



CITY OF DALLAS
 CITY PLAN COMMISSION
 Thursday, May 16, 2013
 AGENDA

WORKSHOP:	Council Chambers	9:00 a.m.
BRIEFINGS:	5ES	10:30 a.m.
PUBLIC HEARING	Council Chambers	1:30 p.m.

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

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

WORKSHOP:

- I. Code amendments to gas drilling regulations
 David Cossum, Assistant Director
 Tammy Palomino, Assistant City Attorney, City of Dallas

BRIEFINGS:

Implementation of New Council Districts on Agenda Docket Materials
 Neva Dean

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Paul Nelson

Consent Items:

- (1) **S123-138**
 (CC District 6)
 - An application to replat an 18.458 acre tract of land containing all of Lot 1 in City Block E/6499 into one 15.029 acre lot and one 3.456 acre lot on property located on Technology Boulevard and Connector Drive, south of Northwest Highway.
 - Applicant/Owner: GL Dallas Holdings, LP/9999 Technology, LP
 - Surveyor: D&D Surveying
 - Application Filed: April 17, 2013
 - Zoning: MU-3
 - Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S123-139**
(CC District 8) An application to create a 9.1458 acre lot from a tract of land in City Block 8820 on property located on C.F. Hawn Freeway (US Highway 175) between Belt Line Road and Woody Road.
Applicant/Owner: Plaza Auto Auction
Surveyor: Drommer & Associates, Inc.
Application Filed: April 17, 2013
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S123-140**
(CC District 2) An application to replat a 2.376 acre tract of land containing all of Lots 1 through 8 in City Block 44/19 and all of Lots 1, 2, 3, 6, 7, and 8, and part of Lots 4 and 5 in City Block 64/18, part of abandoned Corbin Street, and part of abandoned Munger Avenue into one lot on property bounded by Record Street, Ross Avenue, and Houston Street south of McKinney Avenue.
Applicant/Owner: FF Realty, LLC
Surveyor: Middleton & Associates
Application Filed: April 17, 2013
Zoning: CA-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S123-142**
(CC District 14) An application to replat a 1.047 acre tract of land containing part of Lots 4, 5, 6, and 7 in City Block 1908 and a tract of land containing part of Lot 21 and all of Lots 20 and 22 in City Block 1907 into one lot at Matilda Street between La Vista Drive and Oram Avenue.
Applicant/Owner: MPC Matilda Investor, LLC
Surveyor: Lane's Southwest Surveying Inc.
Application Filed: April 22, 2013
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S123-144**
(CC District 3) An application to replat a 3.961 acre tract of land containing all of Lot 1 in City Block B/7211 into one 1.212 acre lot and one 2.749 acre lot at Cockrell Hill Road and Pinnacle Point Drive, southeast corner.
Applicant/Owner: Angelica's Record Distributors, Inc.
Surveyor: Pacheco Koch Engineering
Application Filed: April 23, 2013
Zoning: IM, IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S123-146**
(CC District 9) An application to create a 0.48 acre lot from a tract of land out of City Block 5415 on property located at 6463 E. Northwest Highway at Abrams Road.
Applicant/Owner: LG Acquisitions, LLC
Surveyor: Raymond L. Goodson, Jr. Inc.
Application Filed: April 25, 2013
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal and Replat:

- (7) **S123-141**
(CC District 10) An application to replat all of Lot 1 in City Block 1/7681 and a portion of City Block 7681 into one 10.988 acre lot and to remove the platted 25 foot building line along the easterly line of Skillman Street on property located at 6852 Skillman Street and Merriman Parkway, northeasterly corner.
Applicant/Owner: Prescott Realty Group
Surveyor: Pacheco Koch
Application Filed: April 22, 2013
Zoning: PD 788
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S123-145**
(CC District 2) An application to replat a 0.918 acre tract of land containing all of Lot A in City Block 8/2072 into a 15 lot Shared Access Development with lots ranging in size from 2,334 square feet to 2,887 square feet in size; and removal of the existing 25 foot building line along the south line of Belmont Street on property located at 5606 Belmont Street.
Applicant/Owner: Joshua LeComte/Post Office Park, LLC
Surveyor: Xavier Chapa Surveying
Application Filed: April 23, 2013
Zoning: PD No. 725
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (9) **S123-143**
(CC District 6)

An application to replat a 0.09 acre tract of land containing all of Lots 5 and 6 in City Block A/4015 into one, 0.05 acre lot and one 0.04 acre lot by reducing the size of Lot 5 by approximately 8 feet and increasing the size of Lot 6 by approximately 8 feet on property located at 1910 and 1912 Malone Cliff View.

Applicant/Owner: Dilbeck Court Ltd., Monte Anderson

Surveyor: Texas Heritage Surveying, LLC

Application Filed: April 23, 2013

Zoning: PD 732 Sub district 2

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Street Name Change:

- (1) **NC123-001**
(CC District 7)

The City of Dallas has submitted an application to change the name of Sabine Street between Eads Street & N. Denley Drive to "Reverend CBT Smith Street".

Applicant: City of Dallas

Application Filed: January 22, 2013

Notices Sent: 11 notices sent February 19, 2013

Staff Recommendation: **Approval**

Miscellaneous Items:

- M123-002**
Richard Brown
(CC District 4)

An application for a minor amendment to the development plan and landscape plan for Planned Development District No. 866 for a Public school other than an open-enrollment charter school and R-7.5(A) Single Family District Uses on the north line of Bruton Road, west of Hillburn Drive.

Staff Recommendation: **Denial**

Applicant: Dallas Independent School District

Representative: Karl Crawley

- M123-019**
Richard Brown
(CC District 6)

An application for a minor amendment to the site plan for Specific Use Permit No. 1811 for Metal salvage facility on the north and west lines of Tantor Road, south of Rhome Street.

Staff Recommendation: **Approval**

Applicant: Green Roof Recycling, LLC

Representative: Robert Reeves

M123-021

Richard Brown
(CC District 2)

An application for a minor amendment to Development Plan-Tract 1A for Planned Development District No. 486 on the west corner of Bank Street and Gurley Avenue.

Staff Recommendation: **Approval**

Applicant: Woodmere Properties

Representative: Jack Woodworth

D123-014

Olga Torres Holyoak
(CC District 2)

An application for a development plan for Planned Development District No. 725 on the south side of Belmont Avenue, west of Greenville Avenue.

Staff Recommendation: **Approval**

Applicant: Post Office Park, LLC

Thoroughfare Plan Amendments:

Boundaries Dallas North Tollway on the West, Preston Road on the East, Spring Valley Road on the North and LBJ Freeway on the South

Tanya Brooks
(CC District 11)

Amendments to the City of Dallas Thoroughfare Plan to: **Existing Thoroughfares with Changes in Dimensional Classifications**

(1) Change the dimensional classification of Alpha Road from Dallas North Tollway to Noel Road from a six lane divided (M-6-D)(B)* roadway within 90 feet of right of way to a special six lane divided (SPCL 6D) roadway within 105 feet of right of way, 80 feet of pavement; (1A) Change the dimensional classification of Alpha Road from Noel Road to Preston Road from a six lane divided (M-6-D)(B)* roadway within 90 feet of right of way to a special six lane divided (SPCL 6D) roadway with bicycle lanes within 117 feet of right of way, 92 feet of pavement; (2) Change the dimensional classification of Noel Road from Spring Valley Road to Alpha Road from a six lane divided (M-6-D)(B)* roadway within 90 feet of right of way to a special five lane undivided (SPCL 5U) roadway with bicycle lanes within 90 feet of right of way, 65 feet of pavement; (3) Change the dimensional classification of Noel Road from Alpha Road to LBJ Freeway from a six lane divided (M-6-D)(B)* roadway within 90 feet of right of way to a special five lane undivided (SPCL 5U) roadway within 80 feet of right of way, 55 feet of pavement; (4) Change the dimensional classification of Montfort Road from Spring Valley Road to LBJ Freeway from a six lane divided (M-6-D)(B)* roadway within 90 feet of right of way to a special six lane divided (SPCL 6D) roadway with bicycle lanes within 117 feet of right of way, 92 feet of pavement; (5) Change the dimensional classification of Preston Road from Spring Valley Road to proposed roadway Unnamed FN8 from STUDY to a special six lane divided (SPCL 6D) roadway within 112 feet of right of way, 80 feet of pavement; (6) Change the dimensional classification of Preston Road from proposed roadway Unnamed FN8 to LBJ Freeway from STUDY to a special nine lane divided (SPCL 9D) roadway within 145 feet of right of

way, 113 feet of pavement. **Existing Roadways Not Currently Designated on Thoroughfare Plan** (7) Add Peterson Lane from Noel Road to Preston Road to the Thoroughfare Plan as a special two lane undivided collector (SPCL 2U) roadway with parking within 69 feet of right of way, 44 feet of pavement; (8) Add James Temple Drive from Noel Road to Montfort Drive to the Thoroughfare Plan as a special two lane undivided collector (SPCL 2U) roadway with bicycle lanes and parking within 75 feet of right of way, 50 feet of pavement; **Non-Existing Roadways Being Added To Thoroughfare Plan** (9) Add Unnamed FN4 from Alpha Road to LBJ Freeway to the Thoroughfare Plan as a special four lane undivided collector (SPCL 4U) roadway within 69 feet of right of way, 44 feet of pavement; (10) Add Unnamed FN5 from Alpha Road to LBJ Freeway to the Thoroughfare Plan as a special four lane undivided collector (SPCL 4U) roadway within 69 feet of right of way, 44 feet of pavement; (11) Add Unnamed FN6 from Alpha Road to LBJ Freeway to the Thoroughfare Plan as a special four lane undivided collector (SPCL 4U) roadway within 69 feet of right of way, 44 feet of pavement; (12) Add Unnamed FN7 from proposed Unnamed FN5 to Preston Road to the Thoroughfare Plan as a special four lane undivided residential collector (SPCL 4U) roadway within 69 feet of right of way, 44 feet of pavement; (13) Add Unnamed FN8 from Noel Road to Preston Road to the Thoroughfare Plan as a special four lane undivided collector (SPCL 4U) roadway within 69 feet of right of way, 44 feet of pavement.

Staff Recommendation: **Approval**

CPC Transportation Committee Recommendation: **Approval** with the following considerations: (1) Change functional classification of FN7 from Collector to Residential Collector; (2) Thoroughfare Plan amendments subject to reconsideration if Zoning for Valley View – Galleria Area is modified; (3) Staff Report consistently reflect bicycle and parking facilities; (4) Evaluation of the impact of removing Alpha Road from Dallas North Tollway to Noel Road from the Thoroughfare Plan amendments.

Zoning Cases – Consent:

1. **Z123-155(MW)**
Megan Wimer
(CC District 9)

An application for an amendment to Specific Use Permit No. 975 for a private school on property zoned an R-7.5(A) Single Family District on the south corner of Lovers Lane and Fisher Road.

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

Applicant: St. Paul's Evangelical and Reformed Church

Representative: James D. Blume, Joshua H. Northam

2. **Z123-205(MW)**
Megan Wimer
(CC District 4)

An application for the renewal of Specific Use Permit No. 1872 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the west side of North Jim Miller Road, north of Lake June Road.

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

Applicant: ZBZ Corporation

Representative: Parvez Malik, Business Zoom
3. **Z123-216(MW)**
Megan Wimer
(CC District 2)

An application for the renewal of Specific Use Permit No. 1759 for an alcoholic beverage establishment limited to a bar, lounge or tavern on property zoned an IR Industrial Research District with deed restrictions on the east side of Maple Avenue, north of Inwood Road.

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

Applicant: Mark Frazier/Dallas Eagle

Representative: Peter Kavanagh, Zone Systems, Inc.
4. **Z123-227(MW)**
Megan Wimer
(CC District 8)

An application for the renewal of Specific Use Permit No. 1843 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay on the northeast corner of South Belt Line Road and Kleberg Road.

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

Applicant: Malik Baharia

Representative: Santos Martinez, Masterplan

5. **Z123-220(WE)**
Warren Ellis
(CC District 4)
- An application for **1)** a D-1 Liquor Control Overlay on property zoned Subarea 6 within Planned Development District No. 366-D with a Liquor Control Overlay on the east line of South Buckner Boulevard, south of Scyene Road and **2)** a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property within Subarea 6 of Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D Liquor Control Overlay on a portion on the east side of South Buckner Boulevard, between Scyene Road and Bearden Lane.
Staff Recommendation: **Approval** of a D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.
Applicant: Aldi, Texas, LLC
Representative: Karl Crawley, MASTERPLAN
6. **Z123-228(WE)**
Warren Ellis
(CC District 5)
- An application for a renewal of Specific Use Permit No. 1867 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the southwest corner of Lake June Road and Holcomb Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to conditions.
Applicant: A & Z Tasty Food, L.P.
Representative: Haji Arif

Zoning Cases – Under Advisement:

7. **Z112-288(WE)**
Warren Ellis
(CC District 4)
- An application for a Specific Use Permit for an Open-enrollment charter school on property zoned an R-7.5(A) Single Family District on the south line of Ann Arbor Avenue at Southern Hill Drive.
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan, traffic management plan and conditions.
Applicant: Prime Prep Academy
Representative: Vern Lemon
U/A From: May 2, 2013

8. **Z123-201(MW)**
Megan Wimer
(CC District 7)
- An application for a Specific Use Permit for a handicapped group dwelling unit on property zoned a TH-3(A) Townhouse District on the south side of Abshire Lane, east of Peavy Road.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for additional five-year periods; subject to a site plan and conditions.
Applicant/Representative: Betty Taylor
U/A From: May 2, 2013
9. **Z123-204(MW)**
Megan Wimer
(CC District 2)
- An application to expand Subdistrict 1 of Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on property zoned an IR Industrial Research District on the west side of Market Center Boulevard, north of Turtle Creek Boulevard.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: Alliance Realty Partners, LLC
Representative: Karl Crawley, Masterplan
U/A From: May 2, 2013

Zoning Cases – Individual:

10. **Z123-184(MW)**
Megan Wimer
(CC District 4)
- An application for the renewal of Specific Use Permit No. 1715 for an industrial (outside) potentially incompatible use for an asphalt batching plant on property zoned an IM-D Industrial Manufacturing District with a D Liquor Control Overlay and deed restrictions on the east side of South Central Expressway, north of Linfield Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.
Applicant: Austin Bridge and Road, Inc.
Representative: Gladys Bowens Pearson, Masterplan
11. **Z123-173(WE)**
Warren Ellis
(CC District 7)
- An application for a Planned Development District for Industrial Manufacturing District uses and outside metal salvage on property zoned an IM Industrial Manufacturing District on the west line of South Lamar Street, northeast of the Trinity River.
Staff Recommendation: **Denial**
Applicant: 5901 South Lamar Street, LLC
Representative: Peter Kavanagh, Zone Systems, Inc.

12. **Z123-189(WE)**
Warren Ellis
(CC District 7)
- An application for a Planned Development District for an athletic field and MF-2(A) Multifamily District uses on property zoned an MF-2(A) Multifamily Subdistrict, an R-5(A) Single Family Subdistrict and an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the south corner of Truck Avenue and Birmingham Avenue.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Dallas Independent School District
Representative: Karl Crawly, MASTERPLAN
13. **Z123-186(GC)**
Gina Costanza
(CC District 11)
- A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 22, Planned Development District No. 130, Planned Development District No. 215, Planned Development District No. 250, Planned Development District No. 279, Planned Development District No. 322, Planned Development District No. 423, Planned Development District No. 713, Planned Development District No. 782, a CR Community Retail District with deed restrictions on a portion, a CS Commercial Service District, a GO(A) General Office District with deed restrictions on a portion, an RR Regional Retail District with deed restrictions on a portion and Specific Use Permit Nos. 1335, 1389, 1390 on a portion, an LO-2 Limited Office District with deed restrictions on a portion, an NO(A) Neighborhood Office District, an MO-2 Mid-range Office District, an MF-1(A) Multifamily District, an MF-4(A) Multifamily District, an MU-1 Mixed Use District with deed restrictions on a portion, an MU-2 Mixed Use District with deed restrictions on a portion, an MU-3 Mixed Use District, an MU-3 (SAH) Mixed Use District Affordable, and a P(A) Parking District with consideration being given to appropriate zoning including use, development standards, and other regulations that would allow for and encourage development in appropriate areas in an area generally east of the Dallas North Tollway, south of Southern Boulevard, south of the northern boundary of (Block E) Montfort Place, south of the northern boundary of Woodchase Apartments, south of the northern boundary of Preston View Estates, west of Preston Road, and north of Interstate Highway 635 (LBJ Freeway).
Staff Recommendation: **Approval** of a Planned Development District, subject to a street plan, an open space plan and conditions with retention of Specific Use Permit Nos. 1335, 1389 and 1390 and Deed Restrictions Nos. Z756-210, Z989-173, Z990-232, and **approval** of the termination of Deed Restrictions No. Z056-226 on the northwest corner of Preston Road and LBJ Freeway and no change of zoning on property zoned MU-2 Mixed Use District with deed restrictions, an NO(A) Neighborhood Office District and a portion of Planned Development District No. 250 in

an area generally bound by Peterson Lane, both sides of Montfort Drive, James Temple Drive and a line approximately 590 feet east of Noel Road.

Authorization of Hearings:

Neva Dean
(CC District 2)

Consideration of a public hearing to decide whether to authorize a public hearing to consider the establishment of Special Provision Sign District on property generally bound by Maple Avenue, Medical District Drive, Bengal Street, Dallas Area Rapid Transit rail line, Lucas Drive, Harry Hines Boulevard, Market Center Boulevard, North Stemmons Freeway, Inwood Road, Lee Hall Drive, Record Crossing Road, Wyche Boulevard, Plantation Road, and West Mockingbird Lane with the exception of the Parkland Special Provision Sign District. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Valerie Miller
(CC District 14)

Consideration of a public hearing to decide whether to authorize a public hearing to determine the proper zoning on property zoned a Planned Development District No. 619 with consideration given to appropriate use regulations in and development standards within Planned Development District No. 619, in an area generally bound by Pacific Avenue, Harwood Street, Jackson Street and Griffin Street. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Other Matters

Reconsideration

Z123-224(CG)
Carrie Gordon
(CC District)

1. Reconsideration of action taken on May 2, 2013, which was to move to recommend approval of an amendment to Specific Use Permit No. 1796 for an attached projecting non-premise district activity videoboard sign for a six-year period, subject to a site plan and conditions on property zoned Planned Development District No. 619, on the south side of Main Street, west of and North Ervay Street.

If #1 is approved then consideration of #2.

2. An application for an amendment to Specific Use Permit No. 1796 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619, on the south side of Main Street, west of and North Ervay Street.

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

SSDAC Recommendation: **Approval** for a six-year period, subject to a site plan and amended conditions.

Applicant: Dunhill 1530 Main, LP

Representative: Masterplan, Santos Martinez

Minutes: May 2, 2013

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, May 14, 2013

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, May 14, 2013, City Hall, 1500 Marilla Street, in 5BN, at 2:00 p.m., to consider (1) **1304254002** - An application for a Certificate of Appropriateness for Scott Reynolds to relocate existing kiosk (Permit #0401285017) to 2020 Ross Avenue.

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

EXECUTIVE SESSION NOTICE

The Commission may hold a closed executive session regarding any item on this agenda when:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the Commission/Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex, Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.086]

CITY PLAN COMMISSION**THURSDAY, MAY 16, 2013****FILE NUMBER:** S123-138**Subdivision Administrator:** Paul Nelson**LOCATION:** Technology Boulevard and Connector Drive, south of Northwest Highway**DATE FILED:** April 17, 2013**ZONING:** MU-3**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 18.458 Acres **MAPSCO:** 48H**OWNER:** GL Dallas Holdings, LP/ 9999 Technology, LP

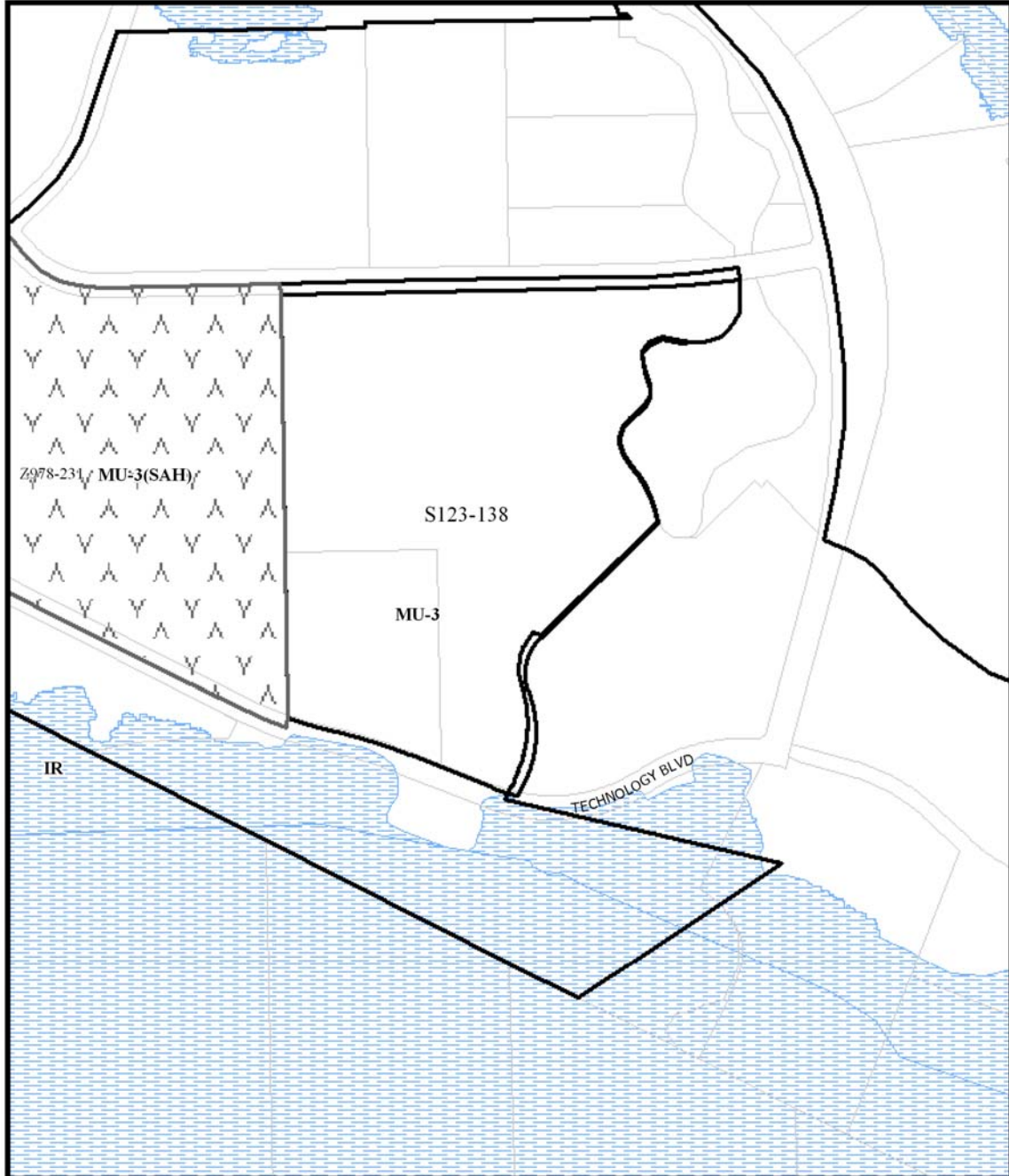
REQUEST: An application to replat an 18.458 acre tract of land containing all of Lot 1 in City Block E/6499 into one 15.029 acre lot and one 3.456 acre lot on property located on Technology Boulevard and Connector Drive, south of Northwest Highway.


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

STAFF RECOMMENDATION: The request complies with the requirements of the MU-3 District; therefore, staff recommends approval subject to compliance with the following conditions:

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

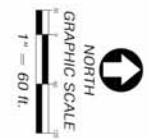
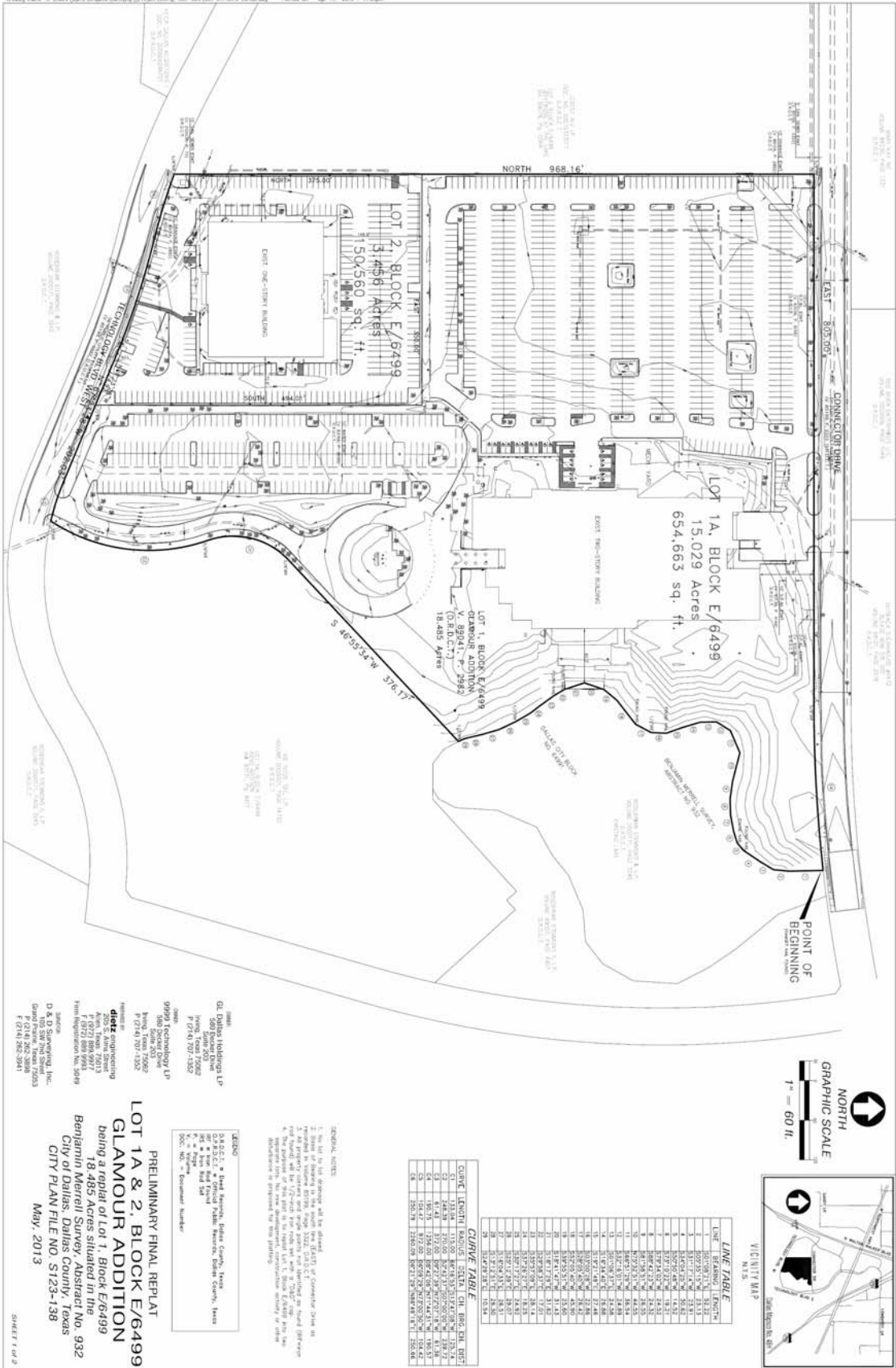
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 2.
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. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat show the recording information on all existing easements within 150 feet of the property.
14. On the final plat show the correct recording information for the subject property.
15. On the final plat monument all set corners per the monumentation ordinance.
16. On the final plat show two control monuments.
17. On the final plat chose a different addition name.
18. On the final plat show the distances/width of right-of-way across Connector Drive.
19. On the final plat show the distances/width of right-of-way across Technology Blvd. West.
20. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
21. On the final plat label Technology Boulevard East in its right-of-way extending south from Connector Drive.
22. On the final plat identify the property as Lot 1B and Lot 1C.in City Block E/6499.



 1:3,600	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S123-138 </u> Date: <u> 5/8/2013 </u>
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 1:3,600	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S123-138 </u> Date: <u> 5/8/2013 </u>
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CURVE TABLE

LINE	BEARING	LENGTH	CHORD BEG. CH. END	CHORD BEG. END	CHORD BEG. END	CHORD BEG. END
1	S 89° 52' 31.74\"	21.113	21.113	0.000	0.000	0.000
2	S 89° 52' 31.74\"	21.113	42.226	0.000	0.000	0.000
3	S 89° 52' 31.74\"	21.113	63.339	0.000	0.000	0.000
4	S 89° 52' 31.74\"	21.113	84.452	0.000	0.000	0.000
5	S 89° 52' 31.74\"	21.113	105.565	0.000	0.000	0.000
6	S 89° 52' 31.74\"	21.113	126.678	0.000	0.000	0.000
7	S 89° 52' 31.74\"	21.113	147.791	0.000	0.000	0.000
8	S 89° 52' 31.74\"	21.113	168.904	0.000	0.000	0.000
9	S 89° 52' 31.74\"	21.113	189.017	0.000	0.000	0.000
10	S 89° 52' 31.74\"	21.113	210.130	0.000	0.000	0.000
11	S 89° 52' 31.74\"	21.113	231.243	0.000	0.000	0.000
12	S 89° 52' 31.74\"	21.113	252.356	0.000	0.000	0.000
13	S 89° 52' 31.74\"	21.113	273.469	0.000	0.000	0.000
14	S 89° 52' 31.74\"	21.113	294.582	0.000	0.000	0.000
15	S 89° 52' 31.74\"	21.113	315.695	0.000	0.000	0.000
16	S 89° 52' 31.74\"	21.113	336.808	0.000	0.000	0.000
17	S 89° 52' 31.74\"	21.113	357.921	0.000	0.000	0.000
18	S 89° 52' 31.74\"	21.113	379.034	0.000	0.000	0.000
19	S 89° 52' 31.74\"	21.113	400.147	0.000	0.000	0.000
20	S 89° 52' 31.74\"	21.113	421.260	0.000	0.000	0.000
21	S 89° 52' 31.74\"	21.113	442.373	0.000	0.000	0.000
22	S 89° 52' 31.74\"	21.113	463.486	0.000	0.000	0.000
23	S 89° 52' 31.74\"	21.113	484.599	0.000	0.000	0.000
24	S 89° 52' 31.74\"	21.113	505.712	0.000	0.000	0.000
25	S 89° 52' 31.74\"	21.113	526.825	0.000	0.000	0.000
26	S 89° 52' 31.74\"	21.113	547.938	0.000	0.000	0.000
27	S 89° 52' 31.74\"	21.113	569.051	0.000	0.000	0.000
28	S 89° 52' 31.74\"	21.113	590.164	0.000	0.000	0.000
29	S 89° 52' 31.74\"	21.113	611.277	0.000	0.000	0.000
30	S 89° 52' 31.74\"	21.113	632.390	0.000	0.000	0.000

GENERAL NOTES

1. All dimensions are in feet and inches.
2. Boundaries shown on this plan are based on the (E.A.T.) of the City of Dallas as shown on the plat of the City of Dallas, Texas, and are subject to change without notice.
3. The plat of the City of Dallas, Texas, is subject to change without notice.
4. The plat of the City of Dallas, Texas, is subject to change without notice.
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8. The plat of the City of Dallas, Texas, is subject to change without notice.
9. The plat of the City of Dallas, Texas, is subject to change without notice.
10. The plat of the City of Dallas, Texas, is subject to change without notice.

LEGEND

0.5 A.C.T. = 0.5 Acre Tract, Dallas County, Texas
 0.5 B.C.T. = 0.5 Acre Tract, Dallas County, Texas
 0.5 C.C.T. = 0.5 Acre Tract, Dallas County, Texas
 0.5 D.C.T. = 0.5 Acre Tract, Dallas County, Texas
 0.5 E.C.T. = 0.5 Acre Tract, Dallas County, Texas
 0.5 F.C.T. = 0.5 Acre Tract, Dallas County, Texas
 0.5 G.C.T. = 0.5 Acre Tract, Dallas County, Texas
 0.5 H.C.T. = 0.5 Acre Tract, Dallas County, Texas
 0.5 I.C.T. = 0.5 Acre Tract, Dallas County, Texas
 0.5 J.C.T. = 0.5 Acre Tract, Dallas County, Texas
 0.5 K.C.T. = 0.5 Acre Tract, Dallas County, Texas
 0.5 L.C.T. = 0.5 Acre Tract, Dallas County, Texas
 0.5 M.C.T. = 0.5 Acre Tract, Dallas County, Texas
 0.5 N.C.T. = 0.5 Acre Tract, Dallas County, Texas
 0.5 O.C.T. = 0.5 Acre Tract, Dallas County, Texas
 0.5 P.C.T. = 0.5 Acre Tract, Dallas County, Texas
 0.5 Q.C.T. = 0.5 Acre Tract, Dallas County, Texas
 0.5 R.C.T. = 0.5 Acre Tract, Dallas County, Texas
 0.5 S.C.T. = 0.5 Acre Tract, Dallas County, Texas
 0.5 T.C.T. = 0.5 Acre Tract, Dallas County, Texas
 0.5 U.C.T. = 0.5 Acre Tract, Dallas County, Texas
 0.5 V.C.T. = 0.5 Acre Tract, Dallas County, Texas
 0.5 W.C.T. = 0.5 Acre Tract, Dallas County, Texas
 0.5 X.C.T. = 0.5 Acre Tract, Dallas County, Texas
 0.5 Y.C.T. = 0.5 Acre Tract, Dallas County, Texas
 0.5 Z.C.T. = 0.5 Acre Tract, Dallas County, Texas

PRELIMINARY FINAL REPLAT
LOT 1A & 2, BLOCK E/6499
GLAMOUR ADDITION
 Being a part of Lot 1, Block E/6499
 Benjamin Merrill Survey Abstract No. 932
 City of Dallas, Dallas County, Texas
 CITY PLAN FILE NO. S123-138
 May, 2013

OWNER:
 Dallas Holdings LP
 5800 Parkway Drive
 Irving, Texas 75062
 P (972) 707-1332

PREPARED BY:
 99th Technology LP
 5800 Parkway Drive
 Irving, Texas 75062
 P (972) 707-1332

DATE:
 05/16/2013

REVISIONS:
 1. 05/16/2013
 2. 05/16/2013
 3. 05/16/2013
 4. 05/16/2013
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 27. 05/16/2013
 28. 05/16/2013
 29. 05/16/2013
 30. 05/16/2013

DRAWN BY:
 D. K. D. Surveying, Inc.
 Grand Prairie, Texas 75053
 F (972) 262-2841

CITY PLAN COMMISSION

THURSDAY, MAY16, 2013

FILE NUMBER: S123-139

Subdivision Administrator: Paul Nelson

LOCATION: C.F. Hawn Freeway (US Highway 175) between Belt Line Road and Woody Road

DATE FILED: April 17, 2013

ZONING: CS

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 9.1458 Ac. **MAPSCO:** 69A/70N

OWNER: Plaza Auto Auction

REQUEST: An application to create one 9.1458 acre lot from a tract of land in City Block 8820 on property located on C.F. Hawn Freeway (US Highway 175) between Belt Line Road and Woody Road.

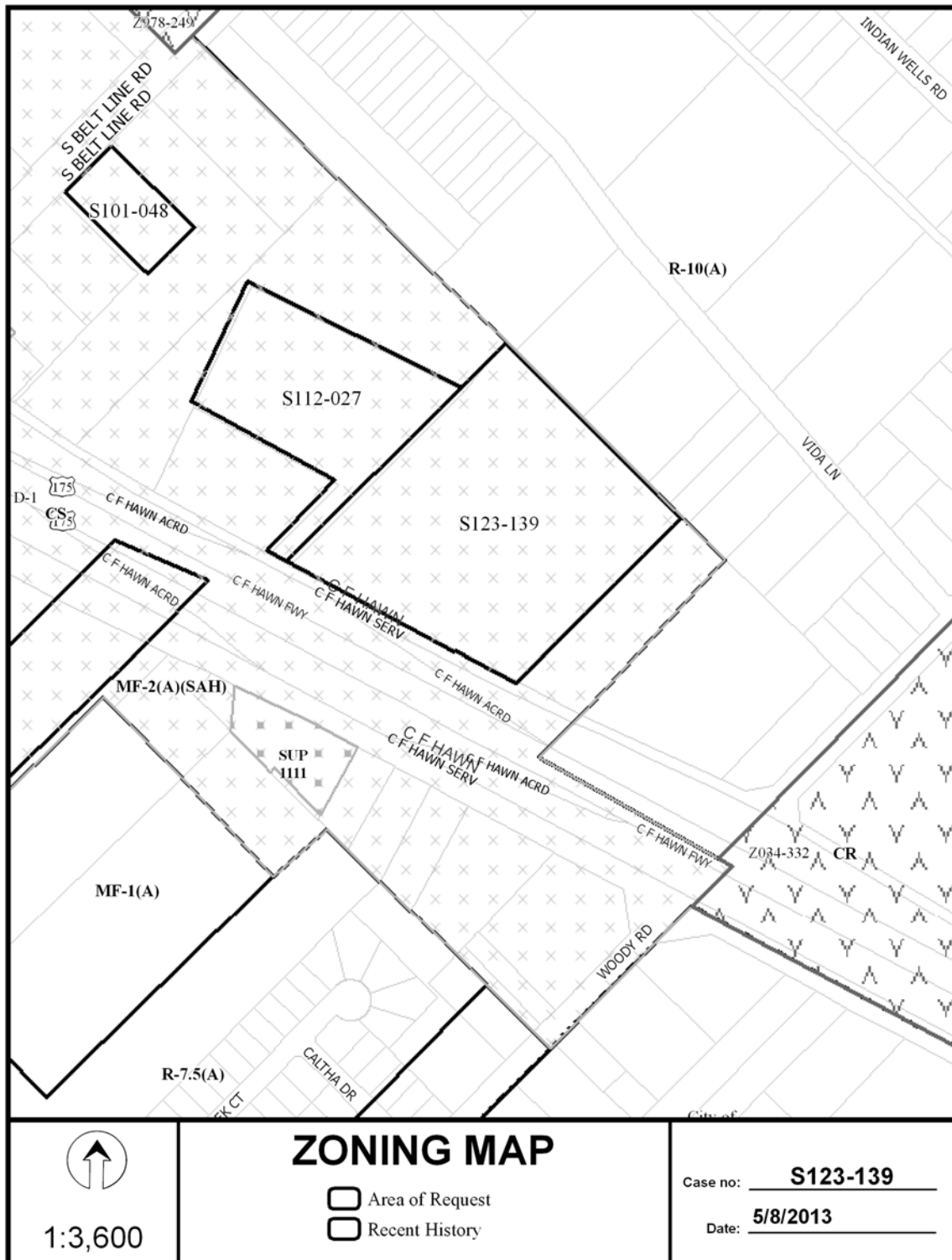
SUBDIVISION HISTORY:

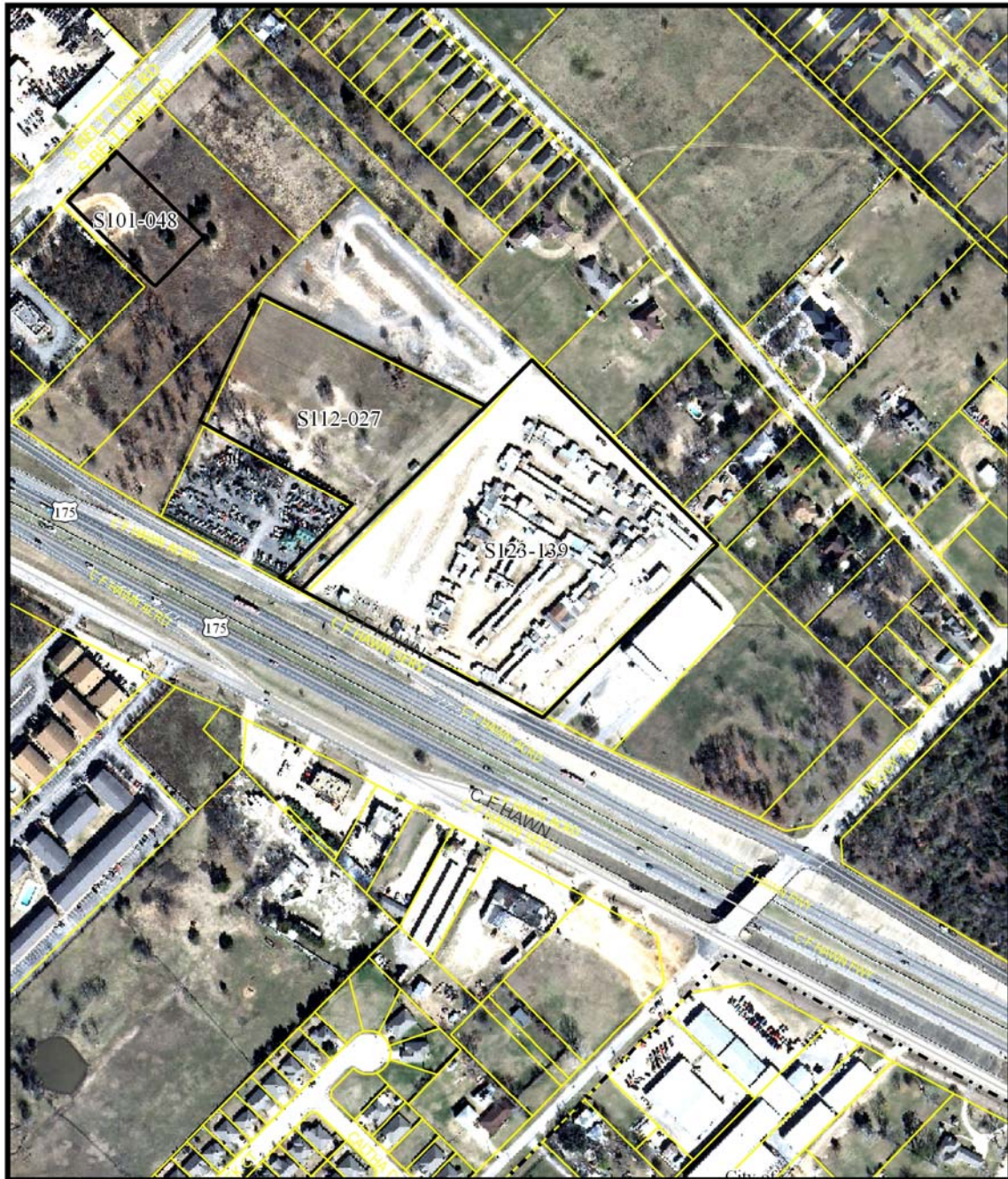
1. S112-027 was an application to create a 4.275 acre lot in City Block 8820 on U.S. Highway 175 between Woody Road and Belt Line Road and was approved on December 1, 2011 but has not been recorded.

STAFF RECOMMENDATION: The request 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. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat add the following note: "Any access or modification to C F Hawn Freeway (US Hwy. 175) requires TxDOT approval."
14. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
15. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
16. Water/wastewater main extension is required by Private Development Contract.
17. On the final plat identify the property as Lot 8 in City Block H/8820





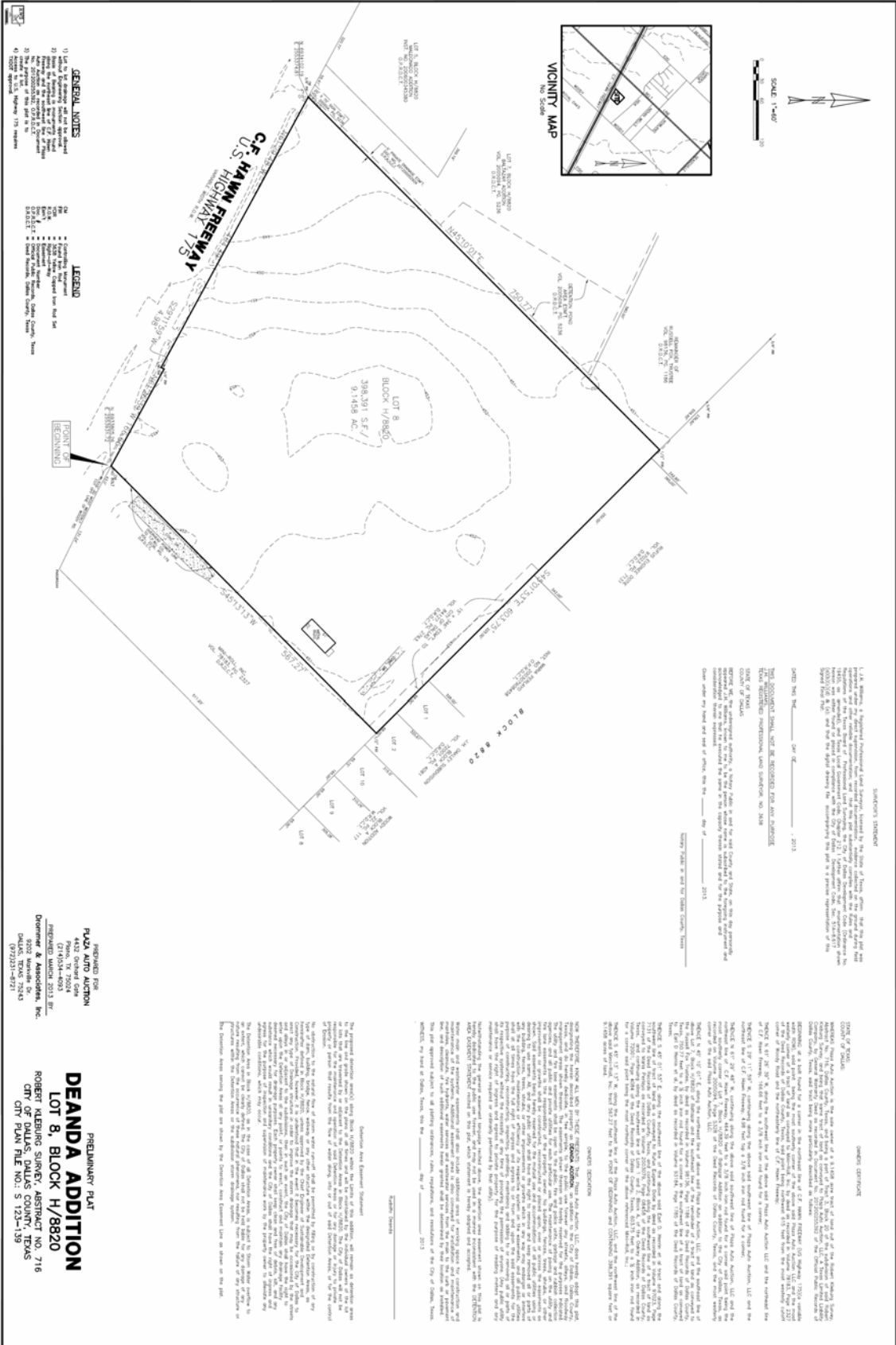
1:3,600

AERIAL MAP

- Area of Request
- Recent History

Case no: S123-139

Date: 5/8/2013



CITY PLAN COMMISSION**THURSDAY, MAY 16, 2013****FILE NUMBER:** S123-140**Subdivision Administrator:** Paul Nelson**LOCATION:** bounded by Record Street, Ross Avenue, and Houston Street south of McKinney Avenue**DATE FILED:** April 17, 2013**ZONING:** CA-1(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 2.376 Acres**MAPSCO:** 45J**OWNER:** FF Realty, LLC

REQUEST: An application to replat a 2.376 acre tract of land containing all of Lots 1 through 8 in City Block 44/19 and all of Lots 1, 2, 3, 6, 7, and 8, and part of Lots 4 and 5 in City Block 64/18, and part of abandoned Corbin Street and part of abandoned Munger Avenue into one lot on property bounded by Record Street, Ross Avenue, and Houston Street south of McKinney Avenue

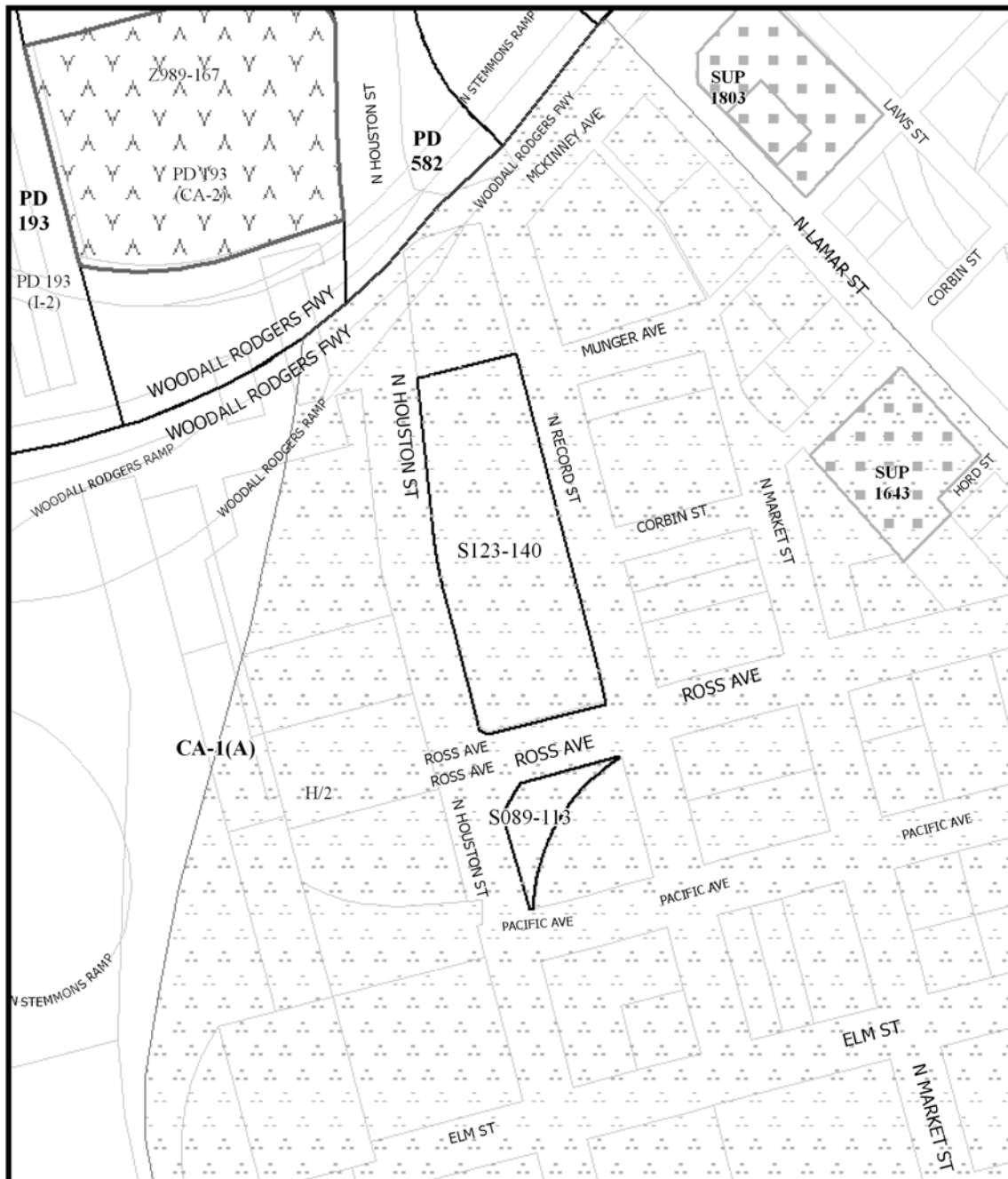
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

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

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

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate a 15 foot by 15 foot corner clip at Ross Avenue and Record Street.
14. On the final plat dedicate a 15 foot by 15 foot corner clip at Ross Avenue and Houston Street.
15. On the final plat show how all adjoining right-of-way was created.
16. On the final plat show the recording information on all existing easements within 150 feet of the property.
17. On the final plat monument all set corner per the monumentation ordinance
18. On the final plat show two control monuments.
19. On the final plat all utility easement abandonments must be shown with recording information.
20. On the final plat list all utility easements as retained within street abandonments when stated in the abandonment ordinance.
21. On the final plat show the correct ordinance numbers for the vacation and closing and/or Abandonment of Corbin Street and Munger Avenue.
22. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
23. Contact the Real Estate Division to discuss the plat and the current abandonment process taking place with Abandonment Log No. 39024 prior to submitting the final plat for the Chairman's signature.
24. On the final plat confirm the width of the abandonment area for Corbin Street (formerly known as Collin or Walnut Street) and change "vacated" to abandoned.
25. On the final plat for the portion of Munger Avenue (formerly known as Caruth or Calhoun Street) remove Disclaimed by Dallas in agreement dated January 29, 1962 and confirm the width of closure and vacation area.
26. On the final plat for the portion of Munger Avenue (formerly known as Caruth or Calhoun Street) abandonment has been determined to be necessary and must be processed through the Real Estate Division.

