



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, May 3, 2012
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) **S112-107**
(CC District 8) An application to create a 0.9412 acre lot from a tract of land in City Block 7547 on property located at 3571 W. Wheatland Road at Bolton Boone Road, northeast corner.
Applicant: 3571 West Wheatland Associates, LLC
Owner: SLCD Texas Corporation
Surveyor: William C. Haddock
Application Filed: April 4, 2012
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S112-108**
(CC District 14) An application to create a 1.711 acre tract of land in City Block 2141 on Skillman Street between La Vista Drive and Oram Street.
Applicant/Owner: SL Lakewood, LP
Surveyor: Gonzalez & Schneeberg
Application Filed: April 10, 2012
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S112-111**
(CC District 3) An application to create a 1.504 acre lot and one 2.228 acre lot from a 3.731 acre tract of land in City Block 8606 located on Mountain Creek Parkway at Clark Road in the southwest quadrant.
Applicant: Bellaire North Investments of Texas, LP
Owner: 7856 Mountain Creek Pkwy, LLC
Surveyor: Brazos Land Surveying, LLC
Application Filed: April 12, 2012
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S112-112**
(CC District 14) An application to replat a 0.345 acre tract of land containing all of Lots 3 and 4 in City Block A/4822 located at 4710 and 4716 Lovers Lane, east of Roper Avenue.
Applicant: GMK Wildwood Investments, LLC
Owner: West Lovers Lane JV
Surveyor: Gonzales and Schneeberg
Application Filed: April 12, 2012
Zoning: PDD 326, PD 326, Area D
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S112-113**
(CC District 14) An application to create a 3.2542 acre lot from a tract of land in City Block 2740 located on Gaston Avenue at Loving Avenue, southeast corner.
Applicant/Owner: J-S Gaston Realty, LP
Surveyor: Raymond L. Goodson, Jr., Inc.
Application Filed: April 12, 2012
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats

- (6) **S112-109**
(CC District 13) An application to replat a 2.023 acre tract of land containing all of Lots 1 and 2 in City Block G/5518 into one lot located between Elm Hollow Drive, Bridge Hollow Court and Inwood Road.
Applicant/Owner: Roger D. and Sue E. Linqvist
Surveyor: Ronald D. Smith
Application Filed: April 11, 2012
Zoning: R-1ac(A), SUP 1622 (Private Streets)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Docket

- W112-011**
Neva Dean
(CC District 2)
- An application for a waiver of the two-year waiting period in order to submit an application for an amendment to Planned Development District No. 865 on the northeast line of Forest Park Road, northwest of Stutz Drive.
Staff Recommendation: **Denial**
- W112-012**
Neva Dean
(CC District 1)
- An application for a waiver of the two-year waiting period in order to submit an application for 1) a new subdistrict Planned Development District No. 830, the Davis Street Special Purpose District, 2) a D-1 Liquor Control Overlay, and 3) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on the northeast corner of Hampton Road and Jefferson Boulevard.
Staff Recommendation: **Denial**
- D112-002**
Olga Torres Holyoak
(CC District 2)
- An application for a development plan for Planned Development District No. 582, on the south side of Harry Hines Boulevard and the terminus of North Akard Street, west of Payne Street.
Staff Recommendation: **Approval**
- D112-003**
Olga Torres Holyoak
(CC District 2)
- An application for a development plan for Planned Development District No. 582, on the north corner of North Akard Street, west of Payne Street.
Staff Recommendation: **Approval**
- M112-013**
Richard Brown
(CC District 3)
- An application for a minor amendment to the development plan for Planned Development District No. 508 for Cluster Housing, Multifamily, Limited Office, Mixed Use, and other Specific Uses on the south line of Canada Drive, east of Bosque Avenue.
Staff Recommendation: **Approval**, subject to development plan and **approval** of the acceptance of a traffic management plan
Applicant: Uplift Education
Representative: Brian Nelson
- M112-020**
Richard Brown
(CC District 5)
- An application for a minor amendment to the site plan for Specific Use Permit No. 439 for a Public library on the southwest corner of Camp Wisdom Road and Library Lane.
Staff Recommendation: **Approval**
Applicant: City of Dallas
Representative: Bill Hidell

M112-026

Richard Brown
(CC District 12)

An application for a minor amendment to the site plan for Specific Use Permit No. 1937 for an Open-enrollment charter school on the north line of Frankford Road, east of Coit Road.

Staff Recommendation: **Approval**

Applicant: Cosmos Foundation, Inc.

Representative: Matt Moore

Zoning Cases – Consent

1. **Z112-156(RB)**

Richard Brown
(CC District 6)

An application for an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant and a Specific Use Permit for a Metal salvage facility on property zoned an IR Industrial Research District on the north line of Northwest Highway, east of Luna Road.

Staff Recommendation: **Approval**, of an IM Industrial Manufacturing District, subject to deed restrictions volunteered by the applicant, and **approval** of a Specific Use Permit for a Metal salvage facility for a three-year period, with eligibility for automatic renewal for additional three-year periods, subject to a site plan and conditions.

Applicant: Gerdau Ameristeel US, Inc.

Representative: Johnny Sudbury

2. **Z112-176(RB)**

Richard Brown
(CC District 5)

An application for a Specific Use Permit for a Child-care facility on property zoned an MF-2(A) Multifamily District, on the south corner of Wilhurt Avenue and Kolloch Drive.

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

Applicant/Representative: Yolanda Edwards

3. **Z112-197(WE)**

Warren Ellis
(CC District 4)

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 food store less than 3,500 square feet on property zoned a CS-D Commercial Service District with a D Liquor Control Overlay on the north line of Bruton Road, between Jim Miller Road and Mack Lane.

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 renewal for additional five-year periods, subject to a site plan and conditions.

Applicant: Mehdi Rezaeizadeh

Representative: Audra Buckley

4. **Z112-204(WE)**
Warren Ellis
(CC District 8)
An application for an amendment to Specific Use Permit No. 1255 for a public school other than an open enrollment charter school on property zoned a TH-2(A) Townhouse District on the west line of Pleasant Vista Drive, south of Elam Road.
Staff Recommendation: **Approval**, subject to a site plan, traffic management plan and conditions.
Applicant: Dallas Independent School District
Representative: Karl Crawley, MASTERPLAN

5. **Z112-196(JH)**
Jennifer Hiromoto
(CC District 13)
An application for a Specific Use Permit for a public library on property zoned an MF-2(A) Multifamily District on the southeast corner of Marsh Lane and High Vista Drive.
Staff Recommendation: **Approval** for a permanent period, subject to a site plan and conditions.
Applicant: City of Dallas
Representative: Karl Crawley

6. **Z112-199(JH)**
Jennifer Hiromoto
(CC District 14)
An application for a Planned Development District for a community center and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District on the southeast corner of Gaston Avenue and Loving Avenue.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: YMCA of Metropolitan Dallas
Representative: Santos Martinez, MASTERPLAN

Zoning Cases – Individual

7. **Z112-183(RB)**
Richard Brown
(CC District 9)
An application for a Planned Development District for a Public school other than an Open-enrollment charter school and R-7.5(A) Single Family District Uses on property zoned an R-7.5(A) Single Family District, with Specific Use Permit No. 1592 for a Monopole cellular tower on an internal portion of the property, on the west corner of Easton Road and Northcliff Drive.
Staff Recommendation: **Approval**, subject to a development plan, traffic management plan and conditions.
Applicant: Dallas I.S.D.
Representative: Karl Crawley

8. **Z112-169(RB)**
Richard Brown
(CC District 1)
- An application for an expansion of Conservation District No. 7, the Bishop/Eighth Street Conservation District, on property zoned within the Subdistrict 1 portion of Planned Development District No. 830, the Davis Street Special Purpose District, and the removal of the D Liquor Control Overlay on the southern portion of the request site, zoned within Conservation District No. 7 and the Subdistrict 1 portion of Planned Development District No. 830, on the southwest corner of Bishop Avenue and Neely Street.
- Staff Recommendation: **Denial**
Applicant: 2444 LLC
Representative: Barry R. Knight

Development Code Amendment

- DCA 112-003**
Jennifer Hiromoto
- Consideration of amending the Dallas Development Code to develop appropriate standards for alcoholic beverage manufacturing including establishing specific regulations for microbreweries, micro-distilleries and wineries.
- Staff Recommendation: **Approval**
Zoning Ordinance Committee Recommendation: **Approval**

- DCA 112-001**
David Cossum
- Consideration of amendments to the Development Code to develop appropriate standards for alternative fueling stations including electrical charging, compressed natural gas and liquefied natural gas.
- Staff Recommendation: **Approval**
Zoning Ordinance Committee Recommendation: **Approval**
-

Other Matters

Minutes: April 19, 2012

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, May 3, 2012

TRANSPORTATION COMMITTEE MEETING - Thursday, May 3, 2012, City Hall, 1500 Marilla Street, in the Council Chambers, at 8:30 a.m., to consider (1) **CS 112-002** – Main Street between Akard Street and Ervay Street – Reduce the right of way from 80' to 76' on the south side of Main Street; (2) **CS 112-003** – Commerce Street between Houston Street and Cesar Chavez Boulevard – Change the operational characteristic of from 5 lanes eastbound to 4 lanes eastbound; and (3) **CS 112-004** – Walnut Hill Lane between Luna Road and Stemmons Freeway – Change the dimensional classification from a six lane divided (S-6-D) roadway to a special four lane divided (SPCL 4-D) roadway with a 12' trail within 100' ROW.

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, May 3, 2012, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider (1) **DCA112-002** - Consideration of amending the Dallas Development Code to amend certain parking standards including parking reductions for providing bicycle parking.

Tuesday, May 8, 2012

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, May 8, 2012, City Hall, 1500 Marilla Street.

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

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, MAY 3, 2012****FILE NUMBER:** S112-107**Subdivision Administrator:** Paul Nelson**LOCATION:** 3571 W. Wheatland Road**DATE FILED:** April 4, 2012**ZONING:** CS**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 0.9412 Ac. **MAPSCO:** 71B,L**APPLICANT/OWNER:** 3571 West Wheatland Associates, LLC/SLCD Texas Corp.

REQUEST: An application to create a 0.9412 acre lot from a tract of land in City Block 7547 on property located at 3571 W. Wheatland Road at Bolton Boone Road, northeast corner

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

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

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

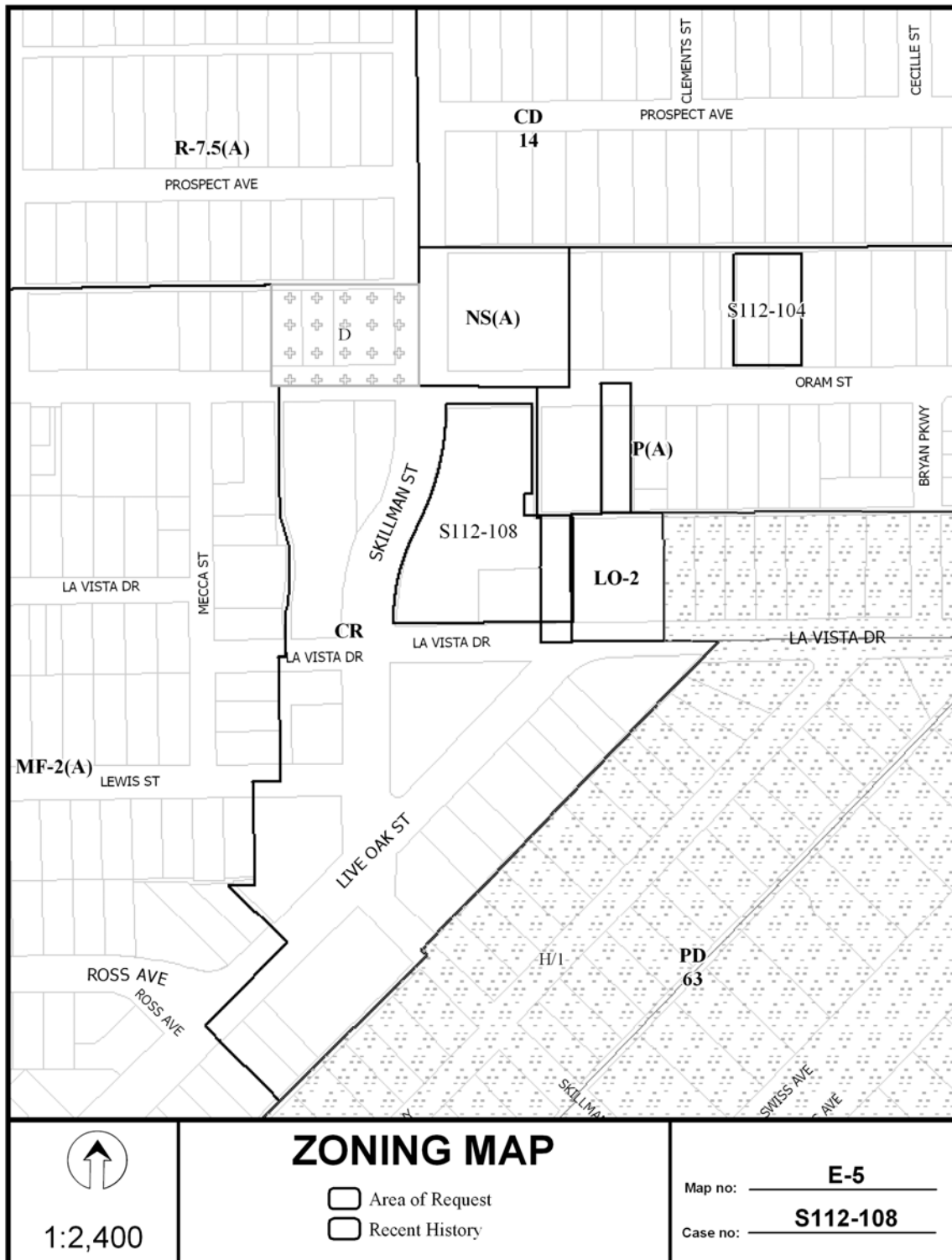
the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.

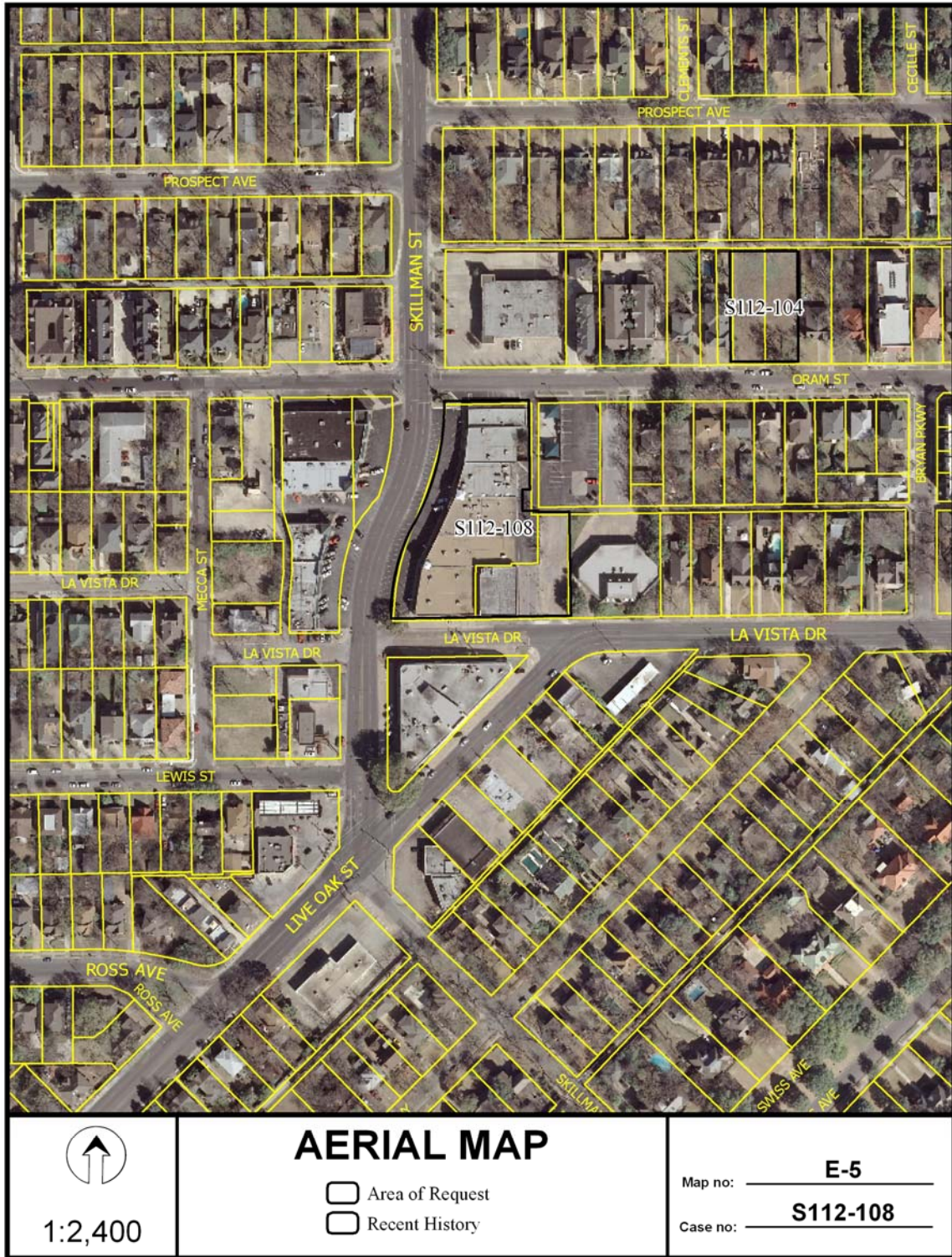
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
14. On the final plat show how all adjoining ROW was created.
15. On the final plat show recording information on all existing easements within 150 feet of the property.
16. On the final plat show the correct recording information for the subject property.
17. On the final plat chose a different addition name.
18. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
19. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
20. Water/wastewater main extension is required by Private Development Contract. An extension of a 12 inch water main and extension of a wastewater main is required.
21. On the final plat change the name of Bolton Boone Road to Bolton Boone Drive.

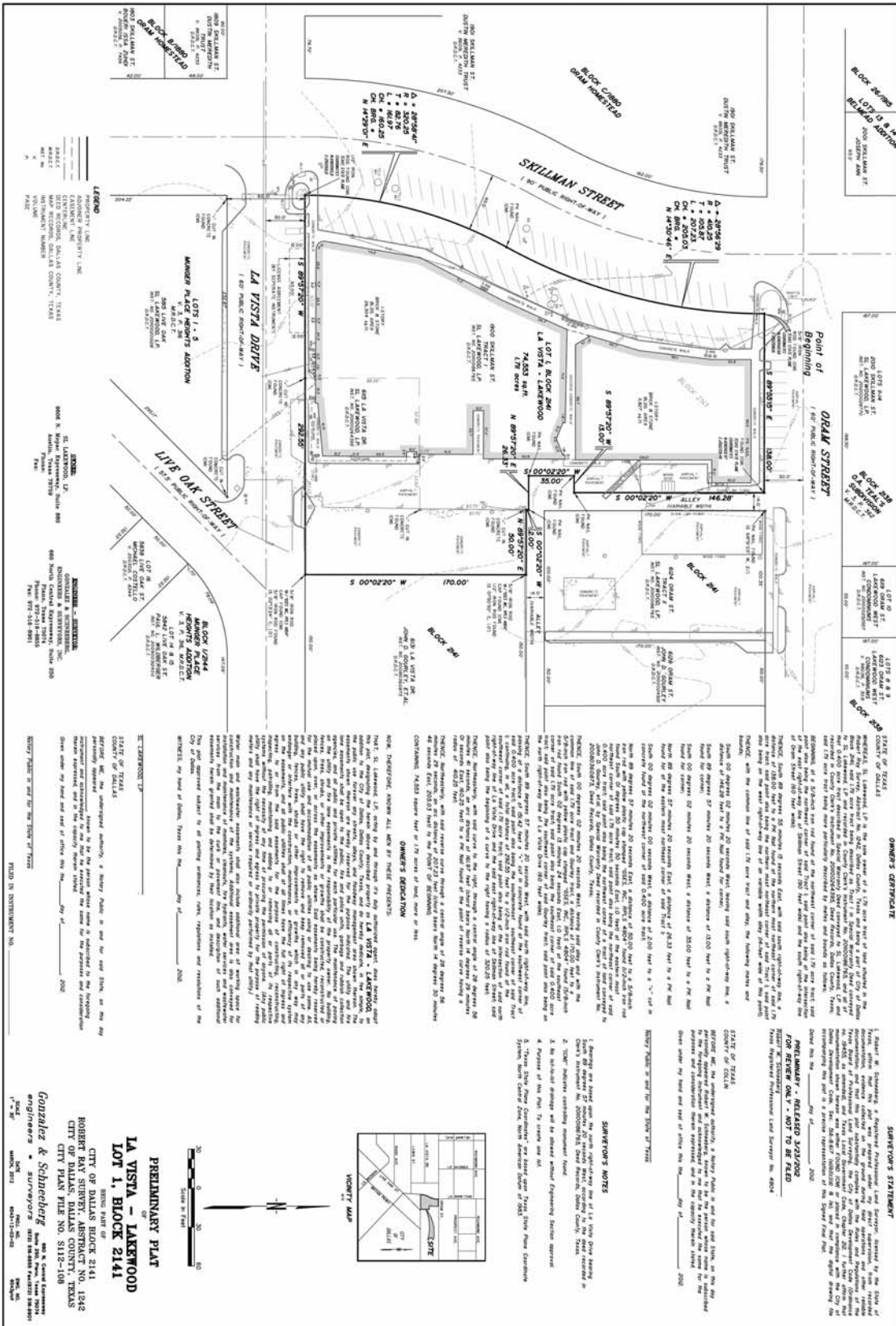
CITY PLAN COMMISSION**THURSDAY, MAY 3, 2012****FILE NUMBER:** S112-108**Subdivision Administrator:** Paul Nelson**LOCATION:** 1900 Skillman Street and 6115 La Vista Avenue**DATE FILED:** April 10, 2012**ZONING:** CR**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 1.711 Ac.**MAPSCO:** 36Y**APPLICANT/OWNER:** SL Lakewood,LP**REQUEST:** An application to create a 1.711 acre tract of land in City Block 2141 on Skillman Street between La Vista Drive and Oram Street**SUBDIVISION HISTORY:** There has been no recent subdivision activity within close proximity to this request.**STAFF RECOMMENDATION:** The proposed subdivision complies with the requirements of the CR District; therefore, staff recommends approval subject to compliance with the following conditions:

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

10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
13. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Oram Street and the alley.
14. On the final plat dedicate 7.5 feet of ROW from the established center line of the alley.
15. On the final plat dedicate 15 by 15 corner clips at the intersection of Skillman Street and La Vista Street and at Skillman Street and Oram Street.
16. On the final plat dedicate in fee simple a 15 foot alley ROW with a 40 foot radius transition where the 2 alleys intersect.
17. On the final plat show how all adjoining ROW was created.
18. On the final plat add a 20 foot wastewater easement from La Vista Drive to the existing alley on the north.
19. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
20. Water/wastewater main extension is required by Private Development Contract.
21. On the final plat include the Ordinance No. and recording information for the license agreement shown on La Vista Drive. Parking on Skillman Street may require a license agreement. Real Estate release required prior to the Chairman's signature on the final plat.







FILE NUMBER: S112-111**Subdivision Administrator:** Paul Nelson**LOCATION:** Mountain Creek Parkway at Clark Road in the southwest quadrant**DATE FILED:** April 12, 2012**ZONING:** CR**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 3.731Ac. **MAPSCO:** 71B, L**APPLICANT/OWNER:** Bellaire North Investments of Texas, LP/7856 Mountain Creek Pkwy, LLC

REQUEST: An application to create a 1.504 acre lot and one 2.228 acre lot from a 3.731 acre tract of land in City Block 8606 located on Mountain Creek Parkway at Clark Road in the southwest quadrant.

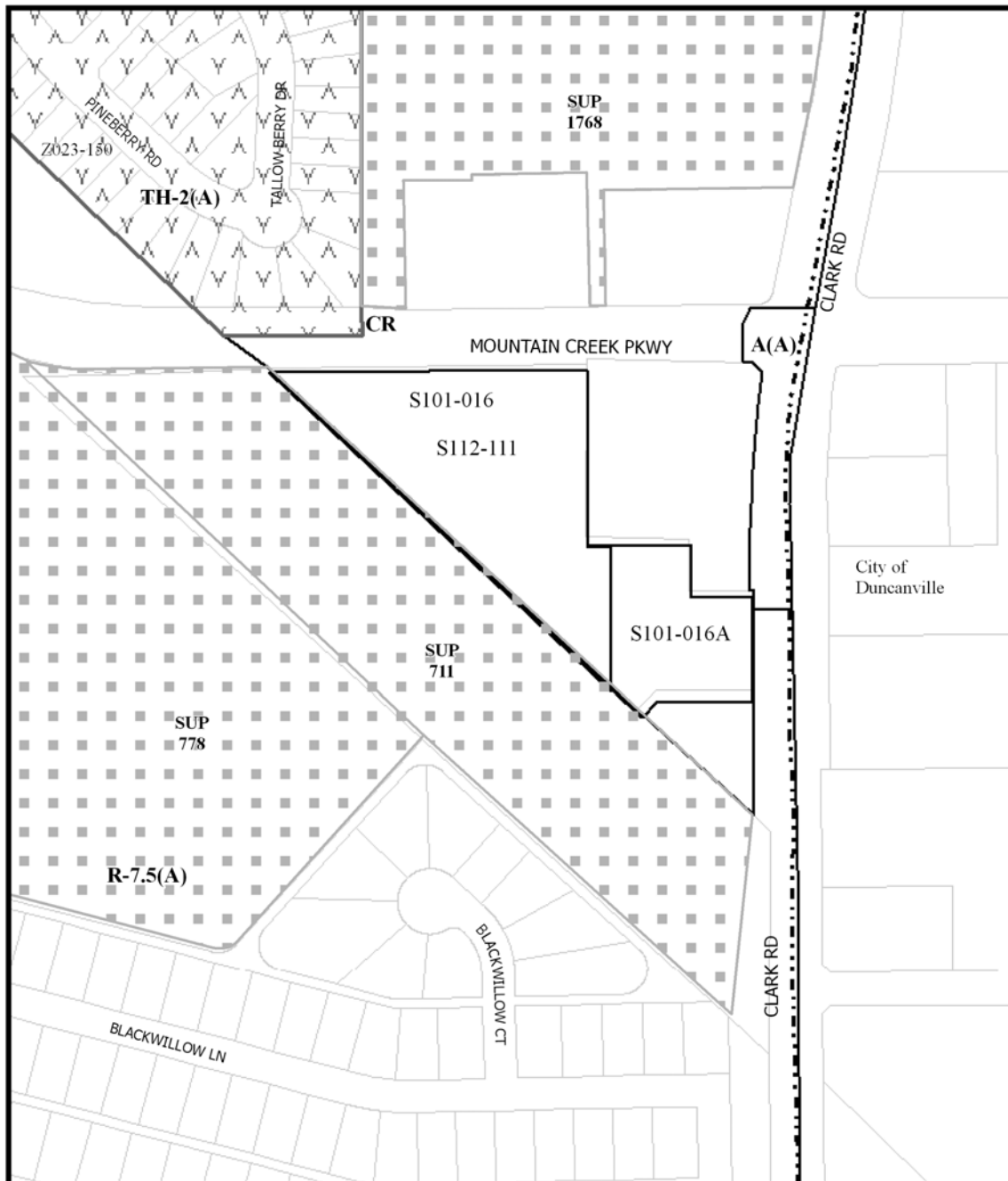
SUBDIVISION HISTORY:

1. S101-016 was an application on the same property as the current request to create one 1.0331 acre lot fronting on Clark Road and one 2.7001 acre lot fronting on Mountain Creek Parkway from a 3.7332 acre tract of land in City Block 8606. The request was approved on December 16, 2010 and was withdrawn on March 15, 2012.

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

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


8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.
10. The maximum number of lots permitted by this plat is 2.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
14. On the final plat show how all adjoining ROW was created.
15. On the final plat show the recording information on all existing easements within 150 feet of the property.
16. On the final plat show all additions or tracts of land within 150 feet of the property and show the recording information.
17. On the final plat list utility easements as retained within street and/or alley abandonments when stated in the abandonment ordinance.
18. On the final plat show the distances/width of ROW across Clark Road.
19. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
20. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
21. Water/wastewater main extension is required by Private Development Contract.
22. On the final plat identify the property as Lots 3 and 4 in City Block 1/8606.



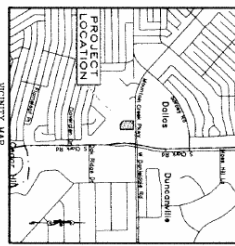
 1:2,400	<h2>ZONING MAP</h2>	Map no: <u> E-5 </u> Case no: <u> S112-111 </u>
--	---------------------	--

4/24/2012



 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Map no: <u> E-5 </u> Case no: <u> S112-111 </u>
--	---	--

4/24/2012

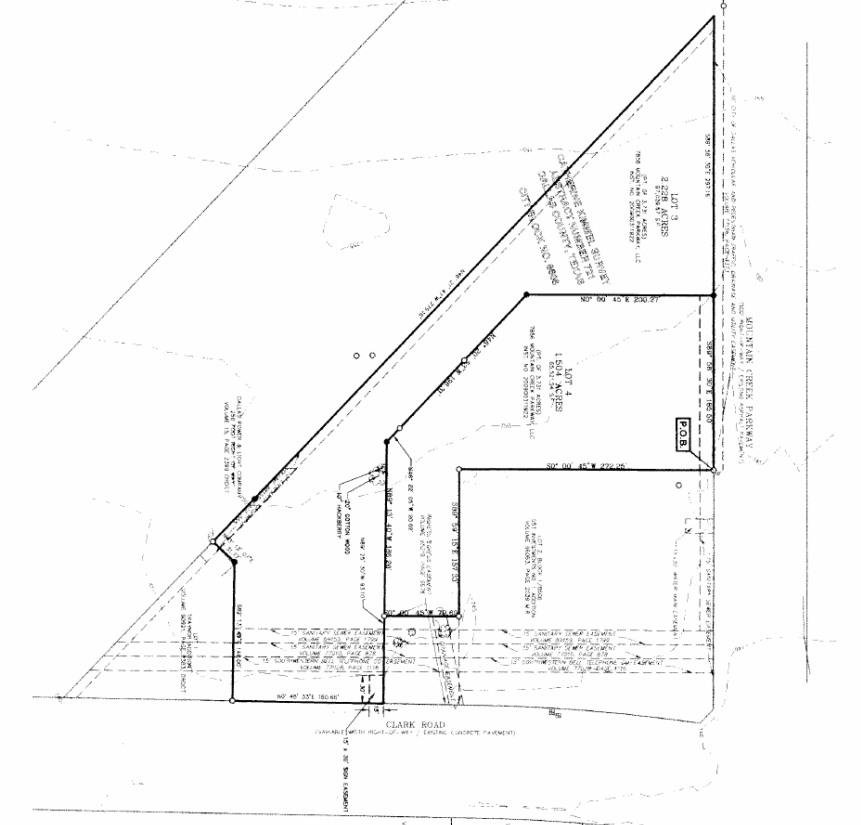


OWNER:
THE MOUNTAIN CREEK PARTNERSHIP, L.P.
C/O JACOBS
2001 W. WINDY HILLS
DALLAS, TEXAS 75244

ENGINEER:
JAKE MORRIS ADDITION
10000 W. WINDY HILLS
DALLAS, TEXAS 75244
PHONE 972-717-2222
FAX 972-717-2222

DATE: 05/11/2012

PROJECT: PRELIMINARY PLAT OF JAKE MORRIS ADDITION, LOTS 3 AND 4, BLOCK 1/8600, CATHARINE KAMMEL SURVEY, ASSESSMENT NO. 744, CITY OF DALLAS, TEXAS



OWNER:
THE MOUNTAIN CREEK PARTNERSHIP, L.P.
C/O JACOBS
2001 W. WINDY HILLS
DALLAS, TEXAS 75244

ENGINEER:
JAKE MORRIS ADDITION
10000 W. WINDY HILLS
DALLAS, TEXAS 75244
PHONE 972-717-2222
FAX 972-717-2222

DATE: 05/11/2012

PROJECT: PRELIMINARY PLAT OF JAKE MORRIS ADDITION, LOTS 3 AND 4, BLOCK 1/8600, CATHARINE KAMMEL SURVEY, ASSESSMENT NO. 744, CITY OF DALLAS, TEXAS

STATE OF TEXAS
COUNTY OF DALLAS
I, JAKE MORRIS, being duly sworn, depose and say that I am the duly authorized representative of the undersigned owner of the above described property, and that the contents of this plat are true and correct to the best of my knowledge and belief, and that I am not aware of any facts which would render the contents of this plat false or misleading in any particular.

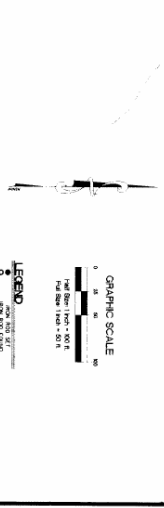
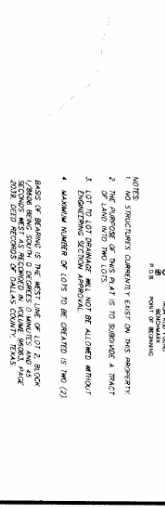
DATE: 05/11/2012

BY: JAKE MORRIS

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

PRELIMINARY

JAKE MORRIS ADDITION
LOTS 3 AND 4, BLOCK 1/8600
CATHARINE KAMMEL SURVEY, ASSESSMENT NO. 744
CITY OF DALLAS, TEXAS



NOTES:
1. NO STRUCTURES CURRENTLY EXIST ON THIS PROPERTY.
2. LOT 3 AND LOT 4 ARE TO BE SUBDIVIDED AS SHOWN.
3. LOT 3 AND LOT 4 ARE TO BE SUBDIVIDED AS SHOWN.
4. EXISTING EASEMENTS AND ENCROACHMENTS ARE SHOWN AS SHOWN.
5. EXISTING EASEMENTS AND ENCROACHMENTS ARE SHOWN AS SHOWN.
6. EXISTING EASEMENTS AND ENCROACHMENTS ARE SHOWN AS SHOWN.
7. EXISTING EASEMENTS AND ENCROACHMENTS ARE SHOWN AS SHOWN.
8. EXISTING EASEMENTS AND ENCROACHMENTS ARE SHOWN AS SHOWN.

STATE OF TEXAS
COUNTY OF DALLAS
I, JAKE MORRIS, being duly sworn, depose and say that I am the duly authorized representative of the undersigned owner of the above described property, and that the contents of this plat are true and correct to the best of my knowledge and belief, and that I am not aware of any facts which would render the contents of this plat false or misleading in any particular.

DATE: 05/11/2012

BY: JAKE MORRIS

OWNER'S DECLARATION
STATE OF TEXAS
COUNTY OF DALLAS
I, JAKE MORRIS, being duly sworn, depose and say that I am the duly authorized representative of the undersigned owner of the above described property, and that the contents of this plat are true and correct to the best of my knowledge and belief, and that I am not aware of any facts which would render the contents of this plat false or misleading in any particular.

DATE: 05/11/2012

BY: JAKE MORRIS

CITY PLAN COMMISSION**THURSDAY, MAY 3, 2012****FILE NUMBER:** S112-112**Subdivision Administrator:** Paul Nelson**LOCATION:** 4710 and 4716 Lovers Lane, east of Roper Avenue**DATE FILED:** April 12, 2012**ZONING:** PDD 326, Area D**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.345 Ac. **MAPSCO:** 34C**APPLICANT/OWNER:** GMK Wildwood Investments, LLC / West Lovers Lane JV

REQUEST: An application to replat a 0.345 acre tract of land containing all of Lots 3 and 4 in City Block A/4822 located at 4710 and 4716 Lovers Lane, east of Roper Avenue.

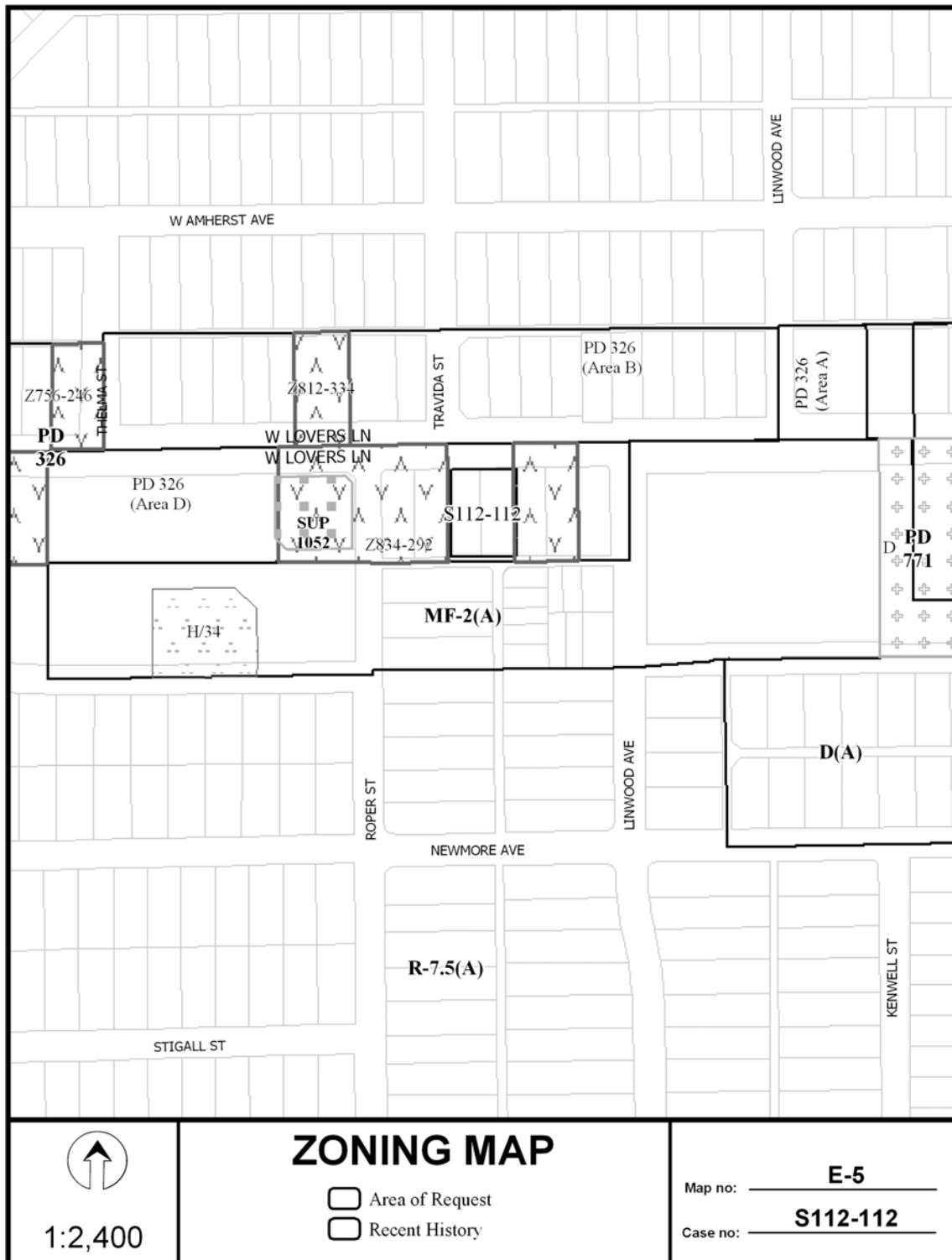
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of the PD 366 Area D; therefore, staff recommends approval subject to compliance with the following conditions:

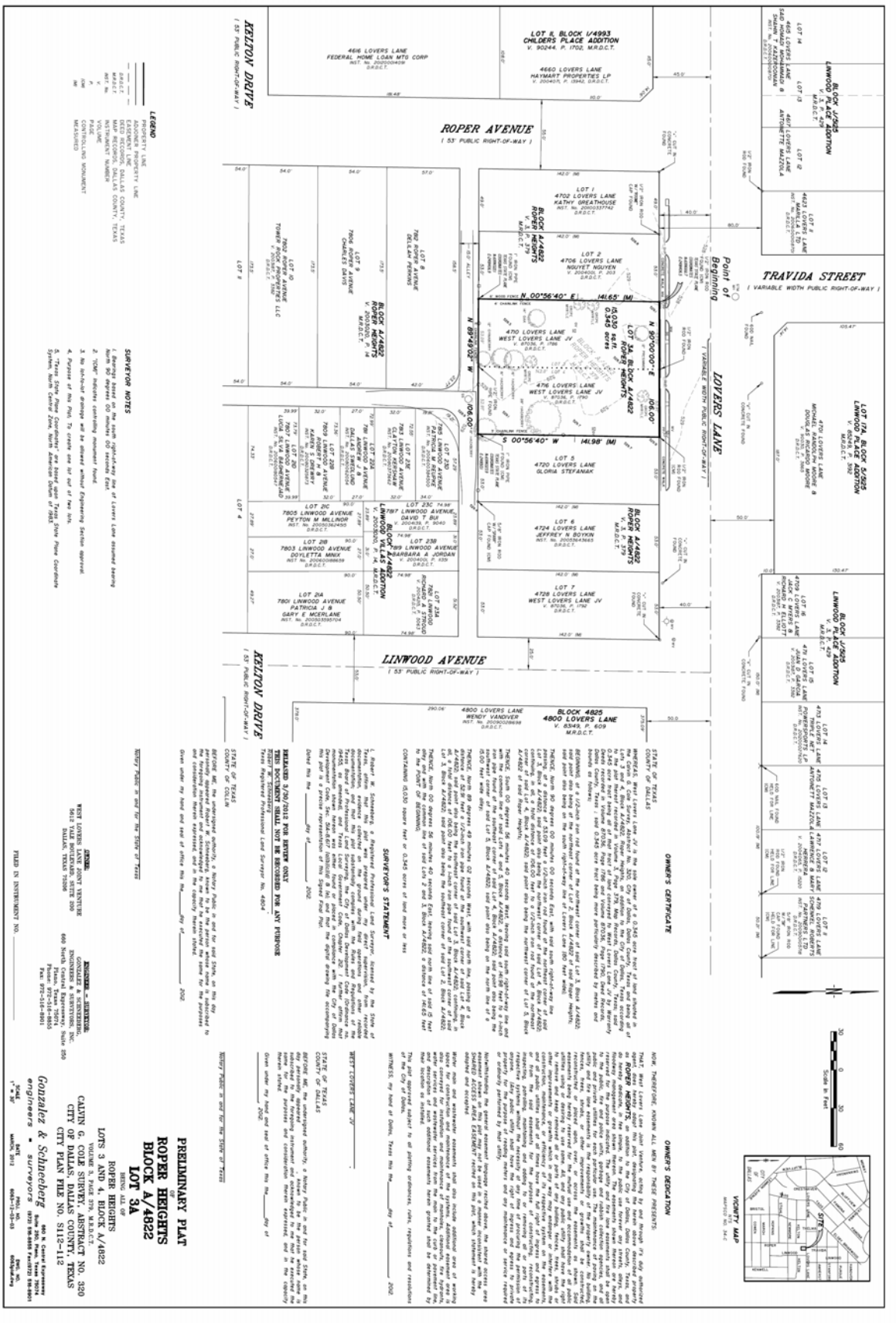
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with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

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

10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
13. On the final plat show how all adjoining ROW was created.
14. On the final plat monument all set corners, and show a minimum of 2 control monuments, per the monumentation ordinance.
15. On the final plat list utility easements as retained within street and/or alley abandonments when stated in the abandonment ordinance.
16. Set corners cannot be controlling monuments.
17. All property owners must sign the final plat.
18. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
19. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
20. Water/wastewater main extension is required by Private Development Contract.
21. On the final plat identify the property as Lot3A, City Block A/4822.







LEGEND

PROPERTY LINE
 ADJOINING PROPERTY LINE
 EASEMENT
 EASEMENT RECORDING, DALLAS COUNTY, TEXAS
 INSTRUMENT NUMBER
 VOLUME
 PAGE
 CONTROLLING INSTRUMENT
 RECORDED

SURVEYOR NOTES

1. The above plat was prepared by the Surveyor from a plat of Survey filed and approved by the City of Dallas, Texas, on the 11th day of May, 2012.

2. The plat was prepared by the Surveyor from a plat of Survey filed and approved by the City of Dallas, Texas, on the 11th day of May, 2012.

3. No subdivision drawings will be allowed without the Surveyor's written approval.

4. The plat of this plat is to be filed with the City of Dallas, Texas, on the 11th day of May, 2012.

5. The plat of this plat is to be filed with the City of Dallas, Texas, on the 11th day of May, 2012.

OWNER'S CERTIFICATE

I, the undersigned, being the owner of the above described property, do hereby certify that the above described property is the same as that described in the plat of Survey filed and approved by the City of Dallas, Texas, on the 11th day of May, 2012.

Given under my hand and seal of office this 11th day of May, 2012.

SURVEYOR'S STATEMENT

I, the undersigned, being a duly licensed Surveyor in the State of Texas, do hereby certify that the above described property is the same as that described in the plat of Survey filed and approved by the City of Dallas, Texas, on the 11th day of May, 2012.

Given under my hand and seal of office this 11th day of May, 2012.

PRELIMINARY PLAT
ROPER HEIGHTS
BLOCK A/4822
LOT 3A

ROPER HEIGHTS
 BLOCK A/4822
 LOTS 3 AND 4, BLOCK A/4822
 CALVIN G. COLE SURVEY, ABSTRACT NO. 330
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S112-112

Contractors: **Schneidberg**
 480 N. Central Expressway
 Suite 200, Dallas, Texas 75208
 Phone: 972-351-1800
 Fax: 972-351-1801

Surveyor: **CONRAD**
 400 South Central Expressway, Suite 300
 Dallas, Texas 75208
 Phone: 972-351-1800
 Fax: 972-351-1801

FILED IN INSTRUMENT NO. _____

CITY PLAN COMMISSION**THURSDAY, MAY 3, 2012****FILE NUMBER:** S112-113**Subdivision Administrator:** Paul Nelson**LOCATION:** Gaston Avenue at Loving Avenue, southeast corner**DATE FILED:** April 16, 2012**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 3.2542 Ac. **MAPSCO:** 37W**APPLICANT/OWNER:** J-S Gaston Realty, LP**REQUEST:** An application to create a 3.2542 acre lot from a tract of land in City Block 2740 located on Gaston Avenue at Loving Avenue, southeast corner.**SUBDIVISION HISTORY:** There has been no recent subdivision activity within close proximity to this request.**STAFF RECOMMENDATION:** Section 51A-8.503(a) indicates that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of streets...".

The proposed subdivision complies with the requirements of the R-7.5(A) District and is similar in size area to other parcels in the adjoining areas on the northeast and east; therefore, staff recommends approval subject to compliance with the following conditions:

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

8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. On the final plat dedicate a 15 foot by 15 foot corner clip at Gaston Avenue and Loving Avenue.
13. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Loving Avenue and the alley.
14. The maximum number of lots permitted by this plat is 1.
15. On the final plat show how all adjoining ROW was created.
16. On the final plat show the correct recording information the subject property.
17. Provide a copy of Ordinance No. 78 44 to the Survey Review Group in Room 200, 320 E. Jefferson Blvd.
18. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
19. On the final plat identify the property as Lot 1, City Block A/2740.



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Map no: <u> E-5 </u> Case no: <u> S112-113 </u>
--	---	--

4/24/2012



1:2,400

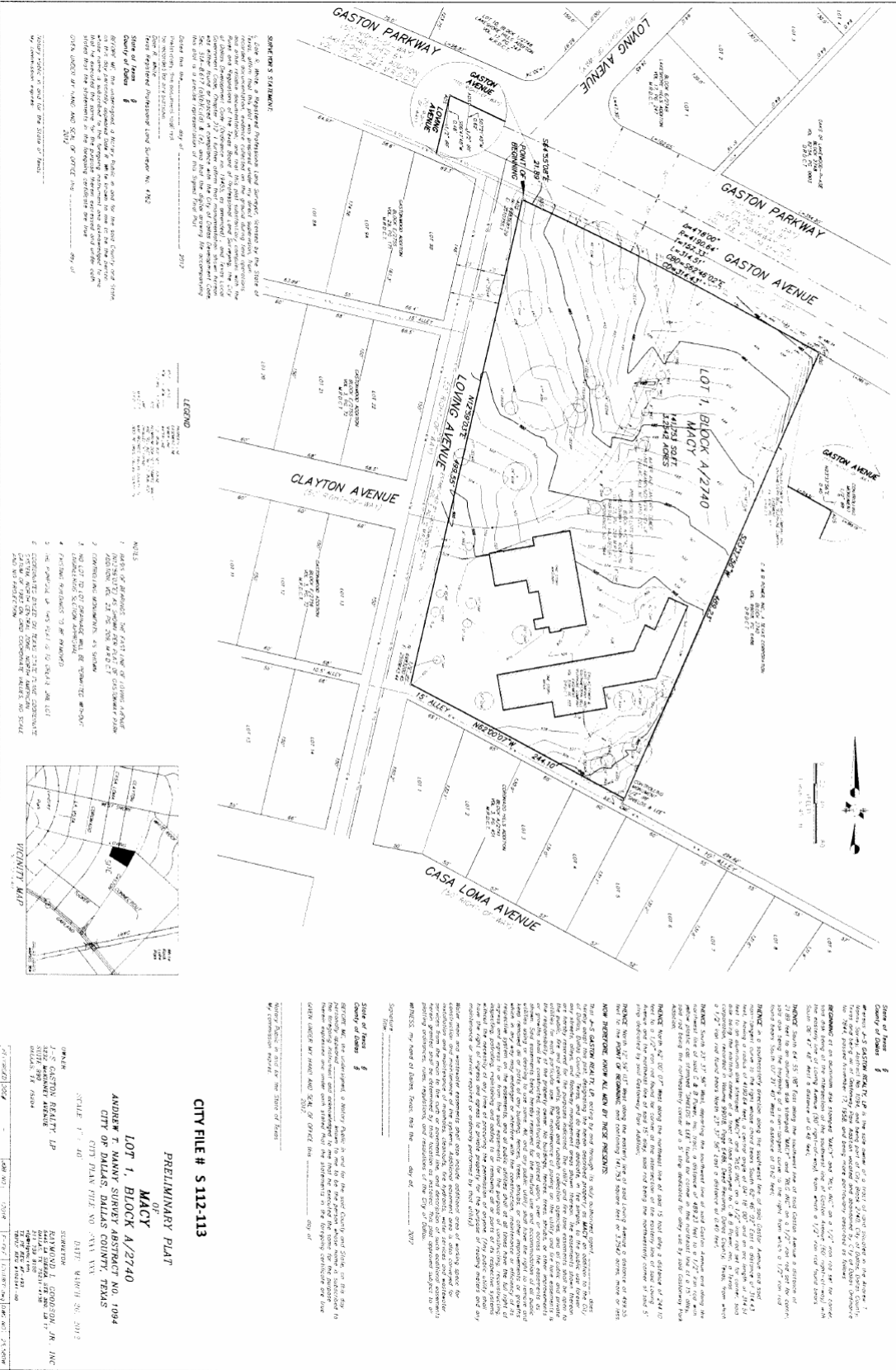
AERIAL MAP

- Area of Request
- Recent History

Map no: E-5

Case no: S112-113

4/24/2012



County of DeWitt
 State of New York

STATE OF NEW YORK
CITY OF SYRACUSE
 I, **JAMES L. GASTON**, Mayor of the City of Syracuse, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in the Office of the City Clerk of the City of Syracuse, New York, on the 28th day of March, 2012.

NOTICE
 The City of Syracuse, New York, has adopted the following resolution:
 RESOLVED, That the Board of Aldermen do hereby approve and authorize the Mayor to execute and deliver to the State of New York, the original plat of the lot described in the foregoing plat, and to cause the same to be recorded in the Office of the City Clerk of the City of Syracuse, New York, as herein provided.

NOTICE
 The City of Syracuse, New York, has adopted the following resolution:
 RESOLVED, That the Board of Aldermen do hereby approve and authorize the Mayor to execute and deliver to the State of New York, the original plat of the lot described in the foregoing plat, and to cause the same to be recorded in the Office of the City Clerk of the City of Syracuse, New York, as herein provided.

NOTICE
 The City of Syracuse, New York, has adopted the following resolution:
 RESOLVED, That the Board of Aldermen do hereby approve and authorize the Mayor to execute and deliver to the State of New York, the original plat of the lot described in the foregoing plat, and to cause the same to be recorded in the Office of the City Clerk of the City of Syracuse, New York, as herein provided.

NOTICE
 The City of Syracuse, New York, has adopted the following resolution:
 RESOLVED, That the Board of Aldermen do hereby approve and authorize the Mayor to execute and deliver to the State of New York, the original plat of the lot described in the foregoing plat, and to cause the same to be recorded in the Office of the City Clerk of the City of Syracuse, New York, as herein provided.

NOTICE
 The City of Syracuse, New York, has adopted the following resolution:
 RESOLVED, That the Board of Aldermen do hereby approve and authorize the Mayor to execute and deliver to the State of New York, the original plat of the lot described in the foregoing plat, and to cause the same to be recorded in the Office of the City Clerk of the City of Syracuse, New York, as herein provided.

NOTICE
 The City of Syracuse, New York, has adopted the following resolution:
 RESOLVED, That the Board of Aldermen do hereby approve and authorize the Mayor to execute and deliver to the State of New York, the original plat of the lot described in the foregoing plat, and to cause the same to be recorded in the Office of the City Clerk of the City of Syracuse, New York, as herein provided.

NOTICE
 The City of Syracuse, New York, has adopted the following resolution:
 RESOLVED, That the Board of Aldermen do hereby approve and authorize the Mayor to execute and deliver to the State of New York, the original plat of the lot described in the foregoing plat, and to cause the same to be recorded in the Office of the City Clerk of the City of Syracuse, New York, as herein provided.

NOTICE
 The City of Syracuse, New York, has adopted the following resolution:
 RESOLVED, That the Board of Aldermen do hereby approve and authorize the Mayor to execute and deliver to the State of New York, the original plat of the lot described in the foregoing plat, and to cause the same to be recorded in the Office of the City Clerk of the City of Syracuse, New York, as herein provided.

NOTICE
 The City of Syracuse, New York, has adopted the following resolution:
 RESOLVED, That the Board of Aldermen do hereby approve and authorize the Mayor to execute and deliver to the State of New York, the original plat of the lot described in the foregoing plat, and to cause the same to be recorded in the Office of the City Clerk of the City of Syracuse, New York, as herein provided.

NOTICE
 The City of Syracuse, New York, has adopted the following resolution:
 RESOLVED, That the Board of Aldermen do hereby approve and authorize the Mayor to execute and deliver to the State of New York, the original plat of the lot described in the foregoing plat, and to cause the same to be recorded in the Office of the City Clerk of the City of Syracuse, New York, as herein provided.

NOTICE
 The City of Syracuse, New York, has adopted the following resolution:
 RESOLVED, That the Board of Aldermen do hereby approve and authorize the Mayor to execute and deliver to the State of New York, the original plat of the lot described in the foregoing plat, and to cause the same to be recorded in the Office of the City Clerk of the City of Syracuse, New York, as herein provided.

CITY PLAN COMMISSION**THURSDAY, MAY 3, 2012****FILE NUMBER:** S112-109**Subdivision Administrator:** Paul Nelson**LOCATION:** Elm Hollow Drive between Bridge Hollow Court & Inwood Road**DATE FILED:** April 11, 2012**ZONING:** R-1ac(A)**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 2.023 Acre **MAPSCO:** 24H**APPLICANT:** Roger D. and Sue S. Linqvist

REQUEST: An application to replat a 2.023 acre tract of land containing all of Lots 1 and 2 in City Block G/5518 into one lot located between Elm Hollow Drive, Bridge Hollow Court and Inwood Road.

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

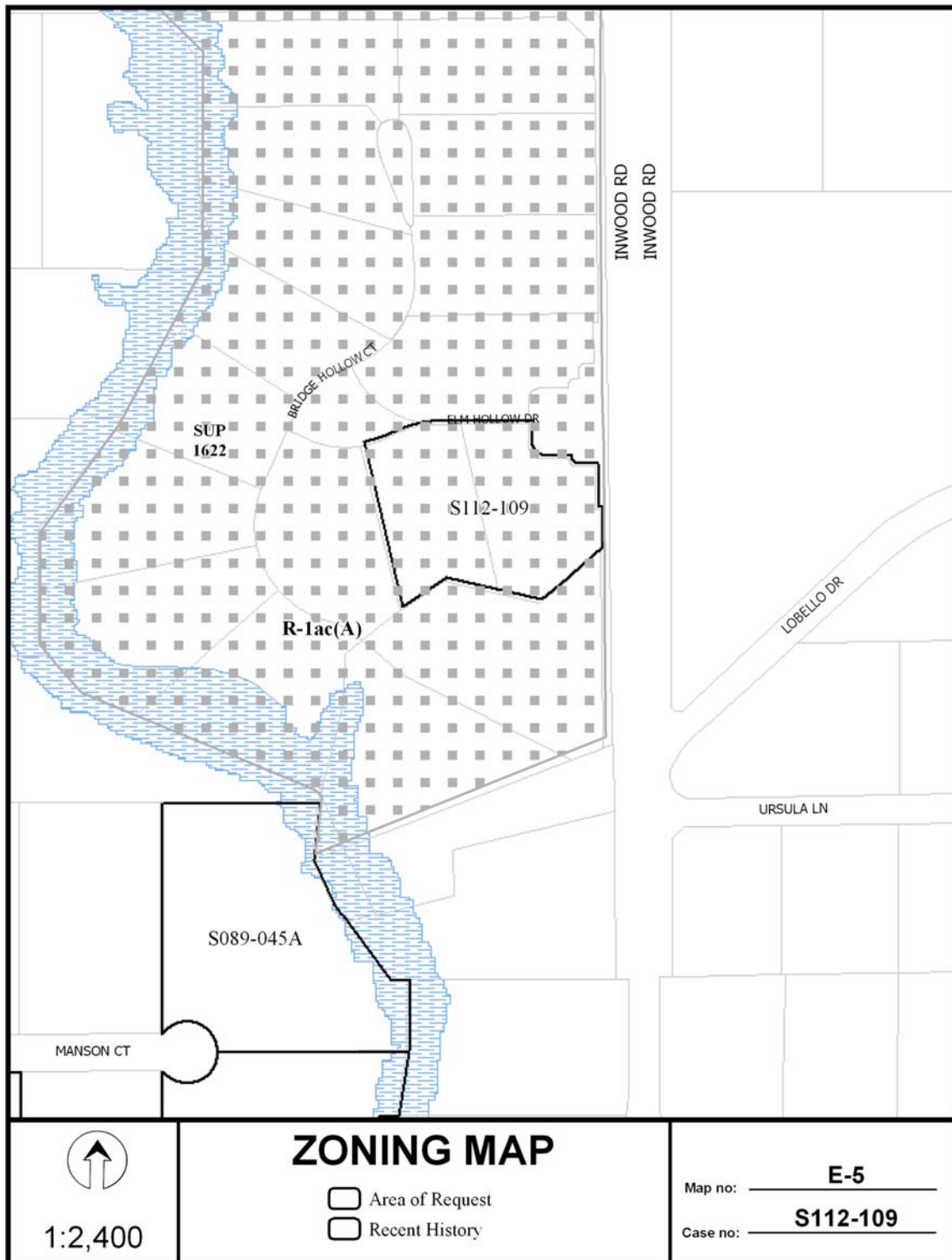
DATES NOTICES SENT: 10 notices were mailed April 17, 2012.

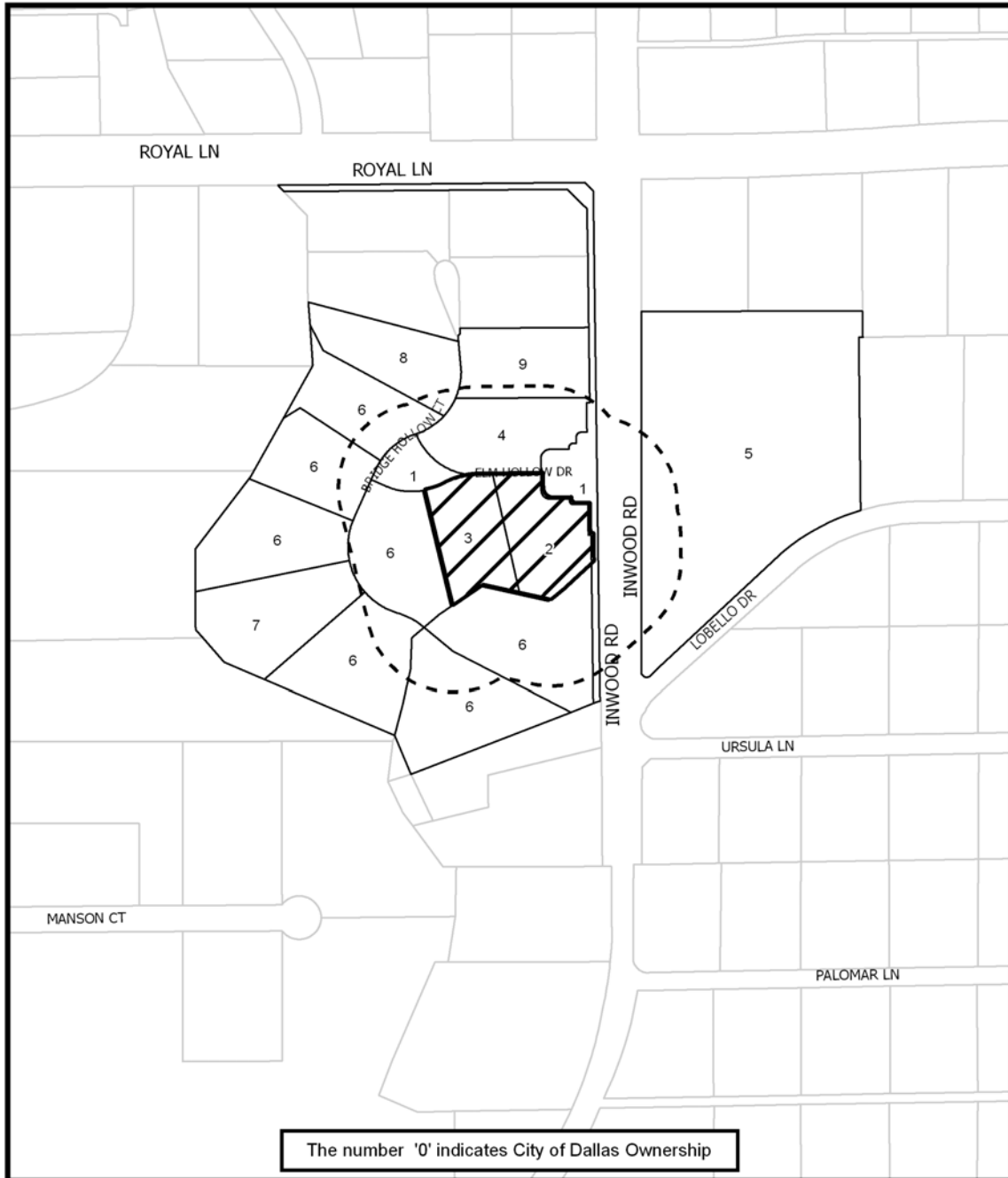
STAFF RECOMMENDATION: Section 51A-8.503(a) indicates that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography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

The request complies with the requirements of the R-1ac(A) district. The request is consistent with the lot areas in the area; therefore staff recommends approval subject to the conditions in the docket.

