amusement (inside) will be limited to a banquet hall, convention/display shows and receptions. The proposed use will allow the applicant to organize special events within the existing multi-functional space. The proposed use is located on the street level; whereas SUP No. 1659 is located below the street level,

within the multi-tenant structure. The events will take place from 10:00 a.m. to 2:00 a.m. (the next day), Monday through Sunday. The proposed use will complement an adjacent hotel that is presently under renovation.

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.”

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: Landscaping in this district must comply with all landscaping requirements set forth in 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.

Dallas Police Department: A copy of a police report of the past 4 years of offenses is provided below.

 DALLAS POLICE DEPARTMENT UCR Codes Year Codes Property Class Codes 										
Virtual Viewer - Public Access									Welcome	
										
Search Records - Offense									Filter	
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0001465-Y	12/31/2010	WILLIAMS, LAURA	LOST PROPERTY	01608		MAI...	134	2062	42020	
0009487-W	01/10/2009	JACKSON, JIM	OTHER OFFENSES	01608		MAI...	134	2062	26000	
0017255-Y	01/21/2011	VELEZ, JORGE LUIS	ACCIDENTAL INJURY - PUBLIC ...	01608		MAI...	134	2062	33070	
0021903-V	01/20/2008	THOSTENSON, BRANDI	THEFT	01608		MAI...	134	2062	06901	
0023127-V	01/20/2008	DIETRICH, CEZILIA,	LOST PROPERTY	01608		MAI...	134	2062	42020	
0027052-X	12/30/2009	TERRAZAS, CHRISTINA	THEFT	01608		MAI...	134	2062	06901	
0048358-Y	02/26/2011	MCELHANON, LEAH	ASSAULT	01608		MAI...	134	2062	08311	
0057473-W	03/01/2009	JONES, RACHEL,	ASSAULT	01608		MAI...	134	2062	08321	
0069249-V	03/08/2008	ROW, CHAD T	AUTO THEFT-UUMV	01608		MAI...	134	2062	07611	
0109080-W	04/19/2009	CASEY, JERMAINE,	ASSAULT	01608		MAI...	134	2062	08221	
0115407-W	04/24/2009	*NEIMAN MARCUS	THEFT	01608		MAI...	134	2062	06931	
0132368-W	05/09/2009	LAWRENCE, ANNE	THEFT	01608		MAI...	134	2062	06901	
0159878-V	05/29/2008	MARTIN, ALEXANDRA	CRIMINAL MISCHIEF/VANDALISM	01608		MAI...	134	2062	14031	
0202390-V	06/07/2008	*DOLCE	FRAUD	01608		MAI...	134	2062	11020	
0202642-V	06/08/2008	*DOLCE	CRIMINAL MISCHIEF/VANDALISM	01608		MAI...	134	2062	14092	
0210255-X	07/25/2010	VILLARREAL, HAYDEE	OTHER OFFENSES	01608		MAI...	134	2062	26000	
0226731-X	08/13/2010	VILLARREAL, NANCY	THEFT	01608		MAI...	134	2062	06903	
0260071-X	09/17/2010	@CITY OF DALLAS	FOUND PROPERTY	01608		MAI...	134	2062	43020	
0269310-V	08/31/2008	MULLEN, SCOTT	AGGRAVATED ASSAULT	01608		MAI...	134	2062	04131	
0273533-V	09/03/2008	*NEDDERMAN & ASSOC.	BURGLARY	01608		MAI...	134	2062	05263	
0323050-T	05/04/2007	*NEDDERMAN CONSTRU...	BURGLARY	01608		MAI...	133	2062	05131	
0326767-T	05/05/2007	*NEDDERMAN AND ASS...	BURGLARY	01608		MAI...	133	2062	05338	
0329179-T	05/06/2007	*NEDDERMAN & ASSOCI...	BURGLARY	01608		MAI...	133	2062	05368	
0337662-T	05/10/2007	*NEDERMAN AND ASSOC	BURGLARY	01608		MAI...	133	2062	05231	
0452076-T	06/16/2007	*O-60 BUILDERS	BURGLARY	01608		MAI...	133	2062	05399	
0647534-T	09/05/2007	*NEDDERMAN & ASSOCI...	BURGLARY	01608		MAI...	133	2062	05399	
0690482-T	10/15/2007	VASQUEZ, JOSE,	THEFT	01608		MAI...	133	2062	06901	
0785634-T	12/28/2007	WILLOUGHBY, KEVIN	THEFT	01608		MAI...	134	2062	06901	

LIST OF OFFICERS



The building is owned by 1600 Main Street Holdings, LP, a Texas limited partnership.

The partners in 1600 Main Street Holdings, LP are (i) 1600 Main Street Holdings GP, LLC, a Texas limited liability company, its sole general partner, and (ii) Headington Armory Partners, LP, a Texas limited partnership, its sole limited partner.

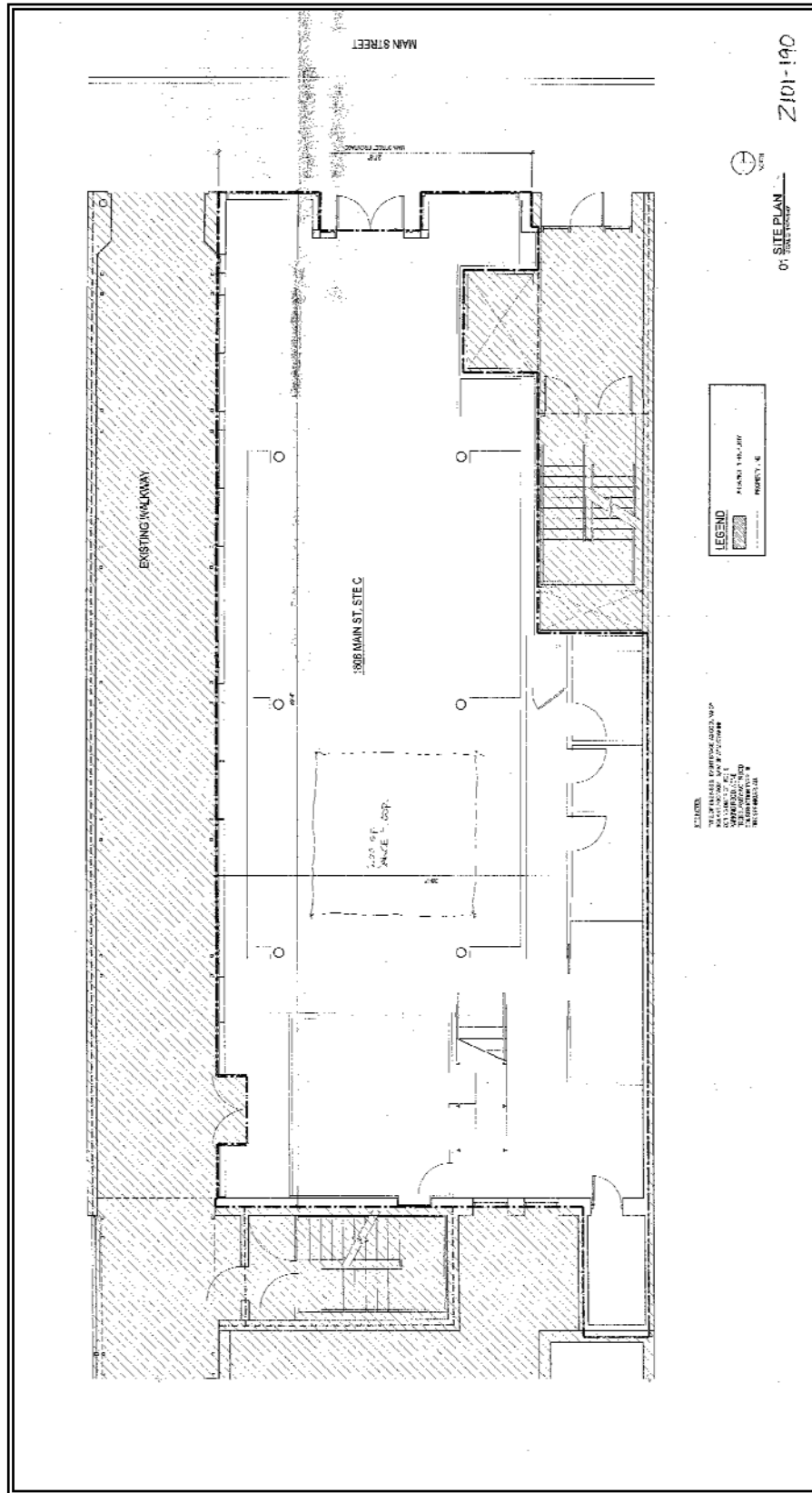
Tim Headington: President
Michael Tregoning: Vice President, CFO
John Ambler: Vice President
Keith Bunch: Treasurer
Julie Ciesielski: Secretary

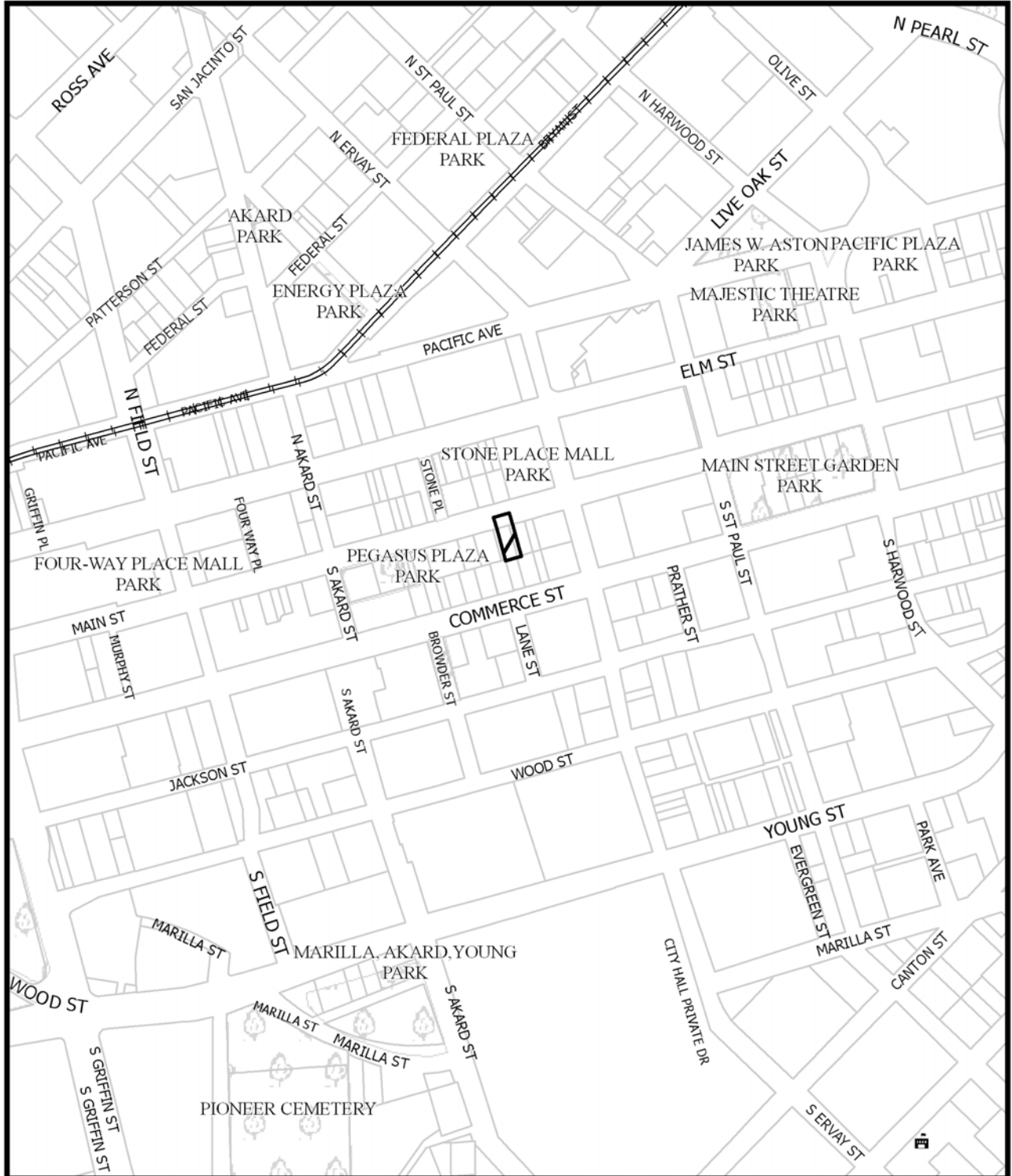
Z101-190

**PROPOSED SUP
CONDITIONS**

1. USE: The only use authorized by this specific use permit is a commercial amusement (inside) limited to a banquet hall, convention/display shows, and receptions and a dance hall.
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 years from the passage of this ordinance).
4. DANCE FLOOR: The dance floor is limited to 200 square feet.
5. FLOOR AREA: The maximum floor area is 3,497 square feet.
6. HOURS OF OPERATION: The commercial amusement (inside) limited to a banquet hall, convention/display shows, and receptions may only operate between 10:00 a.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 PLAN



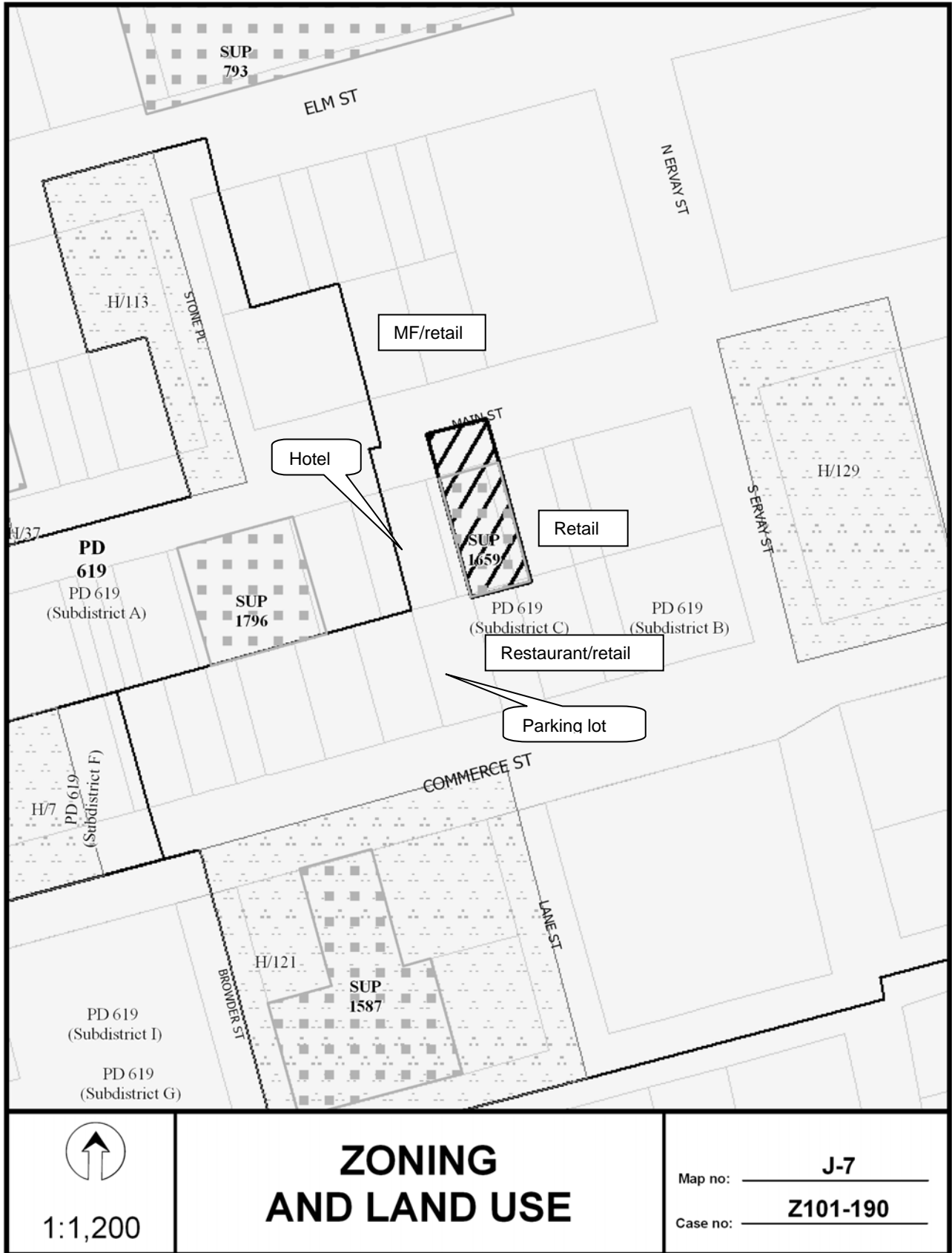


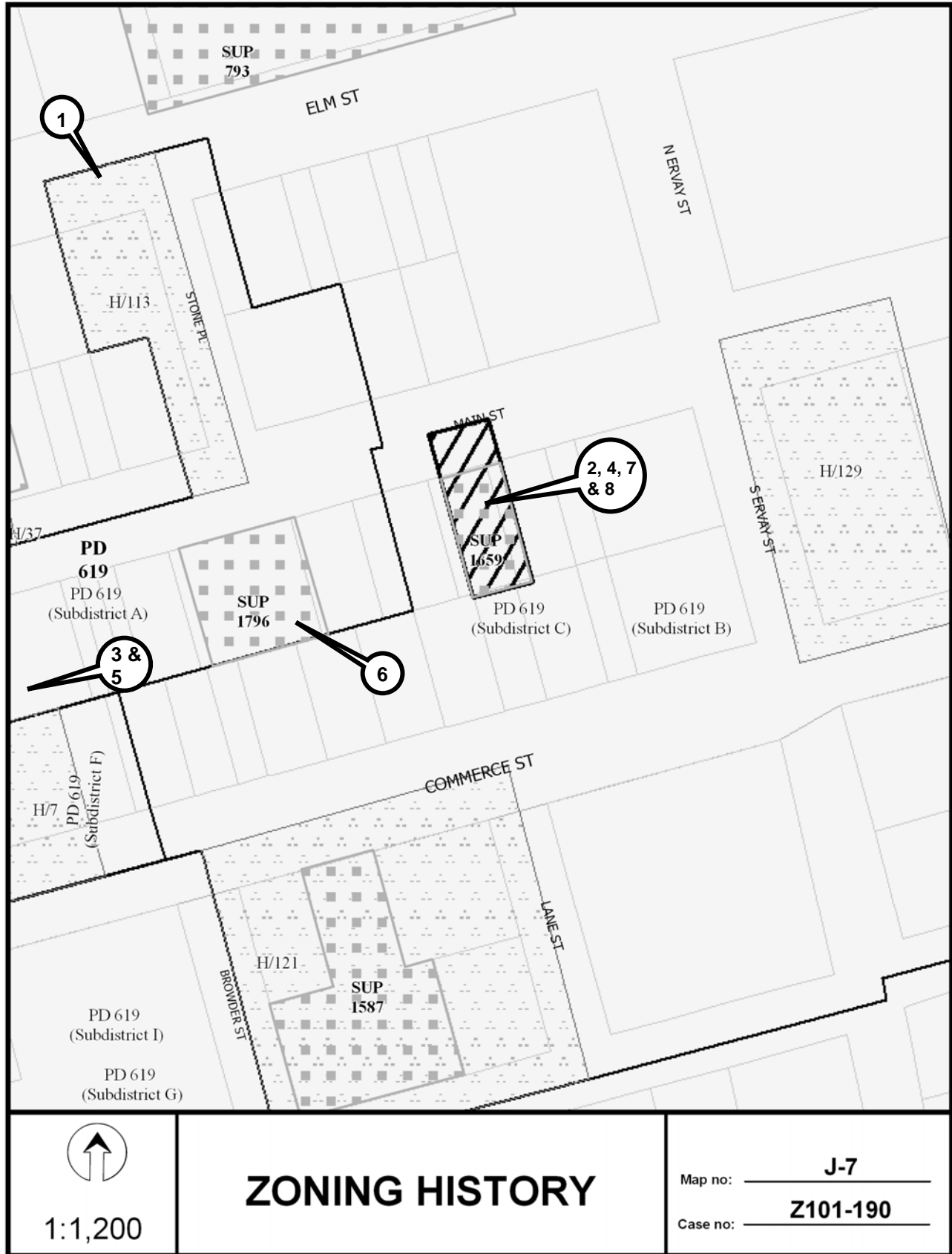
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VICINITY MAP

Map no: J-7

Case no: Z101-190





Notification List of Property Owners

Z101-190

22 Property Owners Notified

Label #	Address	Owner
1	1608 MAIN	MAIN STREET ALLEY LTD
2	1525 COMMERCE	POLLOCK ROBERT ETAL ATTN: GEORGE A RAWLINGS
3	1618 MAIN	NEIMAN MARCUS CO LESSEE ATTN: GEORGE A RAWLINGS
4	1616 MAIN	COMPASS BANK TR ATTN: GEORGE A RAWLINGS
5	1615 MAIN	ELM AT STONEPLACE HOLDINGS LLC
6	1606 ELM	CHARALAMBOPOULOS FAY
7	1623 MAIN	FC WP BUILDING LLC
8	1612 ELM	FINO MOUSA A LLC
9	1610 ELM	WALKER JIMMY A
10	1611 MAIN	FC QP BUILDING LLC
11	1622 MAIN	NEIMAN MARCUS CO LESSEE ATTN: GEORGE A RAWLINGS
12	1603 COMMERCE	NEIMAN MARCUS CO ATTN: GEORGE A RAWLINGS
13	1604 MAIN	1600 MAIN STREET HOLDINGS LP
14	1600 MAIN	1600 MAIN STREET HOLDINGS LP
15	1513 COMMERCE	PACIFICO PARTNERS LTD
16	1523 COMMERCE	PACIFICO PARTNERS LTD STE A205
17	1607 COMMERCE	ROGERS WILLIAM S ETAL ATTN: GEORGE A RAWLINGS
18	1609 COMMERCE	NEIMAN MARCUS GROUP INC ATTN: GEORGE A
19	1512 COMMERCE	HAMILTON DPL LP SUITE 170
20	1600 COMMERCE	DALPARK LAND LEASE LTD STE A
21	1520 ELM	STONE PLACE MALL INV1 LTD
22	1530 MAIN	DUNHILL 1530 MAIN LP

Friday, April 01, 2011

FILE NUMBER: Z101-163 (MG)

DATE FILED: January 14, 2011

LOCATION: Southwest corner of the intersection of Military Parkway and Elva Avenue

COUNCIL DISTRICT: 7

MAPSCO: 48 S

SIZE OF REQUEST: Approx. 0.8092 acres

CENSUS TRACT: 85.00

REPRESENTATIVE: Jorge Perez

APPLICANT: Jiten Roy

OWNER: Mohammed M. Rahmen

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

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

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

BACKGROUND INFORMATION:

- The request site is currently developed with an approximately 2,550 square foot general merchandise use (convenience store) and vehicle fueling station (gas station).
- The applicant proposes to sell alcohol for off-premise consumption in conjunction with the existing convenience store.
- The general merchandise use is permitted by right in the CR Community Retail District. The sale of alcoholic beverages on property regulated by the D-1 Liquor Control Overlay requires a specific use permit.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Military Pkwy.	Principle	190 ft.	190 ft.
Elva Ave.	Local	40 ft.	40 ft.

Land Use:

	Zoning	Land Use
Site	CR-D-1	Commercial
North	CR-D-1	Commercial
South	R-7.5(A)	Single family
East	CR-D-1	Commercial
West	CR-D-1	Commercial

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 as being in the Residential Neighborhood 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.

Land Use Compatibility:

The approximately 0.8092 acre request site is zoned a CR Community Retail District with a D-1 Liquor Control Overlay and is currently developed with retail strip center containing the approximately 2,550 square foot convenience store and gas station as well as other retail uses. The applicant is proposing to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property, which requires a Specific Use Permit in the D-1 Liquor Control Overlay.

The "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 applicant's request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. The adjacent commercial uses are compatible with the existing and proposed use on the subject property. The applicant is proposing to maintain the convenience store and gas station. 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 FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
CR- existing Community Retail	15'	20' adjacent to residential OTHER: No Min.	NA	54'	60%	Proximity Slope Visual Intrusion	Business, community

Parking/Traffic:

The Dallas Development Code requires off-street parking to be provided for a general merchandise use at one space for each 200 square feet of floor and 2 spaces for a motor vehicle fueling station. The request requires 13 spaces while 33 spaces are provided for the entire retail strip center as shown on the attached site plan.

Landscaping:

Landscaping required per Article X of the Dallas Development Code.

DPD Report

Offense Records - Windows Internet Explorer
 http://polcereports.dallaspolice.net/publicresults/resultsoffensepublic.aspx
 DALLAS POLICE DEPARTMENT
 UCR Codes Year Codes Property Class Codes
 Virtual Viewer - Public Access Welcome

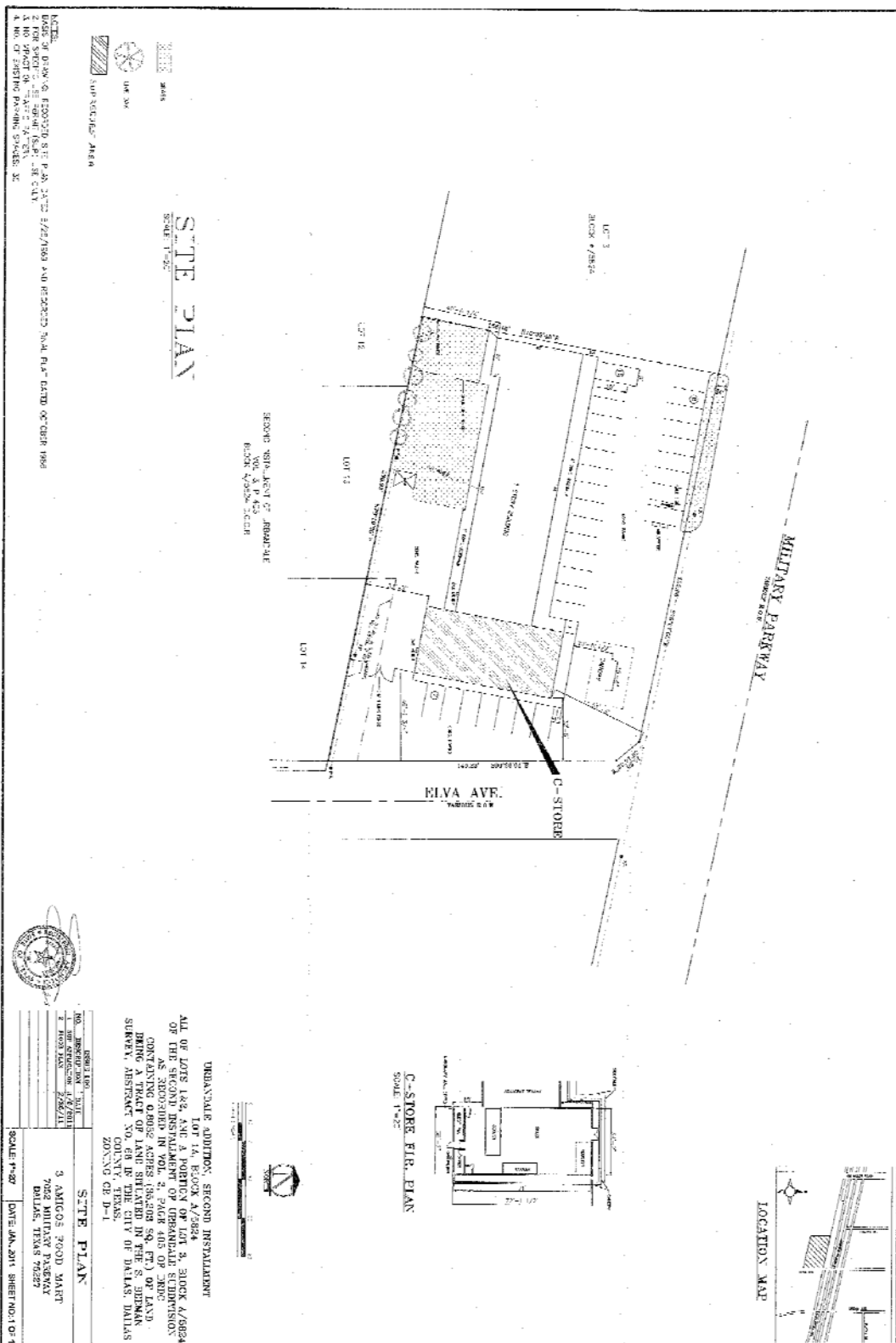
Search Records - Offense Filter

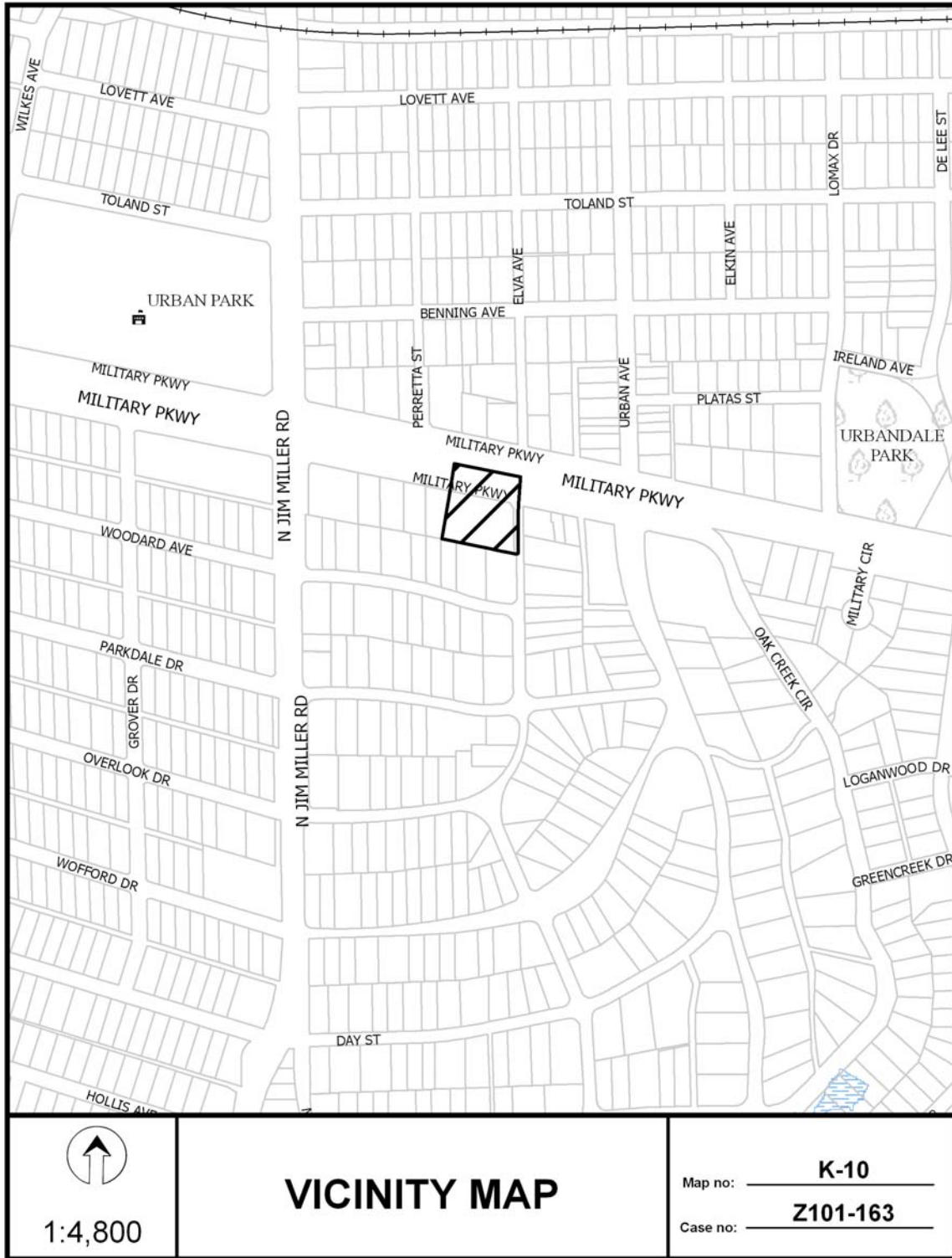
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0000267-V	01/01/2008	REYES,MARCO,	AGGRAVATED ASSAULT	07052		MILITARYPKWY	324	1235	04121	
0000268-V	01/01/2008	REYES,EDDIEBERTO	AGGRAVATED ASSAULT	07052		MILITARYPKWY	324	1235	04121	
0055749-W	02/27/2009	BEISERT,CAROL	THEFT	07052		MILITARYPKWY	321	1235	06943	
0071706-X	03/14/2010	*3-AMIGOS FOOD MARKET	CRIMINAL MISCHIEF/VANDALISM	07052		MILITARYPKWY	321	1235	14081	
0098914-W	04/09/2009	CRUZ,FRANCISCO HERNANDEZ	ROBBERY	07052		MILITARYPKWY	321	1235	03941	
0151705-X	05/31/2010	BOHAR,EVEREST	ASSAULT	07052		MILITARYPKWY	321	1235	08111	
0179163-T	03/15/2007	*3 AMIGOS FOOD MART	ROBBERY	07052		MILITARYPKWY	323	1235	03411	
0219232-X	08/05/2010	*ATLAS IMPORT	THEFT	07052		MILITARYPKWY	321	1235	06941	
0279270-W	09/18/2009	DAS, SAMAR	CRIMINAL MISCHIEF/VANDALISM	07052		MILITARYPKWY	321	1235	14030	
0324707-V	10/19/2008	*MAYTAG LAUNDRY MAT	BURGLARY	07052		MILITARYPKWY	324	1235	05391	
0340769-R	05/06/2006	SEARS,CLOUDY	THEFT	07052		MILITARYPKWY	323	1235	06902	
0347485-X	12/20/2010	HENDERSON ,ANTHONY	THEFT	07052		MILITARYPKWY	321	1235	06992	
0350970-V	11/14/2008	@CITY OF DALLAS	CRIMINAL MISCHIEF/VANDALISM	07052		MILITARYPKWY	324	1235	14082	
0517944-R	07/08/2006	*THREE AMIGOS FOOD MART	BURGLARY	07052		MILITARYPKWY	323	1235	05132	
0577235-T	08/02/2007	*3 AMIGOS FOOD MART	THEFT	07052		MILITARYPKWY	323	1235	06972	

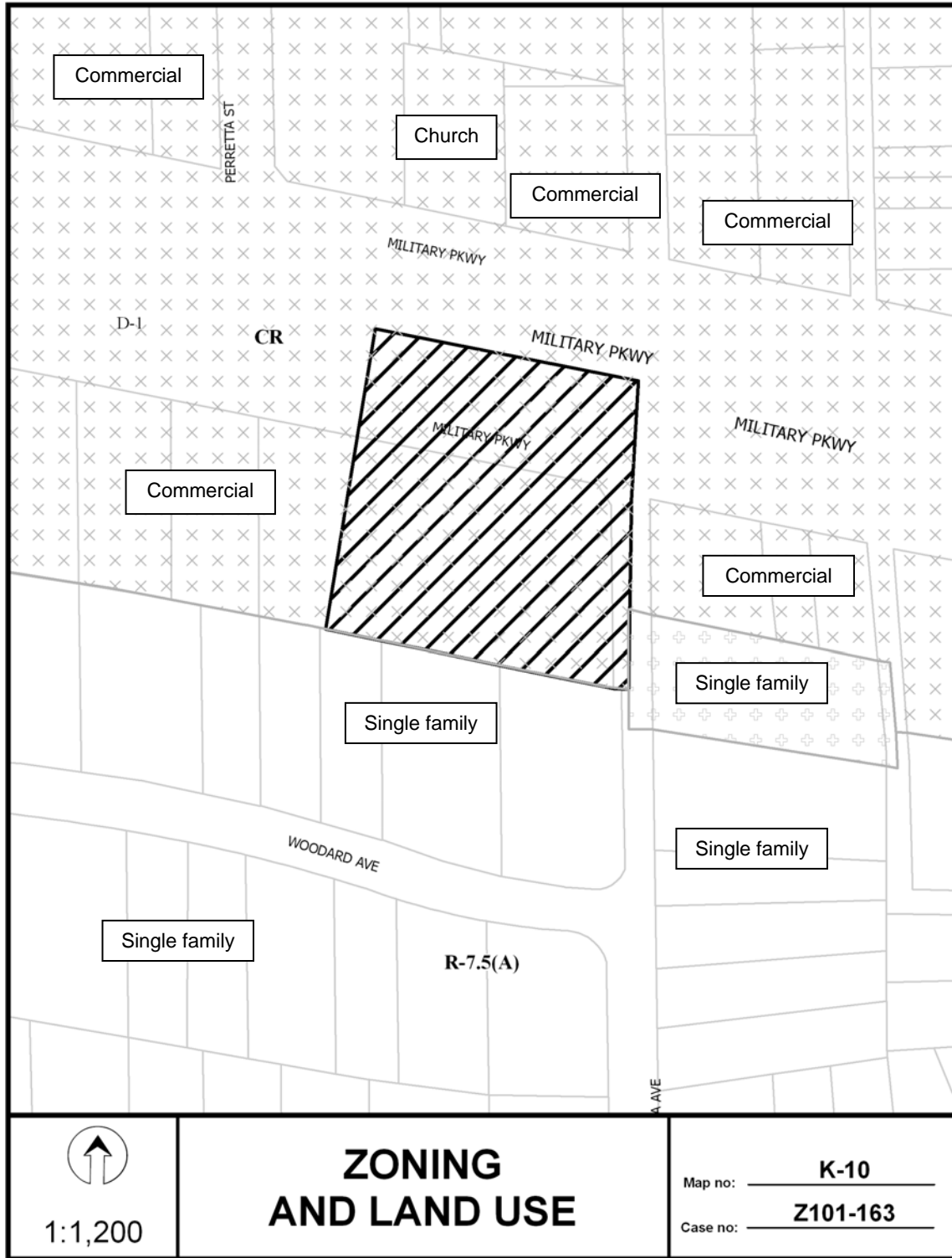
SUP Conditions

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages as part of the operation of 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 (two years), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

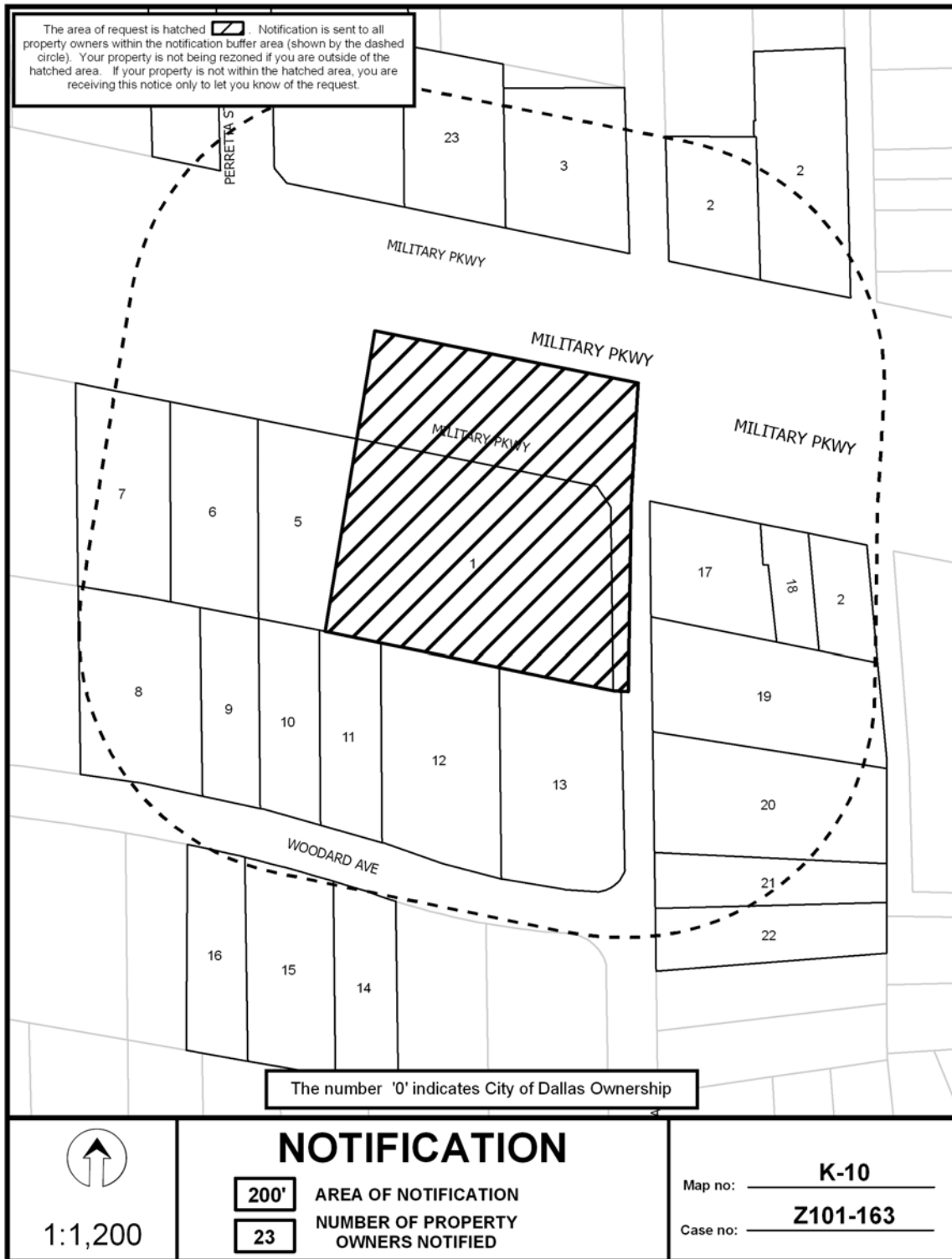
SITE PLAN







DATE: March 18, 2011



Notification List of Property Owners

Z101-163

23 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7052 MILITARY	TRTX INC
2	7110 MILITARY	BALLAS VICTOR
3	7055 MILITARY	TOBIAS WILLIAM A & MARY L
4	7027 MILITARY	MEZA JESUS M
5	7034 MILITARY	SOTO EMETERIO & JOEL M SOTO
6	7028 MILITARY	CARROLL THOMAS D DDS
7	7020 MILITARY	CARROLL THOMAS DALE
8	7023 WOODARD	CASILLAS ORQUIDIA
9	7033 WOODARD	ESTRADA TOMAS & RAFAELA CANO DE
10	7039 WOODARD	VELASQUEZ XOCHILL G & VELASQUEZ MARGARITO
11	7043 WOODARD	VALVERDE SAUL & NARCEOALTA
12	7045 WOODARD	DIAZ BERTHA S D
13	7055 WOODARD	PINALES SANTOS & MARIA OLIVIA
14	7040 WOODARD	TAKAHASI NATASSIA
15	7034 WOODARD	YOUNG CHARLES L
16	7030 WOODARD	PENA CESAR
17	7102 MILITARY	MAISONET SANDRA
18	7108 MILITARY	RODRIGUEZ ROJELIO M & ELIZA O
19	3914 ELVA	PARKWAY ENTERPRISES INC
20	3910 ELVA	DAVALOS ALEJANDRO & JULIA CASTRO
21	3902 ELVA	UVALLE RODOLFO
22	3822 ELVA	CHAVEZ FELIX A
23	7041 MILITARY	IGLESIA DE DOS EMMANUEL

Friday, March 18, 2011

FILE NUMBER: Z101-164 (MG)

DATE FILED: January 14, 2011

LOCATION: Northeast corner of S. Buckner Boulevard and Forney Road

COUNCIL DISTRICT: 4

MAPSCO: 48 Q

SIZE OF REQUEST: Approx. 0.624 acres

CENSUS TRACT: 122.07

REPRESENTATIVE: Jorge Perez

APPLICANT: Jiten Roy

OWNER: Devin Brich Group, Corp.

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

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

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

BACKGROUND INFORMATION:

- The request site is currently developed with an approximately 3,126 square foot general merchandise use (convenience store) and vehicle fueling station (gas station).
- The applicant proposes to sell alcohol for off-premise consumption in conjunction with the existing convenience store.
- The general merchandise use is permitted by right in the LI Light Industrial District. The sale of alcoholic beverages on property regulated by the D-1 Liquor Control Overlay requires a specific use permit.

Zoning History:

1. Z089-120 On January 8, 2009, the Dallas City Commission denied a request for a Specific Use Permit for commercial motor vehicle parking on property zoned an LI Light Industrial District with a D-1 Liquor Control Overlay.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
S. Buckner Blvd.	Principle	107 ft.	107 ft.
Forney Rd.	Secondary	80 ft.	80 ft.

Land Use:

	Zoning	Land Use
Site	LI-D-1	Commercial
North	LI-D-1	Commercial
South	LI-D-1	Commercial
East	LI-D-1	Commercial
West	MC-1-D-1	Vacant

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 as being in the Residential Neighborhood 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.

Land Use Compatibility:

The approximately 0.624 acre request site is zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay and is currently developed with an approximately 3,126 square foot convenience store and gas station. The applicant is proposing to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property, which requires a Specific Use Permit in the D-1 Liquor Control Overlay.

The "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 applicant’s request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. The adjacent commercial uses are compatible with the existing and proposed use on the subject property. The applicant is proposing to maintain the convenience store and gas station. 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 FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
LI- existing Light Industrial	15'	30' adjacent to residential OTHER: No Min.	NA	200'	80%	Proximity Slope Visual Intrusion	Light industrial, office, research & development

Parking/Traffic:

The Dallas Development Code requires off-street parking to be provided for a general merchandise use at one space for each 200 square feet of floor area and two spaces for a vehicle fueling station. The existing use requires 18 parking spaces. The site has 18 existing parking spaces as shown on the attached site plan.

Landscaping:

Landscaping required per Article X of the Dallas Development Code.

Z101-164

Board of Directors

Three R Trading, Inc.