27. On the final plat the abandonment information needs to read: "Abandonment authorized by Ordinance No. _____ and recorded as Instrument No. _____."
28. On the final plat note that retention of the utility easement as part of the right-of-way abandonment area(s).
29. A Real Estate Division release is required prior to recording of the final plat, Early Release Building Permit, or issuance of a Building Permit.
30. On the final plat change Woodall Rodgers Expressway to Woodall Rodgers Freeway / State Highway Spur No. 366.
31. On the final plat identify the property as Lot 1A in City Block 64/18.



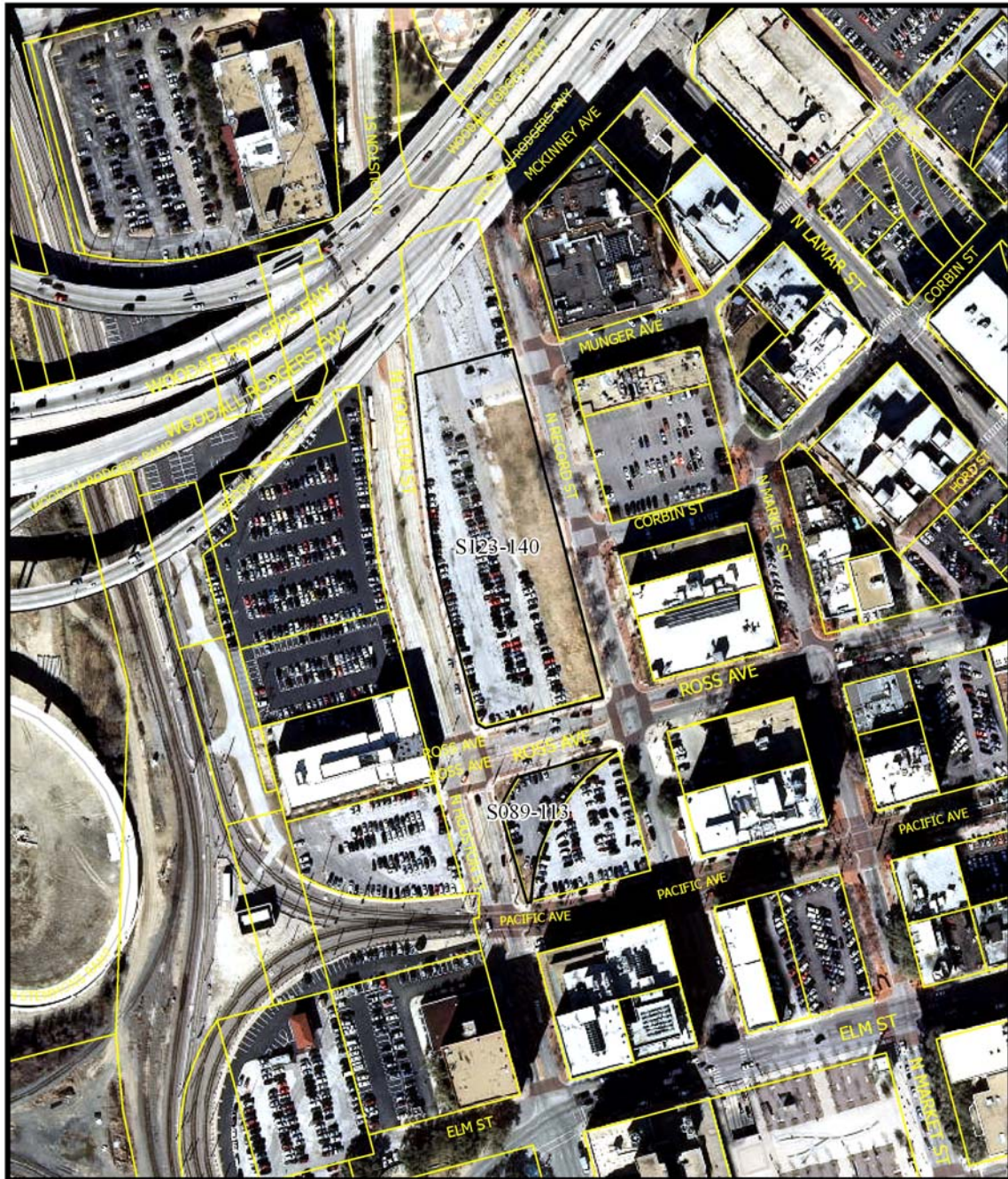
1:2,400

ZONING MAP

- Area of Request
- Recent History

Case no: S123-140

Date: 5/8/2013



1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S123-140

Date: 5/8/2013

FILE NUMBER: S123-142**Subdivision Administrator:** Paul Nelson**LOCATION:** Matilda Street between La Vista Drive and Oram Avenue**DATE FILED:** April 22, 2013**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 1.047 Acres **MAPSCO:** 36X**OWNER:** MPC Matilda Investor, LLC

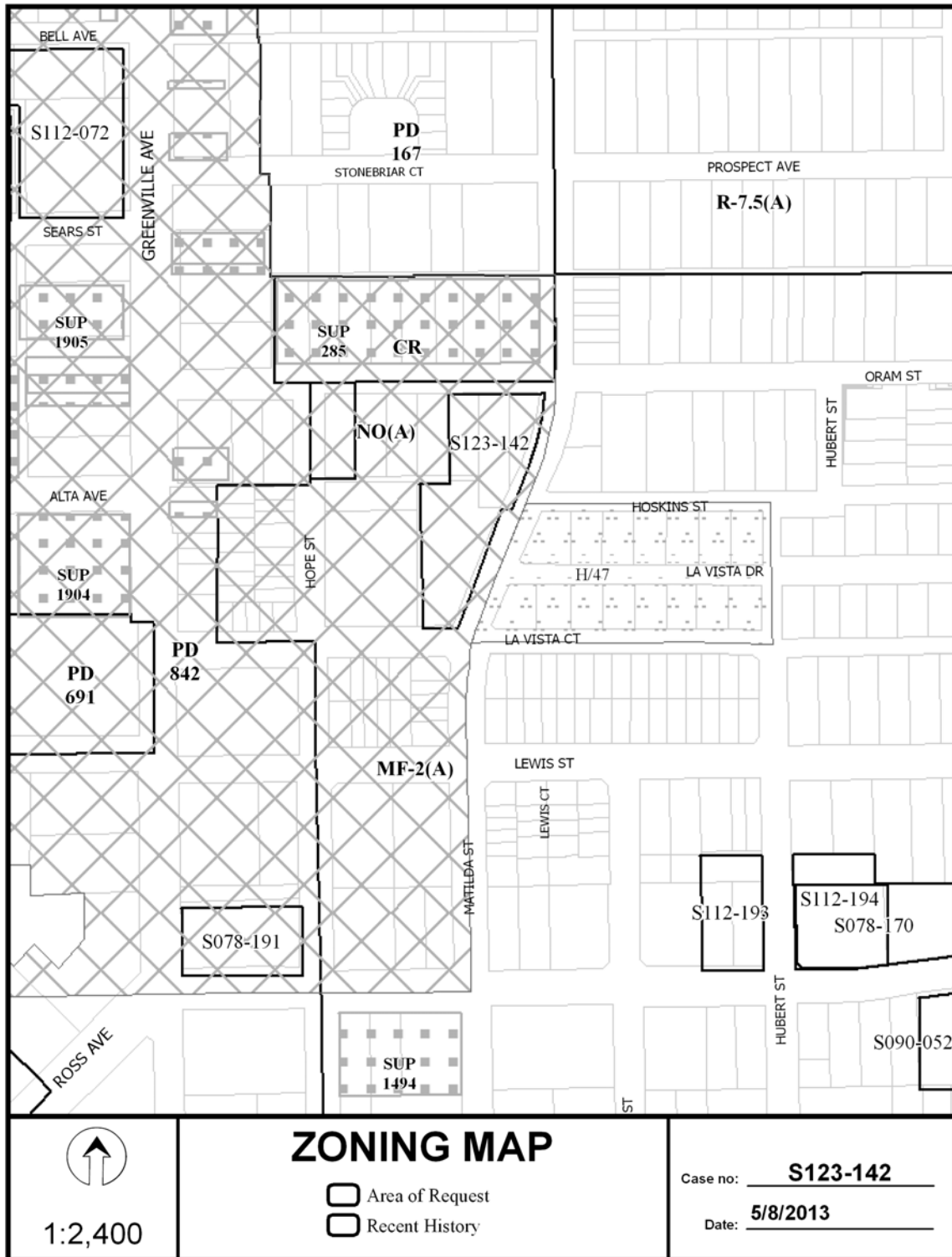
REQUEST: An application to replat a 1.047 acre tract of land containing part of Lots 4, 5, 6, and 7 in City Block 1908 and a tract of land containing part of Lot 21 and all of Lots 20 and 22 in City Block 1907 into one lot at Matilda Street between La Vista Drive and Oram Avenue.

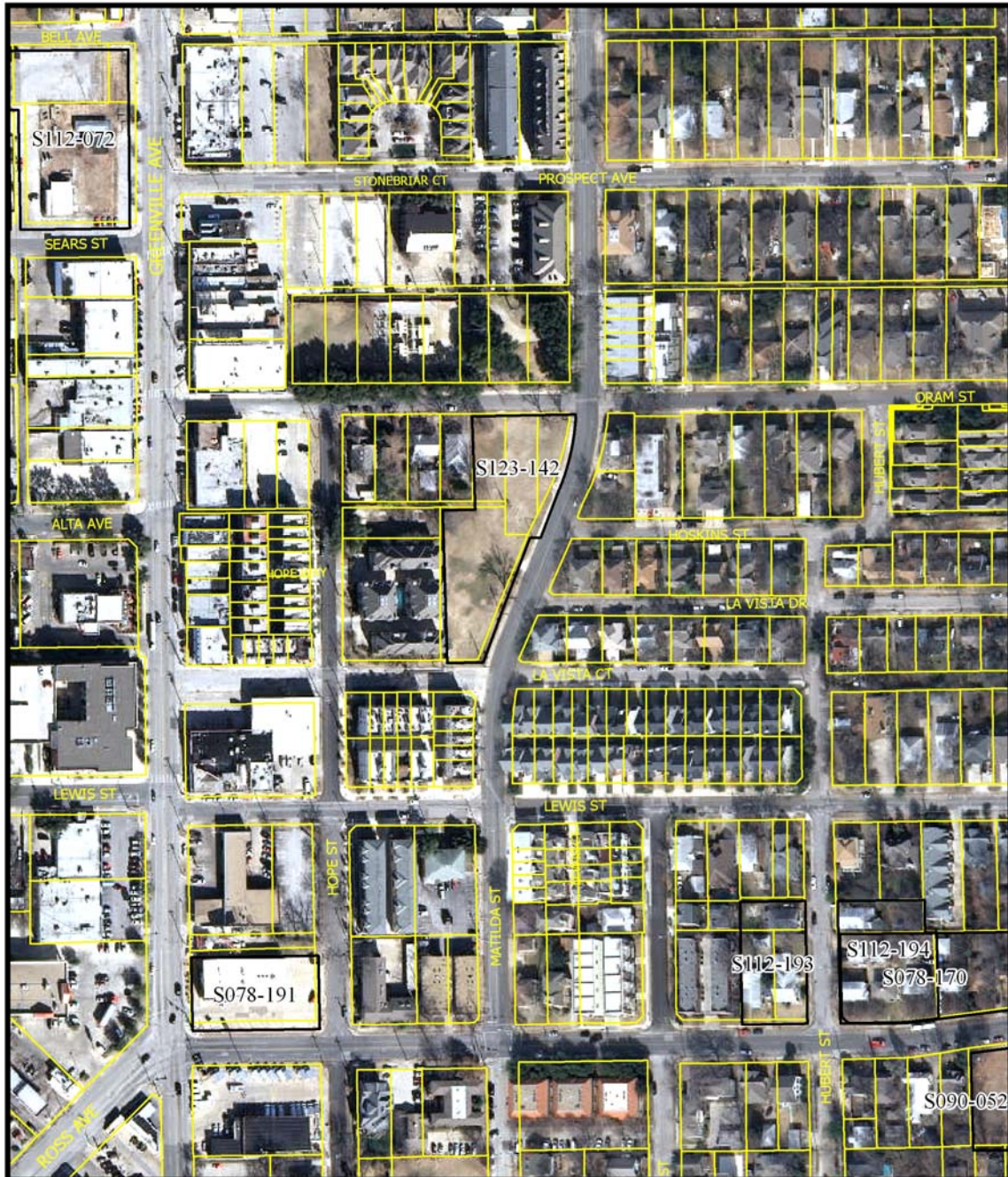
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.


STAFF RECOMMENDATION: The request complies with the requirements of the MF-2(A) District; therefore, staff recommends approval subject to compliance with the following conditions:

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

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 28 feet of right-of-way from the established center-line of Oram Street.
14. On the final plat dedicate 28 feet of right-of-way from the established center-line of Matilda Street.
15. On the final plat dedicate 28 feet of right-of-way from the established center-line of La Vista Drive.
16. On the final plat dedicate a 10 foot by 10 foot corner clip at La Vista Drive and Matilda Street.
17. On the final plat dedicate a 10 foot by 10 foot corner clip at Oram Street and Matilda Street.
18. On the final plat show how all adjoining right-of-way was created.
19. On the final plat show the recording information for the subject property.
20. A Real Estate Division release is required prior to recording the final plat.
21. On the final plat note the retention of the utility easement as part of the right-of-way abandonment.
22. Place the following wording on the final plat for the abandonment: "Abandonment authorized by Ordinance No. _____ and recorded by Instrument Number. _____."
23. On the final plat change "Oram Avenue" to "Oram Street".
24. On the final plat label Hoskins Street in the first street right-of-way north of La Vista Court.
25. On the final plat label La Vista Court in the first street right-of-way north of La Vista Drive.
26. On the final plat identify the property as Lot 20A in City Block 1907





 1:2,400	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S123-142 </u> Date: <u> 5/8/2013 </u>
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THE UNDERSIGNED CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS. I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS. I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS.

GENERAL NOTES:
1. THE PURPOSE OF THIS SURVEY IS TO CORRECT THE RECORD AS SHOWN ON THE PLAT OF THE LA VISTA BR. (PLAT NO. 200800008179) AND PART OF LOT 21 AND ALL OF LOTS 20 AND 22, BLOCK 1987, EDGEMOUNT ADDITION, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

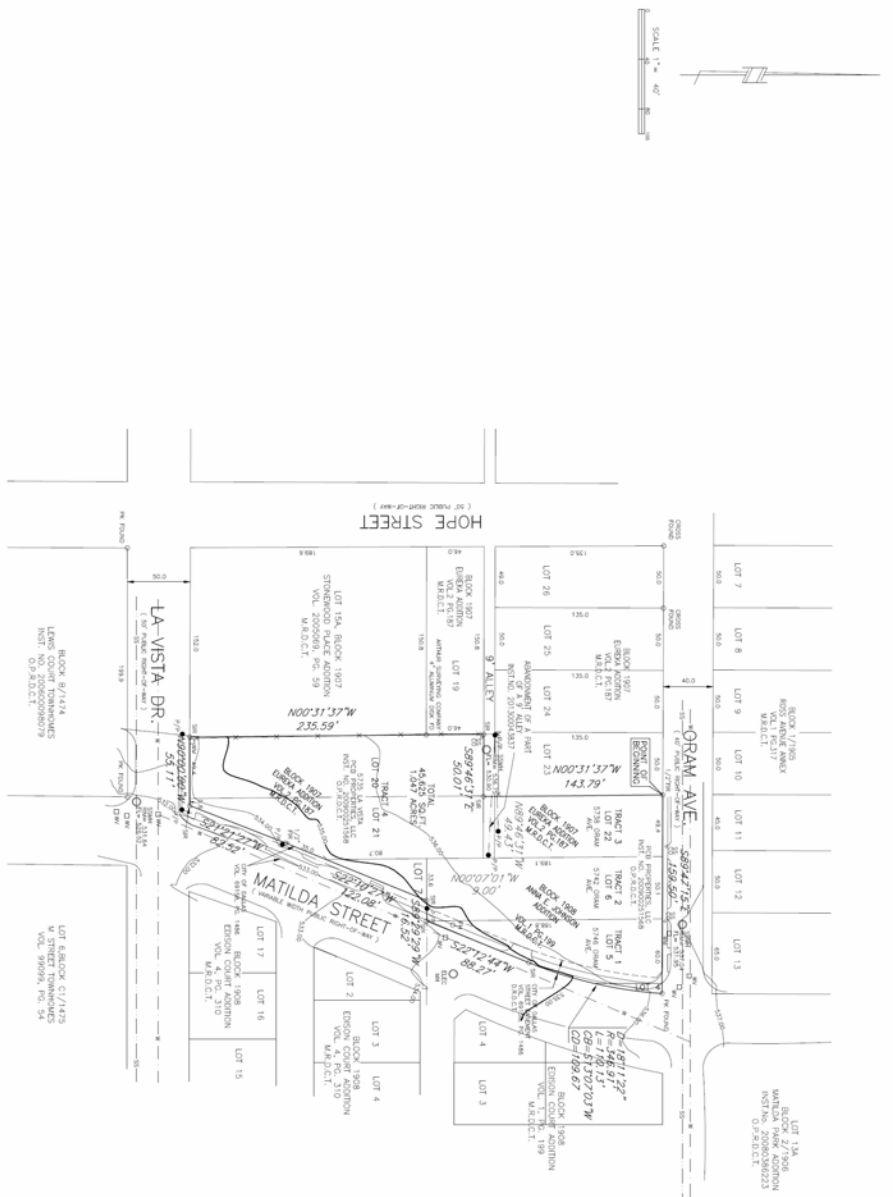
LEGEND:
SOLID LINE = BOUNDARY
DASHED LINE = EASEMENT
DOTTED LINE = RIGHT-OF-WAY
THICK SOLID LINE = CURB
THIN SOLID LINE = SIDEWALK
DASHED LINE WITH ARROWS = EASEMENT

OWNER:
MPC MATILDA INVESTOR, LLC
1900 CENTRAL DRIVE, SUITE 404
DALLAS, TEXAS 75201
E-MAIL: RANDY@MPCINC.COM

REP/AT OF PART OF LOTS 4, 5, 6 AND 7, BLOCK 1908, ANNA E. JOHNSON ADDITION AND PART OF LOT 21 AND ALL OF LOTS 20 AND 22, BLOCK 1987, EDGEMOUNT ADDITION, CITY OF DALLAS, DALLAS COUNTY, TEXAS

APRIL 2013

SHEET 1 OF 2



CITY PLAN FILE NO. 5123-142

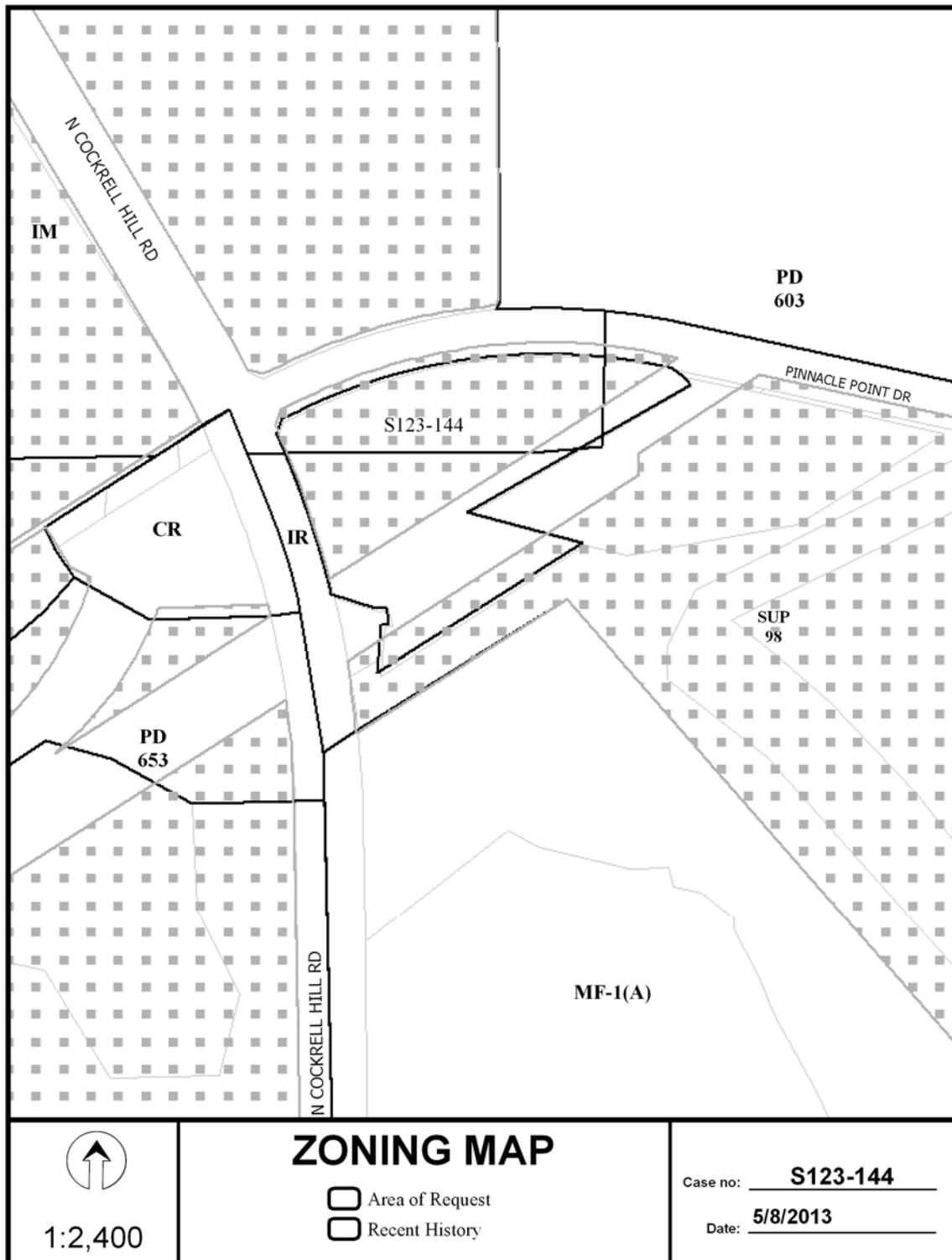
SHEET 1 OF 2

CITY PLAN COMMISSION**THURSDAY, MAY 16, 2013****FILE NUMBER:** S123-144**Subdivision Administrator:** Paul Nelson**LOCATION:** Cockrell Hill Road at Pinnacle Point Drive, southeast corner.**DATE FILED:** April 23, 2013**ZONING:** IM, IR**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 3.961 Acres**MAPSCO:** 42Z**OWNER:** Angelica's Record Distributors, Inc.**REQUEST:** An application to replat a 3.961 acre tract of land containing all of Lot 1 in City Block B/7211 into one 1.212 acre lot and one 2.749 acre lot at Cockrell Hill Road and Pinnacle Point Drive, southeast corner.**SUBDIVISION HISTORY:** There has been no recent subdivision activity within close proximity to this request.**STAFF RECOMMENDATION:** The request complies with the requirements of the IM and IR Districts; therefore, staff recommends approval subject to compliance with the following conditions:


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

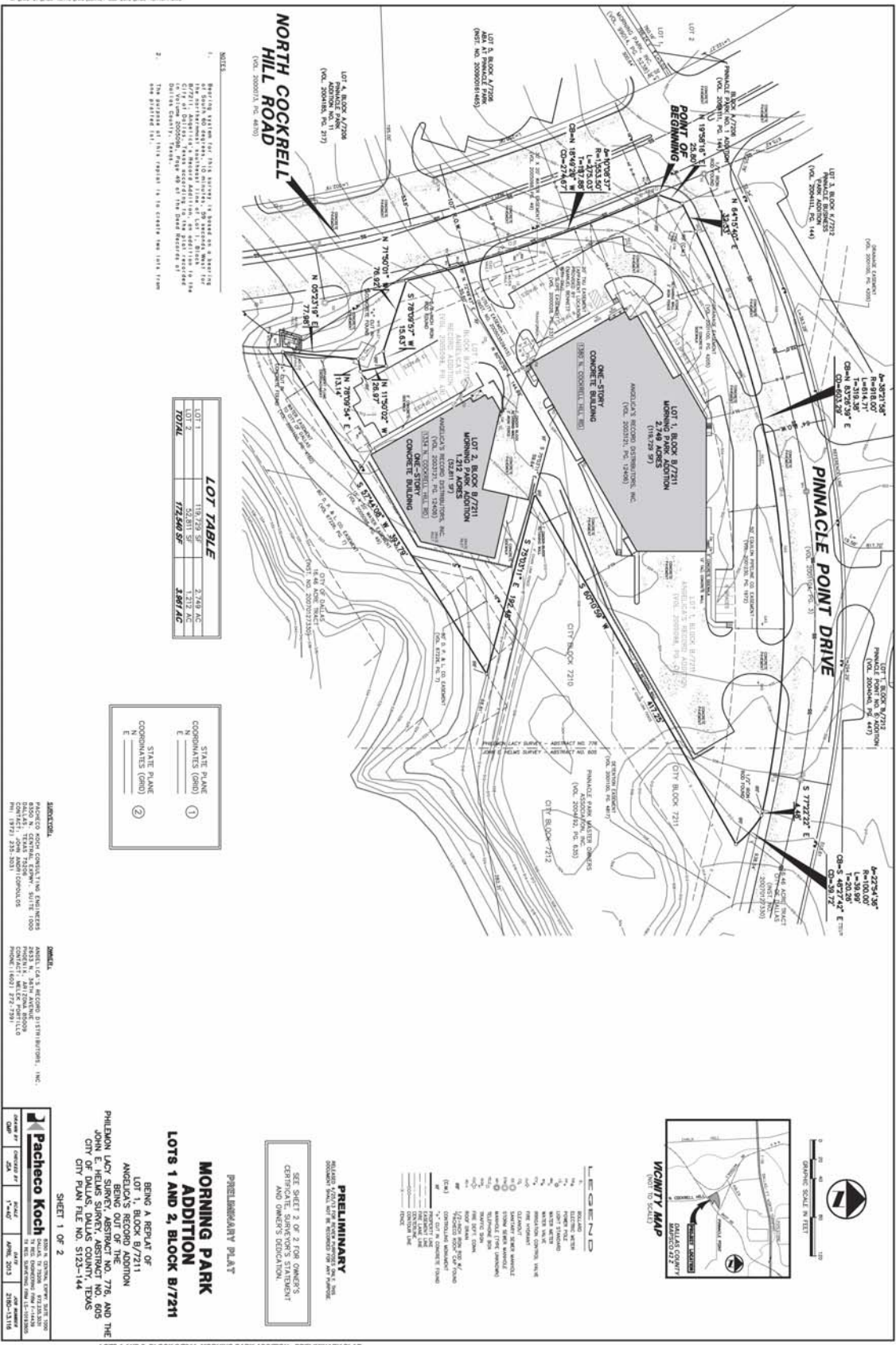
must be verified by the Chief City Surveyors Office in the Public Works Department.

10. The maximum number of lots permitted by this plat is 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. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat show two control monuments.
14. On the final plat show the minimum finished floor from the original plat.
15. On the final plat verify if the 6 foot sanitary sewer easement is abandoned or not.
16. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
17. On the final plat identify the property as Lots 1A and 1B in City Block B/7211.





 1:2,400	<h3>AERIAL MAP</h3> <p><input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History</p>	Case no: <u>S123-144</u> Date: <u>5/8/2013</u>
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CITY PLAN COMMISSION

THURSDAY, MAY 16, 2013

FILE NUMBER: S123-146

Subdivision Administrator: Paul Nelson

LOCATION: 6463 E. Northwest Highway at Abrams Road

DATE FILED: April 25, 2013

ZONING: RR

CITY COUNCIL DISTRICT: 9 **SIZE OF REQUEST:** 0.48 Acre **MAPSCO:** 26Z, 36D

OWNER: LG Acquisitions, LLC

REQUEST: An application to create a 0.48 acre lot from a tract of land out of City Block 5415 on property located at 6463 E. Northwest Highway at Abrams Road.

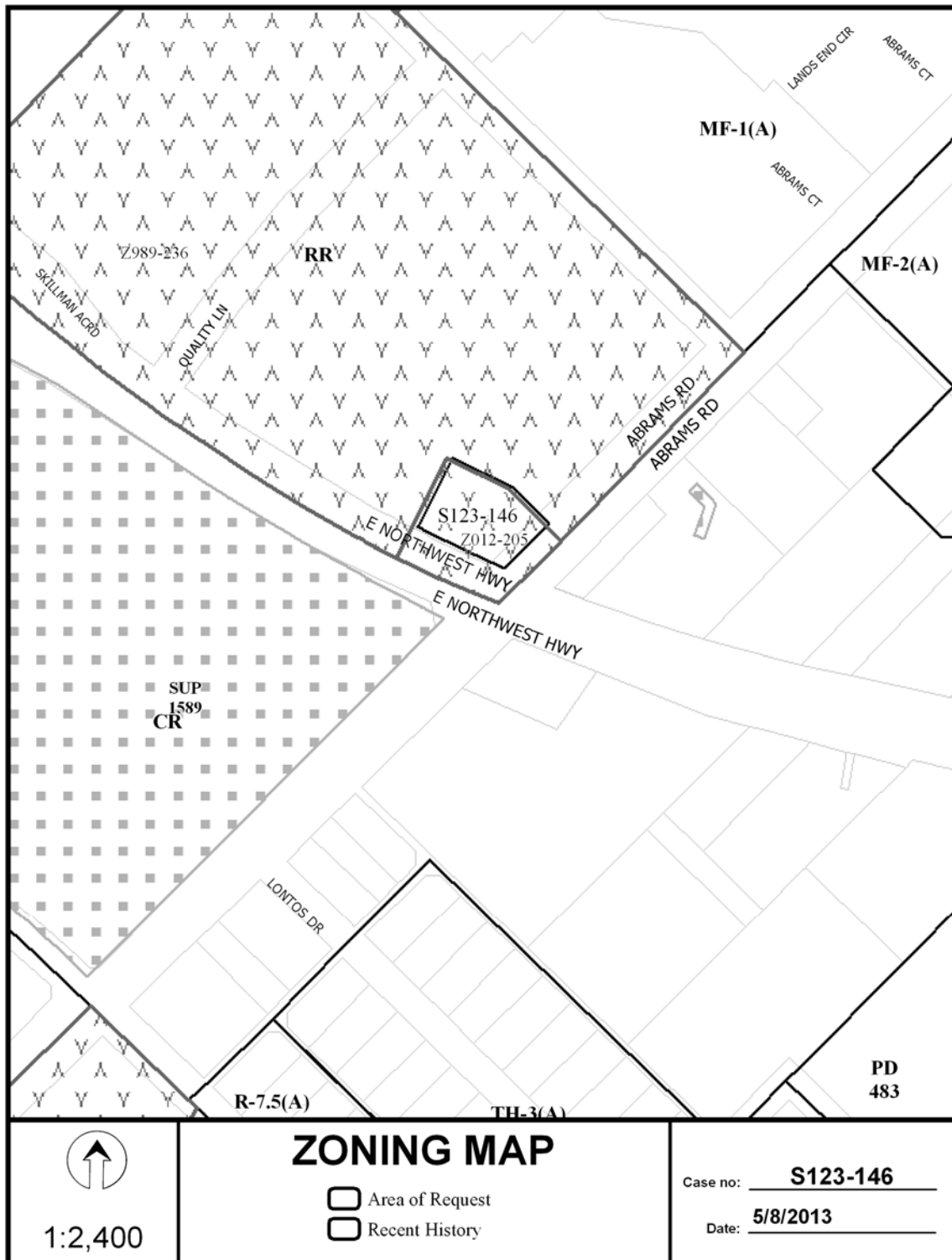
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

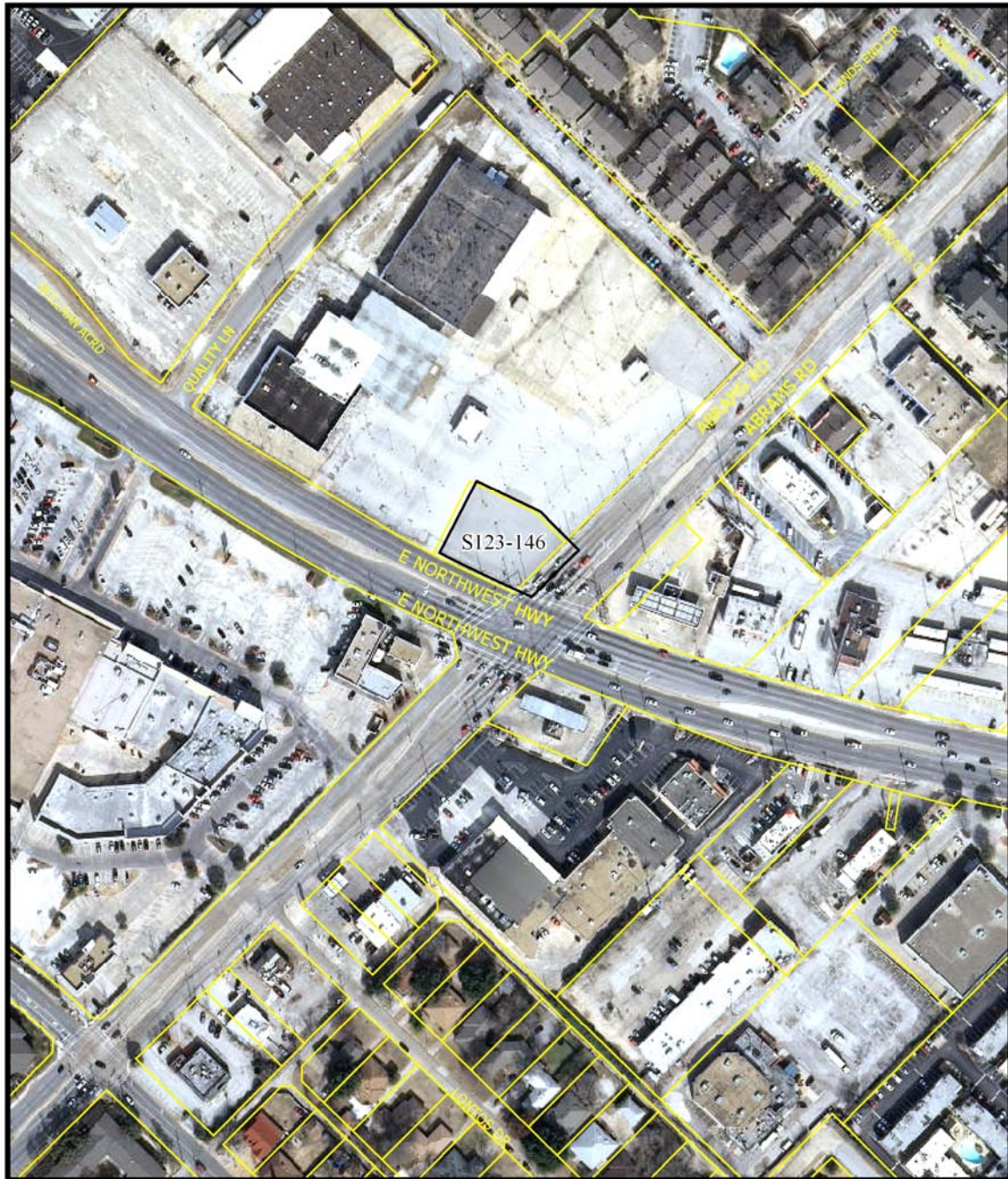
STAFF RECOMMENDATION: The request complies with the requirements of the RR District; therefore, staff recommends approval subject to compliance with the following conditions:

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

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

10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 53.5 feet of right-of-way from the established centerline of Northwest Highway-State Highway Loop No. 12.
14. On the final plat dedicate 50 feet of right-of-way from the established centerline of Abrams Road.
15. On the final plat add the following note: "Any new access or modification to Northwest Highway-State Highway Loop No. 12 requires TxDOT approval.
16. On the final plat show how all adjoining right-of-way was created.
17. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
18. A "Fire Protection Certificate" must be signed and approved by the Building Inspection Chief Plans Examiner (or assigned representative) in Room 105 of the Oak Cliff Municipal Center, 320 E. Jefferson Blvd. and must be submitted to the Manager of Water and Sewer Services, Engineering Division, in Room 200, 320 E. Jefferson Blvd. prior to submittal of the final plat for signature by the Chairperson of the City Plan Commission or the approval of an "Early Release Building Permit" application whichever occurs first.
19. A wastewater main extension may be required by Private Development Contract.
20. On the final plat change Northwest Highway Loop 12) to Northwest Highway-State Highway Loop No. 12.
21. On the final plat identify the property as Lot 1 in City Block A/5415.





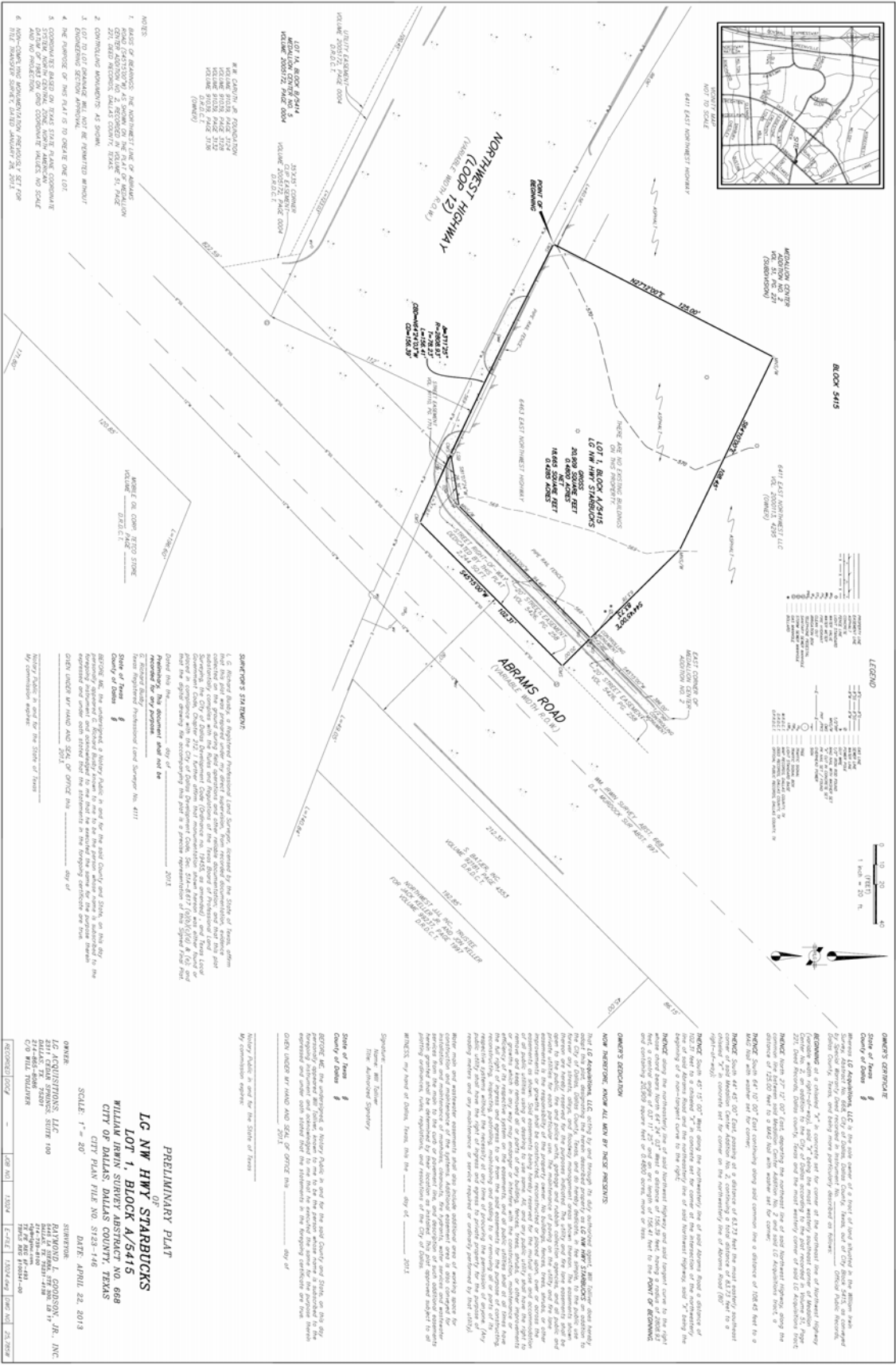
1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S123-146

Date: 5/8/2013



CITY PLAN COMMISSION

THURSDAY, MAY 16, 2013

FILE NUMBER: S123-141

Subdivision Administrator: Paul Nelson

LOCATION: Skillman Street at Merriman Parkway, northeasterly corner

DATE FILED: April 22, 2013

ZONING: PD 788

CITY COUNCIL DISTRICT: 10 **SIZE OF REQUEST:** 10.988 Acres

MAPSCO: 27S

APPLICANT: Prescott Realty Group

REQUEST: An application to replat all of Lot 1 in City Block 1/7681 and a portion of City Block 7681 into one 10.988 acre lot and to remove the platted 25 foot building line along the easterly line of Skillman Street on property located at 6852 Skillman Street and Merriman Parkway, northeasterly corner.

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

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

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

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

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

- The removal of the front building line of 25 feet will allow the setback requirement of the Development Plan (15 feet minimum) of the PD to guide the development along Skillman Street.

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

“(iii) adversely affect neighboring properties; and”

- The removal of the building line will not adversely impact neighboring properties as the front yard setback of the adjoining properties is 15 feet by zoning.

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

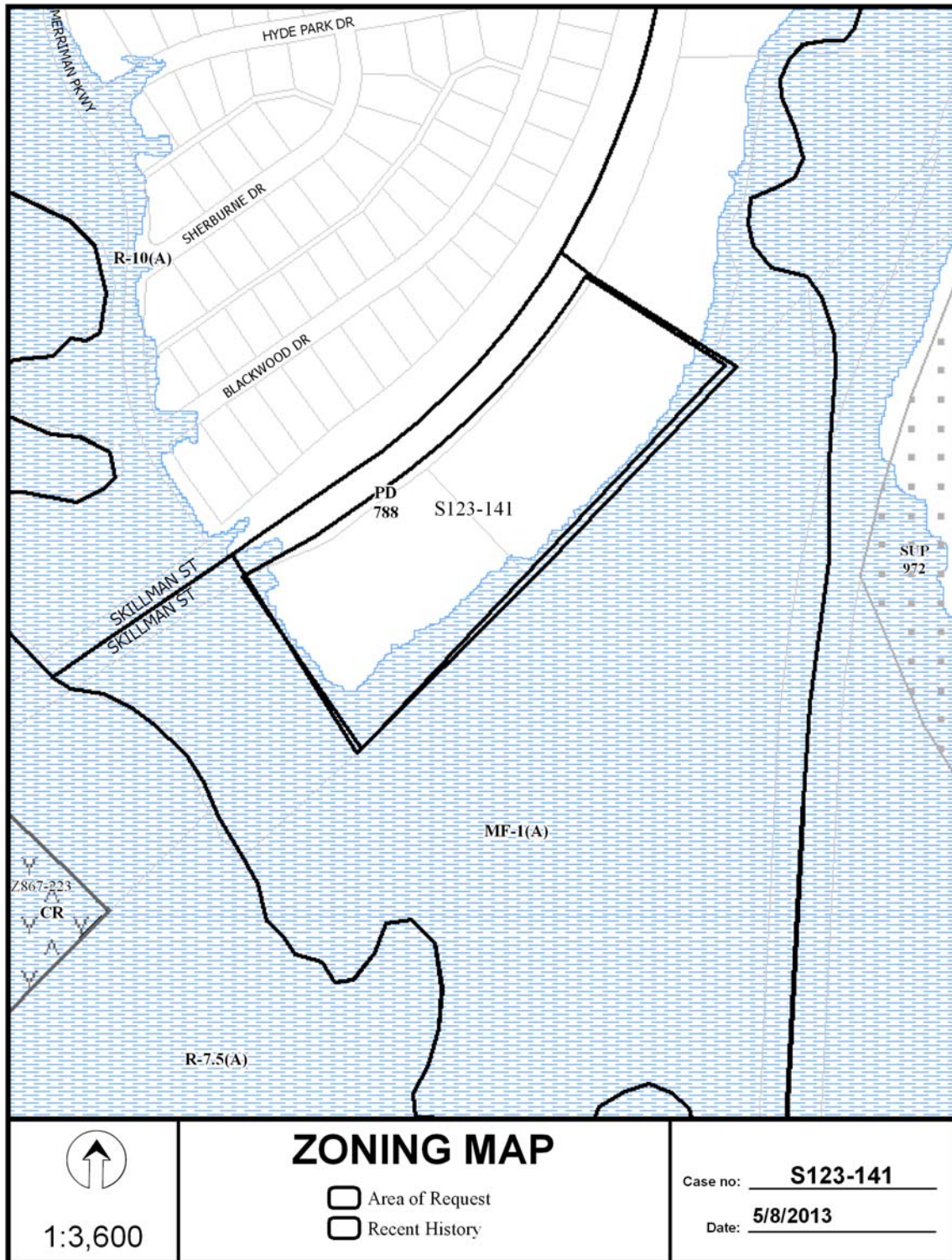
- The removal will not impact the development of the subdivision because the removal of the building line will allow the property to be developed in accordance with the approved Development Plan.