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

7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
12. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
13. On the final plat show the recording information on all existing easements within 150 feet of the property.
14. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
15. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
16. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer.
17. Water main extension is required by Private Development Contract.
18. On the final plat identify the property as Lot 1A, City Block G/5518.





 1:3,600	NOTIFICATION		Map no: <u> E-5 </u>
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">9</div> NUMBER OF PROPERTY OWNERS NOTIFIED		Case no: <u> S112-109 </u>

4/24/2012

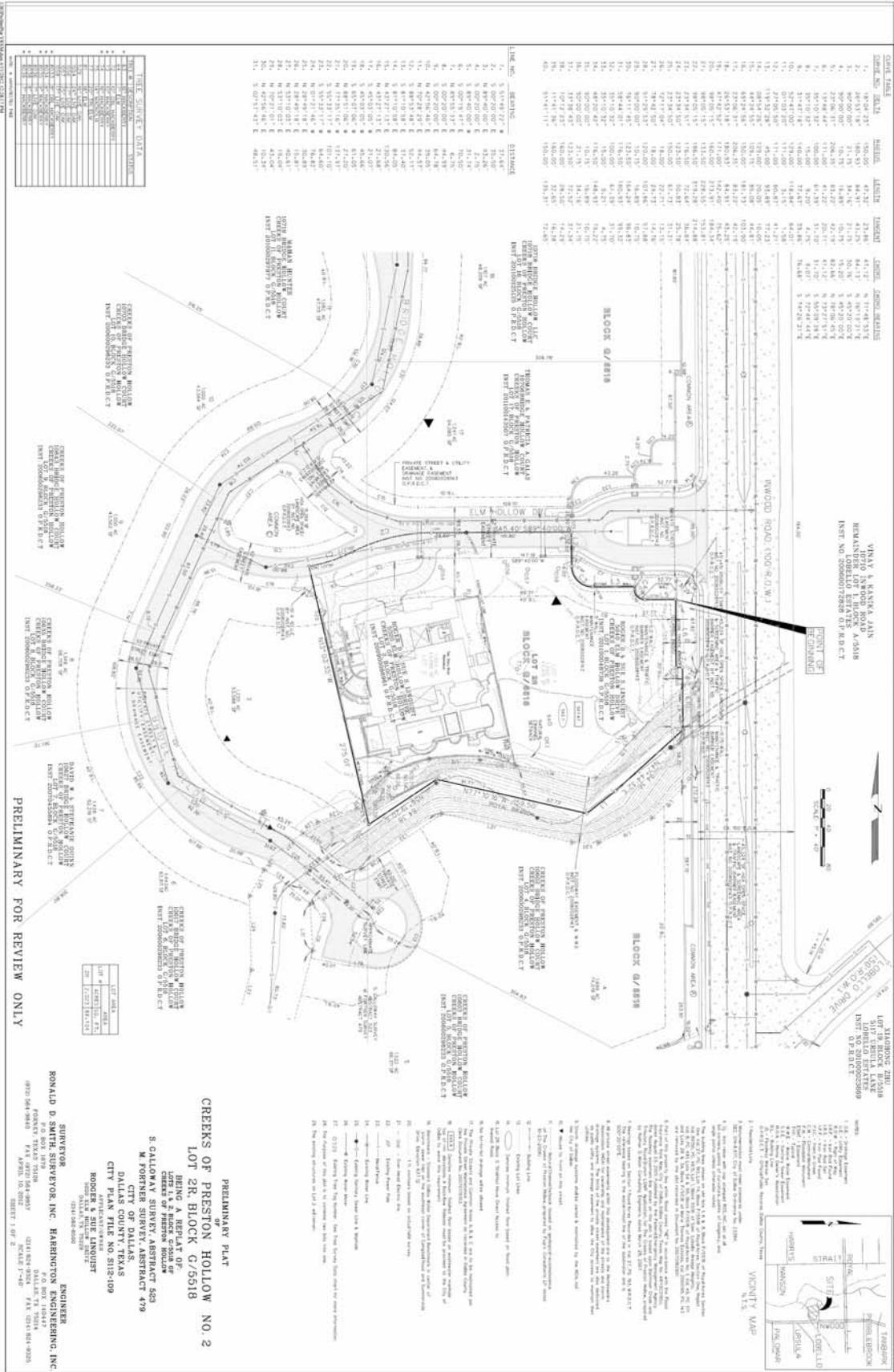
Notification List of Property Owners

S112-109

9 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5000 ROYAL LN	CREEKS OF PRESTON HOLLOW HOMEOWNERS
2	1 ELM HOLLOW DR	LINQUIST ROGER D & SUE S
3	5020 ELM HOLLOW DR	LINQUIST ROGER D & SUE S
4	10706 BRIDGE HOLLOW CT	GALAS THOMAS E & PATRICIA A
5	10710 INWOOD RD	JAIN VINAY DR & KANIKA K JAIN
6	9 ELM HOLLOW DR	CREEKS OF PRESTON HOLLOW THREE LINCOLN CENTRE
7	10627 BRIDGE HOLLOW CT	QUINN DAVID W & STEPHANIE
8	11 BRIDGE HOLLOW CT	MAHAN HUNTER &
9	10718 BRIDGE HOLLOW CT	10718 BRIDGE HOLLOW LLC

Friday, April 13, 2012



FILE NUMBER: W112-011

DATE FILED: April 10, 2012

LOCATION: Northeast line of Forest Park Road, northwest of Stutz Drive

COUNCIL DISTRICT: 2

MAPSCO: 32T

SIZE OF REQUEST: Approx 4.989 acres

CENSUS TRACT: 4.03

MISCELLANEOUS DOCKET ITEM:

Owner: AMD Apartments, LP

Waiver of Two-Year Waiting Period

On January 25, 2012, the City Council created Planned Development District No. 865 for MU-3 Mixed Use District uses on at the above location. According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to January 25, 2014, 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 an amendment to Planned Development District No. 865 so the setback of the building footprint on the Conceptual Plan matches the building footprint that the owner plans to build. The Conceptual Plan shows a building footprint within the setbacks in the text of the PD and the new building will be within the setbacks in the text of the PD but not within the current footprint on the Plan.

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

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. Z101-354 (MG)

Location Northeast line of Forest Park Road, Northwest of Stutz Drive

Date of last CPC or CC Action January 25, 2012

Applicant's Name, Address & Phone Number Rob Baldwin c/o Baldwin Associates
3904 Elm St. - Suite B, Dallas, TX 75226, (214) 824-7949

Property Owner's Name, Address and Phone No., if different from above
AMD Apartments, LP
3819 Maple Avenue, Dallas, Texas 75219

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

There is a conflict between the text and Concept Plan.
We are seeking to rectify the Concept Plan to match the text.


Applicant's Signature

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

4-10-12 O.T.H.
Date Received
Fee: \$300.00

W112-011
Receipt # 3983

AMD Apartments Limited Partnership

3819 Maple Avenue
Dallas, TX 75219
214-922-8400

April 2, 2012

David Cossum
Assistant Director of Planning
City of Dallas
City Hall
1500 Marilla Street, Room 5BN
Dallas, TX 75201-6390

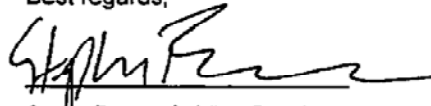
Re: Letter of Authorization

Dear Mr. Cossum:

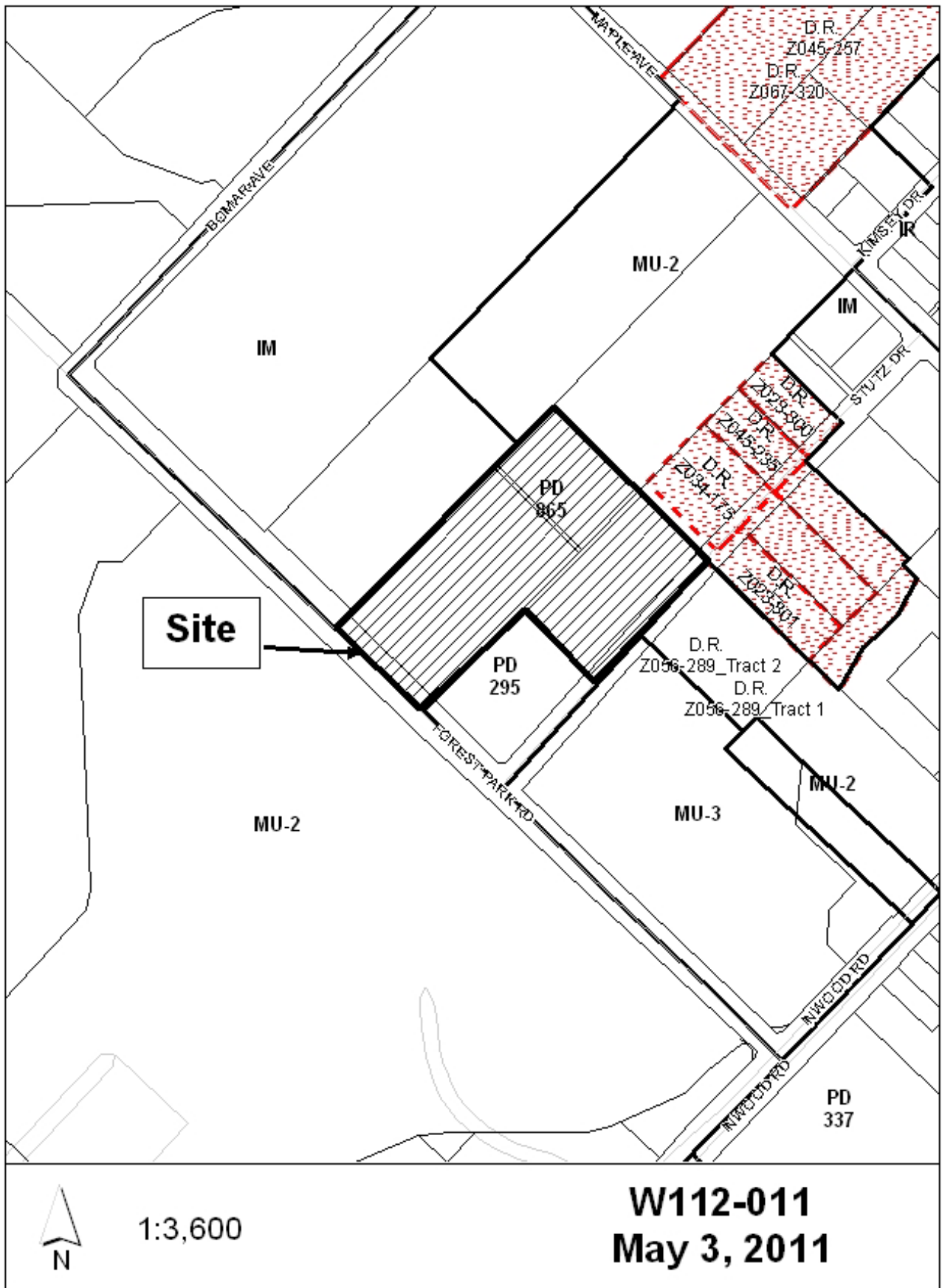
AMD Apartments Limited Partnership is the owner of the property located at 5940 Forest Park Road, 2233 Stutz Road, 2295 Stutz Road and 2303 Stutz Road. As the owner of this property, please accept this letter as our authorization to allow Robert Baldwin with the firm of Baldwin Associates to represent us in the amendment of the concept plan for PD-865.

Thank you for your assistance with this matter.

Best regards,



Steve Bancroft, Vice President



FILE NUMBER: W112-012

DATE FILED: April 11, 2012

LOCATION: Northeast corner of Hampton Road and Jefferson Boulevard

COUNCIL DISTRICT: 1

MAPSCO: 53D

SIZE OF REQUEST: Approx 4.74 acres

CENSUS TRACT: 45

MISCELLANEOUS DOCKET ITEM:

Owner: LCG Hampton, LLC

Waiver of Two-Year Waiting Period

On August 11, 2010, the City Council approved Planned Development District No. 830, the Davis Street Special Purpose District, located generally along the Davis Street corridor between Plymouth Road to the west and Zang Boulevard to the east. According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to August 11, 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 1) a new subdistrict to allow a motor vehicle fueling station use, 2) a D-1 Liquor Control Overlay, and 3) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet. The use is currently vacant. The applicant indicates that the motor vehicle fueling station use has been in existence since 1966. Subdistrict 6 within PD No. 830 does not allow the use.

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

W 112-012

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. PDD 830

Location 408 Hampton Lts 9-12, Blk 4548

Date of last CPC or CC Action August 2010

Applicant's Name, Address & Phone Number Santos T. Martinez 900

Jackson #640, Dallas, TX 75202

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

LCG Hampton LLC 4161 McKinney Ave, Suite 405

DALLAS, TEXAS 75204

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

When Planned Development District 830 was adopted, it created the existing building site non-conforming. A motor vehicle fueling station has been on this site since 1966. 7-11 seeks to redevelop this site with a new motor vehicle fueling station, but cannot secure development rights without creating a new subdistrict. We seek to create a new subdistrict in order to redevelop the property.


Applicant's Signature

RECEIVED BY
APR 11 2012
Current Planning

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

Date Received
Fee: **\$300.00**

November 16, 2011

Mr. David Cossum, Assistant Director
Department of Development Services
Dallas City Hall
Dallas, Texas 75201

RE: 408 Hampton, Lts 9-12, Blk 4548

Dear Mr. Cossum:

The undersigned owner hereby authorizes MASTERPLAN to represent the undersigned in all matters regarding a zoning change request and replat for the property described above.

Owner: LCG Hampton, LLC
By: Will Tolliver, Vice President
(Name and Title of Person Signing for Entity)

Before me, the undersigned authority, on this day personally
appeared WILL TOLLIVER, VICE PRESIDENT
(Name of person signing for Entity) (Title of person signing)

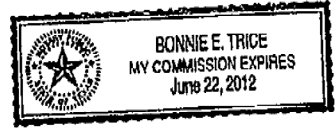
of LCG HAMPTON, LLC, known to me to be the person
(Name of entity)

whose name is subscribed to this letter, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated as the act and deed of said corporation.

Given under my hand and seal of office on this 16TH day of NOV.,
2011.

[Signature]
Notary Public, State of Texas

My commission expires 06/22/12





7-ELEVEN, INC.
 Legal Department
 One Arts Plaza
 1722 Routh Street, Suite 1000
 Dallas, TX 75201

March 27, 2012

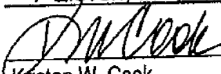
Mr. David Cossum, Assistant Director
 Department of Development Services
 Dallas City Hall
 Dallas, Texas 75201

RE: 408 Hampton, Lts 9-12, Blk 4548

Dear Mr. Cossum:

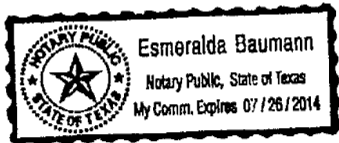
The undersigned applicant hereby authorizes MASTERPLAN to represent the undersigned in all matters regarding a zoning change request and replat for the property described above.


Applicant: 7-Eleven, Inc., a Texas corporation

By: 
 Kristen W. Cook
 Assistant Secretary

Before me, the undersigned authority, on this day personally appeared Kristen W. Cook, Assistant Secretary of 7-Eleven, Inc., a Texas corporation, known to me to be the person whose name is subscribed to this letter, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated as the act and deed of said corporation.

Given under my hand and seal of office on this 27th day of March, 2012.




 Notary Public, State of Texas

My commission expires _____



W112-012
May 3, 2011

Planner: Olga Torres-Holyoak

FILE NUMBER: D112-002

DATE FILED: February 6, 2012

LOCATION: On the south side of Harry Hines Boulevard and the terminus of North Akard Street, west of Payne Street.

COUNCIL DISTRICT: 2

MAPSCO: 45 - E

SIZE OF REQUEST: .33 acres

CENSUS TRACT: 19.00

MISCELLANEOUS DOCKET ITEM

Development plan

On August 23, 2000, the City Council passed ordinance No. 24346 which established Plan Development District No. 582. PDD 582 is located east of Stemmons Freeway and north of Woodall Rodgers Freeway. The PDD area is approximately 86.95 acres.

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

In conjunction with the above requirement, the attached development plan is submitted to CPC for approval. The plan provides for the construction of 54 dwelling units in Lot P within the Entertainment complex Sub district, as part of a larger development.

STAFF RECOMMENDATION: Approval

List of Applicant, Owner and Representative

OWNER: ANLAND 14, L.P., a Texas limited partnership

Anland GP, a Texas limited partnership, its general partner

Anland Holdings, Inc., a Texas corporation, its general partner

Darcy Anderson, Director

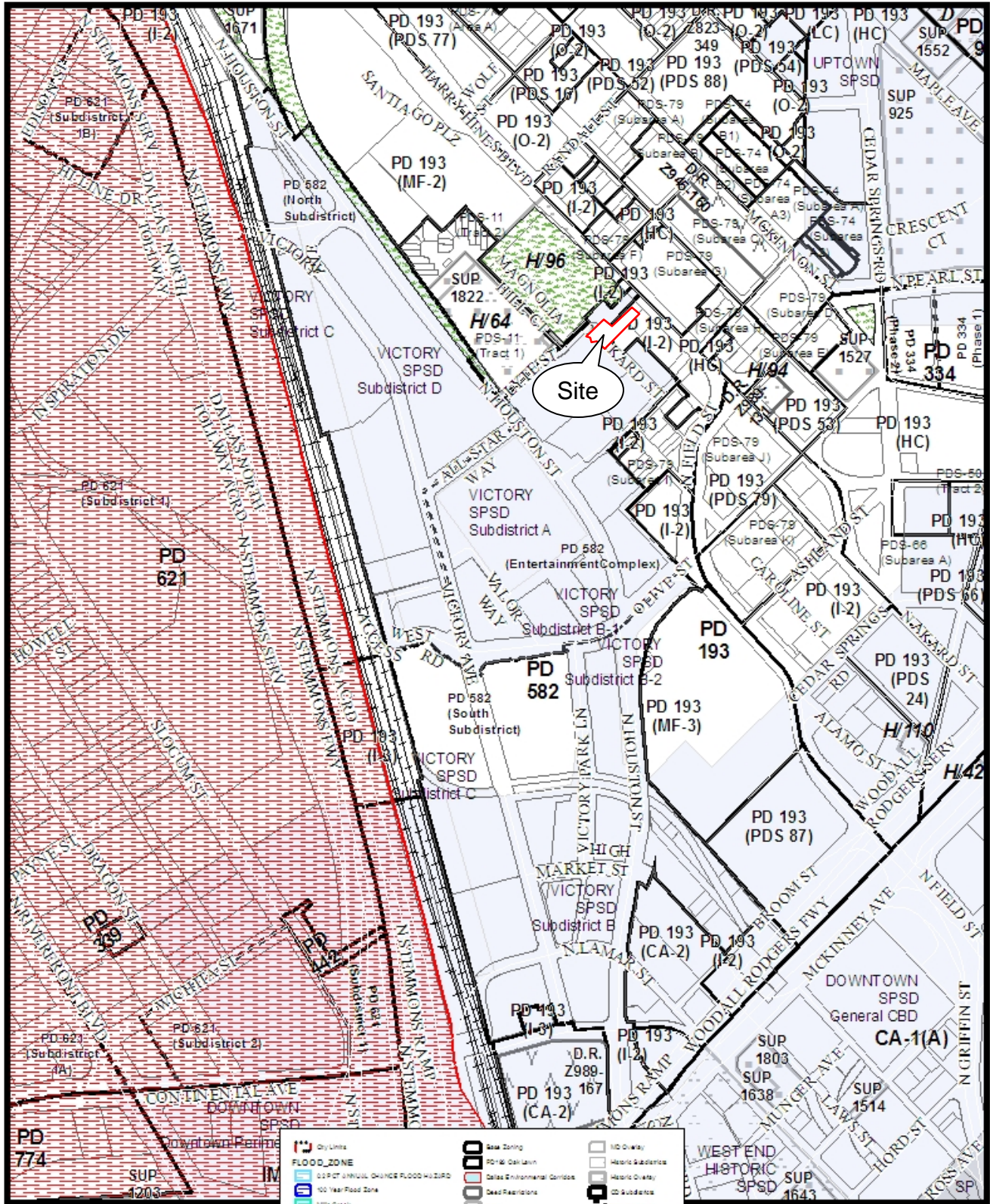
JY Robb III, Director

Thomas D. Williams, Director

Kendall Reese, Executive Vice President

Developer: Alamo Manhattan Victory, LLC

Matt Segrest, Director

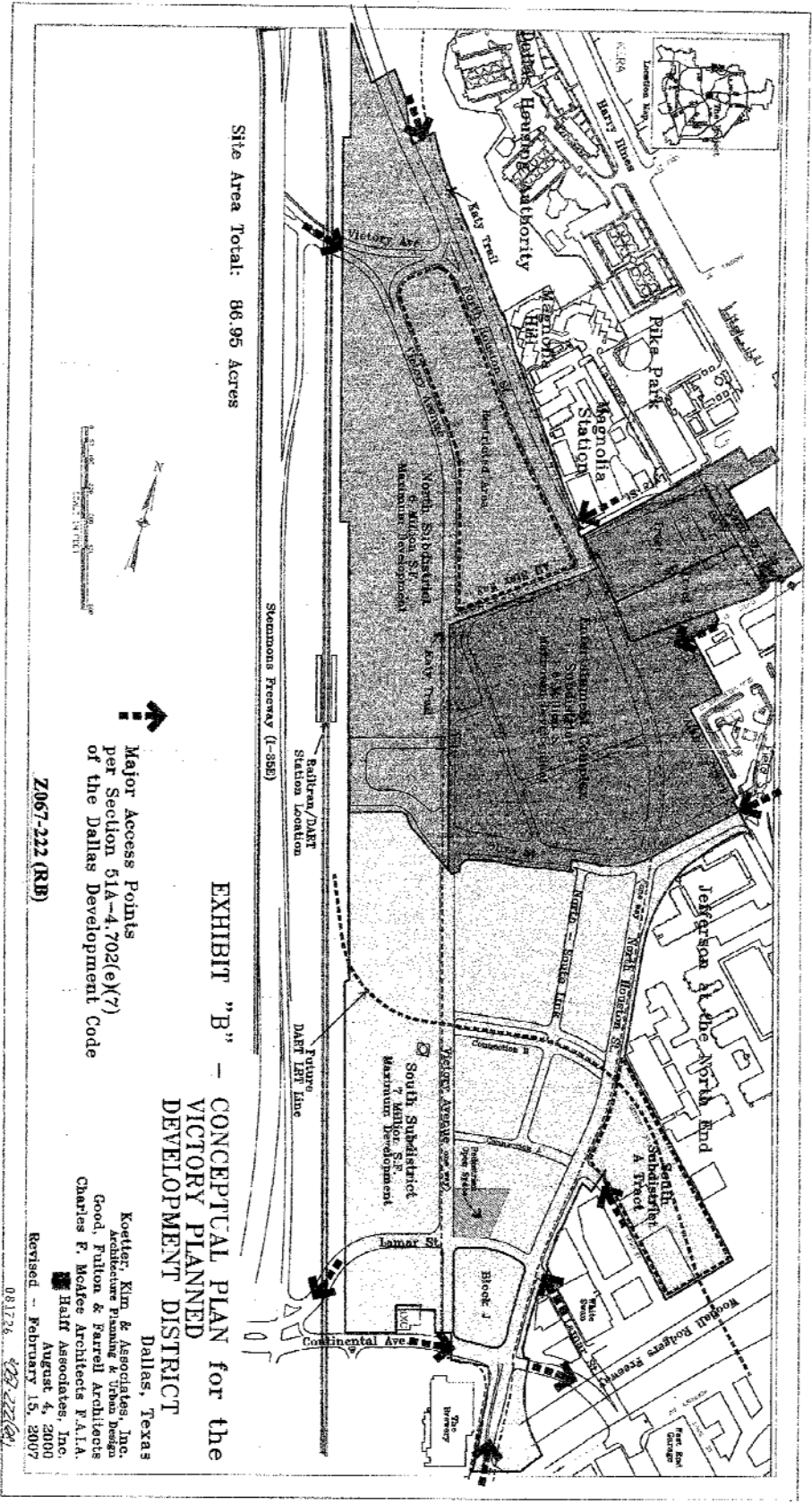


1:6,188

FLOOD_ZONE		

Case ID: D112-002
Printed: 4-23-12

EXISTING CONCEPTUAL PLAN



Site Area Total: 86.95 Acres



Major Access Points
per Section 51A-4.702(e)(7)
of the Dallas Development Code

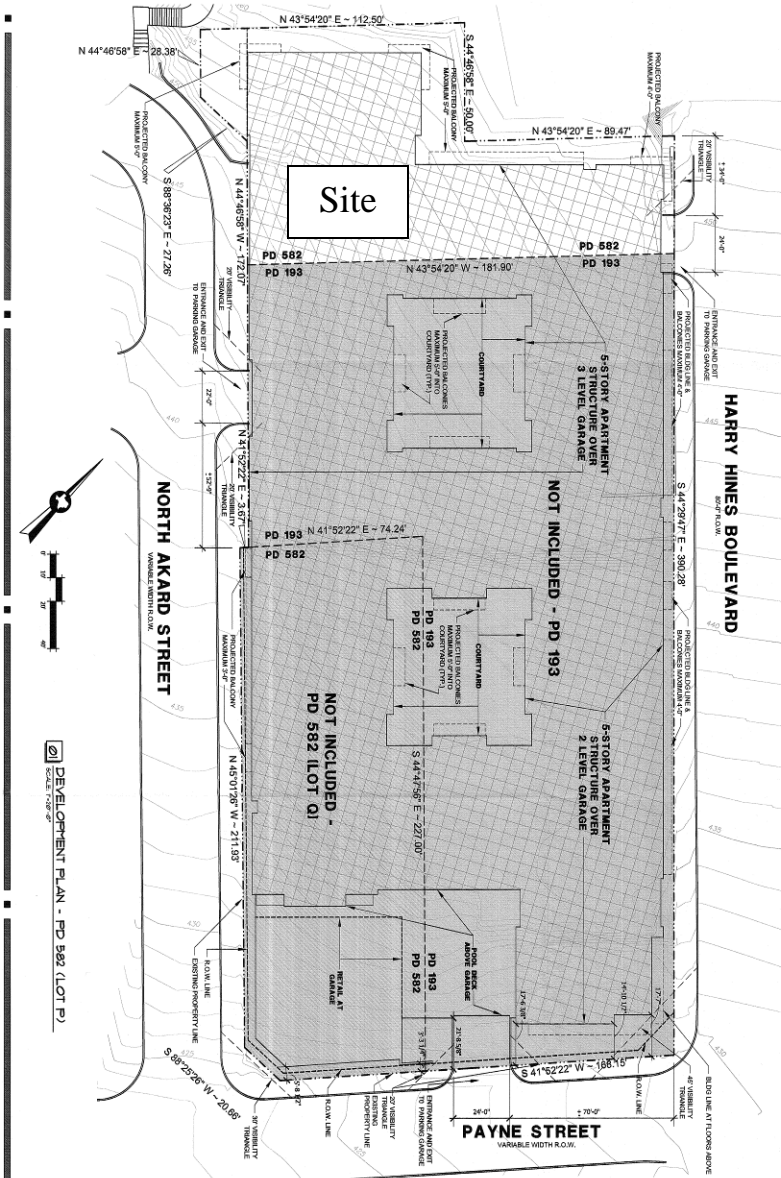
Z067-222 (RB)

**EXHIBIT "B" - CONCEPTUAL PLAN for the
VICTORY PLANNED
DEVELOPMENT DISTRICT**

Dallas, Texas
Kotler, Kim & Associates, Inc.
Architecture Planning & Urban Design
Good, Fulton & Farrell Architects
Charles F. Meade Architects P.A.L.L.A.
Hart Associates, Inc.
August 4, 2000
Revised -- February 15, 2007

08126 27225
27225
JAN 11 2007
27225
27225

Proposed Development Plan

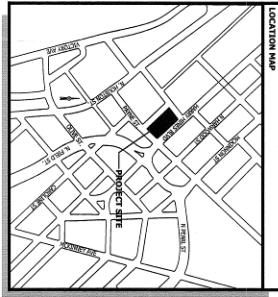


PD No. 582 (LOT P) REQUIRED TABULATIONS																		
PROPOSED DEVELOPMENT (GROUP OR PLAN)	EXISTING DEVELOPMENT (BASED ON THE DEVELOPMENT PLAN AND ALL OTHER DEVELOPMENT PLANS THROUGH DEVELOPMENT PLAN FILE)				DEVELOPMENT (BASED ON THE ANALYSIS CENTER, APPROVED BY THE PLAN COMMISSION)				REMAINING DEVELOPMENT RIGHTS									
	N	E	S	W	N	E	S	W	N	E	S	W						
FLOOR AREA (SQ FT)	0	60,804	0	0	1,644,000	2,915,208	0	4,306,208	0	1,511,041	2,844,908	0	4,407,272	6,600,000	1,286,006	4,963,232	1,500,000	6,172,238
RESIDENTIAL UNITS	0	0	0	0	112,034	38,813	71,243	0	112,034	38,813	71,243	0	112,034	38,813	71,243	0	112,034	38,813
AREA (ACRES)	0	0	0	0	0.13123	6.487	0.30482	0.09221	0.13123	6.487	0.30482	0.09221	0.13123	6.487	0.30482	0.09221	0.13123	6.487

VICTORY PLANNING DESIGN CENTER No. 582
APPROVED DEVELOPMENT PLAN AS OF MARCH 21, 2012

1. SURFACE FINISHES TO MATCH ADJACENT FINISHES CENTER - 1117.0000
2. LOT TO BE CONSIDERED AS TWO LOTS PER AMERICAN UNIFORM BUILDING CODE - 1117.0000 (Approved 11/10/2009)
3. APPROVED DEVELOPMENT PLAN - 1117.0000 (Approved 11/10/2009)
4. APPROVED DEVELOPMENT PLAN - 1117.0000 (Approved 11/10/2009)
5. APPROVED DEVELOPMENT PLAN - 1117.0000 (Approved 11/10/2009)
6. APPROVED DEVELOPMENT PLAN - 1117.0000 (Approved 11/10/2009)
7. APPROVED DEVELOPMENT PLAN - 1117.0000 (Approved 11/10/2009)
8. APPROVED DEVELOPMENT PLAN - 1117.0000 (Approved 11/10/2009)
9. APPROVED DEVELOPMENT PLAN - 1117.0000 (Approved 11/10/2009)
10. APPROVED DEVELOPMENT PLAN - 1117.0000 (Approved 11/10/2009)
11. APPROVED DEVELOPMENT PLAN - 1117.0000 (Approved 11/10/2009)
12. APPROVED DEVELOPMENT PLAN - 1117.0000 (Approved 11/10/2009)
13. APPROVED DEVELOPMENT PLAN - 1117.0000 (Approved 11/10/2009)
14. APPROVED DEVELOPMENT PLAN - 1117.0000 (Approved 11/10/2009)
15. APPROVED DEVELOPMENT PLAN - 1117.0000 (Approved 11/10/2009)

SIDEWALK:
 N. AKARD ST. - MIN. UNCONSTRUCTED WIDTH OF 4 FEET PER SEC. 519-5.02(1) (GV)



SITE DATA	INTERSECTION OF HARRY HINES BLVD & PAYNE ST
SITE ZONING & INFO	- S-2 PD 582 (LOT P) - SUBDISTRICT D - 1.88% OF TOTAL SITE AREA PD 582 (LOT Q) - SUBDISTRICT D - 22.2% OF TOTAL SITE AREA TOTAL UNITS ON SITE (PD 582 AND PD 582P) 14,571 S.F./13.6 ACRES 55 UNITS
RETAILING INFORMATION	PD 582 (LOT P) LOT COVERAGE = 95% 13,900 S.F.
REAR YARD	50% - 50 REAR = 0 SIDEWALK = 0 PROPOSED SIDEWALK = 0 REAR GARAGE FLOOR = 100 FEET
PARKING REQUIRED	APARTMENT STRUCTURE IS 5-STORIES GARAGE STRUCTURE HAS 3 PARKING LEVELS APARTMENTS - 1.25 PER UNIT

LEGEND	<ul style="list-style-type: none"> APARTMENTS DEVELOPMENT PLAN BOUNDARY LINE ELEVATION CONTOURS
---------------	--

© Hensley Lamkin Rachel, Inc.
 1800 MONROE DRIVE
 DALLAS, TEXAS 75206
 PH 214.752.7200
 FAX 972.752.8000

Hensley Lamkin Rachel, Inc.
 ARCHITECTURE AND PLANNING

1050
 412
 DEVELOPMENT PLAN
 PD 582 - LOT P
 4/14/12

VICTORY
 ALAMO MANHATTAN
 DALLAS, TX

Planner: Olga Torres-Holyoak

FILE NUMBER: D112-003

DATE FILED: February 6, 2011

LOCATION: On the north corner of North Akard and Payne Street.

COUNCIL DISTRICT: 2

MAPSCO: 45 - E

SIZE OF REQUEST: .40 acres

CENSUS TRACT: 19.00

MISCELLANEOUS DOCKET ITEM

Development plan

On August 23, 2000, the City Council passed ordinance No. 24346 which established Planned Development District No. 582. PDD 582 is located east of Stemmons Freeway and north of Woodall Rodgers Freeway. The PD area is approximately 86.95 acres.

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

In conjunction with the above requirement, the attached development plan is submitted to CPC for approval. The plan provides for the construction of 65 dwelling units and approximately 3,000 square feet in Lot Q within the Entertainment Complex Sub district, as part of a larger development.

STAFF RECOMMENDATION: Approval

List of Applicant, Owner and Representative

OWNER: ANLAND 14, L.P., a Texas limited partnership

Anland GP, a Texas limited partnership, its general partner

Anland Holdings, Inc., a Texas corporation, its general partner

Darcy Anderson, Director

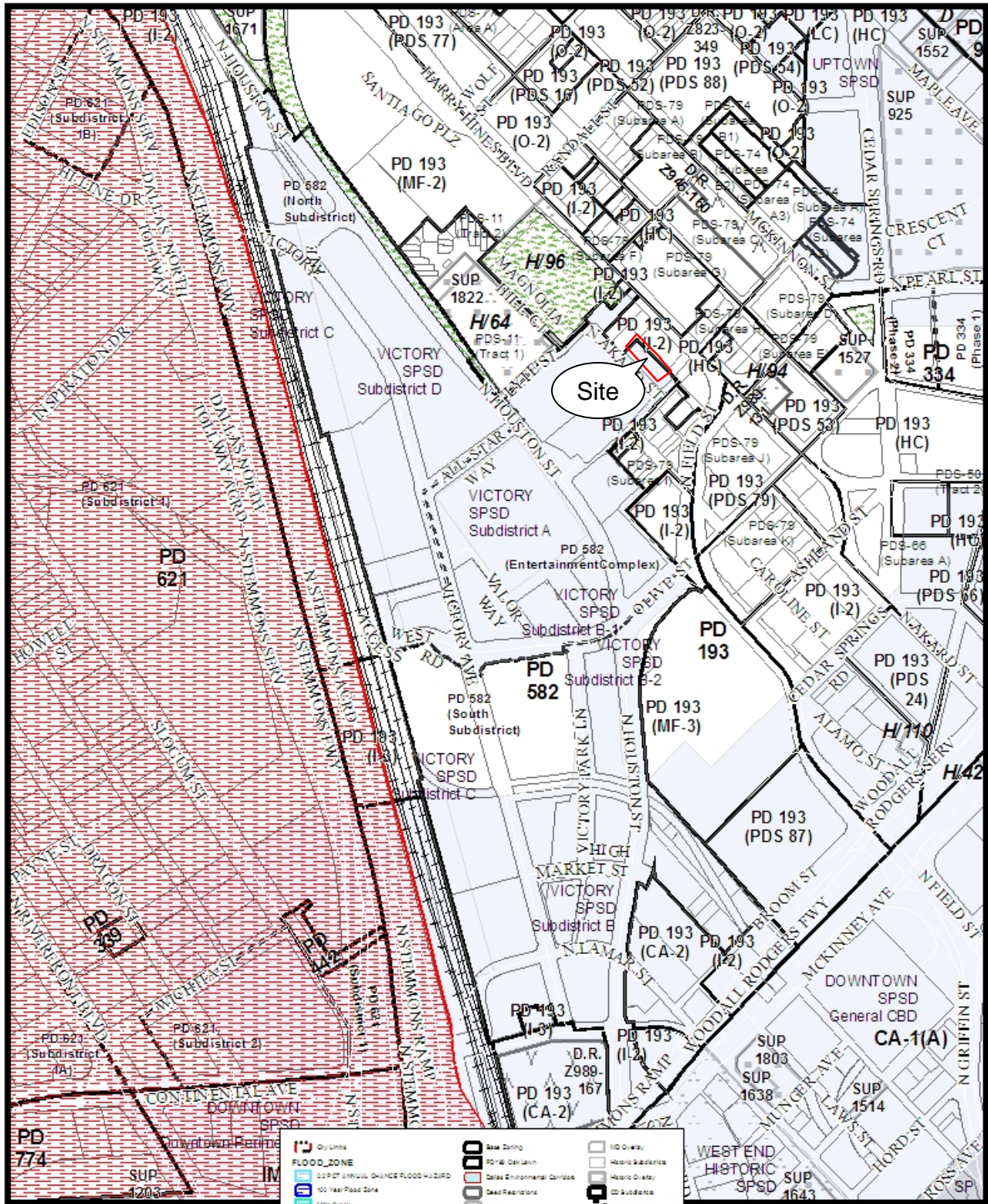
JY Robb III, Director

Thomas D. Williams, Director

Kendall Reese, Executive Vice President

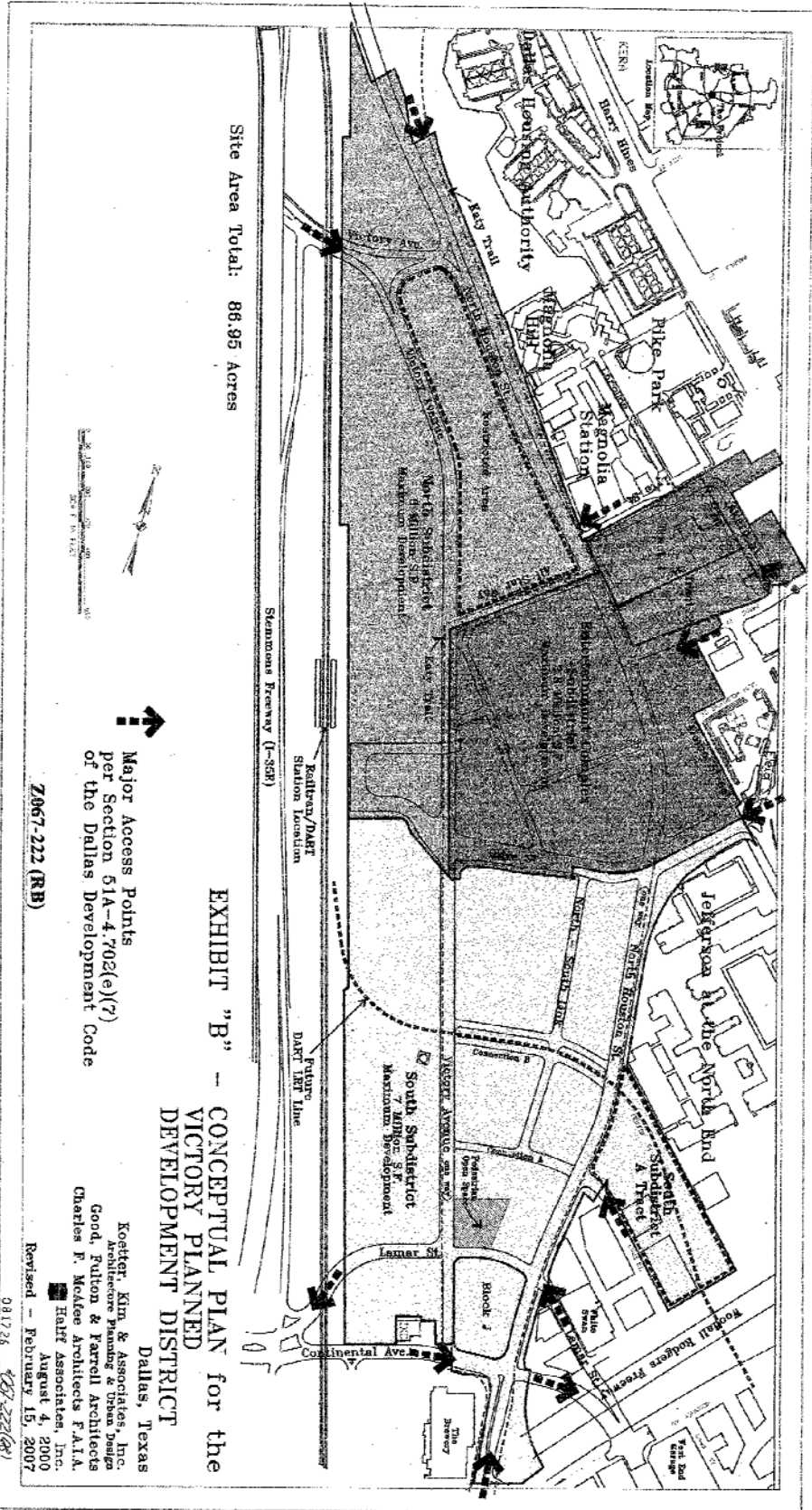
Developer: Alamo Manhattan Victory, LLC

Matt Segrest, Director



Case ID: D112-003
 Printed: 4-23-12

EXISTING CONCEPTUAL PLAN



Z067-222 (RB)

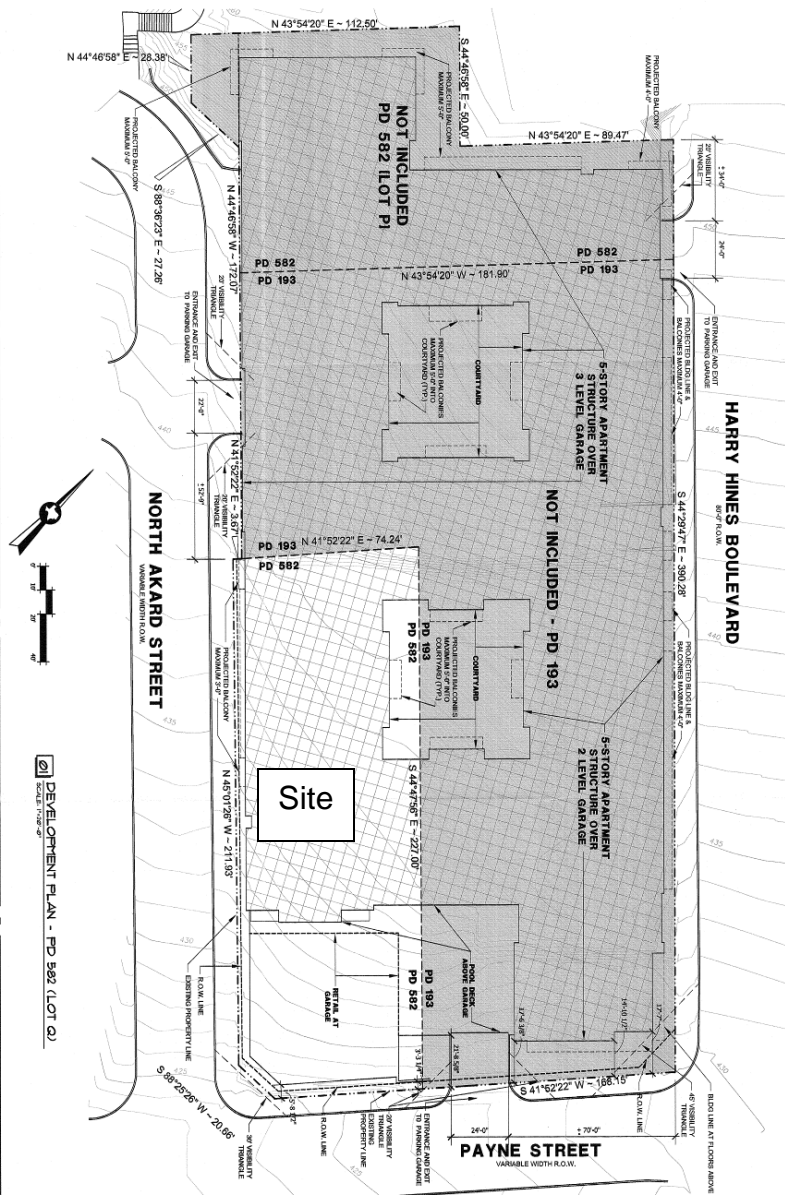
EXHIBIT "B" - CONCEPTUAL PLAN for the VICTORY PLANNED DEVELOPMENT DISTRICT

Dallas, Texas
 Koetter, Kim & Associates, Inc.
 Architectural Planning & Urban Design
 Good, Fulton & Parrish Architects
 Charles F. Madlee Architects F.A.I.A.
 Hafr Associates, Inc.
 August 4, 2000
 Revised - February 15, 2007

08/17/26
 27225
 2/15/07
 2/15/07

Proposed Development Plan

4-19-12

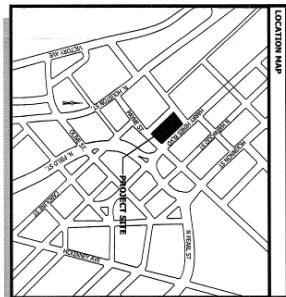


PROPOSED DEVELOPMENT (BASED ON THE DEVELOPMENT PLAN)	EXISTING DEVELOPMENT (BASED ON THE AMERICAN SAVING CENTER APPROVAL BY THE PLANNING COMMISSION)		COMPARATIVE DEVELOPMENT (BASED ON THE DEVELOPMENT PLAN, THE AMERICAN SAVING CENTER APPROVAL BY THE PLANNING COMMISSION)		REMAINING DEVELOPMENT RIGHTS	
	PD SUBSTRUCTURE	FLOOR AREA (SQ FT)	PD SUBSTRUCTURE	FLOOR AREA (SQ FT)	PD SUBSTRUCTURE	FLOOR AREA (SQ FT)
N	5	0	N	5	N	0
E	86,685	0	E	151,049	E	1,599,899
S	0	0	S	2,614,338	S	4,497,272
W	0	0	W	71,043	W	22,292
TOTAL	0	0	TOTAL	30,605	TOTAL	71,043
				22,292		68,644

VICTORY PLANNED DEVELOPMENT No. 582
 APPROVED BY THE PLANNING COMMISSION ON 07/15/2012

1. SITE PLAN
2. DEVELOPMENT PLAN
3. DEVELOPMENT PLAN
4. DEVELOPMENT PLAN
5. DEVELOPMENT PLAN
6. DEVELOPMENT PLAN
7. DEVELOPMENT PLAN
8. DEVELOPMENT PLAN
9. DEVELOPMENT PLAN
10. DEVELOPMENT PLAN
11. DEVELOPMENT PLAN
12. DEVELOPMENT PLAN
13. DEVELOPMENT PLAN
14. DEVELOPMENT PLAN
15. DEVELOPMENT PLAN

STIPULATIONS:
 HARRY ST. - MIN. WIDTH OF 7 FEET.
 N. AKARD ST. - MIN. UNRESTRICTED WIDTH OF 4 FEET.
 HARRY ST. - MIN. UNRESTRICTED WIDTH OF 4 FEET.



SITE DATA
 SITE LOCATION: INTERSECTION OF HARRY HINES BLVD & BRYAN ST DALLAS, TEXAS

SITE ZONING & INFO
 PD 582 - SUBSTRUCTURE 1-2
 PD 582 (LOT P) - SUBSTRUCTURE 1-2
 PD 582 (LOT Q) - SUBSTRUCTURE 1-2
 TOTAL SITE AREA: 17.2843 ACRES
 TOTAL SITE AREA: 772,017.77 SQUARE FEET
 TOTAL UNITS ON SITE (PD 582 AND PD 582): 278 UNITS

SITE DENSITY - PD 582 (LOT Q)
 SITE AREA ON PD 582 (LOT Q): 17.2843 ACRES
 SITE AREA ON PD 582 (LOT Q): 772,017.77 SQUARE FEET
 UNITS ON PD 582 (LOT Q): 65 UNITS

BUILDING INFORMATION
 LOT COVERAGE: 95.0%
 FSR: 5.0
 SETBACKS: FRONT = 0', SIDE = 0', REAR = 0'
 MAXIMUM HEIGHT: 100 FEET

PARKING REQUIRED
 TOTAL SPACES REQUIRED: 278
 TOTAL SPACES PROVIDED: 278
 NETENTIAL: 1 SPACE PER 280 S.F.

LEGEND

- ADVERTISEMENTS
- DEVELOPMENT PLAN BOUNDARY LINE
- ELEVATION CONTOURS

PROJECT NAME: PD 582 - LOT Q

PROJECT NUMBER: 101050

OWNER: AMERICAN SAVING CENTER

DESIGNER: Hensley Lamkin Rachel, Inc.

DATE: 4-19-12

Hensley Lamkin Rachel, Inc.
 ARCHITECTURE AND PLANNING

1800 MONTFORT DRIVE
 DALLAS, TEXAS 75201

PHONE: 972.726.4600
 FAX: 972.726.4600

VICTORY
 ALAMO MANHATTAN
 DALLAS, TX

4-19-12

FILE NUMBER: M112-013

DATE FILED: January 7, 2012

LOCATION: South Line of Canada Drive, East of Bosque Avenue

COUNCIL DISTRICT: 3

MAPSCO: 43 G, L

SIZE OF REQUEST: Approx. 5.68 Acres

CENSUS TRACT: 205

APPLICANT: Uplift Education

REPRESENTATIVE: Brian Nelson

OWNER: Dallas Housing Authority

MISCELLANEOUS DOCKET ITEM

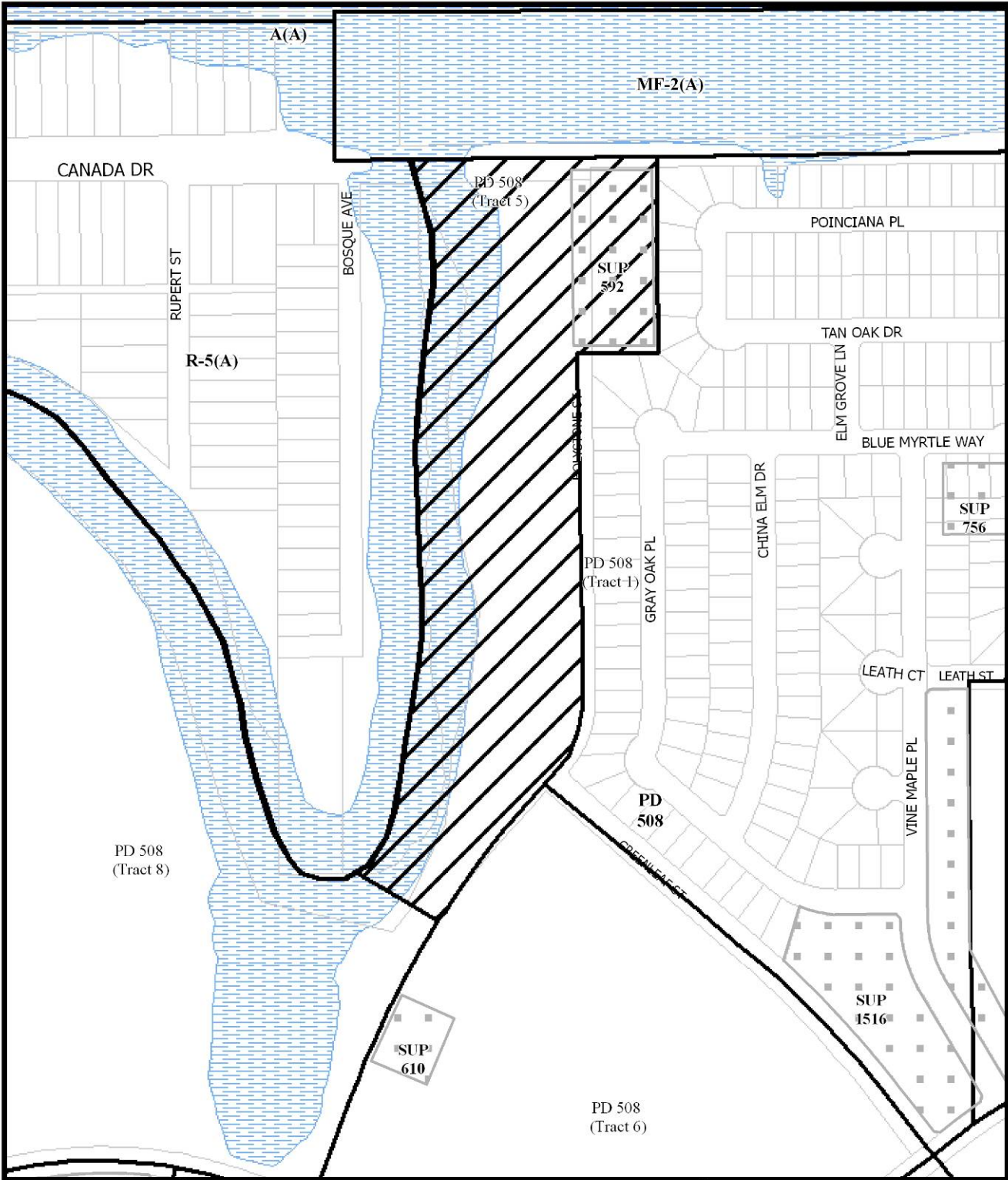
Minor Amendment for Development Plan

On June 10, 1988, the City Council passed Ordinance No. 23536 which established Planned Development District No. 508 for Clustered Housing, Multifamily, Limited Office, Mixed Use, and other Specified Uses on property at the above location. The PDD was approved with conceptual plan and requires CPC approval for each phase of development. On August 18, 2011, the CPC approved a development plan for this site, which is located within the Tract 5 portion of the PDD, providing for two additional structures for the existing school.

At this time, the property owner has submitted an application to amend the development plan to provide for an expansion of the school. PDD No. 508 permits a school by right, however it has been staff's position (since the creation of PDD No. 508) to assess the impact of vehicle trips generated by schools on adjacent properties. As a result, staff requested a Traffic Management Plan which has been reviewed and approved, subject to biennial updates (see attached Traffic Management Plan). In consultation with the City Attorney, staff can present this TMP and requirement for updates subject to criteria identified in the attached document to the City Plan Commission in consideration of approval of this minor amendment application.

The applicant's request complies with the requirements for consideration of a minor amendment and does not impact any other provisions of the ordinance governing the site.

Staff Recommendation: Approval, subject to a development plan and approval of the acceptance of a Traffic Management Plan.

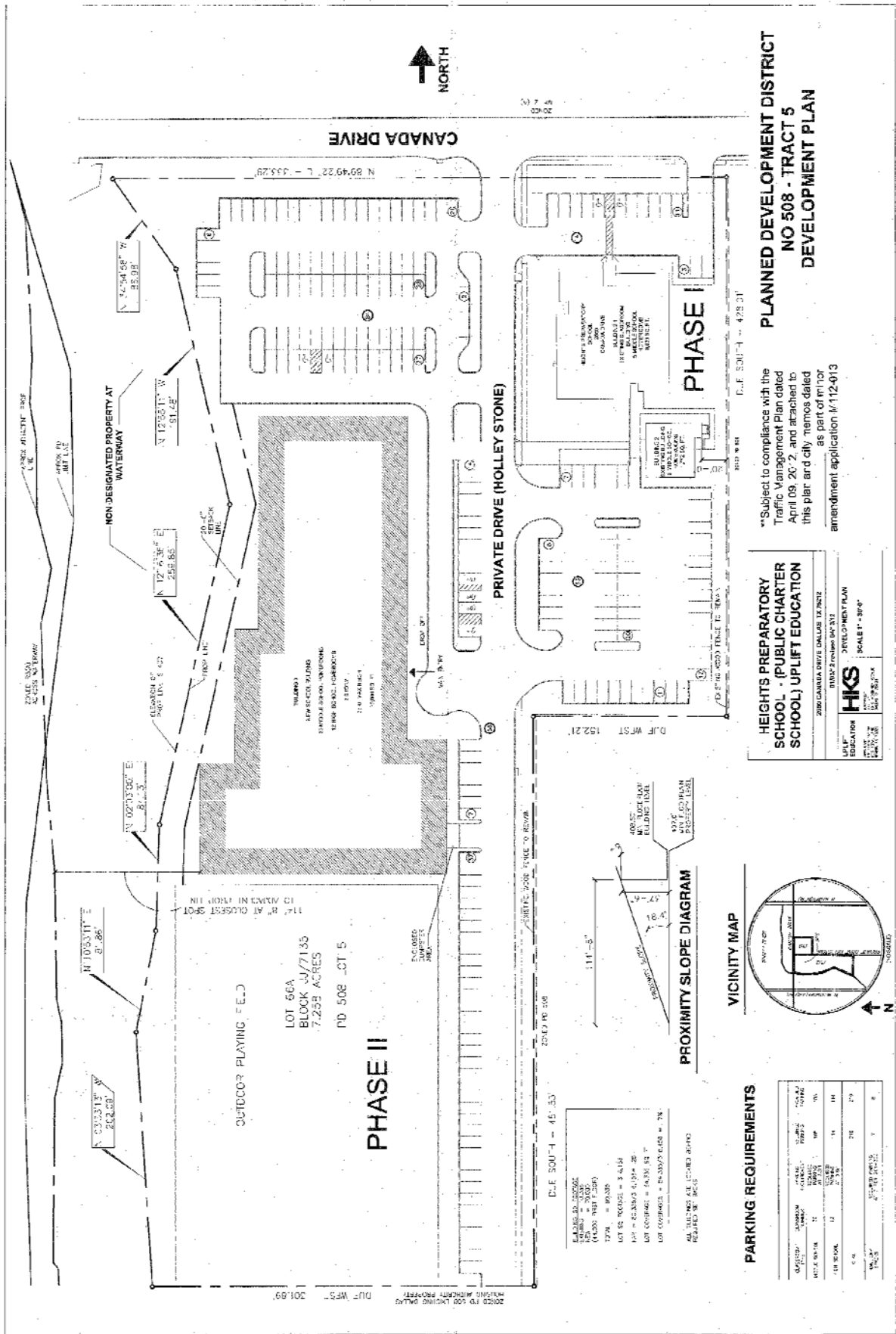


1:3,600

ZONING MAP

Case no: M112-013

Date: 2/2/2012



CANADA DRIVE

PRIVATE DRIVE (HOLLEY STONE)

PHASE II

OUTDOOR PLAYING FIELD

LOT 60A
BLOCK CU/7135
7.259 ACRES
PD 508 - CT 5

PHASE II

ENCLOSED AREA
AREA = 3000 SQ FT

ENCLOSED AREA
AREA = 3000 SQ FT

ENCLOSED AREA
AREA = 3000 SQ FT

ENCLOSED AREA
AREA = 3000 SQ FT

ENCLOSED AREA
AREA = 3000 SQ FT

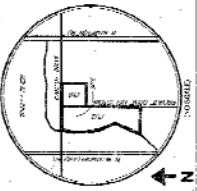
ENCLOSED AREA
AREA = 3000 SQ FT

ENCLOSED AREA
AREA = 3000 SQ FT

ENCLOSED AREA
AREA = 3000 SQ FT

PROXIMITY SLOPE DIAGRAM

VICINITY MAP



PARKING REQUIREMENTS

TYPE	REQUIREMENT	ACTUAL	DEFICIENCY	TOTAL
STREET	1 PER 100	10	0	10
LOT	1 PER 100	10	0	10
TOTAL		20	0	20

HEIGHTS PREPARATORY SCHOOL - (PUBLIC CHARTER SCHOOL) UPLIFT EDUCATION

2002 GAMBIA DRIVE DALLAS, TX 75242

UPLIFT EDUCATION

2002 GAMBIA DRIVE DALLAS, TX 75242

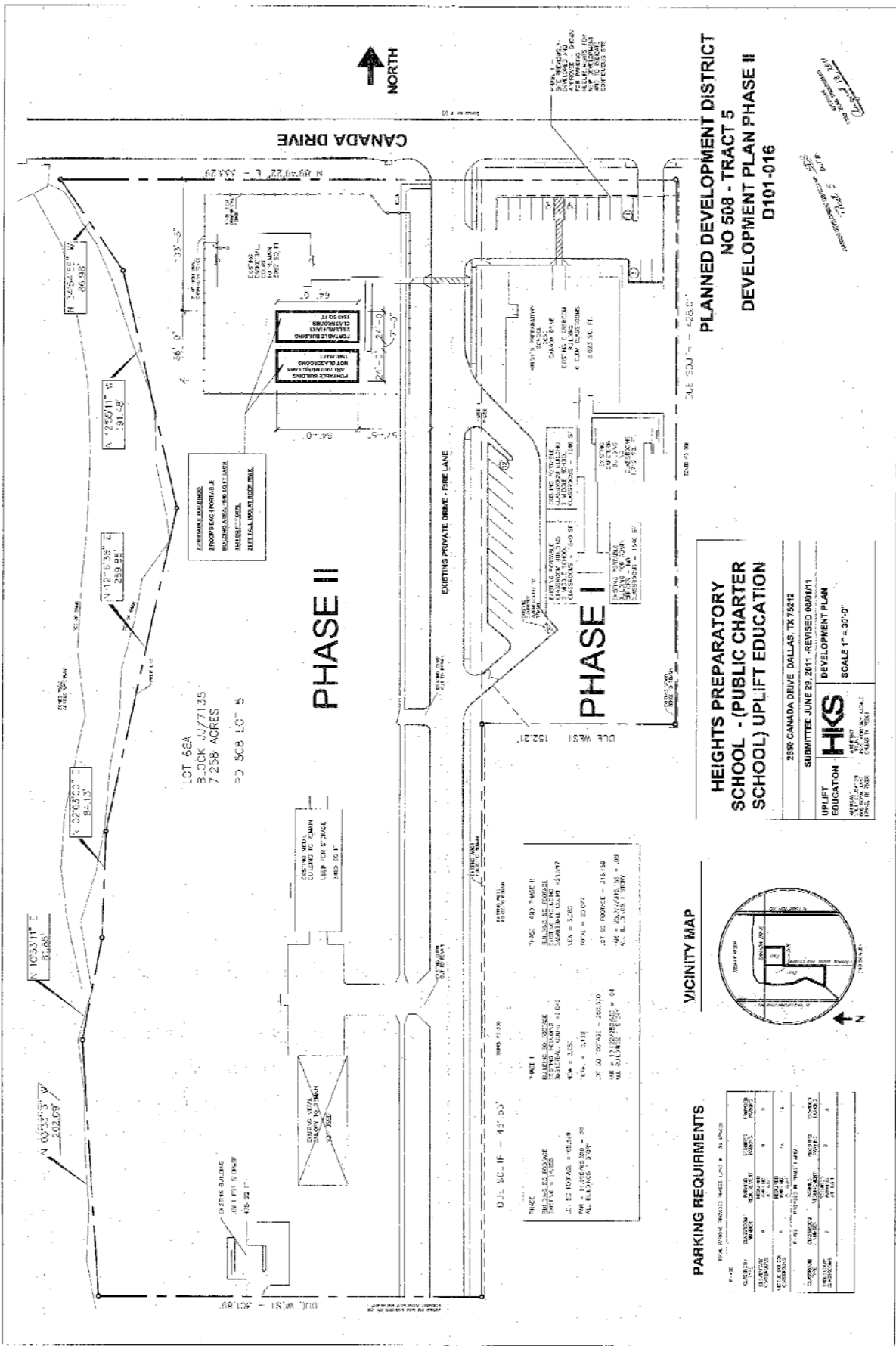
3/20/22

HKS

SCALE 1" = 300'

**PLANNED DEVELOPMENT DISTRICT
NO 508 - TRACT 5
DEVELOPMENT PLAN**

**Subject to compliance with the Traffic Management Plan dated April 09, 2012, and attached to this plan and city memos dated as part of the amendment application #172-913



PLANNED DEVELOPMENT DISTRICT
 NO 508 - TRACT 5
 DEVELOPMENT PLAN PHASE II
 D101-016

HEIGHTS PREPARATORY
 SCHOOL - (PUBLIC CHARTER
 SCHOOL) UPLIFT EDUCATION

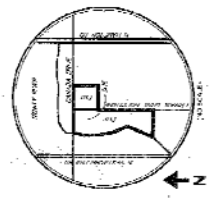
2850 CANADA DRIVE DALLAS, TX 75242

SUBMITTED JUNE 28, 2011 - REVISED 06/21/11

UPLIFT EDUCATION HKS DEVELOPMENT PLAN

SCALE 1" = 30'-0"

VICINITY MAP



PARKING REQUIREMENTS

TYPE	CLASSIFICATION	PERCENTAGE	NUMBER	REMARKS
TOTAL	STUDENT	10%	100	
	VISITOR	5%	50	
TOTAL	STUDENT	10%	100	
	VISITOR	5%	50	
TOTAL	STUDENT	10%	100	
	VISITOR	5%	50	



Date: April 9, 2012
To: City of Dallas
From: Elizabeth Crowe, P.E.
Dunaway Associates, L.P.
TX Reg. No. F-1114
Project: Heights Preparatory - PDD 508
Dunaway No.: B000426.001



Elizabeth Crowe
4.9.2012

Traffic Management Plan

Background

Heights Preparatory school currently operates with two (2) kindergarten classrooms and nine (9) middle school classrooms. The school operates under Planned Development District (PDD) No. 508 - Tract 5 and is part of the Uplift Education school system. Uplift plans to expand the existing facilities to ultimately house up to 30 middle school and 12 high school classrooms. Under the build-out scenario, there will no longer be elementary classrooms on this campus; however, senior high classrooms will be added. This Traffic Management Plan (TMP) is being provided to the City of Dallas Development Services Department as part of the site plan submittal for PDD No. 508 - Tract 5.