Jiten Roy, Member

Abdur Rahman, Member

DPD Report

Offense Records - Windows Internet Explorer

http://police-reports.dallaspolice.net/publicresults/resultsoffensepublic.aspx

File Edit View Favorites Tools Help

Offense Records

DALLAS POLICE DEPARTMENT [UCR Codes](#) [Year Codes](#) [Property Class Codes](#)

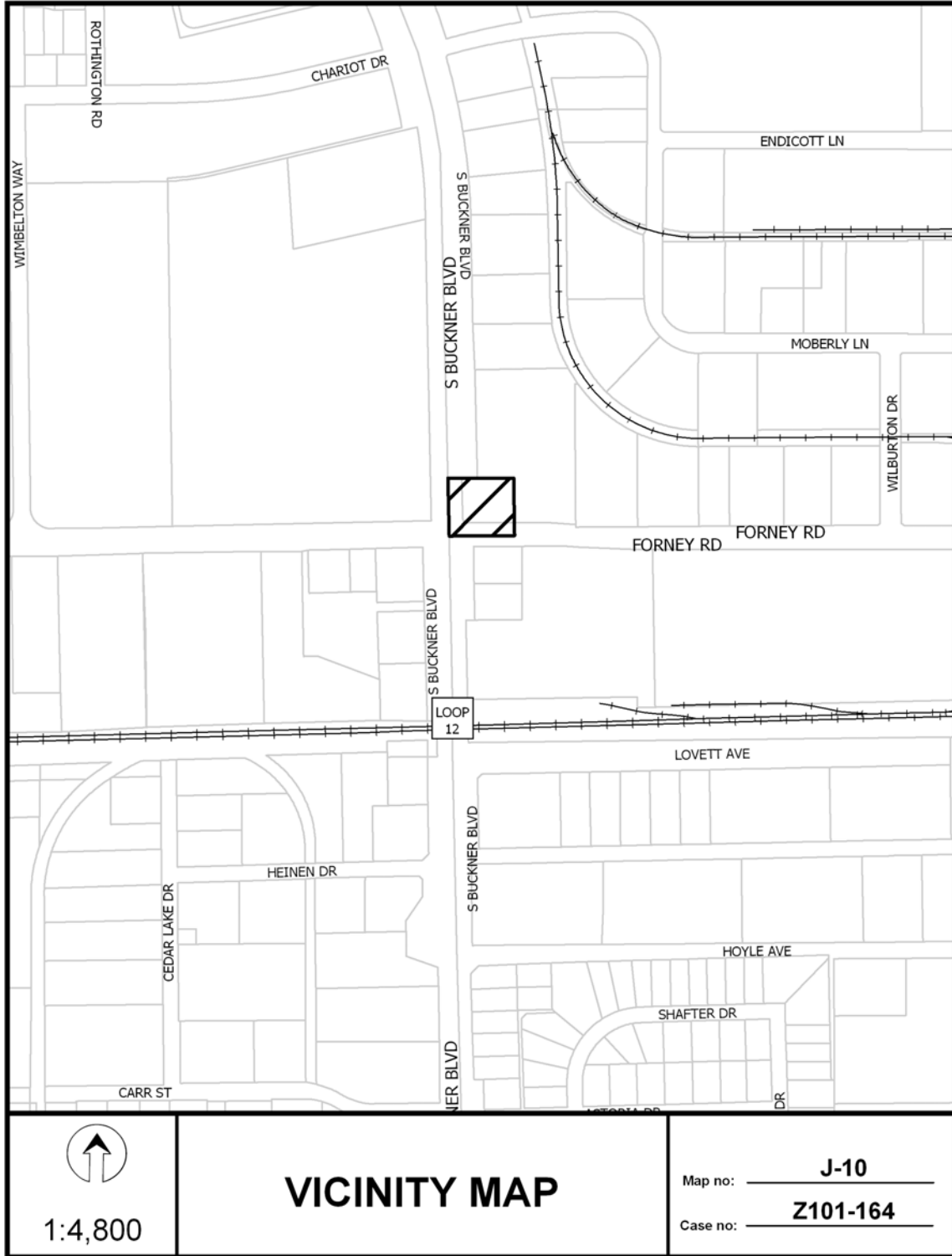
Virtual Viewer - Public Access Welcome

Search Records - Offense Filter

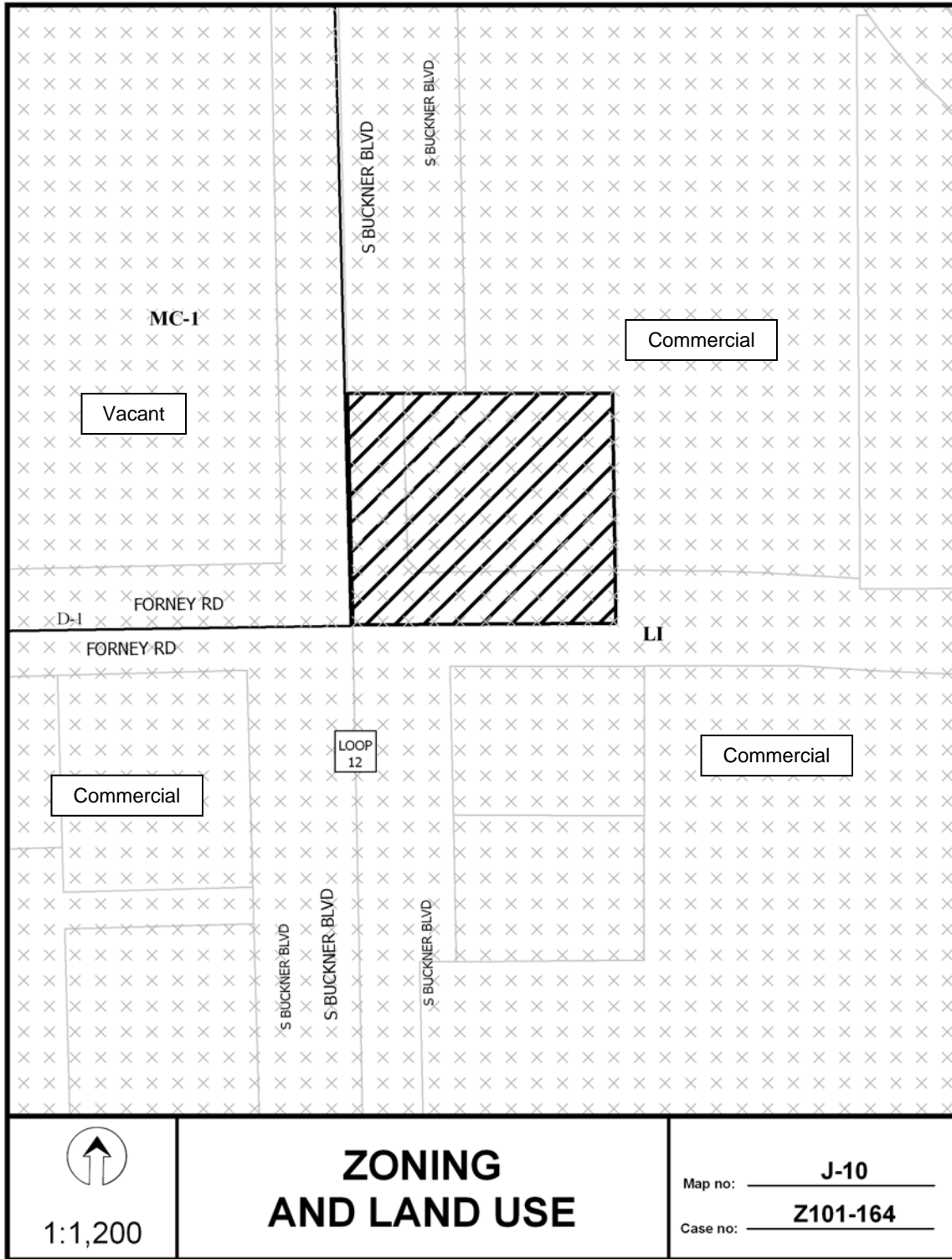
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0008119-X	01/09/2010	ROBERTS,CHRISTINA	OTHER OFFENSES	04710	S	BUCKNERBLVD	323	1218	26000	
0012924-X	01/02/2010	CEDILLO, ALFREDO	OTHER OFFENSES	04710	S	BUCKNERBLVD	323	1218	26000	
0038779-W	02/09/2009	PRESTON,OLA	ROBBERY	04710	S	BUCKNERBLVD	323	1218	03941	06102
0194390-X	07/11/2010	*VALERO	FORGERY & COUNTERFEITING	04710	S	BUCKNERBLVD	323	1218	10022	
0252380-V	08/15/2008	@CITY OF DALLAS	FOUND PROPERTY	04710	S	BUCKNERBLVD	326	1218	43020	
0252618-W	08/24/2009	*VALERO	ROBBERY	04710	S	BUCKNERBLVD	323	1218	03311	
0292071-W	10/01/2009	VERGARA-GUERRERO,ESAU	AUTO THEFT-UUMV	04710	S	BUCKNERBLVD	323	1218	07192	
0328369-R	05/03/2006	ERWIN, STACI	ASSAULT	04710	S	BUCKNERBLVD	325	1218	08311	
0352760-T	05/14/2007	*BUCKNER QUICK STOP	BURGLARY	04710	S	BUCKNERBLVD	325	1218	05138	
0377380-R	05/20/2006	DANDRIDGE,DERRICK	ROBBERY	04710	S	BUCKNERBLVD	325	1218	03511	
0396037-R	05/26/2006	SOLIS, ANDREA ROQUE	THEFT	04710	S	BUCKNERBLVD	325	1218	06904	
0528776-R	07/12/2006	*BUCKNER QUICK STOP	BURGLARY	04710	S	BUCKNERBLVD	325	1218	05196	
0599107-T	08/10/2007	*VALERO	BURGLARY	04710	S	BUCKNERBLVD	325	1218	05133	
0602342-T	08/11/2007	@CITY OF DALLAS	FOUND PROPERTY	04710	S	BUCKNERBLVD	325	1218	43020	
0899863-R	11/30/2006	*BUCKNER QUICK STOP	BURGLARY	04710	S	BUCKNERBLVD	325	1218	05131	

SUP Conditions

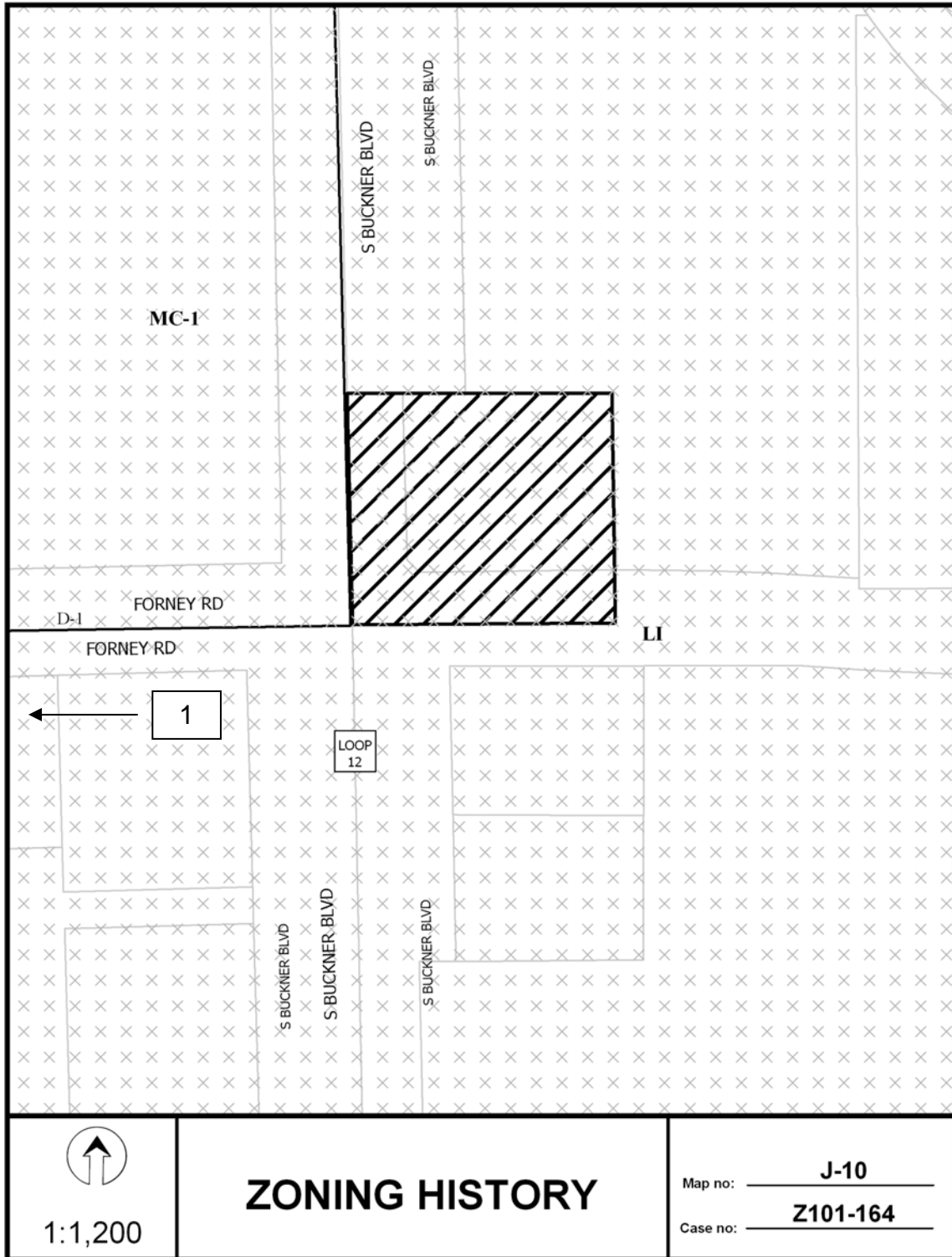
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages as part of the operation of a general merchandise or food store less than 3,500 square feet.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific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



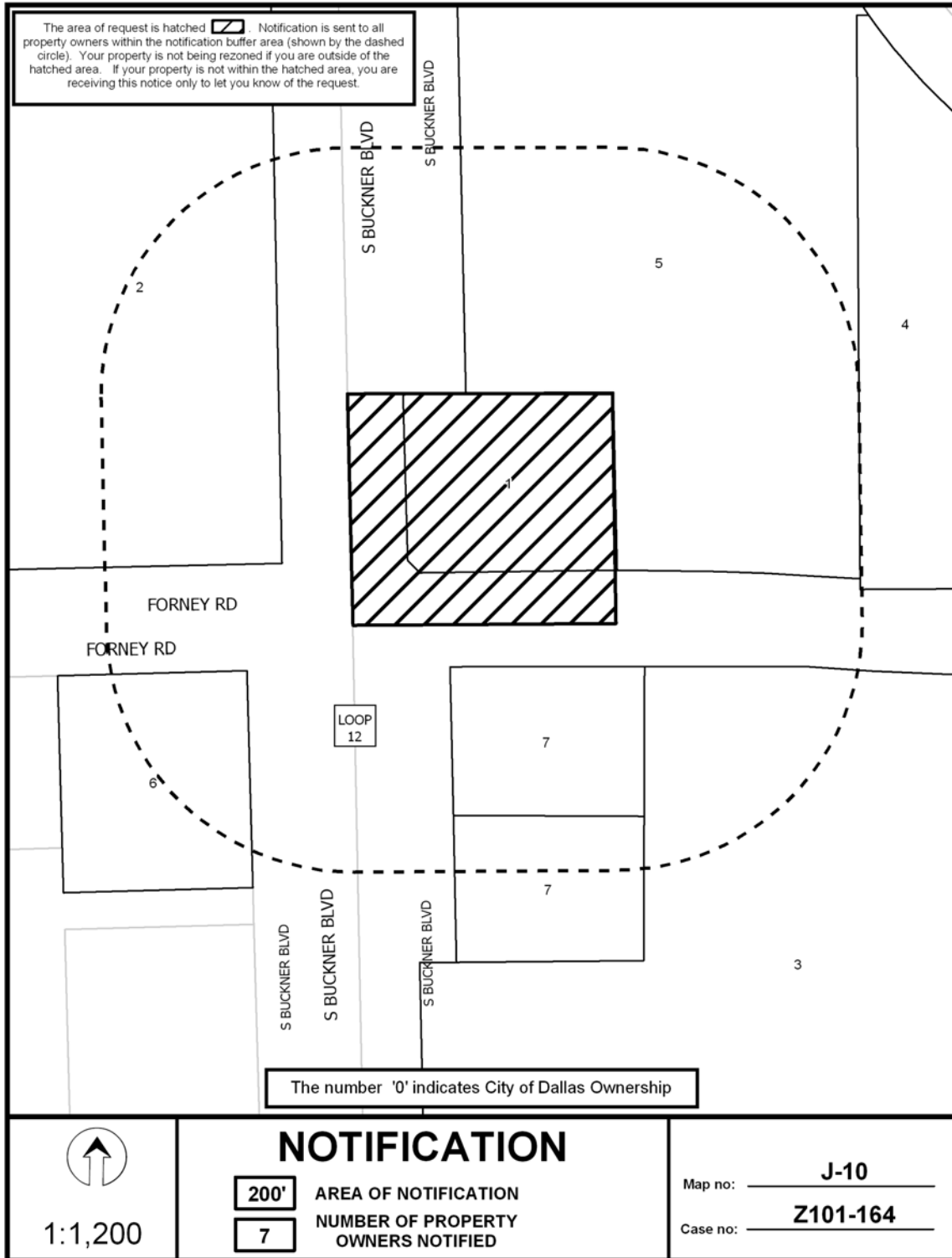
DATE: February 23, 2011



DATE: February 23, 2011



DATE: February 23, 2011



Z101-164

Page 1 of 1
2/23/2011

Notification List of Property Owners

Z101-164

7 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4710 BUCKNER	DEVIN BRICH GROUP DORP
2	4700 BUCKNER	NW REALTY INC
3	4520 BUCKNER	4520 BUCKNER LP
4	8131 FORNEY	TAGGERT TEXAS LTD C/O KEN TAGGERT
5	4740 BUCKNER	INTERNATIONAL BIBLE ASSOC
6	4625 BUCKNER	BUCKNER FOODS INC
7	4612 BUCKNER	RICHMOND P CURT

Wednesday, February 23, 2011

FILE NUMBER: Z101-194(MG) **DATE FILED:** March 7, 2011

LOCATION: Northwest corner of Hatcher Street and Scyene Road

COUNCIL DISTRICT: 7 **MAPSCO:** 46 V, 47 S

SIZE OF REQUEST: Approx. 4.9 acres **CENSUS TRACT:** 27.02

APPLICANT: Frazier Revitalization, Inc.

OWNER: Frazier Revitalization, Inc.
Tru Lee Missionary Baptist Church
Frazier HS GP, LLC
Dallas Housing Acquisition and Development, Corp

REPRESENTATIVE: Kirk Williams/Tommy Mann

REQUEST: An application for a Planned Development District for mixed uses on a 4.9 acre property zoned CC Community Commercial Sub district, a MF-1(A) Multifamily Sub district, and a R-5(A) Single family residential sub district within Planned Development District No. 595

SUMMARY: The purpose of this request is to allow for the construction of a mixed use development that consists of multifamily and retail uses.

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

BACKGROUND INFORMATION:

- The applicant’s request for a Planned Development District will allow for the construction of buildings containing residential and non-residential uses.
- Office, retail and personal services uses are restricted to the ground floor of structures containing multifamily dwelling units and fronting along Hatcher Street.
- A maximum floor area ratio of 10,000 square feet is proposed for office, retail and personal service uses.
- Onehundredthirty-six multifamily dwelling units are proposed.

Zoning History: There have been two recent zoning change requests in the area.

1. Z056-190 On May 24, 2006, the City Council approved Planned Development District No. 746 for a transit passenger station and R-5(A) Single Family District uses on property zoned a CC Community Commercial Subdistrict and an R-5(A) Single Family Subdistrict, within Planned Development District No. 595, the South Dallas Fair Park Special Purpose District.
2. Z045-109 On February 9, 2004, the City Council approved a Planned Development District for institutional uses and R-5(A) Single Family District uses on property zoned a CC Community Commercial Subdistrict and an R-5(A) Single Family Subdistrict, within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Hatcher Street	Minor Arterial	80 ft.	80 ft.
Scyene Road	Principal Arterial	100 ft.	100 ft.

Land Use:

	Zoning	Land Use
Site	PDD No. 595 Sub districts CC, MF-1(A) and R-5(A)	Undeveloped
North	PDD No. 595 Sub district R-5(A)	Single family
South	PDD No. 746	DART rail station
East	PDD No. 595 Sub district CC	Retail
West	PDD No. 716, Tracts 1 and 3	Undeveloped

COMPREHENSIVE PLAN: The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request. The Plan identifies the request site as being adjacent to a Transit Centers or Multi-Modal Corridor and within the Urban Neighborhood Building Block.

The Transit Centers or Multi-Modal Corridors 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. The site is adjacent to a proposed DART rail line.

The Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are

predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

The mixed use development proposed for the site is appropriate as it is near a DART rail station and existing retail and residential development. The proposed Planned Development District will allow for the construction of buildings containing residential and non-residential uses.

LAND USE

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.4 Capitalize on transit oriented development opportunities.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

ECONOMIC:

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

2.1.1.6 Ensure that zoning regulations are sensitive to existing context by incorporating urban design principles and appropriate mitigation measures.

STAFF ANALYSIS:

Land Use Compatibility: The 4.9 acre tract of land is currently undeveloped and is located directly across Scyene Road from a DART rail station. Existing single family development is to the north while retail uses are located to the east. Property adjacent and to the west is undeveloped. Frontage along arterials Scyene Road and Hatcher Street, along with close proximity to a DART rail station, make this an ideal location for mixed use development.

The applicant’s request for a Planned Development for mixed uses will allow for the construction of structures containing a mix of office, retail, personal services and multi-family uses. The proposed mixed use development will be developed using the MF-2(A) District development regulations and standards with the aforementioned commercial uses allowed in structures containing multifamily dwelling units and fronting along Hatcher Street. A maximum floor area ratio of 10,000 square feet for office, retail and personal service uses and 136 multifamily dwelling units are proposed. Maximum building height is limited to 60 feet.

The applicant is also proposing specific design criteria within the proposed development. These standards will include a point system that encourages tree canopy while allowing for site specific landscaping, decorative paving, pedestrian lighting, etc.

Staff is in support of the proposed development as it is in keeping with the types of development expected in locations near transit stations, existing retail and urban neighborhoods. The proposed development is compatible with the surrounding area.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD for mixed uses Proposed	10'	10'	10,000 sq.ft./136 dwelling units	60'	80%	Proximity Slope Does not apply	Office, retail & personal service, multi-family

Landscaping: Except as provided, landscape plans must comply with the requirements of the landscape plan.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and has no objections.

OFFICERS AND DIRECTORS

TRU LEE MISSIONARY BAPTIST CHURCH

- Donald Parish Sr., Director
- Kevin Longshaw, Director
- Willie Brown, Director
- Donald Parish, Jr., Director
- Kevin Longshaw, Secretary

FRAZIER REVITALIZATION INC.

- J. McDonald Williams, Director
- Donal Parish, Director
- Diane Ragsdale, Director
- Jon Edmonds, President

FRAZIER HS GP, LLC

- Frazier Revitalization, Inc., General Partner
 - J. McDonald Williams, Director
 - Donal Parish, Director
 - Diane Ragsdale, Director
 - Jon Edmonds, President

DALLAS HOUSING ACQUISITION AND DEVELOPMENT CORP.

- Jerry Killingsworth, Director and President
- Charles Kramer, Director
- Theresa O'donnell, Director and Treasurer
- Orlando Alameda, Director
- Jame Fitchko, Director
- John W. Price, Director

**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 generally located at the northwest corner of Scyene Road and Hatcher Street. The size of PD ____ is approximately 4.2 acres.

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

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

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

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

SEC. 51P-____.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit ____A: conceptual plan.

(2) Exhibit ____B: seasonal colors.

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) A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) The provision of Section 51A-4.702 regarding the submission of a development plan within six months of approval of this district by the city council does not apply.

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

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

(b) Except as provided in this section, the office uses and retail and personal service uses permitted in the CR Community Retail District are permitted on the ground level of any structure facing Hatcher Street and containing a multifamily use, 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.

(c) The following main uses are prohibited:

- Liquor stores
- Pawn shops

SEC. 51P-____.108. ACCESSORY USES

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

SEC. 51P-____.109. YARD, LOT AND SPACE REGULATIONS

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

(a) Front yard. Minimum front yard is 10 feet.

- (b) Side and rear yard. Minimum side and rear yard is 10 feet.
- (c) Density. Maximum number of dwelling units is 136.
- (d) Floor area. Maximum floor area for all retail and personal service and office uses is 10,000 square feet.
- (e) Height.
 - (1) Maximum structure height is _____ feet.
 - (2) The residential proximity slope requirements in Section 51A-4.412 do not apply.
- (f) Lot Coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

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

- (a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.
- (b) Nonresidential uses. One space per 250 square feet of floor area is required.
- (c) Multifamily. Two parking spaces per dwelling unit are required.
- (d) Setback. Required parking may be located within the front yard.
- (e) Lot. The entire district is considered to be one lot for parking purposes.

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

See Article VI.

SEC. 51P-___.112. LANDSCAPING AND SIDEWALKS

- (a) A landscape plan must be submitted with the development plan and approved by the city plan commission before issuance of a building permit to authorize work in this district.

(b) Landscaping must be provided as shown on the landscape plan.

(c) Landscape plan text and requirements. A landscape plan must earn at least 65 points and comply with all mandatory requirements of this section. Points are awarded for providing specific lighting, paving, landscape zones, or other enhancements. The points awarded for providing these features, as well as the maximum number of points allowed in any category, are provided in parenthesis at the end of the provision to which they apply. All landscape plans must include a table demonstrating conformance with Article X requirements as applicable and a calculation of points achieved under this section.

(1) Tree, landscape, or pedestrian lighting. (Total possible points = 20) Ten points each are awarded for providing tree lighting, light bollards, light poles, building façade lighting, or landscaped area lighting at a minimum rate of one such lighting structure for every 150 feet of street frontage, up to a maximum of 20 points. The light provided must be at least 1.0 footcandles in intensity over adjacent pedestrian areas and be hooded to minimize the light cast on any adjacent single family uses.

(2) Tree canopy zone. (Total possible points = 20)

(A) A canopy tree must be planted within 30 feet of the projected street curb for every 50 linear feet of street frontage, exclusive of vehicular and pedestrian entrances and exits. The trees may be planted in the right-of-way if a parkway landscape permit is obtained in accordance with this section.

(B) Points may be obtained for planting canopy trees within 30 feet of the projected street curb for every 30 linear feet of street frontage, exclusive of vehicular and pedestrian entrances and exits. The trees may be planted in the right-of-way if a parkway landscape permit is obtained in accordance with this section. Ten points are awarded for planting these trees at this density. Street trees may be included in this determination.

(3) Paving materials. (Total possible points = 20) Five points are awarded for each 20 percent increment of sidewalk accessible to the public that is covered by decorative pavement. For purposes of this paragraph, decorative pavement means:

- (A) pavers of colored concrete, brick, or stone;
- (B) stamped, textured, or colored concrete;
- (C) exposed aggregate; or
- (D) exterior grade tile.

(4) Seasonal color. (Total possible points = 15) Points may be obtained for providing a landscape area for seasonal color in planting beds, raised planters, or pots. Five points are awarded for a landscape area that has a size that is equal to at least one-fourth of a square foot multiplied by the number of feet of frontage the property has. Ten points are awarded for a landscape area that has a size that is equal to at least one-half of a square foot multiplied by the number of feet of frontage the property has. Fifteen points are awarded for a landscape area that has a size that is equal to at least three-fourths of a square foot multiplied by the number of feet of frontage the property has. The plants installed in the landscape area must be maintained and changed in accordance with this section. Exhibit ___B indicates which plants qualify as seasonal color and the seasons in which they qualify.

(5) Private parks and pedestrian amenities.
(Total possible points = 25)

(A) Five points are awarded for each 200 square foot area provided as a private park. A park may contain pedestrian seating, public art, or a water feature.

(B) One point is awarded for each pedestrian street furniture ensemble consisting of a cluster of at least two benches, one bicycle rack, and a trash receptacle up to a maximum of five points.

(6) Parking lot trees. (Total possible points = 20) Twenty points are awarded for planting one tree for each fifteen parking spaces in a parking lot. The trees must be planted in the interior of the parking lot.

(7) Intersection open space. (Total possible points = 15) Fifteen points are awarded for providing an open area of at least 100 square feet adjacent to a visibility triangle.

(9) Parking concealment for surface parking. Five points are awarded for providing surface parking which is screened from a street using one or more of the following materials (along Scyene Road any such screening within the right-of-way must obtain approval from the Texas Department of Transportation):

(A) A minimum three-foot solid, masonry wall.

(B) Hedge-like evergreen plant materials recommended for local area use by the building official. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed 36 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

(d) Street trees.

(1) Except as provided in this subsection, street trees must be provided in accordance with Article X.

(2) Exclusive of visibility triangles and driveways, a street tree must be planted for each 50 linear feet of frontage.

(3) Small trees may be used to satisfy the street tree requirement when building site locations or overhead utility lines interfere with potential growth.

(4) Street trees located within the right-of-way may be included for purposes of satisfying the tree mitigation requirements.

(e) Landscape buffer. A landscape buffer must be provided in accordance with Article X along Imperial Street.

(f) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this district for the exclusive purposes of authorizing compliance with the parkway landscaping requirements of this article, the permanent placement of planters, street lights, and associated improvements within the right-of-way. "Parkway" means the portion of a street right-of-way between the street curb and the lot line. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(2) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

(3) Upon the installation of landscaping, and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an

insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(4) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(g) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the building official. The application must be in writing on a form approved by the building official and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(2) Upon receipt of the application and any required fees, the building official shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the building official determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the building official shall issue a parkway landscape permit to the property owner; otherwise, the building official shall deny the permit.

(3) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the building official's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the building official is subject to immediate revocation upon written notice if at any time the building official determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not

required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the building official's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way.

(h) Scyene Road parkway. No landscaping may be provided within the Scyene Road right-of-way without Texas Department of Transportation approval.

(i) Minimum caliper. All trees, other than small trees, installed in accordance with this section must have a caliper of at least three inches.

(j) Maintenance.

(1) In general. Plant materials must be maintained in a healthy, growing condition.

(2) Seasonal color. If a seasonal color landscape area is provided, the plants in that area must be changed at least three times a year in accordance with the appropriate seasonal colors. This area must contain seasonal landscaping at all times except when the landscaping is being changed at the beginning of a new season.

(k) Lot. The entire district is considered to be one lot for landscaping purposes.

SEC. 51P-____.112. SIGNS

(a) Residential uses. Signs must comply with the provisions for non-business zoning districts in Article VII.

(b) Office and retail and personal service uses. Signs must comply with the provisions for business zoning districts in Article VII.

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

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

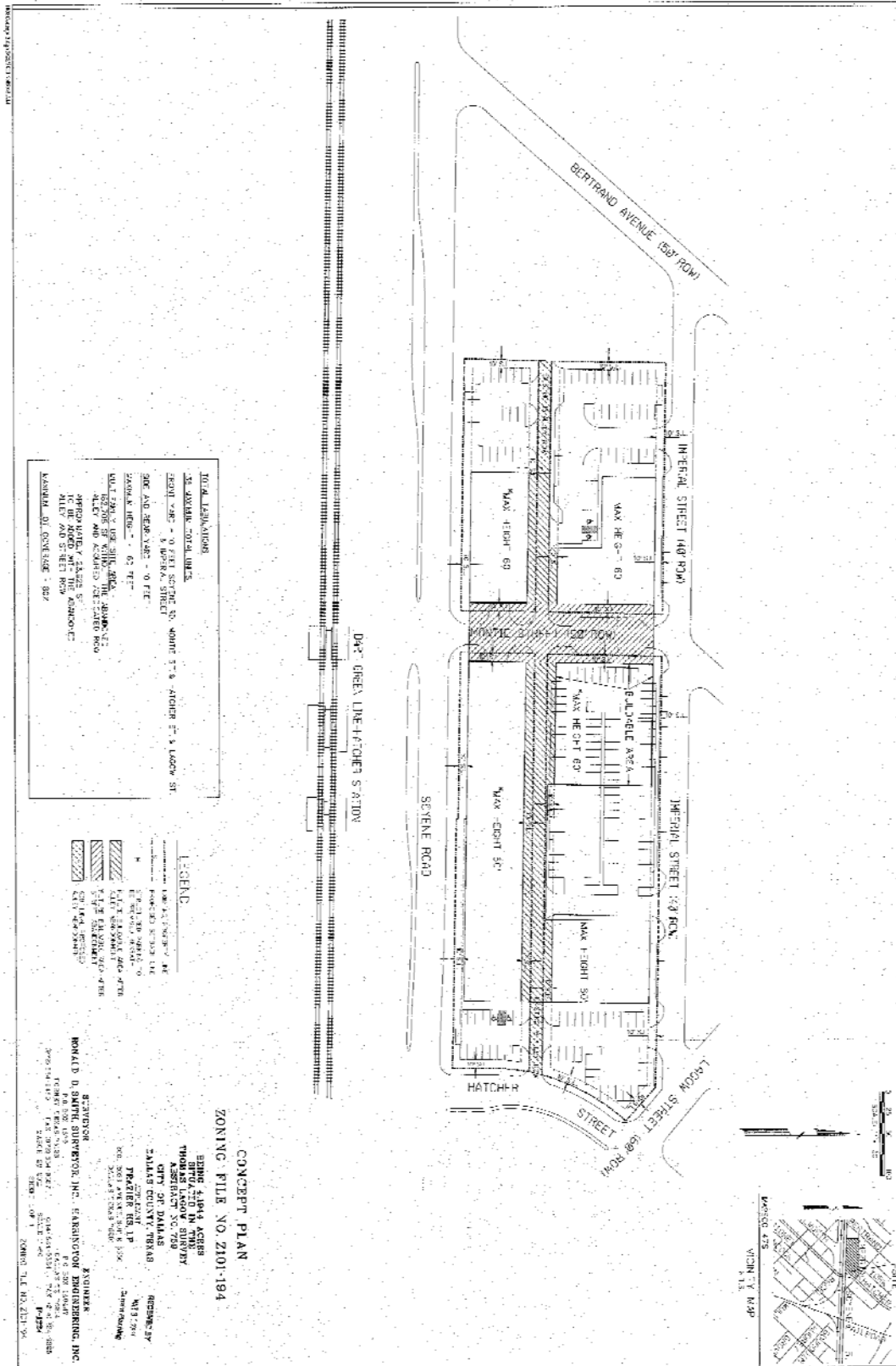
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

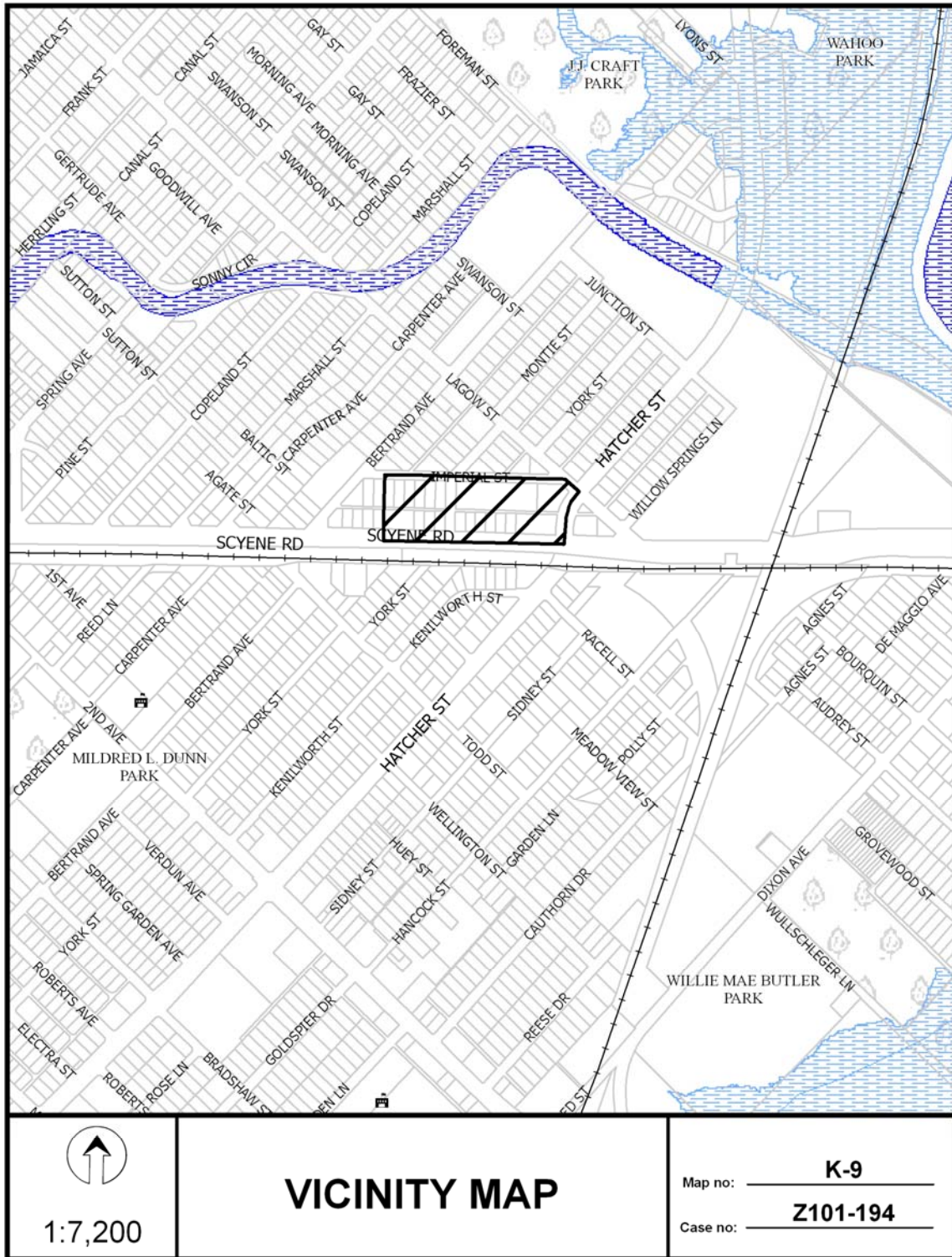
SEC. 51P-____.114. COMPLIANCE WITH CONDITIONS.

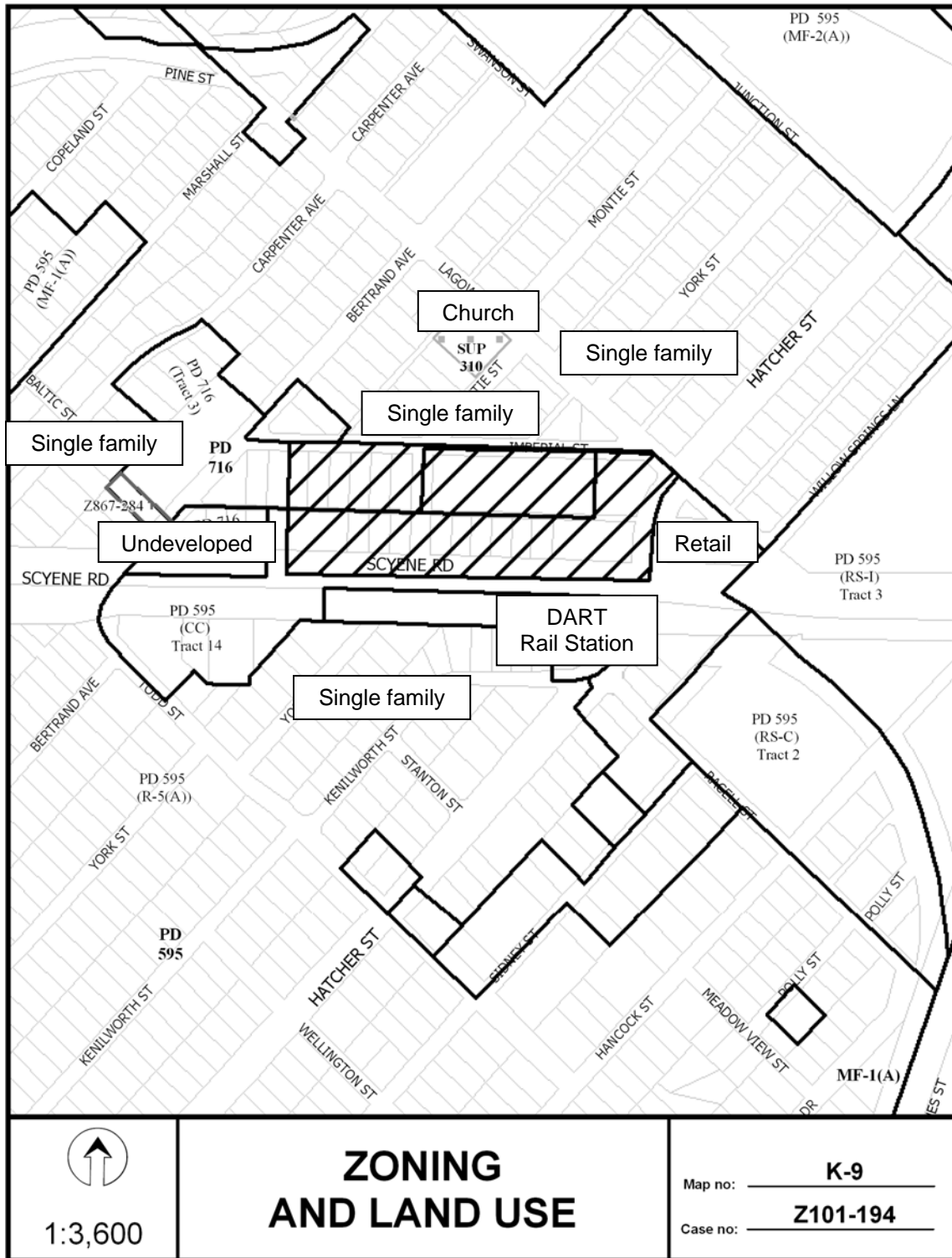
(a) All paved areas, permanent drives, streets and drainage structures, if any, must be constructed in accordance with standard city specification and compiled to the satisfaction of the director of public works and transportation.

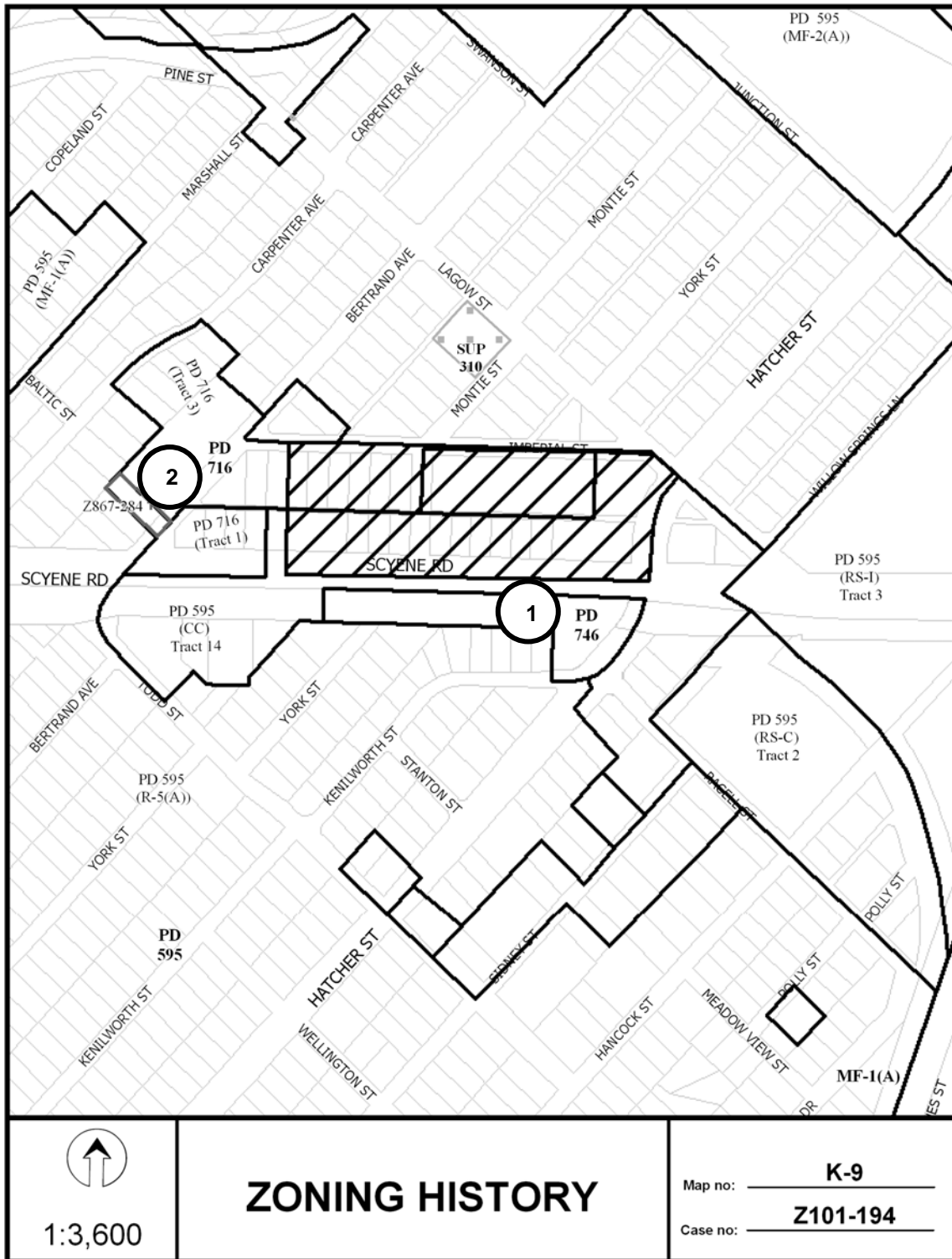
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

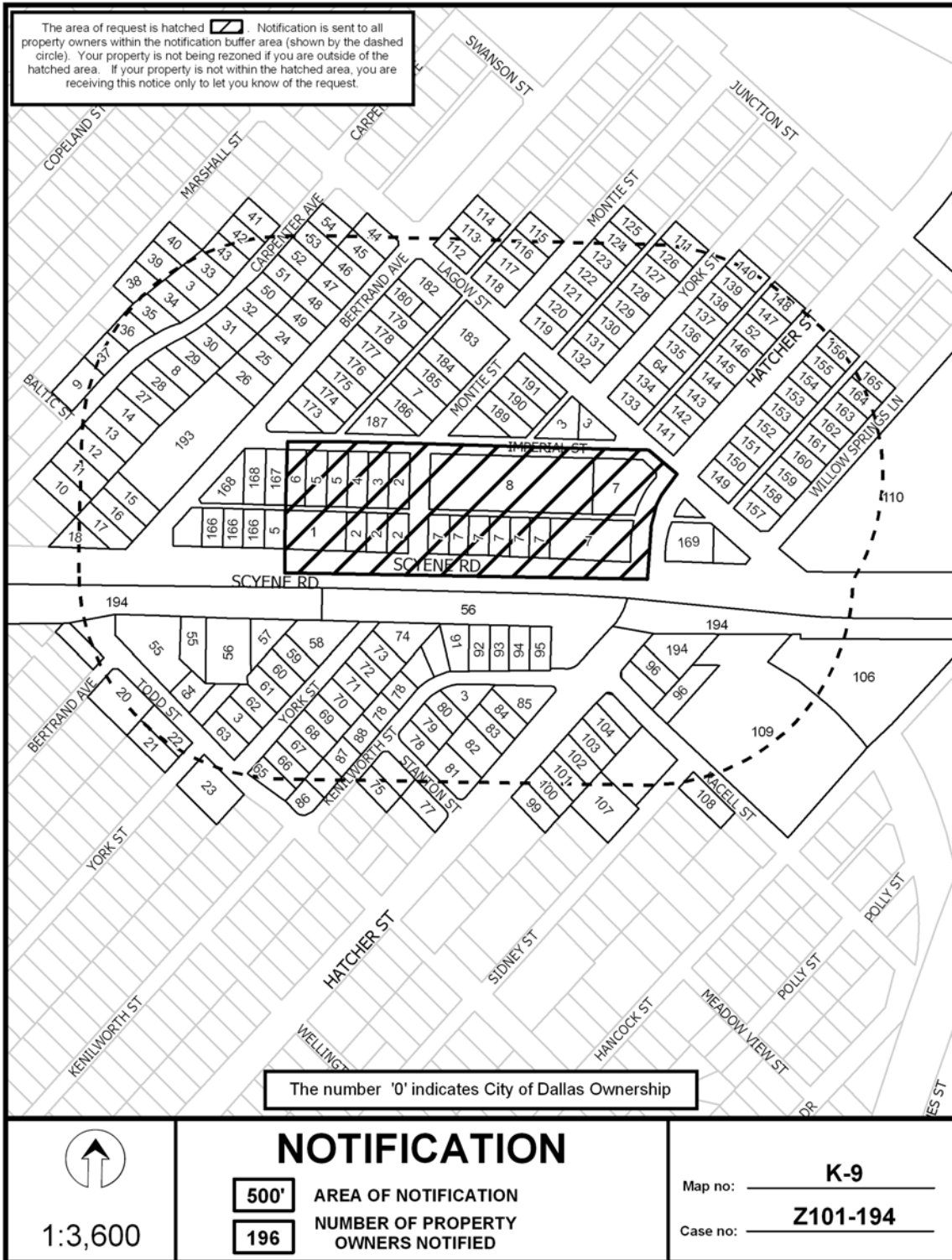
PROPOSED CONCEPTUAL PLAN











Notification List of Property Owners

Z101-194

196 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4538 SCYENE	FRAZIER REVITALIZATION
2	4550 SCYENE	TRUE LEE BAPTIST CH
3	4630 YORK	DALLAS HOUSING ACQUISITION & DEV CORP CITY HALL
4	4523 IMPERIAL	FRAZIER REVITALIZATION INC
5	4526 SCYENE	FRAZIER REVITALIZATION
6	4511 IMPERIAL	FRAZIER REVITALIZATION INC
7	4632 SCYENE	FRAZIER REVITALIZATION INC
8	4607 IMPERIAL	TRUE LEE MISSIONARY BAPTIST CHURCH
9	3801 CARPENTER	LEWIS GAYLE
10	3724 CARPENTER	DENMAN LINDA
11	3728 CARPENTER	GRAVES PHI GAMAL
12	3732 CARPENTER	TRUE LEE MISSIONARY BAPTIST CHURCH
13	3800 CARPENTER	TRUE LEE MISSIONARY BAPTIST CHURCH
14	3804 CARPENTER	J TC LLC
15	3811 BERTRAND	BRYANT EULA MORRIS
16	3809 BERTRAND	JONES VELMA L
17	3803 BERTRAND	TRUSTEES OF TRUE LEE MISSIONARY BAPTIST CHURCH
18	3801 BERTRAND	BRYANT JUDY GRACE
19	3731 BERTRAND	WILLIAMS GREG
20	3722 BERTRAND	DEARMAN J E
21	3723 YORK	LANG ROY LEE & CLARA
22	3727 YORK	LANG JASON R
23	3722 YORK	DALLAS CITY OF & ETAL
24	4015 BERTRAND	ALTON CATHERINE &
25	4011 BERTRAND	TRUE LEE MISSIONARY BAPTIST
26	4003 BERTRAND	HORNE LOTTIE MILES ESTATE OF