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

STAFF RECOMMENDATION FOR PLAT: The request complies with the requirements of Planned Development District 788 and the building line removal standards; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds..
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat determine the 100 year water surface elevation across the plat.

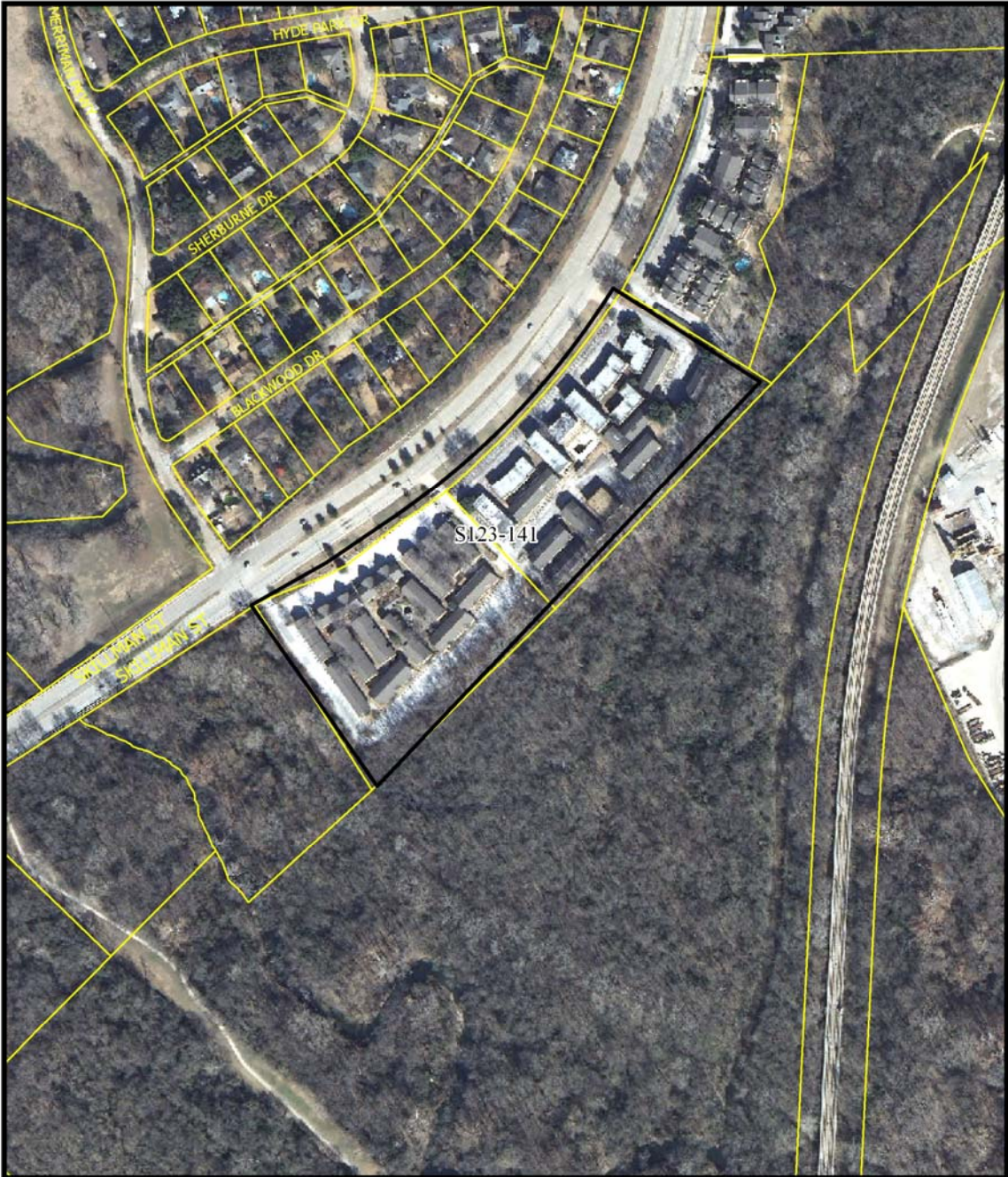
14. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
15. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
16. On the final plat specify minimum fill and minimum finished floor elevations.
17. On the final plat show the natural channel set back from the crest of the natural channel.
18. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
19. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
20. On the final plat show how all adjoining right-of-way was created.
21. On the final plat show recording information on all existing easements within 150 feet of the property.
22. On the final plat show all utility easement abandonments as retained within street abandonments when stated in the abandonment ordinance.
23. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
24. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
25. 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.
26. Water/wastewater main extension may be required by Private Development Contract.
27. On the final plat show the present abandonment as follows: "Abandonment authorized by Ordinance No. _____ and recorded as Instrument No. _____."
28. On the final plat show the previous abandonment area and show the abandonment information and recording information on the plat as follows: "Abandonment authorized by Ordinance No. 27491 and recorded as Instrument No. 200900083938."
29. On the final plat identify the property as Lot 1A, City Block 1/7681.



ZONING MAP

- Area of Request
- Recent History

Case no: S123-141
 Date: 5/8/2013



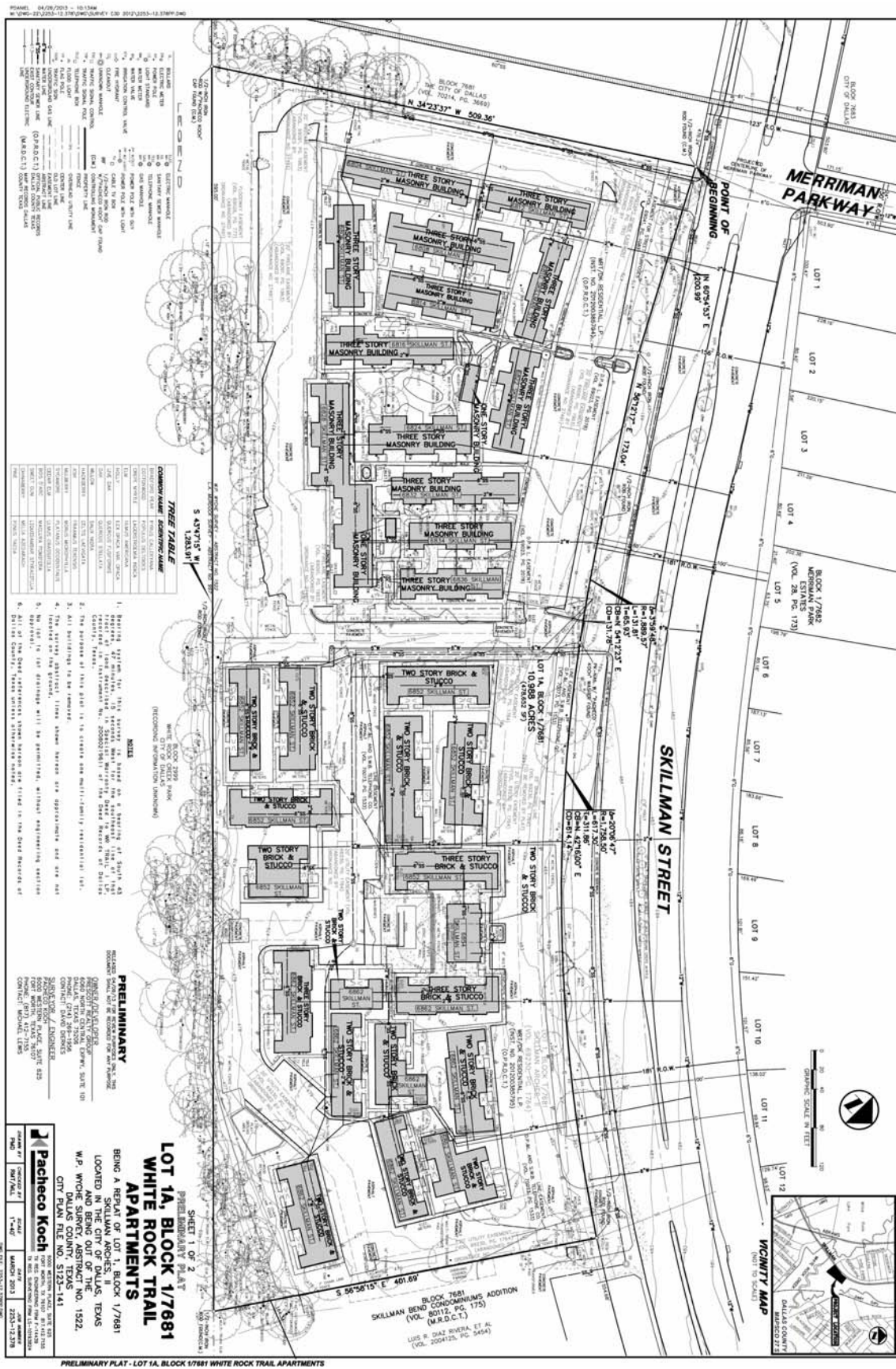
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AERIAL MAP

- Area of Request
- Recent History

Case no: S123-141

Date: 5/8/2013



Symbol	Description
---	Property Line
---	Right of Way
- - -	Utility Easement
---	Proposed Building Footprint
---	Proposed Driveway
---	Proposed Parking Space
---	Proposed Landscaping
---	Proposed Fencing
---	Proposed Site Access
---	Proposed Utility Lines
---	Proposed Easements
---	Proposed Other Features

Common Area	Item	Description
THREE STORY MASONRY	1	Masonry Building
	2	Masonry Building
	3	Masonry Building
	4	Masonry Building
	5	Masonry Building
	6	Masonry Building
	7	Masonry Building
	8	Masonry Building
	9	Masonry Building
	10	Masonry Building
TWO STORY BRICK & STUCCO	1	Brick & Stucco Building
	2	Brick & Stucco Building
	3	Brick & Stucco Building
	4	Brick & Stucco Building
	5	Brick & Stucco Building
	6	Brick & Stucco Building
	7	Brick & Stucco Building
	8	Brick & Stucco Building
	9	Brick & Stucco Building
	10	Brick & Stucco Building

1. Existing site plan for this block is based on a plat of Block 1/7681, White Rock Trail, as recorded in the Public Records, Book 200801981 of the Chad Register of Deeds, Dallas County, Texas, and as amended by the City of Dallas.
2. The proposed site plan is based on the City of Dallas.
3. All buildings to be removed.
4. The owner desires that these show signs and easements and site plan be recorded in the public records.
5. All of the easements shown herein are filed in the Chad Register of Deeds, Dallas County, Texas under instrument No. 200801981.

PRELIMINARY
 BEING A PART OF LOT 1, BLOCK 1/7681
 SKILLMAN ARCHES, II
 LOCATED IN THE CITY OF DALLAS, TEXAS
 W.P. WHICH WAS RECORDED IN THE PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. 5123-141

Pacheco Koch
 ARCHITECTS
 2253-1238

DATE: MARCH 2013
SCALE: AS SHOWN

CITY PLAN COMMISSION**THURSDAY, MAY 16, 2013****FILE NUMBER:** S123-145**Subdivision Administrator:** Paul Nelson**LOCATION:** 5606 Belmont Street.**DATE FILED:** April 23, 2013**ZONING:** PD 725**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.918 Acres **MAPSCO:** 36S**APPLICANT:** Joshua LeComte / Post Office Park, LLC

REQUEST: An application to replat a 0.918 acre tract of land containing all of Lot A in City Block 8/2072 into a 15 lot Shared Access Development with lots ranging in size from 2,334 square feet to 2,887 square feet; and removal of the existing 25 foot building line along the south line of Belmont Street on property located at 5606 Belmont Street.

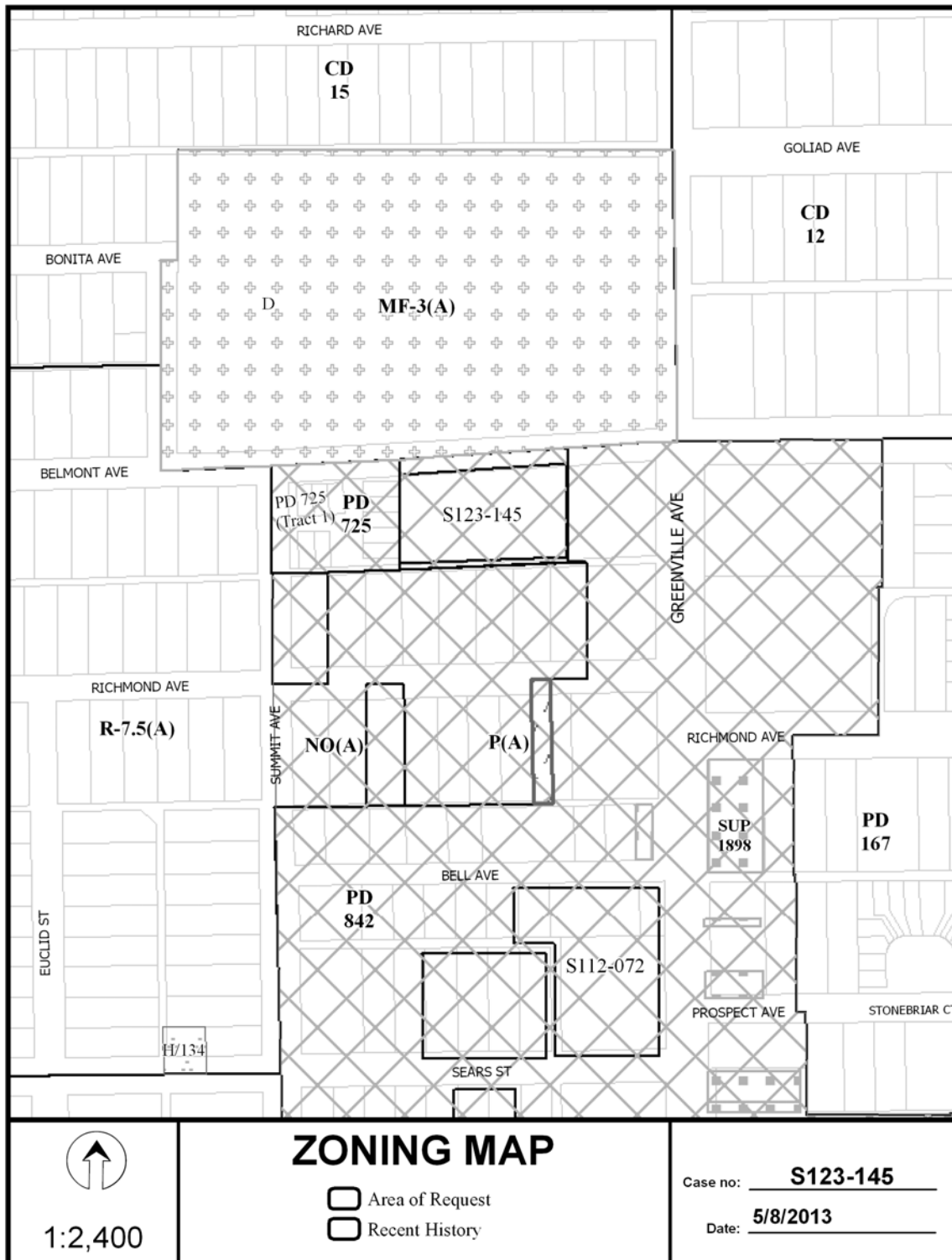
SUBDIVISION HISTORY: There has been no recent Subdivision activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of Planned Development District 725; therefore, staff recommends approval subject to compliance with the following conditions:


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

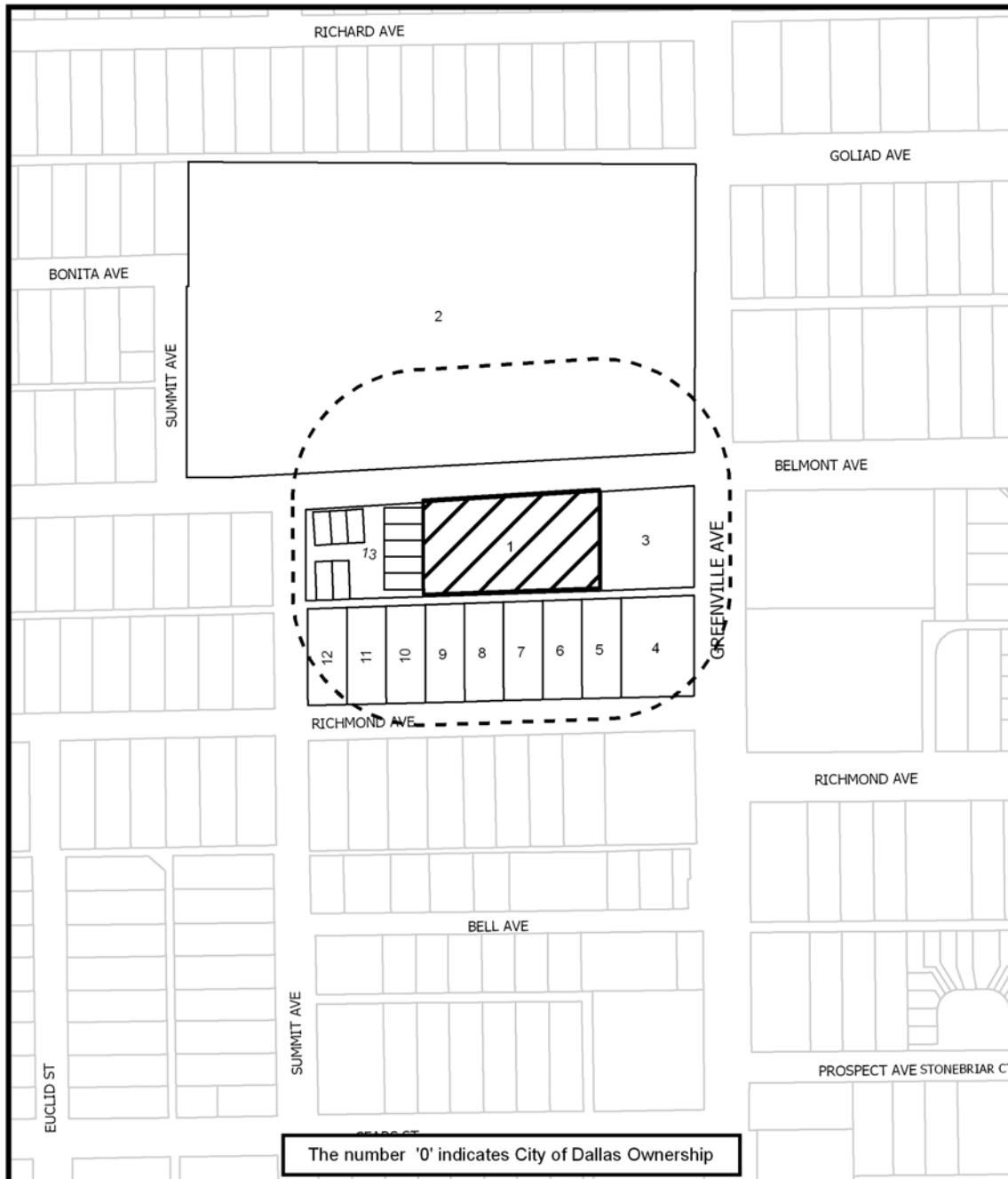
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 15.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds..
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 7.5 feet of right-of-way for the alleyway.
14. On the final plat show the recording information on all existing easements within 150 feet of the property.
15. On the final plat the access easement must be recorded by separate instrument and the recording information placed on the face of the plat prior to the issuance of an Early Release Building Permit, Building Permit, or submission of the final plat for the Chairman's signature.
18. On the final plat add a note stating: "Existing 25 foot building line along Belmont Avenue is removed by this plat."
19. On the final plat show the distances/width of right-of-way across Belmont Avenue.
20. On the final plat show the distances/width of right-of-way across the alley.
21. The Shared Access Area easement must be at least 20 feet wide and contain a minimum paving width of 16 feet.
22. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement & labeled on the plat.
23. No building permit may be issued to authorize work in the shared access development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and all requirements of the shared access area have been met.
24. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411 of the Dallas City Code, as amended.
25. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document.

26. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot.
27. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley.
28. Include the words "Shared Access Development" in the title block of the final plat.
29. Add a note to the final plat stating "This development is restricted to single family dwellings only."
30. On the final plat show 0.25 guest parking spaces per lot on the plat. Such spaces may be provided in the Shared Access Area as long as they are not located over a water/wastewater easement.
31. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property or an alley outside the platted property from the shared access area except to a public or City Council approved "private street."
32. If a guard house is provided, it must be at least 30 feet from the shared access point.
33. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or street or alley right-of-way.
34. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Public Works and Transportation Department, GIS Section to obtain an approved street name.
35. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
36. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
37. Water/wastewater main extension is required by Private Development Contract.
38. On the final plat identify the property as Lots 4A through 4H; 4J through 4N, 4P, and 4Q.
39. The Shared Access and utility easement must be recorded and a copy of the recorded document provided to the Subdivision Administrator prior to the issuance of an Early Release Building Permit, a Building Permit or submission of the final plat for the Chairman's signature.
40. On the final plat remove the proposed wording "10 foot setback line by this plat" from the face of the plat.





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S123-145 </u> Date: <u> 5/8/2013 </u>
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 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">23</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	23	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u> S123-145 </u> Date: <u> 5/8/2013 </u>
200'	AREA OF NOTIFICATION					
23	NUMBER OF PROPERTY OWNERS NOTIFIED					

Notification List of Property Owners

S123-145

23 Property Owners Notified

Label #	Address	Owner
1	5606 BELMONT AVE	U S POSTAL SERVICE
2	5619 BELMONT AVE	ESC II LP ATTN JEAN FUKUDA
3	2237 GREENVILLE AVE	QUICK WAY RETAIL AS II LTD SOUTHWEST PROP TAX
4	2203 GREENVILLE AVE	JOE LING FOO
5	5637 RICHMOND AVE	GRADY KRISTEN ANNE
6	5631 RICHMOND AVE	KOHLER KEVIN C & SUZANNE R KOHLER
7	5627 RICHMOND AVE	NGUYEN MICHAEL & KANDICE TRINH
8	5623 RICHMOND AVE	COMERFORD PAUL MICHAEL & KIMBERLY ANN
9	5617 RICHMOND AVE	SANDERSON JEROME E
10	5611 RICHMOND AVE	JOHNSON WILLIAM A
11	5607 RICHMOND AVE	LORINCE KAREN K
12	5603 RICHMOND AVE	SAYKLAY RICHARD A
13	5626 BELMONT AVE	SUMMIT BELMONT HOMEOWNERS ASSN INC
14	5620 BELMONT AVE	WHITE ANGELA P
15	5620 BELMONT AVE	SCHULTE PAMELA UNIT 2
16	5620 BELMONT AVE	SHAW ALBANY R & EARL D JR
17	5620 BELMONT AVE	COUSINS WILLIAM R & RENEE NAQUIN
18	5620 BELMONT AVE	ENGSTROM DUWAYNE II
19	5620 BELMONT AVE	MOSELEY LESLYE E
20	5620 BELMONT AVE	HAWPE JEREMY W UNIT 5
21	5620 BELMONT AVE	NEVES SUSAN MELISSA
22	5620 BELMONT AVE	KENSIC CHRISTINA R
23	5620 BELMONT AVE	SAMUELSON RICHARD T UNIT 8

Wednesday, May 08, 2013

CITY PLAN COMMISSION**THURSDAY, MAY 16, 2013****FILE NUMBER:** S123-143**Subdivision Administrator:** Paul Nelson**LOCATION:** 1910 and 1912 Malone Cliff View**DATE FILED:** April 23, 2013**ZONING:** PD 732, Sub District 2**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 0.09 Acres**MAPSCO:** 44T**APPLICANT:** Prescott Realty Group

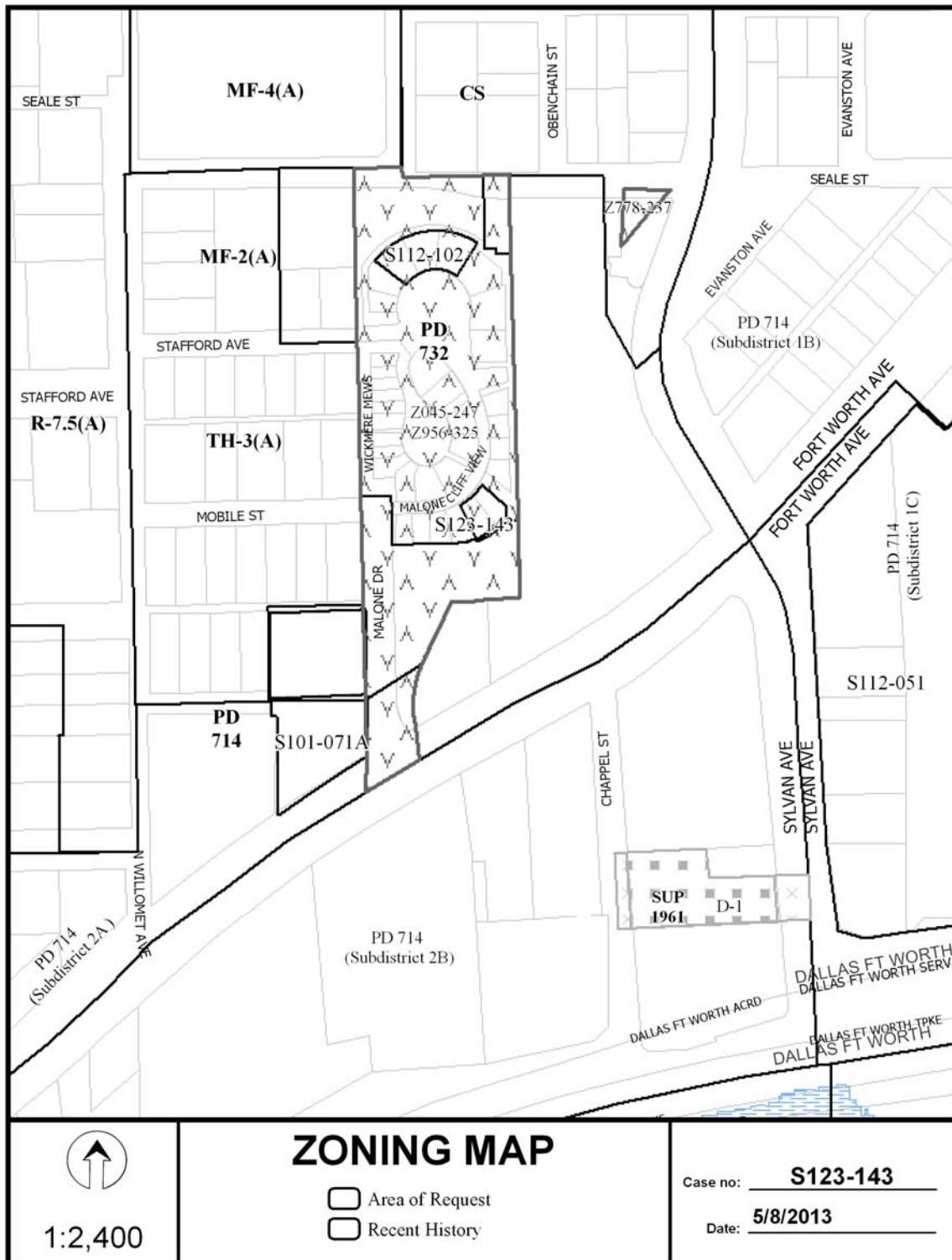
REQUEST: An application to replat a 0.09 acre tract of land containing all of Lots 5 and 6 in City Block A/4015 into one, 0.05 acre lot and one 0.04 acre lot by reducing Lot 5 by approximately 8 feet and increasing the size of Lot 6 by 8 feet on property located at 1910 and 1912 Malone Cliff View.

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

STAFF RECOMMENDATION: The request complies with the requirements of Planned Development District 732, Sub District 2 and the number of lots does not change with this amendment; therefore, staff recommends approval subject to compliance with the following conditions:

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

8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 2.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
13. On the final plat identify the property as Lots 5A, and 6A in City Block A/4015.





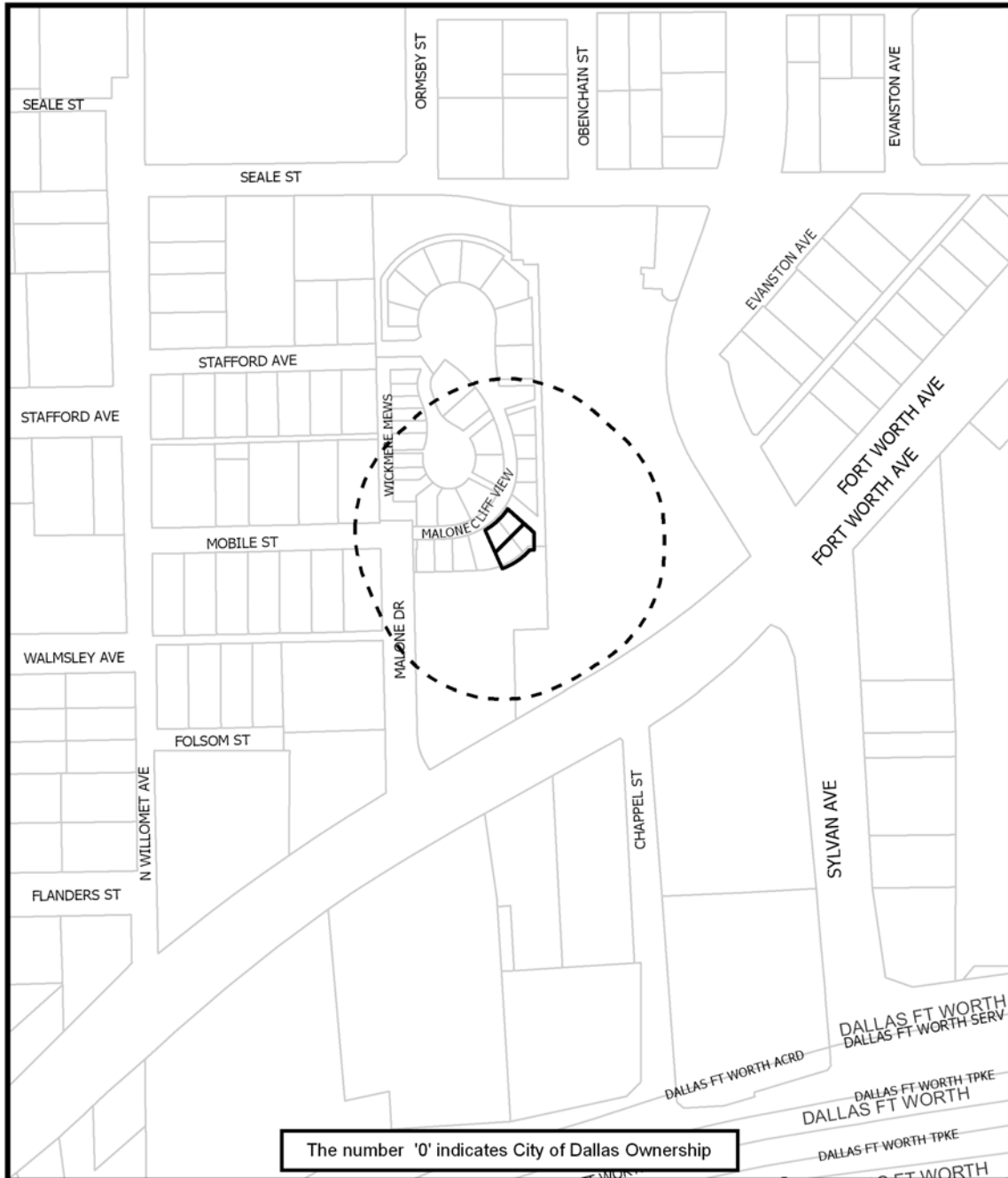
1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S123-143

Date: 5/8/2013



The number '0' indicates City of Dallas Ownership

 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">0</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	0	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u> S123-143 </u> Date: <u> 5/8/2013 </u>
200'	AREA OF NOTIFICATION					
0	NUMBER OF PROPERTY OWNERS NOTIFIED					

Notification List of Property Owners

S123-143

15 Property Owners Notified

Label #	Address	Owner
1	901 MALONE CLIFF VIEW	DILBECK COURT LIMITED
2	1912 MALONE CLIFF VIEW	DILBECK C OURT LIMITED
3	845 WICKMERE MEWS	DILBECK C OURT LIMITED C/O DILBECK, INC.
4	1003 MOBILE ST	MORIN JOSE L & MARIE C MORIN
5	1002 MOBILE ST	OPTIONS HOLDING LTD % MARA INC
6	1926 MALONE CLIFF VIEW	DILBECK COURT LIMITED C/O DILBECK, INC.
7	1906 MALONE CLIFF VIEW	KENTON CUSTOM HOMES INC
8	1916 MALONE CLIFF VIEW	DILBECK C OURT LIMITED C/O DILBECK, INC.
9	1918 MALONE CLIFF VIEW	ENOCH PROPERTIES LLC
10	1922 MALONE CLIFF VIEW	JARAMILLO R & S INVES LLC SUITE 148
11	1930 MALONE CLIFF VIEW	LOVE GARY & CANDACE
12	1908 WICKMERE MEWS	WILLIAMSON MICHAEL RAY
13	1923 MALONE CLIFF VIEW	FORBUS GARY L & MYRA N
14	1927 MALONE CLIFF VIEW	TYNAN FRANCES E
15	1926 MALONE CLIFF VIEW	VILLAS AT DILBECK COURT HOMEOWNERS ASSN

Wednesday, May 08, 2013

PLANNER: Paul Nelson**FILE NUMBER:** NC123-001**DATE FILED:** January 22, 2013**LOCATION:** Sabine Street between Eads Street & N. Denley Drive**COUNCIL DISTRICT:** 7**MAPSCO:** 45W,X**APPLICANT:** City of Dallas**REQUEST:** Change the name of Sabine Street between Eads Street & N. Denley Drive to "Rev. C.B.T. Smith Street".**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On April 4, 2013 the Subdivision Review Committee recommended approval of the street name change from Sabine Street to Reverend CBT Smith Street.**STAFF RECOMMENDATION:** Staff recommends **approval** of renaming Sabine Street between Eads Street & N. Denley Drive to "Reverend CBT Smith Street."**SUMMARY:**

- Notices were sent on April 10, 2013 to 11 property owners notifying them of the proposed street name change before the City Plan Commission.
- Notices were sent on February 19, 2013 to 11 property owners notifying them of the proposed street name change. Notification signs were put up on February 26, 2013.
- On March 21, 2013 the request was taken under advisement with the hearing left open to allow Pastor Parker and church members to meet with Dallas Fire Rescue to resolve potential name conflicts.
- Staff has been advised that the name "Pastor CBT Smith Street" has been tested and is compatible with the public safety dispatch system and is acceptable to Pastor Parker and the church members.
- A waiver of Section 9.304(b) is needed to approve the name change as this section states that "a street name may not contain more than 14 characters providing, however, that the street type designation may be abbreviated to comply with this requirement."
- The recommended name contains 25 characters of which three are spaces between words.
- A waiver to Section 51A-9.304(A)(5) to allow 20 letters is required for this request to be approved by City Council.
- Dallas Fire Rescue recommends that "Rev." be spelled out completely as "Reverend" to provide a clear understanding of a specific address in the event of an emergency call. This would result in the street sign being 25 characters long.

- Section 51A-9.304(b)(2)(C) states that “if a street is interrupted and offsets more than 150 feet at a cross street, different names must be given to the offset street segments.
- Sabine Street exists at this location as well as west of Eads Avenue and I-35E and between Eads Avenue and Blaylock Street at Lake Cliff Park.
- This request will result in compliance with 51A-9.304(b)(2)(C).

BACKGROUND INFORMATION:

Thoroughfare/Street

Sabine Street

Roadway Status

Minor Street

STAFF ANALYSIS:

Street Name Change: In terms of compliance with Division 51A-9.300 of the Dallas Development Code, staff observes the following:

- A waiver of Section 9.304(a)(5) is needed to approve the name change as this section states that “a street name may not contain more than 14 characters providing, however, that the street type designation may be abbreviated to comply with this requirement.”
- The proposed name contains 20 characters of which three are spaces between words.
- A waiver of Section 51A-9.304(c)(2) is not required as Pastor C.B.T. Smith passed away in 2010.
- **51A-9.305(c)** Hearing before the Subdivision Review Committee. The notices were sent on February 19, 2013 to 11 property owners.
- **51A-9.304(g)** Waiver. The city council, by a three-fourths vote of its members may waive any of the standards contained in this section when waiver would be in the public interest and would not impair the public health, safety, or welfare.

Departmental Response: Information on this case was routed to the following entities on February 1, 2013.

Department/Entity	Date of response	Department/Entity	Date of response
AT&T	N/R	Property Management	NR
Atmos Energy	N/R	Police	NR
Building Inspection	N/R	PWT (GIS)	NR
City Archivist	?	SDC (Transportation)	NR
City Attorney	N/R	Sanitation Services	N/R
Comprehensive Planning	N/R	School District	N/R
Dallas County Historical Commission	N/R	Texas DOT	N/R
DART	N/R	Time Warner Cable	N/R
Fire Department	2/7/13	TXU Electric	N/R
Long Range Planning	NR	US Post Office	NR
Park and Recreation	N/R	Water Utilities	N/R

N/R= No written Response

Memorandum



CITY OF DALLAS

DATE January, 9 2013

TO AC Gonzales, First Assistant City Manager

SUBJECT Sabine St., Street Name Change Request

In accordance with the provisions of Section 51A-9.302 of the City of Dallas Development Code, please proceed with the process for the consideration of a street name change of Sabine Street to Rev. C.B.T. Smith Street between 1101 block of Sabine St. to the 1201 block Sabine St.

Handwritten signature of Tennell Atkins in cursive.

Tennell Atkins
Council Member District 8
Deputy Mayor Pro Tem

Handwritten signature of Dwaine Caraway in cursive.

Dwaine Caraway
Council Member District 4

Handwritten signature of Carolyn R. Davis in cursive.

Carolyn R. Davis
Council Member
Carolyn R. Davis District 7

RECEIVED BY

JAN 09 2013

Development Services

"Dallas, The City That Works: Diverse, Vibrant and Progressive."

APPLICATION FOR STREET NAME CHANGE
 Department of Planning and Development, City of Dallas, Texas
 Room 5BN, Dallas City Hall, Dallas, Texas 75201
 TELEPHONE 214*670*4209

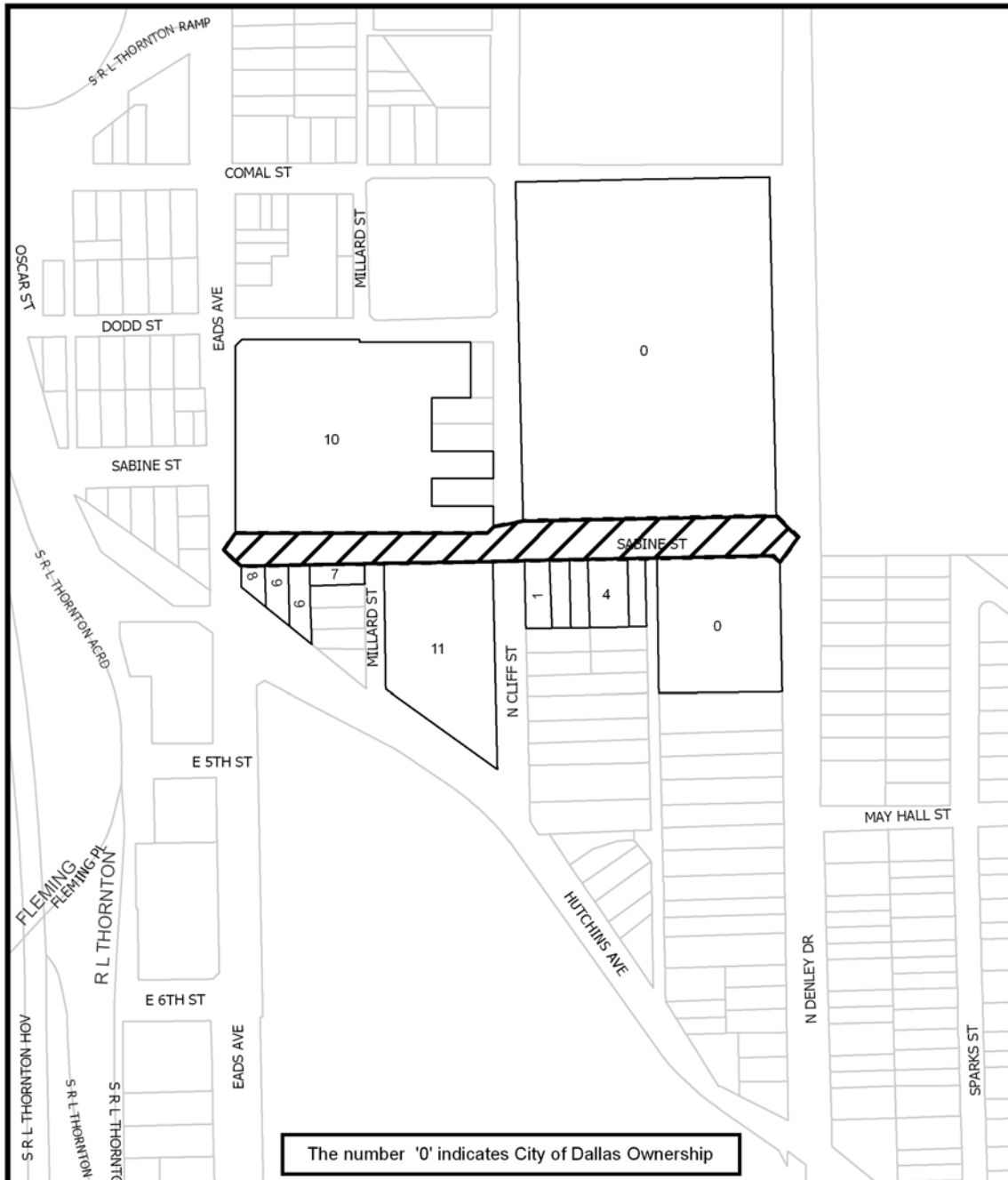
Property Owner	Name: <u>Golden Gate Missionary Baptist Church</u>	Mapsco 45 W, X Office Use: NC 123-001 SRC 3-7-13 CPC 4-4-13
	TELEPHONE: <u>214-942-7474</u>	
	Address: <u>1101 Sabine St</u>	
	Dallas, Texas Zip: <u>75203</u>	

Project Description	Existing Name: <u>Sabine Street</u>	PD 571 Sub 1 or CC 7 Sub 2
	Propose Name: <u>Rev. C.B.T.Smith Street</u>	
	From: <u>Sabine on Eads</u> To: <u>N. Denley</u>	
	Street Status <input type="checkbox"/> Major <input type="checkbox"/> Minor <input checked="" type="checkbox"/>	
Accepted By: <u>PN/LSG</u>	Date Accepted: <u>1-20-13</u>	

Statement (Reason for Request)	Reason For Request – The membership, Elders, and Pastor of Golden Gate Baptist Church want to honor Rev. C.B. T. Smith, Pastor Emeritus who passed two years ago in 2010. Pastor Emeritus C.B. T. Smith served for forty-five (45) years as pastor of Golden Gate Missionary Baptist Church, after which he served several years as Pastor Emeritus, never ceasing to preach the Word of God in a mighty way. Rev Smith received National acclaim by preaching the gospel at the National Baptist Convention of America, Inc, leading others to Christ, and changing lives throughout the community and world. As the Pastor of Golden Gate, Rev. Smith led several building projects in and around the church which enhanced the city, the community, and the surrounding areas. In addition, Rev. Smith began the Adult Rehabilitation Ministry, which restored broken lives and rebuilt families. We feel it only befitting to request this street name change in his honor, to preserve the legacy of a 'great preacher' par-excellent.
--------------------------------	---

- | | |
|---------------------|---|
| General Information | <ul style="list-style-type: none"> • Petition Indicating that at least fifty-one (51) percent of owners of lots abutting the street whose name is to be change favor the name change (All four lot owners have No objections to the name change, but was only able to received three signatures, fourth lot is recreation facility owned by the city of Dallas). • Application Fee • Site Plan Showing location of the Street • Statement of Reason Supporting a Street Name Change (completed) • Roadways Status as a Major or Minor Roadway (Roadway Status is Minor) • Existing and Proposed Street Names (completed) |
|---------------------|---|

Applicants Signature	I HEREBY CERTIFY THAT I AM THE APPLICANT IN THE FOREGOING APPLICATION, AND THAT I AM THE OWNER OF A LOT ABUTTING THE STREET FOR WHICH A STREET NAME CHANGE IS BEING REQUIRED. Signature: <u>[Signature]</u> Date: <u>5-9-13</u>
----------------------	--



 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: center;">1'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">11</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	1'	AREA OF NOTIFICATION	11	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>NC123-001</u> Date: <u>2/1/2013</u>
1'	AREA OF NOTIFICATION					
11	NUMBER OF PROPERTY OWNERS NOTIFIED					

FILE NUMBER: M123-002

DATE FILED: October 25, 2012

LOCATION: North Line of Bruton Road, West of Hillburn Drive

COUNCIL DISTRICT: 4

MAPSCO: 58 B

SIZE OF REQUEST: Approx. 32.968 Acres

CENSUS TRACT: 91.01

APPLICANT/OWNER: Dallas Independent School District

REPRESENTATIVE: Karl Crawley

MISCELLANEOUS DOCKET ITEM

Minor Amendment for Development Plan and Landscape Plan*

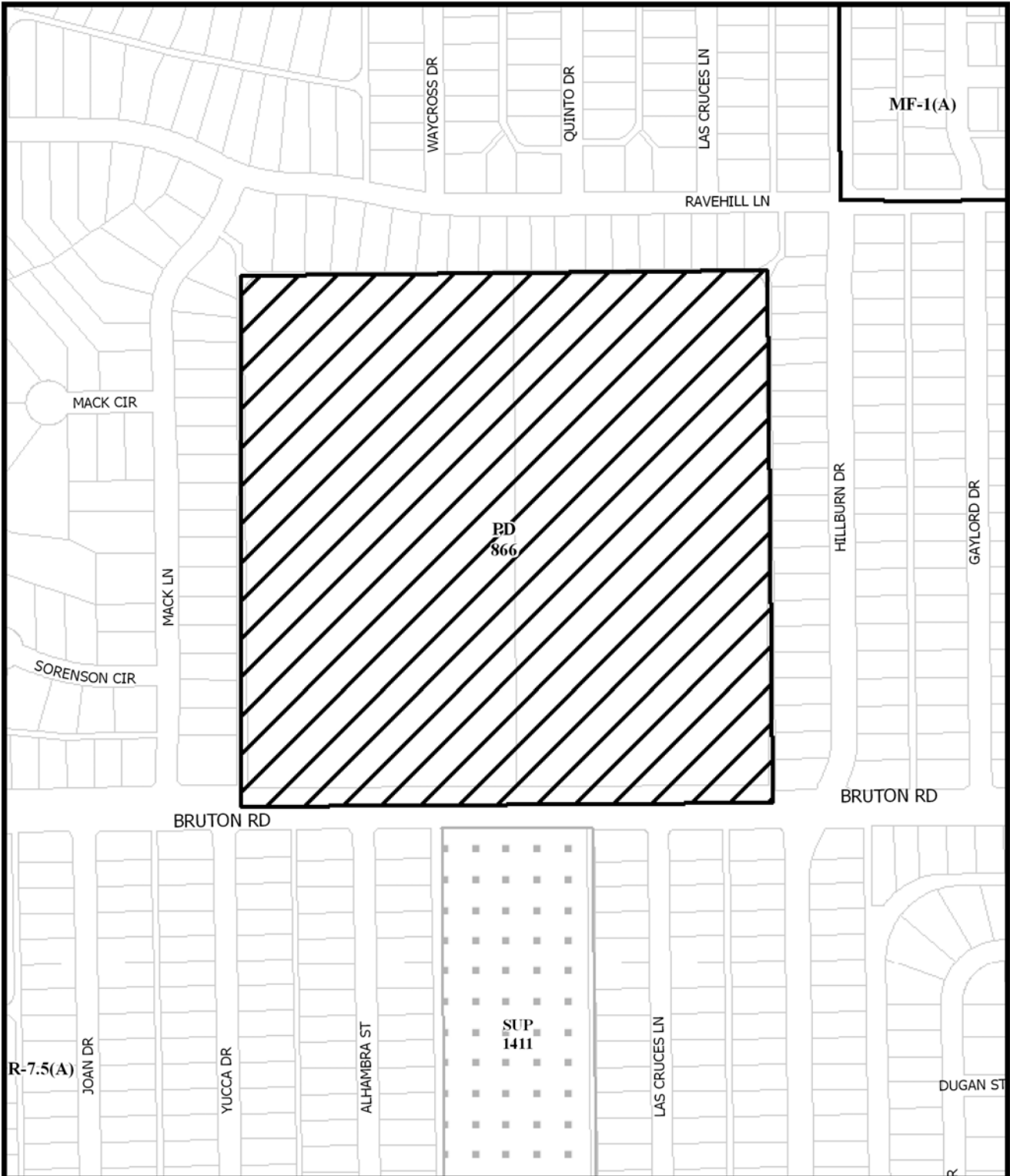
On March 28, 2012, the City Council passed Ordinance No. 28593 which established Planned Development District No. 866 for a Public school other than an open-enrollment charter school and R-7.5(A) Single Family District Uses on property at the above location.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to provide for the removal of a six-foot tall section (approx. 220 linear feet) of a solid screening wall along the western property line. In its place, an extension of the eight-foot tall fence that is located along the site's perimeter will be extended through this section. This proposal is the result of an abutting property owner approaching the school district requesting an open fence section across from this residential property.