Exhibit 1 shows the location of the Heights Preparatory campus in Dallas, Texas. The existing school is located on the south side of Canada Drive in between Westmoreland and Hampton. The street that intersects Canada Drive and provides access to the site is a private drive, which turns into Holystone south of the campus.

A TMP is important in order to provide and maintain a safe campus and an optimum level of traffic flow and circulation during traffic periods associated with student drop-off and pick-up. The TMP has been designed to accommodate the school's maximum enrollment during peak hours of school circulation. The estimated maximum enrollment for Heights Preparatory is 1,050 students with 300 students in grades 11 and 12 and the remaining 750 students in grades 6 through 10. As Heights Preparatory continues to add students and staff members, the TMP should be evaluated periodically to ensure that the proposed circulation, unloading, and loading plan is accommodating the school safely and efficiently. As a result, updates to this TMP must be provided to the City of Dallas as provided for in **Exhibit A** attached to this document. Keeping updated information available to the parents is critical to the effectiveness of any TMP.

Exhibit 2 shows the proposed site plan for the Heights Preparatory campus. There are two (2) existing buildings (Building 1 and Building 2) on the northeast quadrant of the property. Building 1 is planned to accommodate up to seven (7) middle school classrooms. Building 2 shall contain no classrooms and be utilized for administration offices.

Heights Preparatory
Traffic Management Plan

Building 3 is proposed to be located on the west side of the Private Drive (Holystone), which runs through the campus property. Building 3 is planned to accommodate up to 35 additional classroom containing both middle school and high school students.

Exhibit 3 provides the preferred campus operations during AM arrival and PM departure of students. There are two (2) areas proposed for students to be dropped off and picked up that have been color-coded. Descriptions of the ingress, egress, queuing and circulation for the areas is provided for the peak times of carpool drop-off and pick up.

Ingress and Egress

For all entry to the site, motorists will be directed to arrive from Canada Drive. Egress from the site is provided to the north to access Canada Drive or to the south to access Bickers Street.

Building 1

Building 1 has two I driveways serving the parking area to the south. Ingress for carpool circulation on the south side of Building 1 is provided by a left-turn from the Private Drive (Holystone Street) as illustrated on **Exhibit 3**. Egress from the Building 1 area is provided by a right-turn onto the Private Drive and then a right-turn to Canada Drive.

Building 3

Building 3 has three driveways from the private drive (Holystone) that provide access to and from the parking area and the building entrance. After turning left or right from Canada Drive onto Private Drive (Holystone), ingress to Building 3 is provided by an immediate right-turn at the first driveway as seen on **Exhibit 3**. Egress from the Building 3 carpool line during student pick-up and drop-off, is provided by either a left-or a right-turn out at the middle drive or a right-turn onto the Private Drive (Holystone) from the most southern driveway.

Queuing Analysis

Table 1 provides recommended stacking lengths (queuing areas) provided by the Texas Transportation Institute for three school types: Elementary, Middle and High. Utilizing these guidelines, the recommended parent pick-up zone on-site stacking length for Texas **Middle Schools** is provided as 800 feet for a student population of 600. The recommended parent drop-off and pick-up zone on-site stacking length for Texas **High Schools** is provided as 1200 feet for a high school student population of 800 students.

The guidelines provided by Texas Transportation Institute were applied to calculate the appropriate length of stacking area to provide for the anticipated vehicle queuing associated with drop-off and pick-up times. **Table 2** details the calculations for both buildings being derived by interpolating the data for the maximum number of middle school and high school student populations.

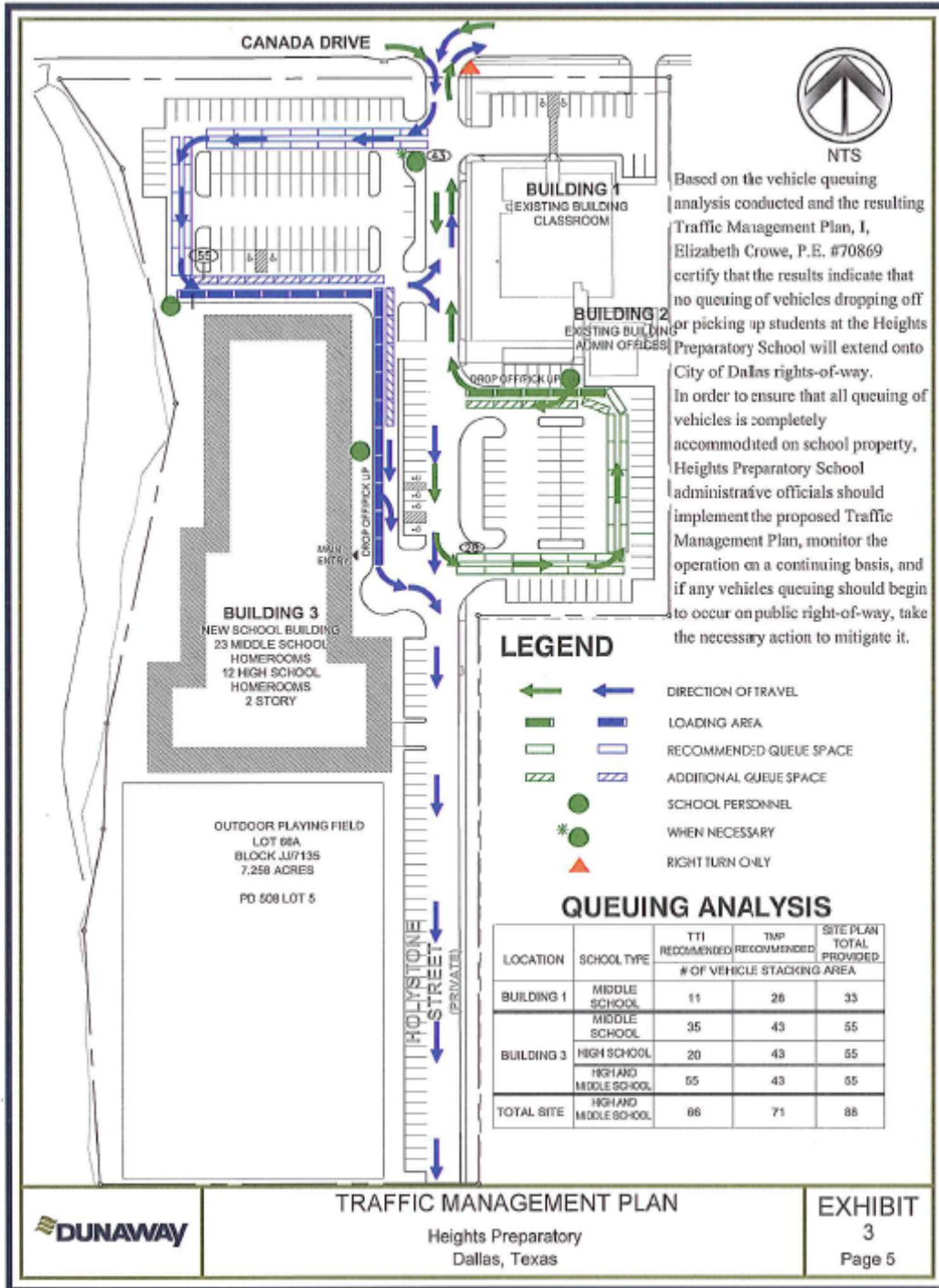


Table 1: Recommended Parent Drop-off/Pick-up Zone On-Site Stacking Length for Texas.

Source: Texas Transportation Institute

School Type	Student Population	Loop Drive Stacking Length (linear feet)
Elementary School	Less than 500	400 – 750
	500 or more	750 – 1500
Middle School	Less than 600	500 – 800
	600 or more	800 – 1600
High School	400 – 800	800 – 1200
	800 – 2500	1200 – 1500

Note: For high school populations greater than 2500 students, consider two separate student pick-up/drop-off loops.

Table 2: Heights Preparatory Queuing Calculations

School Type	Building Location	# of Classrooms	# of Student per Classroom	Student Population	Stacking Length (linear feet)	# Vehicles **
Middle School	Bldg 1	7	25	175	233*	11
	Bldg 3	23	25	575	767*	35
High School	Bldg 3	12	25	300	450*	20

* Applying data from Texas Transportation Institute Recommended... On-Site Stacking Length for Texas.
 ** Assumption of 22 feet per vehicle allowance in queuing line.

Table 3 provides the queuing analysis comparing the recommended stacking area from the Texas Transportation Institute (TTI), the TMP and the provided area on the site plan. As shown in Table 3 and Exhibit 3, the site plan provides sufficient queuing/stacking space to meet the TTI recommendations. The calculations and recommendations for each queuing area follow.

Building 1

Building 1 will contain a maximum of seven (7) middle school student classrooms. The recommended stacking area based on calculations from TTI for Building 1 with 175 students is approximately 11 vehicles. The parking lot area on the south side of Building 1 will be utilized as a drop-off and pick-up area. Exhibit 3 illustrates ingress at the southernmost driveway to allow for queuing inside the parking lot. Drop-off and pick-up area is located along the north edge of the parking lot adjacent to Building 2. Exhibit 3 provides how 33 vehicles can be queued. It is recommended to provide the stacking area shown with 28 vehicles so that the vehicles can escape the queuing line and exit the school property; therefore, lessening the queue.

Table 3: Heights Preparatory Queuing Analysis

Location	School Type	# of Vehicle Stacking Area		
		TTI Recommended	TMP Recommended	Site Plan Total Provided
Building 1	Middle School	11	28	33
Building 3	Middle School	35	43	55
	High School	20	43	55
	Middle plus High School	55	43	55
Total Site	Middle plus High School	66	71	88

Building 3

The Building 3 queuing analysis is provided for both the middle school and the high school and for the maximum total student population of 875 students (575 middle school students and 300 high school students). Calculation for the maximum 875 total student population equates to a recommended storage length of 55 vehicles. Table 3 details the breakdown by grade level. There are 17 vehicles indicated in the drop-off/pick-up area with each vehicular queuing space occupying 22 feet. It is recommended to only provide the stacking area shown of 43 vehicles so that vehicles can escape the queuing lines and exit the school property; therefore, lessening the queue. If necessary, Exhibit 3 illustrates that 55 vehicles can be accommodated within the confines of the Building 3 parking lot.

Queuing Notes: No queuing is allowed on the public street right-of-way. School administration is responsible for any correction deemed necessary by City of Dallas staff to correct routine queuing in the City of Dallas right-of-way.

If vehicles in the queue line reach beyond the Heights Preparatory campus, school administration should take measures to reduce these peak queuing conditions. Additional personnel assisting with loading of students into the vehicles may decrease the overall processing time, which in turn should reduce the PM peak queuing conditions.

Another measure to reduce the AM or PM peak queuing conditions is to provide staggered departure times for different grade levels.

Personnel Assistance

During the first part of the school year, it is recommended that the school implement and monitor the prepared TMP and provide a minimum of two (2) Heights Preparatory representatives for Building 3 carpool operations and one representative at Building 1. The school personnel (denoted by School Personnel on **Exhibit 3**) will help to establish order and to provide smooth and efficient carpool operations. As the school enrollment increases, additional assistance from staff, volunteers or administration may be needed to maintain an efficient TMP. Personnel presence provides an authority to instill that the TMP functions as designed and discourages parents from creating alternate methods of dropping-off and/or picking-up their students.

Drop-off and Pick-up Location

The drop-off and pick-up areas are designated by solid filled vehicles on **Exhibit 3** on the north side of the parking lot south of Building 1 and the east and north sides of Building 3.

Once the students have either departed or entered the vehicle in the designated drop-off and pick-up area, motorists may proceed with caution to move left out of the queued line of vehicles and exit the site as illustrated on **Exhibit 3**.

School Schedule of Operations

The general hours of school operation will be from 7:30 AM to 5:00 PM beginning with the Fall 2012 semester. Classes are assumed to begin near 8:00 AM and dismiss at 4:00 PM. All parents and guardians will receive an outline of specific procedures for dropping-off and picking-up their students. Dependent upon school start and dismissal times, the carpool circulation line is assumed to operate in the morning from 7:30 to 8:00 AM for drop-off of students. Parents may arrive to the campus in the afternoon beginning at 3:30 PM and students are predicted to be dismissed at 4:00 PM for pick-up.

Circulation Plans and Protocol

Exhibit 3 provides the recommended TMP circulation operations. Parents arriving in vehicles should remain in a vehicular line to drop-off or pick-up their student(s) in the designated area. After the student(s) have either departed (AM operations) or entered (PM operations) the vehicles, the motorist should continue and exit the site as indicated on the TMP Exhibit.

The procedures in the TMP are designed to keep an "escape" lane adjacent to the unloading/loading area free of queued vehicles. The recommended procedures will allow vehicles with students already unloaded/loaded to depart the queue line and leave the campus, allowing queued vehicles behind them to move up in line, thereby lessening the number of queued vehicles remaining in line.

Additional Notes

In addition to the elements depicted and discussed, Dunaway provides the following recommendations for improved on-site traffic operations and reduction of queuing on surrounding streets.

- School personnel who assist with traffic circulation/direction should be easily identifiable by parents and guardians of the students.
- Parent Communication: The Heights Preparatory staff should continue to discuss the importance of following the TMP to ensure a safe campus. Flyers/handouts with the carpool circulation maps that explain the designated drop-off/pick-up procedures and protocol should be provided to parents/guardians at the beginning of each school semester and as needed throughout the school year. It is recommended that the procedures be posted on the school's website for easy reference.
- The designated drop-off/pick-up area should be strictly enforced to avoid unattended, de facto drop-off/pick-up points that may be unsafe and/or create traffic congestion.
- Vehicle Queuing: While waiting in the vehicle queue to pick-up student(s), move forward and as close to the vehicle in front of you as feasible as other vehicles leave to provide the maximum space for vehicles to queue on site.
- DO NOT FORM DOUBLE LINES IN THE DROP-OFF and PICK-UP AREA - Leave an "escape lane" adjacent to the queued lane for parents ready to depart the campus which allows queued vehicles behind them to move up in line.
- Personnel may direct parents whose student(s) have not arrived within a reasonable amount of time to pull forward and wait outside of the loading area.
- CAUTION: Make slow movements, yield to pedestrians and other motorists.
- Carpooling and alternate methods of transportation assist in limiting the number of vehicles on the campus. Provide parents with the environmental, economical, and traffic-related benefits of alternative methods of transportation, such as carpooling, bicycling, walking and local bus opportunities.
- Patience: The first few weeks of school operations and the initial stage of any new TMP take time to learn and adapt.
- Respect: The TMP is for the safety of all students, faculty, staff and parents. Respect the rules. Caution, patience and compliance by all staff, students and parents will assist in conducting a safe and efficient traffic management plan.

Conclusions

The TMP for the build-out conditions of the school has been designed to keep all queuing within the school boundaries. Uplift Education will strive to establish and implement a traffic system at the expanded Heights Preparatory campus that will safely and efficiently allow students to be transported to and from the school. As Heights Preparatory continues to add students and staff members, it is recommended for the TMP to be evaluated periodically to ensure that the proposed circulation, unloading, and loading plan is accommodating the school safely and efficiently.

EXHIBIT A - TMP UPDATE AND AMENDMENT PROCESS

TRAFFIC MANAGEMENT PLAN:

A. In general. Operation of the open-enrollment charter school must comply with the attached traffic management plan.

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

C. Traffic management plan.

i. The Property owner or operator shall prepare an update to the traffic management plan evaluating the sufficiency of the plan. The initial update of the traffic management plan must be submitted to the director by November 1, 2014. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1 of each even-numbered year.

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

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

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

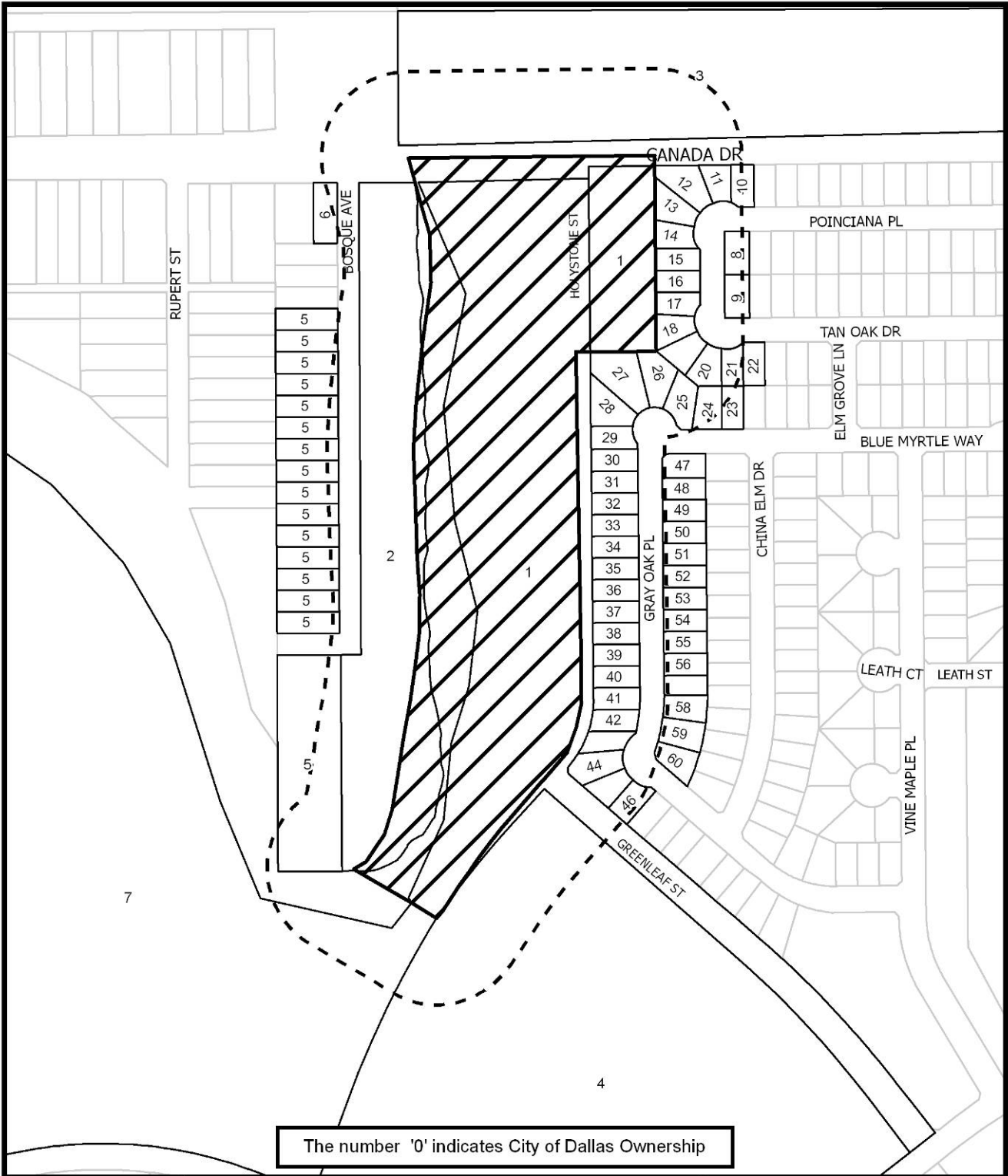
a. If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

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

D. Amendment process.

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

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



1:3,600

NOTIFICATION

200'
60

AREA OF NOTIFICATION
NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: M112-013

Date: 2/2/2012

Notification List of Property Owners

M112-013

60 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2600 BICKERS ST	DALLAS HOUSING AUTHORITY STE 350
2	3900 BOSQUE AVE	HYDE DORIS V
3	2325 CANADA DR	CIT & COUNTY LEVEE DISTRICT ROOM 203
4	3719 GREENLEAF ST	Dallas ISD
5	3901 BOSQUE AVE	CASTRO LOUISA ET AL
6	2904 CANADA DR	CASTRO LOUISA ET AL % JOHN CASTRO
7	3019 BICKERS ST	DALLAS HOUSING AUTHORITY STE 350
8	2558 POINCIANA PL	GARCIA ALEJANDRO M & CLEMENTINA GARCIA
9	2561 TAN OAK DR	ROMERO JOSE
10	2557 POINCIANA PL	OLVERA MIGUEL & MARIA REMEDIOS
11	2561 POINCIANA PL	JOHNSON CHARLIE & PAULA JOHNSON
12	2565 POINCIANA PL	CALDERON GERARDO & ETAL
13	2615 POINCIANA PL	CORTEZ LUCIANO & MARIA
14	2619 POINCIANA PL	ROBERSON AMIE ANDERSON
15	2623 POINCIANA PL	ARMSTRONG EVELYN
16	2627 POINCIANA PL	GERARDO NAVARRO
17	2631 POINCIANA PL	CHAVEZ ALBERTO & YOLANDA
18	2635 POINCIANA PL	JOHNSON LATRENIA K
19	2639 POINCIANA PL	MCNUTT MARKEY II & ANNAH R
20	2564 TAN OAK DR	BRIONES RUBEN & DIANA S MARTINEZ
21	2560 TAN OAK DR	CRUZ MARIA
22	2556 TAN OAK DR	GONZALEZ BENJAMIN & MARIA MEDINA
23	2637 BLUE MYRTLE WAY	RODRIGUEZ BLANCA PATRICIA
24	2641 BLUE MYRTLE WAY	DELGADO MARIA TERESA &
25	2645 BLUE MYRTLE WAY	WILLIAMS JOHN
26	2649 BLUE MYRTLE WAY	ROMERO JOE O & MARIA JAQUEZ ROMERO

2/2/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2653 BLUE MYRTLE WAY	SMELSER JESSE
28	4071 GRAY OAK PL	CRUZ BLANCA & DANIEL T ESCALANTE III
29	4067 GRAY OAK PL	HAILEMARIAM SAMIRAWIT
30	4063 GRAY OAK PL	CURIEL PATRICIA
31	4059 GRAY OAK PL	PHAN KIM
32	4055 GRAY OAK PL	WILLIAMS JOHN L
33	4051 GRAY OAK PL	MEHRETEAB MITSLAL
34	4047 GRAY OAK PL	VALDEZ ROSA MARIE
35	4043 GRAY OAK PL	KEMIS EMANAYISH & WONDWOSSEN HAILESELASS
36	4039 GRAY OAK PL	VASQUEZ CYNTHIA
37	4035 GRAY OAK PL	CHIRINOS FAUSTO & PRISCILLA CHIRINOS
38	4031 GRAY OAK PL	BROWN OLA & THEODORE COOPER
39	4027 GRAY OAK PL	RAMIREZ MARIA D
40	4023 GRAY OAK PL	LARA JOSE
41	4019 GRAY OAK PL	ALARCON ANTONIO & MARGARITA
42	4015 GRAY OAK PL	FUENTES VICTORINO & GERTRUDIS FUENTES
43	4011 GRAY OAK PL	GIBSON SANDRA KAY
44	3959 GRAY OAK PL	HERNANDEZ JULIO A & MARIA ISABEL HERNAND
45	3955 GRAY OAK PL	SPIKES JOHN
46	3951 GRAY OAK PL	TIKU TEWODROS
47	4064 GRAY OAK PL	GAITAN BERNARDINO & MINERVA
48	4060 GRAY OAK PL	JOHNSON BARBARA J
49	4056 GRAY OAK PL	LEE LILLIAN F
50	4052 GRAY OAK PL	ESCOBAR MARIA T
51	4048 GRAY OAK PL	HERNANDEZ ALBERTO & MARIA HERNANDEZ
52	4044 GRAY OAK PL	SALAZAR SANDRA & JOSE GANDARA
53	4040 GRAY OAK PL	EGUIA ALFONSO & BLANCA EGUIA
54	4036 GRAY OAK PL	ESPINAL JOSE & BLANCA ESPINAL
55	4032 GRAY OAK PL	GOREE DEBRA
56	4028 GRAY OAK PL	WOLDE ALEMAYEHU & SENAIT WOLDEKERCOS
57	4024 GRAY OAK PL	GONZALEZ MARIA

2/2/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4020 GRAY OAK PL	AKE JOEL & MARIA AKE
59	4016 GRAY OAK PL	TORIO JEREMY & SHERI TORIO
60	4012 GRAY OAK PL	SANTANA CAROLINE

FILE NUMBER: M112-020

DATE FILED: February 23, 2012

LOCATION: Camp Wisdom Road and Library Lane, Southwest Corner

COUNCIL DISTRICT: 5

MAPSCO: 64 T, X

SIZE OF REQUEST: Approx. 1.61 Acres

CENSUS TRACT: 111.01

APPLICANT/OWNER: City of Dallas

REPRESENTATIVE: Bill Hidell

MISCELLANEOUS DOCKET ITEM

Minor Amendment for Site Plan

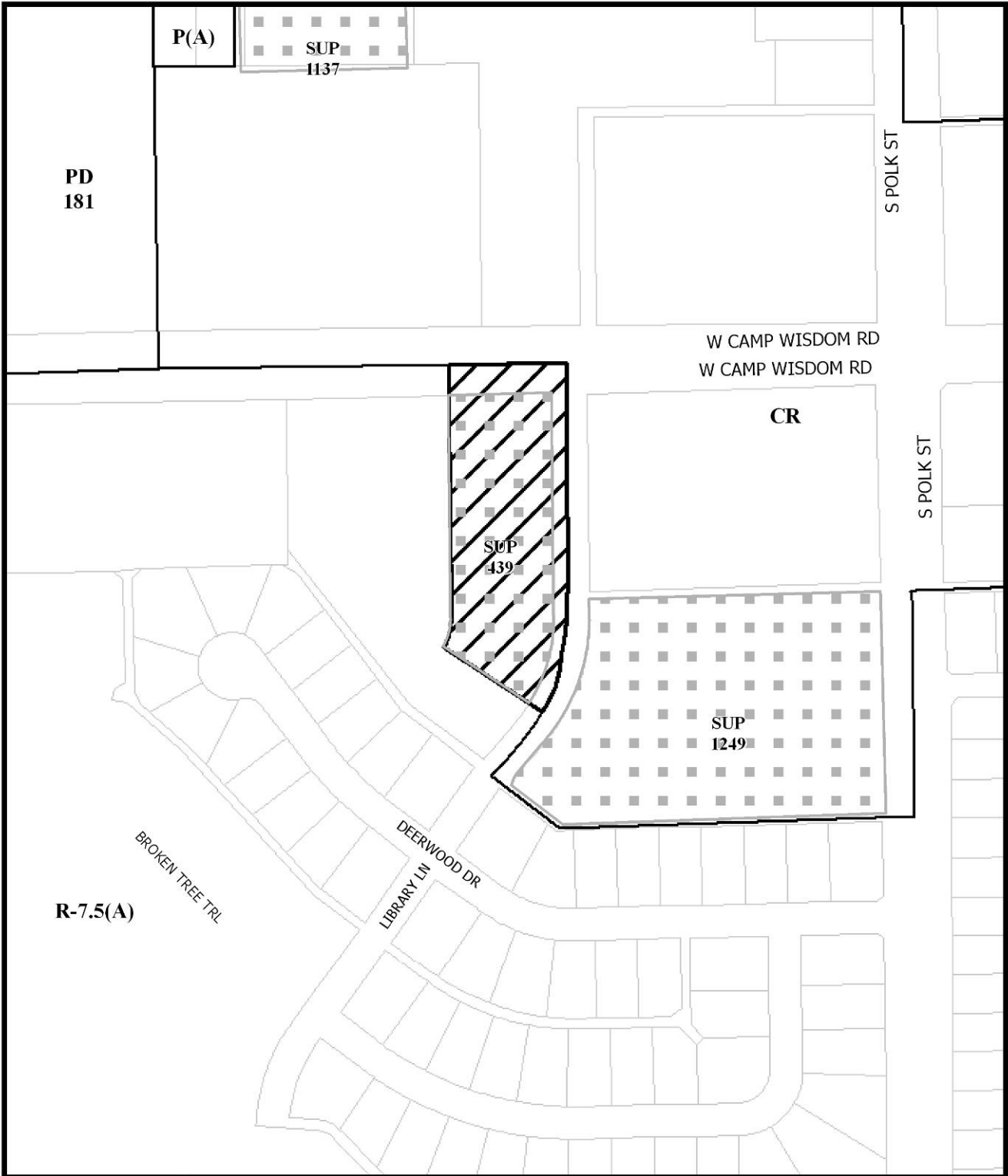
On December 30, 1968, the City Council passed Ordinance No. 12393 which established Specific Use Permit No. 439 for a Public library on property at the above location.

The ordinance requires a City Plan Commission approved site plan. On November 21, 1969, the City Plan Commission approved a site plan providing for a library and off-street parking area.

At this time, the property owner has submitted an application for consideration of a minor amendment to the site plan to provide for an addition to the main structure (716 square feet) and a revised off-street parking area.

The requested minor amendment does not impact any of the other provisions of the ordinance permitting this use and furthermore complies with the provisions for a minor amendment to a site plan.

STAFF RECOMMENDATION: Approval

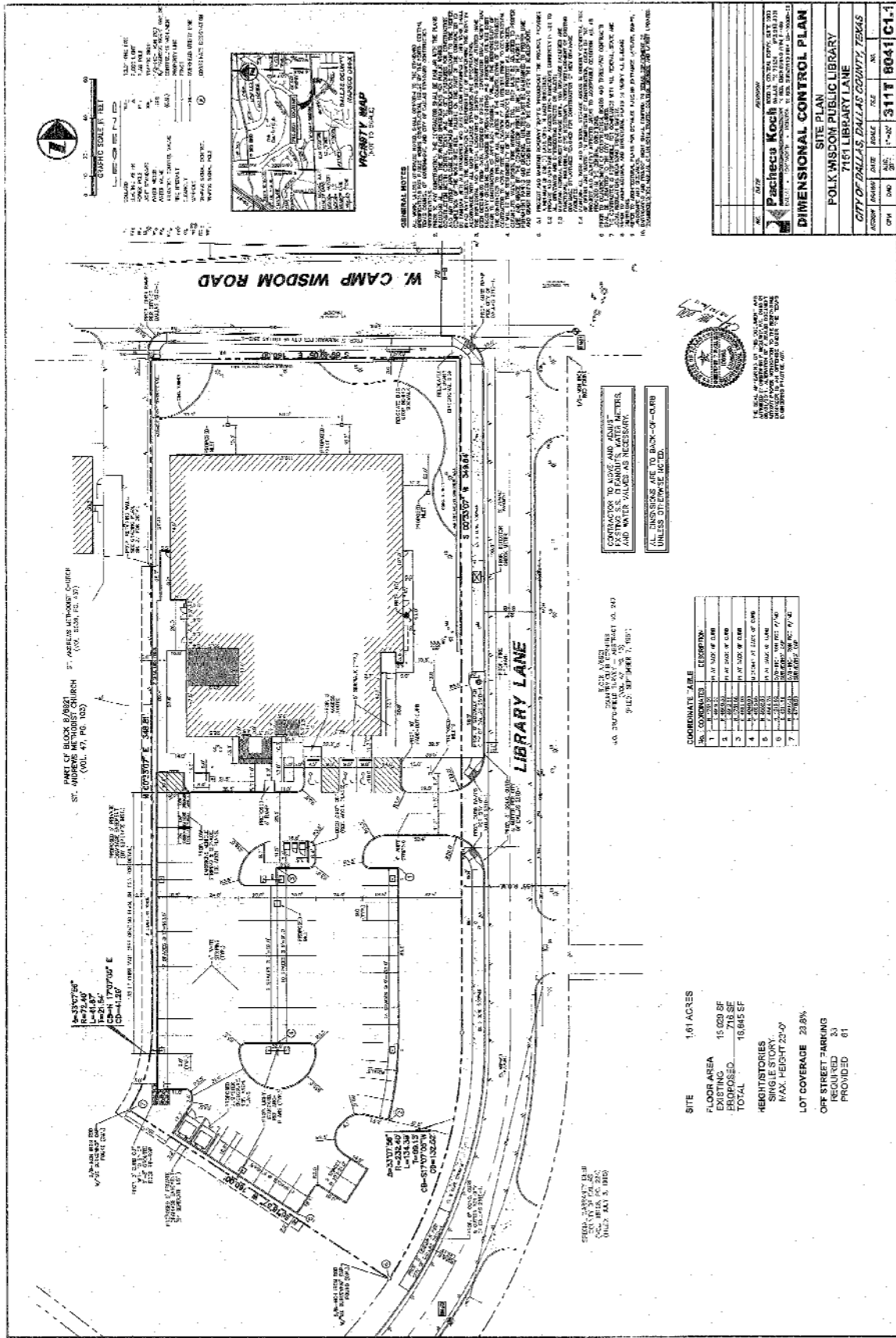


1:2,400

ZONING MAP

Case no: M112-020

Date: 3/15/2012



POLK WISDOM PUBLIC LIBRARY

NO.	DATE	DESCRIPTION
1	11-10-11	ISSUED FOR PERMITS
2	11-10-11	ISSUED FOR PERMITS
3	11-10-11	ISSUED FOR PERMITS
4	11-10-11	ISSUED FOR PERMITS
5	11-10-11	ISSUED FOR PERMITS
6	11-10-11	ISSUED FOR PERMITS
7	11-10-11	ISSUED FOR PERMITS
8	11-10-11	ISSUED FOR PERMITS
9	11-10-11	ISSUED FOR PERMITS
10	11-10-11	ISSUED FOR PERMITS
11	11-10-11	ISSUED FOR PERMITS
12	11-10-11	ISSUED FOR PERMITS
13	11-10-11	ISSUED FOR PERMITS
14	11-10-11	ISSUED FOR PERMITS
15	11-10-11	ISSUED FOR PERMITS
16	11-10-11	ISSUED FOR PERMITS
17	11-10-11	ISSUED FOR PERMITS
18	11-10-11	ISSUED FOR PERMITS
19	11-10-11	ISSUED FOR PERMITS
20	11-10-11	ISSUED FOR PERMITS
21	11-10-11	ISSUED FOR PERMITS
22	11-10-11	ISSUED FOR PERMITS
23	11-10-11	ISSUED FOR PERMITS
24	11-10-11	ISSUED FOR PERMITS
25	11-10-11	ISSUED FOR PERMITS
26	11-10-11	ISSUED FOR PERMITS
27	11-10-11	ISSUED FOR PERMITS
28	11-10-11	ISSUED FOR PERMITS
29	11-10-11	ISSUED FOR PERMITS
30	11-10-11	ISSUED FOR PERMITS
31	11-10-11	ISSUED FOR PERMITS
32	11-10-11	ISSUED FOR PERMITS
33	11-10-11	ISSUED FOR PERMITS
34	11-10-11	ISSUED FOR PERMITS
35	11-10-11	ISSUED FOR PERMITS
36	11-10-11	ISSUED FOR PERMITS
37	11-10-11	ISSUED FOR PERMITS
38	11-10-11	ISSUED FOR PERMITS
39	11-10-11	ISSUED FOR PERMITS
40	11-10-11	ISSUED FOR PERMITS
41	11-10-11	ISSUED FOR PERMITS
42	11-10-11	ISSUED FOR PERMITS
43	11-10-11	ISSUED FOR PERMITS
44	11-10-11	ISSUED FOR PERMITS
45	11-10-11	ISSUED FOR PERMITS
46	11-10-11	ISSUED FOR PERMITS
47	11-10-11	ISSUED FOR PERMITS
48	11-10-11	ISSUED FOR PERMITS
49	11-10-11	ISSUED FOR PERMITS
50	11-10-11	ISSUED FOR PERMITS
51	11-10-11	ISSUED FOR PERMITS
52	11-10-11	ISSUED FOR PERMITS
53	11-10-11	ISSUED FOR PERMITS
54	11-10-11	ISSUED FOR PERMITS
55	11-10-11	ISSUED FOR PERMITS
56	11-10-11	ISSUED FOR PERMITS
57	11-10-11	ISSUED FOR PERMITS
58	11-10-11	ISSUED FOR PERMITS
59	11-10-11	ISSUED FOR PERMITS
60	11-10-11	ISSUED FOR PERMITS
61	11-10-11	ISSUED FOR PERMITS
62	11-10-11	ISSUED FOR PERMITS
63	11-10-11	ISSUED FOR PERMITS
64	11-10-11	ISSUED FOR PERMITS
65	11-10-11	ISSUED FOR PERMITS
66	11-10-11	ISSUED FOR PERMITS
67	11-10-11	ISSUED FOR PERMITS
68	11-10-11	ISSUED FOR PERMITS
69	11-10-11	ISSUED FOR PERMITS
70	11-10-11	ISSUED FOR PERMITS
71	11-10-11	ISSUED FOR PERMITS
72	11-10-11	ISSUED FOR PERMITS
73	11-10-11	ISSUED FOR PERMITS
74	11-10-11	ISSUED FOR PERMITS
75	11-10-11	ISSUED FOR PERMITS
76	11-10-11	ISSUED FOR PERMITS
77	11-10-11	ISSUED FOR PERMITS
78	11-10-11	ISSUED FOR PERMITS
79	11-10-11	ISSUED FOR PERMITS
80	11-10-11	ISSUED FOR PERMITS
81	11-10-11	ISSUED FOR PERMITS
82	11-10-11	ISSUED FOR PERMITS
83	11-10-11	ISSUED FOR PERMITS
84	11-10-11	ISSUED FOR PERMITS
85	11-10-11	ISSUED FOR PERMITS
86	11-10-11	ISSUED FOR PERMITS
87	11-10-11	ISSUED FOR PERMITS
88	11-10-11	ISSUED FOR PERMITS
89	11-10-11	ISSUED FOR PERMITS
90	11-10-11	ISSUED FOR PERMITS
91	11-10-11	ISSUED FOR PERMITS
92	11-10-11	ISSUED FOR PERMITS
93	11-10-11	ISSUED FOR PERMITS
94	11-10-11	ISSUED FOR PERMITS
95	11-10-11	ISSUED FOR PERMITS
96	11-10-11	ISSUED FOR PERMITS
97	11-10-11	ISSUED FOR PERMITS
98	11-10-11	ISSUED FOR PERMITS
99	11-10-11	ISSUED FOR PERMITS
100	11-10-11	ISSUED FOR PERMITS



Prachees Koch
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 LICENSE NO. 11111

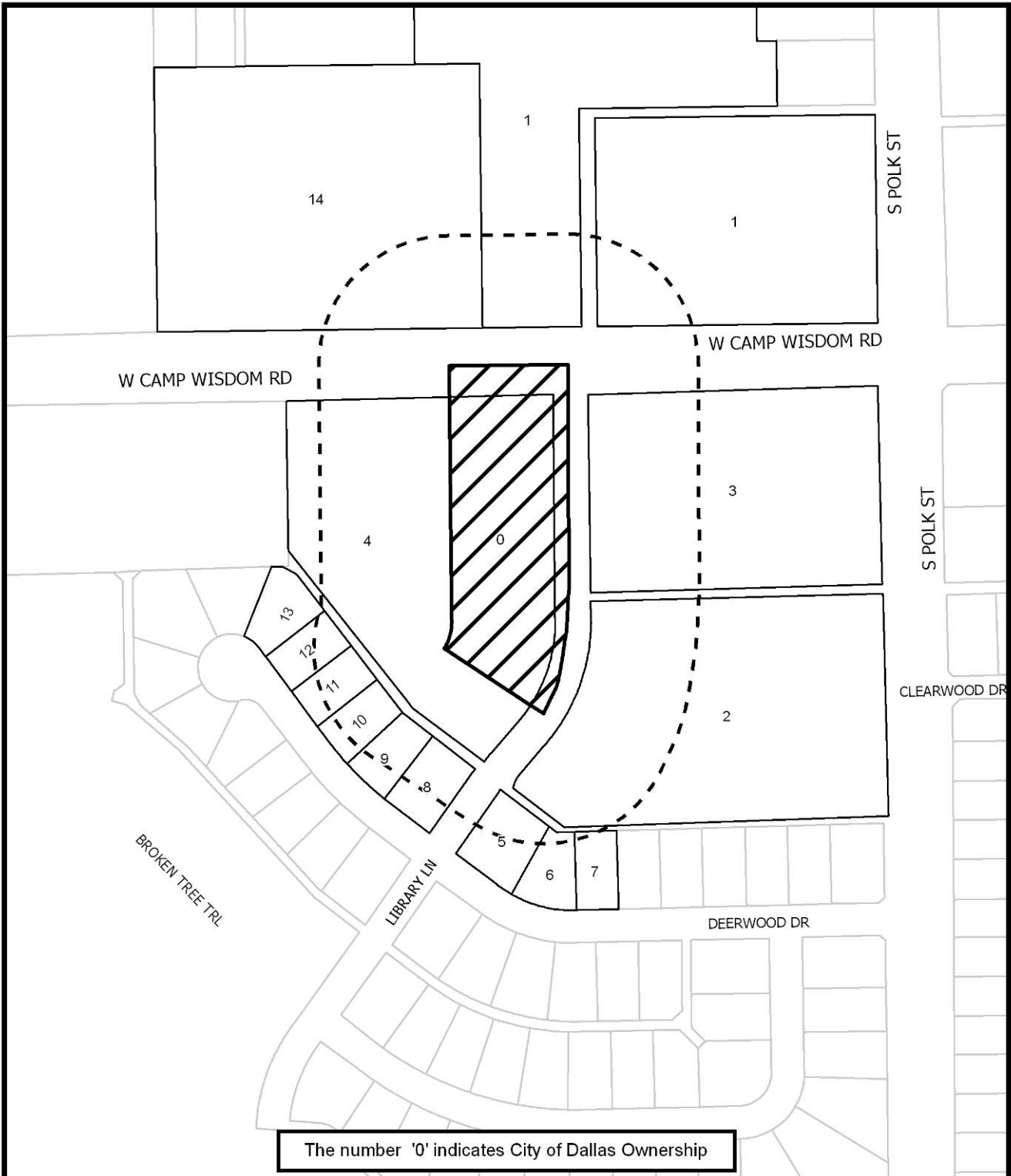
COORDINATE TABLE

NO.	COORDINATES	DESCRIPTION
1	11111	11111
2	11111	11111
3	11111	11111
4	11111	11111
5	11111	11111
6	11111	11111
7	11111	11111

SITE
 1.61 ACRES
FLOOR AREA
 EXISTING 15,020 SF
 PROPOSED 718 SF
 TOTAL 15,738 SF
HEIGHTS
 SINGLE STORY
 MAX. HEIGHT 23'-0"
LOT COVERAGE 23.8%
OFF STREET PARKING
 REQUIRED 33
 PROVIDED 81

SEAL
 STATE OF TEXAS
 ENGINEER
 PRACHEES KOCH
 LICENSE NO. 11111

Proposed Site Plan



1:2,400

NOTIFICATION

200' AREA OF NOTIFICATION
14 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: M112-020

Date: 3/15/2012

3/15/2012

Notification List of Property Owners

M112-020

14 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1105 CAMP WISDOM RD	OAK CLIFF BIBLE FELLOWSHIP
2	7201 POLK ST	County of Dallas ATTN COUNTY CLERK
3	7125 POLK ST	OCBF COUNTRY CLUB CORNERS
4	1300 CAMP WISDOM RD	ST ANDREWS METHODIST CH
5	1147 DEERWOOD DR	SHAW PEARLIE M APT 2614
6	1141 DEERWOOD DR	TAULTON VEOLA
7	1135 DEERWOOD DR	HUTCHINS JACQUELYNE
8	1207 DEERWOOD DR	HURD BELINDA J
9	1211 DEERWOOD DR	MORGAN CHARLEY C JR
10	1217 DEERWOOD DR	ROBINSON JACKIE
11	1221 DEERWOOD DR	SCRUGGS FLORIDA
12	1227 DEERWOOD DR	ALARDIN ELIZABETH
13	1231 DEERWOOD DR	POLIUS CEPHA & REBECCA
14	1201 CAMP WISDOM RD	GROCERS SUPPLY CO INC

FILE NUMBER: M112-026 **DATE FILED:** March 26, 2012
LOCATION: North Line of Frankford Road, East of Coit Road
COUNCIL DISTRICT: 12 **MAPSCO:** 6 F
SIZE OF REQUEST: Approx. 6.26 Acres **CENSUS TRACT:** 318.04

APPLICANT/OWNER: Cosmos Foundation, Inc.

REPRESENTATIVE: Matt Moore

MISCELLANEOUS DOCKET ITEM

Minor Amendment for Site Plan

On February 23, 2011, the City Council passed Ordinance No. 28131 which established Specific Use Permit No. 1937 for an Open-enrollment charter school on property at the above location.

The purpose of this request is to amend the site plan to provide for various canopy structures attached to the main structure and a revised screened dumpster area.

The requested minor amendment does not impact any of the other provisions of the ordinance permitting this use and otherwise complies with the provisions of a minor amendment to a site plan.

STAFF RECOMMENDATION: Approval

City of
Plano

190

PRES GEORGE BUSH PKE 190

PRES GEORGE BUSH ACRD

PRES GEORGE BUSH ACRD

MC-3

SUP
1937

FRANKFORD RD

PD 695
(Subdistricts)

SUP
764

PD
695

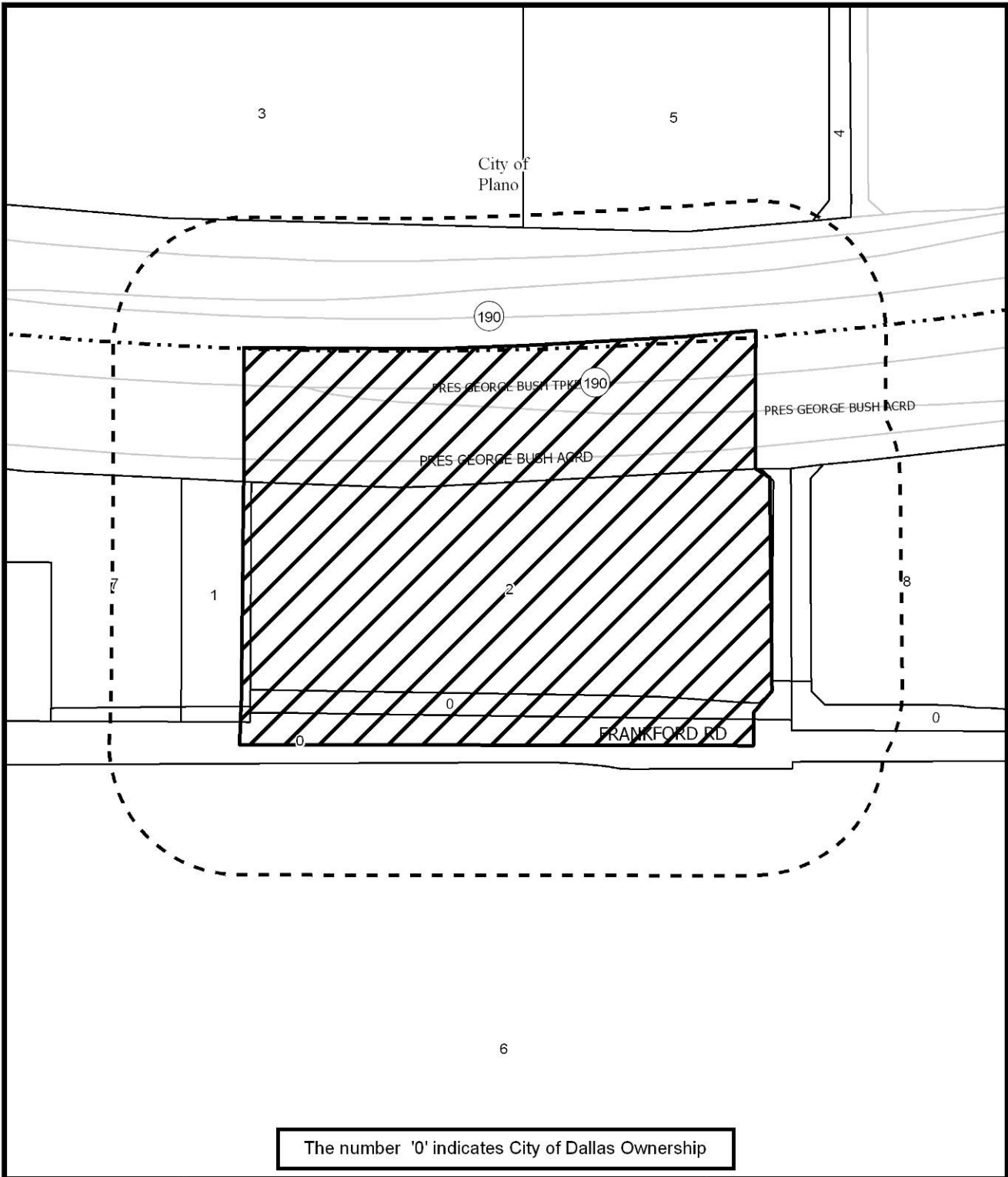


1:2,400

ZONING MAP

Case no: M112-026

Date: 4/20/2012



1:2,400

NOTIFICATION

200'

AREA OF NOTIFICATION

8

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M112-026**

Date: **4/20/2012**

4/19/2012

Notification List of Property Owners

M112-026

8 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8030 PRESIDENT GEORGE BUSH	CHARTER HOUSE LTD ATTN: REAL ESTATE TAX
2		COSMOS FOUNDATION INC
3	200 COIT	CENTRO NP HOLDINGS 12 SPE LLC
4		PLANO CITY OF
5	3701 PRES GEO BUSH	REALTY INCOME TX PROPERTIES LP ATTN: POR
6	8000 FRANKFORD	REDWOOD-ERC DALLAS LLC C/O THE ALLEGIS G
7	8011 FRANKFORD	SCI TEXAS FUNERAL SERVICES INC
8	FRANKFORD	I-190/FRANKFORD PARTNERS LTD

FILE NUMBER: Z112-156(RB)

DATE FILED: January 6, 2012

LOCATION: North Line of Northwest Highway, East of Luna Road

COUNCIL DISTRICT: 6

MAPSCO: 22 T

SIZE OF REQUEST: Approx. 4.689 Acres

CENSUS TRACT: 99

APPLICANT: Gerdau Ameristeel US, Inc.

REPRESENTATIVE: Johnny Sudbury

OWNER: PNYX, Ltd.

REQUEST: An application for an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant and an application for a Specific Use Permit for a Metal salvage facility on property zoned an IR Industrial Research District

SUMMARY: The applicant proposes to utilize some of the existing improvements for operation of a metal salvage facility. In conjunction with the rezoning for an IM District, volunteered deed restrictions will prohibit certain uses as well as providing for specific operational controls.

STAFF RECOMMENDATION: Approval of an IM Industrial Manufacturing District, subject to deed restrictions volunteered by the applicant, and approval of a Specific Use Permit for a Metal salvage facility for a three-year period, with eligibility for automatic renewal for additional three-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The request site consists of a vacant industrial structure with the balance of the property being in its natural state.
- The applicant proposes to utilize the property for metal salvage operations.
- The existing IR District does not permit the use, thus the portion of the request for an IM District which permits metal salvage by SUP.
- In conjunction with the request, deed restrictions have been volunteered that prohibit certain uses as well as provide for attention to certain requirements related to uses encompassing an outside component to its operation.

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

Thoroughfare

Designation; Existing & Proposed ROW

Northwest Highway

Freeway; Variable ROW

STAFF ANALYSIS:

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

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The request site consists of a vacant industrial structure with the balance of the property remaining in its natural state. The applicant proposes to utilize the property for metal salvage, which requires an SUP in an IM District. Part of the request involves rezoning from the current IR District zoning to an IM District. With respect to the underlying zoning change request, the applicant has worked with staff to address prohibiting certain uses as well as requiring certain provisions for any use utilizing an outside component. All but an area along the site's frontage has been reclaimed from the flood plain (see Environmental, below).

The predominate land use in the immediate area consists of industrial/commercial uses in all directions. Two SUP's (1446 and 1483) permit an alcoholic beverage establishment and an industrial (outside) use limited to a cement treated materials plant, respectively, and are found on industrially zoned parcels to the east/northeast. Access to the site from both westbound and eastbound Northwest Highway is via the Luna Road exit (west of the property). The anticipated commercial traffic will not impact any other uses in the immediate 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 regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

As noted above, the applicant has worked with staff to address the zoning change as well as the use to be governed by the SUP. Subject to the attached volunteered deed restrictions (for that component of the request for an IM District) and site plan and conditions (for that component for the SUP for metal salvage), staff supports the request.

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

Landscaping: The site possesses minimal landscaping with established native trees located across the property. Based on the applicant's proposed improvements, landscaping per Article X standards will be required.

Environmental: As noted above, the majority of the site has been reclaimed from the flood plain in the late 1970's (Fill Permit No. 78-30). Furthermore, it is anticipated that platting of the property will require the dedication of a floodway easement for this portion of the site, thus necessitating a varied setback for any improvements (requested SUP or those permitted by the to-be deed restricted IM District) of 50 feet to 160 feet.

Directors and officers of Gerdau Ameristeel US Inc.:

Directors

Guilherme Johannpeter
André Pires de Oliveira Dias
Carl W. Czarnik

Officers

Guilherme Johannpeter, President
André Pires de Oliveira Dias, Vice President, Finance
Peter J. Campo, Vice President, Downstream Operations Group
Expedito Luz, Vice President, Secretary
Carl W. Czarnik, Vice President, Human Resources
Matt C. Yeatman, Vice President, Scrap Procurement and Operations
James R. Kerkvliet, Vice President, Sales and Marketing
Pete L. Diggs, Vice President, General Manager, Downstream Operations Group
W. Brice Wager, Vice President, General Manager, Downstream Operations Group
S. Van Taylor, Vice President, General Manager, Downstream Operations Group
Robert Thompson, Vice President, Raw Materials/Commercial
Mark Mossey, Vice President, Recycling
Yuan Wang, Vice President, Mill Operations
Ed Woodrow, Vice President, Structural Operations
Raphael Costa, Vice President, Rebar Operations
Chris Ervin, Vice President, Jackson Steel Mill
Johnny Miller, Vice President, Knoxville Steel Mill
Gavin Tobin, Vice President, Manitoba Mill
Roger D. Paiva, Vice President, Merchant Operations
Robert L. Bullard, Vice President, Safety, Health and Environment
Jerry A. Goodwald, Vice President, Special/Wire Rod Operations
Greg W. Bott, Vice President, Petersburg Mill
Mark A. Quiring, Vice President, Sayreville and Perth Amboy Mills
James Crompton, Vice President, TAMCO Mill
Carlos Zanoelo, Vice President, Jacksonville Mill
Glen Carlisle, Vice President, Midlothian Mill
James Christina, Vice President, Cartersville Mill
Ricardo Anawate, Vice President, Beaumont Mill
Gabriel Farias, Vice President, Wilton Mill
Casimiro Liborio, Vice President, Charlotte Mill
Silvio Lemos, Vice President, Cambridge Mill
Paul J. Lawrence, Assistant Vice President, N.A. Deployment Leader
Ron A. Ancevic, Assistant Vice President, Rail Products
Robin Rose, Assistant Vice President, Bright Bar
Paul R. Hardaker, Assistant Vice President, Rebar Fabrication
David Rosene, Assistant Vice President, Rebar Fabrication
Greg Fleitz, Assistant Vice President, Rebar Fabrication
Robert Grich, Assistant Vice President, Rebar Fabrication
Ronald Long, Assistant Vice President, Rebar Fabrication
Robert P. Wallace, Assistant Secretary
Santiago Gil, Treasurer

Z112-156

Partners and Officers for:

PNYX, Ltd:

Partner - Mary Mantas
Partner - Michael Mantas
Althkos, Inc.

Althkos, Inc.:

President – Alexi Mantas
Secretary – Thanasi Mantas

Z112-156

**STAFF RECOMMENDED CONDITIONS FOR A
SPECIFIC USE PERMIT FOR A METAL SALVAGE FACILITY**

1. USE: The only use authorized by this specific use permit is a metal salvage facility.
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 the ordinance), but is eligible for automatic renewal for additional three-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. LICENSE: The operator must obtain a secondary metal recyclers license in accordance with Chapter 40B of the Dallas City Code.
5. OUTSIDE OPERATIONS: Outside operations for a metal salvage facility, exclusive of surface parking, are only permitted in the areas 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.

VOLUNTEERED DEED RESTRICTIONS

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

I.

The undersigned, _____, a _____ ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the _____ Survey, Abstract No. _____, City Block _____, City of Dallas ("City"), County, Texas, and being that same tract of land conveyed to the Owner by _____, by deed dated _____, and recorded in Volume _____, Page _____, in the Deed Records of _____ County, Texas, and being more particularly described as follows:

BEING, all of that certain tract or parcel of land situated in the W. Bobbitt Survey, Abstract No. 155, City Block No. 8374, City of Dallas, Dallas County, Texas, same being that certain 4.869 acre tract of land conveyed by LNW Properties, Inc. to Outland North Corporation, by Deed dated November 19, 1997 and recorded in Volume 97251, Page 669, Deed Records, Dallas County, Texas, same being a part of Tract No. 4 of the Partition Plat of Heirs of A. M. COPPEDGE ESTATES, according to the map of record in Volume 1972, Page 429 of the Dallas County Deed Records and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" diameter iron rod found at the intersection of the Northwest line of the C.R.I. & G. Railroad (a 150 foot right-of-way at this point), and the Northeast line of Northwest Highway (State Highway No. 114) (a variable width right-of-way), said iron rod also being at the Northeast corner of a tract of land described in deed from Leila Stark to the State of Texas, as recorded in Volume 5710, Page 208, Deed Records, Dallas County, Texas;

THENCE North 72 degrees 16 minutes 00 seconds West (Basis of Bearings per deed recorded in Volume 97251, Page 675 of the Deed of Trust Records of Dallas County, Texas) for a distance of 287.00 feet, with the said Northeast line of Northwest Highway and with the Northeast line of said State of Texas tract, to a 1" diameter iron pipe found in the East line of Tract No. 3 of said Partition Plat;

THENCE North 00 degrees 08 minutes 00 seconds East for a distance of 649.30 feet with the said East line of Tract No. 3 to a 1/2" diameter iron rod found at the Southwest corner of a tract of land described in deed to the City of Dallas, Texas as recorded in Volume 907, Page 706, Deed Records, Dallas County, Texas;

THENCE South 88 degrees 43 minutes 40 seconds East for a distance of 310.69 feet, with the South line of said City of Dallas tract, to a 1/2" diameter iron rod found in the West line of said Railroad (a variable width right-of-way at this point);

THENCE South 00 degrees 12 minutes 00 seconds East for a distance of 474.60 feet with the said East line of said Railroad to a 1/2" diameter iron rod found for corner;

THENCE South 09 degrees 00 minutes 00 seconds West for a distance of 258.40 feet, with the said Northwest line of Railroad to the PLACE OF BEGINNING and containing 4.8691 acres of land.

II.

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

1. The following uses are prohibited:

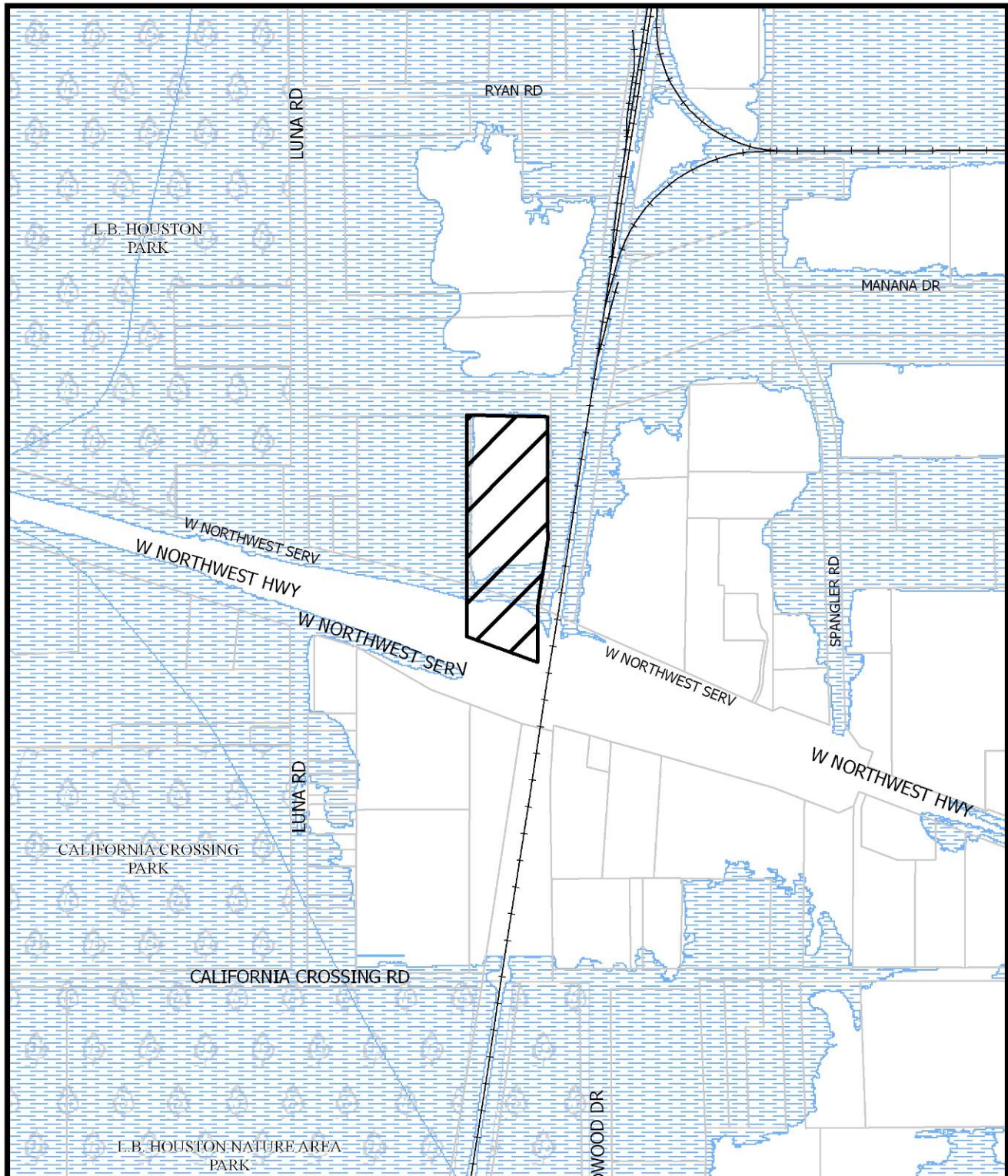
Outside salvage and reclamation;
Outside storage (without visual screening)
Livestock auction pens or sheds

2. The following uses must be screened by a solid fence of at least nine feet in height and constructed of solid masonry, solid concrete, corrugated sheet metal, or a chain link fence with strips of metal through all links:

Railroad yard, roundhouse, or shops
Refuse transfer station
Auto auction
Petroleum product storage and wholesale
Sand, gravel or earth sales and storage

This requirement does not apply to required parking.