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3902 CARPENTER	TRUE LEE MISSIONARY BAPTIST CHURCH
28	3906 CARPENTER	TRUE LEE MISSIONARY BAPTIST CHURCH
29	3914 CARPENTER	TRUE LEE MISSIONARY BC
30	4002 CARPENTER	TRUE LEE MISSIONARY BAPTIST CHURCH INC
31	4006 CARPENTER	SIMS WALTER
32	4010 CARPENTER	SIMS JEWEL EST OF
33	4011 CARPENTER	BEACHAM JOE E
34	4003 CARPENTER	BUCKLEY SANDRA FAY
35	3915 CARPENTER	BROWN BILLY R
36	3911 CARPENTER	ESCOBEDO MARIA LORENA
37	3905 CARPENTER	GIVENS RODERICK & RONALD GIVENS
38	3918 MARSHALL	TAYLOR HELEN & SHAW LILLIAN M
39	4002 MARSHALL	STILL MULLENS % BOBBIE STUBBLEFIELD
40	4006 MARSHALL	COLLINS ZOLA MAE
41	4111 CARPENTER	DARRETT SHONTA D
42	4107 CARPENTER	AMOS CELESTINE
43	4103 CARPENTER	TOLIVER NATHANIEL
44	4123 BERTRAND	RIVERSIDE MISSIONARY BAPTIST CHURCH
45	4115 BERTRAND	ALLEN MARGIE J
46	4111 BERTRAND	ZALE TONY LTD
47	4107 BERTRAND	CLARK LORINE O
48	4103 BERTRAND	HORN H B JR TR & GWENDOLYN J HORN TR
49	4019 BERTRAND	HORN H B JR & GWENDOLYN J HORN REV LIV TRUST
50	4102 CARPENTER	JUMA DANIEL
51	4106 CARPENTER	WILSON MARLENE
52	4227 HATCHER	HUNT E A
53	4114 CARPENTER	GASTON PERRY & TOMMIE LEE SMITH
54	4118 CARPENTER	BARTLEY L B & MARGIE
55	4519 SCYENE	WILLIAMS J LOUISE
56	4527 SCYENE	DALLAS AREA RAPID TRANSIT
57	4531 SCYENE	DAVIS LEO D

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3833 YORK	DIXON ALFRED
59	3823 YORK	WILSON KATIE M
60	3819 YORK	DAVIS LEO EST OF
61	3815 YORK	TATE DORIS
62	3811 YORK	HARTFIELD SHARON ELAINE & HOWARD E HARTFIELD
63	3803 YORK	SELMA VENTURES LTD
64	4526 YORK	STAFFORD DONALD A
65	3802 YORK	COLEMAN WILLIE MAE
66	3806 YORK	WASHINGTON S W
67	3810 YORK	LOGAN MONYA JATAUN
68	3814 YORK	ENGLAND WAYNE
69	3816 YORK	SMITH AVIS & JOHNNY SNEED
70	3822 YORK	MONROE NANCY F
71	3826 YORK	HOLLINS GLADYS JONES
72	3830 YORK	ALEXANDER ERMA EST OF
73	3834 YORK	PITTMAN R J
74	3838 YORK	MACILLAS LETICIA & VICTORIANAS MANCILLAS
75	3814 KENILWORTH	BERRY SANDRA B
76	3818 KENILWORTH	LAREDO BENITO
77	3819 HATCHER	WILLIAMS J LOUISE & ANDREW WILLIAMS
78	3911 KENILWORTH	NEWSON INVESTMENTS
79	3906 KENILWORTH	NEWSON INVESTMENTS
80	3910 KENILWORTH	JOHNSON RONNIE SAM & WANDA ELAINE
81	3903 HATCHER	NATHAN LOUTISHIA MRS ESTATE OF
82	3907 HATCHER	BLAIR DONALD L
83	3915 HATCHER	EDMOND RAYMOND
84	3919 HATCHER	MURPHY LONNIE & BEATRICE
85	3927 HATCHER	POURAHMADI MOE
86	3805 KENILWORTH	DEARMAN JOHN
87	3817 KENILWORTH	BREWSTER DWAYNE
88	3823 KENILWORTH	TOPLETZ DENNIS DO

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3915 KENILWORTH	CHISM VELMA R
90	3919 KENILWORTH	LOWERY EVETTE
91	3923 KENILWORTH	LOWERY EUETTE
92	3927 KENILWORTH	NGUYEN TAN VAN
93	3931 KENILWORTH	BRACKENS PATRICIA
94	3935 KENILWORTH	MAY LAKENDRA D LF EST REM: JAMES FISHER JR
95	3939 KENILWORTH	WHITE ERNEST L
96	4812 RACELL	DAVIS CONSTANCE B ESTATE
97	4002 HATCHER	DAVIS CONSTANCE B ESTATE
98	4002 HATCHER	DAVIS J CONSTANCE
99	3908 HATCHER	REED OTIS & VIOLET
100	3914 HATCHER	CARY MARJORIE
101	3918 HATCHER	WILSON MAXINE BUCHANAN
102	3922 HATCHER	EVANS HELEN DELOISE SCOTT
103	3926 HATCHER	HAYLOR PPTIES LLC
104	3930 HATCHER	PATRICK ALTON
105	3934 HATCHER	DRCE TRUST
106	4107 HANCOCK	KIRK RAGSDALE 1 LLC
107	3919 SIDNEY	ORE PROPERTIES LLC
108	3934 SIDNEY	CHARALAMBOPOULOS FAY
109	4828 RACELL	HUSSAIN FAREED &
110	4700 SCYENE	BLAINES MOTOR SUPPLY INC
111	4231 YORK	HUNT ANNIE
112	4202 BERTRAND	TAYLOR PARALEE
113	4206 BERTRAND	ABOVO CORP
114	4210 BERTRAND	RIVERSIDE MISS BAPT CH
115	4215 MONTIE	BURTON FLORIDA M
116	4211 MONTIE	GIVENS MILDRED B
117	4207 MONTIE	JOHNSON BESSIE M
118	4203 MONTIE	KEATON GEORGE JR & REGINALD SMALL
119	4202 MONTIE	BROOKS LEROY JR

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4206 MONTIE	TAYLOR ELIZABETH
121	4210 MONTIE	SNEED BETTY
122	4214 MONTIE	HAWKINS A C & MARGARET
123	4218 MONTIE	GOWANS LORENE
124	4222 MONTIE	HOWARD RODERICK
125	4226 MONTIE	VERACITY CAPITAL PS
126	4227 YORK	BROWN RUBY FAYE
127	4223 YORK	WILLIAMS LINDA E & JOHN H
128	4219 YORK	JONES C W
129	4215 YORK	MANGRUM BILLIE
130	4211 YORK	GREEN LULA FLORENCE W
131	4207 YORK	PEMBERTON MARY
132	4203 YORK	CRISS BENNIE FRANK & LOTTIE STEVENSON
133	4202 YORK	YBARBO JOHNNY
134	4206 YORK	WALKER DANIEL
135	4214 YORK	FRAZIER HELEN JEAN
136	4218 YORK	WINSTON ANNIE ESTATE OF
137	4222 YORK	WHITEMON MARY J
138	4226 YORK	TAYLOR LOFTIN ESTATE OF % LULA TAYLOR
139	4230 YORK	WILLIAMS JASPER ESTATE OF
140	4302 YORK	HILL MORRIS H JR ETAL
141	4203 HATCHER	WILLIAMS LESS ESTATE OF
142	4207 HATCHER	COLEMAN LILLIE MAE EST OF % DONNIE COLEMAN-
143	4211 HATCHER	MILTON BILLE & ANGELA R
144	4215 HATCHER	JOHNSON MRS MACY
145	4219 HATCHER	DILLARD VERONICA A &
146	4223 HATCHER	PATRICK GARY M
147	4231 HATCHER	PARSEEC BOBBIE JEAN
148	4303 HATCHER	TERRELL BEZOLIA
149	4202 HATCHER	TOLLIVER LUTHER M
150	4206 HATCHER	TOLLIVER LUTHER M JR

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	4210 HATCHER	JONES ROBERNETTA SNEED & ROBERT W SR
152	4214 HATCHER	SNEED JOHN APT 207
153	4222 HATCHER	TRUNNELL KATHRYN
154	4226 HATCHER	GREEN JOYCE M
155	4230 HATCHER	LIGGINS ESTER M
156	4302 HATCHER	HOGG GLORIA
157	4203 WILLOW SPRINGS	HOOKER JULIUS JR
158	4207 WILLOW SPRINGS	EDMOND DAPHENE ETAL
159	4211 WILLOW SPRINGS	BAKER MORRIS
160	4215 WILLOW SPRINGS	BROOKS NATHANIEL TR
161	4219 WILLOW SPRINGS	WILLIAMS PATRICIA SUE PORTIA ANN WILLIAMS
162	4223 WILLOW SPRINGS	TUCKER PORTIA A W & PATRICIA S WILLIAMS
163	4227 WILLOW SPRINGS	HOWARD EGUSTA
164	4231 WILLOW SPRINGS	HOLLEY LUTHER
165	4303 WILLOW SPRINGS	JOHNSON JAMES W
166	4522 SCYENE	HOPE RESTORATION
167	4507 IMPERIAL	TRUE LEE BAPT CHURCH
168	4501 IMPERIAL	TRUE LEE MISSIONARY BAPTIST CHURCH
169	4656 SCYENE	SPERRY SHANNON SUITE 1100
170	4658 SCYENE	FENDER H R
171	4132 HATCHER	SPERRY SHANNON DBA CHRUCHS CHICKEN
172	3906 BERTRAND	TRUE LEE BAPT CHURCH
173	3910 BERTRAND	TRUE LEE BAPT CHURCH % R L PARISH
174	3914 BERTRAND	JOHNSON SADIE M
175	3918 BERTRAND	TURNER JOHNNIE L S
176	4002 BERTRAND	BLAIR DONALD L
177	4006 BERTRAND	REEVES CURTIS & GEORGIA
178	4102 BERTRAND	HOWARD MINNIE B ESTATE
179	4106 BERTRAND	HARLAN WILLIE G & MARY ANN
180	4116 BERTRAND	GABRIELCOLLINS ROSHUNDER RENEE
181	4118 BERTRAND	MOUNT CALVARY CHURCH OF GOD IN CHRIST

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	4122 BERTRAND	MAGNOLIA CHURCH OF GOD IN CHRIST
183	3223 LAGOW	DRAYTON PAUL LODGE 9 F&AM
184	4015 MONTIE	GIVENS ROD
185	4011 MONTIE	MOSS LUCILLE ET AL
186	4003 MONTIE	SIMS IRA JR
187	4522 IMPERIAL	DOBIN EUGENE & MARY
188	4006 MONTIE	WILLIAMS ODESSA EST OF % EDWARD LEE BOYD
189	4010 MONTIE	GRIFFIN LIMOS ESTATE OF % MARILYN GRIFFIN
190	4014 MONTIE	HAIRE DORIS ESTATE OF
191	4018 MONTIE	DALLAS HOUSING ACQUISITION & DEVELOPMENT CORP
192	4022 MONTIE	THOMPSON A F MRS & SWANSON FRANK V
193	3907 BERTRAND	TRUE LEE BAPTIST CHURCH
194	8008 HATCHER	DART
195	3931 SIDNEY	TEXAS OUR HOME INC %EDWIN G SHIELDS
196	3931 SIDNEY	TEXAS OUR HOME INC %EDWIN SHIELDS

Friday, April 08, 2011

FILE NUMBER: Z101-113(RB)

DATE FILED: November 20, 2010

LOCATION: Preston Road and Orchid Lane, Southeast Quadrant

COUNCIL DISTRICT: 13

MAPSCO: 25 F, K

SIZE OF REQUEST: Approx. 40.39 Acres

CENSUS TRACT: 76.04

APPLICANT: St. Mark's School of Texas, Owner

REPRESENTATIVE: Santos Martinez

REQUEST: An application for an amendment to and expansion of Planned Development District No. 553 for a Church and Private school. The expansion area is zoned an R-16(A) Single Family District.

SUMMARY: The applicant is proposing to incorporate the expansion area within the PDD boundary as well as provide for the existing screening along Preston Road.

STAFF RECOMMENDATION: Approval, subject to a revised development/landscape plan and staff's recommended conditions.

PRIOR CPC ACTION: On April 7, 2011, the City Plan Commission held this request under advisement until April 21, 2011.

BACKGROUND INFORMATION:

- PDD No. 553 is developed with a private school and support facilities and activity areas. The expansion area is undeveloped.
- PDD No. 553 was approved by the City Council on June 23, 1999.
- The applicant proposes to expand the existing PDD boundary by incorporating the two undeveloped parcels along Orchid Lane while considering the following: 1) provide for the existing screening net along the Preston Road frontage; 2) remove ordinance language regarding access from adjacent street/alley intersections; 3) remove minimum caliper inch requirements for new plantings; and, 4) 'cleaning up' of ordinance language of provisions already provided for at time of this application.
- A preliminary plat incorporating the expansion area as well as the internal alley was approved on February 11, 2010.
- No other revisions are being requested at this time.

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

Thoroughfare/Street

Existing & Proposed ROW

Preston Road

Principal Arterial; 100' & 100' ROW

Orchid Lane

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.

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 existing PDD No. 553 boundary is developed with a private school with typical support facilities and athletic areas normally found on a school campus. The expansion area consists of undeveloped property zoned for single family uses. The applicant proposes to expand the existing PDD boundary by incorporating the two undeveloped parcels while permitting an existing screening net along Preston Road

The predominate land use in the area surrounding the existing PDD boundary is largely low density single family uses. Further north of the site along Preston Road at its intersection with Royal Lane are office and retail uses.

The applicant replatted the Orchid Lane residential lots (expansion area of request) along with the internal alley alignment into one building site. While no additional development rights are being requested, the applicant does request consideration of the following: 1) provide for the existing screening net along the Preston Road frontage; 2) remove ordinance language regarding access from adjacent street/alley intersections; 3) remove minimum caliper inch requirements for new plantings; and, 4) 'cleaning up' of ordinance language of provisions already provided for at time of this application.

Staff has determined that the vision of the requested amendments will not impact the continued relationship of this institutional use being compatible with its residential adjacency. To ensure this, staff has recommended additional ordinance language that addresses certain concerns. One area of concern is to ensure the expansion area does not provide for access to Orchid Lane nor be a future site for any improvements. Furthermore, any parking in this area would require berming/screening on its northern perimeter; this maintains the existing buffer for the balance of the PDD's northern boundary along Orchid Lane eastward from Preston Road. Additionally, 'overflow parking' will be defined so as to minimize intrusion on adjacent residential uses. It should be noted that the approved development/landscape plan identified the northern strip of the property fronting on the south line of Orchid Lane as overflow parking, however it is staff's opinion that the recommended definition (see attached conditions) will better define its utilization of the land area.

Based on this analysis, staff supports the request subject to the attached

development/landscape plan and recommended conditions.

Traffic: The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the requested amendment/expansion and determined that they will not significantly impact the surrounding street system. With no increase in classrooms or student enrollments, staff is satisfied previous traffic management review remains valid.

Landscaping: PDD No. 553 requires landscaping per the attached development/landscape plan. No revisions are being requested, however, staff has not agreed to support the provision to remove the required minimum three caliper inch per tree at time of planting.

Miscellaneous-Preston Road Athletic Field Netting: At this time, staff has determined the representative's submission did not accurately address this issue. There does exist an approximate 340 linear feet of screen netting (40 feet in height) along Preston Road, south of 'Preston Road Entrance #1', of which the representative has asked to be added as a permitted addition to the property. What was not clear is the intent to allow for additional screen netting north of the above referenced entrance as it wraps the corner of the site at Orchid Lane.

This portion of the site is heavily buffered along the perimeter as well as possessing a significant number of site trees. Lastly, this portion of the site [inclusive of the abandoned alley right-of-way, has a depth of 250 feet at its widest point, quickly narrowing down to approximately 120 feet (dimensions measured from back of required screening berm along the northern property line)].

It is staff's opinion that netting within this portion of the site is not compatible due to the close proximity of single family uses. The netting would not follow the property alignment along Orchid Lane but would remain consistent in its alignment along Preston Road. As is the case along the balance of the site where full-size athletic fields exist, the netting does serve to ensure vehicular movements along Preston Road remain safe from balls entering the various travel lanes.

With respect to the mature tree plantings across this area, certain athletic activities that would require such screening would have difficulty in having enough open land area to operate. The other permitted use within this area (overflow parking) can traverse the area and would not require the netting nor removal of the site trees. As a result of this analysis, staff is recommending the development/landscape plan be revised to remove the screen netting along this portion of the site.

Z101-113(RB)

St. Mark's School of Texas
Directors

HEADMASTER
Arnold Holtberg

ASSISTANT HEADMASTER
David Dini

DIRECTOR OF FINANCE & ADMINISTRATION
Suzanne Townsend

Z101-113

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Cindy F. Smith
Richard D. Squires
Rt. Rev. James Stanton
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Amy Ware
Mike Warnecke '87
Kevin B. Wiggins
Taylor Wilson '81

Arnold E. Holtberg, Headmaster

Z101-113

SEC. 51P-553.101. LEGISLATIVE HISTORY.

PD 553 was established by Ordinance No. 23929, passed by the Dallas City Council on June 23, 1999. Ordinance No. 23929 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 23929; 25163)

SEC. 51P-553.102. PROPERTY LOCATION AND SIZE.

PD 553 is established on property generally located on the east line of Preston Road, at its intersection with the south line of Orchid Lane. The size of PD 553 is approximately ~~39.6762~~ 40.381 acres. (Ord. Nos. 23929; 25163)

SEC. 51P-553.103. DEFINITIONS AND INTERPRETATIONS.

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

(b) In this article,

(1) OVERFLOW PARKING means off-street parking for any event which occurs on the Property after 4:00 p.m., Monday through Friday, or on weekends, during any academic school year. Parking in this area during school hours is prohibited.

(2) SPECIAL EVENT [special event] means an activity that is not a part of the routine school day and that involves an increase in traffic to the Property which cannot be reasonably accommodated by the Preston Road entrances. Special events may include certain sports events and weekend activities.

(c) Unless otherwise stated, all code references are to Chapter 51A.

(d[e]) This district is considered to be a residential zoning district. (Ord. Nos. 23929; 25163)

SEC. 51P-553.104. DEVELOPMENT/LANDSCAPE PLAN.

Applicant requested:

Development and use of the Property must comply with the development/landscape plan (Exhibit 553A). In the event of a conflict between the provisions of this article and the development/landscape plan, the provisions of this article control. (Ord. Nos. 23929; 25163)

Staff recommended:

(a) Except as provided in this section, ~~D~~ development and use of the Property must comply with the development/landscape plan (Exhibit 553A). In the event of a conflict between the provisions of this article and the development/landscape plan, the provisions of this article control. (Ord. Nos. 23929; 25163)

(b) In the area identified as Area 1 on the development/landscape plan, no structures are permitted.

SEC. 51P-553.105. MAIN USES PERMITTED.

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(a) Church.

(b) Private school for grades K through 12. (Ord. Nos. 23929; 25163)

SEC. 51P-553.106. 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 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. Nos. 23929; 25163)

SEC. 51P-553.107. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Front, side, and rear yard. Minimum front, side, and rear yards are as shown on the development/landscape plan.

(b) Density. No maximum dwelling unit density.

(c) Floor area. Maximum floor area ratio is as shown on the development/landscape plan.

(d) Height.

(1) In general. Except as provided in Paragraphs (2), (3), and (4) below, maximum structure heights are as follows:

(A) ~~Administration and industrial arts building~~ Building B- 38 feet.

(B) ~~Athletic center~~ Building I- 43 feet.

(C) Bell tower - 65 feet.

(D) Chapel - 45 feet.

(E) ~~Classroom building (proposed)~~—42 feet.

(F) ~~Commons~~—45 feet.

(G) ~~Davis hall (including expansion)~~—42 feet.

(H) ~~Davis hall lantern~~—60 feet.

(~~I-E~~) ~~Decherd center~~ Building C- 38 feet.

(~~J F~~) East stadium - 26 feet.

(~~K~~) ~~Fine arts/music building (including proposed expansion)~~—38 feet.

(~~L G~~) ~~Fitness center~~ Building I- 38 feet.

(~~M H~~) Flag poles - 50 feet.

(~~N I~~) Gate building (~~proposed~~) - 17 feet.

(~~O J~~) ~~Gymnasium and physical plant~~ Building A- 38 feet.

(~~P~~) ~~Headmaster's residence~~—17 feet.

(~~Q K~~) ~~Library/study center~~ Building E- 41 feet.

(~~R L~~) ~~Lower school~~ Building D - 24 feet.

~~(S M) Math science building A, B, C~~ Building G - 17 feet.

~~(T N) Observatory~~ - 37 feet.

~~(U O) Physical science center~~ Building F- 38 feet.

~~(V) Tennis court pavilion (existing)~~ - 15 feet.

~~(W P) Tennis court pavilion (proposed)~~ - 17 feet.

Applicant requested:

(Q) Athletic Field Netting – 40 feet.

Staff recommended:

(Q) Preston Road Athletic Field Netting – 40 feet and limited in location as shown on the development/landscape plan. Athletic Field Netting is prohibited on the Property north of the Preston Road Entrance #1.

(2) Roof-top structures. The following structures located on top of a building are allowed to project 12 feet above the maximum structure height:

(A) Mechanical equipment rooms.

(B) Elevator penthouses or bulkheads.

(C) Visual screens surrounding roof mounted mechanical equipment.

(3) Parapet walls. Parapet walls may project four feet above the maximum structure height.

(4) Outdoor lighting heights. Maximum heights for exterior lighting are as follows:

(A) Bollards - 42 inches.

(B) Poles - 38 feet.

(C) Walkway lighting - 15 feet.

(D) Wall mounted lighting - 30 feet.

(E) Stadium lighting - 80 feet.

(e) Lot coverage. Maximum lot coverage is as shown on the development/landscape plan.

(f) Lot size. No minimum lot size.

(g) Stories. No maximum number of stories. (Ord. Nos. 23929; 25163)

SEC. 51P-553.108. OFF-STREET PARKING AND LOADING.

(a) Off-street parking and loading must be located as shown on the development/landscape plan.

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(b) Except as provided in this subsection, a minimum of 428 off-street parking spaces must be provided on the Property at all times. During construction, a minimum of 341 off-street parking spaces must be provided on the Property.

(c) Overflow parking for special events must be provided on the Property.

~~(d) Head-in parking adjacent to a public alley where the maneuvering of the vehicle in parking or leaving the parking space is done on the public alley is permitted in this district.~~

~~(e-d)~~ For purposes of this section, the Property is considered one lot. (Ord. Nos. 23929; 25163)

Applicant requested:

~~(e) Overflow parking is unpaved and is greater than required parking.~~

Staff recommended: Language not required, alternate surface must be approved by the building official as a matter of right.

~~(e) Overflow parking is unpaved and is greater than required parking~~

SEC. 51P-553.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 23929; 25163)

SEC. 51P-553.110. LANDSCAPING.

(a) Landscaping and tree mitigation must be provided as specified in this section and as shown on the development/landscape plan.

Applicant requested:

~~(b) Landscaping within 60 feet of Orchid Lane must be completed within 15 months of the date of issuance of a building permit for new construction on the Property. All other landscaping must be completed within 36 months of the date of issuance of a building permit for new construction on the Property.~~

Staff recommends retaining existing language:

(b) Landscaping within 60 feet of Orchid Lane must be completed within 15 months of the date of issuance of a building permit for new construction on the Property. All other landscaping must be completed within 36 months of the date of issuance of a building permit for new construction on the Property.

Applicant requested:

~~(e) The minimum caliper inches per tree shown on the development/landscape plan must be three inches at the time of planting.~~

Staff recommends retaining existing language:

(c) The minimum caliper inches per tree shown on the development/landscape plan must be three inches at the time of planting.

~~(d b)~~ Except as noted on the development/landscape plan, the species of all proposed canopy trees must comply with the list of approved replacement trees contained in Section 51A-10.134.

~~(e c)~~ For purposes of this section, screening, which consists of landscape materials, fences, and berms as shown on the development/landscape plan, is not considered landscaping.

(£ d) Plant material must be maintained in a healthy, growing condition. (Ord. Nos. 23929; 25163)

SEC. 51P-553.111. SCREENING AND FENCES.

(a) Screening on the Property must be provided in accordance with the development/landscape plan.

(b) Screening on the eastern and southwestern boundary of the Property, as shown on the development/landscape plan, must consist of evergreen plant materials recommended for local area use by the director of park and recreation, and must be capable of obtaining a minimum height of four feet in three growing seasons.

(c) The screening hedge along Orchid Lane must be planted at a minimum height of five feet at three feet on center and must obtain a minimum height of six feet within three years of planting.

(d) All screening must be completed within 15 months of the date of issuance of a building permit for new construction on the Property.

(e) The fence along Orchid Lane must be located as shown on the development/landscape plan and completed within 15 months of the date of issuance of a building permit for new construction on the Property.

(f) An earthen berm must be constructed between the fence and screening hedge along Orchid Lane within 15 months of the date of issuance of a building permit for new construction on the Property. The earthen berm must be planted with turf grass recommended for local area use by the director of park and recreation and must achieve a minimum of two feet in height at the peak. Except as provided in this subsection, the berm may consist of separate sections as long as the appearance of continuous screening between Orchid Lane and the parking lot is achieved. Elimination of small portions of the berm is permitted if necessary in order to protect existing trees. (Ord. Nos. 23929; 25163)

Applicant requested:

(g) An earthen berm must be constructed consistent in design as described in subparagraph (f) for the area identified as “future parking addition” within 12 months upon the adoption of this ordinance.

Staff recommended:

(g) An earthen berm must be constructed consistent in design as described in subparagraph (f) for the area identified as “future parking addition” within three months upon the adoption of this ordinance.

SEC. 51P-553.112. SIGNS.

Except as further restricted in this section, signs must comply with the provisions for non-business zoning districts contained in Article VII. Detached signs are only permitted along the Preston Road frontage. Flags displayed on the flag poles shown on the development/landscape plan are not included in the calculation of the maximum number of signs allowed under the provisions for non-business zoning districts. (Ord. Nos. 23929; 25163)

~~SEC. 51P-553.113. PRIVATE DRIVE.~~

~~The drive from Orchid Lane to the Property, identified as “private drive” on the development/landscape plan, must be located and constructed as shown on the development/landscape plan. (Ord. Nos. 23929; 25163)~~

SEC. 51P-553.114-113. TRAFFIC REDUCTION.

(a) Generally. Traffic reduction management must be vigorously pursued.

~~(b) Northport/Brookshire access. A gate must be provided at the Northport/Brookshire entry which is equipped with a moveable arm that allows access to the Property only in a controlled manner. This gate must remain closed and accessible exclusively to card or code holders at all times other than the 7:00–9:30 a.m. and 2:00–5:00 p.m. peak hours and during special events. The gate must remain open continuously for unrestricted access to the Property during the 7:00–9:30 a.m. and 2:00–5:00 p.m. peak hours and for special events.~~

(e b) Orchid Lane access. A gate must be provided at the Orchid Lane entry which is equipped with a moveable arm that allows access to the Property only in a controlled manner. This gate must remain closed at all times other than the 7:00 - 9:30 a.m. and 2:00 - 7:00 p.m. peak hours and during special events. The gate must remain open continuously for unrestricted access to the Property during the 7:00 - 9:30 a.m. and 2:00 - 7:00 p.m. peak hours and for special events. (Ord. Nos. 23929; 25163)

SEC. 51P-553.115 114. PRESTON ROAD.

(a) Preston Road Entrance No. 1. ~~Preston Road Entrance No. 1 must be located and constructed as shown on the development/landscape plan. The entrance must contain the following: (1) two lanes inbound to the Property from Preston Road; and (2) two lanes outbound from the Property onto Preston Road. Any gate located at this entrance must automatically open and allow the free-flow of vehicles into the Property during the hours of 6:00 a.m. and 6:00 p.m. In the event of power failure, the gate must remain open. The gate at this entrance must be located at least 100 feet from the Property line to provide adequate stacking and turn around space.~~

Applicant requested:

(b) Preston Road Entrance No. 2. Preston Road Entrance No. 2 must be located and constructed as shown on the development/landscape plan and must be no less than ~~24~~ 20 feet wide at its intersection with Preston Road. ~~The curb radius must be no less than 20 feet.~~ The north curb radius must be no less than 20 feet. The gate at this entrance must remain continuously open between the hours of 6:00 a. m. and 6:00 p.m., Monday through Friday.

Staff recommendation: Due to ingress/egress off a thoroughfare, applicant’s representative was directed to traffic engineer to approve, which has not been done.

(b) Preston Road Entrance No. 2. Preston Road Entrance No. 2 must be located and constructed as shown on the development/landscape plan and must be no less than 24 feet wide at its intersection with Preston Road. The curb radius must be no less than 20 feet. The gate at this entrance must remain continuously open between the hours of 6:00 a. m. and 6:00 p.m., Monday through Friday.

SEC. 51P-553.116. ALLEYS.

~~Alleys must be provided as shown on the development/landscape plan. Abandonment of any existing alley or portion thereof must comply with city regulations. Alley access to Pemberton Circle is prohibited. Any change to the location or configuration of an alley shown on the development/landscape plan is not considered a minor amendment to the plan. An application to amend the development/landscape plan due to a change in the location or configuration of an alley is exempt from the two year limitation period contained in Section 51A 4.701. (Ord. Nos. 23929; 25163)~~

SEC. 51P-553.117 115. INGRESS/EGRESS.

(a) All points of ingress and egress from the Property must be approved by the director of public works and transportation as to location, design, and construction.

~~(b) Gates or similar barriers must be installed to prohibit access to the Property from Northport/Brookshire Drive during all hours except school operating hours and for special events. (Ord. Nos. 23929; 25163)~~

SEC. 51P-553.118 116. CONSTRUCTION, DELIVERY, AND SERVICE VEHICLES.

(a) Except as otherwise provided in this section, construction vehicles must use the Preston Road entrances for access to the Property. Construction vehicles may use entrances other than the Preston Road entrances only when access to the construction site is significantly restricted from Preston Road or in order to allow the construction or installation of landscaping, screening, tennis courts, and parking lots around the perimeter of the Property.

(b) Upon completion of Preston Road Entrance No. 1, the owner shall require delivery vehicles, service vehicles, and busses to use Preston Road exclusively for ingress to and egress from the Property. ~~This does not prohibit authorized emergency vehicles from using the private drive or the Northport/Brookshire Drive for ingress and egress. (Ord. Nos. 23929; 25163)~~

SEC. 51P-553.119 117. REIMBURSEMENT.

The applicant shall reimburse the department of public works and transportation for the installation of traffic control signs and markings on streets contiguous to the Property necessitated by development of the Property. (Ord. Nos. 23929; 25163)

SEC. 51P-553.120 118. PAVING.

Except as provided in this section, all parking spaces, aisles, maneuvering areas, and driveway connections to streets or alleys, whether enclosed or unenclosed, must be surfaced to comply with the

requirements of Chapter 51A. The paving of areas designated as “overflow parking” on the development/landscape plan is not required. (Ord. Nos. 23929; 25163)

SEC. 51P-553.~~121~~ 119. OUTDOOR LIGHTING.

Outdoor lighting of all tennis courts and the playing fields near the intersection of Orchid Lane and Preston Road is prohibited. All outdoor lighting, where permitted, must be directed downward and away from adjacent properties. (Ord. Nos. 23929; 25163)

SEC. 51P-553.~~122~~ 120. TEMPORARY BUILDINGS.

Buildings to be used as temporary administrative offices, temporary contractor’s offices, and temporary bathroom facilities may be located outside the designated buildable areas, as those areas are shown on the development/landscape plan, for a period not to exceed one year from the issuance of a building permit for new construction on the Property. Nonconforming structures located within this district may be used as temporary administrative offices and temporary contractor’s offices, as long as these structures are only used in this capacity for a period not to exceed one year from the issuance of a building permit for new construction on the Property. (Ord. Nos. 23929; 25163)

SEC. 51P-553.~~123~~ 121. PLAYING FIELDS.

The playing fields located nearest the intersection of Preston Road and Orchid Lane must remain open and unobstructed, except for the perimeter fence and landscaping shown on the development/landscape plan. (Ord. Nos. 23929; 25163)

SEC. 51P-553. ~~124~~ 122. PRIVATE LICENSE AND RIGHT-OF-WAY LANDSCAPE PERMIT.

(a) The city council hereby grants a private license to the owners of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a landscape permit in accordance with the Dallas Building Code. This private license shall not terminate at the end of any specific time period, however, the city council retains the right to terminate this license whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or whenever the purpose or use of this license is likely to become a nuisance.

(b) It is the responsibility of the property owner to apply for and obtain the required right-of-way landscape permit before locating plant materials in the right-of-way. An application for a right-of-way landscape permit must be made to the director of public works and transportation before any plant materials are located in the right-of-way. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the right-of-way affected and the construction and planting proposed.

(c) Upon receipt of the application and any required fees, the director shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the director determines that the construction and planting proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the director shall issue a right-of-way landscape permit; otherwise, the director shall deny the permit.

Z101-113(RB)

(d) A right-of-way permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the right-of-way authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any right-of-way landscaping requirement if compliance is made impossible due to the director's revocation of a right-of-way landscape permit.

(e) The issuance of a landscape permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees, landscaping, or pavement in the public right-of-way. (Ord. Nos. 23929; 25163)

SEC. 51P-553.~~125~~ 123. 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. (Ord. Nos. 23929; 25163; 26102)

SEC. 51P-553.~~126~~ 124. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit or 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. (Ord. Nos. 23929; 25163; 26102)

SEC. 51P-553.~~127~~ 125. ZONING MAP.

PD 553 is located on Zoning Map No. E-7. (Ord. Nos. 23929; 25163)

Existing Conditions

ARTICLE 553.

PD 553.

SEC. 51P-553.101. LEGISLATIVE HISTORY.

PD 553 was established by Ordinance No. 23929, passed by the Dallas City Council on June 23, 1999. Ordinance No. 23929 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 23929; 25163)

SEC. 51P-553.102. PROPERTY LOCATION AND SIZE.

PD 553 is established on property generally located on the east line of Preston Road, at its intersection with the south line of Orchid Lane. The size of PD 553 is approximately 39.6762 acres. (Ord. Nos. 23929; 25163)

SEC. 51P-553.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article, special event means an activity that is not a part of the routine school day and that involves an increase in traffic to the Property which cannot be reasonably accommodated by the Preston Road entrances. Special events may include certain sports events and weekend activities.

(b) Unless otherwise stated, all code references are to Chapter 51A.

(c) This district is considered to be a residential zoning district. (Ord. Nos. 23929; 25163)

SEC. 51P-553.104. DEVELOPMENT/LANDSCAPE PLAN.

Development and use of the Property must comply with the development/landscape plan (Exhibit 553A). In the event of a conflict between the provisions of this article and the development/landscape plan, the provisions of this article control. (Ord. Nos. 23929; 25163)

SEC. 51P-553.105. MAIN USES PERMITTED.

(a) Church.

(b) Private school for grades K through 12. (Ord. Nos. 23929; 25163)

SEC. 51P-553.106. 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 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. Nos. 23929; 25163)

SEC. 51P-553.107. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Front, side, and rear yard. Minimum front, side, and rear yards are as shown on the development/landscape plan.

(b) Density. No maximum dwelling unit density.

(c) Floor area. Maximum floor area ratio is as shown on the development/landscape plan.

(d) Height.

(1) In general. Except as provided in Paragraphs (2), (3), and (4) below, maximum structure heights are as follows:

- (A) Administration and industrial arts building - 38 feet.
- (B) Athletic center - 43 feet.
- (C) Bell tower - 65 feet.
- (D) Chapel - 45 feet.
- (E) Classroom building (proposed) - 42 feet.
- (F) Commons - 45 feet.
- (G) Davis hall (including expansion) - 42 feet.
- (H) Davis hall lantern - 60 feet.
- (I) Decherd center - 38 feet.
- (J) East stadium - 26 feet.
- (K) Fine arts/music building (including proposed expansion) - 38 feet.
- (L) Fitness center - 38 feet.
- (M) Flag poles - 50 feet.
- (N) Gate building (proposed) - 17 feet.
- (O) Gymnasium and physical plant - 38 feet.
- (P) Headmaster's residence - 17 feet.
- (Q) Library/study center - 41 feet.
- (R) Lower school - 24 feet.

- (S) Math-science building A, B, C - 17 feet.
- (T) Observatory - 37 feet.
- (U) Physical science center - 38 feet.
- (V) Tennis court pavilion (existing) - 15 feet.
- (W) Tennis court pavilion (proposed) - 17 feet.

(2) Roof-top structures. The following structures located on top of a building are allowed to project 12 feet above the maximum structure height:

- (A) Mechanical equipment rooms.
- (B) Elevator penthouses or bulkheads.
- (C) Visual screens surrounding roof mounted mechanical equipment.

(3) Parapet walls. Parapet walls may project four feet above the maximum structure height.

(4) Outdoor lighting heights. Maximum heights for exterior lighting are as follows:

- (A) Bollards - 42 inches.
- (B) Poles - 38 feet.
- (C) Walkway lighting - 15 feet.
- (D) Wall mounted lighting - 30 feet.
- (E) Stadium lighting - 80 feet.

(e) Lot coverage. Maximum lot coverage is as shown on the development/landscape plan.

(f) Lot size. No minimum lot size.

(g) Stories. No maximum number of stories. (Ord. Nos. 23929; 25163)

SEC. 51P-553.108.

OFF-STREET PARKING AND LOADING.

(a) Off-street parking and loading must be located as shown on the development/landscape plan.

(b) Except as provided in this subsection, a minimum of 428 off-street parking spaces must be provided on the Property at all times. During construction, a minimum of 341 off-street parking spaces must be provided on the Property.

(c) Overflow parking for special events must be provided on the Property.

(d) Head-in parking adjacent to a public alley where the maneuvering of the vehicle in parking or leaving the parking space is done on the public alley is permitted in this district.

(e) For purposes of this section, the Property is considered one lot. (Ord. Nos. 23929; 25163)

SEC. 51P-553.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 23929; 25163)

SEC. 51P-553.110. LANDSCAPING.

(a) Landscaping and tree mitigation must be provided as specified in this section and as shown on the development/landscape plan.

(b) Landscaping within 60 feet of Orchid Lane must be completed within 15 months of the date of issuance of a building permit for new construction on the Property. All other landscaping must be completed within 36 months of the date of issuance of a building permit for new construction on the Property.

(c) The minimum caliper inches per tree shown on the development/landscape plan must be three inches at the time of planting.

(d) Except as noted on the development/landscape plan, the species of all proposed canopy trees must comply with the list of approved replacement trees contained in Section 51A-10.134.

(e) For purposes of this section, screening, which consists of landscape materials, fences, and berms as shown on the development/landscape plan, is not considered landscaping.

(f) Plant material must be maintained in a healthy, growing condition. (Ord. Nos. 23929; 25163)

SEC. 51P-553.111. SCREENING AND FENCES.

(a) Screening on the Property must be provided in accordance with the development/landscape plan.

(b) Screening on the eastern and southwestern boundary of the Property, as shown on the development/landscape plan, must consist of evergreen plant materials recommended for local area use by the director of park and recreation, and must be capable of obtaining a minimum height of four feet in three growing seasons.

(c) The screening hedge along Orchid Lane must be planted at a minimum height of five feet at three feet on center and must obtain a minimum height of six feet within three years of planting.

(d) All screening must be completed within 15 months of the date of issuance of a building permit for new construction on the Property.

(e) The fence along Orchid Lane must be located as shown on the development/landscape plan and completed within 15 months of the date of issuance of a building permit for new construction on the Property.

(f) An earthen berm must be constructed between the fence and screening hedge along Orchid Lane within 15 months of the date of issuance of a building permit for new construction on the Property. The earthen berm must be planted with turf grass recommended for local area use by the director of park and recreation and must achieve a minimum of two feet in height at the peak. Except as provided in this subsection, the berm may consist of separate sections as long as the appearance of continuous screening between Orchid Lane and the parking lot is achieved. Elimination of small portions of the berm is permitted if necessary in order to protect existing trees. (Ord. Nos. 23929; 25163)

SEC. 51P-553.112. SIGNS.

Except as further restricted in this section, signs must comply with the provisions for non-business zoning districts contained in Article VII. Detached signs are only permitted along the Preston Road frontage. Flags displayed on the flag poles shown on the development/landscape plan are not included in the calculation of the maximum number of signs allowed under the provisions for non-business zoning districts. (Ord. Nos. 23929; 25163)

SEC. 51P-553.113. PRIVATE DRIVE.

The drive from Orchid Lane to the Property, identified as "private drive" on the development/landscape plan, must be located and constructed as shown on the development/landscape plan. (Ord. Nos. 23929; 25163)

SEC. 51P-553.114. TRAFFIC REDUCTION.

(a) Generally. Traffic reduction management must be vigorously pursued.

(b) Northport/Brookshire access. A gate must be provided at the Northport/Brookshire entry which is equipped with a moveable arm that allows access to the Property only in a controlled manner. This gate must remain closed and accessible exclusively to card or code holders at all times other than the 7:00 - 9:30 a.m. and 2:00 - 5:00 p.m. peak hours and during special events. The gate must remain open continuously for unrestricted access to the Property during the 7:00 - 9:30 a.m. and 2:00 - 5:00 p.m. peak hours and for special events.

(c) Orchid Lane access. A gate must be provided at the Orchid Lane entry which is equipped with a moveable arm that allows access to the Property only in a controlled manner. This gate must remain closed at all times other than the 7:00 - 9:30 a.m. and 2:00 - 7:00 p.m. peak hours and during special events. The gate must remain open continuously for unrestricted access to the Property during the 7:00 - 9:30 a.m. and 2:00 - 7:00 p.m. peak hours and for special events. (Ord. Nos. 23929; 25163)

SEC. 51P-553.115. PRESTON ROAD.

(a) Preston Road Entrance No. 1. Preston Road Entrance No. 1 must be located and constructed as shown on the development/landscape plan. The entrance must contain the following: (1) two lanes inbound to the Property from Preston Road; and (2) two lanes outbound from the Property onto Preston Road. Any gate located at this entrance must automatically open and allow the free-flow of vehicles into the Property during the hours of 6:00 a.m. and 6:00 p.m. In the event of power failure, the gate must remain open. The gate at this entrance must be located at least 100 feet from the Property line to provide adequate stacking and turn around space.

(b) Preston Road Entrance No. 2. Preston Road Entrance No. 2 must be located and constructed as shown on the development/landscape plan and must be no less than 24 feet wide at its intersection with Preston Road. The curb radius must be no less than 20 feet. The gate at this entrance must remain continuously open between the hours of 6:00 a. m. and 6:00 p.m., Monday through Friday. (Ord. Nos. 23929; 25163)

SEC. 51P-553.116. ALLEYS.

Alleys must be provided as shown on the development/landscape plan. Abandonment of any existing alley or portion thereof must comply with city regulations. Alley access to Pemberton Circle is prohibited. Any change to the location or configuration of an alley shown on the development/landscape plan is not considered a minor amendment to the plan. An application to amend the development/landscape plan due to a change in the location or configuration of an alley is exempt from the two-year limitation period contained in Section 51A-4.701. (Ord. Nos. 23929; 25163)

SEC. 51P-553.117. INGRESS/EGRESS.

(a) All points of ingress and egress from the Property must be approved by the director of public works and transportation as to location, design, and construction.

(b) Gates or similar barriers must be installed to prohibit access to the Property from Northport/Brookshire Drive during all hours except school operating hours and for special events. (Ord. Nos. 23929; 25163)

SEC. 51P-553.118. CONSTRUCTION, DELIVERY, AND SERVICE VEHICLES.

(a) Except as otherwise provided in this section, construction vehicles must use the Preston Road entrances for access to the Property. Construction vehicles may use entrances other than the Preston Road entrances only when access to the construction site is significantly restricted from Preston Road or in order to allow the construction or installation of landscaping, screening, tennis courts, and parking lots around the perimeter of the Property.

(b) Upon completion of Preston Road Entrance No. 1, the owner shall require delivery vehicles, service vehicles, and busses to use Preston Road exclusively for ingress to and egress from the Property. This does not prohibit authorized emergency vehicles from using the private drive or the Northport/Brookshire Drive for ingress and egress. (Ord. Nos. 23929; 25163)

SEC. 51P-553.119. REIMBURSEMENT.

The applicant shall reimburse the department of public works and transportation for the installation of traffic control signs and markings on streets contiguous to the Property necessitated by development of the Property. (Ord. Nos. 23929; 25163)

SEC. 51P-553.120. PAVING.

Except as provided in this section, all parking spaces, aisles, maneuvering areas, and driveway connections to streets or alleys, whether enclosed or unenclosed, must be surfaced to comply with the

requirements of Chapter 51A. The paving of areas designated as “overflow parking” on the development/landscape plan is not required. (Ord. Nos. 23929; 25163)

SEC. 51P-553.121. OUTDOOR LIGHTING.

Outdoor lighting of all tennis courts and the playing fields near the intersection of Orchid Lane and Preston Road is prohibited. All outdoor lighting, where permitted, must be directed downward and away from adjacent properties. (Ord. Nos. 23929; 25163)

SEC. 51P-553.122. TEMPORARY BUILDINGS.

Buildings to be used as temporary administrative offices, temporary contractor’s offices, and temporary bathroom facilities may be located outside the designated buildable areas, as those areas are shown on the development/landscape plan, for a period not to exceed one year from the issuance of a building permit for new construction on the Property. Nonconforming structures located within this district may be used as temporary administrative offices and temporary contractor’s offices, as long as these structures are only used in this capacity for a period not to exceed one year from the issuance of a building permit for new construction on the Property. (Ord. Nos. 23929; 25163)

SEC. 51P-553.123. PLAYING FIELDS.

The playing fields located nearest the intersection of Preston Road and Orchid Lane must remain open and unobstructed, except for the perimeter fence and landscaping shown on the development/landscape plan. (Ord. Nos. 23929; 25163)

SEC. 51P-553.124. PRIVATE LICENSE AND RIGHT-OF-WAY LANDSCAPE PERMIT.

(a) The city council hereby grants a private license to the owners of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a landscape permit in accordance with the Dallas Building Code. This private license shall not terminate at the end of any specific time period, however, the city council retains the right to terminate this license whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or whenever the purpose or use of this license is likely to become a nuisance.

(b) It is the responsibility of the property owner to apply for and obtain the required right-of-way landscape permit before locating plant materials in the right-of-way. An application for a right-of-way landscape permit must be made to the director of public works and transportation before any plant materials are located in the right-of-way. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the right-of-way affected and the construction and planting proposed.

(c) Upon receipt of the application and any required fees, the director shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the director determines that the construction and planting proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the director shall issue a right-of-way landscape permit; otherwise, the director shall deny the permit.

(d) A right-of-way permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the right-of-way authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any right-of-way landscaping requirement if compliance is made impossible due to the director's revocation of a right-of-way landscape permit.

(e) The issuance of a landscape permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees, landscaping, or pavement in the public right-of-way. (Ord. Nos. 23929; 25163)

SEC. 51P-553.125. 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. (Ord. Nos. 23929; 25163; 26102)

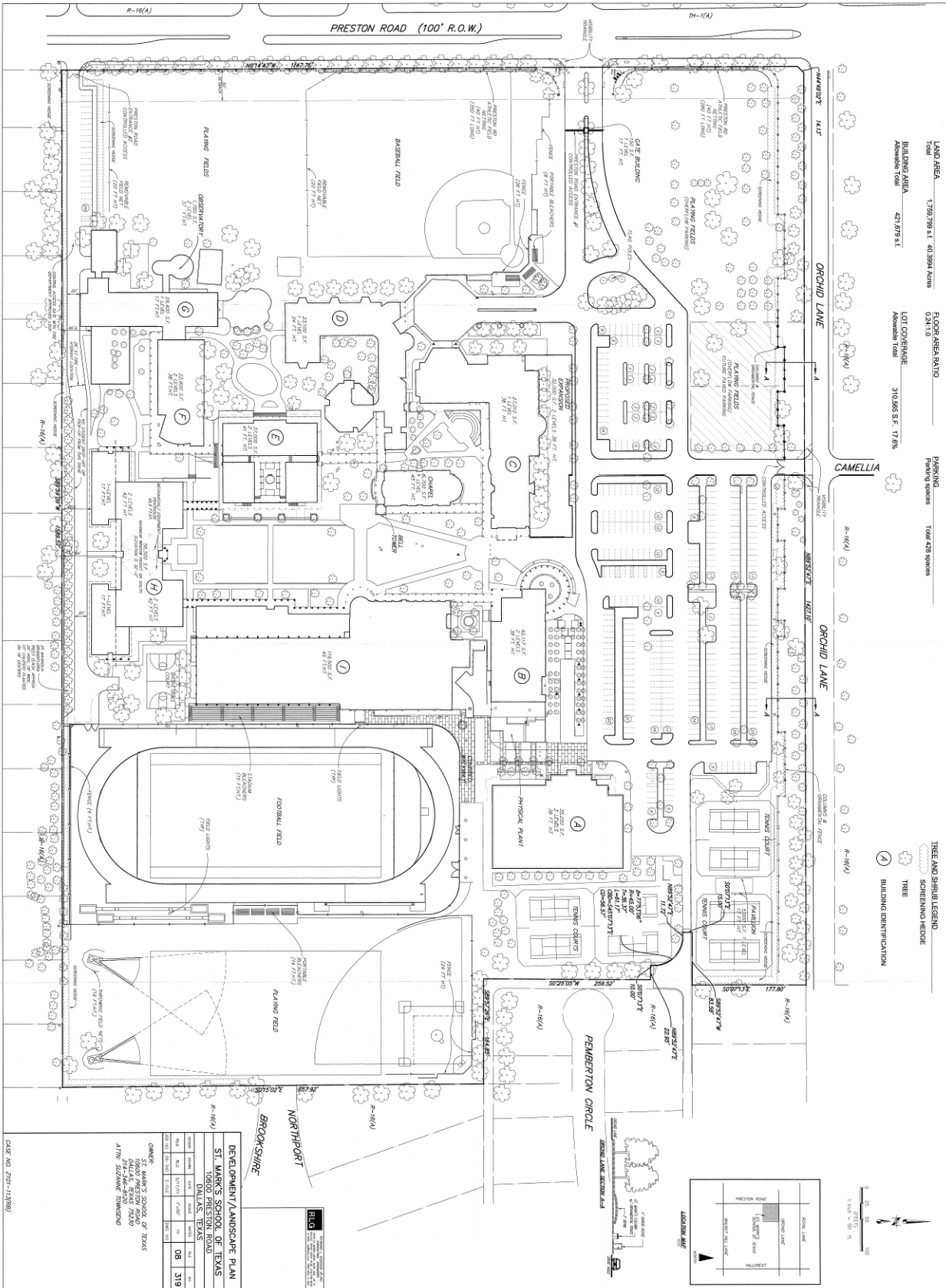
SEC. 51P-553.126. COMPLIANCE WITH CONDITIONS.