Staff has determined the removal of the requested section of solid screening that abuts the rear of approximately five single family dwelling units alters the basic relationship of the development to adjacent properties, and therefore does not comply with provisions for consideration of a minor amendment to a development plan.

STAFF RECOMMENDATION: Denial

*This request was advertised for a minor amendment to the landscape plan as well as the development plan. At this time, staff has determined that the fencing shown on the development plan (as noted in the ordinance) is not necessary to be shown on the landscape plan.

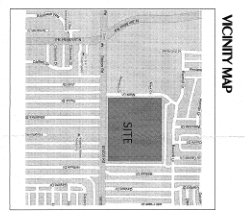
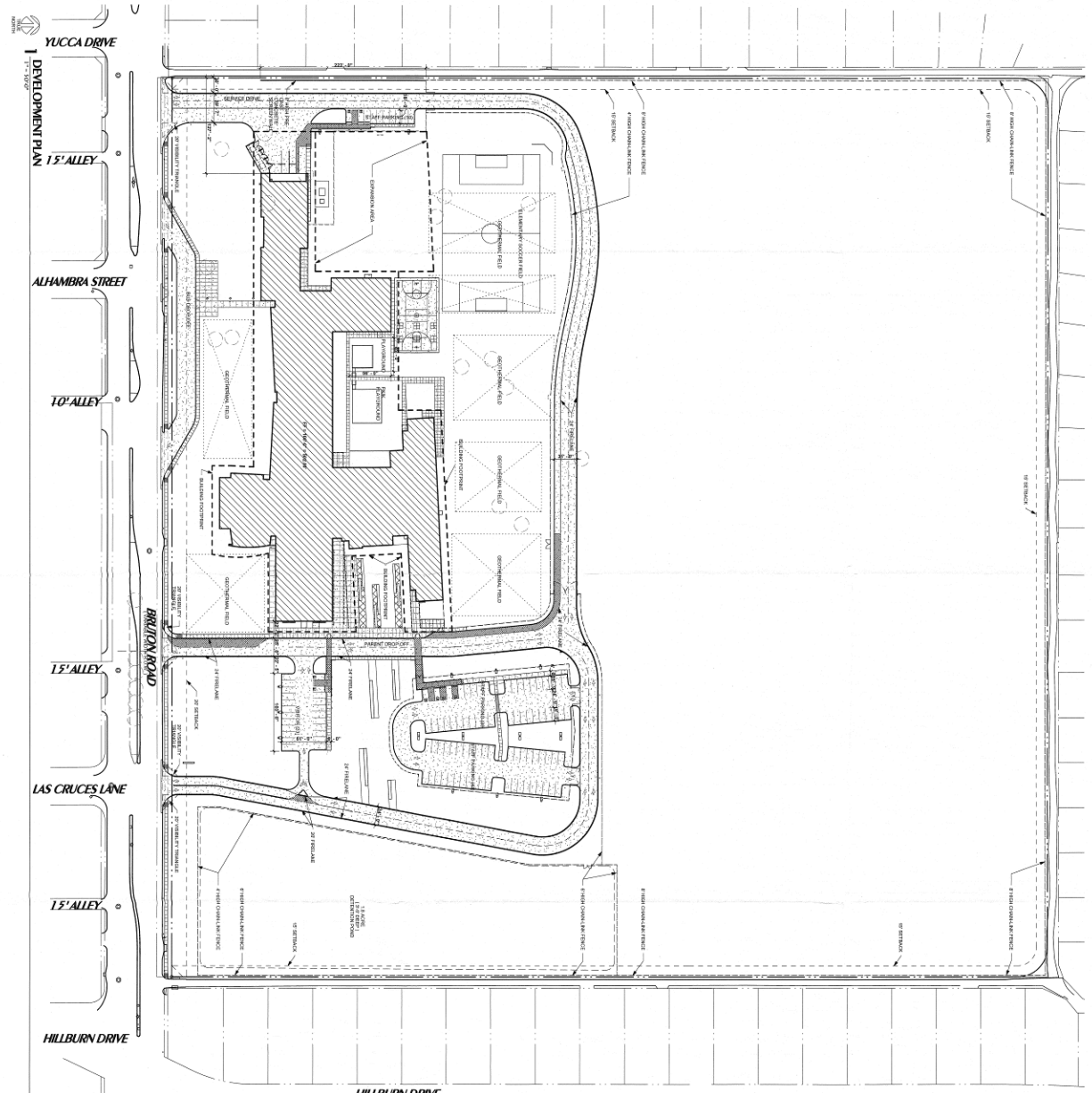


1:3,600

ZONING MAP

Case no: M123-002

Date: 11/29/2012



ZONING

CITY OF PHOENIX ZONING

1. COMMERCIAL (C)

2. COMMERCIAL OFFICE (CO)

3. COMMERCIAL GENERAL (CG)

4. COMMERCIAL LIGHT (CL)

5. COMMERCIAL MEDIUM DENSITY (CM)

6. COMMERCIAL MEDIUM DENSITY (CM) - ACCESSIBLE

7. COMMERCIAL MEDIUM DENSITY (CM) - ACCESSIBLE (A)

8. COMMERCIAL MEDIUM DENSITY (CM) - ACCESSIBLE (A) - 15' SIDEWALK

9. COMMERCIAL MEDIUM DENSITY (CM) - ACCESSIBLE (A) - 15' SIDEWALK (S)

10. COMMERCIAL MEDIUM DENSITY (CM) - ACCESSIBLE (A) - 15' SIDEWALK (S) - 15' SIDEWALK

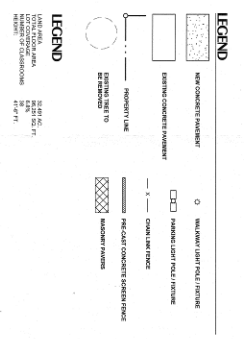
11. COMMERCIAL MEDIUM DENSITY (CM) - ACCESSIBLE (A) - 15' SIDEWALK (S) - 15' SIDEWALK (S) - 15' SIDEWALK

12. COMMERCIAL MEDIUM DENSITY (CM) - ACCESSIBLE (A) - 15' SIDEWALK (S) - 15' SIDEWALK (S) - 15' SIDEWALK (S) - 15' SIDEWALK

13. COMMERCIAL MEDIUM DENSITY (CM) - ACCESSIBLE (A) - 15' SIDEWALK (S) - 15' SIDEWALK (S) - 15' SIDEWALK (S) - 15' SIDEWALK (S) - 15' SIDEWALK

14. COMMERCIAL MEDIUM DENSITY (CM) - ACCESSIBLE (A) - 15' SIDEWALK (S) - 15' SIDEWALK (S) - 15' SIDEWALK (S) - 15' SIDEWALK (S) - 15' SIDEWALK (S) - 15' SIDEWALK

15. COMMERCIAL MEDIUM DENSITY (CM) - ACCESSIBLE (A) - 15' SIDEWALK (S) - 15' SIDEWALK (S) - 15' SIDEWALK (S) - 15' SIDEWALK (S) - 15' SIDEWALK (S) - 15' SIDEWALK (S) - 15' SIDEWALK



12/07/25
 28593

8/10/267

D1.0

No.	Description	Date

THEILMA ELIZABETH PAGE RICHARDSON ELEMENTARY SCHOOL BP075
 2707 Rowan Blvd. Dallas, Texas 75227

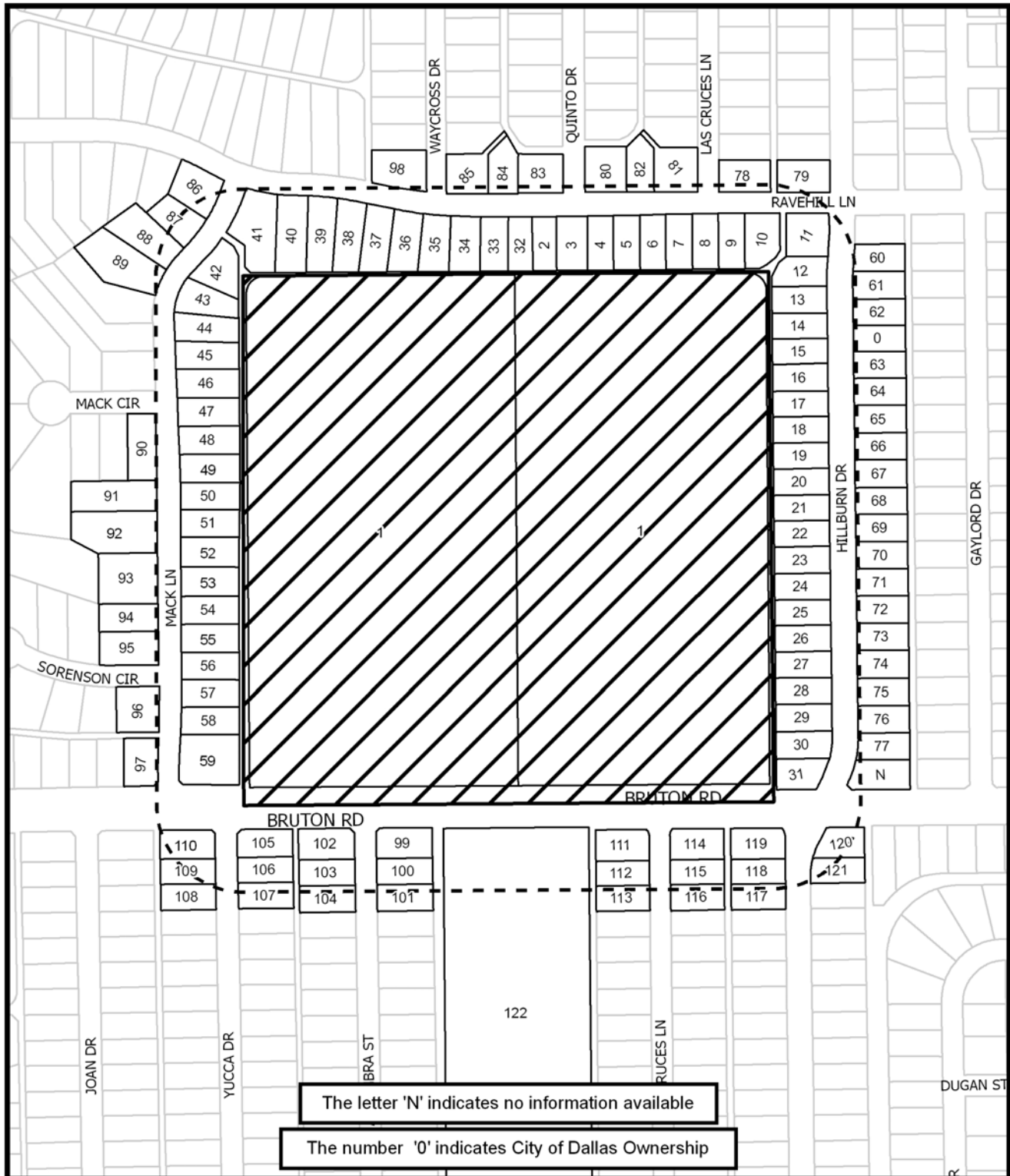
COPYRIGHT © 2012 BROWN REYNOLDS WARFORD ARCHITECTS, INC. 2121 1003.00

DATE: 12/07/25
 DRAWN BY: WLR/BLS
 CHECKED BY: RLL
 BRW PROJECT NUMBER: 211003.00

BRW ARCHITECTS
 BROWN REYNOLDS WARFORD ARCHITECTS, INC.

FEDERAL REVIEW DOCUMENT NOT FOR CONSTRUCTION PURPOSES
 DATE: 8/10/26
 TEX REG. NO. 12984

Existing Development Plan



The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership



1:3,600

NOTIFICATION

200' AREA OF NOTIFICATION
122 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M123-002**

Date: **11/29/2012**

Notification List of Property Owners

M123-002

122 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7203 BRUTON RD	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
2	7420 RAVEHILL LN	TILLERY VICKIE A
3	7426 RAVEHILL LN	ELLSWORTH LAVONNE
4	7502 RAVEHILL LN	HART ANNA OBRIEN & ET AL
5	7506 RAVEHILL LN	ESCOBEDO SALVADOR
6	7512 RAVEHILL LN	OLGUIN RUPERTO
7	7516 RAVEHILL LN	REAGAN MICHAEL A
8	7520 RAVEHILL LN	CHAVEZ FRANCISCO
9	7526 RAVEHILL LN	BARRON FILBERTO & BALBINA BARRON
10	7532 RAVEHILL LN	TORRES ELPIDIA
11	2249 HILLBURN DR	WILLIAMS LAUNDERS W
12	2243 HILLBURN DR	ESQUIBEL CARLOS G
13	2237 HILLBURN DR	VALDEZ ANGEL
14	2233 HILLBURN DR	TORRES VICENTA RODRIGUEZ
15	2227 HILLBURN DR	HOLLEY LASKA FAYE H
16	2221 HILLBURN DR	SANCHEZ FRANCISCO
17	2217 HILLBURN DR	MACIAS JOSEPH
18	2211 HILLBURN DR	UTLEY THOMAS E & BESSIE
19	2207 HILLBURN DR	ROBINSON EDWARD G
20	2203 HILLBURN DR	PORTER BARBARA
21	2155 HILLBURN DR	SERRANO INOCENTE & CLAUDIA ESPINOSA
22	2151 HILLBURN DR	SEGURA JOSE C & MARIA DELALUZ SEGURA
23	2145 HILLBURN DR	MATHEWS G W
24	2141 HILLBURN DR	FLORES ADAN & ORALIA ESPINO
25	2135 HILLBURN DR	GRIFFIN JEREMIAH ETAL
26	2129 HILLBURN DR	ORTIZ J GUADALUPE V

11/29/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2123 HILLBURN DR	FOSTER EULA FAYE
28	2119 HILLBURN DR	KIRBY ROCHELLE L
29	2115 HILLBURN DR	GONZALEZ SALVADOR
30	2109 HILLBURN DR	MOOTY MICHAEL N
31	2105 HILLBURN DR	DODD WILLIE E JR LIF EST REM: DANA DENIS
32	7414 RAVEHILL LN	FLORES JOEL
33	7408 RAVEHILL LN	RICK DAVIS & ASSOCIATES INC
34	7404 RAVEHILL LN	SMITH RAY K
35	7382 RAVEHILL LN	FEAGIN H F JR & H F FEAGIN SR
36	7378 RAVEHILL LN	SIMPSON KIMBLEY D
37	7374 RAVEHILL LN	MARTINEZ LEONEL CARRILLO &
38	7368 RAVEHILL LN	RODRIGUEZ ARTHUR & MARIA E
39	7364 RAVEHILL LN	TORRES EVELYN JAY
40	7360 RAVEHILL LN	BOLANOS PACIANO
41	7354 RAVEHILL LN	SMITH JERRY
42	2230 MACK LN	COLLINS NOEL
43	2220 MACK LN	RED COLLAR CAPITAL LLC
44	2214 MACK LN	ESPINOZA ARMANDO E
45	2210 MACK LN	VASQUEZ DORITA
46	2204 MACK LN	ALMARAZ THOMAS O
47	2170 MACK LN	GARNICA NICOLAS
48	2166 MACK LN	SALCEDO MARTIN MEJIA & ANTONIA
49	2162 MACK LN	VELAZQUEZ MARIA
50	2158 MACK LN	WILLIAMS CEDRIAN B
51	2152 MACK LN	MORENO EDUARDO
52	2146 MACK LN	GONZALEZ RAMIRO T
53	2140 MACK LN	LARA TERESA D
54	2134 MACK LN	ESTEVANE JUAN & BALTAZAR ESTEVANE
55	2128 MACK LN	CHAVEZ JOSE
56	2122 MACK LN	HERNANDEZ RAMIRO & ADRIAN SALAZAR (4)
57	2116 MACK LN	RODRIGUEZ FIDEL & MARIA DEL SOCORRO TABA

11/29/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2110 MACK LN	SKILLERN CAROYLN D
59	7147 BRUTON RD	HENDERSON LEONARD S & JOANN
60	2242 HILLBURN DR	RODRIGUEZ HERIBERTO & ELVIA RODRIGUEZ
61	2236 HILLBURN DR	ESCOBAR JOSE S &
62	2232 HILLBURN DR	JONES JOHN E & JUDY
63	2220 HILLBURN DR	GRANT ETHEL N & MARY N HODGE
64	2216 HILLBURN DR	WILLIAMS REVENS KIAL
65	2210 HILLBURN DR	AGUAYO BLAS F & MARIA
66	2206 HILLBURN DR	CAPUCHINO MARIANO
67	2202 HILLBURN DR	CISNEROS ANTONIO
68	2154 HILLBURN DR	GUTIERREZ ABIGAIL
69	2150 HILLBURN DR	MEDINA J MOISES & MARIA MEDINA
70	2144 HILLBURN DR	JONES EDD R & NANNIE L
71	2140 HILLBURN DR	LEAR CHARLES & PATRICIA
72	2134 HILLBURN DR	PNC BANK
73	2128 HILLBURN DR	JHR INTERESTS CORPORATION
74	2122 HILLBURN DR	HORTON MYRTLE M LIFE EST REM: M H HORTON
75	2118 HILLBURN DR	HERNANDEZ MARTIN & CARMELA ZAMBRANO
76	2114 HILLBURN DR	HOLUB DANIEL RAYMOND
77	2108 HILLBURN DR	MARTINEZ RODRIGO
78	2304 LAS CRUCES LN	GUERRERO GILBERTO P
79	2305 HILLBURN DR	STRACHER DELWARD G
80	7507 RAVEHILL LN	MURATALLA JOSE LUIS
81	2307 LAS CRUCES LN	MICK EDDIE M
82	7511 RAVEHILL LN	STACY MARK D
83	2307 QUINTO DR	MARTINEZ MENDOZ JEMMY &
84	7411 RAVEHILL LN	RODRIGUEZ MAURO
85	7405 RAVEHILL LN	ENGEL ROGER L
86	2235 MACK LN	HOUSE DEARL D
87	2231 MACK LN	PRATHER A N
88	2225 MACK LN	GORDON JULIUS A & MYDES

11/29/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2221 MACK LN	DEJ INVESTMENT GROUP LLC
90	2169 MACK CIR	JER REALTY
91	2157 MACK LN	MANES HOBART C
92	2149 MACK LN	RODRIGUEZ JOSE & IMELDA
93	2141 MACK LN	RODRIGUEZ LUBIA DELGADO
94	2133 MACK LN	LOPEZ LEONEL E & GUADALUPE LEMUS
95	2127 MACK LN	VALADEZ RICARDO
96	7132 SORENSON CIR	HENDERSON LEONARD S II
97	7139 BRUTON RD	NELMS BRENDA
98	2305 WAYCROSS DR	VEGA HUMBERTO VARGAS & ARTURO & ELVIA AL
99	2060 ALHAMBRA ST	EVANS RAYFIELD
100	2054 ALHAMBRA ST	SEAMSTER CRISS & ALLESHA
101	2050 ALHAMBRA ST	J FELIX & JUANA SANTAMARI
102	2061 ALHAMBRA ST	ALVARADO ARTURO
103	2055 ALHAMBRA ST	DALLAS CITY OF COUNTY OF DALLAS DISD & E
104	2051 ALHAMBRA ST	ANTONIO VARGAS
105	2060 YUCCA DR	INGRAM WILLIAM E
106	2054 YUCCA DR	MANZANO RENE & MAYTE RODRIGUEZ
107	2050 YUCCA DR	CASTILLO DONATO & MARIA D SOCORRO CASTIL
108	2051 YUCCA DR	CARMONA ROSA
109	2055 YUCCA DR	BASS CAROLYN
110	2061 YUCCA DR	BIBLE SONYA ET AL
111	2061 LAS CRUCES LN	HANG VEY
112	2055 LAS CRUCES LN	RESENDIZ ALVARO Z & IRMA
113	2051 LAS CRUCES LN	FLANAGAN COLLEEN
114	2060 LAS CRUCES LN	RAMIREZ ABEL
115	2054 LAS CRUCES LN	ROMERO JOSEPH &
116	2050 LAS CRUCES LN	BROWN HENRIETTA
117	2051 HILLBURN DR	RAMIREZ PEDRO & PATRICIA
118	2055 HILLBURN DR	LONG JOHN H & MOZELLE
119	2061 HILLBURN DR	JOHNSON CARL

11/29/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2060 HILLBURN DR	WESLEY LEATRICE COLE
121	2054 HILLBURN DR	ARRIAGA AURELIO
122	7300 BRUTON RD	BETHANY BAPTIST CHURCH

FILE NUMBER: M123-019

DATE FILED: April 18, 2013

LOCATION: North and West Lines of Tantor Road, South of Rhome Street

COUNCIL DISTRICT: 6

MAPSCO: 22 F

SIZE OF REQUEST: Approx. 2.11 Acres

CENSUS TRACT: 99

APPLICANT/OWNER: Green Roof Recycling, LLC

REPRESENTATIVE: Robert Reeves

MISCELLANEOUS DOCKET ITEM

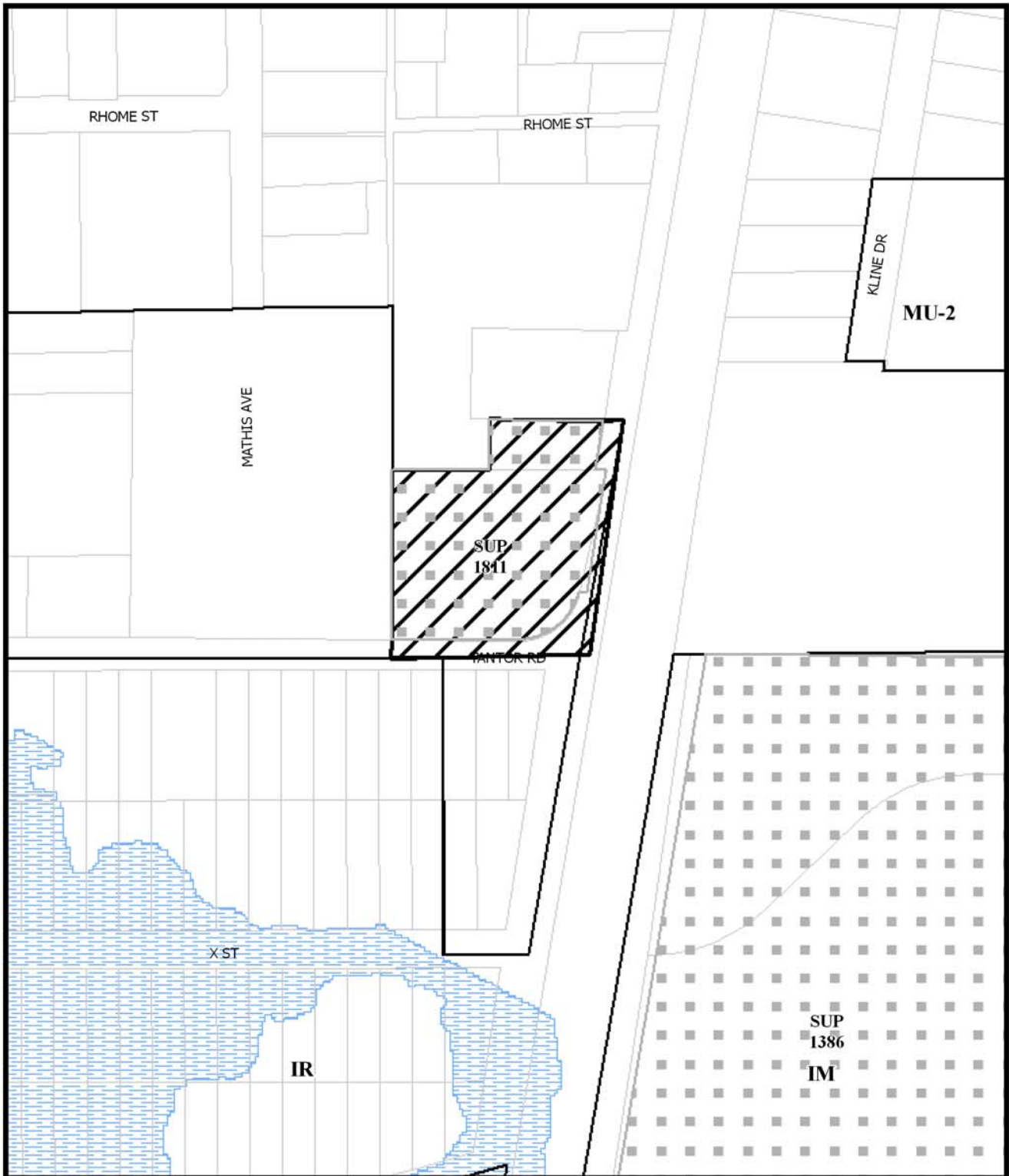
Minor Amendment for Site Plan

On January 12, 2011, the City Council passed Ordinance No. 28091 which established Specific Use Permit No. 1811 for Metal salvage facility on property at the above location.

At this time, the property owner has submitted an application for consideration of a minor amendment to the site plan for consideration of the following: 1) relocate a portion of the required solid screening fence to private property; 2) revise street tree plantings along the north-south alignment of Tantor Road; 3) removal of a 540 square foot storage building within the extreme southwest corner; and 4) revised surface parking 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 for a minor amendment.

STAFF RECOMMENDATION: Approval



1:2,400

ZONING MAP

Case no: M123-019

Date: 4/2/2013



VICINITY MAP
NOT TO SCALE

LANDSCAPE REQUIREMENTS
SITE TREE REQUIREMENTS One 2" cal. Tree per 6,000 sq. ft. 92,018 sq. ft. = 15 (2" trees) required 103" retained tree credit = 36 (2" trees) provided
STREET TREE REQUIREMENTS One Large Tree per 50' of frontage 64' of frontage on site = 13 (2" trees) required 5 retained trees = 5 tree credits 7 new street trees proposed
DESIGN STANDARDS (1) Screening of off-street parking 9 perimeter fence (2) Foundation planting strip Large evergreen shrub planting

Site Area: 92,018 sq. ft.

DEVELOPMENT STANDARDS

Existing Structures: 7,620 sf
Proposed Structures: 544 sf
Total Floor Area: 8,164 sf

Height: 30 ft.

Stories: 2

Existing Coverage: 5%

Proposed Coverage: 6%

Required Parking: 15 Spaces

Proposed Parking: 16 Spaces (inc. 1 HC Space)

VENTURE METALS

11221 TANTOR ROAD
DALLAS, TEXAS 75229

SPECIFIC USE PERMIT No. 1811
FOR METAL SALVAGE FACILITY

DATE: Revised 9/24/18
REVISIONS: 15/17/18
REVISIONS: 12/17/18
REVISIONS: 1/25/19

CASE NUMBER: 2006-141 (RS)

01/10/13

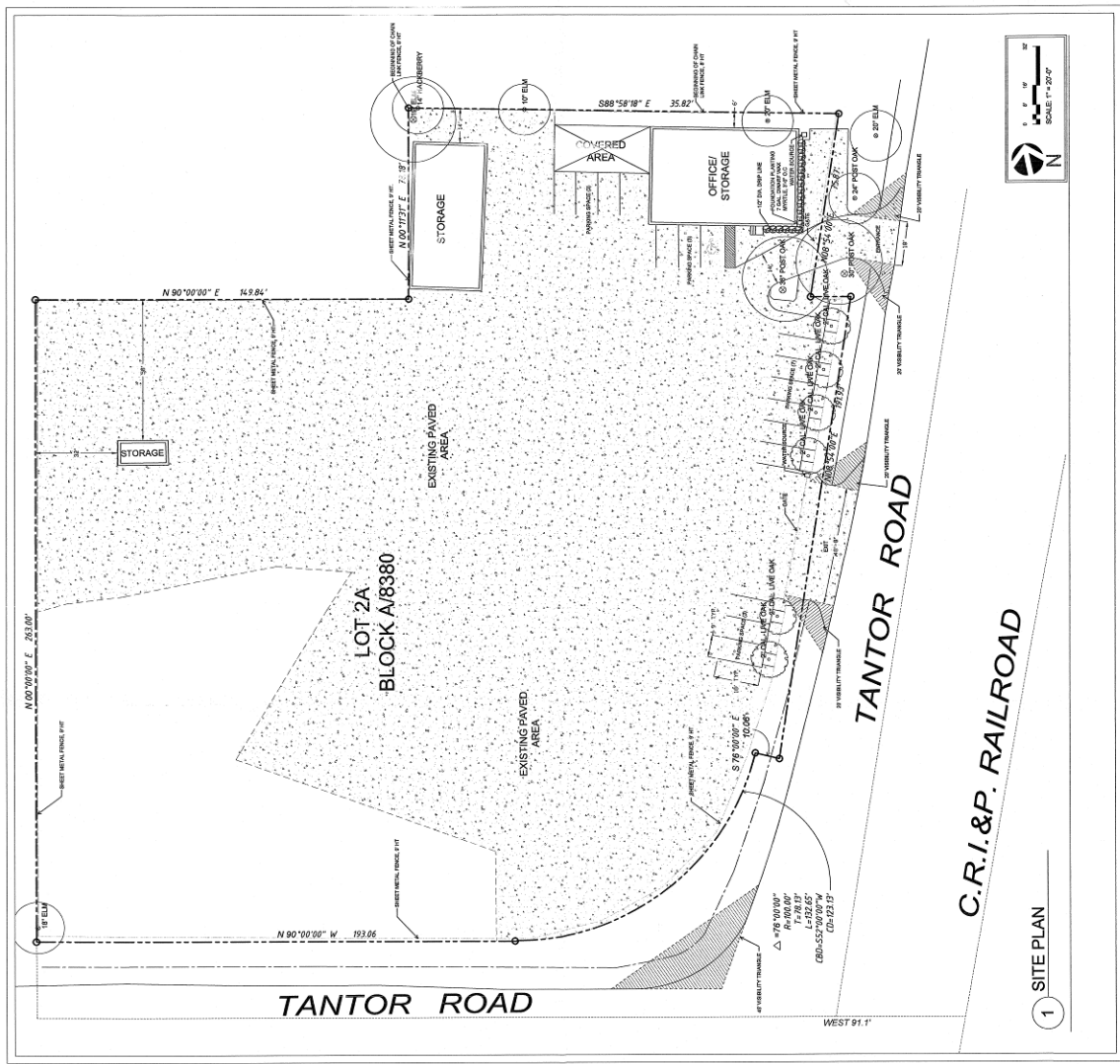
Robert Reeves & Associates, Inc.
PLANNING AND ZONING CONSULTANTS

ROBERT REEVES & ASSOCIATES INC.
Fort Worth Square
1000 Fort Worth Street
Suite 100
Dallas, Texas 75202
PAX: 214-248-6505
rob.reeves@robertreeves.net

LANDSCAPE LEGEND

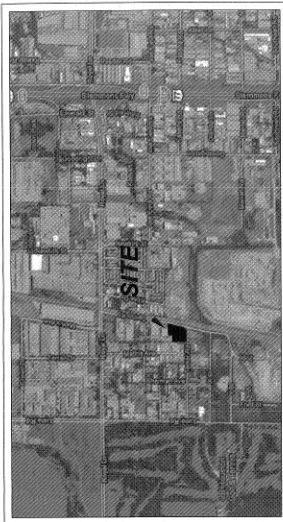
- EXISTING TREE TO REMAIN
- PROPOSED CANOPY
- PROPOSED EVERGREEN
- SHRUBS BY COLOR
- NON-REPLACEMENT

**SITE PLAN
SUP No. 1811**



Proposed Site Plan

VICINITY MAP
NOT TO SCALE



REMARKS: The proposed site is located on a 1.21-acre tract of land bounded by Tantor Road to the north, Tantor Road to the south, Tantor Road to the east, and Tantor Road to the west. The site is currently vacant and is to be developed for use as a metal recycling facility. The site is located in the City of Dallas, Dallas County, Texas. The site is bounded by Tantor Road to the north, Tantor Road to the south, Tantor Road to the east, and Tantor Road to the west. The site is currently vacant and is to be developed for use as a metal recycling facility. The site is located in the City of Dallas, Dallas County, Texas.

LANDSCAPE REQUIREMENTS
SITE TREE REQUIREMENTS One 2" cal. Tree per 6,000 sq. ft. 93,126.36 sq. ft. = 16 (2" trees) required 134' retained tree credit = 46 (2" trees) provided
STREET TREE REQUIREMENTS One Large Tree per 50' of frontage 60% of frontage on site = 12 (2" trees) required 7 retained trees = 7 tree credits 5 new street trees proposed
DESIGN STANDARDS (1) Screening of off-street parking 9 perimeter fence (2) Foundation planting strip Large evergreen shrub planting

DEVELOPMENT STANDARDS
SITE AREA: 92,418 SQ. FT.
HEIGHT: 30'
STORIES: 2
COVERAGES: 7%

VENTURE METALS
11221 Tantor Road
Dallas, TX 75229
SPECIFIC USE PERMIT
FOR METAL SALVAGE FACILITY

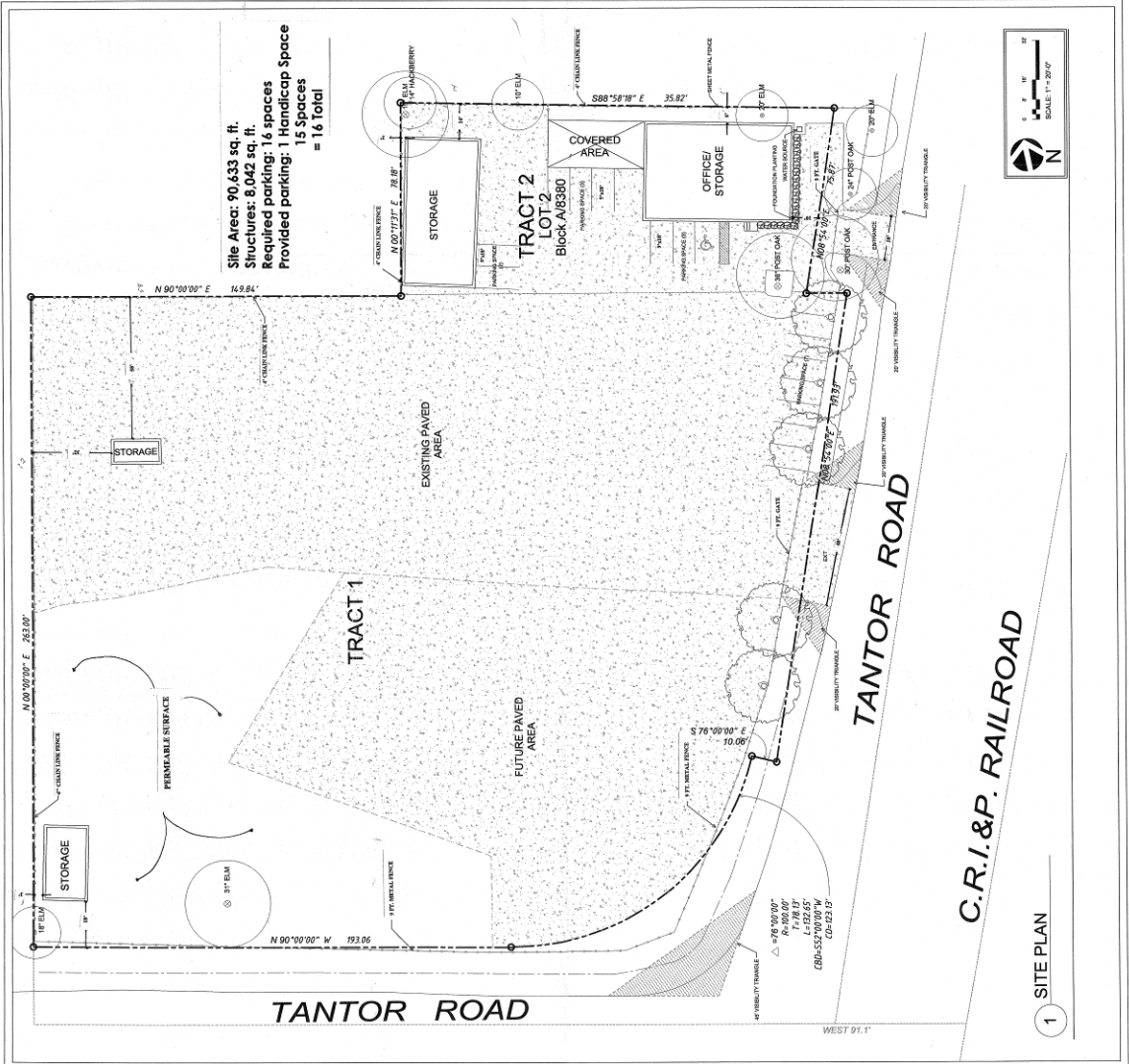
DATE: 04/29/10
REVISIONS:
CASE NUMBER: Z096-14(RB) 11020 1
28091
APPROVED BY: [Signature]
CITY COUNCIL: JAN 13 2011
SPECIAL USE PERMIT
APPROVED BY: [Signature]
CITY COUNCIL: [Signature]

LANDSCAPE LEGEND

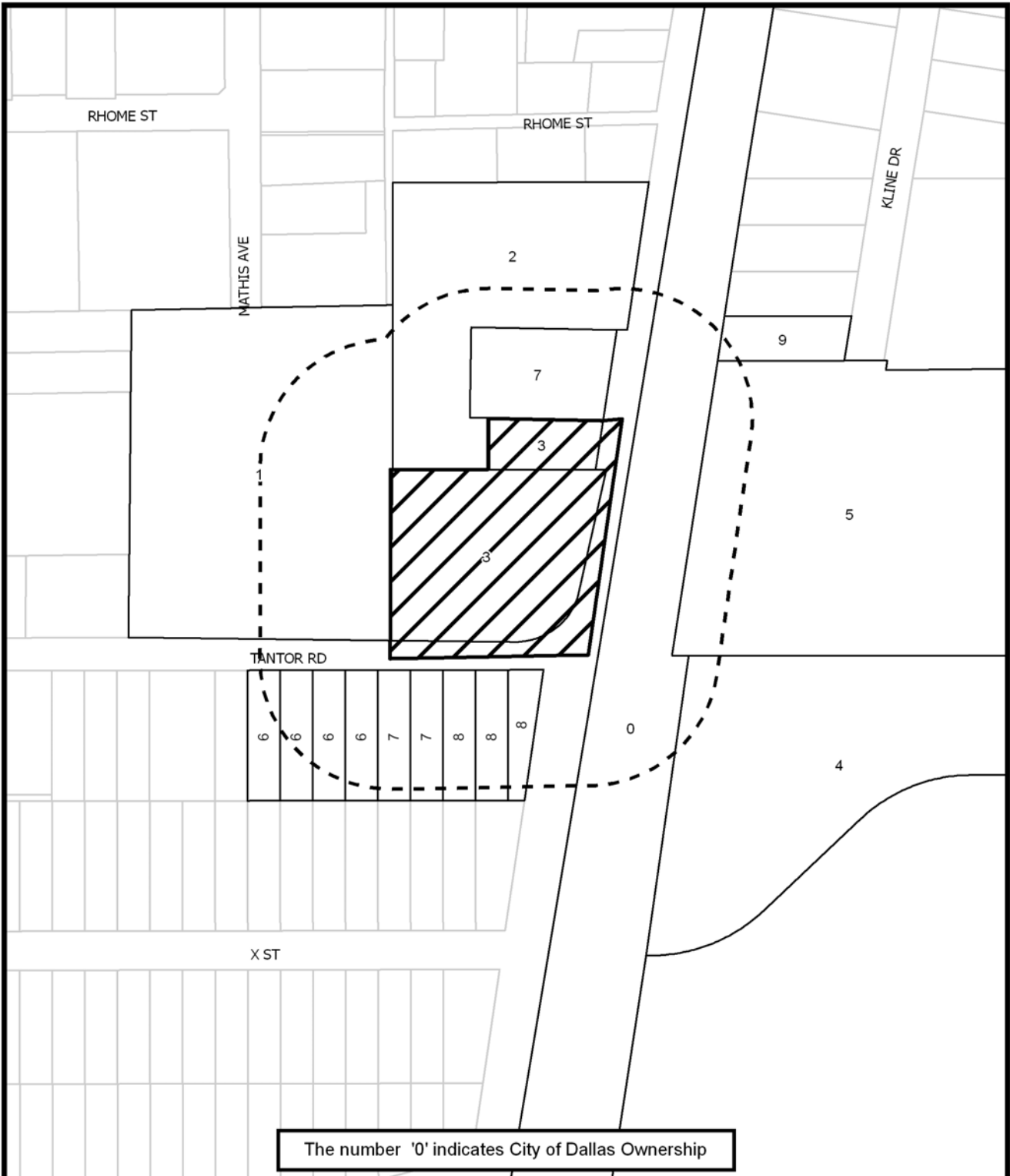
- EXISTING TREE TO REMAIN
- PROPOSED CANOPY TREE
- PROPOSED PERIPHERY BUFFER

Robert Reeves & Associates, Inc.
PLANNING AND ZONING CONSULTANTS

ROBERT REEVES & ASSOCIATES INC.
1500 Ross Street
Suite 100
Dallas, TX 75202
TEL: 214-756-0930
FAX: 214-756-0931
www.rraonline.com



Existing Site Plan



1:2,400

NOTIFICATION

200'

AREA OF NOTIFICATION

9

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M123-019**

Date: **4/2/2013**

4/2/2013

Notification List of Property Owners

M123-019

9 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	11301 MATHIS ST	LACY MATHIS LTD
2	11295 TANTOR RD	ROCKBROOK RLTY LTD PS
3	11225 TANTOR RD	GREEN ROOF RECYCLING LLC %MICHEAL R
UHRI		
4	11101 NEWKIRK ST	BROWN SOUTHWELL PPTIES INC
5	11300 KLINE DR	AMC ENTERPRISES LLC
6	1720 TANTOR RD	SMITH DONALD M
7	1728 TANTOR RD	ROCKBROOK REALTY LTD
8	1732 TANTOR RD	ROCKBROOK REALTY LTD PS
9	11305 KLINE DR	MORENO MIGUEL A & LUZ M

FILE NUMBER: M123-021

DATE FILED: April 8, 2013

LOCATION: Bank Street and Gurley Avenue, West Corner

COUNCIL DISTRICT: 2

MAPSCO: 46 L

SIZE OF REQUEST: Approx. 1.58 Acres

CENSUS TRACT: 25

APPLICANT: Woodmere Properties

OWNER: Jubilee Park Community Center Corporation

REPRESENTATIVE: Jack Woodworth

MISCELLANEOUS DOCKET ITEM

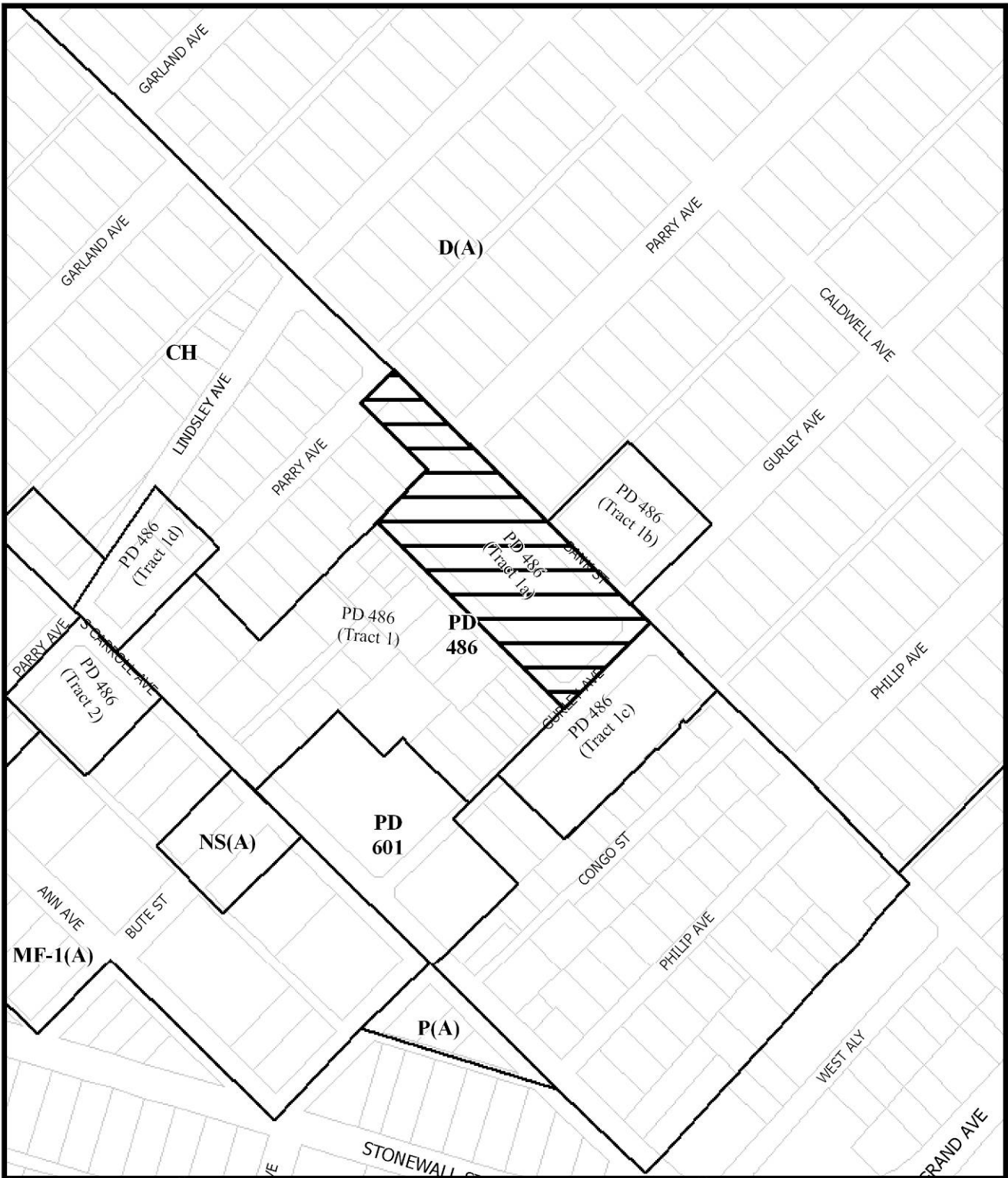
Minor Amendment for Development Plan-Tract 1A

On September 24, 1997, the City Council passed Ordinance No. 23272 which established Planned Development District No. 486 on property at the above referenced location. The PDD was subsequently amended by Ordinance No. 27356 which added approximately 5.16 acres of land to the site as well as Ordinance No. 28692 which added an additional 4,022 square feet of land area.