3. The maximum height of any stockpiled materials on the Property is 25 feet.

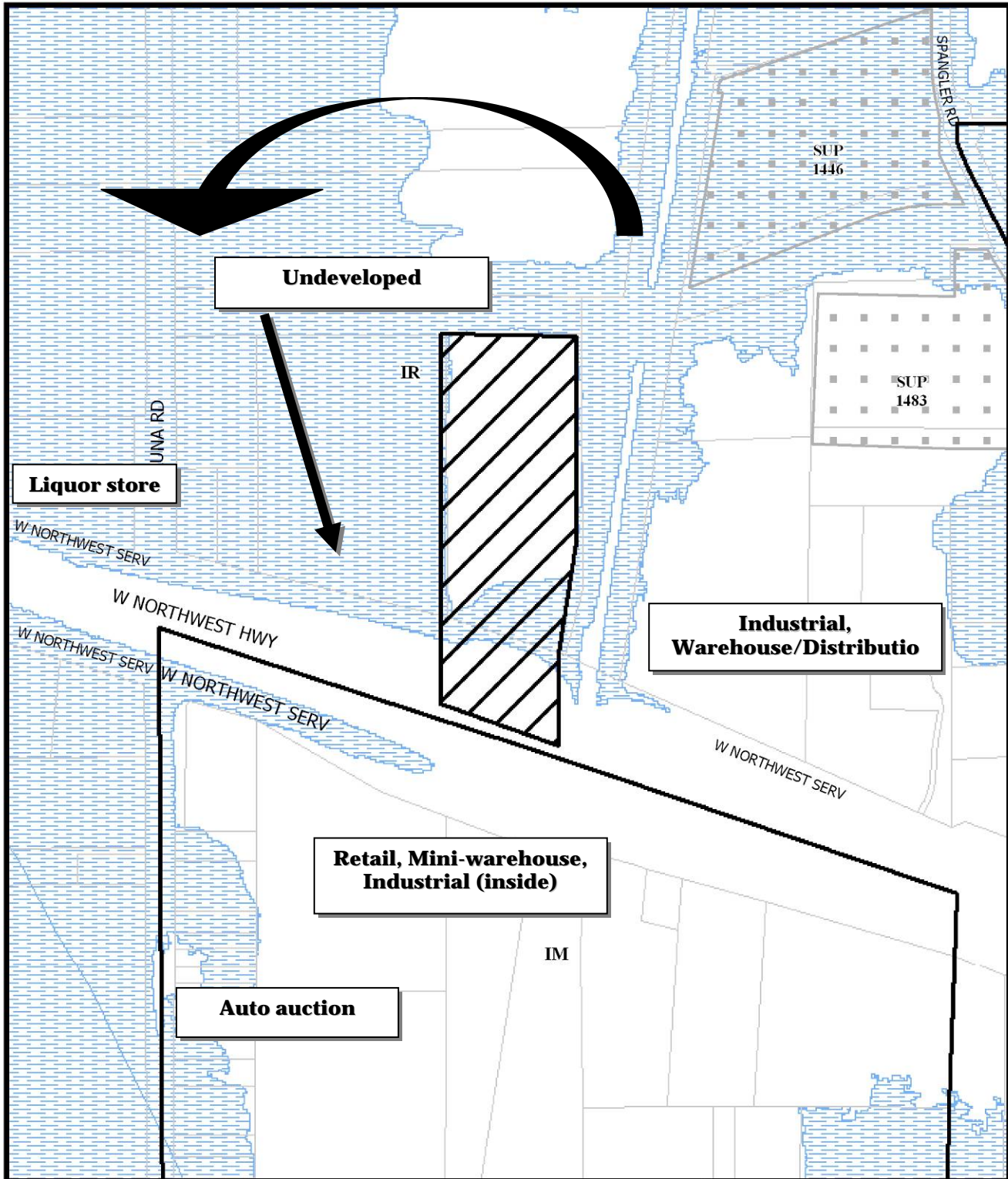


1:6,000

VICINITY MAP

Case no: Z112-156


Date: 2/2/2012

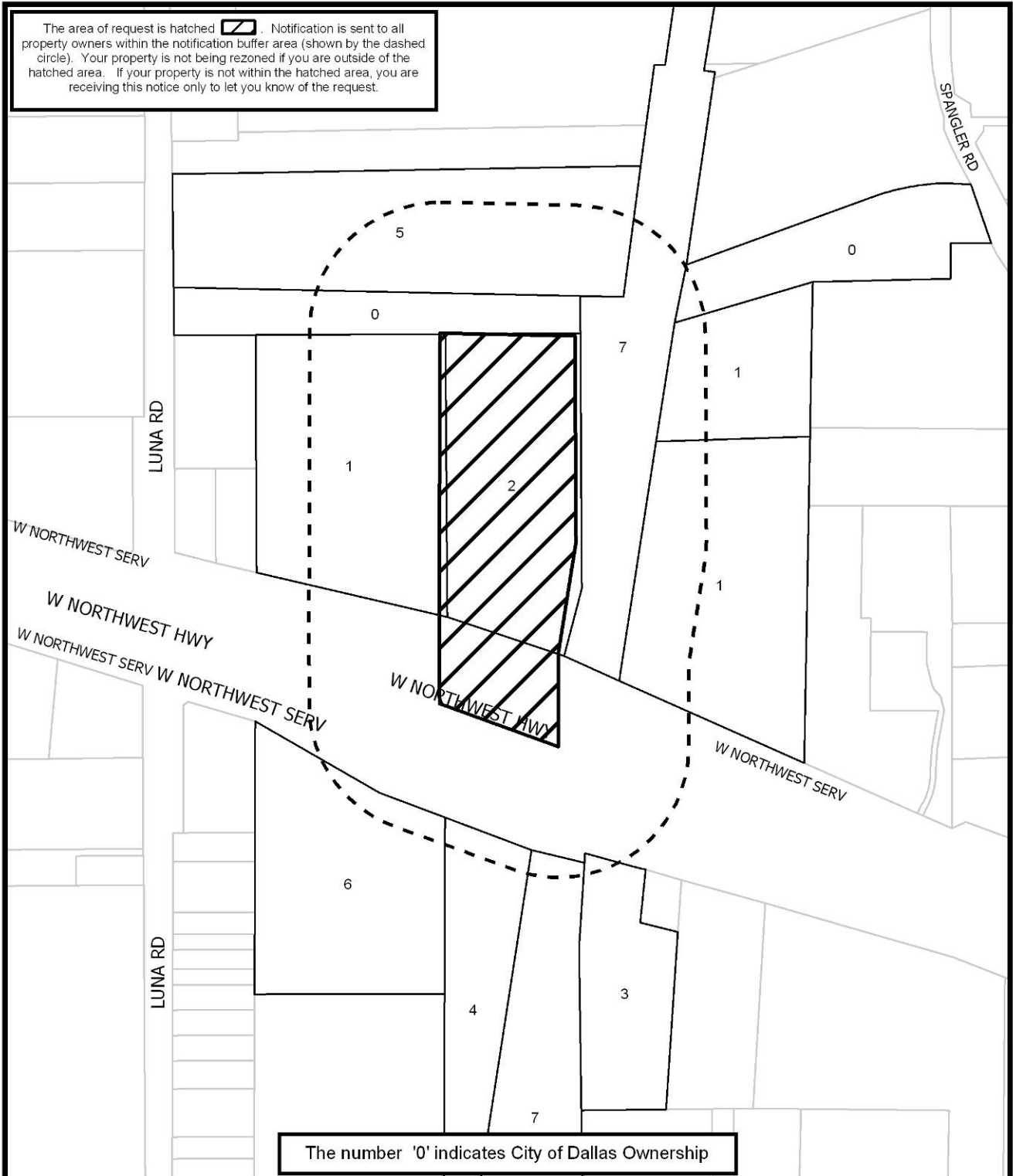


ZONING AND LAND USE

Case no: Z112-156
 Date: 2/2/2012

1:3,600

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

	<h2>NOTIFICATION</h2>	Case no: <u> Z112-156 </u>				
1:3,600	<table border="1"> <tr> <td style="padding: 2px;">300'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="padding: 2px;">7</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	300'	AREA OF NOTIFICATION	7	NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <u> 2/2/2012 </u>
300'	AREA OF NOTIFICATION					
7	NUMBER OF PROPERTY OWNERS NOTIFIED					

Z112-156(RB)

2/2/2012

Notification List of Property Owners

Z112-156

7 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1811 NORTHWEST HWY	ACCESS 1ST CAPITAL BANK
2	1755 NORTHWEST HWY	CENO LTD
3	1808 NORTHWEST HWY	LETCO ACQUISITION LLC %PATTI KIRKLAND
4	1760 NORTHWEST HWY	BOONE STEVE
5	10714 LUNA RD	RUCKER HUGH W
6	1750 NORTHWEST HWY	AMERICAS STORAGE
7	2300 GRAND AVE	BNSF RAILWAY % PROPERTY TAX DEPT

FILE NUMBER: Z112-176(RB) **DATE FILED:** January 25, 2012

LOCATION: Wilhurt Avenue and Kolloch Drive, South Corner

COUNCIL DISTRICT: 5 **MAPSCO:** 56 T, X

SIZE OF REQUEST: Approx. 9.11 Acres **CENSUS TRACT:** 87.01

APPLICANT: Yolanda Edwards, Representative

OWNER: AmeriSouth XXXVII, Ltd.; Ruel Hamilton-Sole Officer

REQUEST: An application for a Specific Use Permit for a Child-care facility on property zoned an MF-2(A) Multifamily District.

SUMMARY: The applicant is proposing to operate a child-care facility for the benefit of tenants within the existing multifamily development.

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

BACKGROUND INFORMATION:

- The property is developed with multiple structures and parking areas supporting the 168 dwelling unit residential complex.
- The applicant proposes to utilize three dwelling units for operation of an existing child-care facility.
- The proposed use, inclusive of an abutting and screened outdoor play area is located within the southwest portion of the complex.

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

<u>Street</u>	<u>Designation; Existing & Proposed ROW</u>
Wilhurt Avenue	Local; 36' ROW
Kolloch Drive	Local; 50' ROW

STAFF ANALYSIS:

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

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The request site is developed with multiple structures and surface parking areas that support the 168 dwelling unit residential complex. The applicant is proposing to utilize three of the dwelling units within the southwest portion of the property. Additionally, an abutting and screened outdoor play area is provided.

The site is surrounded by low-density residential uses in all but the western adjacency, which other than one single family structure, is zoned for MF-2(A) District Uses. Once leaving this residential area northward from Kolloch Drive, commercial uses are found

Z112-176(RB)

along Illinois Avenue, a thoroughfare that provides regional access to this residential area.

The applicant has indicated the children will be those of tenants of the residential complex. While many may be walked to the facility, staff is recommending signage be placed along the four required spaces so as to provide for ease of unloading/loading for those that may drive to the location. The entire site is afforded screening, with direct access north of the proposed location of the child-care facility.

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

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

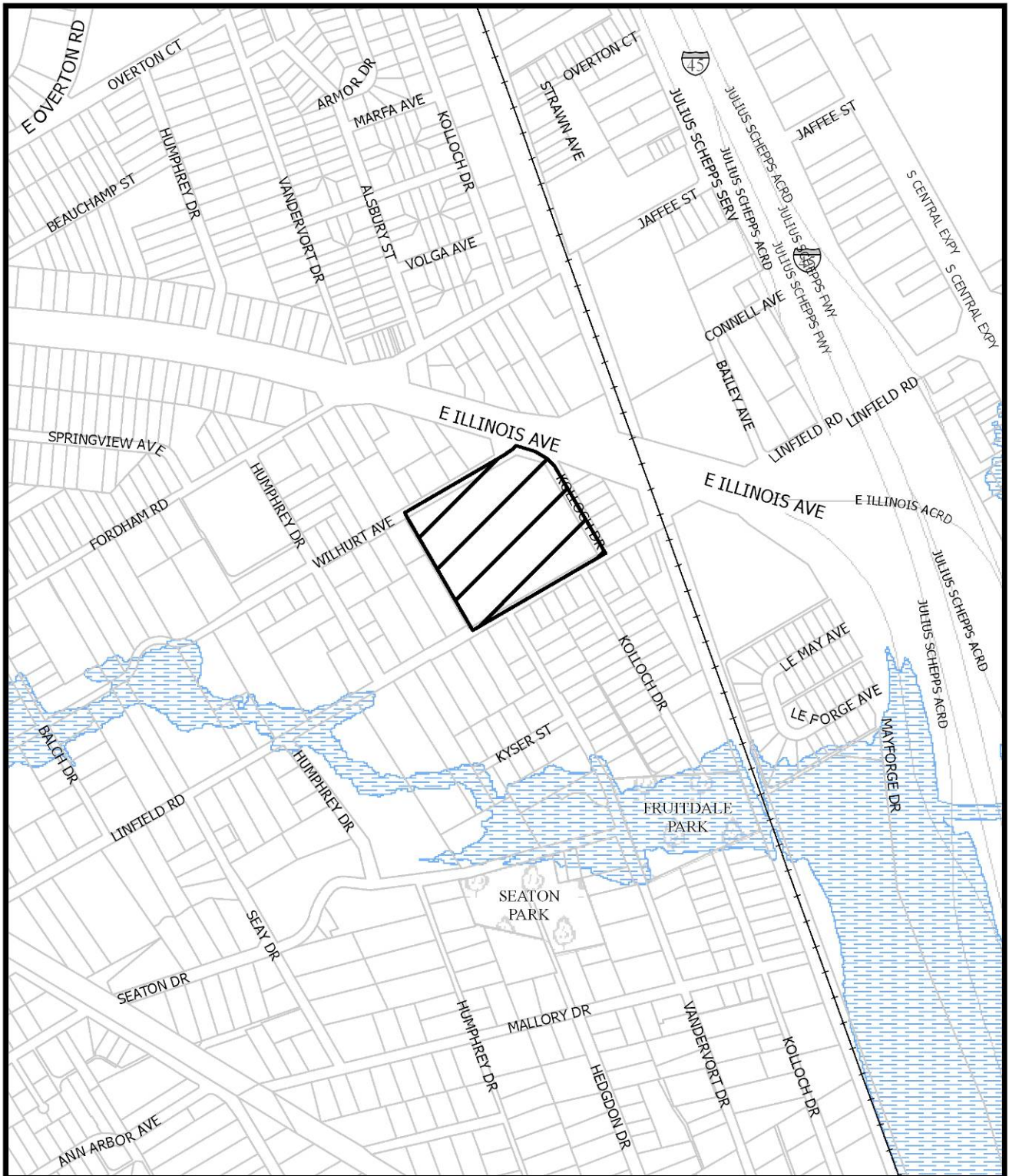
Landscaping: The site possesses significant landscaped areas throughout the development. The request does not trigger, nor is staff recommending, additional landscaping.

**STAFF RECOMMENDED CONDITIONS FOR A
SPECIFIC USE PERMIT FOR A CHILD-CARE FACILITY**

1. USE: The only use authorized by this specific use permit is a child-care facility.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five years from the passage of the ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. FLOOR AREA: The maximum floor area for the child-care facility is 2,200 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The child-care facility may only operate between 5:30 a.m. and 8:00 p.m., Monday through Friday.
6. ENROLLMENT: Enrollment for the child-care facility may not exceed 65 children.
7. LOADING/UNLOADING SIGNAGE: A minimum of two loading/unloading signs must be posted during the hours of operation for the child-care facility. The signs may be portable and must identify the off-street parking spaces required for the child-care facility as shown on the attached site plan
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance at all times.
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.

Z112-176(RB)

Site plan will be provided at the May 3rd CPC staff briefing

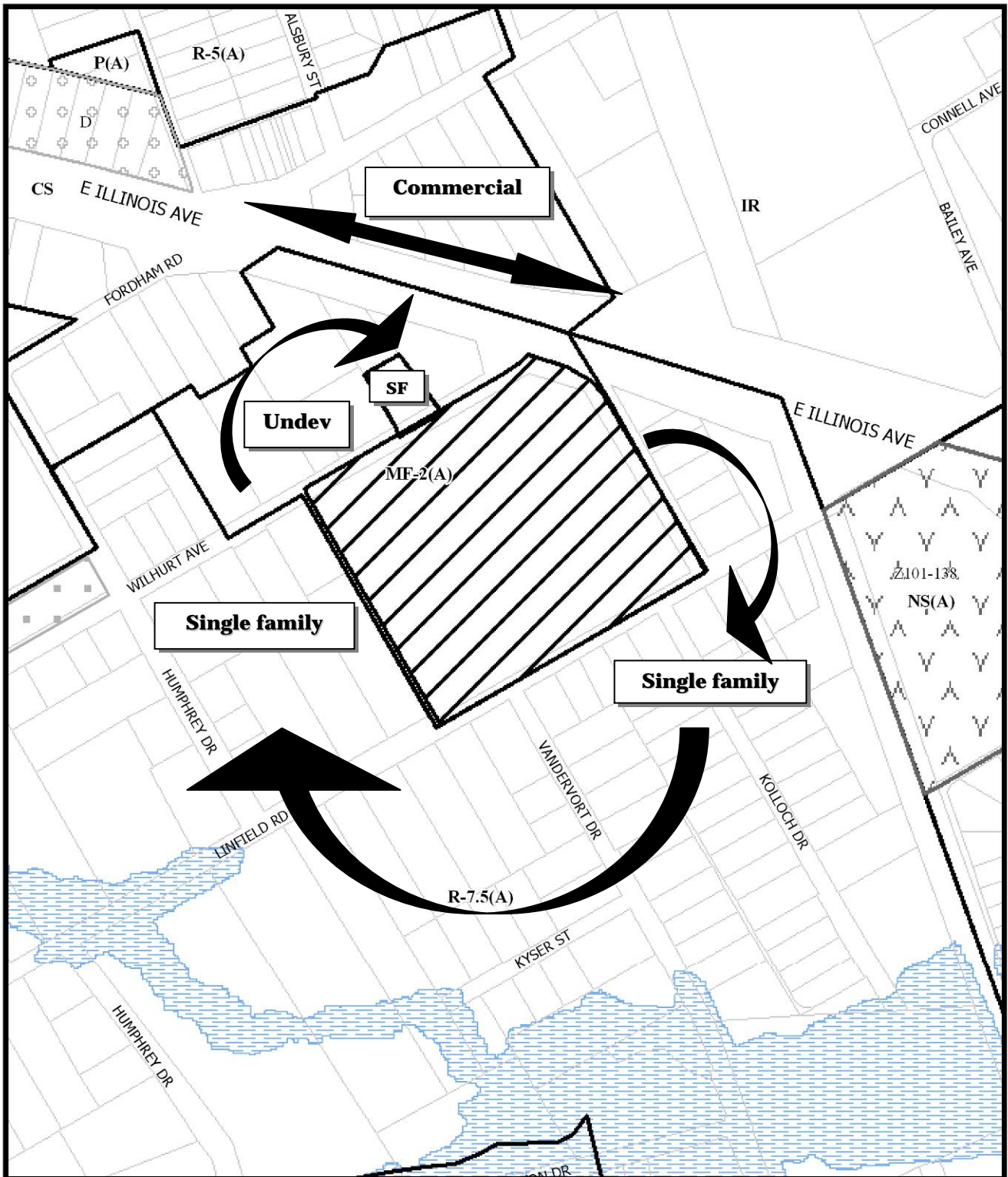


1:7,200

VICINITY MAP

Case no: Z112-176

Date: 3/15/2012




1:3,600

ZONING AND LAND USE

Case no: Z112-176

Date: 3/15/2012

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



The number '0' indicates City of Dallas Ownership



1:3,600

NOTIFICATION

400'

AREA OF NOTIFICATION

78

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z112-176**

Date: **3/15/2012**

3/15/2012

Notification List of Property Owners***Z112-176******78 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3540 WILHURT AVE	AMERISOUTH XXXVII LTD
2	3820 ILLINOIS AVE	ADI ENGINEERING INC STE 605
3	3714 FORDHAM RD	GARZA PEDRO G & ELOIMA P
4	3605 ILLINOIS AVE	ALLEN JOHN P & MARY N
5	3724 FORDHAM RD	SANCHEZ CARLOS
6	3537 ILLINOIS AVE	STEGALL LARRY
7	3537 ILLINOIS AVE	ARNOLD JESSIE M EST OF
8	3501 WILHURT AVE	LINTON CARLTON A % CARS R US
9	3536 WILHURT AVE	MILLER LEROY JR
10	3319 LINFIELD RD	MILLER DELLA MAE
11	3516 WILHURT AVE	FLETCHER TOM H SR
12	3303 LINFIELD RD	SCOTT ELIJAH EST OF % MARY SCOTT
13	3512 WILHURT AVE	HOOD ARTHUR
14	4214 HUMPHREY DR	WRIGHT GRANT
15	4218 HUMPHREY DR	GARCIA EVA MARIA
16	4224 HUMPHREY DR	FUTEX PROPERTY CO NO 1 LLC
17	3315 LINFIELD RD	GEGBE MARY REESE
18	4202 HUMPHREY DR	WRIGHT GRANT JR
19	3309 LINFIELD RD	SANDERS CAROLYN A & GORDON AVERY
20	3408 FORDHAM RD	LEXINGTON SCOTT LLC
21	3511 WILHURT AVE	PEREZ MA LILIA
22	3446 ILLINOIS AVE	CHAPPEL ADRIAN
23	3529 WILHURT AVE	LEE WILLIE FLOYD
24	3600 ILLINOIS AVE	LEE JUNG SOON
25	3544 WILHURT AVE	VERSIA LACY COMPANY
26	3527 ILLINOIS AVE	COX HENRY MARTIN JR &

3/15/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3507 ILLINOIS AVE	MCCOMBS ERNEST
28	3531 ILLINOIS AVE	MORONES INES
29	3541 WILHURT AVE	HARPER ROY
30	3302 LINFIELD RD	BROWN PHILL
31	3220 LINFIELD RD	JOHNSON CYNTHIA H
32	4301 VANDERVOORT DR	JACKSON CLIFTON & LINDA
33	3318 LINFIELD RD	GUILLIAM LEWARD & DEBRA J GUILLIAM
34	3320 LINFIELD RD	JACKSON MILDRED
35	3316 LINFIELD RD	JACKSON MAXWELL & LOTTIE LEE HAYES EST O
36	4303 VANDERVOORT DR	JACKSON MENDEL PAUL
37	3322 LINFIELD RD	HUNTER KELVIN W
38	3506 LINFIELD RD	ENGLEBRETSON SIDNEY ESTATE OF
39	4308 KOLLOCH DR	MCKINNEY DAVID W III TR FED PRISON NO 07
40	3500 LINFIELD RD	JONES ROBERT L ESTATE OF
41	4314 KOLLOCH DR	BARNEY EDNA MAE SARDEN
42	4318 KOLLOCH DR	JB III INVESTMENTS INC
43	4322 KOLLOCH DR	BAKER NEBERNISE
44	3516 LINFIELD RD	HEGGINS OLLIE M
45	3514 LINFIELD RD	MCCULLAR EUGENE & ANNIE B
46	3518 LINFIELD RD	STANSBURY L R
47	3518 LINFIELD RD	CARSON CHARLES
48	4315 VANDERVOORT DR	HARPER WILLIE LEE EST OF
49	3300 KYSER ST	MALONE LINDA A
50	3321 KYSER ST	ADAMS CHARLES
51	4310 VANDERVOORT DR	BUTLER MOLLIE
52	4308 VANDERVOORT DR	ALLEN WILLIAM MATTHEW
53	4304 VANDERVOORT DR	HENDERSON JAMES A EST OF
54	4302 VANDERVOORT DR	JACKSON ROBERT E
55	3400 LINFIELD RD	MORGAN MELVIN J
56	3406 LINFIELD RD	FARRIS RONALD C & DEBRA MAY
57	3410 LINFIELD RD	BAILEY EVELYN

3/15/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3414 LINFIELD RD	WILLIAMS HARLAND JR
59	3418 LINFIELD RD	BOLTS RAYMOND C JR EST OF
60	4309 KOLLOCH DR	WALKER VALLIE MAE
61	4311 KOLLOCH DR	PRICE VIDALIA B
62	4317 KOLLOCH DR	FRANKLIN AGNES M LF EST REM: THEODORA FR
63	4321 KOLLOCH DR	GRIFFIN JOSEPH L ESTATE OF
64	4325 KOLLOCH DR	DUNN JESSE & GLENNIE W
65	3503 LINFIELD RD	GENTRY MELVIN & JEARLINE
66	4222 KOLLOCH DR	STOKES PAULA K
67	4212 KOLLOCH DR	MAYS CEYLON R
68	4208 KOLLOCH DR	DAVENPORT JOHN L SR
69	4204 KOLLOCH DR	FEDERAL NATIONAL MORTGAGE ASSOCIATION
70	3515 LINFIELD RD	EVANGELIST HOUSE PRAYER FOR ALL PEOPLE
71	3509 WILHURT AVE	GOMEZ OLGA & VICTOR TORRES SB
72	3507 WILHURT AVE	MCCOY DOROTHY
73	3505 WILHURT AVE	MAXFIELD CLIFTON W
74	3503 WILHURT AVE	JONES LENY & LARRY RAYMOND JONES
75	4130 HUMPHREY DR	POTTS FRENCHIE R
76	4126 HUMPHREY DR	BOWEN ANNIE E WOMACK
77	4120 HUMPHREY DR	WEBB RICHMOND JSR
78	2300 GRAND AVE	BNSF RAILWAY % PROPERTY TAX DEPT

FILE NUMBER: Z112-197(WE) **DATE FILED:** February 28, 2012

LOCATION: North line of Bruton Road between Jim Miller Road and Mack Lane

COUNCIL DISTRICT: 4 **MAPSCO:** 58-A

SIZE OF REQUEST: Approx. 14,810.4 sq. ft. **CENSUS TRACT:** 91.01

APPLICANT / OWNER: Mehdi Rezaeizadeh

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 CS-D Commercial Service 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 request is to sell 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 primarily of office/personal service uses, general merchandise store and several auto related uses on the northeast and southeast intersection of Bruton Road and Jim Miller Road. Properties, east of the request site, are single family uses.
- In February 2012, the City Plan Commission approved a waiver of the two year waiting period. The approved wavier allowed the applicant to submit an application for the Specific Use Permit.

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

1. Z101-162 On March 24, 2011, the City Plan Commission recommended denial of a D-1 Liquor Control Overlay and denial of 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 CS-D Commercial Service District with a D Liquor Control Overlay on the north line of Bruton Road between Jim Miller Road and Mack Lane (Request site).
2. Z101-367 On March 28, 2012, the City Council approved a Planned Development District for a public school other than an open-enrollment charter school and R-7.5(A) Single Family District uses and the termination of Specific Use Permit No. 142 for radio towers on property zoned an R-7.5(A) Single Family District and Specific Use Permit No. 142 for radio towers on the North side of Bruton Road between Mack Lane and Hillburn Drive. (not shown on map)
3. Z112-103 On April 11, 2012, the City Council approved an amendment to Specific Use Permit No. 1411 for an open enrollment charter school on property

zoned an R-7.5(A) Single Family District on the South side of Bruton Road between Las Cruces Lane and Alhambra Street. (not shown on map)

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Bruton Road	Principal Arterial	100 ft.	100 ft.

Land Use:

	Zoning	Land Use
Site	CS-D	Service Station & general Merchandise store
North	CS-D	Single Family
South	CS-D	Auto related uses, General merchandise store, Church
East	R-7.5(A)	Undeveloped, Single Family
West	CS-D	Office, Auto related uses

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 approximately 14,810.4 square foot site is zoned a CS-D Commercial Service 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 surrounding land uses consist primarily of office/personal service uses, general merchandise store and several auto related uses on the northeast and southeast intersection of Bruton Road and Jim Miller Road. Properties east of the request site are single family uses. A church use is located southeast, across Bruton Road, of the site and is located beyond the 300 foot distance of the general merchandise or food store. The distance is measured from the front door of the store to the front door of the church, along the right-of-way lines.

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 adjacency to the residential uses should not adversely impact the surrounding area, because the proposed use is located on a major arterial. 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					
CS-D Commercial Service	15' 0' on minor	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office/ lodging/ retail combined	45' 3 stories	80%	Proximity Slope Visual Intrusion	Commercial & business service, supporting retail & personal service & office

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

Parking: The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area and 2 spaces for a motor vehicle fueling station. The development requires 11 spaces with 11 being provided per the attached site plan.

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

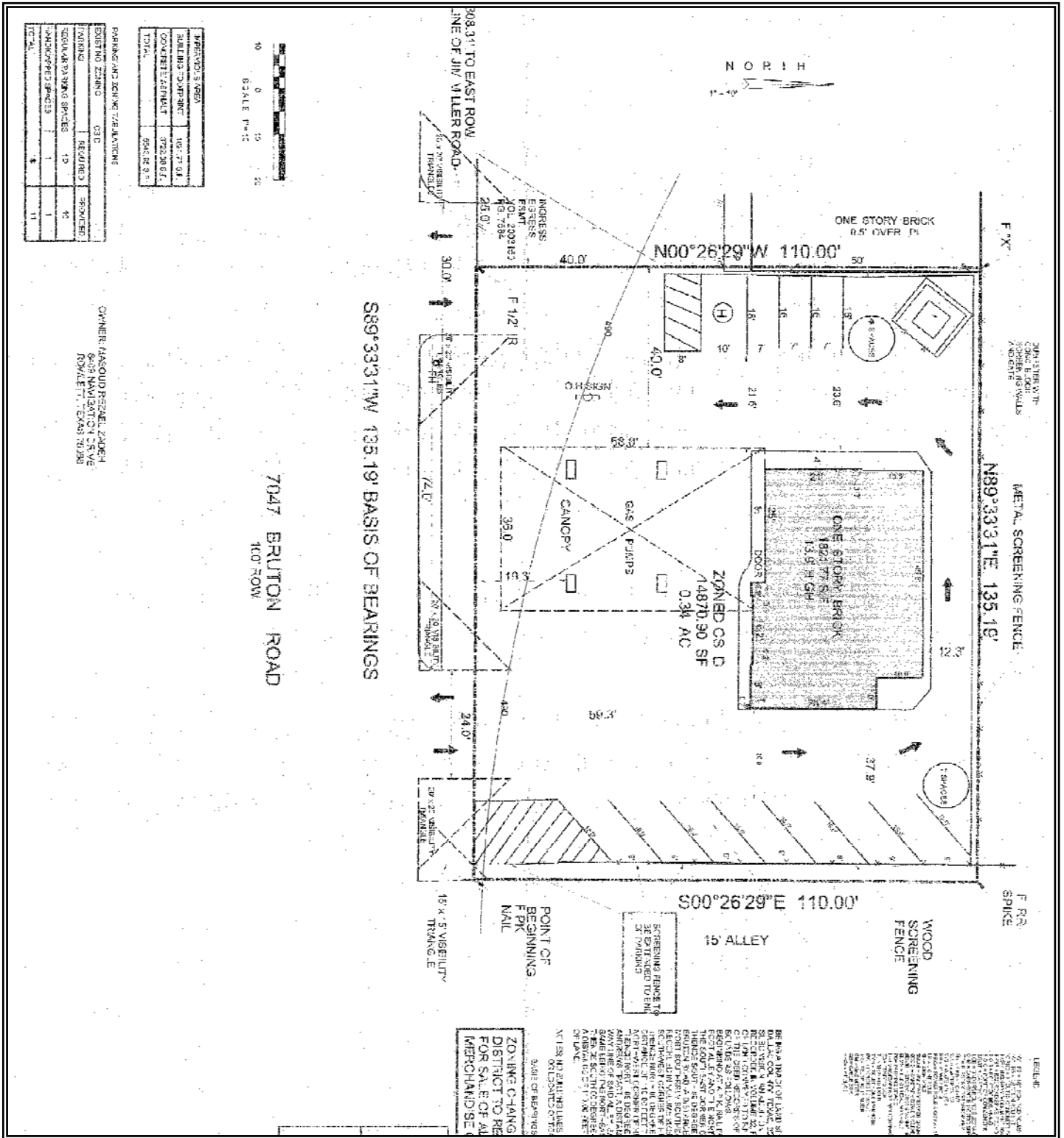
Dallas Police Department: A copy of a police report of the past 5 years of offenses is provided below.

DALLAS POLICE DEPARTMENT										UCR Codes Year Codes Property Class Codes	
Virtual Viewer - Public Access										Welcome	
Search Records - Offense										Filter	
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2	
0019171-V	01/19/2008	*BRUTON TOP MART	BURGLARY	07047		BRUT...	332	1239	05131		
0021289...	01/22/2009	*BURTON TOP MART	AGGRAVATED ASSAULT	07047		BRUT...	315	1239	04162	06935	
0023028-V	01/23/2008	CUMMINGS,DAVID	THEFT	07047		BRUT...	332	1239	06941		
0031978-Z	02/08/2012	*TOP MART	BURGLARY	07047		BRUT...	315	1239	05128		
0033805-Y	02/07/2011	MARTINEZ, RAMON ABAD	THEFT	07047		BRUT...	315	1239	06901	42020	
0044540-V	02/13/2008	SHARIF, MOHAMMAD	ASSAULT	07047		BRUT...	332	1239	08192		
0073661-Z	03/27/2012	PUENTE, VICTOR	CRIMINAL MISCHIEF/VANDALI...	07047		BRUT...	315	1239	14082		
0085766-Z	04/09/2012	IBARRA-RAMIREZ, ELIS...	LOST PROPERTY	07047		BRUT...	315	1239	42020		
0097258-V	04/02/2008	*TOP MART	THEFT	07047		BRUT...	332	1239	06901		
0097366-Z	04/22/2012	WARD,TERRY	AUTO THEFT-UUMV	07047		BRUT...	315	1239	07291		
0147350-X	05/27/2010	GARCIA, JOSE	THEFT	07047		BRUT...	315	1239	06901		
0173608...	06/15/2009	*BRUTON FOOD MART	THEFT	07047		BRUT...	315	1239	06934		
0183192...	06/24/2009	AZIZ,AMGAD	ASSAULT	07047		BRUT...	315	1239	08112		
0206007-V	06/27/2008	*BRUTON FOOD MART	CRIMINAL MISCHIEF/VANDALI...	07047		BRUT...	332	1239	14081		
0207449-V	07/03/2008	AWADA,SAM	ACCIDENTAL INJURY - PUBLI...	07047		BRUT...	332	1239	33070		
0217257...	07/24/2009	*BRUTON FOOD MART	ROBBERY	07047		BRUT...	315	1239	03711		
0253947-X	09/09/2010	*TOP FOOD MART	BURGLARY	07047		BRUT...	315	1239	05328		
0599164-T	08/10/2007	*BRUTON FOOD MART	BURGLARY	07047		BRUT...	324	1239	05338		
0647366-T	09/06/2007	*TOP MART	ROBBERY	07047		BRUT...	324	1239	03341	05127	
0737417-T	11/14/2007	*BRUTON FOOD MART	BURGLARY	07047		BRUT...	332	1239	05128		

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on_____, (two-year period from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
5. PARKING: Off-street parking must be located as shown on the attached site plan.
6. 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.

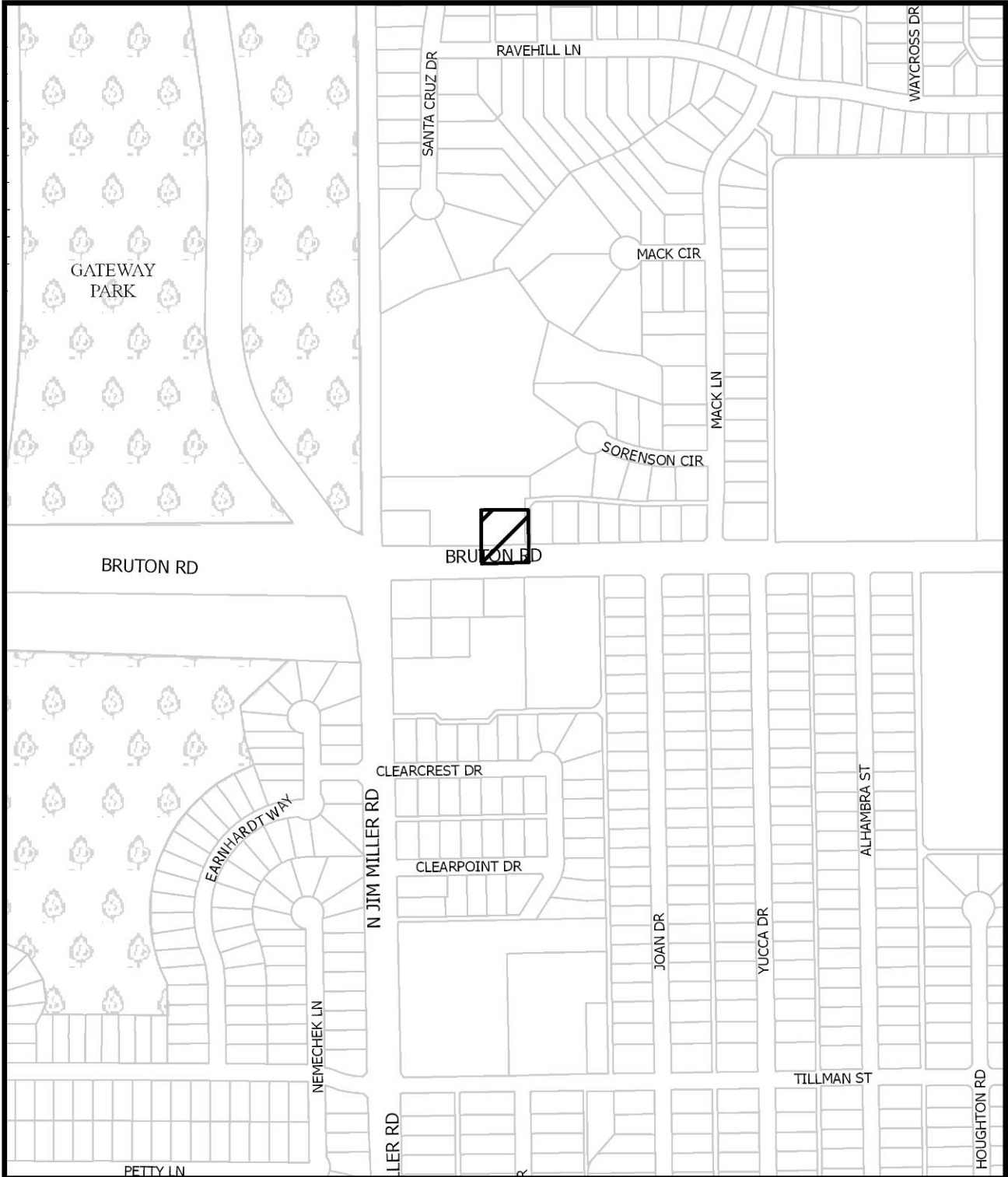
PROPOSED SITE PLAN



ITEM	QUANTITY	UNIT PRICE	TOTAL
70' BRICK & GREN	1	1467.77	1467.77
BUILDING CANOPY	1	3722.30	3722.30
CONCRETE PAVEMENT	1	3722.30	3722.30
TOTAL			9412.37

OWNER: MASOUD REZAKI ZADEH
 6-08 NAVIGATION DRIVE
 ROULETTE, TEXAS 75088

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. THE DISTRICT ENGINEER HAS REVIEWED THIS PLAN AND APPROVED IT FOR THE DISTRICT.
 3. THE DISTRICT ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.
 4. THE DISTRICT ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.

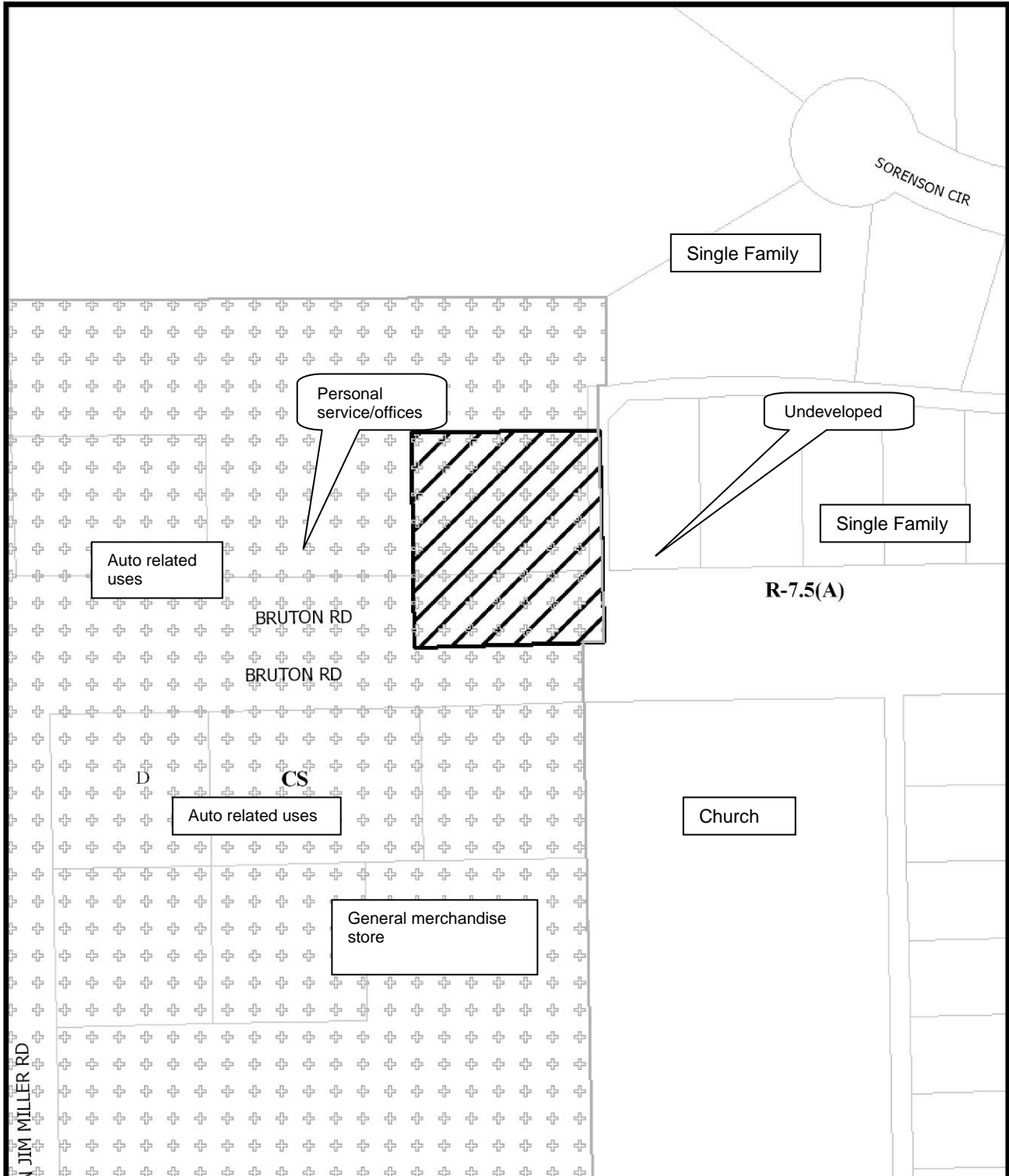


1:4,800

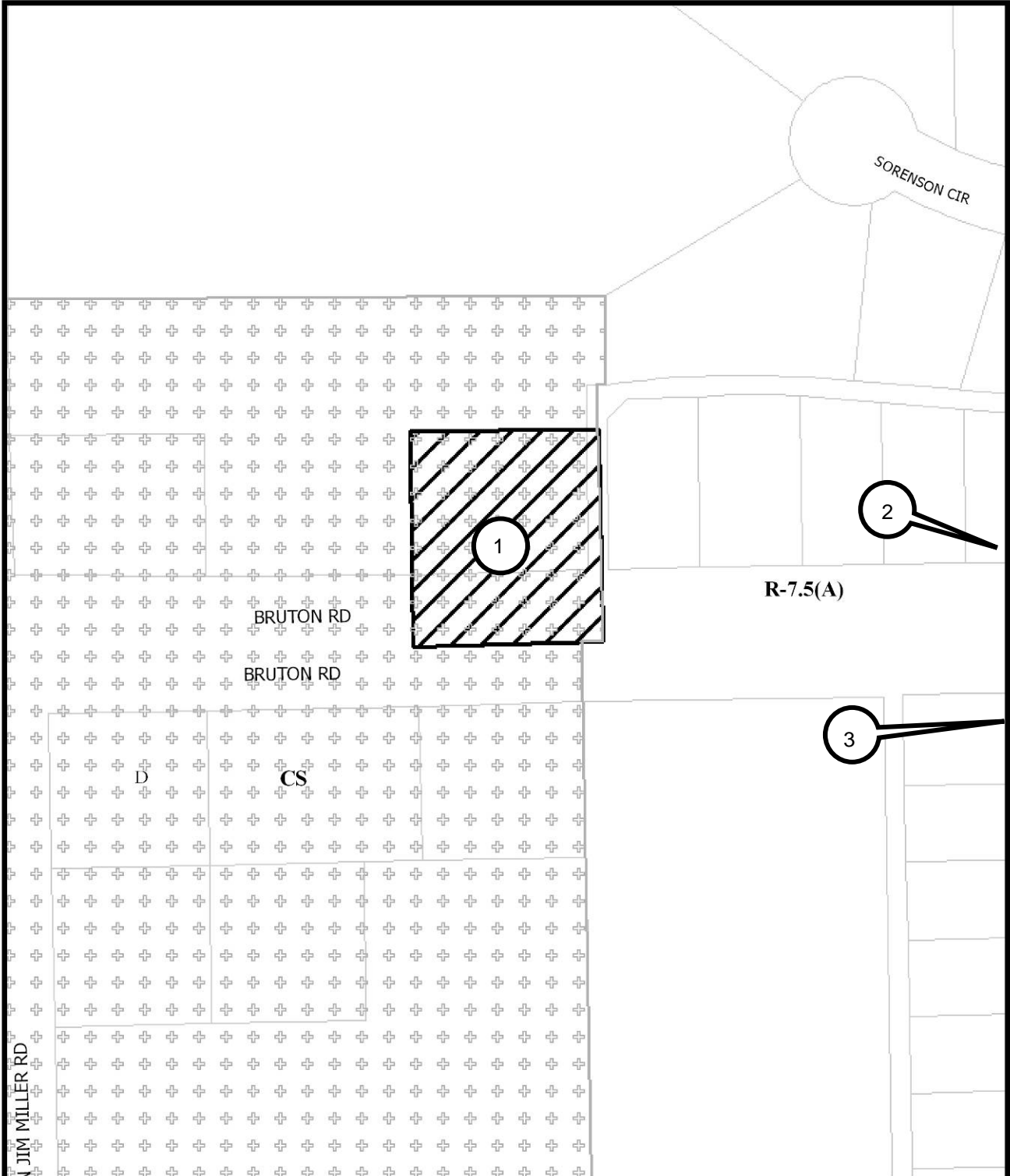
VICINITY MAP

Case no: Z112-197

Date: 3/22/2012



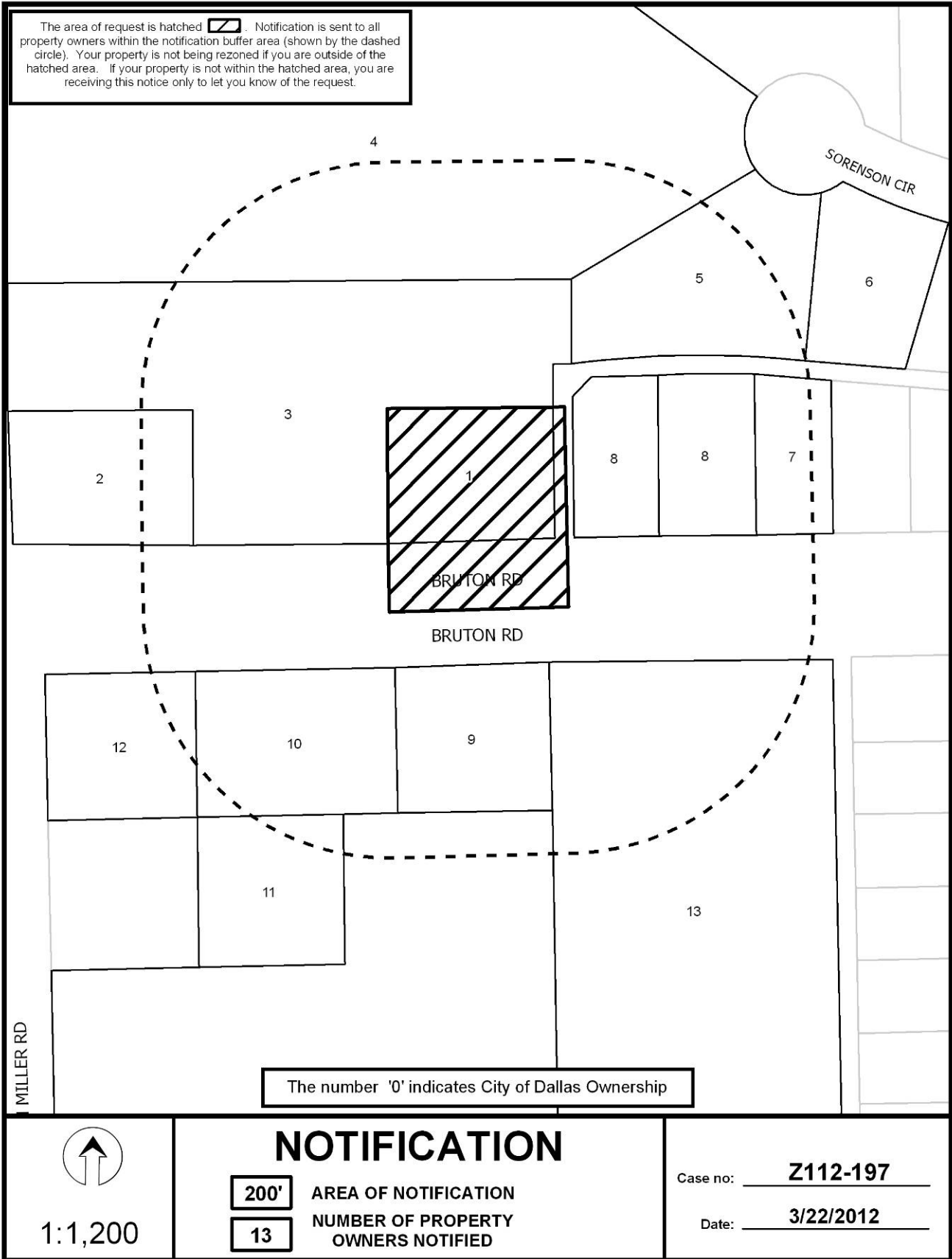
 1:1,200	<h1>ZONING AND LAND USE</h1>	Case no: <u> Z112-197 </u> Date: <u> 3/22/2012 </u>
--	------------------------------	--




1:1,200

ZONING HISTORY

Case no: Z112-197
Date: 3/22/2012



Notification List of Property Owners

Z112-197

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7047 BRUTON RD	ZADEH MASOUD REZAEL
2	7007 BRUTON RD	REALEINS PROPERTIES LTD %HARPOL INVESTME
3	7023 BRUTON RD	ANDREWS HERSHEL V
4	7102 SORENSON CIR	PEET MARK CHARLES
5	7106 SORENSON CIR	JENKINS LEE ROY
6	7114 SORENSON CIR	SANCHES ANTONIO S
7	7115 BRUTON RD	CHRISTIAN LIZZIE FAYE
8	7109 BRUTON RD	HERNANDEZ RICARDO & EVA
9	7022 BRUTON RD	BLAKE CHARLES & JANET L
10	7010 BRUTON RD	MOSER PROPERTIES INC
11	2090 JIM MILLER RD	MOSER PROPERTIES INC
12	7000 BRUTON RD	SANTOS JUAN J
13	7110 BRUTON RD	CENTRO EVANGELISTICO JERUSALE

FILE NUMBER: Z112-204(WE) **DATE FILED:** March 15, 2012

LOCATION: West line of Pleasant Vista Dr., south of Elam Road

COUNCIL DISTRICT: 8 **MAPSCO:** 59-U

SIZE OF REQUEST: Approx. 12.93 acres **CENSUS TRACT:** 117.02

APPLICANT / OWNER: Dallas Independent School District

REPRESENTATIVE: Karl Crawley
MASTERPLAN

REQUEST: An application for an amendment to Specific Use Permit No. 1255 for a public school other than an open enrollment charter school on property zoned a TH-2(A) Townhouse District.

SUMMARY: The purpose of this request is to expand the existing elementary school by an additional 16,000 square feet of floor area.

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

BACKGROUND INFORMATION:

- The Dallas Independent School District is proposing to expand the existing 71,821 square foot elementary school by an additional 16,000 square feet. The new building addition will be constructed on the southern portion of the campus, which is adjacent to the playground ground area and modular buildings.
- DISD has designated an expansion area on the site plan for the elementary school that will allow for an additional 34,066 square feet of floor area on campus. The maximum floor area, including the addition and expansion area is approximately 121,950 square feet. The maximum student enrollment is currently 870 students.
- The surrounding land uses are primarily 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
Pleasant Vista Dr.	Local	80 ft.	80 ft.

Land Use:

	Zoning	Land Use
Site	TH-2(A), SUP No. 1255	Public School
North	R-7.5(A), TH-2(A)	Undeveloped, Single Family
South	R-7.5(A)	Single Family
East	TH-2(A)	Single Family, Park
West	R-7.5(A)	Undeveloped

COMPREHENSIVE PLAN: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request. The Plan identifies the request site as being in the 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 12.93 acre campus is developed with a 71,821 square foot elementary school. The applicant's request for an amendment to Specific Use Permit No. 1255 will permit the construction of a one-story, 16,063 square foot addition to the campus. The new addition will be constructed on the southern portion of the campus and will accommodate 10 additional classrooms. In addition, the new facility will allow DISD to relocate students from several modular buildings on campus to the new addition on campus.

DISD is proposing to relocate students from several of the modular buildings to the new classrooms. The removal of these several modular buildings will allow DISD the flexibility to place additional modular building in the area designated as "expansion area" in the future. The maximum student enrollment will not change from its current enrollment of 870 students. In addition, the new building addition will allow the sixth graders from Cuellar Elementary to attend a middle school.

Staff has reviewed and recommends approval of the applicant's request for an amendment to Specific Use Permit No. 1255 for a public school other than an open enrollment charter school. 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:

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Density</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Special Standards</u>	<u>PRIMARY Uses</u>
	<u>Front</u>	<u>Side/Rear</u>					
TH-2(A) Townhouse	0'	0'	9 Dwelling Units/ Acre	36'	60%	Min. Lot: 2,000 sq. ft	Single family, Public school

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

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 number of required off-street parking spaces for the proposed elementary school is 56 spaces and the applicant is proposing to provide 112 off-street parking spaces. The total number of proposed classrooms determines the number of required parking spaces. DISD is proposing approximately 37 classrooms for the elementary school.

DISD will have to meet the parking requirements in accordance to Section 51A-4.200 of the Dallas Development Code for any future expansion.

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 amended 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.

The applicant has submitted a traffic management plan that depicts the actions that are administered currently by the administration as it relates to the student’s drop-off and pick-up and queuing within the City’s right-of-way. In 1995, the elementary school was developed and as a result the administration was not required to implement a traffic management plan when SUP No. 1255 was approved by City Council.

BOARD OF TRUSTEES DISD

- District 1** Edwin Flores, Ph. D., J.D, Second Vice President
- District 2** Mike Morath
- District 3** Bruce Parrott, Board Secretary
- District 4** Nancy Bingham
- District 5** Lew Blackburn, Ph. D., President
- District 6** Carla Ranger
- District 7** Eric Cowan
- District 8** Adam Medrano, First Vice President
- District 9** Bernadette Nutall

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a [~~P~~]public [~~S~~]school other than 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 has no expiration date.
4. HEIGHT: The use authorized by this specific use permit may not exceed 30 feet in height.
5. STORIES: No building on the Property may exceed one story.
6. LANDSCAPING: Landscaping must be provided as shown on the attached landscape plan.
7. PARKING: Parking must be located as shown on the attached site plan.
8. ROADWAY IMPROVEMENTS: No certificate of occupancy for a public school shall be issued until:
 - (1) an additional six feet of right-of-way has been obtained for that portion of the Property that has frontage on Pleasant Vista Drive, and
 - (2) Pleasant Vista Drive has been expanded to contain minimum of 36 feet of pavement for that portion of the Property that has frontage on Pleasant Vista Drive.
9. INGRESS AND EGRESS: Ingress and egress are allowed only from Pleasant Vista Drive.
10. TRAFFIC MANAGEMENT PLAN:
 - A. In general. The operation of an open enrollment charter school must comply with the attached site plan/traffic management plan.
 - B. Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.
 - C. Traffic study.
 - i. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study

must be submitted to the director by **November 1, 2014**. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1st of each even-numbered year.

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

a. ingress and egress points;

b. queue lengths;

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

d. drop-off and pick-up locations;

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

f. hours for each grade level; and

g. circulation.

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

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

b. If the director determines that the current site plan/traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended site plan/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.

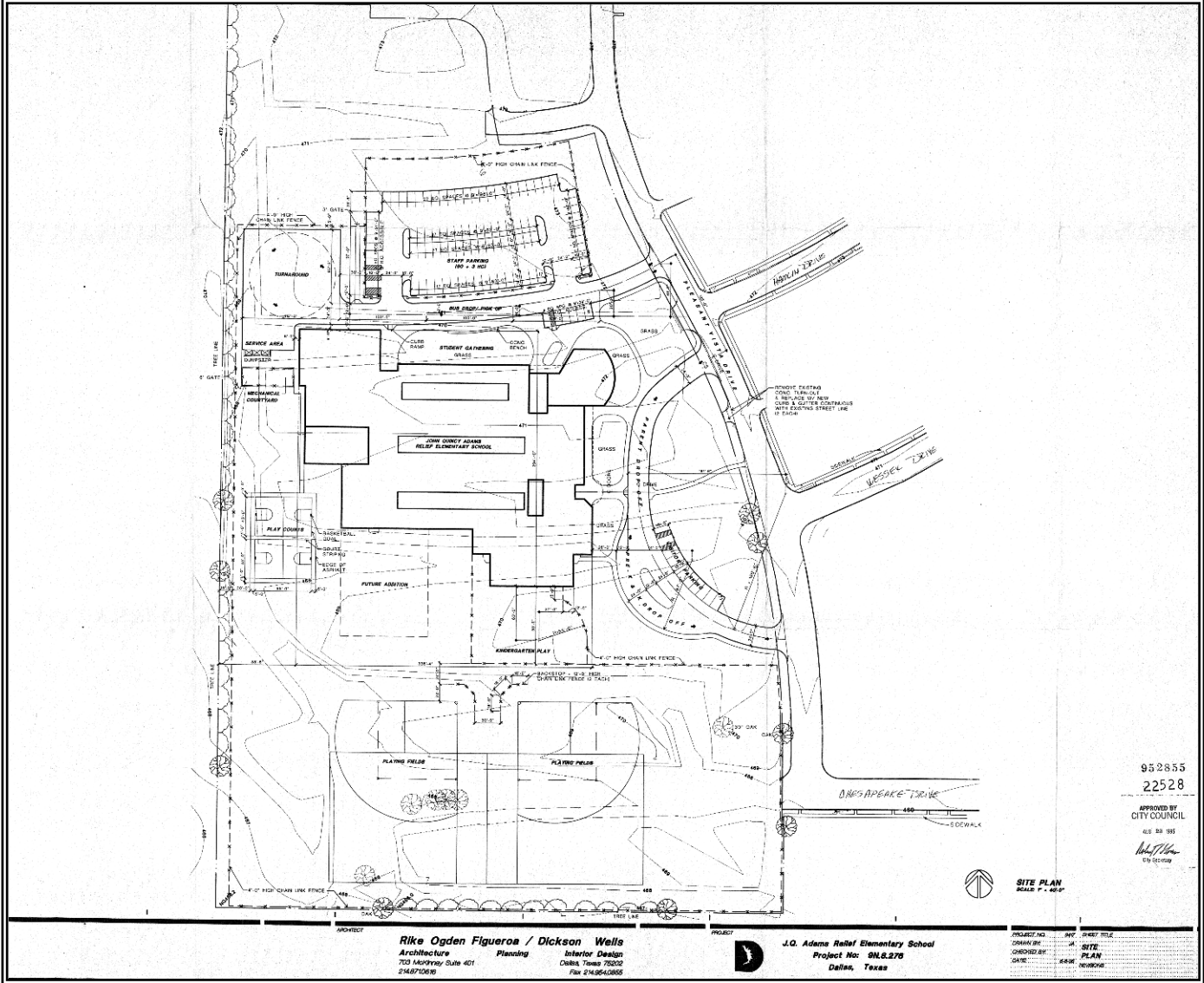
i. A site plan/traffic management plan may be amended using minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) .

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

[9]11. MAINTENANCE: The [~~entire premises~~] Property must be properly maintained in a state of good repair and neat appearance.

[9]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.

EXISTING SITE PLAN
Approved August 1995



952855
22528
APPROVED BY
CITY COUNCIL
4.5.88.95
[Signature]
6/16/95

SITE PLAN
Scale: 1/8"

Rike Ogden Figueroa / Dickson Wells
Architecture Planning Interior Design
702 McKinney Suite 401 Dallas, Texas 75202
214.871.0610 Fax 214.954.0855

J.Q. Adams Relief Elementary School
Project No: 9NLS278
Dallas, Texas

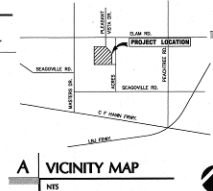
PROJECT NO.	952855
DATE	6/16/95
CONTRACT NO.	22528
CONTRACTOR	PLAN
DATE	6/16/95
SCALE	1/8"

PROPOSED LANDSCAPE PLAN

D PLANT LISTING

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED.

BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION	QUANTITY
LARGE TREES				
QUERCUS SHUMARDII	SHUMARD RED OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER	25
TAXODIUM DISTICHUM	BALD CYPRESS	100 GALLON CONTAINER, 5"-5 1/2" CALIPER, 10' - 12' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER	5
SHRUBS				
ABELIA GRANDIFLORA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	3 GALLON	36" ON CENTER	75
LAWN				
CYDON SPP. BERTUDA GRASS - SOLID SOD AND SEEDING - SEE PLAN FOR LOCATIONS.				