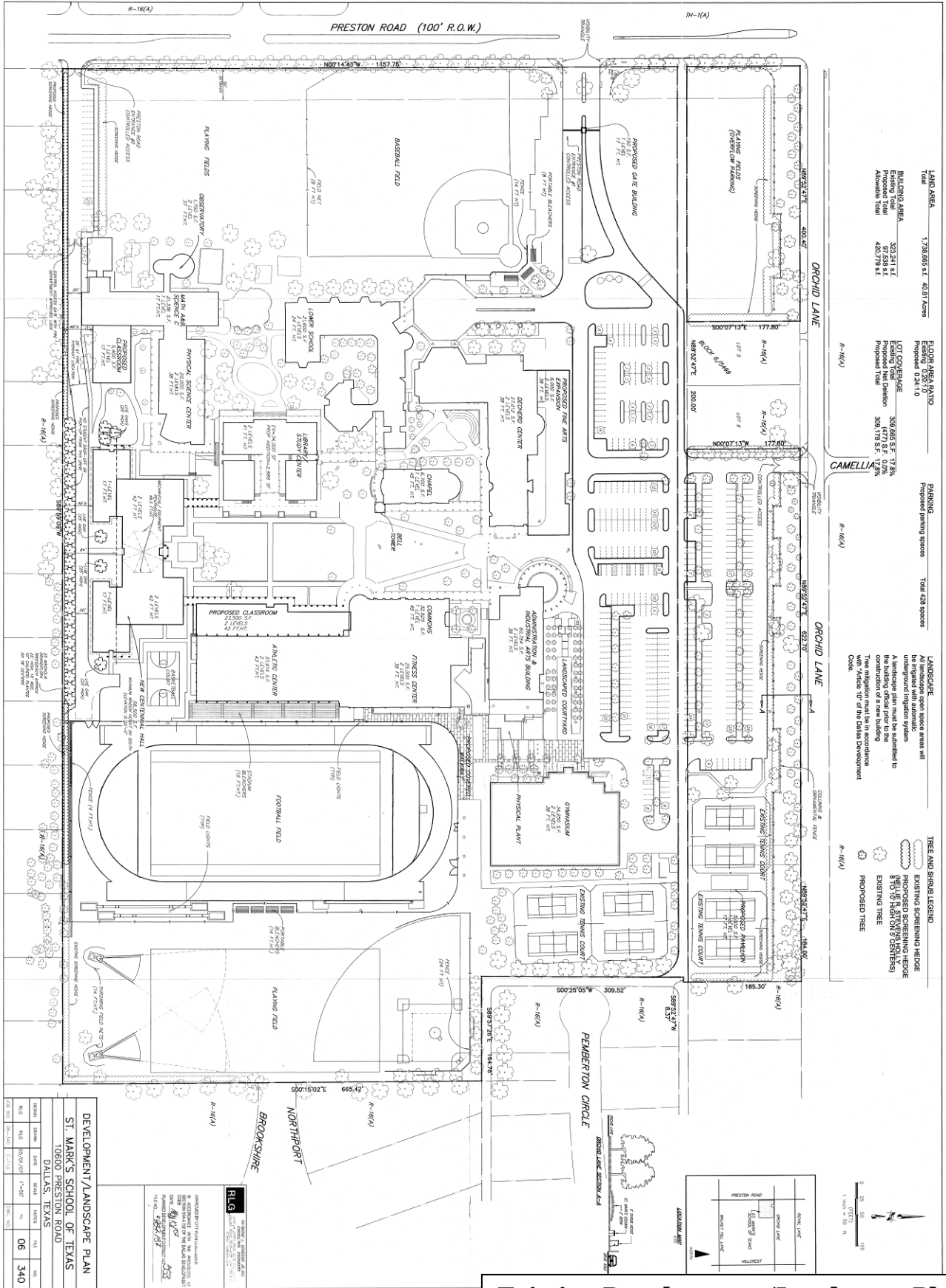
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit or 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. (Ord. Nos. 23929; 25163; 26102)

SEC. 51P-553.127. ZONING MAP.

PD 553 is located on Zoning Map No. E-7. (Ord. Nos. 23929; 25163)





LAND AREA	1,738,895 S.F. 40.81 Acres	FLOOR AREA RATIO	Existing 0.24:1.0 Proposed 0.24:1.0
BUILDING AREA	323,531 S.F.	LOT COVERAGE	309,895 S.F. 17.8%
Existing Total	420,779 S.F.	Existing Total	309,178 S.F. 17.8%
Proposed Total	420,779 S.F.	Proposed Total	309,178 S.F. 17.8%

PARKING	Proposed parking spaces	Total 428 spaces
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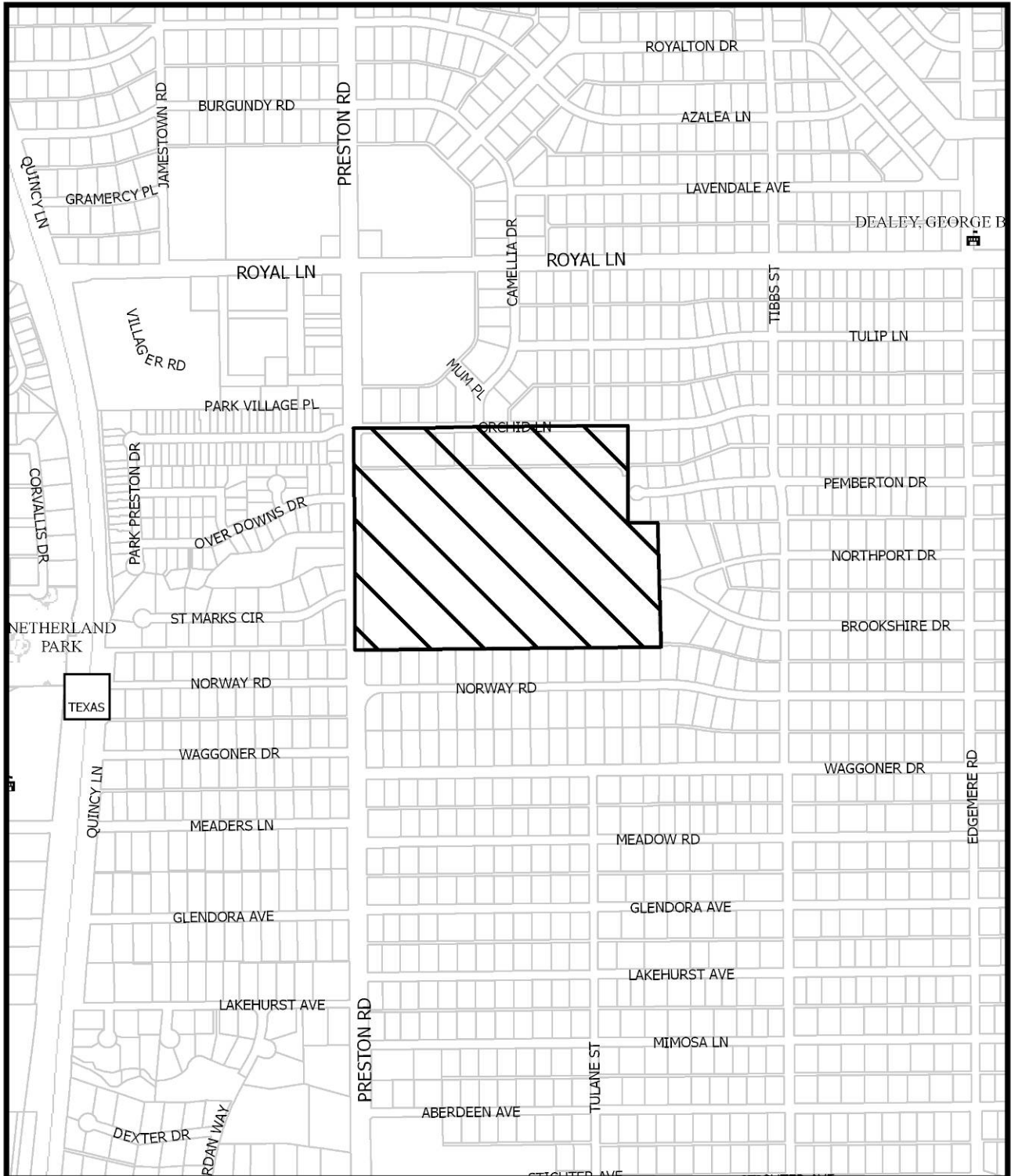
LANDSCAPE
 All landscape open space areas will be irrigated with automatic underground irrigation system. The building official prior to the construction of a new building. The mitigation must be in accordance with the City of Dallas Development Code.

TREE AND SHRUB LEGEND

- EXISTING SCREENING HEDGE
- PROPOSED SCREENING HEDGE
- EXISTING TREE
- PROPOSED TREE

DEVELOPMENT/LANDSCAPE PLAN									
ST. MARK'S SCHOOL OF TEXAS									
10600 PRESTON ROAD									
DALLAS, TEXAS									
NO.	DATE	BY	CHKD.	SCALE	TITLE	NO.	DATE	BY	CHKD.
06	3/40								

Existing Development/Landscape Plan



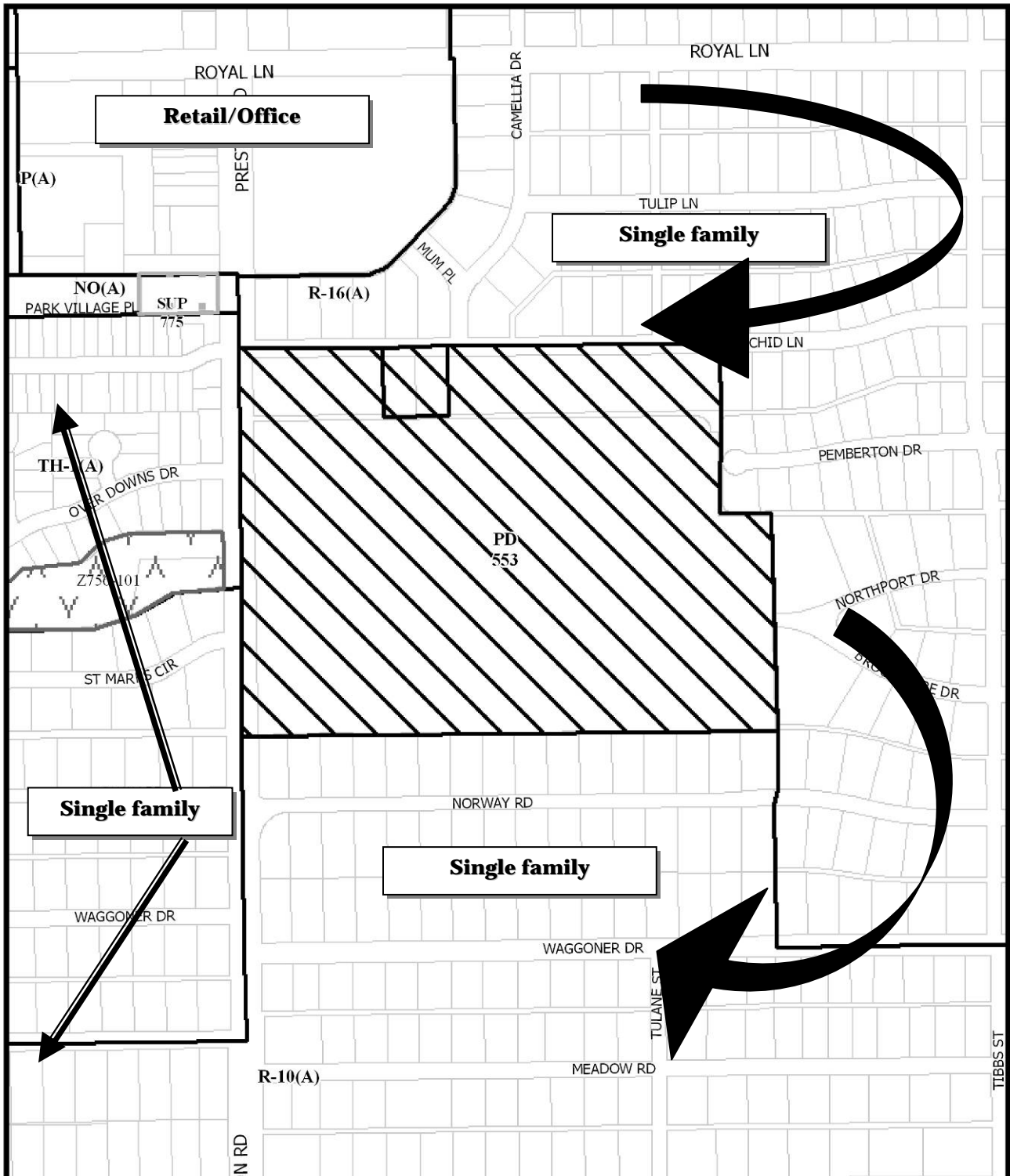
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VICINITY MAP

Map no: E-7

Case no: Z101-113

DATE: November 10, 2010




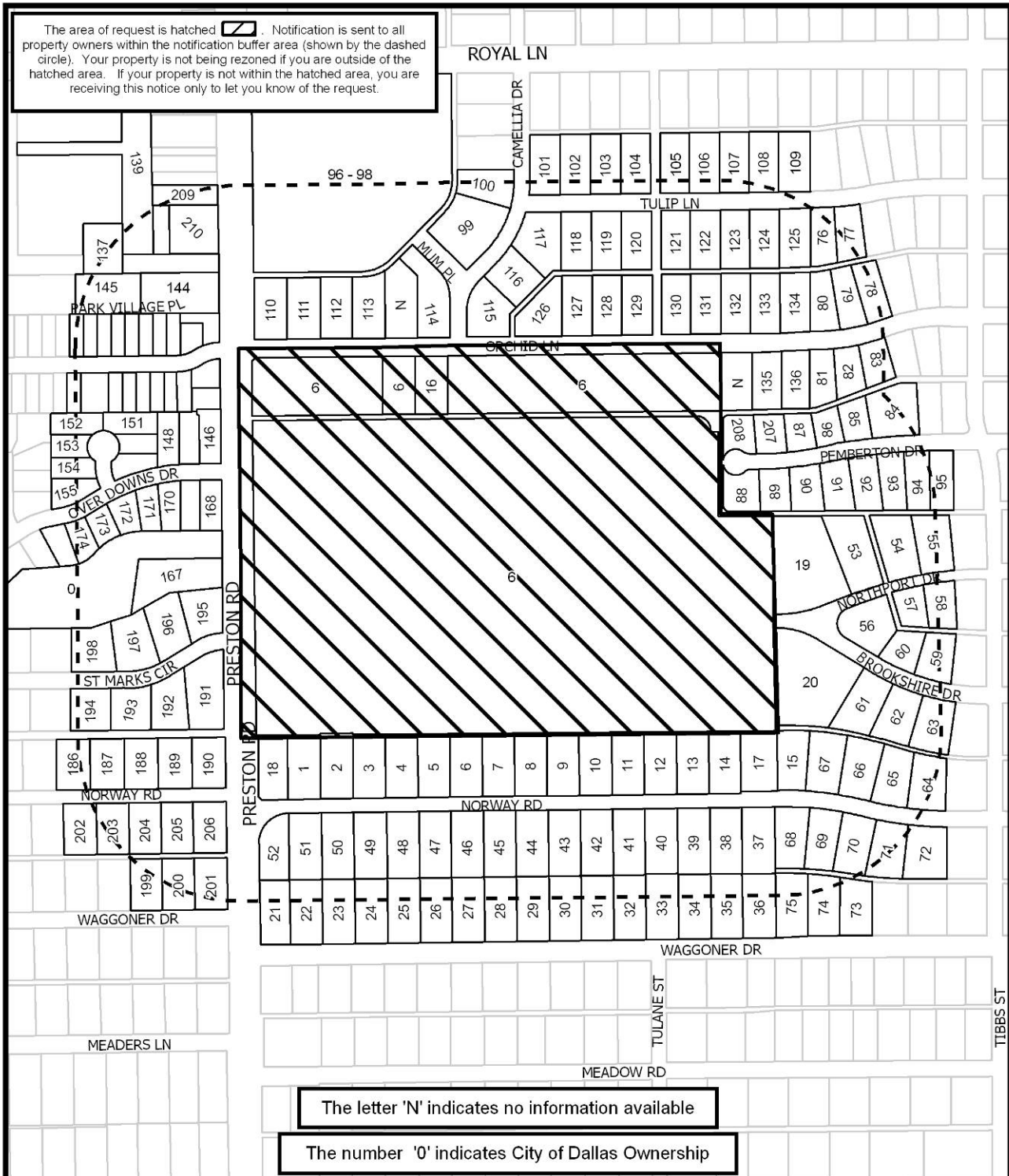
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ZONING AND LAND USE

Map no: E-7
 Case no: Z101-113


DATE: November 10, 2010

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



The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership


1:4,800

NOTIFICATION

500' AREA OF NOTIFICATION
210 NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: E-7
 Case no: Z101-113

DATE: November 10, 2010

Notification List of Property Owners

Z101-113

210 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6015 NORWAY	NORVELL KENNETH A
2	6023 NORWAY	WEDELL MAX C
3	6031 NORWAY	MILLER ANTHONY D
4	6039 NORWAY	VENTI DEVELOPMENT LTD % SCOT SKINNER
5	6047 NORWAY	MARTIN ROBERT E & FRANCES
6	7 PRESTON	ST MARKS SCHOOL OF TEXAS
7	6107 NORWAY	PLAYER RICHARD STEVEN & LYDIA PLAYER
8	6115 NORWAY	PHILLIPS WADE & LAURIE TR
9	6123 NORWAY	WEISBERG SHERYL L
10	6131 NORWAY	NORTON KEVIN M & BRIANNA
11	6139 NORWAY	FORBES WILLIAM R JR & KERRIE VAUGHAN
12	6207 NORWAY	CUMMISKEY MARIA QUINTANA
13	6215 NORWAY	HACKNEY GAIL O & FRED L
14	6223 NORWAY	ALTSCHULER STEVEN J & WU LANI
15	6307 NORWAY	BRUCE DANNY L
16	6046 ORCHID	ST MARKS SCHOOL OF TEXAS % JIM
KIRKPATRICK		
17	6231 NORWAY	NEIL F JAMES & JEAN T
18	6007 NORWAY	SAWLA MEETA A & AMAR R
19	6311 NORTHPORT	MONTGOMERY THOMAS A & BET
20	6300 BROOKSHIRE	MCNAMARA DONALD J ET AL
21	6007 WAGGONER	ESTRADA EDUARDO
22	6015 WAGGONER	CASSIDY CLIFTON W III & MITZI M
23	6023 WAGGONER	SHAHKARAMI ZOYA & MASSOUD SHAHKARAMI
24	6029 WAGGONER	CRAIG WILLIAM MARK & SANDRA B
25	6039 WAGGONER	OLSCHWANGER LARRY & DONNA
26	6047 WAGGONER	WOOD CARTER & RACHEL

Wednesday, November 10, 2010

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6055 WAGGONER	YOUNG PARKER D & JANICE C
28	6107 WAGGONER	DUFFY MICHAEL & ELLEN
29	6115 WAGGONER	SORGEN RODNEY & WENDY
30	6123 WAGGONER LEYENDECKER	LEYENDECKER MARK D & PATRICIA R
31	6131 WAGGONER	VANBUSKIRK & THOMPSON
32	6139 WAGGONER	READER DOUGLAS A & MARSHA E GORDON
33	6203 WAGGONER	LOWERY DAVID J & SUSAN E
34	6207 WAGGONER	CONEY DONALD J & CHERYL S CONEY
35	6215 WAGGONER	NADEAU MICHAEL & NADEAU ASHLEY
36	6231 WAGGONER	CALLAHAN MICHAEL & JILL
37	6230 NORWAY	GROSS MICHAEL B & CARMEN
38	6222 NORWAY	CHARHON EMANUEL E & SARAH
39	6214 NORWAY	STACK DEBORAH S
40	6206 NORWAY	WILBURN BRYAN
41	6138 NORWAY	WILBURN BRYAN & SHANIN
42	6130 NORWAY	WINGATE ROBERT M & PATRICIA C MANN
43	6122 NORWAY	GLICK CRAIG S & CATHY S
44	6114 NORWAY	CONNOP THOMAS A & LISA A
45	6106 NORWAY	GEHAN MIRIAM C TR
46	6054 NORWAY	BEIERSDORF RUSSELL W & JULIE BRICE
47	6046 NORWAY	MANDRODT JOHN C & MARY ANN
48	6038 NORWAY	JONES THEODORE M & SUSAN C
49	6030 NORWAY	SIMONS JAMES P & SAMANTHA A
50	6022 NORWAY	KURZ RICHARD A
51	6014 NORWAY	HARRIS ROBERT A ETUX
52	6006 NORWAY	MORGAN RACHEL & ROSS
53	6327 NORTHPORT	HARVEY VICKI S C
54	6337 NORTHPORT	HARKEY JACK W & DANA H
55	6345 NORTHPORT	CURRERI JOHN J & KRISTIN E
56	6309 BROOKSHIRE	PAWELKO ROBERT & SANDRA
57	6316 NORTHPORT	STANTON CHRISTOPHER P &

Wednesday, November 10, 2010

<i>Label # Address</i>			<i>Owner</i>
58	6322	NORTHPORT	KITNER DAVID N
59	6323	BROOKSHIRE	ZAHLER WARREN & KATHERINE
60	6317	BROOKSHIRE	MILNE DENNIS L
61	6316	BROOKSHIRE	MASSEY JUANITA
62	6324	BROOKSHIRE	LEON KATIE W
63	6332	BROOKSHIRE	DCRUZ ALEC J & LYNLEY A
64	6339	NORWAY	KILLINGSTAD ROSSON
65	6331	NORWAY	LUMRY WILLIAM RAYMOND & ROZALIA N
66	6321	NORWAY	SCOTT KIRK E
67	6315	NORWAY	HARRINGTON WILLIAM F JR & LOUISA L
68	6306	NORWAY	THE JOHN DONOVAN REV TRUST
69	6314	NORWAY	WALLACE JOHN & FRANCES N
70	6324	NORWAY	SUN LULU F
71	6330	NORWAY	SANDLIN ROBERT LEE & KAREN B SANDLIN
72	6338	NORWAY	EPSTEIN JAMES C
73	6323	WAGGONER	SAYKLAY RICHARD A & CARLA W
74	6315	WAGGONER	SIMS JOHN E & LOLITA C
75	6307	WAGGONER	ROCHON W JOHN P & REBECCA ROCHON
76	6304	TULIP	HALL SHARON GILLEY & KEVIN RUSSELL
77	6308	TULIP	NEWMAN MICHAEL & JOLIE L
78	6317	ORCHID	ROGERS JAMES B & ANNE E
79	6311	ORCHID	ESTRADA RACHEL K & STEVE
80	6305	ORCHID	RHOADES JAMES C & MARY B RHOADES
81	6304	ORCHID	SULLIVAN MARK J
82	6310	ORCHID	VUITCH MILAN FRANKLIN & ANGELA T
83	6316	ORCHID	ROBINSON RYAN & CARRIE
84	6317	PEMBERTON	CALLIS BILL J & HOLLY H
85	6311	PEMBERTON	MCCULLAH CLINT B & M JANE
86	6305	PEMBERTON	ZHU WEIZHONG & CHENGNING LIU
87	6237	PEMBERTON	CWIKLA MARK J
88	6226	PEMBERTON	BRIGHAM JAY & KIMBERLY

Wednesday, November 10, 2010

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	6232 PEMBERTON	WHITLOCK CHRISTINE P
90	6238 PEMBERTON	GENTILELLO LARRY M & OLIVIA R
91	6304 PEMBERTON	WELLS WARD A
92	6310 PEMBERTON	THOMPSON THOMAS P III & SUSAN HEGMANN
93	6318 PEMBERTON	THORN MICHAEL JOHN
94	6324 PEMBERTON	SEEDS DEIRDRE E
95	6330 PEMBERTON	CAMP DAVID P & MEREDITH
96	10720 PRESTON	SOUTHEAST PRESTON ROYAL
97	10720 PRESTON	SOUTHEAST PRESTON ROYAL
98	10720 PRESTON	BAI MAC INC ONE GALLERIA TOWER #1820
99	10727 CAMELLIA	MAGNET LLC
100	10743 CAMELLIA	PINKERTON JOHN C & ANNETTE GIBSON
PINKERTON		
101	6107 TULIP	MCGINN ROSEMARY T & JOHN G STACK
102	6115 TULIP	THOMPSON WILLIAM M & CHARLOTTE E
103	6123 TULIP	DAVIS SCOTT & LINDA
104	6131 TULIP	GENENDER PAUL
105	6207 TULIP	NUCCIO CARMEN M
106	6215 TULIP	DUFFY FREDERICK J JR & RENEE M ROSSI
107	6223 TULIP	APPLEBAUM JAY I
108	6229 TULIP	CAREY ERNEST J & MARYLIN S
109	6237 TULIP	MYHRE JON & ANNEMARIE
110	6007 ORCHID	REYNA FELIPE O
111	6015 ORCHID	LABARBA LUCIAN M & LESLIE
112	6023 ORCHID	DUFFEE MARY J TRUSTEE
113	6031 ORCHID	SARDAS JACQUES R
114	6047 ORCHID	REISENBICHLER THOMAS H & LORI J
REISENBICHLER		
115	6109 ORCHID	FERNANDES VALENTINO FJ & IONA M
116	10722 CAMELLIA	TAYLOR BETTY J
117	6106 TULIP	SCOTT JOYCE
118	6114 TULIP	JENNINGS JAMIE ELIZABETH
119	6122 TULIP	RAMIREZ RICHARD & CARMEN M

Wednesday, November 10, 2010

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	6130 TULIP	RAO UMA
121	6206 TULIP	DICKSON DAVE
122	6214 TULIP	BOCK STEVE & VICTORIA
123	6222 TULIP	ACKER CHARLES R & JUDY B
124	6228 TULIP	KIMICHIX DAVID J & BRIGITTE G
125	6236 TULIP	LOEHR MICHAEL D & TINA ROSSI
126	6123 ORCHID	GUNN G DOUGLAS & REGINA R
127	6131 ORCHID	RAMACIOTTI CLAUDIO & ANA
128	6141 ORCHID	AMALRAJ LOLA GRACE FAMILY TRUST
129	6147 ORCHID	MANNING CHRISTOPER P & JILL S
130	6207 ORCHID	MEEK GARY A
131	6215 ORCHID	WIGGANS DAVID F
132	6223 ORCHID	JOHNSON JAMES A & MELINDA D
133	6229 ORCHID	FAIL BLAKE N & MICHELLE
134	6237 ORCHID	ARANGO LUIS M & SANDRA M PETROCCHI
135	6226 ORCHID	JOHNSON JULIE E
136	6234 ORCHID	DOUGHTY JAMES D & MARGARET A
137	10715 PRESTON	TRANSLAND MGNT CORP TR % TEXAS
COMMERCE BANK		
138	5930 ROYAL	MITCHELL ROBERT N
139	5950 ROYAL	MITCHELL ROBERT H SUITE 222
140	5800 ROYAL	5952 ROYAL LMTD PTNSHIP PARTNERSHIP
141	5900 ROYAL	FIRST BAPTIST CHURCH OF DALLAS
142	5900 ROYAL	COCHRAN CHAPEL UNITED METHODIST
CHURCH		
143	5800 ROYAL	MITCHELL ROBERT H TR ATTN JANIS DEMBACH
144	10703 PRESTON	THORNTON HOWARD % GUARANTY FEDERAL
BANK		
145	10707 PRESTON	NORTH DALLAS CHAMBER OF COMMERCE
146	5919 OVERDOWNS	HOSFORD IRENE L
147	5915 OVERDOWNS	DAVIS FRANCES VERDELL & WILLIAM I KRISHER
148	5911 OVERDOWNS	PRYOR SAMUEL THOMAS & PATRICIA LING
149	5927 OVERDOWNS	SHANNON MAXINE REVOCABLE TRUST
150	5923 OVERDOWNS	BROWNING THOMAS C & GLORIA L

Wednesday, November 10, 2010

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	5919 OVERDOWNS	MCWHORTER DAVID A
152	5915 OVERDOWNS	MCCALL LAVERNE FAMILY TRUST
153	5909 OVERDOWNS	HARDIN GAYLE G
154	5905 OVERDOWNS	PIAN RUTH
155	5825 OVERDOWNS	CATTARULLA ELLIOT R & KARIN N
156	5812 ORCHID	CARDINAL FRANCOIS M & LAURA A
157	5816 ORCHID	LACEY NEAL
158	5816 ORCHID	LACEY NEAL
159	5818 ORCHID	DIXIT JAY R &
160	5820 ORCHID	WALKER VINITA B
161	5904 ORCHID	RIES MYRNA H
162	5906 ORCHID	JOHNSTON JOANN JODY
163	5910 ORCHID	BAILEY MICHAEL & CYNTHIA
164	5908 ORCHID	BAILEY MICHAEL & CYNTHIA
165	5912 ORCHID	CONDOS GENEVIEVE
166	5914 ORCHID	COST NICHOLAS G & CARRYE A RUDOLPH
167	10605 PRESTON	WRIGHT FRANCES J
168	5918 OVERDOWNS	BYWATERS ELLEN E
169	5914 OVERDOWNS	CAIN WALTER JR & MARY A
170	5910 OVERDOWNS	ROCKEY ROBERT F & SARA
171	5906 OVERDOWNS	OLIVER DONNA
172	5902 OVERDOWNS	SEXTON NANCY L
173	5814 OVERDOWNS	BROWN MARKEETA MCNATT TRUSTEE OF THE
MARY R		
174	5810 OVERDOWNS	LENTZ ELOISE H
175	5806 OVERDOWNS	MCCALL LAVERNE TRUSTEE LAVERNE MCCALL
FAMILY		
176	5813 ORCHID	BIDERMAN ROSE G
177	5815 ORCHID	STEPHENS EMMA JEAN
178	5819 ORCHID	BROADFOOT RAY W & REBECCA BROADFOOT
179	5821 ORCHID	MAREK EUGENE & BETTY JEAN
180	5903 ORCHID	FREEDMAN COREY E &
181	5901 ORCHID	DUDLEY MAXINE

Wednesday, November 10, 2010

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	5907 ORCHID	MCMANEMIN MARY F
183	5905 ORCHID	HURSIN DANNY L & MARY M
184	5911 ORCHID	WASOFF AMELIA PAULA
185	5915 ORCHID	BROWN MARY F
186	5911 NORWAY	HANSEN JERRY & JERRY SHELBY
187	5921 NORWAY	FISHER JUDD M & DAWN C
188	5929 NORWAY	SCHERRER JEFF & MARIANNA
189	5937 NORWAY	ROWLEY STEVEN R & DEBRA K ROWLEY
190	5945 NORWAY	HODGES CHARLES
191	5946 ST MARKS	HELWIG JAMES
192	5936 ST MARKS	KU MARY REN
193	5926 ST MARKS	SUTER ROBERT E
194	5916 ST MARKS	KIRVEN JOE W
195	5947 ST MARKS	LING CHARLES A & HELMA M
196	5937 ST MARKS	WRIGHT LEILA FRANCES
197	5927 ST MARKS	COLLIER OSCAR E JR & EVELYN J
198	5917 ST MARKS	TERMONT CHRISTIAN & MARIA
199	5933 WAGGONER	BENTLEY WILLIAM
200	5941 WAGGONER	PITANZA ALFONSO
201	5949 WAGGONER	JAYROE RODGER A & MARILYN M JAYROE
202	5914 NORWAY	ERNST MICHAEL A & ERNST JOYCE J
203	5924 NORWAY	CLARK SAM W IV & DONNA M CLARK
204	5930 NORWAY	ADDINGTON ROBERT L & REBECCA D
ADDINGTON		
205	5938 NORWAY	BROWN JON S
206	5946 NORWAY	TAYLOR ROBERT & LISA
207	6231 PEMBERTON	SINGHANIA JAI
208	6225 PEMBERTON	SINGHANIA JAI K
209	10729 PRESTON	RASANSKY MITCHELL & FONBERG REAL ESTATE
INV L		
210	10721 PRESTON	HOME SVGS OF AMERICA FA

Wednesday, November 10, 2010

FILE NUMBER: Z101-120(RB)

DATE FILED: November 9, 2010

LOCATION: Junius Street and Henderson Avenue, East Corner

COUNCIL DISTRICT: 14

MAPSCO: 46 B

SIZE OF REQUEST: Approx. 35,035 Sq. Ft.

CENSUS TRACT: 13.02

APPLICANT/OWNER: Dale Wooton

REPRESENTATIVE: Roger Albright

REQUEST: An application for a Planned Development District for NS(A) Neighborhood Service District within the Tract F portion of Historic District Overlay No. H/128 with a D Liquor Control Overlay; an application for the removal of the D Liquor Control Overlay and the granting of a D-1 Liquor Control Overlay; and, an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service.

SUMMARY: The applicant is proposing to utilize the existing improvements for NS(A) District Uses with consideration of alternative off-street parking and landscaping regulations. Additionally, the applicant is requesting to terminate the D Dry Liquor Control Overlay and replace with the D-1 Liquor Control Overlay, thus providing for the requested SUP for the sale of alcoholic beverages.

STAFF RECOMMENDATION: Approval of a Planned Development District, subject to a development plan and staff's recommended conditions; retention of the D Liquor Control Overlay; and denial of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service.

PRIOR CPC ACTION: On April 7, 2011, the City Plan Commission held this request under advisement until April 21, 2011.

BACKGROUND INFORMATION:

- The request site consists of a multi-tenant structure with a surface parking area on the eastern third of the property. Additionally, there is a heavily landscaped outdoor seating area that is utilized by tenants and patrons.
- The application’s main focus is to permit alcohol sales for an existing restaurant.
- A PDD is being requested for consideration of the following: 1) alternative off-street parking requirements; 2) alternative landscape provisions; and, 3) relief from the minor amendment process.
- The existing NS(A) District uses will be retained.

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

<u>Street</u>	<u>Existing & Proposed ROW</u>
Junius Street	Local; 40’ ROW
Henderson Avenue	Local; 40’ 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.

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The request site consists of a multi-tenant development with a surface parking area within the eastern third of the property. Additionally, there is a heavily landscaped outdoor seating area that is utilized by tenants and patrons. A PDD is being requested for consideration of the following: 1) alternative off-street parking requirements; 2) alternative landscape provisions; and, 3) relief from the minor amendment process.

Surrounding land use consists of low density residential uses, many of which are protected by various historic overlays and planned development districts that could be considered 'neighborhood friendly'. Munger Park, acquired in 1914 and encompassing approximately one-half acre, is situated on property across Junius Street. It should be noted the applicant has been proactive in reaching out to the community to discuss the request and gather support.

The applicant's main focus for the submission is to permit an existing restaurant the ability to serve alcoholic beverages. Current restrictions prevent this. As a means of options, the following best addresses the restrictions of each liquor control overlay:

The "D" Dry 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" Dry 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.

Staff has worked with the applicant to address many issues, however, there remain some differences as noted on the attached conditions. It should be noted that staff does not support the removal of the current D Dry Liquor Control Overlay, due to the proliferation of established low density residential uses along with a small city park across the street, all of which surround the site. Should CPC consider recommending approval of the request, staff has prepared SUP conditions that incorporate the applicant's requested regulations for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service. Due to residential adjacency, staff would recommend certain conditions that minimize impact on adjacent residential uses (i.e., restricted hours for outside seating area, lighting provisions) as well as a more restrictive time period than that requested. The attached requested SUP conditions have been reviewed by the city attorney for legal interpretation and format for CPC's consideration.

Lastly, it is staff's recommendation that the required site plan for the SUP be consistent with the development plan's format, but revised to highlight the floor area, outdoor seating area, and a revised development table specific to the use (alcohol sales in conjunction with a restaurant without drive-in or drive-through service).

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

Off-Street Parking: The applicant provided staff a parking analysis to address reductions in off-street parking requirements. It should be noted part of the request involves inclusion of existing on-street parallel spaces being considered to satisfy parking requirements. Due to the small scale of development of this neighborhood serving area, its location on local streets, and its long history as a community destination, staff supports the various revisions related to parking as noted in the attached conditions. As part of this support, it should be noted that maximum floor area for permitted uses will ensure the demands on parking are minimized. With respect to on-street parking, staff has been consistent with not supporting such an option for nonresidential developments throughout the city. However, in this situation, the 'history' of the presence of this development within the community along with the fact this development fronts on local streets (i.e., reduced speed limits and traffic patterns normally associated with developments fronting on thoroughfares) has allowed engineering to support this portion of the request.

Landscaping: The development possess street trees and a heavily landscaped outdoor seating area and rear area behind the improvements. In conjunction with the

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scale of improvements, staff has determined existing landscaping as noted on the development plan is acceptable.

**APPLICANT REQUESTED/STAFF RECOMMENDED CONDITIONS FOR A PDD FOR
NS(A) DISTRICT USES**

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 size of PD ____ is approximately _.

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

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

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

This district is considered to be a nonresidential zoning district.

SEC. 51P-____.104. EXHIBIT.

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

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

(a) Development and use of the Property must comply with the development plan (Exhibit ____A). If there is of a conflict between the development plan and elevations and Section 51A-4.605, the development plan controls. If there is of a conflict between the text of this article and the development plan, the text of this article controls.

Applicant requested:

(b) Minor changes to the development plan which otherwise comply with this article and Section 51A-4.702(h)(1)(A) through (D) are allowed as a matter of right.

Staff recommendation: Due to residential adjacency, staff does not support any revisions to the existing minor amendment regulations.

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

The only main uses permitted are those main uses permitted in the NS(A) Neighborhood Service District, subject to the same conditions applicable in the NS(A) Neighborhood Service District, as set out in Chapter 51A. For example, a use permitted in the NS(A) Neighborhood Service 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 NS(A) Neighborhood Service District is subject to DIR in this district; etc.

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

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

The following accessory uses are not permitted:

- Accessory community center (private).
- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Amateur communication tower.
- Home occupation.
- Private stable.

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

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the NS(A) Neighborhood Service District apply.

(b) Floor area.

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- (1) Maximum floor area for all permitted uses is 10,475 square feet.
- (2) Maximum floor area for a restaurant without drive-in or drive-through service is 1,776 square feet.

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

- (a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.
- (b) For office uses, one space per 602 square feet of floor area is required.
- (c) Except as provided in this section, for retail and personal service uses, one space per 360 square feet of floor area is required.
- (d) For a restaurant without drive-in or drive-through service, one space per 185 square feet of floor area is required.
- (e) Delta credits, as defined in Section 51A-4.704(b)(4)(A), may not be used to meet the off-street parking requirement.

SEC. 51P-____.110. ON-STREET PARKING REDUCTION.

- (a) Except as provided in this section, the 10 on-street parking spaces shown on the development plan may be counted as a reduction of the parking requirements of the use adjacent to the on-street parking space.
- (b) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.
- (c) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space ($8 \div 24 = \text{one-third}$). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.
- (d) The on-street parking shown on the development plan must be striped as required by the director of public works and transportation.

SEC. 51P-____.111. INGRESS AND EGRESS.

Ingress and egress must be provided as shown on the development plan. No other ingress and egress is permitted.

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

See Article VI.

SEC. 51P-____.113. LANDSCAPING.

(a) Landscaping must be provided as shown on the development plan.

Applicant requested:

(b) Minor changes to the landscaping shown on the development plan which otherwise comply with this article and Section 51A-4.702(i)(1)(A) through (C) are allowed as a matter of right.

Staff recommendation: Due to residential adjacency, staff does not support any revisions to the existing minor amendment regulations.

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

SEC. 51P-____.114. SIGNS.

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

SEC. 51P-____.115. ADDITIONAL PROVISIONS.

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

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

SEC. 51P-____.116. COMPLIANCE WITH CONDITIONS.

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.

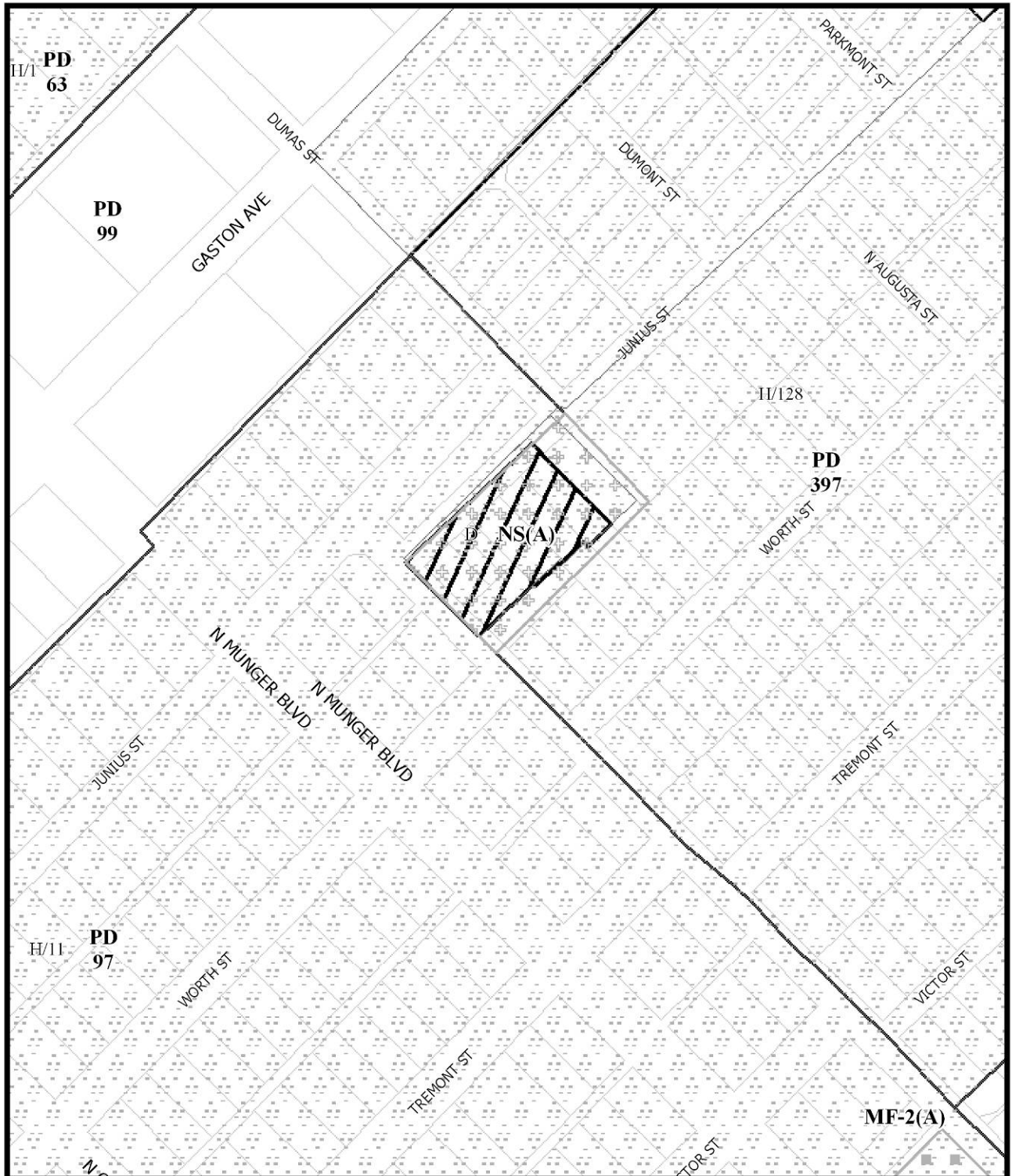
The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of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

APPLICANT PROPOSED SUP CONDITIONS

5300 Junius

(Reviewed by the city attorney for legal interpretation and format)

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages for on-premise consumption as part of the operation of a restaurant without 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 (five years), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. MAINTENANCE: The Property must be properly maintained and in a good state of repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