At this time, the property owner has submitted an application to amend the Tract 1A development plan to provide for a small increase in floor area for the westernmost structure along with an increased covered area along the northern façade.

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

STAFF RECOMMENDATION: Approval

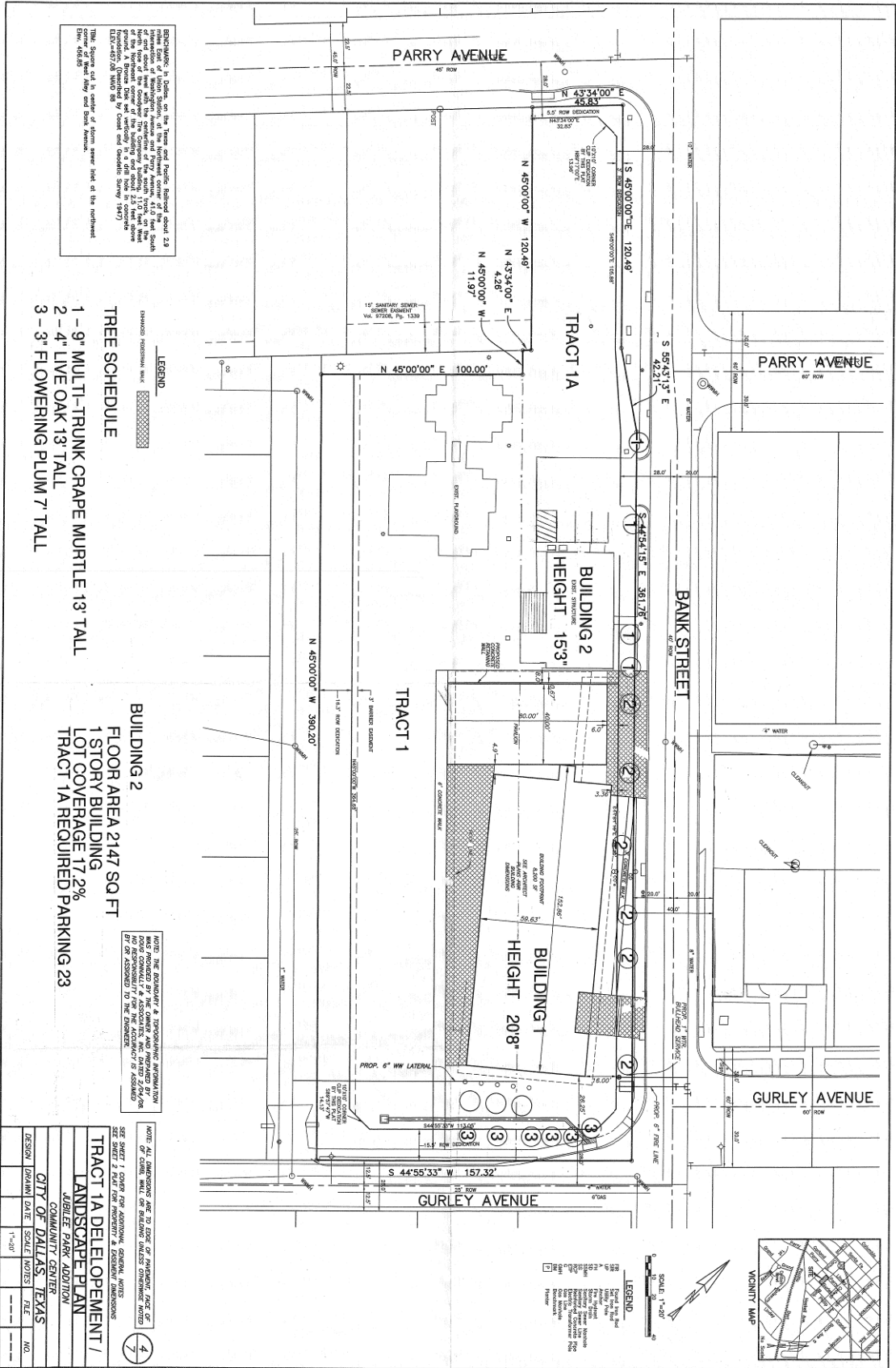


1:2,400

ZONING MAP

Case no: M123-021

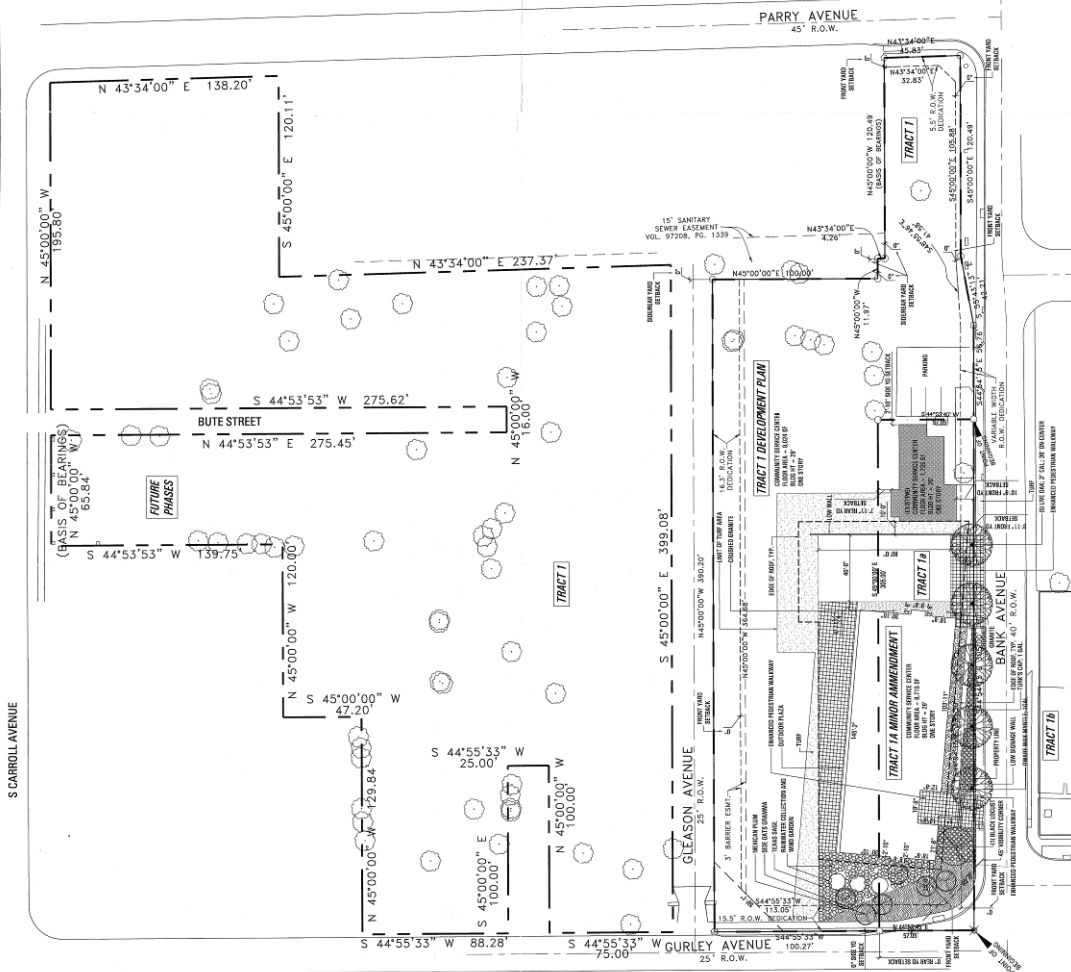
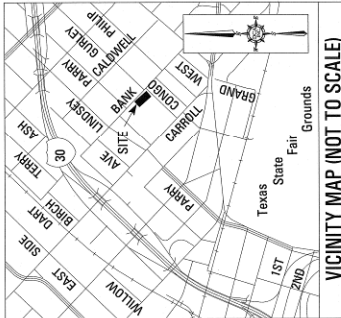
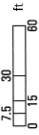
Date: 5/1/2013



Proposed Tract 1A Development Plan

DEVELOPMENT PLAN FOR TRACT 1 AND 1A (MINOR AMMENDMENT TO TRACT 1A)

SCALE: 1" = 30'-0"



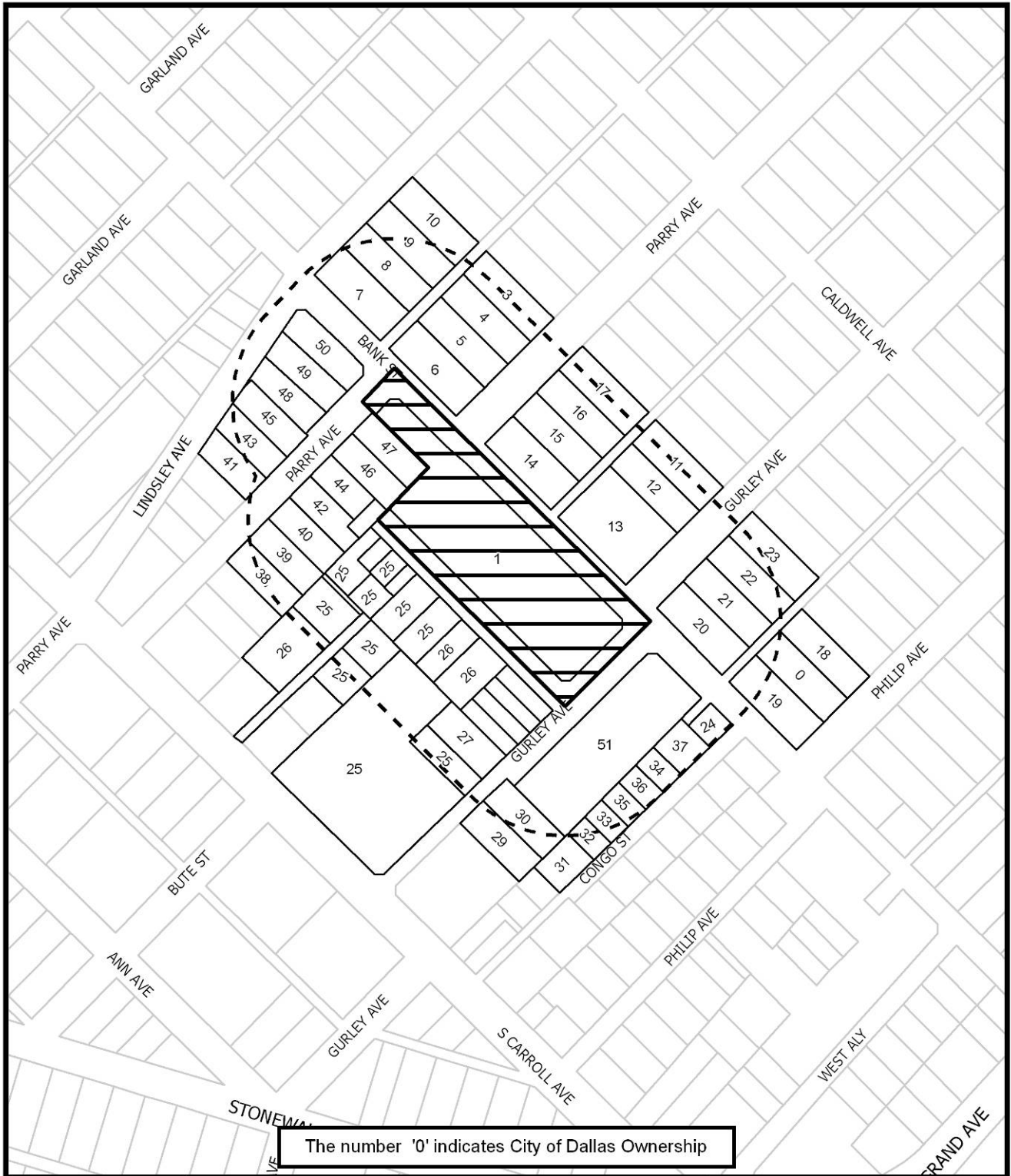
GENERAL NOTES: TRACT 1A MINOR AMMENDMENT	GENERAL NOTES: TRACT 1 DEVELOPMENT PLAN
AS PROPOSED:	AS PROPOSED:
SITE INFORMATION: ZONING: PDD 488 LOT AREA - 17,400 SF BUILDING AREA - 10,440 SF LOT COVERAGE - 60% FAR - .80 FRONT YARD - 8'-11"; 10'-9" SIDE YARD - 0'-0"; 9'-8" REAR YARD - 0'-0"; 7'-10" STRUCTURE HEIGHT - 28'; 20' (BOTH ONE STORY) PARKING REQUIRED - 11450 SF = 23 SPACES PARKING PROVIDED - 23 SPACES 49 (ON SITE) 19 (LOCATED ON TRACT 1b)	SITE INFORMATION: ZONING: PDD 488 LOT AREA (ALL TRACTS) - 232,874 SF BUILDING AREA - 9,024 SF LOT COVERAGE - 4% FAR - .04 FRONT YARD - 25' ALONG GURLEY AVE. OTHERWISE NO MINIMUM SIDE & REAR YARD - NO MINIMUM STRUCTURE HEIGHT - 28' ONE STORY PARKING REQUIRED - 11450 SF = 20 SPACES PARKING PROVIDED - 20 (IN ACCORDANCE WITH SECTION 51P-488.108 (f))
LANDSCAPE: SITE TREES REQ. - (5) 3" CAL. SITE TREES PROVIDED - (6) 3" CAL. EXISTING TREES ON SITE: (1) EXISTING TREE (1) TREE TO REMAIN (1) TREE TO BE MAINTAINED DESIGN STANDARDS: ENHANCED PEDESTRIAN WALKWAYS: -5% OF TOTAL LOT AREA PROVIDED -50% OF BLDG FACING STREET PROVIDED	LANDSCAPE: SITE TREES REQ. - (68) 3" CAL. SITE TREES PROVIDED - (1) 3" CAL. EXISTING TREES ON SITE: 8" - LESS THAN 14" 14" - 22" TREES: 4 TREE CREDITS 22" - 30" TREES: 12 TREE CREDITS 30" - 36" TREES: 32 TREE CREDITS 36" - 42" TREES: 18 TREE CREDITS 42" OR MORE (1) TREE - 20 TREE CREDITS (1) TREE - 20 TREE CREDITS TOTAL SITE TREE CREDITS FOR RETAINED EXISTING TREES: 86 TREE CREDITS (87) TOTAL SITE TREES PROVIDED W/ CREDITS DESIGN STANDARDS: ENHANCED PEDESTRIAN WALKWAYS: -5% OF TOTAL LOT AREA PROVIDED FOUNDATION PLANTINGS: -50% OF BLDG FACING STREET PROVIDED

TRACT 1 DEVELOPMENT PLAN PLANT LEGEND		TRACT 1A MINOR AMMENDMENT PLANT LEGEND	
QUANTITY	SYMBOL	QUANTITY	SYMBOL
1		1	
5		5	
10		10	
40		40	
100		100	
482.5		482.5	

DESIGNED BY: [Signature]
DATE: [Date]
PROJECT: [Project Name]

MO89-002 (RB)
MO89-001 (FD)
brownarchitects

Existing Tract 1A Development Plan



The number '0' indicates City of Dallas Ownership


 1:2,400

NOTIFICATION

200' AREA OF NOTIFICATION
51 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: M123-021
 Date: 5/1/2013

5/1/2013

Notification List of Property Owners

M123-021

51 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4538 PARRY AVE	JUBILEE PARK & COMMUNITY CENTER
2	4528 PARRY AVE	BIBLE DOVIE T C ET AL % CARRIE L RUSSELL
3	4615 PARRY AVE	TREJO EMILIANO O
4	4611 PARRY AVE	GUERRERO MANUAL J
5	4607 PARRY AVE	RODRIQUEZ GREGORIO & MARIA L RODRIQUEZ
6	4605 PARRY AVE	NANDLAL SHAM
7	4602 LINDSLEY AVE	BELTRAN SEGISMUNDO & GLORIA ESTELA
8	4606 LINDSLEY AVE	HODGE WILLIE
9	4610 LINDSLEY AVE	ZAMORA MANUEL ALVAREZ & SILVIA SORIA
10	4614 LINDSLEY AVE	JERONIMO ANA E & JOAQUIN
11	4615 GURLEY AVE	WEATHERALL VIRGINIA R
12	4611 GURLEY AVE	JUBILEE PARK & CNT CORP % WALTER J HUMAN
13	4603 GURLEY AVE	JUBILEE PARK & CENTER COR C/O WALTER J H
14	910 BANK ST	LASTER YVETTE
15	4606 PARRY AVE	ALONZO MARIA
16	4610 PARRY AVE	MURGUIA EUFRONCIA
17	4612 PARRY AVE	AVILEZ RAFAEL
18	4611 PHILIP AVE	CAMP IDELL B
19	4603 PHILIP AVE	PEREZ ELSIE
20	4600 GURLEY AVE	HOLLINS JAMES R EST OF % CYNTHIA D FOSTE
21	4604 GURLEY AVE	DUARTE MARISELA
22	4608 GURLEY AVE	RODRIGUEZ MAURICIO
23	4614 GURLEY AVE	TIMMINS CURTIS & EVELYN
24	4540 CONGO ST	WILLIAMS BEVERLY
25	4525 BUTE ST	JUBILEE PARK & COMMUNITY CENTER CORP
26	4507 BUTE ST	JUBILEE PARK & COMMUNITY CENTER CORPORAT

5/1/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4519 GURLEY AVE	JUBILEE PARK & CTR CO % WALTER J HUMANN
28	4523 GURLEY AVE	JUBILEE PARK & COMMUNITY CENTER CORP
29	4512 GURLEY AVE	BURNETT STEVEN EST OF % KATHLEEN BURNETT
30	4516 GURLEY AVE	JONES LULA FAY
31	4517 CONGO ST	WORKS GEORGE W STE 4580
32	4523 CONGO ST	GARRETT VERNESSIA R
33	4525 CONGO ST	GARRETT EARNEST LAMAR & PATRICIA
34	4537 CONGO ST	BUILDING COMMUNITY WORKSHOP
35	4529 CONGO ST	GARRETT ANNIE PEARL EST % FRANKIE GARRET
36	4533 CONGO ST	GARRETT ELLA MAE
37	4539 CONGO ST	BOWIE FRED DOUGLAS
38	4514 PARRY AVE	RICO JUAN & M GUADALUPE SALAS
39	4516 PARRY AVE	JIMENEZ RAUL & ROSA M
40	4522 PARRY AVE	GRANGER ROBERT & YVONNE
41	4523 PARRY AVE	AYALA JOSE & MANUELA
42	4526 PARRY AVE	CALDERON LIA T & RIGOBERTO
43	4525 PARRY AVE	GALLAMORE JEFF & MARIA DEL CARMEN
44	4530 PARRY AVE	RICHARDSON LASHAWNDA
45	4533 PARRY AVE	BLANCO JUANITA
46	4534 PARRY AVE	SOTO ROGELIO & ROSA RENTERIA
47	4536 PARRY AVE	RODRIGUEZ JESUS & MARIA RODRIGUEZ
48	4535 PARRY AVE	CARMONA MARIA ALVAREZ
49	4537 PARRY AVE	LOPEZ J CARMELO & BERTHA
50	4539 PARRY AVE	RUIZ JOSE A & MARIA
51	907 BANK AVE	JULIBEE PARK & COMMUNITY CENTER CORPORA

Planner: Olga Torres-Holyoak

FILE NUMBER: D123-014

DATE FILED: April 12, 2013

LOCATION: South side of Belmont Avenue, west of Greenville Avenue.

COUNCIL DISTRICT: 2

MAPSCO: 36 S-T

SIZE OF REQUEST: ± 0.92 acres

CENSUS TRACT: 10.02

MISCELLANEOUS DOCKET ITEM

Owner/ Applicant: Post Office Park, LLC

Development Plan:

On May 25, 2005, Dallas City Council established Planned Development District No. 725 by Ordinance No. 25987. The PD was amended and expanded on October 23, 2012, creating two tracts and adding 0.922 acres. The size of the PD is approximately 1.54 acres and it is on the south line of Belmont Avenue, west of Greenville Avenue.

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan prior to the issuance of a building permit for each phase of the development. The Planned Development District does not require the landscape plan to be approved by the City Plan Commission. Staff has reviewed the proposed development plan and it complies with the requirement of the ordinance. The proposed development plan is located within Tract 2 of the Planned Development District.

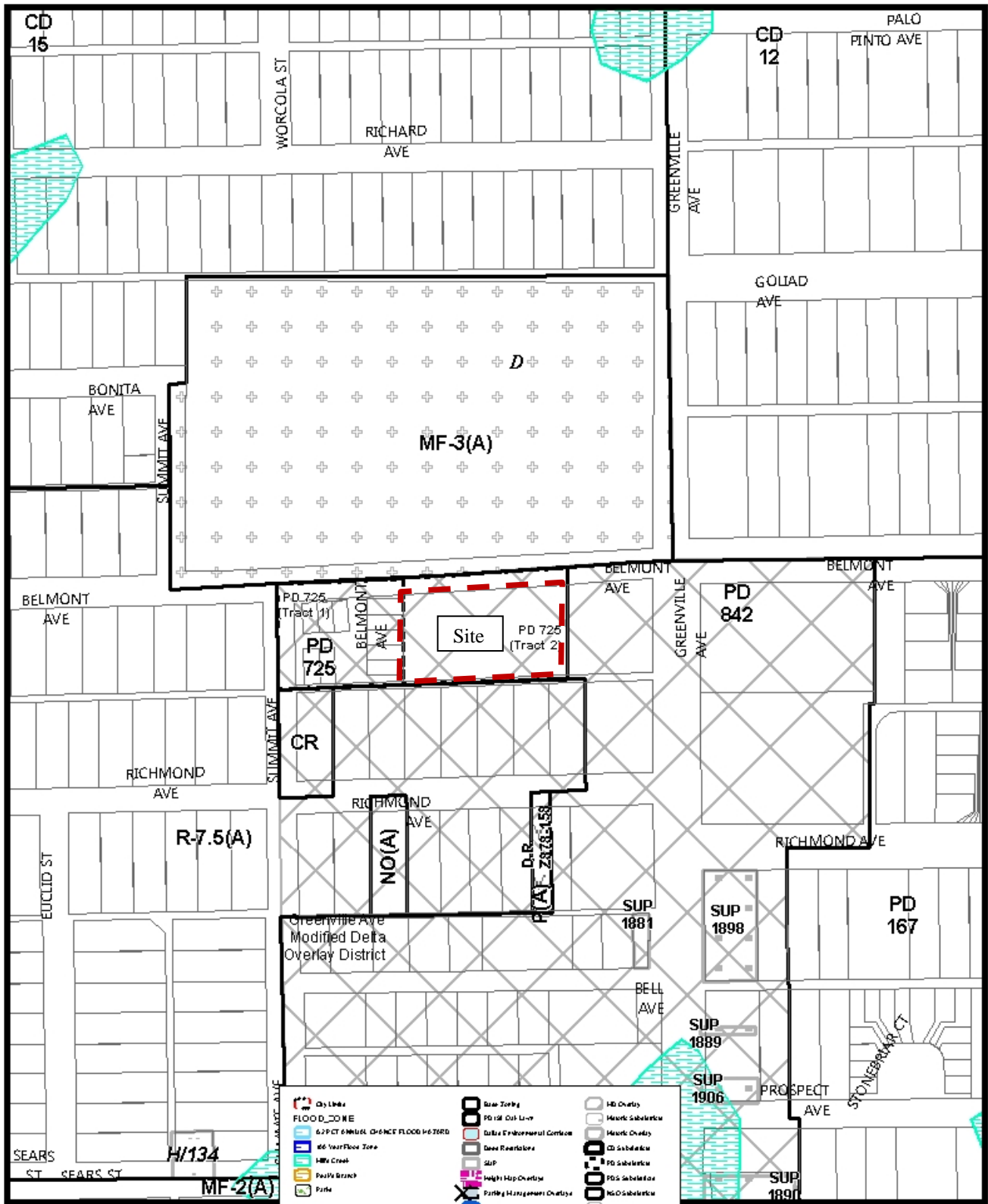
In conjunction with the above requirement, the attached development plan is submitted for the City Planning Commission's consideration. The plan provides for the construction of 15 townhome units.

STAFF RECOMMENDATION: Approval

List of Applicant/Owner Officers

Post office Park, LLC
Josh LeComte

Manager, President



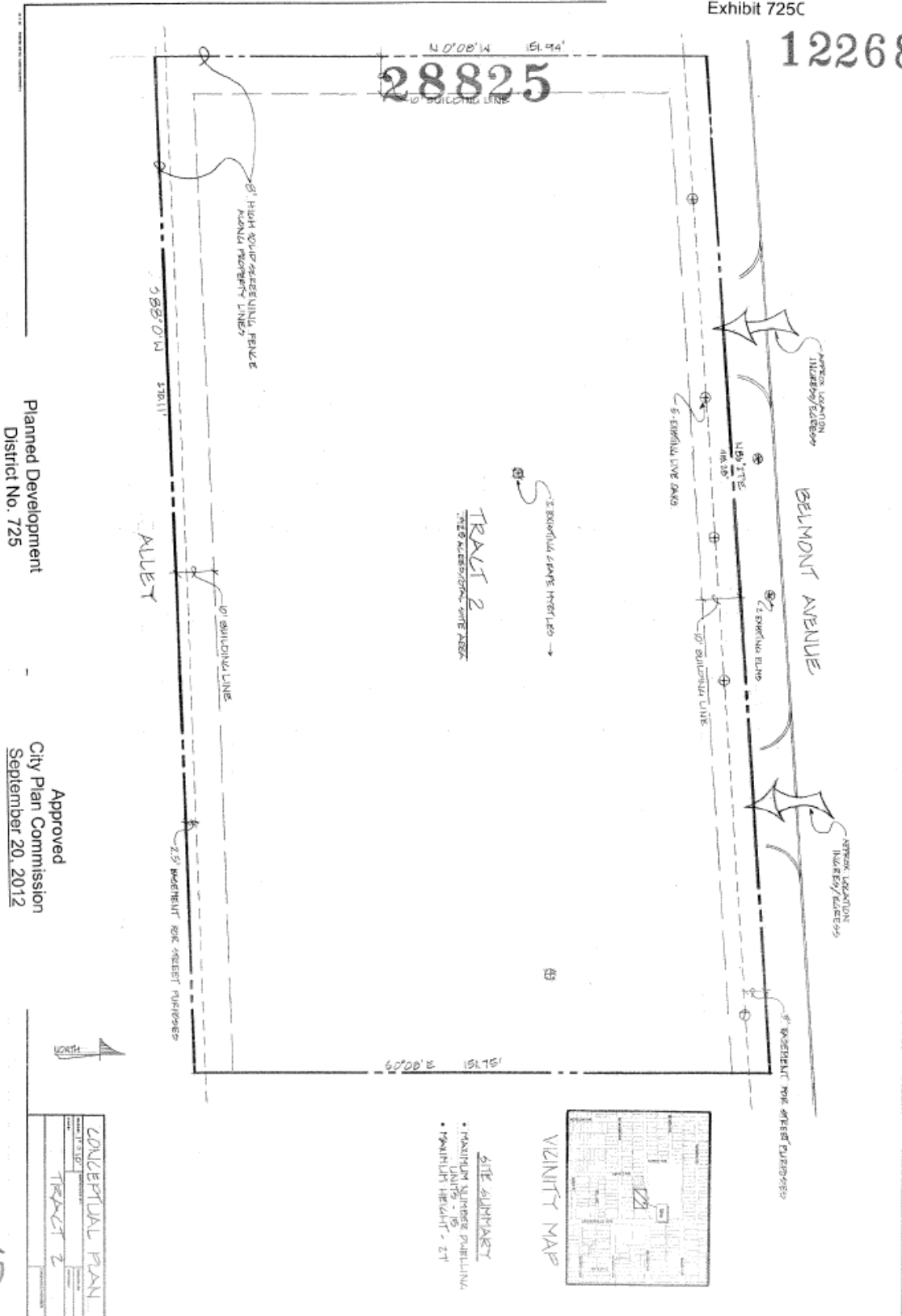
↑ 1:2,400

D123-014

EXISTING CONCEPTUAL PLAN

Exhibit 725C

122681



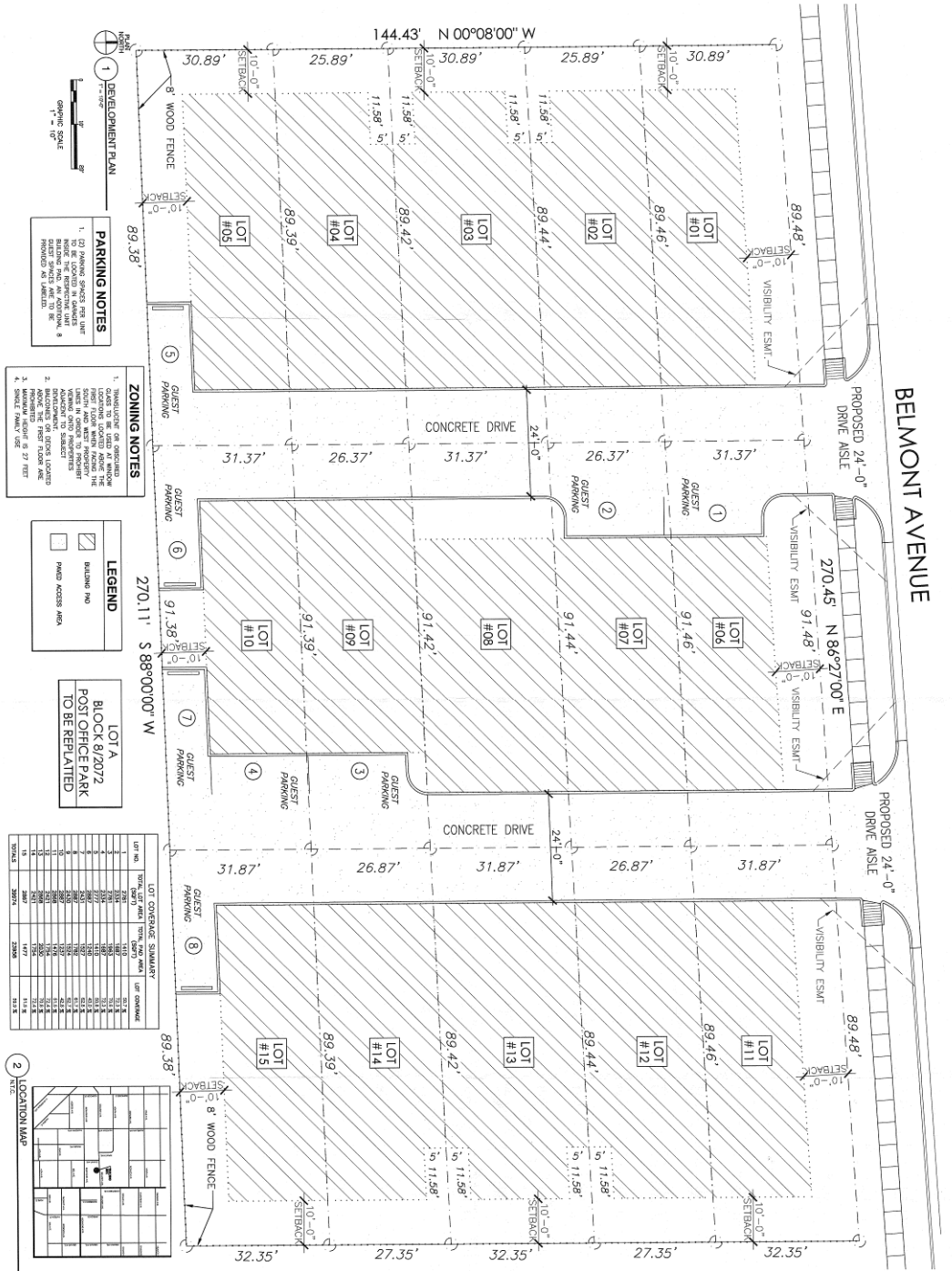
Planned Development
District No. 725

Approved
City Plan Commission
September 20, 2012

CONCEPTUAL PLAN
TRAVEL 2

2090-243

PROPOSED DEVELOPMENT PLAN



1 DEVELOPMENT PLAN
 1" = 100'
 1/8" = 10'
 1/16" = 5'

PARKING NOTES
 1. (2) PARKING SPACES PER UNIT
 2. (2) PARKING SPACES PER UNIT
 3. (2) PARKING SPACES PER UNIT
 4. (2) PARKING SPACES PER UNIT
 5. (2) PARKING SPACES PER UNIT
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 14. (2) PARKING SPACES PER UNIT
 15. (2) PARKING SPACES PER UNIT

ZONING NOTES
 1. (2) PARKING SPACES PER UNIT
 2. (2) PARKING SPACES PER UNIT
 3. (2) PARKING SPACES PER UNIT
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 13. (2) PARKING SPACES PER UNIT
 14. (2) PARKING SPACES PER UNIT
 15. (2) PARKING SPACES PER UNIT

LEGEND
 BUILDING FOOTPRINT
 PAVED ACCESS AREA

LOT A
 BLOCK 8/2072
 POST OFFICE PARK
 TO BE REPLANTED

LOT NO.	TOTAL LOT AREA	TOTAL UNIT AREA	UNIT COUNT
1	11,580	11,580	1
2	11,580	11,580	1
3	11,580	11,580	1
4	11,580	11,580	1
5	11,580	11,580	1
6	11,580	11,580	1
7	11,580	11,580	1
8	11,580	11,580	1
9	11,580	11,580	1
10	11,580	11,580	1
11	11,580	11,580	1
12	11,580	11,580	1
13	11,580	11,580	1
14	11,580	11,580	1
15	11,580	11,580	1
TOTAL	173,700	173,700	15



POST OFFICE PARK

5606 BELMONT AVENUE
 DALLAS, TEXAS 75206

LECOMITE HOMES
 P.O. BOX 720549
 DALLAS, TX 75372
 214.827.1431

DATE: March 29, 2013
 Post Office Park
 5606 Belmont Ave.
 Dallas, TX 75206
 DEVELOPMENT PLAN
 D123-014

LOCATIONS: Boundaries Dallas North Tollway on the West, Preston Road on the East, Spring Valley Road on the North and LBJ Freeway on the South

COUNCIL DISTRICT: 11

MAPSCO: 14R, 15N, P
PLANNER Tanya Brooks

REQUEST

Amendments to the City of Dallas Thoroughfare Plan to:

Existing Thoroughfares with Changes in Dimensional Classifications

(1) Change the dimensional classification of Alpha Road from Dallas North Tollway to Noel Road from a six lane divided (M-6-D)(B)* roadway within 90 feet of right of way to a special six lane divided (SPCL 6D) roadway within 105 feet of right of way, 80 feet of pavement;

(1A) Change the dimensional classification of Alpha Road from Noel Road to Preston Road from a six lane divided (M-6-D)(B)* roadway within 90 feet of right of way to a special six lane divided (SPCL 6D) roadway with bicycle lanes within 117 feet of right of way, 92 feet of pavement;

(2) Change the dimensional classification of Noel Road from Spring Valley Road to Alpha Road from a six lane divided (M-6-D)(B)* roadway within 90 feet of right of way to a special five lane undivided (SPCL 5U) roadway with bicycle lanes within 90 feet of right of way, 65 feet of pavement;

(3) Change the dimensional classification of Noel Road from Alpha Road to LBJ Freeway from a six lane divided (M-6-D)(B)* roadway within 90 feet of right of way to a special five lane undivided (SPCL 5U) roadway within 80 feet of right of way, 55 feet of pavement;

(4) Change the dimensional classification of Montfort Road from Spring Valley Road to LBJ Freeway from a six lane divided (M-6-D)(B)* roadway within 90 feet of right of way to a special six lane divided (SPCL 6D) roadway with bicycle lanes within 117 feet of right of way, 92 feet of pavement;

(5) Change the dimensional classification of Preston Road from Spring Valley Road to proposed roadway Unnamed FN8 from STUDY to a special six lane divided (SPCL 6D) roadway within 112 feet of right of way, 80 feet of pavement;

(6) Change the dimensional classification of Preston Road from proposed roadway Unnamed FN8 to LBJ Freeway from STUDY to a special nine lane divided (SPCL 9D) roadway within 145 feet of right of way, 113 feet of pavement.

Existing Roadways Not Currently Designated on Thoroughfare Plan

(7) Add Peterson Lane from Noel Road to Preston Road to the Thoroughfare Plan as a special two lane undivided collector (SPCL 2U) roadway with parking within 69 feet of right of way, 44 feet of pavement;

(8) Add James Temple Drive from Noel Road to Montfort Drive to the Thoroughfare Plan as a special two lane undivided collector (SPCL 2U) roadway with bicycle lanes and parking within 75 feet of right of way, 50 feet of pavement;

Non-Existing Roadways Being Added To Thoroughfare Plan

(9) Add Unnamed FN4 from Alpha Road to LBJ Freeway to the Thoroughfare Plan as a special four lane undivided collector (SPCL 4U) roadway within 69 feet of right of way, 44 feet of pavement;

(10) Add Unnamed FN5 from Alpha Road to LBJ Freeway to the Thoroughfare Plan as a special four lane undivided collector (SPCL 4U) roadway within 69 feet of right of way, 44 feet of pavement;

(11) Add Unnamed FN6 from Alpha Road to LBJ Freeway to the Thoroughfare Plan as a special four lane undivided collector (SPCL 4U) roadway within 69 feet of right of way, 44 feet of pavement;

(12) Add Unnamed FN7 from proposed Unnamed FN5 to Preston Road to the Thoroughfare Plan as a special four lane undivided residential collector (SPCL 4U) roadway within 69 feet of right of way, 44 feet of pavement;

(13) Add Unnamed FN8 from Noel Road to Preston Road to the Thoroughfare Plan as a special four lane undivided collector (SPCL 4U) roadway within 69 feet of right of way, 44 feet of pavement.

SUMMARY

The Sustainable Development and Construction Department has requested amendments to the City of Dallas Thoroughfare Plan to facilitate proposed development projects in the Valley View – Galleria Areas. The Thoroughfare Plan will be amended concurrently with the zoning.

Omni Plan has developed a comprehensive circulation network to meet the multi-modal needs of the proposed developments within the Valley View – Galleria Area Vision that was approved by City Plan Commission. Specifically there has been emphasis on establishing a street design that balances vehicle movement while incorporating amenities that accommodate pedestrians, cyclists and public transit users. The design proposal creates balanced multi-modal streets that maintain adequate capacity for all users. New thoroughfares are being established and existing thoroughfares are being amended to reflect new cross sections necessary to handle increased traffic demands.

STAFF RECOMMENDATION

Staff recommends approval of the amendment to the Thoroughfare Plan to:

Existing Thoroughfares with Changes in Dimensional Classifications

(1) Change the dimensional classification of Alpha Road from Dallas North Tollway to Noel Road from a six lane divided (M-6-D)(B)* roadway within 90 feet of right of way to a special six lane divided (SPCL 6D) roadway within 105 feet of right of way, 80 feet of pavement;

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(2) Change the dimensional classification of Noel Road from Spring Valley Road to Alpha Road from a six lane divided (M-6-D)(B)* roadway within 90 feet of right of way to a special five lane undivided (SPCL 5U) roadway with bicycle lanes within 90 feet of right of way, 65 feet of pavement;

(3) Change the dimensional classification of Noel Road from Alpha Road to LBJ Freeway from a six lane divided (M-6-D)(B)* roadway within 90 feet of right of way to a special five lane undivided (SPCL 5U) roadway within 80 feet of right of way, 55 feet of pavement;

(4) Change the dimensional classification of Montfort Road from Spring Valley Road to LBJ Freeway from a six lane divided (M-6-D)(B)* roadway within 90 feet of right of way to a special six lane divided (SPCL 6D) roadway with bicycle lanes within 117 feet of right of way, 92 feet of pavement;

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(6) Change the dimensional classification of Preston Road from proposed roadway Unnamed FN8 to LBJ Freeway from STUDY to a special nine lane divided (SPCL 9D) roadway within 145 feet of right of way, 113 feet of pavement.

Existing Roadways Not Currently Designated on Thoroughfare Plan

(7) Add Peterson Lane from Noel Road to Preston Road to the Thoroughfare Plan as a special two lane undivided collector (SPCL 2U) roadway with parking within 69 feet of right of way, 44 feet of pavement;

(8) Add James Temple Drive from Noel Road to Montfort Drive to the Thoroughfare Plan as a special two lane undivided collector (SPCL 2U) roadway with bicycle lanes and parking within 75 feet of right of way, 50 feet of pavement;

Non-Existing Roadways Being Added To Thoroughfare Plan

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(11) Add Unnamed FN6 from Alpha Road to LBJ Freeway to the Thoroughfare Plan as a special four lane undivided collector (SPCL 4U) roadway within 69 feet of right of way, 44 feet of pavement;

(12) Add Unnamed FN7 from proposed Unnamed FN5 to Preston Road to the Thoroughfare Plan as a special four lane undivided residential collector (SPCL 4U) roadway within 69 feet of right of way, 44 feet of pavement;

(13) Add Unnamed FN8 from Noel Road to Preston Road to the Thoroughfare Plan as a special four lane undivided collector (SPCL 4U) roadway within 69 feet of right of way, 44 feet of pavement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Plan Commission Transportation Committee

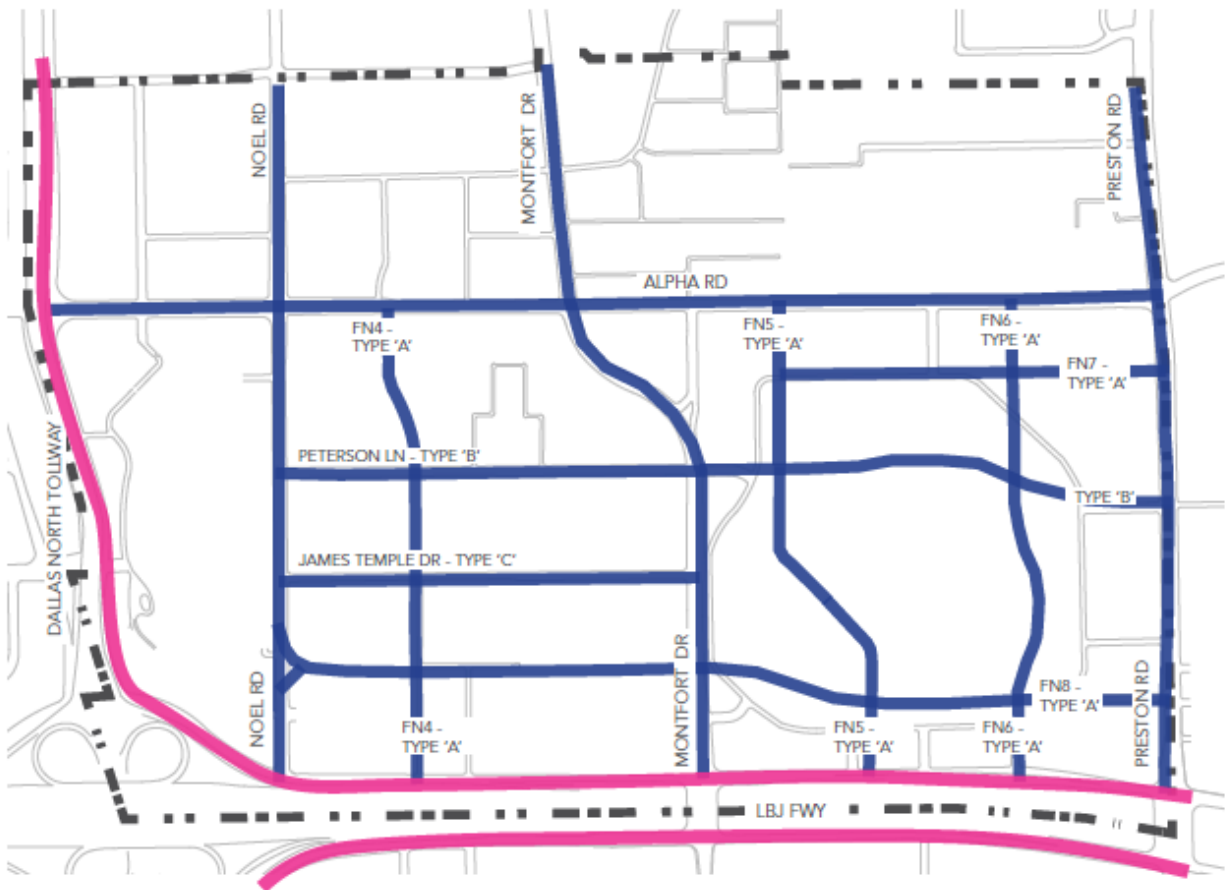
May 9, 2013

Recommendation – Approval with the following considerations:

- (1) Change functional classification of FN7 from Collector to Residential Collector;
- (2) Thoroughfare Plan amendments subject to reconsideration if Zoning for Valley View – Galleria Area is modified;
- (3) Staff Report consistently reflect bicycle and parking facilities;
- (4) Evaluation of the impact of removing Alpha Road from Dallas North Tollway to Noel Road from the Thoroughfare Plan amendments.