E PREPARATION GENERAL NOTES

1. PLAN PREPARED BY: MICHAEL S. KENDALL + LANDSCAPE ARCHITECTS 850 NORTH CENTRAL EXPRESSWAY SUITE 70 DALLAS, TEXAS 75206 PHONE: (214) 758-3526 FAX: (214) 573-9802 E-MAIL: FRISKENDALLS.COM TEXAS LANDSCAPE ARCHITECT L.P.
2. ALL AREAS SHALL BE IRRIGATED. IRRIGATION SYSTEM PROVIDING 4G.
3. ALL REQUIRED TREES FROM THE

I TREE MITIGATION

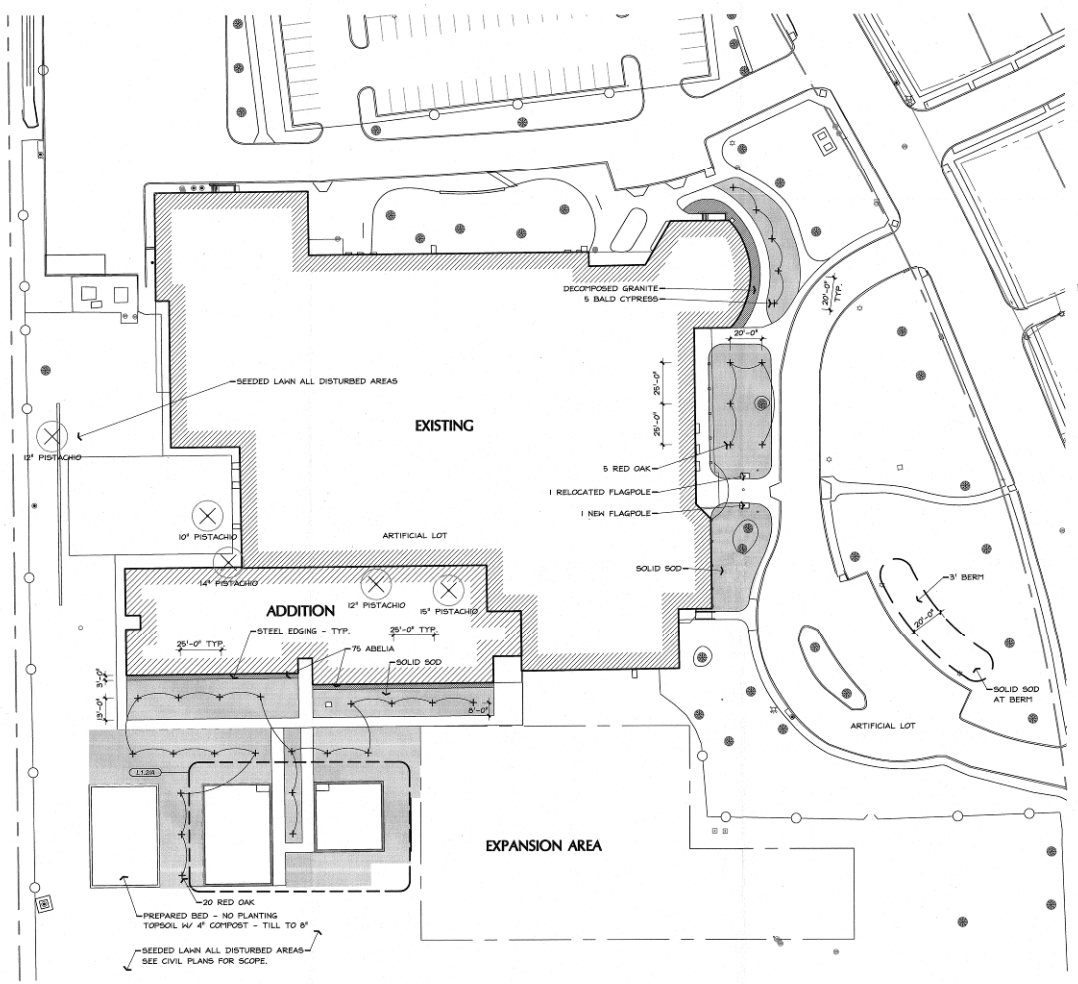
- 63 CALIPER INCHES OF PROTECTED
- 47 CALIPER INCHES OF NEW TREES

F PLANTING GENERAL NOTES

1. ALL SOIL EXCAVATION MAY BE DONE
2. IF A LIVE UTILITY IS ENCOUNTERED CONTACT OWNER'S REPRESENTATIVE
3. SEE PLANTING SPECIFICATIONS FOR DESCRIPTION OF PLANT MATERIAL
4. ALL BEDS MUST BE LAID OUT AND INSTALLATION OF THE IRRIGATION
5. ALL PLANT MATERIAL SHALL BE BY THE LANDSCAPE ARCHITECT PRIOR
6. ALL PLANTING DETAILS ARE TYPICAL
7. ALL DISTURBED AREAS WITHIN THE EITHER HYDROMULCHING OR SOLID

H ORDINANCE

- Manda
- 1
- 2
- 3
- 4
- 5
- Design
- 1
- 2



C LANDSCAPE FOR ADDITION
1" = 30'0"

**PROPOSED TRAFFIC
MANAGEMENT PLAN**

Gilbert Cuellar, Sr. Elementary School was constructed at its present location in the early 1990's. The facilities have been expanded throughout the years. The school has approximately 870 students in 37 homeroom classrooms. At this time the District is proposing to construct a new two-story classroom addition in order to eliminate the need for modular classrooms. Cuellar Elementary is one of the last elementary schools in the DISD which still has sixth grade students. Upon the completion of Balch Springs Middle School later this year, sixth grade students will no longer attend Cuellar. The number of students enrolled at Cuellar should decrease by approximately 100 students beginning next school year. The number of homeroom classrooms should decrease with the transfer of the sixth grade class to Balch Springs Middle School.

Overview:

Cuellar is presently served by three buses. The school day is from 8:15 a.m. to 3:15 p.m. Classes begin at 8:15 a.m. Buses arrive between 7:45 and 8:00 a.m.

The Site:

The school fronts on Pleasant Vista Drive, with single family homes across Pleasant Vista Drive and to the north and south of the school. To the west is a large undeveloped tract of land zoned single family. Pleasant Vista was expanded to 36 feet of pavement width in conjunction with the construction of the school. There is presently a School Zone on Pleasant Vista for the length of the school campus. There are also three school cross walks on Pleasant Vista Drive (shown on the Circulation Plan).

Queuing Analysis:

Grade	Nos. of Classrooms	Students/ Class	Nos. of Students	Time Start	Time Dismissal
Pre-K	6	20	120	8:15 a.m.	3:15 p.m.
K	6	20	120	8:15 a.m.	3:15 p.m.
1	5	22	110	8:15 a.m.	3:15 p.m.
2	5	22	110	8:15 a.m.	3:15 p.m.
3	5	22	110	8:15 a.m.	3:15 p.m.
4	5	22	110	8:15 a.m.	3:15 p.m.
5	5	22	110	8:15 a.m.	3:15 p.m.

790

Subtotal Grades
PreK-5

Total 37 790 8:15 a.m. 3:15 p.m.

The three buses that serve the school carry approximately 140 students. Observation and information provided by the school principal shows approximately 5% of the students stay after school for after-school activities and tutoring. Approximately 50% of the remaining students walk to school with the remaining arriving by vehicles. Taking into account the number of students arriving by bus, vans, and children walking leaves approximately 270 children arriving by personal vehicle.

REFERENCE TTI REPORT: “OPERATIONS AND SAFETY AROUND SCHOOL: OVERVIEW OF PROJECT ACTIVITIES AND FINDINGS”
 BY TEXAS DEPARTMENT OF TRANSPORTATION & US DEPARTMENT OF HIGHWAYS

Table 43. South Carolina DOT Recommendations for On-site Stacking Length

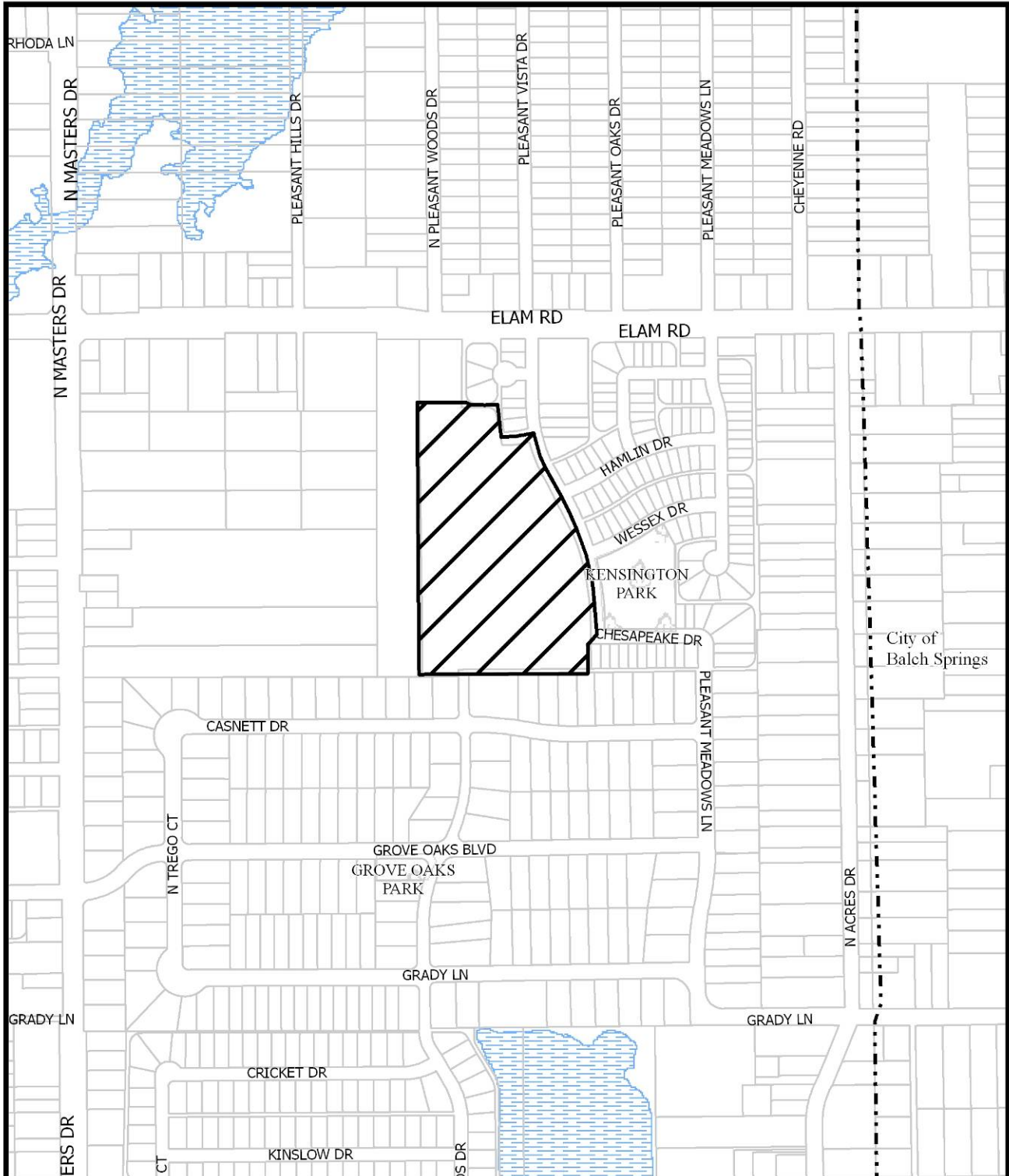
School Type	Student Population	Loop Drive Stacking Length (Linear Feet)
Elementary	200 - 600	900 – 1,200
	600 – 1,400	1200 – 1,500
Middle	200 - 600	900 – 1,200
	600 – 1,200	1,200 – 1,500
High	400 - 800	800 – 1,200
	800 – 2,500	1,200 – 1,500


Note: For high school populations greater than 2,500 students, consider two separate student pick up/drop-off loops

According to the above chart the remaining student population would require a stacking length of a maximum of 1,200 feet.

When the school was constructed an additional lane was added to Pleasant Vista adjacent to the school which serves as queuing lane freeing up the street for two lanes of traffic. In addition to this queuing lane on Pleasant Vista a large two lane One-Way drop-off/pick-up lane was constructed in front of the school. The three buses serving the school queue away from the parent queue area adjacent to the teacher parking lot thus avoiding a conflict between the parents and buses.

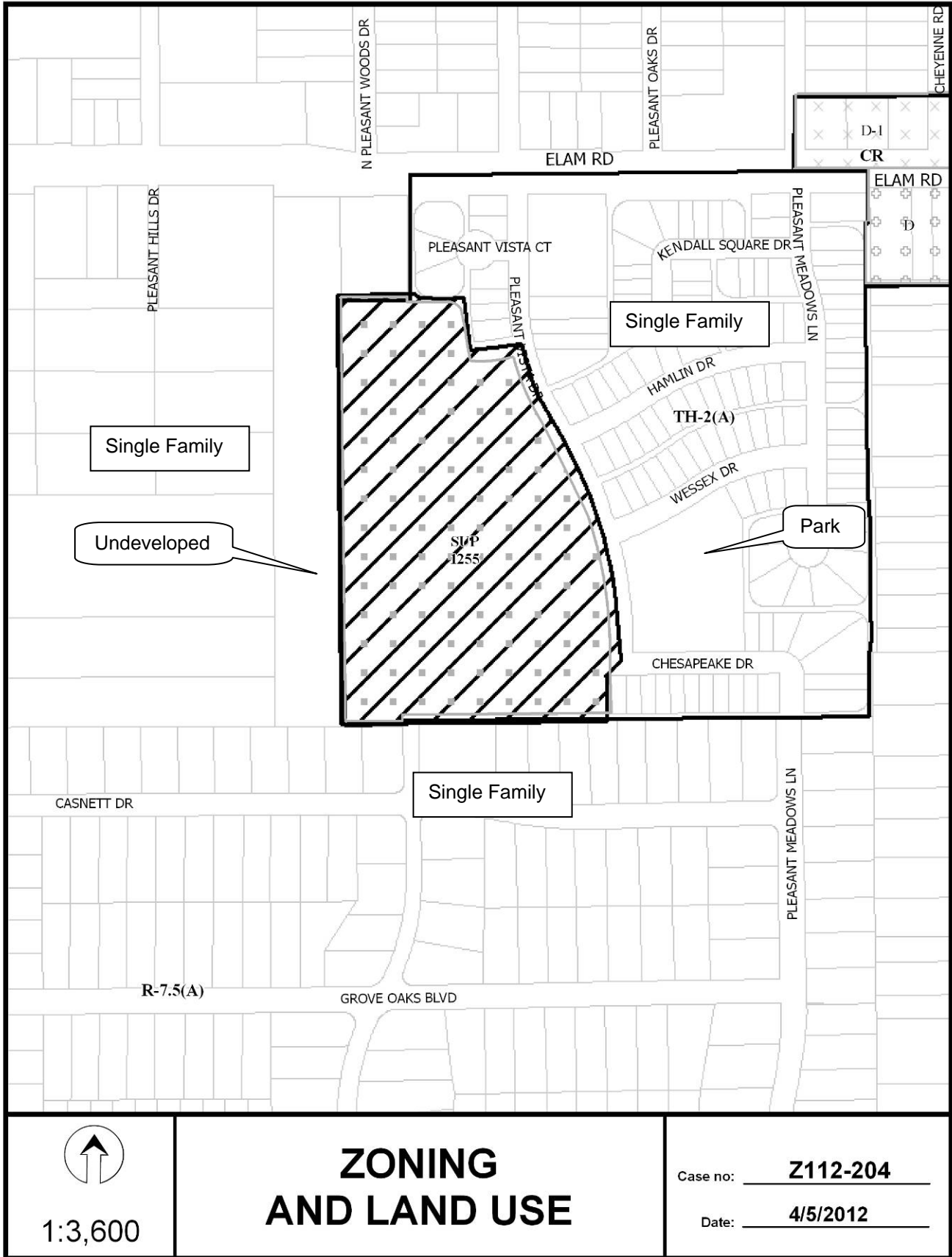
With a large number of students walking to the school and the majority going east into the surrounding neighborhood, there are three crosswalks on Pleasant Vista to accommodate those students walking that direction. Further to the north on Elam Road there are additional crosswalks and warning signs for that roadway.




1:6,000

VICINITY MAP

Case no: Z112-204
Date: 4/5/2012

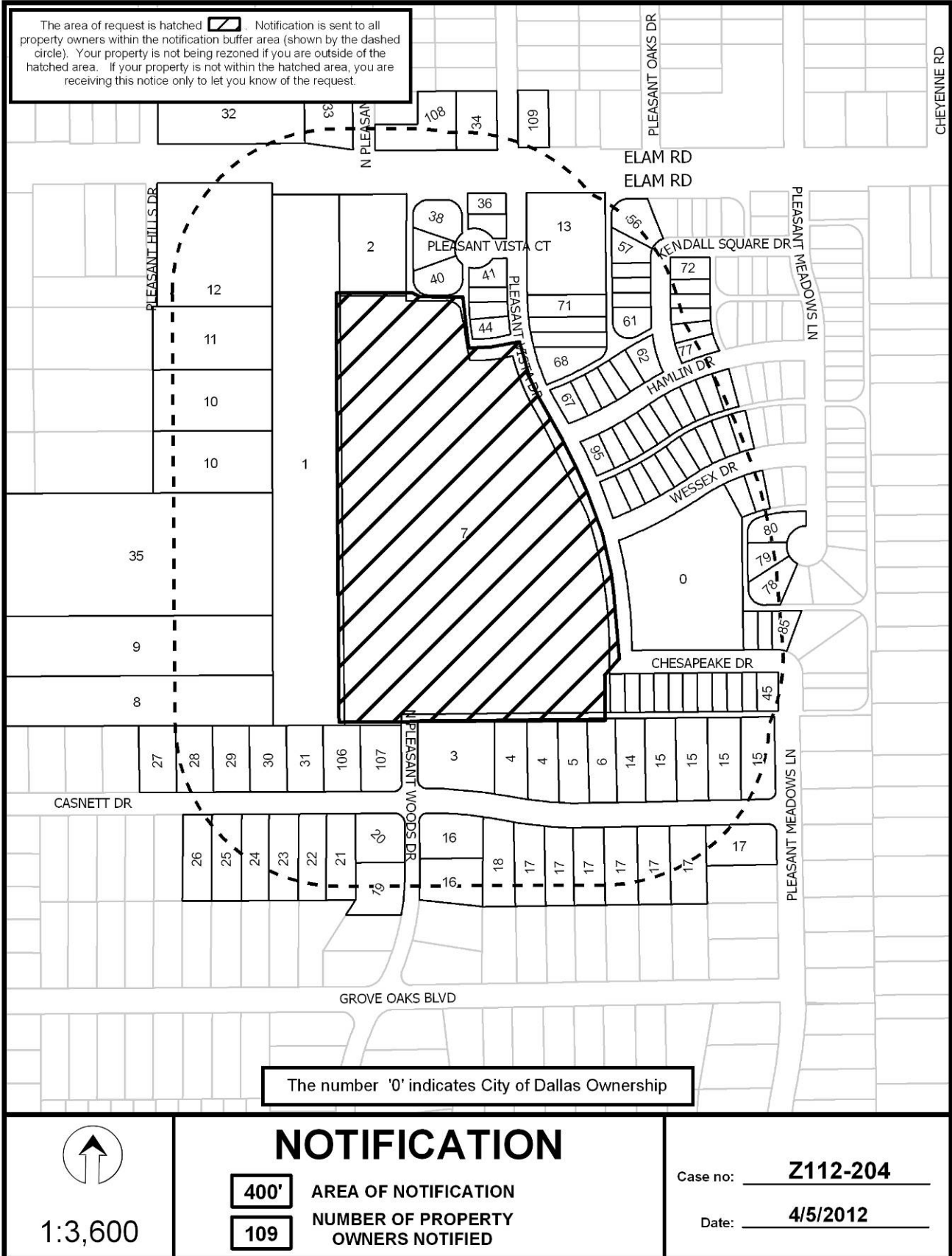


1:3,600

ZONING AND LAND USE

Case no: Z112-204

Date: 4/5/2012



Notification List of Property Owners

Z112-204

109 Property Owners Notified

Label #	Address	Owner
1	10420 ELAM RD	GARNER MARTHA
2	10436 ELAM RD	BROWN LITA E
3	10505 CASNETT DR	CABRERA NOE & DORIS
4	10517 CASNETT DR	VILLAGOMEZ ROSENDO & YOLANDA
5	10603 CASNETT DR	ALANIZ RODOLFO SIFUENTES & VANNESA LYN
6	10609 CASNETT DR	ARZATE JESUS
7	337 PLEASANT VISTA DR	Dallas ISD
8	300 MASTERS DR	DOWDY ARNOLD L TRUSTEE & DARTHIE L TRU
9	306 MASTERS DR	HERNANDEZ RAMON & CARLA
10	412 MASTERS DR	ROYS AUTRY ESTATE
11	436 PLEASANT HILLS DR	VADEN RODGER D
12	10412 ELAM RD	PRAISE TEMPLE CHRISTIAN FELLOWSHIP
13	10612 ELAM RD	TAMEZ RAMON G & PETRA
14	10615 CASNETT DR	HERNANDEZ CARLOS ALBERTO
15	10619 CASNETT DR	NUNEZ FRANCISCA
16	230 PLEASANT WOODS DR	MIDDLETON LARRY R
17	221 PLEASANT MEADOWS DR	RICH HENRY S
18	10516 CASNETT DR	NUNEZ FRANCISCO J
19	223 PLEASANT WOODS DR	JOHNSON ROGER D
20	231 PLEASANT WOODS DR	DELAPENA JUAN CARLOS & ALMA
21	10428 CASNETT DR	MARTINEZ JOSE M
22	10422 CASNETT DR	PITONES GUADALUPE
23	10418 CASNETT DR	TAYLOR FAYE
24	10412 CASNETT DR	CALDERON MIGUEL
25	10408 CASNETT DR	MATHIS BRYAN & DONNA MATHIS
26	10404 CASNETT DR	SANCHEZ BALTAZAR

4/5/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	10337 CASNETT DR	SALDIERNA OTHON R
28	10405 CASNETT DR	RESENDIZ CANDIDO
29	10411 CASNETT DR	SANCHEZ ENRIQUE
30	10417 CASNETT DR	RESENDIZ JAIME
31	10423 CASNETT DR	HERNANDEZ MANUEL
32	10417 ELAM RD	TORRES JOSE N & REBECA TORRES
33	10435 ELAM RD	JULIUS JAMI & TERESA TOVAR
34	10523 ELAM RD	MCDONALD THADDEUS A JR
35	326 MASTERS DR	HERNANDEZ RAMON & CARLA G
36	455 PLEASANT VISTA DR	GONZALES JUAN & MARIA D L A PEGUEROS
37	451 PLEASANT VISTA DR	PENA JOSE F JR & ELVA PENA
38	447 PLEASANT VISTA CT	TORRES ANDRES
39	443 PLEASANT VISTA CT	CARMONA ELSA
40	439 PLEASANT VISTA CT	CANTU JOAQUIN & MARIA
41	435 PLEASANT VISTA CT	HERNANDEZ MARCO A
42	431 PLEASANT VISTA DR	VELASQUEZ RONAL
43	427 PLEASANT VISTA DR	MARTINEZ RAFAEL F
44	423 PLEASANT VISTA DR	SANCHEZ JESUS
45	10644 CHESAPEAKE DR	RODRIGUEZ ROSA &
46	10640 CHESAPEAKE DR	RODRIGUEZ AMELIA
47	10636 CHESAPEAKE DR	MENDOZA JOSE M
48	10632 CHESAPEAKE DR	GOTTLIEB BENJAMIN
49	10628 CHESAPEAKE DR	MCCAFFREY MARGARET L
50	10624 CHESAPEAKE DR	CORTES JOSE
51	10620 CHESAPEAKE DR	CLAYBORNE OTIS B
52	10616 CHESAPEAKE DR	OGLESBY ODUS
53	10612 CHESAPEAKE DR	DAVISON DOUGLAS E & MAE E
54	10608 CHESAPEAKE DR	LOWE FRANKIE
55	10604 CHESAPEAKE DR	NJUGOH TONY
56	10725 KENDALL SQUARE DR	BANNERMAN VELYNIA
57	10721 KENDALL SQUARE DR	SOLIS JOSE JR

4/5/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	10717 KENDALL SQUARE DR	CRUZ EDUARDO
59	10713 KENDALL SQUARE DR	SANDOVAL BENITA
60	10709 KENDALL SQUARE DR	MENDOZA CANDELARIA
61	10705 KENDALL SQUARE DR	CARRANZA ALFREDO
62	10623 HAMLIN DR	OHAKWE POLYCARP A
63	10619 HAMLIN DR	WILLIAMS DAVID A & LAVERN
64	10615 HAMLIN DR	WILEY CYNTHIA
65	10611 HAMLIN DR	NORMAN ANN E
66	10607 HAMLIN DR	HOUSTON HERMAN & KININA % DIRECTOR VA RE
67	10603 HAMLIN DR	GOODEN ROBERT EARL
68	414 PLEASANT VISTA DR	MORALES ROBERTO & DELIA
69	418 PLEASANT VISTA DR	SALAZAR SAMUEL R ANITA
70	422 PLEASANT VISTA DR	DE ANDA RAMON & LEISLEY KERBOW
71	426 PLEASANT VISTA DR	LOPEZ JOSE & MARIA
72	10724 KENDALL SQUARE DR	GONZALEZ ELFEGO &
73	10720 KENDALL SQUARE DR	GARCIA MERCEDES
74	10716 KENDALL SQUARE DR	MORRIS RUTH
75	10712 KENDALL SQUARE DR	MOSLEY RONNIE SUITE 20
76	10708 KENDALL SQUARE DR	WILBURN ELLEN S
77	10704 KENDALL SQUARE DR	JOINED OPERATIONS LLC
78	407 PLEASANT MEADOWS LN	MINAYA RAYMOND & MARIA
79	411 PLEASANT MEADOWS LN	CHAMBERS EVANS JR & JOYCE MARIE
80	415 PLEASANT MEADOWS LN	WEBB CYNTHIA DIAN
81	10642 WESSEX DR	MEZA JAIME G & MARTHA ALICIA
82	10636 WESSEX DR	BARDALES MEDARDO & ANA M BARDALES
83	10637 CHESAPEAKE DR	CARDENAS ROSARIO & NESTOR
84	10641 CHESAPEAKE DR	CARDENAS NESTOR RAFAEL & JOANNA CARDENAS
85	10645 CHESAPEAKE DR	CARR BEVERLY A
86	10640 HAMLIN DR	MAY JOSE FRANCISCO
87	10636 HAMLIN DR	HERNANDEZ RAUL J & IRENE ORNELAS
88	10632 HAMLIN DR	HERNANDEZ MARIA M & RODOLFO

4/5/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	10628 HAMLIN DR	MALDONADO JOSEPHINA V
90	10624 HAMLIN DR	VERDI LUCERO Q
91	10620 HAMLIN DR	KING JURLDEAN
92	10616 HAMLIN DR	GOMEZ JAVIER
93	10612 HAMLIN DR	JENKINS CORNELIA CROSBY
94	10608 HAMLIN DR	ACOSTA CAMILO
95	10604 HAMLIN DR	WHYETE GWENDELL R
96	10603 WESSEX DR	CARRERA ISMAEL & ADRIANA
97	10607 WESSEX DR	WALTER MORTGAGE COMPANY
98	10611 WESSEX DR	HEBRON LIZ R
99	10615 WESSEX DR	JOHNSON MELVA L
100	10619 WESSEX DR	DAVIS LAVERNE
101	10623 WESSEX DR	BROOKS YANOULA B
102	10627 WESSEX DR	ROCHA MIGUEL & JOSEPHINA
103	10631 WESSEX DR	JONES KEVIN D & MICHELLE D
104	10635 WESSEX DR	MANGUS ROGER L & LAURA J
105	10639 WESSEX DR	GARCIA TRINIDAD & SAN JUANA
106	10429 CASNETT DR	GOMEZ GABRIEL
107	10435 CASNETT DR	ESTRADA FELIPE
108	10515 ELAM RD	MURILLO REFUGIO & MARTHA A
109	10607 ELAM RD	RAGGIO PPTY LTD

FILE NUMBER: Z112-196 (JH) **DATE FILED:** February 28, 2012

LOCATION: Southeast corner of Marsh Lane and High Vista Drive

COUNCIL DISTRICT: 13 **MAPSCO:** 13-Z

SIZE OF REQUEST: Approx. 2.338 acres **CENSUS TRACT:** 96.08

REPRESENTATIVE: Karl Crawley

APPLICANT/OWNER: City of Dallas

REQUEST: An application for a Specific Use Permit for a public library on property zoned a MF-2(A) Multifamily District.

SUMMARY: The purpose of the proposed Specific Use Permit is to allow the operation of a public library.

STAFF RECOMMENDATION: Approval, for a permanent period subject to a site plan and conditions

BACKGROUND INFORMATION:

- The request site is currently undeveloped.
- The City of Dallas is proposing to build a public library, the Park Forest Library. The proposed approximately 18,000 sq. ft. building and will be less than 30 feet tall.

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

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Marsh Lane	Principle Arterial	100 ft.
High Vista Drive	Local	50 ft.

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 request site is approximately 2.338 acres and zoned a MF-2(A) Multifamily District. The applicant’s is request for a SUP is to allow for the development of a public library.

The surrounding land uses are multifamily to the east and west, single family to the north, and retail and personal service uses to the south.

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

Staff has reviewed and supports the applicant’s request regarding the current proposal. Staff believes that these modifications will not adversely affect the safety of the surrounding area.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
MF-2(A) Multifamily	15'	15'	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family

Parking:

The requirement for off-street parking for a library, pursuant to the Dallas Development Code is one space per 500 sq. ft. of floor area.

The number of required off-street parking spaces for the proposed library is 36 spaces. The applicant is proposing to provide 100 off-street parking spaces. The total square footage of the proposed library determines the number of required parking spaces. The library will have 18,000 sq. ft. of floor area.

The applicant has submitted a site plan that depicts proposed vehicular access points.

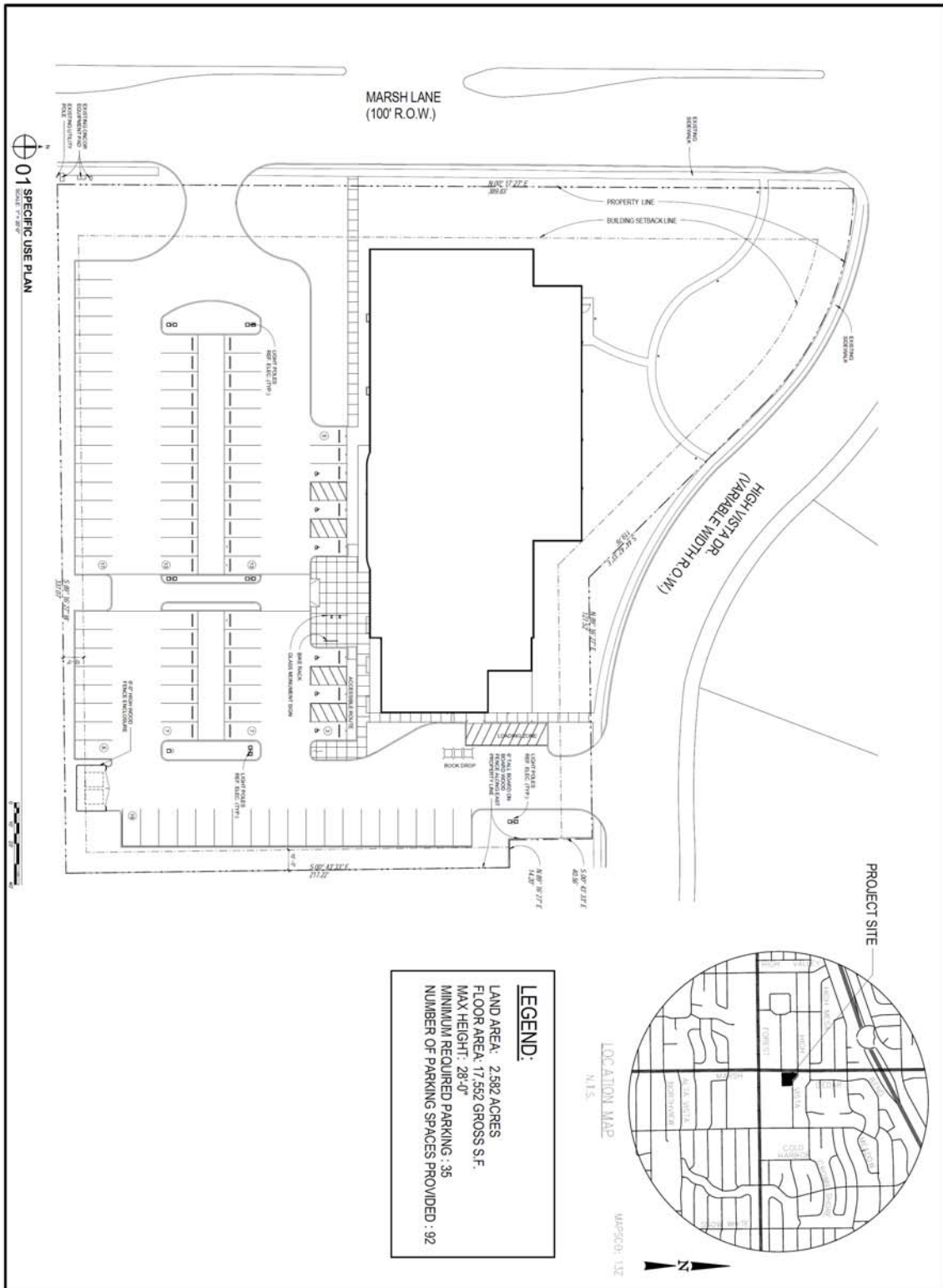
Landscaping:

The proposed library will meet landscaping requirements as outlined in Article X.

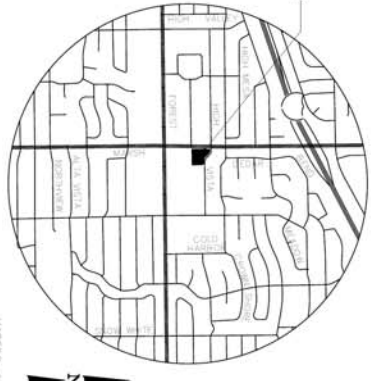
Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is a library, art gallery, or museum limited to a public library.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit has no expiration date.
4. INGRESS-EGRESS: Ingress and egress must be provided as shown on the attached site plan.
5. PARKING: Parking must be located as shown on the attached site plan.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

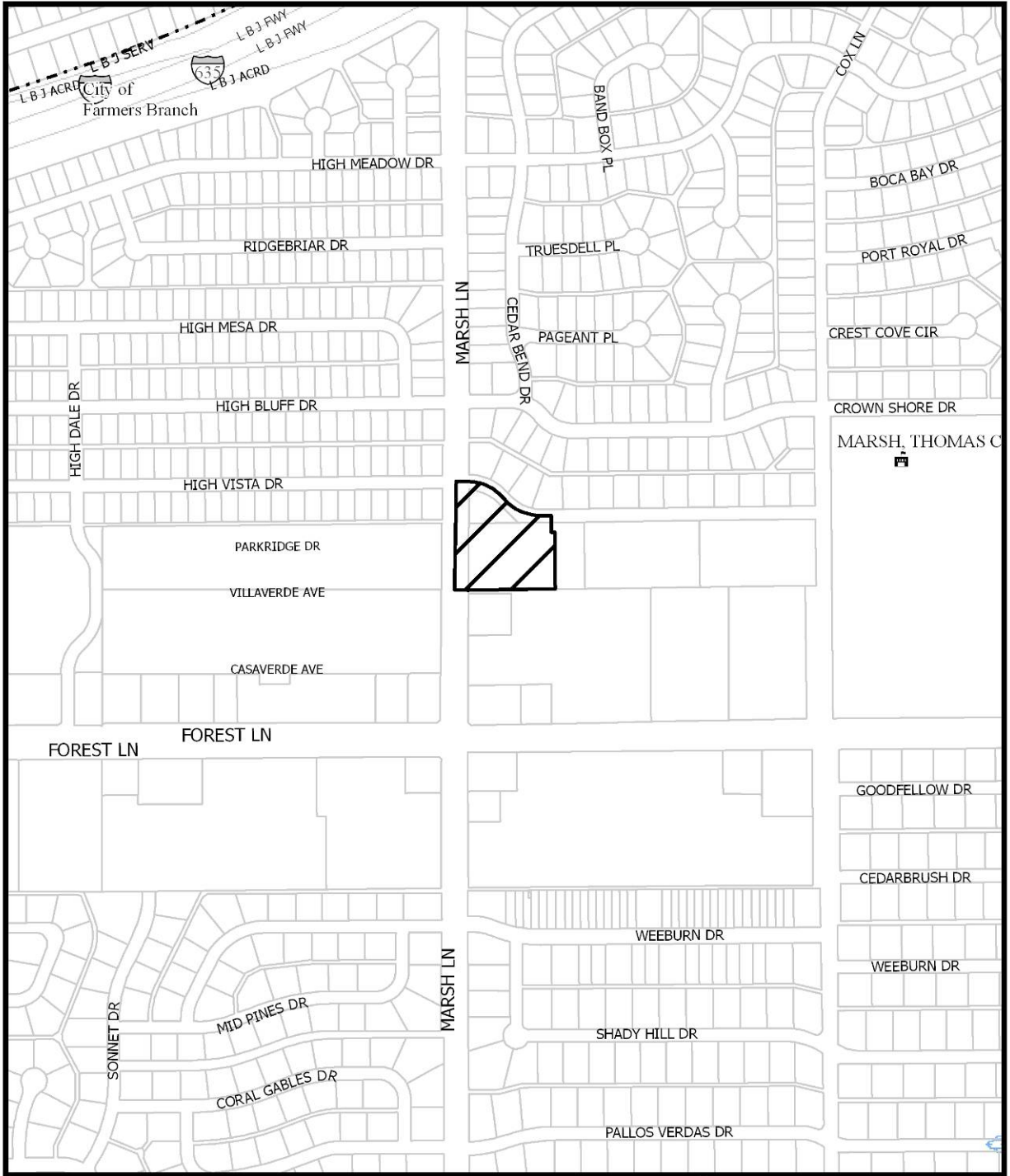
SITE PLAN




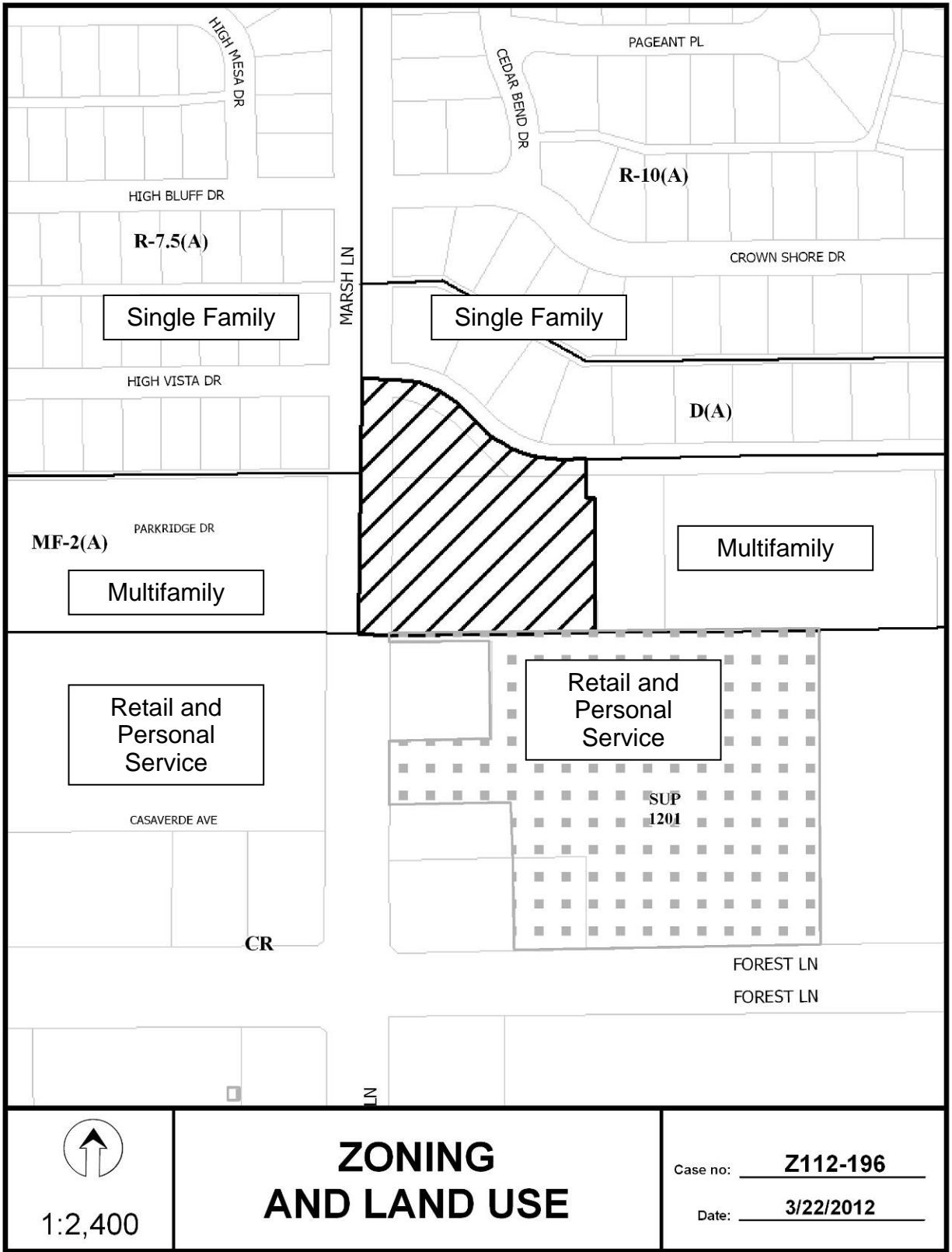
LEGEND:
 LAND AREA: 2.582 ACRES
 FLOOR AREA: 17,552 GROSS S.F.
 MAX HEIGHT: 28'-0"
 MINIMUM REQUIRED PARKING: 35
 NUMBER OF PARKING SPACES PROVIDED: 32

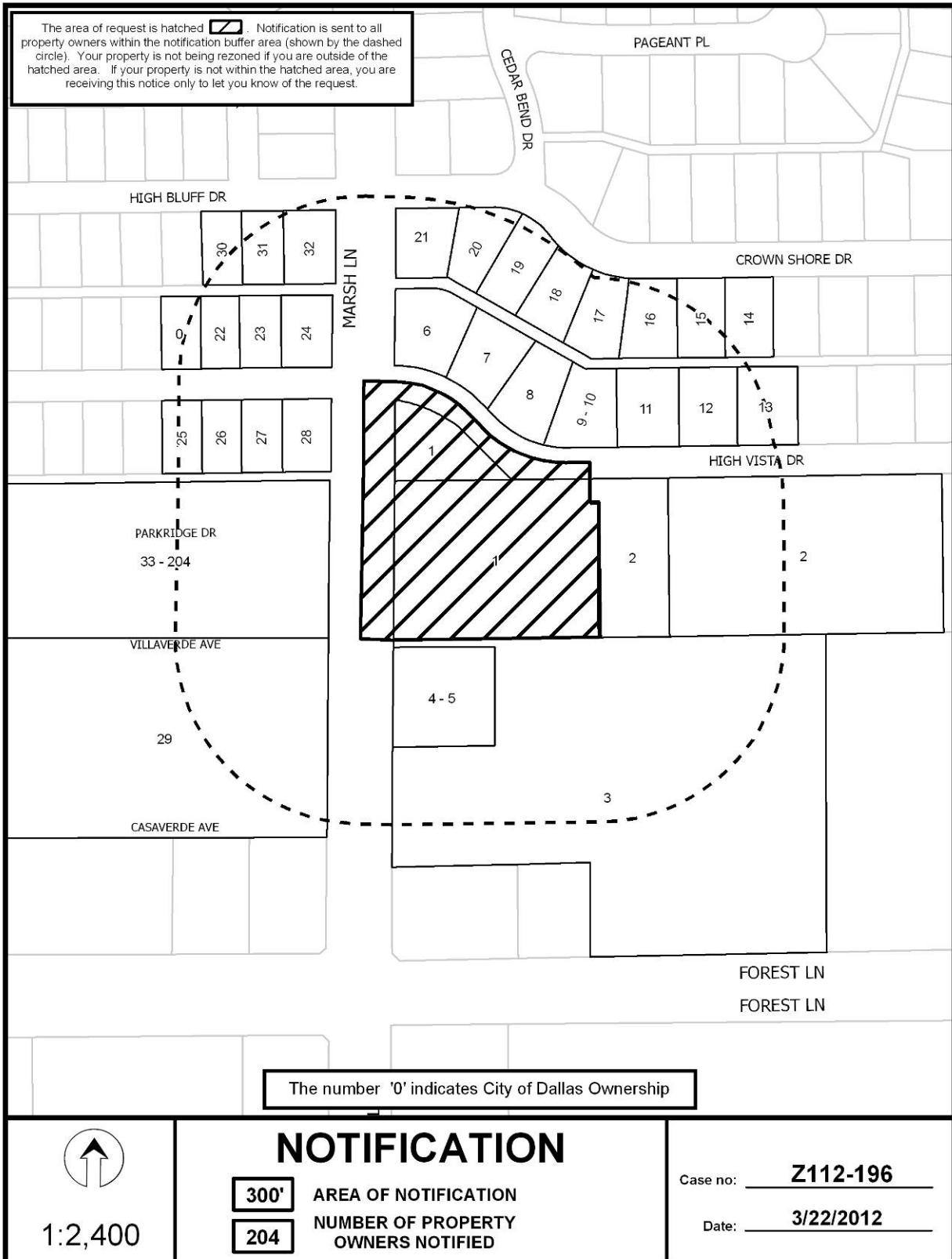


<p>vaia architects STUDIOS CLARK OFFICE</p> <p>dallas@vaia.com 214.742.1111</p> <p>CITY OF DALLAS</p>	<p>PARK FOREST BRANCH LIBRARY</p> <p>PROJECT NO: Z112-196</p> <p>DATE: 04.19.2012</p> <p>SCALE: 1" = 20'-0"</p> <p>DESIGNER: JH</p> <p>DATE: 04.19.2012</p> <p>SCALE: 1" = 20'-0"</p> <p>DATE: 04.19.2012</p> <p>SCALE: 1" = 20'-0"</p>	<p>ARCHITECT OF RECORD vaia architects studios 1111 W. WOODROW WILSON BLVD., SUITE 1000 DALLAS, TEXAS 75201 TEL: 214.742.1111 FAX: 214.742.1112 WWW.VAIA.COM</p> <p>DESIGN ARCHITECT vaia architects studios 1111 W. WOODROW WILSON BLVD., SUITE 1000 DALLAS, TEXAS 75201 TEL: 214.742.1111 FAX: 214.742.1112 WWW.VAIA.COM</p> <p>MECHANICAL ENGINEER vaia architects studios 1111 W. WOODROW WILSON BLVD., SUITE 1000 DALLAS, TEXAS 75201 TEL: 214.742.1111 FAX: 214.742.1112 WWW.VAIA.COM</p> <p>STRUCTURAL ENGINEER vaia architects studios 1111 W. WOODROW WILSON BLVD., SUITE 1000 DALLAS, TEXAS 75201 TEL: 214.742.1111 FAX: 214.742.1112 WWW.VAIA.COM</p>
--	--	--



 1:6,000	<h2>VICINITY MAP</h2>	Case no: <u> Z112-196 </u> Date: <u> 3/22/2012 </u>
--	-----------------------	--





3/22/2012

Notification List of Property Owners

Z112-196

204 Property Owners Notified

Label #	Address	Owner
1	3728 HIGH VISTA DR	11900 MARSH LANE LP STE 500
2	3734 HIGH VISTA DR	3736 HIGH VISTA DRIVE PTNRS LP &
3	11888 MARSH LN	FOREST & MARSH LN SHPPNG
4	400 PARK FOREST SC	FOREST & MARSH LANE
5	400 PARK FOREST SC	FOREST & MARSH LANE SHPG %FIRESTONE TIRE
6	3707 HIGH VISTA DR	STARK CARLA E
7	3711 HIGH VISTA DR	ROWAN DANIEL
8	3719 HIGH VISTA DR	LEMMONS SAMUEL D & JENNIFER A VON LEHMDE
9	3725 HIGH VISTA DR	WRIGHT WILBURN THOMAS
10	3723 HIGH VISTA DR	WRIGHT WILBURN THOMAS TR
11	3729 HIGH VISTA DR	DALLAS HOUSING AUTHORITY OF CITY OF DALL
12	3737 HIGH VISTA DR	JETPURI MOHAMMED I & FARIDA YASMIN REVOC
13	3741 HIGH VISTA DR	DALLAS HOUSING AUTHORITY OF CITY OF DALL
14	3744 CROWN SHORE DR	TRAN TRUAN QUOC
15	3740 CROWN SHORE DR	GUTIERREZ LAURA BRIGITTE
16	3734 CROWN SHORE DR	POVICH PAULA & NORMA J OLSEN
17	3728 CROWN SHORE DR	UYS GIDEON R
18	3724 CROWN SHORE DR	MORRISON GEORGE ETAL
19	3720 CROWN SHORE DR	PINKSTON BRAD & AMBER
20	3714 CROWN SHORE DR	ADAMS EDWARD G & PATRICIA C ADAMS
21	3708 CROWN SHORE DR	JACOB DESIREE L
22	3645 HIGH VISTA DR	J C LEASING LLP
23	3651 HIGH VISTA DR	CHILES LORENE H
24	3657 HIGH VISTA DR	SANCHEZ FRANCISCO & MARIA GALAVIZ SANCHE
25	3640 HIGH VISTA DR	ZELAYA OSMAR V & MARIA V GUTIERREZ
26	3646 HIGH VISTA DR	WALTON PRENTIS L JR

3/22/2012

Label #	Address	Owner
27	3652 HIGH VISTA DR	BLADE VERNON & MARY BLADE
28	3658 HIGH VISTA DR	BARRERA DAVID
29	3626 VILLAVERDE AVE	PARK FOREST APARTMENTS LTD
30	3632 HIGH BLUFF DR	NGUYEN DANH
31	3636 HIGH BLUFF DR	ORTIZ CESAR RAMIREZ & CELIA MARINEZ LOPE
32	3640 HIGH BLUFF DR	RENTERIA LASARO & OFELIA
33	11909 MARSH LN	CONDRA PAMELA J &
34	11909 MARSH LN	SINN KU SOON
35	11911 MARSH LN	Y & O BURGUNDY LLC BLDG A UNIT 123
36	11911 MARSH LN	Y & O BURGUNDY LLC
37	11909 MARSH LN	SARDUY BALBINA UNIT 221
38	11909 MARSH LN	Y & O BURGUNDY LLC
39	11911 MARSH LN	Y & O BURGUNDY LLC BLDG A UNIT 223
40	11911 MARSH LN	Y & O BURGUNDY LLC BLDG A UNIT 224
41	3652 PARKRIDGE DR	MURPHY JEAN
42	3652 PARKRIDGE DR	MURPHY JEAN UNIT 219
43	3652 PARKRIDGE DR	MURPHY JEAN APT 119
44	3652 PARKRIDGE DR	MURPHY JEAN
45	3646 PARKRIDGE DR	MUTH NANCY N
46	3646 PARKRIDGE DR	Y & O BURGUNDY LLC BLDG C UNIT 114
47	3648 PARKRIDGE DR	Y & O BURGUNDY LLC
48	3650 PARKRIDGE DR	Y & O BURGUNDY LLC
49	3650 PARKRIDGE DR	ASLAM MOHAMMED
50	3646 PARKRIDGE DR	CARR RONDA R
51	3646 PARKRIDGE DR	MURPHY JEAN APT 219
52	3648 PARKRIDGE DR	HUMPHRIES JOHN
53	3648 PARKRIDGE DR	BURGUNDY CONDMINIUM COUNCIL % EXCEL MANA
54	3650 PARKRIDGE DR	Y & O BURGUNDY LLC
55	3650 PARKRIDGE DR	Y & O BURGUNDY LLC
56	3639 PARKRIDGE DR	Y & O BURGUNDY LLC
57	3641 PARKRIDGE DR	Y & O BURGUNDY LLC BLDG D UNIT 102

3/22/2012

Label #	Address	Owner
58	3643 PARKRIDGE DR	Y & O BURGUNDY LLC
59	3645 PARKRIDGE DR	Y&O BURGUNDY LLC
60	3647 PARKRIDGE DR	KIM SE HWAN
61	3649 PARKRIDGE DR	Y & O BURGUNDY LLC BLDG D UNIT 106
62	3651 PARK RIDGE DR	Y & O BURGUNDY LLC
63	3653 PARK RIDGE DR	Y & O BURGUNDY LLC
64	3655 PARKRIDGE DR	KHAN MOHIUDDIN A ETAL
65	3657 PARKRIDGE DR	KHAN MOHIUDDIN ALI &
66	3659 PARKRIDGE DR	TAL JACOB & TALIA
67	3661 PARKRIDGE DR	Y & O BURGUNDY LLC
68	3624 PARKRIDGE DR	FISHMAN MOSHE
69	3624 PARKRIDGE DR	Y & O BURGUNDY LLC APT 114E
70	3626 PARKRIDGE DR	ASMEROM BELAY UNIT 115
71	3628 PARKRIDGE DR	KU LEE S BLDG E UNIT 116
72	3630 PARKRIDGE DR	Y & O BURGUNDY LLC
73	3632 PARKRIDGE DR	TILLMAN YONG U
74	3634 PARKRIDGE DR	MURPHY JEAN
75	3624 PARKRIDGE DR	WOOLLEY MAVIS M
76	3624 PARKRIDGE DR	CROOK FRENCH M III CARLA ALFONSI
77	3620 PARKRIDGE DR	MARTINEZ PEDRO HERRERA BLDG F UNIT 111
78	3620 PARKRIDGE DR	DELAGARZA SYLVIA BLDG F UNIT 112
79	3602 PARKRIDGE DR	BURGUNDY Y & O LLC STE 406
80	3620 PARKRIDGE DR	Y & O BURGUNDY LLC
81	3616 PARK RIDGE DR	SARGENT BART
82	3616 PARK RIDGE DR	LAS FINCAS LP
83	3618 PARKRIDGE DR	Y & O BURGUNDY LLC
84	3618 PARKRIDGE DR	Y & O BURGUNDY LLC APT 110G
85	3616 PARKRIDGE DR	BUNGER REID H & BETTE TR
86	3616 PARKRIDGE DR	TULL BRIAN D &
87	3618 PARKRIDGE DR	Y & O BURGUNDY LLC APT 209G
88	3618 PARKRIDGE DR	Y & O BURGUNDY LLC

3/22/2012

Label #	Address	Owner
89	3615 PARKRIDGE DR	Y & O BURGUNDY LLC
90	3615 PARKRIDGE DR	Y & O BURGUNDY LLC APT 102H
91	3621 PARKRIDGE DR	Y & O BURGUNDY LLC APT 103H
92	3621 PARKRIDGE DR	Y & O BURGUNDY LLC APT 104H
93	3629 PARKRIDGE DR	Y & O BURGUNDY LLC
94	3629 PARKRIDGE DR	Y & O BURGUNDY LLC APT 106H
95	3615 PARKRIDGE DR	Y & O BURGUNDY LLC APT 201H
96	3615 PARKRIDGE DR	Y & O BURGUNDY LLC
97	3621 PARKRIDGE DR	Y & O BURGUNDY LLC APT 203H
98	3621 PARKRIDGE DR	Y & O BURGUNDY LLC
99	3629 PARKRIDGE DR	Y & O BURGUNDY LLC APT 205H
100	3629 PARKRIDGE DR	Y & O BURGUNDY LLC
101	3608 PARKRIDGE DR	Y & O BURGUNDY LLC APT 115I
102	3608 PARKRIDGE DR	Y & O BURGUNDY LLC APT 116I
103	3610 PARKRIDGE DR	HUMPHRIES DENNIS R
104	3610 PARKRIDGE DR	Y & O BURGUNDY LLC APT 118I
105	3612 PARKRIDGE DR	DRIVER JESSE WADE III
106	3612 PARKRIDGE DR	SARGENT BART & CANDACE
107	3608 PARKRIDGE DR	Y & O BURGUNDY LLC
108	3608 PARKRIDGE DR	Y & O BURGUNDY LLC
109	3610 PARKRIDGE DR	PARK DAL SOO APT 217
110	3610 PARKRIDGE DR	Y & O BURGUNDY LLC
111	3612 PARKRIDGE DR	Y & O BURGUNDY LLC
112	3612 PARKRIDGE DR	Y & O BURGUNDY LLC
113	3606 PARKRIDGE DR	Y & O BURGUNDY LLC
114	3606 PARKRIDGE DR	GREEN WILLIAM H
115	3606 PARKRIDGE DR	HAN SANG QUE
116	3606 PARKRIDGE DR	SARGENT BARTON D
117	3600 PARKRIDGE DR	HARTRONFT KARL UNIT 107
118	3600 PARKRIDGE DR	ROGERS DANA DRIVER
119	3602 PARKRIDGE DR	GOMEZ RAMON & LETICIA BLDG K UNIT 109

3/22/2012

Label #	Address	Owner
120	3602 PARKRIDGE DR	Y & O BURGUNDY LLC
121	3604 PARKRIDGE DR	SEO HAN BLDG K UNIT 111
122	3600 PARKRIDGE DR	SARGENT BARTON D & MARY
123	3602 PARKRIDGE DR	Y & O BURGUNDY LLC
124	3602 PARKRIDGE DR	Y & O BURGUNDY LLC
125	3604 PARKRIDGE DR	DRIVER JESSE
126	3611 PARKRIDGE DR	CHI YONG CHUL & YONG N CHI
127	3611 PARKRIDGE DR	NGUYEN MIKE
128	3609 PARKRIDGE DR	NGUYEN KIM LOAN
129	3607 PARKRIDGE DR	MENDEZ VICTORIA
130	3607 PARKRIDGE DR	Y & O BURGUNDY LLC APT 106L
131	3611 PARKRIDGE DR	Y & O BURGUNDY LLC
132	3611 PARKRIDGE DR	Y & O BURGUNDY LLC
133	3609 PARKRIDGE DR	SULTAN TANEEM ETAL
134	3609 PARKRIDGE DR	KHAN MOHAMMADI B
135	3607 PARKRIDGE DR	Y & O BURGUNDY LLC
136	3607 PARKRIDGE DR	Y & O BURGUNDY LLC BLDG L UNIT 206
137	3524 PARKRIDGE DR	Y & O BURGUNDY LLC
138	3524 PARKRIDGE DR	UKOK LLC % RICHARD H WENDER
139	3526 PARKRIDGE DR	Y & O BURGUNDY LLC
140	3526 PARKRIDGE DR	GUNASEELAN MERCY S
141	3524 PARKRIDGE DR	Y & O BURGUNDY LLC
142	3524 PARKRIDGE DR	Y & O BURGUNDY LLC
143	3526 PARKRIDGE DR	Y & O BURGUNDY LLC APT 218M
144	3526 PARKRIDGE DR	Y & O BURGUNDY LLC
145	3520 PARKRIDGE DR	Y & O BURGUNDY LLC APT 113N
146	3520 PARKRIDGE DR	ORTEGA JOSE L
147	3520 PARKRIDGE DR	Y & O BURGUNDY LLC APT 213N
148	3520 PARKRIDGE DR	TEPECEK KEREM
149	3520 PARKRIDGE DR	BAXLEY JAMES P APT 215
150	3516 PARKRIDGE DR	KIM HAN SUK

3/22/2012

Label #	Address	Owner
151	3518 PARKRIDGE DR	Y & O BURGUNDY LLC
152	3518 PARKRIDGE DR	Y & O BURGUNDY LLC
153	3516 PARKRIDGE DR	Y & O BURGUNDY LLC
154	3516 PARKRIDGE DR	Y & O BURGUNDY LLC
155	3518 PARKRIDGE DR	Y & O BURGUNDY LLC APT 2110
156	3518 PARKRIDGE DR	Y & O BURGUNDY LLC
157	3515 PARKRIDGE DR	Y & O BURGUNDY LLC
158	3515 PARKRIDGE DR	Y & O BURGUNDY LLC
159	3517 PARKRIDGE DR	Y & O BURGUNDY LLC
160	3517 PARKRIDGE DR	Y & O BURGUNDY LLC
161	3519 PARKRIDGE DR	WEINBERG TONY G BLDG P UNIT 105
162	3521 PARKRIDGE DR	Y & O BURGUNDY LLC
163	3521 PARKRIDGE DR	Y & O BURGUNDY LLC
164	3515 PARKRIDGE DR	Y & O BURGUNDY LLC
165	3515 PARKRIDGE DR	Y & O BURGUNDY LLC
166	3517 PARKRIDGE DR	Y & O BURGUNDY LLC APT 203P
167	3517 PARKRIDGE DR	Y & O BURGUNDY LLC
168	3519 PARKRIDGE DR	Y & O BURGUNDY LLC
169	3519 PARKRIDGE DR	Y & O BURGUNDY LLC
170	3521 PARKRIDGE DR	Y & O BURGUNDY LLC APT 207P
171	3521 PARKRIDGE DR	Y & O BURGUNDY LLC
172	3512 PARKRIDGE DR	Y & O BURGUNDY LLC
173	3512 PARKRIDGE DR	Y & O BURGUNDY LLC
174	3514 PARKRIDGE DR	Y & O BURGUNDY LLC
175	3514 PARKRIDGE DR	Y & O BURGUNDY LLC APT 121Q
176	3512 PARKRIDGE DR	Y & O BURGUNDY LLC BLDG Q UNIT 218
177	3512 PARKRIDGE DR	Y & O BURGUNDY LLC
178	3514 PARKRIDGE DR	Y & O BURGUNDY LLC
179	3514 PARKRIDGE DR	THOMAS PARACKAL O & GOMU APT 1203
180	3510 PARKRIDGE DR	HILL PAMELA R
181	3510 PARKRIDGE DR	ASCENCIO MARIA

3/22/2012

Label #	Address	Owner
182	3510 PARKRIDGE DR	Y & O BURGUNDY LLC
183	3510 PARKRIDGE DR	Y & O BURGUNDY LLC BLDG R UNIT 215
184	3510 PARKRIDGE DR	Y & O BURGUNDY LLC
185	3510 PARKRIDGE DR	Y & O BURGUNDY LLC
186	3502 PARKRIDGE DR	CID VICTOR HUERTA DEL
187	3502 PARKRIDGE DR	XIE ZHIYUN
188	3504 PARKRIDGE DR	KIM WHA P
189	3504 PARKRIDGE DR	KESLER MARY E
190	3506 PARKRIDGE DR	Y & O BURGUNDY LLC
191	3506 PARKRIDGE DR	Y & O BURGUNDY LLC BLDG S UNIT 113
192	3503 PARKRIDGE DR	Y & O BURGUNDY LLC
193	3503 PARKRIDGE DR	Y & O BURGUNDY LLC
194	3505 PARKRIDGE DR	Y & O BURGUNDY LLC
195	3505 PARKRIDGE DR	Y & O BURGUNDY LLC BLDG T UNIT 104
196	3507 PARKRIDGE DR	TRAN THUY THI
197	3507 PARKRIDGE DR	SAXON MILDRED S & PATRICIA J SAXON
198	3509 PARKRIDGE DR	UKOK LLC % RICHARD H WENDER
199	3503 PARKRIDGE DR	Y & O BURGUNDY LLC
200	3503 PARKRIDGE DR	Y & O BURGUNDY LLC
201	3505 PARKRIDGE DR	Y & O BURGUNDY LLC BLDG T UNIT 203
202	3505 PARKRIDGE DR	UKOK LLC % RICHARD H WENDER
203	3507 PARKRIDGE DR	Y & O BURGUNDY LLC
204	3507 PARKRIDGE DR	Y & O BURGUNDY LLC

FILE NUMBER: Z112-199 (JH) **DATE FILED:** March 5, 2012

LOCATION: Southeast corner of Gaston Avenue and Loving Avenue

COUNCIL DISTRICT: 14 **MAPSCO:** 37-W

SIZE OF REQUEST: Approx. 3.8 acres **CENSUS TRACT:** 1

REPRESENTATIVE: Santos Martinez, MASTERPLAN

APPLICANT: YMCA of Metropolitan Dallas

OWNER: J S Gaston Realty LP

REQUEST: An application for a Planned Development District for a community center and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to construct a private community recreation center.