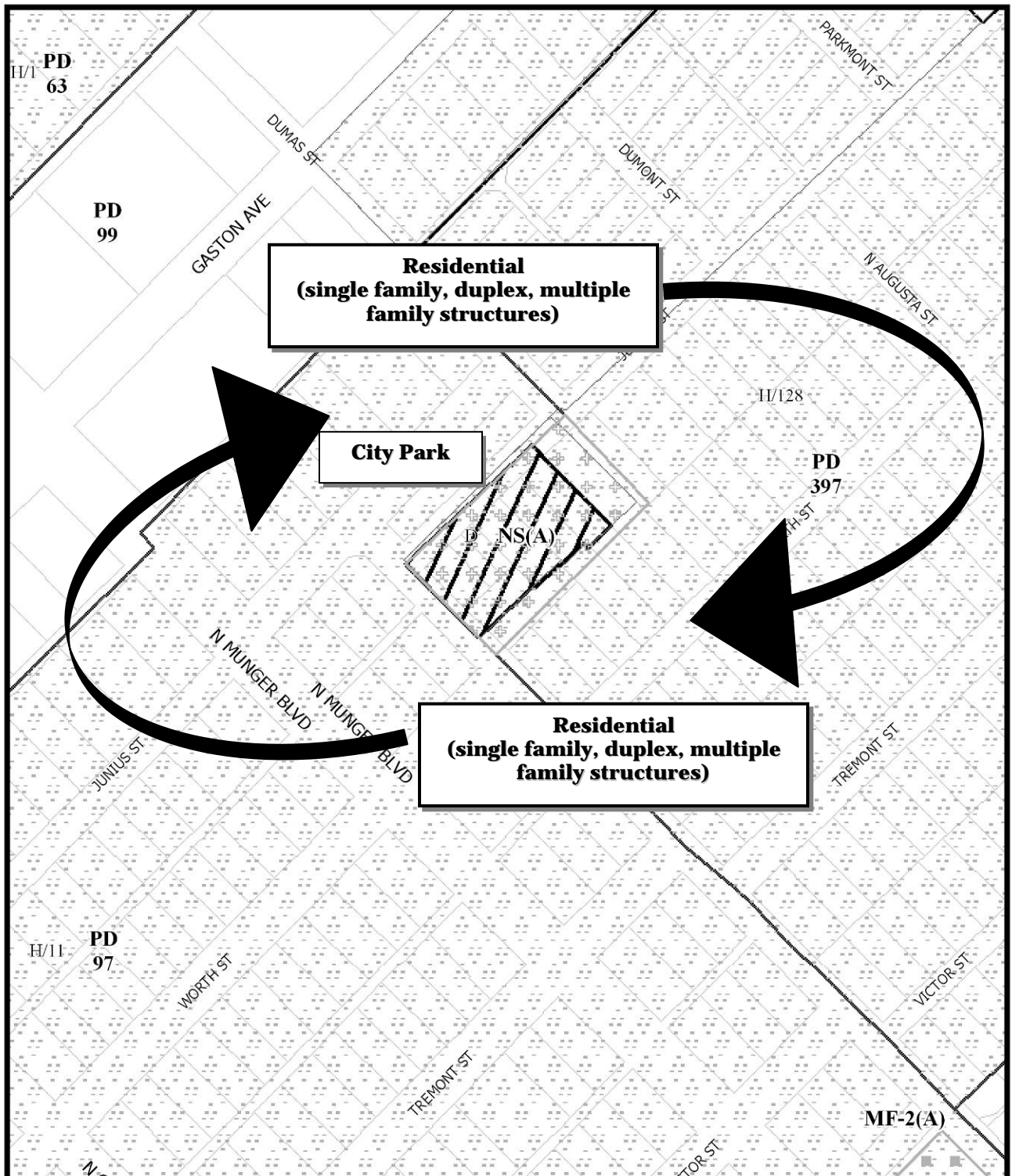
1:2,400

ZONING MAP

Map no: 1-8


Case no: Z101-120

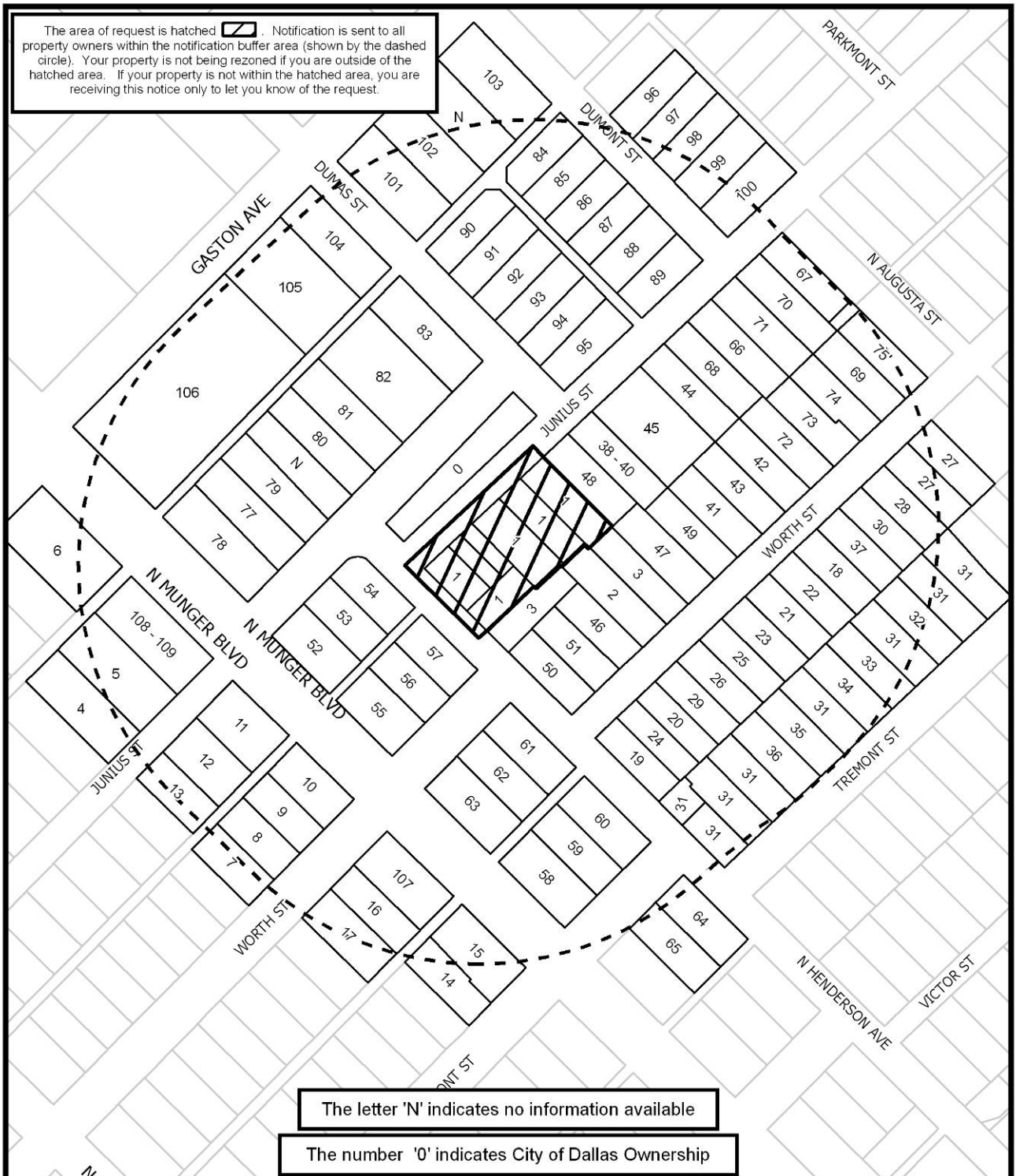
DATE: January 21, 2011



 1:2,400	<h1>ZONING AND LAND USE</h1>	Map no: <u> I-8 </u> Case no: <u> Z101-120 </u>
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DATE: January 21, 2011

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



The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership


1:2,400

NOTIFICATION

500' AREA OF NOTIFICATION
109 NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: I-8
Case no: Z101-120

DATE: January 21, 2011

Notification List of Property Owners

Z101-120

109 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	614 JUNIUS	WOOTTON ROBERT DALE
2	5315 WORTH	OBRIEN DEBORAH & JERRY OBRIEN
3	612 WORTH	WOOTTON DALE MUNGER SQUARE CENTER
4	5107 JUNIUS	WALKER JAMES & PEGGY
5	5115 JUNIUS	WEIR BRAD & ANGELA
6	5122 GASTON	ASHCROFT FRITH INC & SCHOELKOPF ULRICH INC
7	5115 WORTH	GIBSON JOANNE L & ROBERT E OWEN
8	5119 WORTH	BOERNER JOHN R & TALYA L
9	5123 WORTH	JONES DOUGLAS M
10	5127 WORTH	CAMP JOSEPH D
11	5114 JUNIUS	ABSHIRE KEVIN G
12	5110 JUNIUS	FULLER JEFFREY A & ANITA K
13	5106 JUNIUS	STASZAK THOMAS P
14	5119 TREMONT	MILLS WILLIAM O III ET AL
15	5123 TREMONT	CASSIDY DAVID C
16	5120 WORTH	LOWERY THOMAS M & NATASHA R
17	5118 WORTH	GOBUSH MATTHEW N & PENELOPE
18	5410 WORTH	LOCKRIDGE SUZANNE
19	5300 WORTH	KENYON JOHN R
20	5306 WORTH	ESCOBAR FELIPE P
21	5400 WORTH	LOUSTALOT PATRICIA J
22	5406 WORTH	WHITNEY KERRY P
23	5326 WORTH	BROWN CHELSEA D
24	5304 WORTH	ESCOBAR MARY S
25	5320 WORTH	NELSON ERIK L
26	5316 WORTH	CANTU JESUS H & PETRA S

Friday, January 21, 2011

Z101-120(RB)

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5426 WORTH	KENYON JOHN
28	5420 WORTH	KOPPANG LAURA KAY
29	5310 WORTH	SOTO RUTHIE A
30	5416 WORTH	BOUGHTON BETH E
31	5417 TREMONT	CARROLL ROBERT W
32	5403 TREMONT	CABALLERO FAY ROBBINS
33	5331 TREMONT	BRANDT MARLA
34	5327 TREMONT	CARROLL SHAWN W & MARY A
35	5319 TREMONT	CARROLL MARY J & ROBERT W CARROLL
36	5315 TREMONT	KING WELDON CRAIG & STEFANIE LEE
37	5414 WORTH	LAWRENCE THOMAS W JR
38	5326 JUNIUS	GRAHAM LINDSAY ETAL
39	5326 JUNIUS	GRAHAM LINDSAY ETAL
40	5328 JUNIUS	GRAHAM VICTORIA ETAL &
41	5403 WORTH	PRINCE CHARLES
42	5411 WORTH	KEESEE LEONARD RAY & BARBARA DIANE KEESEE
43	5405 WORTH	ALLEN DAVID MORTON JR
44	5336 JUNIUS	COX MARGARET
45	5330 JUNIUS	SORRELLS MANAGEMENT LLC
46	5311 WORTH	JIMENEZ RAYMOND
47	5323 WORTH	BROWN JASON & TRACI
48	5322 JUNIUS	SHAW JOHN STEPHENS
49	5327 WORTH	TABOR LUPE ESCOBAR
50	5301 WORTH	CARROLL ROBERT W & MARY J
51	5307 WORTH	HARRELL JANICE E
52	5204 JUNIUS	HENDERSON MARY W
53	5208 JUNIUS	HANAGAN BRIAN
54	5212 JUNIUS	NEWMAN RICHARD J
55	5203 WORTH	J HUNTER & ASSOC III LP
56	5209 WORTH	ROBSON CHARLES T & LANE WEST ROBSON
57	5211 WORTH	STAYER MARIANNE

Friday, January 21, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5201 TREMONT	LONG CHRISTOPHER R
59	5207 TREMONT	MALONE J C
60	5213 TREMONT	HARDMAN JOHN & PATRICIA H
61	5212 WORTH	SMITH HEATHER M & SMITH CLAUDE
62	5208 WORTH	RODEN ROBERT D & MICHELLE
63	5204 WORTH	MACIAS RICHARD
64	5212 TREMONT	CAPERTON RICHARD J & JUDY G
65	5208 TREMONT	MARSAW CORA A
66	5406 JUNIUS	BLACKBURN HELEN R & DREW P LANG
67	5418 JUNIUS	CLOY GEORGE P
68	5402 JUNIUS	FERNANDEZ ROCIO
69	5425 WORTH	PATTON JEREMY
70	5414 JUNIUS	CASS KENNETH MICHAEL
71	5410 JUNIUS	TATGE DAVID
72	5415 WORTH	QUIGLEY CARLA M & JAMES L QUIGLEY
73	5419 WORTH	MEDINA ERNEST
74	5421 WORTH	ORONA GABRIEL S &
75	5429 WORTH	OVERBY CINDY
76	5418 JUNIUS	CLOY GEORGE
77	5211 JUNIUS	FRAZIER MARK & KRISTIE FRAZIER
78	5203 JUNIUS	SOLARES BEATRICE
79	5215 JUNIUS	WHITEHEAD MICHAEL
80	5305 JUNIUS	MILLER DONNA C
81	5309 JUNIUS	HARRELL R KING JR HARRELL MICHELLE W
82	5317 JUNIUS	HENLEY HUDSON
83	5327 JUNIUS	USREY TOM & CINDY E ROOM G
84	723 DUMONT	KALABUS EDWARD A JR
85	719 DUMONT	TURKYILMAZ JENNIFER D
86	715 DUMONT	NAVARETTE DARLENE R
87	711 DUMONT	JANSEN JILL CHRISTINE
88	707 DUMONT	NICHOLS EMILY PAUL

Friday, January 21, 2011

Z101-120(RB)

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	701 DUMONT	CIELO UNLIMITED INC
90	722 DUMAS	PATEL RAKHEE
91	718 DUMAS	BELMORE ERNEST R JR
92	714 DUMAS	GONZALEZ RUDOLPH & JEAN ANN
93	710 DUMAS	HESTER VIRGINIA FAY
94	706 DUMAS	BARRETT SANDRA K
95	700 DUMAS	CARBAJAL ADAN ARROYO & PILAR PONCE G
96	718 DUMONT	JACKSON DEBORAH GAIL
97	714 DUMONT	LUTHY CONNIE L
98	710 DUMONT	GLOVER EUGENE D & LINDA B
99	706 DUMONT	COGILL GARY
100	700 DUMONT	MACABARE SEBASTIAN B JR
101	5402 GASTON	BEAUMONDE TRUST
102	5406 GASTON	ENDICOTT GEORGE R EST OF
103	5422 GASTON	HANLEY PETER M JR &
104	5324 GASTON	M2001 MHL REALTY LLC SUITE 400
105	5310 GASTON	POWER G A PARTNERS LP
106	5300 GASTON	EDAL LTD STE 305
107	5124 WORTH	CRONIN ALEXANDER & LORILET CRONIN
108	5119 JUNIUS	C & B POWER INC
109	5119 JUNIUS	COOPER GARY

Friday, January 21, 2011

FILE NUMBER: Z101-195(MG) **DATE FILED:** February 17, 2011

LOCATION: South side of Mccallum Blvd., east of Preston Rd.

COUNCIL DISTRICT: 12 **MAPSCO:** 5-K

SIZE OF REQUEST: Approx. 1.629 acres **CENSUS TRACT:** 0136.17

APPLICANT / OWNER: Lovell Family LTD (Robert Lovell)

REPRESENTATIVE: Michael Davis

REQUEST: An application for a Specific Use Permit for tower/antenna for cellular communication on property zoned an MC-1 Multiple Commercial District.

SUMMARY: The purpose of this request is to increase the height of an existing cellular tower from 70 feet to 100 feet and construct one additional 100 foot tower. An SUP is required when a cellular tower exceeds the 70 feet maximum height that is permitted in an MC-1 Multiple Commercial District.

STAFF RECOMMENDATION: Approval, subject to a revised site plan and recommended staff conditions.

BACKGROUND INFORMATION:

- The applicant's request for a Specific Use Permit is to increase the height of an existing unmanned telecommunication facility (monopole tower) from 70 feet to 100 feet and to construct one additional 100 foot monopole tower.
- The MC-1 Multiple Commercial District permits, by right, a tower/antenna for cellular communication if the height does not exceed 70 feet.
- The request site is surrounded by CR zoning and existing commercial development. Further to the east, R-7.5(A) zoning and associated single-family residential development exists.
- On June 17, 2010, the City Planning Commission approved an 80-foot tower/antenna forfor cellular communications. However, the applicant chose to withdraw the request prior to being scheduled for City Council.

Zoning History: There have been five recent zoning change requests in the area.

1. Z090-178 On Wednesday, June 17, 2010 the City Planning Commission approved a Specific Use Permit for Tower/antenna for cellular communication on property zoned an MC-1 Multipl^e Commercial District on the south side of McCallum Boulevard, east of Preston Road. Applicant withdrew request prior to being scheduled for City Council.
2. Z078-105 On Wednesday, February 27, 2008, the City Council approved a Specific Use Permit for a 90' tower/antenna for cellular communication on property zoned a CR Community Retail District east of Preston Road. and south of Campbell Road.
3. B056-178 On Wednesday, August 16, 2006, the Board of Adjustment approved a special exception for a reduced parking requirement on property zoned a CR Community Retail District and MC-1 Multiple Commercial District at 17174, 17180 and 17194 Preston Road.
4. B056-176 On Wednesday, September 20, 2006, the Board of Adjustment approved a special exception for an additional sign detached sign

on property zoned a CR Community Retail District at 6033 Campbell Road.

- 5. Z023-116 On Wednesday, March 26, 2003, the City Council denied a request for a Planned Development District for a Mini-warehouse use on property zoned a MC-1 Multiple Commercial District on the south side of McCallum Boulevard., east of Preston Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
McCallum Blvd	Collector	80 ft.	80 ft.
Preston Rd.	Principal Arterial	100 ft.	100 ft.

Land Use:

	Zoning	Land Use
Site	MC-1	Cellular tower/parking lot
North	CR	Offices
South	CR	Commercial
East	CR	retail center
West	CR	Restaurant/offices

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

Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community

services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

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 1.629 acre site contains an existing 70-foot high unmanned telecommunication facility (monopole tower), parking for adjacent commercial development and vacant land fronting on McCallum Boulevard. The applicant's request for a Specific Use Permit for a tower/antenna for cellular communication will allow for the existing tower's height to be increased from 70 feet to 100 feet and the construction of one additional 100-foot high tower. The MC-1 Multiple Commercial District permits, by right, a maximum height of 70 feet for a cellular tower. In addition, a 3-story, 39,000 sq. ft. building containing office uses is proposed for this site, but is not a part of the SUP request. An SUP is not required for office uses.

The site is adjacent to and surrounded by existing office and commercial development and associated surface parking, which is zoned a CR Community Retail District. Approximately 590' to the east, lies a single-family residential neighborhood.

The applicant has stated that the current 70' tower does not provide adequate coverage due to its limited height. The proposed 100-foot monopole towers are located within the residential proximity slope of the nearby residential district. Sec. 51A-4.408(a)(1)(D) allows the city council to waive residential proximity slope requirements if a Specific Use Permit is required.

The proposal to increase the height of the existing 70-foot telecommunication tower to 100 feet should not have any adverse impacts on the surrounding land uses. In lieu of a second 100 foot tower, staff has encouraged co-location of cellular antenna/services on existing towers, but the applicant has stated that space is not available. Other less intrusive options in the area would include mounted antennas on existing office buildings along the north side of McCallum Boulevard and electrical transmission lines towers located within the Cotton Belt railroad right-of-way. The applicant has also identified plans to build an office building on the subject property. Locating the proposed tower/antennas behind the proposed office building will limit the visual appearance of the tower/antennas from street level. Allowing the addition of the second tower/antenna only after the development of an office building ensures that the subject site will not be encumbered with just stand alone 100' tower/antennas. It is noted that if the application is denied, the applicant would be permitted to construct an additional 70-

foot tower on the property without a Specific Use Permit.

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					
MC-1 Multiple commercial-1	15' Urban form	20' adjacent to residential OTHER: No Min.	0.8 FAR base 1.0 maximum	70' 5 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging

Landscaping: Staff’s recommendation to allow the existing tower to be increased in height to 100 feet does not trigger the landscape ordinance as there would be no additional floor area built. The applicant’s proposed SUP request and associated accessory building triggers landscaping requirements per Article X due to an increase in floor area exceeding 35 percent. If the second tower/antenna is approved, staff is recommending that the applicant construct a 6-foot wrought iron fence (decorative) and provide appropriate landscaping around the site’s perimeter to provide screening as Article X would apply to the entire 1.629 acre site.

Parking: Parking will be provided in accordance to the parking requirements in the Dallas Development Code, as amended, which is one space if the cellular communication tower/antenna has an auxiliary building housing electronic and communication equipment (“auxiliary building”) greater than 120 square feet in size.

Since the site plan reflects a 450 sq. ft. auxiliary building, one additional space for a total of two off-street parking spaces is required.

Traffic: The Engineering Section of the Department of 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
LOVELL FAMILY PARTNERSHIP,**

- Robert M. Lovell General Partner

PROPOSED SUP CONDITIONS

NOTE: Applicant is proposing to increase the height of the existing 70' tower/antenna to 100' and construct a second 100' tower/antenna.

1. **USE:** The only use authorized by this specific use permit is a tower/antenna for cellular communication limited to a monopole cellular tower.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan and elevation.
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 10-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced.)
4. **COMMUNICATION TOWER:** Any tower/antenna for cellular communication must be a stealth monopole (all cables, antennas, and equipment must be located within the structure) as shown on the site plan.
5. **HEIGHT:** Any tower/antenna for cellular communication may not exceed 100 feet in height.

Staff's Recommendation

6. NUMBER OF TOWERS:	
A.	Towers exceeding 70 feet in height are only permitted on the site when no more than one other tower for cellular communication of any height is located on the site.
B.	Only one tower/antenna for cellular communication exceeding 70 feet in height is allowed unless a minimum 20,000 square foot office building is located on the Property.

Applicant's Request

6. NUMBER OF TOWERS: Two towers not to exceed 100 feet in height are permitted on the site.
--

7. **SHARED USE WITH OTHER CARRIERS:** Any tower/antenna for cellular communication over 65 feet in height must be constructed to support the antenna arrays for at least two other wireless communications carriers, and the

tower/antenna for cellular communication must be made available to other carriers upon reasonable terms.

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.

Staff's recommendation if applicant's request is approved

10. **LANDSCAPING**: Article X applies, except a 6-foot wrought-iron fence (decorative) is required around tower site 2 as shown on the site plan.

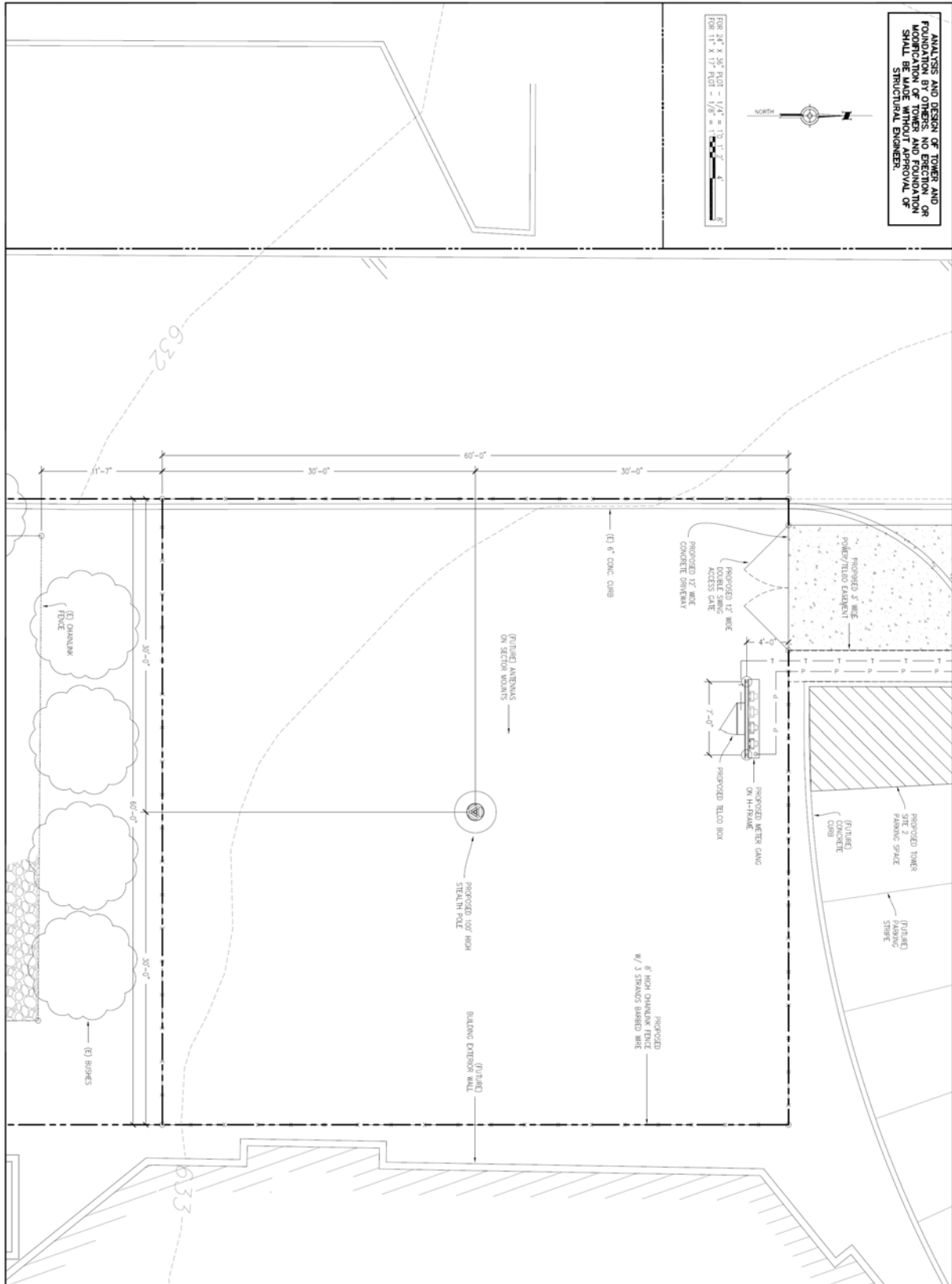
Applicant's Request

8. **LANDSCAPING**: No landscaping proposed.

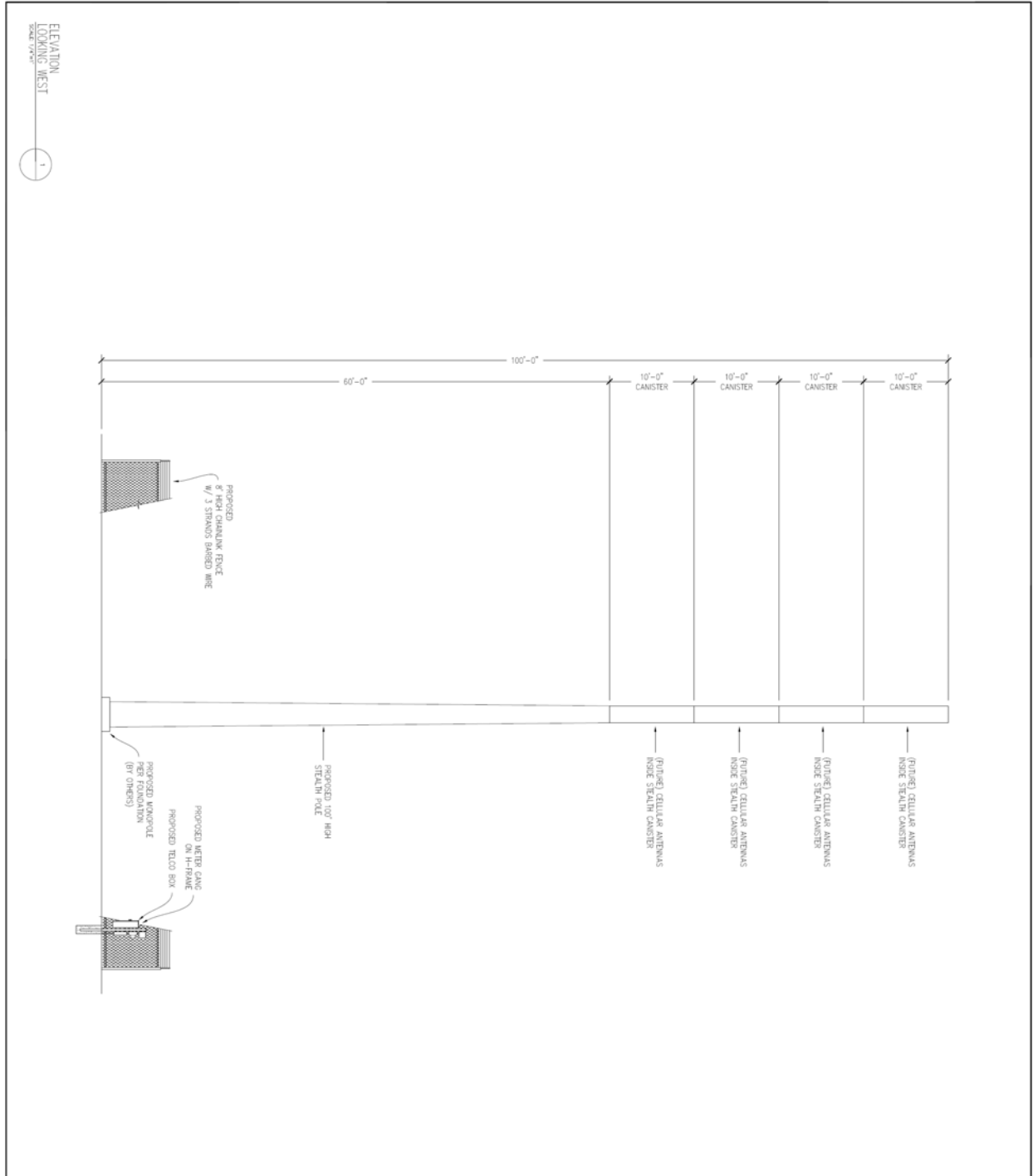
11. **MAINTENANCE**: The Property must be properly maintained in a state of good repair and neat appearance.

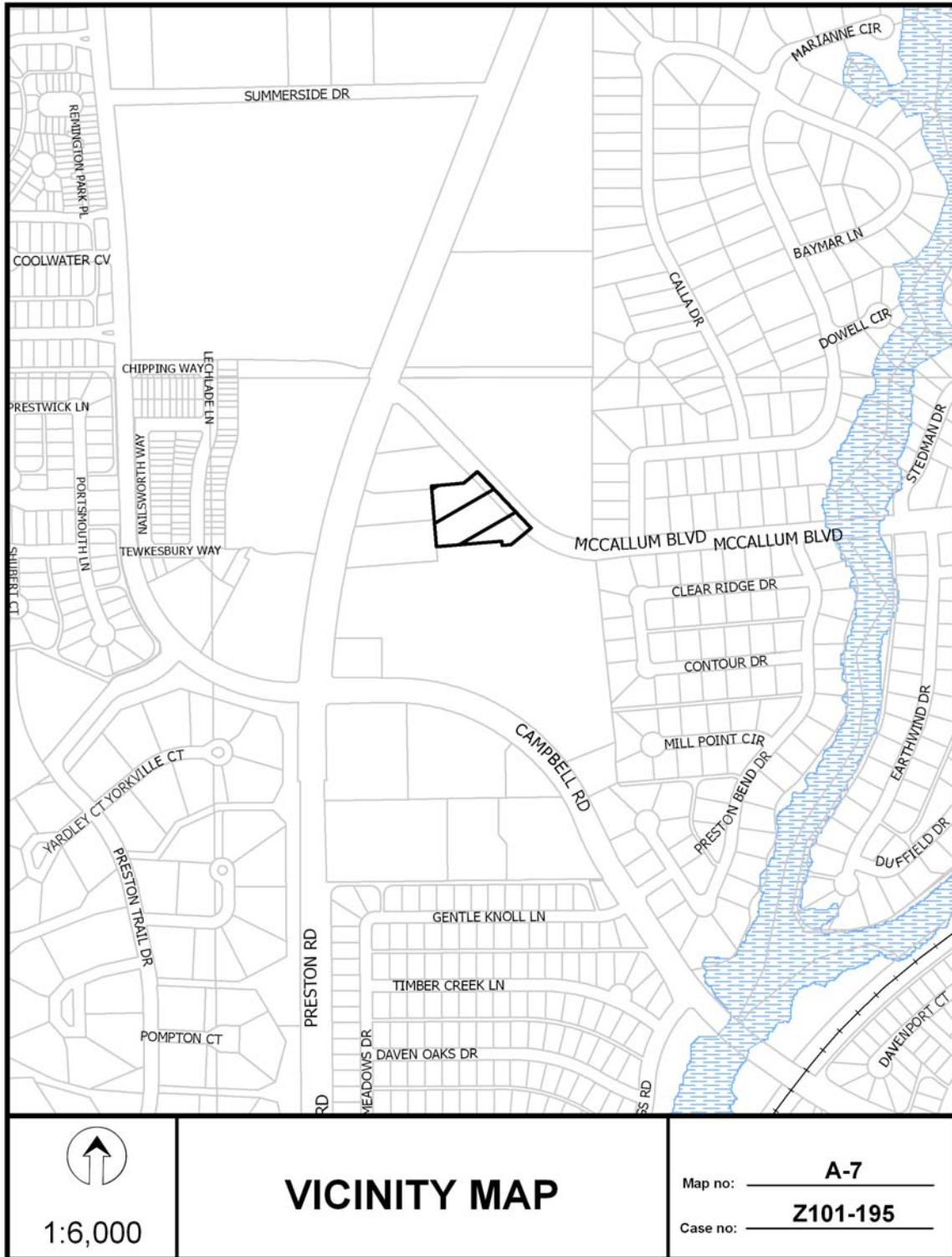
12. **GENERAL REQUIREMENTS**: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

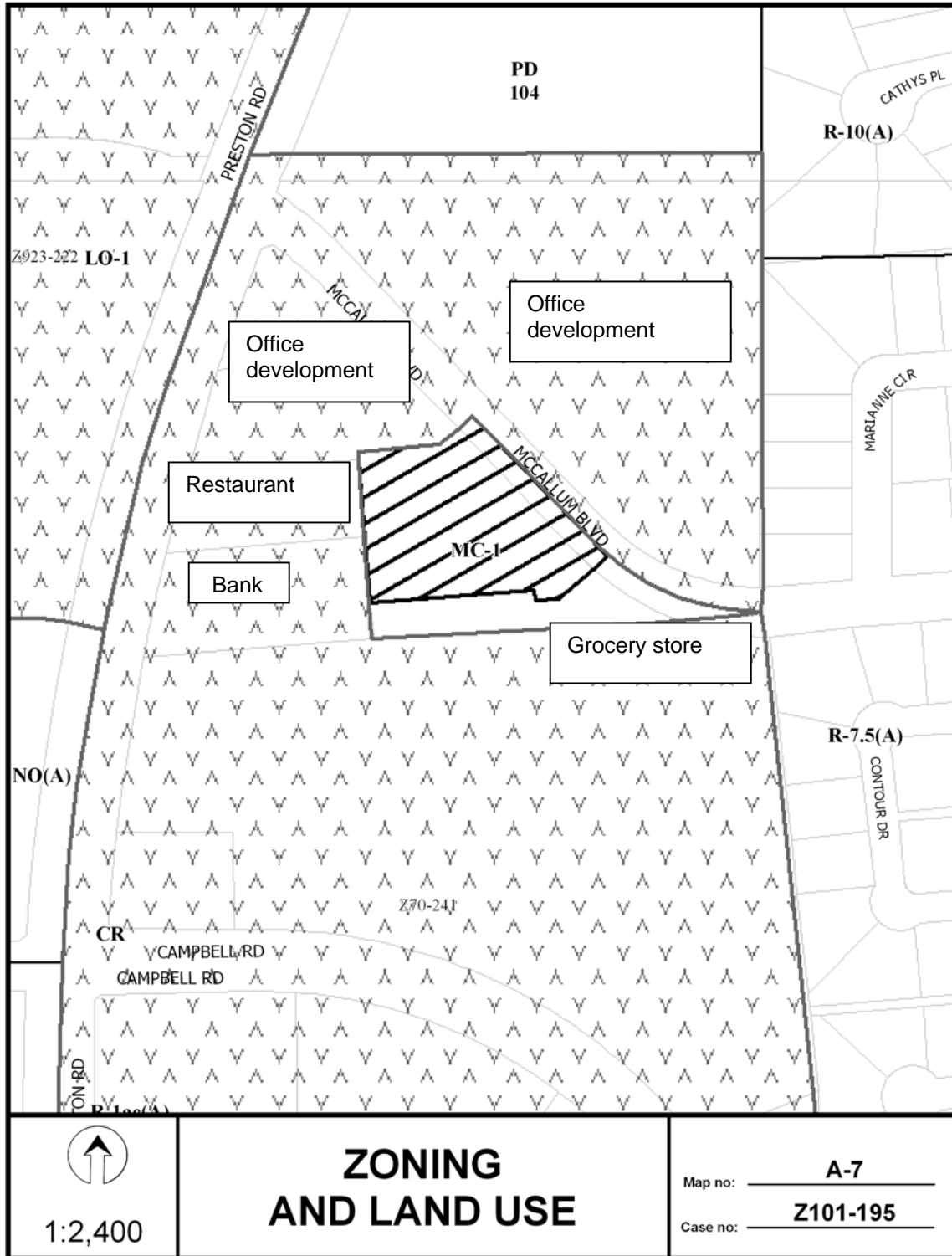
PROPOSED SITE PLAN

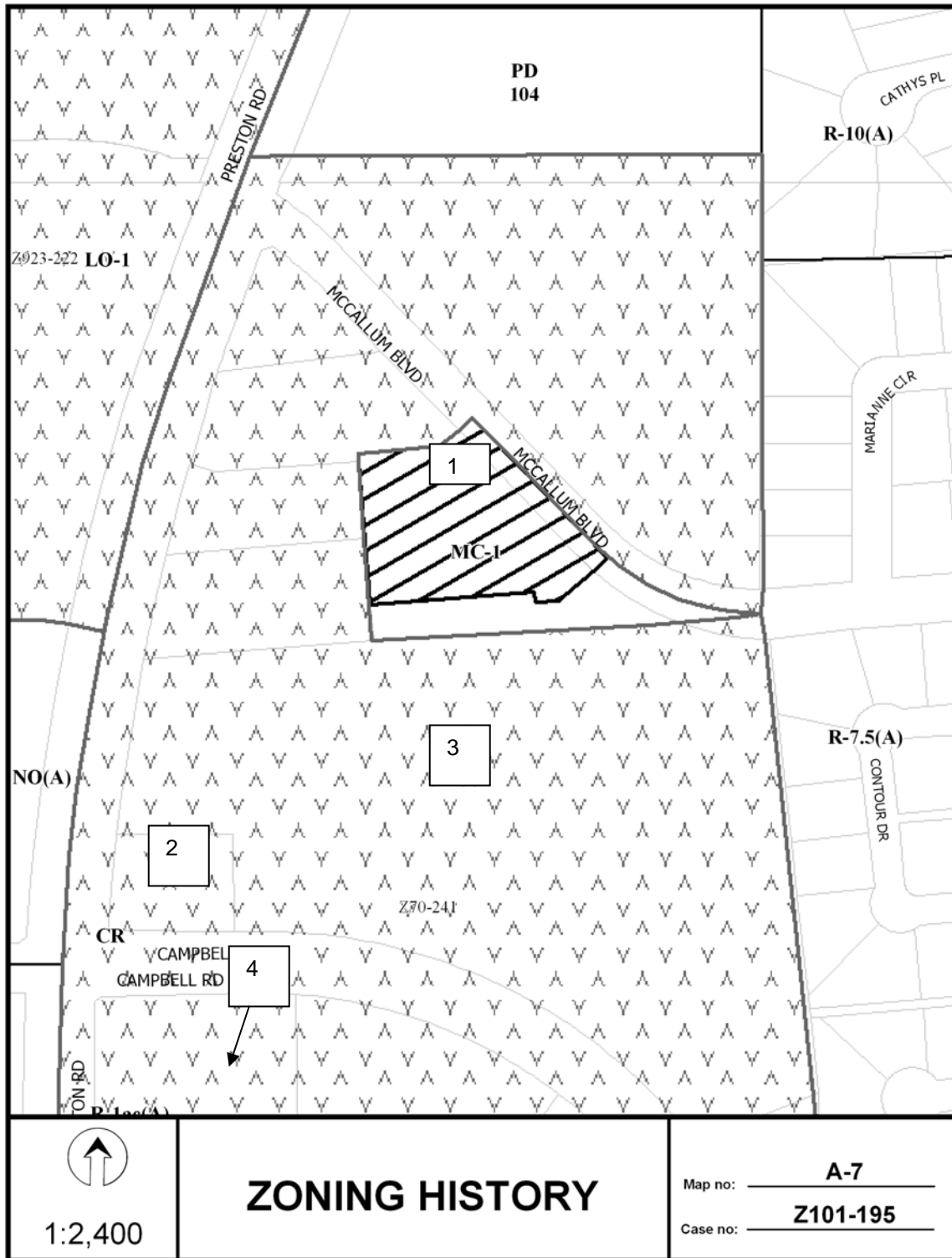


PROPOSED ELEVATION PLAN

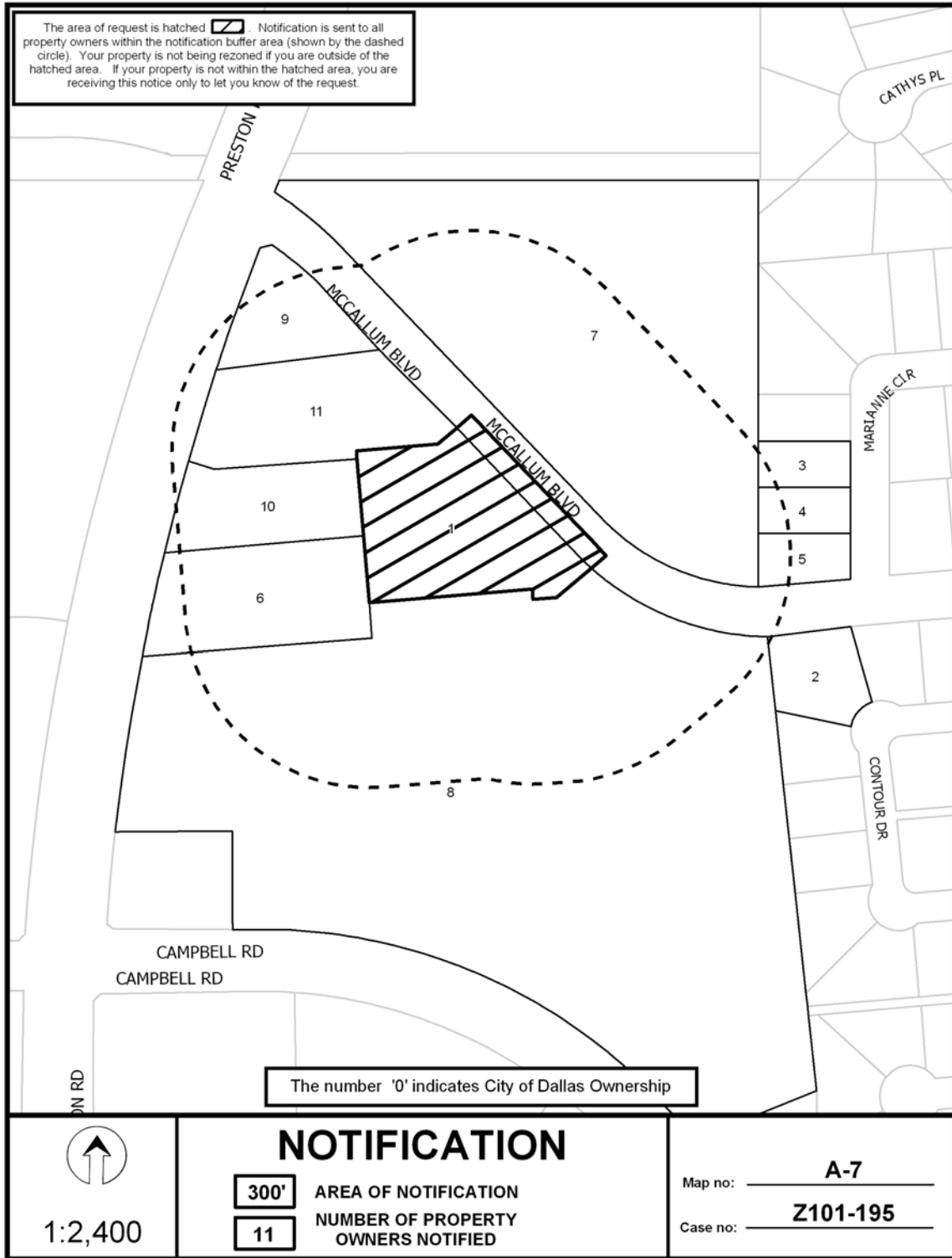








DATE: April 01, 2011



DATE: April 01, 2011

4/1/2011

Notification List of Property Owners

Z101-195

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	17194 PRESTON	LOVELL FAMILY LTD PS % ROBERT LOVELL
2	6301 CLEAR RIDGE	HARRIS SCOT A & JOAN B
3	17211 MARIANNE	CHU WEN HOUNG ETAL
4	17207 MARIANNE	ASH VIRGINIA K
5	17203 MARIANNE	WAGLER JOHN A
6	17218 PRESTON	EQUITABLE BANK C/0 DIANE SEALE
7	17304 PRESTON	MEMSHALAH REALTY ADA COMPLIANT LTD STE 100
8	17194 PRESTON	LINCOLN PTV LTD LTD PS
9	17290 PRESTON	VENTU PARK STORAGE I LLC % DAVID SPIEGEL
10	17230 PRESTON	WASH DEPOT XXV INC
11	17250 PRESTON	MCDONALDS CORP 042 0468 % JEFFREY PHILLIPS

Friday, April 01, 2011

CITY PLAN COMMISSION

THURSDAY, APRIL 21, 2011

Planner: Mike Grace, AICP

FILE NUMBER: Z101-134(MG) **DATE FILED:** November 29, 2010

LOCATION: North of Military Parkway between Scottsdale Drive and Buckner Boulevard

COUNCIL DISTRICT: 4 **MAPSCO:** 48 U

SIZE OF REQUEST: Approx. 12.649 acres **CENSUS TRACT:** 85.00

APPLICANT / OWNER: Dallas Independent School District (see attached list of Board Members)

REPRESENTATIVE: MASTERPLAN
Karl Crawley

REQUEST: An application for a Planned Development District for a public school other than an open enrollment charter school and CR Community Retail District uses on property zoned an MF-2(A) Multifamily District, a CR-D Community Retail District with a Liquor Control Overlay and Planned Development District No. 366 with a Liquor Control Overlay.

SUMMARY: The purpose of the proposed Planned Development District is to allow the development of an 185,000 square foot elementary school containing 34 classrooms.

STAFF RECOMMENDATION: Approval, subject to conditions, a development plan, and a traffic management plan with retention of the D Liquor Control Overlay on a portion.

BACKGROUND INFORMATION:

- The 12.649 acre site is currently undeveloped with the exception of a cell tower located in the southeastern corner of the property.
- A new 185,000 sq. ft. elementary school is proposed and will have approximately 1,000 students in 34 classrooms/homerooms. Classrooms will be broken into four Pre-K classrooms and six classrooms per grade levels K thru 5. A youth and family center and other student areas are also proposed.
- The surrounding land uses are varied and include commercial and single family uses as well as undeveloped property.

Zoning History: There have been no recent zoning changes requested within the immediate vicinity.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
S. Buckner Blvd.	Principle Arterial	107 ft.	107 ft.
Military Pkwy.	Principle Arterial	100 ft.	100 ft.

Land Use:

	Zoning	Land Use
Site	CR-D/MF-2(A)/PDD No. 366-D	Undeveloped/cell tower
North	LI-D-1/PDD No. 366-D-1	Industrial
South	CR-D/MF-2(A)/R-7.5(A)	Commercial/retail
East	PDD No. 366-D	Commercial
West	R-7.5(A)	Undeveloped/Single family

COMPREHENSIVE PLAN: The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in the Residential Neighborhood 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 12.649 acre site is currently undeveloped with the exception of a cell tower located in the southeastern corner of the property.

A new 185,000 sq. ft. elementary school is proposed and will have approximately 1,000 students in 34 classrooms/homerooms. Classrooms will be broken into four Pre-K classrooms and six classrooms per grade levels K thru 5. A youth and family center and other student areas are also proposed. Two vehicular access points will be provided. Access will be provided via driveway from S. Buckner Boulevard to the east and Military Parkway to the south.

The surrounding land uses are varied and include commercial and industrial uses to the east and north. Commercial and retail uses also exist along the subject site's southern boundary. Single family uses are located to the south across Military Parkway. To the west is undeveloped property as well as a single family home.

Commercial and industrial uses predominate further to the east and north of the school site along S. Buckner Boulevard. Commercial and single family development exists along Military Parkway to the east and west.

Alternate screening requirements for the parking and loading areas are proposed in order to provide better visibility and security.

Staff has reviewed and supports the applicant's request regarding the current proposal. Staff believes that the proposed elementary school will not adversely affect the safety of the surrounding area.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD – Proposed Public School	25'	10'	NA	26'/*Residential proximity slope	20, 60, 80%	NA	Public school

Parking: The requirement for off-street parking for an elementary school, pursuant to the Dallas Development Code is one and one-half space for each elementary school classroom.

The school will have 103 parking spaces. The total number of proposed classrooms determines the number of required parking spaces. The elementary school will have 34 classrooms resulting in a requirement for 51 spaces. As proposed, the required parking will be exceeded by 52 spaces.

DISD must meet the parking requirements in accordance to Section 51A-4.200 of the Dallas Development Code for any future expansion.

The applicant has submitted a circulation plan that depicts proposed traffic movement patterns associated with student’s drop-off and pick-up and queuing within school property boundaries.

Landscaping: Except as provided in the attached conditions, landscaping will be provided per Article X requirements. Voluntary parking lot screening must be at least two feet in height at planting and reach a minimum height of three feet within three years. Street trees may be within 60 feet of curb. The development plan shows conservation easement areas that allows trees to be counted towards tree mitigation. As is customary of DISD campuses, replacement trees may be located on other DISD properties within 5 miles.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed and supports the proposed circulation plans per the attached conditions.

<p>BOARD OF TRUSTEES DISD</p>
--

- **District 1 Edwin Flores, Ph.D., J.D.**

- **District 2** Jack Lowe
- **District 3** Bruce Parrott, Secretary
- **District 4** Nancy Bingham
- **District 5** Lew Blackburn, Ph.D., First Vice President
- **District 6** Carla Ranger, Second Vice President
- **District 7** Eric Cowan
- **District 8** Adam Medrano, President
- **District 9** Bernadette Nutall

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 generally located west of Buckner Boulevard and north of Military Parkway. The size of PD _____ is approximately 12.6 acres.

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

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

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

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

SEC. 51P-_____.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit ___A: development plan.
- (2) Exhibit ___B: traffic management plan.

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

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

(2) For all other permitted uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a

development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. 51P-__106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the 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.

(b) The following main use is permitted by right:

- Public school other than an open-enrollment charter school.

SEC. 51P-__107. ACCESSORY USES.

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

SEC. 51P-__108. YARD, LOT AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of 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) Front yard. For a public school other than an open-enrollment charter school, minimum front yard is 25 feet.

(c) Side and rear yard. For a public school other than an open-enrollment charter school, minimum side and rear yard is 10 feet.

(d) Floor area. For a public school other than an open-enrollment charter school, maximum floor area is 100,000 square feet.

(e) Height.

(1) Except as provided in this section, if any portion of a structure used for an institutional and community service use or a utility and public service use

is over 26 feet in height, that portion may not be located above a residential proximity slope.

(2) A public school other than an open-enrollment charter school is exempt from the residential proximity slope.

SEC. 51P-__109._ OFF-STREET PARKING AND LOADING.

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

(b) For a public school other than an open-enrollment charter school, parking may be provided in the required yards.

SEC. 51P-__110._ ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-__111._ LANDSCAPING.

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

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

(1) Parking lot and loading screening is not required.

(2) Voluntary parking lot screening must be at least two feet in height at planting and reach a minimum height of three feet within two years of planting.