MAPS

Attached

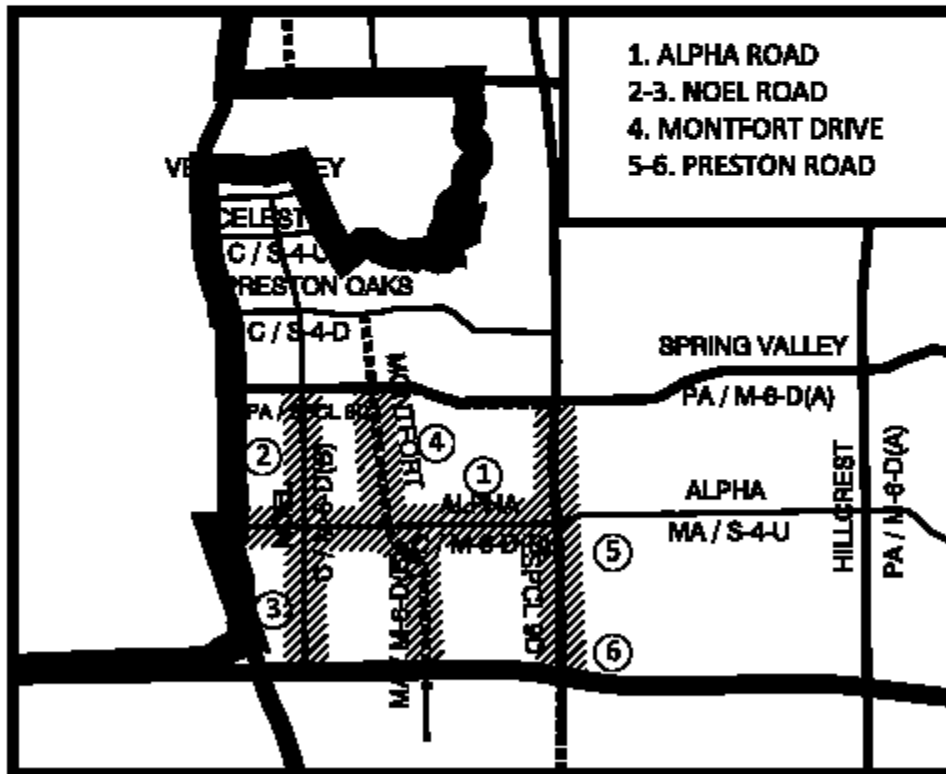
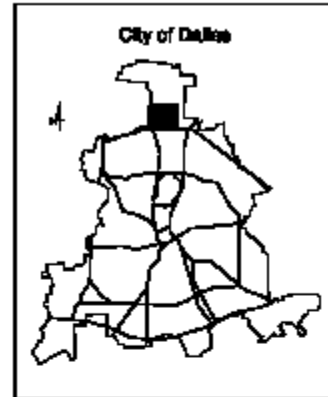


LEGEND:

- | ■ STUDY AREA BOUNDARY
- PROPOSED AMENDMENT TO THOROUGHFARE PLAN
- FRONTAGE ROAD

**EXISTING THOROUGHFARES
WITH CHANGES IN
DIMENSIONAL CLASSIFICATION**

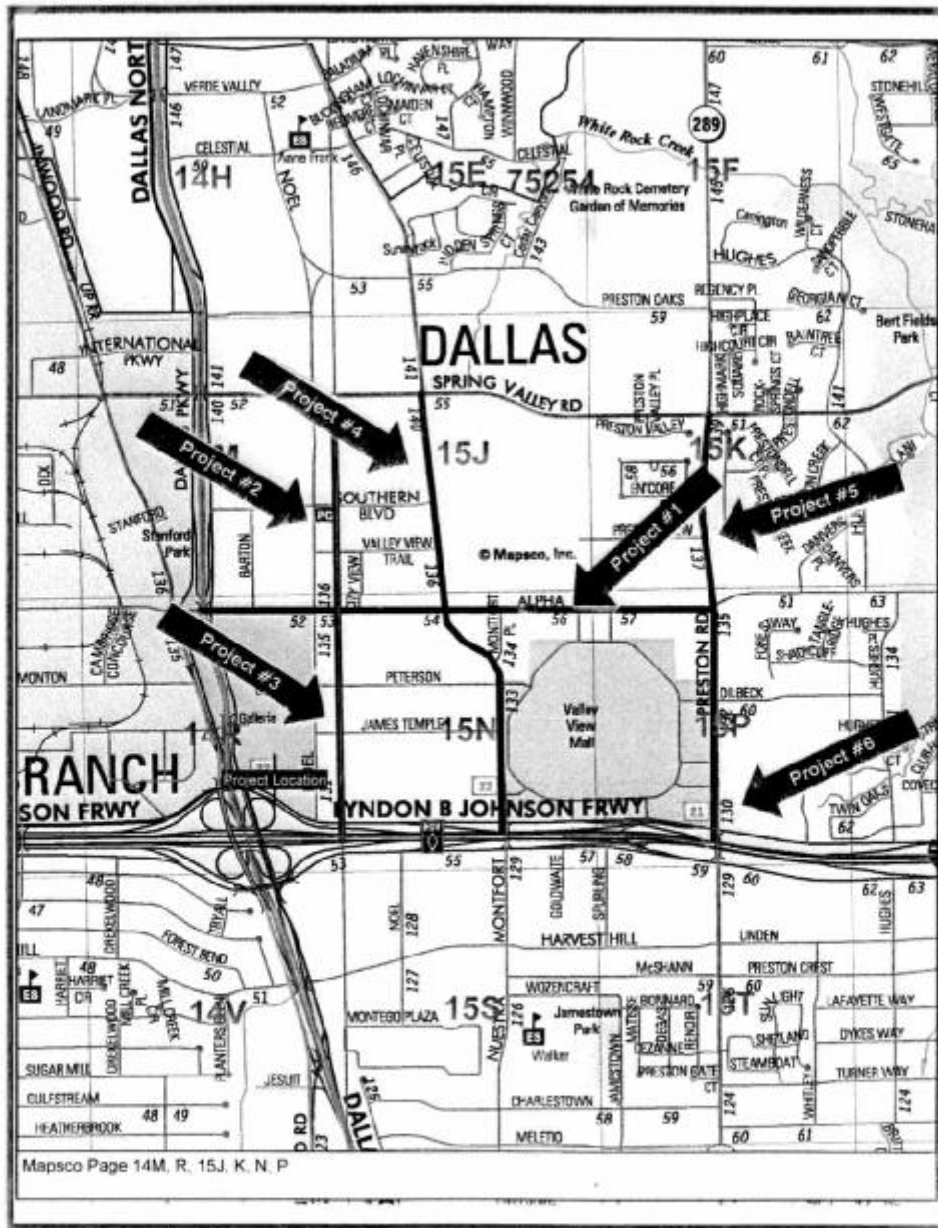
**Thoroughfare Plan Amendment
Thoroughfare Map**



- 1. ALPHA ROAD
- 2-3. NOEL ROAD
- 4. MONTFORT DRIVE
- 5-6. PRESTON ROAD

LOCATOR MAP
NOT TO SCALE

Existing Thoroughfares With Changes in Dimensional Classification

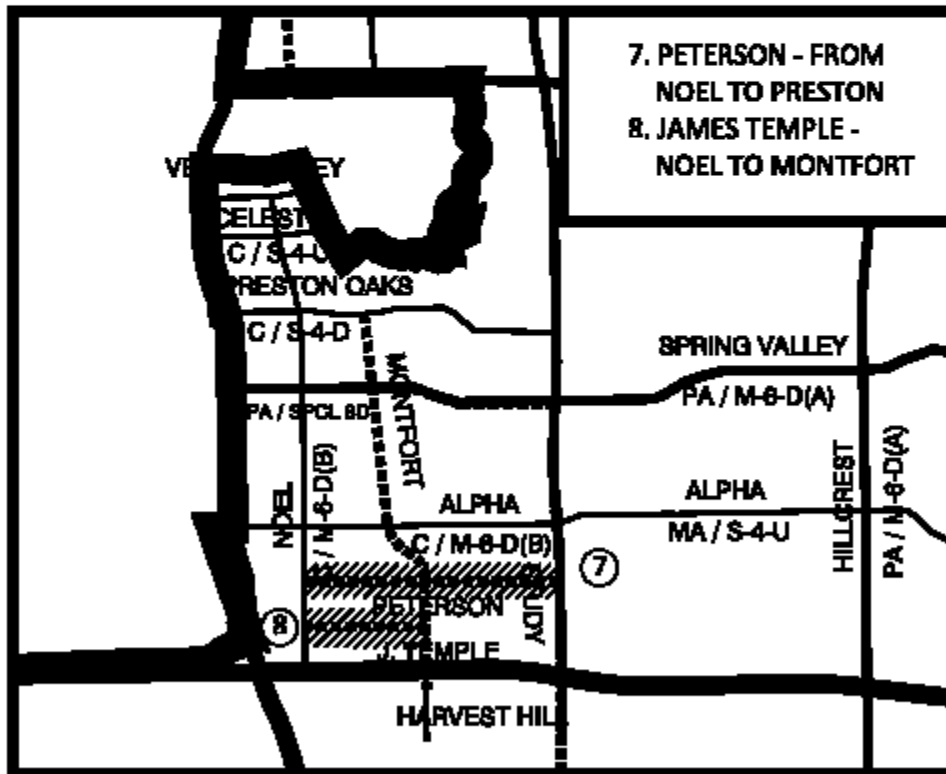
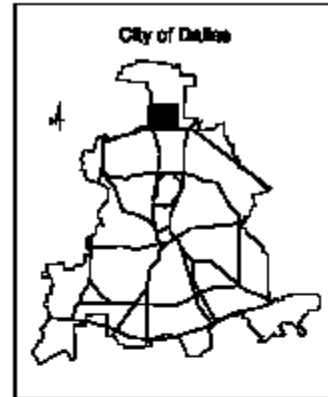


Mapscos Page 14M, R, 15J, K, N, P

Mapscos Page 14M, R, 15J, K, N, P

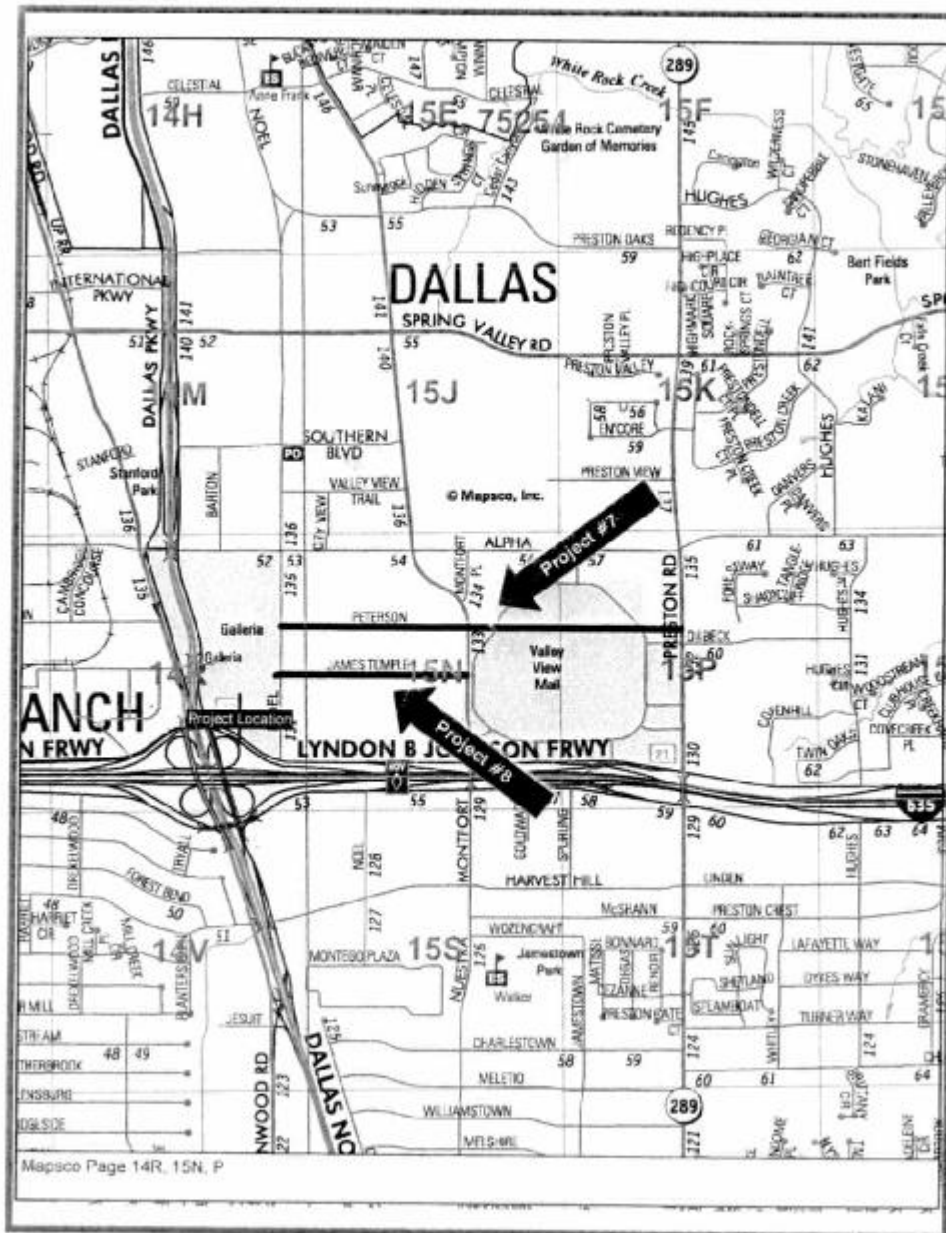
**EXISTING ROADWAYS NOT
CURRENTLY DESIGNATED ON
THOROUGHFARE PLAN**

**Thoroughfare Plan Amendment
Thoroughfare Map**



LOCATOR MAP
NOT TO SCALE

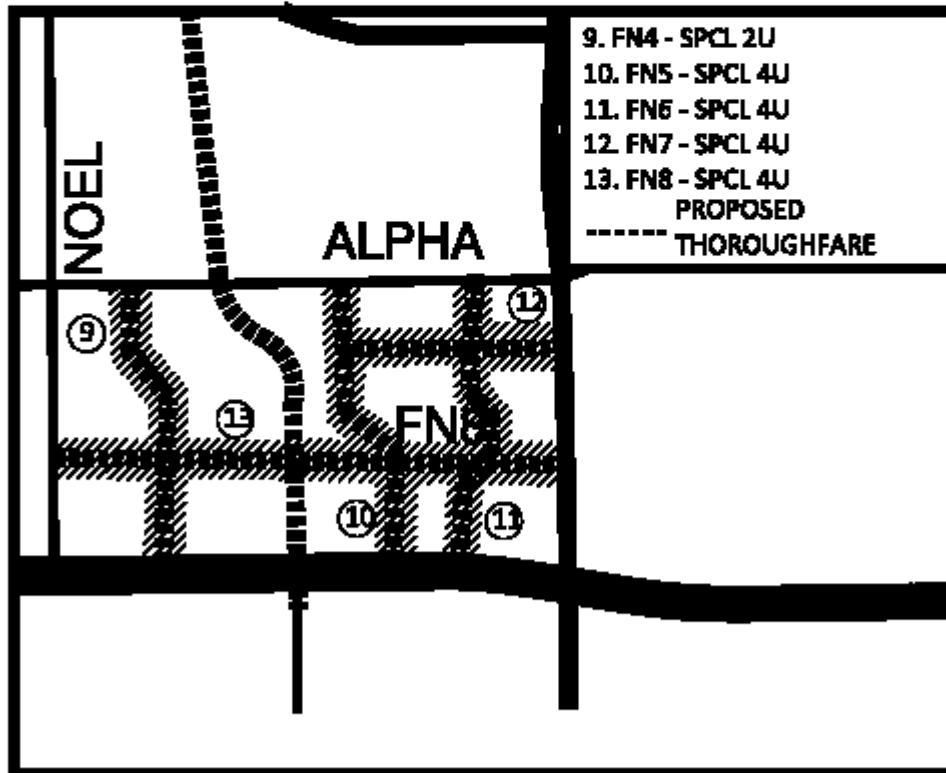
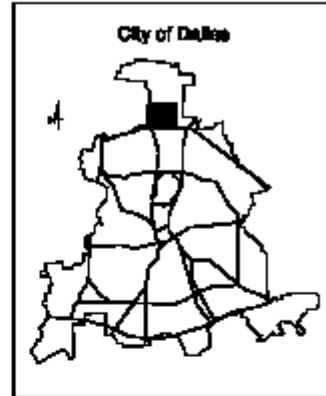
Existing Roadways Not Currently Designated on Thoroughfare Plan



Mapsco Page 14R, 15N, P

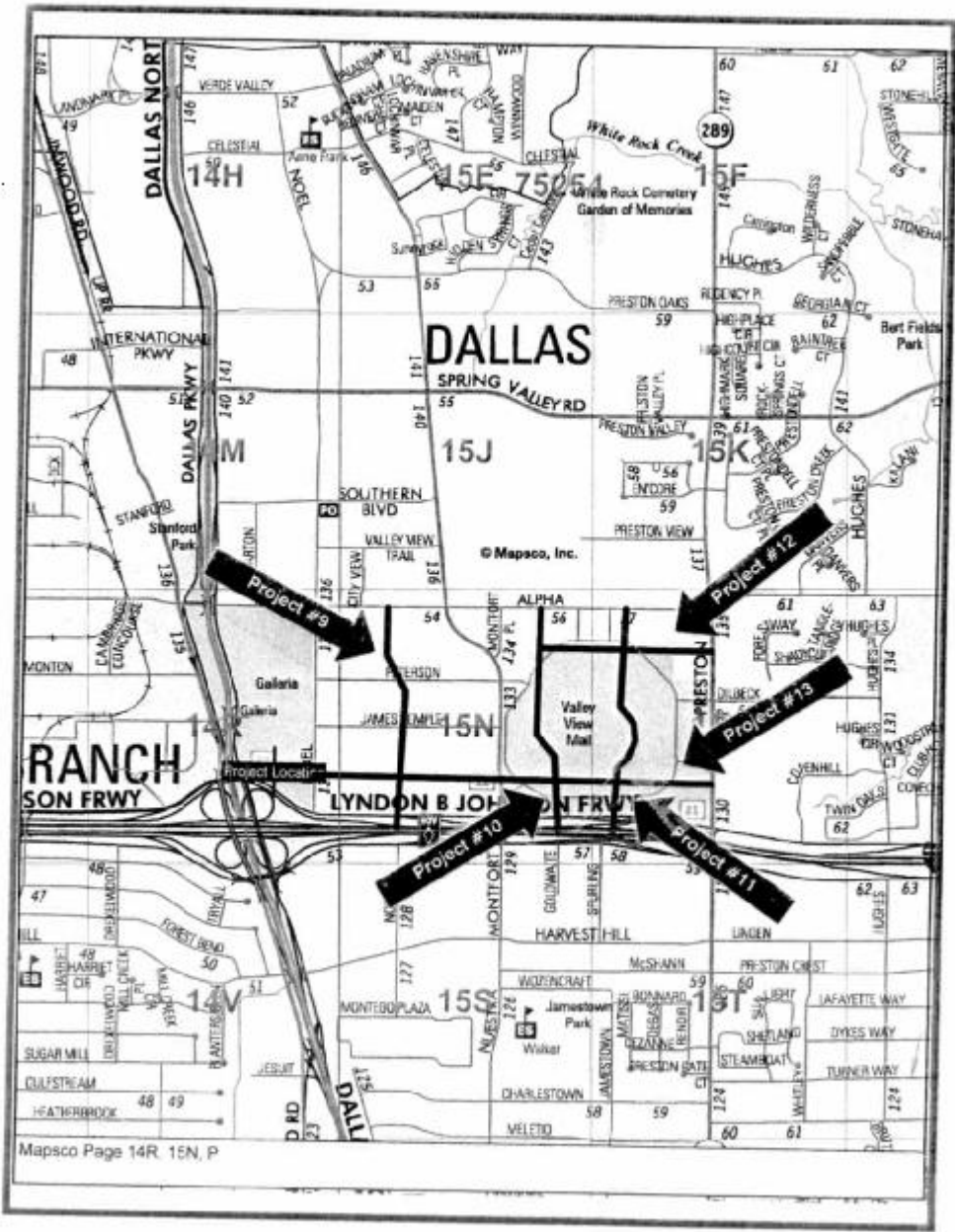
**NON-EXISTING ROADWAYS
BEING ADDED TO
THOROUGHFARE PLAN**

**Thoroughfare Plan Amendment
Thoroughfare Map**



LOCATOR MAP
NOT TO SCALE

Non-Existing Roadways Being Added To Thoroughfare Plan



Mapsco Page 14R, 15N, P

FILE NUMBER: Z123-155 (MW)

DATE FILED: March 28, 2011

LOCATION: South corner of Lovers Lane and Fisher Road

COUNCIL DISTRICT: 9

MAPSCO: 36-D

SIZE OF REQUEST: ±3.12 Acres

CENSUS TRACT: 79.02

OWNER/APPLICANT: St. Paul's Evangelical and Reformed Church

REPRESENTATIVES: James D. Blume, Joshua H. Northam

REQUEST: An application to amend Specific Use Permit No. 975 for a private school on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to operate a child care facility in conjunction with the existing private school. Approximately ±1,967 sf of the existing building will be dedicated to the child care facility. SUP No. 975 limits the enrollment of the private school to 150 children. The applicant does not propose a change to the maximum enrollment, which will remain at 150 children for the private school and child care facility combined.

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

BACKGROUND:

- The ±3.12-acre request site is developed with a church, which is utilized in part by a private school (SUP No. 975) accommodating grades kindergarten (K) through five (5) with a maximum permitted enrollment of 150 students.
- Existing structures on the property include a one-story brick building and fixed playground equipment, which will be utilized by both the private school and child care facility.
- On June 24, 2003, the City Council approved SUP No. 975 for a three-year period, which was set to expire on June 24, 2006. On September 19, 2006, the City Council approved renewal of SUP No. 975 for a five-year period, which was set to terminate on October 11, 2011. On August 16, 2011, the City Council approved renewal of SUP No. 975 for a five-year period, with eligibility for automatic renewal for additional five-year periods.
- On, April 19, 2012, the City Plan Commission approved a waiver of the two-year waiting period. On March 28, 2013, the applicant submitted an application to amend SUP No. 975 to allow the operation of a child care facility in conjunction with the existing private school.
- Other than the addition of the child care facility use, no revisions to the site plan or conditions are proposed this application.
- The request site is surrounded by single family to the north, east and south and a church a public school to the west.

Zoning History:

There has been no recent zoning activity within the immediate vicinity of the request site.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Lovers Lane	Local	60 feet
Fisher Road	Local	65 feet

Land Use:

	Zoning	Land Use
Site	R-7.5(A) with SUP 975	Church and private school
North	R-7.5(A); TH-3(A)	Single family
East	R-7.5(A)	Single family
South	R-7.5(A)	Single family
West	R-7.5(A); PDD 652	School; church

STAFF ANALYSIS:

Comprehensive Plan:

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

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

In general, the applicant’s proposal to provide a private school at this location is consistent with the following goal and policy of the Comprehensive Plan.

LAND USE ELEMENT

Goal 1.1: Promote desired development.

Policy 1.1.5: Use Vision Building Blocks as a general guide for desired development patterns

URBAN DESIGN ELEMENT

GOAL 5.1 Promote a sense of place, safety and walkability

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

Land Use Compatibility:

The ±3.12-acre request site is developed with a church, which is utilized in part by a private school (SUP No. 975) accommodating grades kindergarten (K) through five (5) with a maximum permitted enrollment of 150 students.

The applicant proposes to operate a child care facility in conjunction with the existing private school. Approximately ±1,967 sf of the existing building will be dedicated to the child care facility; the fixed playground equipment will be utilized by both the private school and child care facility. The applicant does not propose a change to the maximum enrollment, which will remain at 150 children for the private school and child care facility combined.

The request site is surrounded by single family to the north, east and south and a church a public school to the west.

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

The applicant's request, subject to conditions, complies with the general provisions for consideration of a Specific Use Permit. Therefore, staff recommends approval for a five-year time period with eligibility for automatic renewal for additional five-year periods subject to conditions. The five year period will begin on the date the amendment is approved by City Council.

Traffic:

The Engineering Section of the Building Inspection Division of the Department of Sustainable Construction and Development has reviewed the requested amendment and determined that it will not significantly impact the surrounding roadway system. Since this is an existing SUP and traffic circulation is depicted on the site plan, staff did not require a traffic management plan as part of this renewal.

Parking:

Pursuant to §51A-4.210 of the Dallas Development Code, the off-street parking requirement for a school is one-and-a-half (1.5) spaces per elementary classroom. Therefore, the proposed 10-classroom private school requires 15 parking spaces. The off-street parking requirement for a child care facility is one (1) space per 500 square feet of floor area. Therefore, the proposed ±1,967-square-foot child care facility requires 4 parking spaces. The private school and child care facility combined require 19 spaces; 58 spaces are provided onsite, as depicted on the existing site plan.

Landscaping:

There is significant established landscaping on the site, consisting of several mature trees, as depicted on the site plan. Any new development on the property will require landscaping per Article X of the Dallas Development Code.

Z123-155 (MW)

Partners/Principal/Officers:




ST. PAUL'S
EVANGELICAL AND REFORMED
CHURCH United Church
of Christ

6464 E. Lovers Lane
Dallas, TX 75214

2012 Consistory

Marilyn Ender Blume	President (Elder)
Joyce Ehr	Vice President (Elder)
Shelly Vorwerk	Treasurer (Deacon)
Gary Wood	Financial Secretary (Deacon)
Pam Vorwerk	Secretary (Deacon)
Bill Marek	(Elder)
Becky Barbour	(Elder)
Ray Steinhauer	(Elder)
Patsy Mitchell	(Deacon)
Don Wellman	(Elder)


Marilyn Ender Blume, Consistory President

11-19-2012
Date

Z123-155

E-mail: stpaulsucc@sbcglobal.net

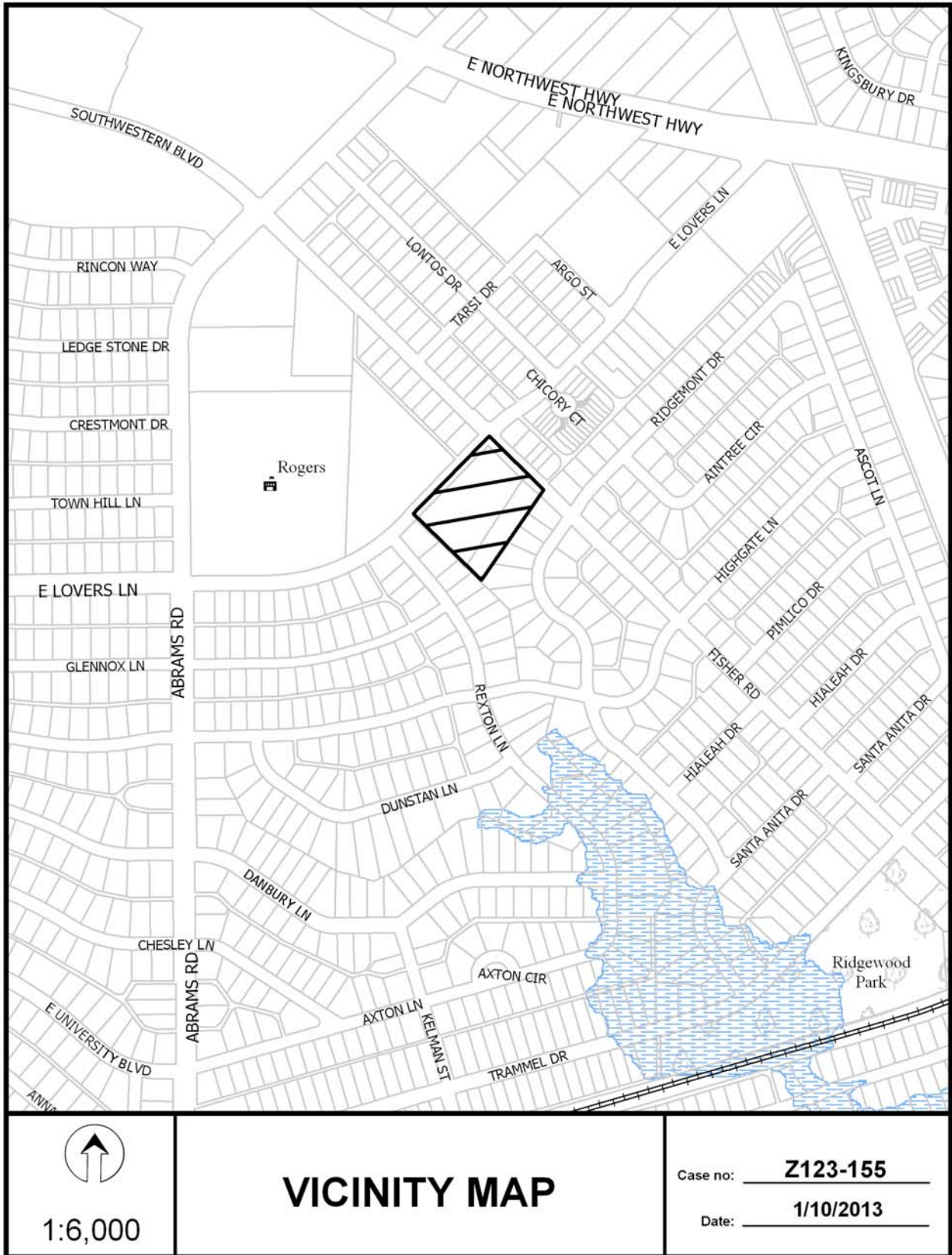
Fax: (214) 346-0448

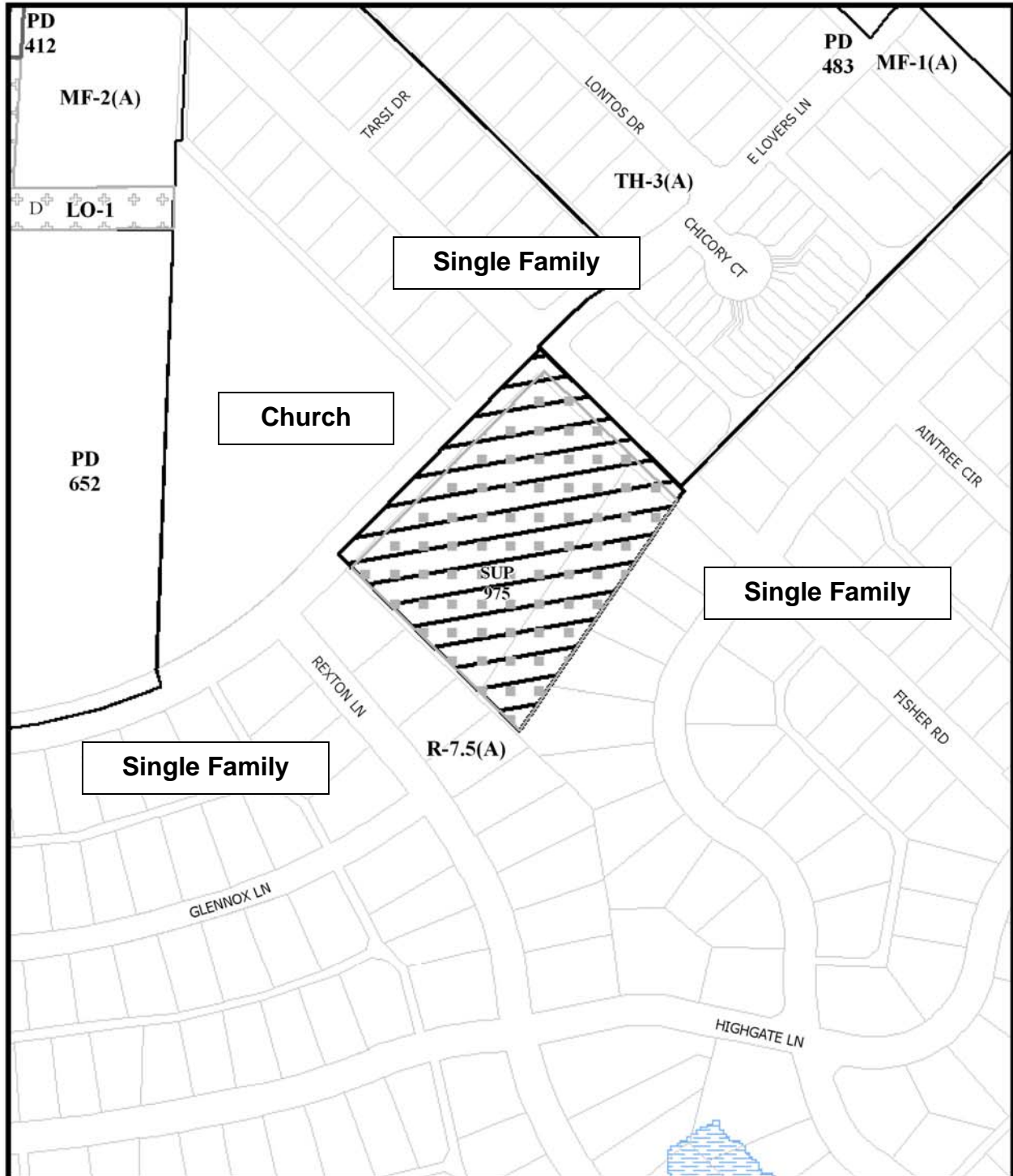
**Z123-155
PROPOSED CONDITIONS**

1. **SITE PLAN:** Use and development of the property must comply with the attached site plan.
2. **LANDSCAPING:** Landscaping must be provided as shown on the attached site plan. All landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.
3. **USE:** The only uses authorized by this specific use permit ~~is~~ are a private school and childcare facility.
4. **MAINTENANCE:** The property must be maintained in a state of good repair and neat appearance.
5. **TIME LIMIT:** This specific use permit expires on ~~August 10, 2016~~ (five years from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
6. **ENROLLMENT:** Total eEnrollment in the private school and child care facility may not exceed 150 children.
7. **FENCING:** The outdoor play area must be totally enclosed with a minimum four-foot high fence as shown on the attached site plan.
8. **OUTDOOR PLAY AREA:** A minimum of 100 square feet of outdoor play area must be provided for each child in the outdoor play area at one time. The outdoor play area must be located as shown on the attached site plan.
9. **TRAFFIC CIRCULATION:** A designated loading/unloading area must be provided in the western off-street parking area as shown on the attached site plan. Additionally, school personnel must be provided in the locations shown during the following time period, Monday through Friday to facilitate the loading/unloading of school attendees: between 8:15 a.m. and 8:45 a.m., and between 4:15 p.m. and 4:45 p.m.

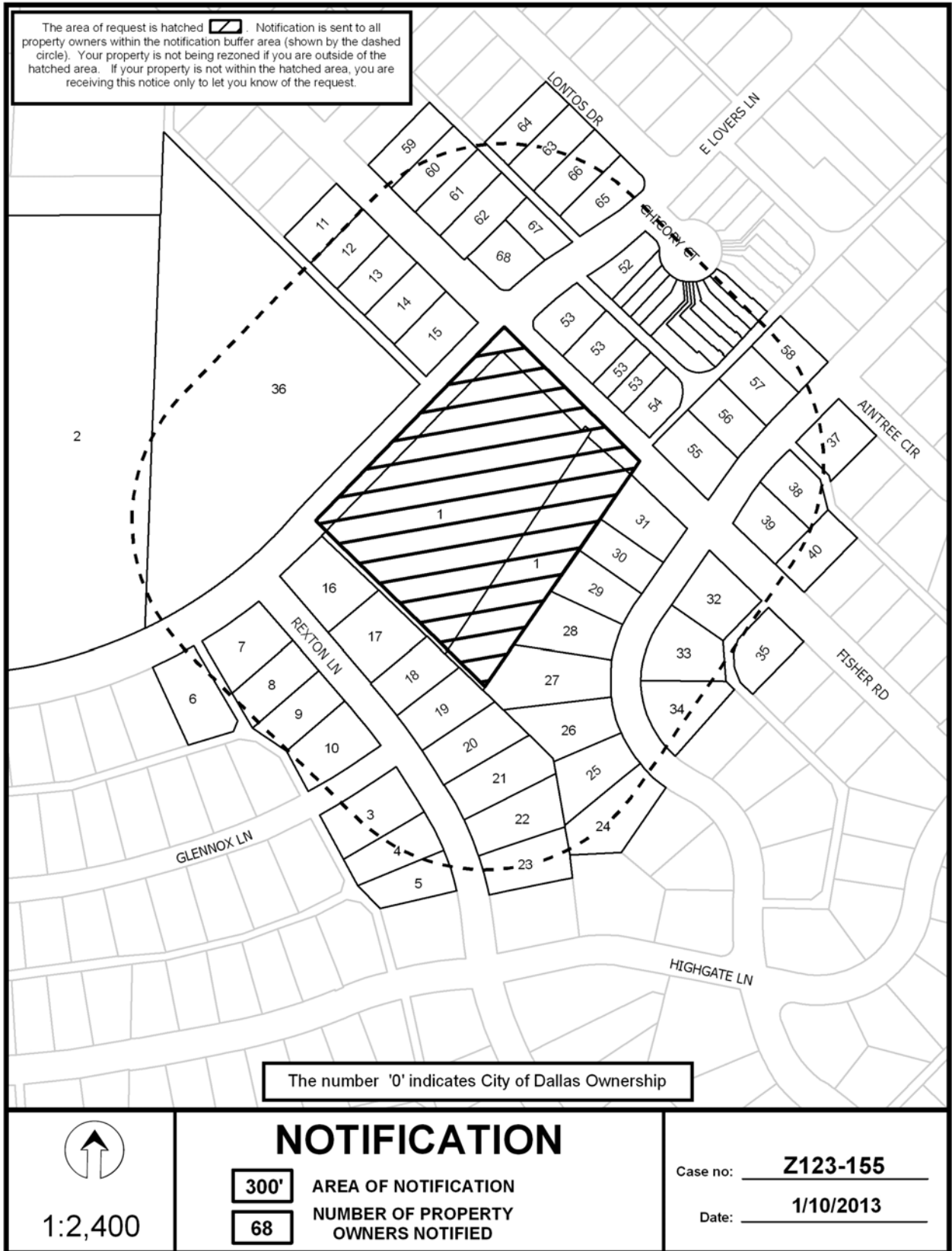
10. CIRCULAR DRIVE. The circular drive on Lovers Lane labeled as Circular Drive A must be closed off with cones or bollards and chains between 8:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 5:00 p.m., Monday through Friday.

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





 1:2,400	ZONING AND LAND USE	Case no: <u> Z123-155 </u> Date: <u> 1/10/2013 </u>
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1/10/2013

Notification List of Property Owners***Z123-155******68 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6464 LOVERS LN	ST PAULS EVANGELICAL & REFORMED CHURCH
2	5314 ABRAMS RD	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
3	5145 REXTON LN	HIPP SARAH G
4	5141 REXTON LN	TAYLOR JAMES D & MARTHA M SHERIDAN
5	5137 REXTON LN	KIRBY JANE D
6	6452 LOVERS LN	MCCORD MARTHA KATE
7	5221 REXTON LN	BOYCE MARTHA D
8	5215 REXTON LN	PRAGER SAMUEL J
9	5211 REXTON LN	MARSHALL LAYNE
10	5205 REXTON LN	ALBRIGHT LAURA Z EST OF
11	6480 FISHER RD	JONES TIMOTHY W
12	6484 FISHER RD	BROWN WAYNE D
13	6488 FISHER RD	WIGLEY DORIS J
14	6492 FISHER RD	CISNEROS MERCED H & YOLANDA R
15	6498 FISHER RD	ROJAS HECTOR HANS & NOUN CHHENG
16	5220 REXTON LN	CHANDLER BETTY ANNE
17	5212 REXTON LN	FORD RICHARD C
18	5204 REXTON LN	COOPER CAMERON & KATHLEEN
19	5154 REXTON LN	BRANDT ERNEST C & DOROTHY
20	5150 REXTON LN	BAKER BRENT N & ALLISON MORRIS
21	5144 REXTON LN	HERNANDEZ FRANCISCO JR
22	5140 REXTON LN	VAUGHAN ROBERT HARRIS & GLENYS MOLLY QUI
23	5134 REXTON LN	THRUN JACK R
24	6537 RIDGEMONT DR	HUMPHRIES LLOYD K
25	6533 RIDGEMONT DR	CHIN SO YING

Z123-155 (MW)

1/10/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
26	6529 RIDGEMONT DR	CANTU CARIE
27	6523 RIDGEMONT DR	WOLF BARRY H
28	6519 RIDGEMONT DR	WILLETT QUENTON H JR
29	6515 RIDGEMONT DR	STALEY SARA L
30	6509 RIDGEMONT DR	HARRIS BONNIE B & BRUCE W
31	6505 RIDGEMONT DR	SCHORR SCOTT
32	6508 RIDGEMONT DR	DUNHAM RICHARD E & HELEN K
33	6518 RIDGEMONT DR	LIGGETT VINCENT A
34	6528 RIDGEMONT DR	SMITH DENICE H
35	6548 FISHER RD	PARAGAMIAN JOY
36	6445 LOVERS LN	RIDGEWOOD PARK METHODIST CHURCH
37	6604 AINTREE CIR	LOVELL NANCY E
38	6484 RIDGEMONT DR	CORCORAN CONSTANCE
39	6490 RIDGEMONT DR	HANES HORACE R EST OF
40	6545 FISHER RD	GRAHAM CECILY R & JARRED K GRAHAM
41	6548 CHICORY CT	HELME JASON
42	6544 CHICORY CT	NGUYEN JEANNIE
43	6540 CHICORY CT	MENDENHALL RITA MARJORIE & PATRICIA A ME
44	6536 CHICORY CT	MARSHALL AGNES
45	6532 CHICORY CT	LAHIRI SATYAJEET&SUDESHNA
46	6528 CHICORY CT	WEISS MERLE S
47	6524 CHICORY CT	LAHIRI SATYAJEET & SUDESHNA
48	6520 CHICORY CT	BOLT JENNIFER MICHELLE
49	6516 CHICORY CT	KINSMAN MARY E
50	6512 CHICORY CT	SACHSE CINDY L
51	6508 CHICORY CT	CATO GAIL M
52	6504 CHICORY CT	BERNSTEIN JACK
53	6505 FISHER RD	CANTRELL TIM
54	6525 FISHER RD	HAM TEX PROPRTIEL LLC % TICOR TITLE
55	6493 RIDGEMONT DR	TABBOUCHE KARIM
56	6487 RIDGEMONT DR	CLYCE CHRISTOPHER A
57	6477 RIDGEMONT DR	DIVERS JOSEPHINE

Z123-155 (MW)

1/10/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	6475 RIDGEMONT DR	UTSMAN MARY MARGARET
59	6477 FISHER RD	KEENE DOUG & MONICA
60	6481 FISHER RD	BROMBERG DEBRA
61	6485 FISHER RD	LYON EDWINA A
62	6489 FISHER RD	ROOKSTOOL FARRIS JR
63	6486 LONTOS DR	WONG ANA MERCEDES
64	6482 LONTOS DR	GILLETT MERIK A
65	6511 LOVERS LN	PEF CAPITAL PROPERTIES LLC
66	6492 LONTOS DR	MARTIN BERNARD A UNIT 306-101
67	6509 LOVERS LN	DEFOE KIMBERLY
68	6503 LOVERS LN	GOSWAMI VICTORIA

FILE NUMBER: Z123-205(MW)

DATE FILED: February 12, 2013

LOCATION: West side of North Jim Miller Road, north of Lake June Road

COUNCIL DISTRICT: 4

MAPSCO: 58-J

SIZE OF REQUEST: ±2,842.84 square feet

CENSUS TRACT: 91.03

REPRESENTATIVE: Parvez Malik, Business Zoom

APPLICANT: ZBZ Corporation

OWNER: Chun Koo and Young Sook Lee

REQUEST: An application to renew Specific Use Permit No. 1872 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an CR-D-1 Community Retail District with a D-1 Liquor Control Overlay

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

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

BACKGROUND INFORMATION:

- The ±2,842.84 square feet request site comprises a suite within a ±8,826-square foot shopping center.
- Specific Use Permit No. 1872 was approved by City Council on August 10, 2011 for a two-year period and, therefore, expires on August 10, 2013.
- The request site is surrounded by a restaurant with drive-through service to the north; a restaurant, retail and personal service uses and convenience store with fuel pumps to the east; a convenience store with fuel pumps to the south and personal service uses to the west.

Zoning History:

1. **Z112-111:** On Wednesday, June 27, 2012, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. **Z101-340:** On Wednesday, November 7, 2011, the City Council recommended approval of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.

Land Use:

	Zoning	Land Use
Site	CR-D-1 with SUP No. 1872	Convenience store
North	CR-D-1	Restaurant with drive-through service
East	CR-D-1 with SUP No. 1916	Restaurant, retail and personal service uses; convenience store with fuel pumps
South	RR-D-1 with SUP No. 1967	Convenience store with fuel pumps
West	CR-D-1	Personal services

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Lake June Road	Principal arterial	100 feet
Jim Miller Road	Minor arterial	100 feet

STAFF ANALYSIS:

Comprehensive Plan:

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

The Vision Illustration depicts the request site as within a *Multi-Modal Corridor*. Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods. While normally located around DART light-rail or commuter rail stations, these building blocks could also be focused streetcar or enhanced bus corridors such as bus rapid transit. Examples of transit centers include the Mockingbird Station area, the Cityplace Station area and the Westmoreland Station area, and examples of multi-modal corridors include the Lancaster and Ferguson Road corridor. These areas offer dense mixed use at the transit station or multi-modal corridor and then transition to multi-family and single-family housing at the edge. Of all the Building Blocks, this incorporates the greatest range of building structures and land uses, including multi-story residential above retail to townhomes to single-family residences. Transit centers and multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Multi-modal corridors in particular would diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access. Interactive public plazas and/or civic uses will be centrally located and residential roof terraces and balconies overlooking transit station areas add “eyes on the street” that can aid public safety.

In general, the applicant’s proposal is consistent with the following goals and policies of the Comprehensive Plan.

LAND USE ELEMENT

Goal 1.1: Promote desired development

Policy 1.1.5: Use Vision Building Blocks as a general guide for desired development patterns

Land Use Compatibility:

The ±2,842.84 square feet request site comprises a suite within a strip shopping center. Specific Use Permit No. 1872 was approved by City Council on August 10, 2011 for a two-year period and, therefore, expires on August 10, 2013, as eligibility for automatic renewal was not granted.

The request site is surrounded by a restaurant with drive-through service to the north; a restaurant, retail and personal service uses and convenience store with fuel pumps to the east; a convenience store with fuel pumps to the south and personal service uses to the west.

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 conditions, is consistent with the intent of the Dallas Development Code. Therefore, staff recommends approval for a five-year period with eligibility for automatic renewal for additional five-year periods subject to conditions. The applicant does not propose changes to the existing site plan.

Development Standards:

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

Parking:

Pursuant to the Dallas Development Code, a general merchandise or food store requires one space per 200 square feet of floor area. Therefore, the 2,842.84-square foot convenience store requires 14 spaces, which are provided as shown on the site plan.

Landscaping:

New construction will require landscaping per Article X of the Dallas Development Code.