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

BACKGROUND INFORMATION:

- The request site is currently developed with a vacant church and child-care facility. The Specific Use Permit for the child-care facility has expired, SUP No. 1577, expired on April 13, 2008. SUP No. 1577 was passed on April 13, 2005.
- The proposed use is private community center that provides recreation educational, social, child care, welfare, health, or rehabilitation services to members. The proposed use also includes game courts and swimming pools.

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

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Gaston Avenue	Collector	60 ft.
Loving Avenue	Local	50 ft.

STAFF ANALYSIS:

Comprehensive Plan:

The proposed development complies with the following goal and policy of the Comprehensive Plan because the structure will be compatible with the surrounding residential uses and have a similar impact as the previous institutional use on the property. The PD conditions restrict the development standards to those in the R-7.5(A) Single Family District.

URBAN DESIGN

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Land Use Compatibility:

The approximately 3.8-acre request site is zoned an R-7.5(A) Single Family District and is currently developed with a vacant church and child care facility. The applicant is proposing to construct a community center on the property, which requires a Specific Use Permit for several uses by the existing zoning.

The surrounding land uses are single family to the north, west, and south. Multifamily uses are located to the northeast and east.

The applicant is requesting a Planned Development District to allow the community center by right. The attached PD conditions define a new use for community center to explicitly incorporate the recreational components of a YMCA center with the community service center definition in Chapter 51A. Additionally, the proposed PD will allow for a parking reduction and a monument LED sign. The applicant will provide a minimum sidewalk width of 6 feet along Loving Avenue and Gaston Avenue. The development plan shows the location of the proposed building will be situated to give space to five large trees existing on the site.

The proposed use is similar to the institutional use that previously occupied the request site. The applicant proposes to demolish the existing church structures and construct a new building. The height of proposed building will be similar to the existing church structure. The development plan shows improved circulation (including one less ingress/egress point on Loving Avenue) and parking layout than what currently exists.

The applicant has provided a development plan and conditions that minimize the impact of the community center use on the surrounding residential uses. Staff supports the request instead of a Specific Use Permit because parking reduction is appropriate for the use based on the parking study. A Specific Use Permit could not approve a parking reduction.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Proposed							
PD Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	60% for a community center; 45% otherwise	Parking allowed in front yard	Single family, Community center as defined
Existing							
R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family

Parking/Traffic:

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

The applicant provided a parking study of the applicant’s current parking demand. The recommendation from the parking study is for the proposed development of 40,000 square feet to provide a minimum of 115 off-street parking. The proposed PD conditions state that for the first 40,000 square feet of floor area, a minimum of 115 off-street parking spaces must be provided. Additional floor area must provide parking at a rate of 1 space per 200 square feet of floor area. If the proposed development was classified as a community service center as defined in Chapter 51A, a 40,000 square foot building would require a minimum of 200 off-street parking spaces. The PD conditions also require a minimum parking for 20 bicycles.

Landscaping:

Z112-199(JH)

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

Proposed PD Conditions

“ARTICLE ____.

PD ____.

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

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

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

PD ____ is established on property located on the southeast corner of Gaston Avenue and Loving Avenue. The size of PD ____ is approximately 3.8 acres.

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

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

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

(1) COMMUNITY CENTER means a multi-functional facility that provides educational, social, child-care, recreational, welfare, health, or rehabilitation services to members. This use also includes game courts and swimming pools.

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

SEC. 51P-____.104. EXHIBITS.

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

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

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

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

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

Except as provided, the uses permitted in this district are the same as those uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this planned development district only by SUP; a use subject to

development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this planned development district; etc.

--Community Center.

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

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

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

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

(a) Except as provided, the yard, lot, and space regulations contained in Section ____, "R-7.5(A) Single Family District," apply to this planned development district.

(b) Lot coverage. For a community center, the maximum lot coverage is 60 percent. Above-ground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

SEC. 51P- ____ .109. 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) Community center.

(1) A minimum of 115 parking spaces must be provided for up to 40,000 square feet of floor area. Any additional floor area must provide a minimum of one space for every 200 square feet of floor area.

(2) Parking may be located in required front yard as shown on the development plan.

(3) A minimum of twenty (20) bicycle parking spaces must be provided.

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

See Article VI.

SEC.51P--____.111. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X.

(b) All plant materials must be maintained in a healthy, growing condition.

SEC51P-____.112. SIDEWALKS.

For a community center, a minimum six-foot-wide sidewalk must be provided along Gaston Avenue and Loving Avenue between the curb and street-facing facade.

SEC51P-____.113. SIGNS.

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

(b) For a community center.

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

(2) Detached LED message signs must be turned off no later than 10 p.m.

(3) Detached LED monument signs are limited to the area identified on development plan.

SEC51P-____.114. ADDITIONAL PROVISIONS.

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

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

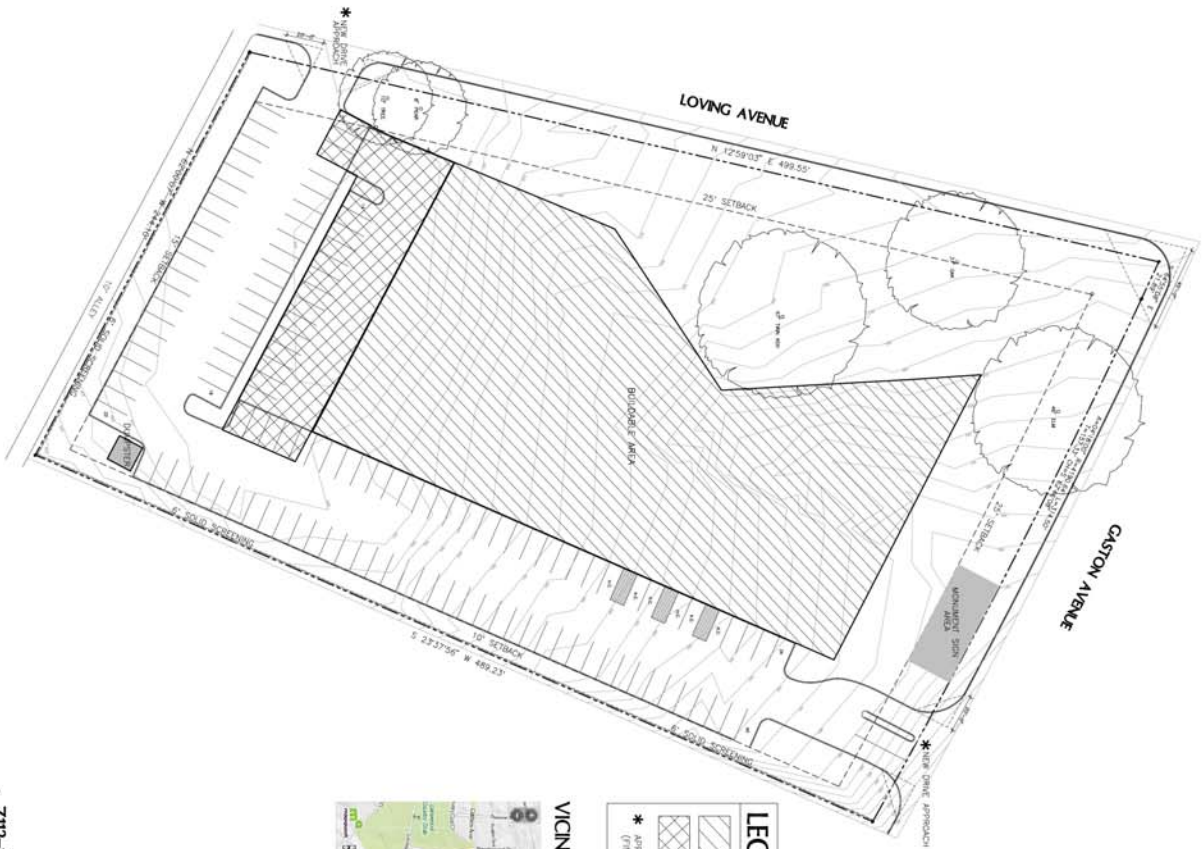
SEC51P-____.115. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit 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.

DEVELOPMENT PLAN

SITE ANALYSIS	
ZONING:	PD0
PROPOSED USE:	COMMUNITY CENTER
LOT AREA:	3.8 ACRES
REQUIRED PARKING:	MINIMUM OF 115 SPACES FOR 40,000 SQ.FT.
SETBACKS:	MINIMUM OF 20 BICYCLE SPACES
FRONT:	REQUIRED 25'-0"
REAR:	REQUIRED 15'-0"
LOT COVERAGE:	MAXIMUM ALLOWED 60%
MAXIMUM HEIGHT:	30' (EXCLUDING VEGANATION PINNACLES)
MAXIMUM ALLOWABLE BUILDING AREA:	60,000 SQ. FT.



VICINITY MAP

LEGEND	
	BUILDABLE AREA
	RESERVED FOR PARKING AREA
	APPROXIMATE LOCATION (FINAL LOCATION TO BE DETERMINED)

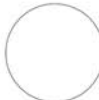
1 Z112-199 DEVELOPMENT PLAN



C1.1

DATE: 4/6/12 REVISIONS:
 DRAWN BY: CS
 CHECKED BY: CSR
 PROJECT NO.: 212038.00

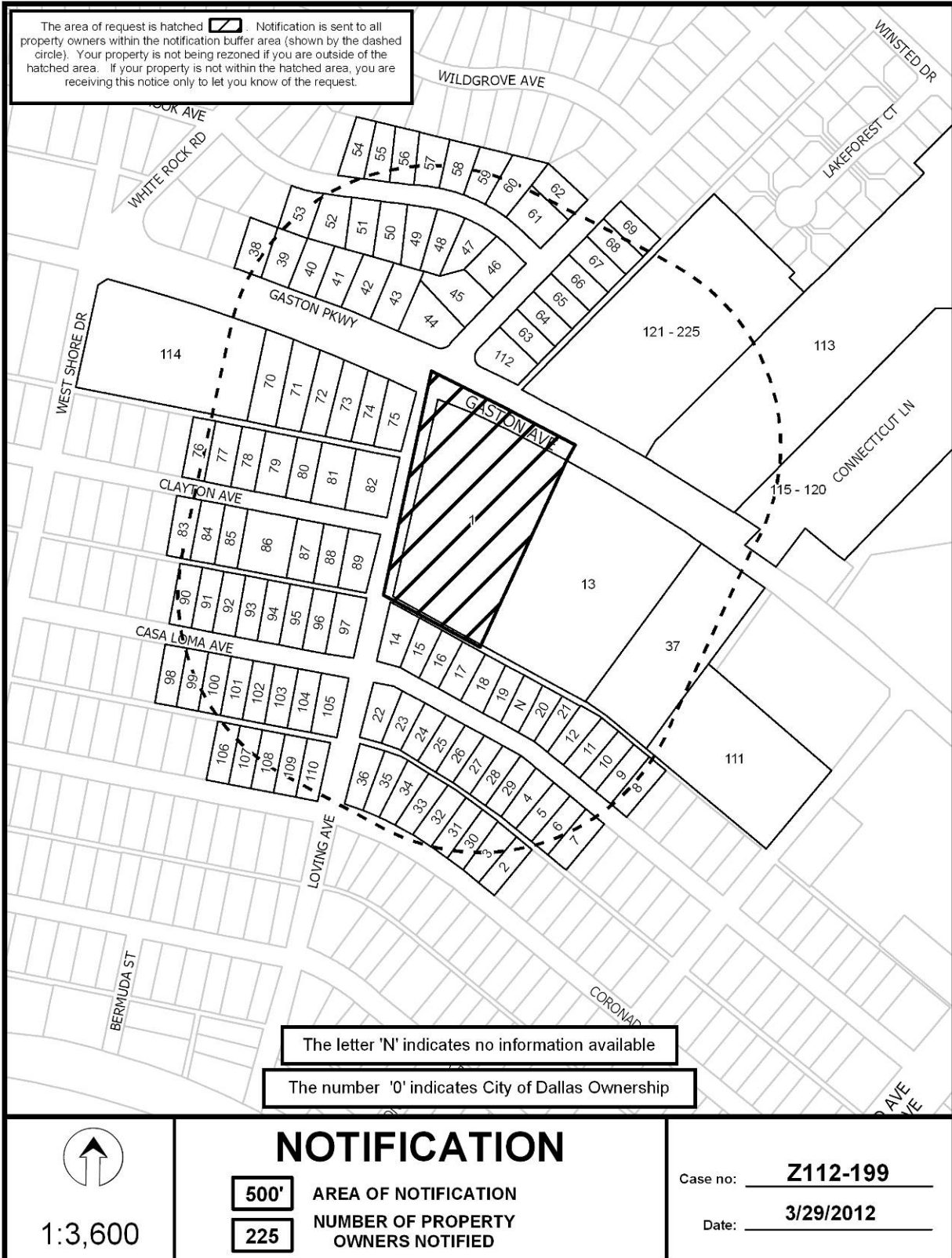
WHITE ROCK YMCA





ZONING AND LAND USE

Case no: Z112-199
Date: 3/29/2012



3/29/2012

Notification List of Property Owners

Z112-199

225 Property Owners Notified

Label #	Address	Owner
1	7112 GASTON AVE	J S GASTON REALTY LP STE 890
2	7207 CORONADO AVE	MCFADDEN REBECCA ARLISSA
3	7203 CORONADO AVE	SHORT BONNIE S
4	7202 CASA LOMA AVE	LADYMON KENT R & SUSAN B
5	7206 CASA LOMA AVE	OWENS JACK BAILEY
6	7210 CASA LOMA AVE	PAMPEL ANTHONY R & MAUDE M
7	7214 CASA LOMA AVE	HARNED RACHEL L
8	7219 CASA LOMA AVE	TURNEY PAUL L
9	7215 CASA LOMA AVE	HEFT RAYMOND K
10	7211 CASA LOMA AVE	THOMPSON MARGARET A
11	7207 CASA LOMA AVE	HAMMEL STEPHEN
12	7203 CASA LOMA AVE	MARQUARDT KARA & ERIK BRICKER
13	7130 GASTON AVE	C & B POWER INC
14	7103 CASA LOMA AVE	HAAYEN RICHARD & LISA
15	7107 CASA LOMA AVE	GLEASON SUZANNE M & JAMES D GLEASON
16	7111 CASA LOMA AVE	HOWARD G R TR
17	7115 CASA LOMA AVE	WINGO CINDY L
18	7119 CASA LOMA AVE	REAL DAVID JAMES
19	7123 CASA LOMA AVE	GROSS SUZANNE L
20	7131 CASA LOMA AVE	ANNETT MICHELLE A
21	7135 CASA LOMA AVE	HARMON BRUCE
22	7104 CASA LOMA AVE	SMITH SHARON L
23	7108 CASA LOMA AVE	KUSHEL DAVID S
24	7110 CASA LOMA AVE	EVANS MICHELLE E
25	7114 CASA LOMA AVE	COBB ALYSON JOYCE
26	7120 CASA LOMA AVE	MERRILL JAMIESON RYAN & MERRILL KRISTEN
27	7124 CASA LOMA AVE	POUND BARRY G & LUCINDA A
28	7128 CASA LOMA AVE	CORTEZ NATHANIEL & NATALIE S
29	7132 CASA LOMA AVE	SPRADLIN ROMAN & LESLIE K BRYAN
30	7127 CORONADO AVE	LEE JAMES D & PATRICIA D LEE

Label #	Address	Owner
31	7123 CORONADO AVE	JACOBS FRANCIS A
32	7119 CORONADO AVE	MOORE MYRA & PATRICK HAMMERS
33	7115 CORONADO AVE	SOLBERG TIMOTHY D & SOLBERG JUDITH A
34	7111 CORONADO AVE	TAYLOR WANDA KAYE
35	7107 CORONADO AVE	KOCH TODD M &
36	7103 CORONADO AVE	WELLER JENNIFER
37	7204 GASTON AVE	POWER 7204 LP
38	7027 GASTON PKWY	SHEAR RANDY
39	7033 GASTON PKWY	BOHREN ANDRE
40	7039 GASTON PKWY	LASSWELL JENNY LEWIS
41	7045 GASTON PKWY	SHUMPERT PAULA JANE
42	7049 GASTON PKWY	LORIE GREGORY & MONICA ZUM FELDE
43	7055 GASTON PKWY	GREER DEBORAH V
44	7063 GASTON PKWY	MORRIS ANDREW PATRICK III & VIVIAN V WAG
45	2311 LOVING AVE	HAMILTON ANNE L
46	2319 LOVING AVE	EHEMANN LARRY J & ALVIS JEROME SIMS
47	7154 SHOOK AVE	WILLIAMS MONICA C
48	7148 SHOOK AVE	SMALL JAY W
49	7142 SHOOK AVE	DELATTE LESLIE FRANCES
50	7138 SHOOK AVE	SHAPPELL SCOTT B & HEIDI W
51	7132 SHOOK AVE	SUMMERS ALICE E LF EST REM ELLEN BURKS
52	7126 SHOOK AVE	ZOTOS JOHN N
53	7122 SHOOK AVE	ELDRIDGE PATRICIA
54	7125 SHOOK AVE	MACKENZIE HEATHER
55	7131 SHOOK AVE	L & M PROPERTY MANAGEMENT % W2 STUDIO LL
56	7135 SHOOK AVE	FAMILI HOOMAN & CINDY D
57	7139 SHOOK AVE	LOWREY JERRY G & DIANE M
58	7145 SHOOK AVE	PETERSON ROY G ESTATE OF % NAN PETERSON
59	7151 SHOOK AVE	GASH GWEN
60	7155 SHOOK AVE	TOWNSEND CHRISTOPHER & MANDY I
61	2407 LOVING AVE	MACINTOSH KENNETH L
62	2411 LOVING AVE	GORNEY GEORGE & MOLLY
63	2310 LOVING AVE	STENOIEN BRADLEY J
64	2316 LOVING AVE	HUDSON BERNADETTE F
65	2322 LOVING AVE	SABIN MICHELE & PAUL
66	2402 LOVING AVE	RUSH VANESSA
67	2408 LOVING AVE	LEHNERT JAMES W

Label #	Address	Owner
68	2414 LOVING AVE	DAHM ELIZABETH P & BRIAN C
69	2418 LOVING AVE	MIMS LISABETH ANN
70	7032 GASTON AVE	ANGAROLA CHRISTOPHER R & SUZANNA HILL
71	7036 GASTON AVE	WHITESIDE JOHN P & KRISTI PAIGE WHITESID
72	7040 GASTON AVE	BOUCHER DANIEL D
73	7046 GASTON AVE	PINKSTON SHANNON LYNN
74	7050 GASTON AVE	ROBERTS CHARLES KELLY
75	2223 LOVING AVE	CHAPMAN THOMAS N & EDITH L
76	7023 CLAYTON AVE	HALL BRIAN W
77	7025 CLAYTON AVE	BROECKER MARTHA
78	7031 CLAYTON AVE	OLSON STEVEN J & PHILIP J HORTON
79	7035 CLAYTON AVE	HORNE KATHLEEN ANN
80	7039 CLAYTON AVE	GILES TIM & KRISTIE MARIE
81	7045 CLAYTON AVE	GOLDEN BARRY M & RHONI M
82	7051 CLAYTON AVE	ESTEE CHARLES S & CYNTHIA J
83	7022 CLAYTON AVE	STERLING PATRICIA L
84	7026 CLAYTON AVE	SHARIFI SHOHREH
85	7030 CLAYTON AVE	CATE FRANKLIN M
86	7036 CLAYTON AVE	BOLT SUSAN E
87	7042 CLAYTON AVE	WESTER ALAN P
88	7046 CLAYTON AVE	WROBEL DAVID & DOMINIQUE WHELAN
89	7068 CLAYTON AVE	KAST JOE & DONELLA C
90	7027 CASA LOMA AVE	FOLEY NICHOLAS A & CHERYL D
91	7031 CASA LOMA AVE	PICKETT STEPHANIE
92	7035 CASA LOMA AVE	SMITH STEPHEN C
93	7039 CASA LOMA AVE	TAYLOR JAYNE L
94	7043 CASA LOMA AVE	GORMAN MARGIE FAYE
95	7047 CASA LOMA AVE	KORNEGAY GARY & TINA E
96	7051 CASA LOMA AVE	LOPEZ JULIO & DEVLIN LISA M
97	7055 CASA LOMA AVE	JONES MILDRED F
98	7026 CASA LOMA AVE	ACHARIYAKOSOL BRENDAN
99	7030 CASA LOMA AVE	UNDERBRINK GEORGE P
100	7034 CASA LOMA AVE	MALIPPA TONI K
101	7038 CASA LOMA AVE	HORNSBY MEGAN A
102	7042 CASA LOMA AVE	ARNOLD WILLIAM V L & LAURA L
103	7046 CASA LOMA AVE	MCQUISTON BETTY LOU
104	7050 CASA LOMA AVE	NEWTON LEHMAN E III & ANN BANAY

Label #	Address	Owner
105	7054 CASA LOMA AVE	HOUGH KATHERENE D & THOMAS A
106	7043 CORONADO AVE	TINCH RYAN B
107	7047 CORONADO AVE	CALVERT GREGG
108	7053 CORONADO AVE	DEWAR CHRISTOPHER J & ELISABETH A
109	7057 CORONADO AVE	STANFORD LELEAND T
110	7061 CORONADO AVE	GOMEZ MARGIE L
111	2115 TUCKER ST	MOFIN PROPERTY LLC
112	2306 LOVING AVE	WEBSTER GORDON C & DEBRA
113	7171 GASTON AVE	ALECTA REAL ESTATE W LLC % INVESCO REALT
114	7020 GASTON AVE	LAKEWOOD PRES CHURCH
115	2305 CONNECTICUT LN	LG LAKEWOOD LLC
116	2307 CONNECTICUT LN	IMAGE2007 PARTNERS LTD LOCK BOX 5 SUITE
117	2311 CONNECTICUT LN	IMAGE2007 PARTNERS LTD %KIRK FREEMAN
118	2321 CONNECTICUT LN	IMAGE2007 PARTNERS LTD LOCK BOX 5
119	2322 CONNECTICUT LN	IMAGE 2007 PARTNERS LTD %KIRK FREEMAN
120	2326 CONNECTICUT LN	IMAGE 2007 PARTNERS LTD LOCK BOX 5 SUITE
121	7151 GASTON AVE	WILSON FRANK W & BEVERLY M
122	7151 GASTON AVE	PIERCE JEFFREY D
123	7151 GASTON AVE	MARTIN VICKI M
124	7151 GASTON AVE	HELLMUND ALEXANDRA UNIT 104
125	7151 GASTON AVE	WOOLARD MEREDITH HEATLEY
126	7151 GASTON AVE	STEWART FORREST C
127	7151 GASTON AVE	KROV ALAN B & PATRICIA B
128	7151 GASTON AVE	SONORA KRISTIN L & ROBERT J
129	7151 GASTON AVE	KNOBLOCH SANDRA KAY
130	7151 GASTON AVE	BENTLEY TINA M UNIT 110 BLDG A
131	7151 GASTON AVE	GRIFFIN JANE E BLDG A UNIT 111
132	7151 GASTON AVE	MORTOLA GAYLE BLDG A UNIT 112
133	7151 GASTON AVE	MAYO JOAN E
134	7151 GASTON AVE	BOLIVAR ANABELLA
135	7151 GASTON AVE	SKEMP LULU ELIZABETH O LULU ELIZABETH OW
136	7151 GASTON AVE	MOONEY CYNTHIA
137	7151 GASTON AVE	KENNY MEAGAN
138	7151 GASTON AVE	NAYLOR JOSHUA R
139	7151 GASTON AVE	STORY GLENDA BLDG D UNIT 401
140	7151 GASTON AVE	IRVIN JOHN G

Label #	Address	Owner
141	7151 GASTON AVE	MEYERS KAREN LINNET
142	7151 GASTON AVE	MILLER NANCY L BLDG D UNIT 404
143	7151 GASTON AVE	KNEAREM JAY
144	7151 GASTON AVE	GARCIA OMAR
145	7151 GASTON AVE	HANAGAN BRIAN
146	7151 GASTON AVE	LEIGH MARSHA W
147	7151 GASTON AVE	JOINER BRUCE & JUDITH
148	7151 GASTON AVE	KASALI NIGEL R
149	7151 GASTON AVE	PRIDDGEN MATTHEW TAYLOR & UNIT411
150	7151 GASTON AVE	LEIGH MARSHA W UNIT # 608
151	7151 GASTON AVE	KRATZ SHEILA
152	7151 GASTON AVE	LANDERS NANCY A BLDG D UNIT 414
153	7151 GASTON AVE	DALLAS TELCO FEDERAL CREDIT UNION
154	7151 GASTON AVE	MONTGOMERY JAMES & DIANE
155	7151 GASTON AVE	LENGYEL SPENCER & CRAIG LENGYEL
156	7151 GASTON AVE	HAMPTON JENELLE UNIT 418
157	7151 GASTON AVE	FIEHLER NICHOLAS
158	7151 GASTON AVE	FICKLING MARTHA F
159	7151 GASTON AVE	GERTH THURMAN D UNIT 502 BLDG E
160	7151 GASTON AVE	MASON MONICA E
161	7151 GASTON AVE	TINKLE SUSAN UNIT 504
162	7151 GASTON AVE	PICKENS CASSANDRA N BLDG E UNIT 505
163	7151 GASTON AVE	GONZALEZ MARION
164	7151 GASTON AVE	DICKEY NORMA & GARRETH JAMES
165	7151 GASTON AVE	VANDERVOET RICHARD L BLDG L UNIT 1111
166	7151 GASTON AVE	COLLADAY JAMES S UNIT 509
167	7151 GASTON AVE	LONG JAMES M
168	7151 GASTON AVE	LEWIS BRIAN A #602
169	7151 GASTON AVE	WILSON MISTY D
170	7151 GASTON AVE	KHAN YOUNUS
171	7151 GASTON AVE	CURRY BETTY BERNICE UN 605
172	7151 GASTON AVE	MCNEVINS KEVIN
173	7151 GASTON AVE	LEIGH MARSHA W
174	7151 GASTON AVE	MONTANO LEE
175	7151 GASTON AVE	LEACH KEN W
176	7151 GASTON AVE	WALL WILLIAM GRANT & KATHRYN LYNN
177	7151 GASTON AVE	STANLEY WALTER F

Label #	Address	Owner
178	7151 GASTON AVE	MOUJAN SILVIA
179	7151 GASTON AVE	STORY VIVIAN WILMA BLDG F UNIT 614
180	7151 GASTON AVE	CHRISTIAN PATRICK & SHERRY LIFE ESTATE R
181	7151 GASTON AVE	DICKEY OKSANA ROMAOVA
182	7151 GASTON AVE	SIMS FRANCES R
183	7151 GASTON AVE	LASSETER JACKIE J BLD F UNIT 618
184	7151 GASTON AVE	LONG DENNIS R & KAREN S
185	7151 GASTON AVE	CHANG TED C
186	7151 GASTON AVE	FERRELL NANCY K
187	7151 GASTON AVE	LIEBERMAN CHRISTIANE BLDG G UNIT 705
188	7151 GASTON AVE	FLORES STEVEN BLDG G UNIT 706
189	7151 GASTON AVE	EDZARDS TAMMY BLDG H UNIT 801
190	7151 GASTON AVE	SOUTER PATRICK DENNIS BLDG H UNIT 802
191	7151 GASTON AVE	LTD HOLDINGS LLC
192	7151 GASTON AVE	LOVE NANCY K
193	7151 GASTON AVE	HALE BRUCE E & VALLI J
194	7151 GASTON AVE	HALE VALLI
195	7151 GASTON AVE	RODRIGUEZ GABRIEL UNIT 901
196	7151 GASTON AVE	CASE BRANDON BLDG J UNIT 902
197	7151 GASTON AVE	BLACKSTONE ROSS BLDG J UNIT 903
198	7151 GASTON AVE	CROCKER CAROL
199	7151 GASTON AVE	SPENCER CAROLINE E
200	7151 GASTON AVE	VANDERVOET RICHARD L UNIT 906
201	7151 GASTON AVE	MEYER MARGARET K
202	7151 GASTON AVE	VANDERVOET RICHARD
203	7151 GASTON AVE	HORNISCHER JEFFREY S
204	7151 GASTON AVE	ARCHER LOUANNE
205	7151 GASTON AVE	ALEXANDER KAREN A BLD J UNIT 911
206	7151 GASTON AVE	MICCICHE DANIEL J
207	7151 GASTON AVE	BURTON CHARLES GLEN
208	7151 GASTON AVE	ANDERSON SCOTT C BLDG K UNIT 1002
209	7151 GASTON AVE	FOSTER MAE A
210	7151 GASTON AVE	SINCLAIR ALLISON
211	7151 GASTON AVE	ARRA MARK T & ANN M
212	7151 GASTON AVE	PIERCE MARY & ALLEN W PIERCE
213	7151 GASTON AVE	SECRET JON T BLDG K UNIT 1007
214	7151 GASTON AVE	BURCHAM BRIAN N BLDG K UNIT 1008

Z112-199(JH)

Label #	Address	Owner
215	7151 GASTON AVE	HOLDRIDGE ANGELA BLDG L UNIT 1102
216	7151 GASTON AVE	MARTINEZ MELANY O
217	7151 GASTON AVE	KIRK DIAMOND M
218	7151 GASTON AVE	WHITE TYRELL L
219	7151 GASTON AVE	VALENTA TODD ANDREW
220	7151 GASTON AVE	BROWN PAMELA D
221	7151 GASTON AVE	PARROTT CYNTHIA
222	7151 GASTON AVE	GREER CONSTANCE
223	7151 GASTON AVE	MUNSON KRISTIN
224	7151 GASTON AVE	VANDERVOET RICHARD L BLDG L UNIT 1111
225	7151 GASTON AVE	MCCARTY ROBERT AARON BLDG L UNIT 1112

FILE NUMBER: Z112-183(RB)

DATE FILED: February 7, 2012

LOCATION: Easton Road and Northcliff Drive, West Corner

COUNCIL DISTRICT: 9

MAPSCO: 28 W, 38 A

SIZE OF REQUEST: Approx. 18.824 Acres

CENSUS TRACT: 129

APPLICANT: Dallas I.S.D., Owner

REPRESENTATIVE: Karl Crawley

REQUEST: An application for a Planned Development District for a Public school other than an Open-enrollment charter school and R-7.5(A) Single Family District Uses on property zoned an R-7.5(A) Single Family District, with Specific Use Permit No. 1592 for a Monopole cellular tower on an internal portion of the property.

SUMMARY: The applicant is requesting a Planned Development District in order to provide for an expansion of the existing public middle school with consideration of alternative screening, off-street parking, and landscape provisions, as well as permitting the school by right.

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

BACKGROUND INFORMATION:

- The request site is developed with a public middle school (Robert T. Hill Middle School), with the majority of physical improvements within the northwestern portion of the site. Open areas and athletic fields dominate the balance of the site.
- Specific Use Permit No. 1592 for a Monopole cellular tower (permitted height of 65') is internally located on the school property, near the northeast corner of the main structure.
- The applicant has requested a PDD for consideration of the following: 1) public school allowed by right; 2) fencing and off-street parking permitted within a required front yard; 3) permit surface parking without screening; 4) provide for alternative landscape regulations.
- The existing uses and development standards afforded by the R-7.5(A) District will be retained.

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

<u>Thoroughfare/Street</u>	<u>Designation; Existing & Proposed ROW</u>
Easton Road	Collector; 80' & 80' ROW
Northcliff Drive	Local; 60' ROW
Classen Drive	Local; 50' ROW

STAFF ANALYSIS:

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

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The request site developed with a public middle school, with the majority of physical improvements within the northwestern portion of the site. Open areas and athletic fields dominate the balance of the site. SUP No. 1592 for a Monopole cellular tower is permitted on an internal tract, near the northeast corner of the main structure.

The applicant has requested a PDD for consideration of the following: 1) public school allowed by right; 2) fencing and off-street parking permitted within a required front yard; 3) permit surface parking without screening; 4) provide for alternative landscape regulations.

The school is located within an area developed with low-density single family uses. Additionally, a couple of institutional uses (church) are located east/southeast of the site. For orientation purposes, the expansion area is located in close proximity to the existing southern and eastern facades of the various buildings that comprise the school campus.

Staff recognizes the existing use as part of the fabric of this residential area. The proposed improvements are buffered from the residential uses across Easton Road and west of the site (as noted above), and are situated approximately 490 feet north of the residential uses along Classen Drive. It is not anticipated that enrollment will increase, just the physical improvements. Lastly, the submitted and approved Traffic Management Plan will require future updates per staff's recommended conditions.

As a result of this analysis, staff supports the request subject to the attached development plan, traffic management plan, and conditions.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the applicant's request and submitted Traffic Management Plan and determined that it will not significantly impact the surrounding street system. Furthermore, staff is recommending periodic reviews to the plan initially submitted with this application so as to ensure traffic patterns do not impact the built environment.

Off-Street Parking: As is the situation with some public school campuses, Public Works/Transportation has worked with the applicant to utilize public right-of-way for unloading/loading operations. Specifically, No Parking (including one-way traffic movements during specific times along Classen Drive) and Bus Zones are utilized.

With respect to required parking, the applicant has requested an alternative off-street parking ratio for the school. Dallas City Code would require 137 spaces (39 classrooms) while the applicant is requesting a parking requirement of 90. Additionally, the applicant is requesting consideration that required parking be located in the front yard along its Easton Road frontage.

At this point, staff has not obtained a parking demand analysis to assess existing and proposed impact of reducing required parking, and due to residential adjacency in all directions, staff is hesitant to accept an alternate off-street parking requirement. As a result, parking for the school will require three and one-half spaces for each classroom, as required by the Dallas Development Code.

Should CPC wish to consider an alternate off-street parking requirement, staff recommends the request to be held under advisement so as to permit adequate time to accept the requested analysis.

Landscaping: The site possesses minimal landscape materials. Proposed improvements will trigger Article X requirements. It is anticipated the applicant will establish an artificial lot for landscape purposes. As permitted by Article X, this is a function of the building official and will be addressed at the time the applicant submits for building permits.

DALLAS INDEPENDENT SCHOOL DISTRICT

BOARD OF TRUSTEES

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	Jerome Garza
District 8	Adam Medrano, President
District 9	Bernadette Nutall

STAFF RECOMMENDED CONDITIONS FOR A PLANNED DEVELOPMENT DISTRICT

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 west corner of Easton Road and Northcliff Drive. The size of PD ____ is approximately 18.824 acres.

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

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

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

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

SEC. 51P- ____ .104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit __A: development plan.
- (2) Exhibit __B: traffic management plan.

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.

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site

analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

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

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

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

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

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

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

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

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

(b) Floor area. For a public school other than an open-enrollment charter school, maximum floor area is 154,000 square feet.

(c) Lot coverage. For a public school other than an open-enrollment charter school, maximum lot coverage is 25 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

SEC. 51P- _____.109. 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) Public school other than an open-enrollment charter school.

Applicant requested:

(1) A minimum of 90 off-street parking spaces must be provided in the location as shown on the development plan.
--

Staff recommended:

Applicant has not provided a parking demand analysis, thus staff recommends parking per the Dallas Development Code.
--

(2) If additional classrooms are constructed in the expansion area shown on the development plan, three and one-half spaces per each additional classroom are required.

(3) Parking may be provided in the required yards.

SEC. 51P- ____ .110. TRAFFIC MANAGEMENT PLAN.

(a) In general. The 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 1, 2014. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1 of each even-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- _____.111. FENCING.

For a public school other than an open-enrollment charter school, fencing must be provided as shown on the development plan. Fencing may be provided in the required yards.

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

See Article VI.

SEC. 51P- ____ .113. LANDSCAPING.

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

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.

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

Z112-183(RB)

The applicant's representative has not provided staff with a revised development plan.

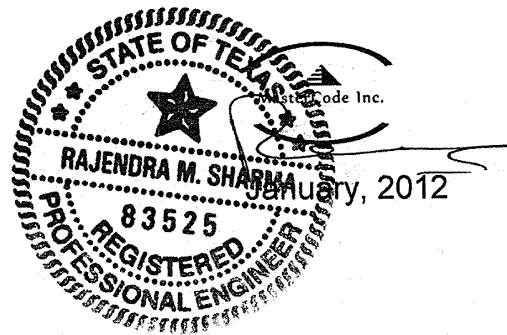
Depending on when received, it is staff's intent to provide a review of the requested plan in time for distribution at the May 3rd briefing.

Traffic Management Plan For
HILL MIDDLE SCHOOL
505 Easton Road

Prepared for the DISD and the City of Dallas

By

Master Code, Inc.
7309 Bay Chase Drive, Arlington, TX 76016
Phone: 214 957 5024



Hill Middle School
505 Easton Road
Traffic Management Plan (TMP) School Year 2012-2013

Table of Contents

Introduction	1
Overview	1
The Site	1
Queuing Analysis	2
Recommendation	3

Hill Middle School

505 Easton Road

Traffic Management Plan (TMP) School Year 2012-2013

Introduction:

Hill Middle School was constructed at its present location in the 1960's. The facilities have been expanded throughout the years. The school has approximately 810 students in 39 homeroom classrooms. At this time the District is proposing an approximately 19,000 square foot addition for new classrooms to replace existing modular classrooms. **The number of students will remain the same.**

Overview:

Hill is presently served by 12 buses on 12+ routes. The school day is from 8:30 a.m. to 3:30 p.m. Bus arrival is between 7:50 and 8:20 a.m. Classes begin at 8:30 a.m.

The Site:

The school site is somewhat rectangular in shape and surrounded on three sides by streets, Easton Road, Lake Highlands Drive and Classen Drive, a further description of the surrounding streets follows. The site contains one tract is approximately 19 acres in size. The school with the addition will have a floor area of approximately 117,000 square feet with an additional 36,800 square feet in Expansion Area.

Hill Middle School
 505 Easton Road
 Traffic Management Plan (TMP) School Year 2012-2013

Queuing Analysis:

Queuing Analysis:

Grade	Nos. of Classrooms	Students/ Class	Nos. of Students	Time Start	Time Dismissal
6	13	22	286		
7	13	22	286		
8	13	22	286		
			858		
Subtotal Grades 6-8					
Total	39		858	8:30 a.m.	3:30 p.m.

The twelve buses that serve the school carry approximately 360 students. According to the District on a typical day an average of 5% of the student body departs the campus at a time different than the majority of the students. This is usually later than the final dismissal time and may be athletics, band or for academic reasons. Using this average means 40 students would not leave the campus during the afternoon dismissal which is the critical time period for analysis. Subtracting an additional 20% who live within walking distance and walk to school or who may take a DART bus to and from school, will yield an approximate number of students that are picked up by personal vehicles. This number is 366 students.

REFERENCE TTI REPORT: "OPERATIONS AND SAFETY AROUND SCHOOL: OVERVIEW OF PROJECT ACTIVITIES AND FINDINGS"
 BY TEXAS DEPARTMENT OF TRANSPORTATION & US DEPARTMENT OF HIGHWAYS

Table 43. South Carolina DOT Recommendations for On-site Stacking Length

School Type	Student Population	Loop Drive Stacking Length (Linear Feet)
Elementary	200 - 600	900 - 1200
	600 - 1400	1200 - 1500
Middle	200 - 600	900 - 1200
	600 - 1200	1200 - 1500
High	400 - 800	800 - 1200
	800 - 2500	1200 - 1500

Note:
 For high school populations greater than 2,500 students, consider two separate student pick up/drop-off loops

Hill Middle School
505 Easton Road
Traffic Management Plan (TMP) School Year 2012-2013

According to the above chart the remaining student population would require a stacking length of a maximum of 1200 feet.

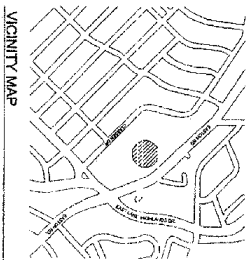
The school district in conjunction with the Department of Public Works/Transportation has developed a system of No Parking and Bus Zones on the streets in order to accommodate the pick-up and drop-off of students.

The school is surrounded on three sides by existing streets. The eastern boundary of the school is Easton Drive which is a four lane divided Minor Arterial with an existing right-of-way of 80 feet. Easton has a School Zone during the morning and afternoon hours in front of the school and No Parking on the lane adjacent to the school and the outside lane on the opposite side of Easton. These No Parking zones have no time limits. Morning drop-off for the majority of the students arriving by personal vehicles occurs on Easton. Afternoon pick-up occurs on either Easton or at the rear of the site along Classen. No pick-up occurs on Lake Highlands which is restricted to one lane on a portion of the frontage. The campus presently has a Bus Loading area with access off of Classen Drive, this will not change. The area in front of the school along Easton that can accommodate a large portion of the queuing length needed for cars. The remaining cars queue on Classen. Classen is signed as a One-way street from Lake Highlands to the north in the morning and afternoon. The street width can adequately accommodate cars queued on the lane adjacent to the school and still have a traffic lane open for movement.

The queue length within the drop-off/pick-up area on Easton adjacent to the school is approximately 800 feet with an additional 500 feet on the other side of the street. Queuing along Classen totals over 500 feet. This total of 1800+ feet exceeds the 1200 feet of recommended queue. No changes to the existing circulation are anticipated.

RECOMMENDATION

DISD to continue using the system of pick-up and drop-off which has been used for a number of years and the use of a designated bus lane for bus loading and unloading.



General Analysis

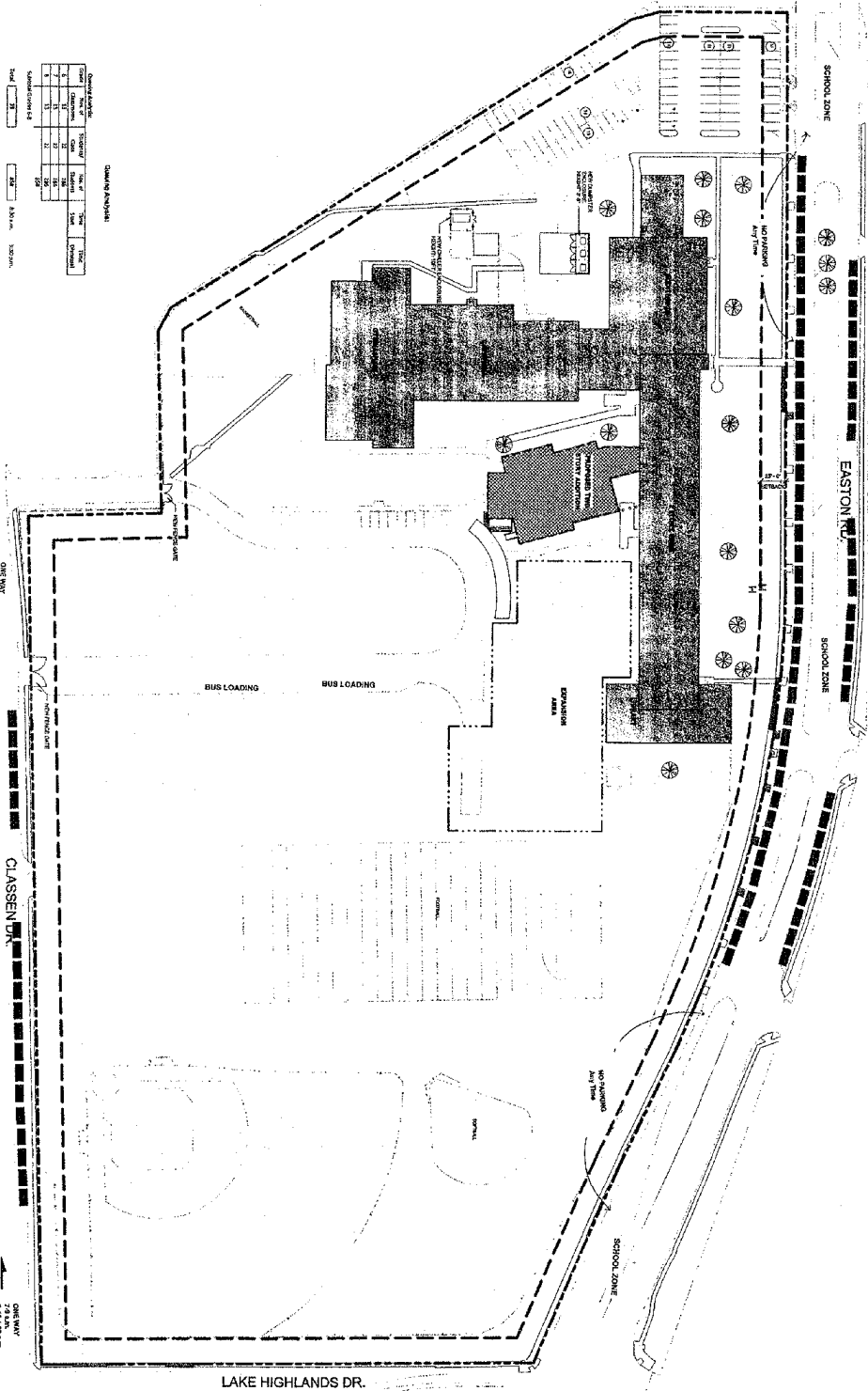
Grade	Elementary	Intermediate	High School	Total	Comments
1	1	0	0	1	
2	1	0	0	1	
3	1	0	0	1	
4	1	0	0	1	
5	1	0	0	1	
6	1	0	0	1	
7	0	1	0	1	
8	0	1	0	1	
9	0	1	0	1	
10	0	1	0	1	
11	0	1	0	1	
12	0	1	0	1	
Total	6	3	0	9	

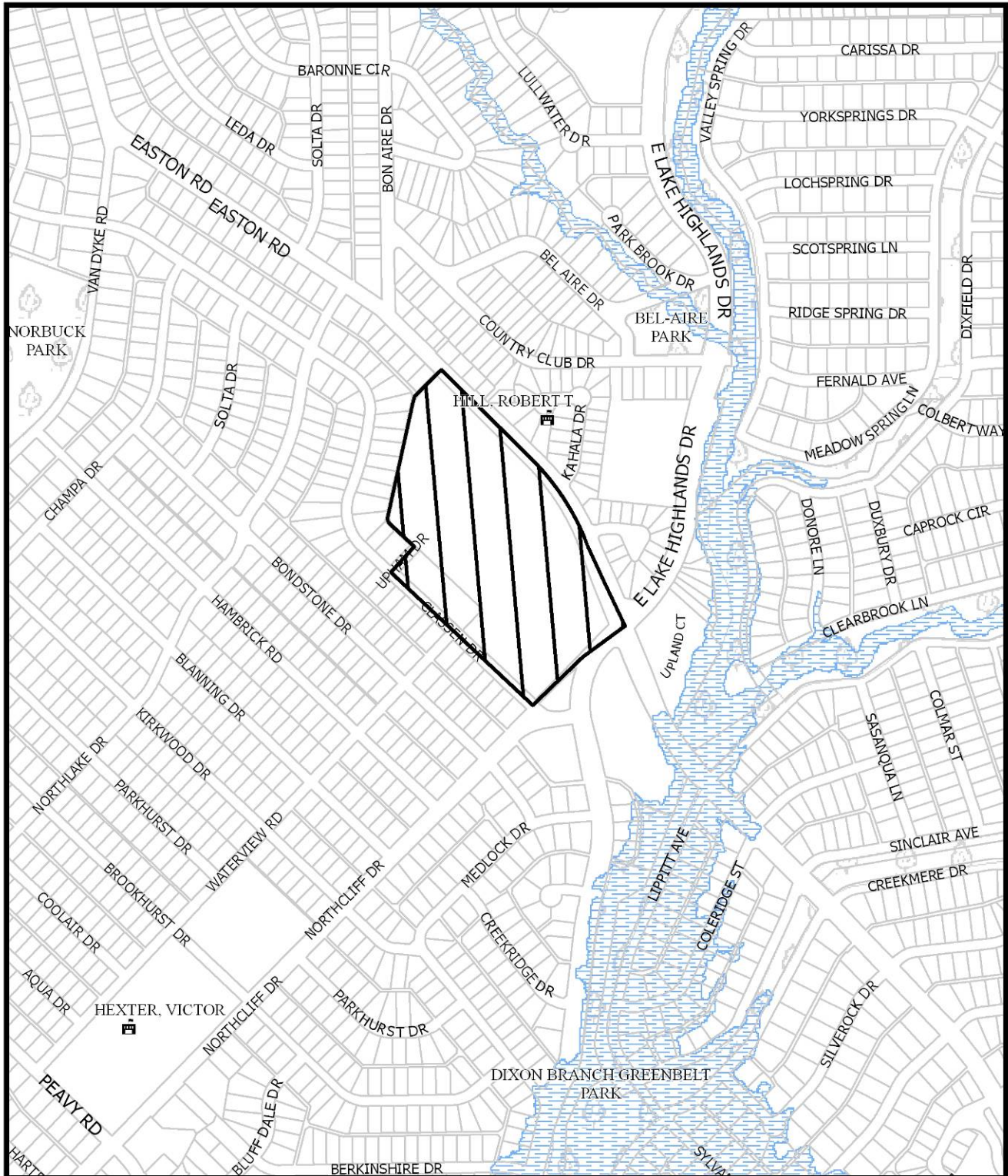
GENERAL NOTES

This is current condition. No increase in students. The designated streets are used for queuing with Street Services concurrence as confirmed with both training.

CIRCULATION PLAN

ROBERT T. HILL MIDDLE SCHOOL
 505 EASTON ROAD, DALLAS, TEXAS 75218
 MASTER CODE, INC.
 1208 WEST CHURCH STREET, DALLAS, TEXAS 75208
 August 2012



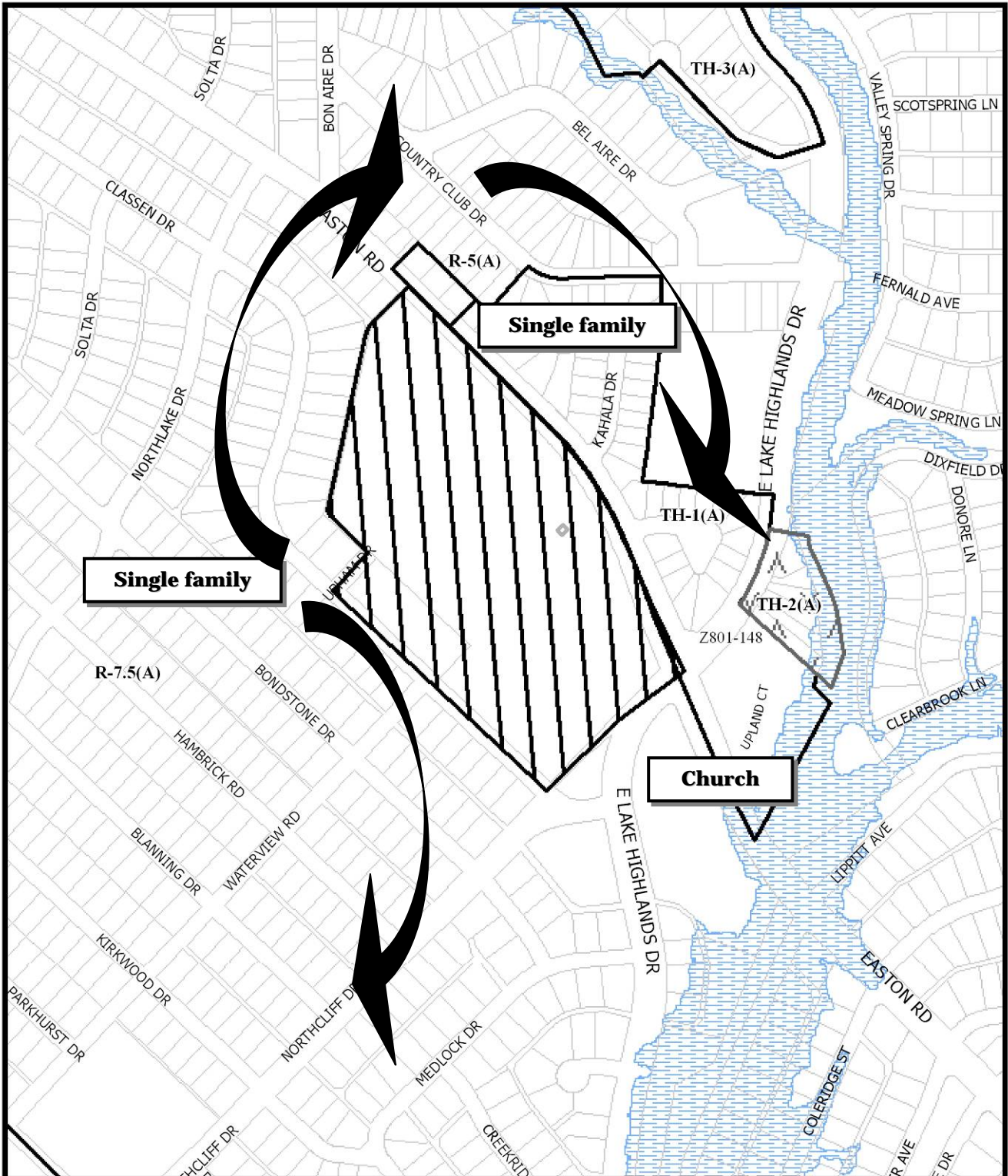


1:7,200

VICINITY MAP

Case no: Z112-183

Date: 2/23/2012




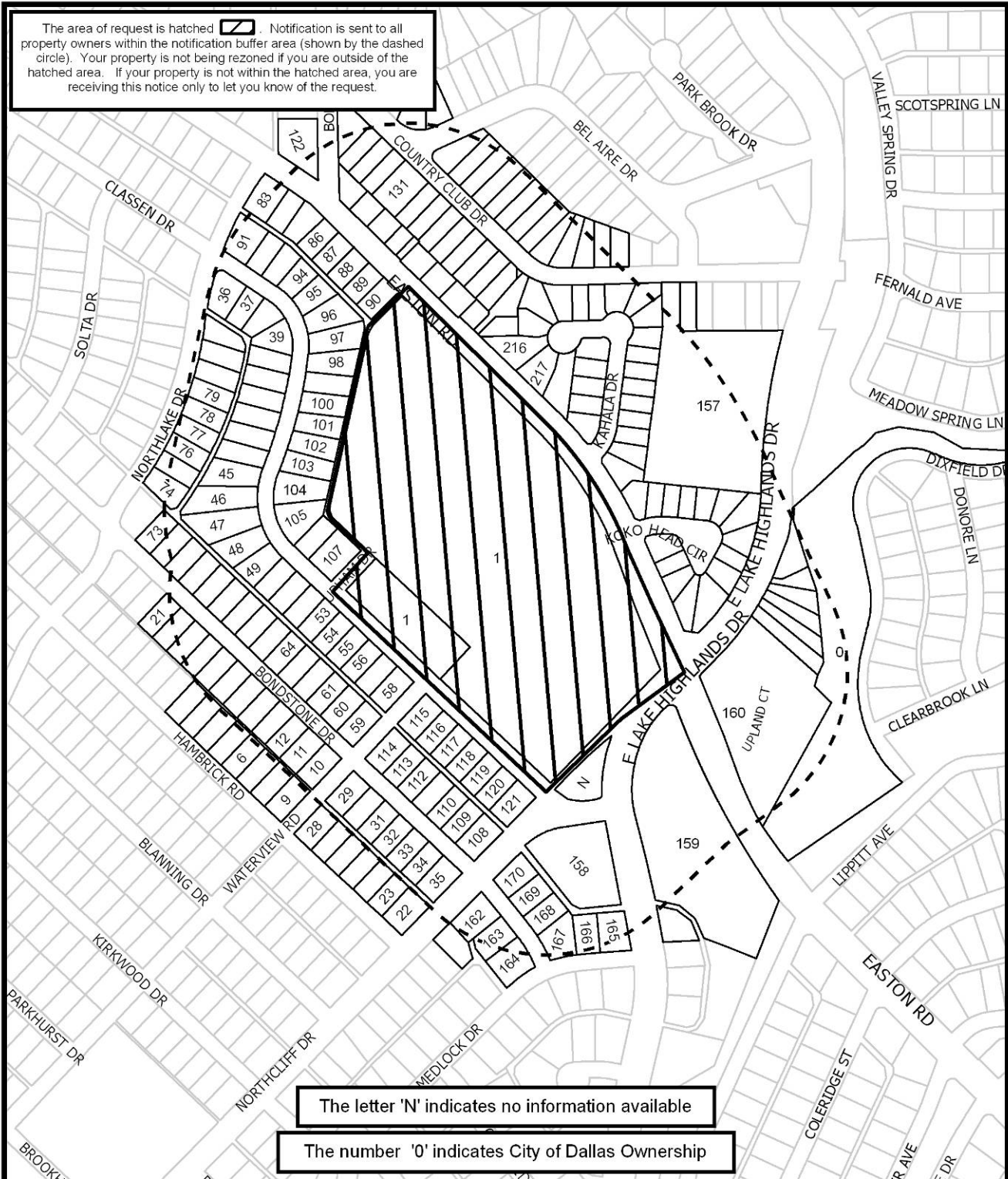
1:4,800

ZONING AND LAND USE

Case no: Z112-183

Date: 2/23/2012

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



The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership



1:4,800

NOTIFICATION

500'

AREA OF NOTIFICATION

223

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z112-183**

Date: **2/23/2012**

Notification List of Property Owners

Z112-183

223 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	505 EASTON RD	Dallas ISD
2	538 HAMBRICK RD	SWART SUSAN ANNE & DAVID WEBB
3	542 HAMBRICK RD	SWAFFORD DOUGLAS E & KATHLEEN H
4	546 HAMBRICK RD	BALDWIN KELLEY
5	550 HAMBRICK RD	AINSWORTH NANCY R
6	556 HAMBRICK RD	HILL TODD &
7	560 HAMBRICK RD	PATRANELIA PPTIES LLC
8	566 HAMBRICK RD	ENGLEDOW BRIAN P & JACQUELINE JONES
9	570 HAMBRICK RD	COFFMAN SUE EVELYN
10	575 BONDSTONE DR	CANTRELL M SCOTT & LINDA B CANTRELL
11	571 BONDSTONE DR	TANNER VERNON A
12	565 BONDSTONE DR	GRIMES REGINA DAWN
13	561 BONDSTONE DR	FARLEY INVESTMENTS LP SUITE C
14	555 BONDSTONE DR	DAVENPORT KEITH O & CHRISTINE D
15	551 BONDSTONE DR	GOARE DONNA F
16	545 BONDSTONE DR	LENTZ SHARON IRENE
17	541 BONDSTONE DR	DEBOER DAVIS & MULLEN KACY
18	535 BONDSTONE DR	YANCEY JOHN T
19	531 BONDSTONE DR	CASTLE DONNA L & JENNIFER L PYN
20	525 BONDSTONE DR	LAMP DAVE
21	521 BONDSTONE DR	ARISTA TINA
22	634 HAMBRICK RD	DANTON MARTHA B
23	628 HAMBRICK RD	BOYER MICHELLE A
24	622 HAMBRICK RD	KENDRICK ALANA E
25	618 HAMBRICK RD	COOKE KATHRYN LIV TR
26	614 HAMBRICK RD	WALTERS DAVID W & KRISTI T

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	608 HAMBRICK RD	SCHOLL MAXINE
28	604 HAMBRICK RD	COCHRAN BETTY A TR & BETTY A COCHRAN TRU
29	603 BONDSTONE DR	SENDERLING REBECCA
30	609 BONDSTONE DR	HOOD MALOREE HOLTON & BARRETT MICHAEL HO
31	615 BONDSTONE DR	SMITH MARK W
32	619 BONDSTONE DR	SAMPERT WILLIAM J JR
33	623 BONDSTONE DR	MAI LOC B & KIM P DINH
34	629 BONDSTONE DR	FUENTES MARK S
35	635 BONDSTONE DR	HOLDEN SUSAN M
36	407 CLASSEN DR	TAYLOR CHARLSIE LAVERNE
37	415 CLASSEN DR	NICHOLS ROY C
38	423 CLASSEN DR	HAMMER GLENDA SUE LF EST
39	505 CLASSEN DR	SAPPENFIELD RUTH E
40	511 CLASSEN DR	CAMPAGNA FAMILY LTD PS
41	517 CLASSEN DR	OLVERA ROXANNA & LEON R HALL
42	521 CLASSEN DR	WINN WAYNE KEITH % WOODRUM ACCOUNTING
43	525 CLASSEN DR	STONER BONNIE JEAN
44	531 CLASSEN DR	HORNE CHARLES A
45	535 CLASSEN DR	HURLEY THOMAS E
46	543 CLASSEN DR	DEFALCO JOSEPHINE M
47	547 CLASSEN DR	TROUP ELIZABETH
48	551 CLASSEN DR	HINES NANCY JANE
49	555 CLASSEN DR	SMITH SUSAN KAY
50	559 CLASSEN DR	QUIRK CODY R
51	561 CLASSEN DR	CORRALES A Z
52	565 CLASSEN DR	JENKINS JOHN HARRISON
53	569 CLASSEN DR	HART JENNIFER REID
54	573 CLASSEN DR	VANCE STEPHEN S & LINDA R
55	577 CLASSEN DR	VERHAULT ELIZABETH A
56	581 CLASSEN DR	SHULTZ STFANI S
57	585 CLASSEN DR	MILLER C A

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	591 CLASSEN DR	PORTER JUDITH E
59	576 BONDSTONE DR	ALVARADO JONATHAN & HEATHER MARBY
60	570 BONDSTONE DR	MARINO FRANK P
61	566 BONDSTONE DR	HERRINGTON JILL A
62	560 BONDSTONE DR	PELUSO DARLA A
63	556 BONDSTONE DR	WHEELER NIGEL
64	550 BONDSTONE DR	MCGRATH PATRICIA A
65	546 BONDSTONE DR	PETERSON P KAYE
66	542 BONDSTONE DR	VARKER BRANDON S
67	538 BONDSTONE DR	BUCK THOMAS H
68	532 BONDSTONE DR	HALL BILLY J & CHRISTY A
69	528 BONDSTONE DR	MARISE MISTY DAWN
70	522 BONDSTONE DR	IBBOTSON JIMMIE LAMB
71	518 BONDSTONE DR	MOORE HARRIS G
72	514 BONDSTONE DR	Taxpayer at
73	508 BONDSTONE DR	REAGAN RON L
74	10112 NORTHLAKE DR	JOHNSON ERIC W
75	10116 NORTHLAKE DR	REYNOLDS MICHAEL DEAN
76	10120 NORTHLAKE DR	ALEXANDER ROXANNE
77	10124 NORTHLAKE DR	BAKER CAROL
78	10128 NORTHLAKE DR	NORWOOD WILLIAM DEAN
79	10202 NORTHLAKE DR	WILSON WILLIAM R JR
80	10208 NORTHLAKE DR	YEAKLEY EDWARD M
81	10214 NORTHLAKE DR	TAYLOR LINDA
82	10220 NORTHLAKE DR	WOFFORD TONJA D
83	405 EASTON RD	HULL W T
84	411 EASTON RD	MOLINA MELISSA V
85	417 EASTON RD	MCDANIEL DEAN W JR
86	421 EASTON RD	CHERNYAKHOVSKY IGOR ETAL
87	427 EASTON RD	MATHEUSSEN FREDDY
88	433 EASTON RD	GRAHAM JOHN S