(3) Street trees may be planted within 60 feet of the projected street curb.

(c) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this district for the exclusive purpose of authorizing landscaping in the parkway. "Parkway" means the portion of a street right-of-way between the street curb and the lot line. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal

proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(2) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(3) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(d) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the building official. The application must be in writing on a form approved by the building official and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(2) Upon receipt of the application and any required fees, the building official shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the building official determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-

of-way, the building official shall issue a parkway landscape permit to the property owner; otherwise, the building official shall deny the permit.

(3) A parkway landscape permit issued by the building official is subject to immediate revocation upon written notice if at any time the building official determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way.

(4) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way.

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

SEC. 51P-____.112. TREE PRESERVATION, REMOVAL, AND REPLACEMENT.

(a) In general. Except as provided in this section, tree preservation, removal, and replacement must be in accordance with Article X.

(b) Protected trees. Multi-stem *Juniperus virginiana* (Eastern Red Cedar) trees are not protected trees.

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

_____(1). Replacement trees may be planted on any Dallas Independent School District site within five miles of the Property.

(2) Protected trees located in the conservation area shown on the development plan may be counted towards mitigation at a ratio of one inch of replacement tree for every two inches of conserved protected trees within a 100-year flood plain.

(3) Protected trees located in the conservation area shown on the development plan may be counted towards mitigation at a ratio of one inch of replacement tree for every one inch of conserved protected trees not located in a 100-year flood plain.

(4) Protected trees removed from an approved water detention area are not subject to the mitigation requirements in Sections 51A-10.134 and 51A-10.135.

SEC. 51P-____.113. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit _____B).

(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.

(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 November 15, 2013. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director by November 15 of each odd-numbered year.

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

- (A) ingress and egress points;
- (B) queue lengths;
- (C) number and location of personnel assisting with loading and unloading of students;
- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level; and
- (G) circulation.

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

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

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

(d) Amendment process.

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

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

SEC. 51P-___.114. SIGNS.

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

SEC. 51P-___.115. ADDITIONAL PROVISIONS.

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

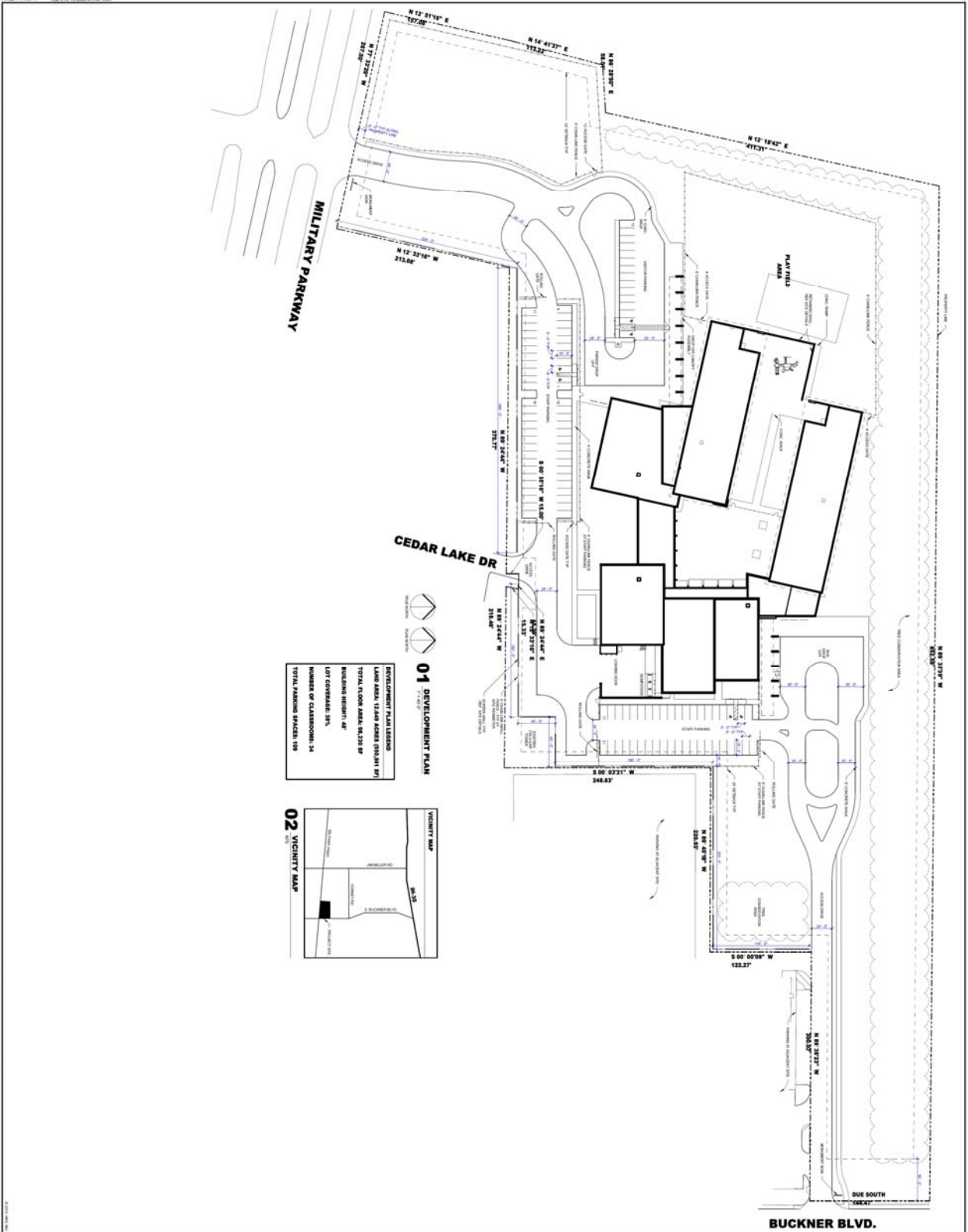
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-____.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, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

PROPOSED DEVELOPMENT PLAN



Adelfa Botello Callejo
Traffic Management Plan Page 1

DeShazo Group, Inc.
November 17, 2010

TRAFFIC MANAGEMENT PLAN

A Traffic Management Plan (TMP) is important to maintain an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up. The City of Dallas strives for all drop-off and pick-up carpool activity to occur on private property rather than in the public right-of-way. The analysis summarized below utilizes the proposed site plan to identify the projected queuing (i.e., vehicle stacking) space needed on site to accommodate the projected peak demands related to drop-off/pick-up for the School. A concerted effort by the school administration and the parents is encouraged to provide and maintain safe and efficient traffic operations.

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

Passenger Vehicles

Queue Lengths

The City of Dallas strives for all vehicular queuing and drop-off/pick-up procedures to take place on private property (i.e., off public right-of-way). A standardized technique for determining queue length does not exist, however DeShazo has developed a proprietary methodology for estimating vehicular queue at schools based upon various, prior, school studies performed around the Dallas metropolitan area.

Maximum queuing at schools consistently occurs during the afternoon peak period when students are being picked-up by private automobile – the morning period is typically not a significant traffic issue since the drop-off activity is more temporally distributed and occurs much more quickly than student pick-up. The DeShazo model projects the peak queue conditions experienced during the afternoon peak hour.

Based upon the DeShazo model, the maximum number of vehicles in queue during the PM peak hour is equivalent to approximately 25% of the total inbound PM peak hour traffic volume. The PM peak hour inbound volume is calculated as follows:

1. Deduct the estimated mode split of students travelling by bus and/or other significant travel mode from the total number of students
2. Apply the ITE *Trip Generation* equations for “private schools” using the adjusted number of students [“private schools” trip equations typically contain no public bussing or alternative travel modes]. ITE *Trip Generation* is a compilation of actual traffic generation data by land use as collected over several decades by creditable sources across the country, and it is accepted as the standard methodology to determine trip generation volumes for various land uses where sufficient data exists.

Adelfa Botello Callejo
Traffic Management Plan Page 2

For the DISD Adelfa Callejo Elementary School, the following assumptions were employed in the DeShazo Model:

- 821 total students
- 15% of students will be bused
- 0% of students will be walking to and from school

Based on DeShazo's methodology the maximum passenger vehicle queue for the school is estimated to be **54 vehicles** (1,080 linear feet @ 20 feet/vehicle). More information and detailed queue calculations are provided in **Appendix A**.

Circulation

Access to the existing site will be provided via two driveways. The main driveway will be on the south side of the site and will align with Cedar Lake Drive (south of Military Parkway); this driveway will provide access to Military Parkway westbound frontage road and main lanes. A new traffic signal is expected to be installed at this location, and the westbound frontage road of military parkway west of cedar lake drive is expected to be converted from two-way to one-way westbound flow.¹ Another driveway serving the site will connect to an existing commercial driveway accessing S. Buckner Boulevard (Loop 12) on the east side of the site; this driveway will provide right-turn-only entry/exit and will be shared with the existing business that is served by the driveway.

It is desired for all internal circulation approaching drop-off/pick-up zones to be one-way and provide passenger-side vehicle loading—in order to provide the safest, most efficient transportation for the students. Two passenger vehicle loading/unloading areas have been identified for this school site:

- 1) along the front side of the school building near main entrance on Military Parkway and
- 2) along the east side of the school building near the driveway accessing S. Buckner Boulevard.

These locations provide close proximity to the school building access points, prevent students from crossing other traffic, and allow optimum queuing length on site. It is recommended that the school administration develop a procedure to distribute the students into two pick-up locations in proportion to the queue length available at each location.

Upon the completion of drop-off/pick-up activity, these vehicles have the alternative to exit the school onto Military Parkway or S. Buckner Boulevard.

Detailed illustrations are provided in **Exhibit 2**.

Adelfa Botello Callejo
Traffic Management Plan Page 3**Staff Assistance**

It is important to have a staff presence wherever students are dropped-off or picked-up, including the bus area. In the morning, there should be at least two staff members at each drop-off/pick-up area to guide vehicles to designated locations and direct students into the school building. Staff should still be present at all times in sufficient numbers to monitor all loading operations. A greater presence is needed in the afternoon due to the increased traffic and pedestrian activity.

Bus Circulation

Based upon information provided by DISD representatives, DeShazo estimates that approximate 15% of students will travel to/from school by bus. Up to four small buses are expected to serve the school. These buses require a designated queuing area on site as well. For purposes of this analysis, a queue length of 35 feet per bus is recommended, or 140 feet for four (4) small buses.

Buses should enter the school from S. Buckner Boulevard or Military Parkway Westbound Frontage Road and approach the drop-off/pick-up area located at the east side of the school building. Bus arrival/departure should, preferably, be scheduled to minimize conflict with passenger vehicles.

At least one staff member should be present at the bus unloading/loading area to guide vehicles to designated location and direct students into the school building.

SUMMARY/CONCLUSIONS

The following roadway modifications were recommended by DeShazo in the Traffic Impact Analysis report for the Adelfa Callejo Elementary School and were assumed to occur, *where applicable*, in this TMP.

- Install new traffic signal at the intersection of Military Parkway and Cedar Lake Drive/School Driveway. The associated intersection improvements should include:
 1. Design/construct dedicated left-turn lane on eastbound Military Parkway into School Driveway with approximately 175-feet of storage and 133.79-feet of transition length per the City of Dallas Standard Construction Details;
 2. Design/construct dedicated right-turn lane on westbound Military Parkway into School Driveway. The right-turn lane may be designed with minimum City of Dallas standards (90-feet of storage length and 109.09-feet of transition length per Standard Construction Details) or less if determined to be appropriate (given the proximity of the on-ramp) in the detailed design process.
 3. Design/construct dedicated left-turn lane on westbound Military Parkway into Cedar Lake Drive (south). The left-turn lane may be designed with minimum City of Dallas standards (150-feet of storage length and 133.79-feet of transition length

Adelfa Botello Callejo
Traffic Management Plan Page 4

per Standard Construction Details) or less if determined to be appropriate in the detailed design process.

4. Design/construct two southbound approach lanes from School Driveway onto the main lanes of Military Parkway—right-most driveway lane to be right-turn-only lane onto westbound Military Parkway. (NOTE: the three-lane cross-section of the School Driveway shall transition to two northbound lanes and one outbound lane in order to provide additional on-site queue space).

A conceptual drawing of the traffic signal design and intersection modifications is provided in **Exhibit 3**.

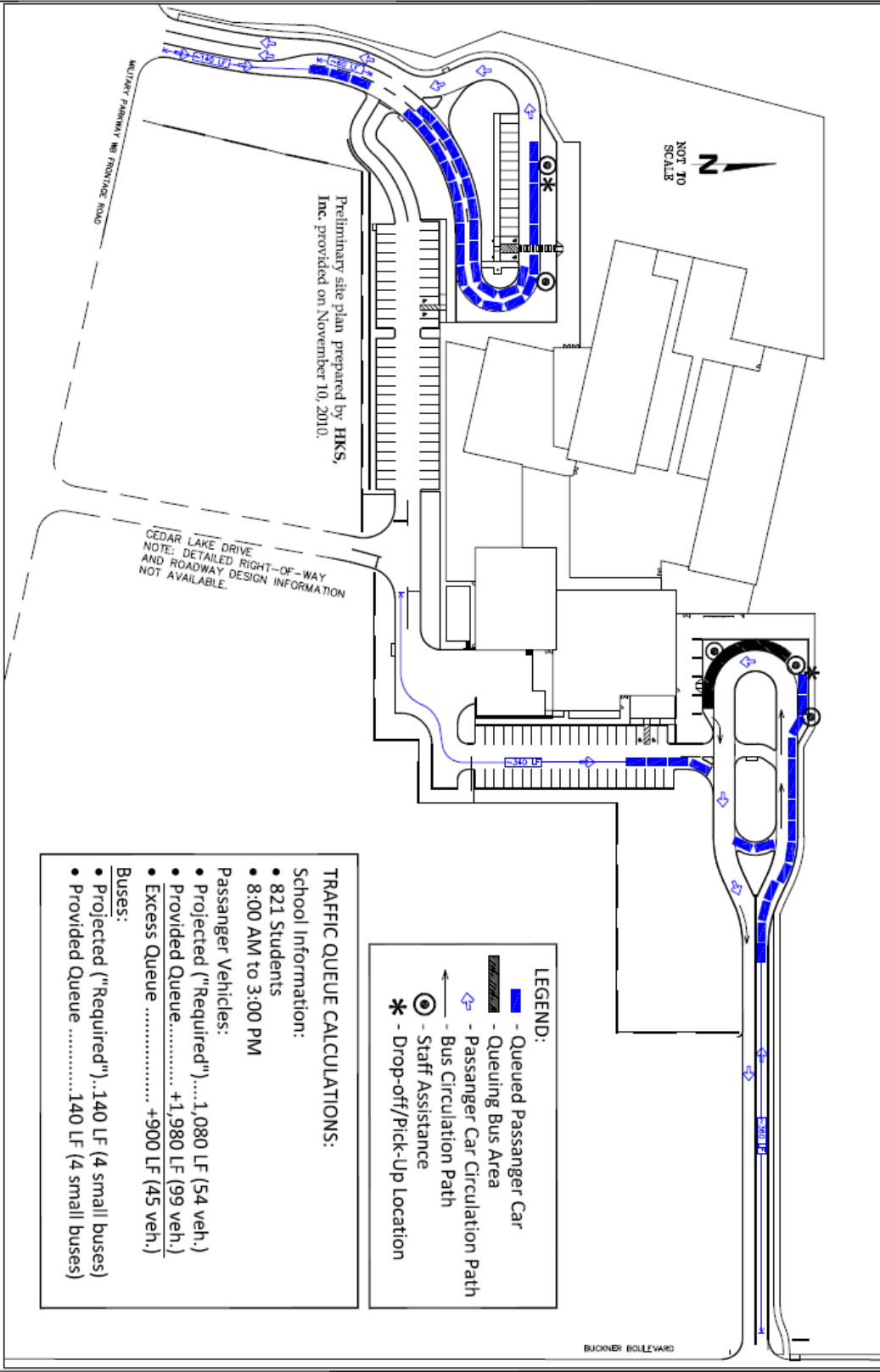
This TMP is to be used by DISD Adelfa Callejo Elementary School beginning in 2012 to provide safe and efficient transportation of students, staff, and faculty to and from the site. It was developed to prevent the queuing of drop-off/pick-up related vehicles within the City right-of-way, and shall be reviewed by the school on a regular basis to confirm its effectiveness and compliance and to investigate potential improvements.

END OF MEMO

PROPOSED CIRCULATION PLAN
Page 1



Deshazo Group, Inc. Job No. 10102 Exhibit Created on 11-12-2010



Preliminary site plan prepared by HKS, Inc. provided on November 10, 2010.

LEGEND:

- Queued Passenger Car
- Queuing Bus Area
- Passenger Car Circulation Path
- Bus Circulation Path
- Staff Assistance
- Drop-off/Pick-Up Location

TRAFFIC QUEUE CALCULATIONS:

School Information:

- 821 Students
- 8:00 AM to 3:00 PM

Passenger Vehicles:

- Projected ("Required")1,080 LF (54 veh.)
- Provided Queue..... +1,980 LF (99 veh.)
- Excess Queue +900 LF (45 veh.)

Buses:

- Projected ("Required")..140 LF (4 small buses)
- Provided Queue140 LF (4 small buses)

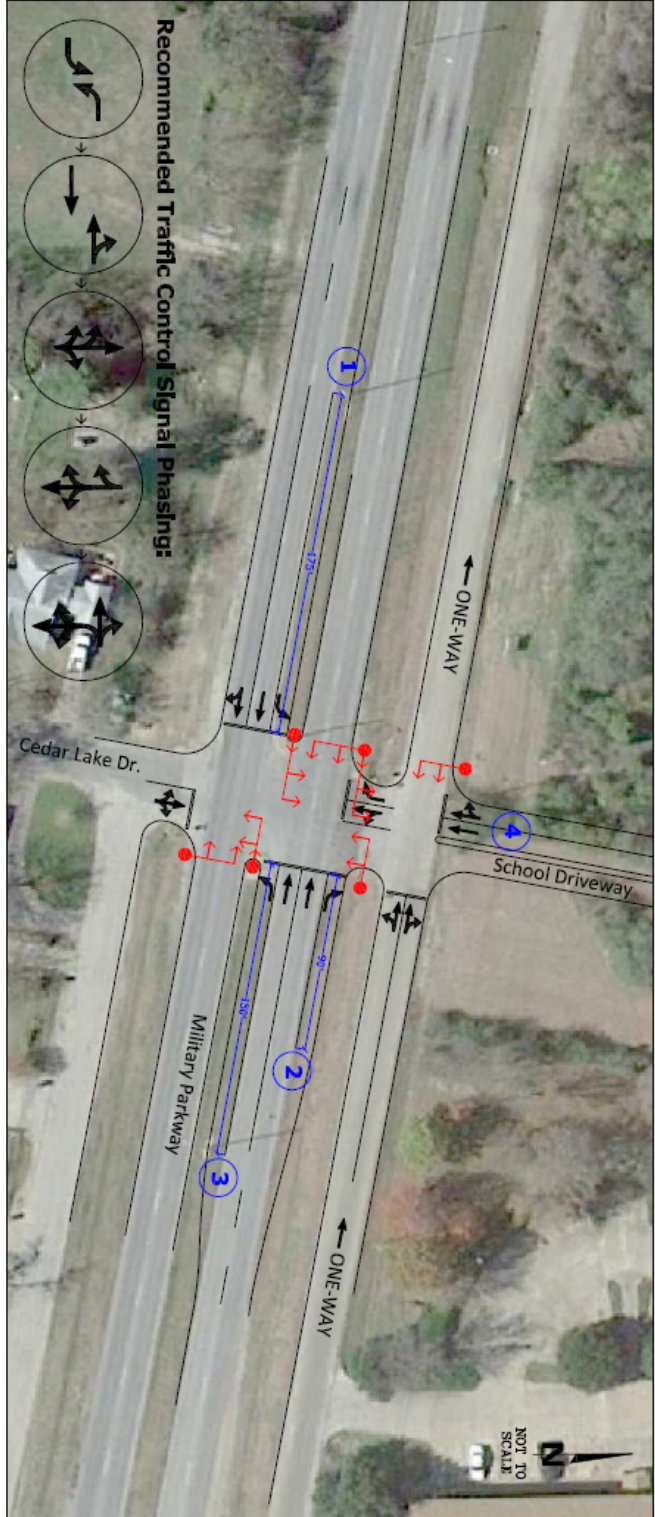
TRAFFIC MANAGEMENT PLAN
DISD Adelia Callejo Elementary School TMP, Dallas, Texas

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

EXHIBIT 2

PROPOSED CIRCULATION PLAN Page 2

Deshazo Group, Inc. Job No. 10102 Exhibit Created on 11-15-2010



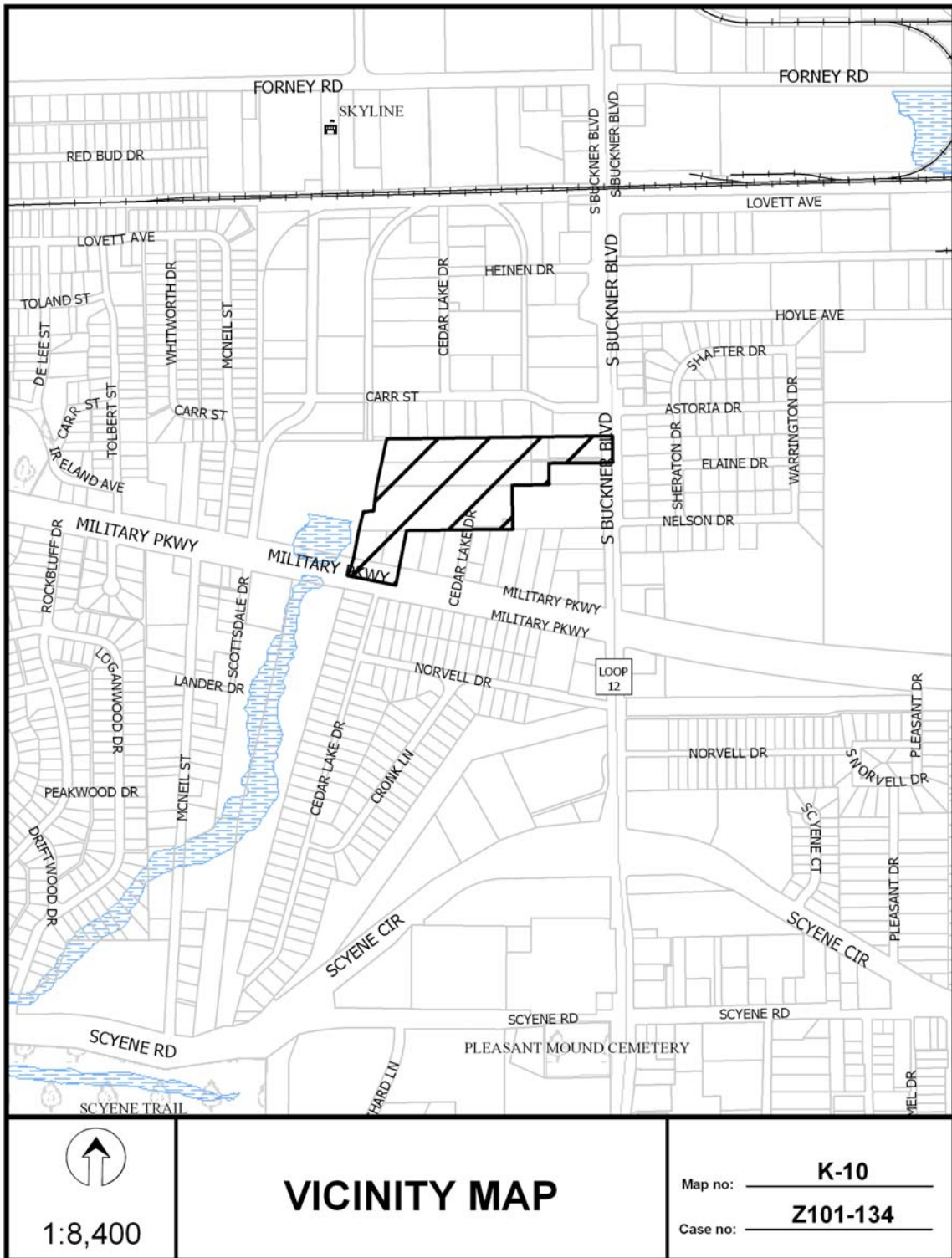
- Proposed Recommendations:
1. Design/construct dedicated left-turn lane on eastbound Military Parkway into School Driveway with approximately 175-feet of storage and 133.79-feet of transition length per the City of Dallas Standard Construction Details;
 2. Design/construct dedicated right-turn lane on westbound Military Parkway into School Driveway. The right-turn lane may be designed with minimum City of Dallas standards (90-feet of storage length and 109.09-feet of transition length per Standard Construction Details) or less if determined to be appropriate (given the proximity of the on-ramp) in the detailed design process;
 3. Design/construct dedicated left-turn lane on westbound Military Parkway into Cedar Lake Drive (south). The left-turn lane may be designed with minimum City of Dallas standards (150-feet of storage length and 133.79-feet of transition length per Standard Construction Details) or less if determined to be appropriate in the detailed design process;
 4. Design/construct two southbound approach lanes from School Driveway onto the main lanes of Military Parkway--right-most driveway lane to be right-turn-only lane onto westbound Military Parkway. (NOTE: the three-lane cross-section of the School Driveway shall transition to two northbound lanes and one outbound lane in order to provide additional on-site queue space).

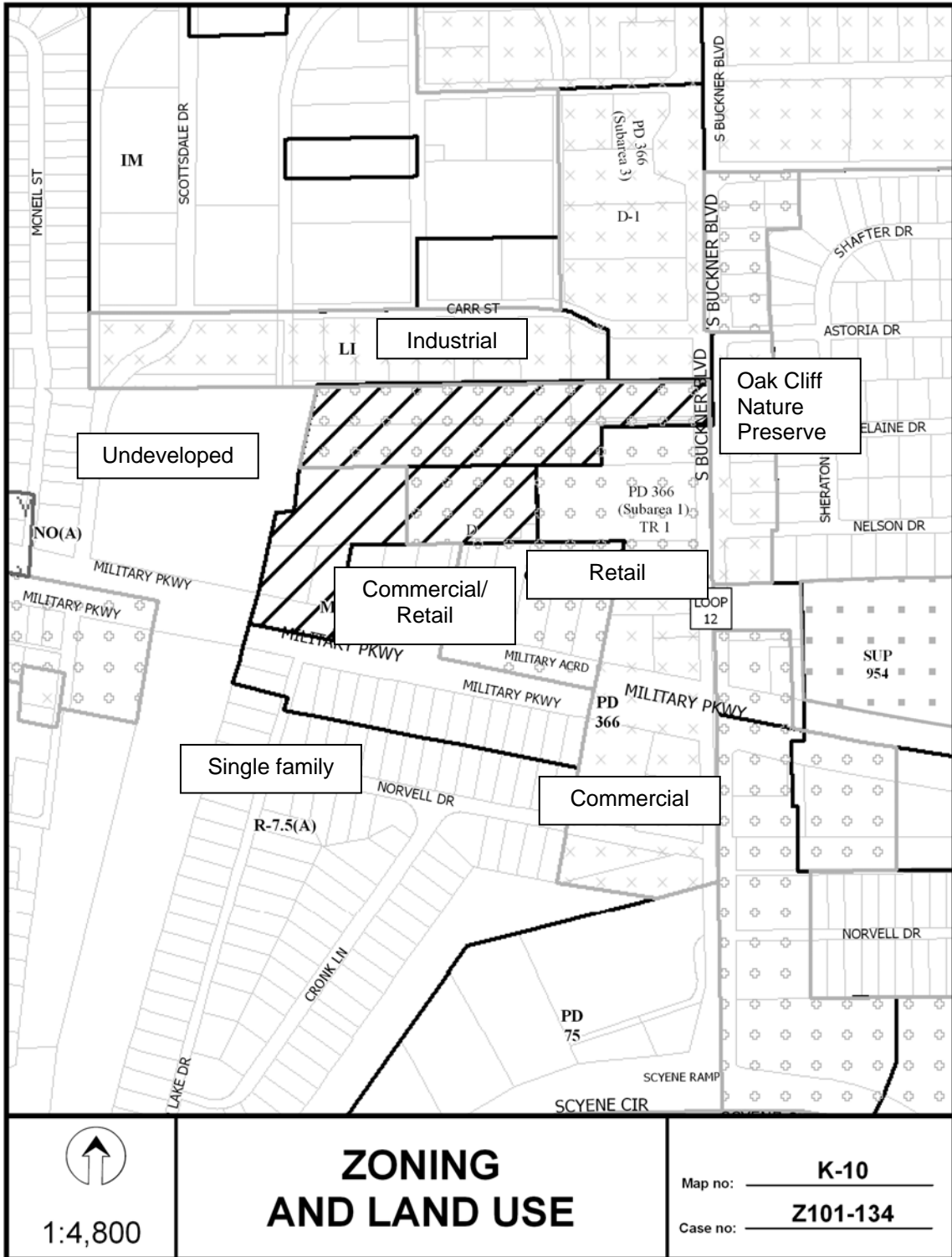
CONCEPTUAL

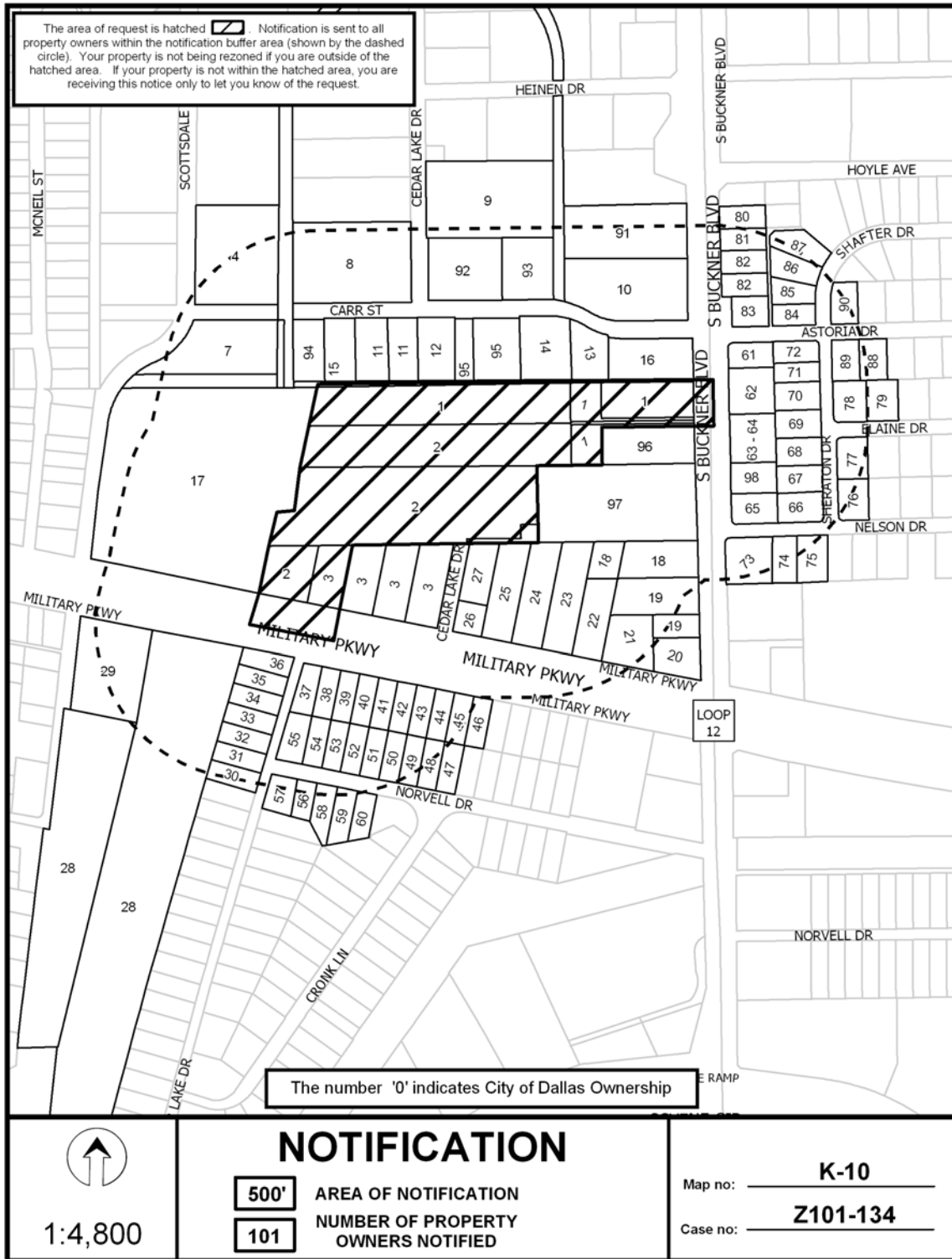
PROPOSED SIGNALIZATION: MILITARY PKWY AT CEDAR LAKE/SCHOOL DRIVEWAY

DISD Adelta Callejo Traffic Management Plan, Dallas, Texas









Notification List of Property Owners

Z101-134

101 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3945 BUCKNER	Dallas ISD ATTN LEE SIMPSON
2	7803 MILITARY	Dallas ISD
3	7835 MILITARY	NBC USA HOUSING INC TWENTY
4	4120 SCOTTSDALE	ENCOMP CORPORATION
5	7800 CARR	UNION PACIFIC RAILROAD CO % TAX DEPT
6	4000 SCOTTSDALE	GAMEZ JOSEFINA
7	4014 SCOTTSDALE	SCOTTSDALE PROPERTY PARTNERSHIP IN TEXAS
8	4103 CEDAR LAKE	NAM PROPERTY COMPANY LTD
9	4120 CEDAR LAKE	ALLEN BAUCUM DUBORD PS
10	4001 BUCKNER	THOMAS MICHAEL L & KAREN L
11	7882 CARR	B & S PREMIUM SHEET METAL % BRYAN MILLER
12	7904 CARR	CRAWFORD MILDRED GARDNER
13	8020 CARR	MORRIS JAMES D
14	7924 CARR	PARKER ENTERPRISES
15	7850 CARR	JETER JOE
16	3949 BUCKNER	MUNDO TILE LTD
17	7711 MILITARY	MONTOYA IRENE F & ANTHONY
18	8003 MILITARY	KING SHIRLEY A
19	3821 BUCKNER	ELDRIDGE JAMES C
20	3803 BUCKNER	SAMIR INC
21	8019 MILITARY	RATHBURN WILLIAM F
22	8003 MILITARY	BLOUNT GRADY DWAYNE
23	7929 MILITARY	DAVIS W O REALTY LP
24	7923 MILITARY	SILVA SOTERO
25	7915 MILITARY	GOMEZ OSWALDO
26	7905 MILITARY	LONE STAR PTNRS

Wednesday, March 09, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3810 CEDAR LAKE	EXPONENTIAL MANAGEMENT LLC
28	7750 SCOTTSDALE	IGLESIA BIBLICA PENTECOST % JOSE TREJO
29	7720 MILITARY	U S POSTAL SERVICE
30	3627 CEDAR LAKE	MEZA JOAQUIN F & MARIA S
31	3633 CEDAR LAKE	URBINA SA JUANA
32	3705 CEDAR LAKE	BIRD BILLY B ESTATE OF
33	3709 CEDAR LAKE	HERNANDEZ JOSE J & ROSALVA C ESPINOZA
34	3713 CEDAR LAKE	CARDOSO RICARDO
35	3719 CEDAR LAKE	GONZALEZ RAMON A & MARIA A GONZALEZ
36	3725 CEDAR LAKE	GONZALES ABRAHAM
37	7800 MILITARY	PARISH DONALD L
38	7804 MILITARY	GALLARDO MOISES J & SEVERA L
39	7812 MILITARY	ROBERTSON HELEN SUE
40	7816 MILITARY	LOPEZ RUBEN & MARIA
41	7820 MILITARY	MARTINEZ ANITA & ROGER
42	7824 MILITARY	AMAYA WILBER G & LAURA P
43	7830 MILITARY	HAZELWOOD DELORIS ANN
44	7900 MILITARY	MAULDIN ESTELL
45	7904 MILITARY	MARTINEZ GUADALUPE F
46	7908 MILITARY	RIVERA MARIA
47	7847 NORVELL	LOPEZ ARACELI
48	7841 NORVELL	HERRIN MARY L MCCABE
49	7835 NORVELL	LIRA LAURA ELENA
50	7831 NORVELL	DELGADO ARMANDO & ADELA
51	7825 NORVELL	RUBIO GUILLERMO
52	7821 NORVELL	DEALVA FRANK
53	7809 NORVELL	CARDOSO JOSE A & SOFIA
54	7805 NORVELL	MONSIVIAS FERMIN
55	7801 NORVELL	SERNA PETE & ANA MARIA E
56	7810 NORVELL	SALAZAR JOSE M & MARIA E R
57	3626 CEDAR LAKE	HERNANDEZ ERACLIO

Wednesday, March 09, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	7812 NORVELL	HIGHNOTE ELBERT M
59	7816 NORVELL	ESPARZA SAMUEL & LIDIA
60	7824 NORVELL	HUERTA MARCELINO
61	3946 BUCKNER	ADHAM ABDALLAH & HANA
62	3930 BUCKNER	GALAVIZ ROSA M
63	3922 BUCKNER	WARNER WILLIAM JAMES
64	3922 BUCKNER	WARNER WILLIAM JAMES
65	3900 BUCKNER	PRYOR JOHN T & DONNA M
66	3907 SHERATON	MORAN FRANCISCO & CLARISIA ARANGO
67	3915 SHERATON	LOPEZ MARIA
68	3921 SHERATON	MARTINEZ JOSE
69	3927 SHERATON	SOLIS CRENCENCIO & RAQUEL
70	3935 SHERATON	JIMENEZ VINCENTE & ROCIO
71	3941 SHERATON	BENAVIDEZ ANGEL
72	3947 SHERATON	SOLIS CRESENCIO & RAMON
73	3824 BUCKNER	MECCA APRIL INC
74	8116 NELSON DR	DE LEON SAGRARIO
75	8124 NELSON DR	TREJO JOSE & ROSA
76	8135 NELSON DR	RODRIGUEZ EDUARDO & NANCY RODRIGUEZ
77	8134 ELAINE	RAMIREZ OLIVIA
78	8135 ELAINE	LARA CRESENCIA G
79	8143 ELAINE	CALLAWAY JERRY LEE & JOYCE
80	4102 BUCKNER	CONTINENTAL ELECTRONICS CORPORATION
81	4024 BUCKNER	GREENING JAMES R # 206
82	4022 BUCKNER	HURLEY R B
83	4010 BUCKNER	RAWLINS JOE A
84	8103 SHAFTER	ARELLANO SILVIANO
85	8107 SHAFTER	CARTER JAMES E
86	8111 SHAFTER	CERDA DANIEL &
87	8115 SHAFTER	WEINBERGER PAUL L
88	8140 ASTORIA	HERNANDEZ VICTORIANO & SARA

Wednesday, March 09, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	8134 ASTORIA	EVANGELICA CRISTIANA ESPRITUAL
90	8135 ASTORIA	NEW TESTAMENT CHURCH IN
91	4105 BUCKNER	PENA GERARDO DE LA
92	4110 CEDAR LAKE	CEDAR LAKE BUSINESS PARK C/O TODD M. LYTEL
93	7909 CARR	DAMESWORTH ROBERT & PEGGY
94	7840 CARR	CASON WESLEY S & WANDA FAYE
95	7950 CARR	FULLER PAUL
96	3921 BUCKNER	GORDON FAMILY LIV TRUST
97	3909 BUCKNER	PROFESSIONAL TRAINING SCH ATTN JERRY MILLER
98	3914 BUCKNER	BAINBRIDGE JEAN
99	9999 NO NAME	UNION PACIFIC RR CO % TAX DEPT
100	4401 LINFIELD	ST LOUIS S W RAILWAY CO % UNION PACIFIC PTY TAX
101	9999 NO NAME	UNION PACIFIC RR CO % TAX DEPT

Wednesday, March 09, 2011

Planner: Megan A. Wimer, AICP

FILE NUMBER: Z101-192(MW) **DATE FILED:** February 16, 2011

LOCATION: Northeast, southwest and northwest corners of Garland Road and Lakeland Drive

COUNCIL DISTRICT: 9 **MAPSCO:** 37-Q, R, U & V

SIZE OF REQUEST: ±67.56 acres **CENSUS TRACT:** 81

APPLICANT: Dallas Arboretum & Botanical Garden

OWNERS: City of Dallas Park and Recreation Department; Paul Lokey

REPRESENTATIVE: Robert Reeves & Associates, Inc.

REQUEST: An application to amend and expand Planned Development District No. 287, the Dallas Arboretum and Botanical Garden, on property zoned Planned Development District No. 287 and a CR Community Retail District generally located at on the northeast, southwest and northwest corners of Garland Road and Lakeland Drive.

SUMMARY: The purpose of this request is to amend the existing conditions and conceptual plan for Planned Development District No. 287 and to expand the PDD by ±0.67 acre. The changes will reflect the long term goals of the Dallas Arboretum & Botanical Garden and will be consistent with the master plan for the Arboretum & Botanical Garden.

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

BACKGROUND INFORMATION:

- The ±67.56-acre request site is developed as the Dallas Arboretum & Botanical Garden; the proposed expansion area is improved with a ±2,450-square foot building and a ±5,022-square foot building.
- The proposed expansion would increase the size of Planned Development District No. 287 by ±0.67 acre through the addition of two tracts which are zoned a CR Community Retail District. These lots are located across Garland Road from the main campus.
- A proposed amendment to the conditions would allow by SUP a pedestrian walkway or skybridge to link tracts across Garland Road to the main campus.
- Proposed amendments to the conditions include an adjustment to the floor area cap for certain tracts (no increase overall); clarification of some of the definitions; modification to the allowable land uses in certain tracts and allowance of permeable paving material for parking lots.
- Proposed amendments to the conceptual plan entail the consolidation of tracts, the addition of access points; correction of a math error and depiction of the general area in which a pedestrian walkway or skybridge could be located.
- The applicant proposes to place five (5) detached premise signs, with changeable messages for special events information, along Garland Road. While this would be allowed under the existing PDD conditions, proposed conditions would allow a zero (0) setback from the property line, but would limit the maximum effective area and the changeable message area of the signs.
- The request site is generally surrounded by multifamily and single family residential and retail uses to the northeast, single family residential to the southeast and White Rock Lake to the southwest and northwest.

Zoning History:

1. **Z089-258:** On November 9, 2009, the City Council approved an amendment to Planned Development District No. 781 for MF-2(A) Multifamily District uses and a Specific Use Permit for an office and medical clinic or ambulatory surgical center.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Garland Road	Principal Arterial	100 feet
Lakeland Drive	Collector	40 feet

Land Use:

	Zoning	Land Use
Site	PDD No. 287	Dallas Arboretum & Botanical Garden
Northeast	MF-1(A); CR	Multifamily, Single Family and Retail
Southeast	R-10(A); R-7.5(A); PDD 575	Single Family
Southwest	R-1(A)	White Rock Lake
Northwest	R-1(A)	White Rock Lake

STAFF ANALYSIS:

Land Use Compatibility:

The ±67.56-acre request site is developed as the Dallas Arboretum & Botanical Garden; the expansion area is improved with a ±2,450-square foot building and a ±5,022-square foot building. The request site is generally surrounded by multifamily and single family residential and retail uses to the northeast, single family residential to the southeast and White Rock Lake to the southwest and northwest.

A proposed amendment to the conditions would allow by SUP a pedestrian walkway or skybridge to link tracts across Garland Road to the main campus. Other proposed amendments to the conditions include an adjustment to the floor area cap for certain tracts (no increase overall); clarification of some of the definitions; modification to the allowable land uses in certain tracts and allowance of permeable paving material for parking lots.

The applicant proposes to place five (5) detached premise signs, with changeable messages for special events information, along Garland Road. While this would be allowed under the existing PDD conditions, proposed conditions would allow a zero (0) setback from the property line, but would limit the type of sign, the maximum effective area and the changeable message area of the signs.

Under the existing PDD conditions, pole signs are allowed; however, the applicant proposes an amended condition to allow only landscape or monument signs. A landscape sign is defined as part of a single landscape design that creates a base for the sign in conjunction with a retaining wall or an open space created with the use of water or planting material; a monument sign means a detached sign applied directly onto a ground-level support structure (instead of a pole support) with no separation between the sign and the ground. Under the existing conditions, the

The applicant proposes to limit each sign to a maximum effective area of 50 square feet per side and a maximum height of seven (7) feet with a zero (0) setback from the property line. The existing conditions allow 50 square feet of effective area and a

maximum height of 25 feet; however a sign of that size currently requires a 20-foot setback.

Changeable message signs are allowed under the existing PDD conditions. The applicant proposes conditions to limit the changeable message display area to a maximum of 20 square feet and to require changeable message signs to be turned-off by 10:00 pm.

In addition, the applicant proposes a condition to require brick, stone, or similar material for the construction of monument sign support elements. This is intended to ensure that the signs are compatible with the surrounding residential development.

Proposed amendments to the conceptual plan entail the consolidation of tracts, the addition of access points; correction of a math error and depiction of the general area in which a pedestrian walkway or skybridge could be located.

The majority of the proposed amendments to the PDD conditions and conceptual plan are internal to the site and are intended to provide consistency with the Master Plan for the Arboretum & Botanical Garden. Staff considers the applicant's request to be compatible with the surrounding uses.

Landscaping:

Landscaping must be provided in accordance with Section 51P-287.106 of the Dallas Development Code. No substantial amendments to the landscaping requirements are proposed by this zoning request.

Besides depicting the landscape buffer for Tracts 6a and 6b, the PDD conditions do not require that landscaping be included on the conceptual plan; therefore the applicant has removed the landscaping from the conceptual plan only (however, the landscape buffer for Tracts 6a and 6b is still depicted). The property must comply with the landscape buffer plan attached to Ordinance No. 19904 (Exhibit 287D). In addition, a landscape plan that conforms with Article X of the Dallas Development Code, as amended, must be submitted with each detailed development plan Tract 6a and 6b and for the portions of Tracts 2, 3, and 5 used for parking and must be approved by the City Plan Commission prior to the issuance of a permit for construction on tracts 6a and 6b and for construction of any parking use on Tracts 2, 3 and 5.

Z101-192(MW)

Partners/Principals/Officers:

Dallas Arboretum and Botanical Garden

Steve Coke, Chairman of the Board
Brian Shivers, Vice Chairman and Chairman Elect
Nathan Robinett, Treasurer
Judy Gibbs, Secretary
Roger Gault, Past Chairman

**PROPOSED CONDITIONS
(Pending CAO review)**

SEC. 51P-287.101. LEGISLATIVE HISTORY.

PD 287 was established by Ordinance No. 19904, passed by the Dallas City Council on March 23, 1988. Ordinance No. 19904 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 19904 was amended by Ordinance No. 19944, passed by the Dallas City Council on April 27, 1988, Ordinance No. 24289, passed by the Dallas City Council on June 14, 2000, and Ordinance No. 24811, passed by the Dallas City Council on January 9, 2002.

SEC. 51P-287.102. PROPERTY LOCATION AND SIZE.

PD 287 is established on property generally located at the north corner of Garland Road and East Lawther Drive. The size of PD 287 is approximately ~~66.8898~~ 67.56 acres.

SEC. 51P-287.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) ADMINISTRATIVE/SERVICE AREAS means portions of the Property and facilities used primarily by the staff of the arboretum and botanical gardens for operating and maintenance activities. Administrative/service areas may include, but are not limited to, offices, meeting rooms, equipment and supply storage areas, restrooms, and vehicle storage, vehicle and equipment maintenance areas.

(2) ARBORETUM means a place where many kinds of trees and shrubs are grown; a botanical or tree garden cultivated for educational or scientific purposes.

(3) BOTANICAL GARDEN means a place where collections of living and preserved plants and trees are kept and exhibited.

(4) CONSERVATORY means a greenhouse for growing or displaying plants for educational or scientific purposes.

(5) EDUCATIONAL AREAS means portions of the Property and facilities used primarily by visitors of the arboretum and botanical gardens. Educational areas may include, but are not limited to, ~~the~~ museums, meeting rooms, ~~the~~ auditoriums, ~~the~~ photography studios, ~~the~~ classrooms, ~~the~~ libraryies, ~~the~~ laboratoryies, ~~the~~ herbariums, exhibits, and ~~the~~ theaters.

(6) FLOOR AREA means "floor area" as defined in the Dallas Development Code, as amended, excluding parking structures, tram stops, maintenance, storage facilities, pedestrian skybridges, ticket booths, and greenhouses.

(7) GARDEN/GIFT SHOP means a facility for the display and sale of seeds, plants, and other items related to botany, horticultural, or landscape design, or items related to the public arboretum and botanical garden.

(8) HERBARIUM means a collection of dried plant specimens for scientific study.

(9) HORTICULTURAL DISPLAY CENTER means an area for demonstrations and temporary exhibits of art works or other botanical items relating to horticulture, gardening, and landscape design.