Police Report:

Specific Use Permit No. 1872 was approved on August 10, 2011. An online search of the Dallas Police Department's offense incident reports for the period from August 10, 2009 to August 10, 2011, two-years prior to approval, revealed the following results:

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
0001585-X	01/02/2010	*STOP N SHOP	THEFT	01313	N	JIMMILLE...	331	1248	06902	
0022281-X	01/23/2010	MORENO,AMARANY	THEFT	01313	N	JIMMILLE...	331	1248	26000	06941
0091230-X	04/03/2010	GURUNG,MIKE	CRIMINAL MISCHIEF/VAN...	01313	N	JIMMILLE...	331	1248	14083	
0199276-Y	07/28/2011	*STOP AND SHOP	CRIMINAL MISCHIEF/VAN...	01313	N	JIMMILLE...	331	1248	14081	
0319040-W	10/26/2009	MOLINA, FREDY	ROBBERY	01313	N	JIMMILLE...	331	1248	03941	

Page 1 of 1 (5 items)

Below are the results for the period from August 11, 2011 to May 6, 2013:

Search Records - Offense										
										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0059803-A	03/13/2013	AMENE, ERMIYS	CRIMINAL MISCHIEF/VAN...	01313	N	JIMMILLE...	331	1248	14081	
0163860-Z	07/03/2012	GOROSTIZA,JOE,	THEFT	01313	N	JIMMILLE...	331	1248	06992	
0174442-Z	07/05/2012	*STOP N' SHOP	BURGLARY	01313	N	JIMMILLE...	331	1248	05134	
0177065-Z	07/18/2012	*STOP AND SHOP	BURGLARY	01313	N	JIMMILLE...	331	1248	05121	
0232550-Z	09/17/2012	MARTINEZ,RAYMOND	TRAFFIC MOTOR VEHICLE	01313	N	JIMMILLE...	331	1248	32090	
0235580-Y	09/04/2011	*STPO & SHOP	CRIMINAL MISCHIEF/VAN...	01313	N	JIMMILLE...	331	1248	14082	
0236338-Y	09/05/2011	*STOP N SHOP	OTHER OFFENSES	01313	N	JIMMILLE...	331	1248	26530	
0286772-Z	11/18/2012	MARTINEZ, RAYMOND	ASSAULT	01313	N	JIMMILLE...	331	1248	08112	
0316770-Z	12/23/2012	COOKS,GLENNTORENCE,D.	AGGRAVATED ASSAULT	01313	N	JIMMILLE...	331	1248	04212	

Page 1 of 1 (9 items)

Z123-205(MW)

Partners/Principals/Officers:

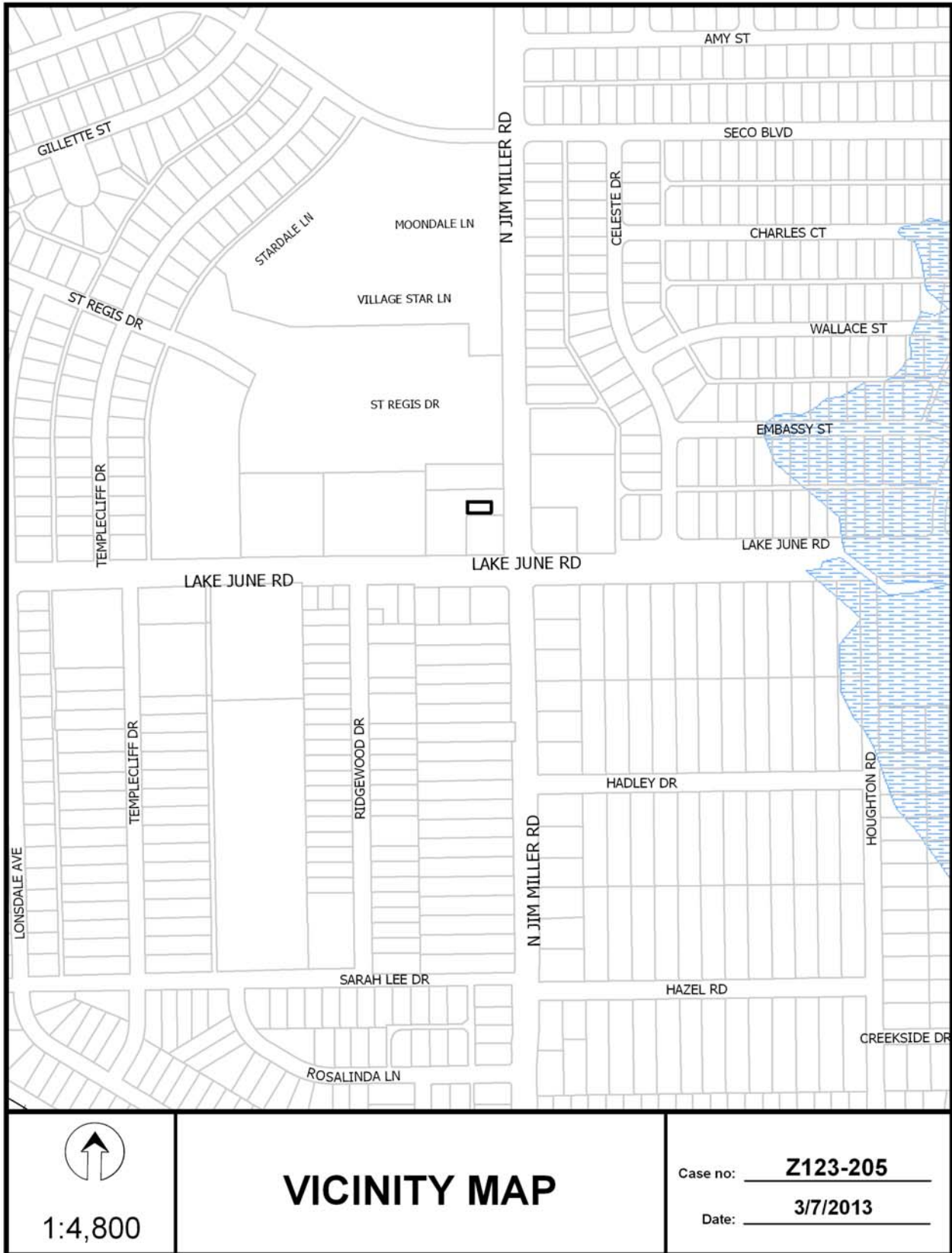
Applicant: ZBZ Corporation

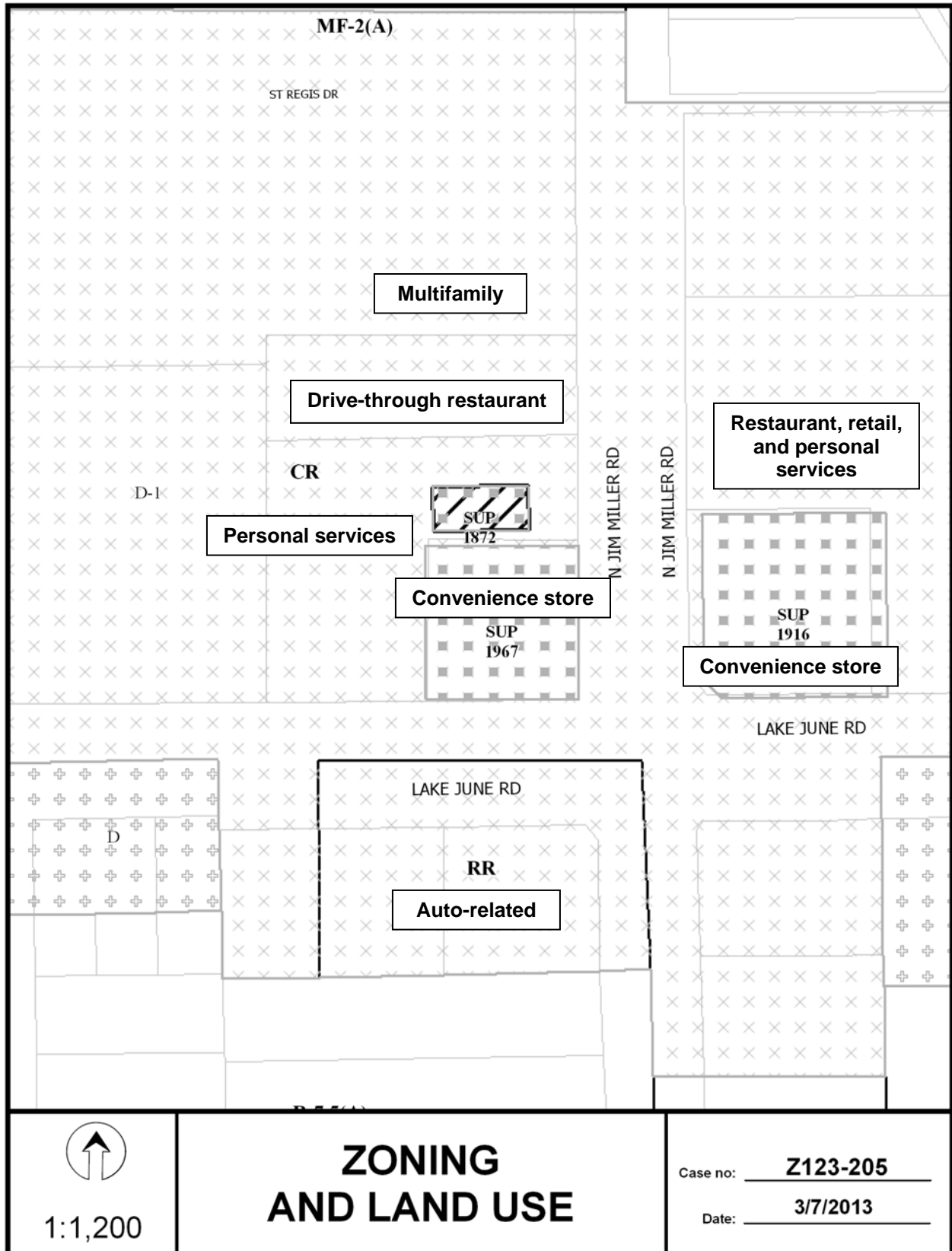
Suhail Bawa, President/Secretary

Mehrunnisa Bawa, Vice President/Treasurer

Z123-205
Proposed SUP No. 1872 Conditions

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN. Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit [automatically terminates] expires on August 10, 2013. (five years), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



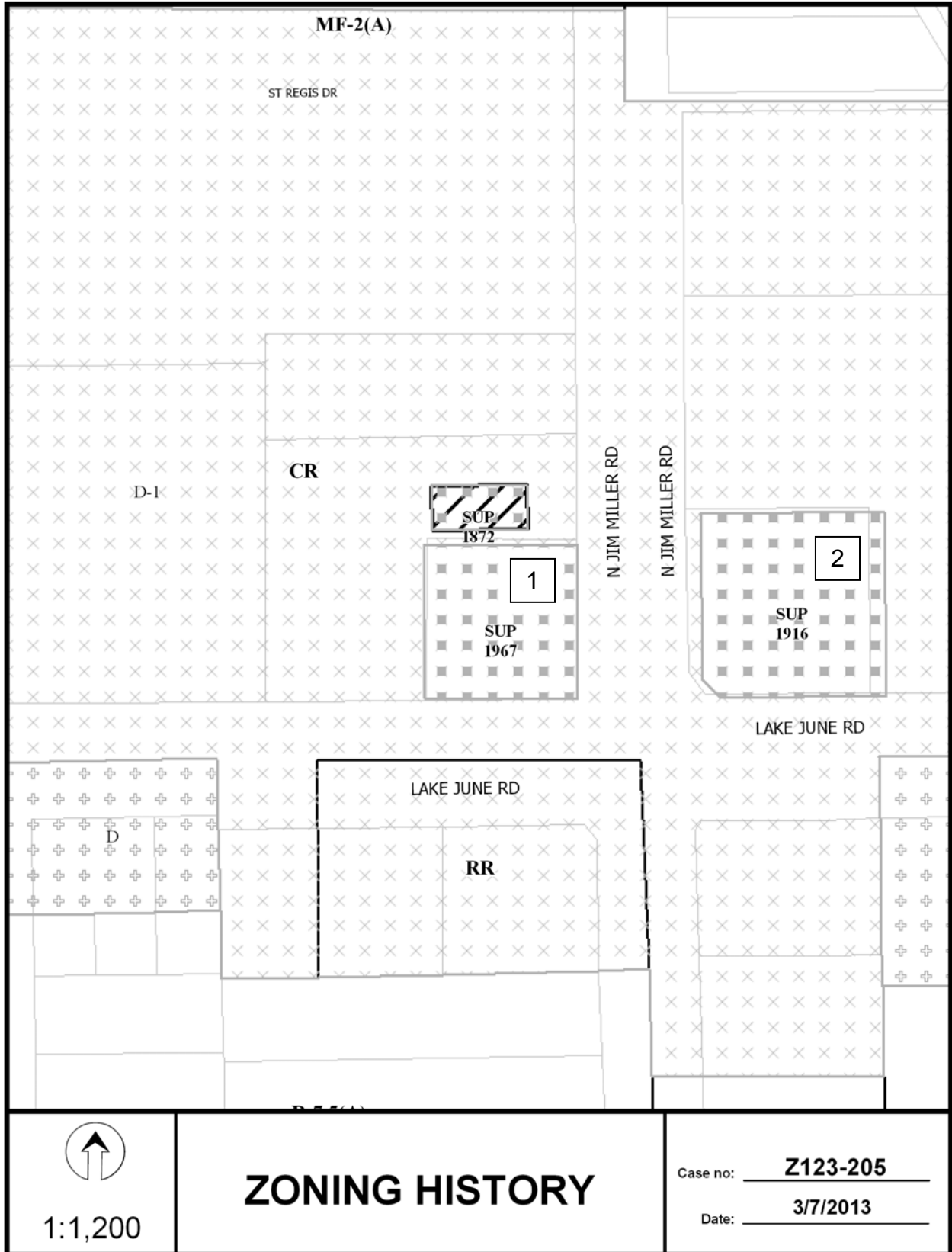


1:1,200

ZONING AND LAND USE

Case no: Z123-205

Date: 3/7/2013

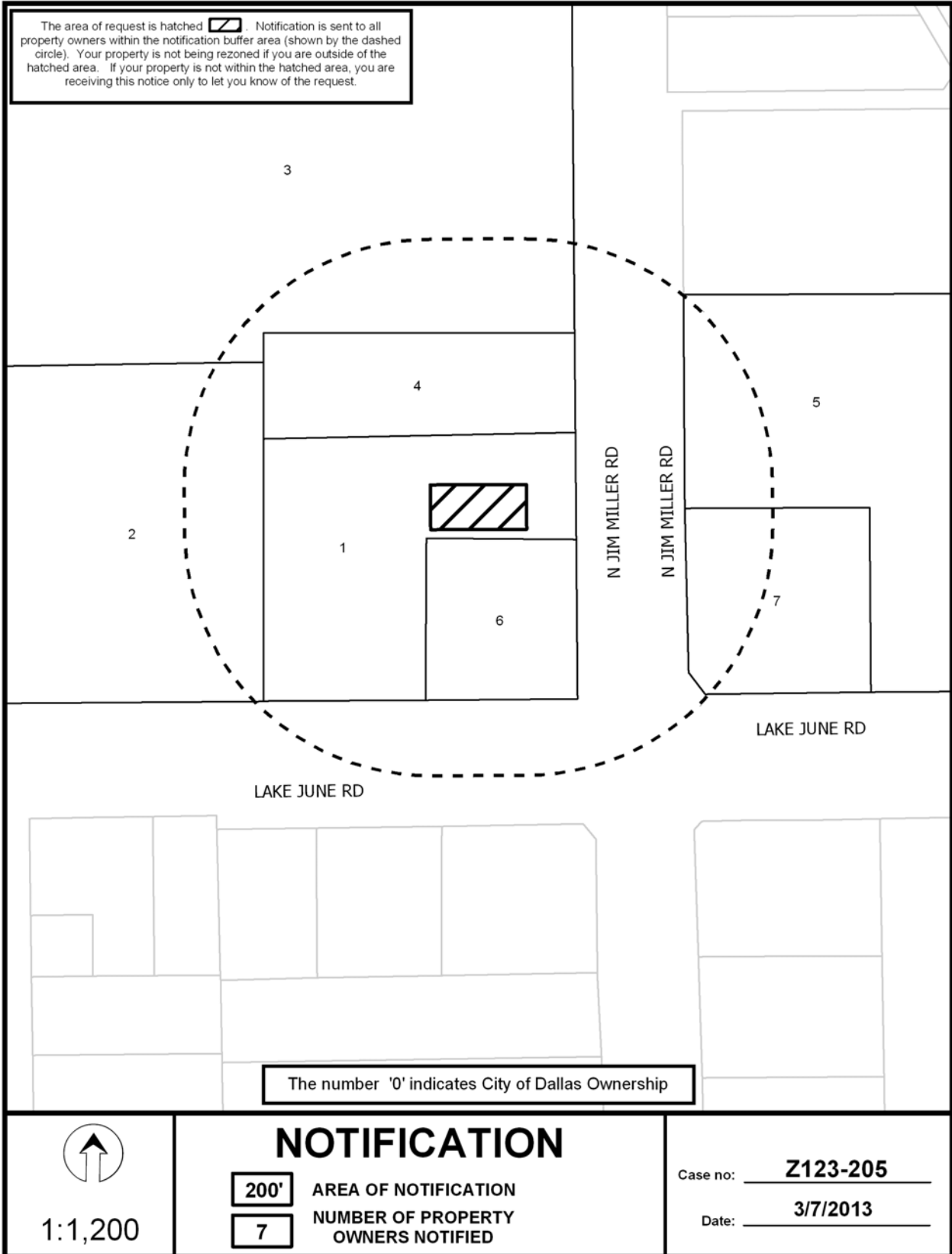


1:1,200

ZONING HISTORY

Case no: Z123-205

Date: 3/7/2013



Z123-205(MW)

3/7/2013

Notification List of Property Owners

Z123-205

7 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7035 LAKE JUNE RD	LEE CHUN KOO & YOUNG SOOK
2	7007 LAKE JUNE RD	MALONES FOOD STORE LTD
3	1341 JIM MILLER RD	ST REGIS SQUARE LTD
4	1331 JIM MILLER RD	WILLIAMS TIMMY J
5	7121 LAKE JUNE RD	BALLAS VICTOR
6	7037 LAKE JUNE RD	MARTIN EAGLE OIL CO % SOUTHLAND CORP 233
7	7101 LAKE JUNE RD	B A N UNLIMITED INC

FILE NUMBER: Z123-216(MW)

DATE FILED: February 27, 2013

LOCATION: East side of Maple Avenue, north of Inwood Road

COUNCIL DISTRICT: 2

MAPSCO: 34-T

SIZE OF REQUEST: ±0.715 acre

CENSUS TRACT: 4.06

REPRESENTATIVE: Peter Kavanagh, Zone Systems, Inc.

APPLICANT: Mark Frazier/Dallas Eagle

OWNER: Maplewood Partners, LTD

REQUEST: An application to renew Specific Use Permit No. 1759 for an alcoholic beverage establishment limited to a bar, lounge or tavern on property zoned an IR Industrial Research District with Deed Restrictions

SUMMARY: The applicant proposes to continue to operate the existing alcoholic beverage establishment on the request site.

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

BACKGROUND INFORMATION:

- The ±0.715-acre request site is developed with a 3,500-square foot-building occupied by a bar, lounge or tavern.
- The bar, lounge or tavern has operated within the shopping center since February of 1995. Prior to approval of SUP No. 1759, the establishment operated as a nonconforming use in a suite within the shopping center.
- Relocation of the establishment to its current location required a Specific Use Permit. SUP No. 1759 was approved by City Council on June 24, 2009 for a two-year period with eligibility for automatic renewal for additional two-year periods; subject to a site plan and conditions.
- The SUP was automatically renewed on May 9, 2011. The applicant missed the February 24, 2013 deadline for automatic renewal; therefore, a complete application was required for consideration of renewal.
- The site plan provided with this application depicts the actual orientation of off-street parking spaces which differ slightly from the existing site plan.
- The request site is surrounded by outside storage and warehouse uses to the northeast; a shopping center to the southeast; office and warehouse uses to the southwest and undeveloped land and surface parking to the northwest.

Zoning History:

1. **Z101-199:** On August 24, 2011, the City Council approved an MU-3 Mixed Use District with deed restrictions volunteered by the applicant.
2. **Z089-186:** June 24, 2009, the City Council approved a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern for a two-year period with eligibility for automatic renewal for additional two-year periods, subject to a site plan and conditions.
3. **Z067-320:** On December 12, 2007, the City Council approved an MU-2 Mixed Use District and the termination of deed restrictions.
4. **Z056-289:** On Wednesday, January 10, 2007, the City Council approved an MU-2 Mixed Use District.
5. **Z056-215:** On June 26, 2006, the City Council approved a Specific Use Permit for an Alcoholic Beverage Establishment limited to a bar, lounge or tavern for a two-year time period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.

6. **Z056-210:** On February 14, 2007, the City Council approved an MU-1 Mixed Use District with deed restrictions volunteered by the applicant.

Land Use:

	Zoning	Land Use
Site	IR with SUP No. 1759 and deed restrictions	Bar, lounge or tavern
Northeast	IR	Outside storage; warehouse
Southeast	IR with deed restrictions	Shopping center
Southwest	IM	Office; warehouse
Northwest	IR	Undeveloped; surface parking

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Inwood Road	Principal Arterial	100 feet
Maple Avenue	Community Collector	75 feet

STAFF ANALYSIS:

Area Plan:

The request site is within the Stemmons Corridor - Southwestern Medical District Area Plan, adopted by City Council on June 23, 2012. The plan highlights this area as a strategic opportunity area for a mix of commercial and residential uses.

Per the Long Range Planning Division, the SUP request is currently compatible with surrounding development but may not be consistent with future development. Specifically, current plans indicate increasing residential development in the area.

While this request is currently compatible with the area, the use should be reviewed for on-going compatibility as development, particularly residential development, occurs in the area.

Comprehensive Plan:

While the Comprehensive Plan does not make a specific land use recommendation related to this request, the subject site is identified as being within a Campus Building Block on the forwardDallas! Vision Illustration, adopted June 2006. Campus Building

Blocks often act as smaller versions of a complete community and include a range of single family and multifamily housing for students, employees and visitors. A variety of offices, shops, services and open space should exist to support the major campus employer and area residents.

The applicant's proposal to continue the operation of a bar, lounge or tavern use in this location is generally consistent with the forwardDallas! Vision and further complies with the following goal and policy of the Comprehensive Plan.

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.

URBAN DESIGN ELEMENT

GOAL 5.3: ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1: Encourage a balance of land uses within walking distance of each other.

Land Use Compatibility:

The ±0.715-acre request site is developed with a 3,500-square foot-building utilized as a bar, lounge or tavern. The request site is surrounded by outside storage and warehouse uses to the northeast; a shopping center to the southeast; office and warehouse uses to the southwest and undeveloped land and surface parking to the northwest.

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

The applicant's request, subject to a site plan and conditions, is consistent with the intent of the Dallas Development Code. The site plan provided with this application depicts the actual orientation of off-street parking spaces which differ slightly from the existing site plan. Therefore, staff recommends approval for a two-year period with

eligibility for automatic renewal for additional two-year periods subject to a site plan and conditions.

Development Standards:

DISTRICT	SETBACKS		FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
IR Industrial research*	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail *

Parking:

Pursuant to the Dallas Development Code, an alcoholic beverage establishment requires one off-street parking space for every 100 square feet of floor area. Therefore, the 3,500 square feet building requires 35 spaces, which will be provided in the locations shown on the site plan.

Landscaping:

Landscaping will be required per Article X of the Dallas Development Code.

Deed Restrictions:


Deed restrictions executed on June 28, 2006 prohibit a nonconforming alcoholic beverage establishment if either of the following circumstances occurs:

- 1) The bar ceases daily operation for more than 30 consecutive business days.
- 2) There is any change in the bar which requires the issuance of a new certificate of occupancy for the space occupied by the nonconforming bar.

These deed restrictions were intended to address the subject alcoholic beverage establishment's operation as a legally nonconforming use at its previous location within the shopping center.




Police Report:

Specific Use Permit No. 1872 was approved on June 24, 2009. An online search of the Dallas Police Department's offense incident reports for the period from June 24, 2009 to May 1, 2013 revealed the following results:


 **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
0010308-Z	01/12/2012	ATHENS,PAUL	THEFT	05740		MAPLE...	513	3093	06111	
0016929-X	01/17/2010	ICKERT, CHAD	THEFT	05740		MAPLE...	513	3093	06941	
0051015-Y	02/28/2011	*DALLAS EAGLE BAR	BURGLARY	05740		MAPLE...	513	3093	05131	
0051018-Y	02/28/2011	*EAGLE LEATHER BY DAN	BURGLARY	05740		MAPLE...	513	3093	05131	
0107836-Z	05/03/2012	YOUNG, DAVID	OTHER OFFENSES	05740		MAPLE...	513	3093	26000	
0194762-Z	07/23/2011	RUDOLPH,STEVE	CRIMINAL MISCHIEF/VAN...	05740		MAPLE...	513	3093	14081	
0230891-Z	09/15/2012	WHITE,CHARLES	OTHER OFFENSES	05740		MAPLE...	513	3093	26000	
0330738-W	11/07/2009	SWAN, TONY	THEFT	05740		MAPLE...	513	3093	06942	


Page 1 of 1 (8 items)

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Z123-216(MW)

Partners/Principals/Officers:

OWNER: Maplewood Partners, LTD

Ithaca GP, LLC, Justin Small, President

Stephen M. Davis

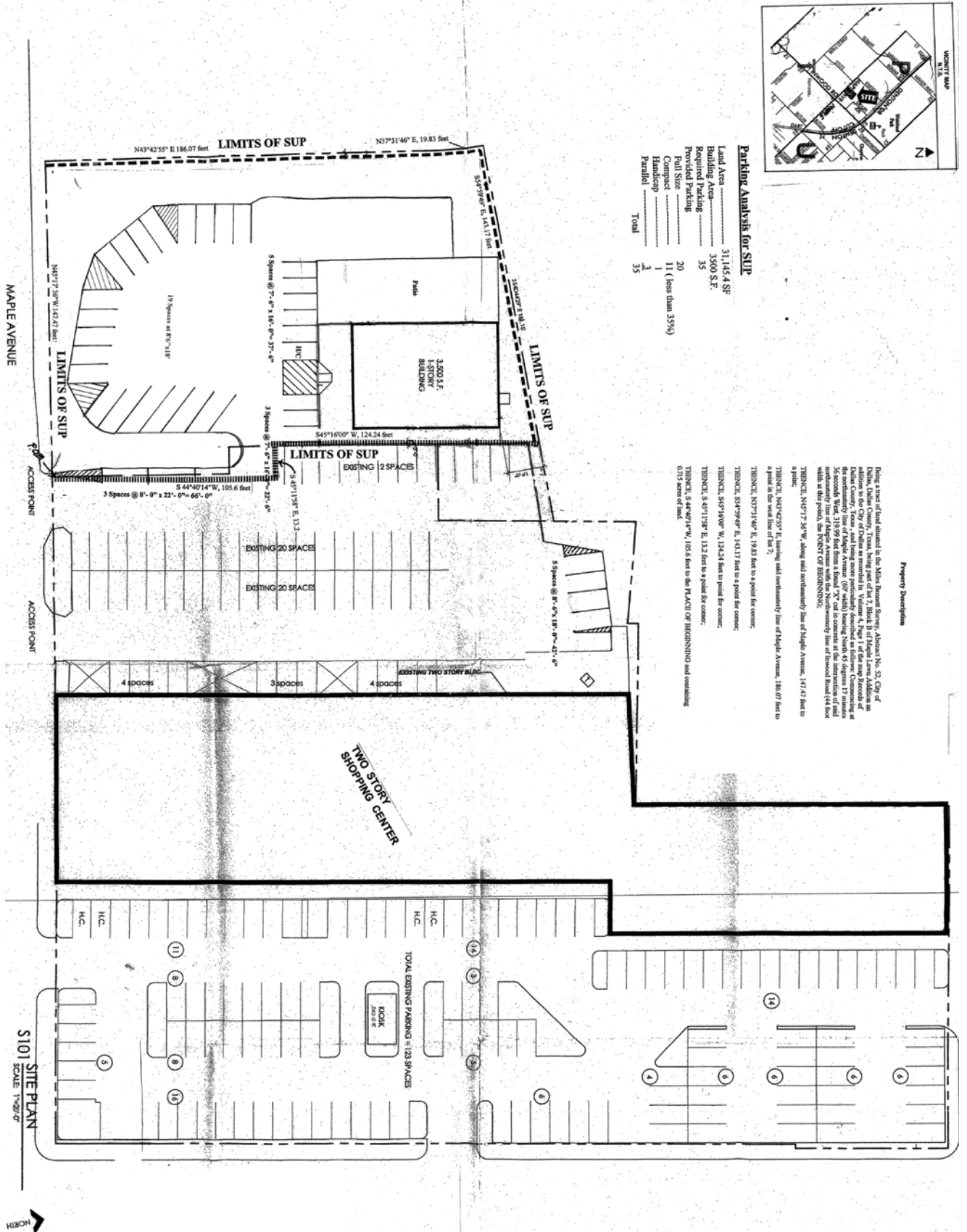
Quibus Holdings, LLC, officers: Anurag Jain
Gunjan Jain

Red Barn Holdings, LP, Justin Small, General Partner

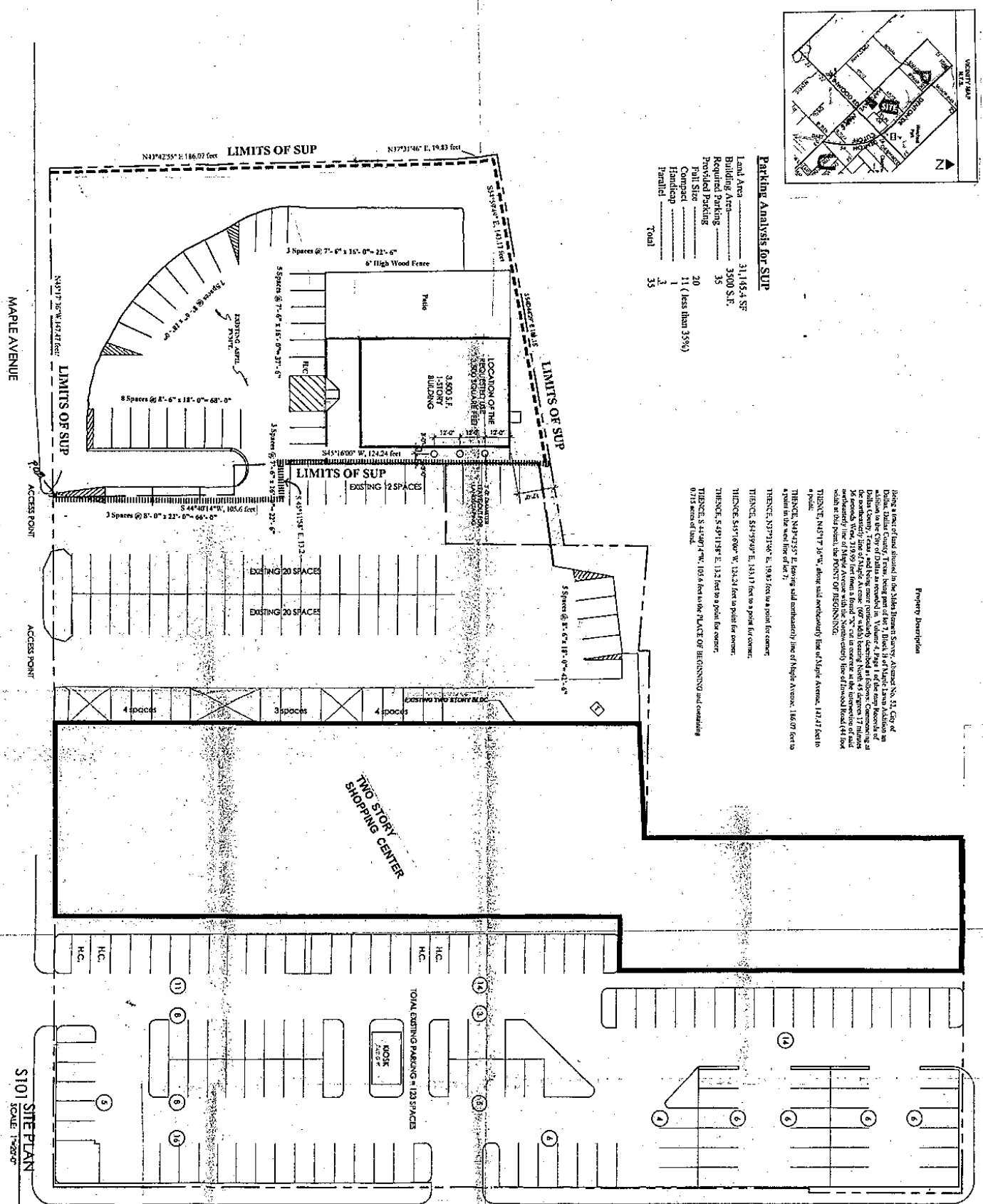
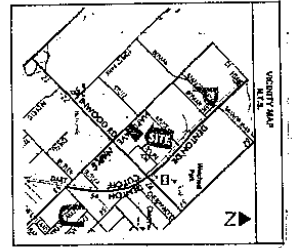
**Specific Use Permit No. 1759
Conditions**

1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a bar, lounge, or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use expires on ~~June 24, 2011~~ _____ (two year period), but is eligible for automatic renewal for additional two-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas City Code, as amended.
5. FLOOR AREA: The maximum floor area is 3,500 square feet in the location shown on the attached site plan.
6. HOURS OF OPERATION: The alcoholic beverage establishment limited to a bar, lounge, or tavern may only operate between 5:00 p.m. and 2:00 a.m. (the next day), Monday through Friday and 12:00 p.m. and 2:00 a.m. (the next day), Saturday and Sunday.
7. OUTSIDE SPEAKERS: Outside speakers or amplified sound are prohibited.
8. PARKING: Parking must be located as shown on the attached site plan.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan



Existing Site Plan



Parking Analysis for SUP

Land Area	31,445.4 SF
Building Area	3,800 S.F.
Required Parking	35
Provided Parking	20
Compact	11 (less than 35%)
Handicap	1
Partial	1
Total	33

Property Description

Being a lot of land situated in the Middle Tennessee County, Tennessee, and being more particularly described as follows: Commencing at the southeast corner of the intersection of the intersection of said Victoria Way and Victoria Way, 119.99 feet from a fixed "X" set on concrete at the intersection of said Victoria Way and Victoria Way, the POINT OF BEGINNING; thence S 44° 40' 14" W, 105.6 feet to the POINT OF BEGINNING; thence S 44° 40' 14" W, 105.6 feet to the PLACE OF BEGINNING and containing 0.113 acres of land.

THENCE, S 44° 40' 14" W, 105.6 feet to the PLACE OF BEGINNING and containing 0.113 acres of land.

THENCE, S 44° 40' 14" W, 105.6 feet to a point for corner.

THENCE, S 44° 40' 14" W, 105.6 feet to a point for corner.

THENCE, S 44° 40' 14" W, 105.6 feet to a point for corner.

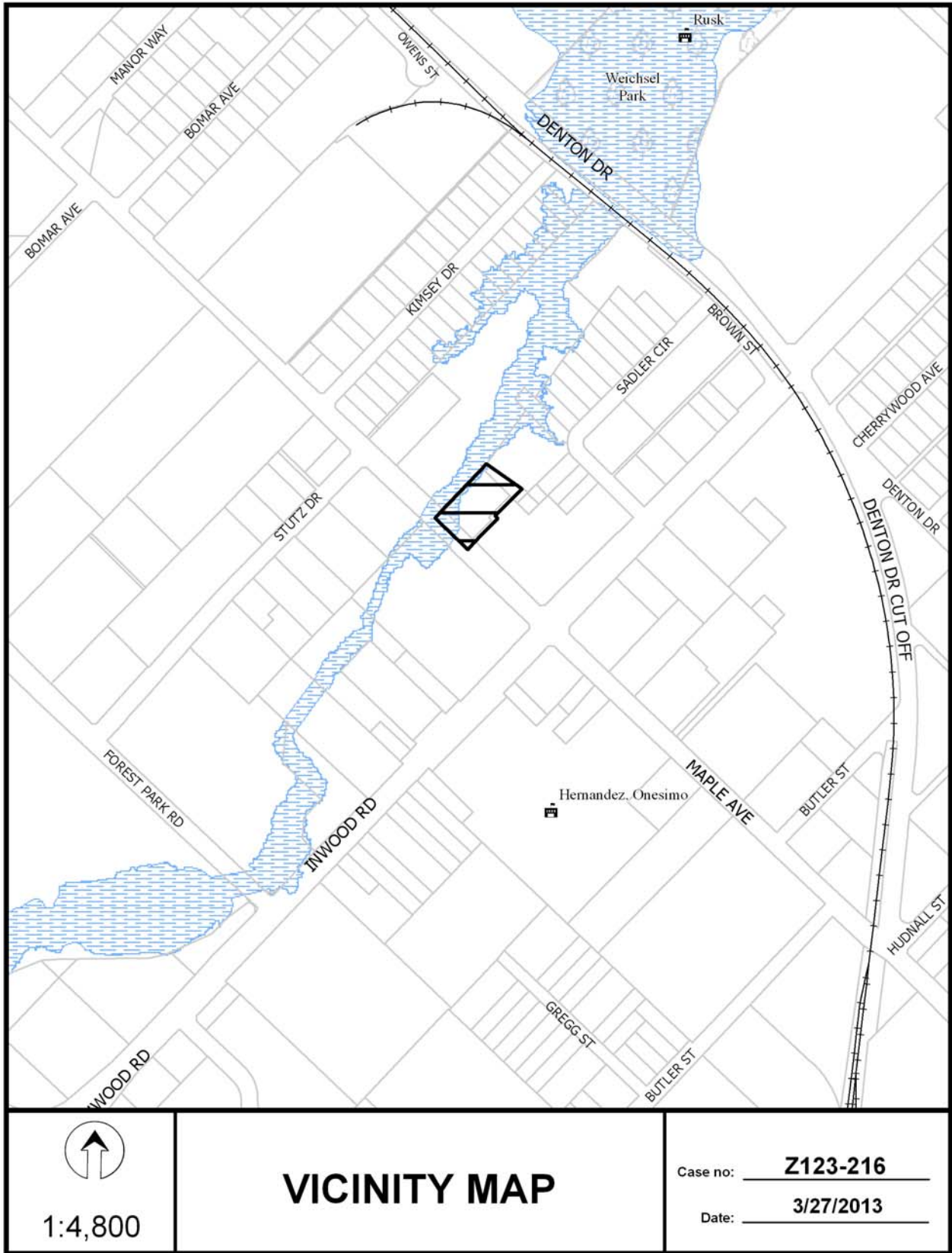
THENCE, N 23° 15' 0" E, 19.83 feet to a point for corner.

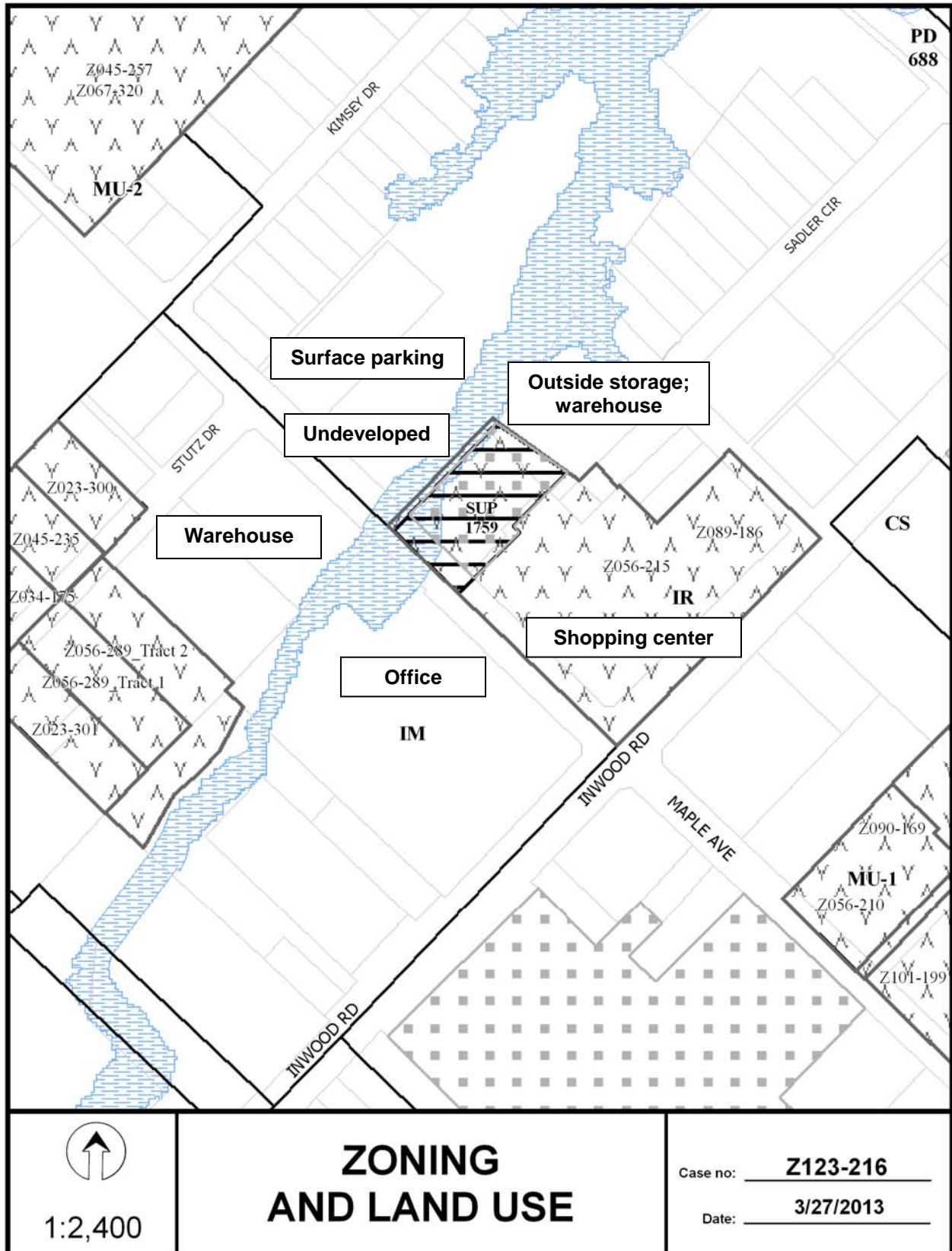
THENCE, N 23° 15' 0" E, 19.83 feet to a point for corner.

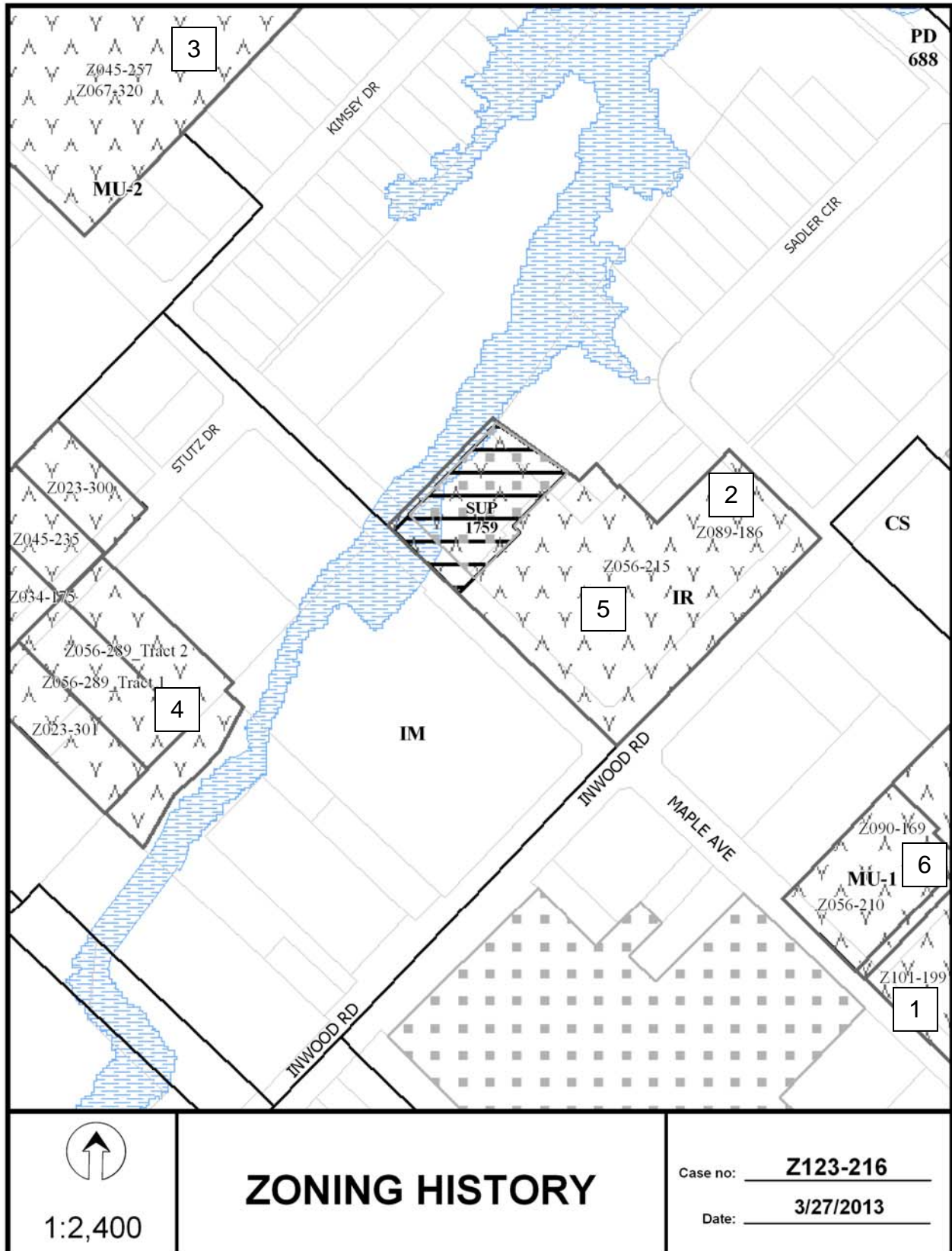
THENCE, N 23° 15' 0" E, 19.83 feet to a point for corner.

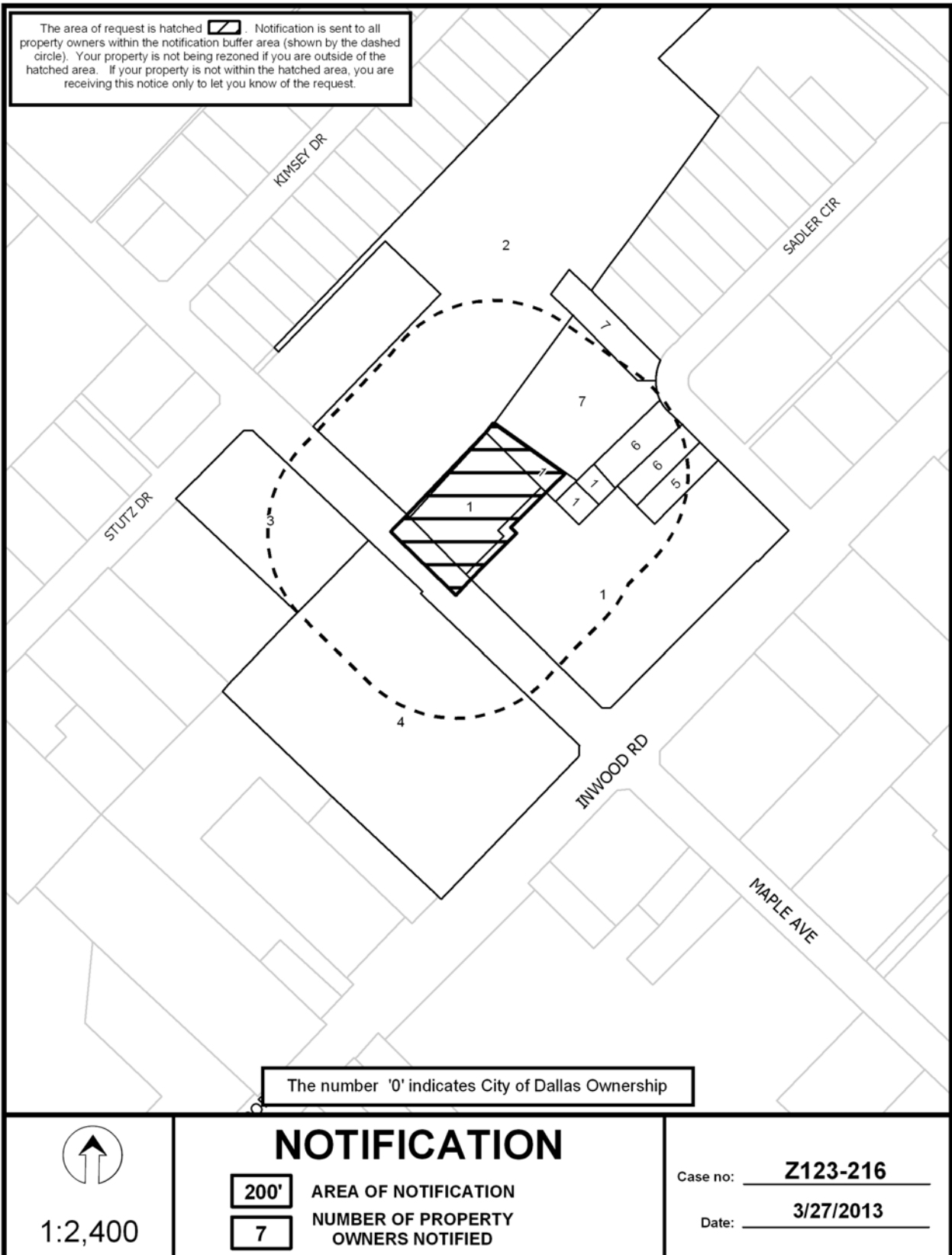
THENCE, N 23° 15' 0" E, 19.83 feet to a point for corner.

S101 SITE PLAN
SCALE 1"=25'-0"









3/27/2013

Notification List of Property Owners

Z123-216

7 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2515 INWOOD RD	MAPLEWOOD PARTNERS LTD
2	5760 MAPLE AVE	ADLER PROPERTY CO LLP
3	5855 MAPLE AVE	STARK O V SOUTHLAND FARM STORE
4	5701 MAPLE AVE	KANO MAILE LTD SUITE 100
5	5711 SADLER CIR	OFFINWOOD LLC
6	5713 SADLER CIR	CED RUDY
7	5717 SADLER CIR	FEASTER NANCY H

FILE NUMBER: Z123-227(MW)

DATE FILED: March 8, 2013

LOCATION: Northeast corner of South Belt Line Road and Kleberg Road

COUNCIL DISTRICT: 8

MAPSCO: 69A-U

SIZE OF REQUEST: ±0.38 acre

CENSUS TRACT: 171.02

REPRESENTATIVE: Santos Martinez, Masterplan

APPLICANT/OWNER: Malik Baharia

REQUEST: An application to renew Specific Use Permit No. 1843 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay

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

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

BACKGROUND INFORMATION:

- The request site is developed with a ±2,400-square foot convenience store with fuel pumps.
- Specific Use Permit No. 1843 was approved by City Council on April 27, 2011 for a two-year period with eligibility for automatic renewal for additional five-year periods; subject to a site plan and conditions. The applicant missed the December 28, 2012 deadline for automatic renewal; therefore, a complete application was required for consideration of renewal.
- The request site is surrounded by a single family residential to the north; undeveloped land to the east; single family residential to the south and undeveloped land to the west.