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	437 EASTON RD	MOORE MARY & EUGENE MOORE
90	443 EASTON RD	POPKEN THOMAS B
91	404 CLASSEN DR	YAGER PAULA S
92	408 CLASSEN DR	DAIGLE JEFFREY A
93	414 CLASSEN DR	MCCLENNY REBECCA
94	420 CLASSEN DR	SHERMAN LINDA S
95	424 CLASSEN DR	PATZEWITSCH JEFFREY T & ALICEN M PATZEWI
96	502 CLASSEN DR	WRIGHT SARA C
97	506 CLASSEN DR	WHITE JOHN R
98	510 CLASSEN DR	CHESLOCK RAYMOND
99	516 CLASSEN DR	DETTMER MARGARET L
100	520 CLASSEN DR	LISTON JAMES N & JEANINE
101	524 CLASSEN DR	SCIONEUX CHRISTIN M
102	530 CLASSEN DR	MOSELEY ROBERT RICHARD
103	534 CLASSEN DR	TUCKER AMY
104	540 CLASSEN DR	BOREN ELAINE P
105	550 CLASSEN DR	WALTERS L M INC STE 214
106	554 CLASSEN DR	SCHRUPP LAURIE M
107	560 CLASSEN DR	COVEY GAYLE S
108	634 BONDSTONE DR	POPE ADELINE BARTH LIFE ESTATE
109	628 BONDSTONE DR	HEYN LONI J
110	622 BONDSTONE DR	BONNER CHRISTOPHER N & CORTNEY M
111	618 BONDSTONE DR	SCHILL DANIEL K & JESSICA
112	614 BONDSTONE DR	BRACKIN KIRK & SADIE
113	608 BONDSTONE DR	OGDEN GEOFFREY
114	604 BONDSTONE DR	GUERRA RANI & RONALDO E GUERRA
115	603 CLASSEN DR	YAKLIN MICHELLE R & JOSHUA A
116	609 CLASSEN DR	SWAN PROPERTIES LTD SUITE 102-393
117	615 CLASSEN DR	QUINLAN WARREN JAMES
118	619 CLASSEN DR	BOLTON MICHAEL &
119	623 CLASSEN DR	COMPTON DONALD P & MARY K

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	629 CLASSEN DR	RITTER ARTHUR JEFFREY
121	635 CLASSEN DR	RIVERS BRIAN T
122	430 EASTON RD	THOMAS JOHN Z
123	434 EASTON RD	MARTIN PEGGY ANN
124	440 EASTON RD	KELLEY ROY J
125	444 EASTON RD	FAHNLE DAVID C
126	448 EASTON RD	HICKS ELIZABETH A
127	10306 COUNTRY CLUB DR	LARSON WILLIAM & JEANNE
128	10310 COUNTRY CLUB DR	MINCEY JAMES M & SHERRY M
129	10314 COUNTRY CLUB DR	NEGUSE GHIRMAY & NAZRIET
130	10318 COUNTRY CLUB DR	MCINTIRE DAVID C
131	10322 COUNTRY CLUB DR	KEY KEVIN M
132	10330 COUNTRY CLUB DR	HOPKINS RICHARD
133	10334 COUNTRY CLUB DR	MAY BERNICE
134	10338 COUNTRY CLUB DR	TORRES ESTEBAN C
135	10342 COUNTRY CLUB DR	DETORRES ELVIRA C & ESTEBAN TORRES
136	10344 COUNTRY CLUB DR	EDGE PPTIES LLC
137	10350 COUNTRY CLUB DR	COVEY DLEE
138	10354 COUNTRY CLUB DR	HUDSPETH ELIZABETH
139	10358 COUNTRY CLUB DR	BELLA VISTA FUNDS LP
140	10335 COUNTRY CLUB DR	BEAR CARMEN
141	10341 COUNTRY CLUB DR	MARVIN GLENN R
142	10345 COUNTRY CLUB DR	LINDELL JOHN D
143	10349 COUNTRY CLUB DR	HALE LOLA F LIFE ESTATE ET AL
144	10353 COUNTRY CLUB DR	WARD DOROTHY
145	10357 COUNTRY CLUB DR	GORR BRYAN
146	10361 COUNTRY CLUB DR	WEINSTEIN AARON & HOLLY
147	10365 COUNTRY CLUB DR	BARRUS ANDY
148	10369 COUNTRY CLUB DR	MCCONNELL NATHAN J JR
149	10373 COUNTRY CLUB DR	DUKE CHARLES WILLIAM
150	10377 COUNTRY CLUB DR	WRIGHT RALPH E

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	10381 COUNTRY CLUB DR	BENTON EVA RUTH &
152	10385 COUNTRY CLUB DR	CAMARENA ELOID & ALMA
153	10325 COUNTRY CLUB DR	LARSON WILLIAM B & JEANNE
154	10309 BEL AIRE DR	DUKE CHARLES W
155	10358 COUNTRY CLUB DR	MORTGAGE & TITLE MARKETING SERVICES INC
156	10398 COUNTRY CLUB DR	LONG MARGIE ELLEN DEARING
157	10706 LAKE HIGHLANDS DR	L D S CHURCH % TAX AMIN DIV 512-5057
158	10201 LAKE HIGHLANDS DR	THREE RS & DW LLC
159	721 EASTON RD	REDEEMER BIBLE CHURCH OF DALLAS INC
160	700 EASTON RD	XAEVIN LLC
161	10112 NORTHCLIFF DR	SHOCKLEY MICAH J & SHANA RENEE
162	707 BONDSTONE DR	FOUNTAIN BRETT & CAROLYN KRAMER
163	715 BONDSTONE DR	FOUGERAT CHARLES & ELIZABETH A FOUGERAT
164	725 BONDSTONE DR	KILBURN GARY E
165	10215 MEDLOCK DR	ARVIN ROBERT A & PATRICIA
166	10209 MEDLOCK DR	HAMILTON PAUL & TRACY R
167	724 BONDSTONE DR	SMITH EUGENE K & MARY O ALCOCK
168	718 BONDSTONE DR	QUILL BARBARA L
169	712 BONDSTONE DR	DEVILLE KEITH HAYES JR
170	706 BONDSTONE DR	LANCASTER MENDI LAUDT
171	10220 LAKE HIGHLANDS DR	FIELDING JOHN C
172	474 EASTON RD	PADILLA REYNALDO & GLORIA M
173	476 EASTON RD	GEBREYOHANS SAMRAWIT
174	454 EASTON RD	OLSEN BONNIE
175	462 EASTON RD	OLEN BONNIE
176	468 EASTON RD	SONES CHRISTOPHER G & JILL E SONES
177	472 EASTON RD	GEBREYOHANNNS SAMRAWIT
178	323 KAHALA DR	KRUGJOHANN LAVERNE
179	10696 LAKE HIGHLANDS DR	DURYEA JEFFREY MAXWELL & CYNTHANNE LENE
180	10692 LAKE HIGHLANDS DR	DUKE CHARLOTTE
181	10688 LAKE HIGHLANDS DR	KELLER DIANE M TR & MCKAY SUSAN P TR

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	10684 LAKE HIGHLANDS DR	ELLIS BRENT & MELISSA
183	10680 LAKE HIGHLANDS DR	WILLIAMS CATHY M
184	10672 LAKE HIGHLANDS DR	PEARSON CECIL N III & BOBBIE ELLEN
185	10406 KOKO HEAD CIR	FRY JOHN
186	10410 KOKO HEAD CIR	WATERMAN MATTHEW M
187	10414 KOKO HEAD CIR	YATES THOMAS ALLEN
188	10418 KOKO HEAD CIR	SNYDER KENNETH M & JANICE M
189	10422 KOKO HEAD CIR	DICKINSON DONALD BRADLEY
190	10426 KOKO HEAD CIR	MOTTE NORBERT A
191	10430 KOKO HEAD CIR	THOMPSON MICHAEL & BRENDA
192	10434 KOKO HEAD CIR	ELDER MICHAEL S
193	10429 KOKO HEAD CIR	BYRD MARY &
194	10425 KOKO HEAD CIR	LEVINE BEVERLY
195	10421 KOKO HEAD CIR	TITO MEL & MARY E
196	10417 KOKO HEAD CIR	MENDEZ GEORGE & MARY K
197	10413 KOKO HEAD CIR	SATTERFIELD CAROL & TRAVIS SATTERFIELD
198	10409 KOKO HEAD CIR	BAUER JAMES L & MARCIA M
199	10405 KOKO HEAD CIR	SKINNER DAVID T & BEVERLY A
200	348 KAHALA DR	BURNS GORDON S
201	344 KAHALA DR	WEBER ANTHONY W
202	340 KAHALA DR	CLIVE MARK V & MARGERY L
203	336 KAHALA DR	CARINO ENRIQUE
204	332 KAHALA DR	MACLIN PHILIP SUMNERS JR SHARON SKAGGS
205	328 KAHALA DR	HUGGINS SCOTT & MARILISA
206	324 KAHALA DR	SOLIS SANDRA
207	320 KAHALA DR	OSUME NATHAN
208	316 KAHALA DR	EDWARDS CHARLES DUFF
209	312 KAHALA DR	YANG HUA
210	308 KAHALA DR	TRIGO VERA S
211	304 KAHALA DR	TOLLE JOHN B & MARILYN TOLLE
212	311 KAHALA DR	RHODES BILLY W

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	315 KAHALA DR	SOMMERFIELD JACK & JEAN
214	319 KAHALA DR	GWINN ROBERT ALLEN JR & TERRI
215	327 KAHALA DR	MASTER KABIR &
216	331 KAHALA DR	LENSING COLLIN S
217	335 KAHALA DR	BURDETTE BRAD & ERIN
218	339 KAHALA DR	PARET ALDO E & MELVA R LIFE ESTATE
219	343 KAHALA DR	OMAR SYEDA SHAKEELA
220	347 KAHALA DR	SCHROEDER WILLIAM F III
221	351 KAHALA DR	SMITH SHARON K
222	355 KAHALA DR	CHAPMAN JON
223	359 KAHALA DR	MENDOZA PAUL D & MICHELLE

FILE NUMBER: Z112-169(RB) **DATE FILED:** January 18, 2012

LOCATION: Bishop Avenue and Neely Street, Southwest Corner

COUNCIL DISTRICT: 1 **MAPSCO:** 54 C

SIZE OF REQUEST: Approx. 30,600 Sq. Ft. **CENSUS TRACT:** 42.01

APPLICANT/OWNER: 2444 LLC

REPRESENTATIVE: Barry R. Knight

REQUEST: An application for an expansion of Conservation District No. 7, the Bishop/Eighth Street Conservation District, on property zoned within the Subdistrict 1 portion of Planned Development District No. 830, the Davis Street Special Purpose District, and an application for the removal of the D Liquor Control Overlay on the southern portion of the request site, zoned within Conservation District No. 7 and the Subdistrict 1 portion of Planned Development District No. 830.

SUMMARY: The applicant has requested the rezoning to permit a unified zoning district for redevelopment of the site as well as requesting to remove the D Liquor Control Overlay so as to permit the sale and service for alcoholic beverages for future uses that may operate on the property.

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION:

- The northernmost 150 feet of the request site is developed with a multifamily structure and single family structure, both of which will be demolished. The southernmost 50 feet of site frontage is improved with surface parking that serves the abutting retail uses to the south.
- The above referenced multifamily is designated as a Legacy Building (constructed prior to 1945 and meeting other design criteria) per PDD No. 830.
- The southernmost 100 feet of site frontage (southernmost 50' within CD No. 7; northernmost 50' in PDD No. 830/Subdistrict 1) is encumbered by the D Liquor Control Overlay.
- PDD No. 830, adopted by the City Council on August 11, 2010, consists of eight subareas and approximately 291 acres; the northernmost 150 feet of the request site is located within the Subdistrict 1 (Bishop Avenue District).
- CD No. 7, adopted by the City Council on February 12, 1992, and amended several times (most recently August 11, 2010), consists of 26.44 acres; the southernmost 50 feet of the request site is located within the conservation district.
- The applicant is requesting to expand CD No. 7 by encompassing the above referenced 150 feet of frontage (to the south line of Neely Street) so as to afford more favorable development rights than that existing (see table, later in this material).
- At this time, the applicant does not have definitive plans for redevelopment.

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

Thoroughfare/Street	Designation; Existing & Proposed ROW
Bishop Avenue	Collector; 60' and 60' ROW
Neely Street	Local; 60' ROW

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

centers that serve neighborhood residents may be located at the edges or at key intersections.

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The request site consists of 200 feet of frontage along Bishop Avenue; 1) the northernmost 150 feet is within the Subdistrict 1 portion (Bishop Avenue District) of PDD No. 830 and developed with a single family structure and a two story multifamily structure; 2) the southernmost 50 feet is within Conservation District No. 7 and improved with surface parking that serves the abutting retail uses; and, 3) the portion of the request to remove the D Liquor Control Overlay represents the southernmost 100 feet (half within PDD No. 830/Subdistrict 1 and half within CD No. 7). The applicant plans on demolishing both structures, and at this time, does not have definitive redevelopment plans. It is the intent to have a unified zoning district to provide for ease of anticipated redevelopment.

The site is surrounded primarily by residential uses of mixed densities; northward towards Colorado Boulevard, west/northwest, and finally to the east/northeast, beyond the office uses fronting on the east line of Bishop Avenue. These residential uses east/northeast are governed by the Tract 1c portion of PDD No. 160 for R-7.5(A) District Uses*. Finally, retail uses are found on both side of Bishop Avenue south of the request site.

*Residential uses of higher density existing at the time the PDD was created (densities cannot expand and if reduced, the reduction becomes the legal density).

While staff has been unable to ascertain history on the establishment of the land area requested for removal of the D Liquor Control Overlay, it should be noted that both recent amendments to CD No. 7 and PDD No. 830 retained this overlay. It is staff's position to honor such overlays, and in this particular situation, the existing overlay provides for additional protection to those above referenced residential uses.

Staff has prepared the accompanying table comparing key elements of both existing zoning districts. In summary, the applicant's request represents an introduction of certain nonresidential uses as well as providing for more favorable development rights by styling the application as an expansion of CD No. 7 rather than an expansion of PDD No. 830. It is staff's opinion that as submitted, the cumulative impact of enhanced development rights (i.e., greater land massing, reduction in required parking, introduction of certain nonresidential uses, more favorable remote parking regulations, etc) could be problematic on adjacent uses.

It should be noted that both PDD No. 830 and CD No. 7 stagger their respective encroachments into established residential areas governed by PDD's, similar to those

along sections of Davis Street (east of Loop 12) and the Knox/Henderson areas. It becomes paramount to staff that any zoning amendments are sensitive to established residential development. As a result, staff has offered numerous ideas as to how to accommodate the open-ended aspects of the applicant's request while providing for protection to existing residential uses. At this point, the applicant has shown no interest in such discussions, but has requested to proceed as submitted.

As a result of this analysis, staff cannot support either component of the request-expanding CD No. 7 or the removal of the D Liquor Control Overlay. Should CPC consider approval of a rezoning of the request area, staff would suggest the item be held under advisement so as to rekindle discussions consistent with previously recommended items for discussion.

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.

PROVISION	PDD NO. 830/ SUBDISTRICT 1	CD NO. 7
USES	PERSONAL SERVICE USES, RESTAURANT, ALCOHOLIC BEV. EST, PROHIBITED ; OFFICE, ANTIQUE SHOP, & ART GALLERY ONLY AS A MIXED USE RESIDENTIAL PROJECT (SEE HOURS, BELOW) DRIVE THRU LANES/SERVICE PROHIBITED	BY SUP: ALCOHOLIC BEV. EST., GMFS >5K SF; THEATER BY RIGHT: PERSONAL SERVICES, DRIVE THRU LANES/SERVICE PROHIBITED
SETBACKS	F-20' MIN/25' MAX W/<75% FAÇADE WITHIN MIN/MAX S-10' OR 10% OF LOT WIDTH, W/E IS LESS R-10'	F-0' MIN/10' MAX W/<75% FAÇADE WITHIN MIN/MAX S/R-NO MINIMUM
LOT COVERAGE	60%	80%
LOT WIDTH	MAXIMUM LOT FRONTAGE OF 150'	NO MAXIMUM
HEIGHT/ STORIES	38' (42' FOR MURP)*/3 PLUS ONE ATTIC STORY (PORTION OF A BUILDING BETWEEN THE TOP FLOOR AND THE CEILING ABOVE IT THAT IS LOCATED WITHIN A ROOF STRUCTURE) *>30' SUBJECT TO RPS AS DEFINED BY ORD.	36'/3
DENSITY	NO MAXIMUM	NO MAXIMUM
FAR	NO MAXIMUM	2:1
PARKING	DALLAS CITY CODE EXCEPT: MF-ONE SPACE/BEDROOM W/TWO SPACE MAXIMUM PER DWELLING UNIT **RESTAURANT-1/125 SF (IF OUTDOOR AREA W/I 20' STREET, SIDEWALK, OR PUBLICALLY ACCESSIBLE OPEN SPACE, THIS AREA, UP TO 25% OF INDOOR AREA IS EXEMPT FROM PKG.); OTHER USES PER DALLAS DEVELOPMENT CODE **NOT PERMITTED IN SUBDISTRICT 1, BUT PROVIDED FOR COMPARISON AS PROVIDED FOR IN CD NO. 7 1 PARKING SPACE REDUCTION FOR EACH 3 BIKE STATIONS	DALLAS CITY CODE EXCEPT: RESIDENTIAL-1 ½ SPACES/DWELLING UNIT REST/ALCH BEV EST, ANTIQUE SHOP, BOOKSTORE, FLORIST-1/220 SF OFFICE-1/500 SF RETAIL-1/400 SF
REMOTE PARKING	REMOTE SURFACE PARKING LOT- NONSTRUCTURAL PASSENGER VEHICLE PARKING FACILITY MUST BE WITHIN 1,000' FROM USE SERVED; NO AFFECT/LOSS OF DELTA CREDITS REMOTE SURFACE PARKING LOT USE: ONLY WHEN LOT ABUTTING USE BEING SUPPLIED UNDER REMOTE PKG AGRMT. LOT-<30% SPACES SUBJECT TO REMOTE PKG. AGREEMENT AND BALANCE MAY SERVE FOR VALET	REMOTE SURFACE PARKING LOT- NONSTRUCTURAL PASSENGER VEHICLE PARKING FACILITY MUST BE WITHIN 1,000' FROM USE SERVED; NO AFFECT/LOSS OF DELTA CREDITS REMOTE SURFACE PARKING LOT USE; LOT-<30% SPACES SUBJECT TO REMOTE PKG. AGREEMENT AND BALANCE MAY SERVE FOR VALET

PROVISION	PDD NO. 830/ SUBDISTRICT 1	CD NO. 7
LANDSCAPING	ARTICLE X PLUS RIGHT-OF-WAY PLANTINGS	IF OTHER THAN A SF OR DUPLEX USE, CONSIDER AS A CS DISTRICT FOR LANDSCAPE PURPOSES
SIGNAGE	NONBUSINESS ZONING DISTRICTS; A-FRAME, MONUMENT, AND DIRECTIONAL SIGNAGE FOR PARKING PERMITTED DETACHED SIGNS PROHIBITED	BUSINESS ZONING DISTRICTS; A-FRAME, MONUMENT, AND DIRECTIONAL SIGNAGE FOR PARKING PERMITTED
SIDEWALKS	6' UNOBSTRUCTED	DALLAS DEVELOPMENT CODE (4' OR 6' UNOBSTRUCTED)
ARCHITECTURAL DESIGN STANDARDS	APPLICABLE	APPLICABLE
HOURS OF OPERATION	MIXED USE RESIDENTIAL PROJECTS LIMITED TO 7:30 AM-6:30 PM, MON-SAT	NO RESTRICTIONS
PEDESTRIAN AMENITIES/ DRIVEWAY DESIGN	REQUIRED 12'-24'DRIVEWAYS-COLORED/STAMPED CONCRETE	N/A

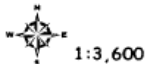
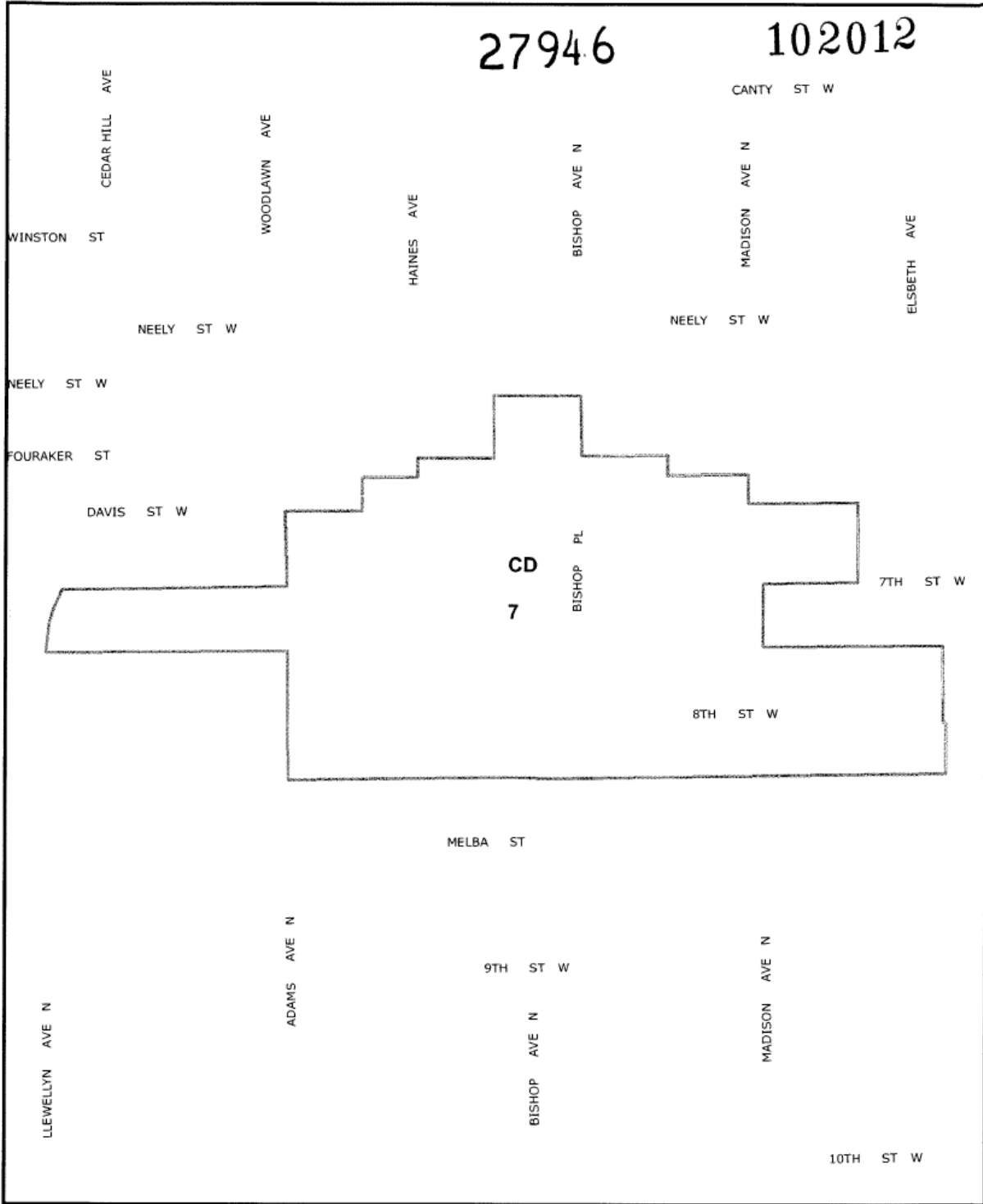
Z112-169(RB)

OFFICERS
2444 LLC

Mark Miranda – President

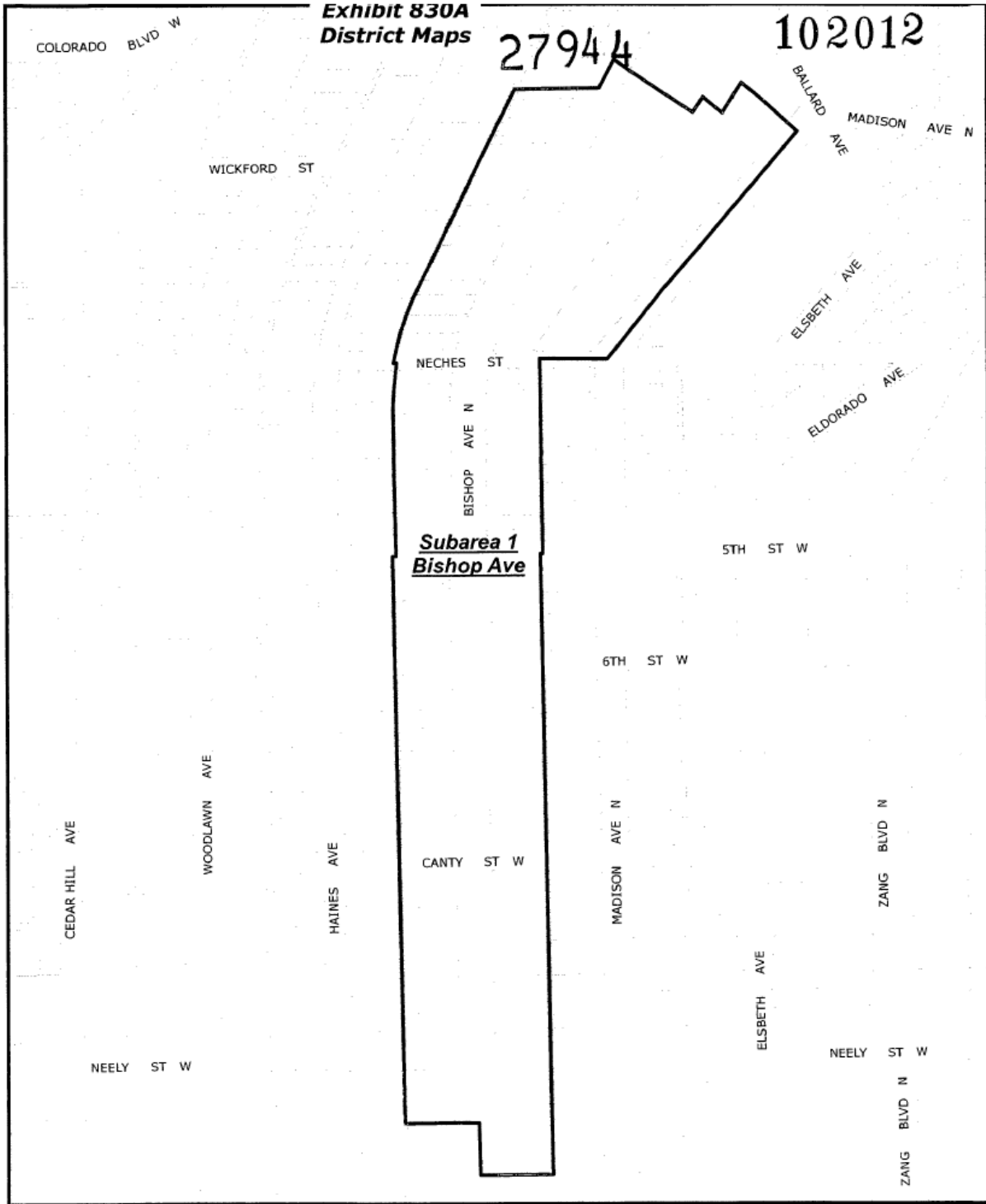
James P. Christon – Vice President

Craig Schenkel - Secretary



CD 7
Subarea Map

089-219(DC) Exhibit A



1:4,200
Attributed to Perov09 User

**Pertinent Existing Conditions for
Subdistrict 1 within PDD No. 830**

27944

102012

- (3) Exhibit 830C: Mixed use development parking chart.

SEC. 51P-830.107. CONCEPTUAL PLAN.

- (a) There is no conceptual plan for this district.
- (b) The Bishop/Davis Land Use and Zoning Study should be consulted for goals, objectives, policy statements, and recommendations for development of this district.

SEC. 51P-830.108. DEVELOPMENT PLAN.

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-830.109. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT NO. 1: BISHOP AVENUE.**

- (a) Uses. The following uses are the only main uses permitted:
 - (1) Agricultural uses.
 - Crop production.
 - (2) Commercial and business service uses.
 - None permitted.
 - (3) Industrial uses.
 - None permitted.
 - (4) Institutional and community service uses.
 - Church.
 - (5) Lodging uses.
 - None permitted.
 - (6) Miscellaneous uses.
 - Temporary construction or sales office.

27944

102012

- (7) Office uses.
- Office. *[Permitted only as part of a MURP.]*
- (8) Recreation uses.
- Private recreation center, club, or area. *[SUP]*
 - Public park, playground, or golf course.
- (9) Residential uses.
- Duplex.
 - Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
 - Multifamily.
 - Retirement housing.
 - Single family.
- (10) Retail and personal service uses.
- Antique shop. *[Permitted only as part of a MURP.]*
 - Art gallery. *[Permitted only as part of a MURP.]*
 - Remote surface parking lot. *[Permitted only on a lot abutting the lot with the use being supplied with the parking under the remote parking agreement.]*
- (11) Transportation uses.
- Transit passenger shelter.
- (12) Utility and public service uses.
- Local utilities.
- (13) Wholesale, distribution, and storage uses.
- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*
 - Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]*
- (b) Drive-in and drive-through uses. Drive-in and drive-through lanes, windows, or services are not permitted.

27944

102012

(c) Accessory uses.

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

(2) The following accessory use is permitted by SUP only:

-- Accessory community center (private).

(3) The following accessory uses are not permitted:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

(d) Yard, lot, and space regulations.

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

(1) Front yard. Except as provided in this paragraph, minimum front yard is 20 feet and maximum front yard is 25 feet. A minimum of 75 percent of the street-facing facade must be located within the area between the minimum and maximum front yard setback. The remaining street-facing facade (25 percent) is not required to comply with the maximum front yard setback.

(2) Side yard.

(A) Except as provided in this paragraph, minimum side yard is 10 feet or 10 percent of the lot width measured at the front yard street frontage, whichever is less.

(B) For lots 50 feet in width or less and adjacent to a detached single family use, minimum side yard is five feet.

(C) No side yard is required between attached single family uses.

(3) Rear yard. Minimum rear yard is 10 feet.

(4) Density. No maximum number of dwelling units.

27944

102012

(5) Floor area ratio. No maximum floor area ratio.

(6) Height.

(A) Except as provided in this paragraph, maximum structure height is 38 feet. For a MURP, maximum structure height is 42 feet.

(B) Any portion of a structure over 30 feet in height may not be located above a residential proximity slope.

(i) The residential proximity slope is a plane projected upward and outward at a one-to-two rise over run from private property outside of the district that is zoned for residential uses with a density of less than 12 dwelling units per acre. An institutional use on a lot of two acres or more does not trigger the residential proximity slope.

(ii) Structures listed in Section 51A-4.408(a)(2) may project through the residential proximity slope to a height not to exceed the maximum structure height, or 12 feet above the residential proximity slope, whichever is less, provided that the total projections on a building are no more than 20 percent of the building foot print.

(7) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) Lot size. No minimum lot size.

(9) Lot width. Maximum lot width is 150 feet.

(10) Stories. Maximum number of stories above grade is three, plus one attic story.

(e) Architectural design standards.

(1) Except as provided in this subsection, see Section 51P-830.122, "Architectural Design Standards."

(2) Structures with street facing facades exceeding 50 feet in length must have changes in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches and depth of at least eight inches.

SEC. 51P-830.117. 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.

(1) Multifamily use. A minimum of one off-street parking space per bedroom is required with a maximum of two off-street parking spaces per dwelling unit.

(2) Restaurant use.

(A) A minimum of one off-street parking space per 125 square feet of floor area is required.

(B) If an outdoor dining area, whether covered or not, is within 20 feet of, and has direct access to, a street, sidewalk, or publically accessible open space, the outdoor dining area is not included in the parking requirement calculations for up to 25 percent of the size of the indoor floor area. Any portion of the outdoor dining area in excess of 25 percent of the size of the indoor floor area must be parked in accordance with Section 51P-830.117(a)(2)(A).

(b) Parking reductions.

(1) Bicycle parking. Off-street parking spaces required for a use may be reduced by one space for each three bicycle parking stations provided for that use, up to a maximum of three off-street parking spaces per lot.

(2) Legacy building.

(A) For residential uses within a legacy building, off-street parking requirements may be reduced an additional 25 percent.

27944

102012

(B) For retail-related uses and office uses within a legacy building, off-street parking is not required.

(3) Mixed use development parking.

(A) In general. The off-street parking requirement for a mixed use development may be reduced in accordance with the mixed use development parking chart (Exhibit 830C).

(B) Calculation of adjusted standard off-street parking requirement. The adjusted off-street parking requirement for a mixed use development is calculated as follows:

(i) The standard parking requirements for each of the uses in the mixed use development must be ascertained.

(ii) The parking demand for each use is determined for each of the five times of day shown in the mixed use development parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to the category of use. If a use in the development does not fall within one of the categories shown in the mixed use development parking chart, the percentage assigned to that use is 100 percent for all five times of day.

(iii) The "time of day" columns are totaled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these five sums is the adjusted off-street parking requirement for the development.

(C) Minimum parking requirement. If one or more of the main uses in a mixed use development is a nonresidential use, the minimum parking requirement for the mixed use development cannot be reduced to a number of spaces that is less than the sum of the standard parking spaces required for each of the nonresidential uses in the mixed use development.

(4) On-street parking. Except as provided in this subparagraph, any on-street parking spaces that abut the building site may be counted as a reduction in the off-street parking requirement of the use adjacent to the on-street parking space. On-street parking must be striped in accordance with standard city specifications.

(A) 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 development.

27944

102012

(B) 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 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 the parking space ($8 / 24 = 1/3$). The total number of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(5) Tree preservation. Off-street parking spaces required for a use may be reduced by one space for each protected tree (as defined in Article X) retained on site that would otherwise have to be removed to provide the required off-street parking for that use.

(c) Remote parking.

(1) For nonresidential uses and mixed use developments, remote parking is permitted if the requirements of Division 51A-4.320, "Special Parking Regulations," are met, including the landscape requirements, except that the remote parking may be within a walking distance of 1,000 feet from the use served.

(2) An agreement authorizing a nonresidential use or a mixed use development to use remote parking for nonresidential uses may be based on a lease of the remote parking spaces only if the lease:

- (A) is in writing;
- (B) contains legal descriptions of the properties affected;
- (C) specifies the special parking being provided and the hours of operation of any use involved;
- (D) is governed by the laws of the state of Texas;
- (E) is signed by all owners of the properties affected;
- (F) signed by all lienholders, other than taxing entities, that have an interest in or an improvement on the properties;
- (G) is for a minimum term of three years; and
- (H) provides both the owner of the lot occupied by the nonresidential use or mixed use development use and the owner of the remote parking lot shall notify the building official in writing if there is a breach of any provision of the lease, or if the lease is modified or terminated.

(3) The remote parking provisions of this subsection and Division 51A-4.320 shall not affect or cause the reduction of delta credits.

27944

102012

SEC. 51P-830.118. LEGACY BUILDING AMENDMENTS.

If the director finds that all of the following standards apply to a building within this district, the director is authorized to add the building to the legacy building list (Exhibit 830B):

- (1) the building was constructed before 1957 if fronting on Davis Street, Tyler Street, Polk Street, or 7th Street east of Madison Avenue and before 1945 if fronting on Bishop Avenue;
- (2) the primary street-facing facade of the building is within 10 feet of the right-of-way line of Davis Street or within five feet of the 25-foot front yard setback line on Bishop Avenue;
- (3) the building's main entrance faces Davis Street or Bishop Avenue;
- (4) the building window and door openings total at least 20 percent of the facade area that faces Davis Street or Bishop Avenue; and
- (5) off-street parking is not located in the required front yard.

SEC. 51P-830.119. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-830.120. LANDSCAPING.

- (a) In general.
 - (1) Except as provided in this section, landscaping must be provided in accordance with Article X.
 - (2) Required landscaping may be located in the public right-of-way.
 - (3) Required landscaping and design standards located in adjacent rights-of-way may count toward the site requirements.

(2) Surface parking landscaping.

(A) Parking spaces in a surface parking lot may be located no more than 75 feet from the trunk of a large canopy tree in a median or island.

(B) Each large canopy tree must have a caliper of at least two inches, must be located in a median or island that is no closer than four feet to the paved portion of the parking lot.

(C) A median or island that is located in a surface parking lot must be a minimum of 125 square feet in area.

(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 compliance with the parkway landscaping requirements of this article. "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

27944

102012

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.

(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 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.

2794.4

102012

(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.

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

SEC. 51P-830.121. SIGNS.

(a) In general.

(1) Except as provided in this subsection, for lots fronting on Bishop Avenue in Subdistrict 3, Davis Street, Zang Boulevard, Hampton Road, Jefferson Boulevard, or 7th Street east of Madison Avenue, signs must comply with the provisions for business zoning districts in Article VII.

(2) For all other lots, signs must comply with the provisions for the non-business zoning districts in Article VII.

(3) Except for A-frame signs, movement control signs used for parking, and monument signs in Subdistrict 1, detached signs are prohibited.

(b) Signs in the right-of-way. All signs located in or intruding into the public right-of-way must have approval by the director of public works and transportation to prevent conflict with government signs. If the director of public works and transportation determines that a previously-approved sign must be removed or relocated because of safety requirements or changing traffic conditions, the relocation or removal must be done at the owner's expense within 30 days.

(c) A-frame signs. The following regulations apply:

- (1) A-frame signs may identify a business use.
- (2) The maximum size of an A-frame sign is 32 inches wide and 36 inches tall.
- (3) An A-frame sign may only be displayed when the business it identifies is open.
- (4) A-frame signs may be located on the sidewalk if a minimum of four feet of unobstructed sidewalk area is provided, and all necessary licenses and permits have been obtained.
- (5) Only one A-frame sign is permitted for each business use.
- (6) A-frame signs must be separated by a minimum of 50 feet.

27944

102012

(7) A-frame signs may not be located within 25 feet of an intersection or within a visibility triangle.

(d) Blade signs. The following regulations apply:

- (1) Blade signs must be attached premise signs.
- (2) Blade signs may not be internally illuminated.
- (3) There is no limit on the number of blade signs.
- (4) The maximum effective area for blade signs is 30 square feet.
- (5) The lowest part of a blade sign may be located no lower than 12 feet and no higher than 25 feet above street level.
- (6) A blade sign may not project more than three feet into the right-of-way.
- (7) A blade sign may not be located closer than 15 feet to another projecting sign.

(e) Monument signs. The following regulations apply:

- (1) Monument signs are only permitted in Subdistrict 1.
- (2) Monument signs must be premise signs.
- (3) Monument signs may not be internally illuminated.
- (4) One monument sign is permitted per premise.
- (5) Monument signs must be setback five feet from the right-of-way.
- (6) The maximum height for a monument signs is four feet.
- (7) The maximum effective area for a monument sign is 40 square feet.

SEC. 51P-830.122. ARCHITECTURAL DESIGN STANDARDS.

(a) Applicability. Architectural design standards apply only to new construction on a vacant lot of buildings with multifamily, mixed-use, or nonresidential uses in all subdistricts and new construction on a vacant lot of single family and duplex uses in Subdistrict 8 (see Section 51P-830.122(l) for standards for Subdistrict 8).

27944

102012

(b) Purpose.

(1) These architectural design standards are intended to preserve the historical, cultural, and architectural importance and significance of the Davis Street and Bishop Avenue corridors. This area has historic and cultural importance as an early major east-west thoroughfare in the Dallas metroplex and as the earliest neighborhoods developed in Oak Cliff. The corridor reflects turn of the 20th century development, urban expansion, mid-20th century Americana, and post-World War II automobile culture. These architectural design standards are intended to preserve the character of the corridor while allowing compatible new construction and modifications that respect the corridor’s historical, cultural, and architectural significance.

(2) These architectural design standards are intended to:

(A) ensure that new development enhances the character of the corridor and complements adjacent neighborhoods;

(B) ensure that increased density in established neighborhoods makes a positive contribution to the area’s character;

(C) ensure the integrity of historic buildings and the compatibility of new development; and

(D) enhance the character and environment for pedestrians.

(c) Plan review. The director shall review any plan submitted to determine whether it complies with the requirements of this section.

(d) Building orientation. The primary facade of new construction on a vacant lot must face the street.

(e) Entrances.

(1) All street-facing entrances must be architecturally prominent and clearly visible from the street.

(2) Primary customer entrances for office uses and retail and personal service uses must face the street or a courtyard, door yard, or plaza area with direct access to the street. Primary customer entrances for retail and personal service uses must be clearly visible through the use of two or more of the following architectural details:

(A) Arcade.

(B) Arch.

(C) Awning.

27944

102012

- (D) Canopy.
- (E) Decorative elements such as tile work, molding, raised banding or projected banding.
- (F) Display windows.
- (G) Projections.
- (H) Enhanced cornice details.
- (I) Raised parapet.
- (J) Recess.

(f) Facades.

(1) Street-facing facades on a single building site must have similar architectural design.

(2) Street-facing facades exceeding 30 feet in length must have two of the following elements. Street facing facades exceeding 100 feet in length must have four of the following elements (see also Section 51P-830.109(e)):

(A) Change in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches and depth of at least eight inches and may include columns, planters, arches and niches.

- (B) Architectural details such as raised bands and cornices.
- (C) Architecturally prominent public entrance.
- (D) Awnings.
- (E) Change in color.
- (F) Change in material.
- (G) Change in texture.

(3) The street level of the primary facade for nonresidential uses or mixed use projects with retail uses on the street level must have at least two of the following elements for at least 60 percent of the width of the facade:

- (A) Arcades, canopies, or secondary roofs to provide shade.
- (B) Display windows.

2794.4

102012

(C) Awnings associated with windows or doors.

(4) Accessory structures must have similar architectural design elements, materials, and roof design as the primary structure.

(5) If a building is two stories or less, 30 percent of the street-facing facade, excluding fenestration, must be masonry. If the building is more than two stories, 100 percent of the first-story street-facing facade, excluding fenestration, must be masonry.

(6) The street level of the primary facade of nonresidential uses or mixed use projects with nonresidential uses on the street level must have a minimum transparency of 40 percent.

(7) Facades may not consist of more than 80 percent glass. For purposes of this provision, glass block is not considered as glass.

(g) Massing and form.

(1) If a building exceeds 150 feet of frontage along any street, and exceeds 36 feet in height, that building must have a minimum of 500 square feet of sloped-roof area. The sloped-roof area must be visible from the street, and the slope must exceed a pitch of two in 12.

(2) To create varied building massing for large scaled buildings, no more than 80 percent of any building footprint may exceed 60 feet in height.

(h) Fences and walls. To prevent visual monotony, at least 20 percent of the length of any fence or wall longer than 200 feet must be alternate materials, alternate textures, gates, offsets, or openings. The alternate materials, alternate textures, gates, offsets, or openings may be spread out over the length of the fence or wall.

(i) Materials.

(1) Glass. The reflectance of glass used on the first two stories may not exceed 15 percent. The reflectance of glass used on stories above the first two stories may not exceed 27 percent. As used in this provision, "reflectance" is the percentage of available light energy reflected away from the exterior surface of the glass. The higher the reflectance percentage, the more mirror-like the surface will appear.

(2) Masonry.

(A) Allowed.

(i) Stone.

(ii) Brick.

27944

102012

(iii) Concrete masonry units that have architectural finish such as split-faced concrete masonry units.

(iv) Job-site cast concrete with an architectural finish.

(v) Cast stone.

(vi) Cultured stone.

(B) Prohibited.

(i) Unfinished concrete masonry units that do not have an architectural finish.

(ii) Precast concrete that does not have an architectural finish.

(3) Metal.

(A) Allowed. No more than 20 percent of a street-facing facade may be flat or corrugated metal panels.

(B) Prohibited. Metal siding that imitates wood siding.

(4) Plastic.

(A) Allowed. Fiberglass panels and polycarbonate panels.

(B) Prohibited. Plastic siding and vinyl siding that imitate wood siding.

(5) Stucco.

(A) Allowed. Stucco.

(B) Prohibited. Simulated stucco (EIFS).

(6) Tile. Terra cotta and tile are allowed.

(7) Wood.

(A) Allowed.

(i) Natural wood.

(ii) Composite panels or planks no greater than eight inches in width.

(B) Prohibited. Flake board, particle board, or press board.

27944

102012

(j) Roofs. In addition to the requirements of Section 51P-830.122(g), mechanical equipment, skylights, and solar panels on roofs must be set back or screened so that they are not visible to a person standing at street level on the opposite side of any adjacent right-of-way.

(k) Windows. Retail and personal service uses must provide windows or display cases in street-level street facing windows along sidewalks.

(l) Architectural standards for residential structures in Subdistrict 8.

(1) Purpose. The purpose of these architectural design standards is to cause new construction and major modifications in the subdistrict to be compatible with the existing Victorian Transitional-style housing stock in the neighborhood.

(2) Applicability. These architectural design standards apply to new construction on a vacant lot and major modifications for single-family or duplex use only.

(3) Standards.

(A) Except as provided in this paragraph, structures in the front 50 percent of a lot may only have hipped-roofed or gable-roofed forms with a minimum roof slope of four (vertical) to 12 (horizontal) and a maximum roof slope of 12 (vertical) to 12 (horizontal). Elements such as porches or roof dormers may have a minimum roof slope of at least two (vertical) to 12 (horizontal).

(B) The primary facade material must be painted horizontal lap siding, composed of wood or cement-fiber board. No more than 15 percent of any facade may be clay-fired brick.

(C) Each residential structure must have a covered porch with a minimum of two open sides and a minimum floor area of 50 square feet; the porch must be visible from the street.

(D) Parking is not permitted in the front yard. This provision applies to required parking and non-required parking.

(E) Front-facing garage doors may not be located in the front 50 percent of any lot.

SEC. 51P-830.123.

STREET AND SIDEWALK STANDARDS.

(b) All other streets. A minimum six-foot-wide unobstructed sidewalk must be provided.

(c) Pedestrian amenities.

(1) In general.

(A) Pedestrian amenities must be accessible to the public.

(B) Pedestrian amenities must be located at least seven feet away from a transit stop.

(C) Canopies, awning, and street lamps must have a minimum clearance above a sidewalk of eight feet.

(D) Light fixtures may not exceed 14 feet in height. Light fixtures must be cut-off type luminaires that direct lighting downward.

(E) Except as provided in this subsection, pedestrian amenities must be provided on each building site with a minimum street frontage of 100 feet and must be located within the curb-to-building area, but may not be located within the unobstructed sidewalk width.

(2) Davis Street and Bishop Avenue.

(A) The following pedestrian amenities must be provided:

(i) At least one bench per 100 feet of street frontage;

(ii) At least one trash receptacle per 100 feet of street frontage;

(iii) Free-standing or wall-mounted street lamps as specified in Article XIII, "Form Districts."

(B) At least one of the following pedestrian amenities must be provided on each building site:

27944

102012

(i) Awnings or canopies with a minimum overhang of four feet and a minimum length of 25 feet per 100 feet of building facade along the street frontage.

(ii) At least one five-bicycle parking unit per 100 feet of street frontage.

(iii) Public art, approved in writing by the director of the office of cultural affairs or the cultural affairs commission.

(3) All other streets. The following pedestrian amenities must be provided:

(a) At least one free-standing street lamp, street light suspended between structures, or wall mounted street lamp per 60 feet of street frontage.

(b) At least one trash receptacle per 100 feet of street frontage.

(4) Maintenance. Pedestrian amenities must be maintained in a state of good repair and neat appearance.

(5) Driveway design.

(a) Pedestrian crosswalks across ingress and egress driveways must be clearly marked by colored concrete or patterned or stamped concrete and approved by the director of public works and transportation. Pedestrian crosswalk markings on the same block frontage must be consistent.

(b) Curb cuts for driveways must be at least 12 feet but not more than 24 feet in length measured parallel to the frontage.

Existing Conditions for CD No. 7

27946

102012

~~(3) Required off-street parking: one space per 220 square feet of floor area. If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~

~~(4) Required off-street loading:~~

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 60,000	4
Each additional 60,000 or fraction thereof	4 additional

~~(e) Florist store.~~

~~(1) Definition: A facility for the retail sale of cut or uncut flowers and ornamental plants and associated items.~~

~~(2) Subareas permitted: By right in Subareas 1 and 2. RAR required in Subareas 1 and 2.~~

~~(3) Required off-street parking: one space per 220 square feet of floor area. If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.~~

~~(4) Required off-street loading:~~

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 60,000	4
Each additional 60,000 or fraction thereof	4 additional]

SECTION 8. Development standards.

(a) Main uses permitted. The following uses are the only main uses permitted:

- = Alcoholic beverage establishments. [SUP]
- = Antique shop. [RAR. No outside display or open storage is permitted.]
- = Art gallery. [RAR. Must be open and available to the general public.]
- = Bed and breakfast. [SUP]
- = Bookstore. [RAR]
- = Catering services.

27946

102012

- == Child-care facility.
- == Church.
- == Duplex.
- == Dry cleaning or laundry store.
- == Financial institution (without drive-thru window).
- == Florist store. [RAR]
- == Furniture store.
- == General merchandise or food store. [SUP required if over 5,000 square feet of floor area.]
- == Handicapped group dwelling unit. [SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]
- == Medical clinic or ambulatory surgical center.
- == Multifamily.
- == Nursery, garden shop, or plant sales.
- == Office. [RAR]
- == Personal service uses. [RAR]
- == Remote surface parking lot.
- == Restaurant without drive-in or drive-through service. [RAR]
- == Retirement housing.
- == Single family.
- == Theater. [SUP]

(b) Prohibited uses. Drive-in and drive-through lanes, windows, or services are not permitted.

(c) Accessory uses.

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

(2) The following accessory use is permitted only by SUP:

- == Accessory community center (private).

(3) The following accessory uses are not permitted:

- == Accessory helistop.
- == Accessory medical/infectious waste incinerator.
- == Accessory outside display of merchandise.
- == Accessory outside sales.
- == Accessory pathological waste incinerator.

27946

- (xiii) ~~Restaurant with drive-in or drive-through service.~~
- (xiv) ~~Swap or buy shop.~~
- (xv) ~~Vehicle display, sales and service.~~
- (xvi) ~~Vehicle storage lot.]~~

(d) Yard, lot, and space regulations.

~~(1[2]) Lot size [requirements]. No minimum lot size. [Lots must have a minimum area of 6,000 square feet, a minimum depth of 100 feet, and a minimum width of 50 feet. Lots may not exceed a maximum area of 7,500 square feet, a maximum depth of 120 feet, or a maximum width of 62.5 feet.]~~

~~(2[3]) Front yard setback. [Minimum and maximum front yard setbacks for main structures.] Except as provided in this paragraph, minimum front yard is 0 feet and maximum front yard is 10 feet. A minimum of 75 percent of the street-facing facade must be located within the area between the minimum and maximum front yard setback. The remaining street-facing facade (25 percent) is not required to comply with the maximum front yard setback.~~

~~(A) If three or more main structures are located on that blockface, the front yard setback must be within five feet of the average setback of the three main structures on that blockface that are closest to the structure.~~

~~(B) If two or fewer main structures are located on that blockface, the minimum front yard setback is:~~

- ~~(i) 20 feet if the structure is a residential style structure; or~~
- ~~(ii) zero feet and the maximum front yard setback is five feet if the structure is a commercial style structure.]~~

~~(3[4]) Side yard setback. [Minimum side yard setbacks for main structures.] No [The] minimum side yard. [setback is:~~

- ~~(A) five feet if the structure is a residential style structure; and~~
- ~~(B) zero feet if the structure is a commercial style structure.]~~

~~(4[5]) Rear yard setback. [Minimum rear yard setback for main structures.] No [The] minimum rear yard. [setback is:~~

- ~~(A) 40 feet if the structure is a residential style structure; and~~

27946

102012

(B) zero feet if the structure is a commercial style structure.]

(5[6]) Lot coverage. ~~[Maximum lot coverage. The]~~ M[m]aximum [permitted] lot coverage on each building site is 80 percent.[:

(A) 60 percent if the structure is a residential style structure within Subarea 2A;

(B) 100 percent if the structure is a commercial style structure within Subarea 2A; and

(C) 80 percent if the structure is within Subarea 2B.]

(6[7]) Height. ~~[Maximum building height. The]~~ M[m]aximum structure height is 36 [24] feet ~~[when measured vertically from grade to the halfway point between roof ridge and top of the building wall].~~

(7[8]) Stories. Maximum number of stories is three. ~~[No structure may have more than two stories.]~~

(8[9]) Dwelling unit density. No maximum number of dwelling units. ~~[No lot may contain more than two dwelling units.]~~

(9[10]) Floor area ratio. ~~[The]~~ M[m]aximum floor area ratio is 2.[:

(A) 0.5 if the structure is a residential style structure; and

(B) 1.0 if the structure is a commercial style structure.]

(10[4]) Off-street parking and loading.

(A) In general. Except as provided in this paragraph ~~[Unless otherwise specified in this ordinance]~~, consult the use regulations (Division 51A-4.200 et seq.) to determine the off-street parking regulations for each use and consult the off-street parking and loading regulations (Division 51A-4.300 et seq.) to determine the off-street parking and loading requirements for each use.

(B) Residential/commercial style structure. If a lot contains a residential style structure, the off-street parking regulations governing residential districts apply. If a lot contains a commercial style structure, the off-street parking regulations governing nonresidential districts apply.

(C) Required parking and loading. The parking requirements for the uses listed ~~[below]~~ are as follows:

27946

102012

(i) Alcoholic beverage establishments or restaurant with or without drive-in or drive through. One off-street parking space per 220 square feet of floor area. [of an alcoholic beverage establishment or restaurant with or without drive-in or drive through].

(ii) Antique shop.

(aa) Required off-street parking: One space for each 220 square feet of floor area. If more than 10 off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.

(bb) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>None</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

(iii) Art gallery.

(aa) Required off-street parking: One space per 500 square feet of floor area. If more than 10 off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.

(bb) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 50,000</u>	<u>1</u>
<u>50,000 to 100,000</u>	<u>2</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

(iv) Bed and breakfast. Two off-street parking spaces, plus one off-street parking space for each guest room or suite. No required off-street loading.

27946

102012

(v) Bookstore.

(aa) Required off-street parking: One space for each 220 square feet of floor area. If more than 10 off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.

(bb) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

(vi) Florist store.

(aa) Required off-street parking: One space for each 220 square feet of floor area. If more than 10 off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.

(bb) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 60,000</u>	<u>1</u>
<u>Each additional 60,000 or fraction thereof</u>	<u>1 additional</u>

(vii) Office use. One off-street parking space per 500 square feet of floor area.

(viii) Remote surface parking lot. Off-street parking and loading is not required.

(ix) Residential uses. One and one-half off-street parking spaces for each residential dwelling unit. (A duplex must have at least three off-street parking spaces.)

(x) Retail use. One off-street parking space per 400 square feet of floor area.

27946

102012

~~[One and one-half off-street parking spaces for each residential dwelling unit. (A duplex must have at least three off-street parking spaces.)~~

~~(ii) One off-street parking space per 400 square feet of floor area of a retail use.~~

~~(iii) One off-street parking space per 500 square feet of floor area of an office use.~~

~~(iv) One off-street parking space per 220 square feet of floor area of an alcoholic beverage establishment or restaurant with or without drive-in or drive-through.]~~

(D) Remote parking.

(i) For nonresidential uses and mixed use developments, remote parking is permitted if the requirements of Division 51A-4.320 are met, including the landscape requirements, except that the remote parking may be within a walking distance of 1,000 feet from the use served. [Remote parking must be located within Subarea 2 and within a walking distance of 600 feet from the use served by the remote parking.]

(ii) An agreement authorizing a nonresidential use or a mixed use development to use remote parking for nonresidential uses may be based on a lease of the remote parking spaces only if the lease:

(aa) is in writing;

(bb) contains legal descriptions of the properties affected;

(cc) specifies the special parking being provided and the hours of operation of any use involved;

(dd) is governed by the laws of the state of Texas;

(ee) is signed by all owners of the properties affected;

(ff) signed by all lienholders, other than taxing entities, that have an interest in or an improvement on the properties;

(gg) is for a minimum term of three years; and

2794.6

102012

(hh) provides both the owner of the lot occupied by the nonresidential use or mixed use development use and the owner of the remote parking lot shall notify the building official in writing if there is a breach of any provision of the lease, or if the lease is modified or terminated.

(iii) The remote parking provisions of this subsection and Division 51A-4.320 shall not affect or cause the reduction of delta credits.

SECTION 9. Architectural provisions.

(a) In general.

(1) New construction on vacant lots or on lots where structures have been willfully demolished must comply with one of the architectural styles permitted by this section. All of the required criteria of the style selected must be incorporated into the new construction.

(2) All remodeling, reconstruction, or alteration of an existing contributing structure must comply with the requirements of the contributing structure's designated style as established in Exhibit A. All of the required criteria of the contributing style must be incorporated into the new construction.

(3) As an alternative to compliance with a contributing structure's designated style, the property owner may provide the director with documented assurance that the proposed work will reconstruct the original or existing architectural style and materials of the structure.

(4) Existing noncontributing structures may be remodeled or altered without complying with the architectural style requirements described in this section. Any existing noncontributing structure that is damaged or destroyed by accident or act of God may be rebuilt in accordance with the provisions for nonconforming structures contained in Section 51A-4.704 of the Dallas Development Code, as amended.

(5) Structures associated with utility and transportation uses and erected in a public right-of-way or easement are exempt from the architectural provisions of this ordinance.

(b) Criteria. [~~Subarea 1.~~]

(1) Required criteria. Any construction, addition, or renovation of or to a street facade of a contributing structure or a new structure must conform with all the required criteria of either the transitional victorian or the prairie/craftsman style for single family or duplex structures and the early 20th century commercial style for multifamily, mixed use, and nonresidential structures:

27946

102012

(A) Transitional victorian style:

- (i) Stories. All structures must have two [~~one or one and one-half~~] stories.
- (ii) Siding. All structures must have wood siding or imitation wood siding.
- (iii) Footprint. The main building footprint must be generally derived from one of the illustrations shown in Figure 1 of Exhibit A.
- (iv) Roofs.
 - (aa) Except for porch roofs, all structures must have a hip roof or roofs with a pitch of between 20 and 40 degrees.
 - (bb) All porches must have either a gable or shed roof that is [~~that is~~] generally derived from one of the illustrations shown in Figure 2 of Exhibit A.
 - (cc) No roll roofing is permitted except on a porch roof that has a pitch of less than 20 degrees.
- (v) Porch. All main buildings must have at least one porch.
- (vi) Windows. All windows must have a height that exceeds the width.
- (vii) Colors. All paint and siding colors other than black and fluorescent colors are permitted.
- (viii) Foundation. The main building foundation must be between one and one-half feet and two feet above grade.

(B) Prairie/Craftsman style.

- (i) Stories. No structure may have more than two stories [~~one story~~].
- (ii) Siding. The structure must have wood siding or imitation wood siding.
- (iii) Footprint. The main building footprint must be generally derived from one of the illustrations shown in Figure 3 of Exhibit A.

27946

102012

(iv) Roofs.

(aa) Except for porch roofs, all structures must have a gabled roof or roofs with a pitch of between 20 and 30 degrees.

(bb) All porches must have either a gable or shed roof that is generally derived from one of the illustrations shown in Figure 4 of Exhibit A.

(cc) No roll roofing is permitted except on a porch roof that has a pitch of less than 20 degrees.

(v) Porch. All main buildings must have at least one porch.

(vi) Colors. All paint and siding colors other than black and fluorescent colors are permitted.

(vii) Foundation. The main building foundation must be between one and one-half feet and two feet above grade.

(C) Early 20th century commercial style.

(i) Stories. All structures must have one, one with loft, two, or three stories.

(ii) Siding. All structures must have brick siding.

(iii) Windows.

(aa) First floor store fronts must be divided into two, three, or four bays as shown in figure 5 of Exhibit A. At least 85 percent of the area of the first floor store front must consist of window either window or door area. Transom windows must be above all first floor windows and doors.

(bb) Second and third floor store front windows must be individually punched and have a double hung (one over one) sash. At least 50 percent of the area of the second and third floor store front must consist of window area.

(iv) Wood. Wood or imitation wood panels less than three feet in height must be placed below all first floor windows.

(v) Doors. Each door must be composed of wood or imitation wood and have one large full-view window.

(vi) Roofs. All roofs must be flat, although parapets are permitted.

27946

102012

(vii) Colors. All paint and siding colors other than black and fluorescent colors are permitted.

(viii) Story setbacks. No story may be setback from another story. (The wall facing the street must be vertical).

(ix) Equipment screening. All mechanical equipment located within 50 feet of a street facade must be screened with a parapet or similar structure.

(2) Encouraged criteria. Although not required, any construction, addition, or renovation of or to a street facade of a contributing structure or a new structure is encouraged to conform with either the transitional victorian or the prairie/craftsman style for single family or duplex structures and the early 20th century commercial style for multifamily, mixed use and nonresidential structures:

(A) Transitional victorian style.

(i) Siding. All structures should have novelty wood siding with a maximum width of three inches.

(ii) Eaves. All eaves should be enclosed.

(iii) Entrances. All entrances should have a transom and side lights.

(iv) Dormers. All structures should have gabled dormers, especially if the structure has one and one-half stories. If the front gable prominently projects out from the main building, the side facades should have cross gable dormers.

(v) Colors. The body color and trim colors of all structures should conform with the color ranges or their equivalents in value, chroma, and hue outlined in the Munsell Book of Color as follows:

(aa) Value: A body color should have a value of between six and nine and a trim color should have a value of between three and nine.

(bb) Chroma: A body color and a trim color should have a chroma of between one and six.

(cc) Hue: A body color and a trim color should have a hue of between two and one-half and ten for red (R), green (G), blue (B), yellow (Y), yellow-red (YR), green-yellow (GY), and neutral gray. Absolute white is also encouraged.

(vi) Porch columns. All porch columns should have either a round or box form and be contiguous to the floor. They should not, as a rule, have brick bases.

27946

102012

(B) Prairie/Craftsman style.

- (i) Siding. All structures should have novelty wood siding with a maximum width of three inches.
- (ii) Eaves. All eaves should be wide and unenclosed.
- (iii) Roof rafters. All roof rafters should be exposed and have tails.
- (iv) Decorative beams. Decorative (false) beams or braces under gables are encouraged.
- (v) Porch columns. All porch columns should be square, tapered, and on top of brick bases.
- (vi) Colors. The body color and trim colors of all structures should conform with the color ranges or their equivalents as described in Section 9(b)(2)(A)(v) of this ordinance.

(C) Early 20th century commercial encouraged criteria. The body color and trim colors of any structure built in the early 20th century commercial style should conform with the color ranges or their equivalents as described in Section 9(b)(2)(A)(v) of this ordinance.

~~(c) Subarea 2.~~

~~(1) Required criteria. Any construction, addition, or renovation of or to a street facade of a contributing structure or a new structure must conform with all the required criteria of the:~~

- ~~(A) Transitional victorian style, as described in section 9(b)(1)(A) of this ordinance;~~
- ~~(B) Prairie/Craftsman style, as described in Section 9(b)(1)(B) of this ordinance; or~~
- ~~(C) Early 20th century commercial style, as described in this subparagraph:~~
 - ~~(i) Stories.—All structures must have one, one with loft, or two stories.~~
 - ~~(ii) Siding.—All structures must have brick siding.~~

27946

102012

SECTION 10. Signs.

(a) ~~[Subarea 1. All signs must comply with the with the provisions governing signs in non-business zoning districts contained in Article VII, "Sign Regulations," as amended.]~~

In general.

(1) For lots fronting on Davis Street, Bishop Avenue, and 7th Street east of Adams Avenue, the provisions for business zoning districts in Article VII apply.

(2) For all other lots, the provisions for non-business zoning districts in Article VII apply.

(3) Except for A-frame signs and movement control signs used for parking, detached signs are prohibited.

(b) Signs in the right-of-way. All signs located in or intruding into the public right-of-way must have approval by the director of public works and transportation to prevent conflict with government signs. If the director of public works and transportation determines that a previously-approved sign must be removed or relocated because of safety requirements or changing traffic conditions, the relocation or removal must be done at the owner's expense within 30 days.