(10) LOCK-IN means an activity whereby individuals, eighteen years and younger, remain on the Property overnight.

(11) MUSEUMS means any facility including, but not limited to, the DeGolyer house and the Camp house, and any loan or display of books or objects of art or science located within these facilities houses.

(12) PRIVATE RESIDENCE means a dwelling unit for a security guard only.

(13) SOCIAL FUNCTION means a celebration or gathering, not open to the public, which involves the use of all or a portion of the Property. Weddings, receptions, parties, and meetings are examples of social functions.

(14) SPECIAL EVENT means a celebration or gathering, open to the public, which involves the use of the Property and which may include, but not be limited to entertainment, dancing, music, dramatic productions, parades, sale of merchandise, food, or any combination of these activities.

(15) THEATER means a facility for showing motion pictures or for presentations of a musical or theatrical performance to an audience inside an enclosed structure or amphitheater. ~~For the purposes of this article, a theater is used exclusively for the purpose of orienting visitors to the public arboretum and botanical garden.~~

(16) TICKET BOOTH means a facility for parking control or the sale of entrance passes to the public arboretum and botanical garden and for the display of information related to the public arboretum and botanical garden.

(17) TMP means "transportation management plan."

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

SEC. 51P-287.104. CONCEPTUAL SITE PLAN.

Use of the Property must comply with the conceptual plan (Exhibit 287A).

SEC. 51P-287.105. DETAILED DEVELOPMENT PLAN.

(a) Generally. A detailed development plan for each tract or portion thereof must be submitted to and approved by the city plan commission prior to the issuance of any building permit for work on that tract. All development must conform with an approved detailed development plan. The detailed development plan must include the site plan requisites listed in Section 51A-4.803(d).

(b) Elevations. Detailed development plans submitted for Tracts 2 and 3 must include architectural elevation drawings for all structures. Heights must include mean sea level elevations.

(c) Submission of plans to private entities. Each detailed development plan must be submitted to the designated zoning representative of the Forest Hills, Little Forest Hills, and Emerald Isle neighborhood associations at the same time a detailed development plan is submitted to the park and recreation department.

~~(e) Development plans. Use of Tracts 1, 2, and 3 must comply with the development plan for Tracts 1, 2, and 3 (Exhibit 287B).~~

(f) Exceptions. A development plan is not required for the following:

(1) landscaping, walkways, courtyards, plazas, water features; or similar landscape element;

(2) utility lines;

(3) gazebos;

(4) trellises;

(5) pergolas;

(6) arbors;

(7) transit or tram shelters;

(8) guard stations;

(9) ticket booths;

~~(10) areas used for vehicular circulation, excluding parking areas;~~

(11) pedestrian skybridges or underground walkways;

(12) restrooms; and

(13) buildings, structures, or additions 500 square feet or less.

SEC. 51P-287.106. LANDSCAPING REQUIREMENTS.

(a) Landscape plan. A landscape plan that conforms with Article X of the Dallas Development Code, as amended, must be submitted with each detailed development plan for Tracts 6a and 6b and for the portions of Tracts 2, 3, 6 5 7a and 7b used for parking ~~that are not botanical gardens~~, and must be approved by the city plan commission prior to the issuance of a permit for construction on tracts 6a and 6b and for any parking use on Tracts 2, 3 and 5. [NOTE: Ordinance No. 24289 adds the following requirement without otherwise amending this subsection: Landscaping on Tract 2 must comply with the landscape plan for Tract 2 (Exhibit 287C).]

(b) Screening.

(1) A screen of evergreen plant materials that is no less than six feet high must be provided in the special landscape buffer on Tracts 2 ~~and 6~~ along Garland Road, as shown on the landscape buffer plan attached to Ordinance No. 19904 (Exhibit 287D).

(2) On Tract 5 7a and 7b, a screen of evergreen plant materials that is no less than six feet high must be provided within the special landscape buffer between the alley to the north of the Property and any vehicle and maintenance areas, as shown on the landscape buffer plan attached to Ordinance No. 19904.

(3) The evergreen plant materials required in Paragraph (1) must be planted within one year of March 23, 1988, and must reach a height of six feet within three years of the date they are planted.

(4) Existing plant materials that serve a screening function within the special landscape buffers must be retained until new plant materials provide approximately equivalent screening attributes.

(c) Tracts 6 8a and 6 8b. All landscaping in Tracts 6 8a and 6 8b must comply with Article X and the conceptual plan. For the purpose of providing a required landscape buffer, the property adjacent to the ~~southeastern~~ north boundary of Tract 6 8a and east boundary of Tract 6 8b, as shown on the conceptual plan, shall be considered a nonresidential zoning district. A minimum six-foot-high solid fence ~~and~~ or solid hedge must be provided along the Angora Street frontage of Tract 6 8a prior to use of Tract 6 8a.

SEC. 51P-287.107. TRACT 6 8b DEVELOPMENT STANDARDS.

Unless otherwise provided in this article, the regulations of Section 51A-4.122 for a CR Community Retail District apply to Tract 6 8b.

SEC. 51P-287.108. USES.

(a) Purposes. The Property within this planned development district is ~~currently~~ developed as a facility with an arboretum, botanical gardens, including, but not limited

to, a-museums, meeting rooms, surface parking, pedestrian and vehicular circulation, a ticket booths, temporary refreshment stands, and areas to rent for social functions. The setbacks and special landscaping buffers required by this article provide adequate buffering between this planned development district and the surrounding area. The uses provided for in this article are permitted only to the extent that they benefit and serve the needs of the Property as a public arboretum and botanical garden. It is the uniqueness of this facility that makes this planned development district appropriate. Because of this uniqueness, the granting of this zoning should not be viewed as a precedent for commercial development of this Property or the surrounding area. Every effort should be made to preserve existing trees wherever possible and to replace any trees which must be removed with appropriate trees. If the public arboretum and botanical garden ceases to exist, the director of planning and development shall notify the city plan commission, and a public hearing shall be called to determine proper zoning.

(b) Permitted uses. Only the following uses are permitted on the Property:

(1) The entire Property (except for Tracts 8a and 8b). Arboretum and botanical gardens, special events, transit/tram shelters, security facilities including residences for security guards, areas for pedestrian and vehicular circulation, and social functions. The inside and outside sale of alcoholic beverages is allowed on the Property, subject to the laws of the State of Texas. ~~prohibited except Tracts, 3 and 4a.~~

(2) Tract 1. Ticket booths, public restrooms, concert stage, transit and tram stations, administrative service areas, garden or gift shops, surface parking, offices, educational areas, public restrooms, conservatory, herbarium, private residence, horticultural display center, and equipment storage.

(3) Tract 2. Surface parking, structured above-grade and below-grade parking, ticket booths, public restrooms, and equipment storage.

(4) Tract 3. Auditoriums, meeting rooms, libraryies, classrooms, theaters, offices, greenhouses, assembly halls, conservatoryies, herbariums, administrative service areas, educational areas, exhibit spaces, food service, outside demonstration event kitchens ~~with inside and outside sales of alcoholic beverages~~, entertainment spaces, ticket booths, private residences, storage, horticultural display centers, structured above-grade and below-grade parking and surface parking, and garden/gift shop.

(5) Tract 4a. Administrative/service areas, garden/gift shop, ~~inside and outside sell of alcoholic beverages~~, public restrooms, food service, greenhouses, conservatories, herbariums, and educational areas, exhibits, ~~education related uses including meeting rooms, ticket booths, storage facilities, museum, and, private residences.~~

(6) ~~Tract 4b. The original entrance gates to the DeGolyer house and surface parking.~~

(7) ~~Tract 5. Ticket booth, offices education related uses meeting rooms, public restrooms, and storage.~~

~~(8) Tract 6. Surface parking, ticket booths vehicular storage and storage.~~

(9) ~~Tract 5 7a.~~ Surface parking and structured above-grade and below-grade parking, ~~library,~~ botanical research, laboratories, herbarium, [offices] administrative/service areas uses, horticultural display center, educational areas, conservatory, classrooms, ~~vehicle and equipment maintenance area,~~ equipment and supply storage, greenhouses, pedestrian skybridges (SUP), underground walkways, photographic studios, loading and delivery areas, greenhouses, museums, exhibit facilities, garden/gift shops, ticket booths, public restrooms, food service, horticultural, support facilities, libraries, herbariums and meeting rooms.

~~(10) Tract 7b. Exhibit facilities, classrooms, food service, administrative/service uses, (including, but not limited to, offices, meeting rooms, equipment, supply storage areas, and vehicle and equipment maintenance areas), garden/gift shop, meeting rooms, laboratories, Herbarium, library, theater, ticket booths, public restrooms, storage, greenhouse, and observation facility and offices.~~

(11) Tract 6 8a. Surface parking, structured above-grade and below-grade parking, greenhouses, administrative/service areas including, but not limited to, ticket booths, offices, vehicle, and equipment maintenance areas, loading and delivery areas, and meeting rooms.

(12) Tract 6 8b. Surface parking, structured above-grade and below-grade parking, pedestrian skybridges (SUP), underground walkways, administrative/service areas including, but not limited to, ticket booths, offices, greenhouses, vehicle and equipment maintenance area, loading and delivery areas, and meeting rooms, and all uses allowed in the CR Community Retail District, subject to the same conditions applicable in that district, as set out in the Dallas Development Code, as amended. For example, a use permitted in the CR Community Retail District only by specific use permit (SUP) is permitted in Tract 6 8b only by SUP, and a use subject to development impact review (DIR) in the CR Community Retail District is subject to DIR in Tract 6 b.

(c) Guidelines for the building official. Offices, laboratories, and a photographic studio are permitted only to the extent that they are actually associated with the operation of the arboretum and botanical gardens. Food service facilities and the garden/gift shop are permitted only to the extent that they serve the visitors of the arboretum and botanical gardens. Except for information relating to special events, the food service facilities and garden/gift shop may not have any exterior advertising signs visible from the street. The food service facilities and garden/gift shop may not be advertised in handbills sent to the general public or in notices in a newspaper or radio or television, except as a part of an advertisement for the entire arboretum and botanical gardens. All visitors to the food service facilities or garden/gift shop must obtain admission to the Property on the same basis as any other visitor, except for persons attending social functions. The vehicle and equipment maintenance area is only permitted for the purpose of maintaining the vehicles and equipment of the arboretum and botanical gardens.

(d) Rental for private use. The arboretum and botanical gardens may not be closed for private rental or private use during public operating hours. Private rental or private use of a portion of the Property is permitted during public operating hours. The park and recreation board shall determine the extent to which portions of the Property may be available for private rental or private use at other times.

SEC. 51P-287.109. FLOOR AREA. (This section requires revisions.)

(a) Except for all uses allowed in a CR Community Retail District located Tract 6 & b, no more than 197,070 square feet of floor area is permitted on the Property.

(b) The maximum total permitted floor area for each tract is as follows. The floor area for each tract may be increased by 15% provided the total floor area for the Property does not exceed 197,070 square feet:

<u>Tract</u>	<u>Maximum Floor Area</u> (in square feet)
Tract 1	5,250 <u>15,500</u>
Tract 2	2,000
Tract 3	52,000
Tract 4a	24,200
Tract 5	10,250 <u>95,000</u>
Tract 6	1,000
Tract 7a	82,000
Tract 7b	12,000
Tract & <u>6</u> a	1,500 34,000
Tract & <u>6</u> b	1,500 7,500

SEC. 51P-287.110. SPECIAL EVENTS.

All special events must comply with the Dallas Park and Recreation Department Special Events Policy of 1983, as amended. A copy of this policy shall be kept in a permanent file in the office of the city secretary.

SEC. 51P-287.111. HEIGHT.

(a) Residential proximity slope. No structure on the Property may penetrate a residential proximity slope, as defined in the Dallas Development Code, as amended. For purpose of determining the "site of orientation," the property adjacent to the southeastern north boundaries of Tracts 6 8a and the east boundary of Tract 6 8b, as shown on the conceptual plan, shall be considered a nonresidential zoning district.

(b) Maximum height. Unless further restricted under Subsection (a), maximum structure heights are as follows:

(1) No structure on Tracts 1, ~~and 4~~ 4a, 4b, 5, and 6 may exceed 30 feet in height.

(2) No structure on Tract 2 may exceed ~~499 feet above mean sea level or~~ 24 feet in height.

(3) No structure on Tract 3 may ~~exceed 540 feet above mean sea level, or~~ 60 feet in height. No floor space above 30 feet in height may be accessible for other than maintenance purposes.

~~(4) No structure on Tract 7a may exceed 36 feet in height.~~

(5) No structure on Tract ~~7b~~ 5 may exceed 50 feet in height.

(6) No structure on Tracts ~~8 6a~~ and ~~8 6b~~ may exceed the heights shown on the conceptual plan, except for structures identified in Section 51A-4.408(a)(2)(A), which may project an additional 12 feet.

SEC. 51P-287.112. SETBACKS.

(a) Except as otherwise provided in this section, a 30-foot setback must be provided from the Property line. Utility equipment such as transformers, landscape materials, signs, and equipment storage, pedestrian skybridges, ~~underground walkways, decks, retaining walls, fences or guardrails,~~ pedestrian and vehicular circulation may be located within the 30-foot setback. Parking is prohibited in this setback.

(b) A setback of 100 feet must be provided on Tract ~~5 7a~~ and ~~7b~~ along the northeast boundary adjacent to the existing dedicated alley for vehicle and equipment maintenance uses as defined in Chapter 51A-4.202(14) of the Dallas Development Code, as amended. Storage of vehicles and equipment is allowed.

(c) ~~A setback of 30 feet at the northeast boundary of Tract 2 must be provided for a distance of 500 feet in a southward direction. A setback of 100 feet must be provided at the southeast~~ along a portion of the boundary of Tracts 2 & 3 along Garland Road as shown on the conceptual plan. Except within 30 feet of the boundary line, surface

parking and surface parking that transition to a elevated parking deck area is allowed in this 100-foot setback.

(d) A side yard setback of 10 feet or alley is required along the east south boundary of Tract 6 8a as shown on the conceptual plan.

(e) A front yard setback of 25 feet is required for Tract 6 8a as shown on the conceptual plan.

SEC. 51P-287.113. COVERAGE.

(a) Except for Tracts 6 8a and 6 8b, the maximum permitted coverage of the Property, including all buildings, structures, and ~~nonpermeable surfaces~~, is 25 percent.

(b) The maximum permitted coverage for Tract 6 8a and 6b is 85 percent.

~~(c) The maximum permitted coverage for Tract 8b is 85 percent. (Ord. Nos. 19904; 24811; 24826)~~

SEC. 51P-287.114. OFF-STREET PARKING.

(a) General requirement. Four hundred fifty parking spaces must be provided on the Property. Four hundred seventy additional parking spaces must be provided either on the Property or off-site through the TMP required under Section 51P-287.114. Remote parking may be provided within ~~two~~ five miles of the Property. Valet parking is allowed.

(b) Special events. Additional spaces must be provided for special events in accordance with the TMP. Remote parking for special events may be provided within seven miles of the Property. The total number of off-street parking spaces (including both on-site and off-site spaces) must be adequate, as provided in the most recently approved TMP, to serve all visitors to special events on the Property.

SEC. 51P-287.115. TRANSPORTATION MANAGEMENT PLAN.

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

(b) Information required. If remote parking is provided to meet the off-street parking requirement, the TMP must contain the information required for a special parking application in the special parking regulations of the Dallas Development Code, as amended, except that a consent letter signed by the owner(s) of each remote site

may be substituted for the remote parking agreement otherwise required under Section 51A-4.324 to authorize remote parking for special events. The TMP must also contain the following:

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

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

of vehicles to be used to transport visitors to and from the remote parking locations, and their frequency and hours of operation.

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

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

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

(c) Approval. The initial TMP is included as part of this article (Exhibit 287E). Updates to the TMP must be submitted to and approved by the director of public works and transportation. The director shall furnish the city plan commission and the park and recreation board with copies of all approved TMP updates.

(d) Updates. Updates must address the issues in the TMP, detail the current level of development on the Property, demonstrate that current remote parking agreements are consistent with parking demand, and contain survey results and analyses. The first update must be submitted on or before December 1, 1989. Subsequent updates are required every three years thereafter for a period of time not to exceed twelve years, unless directed otherwise by the director of planning and development based upon the director's determination that usage patterns have stabilized and proper implementation of the TMP has been accomplished. The city council shall establish a fee schedule to enable the department of public works and transportation to recover its expenses incurred in monitoring and reviewing the TMP updates.

(e) Surveys.

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

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

(B) Another event of the year.

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

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

- (A) Stop signs.
- (B) Traffic signals.
- (C) Pavement markings.

(D) Additional storage space at the entrance to the Property at Garland Road and Whittier Avenue.

- (E) A free right turn lane on Garland Road.

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

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

- (f) Implementation. The TMP must be implemented by March 12, 1988.

SEC. 51P-287.116. ACCESS.

(a) The number and location of driveways, deceleration lanes, and acceleration lanes on Garland Road must be approved by the director of public works and transportation. No access is permitted to East Lawther Drive, except for ~~one service~~ entrances as shown on the Concept Plan.

- (b) Access to Angora Street from Tract 6 8a or Tract 6 8b is prohibited.

SEC. 51P-287.117. SIGNS.

(a) Except as provided in this section, all signs ~~except for signs in Tract 6 8b~~ must comply with the provisions for non-business zoning districts contained in the Dallas

Development Code, as amended. Special purpose signs, as defined in the Dallas Development Code, as amended, are permissible only along Garland Road.

(b) All signs in Tract 6 8b must comply with the provisions for business zoning districts contained in the Dallas Development Code, as amended.

(c) Five detached premise signs are allowed along Garland Road subject to the following provisions:

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

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

(3) Changeable message signs are allowed, provided the changeable message display area does not exceed 20 square feet in effective area.

(4) Changeable message signs must be turned-off by 10:00 PM.

(5) Sign messages cannot change more frequently than one message per every hour.

(6) Monument sign support elements must be brick, stone, or similar material.

(7) No setbacks are required.

SEC. 51P-287.118. SUBDIVISION PLAT.

Prior to the issuance of a building permit for work on any portion of the Property except for Tracts 6 8a and 6 8b, a subdivision plat for the entire Property must be approved by the city plan commission and filed for record with the county clerk. The plat must create one lot covering the entire Property, except for Tracts 6 8a and 6 8b.

SEC. 51P-287.119. PAVING.

The surfacing of all aisles, maneuvering areas, parking spaces, and emergency accessways must, at a minimum, consist of an all-weather and drainable material which is approved by the director of public works and transportation. ~~Permeable surfaces are permitted.~~

In addition to the provisions of Section 51A-4.301(d)(4) of the Dallas Development Code, the surface material for a parking space, maneuvering area, and

driveways may be constructed of permeable materials, such as, but not limited to, grass/manufactured block combinations, other type of ground cover/manufactured block combinations, or gravel-crushed stone.

SEC. 51P-287.120. NOISE.

(a) The noise regulations contained in Section 51A-6.102 apply to all uses on the Property except insofar as they are expressly modified by this article.

(b) ~~A public address system~~ Except as specified in a special event permit, amplified sound used at special events may only operate from 10:00 a.m. until 10:30 p.m.

(c) Except for children sleepovers lock-ins and social functions set forth in a special event permit, social functions may only occur from 7:00 a.m. until 12:00 midnight.

(d) Concerts must be performed on the concert lawn shown on the conceptual site plan. A concert may be no more than four hours in duration, and may not occur or continue after 10:30 p.m.

(e) The maximum average sound pressure level on any day, as measured on the A scale over a 15 minute period at the residential bounding property line described in Subsection (f), may not exceed 65 decibels.

(f) The residential bounding property line for purposes of Subsection (e) is described as follows:

BEGINNING at the intersection of the southeast line of Garland Road and the southeastward prolongation of the centerline of Lawther Drive;

THENCE in a northeastward direction along the southeast line of Garland Road to a point for corner at the intersection of the southeast line of Garland Road and the southeastward prolongation of the common line between City Blocks A/4411 4412 and 8/4413;

THENCE in a northwestwardly direction along said line and continuing along the common block line to a point for corner on the southeast line of a 10-foot-wide public alley;

THENCE in a northeastwardly direction along said alley line, a distance of 10 feet to a point for corner in a line, said line being the southeastward prolongation of the northeast line of a 10-foot-wide alley adjacent to the common line between City Blocks 4412 and 3/4413;

THENCE in a northwestwardly direction along said line and its northwestward prolongation to a point of termination on the southeast line of Lawther Drive.

(g) Noises that do not exceed the maximum decibel limits in Subsection (e) shall not be construed as "loud and raucous" noises within the meaning of Chapter 30 of the Dallas City Code, as amended. In the event of a conflict between the provisions of this article and other noise regulations applicable to the city generally, including but not limited to those contained in Section 51A-6.102 and in Chapter 30 of the Dallas City Code, as amended, the provisions of this article control.

(h) All noise levels must comply with park and recreation department policies at all times.

SEC. 51P-287.121. LIGHTING.

(a) Lighting required. Lighting of the parking area is required beginning one-half hour after sunset and continuing throughout the hours of use. If only a portion of a parking area is offered for use after dark, lighting must be provided for only that part; however, the portion offered for use must be clearly designated.

(b) Maximum mounting height.

(1) If any portion of a light source is more than 10 feet high, that portion may not be located above a residential proximity slope as defined in the Dallas Development Code, as amended.

(2) Except for Tracts 6a and 6b, no light fixture may exceed the maximum height permitted in the tract in which it is located.

(c) Minimum mounting height.

(1) The minimum mounting height for all light fixtures is governed by the Dallas Electrical Code requirements for the voltage supplied.

(2) Light fixtures located in parking lots must be protected with islands, curbs, or other similar barriers approved by the building official if the light fixture is less than 18 feet high.

(d) Light trespass.

(1) Luminaries emitted from lighting serving the Property may not exceed 0.1 foot-candle at any point five feet or more onto an adjoining lot in a residential district.

(2) The light source of any lighting serving the Property may not be visible five feet above ground level at the property line of an adjoining lot in a residential district.

SEC. 51P-287.122. FIREWORKS.

No fireworks displays are permitted on the Property.

SEC. 51P-287.123. ROAD IMPROVEMENTS.

(a) Construction plans for the improvements to the intersection of Garland Road and Whittier Avenue must be approved by the City of Dallas director of public works and transportation ~~and the state department of highways and public transportation~~. The construction must be completed in accordance with the TMP for the Property.

(b) The Garland Road median must be a minimum of four feet back-to-back, and contain a 12-foot left turn acceleration lane as shown on exhibit labeled "Alternative 6" attached to Ordinance No. 19904. The left turn lane must have a standard transition, and the left turn acceleration lane must have a 400-foot transition. The City may approve alternative Garland Road median improvements.

(c) Prior to the issuance of a driveway approach permit for a new access point along the southernmost portion of the Property fronting on Garland Road, a deceleration lane must be provided as shown on the development plan with design and construction approved by the director of public works and transportation.

(d) When the portion of the existing alley located between Tracts 6 8a and 6 8b and along the ~~east~~north side of Tract 6 8a is abandoned, if the remaining connected alley is not abandoned at the same time, a new alley, connection to Garland Road or Angora Street ~~must~~ may be provided on Tracts 6 8b and 6a as shown on the conceptual plan and labeled as "Future Alley Extension." The City may approve an alternative to either alley extension. Access to the alley from Tracts 6a and 6b is prohibited.

SEC. 51P-287.124. MASTER PLAN.

The Master Plan for the Dallas Arboretum and Botanical Gardens, as amended, is a reference for development of the Property. A copy of the Master Plan must be on file with the department of park and recreation. In the event of inconsistencies between the Master Plan and the provisions of this article, the provisions of this article control.

SEC. 51P-287.125. ENVIRONMENTAL ASSESSMENT.

An environmental assessment must be furnished to and approved by the department of health and human services within 12 months after the passage of Ordinance No. 19904. The owner of the Property is responsible for furnishing the assessment to the department. (For so long as the Property is owned by the City of Dallas, the park and recreation department shall be responsible for furnishing the assessment to the department of health and human services.) The assessment must be conducted by an independent organization with no direct or indirect organizational ties or previous financial ties to the owner of the Property or its agents.

SEC. 51P-287.126. SIDEWALKS.

~~(a)~~ Prior to the issuance of a certificate of occupancy for a Visitor Education Pavilion in Tract 3, sidewalks must be provided along the southeastern portion of the Property frontage on Garland Road, as shown on the development plan attached to Ordinance No. 24289.

~~(b) A sidewalk along Garland Road adjacent to Tract 6-8b must be constructed prior to the use of Tract 6-8b. A pedestrian entrance for the general public must be made available at the Lakeland Drive entrance to the Property prior to the use of Tracts 6-8a or 6-8b for arboretum and botanical garden purposes, e.g. the use of Tract 6-8a or Tract 6-8b as parking for the arboretum and botanical garden.~~

SEC. 51P-287.127. GENERAL REQUIREMENTS.

Development of the Property must comply with the requirements of all ordinances, rules, and regulations of the City of Dallas.

SEC. 51P-287.128. COMPLIANCE WITH CONDITIONS.

(a) Except as provided in this ordinance, 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.

SEC. 51P-287.129. ZONING MAPS.

PD 287 is located on Zoning Map Nos. H-9 and I-9.

Existing Conceptual Plan

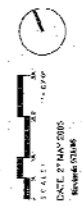
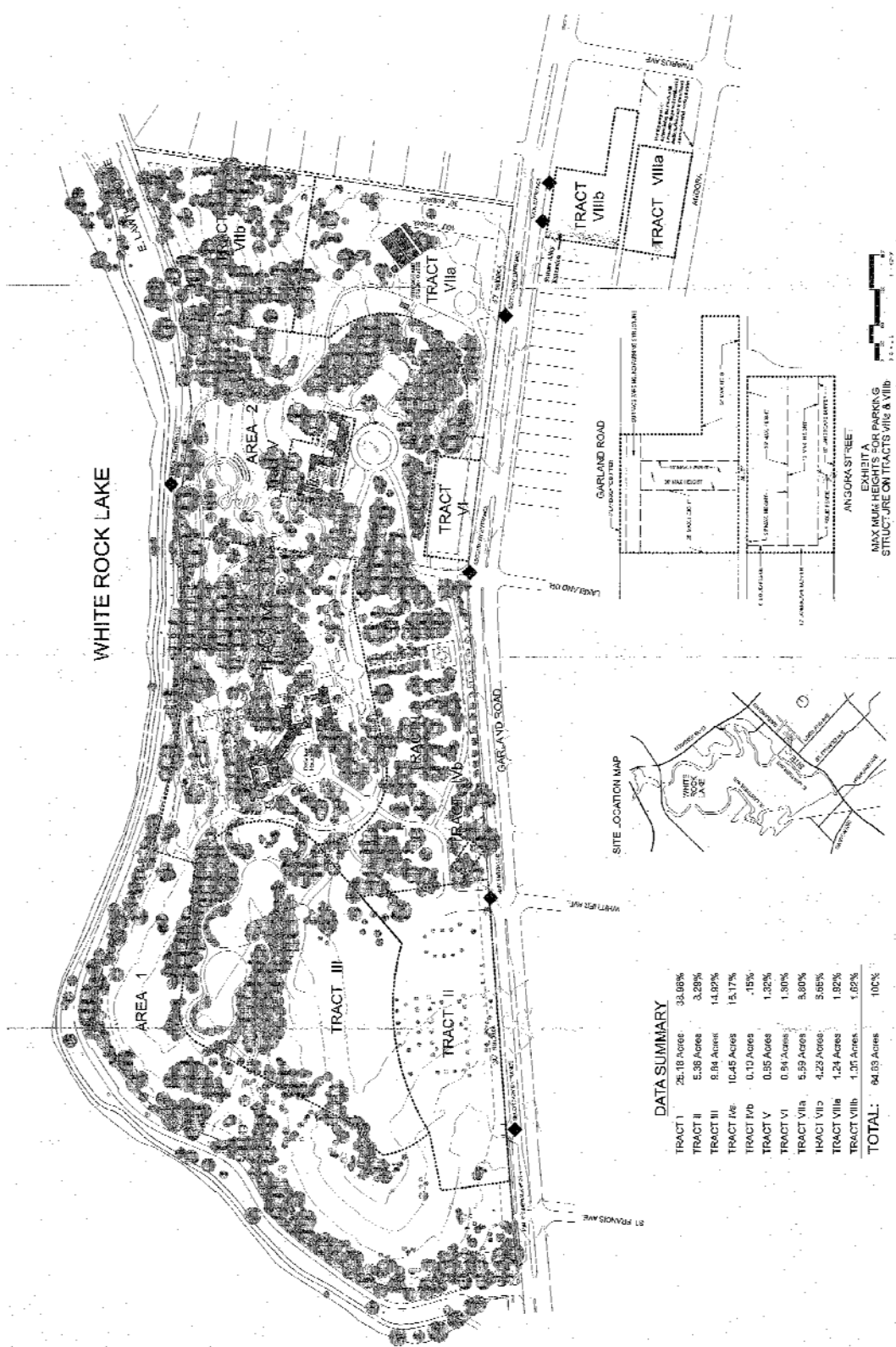


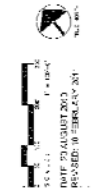
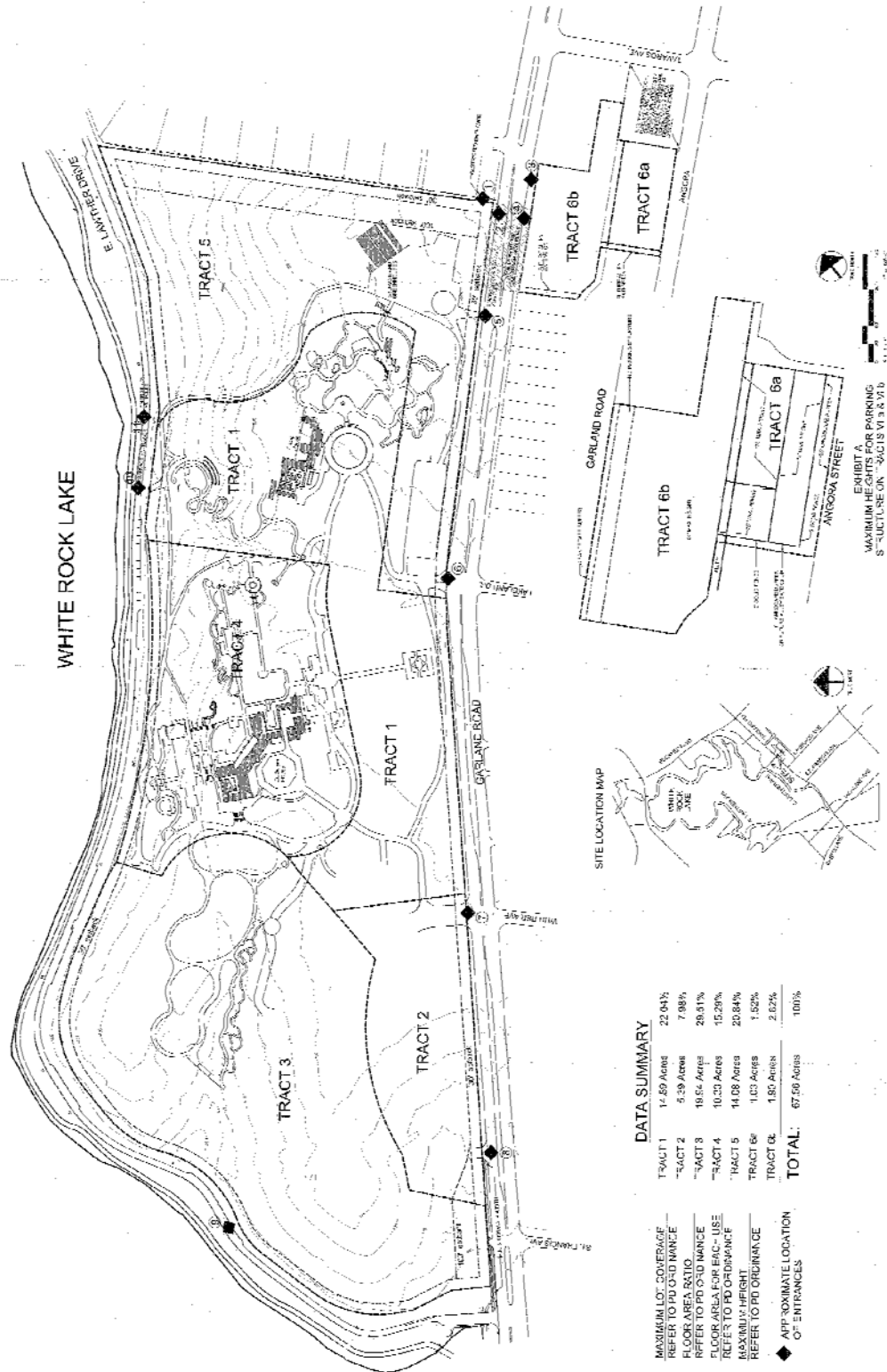
EXHIBIT A
MAXIMUM HEIGHTS FOR PARKING
STRUCTURE ON TRACTS VIII & VIIIb



Concept Plan: Planned Development District #287

Dallas Arboretum &
Botanical Society, Inc.
3817 Garland Road
Dallas, TX 75214-3518
409.516.1400

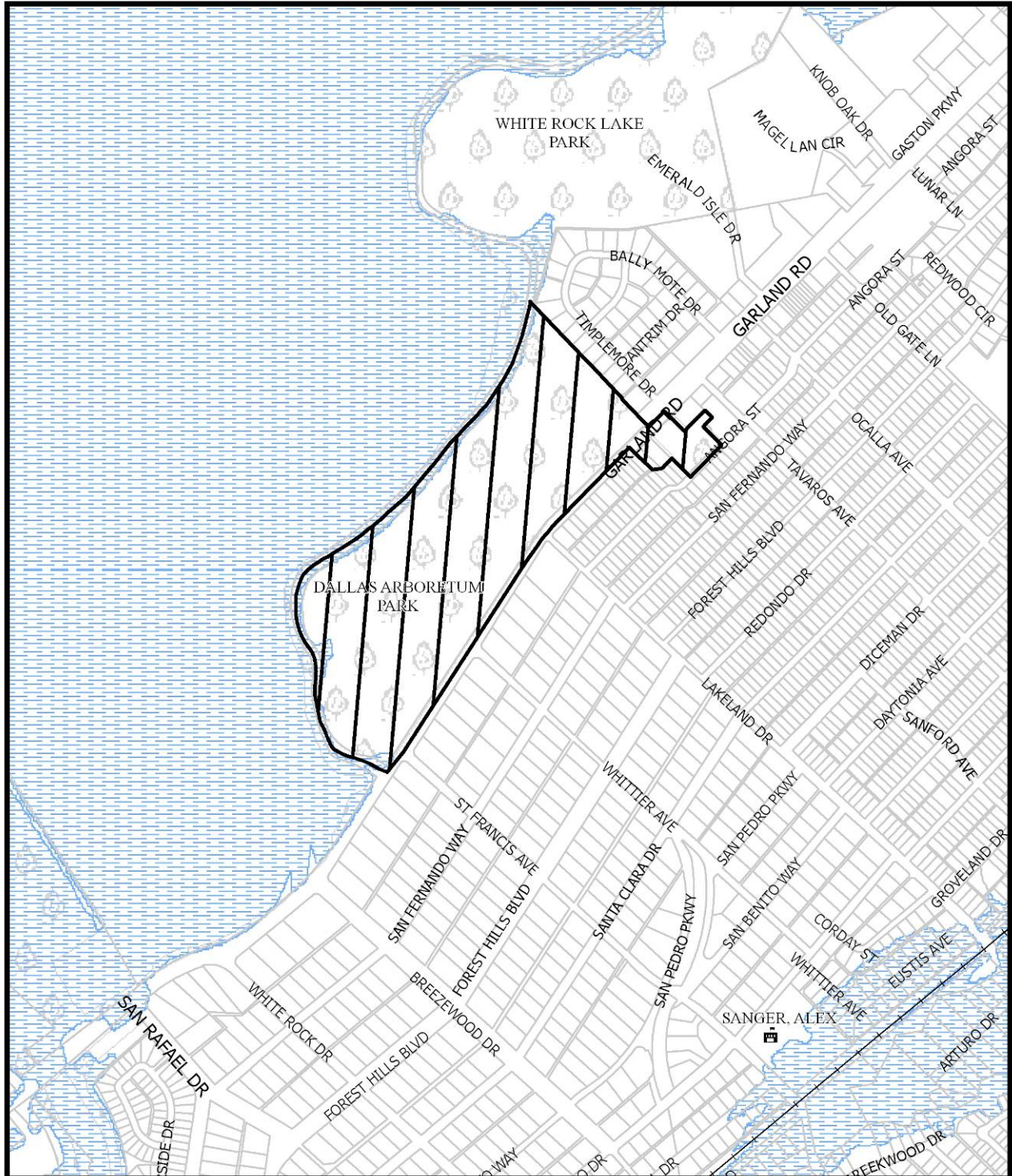
Proposed Conceptual Plan




Conceptual Plan: Planned Development District #287

Dallas Arboretum &
Botanical Society, Inc.
3010 Garland Road
Dallas, Texas 75214
Tel: (214) 313-5506
Fax: (214) 313-5506

Z101-192

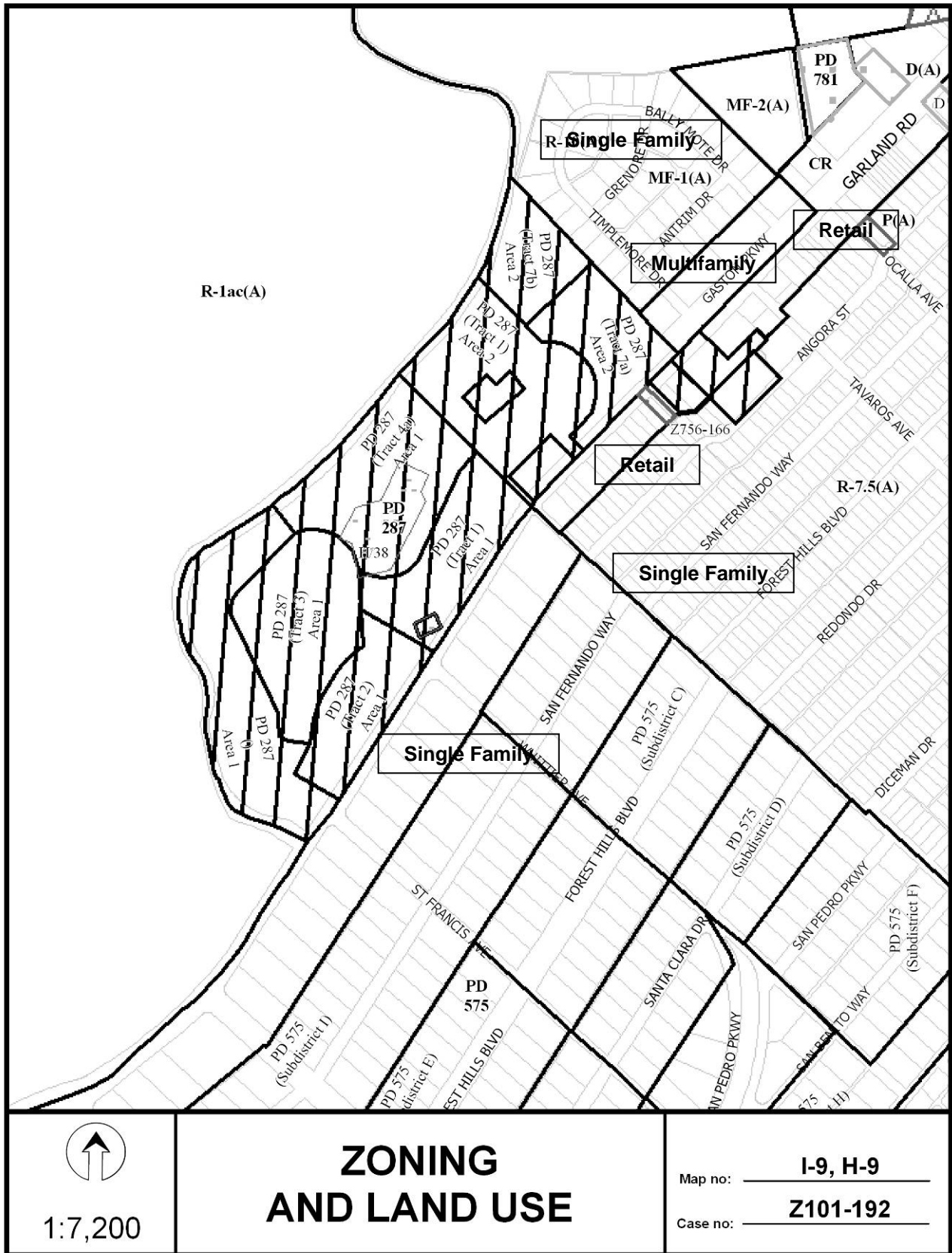


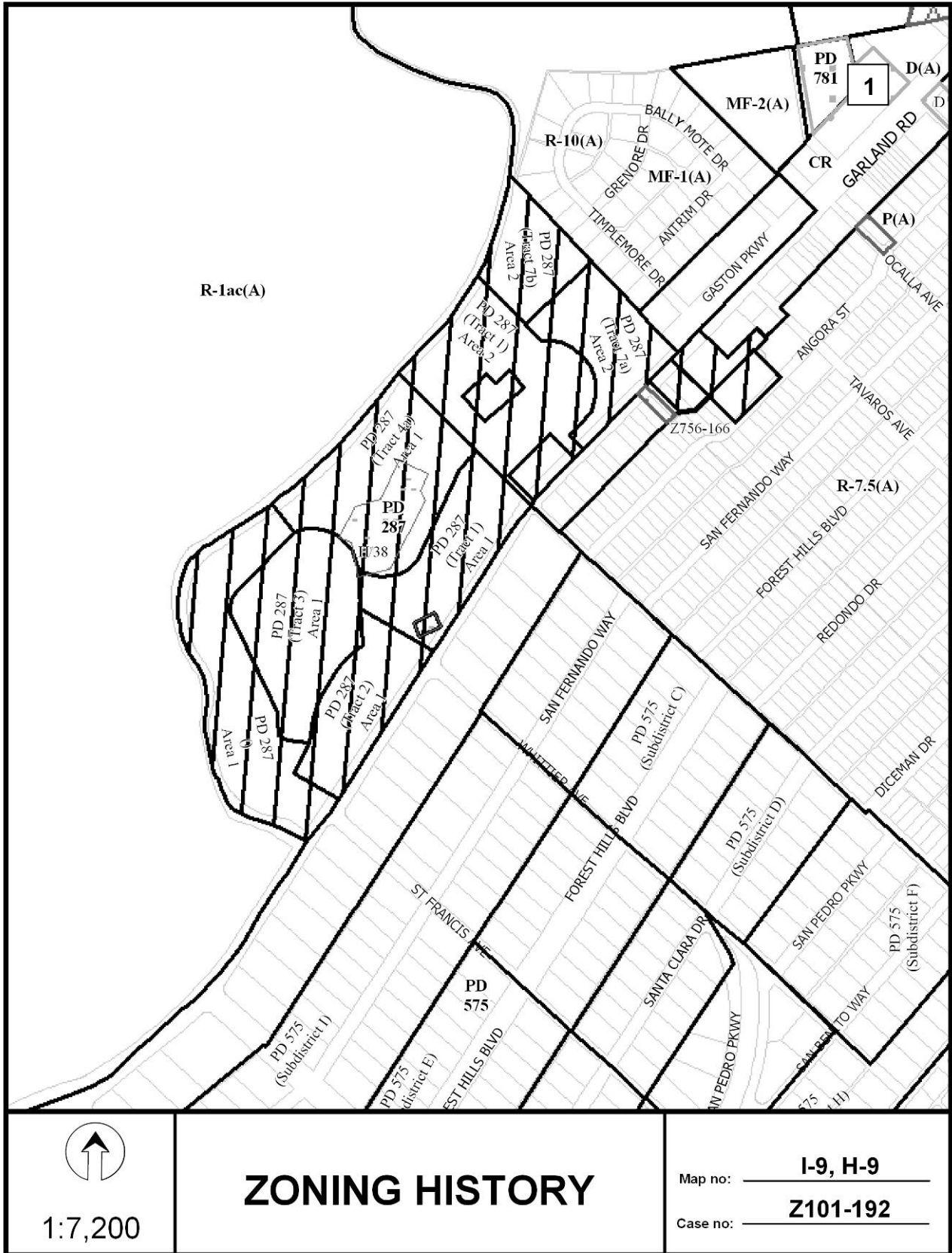

1:10,800

VICINITY MAP

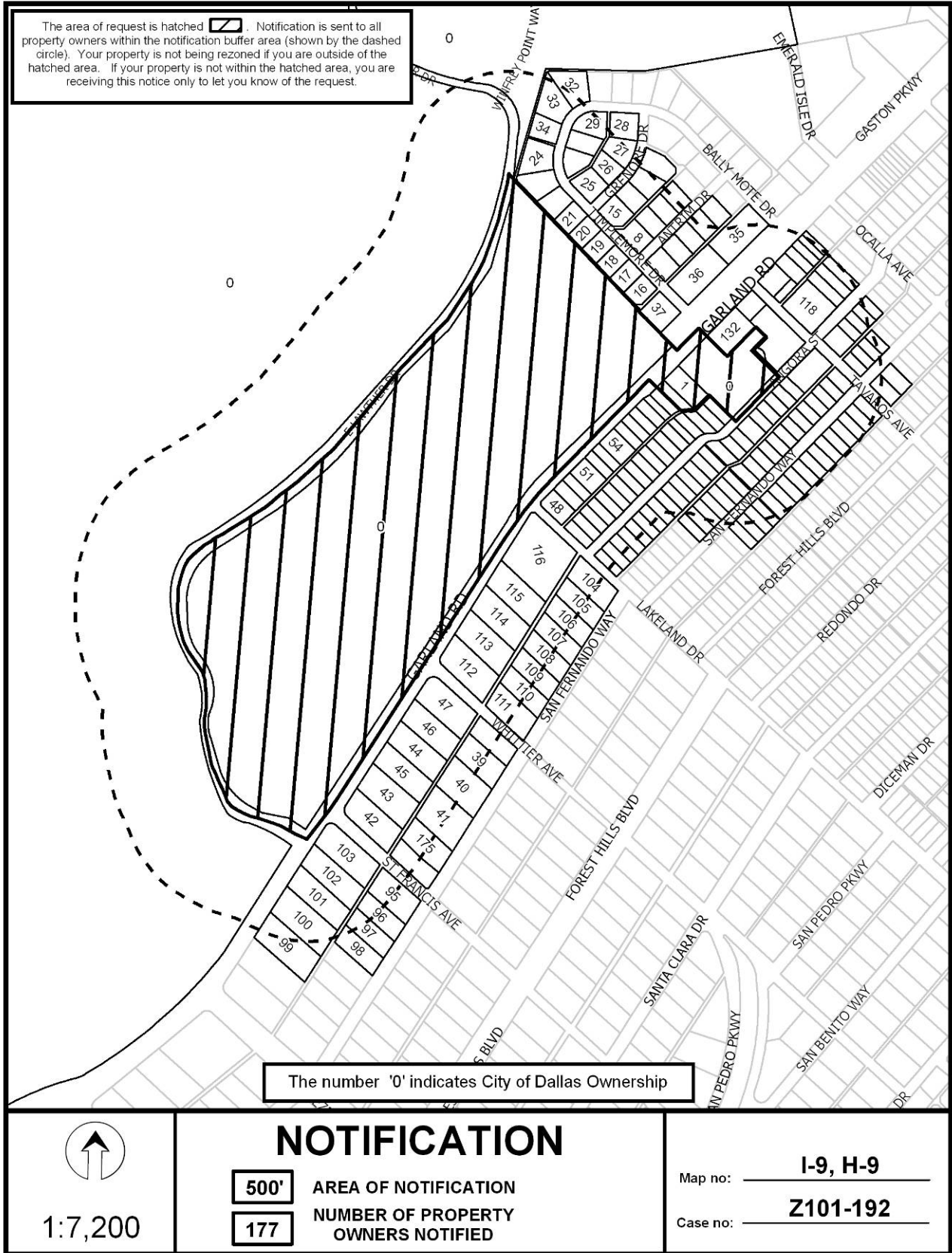
Map no: I-9, H-9
Case no: Z101-192

DATE: April 08, 2011





DATE: April 08, 2011



DATE: April 08, 2011

Notification List of Property Owners

Z101-192

177 Property Owners Notified

Label #	Address	Owner
1	8710 GARLAND	T & B LAND COMPANY LLC
2	8706 GARLAND	LOKEY PAUL E DBA HOOD INVESTMENTS
3	8806 ANTRIM	BAGG PETER B
4	8812 ANTRIM	LADD FC PROPERTIES LLC
5	8816 ANTRIM	WELKER THOMAS
6	8824 ANTRIM	MCCARTY MITZI D
7	8832 ANTRIM	MONROE JOWANNA
8	1154 TIPLEMORE	BLOMGREN MARY LOU
9	8811 ANTRIM	POLLOCK CONNIE S TURNER
10	8817 ANTRIM	JACKSON FORREST A
11	8823 ANTRIM	MAURER GLENN C LISA M
12	8828 GRENORE	BRYANT DONALD R
13	8822 GRENORE	WIMMER JAY & PEGGY L
14	8816 GRENORE	DANGELO JOHN & NANCY
15	8810 GRENORE	TRAIL ROBERT J & MOLLY P
16	1171 TIPLEMORE	SIMPSON JR GEORGE & MARIA A
17	1163 TIPLEMORE	RAMIREZ ARTURO & ESTER
18	1155 TIPLEMORE	HERRON AMANDA C & CHRISTOPHER M
19	1147 TIPLEMORE	LESTINA NICHOLAS R & CHRISTY C
20	1139 TIPLEMORE	TEHAN JAMES D
21	1131 TIPLEMORE	BLAIR PATRICIA
22	1123 TIPLEMORE	DUPERRY KENNETH
23	1115 TIPLEMORE	HETTRICK GREGORY J HETTRICK KAREN
24	1107 TIPLEMORE	SIMPSON GEORGE M JR & MARIA A B
25	8809 GRENORE	HORNICK SCOTT E & DORA P GARZON
26	8817 GRENORE	GRIGGS MICHAEL J & MARY E

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Label #	Address	Owner
27	8827 GRENORE	WELKER THOMAS L
28	8835 GRENORE	GILBERT SYLVIA
29	1117 BALLYMOTE	THOMAS JAY E & KATHRYN A
30	1105 BALLYMOTE	MORALES PETE S & THELMA C
31	1110 TIMPLEMORE	HOEFLER ANNE ZBYLOT TR
32	1124 BALLYMOTE	MCCARTY ANNA C
33	1116 BALLYMOTE	HEPPE ROSARIO E & HANSJOERG J O
34	1108 BALLYMOTE	KUCHENBACKER KARL A
35	8855 GASTON	MADISON DECKER % JOHN HOLMES & CO
36	8821 GASTON	MADISON INTERNATIONAL REC % JOHN
HOLMES & CO		
37	8725 GASTON	8861 GASTON PARKWAY LLC % JOHN HOLMES &
CO		
38	8465 SAN FERNANDO WAY	BIBB JAMES A & MONIQUE V MOLEN
39	8455 SAN FERNANDO WAY	GILMORE GREG & DEBRA
40	8441 SAN FERNANDO WAY	DANAMRAJ SHREEN K & HEATHER DANAMRAJ
M		
41	8427 SAN FERNANDO WAY	FOERSTER WILLIAM M & MELINDA FAIR
42	8410 GARLAND	MITCHELL PATRICIA COMPTON
43	8422 GARLAND	BOYLES WILLIAM H & JUDITH
44	8442 GARLAND	GORE PAUL J
45	8432 GARLAND	NGUYEN TUONG & PHUONG TRAN
46	8452 GARLAND	NORTON JOSEPH J
47	8462 GARLAND	REES TERRY & GRETA C
48	8602 GARLAND	CONDOR K LTD
49	8618 GARLAND	BILLINGSLEY L B INV CO
50	8614 GARLAND	BILLINGSLEY L B INC SUITE NO 3
51	8622 GARLAND	BILLINGSLEY L B CO
52	8626 GARLAND	KLASNICK KAREN M FAMILY REVOCABLE TRUST
53	8630 GARLAND	BELZ JEFFREY D
54	8652 GARLAND	WALTONS LAWN & GARDEN INC
55	8658 GARLAND	CHEERS ETC INC
56	8659 ANGORA	HANTZ BRADY P
57	8655 ANGORA	BURROUGH PAUL & ERIN

Friday, April 08, 2011

Z101-192(MW)

Label #	Address	Owner
58	8651 ANGORA	YOUNG LORRAINE E L & YOUNG PAUL M
59	8645 ANGORA	CRADDUCK CAROL ANNE
60	8643 ANGORA	CHRISTENSEN JAMES A & MARGARET B
61	8639 ANGORA	TEJEDA MARIO ALCOCER
62	8808 ANGORA	DUKE CHARLES W
63	8631 ANGORA	MARTIN CHAD K
64	8627 ANGORA	EDGAR LAURA E
65	8623 ANGORA	DILLON DEENA
66	8619 ANGORA	SHOOK CLAUDIA E
67	8615 ANGORA	COLON ANTOLINO & MARISA
68	8611 ANGORA	ROGERS GREG H & DONNA
69	8607 ANGORA	JAFFRIES JAMIE A II
70	8603 ANGORA	HUKILL SIGRUN
71	8602 ANGORA	WALLACE MICHAEL S & KIMBERLY
72	8606 ANGORA	BURRES DANIEL J & CYNTHIA
73	8610 ANGORA	DEUBNER KEVIN P
74	8646 ANGORA	DELAROSA GRACIELA
75	8618 ANGORA	NEILON LESA SHERRE
76	8622 ANGORA	SEGURA SAMUEL & MARY E
77	8626 ANGORA	SCHMIDT LISA LEE
78	8630 ANGORA	RUCKER WILLIAM KURT &
79	8634 ANGORA	GRAMMER BILLIE E
80	8638 ANGORA	CASEY KATHLEEN ANN
81	8642 ANGORA	GABRIELSON SHAWN
82	8650 ANGORA	ONDRUSEK BILLY J
83	8654 ANGORA	KUCHERA JAMES R
84	8658 ANGORA	JAMISON NANCY
85	8658 SAN FERNANDO WAY	JOINER JANE M
86	8655 SAN FERNANDO WAY	BUCHER SHARON E
87	8651 SAN FERNANDO WAY	DANIEL L M
88	8647 SAN FERNANDO WAY	FANNIE MAE

Friday, April 08, 2011

Label #	Address	Owner
89	8643 SAN FERNANDO WAY	HONEYCUTT GARY L JR & JAN ELLEN MCCLAINE
90	8639 SAN FERNANDO WAY	GUYER REGINALD R
91	8635 SAN FERNANDO WAY	BARNES BRADLEY & EISERMAN CLAUDIA M
92	8646 SAN FERNANDO WAY	HARRISON CHERRY E
93	8650 SAN FERNANDO WAY	MILLER BARBARA L
94	8654 SAN FERNANDO WAY	NARAMORE WILLIAM C JR & REBEKAH A
95	8375 SAN FERNANDO WAY	REISTER WILLIAM J
96	8367 SAN FERNANDO WAY	WHITE DANIEL J & PATRICIA A CORRIGAN
97	8359 SAN FERNANDO WAY	ROUMAYA FAMILY TRUST
98	8351 SAN FERNANDO WAY	HILLE DAVID & KAREN FLING
99	8334 GARLAND	SCHAAR ALLEN DALE & MARY S
100	8338 GARLAND	WATTS CLEAL & MARIE ELIZABETH
101	8354 GARLAND	CARONA DEBORAH A
102	8366 GARLAND	SHOPOFF STEPHEN R & TRUST JOAN S
103	8372 GARLAND	SOBEY TERRY & DIANA L
104	8567 SAN FERNANDO WAY	ALVAREZ MANNY & ELIZABETH
105	8557 SAN FERNANDO WAY	BROWN IRWIN H & THERESA K BAKER BROWN
106	8547 SAN FERNANDO WAY	MC FARLAND GREGORY J & CHRISTIE Q
107	8539 SAN FERNANDO WAY	ERLBACHER EDWIN A & SUSAN E
108	8533 SAN FERNANDO WAY	KELLER J % WILMA KELLER
109	8525 SAN FERNANDO WAY	POTTER RUTH WOODUL
110	8517 SAN FERNANDO WAY	JETT JOSEPH CRAIG & SUE ANN BENNER
111	8509 SAN FERNANDO WAY	CROMARTIE ERIC & LYNN P LYNN P
112	8510 GARLAND	KELLER JACQUELYN
113	8522 GARLAND	KELLER WILMA
114	8532 GARLAND	BATJER SHARON
115	8542 GARLAND	BATJER SHARON
116	8554 GARLAND	KELLER R J
117	8902 GARLAND	SOUTHLAND CORP 21972
118	8903 ANGORA	SOUTHWESTERN BELL SBC COMM INC PPTY TAX
DEP		
119	8916 GARLAND	LOVING THOMAS E JR

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Label #	Address	Owner
120	1212 TAVAROS	BARRY ANNA ROSE
121 HANDY	8702 GARLAND	HANDY ROBERT A & MARGARET ELLEN V
122	8912 GARLAND	STUCKEY PPTIES LLC
123	8920 GARLAND	ROSS JACK G & NINA M
124	8922 GARLAND	STEPHENSON J R
125	8922 GARLAND	STEPHENSON J R
126	8924 GARLAND	HALLIBURTON SWIMMING POOL SERVICE INC
127	8818 GARLAND	AT&T CREDIT UNION
128	8711 ANGORA	SCHECK JENNIFER R &
129	8715 ANGORA	MONGELLO JUDY L
130	8707 ANGORA	STREETMAN RANDY
131	8703 ANGORA	JUDY SHARON L
132	8810 GARLAND	WELP LUBE LP
133	8702 ANGORA	LUFF PETER A & CHRISTIE M LETTS
134	8706 ANGORA	BANGLE JULIE C
135	8710 ANGORA	STEWART WILLIAM J
136	8718 ANGORA	SHIPLEY ROY DALE
137	8722 ANGORA	HUEY TODD BRANDON
138	8726 ANGORA	AXLEY CHERYL D
139	8800 ANGORA	BARNETT MELISSA M
140	8822 ANGORA	EL DIVINO SALVADOR PRESBYTERIAN CHURCH
141	8815 SAN FERNANDO WAY	DRENNAN SHERRY L
142	8811 SAN FERNANDO WAY	CONDIT PAULINE S
143	8807 SAN FERNANDO WAY	CUTRELL JAMES B & CRYSTAL L
144	8803 SAN FERNANDO WAY	HUSTI JILL E
145 LIVING	8727 SAN FERNANDO WAY	MCCLAIN HENRY D & CHARLENE REVOCABLE
146	8723 SAN FERNANDO WAY	BENNER TIMOTHY J & KATHLEEN G
147	8719 SAN FERNANDO WAY	CRAIG MEGAN
148	8715 SAN FERNANDO WAY	AMIEL PAUL H
149	8711 SAN FERNANDO WAY	MOORE KELLY
150	8707 SAN FERNANDO WAY	MARTIN ROBERT T & NICOLE

Friday, April 08, 2011

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Label #	Address	Owner
151	8703	SAN FERNANDO WAY SMITH SHEILA
152	8702	SAN FERNANDO WAY HALL BRIAN
153	8706	SAN FERNANDO WAY NAVA HECTOR & MARIA L NAVA
154	8710	SAN FERNANDO WAY BREEDLOVE NEITA
155	8714	SAN FERNANDO WAY HALIMAN SHAMALEE & TOMASA
156	8718	SAN FERNANDO WAY JOHNSON JOSHUA D
157	8722	SAN FERNANDO WAY HEATH ZACHARY B &
158	8726	SAN FERNANDO WAY TJADEN JENNIFER
159	8802	SAN FERNANDO WAY EDWARDS SONYA SHINN
160	8806	SAN FERNANDO WAY GEARNER STESHA A & DANIEL L
161	8810	SAN FERNANDO WAY BEERS KEVIN
162	8814	SAN FERNANDO WAY NAVA JESUS M & SYLVIA P
163	8818	SAN FERNANDO WAY SINGER ARTURO SUITE 103
164	8822	SAN FERNANDO WAY AHUMADA CHRISTINA
165	8915	SAN FERNANDO WAY BOX AMY G
166	8911	SAN FERNANDO WAY LUSCRI KATHRYN M
167	8907	SAN FERNANDO WAY CONNER DAVID C
168	8903	SAN FERNANDO WAY LA FOND JENNIFER M & KEVIN J
169	8922	ANGORA MCKNEELY RACHEL
170	8918	ANGORA DABBS JAMES E
171	8914	ANGORA TOMPKINS JAMES B & BRENDA
172	8910	ANGORA JONES SHANNA
173	8910	SAN FERNANDO WAY HAWKE ROBIN
174	8902	SAN FERNANDO WAY SCHROEDER MARY PETRONILLA
175	8417	SAN FERNANDO WAY DONAHOE BRIAN
176	8927	ANGORA JLD CUSTOM HOMES LP
177	8823	SAN FERNANDO WAY JOHNSON ERIC

Friday, April 08, 2011

FILE NUMBER: Z089-222(DC) **DATE AUTHORIZED:** May 21, 2009

LOCATION: Lots fronting on Fantasia Ln east of Rossier Rd, all lots fronting on Candlelight Ln, Wonderland Trl, Snow White Dr, Dwarfs Cir, and Cinderella Ln. between Northaven Rd and Sleepy Ln, lots fronting the east side of Snow White Dr between Sleepy Ln and Royal Ln, and lots fronting both sides of Pinichio Dr and Cinderella Ln between Sleepy Ln and Royal Ln.

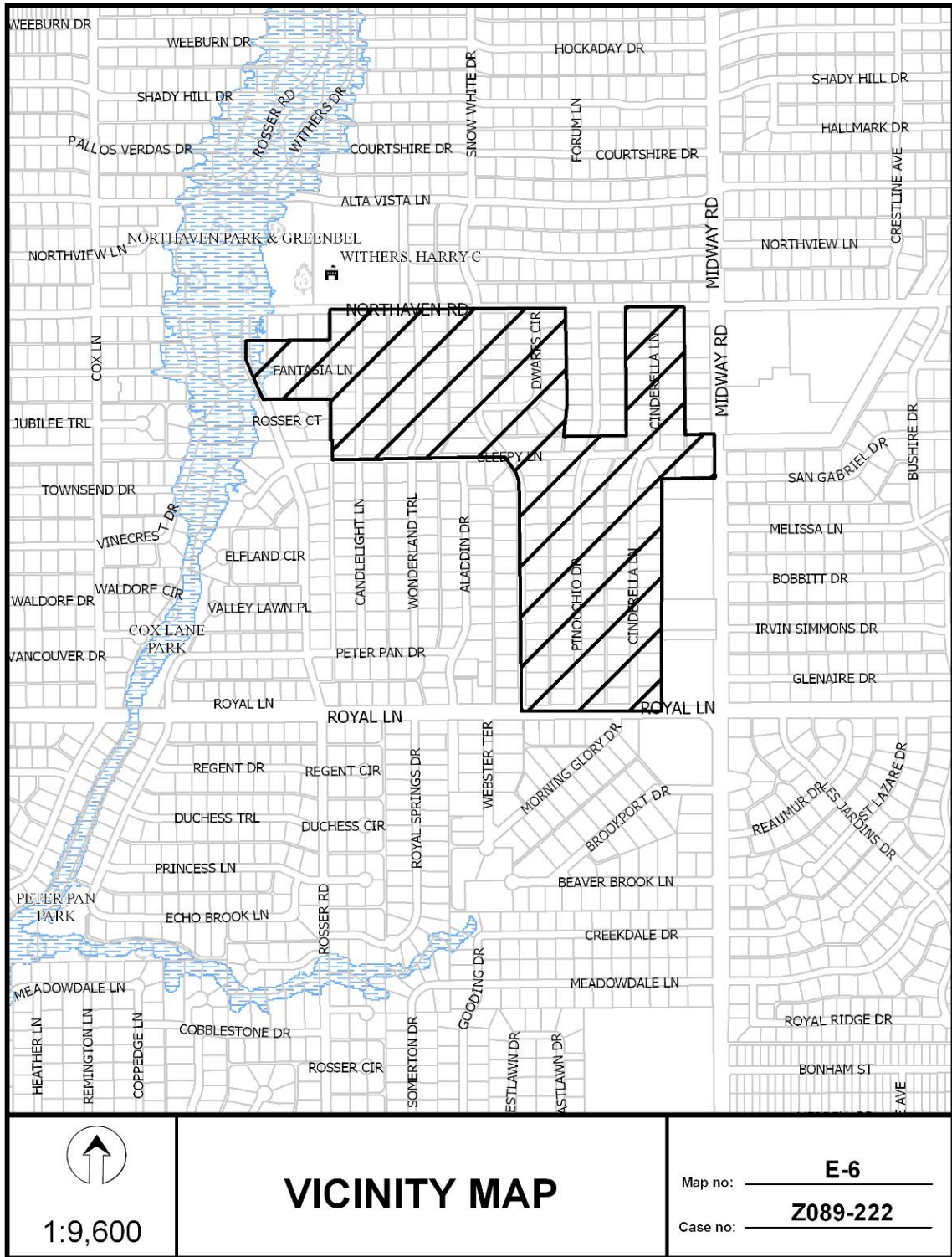
COUNCIL DISTRICT: 13 **MAPSCO:** 24 A, B, F

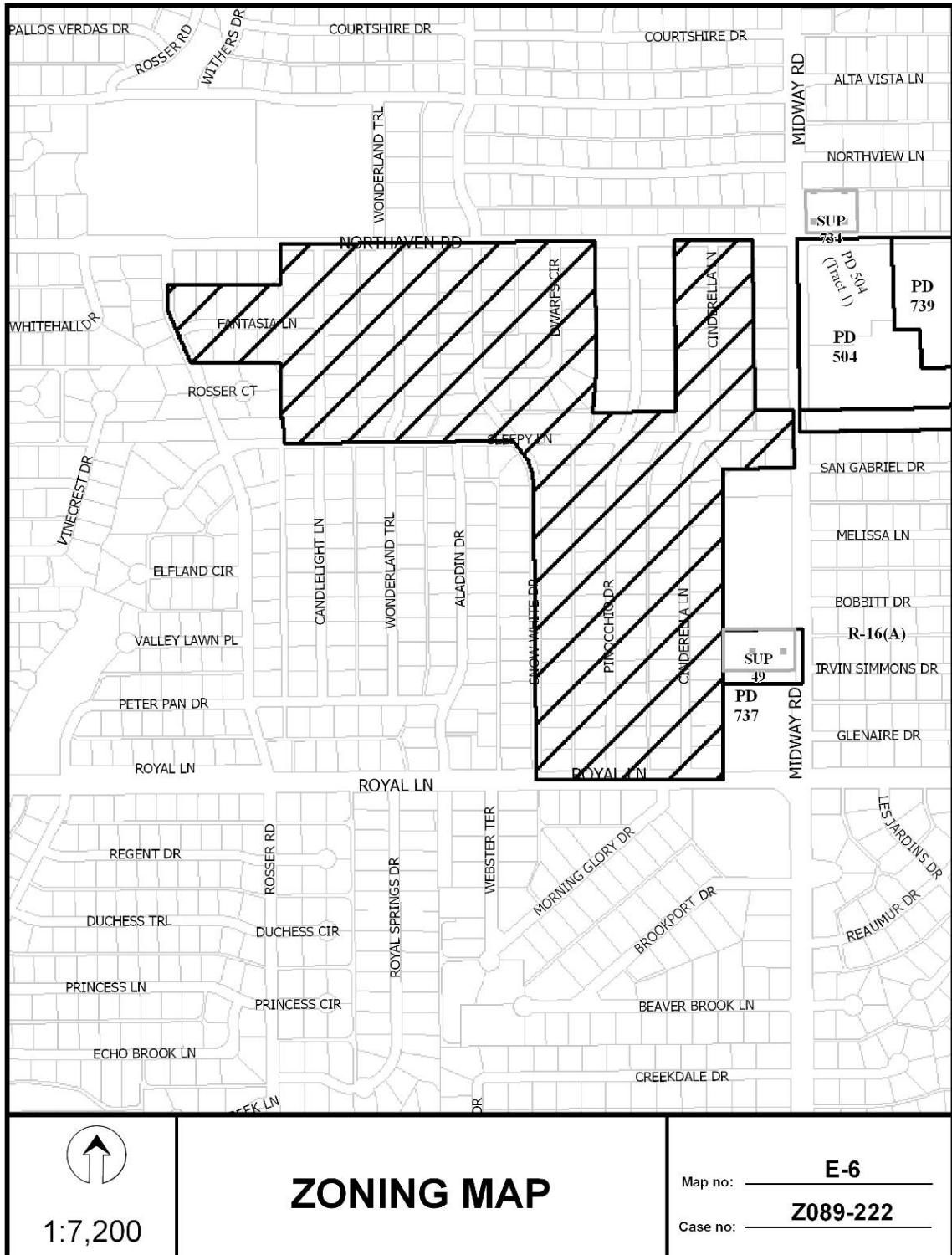
SIZE OF REQUEST: 85 acres **CENSUS TRACT:** 96.09

ITEM: A Conceptual Plan and recommendation of termination of consideration of a Conservation District on property zoned an R-16(A) Single Family District.

SUMMARY: The City Plan Commission authorized a hearing to consider a conservation district on the subject area on May 21, 2009. A community meeting on the conservation district process was conducted on August 5, 2009. A Steering Committee was established to consider appropriate conservation district standards reflective of existing architectural styles to be conserved within the subject area. The first steering committee meeting was conducted on September 28, 2009. After many meetings, a preference poll was developed in May of 2010 and mailed to all property owners within the subject area on August 13, 2010. After results from the preference poll were tallied, only two proposed standards of 16 in the survey received 50 percent or greater support from those that responded. At the last meeting of the Disney Streets Conservation District Steering Committee on October 9, 2010, the majority recommendation of the committee was to terminate the authorized hearing process to consider a conservation district on the subject area.

STAFF RECOMMENDATION: Termination of consideration of an authorized hearing on the subject area and denial of a Conservation District Conceptual Plan.





DATE: April 07, 2011

Disney Streets of Midway Hills Conservation District Conceptual Plan

HISTORY OF THE DISTRICT

The proposed district is a neighborhood located in northwest Dallas east of Midway Road and north of Royal Lane. The proposed district includes properties fronting on Fantasia Lane east of Rossier Road, all lots fronting on Candlelight Lane, Wonderland Trail, Snow White Drive, Dwarfs Circle, and Cinderella Lane between Northaven Road and Sleepy Lane, lots fronting the east side of Snow White Drive between Sleepy Lane and Royal Lane, and lots fronting both sides of Pinocchio Drive and Cinderella Lane between Sleepy Lane and Royal Lane. The proposed district consists of lots platted as part of Midway Hills Addition which was developed in the mid 1950s.

The proposed district is both culturally and architecturally significant. The area is an excellent example of the development that reflected the prosperity of Dallas in the post-war years. Several of the houses were designed by Dallas architects including Thomas Scott Dean and Stark West. Prominent California designer Cliff May, considered the “father” of the ranch style house, designed the house at 11232 Pinocchio Drive. Well know local builder, Leslie Hill had the “exclusive rights...for the construction of the California contemporary home” and built several homes in the area. The houses are predominately ranch style with several California Contemporary homes and it would be appropriate to require conservation of these styles of architecture styles within the district.

Like many other post-war cities across the country, Dallas saw tremendous neighborhood development due to the need for housing for returning G.I.s; the availability of low-cost mortgages; advances in building technology, and an increase in automobile ownership. In 1954 and 1955, homes on Pinocchio Drive were featured in the Dallas Parade of Homes, an event sponsored by the Dallas Chapter of the National Association of Home Builders to showcase the latest building designs and technology.

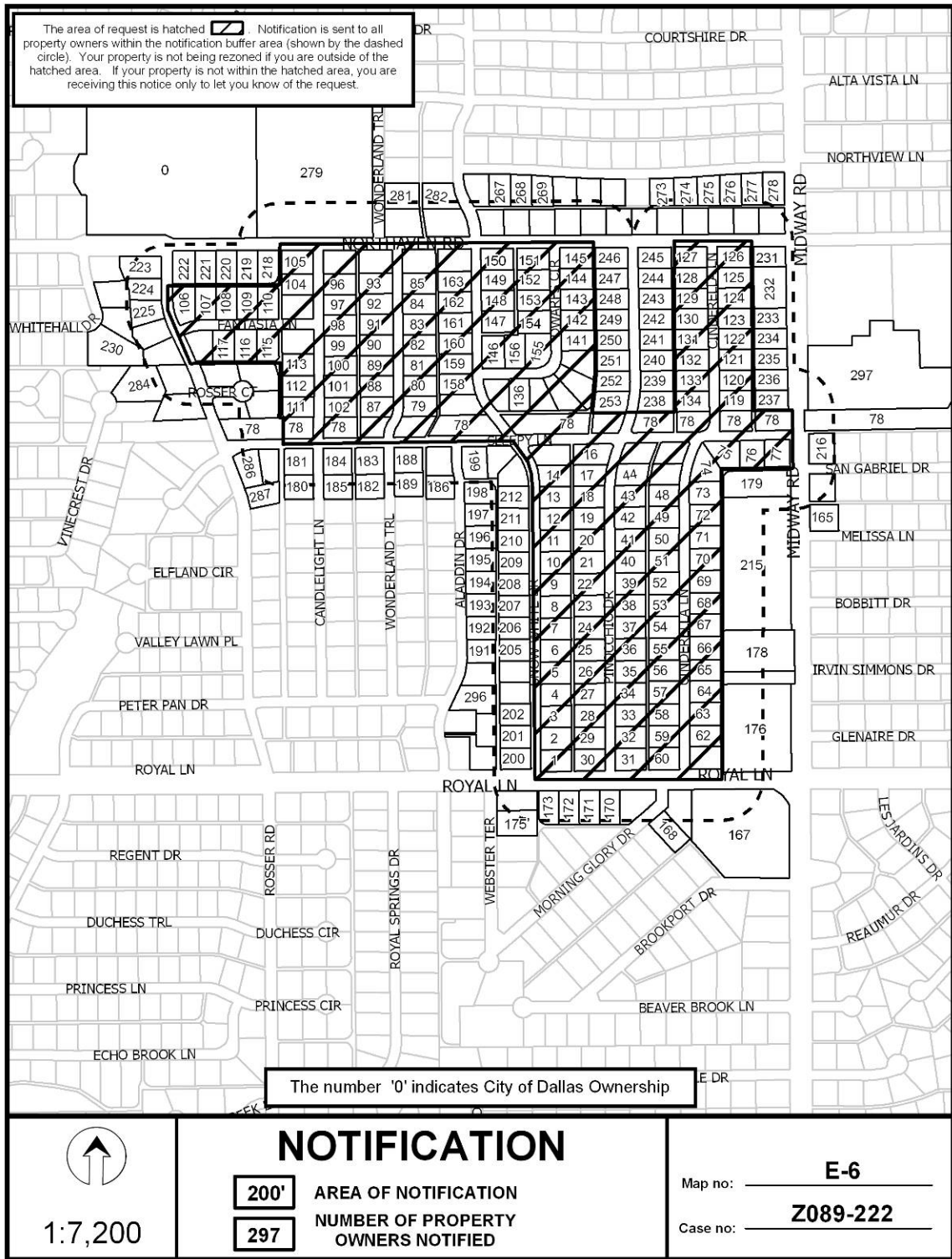
EXISTING ZONING AND LAND USE

The Disney Streets neighborhood is zoned an R-16(A) single family district. Lots within the proposed district are developed exclusively with single family homes.

FEASIBILITY

To qualify as a conservation district, an area must meet all four criteria as stated in the Dallas City Code, Section 51A-4.505:

1. The area must contain at least one blockface.
2. The area must be either "stable" or "stabilizing" as those terms are defined in this section.



Notification List of Property Owners

Z089-222

297 Property Owners Notified

Label #	Address	Owner
1	10808 SNOW WHITE	REYNOLDS JEFFREY P & CLAUDIA V
2	10816 SNOW WHITE	TATE ERIN E & FOSTER DAVID SCOTT
3	10824 SNOW WHITE	HEARN CLAUDE E LF EST & LILLIAN R HEARN LF EST
4	10832 SNOW WHITE	COOPER RESIDENTIAL LLC
5	10840 SNOW WHITE	CARTER BEN F & CAROL C
6	10908 SNOW WHITE	ANDERSON CRAIG M & CATHERINE C
7	10916 SNOW WHITE	SHARPLESS STEVEN R & MELANIE
8	10924 SNOW WHITE	HERVEY EDWARD D EST OF
9	10932 SNOW WHITE	WORTHY RICHARD G
10	10940 SNOW WHITE	GREAVES BETTY J
11	11008 SNOW WHITE	DEATHERAGE JANE GUTZMAN
12	11016 SNOW WHITE	SIDLEY DEANNA & MATTHEW
13	11024 SNOW WHITE	BROOKS RUTH
14	11030 SNOW WHITE	ROOSTH SUSAN E
15	11038 SNOW WHITE	RICE KEVIN
16	11037 PINOCCHIO	GLENN JAMES E
17	11031 PINOCCHIO	JACKSON THOMAS J III & JOANNE R
18	11023 PINOCCHIO	RISINGER BILLY J & SUSAN L
19	11015 PINOCCHIO	BENSING EARLE J
20	11007 PINOCCHIO	BALDWIN CLARK ANDREW & MARY ALLISON
21	10939 PINOCCHIO	TROIA CARLO B & PHYLLIS J CATTON
22	10931 PINOCCHIO	ROMAINE HENRY S JR & KAREN K
23	10923 PINOCCHIO	ZEITMAN V RUTH TR
24	10915 PINOCCHIO	MCDONALD FRED D
25	10907 PINOCCHIO	BRIGHTBILLCAMP CYNTHIA
26	10839 PINOCCHIO	LEWIS RUSSELL W & KATHERINE

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Label #	Address	Owner
27	10831 PINOCCHIO	CHILDERS RALPH & RUTH ESTATE OF
28	10823 PINOCCHIO	CRAIG ELLEN BUNN
29	10815 PINOCCHIO	ANTES WILLIAM L II & PATRICK CAMILLE R
30	10807 PINOCCHIO	MILLER LINDA & EDDIE
31	10808 PINOCCHIO	LIU QINGHUA & CLAIRE CHU
32	10816 PINOCCHIO	EMBREY CHARLES A
33	10824 PINOCCHIO	MADDEN PATRICK F & LISA ANN
34	10832 PINOCCHIO	ROSS ERIC N & LISA M
35	10840 PINOCCHIO	DEMETROVICH THOMAS M & SHANNON S DEMETROVICH
36	10908 PINOCCHIO	CHAPMAN JOHN GREGORY & JULIE T
37	10916 PINOCCHIO	STAVISH ANDREW &
38	10924 PINOCCHIO	WILLIAMS BLUFORD B & DEBRA S
39	10932 PINOCCHIO	COLLIER LAWANA R
40	10940 PINOCCHIO	BAXTER JANESE DIANA
41	11008 PINOCCHIO	WATSON ROBERT P III & DEBORAH T
42	11016 PINOCCHIO	CARDOZA CARLOS A
43	11024 PINOCCHIO	MAURER VIRGINIA DAVIS
44	11032 PINOCCHIO	STOCKARD LEIGH ANN
45	11038 PINOCCHIO	RICHARDS RUSSELL V & AMY L
46	11037 CINDERELLA	ORMS DEWEY L
47	11031 CINDERELLA	GLATZ JEFFREY D & JOY P VIDHEECHAROENGLATZ
48	11023 CINDERELLA	GALLIVAN KAY D
49	11015 CINDERELLA	MCCLARNAN MARY K
50	11007 CINDERELLA	PEARCE AARON
51	10939 CINDERELLA	HERZOG CADE & RACHEL
52	10931 CINDERELLA	REED RANDALL CONNELL
53	10923 CINDERELLA	SOBOTA NANCY M
54	10915 CINDERELLA	ENGLAND TODD & LAURA BURTON
55	10907 CINDERELLA	PULLMAN LARRY
56	10839 CINDERELLA	SHAVER DARREL BLAKE & TAYLOR C
57	10831 CINDERELLA	TRUE ANDREA

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Label #	Address	Owner
58	10823 CINDERELLA	HUDSON LESLIE REID
59	10815 CINDERELLA	GRIFFIN JENNIFER A & NICHOLAS B
60	10807 CINDERELLA	STUBEL BRENDA
61	10808 CINDERELLA	ELLIOTT CHRISTINE A
62	10816 CINDERELLA	LEYDON MICHAEL & ELAINE PAWLOWICZ
63	10824 CINDERELLA	CAIN BYRON W & NANCY C
64	10832 CINDERELLA	LUBKIN JENNIFER L
65	10840 CINDERELLA	WILLIAMS INEZ
66	10908 CINDERELLA	YANTIS FRANK W
67	10916 CINDERELLA	JOHNSON ALMA JANICE TRUST ALMA J JOHNSON TR
68	10924 CINDERELLA	HENRICH JOHN M & NORA E DAVIS
69	10932 CINDERELLA	GLAESMANN BRADLEY W
70	10940 CINDERELLA	MARINKO TODD & KRISTEN BRISCOE
71	11008 CINDERELLA	WESTER SAMMIE
72	11016 CINDERELLA	THOMAS MARY ANN & JETTIE A SAMS
73	11024 CINDERELLA	RAGIN NOEL WALKER & ROBIN AZOLA
74	11038 CINDERELLA	BOOTH ROBERT G
75	4138 SLEEPY	WILSON STEVAN
76	4148 SLEEPY	GRAY TOBY J &
77	4156 SLEEPY	GILBERT JAMES E
78	11119 MIDWAY	TEXAS UTILITIES ELEC CO % STATE & LOCAL TAX DEPT
79	11114 WONDERLAND	GOODCHILD PETER G & KAREN D HOPKINS
80	11122 WONDERLAND	VETTERICK JOANNE COCKRILL
81	11130 WONDERLAND	FOLEY MARGARET HUDSON
82	11138 WONDERLAND	BONTE FREDERICK J
83	11206 WONDERLAND	HARTLEY THOMAS A & JELENA
84	11212 WONDERLAND	CHERNIK THOMAS P & DIANE D
85	11218 WONDERLAND	LONG DENNIS M & KRISTINE A
86	11224 WONDERLAND	HARVEY RICHARD E
87	11115 WONDERLAND	KLOSS JASON
88	11123 WONDERLAND	HOPPER JAY G & RHONDA M

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Label #	Address	Owner
89	11131 WONDERLAND	OSBORNE RANDALL S & LESLIE ANN
90	11139 WONDERLAND	RUTHERFORD REBECCA T & SCOTT A
91	11205 WONDERLAND	EVERITT WILLIAM R
92	11211 WONDERLAND	URBAN SUSAN MCGUIRE
93	11217 WONDERLAND	STANLEY TOM & MINDY
94	11223 WONDERLAND	THOMAS DIANA K
95	11224 CANDLELIGHT	HINE KELLY D HINE KELLY K
96	11218 CANDLELIGHT	FERMAN SCOTT A
97	11208 CANDLELIGHT	MCCUNE MARK P & CAROLYN J
98	11134 CANDLELIGHT	EDMONSON SARA H
99	11128 CANDLELIGHT	GRACE ROBERT W JR & JACQUELINE A GRACE
100	11122 CANDLELIGHT	SALTER THOMAS R TRUSTEE & MARJORIE F SALTER TRUSTEE
101	11116 CANDLELIGHT	SPRUIELL R JACK & CAROL J
102	11110 CANDLELIGHT	SCHAFFER JACK D
103	11207 CANDLELIGHT	LONGHOFER MATTHEW T & JENIFER C
104	11217 CANDLELIGHT	NIX DONALD J
105	11225 CANDLELIGHT	SCANNELL TERESA M
106	3909 FANTASIA	JOSEPHS EDWIN L
107	3919 FANTASIA	SCHENDLE ANDREW & ERIN MARY RUSSELL
108	3929 FANTASIA	HOWARD EDWARD R JR & STEPHANIE T
109	3939 FANTASIA	ECHOLS EDDIE G & PATTY R
110	3949 FANTASIA	ABBONDANZIO RICHARD & LUCIANNE
111	11111 CANDLELIGHT	CONNER D STEPHEN & NICKI M
112	11117 CANDLELIGHT	KILLELEA ROBERT M & HELMIE H REVOCABLE LIVING TR
113	11123 CANDLELIGHT	WATKINS JERRY & LISA S
114	11129 CANDLELIGHT	SALIH GEORGE J
115	3948 FANTASIA	WHITE LYNN B & ALMA B WHITE
116	3938 FANTASIA	BERNISH STEPHEN E & CHERRY L FULFER BERNISH
117	3928 FANTASIA	HAUG H EDWARD
118	3918 FANTASIA	SHANNON CLAYTON N & RHONDA S
119	11116 CINDERELLA	FLEWELLING MATT

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Label #	Address	Owner
120	11124 CINDERELLA	HAMMONS CHRISTOPHER M STEPHANIE
121	11132 CINDERELLA	PITTS LARRY W
122	11140 CINDERELLA	ROSS DAVID M
123	11208 CINDERELLA	PAYNE BETTYE JO
124	11216 CINDERELLA	ANGEL CHARLES ALLEN & LEAH DESANGES
125	11224 CINDERELLA	DRIE BARBARA G VAN
126	11232 CINDERELLA	PENLAND HORTENSE SPURGER
127	11231 CINDERELLA	WINE MARK & HEATHER
128	11223 CINDERELLA	DAUM KURT G & SUSAN H
129	11215 CINDERELLA	GINSBURG ROBERT & RHONDA
130	11207 CINDERELLA	DUNCAN MARGARET F
131	11139 CINDERELLA	CARVER ILLA M
132	11131 CINDERELLA	JAMES JACQUELINE
133	11123 CINDERELLA	PASCHALL RONALD T
134	11115 CINDERELLA	OCONNOR PATRICIA D
135	11108 DWARFS	HARMS EDWARD J
136	11116 DWARFS	WHITE BRAD L & BEVERLY A
137	11120 DWARFS	HECHT BRUCE M
138	11124 DWARFS	MARX JACQUELINE G
139	11130 DWARFS	LAQUEY HOWARD L
140	11136 DWARFS	BEHRINGER BRANDLEY DAVID
141	11144 DWARFS	ATKINS JOEL E
142	11208 DWARFS	GARRISON GREGORY W & ELIZABETH J
143	11216 DWARFS	BROWN JAMES
144	11224 DWARFS	THOMAS RALPH D & ANNE H THOMAS
145	11232 DWARFS	JUDD DON W & MARTHA S
146	11106 SNOW WHITE	ENGLAND JOHN K
147	11208 SNOW WHITE	ALLEN CHRISTOPHER & CLAIRE
148	11216 SNOW WHITE	JONES JEFFREY D & ANA M
149	11224 SNOW WHITE	GOOCH LOWAYNE
150	11232 SNOW WHITE	GEORGE ALLEN R

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Label #	Address	Owner
151	11231 DWARFS	WARD JOHN MICHAEL & BETH ANNE
152	11223 DWARFS	FUSCH FAMILY TRUST %ROBBIE F FUSCH (TRSTEE)
153	11215 DWARFS	PATTIST BARBARA P
154	11207 DWARFS	LANFORD LEE J
155	11121 DWARFS	STRACK CHERYL L
156	11115 DWARFS	MORTON JASON & SALLIE
157	11117 SNOW WHITE	JENSEN MARK E
158	11125 SNOW WHITE	MCDANIEL JASON R
159	11133 SNOW WHITE	REMBERT SHARON
160	11141 SNOW WHITE	WATSON JUDITH D
161	11207 SNOW WHITE	GREENE ELIZABETH
162	11215 SNOW WHITE	HANNAGAN JAMES & SUSAN
163	11223 SNOW WHITE	SELF RUTH A
164	11231 SNOW WHITE	DOYLE CAHILL L & KELLY C
165	4207 MELISSA	CAMERON JAMES A & RENEE J
166	10796 MORNING GLORY	WRIGHT KENNETH PATRICK & HYEJIN C
167	10727 MIDWAY	PROVIDENCE PRESBYTERIAN CHURCH PCA
168	10794 MORNING GLORY	CHEVALIER JOHN C & KRISTI L
169	4098 ROYAL	ANDER STUART DALE & JO ANN JACKSON
170	4090 ROYAL	HERNANDEZ LUIS J & PATRICIA
171	4082 ROYAL	WINGFIELD NICHOLE
172	4066 ROYAL	RAMON CARL & ANTHONY D VASSALLO
173	4074 ROYAL	CARDOZA SANTIAGO & MARTHA
174	10766 WEBSTER TERRACE	DUPREE KYLE MORGAN
175	10754 WEBSTER TERRACE	HERD RANDY H & DEBORAH K GILMAN HERD
176	4151 ROYAL	JOHN CALVIN PRES CHURCH
177	4151 ROYAL	TEXAS FOUNDATION FOR EDU ADVANCEMENT INC
178	10909 MIDWAY	TEXAS FOUNDATION FOR EDUCATIONAL ADVANCEMENT
179	11015 MIDWAY	PETREE DAVID
180	11037 CANDLELIGHT	SCHELLSMIDT STACY
181	11047 CANDLELIGHT	GREEN ROBERT E & LINDA N

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Label #	Address	Owner
182	11039 WONDERLAND	VANOERS NICOLAI S C & MARINA V PASCALI
183	11049 WONDERLAND	KOWALSKE KAREN J
184	11048 CANDLELIGHT	SMITHSON KELVIN CHAD & MICHELLE T
185	11038 CANDLELIGHT	KIRCHOFFER ARTHUR M JR & FLORENCE W
186	11047 ALADDIN	MORSE DAVID JARED & MARGARET K
187	11057 ALADDIN	SONN BARBARA S
188	11050 WONDERLAND	RECTOR JOHN A III & LINDA J RECTOR
189	11040 WONDERLAND	DELASHAW LORI G &
190	10912 ALADDIN	MCDONALD WILLIAM P
191	10918 ALADDIN	BRADY PATRICK J & JACQUELINE S BRADY
192	10928 ALADDIN	MEAD MARCIA L
193	10938 ALADDIN	DAVIDSON VERNON R
194	11006 ALADDIN	WILSON LINDSAY S
195	11016 ALADDIN	FRITS RUTH MASON
196	11026 ALADDIN	BORDELON LAMAR J
197	11036 ALADDIN	HOLOTIK LONNIE R & GAIL V
198	11046 ALADDIN	KEARLEY RICHARD I JR
199	4020 SLEEPY	MORGENSTERN JOSEF
200	10807 SNOW WHITE	UPTON CLAGGETT C & KAREN UPTON A
201	10815 SNOW WHITE	PFROMMER PAUL E
202	10823 SNOW WHITE	WRIGHT CLAUDIA R
203	10831 SNOW WHITE	LONDENBERG PAUL A & LINDA J
204	10839 SNOW WHITE	BOURRET CAROLINE J & JOHN E JR
205	10907 SNOW WHITE	MCBEE DAVID & MARSHA
206	10915 SNOW WHITE	AIGUIER SALLIE R
207	10923 SNOW WHITE	RUSSELL ROBERT JEFF JR
208	10931 SNOW WHITE	USRY JONATHAN E & ANNA L
209	10939 SNOW WHITE	TULLY ANNA MAY SULLIVAN
210	11007 SNOW WHITE	HARL KIMBERLY
211	11015 SNOW WHITE	SINGER MARK JAY
212	11023 SNOW WHITE	LENZEN GREGORY K & MARIE

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Label #	Address	Owner
213	11033 SNOW WHITE	KRAMER HELMUT J & MELODY R
214	4030 SLEEPY	BEADLING GAGE W & JANET K
215	11001 MIDWAY	MIDWAY HILLS CHRISTIAN
216	4207 SAN GABRIEL	HABITZREITER RICHARD K & LINDA D
217	4208 SAN GABRIEL	JERGENS ANDREW ALLEN
218	3950 NORTHAVEN	RAY JEAN MARIE ALLEN
219	3940 NORTHAVEN	ROBINSON MAXINE EST OF
220	3930 NORTHAVEN	ELLIOTT MARGARET P
221	3920 NORTHAVEN	ANASTASI TIMOTHY DOUGLAS & ELISABETH TURNER
222	3910 NORTHAVEN	VIDAL LLOYD J
223	11241 ROSSER	LIGON MARY MORRISON
224	11231 ROSSER	BARBER ALBERTA L
225	11221 ROSSER	RUSSELL JAMES A JR
226	11211 ROSSER	DOURS EUGENE H & MELISSA M
227	11151 ROSSER	ARCE OCTAVIO ANDRES
228	3880 WHITEHALL	VELEVIS ROBERT & KIMBERLY
229	3870 WHITEHALL	STROMBERG M LEIF
230	3860 WHITEHALL	BAKEWELL JOHN A IV
231	11231 MIDWAY	RYBA EDWARD S
232	11223 MIDWAY	MCCLASKEY RONALD F & CHRISY L
233	11207 MIDWAY	OMBRELLO JILL R & JAMES M
234	11135 MIDWAY	NESOM CHARLES S JR EST OF % DOROTHY NESOM
235	11127 MIDWAY	STOVER JAMES W
236	11119 MIDWAY	CYTRON SCOTT H & KEVIN S TURNER
237	11111 MIDWAY	WAITE GREGORY S & JOHN M ARNEY
238	11116 PINOCCHIO	ILZHOEFER JOHN R
239	11124 PINOCCHIO	LANKFORD CRAIG & CHRISTINE
240	11132 PINOCCHIO	POLLACK JACOB NATHAN & KAY E
241	11140 PINOCCHIO	SHAHAN BRYAN & BONNIE
242	11208 PINOCCHIO	MENNEL MARK A & ANN M
243	11216 PINOCCHIO	DIAMOND JACK W & ANN

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Label #	Address	Owner
244	11224 PINOCCHIO	THE NIX TRUST
245	4114 NORTHAVEN	REEVE MAX E & JANEY B
246	11231 PINOCCHIO	SCHMITZ SHERRYL A
247	11223 PINOCCHIO	MAUCH ROBERT T M JR
248	11215 PINOCCHIO	MOSS JAROD T & ERIKA M
249	11207 PINOCCHIO	BRAUNSTEIN LORI B
250	11139 PINOCCHIO	BLADES LOIS JEAN
251	11131 PINOCCHIO	ALEXANDER GEORGE W
252	11123 PINOCCHIO	MALOWANCZYK WLODEK & ABBY MALOWANCZYK
253	11115 PINOCCHIO	HEIL D KEITH & JONI H
254	4155 NORTHAVEN	MANCUSO THOMAS
255	4145 NORTHAVEN	GLASS JOHN EDWARD & BRIDGET B
256	4135 NORTHAVEN	MORRISON JENNIFER R
257	4125 NORTHAVEN	EATHERLY DAWN
258	4115 NORTHAVEN	ZEITER JUDY M
259	4105 NORTHAVEN	WILKERSON PATRICIA J
260	4087 NORTHAVEN	COBB BRENDA S
261	4077 NORTHAVEN	MARSHALL ELBERT H
262	4067 NORTHAVEN	VOWAN MARY ANN
263	4057 NORTHAVEN	SAUNDERS DONALD F
264	4047 NORTHAVEN	BALL AUDREY NELSON
265	4037 NORTHAVEN	HUDSON MARGARET P & TRICE LEORA E (2)
266	4006 NORTHVIEW	SOKAL BEVERLY H TR & FRANCIS G HILL TR
267	4016 NORTHVIEW	HALL WILLIAM T
268	4026 NORTHVIEW	BLESH BOBBIE R
269	4036 NORTHVIEW	SAUDER RONALD D
270	4046 NORTHVIEW	BOHLANDER NANCY C
271	4056 NORTHVIEW	BILTON FRANK HARLAN ETUX
272	4066 NORTHVIEW	BOX ALMA S
273	4110 NORTHVIEW	DALBY JOHN D & GERRY C
274	4120 NORTHVIEW	GILBRIDE EARLE & KATHY

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Label #	Address	Owner
275	4130 NORTHVIEW	SYLVESTER CHARLES T
276	4140 NORTHVIEW	JONES HERBERT A
277	4150 NORTHVIEW	RAYFIELD REX B JR & LORI MARIE
278	4160 NORTHVIEW	SCHNORR MAURICE
279	3959 NORTHAVEN	Dallas ISD
280	11312 WONDERLAND	ACKER CHARLES I
281	11322 WONDERLAND	LUNDBERG THOMAS D & LOIS
282	11321 SNOW WHITE	THOMPSON DAVID C & RHONDA J
283	11311 SNOW WHITE	GWIN ROBERT D & MARIANNE S
284	3948 VINECREST	BRADY MARK L & REBECCA A
285	3920 SLEEPY	FORMAN LINDA J & STEPHEN L LOVE
286	11040 ROSSER	GARFIELD LAWRENCE
287	11032 ROSSER	POTWIN JO MARIE
288	11140 ROSSER	SCHAUL STEPHEN J & MARCIA
289	11136 ROSSER	BRYAN KENNETH
290	11132 ROSSER	STARK KERRY D & BROOKE
291	11130 ROSSER	PERRY GRIFFIN A
292	11131 ROSSER	KESTEL JOHN L JR
293	11141 ROSSER	MAYFIELD STANLEY
294	10820 ALADDIN	DRAY ROBERT F & MARION
295	10816 ALADDIN	TURLEY MONA LINDA
296	10830 ALADDIN	HARDIN GREGORY B
297	11122 MIDWAY	EPISCOPAL CHURCH OF THE GOOD SHEPHERD OF DALLAS

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