(c) A-frame signs. The following regulations apply:

(1) A-frame signs may identify a business use.

(2) The maximum size of an A-frame sign is 32 inches wide and 36 inches tall.

(3) An A-frame sign may only be displayed when the business it identifies is open.

(4) A-frame signs may be located on the sidewalk if a minimum of four feet of unobstructed sidewalk area is provided, and all necessary licenses and permits have been obtained.

(5) Only one A-frame sign is permitted for each business use.

(6) A-frame signs must be separated by a minimum of 50 feet.

(7) A-frame signs may not be located within 25 feet of an intersection or within a visibility triangle.

27946

102012

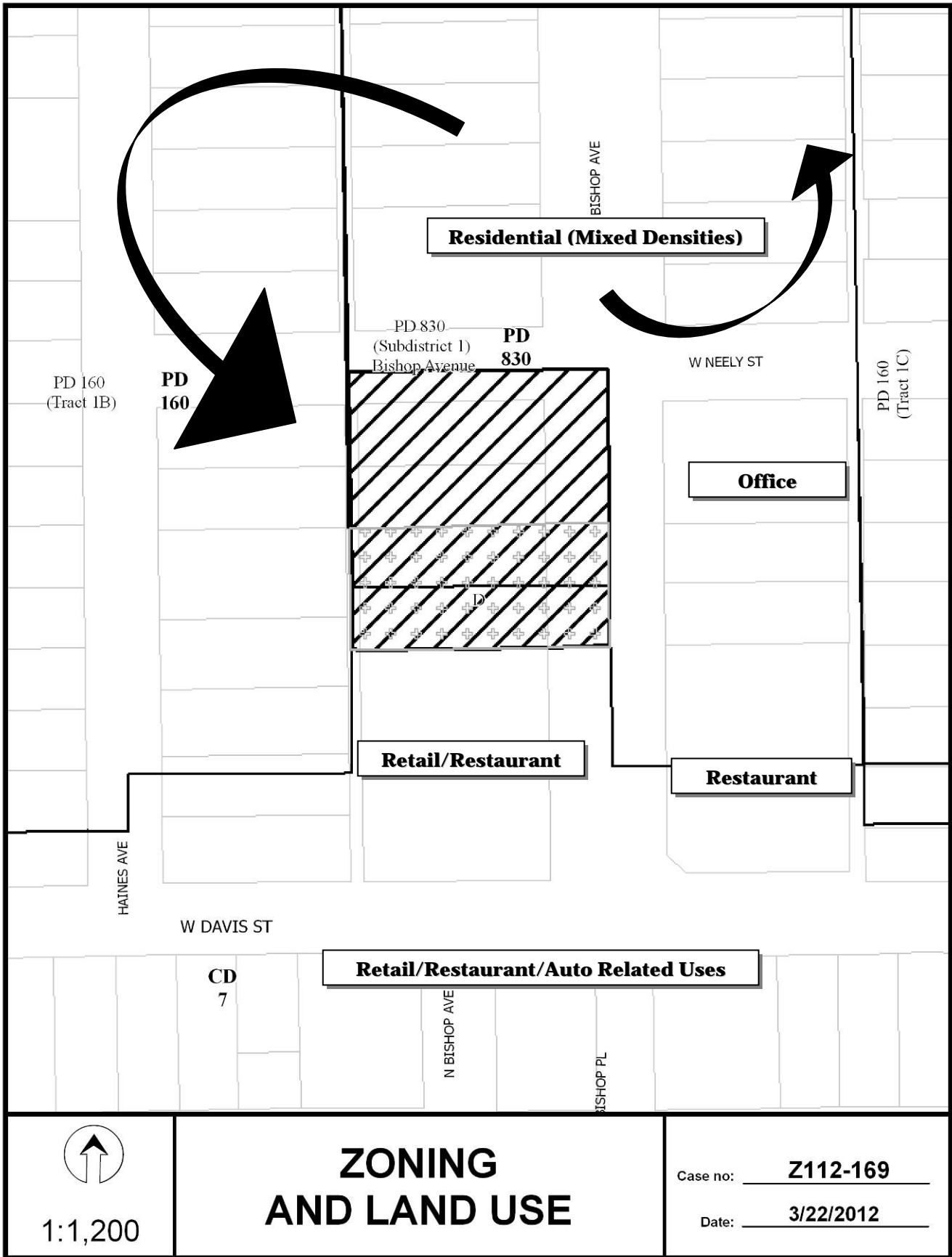
(d) Blade signs. The following regulations apply:


- (1) Blade signs must be attached premise signs.
- (2) Blade signs may not be internally illuminated.
- (3) There is no limit on the number of blade signs.
- (4) The maximum effective area for blade signs is 30 square feet.
- (5) The lowest part of a blade sign may be located no lower than 12 feet and no higher than 25 feet above street level.
- (6) A blade sign may not project more than three feet into the right-of-way.
- (7) A blade sign may not be located closer than 15 feet to another projecting sign.

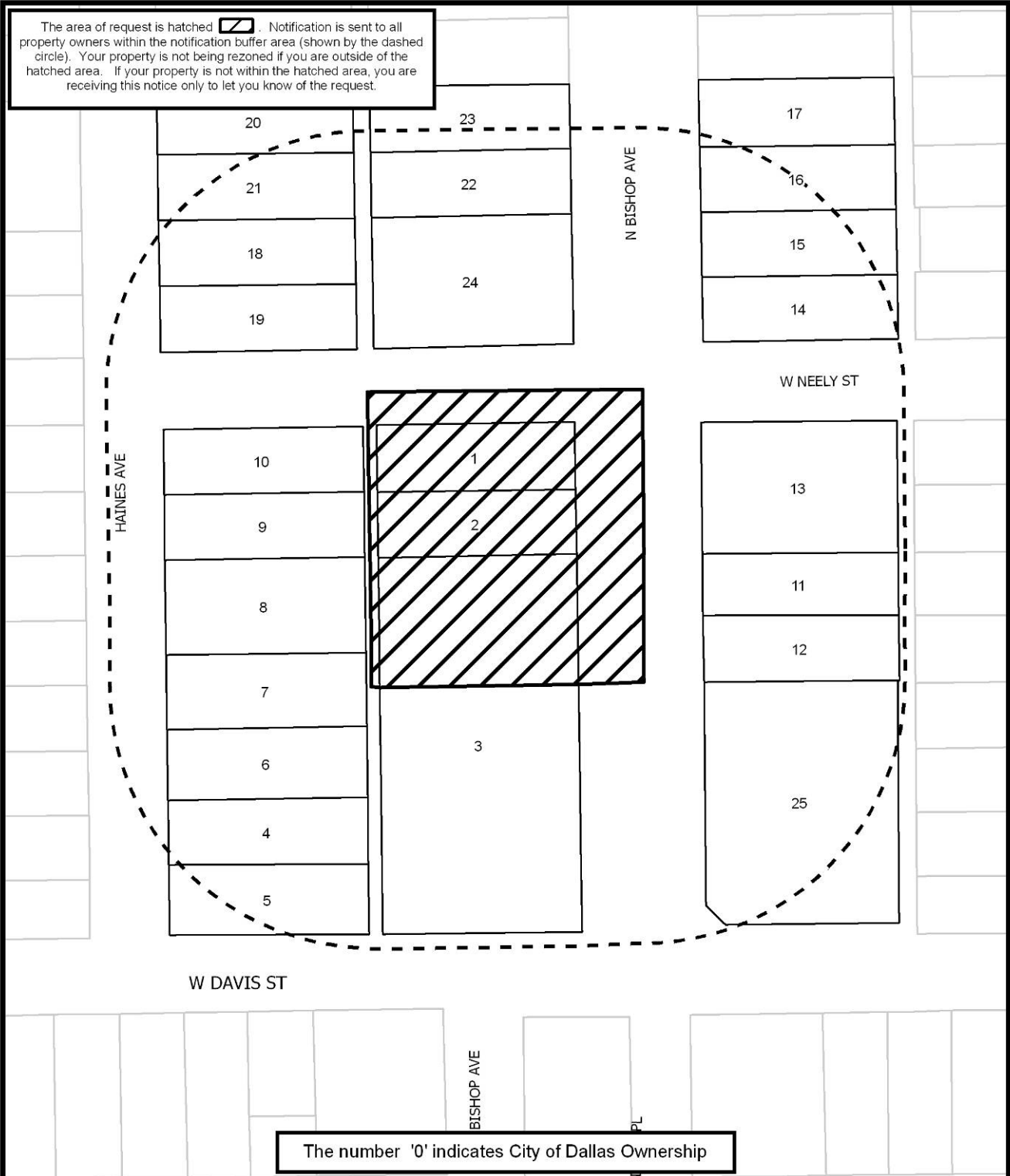
~~[(b) Subarea 2. All signs must comply with the provisions governing signs in business zoning districts contained in Article VII, "Sign Regulations," as amended.]~~

SECTION 11. Environmental performance standards. The provisions of Article VI, "Environmental Performance Standards," as amended, govern this district. ~~[For purposes of this section, Subarea 1 is considered to be a D(A) district and Subarea 2 is considered to be a CS district.]~~

SECTION 12. Landscape regulations. The provisions of Article X, "Landscape Regulations," as amended, govern this district. For purposes of this section, building sites developed with single family detached or duplex uses are ~~[Subarea 1 is]~~ considered to be in a D(A) Duplex D[d]istrict and building sites developed with any other use are ~~[Subarea 2 is]~~ considered to be in a CS Commercial Service D[d]istrict.



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



1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION
25 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z112-169

Date: 3/22/2012

3/22/2012

Notification List of Property Owners***Z112-169******25 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	631 BISHOP AVE	DIAZ GUADALUPE SR ET AL
2	627 BISHOP AVE	2444 LLC STE 520 LB 84
3	611 BISHOP AVE	2444 LLC
4	606 HAINES AVE	WRIGHT JOYCE
5	415 DAVIS ST	SHIDID SALOMON TR & TERESA SHIDID TR
6	612 HAINES AVE	BATSON DELAINA W
7	616 HAINES AVE	HIDALGO MARIA TERESA
8	620 HAINES AVE	MONZO JAMIE M
9	624 HAINES AVE	JASIECKI KEITH E
10	628 HAINES AVE	BLAKE KENNETH C &
11	618 BISHOP AVE	CHERNOCK CHRISTIAN
12	614 BISHOP AVE	OAK CLIFF INV LLC STE 520
13	630 BISHOP AVE	ROME INVESTMENTS INC
14	702 BISHOP AVE	JASIECKI KEITH
15	706 BISHOP AVE	GOOD SPACE ARTS INC
16	710 BISHOP AVE	HAWN JENNIFER L
17	712 BISHOP AVE	ESQUIVEL JOHNNY
18	704 HAINES AVE	HAMILTON ROBERT S
19	700 HAINES AVE	GONZALEZ STEPHEN
20	710 HAINES AVE	CAMPBELL ANNE
21	708 HAINES AVE	DAVILA FERNANDO R & GLORIA
22	705 BISHOP AVE	MOTA JOSE N & JUAN CARLOS ORTIZ
23	713 BISHOP AVE	T & O INVESTMENTS LLC
24	701 BISHOP AVE	BISHOP OAKS
25	600 BISHOP AVE	JOSE FUENTES CO INC

FILE NUMBER: DCA 112-003

DATE FILED: January 13, 2012

TOPIC: Manufacturing alcoholic beverages

CITY COUNCIL DISTRICTS: All

CENSUS TRACTS: All

PROPOSAL: Consideration of amending the Dallas Development Code to develop appropriate standards for alcoholic beverage manufacturing including establishing specific regulations for microbreweries, micro-distilleries and wineries.

SUMMARY: This proposal removes manufacturing of alcoholic beverages as a potentially incompatible industrial use; allows for small scale manufacturing in industrial districts by right and in certain non-residential districts by Specific Use Permit; allows for large scale manufacturing in industrial districts by right and Central Area by Specific Use Permit; and restricts the floor area for manufacturing of alcoholic beverages as an accessory use.

STAFF RECOMMENDATION: Approval

ZONING ORDINANCE COMMITTEE RECOMMENDATION: Approval

CURRENT REGULATIONS

The Dallas Development Code classifies the manufacturing of alcoholic beverages as a “potentially incompatible industrial” use¹. It is further classified as an “industrial (inside)” use or an “industrial (inside) for light manufacturing” use if the square footage of the use is less than 10,000 square feet². Potentially incompatible industrial uses are permitted only by SUP in the IM Industrial Manufacturing District.³ Potentially incompatible uses are land uses that may be highly noxious in noise, dust, or odor or may be otherwise hazardous in itself or to surrounding uses.

In contrast, Dallas Development Code Chapter 51 (the old development code) classifies the manufacturing of alcoholic beverages as an “industrial uses other than listed” use.⁴ Dallas Development Code Chapter 51 does not list potentially incompatible industrial uses. “Industrial uses other than listed” uses are allowed by right in all industrial districts. Dallas Development Code Chapter 51 applies only in certain planned development districts.

Manufacturing of alcoholic beverages can be further divided based on the type of product: brewery for beer, malt beverage, or ale; distillery for spirits or liquor; and winery for wine. Chapter 51A does not distinguish between manufacturing beer, wine, or liquor; all three are considered potentially incompatible.

The current parking requirement for an “industrial (inside)” use and an “industrial (inside) for light manufacturing” use is a minimum of one space per 600 square feet of floor area.⁵ The minimum loading requirements are:

<u>Square feet</u>	<u>Minimum loading spaces or berths</u>
0 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional ⁶

Because the focus of this code amendment is on a facility that only manufactures alcoholic beverages, brewpubs must be distinguished. A brewpub is a use that combines a restaurant with the manufacturing of beer, malt beverages, or ale for sale for on-premise or off-premise consumption⁷. The Dallas Development Code does not have a separate use for brewpub. Rather, it will be classified as either an “alcoholic beverage establishment” use, a “restaurant without drive-in or drive-through service”

¹ Sec. 51A-4.203(a)(3)

² Dallas Development Code §51A-4.203(b)(1) [Industrial (inside) use] is a use greater than 10,000 square feet of floor area. Dallas Development Code §51A-4.203(b)(1.1) [Industrial (inside) for light manufacturing use] is a use with less than 10,000 square feet of floor area.

³ Dallas Development Code § 51A-4.203(b)(1)(B).

⁴ Dallas Development Code §51-4.216(1).

⁵ Dallas Development Code §51A-4.203(b)(1)(C) and §51A-4.203(b)(1.1)(C).

⁶ Dallas Development Code §51A-4.203(b)(1)(D) and §51A-4.203(b)(1.1)(D).

⁷ TABC §74.01(a)

use, or a “restaurant with drive-in or drive-through service” use.⁸ Each of these uses mentions the manufacturing of alcohol in its parking requirements: “one space per 500 square feet of floor area used for the manufacture of alcoholic beverages as an accessory use to the” use⁹. Usually an accessory use may occupy no more than five percent of the floor area of the main use, or it will be considered a separate main use.¹⁰ An exception is made for alcohol: “an alcohol related establishment that is customarily incidental to a main use, such as an alcohol related establishment within a hotel, restaurant, or general merchandise store, is not limited to the five percent area restriction....”¹¹

MANUFACTURING PROCESS

Beer is a beverage which is produced by extracting malted barley or other grain with water, boiling this extract usually with hops, cooling the extract, and fermenting it with yeast. The fermented beverage is usually clarified and dispensed into an effervescent (carbonated) condition¹². The table below outlines the general process of brewing.

OPERATION	INPUT	PRODUCT
1. Milling	Malted barley (plus unmalted cereal in some instances)	Grist
2. Mashing-in	Hot water	Mash
3. Mash digestion	Enzymes and substrates from grist	Digested mash
4. Wort separation	Hot water	Sweet wort + spent grains
5. Wort boiling	Hops, steam (plus wort syrups in some instances)	Hopped wort + spent grains + hot trub
6. Wort clarification	Sieve or centrifuge or settling tank	Hopped wort + hot trub
7. Wort cooling and aeration	Refrigeration, air, or oxygen	Cold aerated wort + cold trub
8. Fermentation	Yeast	Green beer + yeast + cold trub
9. Conditioning (lagering or aging)	Refrigeration	Carbonated beer ready for filtration
10. Filtration	Filter sheets or kieselguhr	Bright beer
11. Packaging	Packages such as bottles, cans, or kegs	Packaged beer

Distillation means to purify a liquid by successive evaporation and condensation. Each type of liquor has different ingredients and processes, but distillation is generally similar

⁸ Dallas Development Code §51A-4.210(b)(4), §51A-4.210(b)(24), and §51A-4.210(b)(25). An alcoholic beverage establishment derives 75 percent or more of its revenue from the sale or service of alcoholic beverages, while a restaurant derives less than 75 percent of its revenue from the sale or service of alcoholic beverages.

⁹ Sec. 51A-4.210(b)(4)(C)(ii), Sec. 51A-4.210(b)(24)(C)(iii), Sec. 51A-4.210(b)(25)(C)(ii)

¹⁰ Dallas Development Code §51A-4.217(a)(3).

¹¹ Dallas Development Code §51A-4.217(a)(5).

¹² Malting and brewing science, Volume 1. D.E. Briggs, J.S. Hough, R. Stevens, & T.W. Young. Pages 1-4.

to brewing. Vodka is made from fermented mash, water, and ethyl alcohol. Rum is made from fermented sugarcane byproducts (molasses, cane syrup), yeast, and distilled water. Wine can also be distilled into liquor. The evaporation of the fermented product concentrates the flavor and increases the alcohol content.

Wine is created by crushing fruit, usually grapes. Typically a machine crushes or presses the grapes. After crushing, the juice sits in vats to ferment. After fermentation, the wine is drained off into casks or tuns to age. Unlike brewing or distilling, producing wine does not typically involve heating the liquid. Wine may be filtered or its container turned to control sediments. Additives and preservatives may be used to control the quality and shelf life.

Byproducts of brewing, wine production, and distilling include gas such as CO₂ and the processed organic matter (grain, grape, potato, etc.). The pressure resulting from the gas is controlled with a pressure release valve, especially in brewing and distilling. The processed organic matter should be treated with preservative and or disposed of very quickly to prevent molding.

LAND USE ISSUES:

Noise, smell, traffic, loading, storage

Staff visited a few established breweries and wineries in the Metroplex. No smell issues or manufacturing noises above ambient levels were observed outside of the building during the daytime. Outside storage is very minimal, if any.

Staff visited two small breweries during business hours on a weekday. One brewery had a small delivery truck parked in front. Only employees were present. One brewery had only one employee; the other brewery had about six employees. It is not uncommon for volunteers to work at a brewery to learn about the craft. The smaller brewery expects to produce 1,500 barrels¹³ of beer this year.

Staff visited a medium-sized brewery on a Saturday. The brewery is located in a mixed use area with warehouses and a nursing home for adjacent uses. The brewery tour attracted hundreds of people, which resulted in on-street parking for a few blocks. There was also bicycle parking inside and outside the building for about 30 bicycles. There was food for sale outside the building, and live music inside the building with the loading bay doors open. The tour for this brewery typically has around 1,000 attendees on a Saturday over the course of three to four hours and around 200 on Wednesday evenings. This brewery is expecting to produce 15,000 barrels of beer this year.

Most safety concerns regarding alcoholic beverage manufacturing seem to be occupational hazards, rather than a hazard to the public or adjacent properties.

¹³ A barrel is the equivalent of 31 standard gallons. TABC§1.04(14).

Wet/Dry

The manufacturing of alcoholic beverages is allowed in any area that allows the sale of that type of alcohol.¹⁴ The recent Dallas local option election changed formerly dry areas to wet for the sale of mixed beverages in restaurants with a food and beverage certificate, and to wet for the sale of beer and wine for off-premise consumption. Because the local option election allowed the sale of beer, wine, and liquor in all parts of Dallas, the manufacture of beer, wine, and liquor is also permitted. Wineries are permitted in wet areas and are also permitted in dry areas if the wine is bottled in Texas and at least 75 percent of the grapes come from Texas.¹⁵

The city of Dallas has D and D-1 Liquor Control Overlay districts. In a D Liquor Control Overlay, the sale or service of alcoholic beverages is prohibited. In a D-1 Liquor Control Overlay, the sale or service of alcoholic beverages is permitted only by specific use permit.¹⁶ The D and D-1 Liquor Control overlay districts will continue to apply to the sale and service of alcoholic beverages to consumers, such as at tastings. In addition, the D and D-1 Liquor Control overlay districts will apply to manufacturers who sell alcoholic beverages to wholesalers or distributors.

Chapter 6 – measurements and spacing

The Dallas City Code prohibits the sale of alcoholic beverages within 300 feet of churches, public or private schools, and public hospitals (with certain exceptions). This spacing requirement will apply to breweries, wineries, and distilleries.¹⁷ City Council may also require a 1,000-foot spacing from a public or private school by resolution.¹⁸ This 1,000-foot spacing does not, however, apply to brewery, winery, or distillery permits, but would apply to a brewpub permit.¹⁹ Finally, the Dallas City Code prohibits the sale of alcoholic beverages within 300 feet of a day-care center or child-care facility. This spacing from day-care centers and child-care facilities applies only to certain permits, none of which are brewery, winery, or distillery permits.²⁰

¹⁴ TABC §251.75 (brewing) and §251.76 (distilling).

¹⁵ TABC §16.011.

¹⁶ Dallas Development Code §51A-4.503.

¹⁷ Dallas City Code §6-4(a)(1). The prohibition on sales near day-care centers and child-care facilities applies only to certain types of permits,

¹⁸ Dallas City Code §6-4(a)(2)

¹⁹ Dallas City Code §6-4(a)(2)(C).

²⁰ Dallas City Code §6-4(a)(4).

TABC LICENSES

The following table outlines the general differences for state manufacturing permits. Brewpub is included for informational purposes; it is treated as a retailer-type permit in TABC regulations.²¹

TABC REGULATIONS FOR MANUFACTURING ALCOHOLIC BEVERAGES

TABC Permit, abbreviation, and code citation	Brief description	Other permits required	Allow on-premise sales by the glass	Allow tasting	Allow retail sales on-site	Wholesaler rights	Annual production limit
Brewer's (B) Chapter 12	Manufacture malt liquor and ale (greater than 4% alcohol content) for sell to wholesaler	No	Yes at no charge	Off-site only	No	Same rights as General class B wholesaler if less than 75,000 barrels per year produced	No
Distiller & rectifier (D) Chapter 14	Manufacture spirits, refine or mix spirits or wine (greater than 4% alcohol), for sell to wholesaler	No	No	Off-site only	No	No	No
Winery (G) Chapter 16	Manufacture and blend wine, manufacture fruit brandy (not more than 24% alcohol content by volume) for use in wine, for sell to wholesaler	No	Yes	On-site and off-site, may charge	Yes if less than 35,000 gallons annually	No	No
Manufacturer's (BA) Chapter 62	Manufacture beer (4% or less alcohol content) for sell to wholesaler and possibly distribute itself	No	Yes at no charge	Off-site only	No	Same rights as distributor if less than 75,000 barrels per year produced	No
<i>Brewpub (BP) Chapter 74 (Not a manufacture's license)</i>	<i>Manufacture ale, beer or malt liquor for on-premise consumption and sell food</i>	<i>Wine & beer retailer, mixed beverage permit, or retail dealer's on-premise; may not hold manufacturing permit</i>	<i>Requires other permits</i>	No	<i>Depends on other permits</i>	No	5,000 barrels

²¹ Loretta Green, Regional Supervisor, Licensing Division, TABC.

STAFF ANALYSIS

While breweries, wineries, and distilleries are clearly a manufacturing use, a small-scale brewery, winery, or distillery could be compared to a specialty food manufacturer such as a coffee roaster, tortilla maker, or bakery. Small-scale manufacturing of alcoholic beverages is not any more incompatible than other small-scale industrial uses. The activity level of a small-scale brewery, winery, or distillery appears to be like a small industrial use (minimal customer visits, truck deliveries, employees). A small-scale brewery, winery, or distillery will have different operational characteristics and compatibility concerns compared to a large-scale brewery, winery, or distillery. As scale increases, the use will have greater impacts from truck traffic, parking, noise, and odor.

The activity level increases dramatically when a brewery, winery, or distillery opens for a tour. Tours are an on-site marketing activity. Tours are typically scheduled on weekends, but may also occur during the week. Breweries may offer tastings in conjunction with a tour, but may not sell on-site beer for off-site consumption nor may they sell beer by the glass for on-premise consumption.²² Wineries may offer/sell tastings in conjunction with a tour and sell wine to consumers.²³ Distilleries may offer free tastings in conjunction with a tour, but may not sell liquor to consumers.²⁴ Breweries and distilleries are prohibited from selling alcohol directly to consumers.²⁵ Attempts to change state law for breweries have failed in recent years. In contrast to wineries, the breweries visited had limited floor area dedicated to tasting. This could change if state law changes regarding on-premise sales.

The activity level of a winery varies from being retail-like to being bar-like, depending on the number of visitors. The number of visitors will usually be higher on weekends. Ultimately, there may be more emphasis on consumption than on manufacturing, resulting in more floor area being dedicated to visitors than for manufacturing. This may result in a greater need for parking and outside seating.

ZOC AND STAFF RECOMMENDATION

1. Amending Section 51-4.216 and 51A-4.203 to create a large-scale alcoholic beverage manufacturer as a new industrial use.
2. Amending the alcoholic beverage establishment use in Section 51-4.211 (bar and restaurant uses) and Section 51A-4.210 (retail and personal service uses) to create a new subuse for a small-scale alcoholic beverage manufacturer.
3. Amending the accessory use regulations to establish the maximum percentage of accessory alcoholic beverage manufacturing.

²² TABC §12.01(4) and (5).

²³ TABC §16.01(a)(4).

²⁴ TABC §14.01(a)(7) and §14.04.

²⁵ TABC §12.01 and §14.01.

PROPOSED ORDINANCE

ORDINANCE NO. _____

An ordinance amending Chapter 51, "Dallas Development Code: Ordinance No. 10962, as amended," and Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code by amending Sections 51-4.209, 51-4.216, 51-4.217, 51A-4.123, 51A-4.124, 51A-4.127, 51A-4.203, 51A-4.210, 51A-4.217, and 51A-13.306; providing for the creation of a new microbrewery, microdistillery, or winery subuse; providing for the creation of a new alcoholic beverage manufacturing use; providing that alcoholic beverage manufacturing is not a potentially incompatible industrial use; providing that alcoholic beverages may be manufactured as an accessory use if the floor area does not exceed 40 percent of the total floor area for the main use; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

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

SECTION 1. That Paragraph (1), "Alcoholic Beverage Establishments," of Section 51-4.209, "Bar and Restaurant Uses," of Division 51-4.200, "Use Regulations," of Article IV, "Zoning Regulations," of Chapter 51, "Dallas Development Code: Ordinance No. 10962, as amended," of the Dallas City Code is amended to read as follows:

"(1) Alcoholic beverage establishments.

(A) Definitions:

(i) BAR, LOUNGE, OR TAVERN means an establishment principally for the sale and consumption of alcoholic beverages on the premises that derives 75 percent or more of its gross revenue on a quarterly (three-month) basis from the sale or service of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code, for on-premise consumption.

(ii) MICROBREWERY, MICRODISTILLERY, OR WINERY means an establishment for the manufacture, blending, fermentation, processing, and packaging of alcoholic beverages with a floor area of 10,000 square feet or less that takes place wholly inside a building. A facility that only provides tasting or retail sale of alcoholic beverages is not a microbrewery, microdistillery, or winery use.

(iii) PRIVATE-CLUB BAR means an establishment holding a private club permit under Chapter 32 or 33 of the Texas Alcoholic Beverage Code that derives 35 percent or more of its gross revenue from the sale or service of alcoholic beverages for on-premise consumption and that is located within a dry area as defined in Title 6 (Local Option Elections) of the Texas Alcoholic Beverage Code. PRIVATE-CLUB BAR does not include a fraternal or veterans organization, as defined in the Texas Alcoholic Beverage Code, holding a private club permit under Chapter 32 or 33 of the Texas Alcoholic Beverage Code. PRIVATE-CLUB BAR does not include the holder of a food and beverage certificate, as defined in the Texas Alcoholic Beverage Code.

(B) Districts permitted:

(i) Bar, lounge, or tavern and private club-bar. By SUP only in SC, GR, LC, HC, central area, industrial, GO, MO, MF-3, and MF-4 districts.

(ii) Microbrewery, microdistillery, or winery. By right in industrial districts. By SUP only in SC, GR, LC, HC, and central area districts.

(C) Required off-street parking:

(i) Bar, lounge, or tavern and private club-bar.

(aa) Except as otherwise provided, one space per 100 square feet of floor area.

(bb[~~ii~~]) One space per 500 square feet of floor area used for the manufacture of alcoholic beverages as an accessory use to the bar, lounge, or tavern use.

(ii) Microbrewery, microdistillery, or winery.

(aa) Except as otherwise provided, one space per 600 square feet of floor area.

(bb) One space per 1,000 square feet of floor area used for storage.

(cc) One space per 100 square feet of floor area used for retail sales and seating.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
---	--

0 to 5,000	NONE
5,000 to 25,000	1
25,000 to 50,000	2
Each additional 50,000 or fraction thereof	1 additional

(E) Additional provisions:

(i) Bar, lounge, or tavern and private club-bar.

(aa) Food may be prepared and served under this use.

(bb[~~ii~~]) Music, entertainment, or facilities for dancing may be provided under this use.

(cc[~~iii~~]) The person owning or operating the use shall, upon request, supply the building official with any records needed to document the percentage of gross revenue for the previous 12-month period derived from the sale or service of alcoholic beverages for on-premise consumption.

(dd[~~iv~~]) Unless the person owning or operating the use supplies the building official with records to prove otherwise, an establishment holding a private club permit under Chapter 32 or 33 of the Texas Alcoholic Beverage Code is presumed to derive 35 percent or more of its gross revenue from the sale or service of alcoholic beverages for on-premise consumption.

(ii) Microbrewery, microdistillery, or winery.

(aa) Retail sales of alcoholic beverages and related items and tastings or sampling are allowed in accordance with Texas Alcoholic Beverage Commission regulations.

(bb) Except for loading, all activities must occur within a building.

(cc) Silos and containers of spent grain are allowed as outdoor storage. Containers of spent grain must be screened. All other outdoor storage or repair is prohibited.

(dd) If an SUP is required, silos and outdoor storage areas for spent grain must be shown on the site plan.

(ee) Drive-through facilities are prohibited.

(ff) This use is permitted as an accessory use if it is customarily incidental to the main use and occupies no more than 40 percent of the total floor area of the main use.

SECTION 2. That Section 51-4.216, "Industrial and Manufacturing Uses," of Division 51-4.200, "Use Regulations," of Article IV, "Zoning Regulations," of Chapter 51, "Dallas Development Code: Ordinance No. 10962, as amended," of the Dallas City Code is amended by adding a new Paragraph (15), "Alcoholic Beverage Manufacturing," to read as follows:

"(15) Alcoholic beverage manufacturing.

(A) Definition: An establishment for the manufacture, blending, fermentation, processing, and packaging of alcoholic beverages with a floor area exceeding 10,000 square feet that takes place wholly inside a building. A facility that only provides tasting or retail sale of alcoholic beverages is not an alcoholic beverage manufacturing use.

(B) Districts permitted: By right in industrial districts. By SUP only in central area districts.

(C) Required off-street parking:

(i) Except as otherwise provided, one space per 600 square feet of floor area.

(ii) One space per 1,000 square feet of floor area used for storage.

(iii) One space per 100 square feet of floor area used for retail sales and seating.

(D) Required off-street loading:

<u>SQUARE FEET OF MANUFACTURING OR STORAGE FLOOR AREA</u>	<u>TOTAL REQUIRED SPACES OF BERTHS</u>
10,000 to 50,000	1
50,001 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(E) Additional provisions:

(i) Retail sales of alcoholic beverages and related items and tastings or sampling are allowed in accordance with Texas Alcoholic Beverage Commission regulations.

(ii) Except for loading, all activities must occur within a building.

(iii) Silos and containers of spent grain are allowed as outdoor storage. Containers of spent grain must be screened. All other outdoor storage or repair is prohibited.

(iv) If an SUP is required, silos and outdoor storage areas for spent grain must be shown on the site plan.

(v) Drive-through facilities are prohibited.

(vi) This use is permitted as an accessory use if it is customarily incidental to the main use and occupies no more than 40 percent of the total floor area of the main use.”

SECTION 3. That Paragraph (6) of Subsection (a), “General Provisions,” of Section 51-4.217, “Accessory Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(6) Except as otherwise provided, a[A]n alcohol related establishment that is customarily incidental to a main use, such as an alcohol related establishment within a hotel, restaurant, or general merchandise store, will be considered as part of the main use when determining the gross revenue derived by the establishment from the sale of alcoholic beverages for on-premise consumption.”

SECTION 4. That Subparagraph (C), “Industrial Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (b), “Light Industrial (LI) District,” of Section 51A-4.123, “Commercial Service and Industrial Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

- “(C) Industrial uses.
- Alcoholic beverage manufacturing.
 - Gas drilling and production. *[SUP]*
 - Industrial (inside) for light manufacturing.
 - Inside industrial. *[RAR]*
 - Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

SECTION 5. That Subparagraph (C), “Industrial Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (c), “Industrial/Research (IR) District,” of Section 51A-4.123, “Commercial Service and Industrial Districts,” of Division 51A-4.120,

“Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Industrial uses.

- Alcoholic beverage manufacturing.
- Gas drilling and production. [SUP]
- Industrial (inside). [See Section 51A-4.203(b)(1).]
- Industrial (inside) for light manufacturing.
- Industrial (outside). [See Section 51A-4.203(b)(2).]
- Medical/infectious waste incinerator. [SUP]
- Municipal waste incinerator. [SUP]
- Organic compost recycling facility. [SUP]
- Pathological waste incinerator. [SUP]
- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]

SECTION 6. That Subparagraph (C), “Industrial Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (d), “Industrial Manufacturing (IM) District,” of Section 51A-4.123, “Commercial Service and Industrial Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Industrial uses.

- Alcoholic beverage manufacturing.
- Gas drilling and production. [SUP]
- Industrial (inside). [SUP may be required. See Section 51A-4.203(a); otherwise RAR.]
- Industrial (inside) for light manufacturing.
- Industrial (outside). [SUP may be required. See Section 51A-4.203(a); otherwise RAR.]
- Medical/infectious waste incinerator. [SUP]
- Metal salvage facility. [SUP]
- Mining. [SUP]
- Municipal waste incinerator. [SUP]
- Organic compost recycling facility. [RAR]
- Outside salvage or reclamation. [SUP]
- Pathological waste incinerator. [SUP]
- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]

SECTION 7. That Subparagraph (C), “Industrial Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (a), “CA-1(A) District,” of Section 51A-4.124, “Central

Area Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Industrial uses.

- Alcoholic beverage manufacturing. *[SUP]*
- Gas drilling and production. *[SUP]*
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

SECTION 8. That Subparagraph (C), “Industrial Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (b), “CA-2(A) District,” of Section 51A-4.124, “Central Area Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(C) Industrial uses.

- Alcoholic beverage manufacturing. *[SUP]*
- Gas drilling and production. *[SUP]*
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

SECTION 9. That Subparagraph (J), “Retail and Personal Service Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (c), “UC Districts,” of Section 51A-4.127, “Urban Corridor Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(J) Retail and personal service uses.

- Alcoholic beverage establishments. ~~*[UC-2 and UC-3 only.]*~~ *See Section 51A-4.210(b)(4).]*
- Animal shelter or clinic without outside runs.
- Business school. *[UC-2 and UC-3 only.]*
- Commercial amusement (inside). *[UC-2 and UC-3 only. SUP may be required. See Section 51A-4.210(b)(7)(B).]*
- Commercial parking lot or garage.
- Dry cleaning or laundry store without drive-in or drive-through service.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.

- General merchandise or food store greater than 3,500 square feet. *[UC-2 and UC-3 only.]*
- General merchandise or food store 100,000 square feet or more. *[SUP]*
- Household equipment and appliance repair.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Temporary retail use.
- Theater. *[DIR required. This use is limited to a theater with less than 1,000 seats. See Section 51A-4.210(b)(30).]*

SECTION 10. That Paragraph (3) of Subsection (a), "Potentially Incompatible Industrial Uses," of Section 51A-4.203, "Industrial Uses," of Division 51A-4.200, "Use Regulations," of Article IV, "Zoning Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended to read as follows:

"(3) Main uses that manufacture the following products are hereby declared to be potentially incompatible industrial uses:

- Asphalt or asphalt products
- ~~[-Alcoholic beverages]~~
- Brick, tile, or clay
- Cement
- Charcoal, lampblack, or fuel briquettes
- Chemicals, including acetylene, aniline dyes, ammonia, carbide, caustic soda, cellulose, chlorine, carbon black or bone black, cleaning or polishing preparations, creosote, exterminating agents, hydrogen or oxygen, industrial alcohol, potash, plastic materials or synthetic resins, rayon yarns, or hydrochloric, picric, or sulphuric acids or derivatives
- Coal, coke, or tar products
- Excelsior or packing materials
- Fertilizers
- Gelatin, glue, or size
- Glass or glass products, including structural or plate glass or similar products
- Graphite or graphite products
- Gypsum
- Heavy metal casting or foundry products, including ornamental iron work or similar products
- Insecticides, fungicides, disinfectants, or related industrial or household chemical compounds
- Linoleum or oil cloth
- Lumber, plywood, veneer, or similar wood products

- Matches
- Miscellaneous metal alloys or foil, including solder, pewter, brass, bronze, or tin, lead, or gold foil, or similar products
- Paint, varnishes, or turpentine
- Paper
- Porcelain products, including bathroom or kitchen equipment, or similar products
- Raw plastic
- Rubber, natural or synthetic, including tires, tubes, or similar products
- Soaps or detergents
- Stone products, including abrasives, asbestos, stone screenings, and sand or lime products”

SECTION 11. That Subsection (b), “Specific Uses,” of Section 51A-4.203, “Industrial Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended by adding a new Paragraph (0), “Alcoholic Beverage Manufacturing,” to read as follows:

“(0) Alcoholic beverage manufacturing.

(A) Definition: An establishment for the manufacture, blending, fermentation, processing, and packaging of alcoholic beverages with a floor area exceeding 10,000 square feet that takes place wholly inside a building. A facility that only provides tasting or retail sale of alcoholic beverages is not an alcoholic beverage manufacturing use.

(B) Districts permitted: By right in industrial districts. By SUP only in central area districts.

(C) Required off-street parking:

(i) Except as otherwise provided, one space per 600 square feet of floor area.

(ii) One space per 1,000 square feet of floor area used for storage.

(iii) One space per 100 square feet of floor area used for retail sales and seating.

(D) Required off-street loading:

**SQUARE FEET OF MANUFACTURING
OR STORAGE FLOOR AREA**

**TOTAL REQUIRED
SPACES OF BERTHS**

10,000 to 50,000	1
50,001 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(E) Additional provisions:

(i) Retail sales of alcoholic beverages and related items and tastings or sampling is allowed in accordance with Texas Alcoholic Beverage Commission regulations.

(ii) Except for loading, all activities must occur within a building.

(iii) Silos and containers of spent grain are allowed as outdoor storage. Containers of spent grain must be screened. All other outdoor storage or repair is prohibited.

(iv) If an SUP is required, silos and outdoor storage areas for spent grain must be shown on the site plan.

(v) Drive-through facilities are prohibited.”

SECTION 12. That Paragraph (4), “Alcoholic Beverage Establishments,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(4) Alcoholic beverage establishments.

(A) Definitions:

(i) BAR, LOUNGE, OR TAVERN means an establishment principally for the sale and consumption of alcoholic beverages on the premises that derives 75 percent or more of its gross revenue on a quarterly (three-month) basis from the sale or service of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code, for on-premise consumption.

(ii) MICROBREWERY, MICRODISTILLERY, OR WINERY means an establishment for the manufacture, blending, fermentation, processing, and packaging of alcoholic beverages with a floor area of 10,000 square feet or less that takes place wholly inside a building. A facility that only provides tasting or retail sale of alcoholic beverages is not a microbrewery, microdistillery, or winery use.

(iii) PRIVATE-CLUB BAR means an establishment holding a private club permit under Chapter 32 or 33 of the Texas Alcoholic Beverage Code that derives 35 percent or more of its gross revenue from the sale or service of alcoholic beverages for on-premise consumption and that is located within a dry area as defined in Title 6 (Local Option Elections) of the Texas Alcoholic Beverage Code. PRIVATE-CLUB BAR does not include a fraternal or veterans organization, as defined in the Texas Alcoholic Beverage Code, holding a private club permit under Chapter 32 or 33 of the Texas Alcoholic Beverage Code. PRIVATE-CLUB BAR does not include the holder of a food and beverage certificate, as defined in the Texas Alcoholic Beverage Code.

(B) Districts permitted:

(i) Bar, lounge, or tavern and private club-bar. By SUP only in GO(A)*, CR, RR, CS, industrial, central area, mixed use, multiple commercial, MF-4(A), LO(A), MO(A), UC-2, and UC-3 districts. *Note: This use is subject to restrictions in the GO(A) district. See Subsection (a)(3).

(ii) Microbrewery, microdistillery, or winery. By right in industrial districts. By SUP only in CR, RR, CS, walkable urban mixed use, central area, mixed-use, and urban corridor districts.

(C) Required off-street parking:

(i) Bar, lounge, or tavern and private club-bar.

(aa) Except as otherwise provided, one space per 100 square feet of floor area.

(bb[~~ii~~]) One space per 500 square feet of floor area used for the manufacture of alcoholic beverages as an accessory use to the bar, lounge, or tavern use.

(ii) Microbrewery, microdistillery, or winery.

(aa) Except as otherwise provided, one space per 600 square feet of floor area.

(bb) One space per 1,000 square feet of floor area used for storage.

(cc) One space per 100 square feet of floor area used for retail sales and seating.

~~[(iii) If more than ten off-street parking spaces are required for this use, handicapped parking must be provided pursuant to Section 51A-4.305.]~~

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 5,000	NONE
5,000 to 25,000	1
25,000 to 50,000	2
Each additional 50,000 or fraction thereof	1 additional

(E) Additional provisions:

(i) Bar, lounge, or tavern and private club-bar.

(aa) Food may be prepared and served as an accessory use.

(bb[~~ii~~]) Music, entertainment, or facilities for dancing may be provided under this use.

(cc[~~iii~~]) The person owning or operating the use shall, upon request, supply the building official with any records needed to document the percentage of gross revenue for the previous 12 month period derived from the sale or service of alcoholic beverages for on-premise consumption.

(dd[~~iv~~]) Unless the person owning or operating the use supplies the building official with records to prove otherwise, an establishment holding a private club permit under Chapter 32 or 33 of the Texas Alcoholic Beverage Code is presumed to derive 35 percent or more of its gross revenue from the sale or service of alcoholic beverages for on-premise consumption.

(ii) Microbrewery, microdistillery, or winery.

(aa) Retail sales of alcoholic beverages and related items and tastings or sampling are allowed in accordance with Texas Alcoholic Beverage Commission regulations.

(bb) Except for loading, all activities must occur within a building.

(cc) Silos and containers of spent grain are allowed as outdoor storage. Containers of spent grain must be screened. All other outdoor storage or repair is prohibited.

(dd) If an SUP is required, silos and outdoor storage areas for spent grain must be shown on the site plan.

(ee) Drive-through facilities are prohibited.

SECTION 13. That Paragraph (5) of Subsection (a), “General Provisions,” of Section 51A-4.217, “Accessory Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(5) Alcohol related accessory uses.

(i) Except as otherwise provided, a[A]n alcohol related establishment that is customarily incidental to a main use, such as an alcohol related establishment within a hotel, restaurant, or general merchandise store, is not limited to the five percent area restriction contained in Section 51A-4.217(a)(3), and will be considered as part of the main use when determining the gross revenue derived by the establishment from the sale of alcoholic beverages for on-premise consumption.

(ii) Accessory microbrewery, microdistillery, or winery uses and accessory alcoholic beverage manufacturing uses may not occupy more than 40 percent of the total floor area of the main use. Any use which exceeds these area restrictions is considered a separate main use.

SECTION 14. That Item (ii), “Examples of Permitted Uses,” of Subparagraph (B), “Restaurant or Bar,” of Paragraph (5), “Retail Use Categories,” of Subsection (d), “Use Categories,” of Section 51A-13.306, “Uses,” of Division 51A-13.300, “District Regulations,” of Article XIII, “Form Districts,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(ii) **Examples of permitted uses.**

Alcoholic beverage establishment.

Bar, tavern, lounge, or brew pub.

Microbrewery, microdistillery, or winery. [Only in WMU districts.]

Pizza or other meal delivery facility.

Restaurant, fast food restaurant, take-out, yogurt, ice cream, or coffee shop.”

SECTION 15. That Item (iii), “Examples of Prohibited Uses,” of Subparagraph (A), “Light Industrial,” of Paragraph (8), “Fabrication Use Categories,” of Subsection (d), “Use Categories,” of Section 51A-13.306, “Uses,” of Division 51A-13.300, “District Regulations,” of Article XIII, “Form Districts,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(iii) Examples of Prohibited Uses.

Brewery, winery, or large-scale catering establishment, except for microbrewery, microdistillery, or winery in WMU districts.

Bus or rail transit vehicle maintenance or storage facility.

Contractors storage including janitorial and building maintenance service, exterminator, or other maintenance yard or facility, building, heating, plumbing, landscaping, or electrical contractor and others who perform services off-site, but store equipment and materials or perform fabrication or similar work on-site.

Crematorium or pet crematorium.

Electronics service center.

Food or beverage production.

Labor hall.

Lawn, tree, or garden service.

Laundry, dry-cleaning, carpet cleaning plants, or large-scale cleaning establishment.

Leather production.

Lumberyard and wood products, sheet metal shop, or soft drink bottling.

Stone, clay, glass, and concrete products.”

SECTION 16. That the director of sustainable development and construction shall revise the use charts to reflect the change in use regulations made by this ordinance, and shall provide these charts for publication in the Dallas Development Code.

SECTION 17. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 18. That Chapters 51 and 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 19. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 20. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

CITY PLAN COMMISSION

THURSDAY, MAY 3, 2012

Planner: David Cossum

FILE NUMBER: DCA 112-001

DATE INITIATED: February 14, 2012

TOPIC: Alternative Fueling Facilities

CITY COUNCIL DISTRICTS: All

CENSUS TRACTS: All

PROPOSAL: Consideration of amendments to the Dallas Development Code to develop appropriate standards for alternative fueling stations including electrical charging, compressed natural gas and liquefied natural gas.

SUMMARY: This proposal amends the development code to accommodate alternative fueling facilities including compressed natural gas (CNG) and liquefied natural gas (LNG) fueling stations and electrical vehicle charging stations.

ZOC RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval

BACKGROUND

- In an effort to reduce dependence on foreign oil, reduce urban emissions and reduce greenhouse gases, the federal government offers vehicle buyers, operators and owners a number of grants and tax incentives to buy and operate natural gas vehicles. These programs include:
 - Congestion Mitigation & Air Quality Improvement Program (CMAQ)
 - Federal Transit Authority
 - Clean Cities Program
 - Clean School Bus Program
 - Federal Aviation Administration - Voluntary Airport Low Emission (VALE)
- The U.S. Department of Energy (DOE) has 25 cost-share projects under the Clean Cities program that are funded with nearly \$300 million from the American Recovery and Reinvestment Act. These projects are intended to speed the transformation of the nation's vehicle fleet, putting more than 9,000 alternative fuel and energy efficient vehicles on the road, and establishing 542 refueling locations across the country. The Department of Energy also estimates they will help displace approximately 38 million gallons of petroleum per year.
- The North Central Texas Council of Governments' North Central Texas Alternative Fuel and Advanced Technology received a \$13,181,171 award from the Clean Cities Program. The project will deploy refueling stations and alternative fuel vehicles in the Dallas-Fort Worth area. In addition to municipal fleets, high mileage and high visibility fleets are included, such as Coca-Cola, Sysco, Frito Lay, school districts, and taxis. DOE estimates that this project will help displace approximately 1.3 million gallons of petroleum annually.
- There are ongoing efforts to establish adequate infrastructure to support LNG as an alternative fuel to support short and long haul commercial trucking. One company, Clean Energy, plans to operate 150 LNG fueling stations across the country in order to establish a "natural gas highway," with approximately 70 anticipated to be open in 33 states by the end of 2012 and the balance in 2013.
 - Currently, above ground storage tanks are prohibited in conjunction with motor vehicle fueling station and truck stop uses. While CNG fueling stations do not have large capacity storage tanks, they do utilize low capacity holding cylinders to maintain adequate compression of gas as it is taken from the sales line and compressed for fueling of CNG vehicles. LNG storage tanks are above ground for service and maintenance purposes.
 - The development code is currently silent on CNG and LNG fueling facilities and electrical vehicle charging stations.

- The Zoning Ordinance Committee (ZOC) considered this issue at 5 public meetings between January and March of this year. On March 22, 2012 the Committee recommended approval of the proposed ordinance.

PROPOSAL

- Allow electrical vehicle charging units in all districts as an accessory use by right. Allow as a main use as a motor vehicle fueling station.
- Allow CNG fueling facilities at motor vehicle fueling stations and as a main use as a motor vehicle fueling station.
- Allow LNG fueling facilities and above ground storage tanks as accessory to and part of a truck stop use. Establish a stand alone “liquefied natural gas fueling station” use to be allowed by right in LI, IR and IM districts, but require an SUP if the use has more than four fuel pumps or is within 1,000 of a residential zoning district. Also allow the use by SUP in the CS district.
- Allow non-conforming truck stops to add LNG fueling facilities without triggering the need to come into compliance with the current requirement of an SUP for a truck stop use.

STAFF ANALYSIS

Staff is supportive of the proposed amendments. Staff has determined that the proposed amendments have adequate safeguards to not negatively impact neighboring uses and that the option to provide alternative fueling facilities should positively impact the quality of life of the city by helping to reduce harmful emissions of more traditional fuels.

ZOC ACTION

On March 22, 2012 the Zoning Ordinance Committee voted 4 to 0 to recommend approval of the proposed amendments.

In Favor	Sally Wolfish, Michael Anglin, Ann Bagley, and Maria Gomez
Absent	Gary Brown, Matthew Ensler, Mattye Jones and Todd McCulloch

ORDINANCE NO. _____

An ordinance amending Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” and Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code by amending Sections 51-4.212, 51-4.217, 51A-4.123, 51A-4.210, and 51A-4.217; providing for an accessory electric vehicle charging station use; providing for compression cylinder tanks used in connection with compressed natural gas fueling facilities to be located above ground at service stations, motor vehicle fueling stations, and truck stops; providing for a liquefied natural gas fueling station use; providing for storage tanks used in connection with liquefied natural gas fueling facilities to be located above ground at truck stops if approved as part of the specific use permit process; providing that the addition of liquefied natural gas fueling facilities to a nonconforming truck stop is not the expansion of a nonconforming use; prohibiting signage on liquefied natural gas storage tanks except required safety signage; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

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

SECTION 1. That Subparagraph (F) of Paragraph (13), “Service Station,” of Section 51-4.212, “Motor Vehicle Related Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(F) Additional provisions:

(i) A gasoline service station pump island or station canopies may be located 18 feet or more from a property line.

(ii) The rental of trailers that can be pulled by passenger automobiles is permitted as an accessory use.

(iii) A gasoline pump island must be constructed in a manner that allows vehicular access adjacent to the gasoline pump island without interference with or obstruction to off-street parking. Determination of the proper placement of gasoline pump islands must be based on the dimensions in the City of Dallas manual, “Layout and Design Standards for Parking Lots,” which is expressly adopted as part of this subsection. A person shall obtain approval from the director [~~of development services~~] for the placement of a gasoline pump island before the building official may issue a building permit for the construction.

(iv) Except for compression cylinder tanks used in connection with compressed natural gas fueling facilities, all storage tanks for motor vehicle fuel must be located underground.

(v) Compression cylinder tanks used in connection with compressed natural gas fueling facilities must be screened from adjacent streets, alleys, and residential uses.”

SECTION 2. That Subsection (b), “Specific Accessory Uses,” of Section 51-4.217, “Accessory Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended by adding a new Paragraph (18), “Accessory Electric Vehicle Charging Station,” to read as follows:

“(18) Accessory electric vehicle charging station.

(A) Definition: A facility that provides electrical charging for vehicles.

(B) Districts permitted: Residential and nonresidential districts.

(C) Required off-street parking: None.

(D) Required off-street loading: None.

(E) Additional provisions:

(i) Up to 10 percent of required parking may be electrical vehicle charging spaces that will count towards required parking for a main use on the property.

(ii) If this accessory use is located in a residential district, it may not have a sign advertising its services.

(iii) A charging cord may not cross over a sidewalk or pedestrian walkway.”

SECTION 3. That Subparagraph (J), “Retail and Personal Service Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (a), “Commercial Service (CS) District,” of Section 51A-4.123, “Commercial Service and Industrial Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(J) Retail and personal service uses.

-- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4).]*

-- Ambulance service. *[RAR]*

-- Animal shelter or clinic without outside runs. *[RAR]*

-- Animal shelter or clinic with outside runs. *[SUP may be required. See Section 51A-4.210(b)(2).]*

-- Auto service center. *[RAR]*

-- Business school.

-- Car wash. *[RAR]*

-- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B).]*

- Commercial amusement (outside). *[DIR]*
- Commercial motor vehicle parking. *[By SUP only if within 500 feet of a residential district.]*
- Commercial parking lot or garage. *[RAR]*
- Convenience store with drive-through. *[SUP]*
- Drive-in theater. *[SUP]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- General merchandise or food store 100,000 square feet or more. *[SUP]*
- Home improvement center, lumber, brick or building materials sales yard. *[RAR]*
- Household equipment and appliance repair.
- Liquefied natural gas fueling station. *[SUP]*
- Liquor store.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Outside sales. *[SUP]*
- Pawn shop.
- Personal service uses.
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[DIR]*
- Swap or buy shop. *[SUP]*
- Taxidermist.
- Temporary retail use.
- Theater.
- Truck stop. *[SUP]*
- Vehicle display, sales, and service. *[RAR]*

SECTION 4. That Subparagraph (J), “Retail and Personal Service Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (b), “Light Industrial (LI) District,” of Section 51A-4.123, “Commercial Service and Industrial Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of

Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

- “(J) Retail and personal service uses.
- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4).]*
 - Animal shelter or clinic without outside runs.
 - Animal shelter or clinic with outside runs. *[SUP may be required. See Section 51A-4.210(b)(2).]*
 - Auto service center. *[RAR]*
 - Business school.
 - Car wash. *[RAR]*
 - Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B).]*
 - Commercial motor vehicle parking. *[By SUP only if within 500 feet of a residential district.]*
 - Commercial parking lot or garage. *[RAR]*
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store 3,500 square feet or less.
 - General merchandise or food store 100,000 square feet or more. *[SUP]*
 - Home improvement center, lumber, brick or building materials sales yard. *[RAR]*
 - Household equipment and appliance repair.
 - Liquefied natural gas fueling station. [By SUP only if these has more than four fuel pumps or is within 1,000 feet of a residential district or a planned development district that allows residential uses.]
 - Motor vehicle fueling station.
 - Personal service uses.
 - Restaurant without drive-in or drive-through service. *[RAR]*
 - Restaurant with drive-in or drive-through service.
- [DIR]*
- Temporary retail use.
 - Theater.
 - Truck stop. *[SUP]*
 - Vehicle display, sales, and service. *[RAR]*”

SECTION 5. That Subparagraph (J), “Retail and Personal Service Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (c), “Industrial/Research (IR)

District,” of Section 51A-4.123, “Commercial Service and Industrial Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(J) Retail and personal service uses.

- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4).]*
 - Animal shelter or clinic without outside runs.
 - Animal shelter or clinic with outside runs. *[SUP may be required. See Section 51A-4.210(b)(2).]*
 - Auto service center. *[RAR]*
 - Business school.
 - Car wash. *[RAR]*
 - Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B).]*
 - Commercial motor vehicle parking. *[By SUP only if within 500 feet of a residential district.]*
 - Commercial parking lot or garage. *[RAR]*
 - Convenience store with drive-through. *[SUP]*
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store 3,500 square feet or less.
 - Home improvement center, lumber, brick or building materials sales yard. *[RAR]*
 - Household equipment and appliance repair.
 - Liquefied natural gas fueling station. [By SUP only if these has more than four fuel pumps or is within 1,000 feet of a residential district or a planned development district that allows residential uses.]
 - Motor vehicle fueling station.
 - Pawn shop.
 - Personal service uses.
 - Restaurant without drive-in or drive-through service. *[RAR]*
 - Restaurant with drive-in or drive-through service.
- [DIR]*
- Temporary retail use.
 - Theater.
 - Truck stop. *[SUP]*
 - Vehicle display, sales, and service. *[RAR]*”

SECTION 6. That Subparagraph (J), “Retail and Personal Service Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (d), “Industrial Manufacturing (IM) District,” of Section 51A-4.123, “Commercial Service and Industrial Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(J) Retail and personal service uses.

- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4).]*
- Animal shelter or clinic without outside runs.
- Animal shelter or clinic with outside runs. *[SUP may be required. See Section 51A-4.210(b)(2).]*
- Auto service center. *[RAR]*
- Business school.
- Car wash. *[RAR]*
- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B).]*
- Commercial motor vehicle parking. *[By SUP only if within 500 feet of a residential district.]*
- Commercial parking lot or garage. *[RAR]*
- Drive-in theater. *[SUP]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- Home improvement center, lumber, brick or building materials sales yard. *[RAR]*
- Household equipment and appliance repair.
- Liquefied natural gas fueling station. [By SUP only if the use has more than four fuel pumps or is within 1,000 feet of a residential district or a planned development district that allows residential uses.]
- Motor vehicle fueling station.
- Pawn shop.
- Personal service uses.
- Restaurant without drive-in or drive-through service. *[RAR]*

- Restaurant with drive-in or drive-through service.
- [DIR]
- Temporary retail use.
- Theater.
- Truck stop. [SUP]
- Vehicle display, sales, and service. [RAR]”

SECTION 7. That Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended by adding a new Paragraph (16.1), “Liquefied Natural Gas Fueling Station,” to read as follows:

“(16.1) Liquefied natural gas fueling station.

(A) Definitions: In these use regulations:

(i) COMMERCIAL MOTOR VEHICLE means a motor vehicle that:

(aa) is designed or used for the transportation of cargo;

(bb) has a gross weight, registered weight, or gross weight rating in excess of 26,000 pounds; and

(cc) is not owned or operated by a governmental entity.

(ii) LIQUEFIED NATURAL GAS FUELING STATION means a facility for the retail sale of liquefied natural gas from pumps to commercial motor vehicles.

(B) Districts permitted:

(i) By right in LI, IM, and IR districts, but SUP required if the use has more than four fuel pumps or is within 1,000 of a residential zoning district or a planned development district that allows residential uses.

(ii) By SUP in only in CS districts.

(C) Required off-street parking: None.

(D) Required off-street loading: Sufficient space must be allowed for the unloading of a liquefied natural gas fuel truck.

(E) Additional provisions:

(i) No overnight parking is allowed.

(ii) No signage is permitted on liquefied natural gas storage tanks except for required safety signage.

(iii) A fuel pump island must be constructed in a manner that allows vehicular access adjacent to the island without interfering with or obstructing off-street parking. The building official shall not issue a permit to authorize the construction of a pump island until its placement has been approved by the director.

(iv) Liquefied natural gas storage tanks, fuel pumps, and related equipment may not be located beneath electric power lines.

(v) Liquefied natural gas storage tanks, fuel pumps, and related equipment must be located at least 10 feet from the nearest building, property line, or any source of ignition.

(vi) Liquefied natural gas storage tanks, fuel pumps, and related equipment must be located at least 10 feet from the nearest public street or sidewalk.

(vii) Liquefied natural gas storage tanks, fuel pumps, and related equipment must be located at least 50 feet from the nearest rail of any railroad main track.

(viii) A clear space of at least three feet must be provided for access to all valves and fittings.

(ix) During fueling operations, the point of transfer (the point where the fueling connection is made) must be at least 10 feet from any building or public street or sidewalk, and at least three feet from any storage tanks or containers. The point of transfer may be a lesser distance from buildings or walls made of concrete or masonry materials, or of another material having a fire resistance rating of at least two hours, but the point of transfer must be at least 10 feet away from any building openings.”

SECTION 8. That Subparagraph (A) of Paragraph (19), “Motor Vehicle Fueling Station,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning

Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(A) Definition: A facility for the retail sale of motor vehicle fuel dispensed from pumps or electrical vehicle charging stations. This use does not include a truck stop or a liquefied natural gas fueling station as defined in this section.”

SECTION 9. That Item (i) of Subparagraph (E) of Paragraph (19), “Motor Vehicle Fueling Station,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(i) Except for compression cylinder tanks used in connection with compressed natural gas fueling facilities, a~~A~~ll storage tanks for motor vehicle fuel must be located underground.”

SECTION 10. That Subparagraph (E) of Paragraph (19), “Motor Vehicle Fueling Station,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended by adding a new Item (v) to read as follows:

“(v) Compression cylinder tanks used in connection with compressed natural gas fueling facilities must be screened from adjacent streets, alleys, and residential uses.”

SECTION 11. That Subparagraph (E) of Paragraph (30.1), “Truck Stop,” of Subsection (b), “Specific Uses,” of Section 51A-4.210, “Retail and Personal Service Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,”

of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(E) Additional provisions:

(i) Except for above ground storage tanks used in connection with liquefied natural gas fueling facilities, and compression cylinder tanks used in connection with compressed natural gas fueling facilities, a[A]ll storage tanks for motor vehicle fuel must be located underground.

(ii) A fuel pump island must be constructed in a manner that allows vehicular access adjacent to the island without interfering with or obstructing off-street parking. The building official shall not issue a permit to authorize the construction of a pump island until its placement has been approved by the director.

(iii) A truck stop is always a main use, and cannot be an accessory use within the meaning of Section 51A-4.217. Other than accessory parking, any other use on the same lot is considered an additional main use, such as on-site restaurants, cleaning facilities, and repair services.

(iv) Fuel pumps must be located at least 18 feet from the boundary of the site.

(v) Compression cylinder tanks used in connection with compressed natural gas fueling facilities must be screened from adjacent streets, alleys, and residential uses.

(vi) Except as provided in Item (vii), liquefied natural gas storage tanks are only permitted if approved as part of the specific use permit process.

(vii) For the purposes of Section 51A-4.704, adding liquefied natural gas fueling facilities to a nonconforming truck stop is not the enlargement of a nonconforming use.

(viii) No signage is permitted on liquefied natural gas storage tanks except for required safety signage.”

SECTION 12. That Subsection (b), “Specific Accessory Uses,” of Section 51A-4.217, “Accessory Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No.

19455, as amended,” of the Dallas City Code is amended by adding a new Paragraph (1.1), “Accessory Electric Vehicle Charging Station,” to read as follows:

“(1.1) Accessory electric vehicle charging station.

(A) Definition: A facility that provides electrical charging for vehicles.

(B) District restrictions: Residential and nonresidential districts.

(C) Required off-street parking: None.

(D) Required off-street loading: None.

(E) Additional provisions:

(i) Up to 10 percent of required parking may be electrical vehicle charging spaces that will count towards required parking for a main use on the property.

(ii) If this accessory use is located in a residential district, it may not have a sign advertising its services.

(iii) A charging cord may not cross over a sidewalk or pedestrian walkway.”

SECTION 13. That the director of sustainable development and construction shall revise the use charts to reflect the change in use regulations made by this ordinance, and shall provide these charts for publication in the Dallas Development Code.

SECTION 14. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 15. That Chapters 51 and 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 16. 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.

DCA-112-001

SECTION 17. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

By _____
Assistant City Attorney

Passed _____