Zoning History:

1. **Z101-294:** On December 14, 2011, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.
2. **Z101-320:** On October 10, 2011, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant.

Land Use:

	Zoning	Land Use
Site	CS-D-1 with SUP No. 1843	Convenience store with fuel pumps
North	CS-D-1	Single family
East	CS-D-1	Undeveloped
South	CS-D-1	Single family
West	CS-D-1	Undeveloped

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Belt Line Road	Principal Arterial	100 feet
Kleberg Road	Collector	50 feet

STAFF ANALYSIS:

Comprehensive Plan:

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

The Vision Illustration depicts the request site as within a *Residential Neighborhood 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.

In general, the applicant's proposal is consistent with the following goals and policies of the Comprehensive Plan.

LAND USE ELEMENT

Goal 1.1: Promote desired development

Policy 1.1.5: Use Vision Building Blocks as a general guide for desired development patterns

Land Use Compatibility:

The request site if developed with a ±2,400-square foot convenience store with fuel pumps. Specific Use Permit No. 1843 was approved by City Council on April 27, 2011 for a two-year period with eligibility for automatic renewal for additional five-year periods; subject to a site plan and conditions. The applicant missed the December 28, 2012 deadline for automatic renewal; therefore, a complete application was required for consideration of renewal.

The request site is surrounded by a single family residential to the north; undeveloped land to the east; single family residential to the south and undeveloped land to the west.

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 conditions, is consistent with the intent of the Dallas Development Code. Therefore, staff recommends approval for a five-year period with eligibility for automatic renewal for additional five-year periods subject to conditions. The applicant does not propose changes to the existing site plan.

Development Standards:

District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
CS 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

Parking:

Pursuant to the Dallas Development Code, a general merchandise or food store requires one space per 200 square feet of floor area and a motor vehicle fueling station requires two spaces. Therefore, the 2,400-square foot convenience store with fuel pumps requires 14 spaces, which are provided as shown on the site plan.

Landscaping:

New construction will require landscaping per Article X of the Dallas Development Code.

Z123-227(MW)

Police Report:

Specific Use Permit No. 1843 was approved on August 27, 2011. An online search of the Dallas Police Department's offense incident reports for the period from August 27, 2009 to August 27, 2011, two-years prior to approval, revealed the following results:

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
0041680-Y	02/18/2011	BORUNDA, GUILLERMO	THEFT	02449	S	BELTLINE	356	4435	06941	
0054464-X	02/24/2010	*AIR SERV	THEFT	02449	S	BELTLI...	356	4435	06901	
0132163-X	05/13/2010	*1ST CHOICE FOOD MA...	THEFT	02449	S	BELTLI...	356	4435	06901	
0171614-Y	07/01/2011	*1ST CHOICE FOOD MA...	BURGLARY	02449	S	BELTLI...	356	4435	05131	
0240301-X	08/27/2010	SHORT, JEFFERY	ACCIDENTAL INJURY - PUBLIC ...	02449	S	BELTLI...	356	4435	33082	
0334131-W	11/09/2009	*CHOICE FOOD MART	BURGLARY	02449	S	BELTLI...	356	4435	05324	

Page 1 of 1 (6 items)

Below are the results for the period from August 28, 2011 to May 6, 2013:

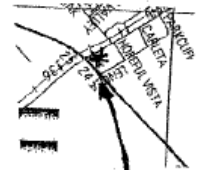
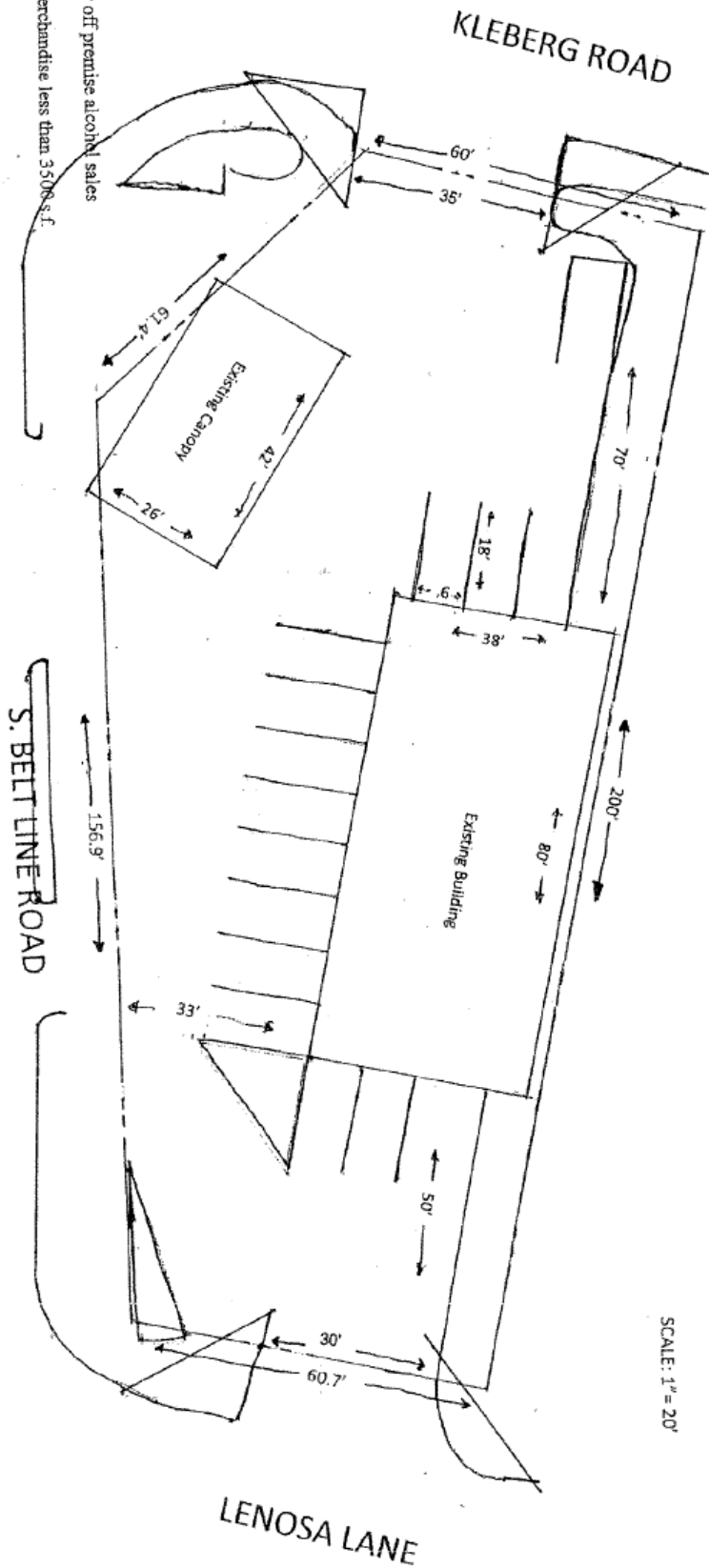
DALLAS POLICE DEPARTMENT										
										UCR Codes Year Codes Property Class Codes
Virtual Viewer - Public Access										Welcome
Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0009845-Z	01/12/2012	JIWANI,MOEZ	AUTO THEFT-UUMV	02449	S	BELTLINE	356	4435	07172	
0162610-Z	06/25/2012	*FIRST CHOICE FOOD M...	THEFT	02449	S	BELTLIN...	356	4435	06901	
0263232-Z	10/22/2012	*1ST CHOICE FOOD MART	CRIMINAL MISCHIEF/VAN...	02449	S	BELTLIN...	356	4435	14091	
0292366-Y	11/05/2011	*FINA GAS	TRAFFIC MOTOR VEHICLE	02449	S	BELTLINE	356	4435	32090	
0319123-Z	12/25/2012	*FIRST CHOICE FOOD M...	CRIMINAL MISCHIEF/VAN...	02449	S	BELTLIN...	356	4435	14082	

Page 1 of 1 (5 items)

Z123-227
Proposed SUP No. 1843 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 ~~April 27, 2013~~ (five years), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. INGRESS/EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
5. PARKING: Off-street parking must be located as shown on the attached site plan.
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Existing Site Plan

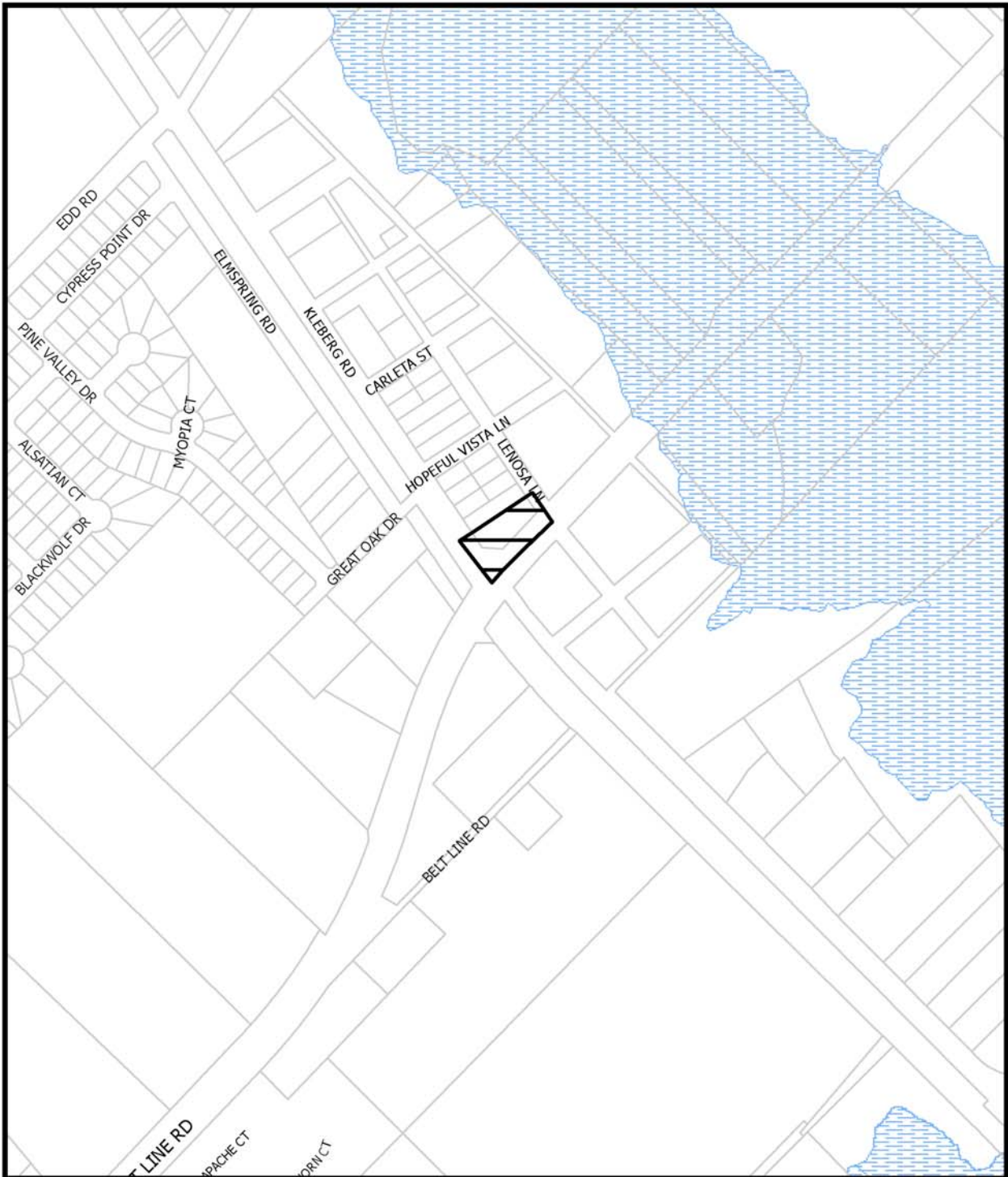


Vicinity Map

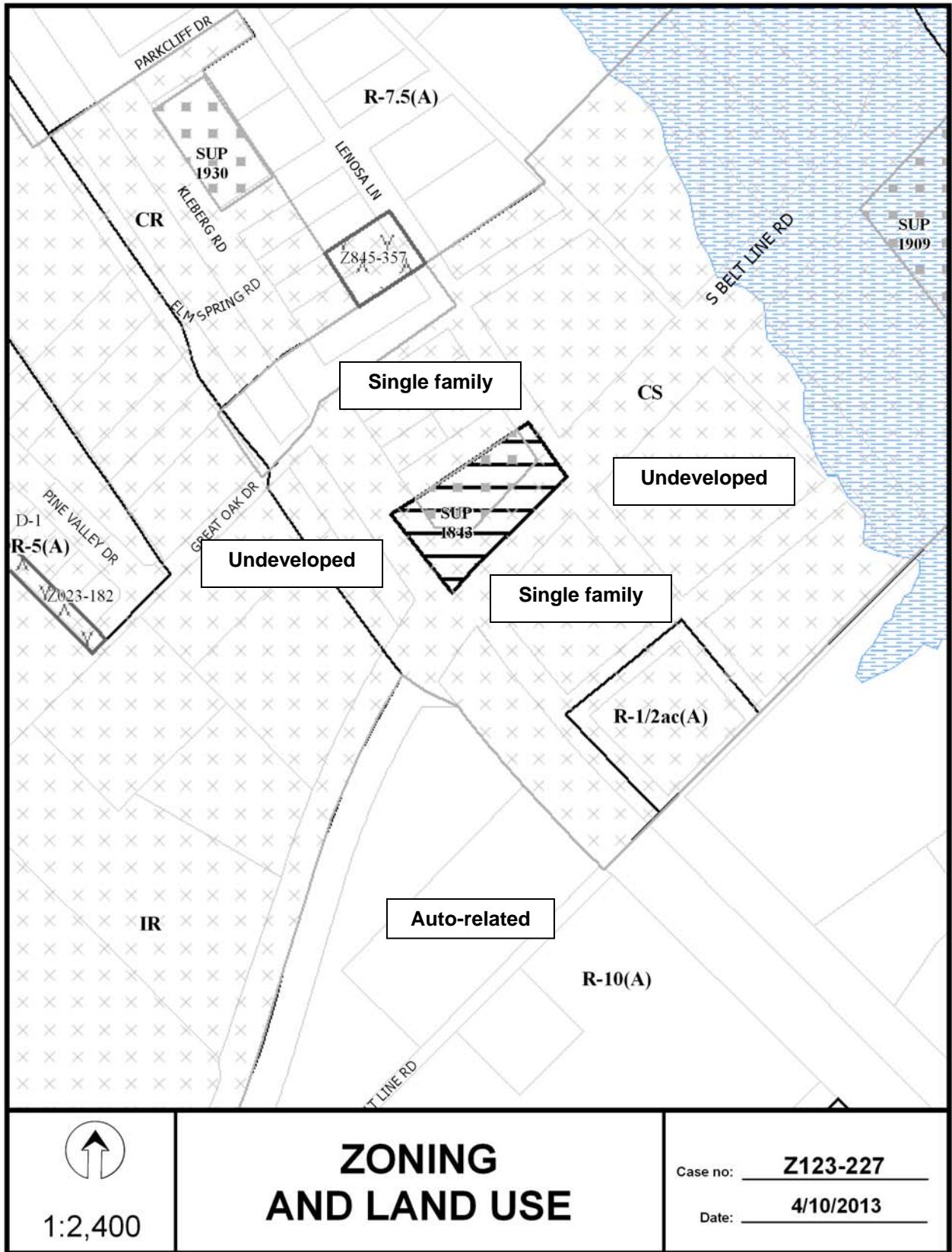
16 %
 2400 s.f.

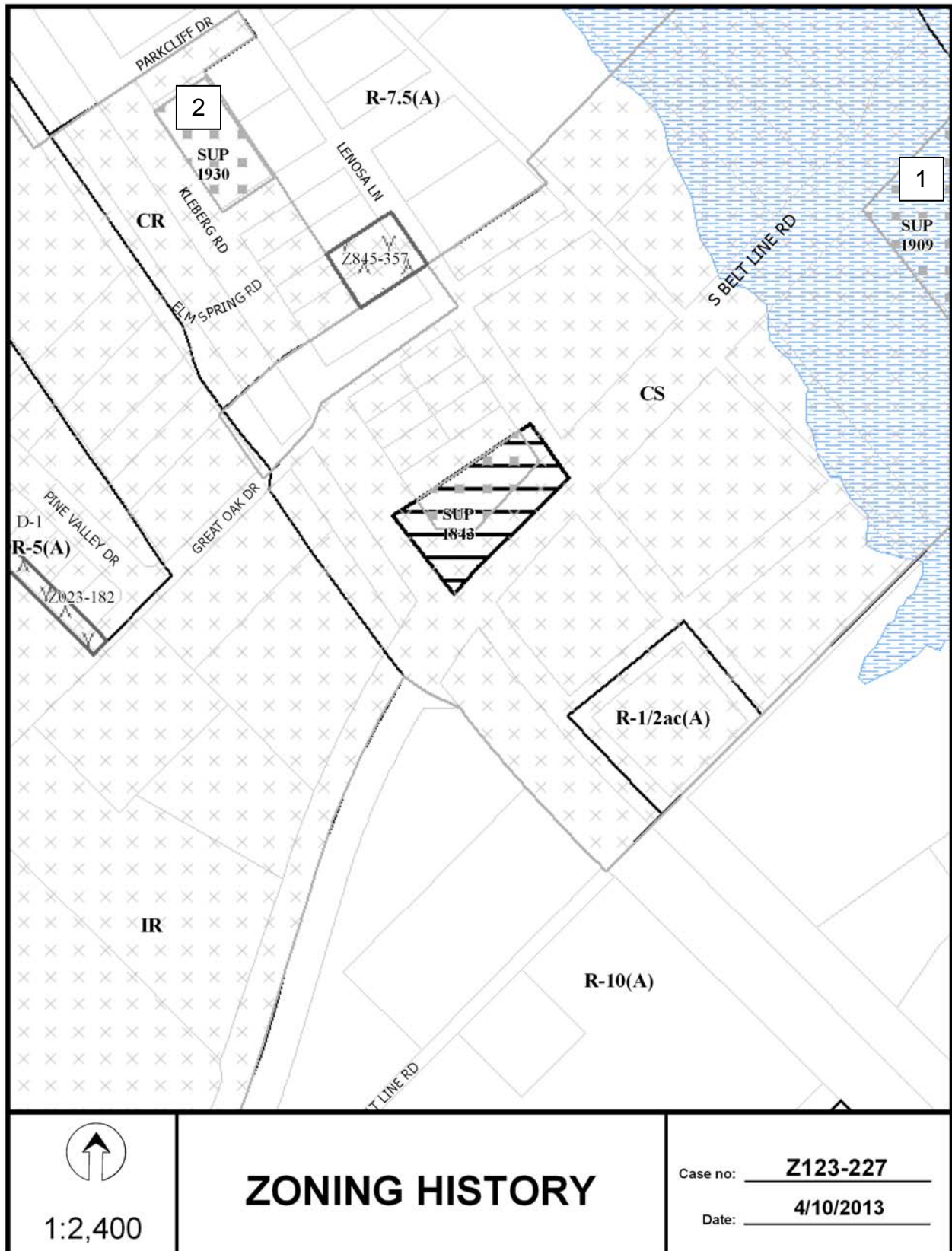
off premise alcohol sales
 merchandise less than 3500 s.f.


NORTH
 SCALE: 1" = 20'

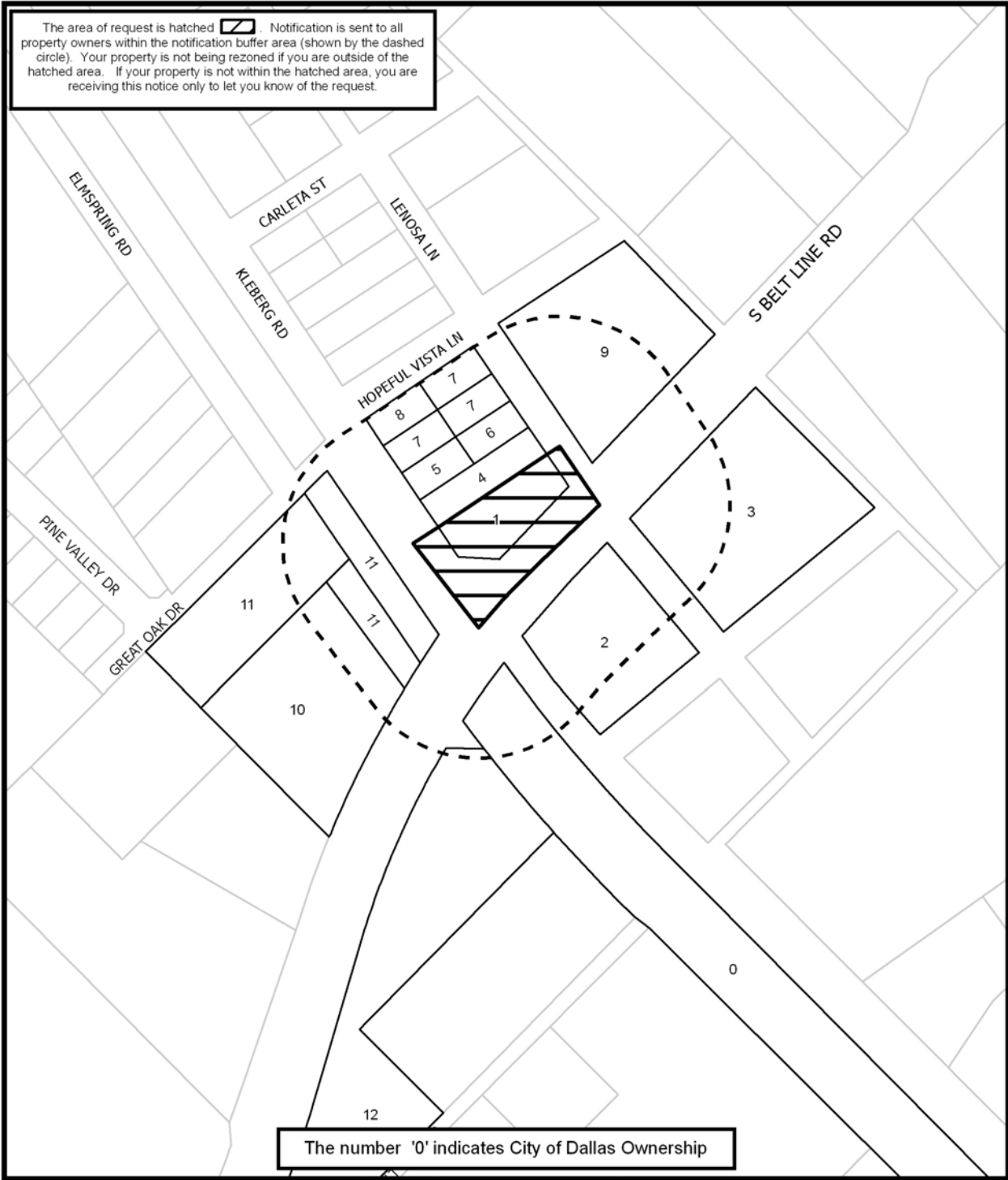


 1:4,800	VICINITY MAP	Case no: <u> Z123-227 </u> Date: <u> 4/10/2013 </u>
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The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.



The number '0' indicates City of Dallas Ownership


1:2,400

NOTIFICATION

 AREA OF NOTIFICATION
 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z123-227
 Date: 4/10/2013

4/9/2013

Notification List of Property Owners

Z123-227

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	13529 KLEBERG RD	BAHARIA MALIK A
2	2450 BELTLINE RD	SALAZAR FRANCISCO & MIRIAM DELACRUZ
3	2436 BELTLINE RD	CANCHOLA MIGUEL M
4	13523 KLEBERG RD	GEORGE BEN E
5	13517 KLEBERG RD	HALL SALLY E L & THOMAS T
6	13530 LENOSA LN	FOREMAN BOB
7	13500 LENOSA LN	VIKING COMMERCIAL SERVICE
8	13505 KLEBERG RD	VIKING COMERCIAL SERVICE
9	13511 LENOSA LN	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
10	2511 BELTLINE RD	STUTTS DAVID O & CATHY E
11	2500 GREAT OAK DR	TEXAS UTILITIES ELEC CO % STATE & LOCAL
12	2500 BELTLINE RD	CHAMBLESS JOSEPH C & MARJORIE L CHAMBLES

FILE NUMBER: Z123-220(WE) **DATE FILED:** March 4, 2013
LOCATION: East side of South Buckner Boulevard between Scyene Road
and Bearden Lane
COUNCIL DISTRICT: 4 **MAPSCO:** 48-Y
SIZE OF REQUEST: Approx. 2.348 acres **CENSUS TRACT:** 90.00

APPLICANT / OWNER: Aldi, Texas, LLC

REPRESENTATIVE: Karl Crawley
MASTERPLAN

REQUEST: An application for a 1) D-1 Liquor Control Overlay on property zoned Subarea 6 within Planned Development District No. 366-D with a Liquor Control Overlay on the east line of South Buckner Boulevard, south of Scyene Road and 2) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property within Subarea 6 of Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D Liquor Control Overlay on a portion.

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

STAFF RECOMMENDATION: Approval of a D-1 Liquor Control Overlay and approval of a Specific Use Permit for a two-year period with eligibility for automatic renewal 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 greater than 3,500 square feet use.
- The proposed use is to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property.
- The portion of the request site that is developed with general merchandise or food store is located in a D Liquor Control Overlay. A smaller portion of the site from S. Buckner Boulevard is in a D-1 Liquor Control Overlay.
- The general merchandise use is permitted by right. The sale of alcoholic beverages on property is prohibited in a D Liquor Control Overlay and requires a specific use permit in the D-1 Liquor Control Overlay.
- The surrounding land uses consist of a variety of auto related uses, retail and personal service uses, medical clinic and single family uses.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
S. Buckner Boulevard	Principal Arterial	80 ft.	80 ft.

Land Use:

	Zoning	Land Use
Site	PDD No. 366 with a D & D-1	General Merchandise store
North	PDD No. 366 with a D & D-1	Retail, Undeveloped
South	PDD No. 366 with a D & D-1	Medical Clinic, Retail & Personal Service
East	CR-D, R-7.5(A)	Undeveloped, Single family
West	PDD No. 366 with a D-1	Retail

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 located on a Transit Center or Multi-Modal Corridor and in a Residential Building Block.

Transit centers support a compact mix of employment, retail, cultural facilities and housing. Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods. While normally located around DART light-rail or commuter rail stations, these building blocks could also be focused streetcar or enhanced bus corridors such as bus rapid transit. Examples of transit centers include the Mockingbird Station area, the Cityplace Station area and the Westmoreland Station area, and examples of multi-modal corridors include the Lancaster and Ferguson Road corridor. These areas offer dense mixed use at the transit station or multi-modal corridor and then transition to multi-family and single-family housing at the edge. Of all the Building Blocks, this incorporates the greatest range of building structures and land uses, including multi-story residential above retail to townhomes to single-family residences. Transit centers and multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Multi-modal corridors in particular would diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access. Interactive public plazas and/or civic uses will be centrally located and residential roof terraces and balconies overlooking transit station areas add “eyes on the street” that can aid public safety.

Residential Building Block

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

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

Land Use Compatibility: The 2.34 acre site is currently developed with a 16,750 square foot general merchandise or food store. The applicant is proposing to change a portion of the property that is within the D Liquor Control Overlay to a D-1 Liquor Control Overlay to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property. A Specific Use Permit is required to sell alcohol for off-premise consumption in the D-1 Liquor Control Overlay.

The surrounding land uses consist of a variety of auto related uses, retail and personal service uses, medical clinic and single family uses.

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

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

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

The applicant's request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. The initial short time period will also require that the request be reevaluated to ensure the use is compatible in this location. The applicant is providing solid screening between the adjacent residential uses and their property.





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>					
PDD No. 366 (Subarea 6)	15' OTHER: No Min.	20' adjacent to residential OTHER: No Min.	0.5 office, retail & personal service & lodging 0.75 FAR overall	45' 3 stories	80%	Proximity Slope Visual Intrusion	Retail & personal service, office

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

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

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
0013334-A	01/17/2013	PORTILLO,JACQUELINE,	THEFT	02926	S	BUCKNE...	324	1243	06951	
0014993-Y	01/18/2011	*L&K CONSTRUCTION	THEFT	02926	S	BUCKNE...	324	1243	06902	
0018188-X	01/19/2010	*R&B ROOFING	THEFT	02926	S	BUCKNE...	324	1243	06901	
0045179-Y	02/22/2011	ESPARZA, SYLVIA	THEFT	02926	S	BUCKNE...	324	1243	06951	
0047594-Z	02/25/2012	*ALDI #43	FORGERY & COUNTERF...	02926	S	BUCKNE...	324	1243	10022	
0051498-Z	03/02/2012	LUJAN, LEO	THEFT	02926	S	BUCKNE...	324	1243	06951	
0061110-Y	03/11/2011	*ALDI FOOD STORE #20	CRIMINAL MISCHIEF/V...	02926	S	BUCKNE...	324	1243	14082	
0061192-Y	03/11/2011	RODRIGUEZ, MARICELA	OTHER OFFENSES	02926	S	BUCKNE...	324	1243	26830	
0064747-Y	03/15/2011	WASHINGTON,BENNNIE	THEFT	02926	S	BUCKNE...	324	1243	06951	
0072320-X	03/15/2010	*PARKWAY CONSTRU...	BURGLARY	02926	S	BUCKNE...	324	1243	05332	
0091822-Y	04/11/2011	*ALDI'S	THEFT	02926	S	BUCKNE...	324	1243	06931	
0097588-Y	04/18/2011	ZENON,RICARDO	CRIMINAL MISCHIEF/V...	02926	S	BUCKNE...	324	1243	14081	
0115042-X	04/23/2010	*PARKWAY CONSTRU...	THEFT	02926	S	BUCKNE...	324	1243	06901	
0132515-X	05/13/2010	GOFF, CATONIA LASHON	THEFT	02926	S	BUCKNE...	324	1243	06951	
0133665-Z	05/31/2012	@CITY OF DALLAS	FOUND PROPERTY	02926	S	BUCKNE...	324	1243	43020	

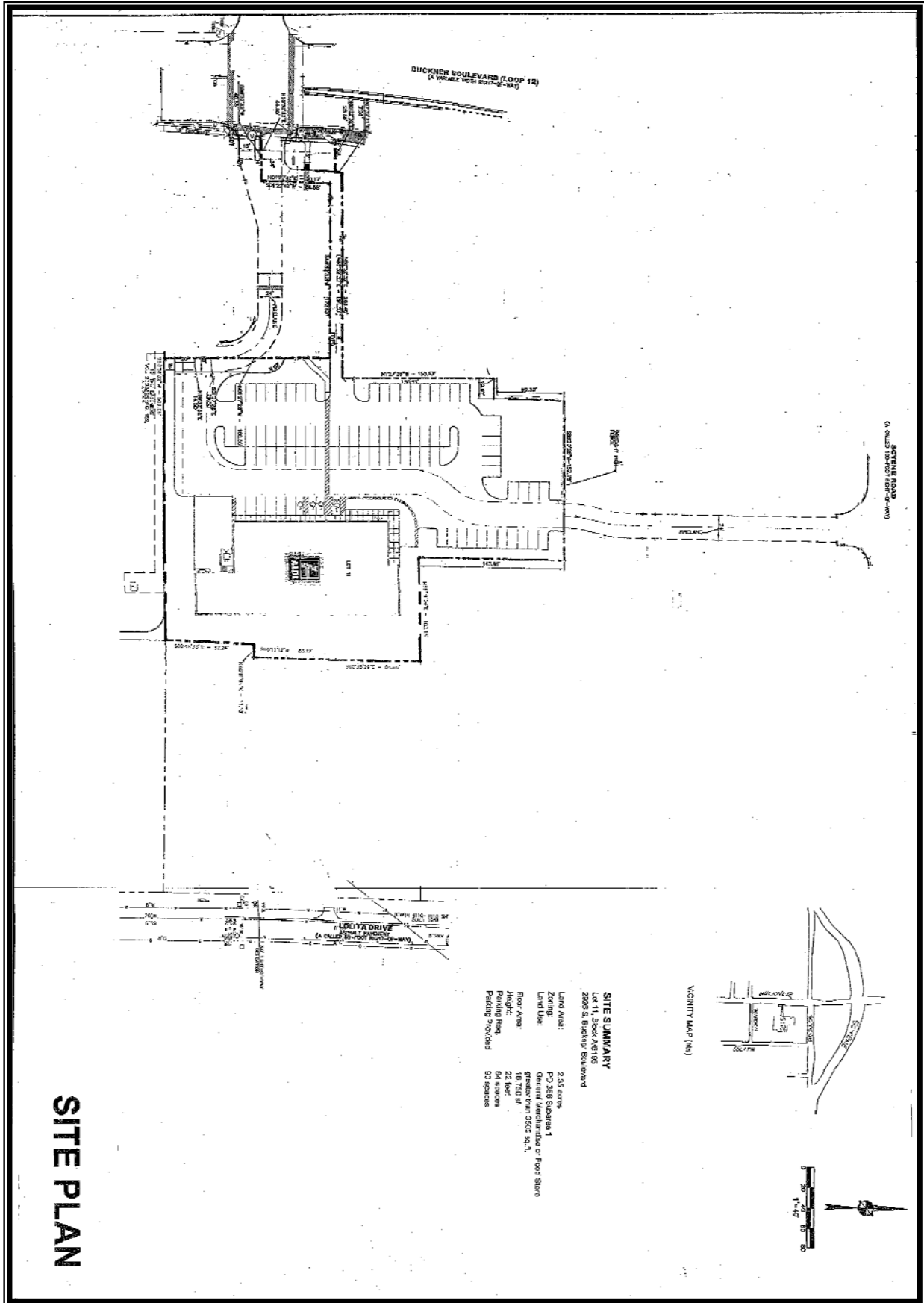
<p>LIST OF OWNERS Aldi (Texas) LLC</p>

- Charles Youngstrom, President
- Jason Hart, COO
- Terry Pformiller, Secretary/Treasurer
- Kimberly Shanner, Assistant Secretary/Treasurer
- Lynn Moser, Assistant Secretary/Treasurer
- Scott Huske, Vice President

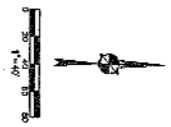
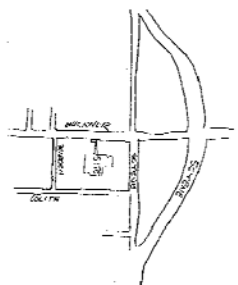
PROPOSED SUP CONDITIONS

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



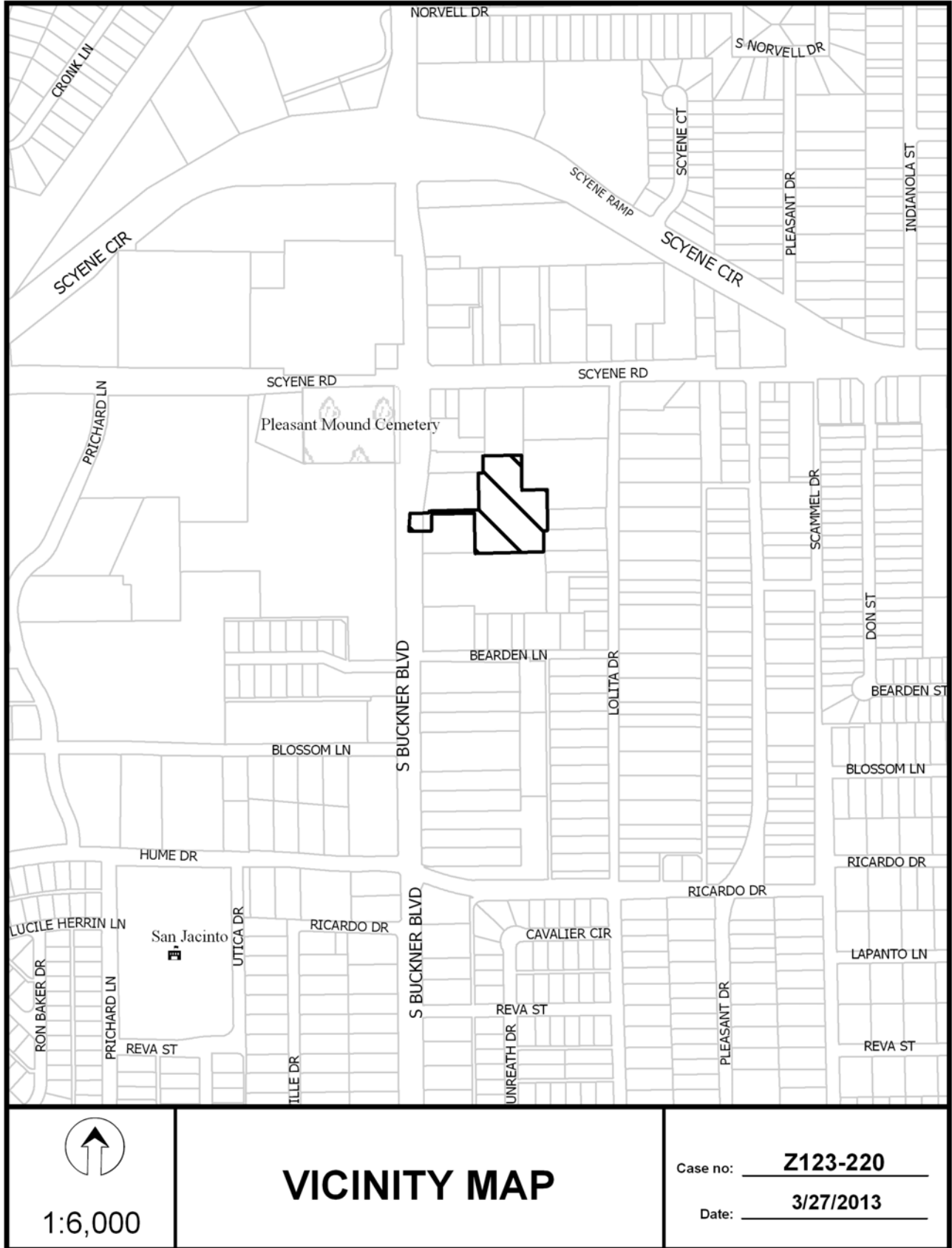
VICINITY MAP (SEE)

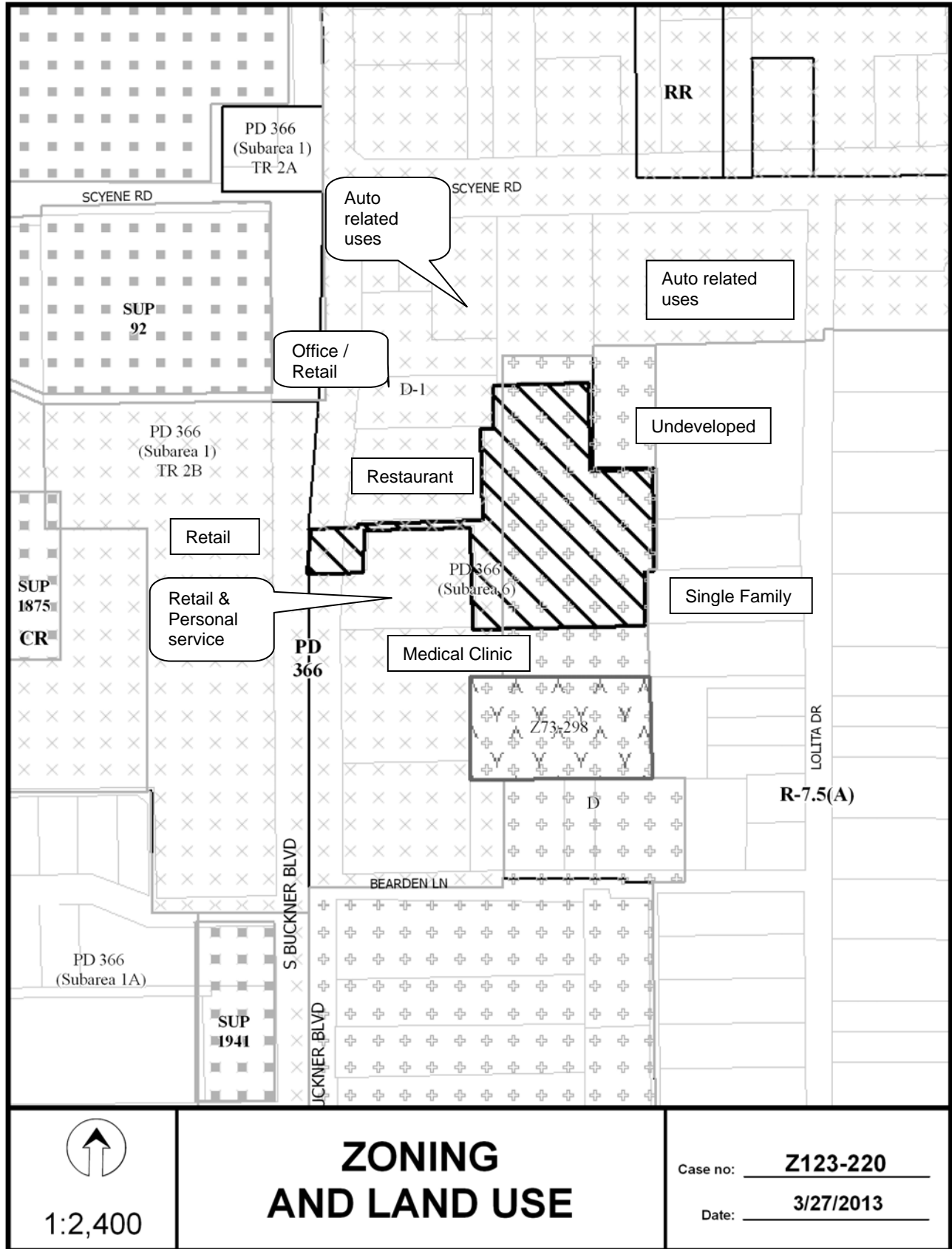


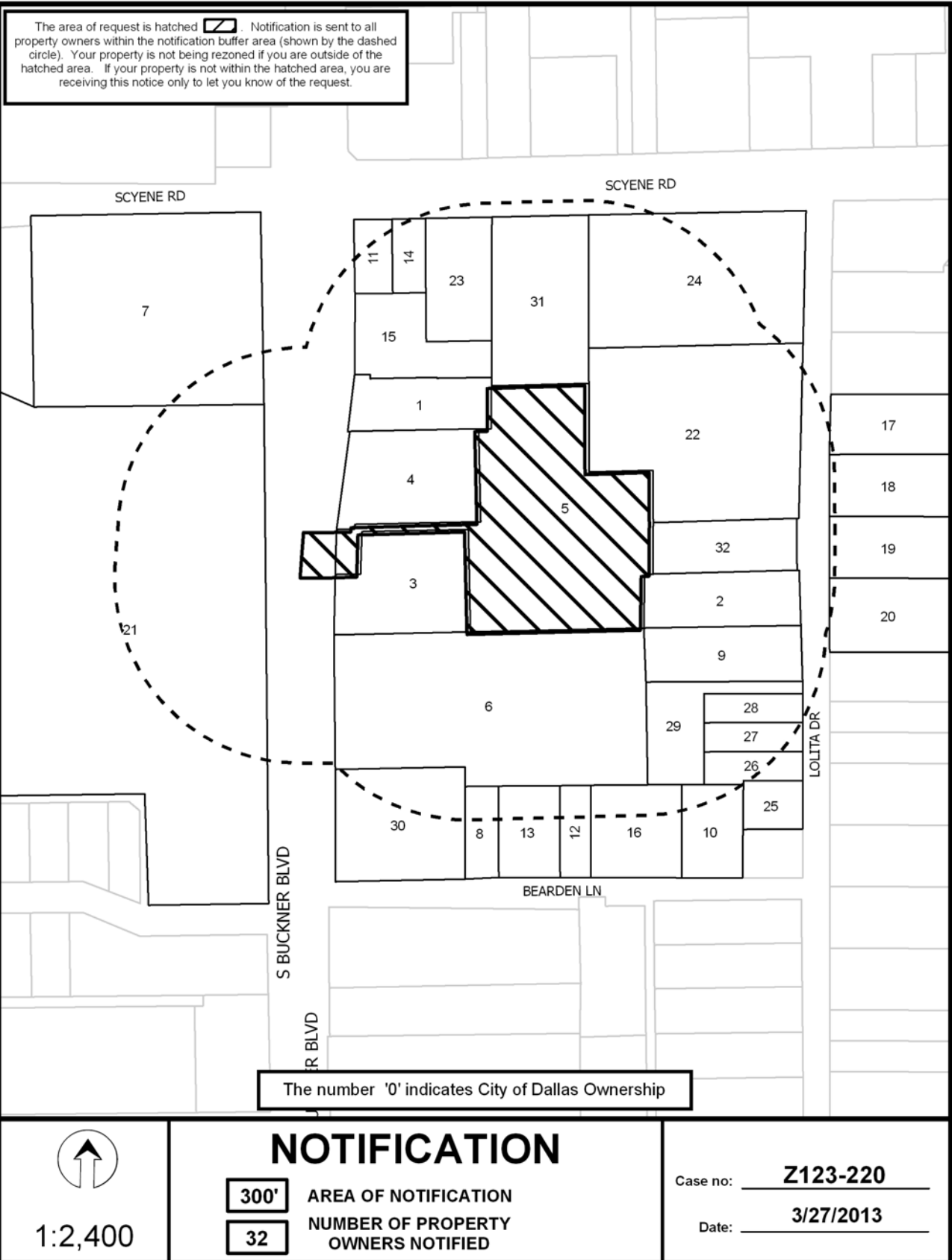
SITE SUMMARY
 Lot 11, Block A10105
 2809 S. Buckner Boulevard

Land Area:	2.35 acres
Zoning:	PJ 368 Subarea 1
Land Use:	General Merchandise or Food Store
Floor Area:	greater than 2000 sq. ft.
Lot Area:	16,750 sq. ft.
Permit Fee:	22,000
Permit Fee:	50,000
Parking Provided:	50 spaces

SITE PLAN







Notification List of Property Owners

Z123-220

32 ***Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2942 BUCKNER BLVD	HEAVER PROPERTIES LIMITED
2	2907 LOLITA DR	DAVIS RANDOLPH & EVELYN TRUST
3	2904 BUCKNER BLVD	FREEMAN WILLIAM R
4	2930 BUCKNER BLVD	FWP BUCKNER BLVD TX LLC
5	11 SCYENE RD	ALDI LLC
6	2902 BUCKNER BLVD	PAN LIANYA &
7	8050 SCYENE RD	CEMETERY
8	8119 BEARDEN LN	TURNER TRAVIS & TURNER NANCY
9	2863 LOLITA DR	ZUNIGA GUADALUPE
10	8151 BEARDEN LN	AZA ALFREDO C ETAL
11	2952 BUCKNER BLVD	MONA & NADA CORPORATION
12	8131 BEARDEN LN	GUERRERO ALFREDO
13	8127 BEARDEN LN	MATA EDGAR
14	8106 SCYENE RD	ZUNIGA CLAUDIA Y
15	2940 BUCKNER BLVD	MITCHELL WILLIAM J & PHILLIP K KOOKEN TR
16	8139 BEARDEN LN	PENA ABEL TOVAR & SANTOS ISABEL PORTILLO
17	2930 LOLITA DR	HURTADO ALFONSO NAVAREZ & MARIBEL HURTAD
18	2922 LOLITA DR	QUINTERO JORGE & RAMONA NETRO M
19	2914 LOLITA DR	NEWMAN FLOYD S JR & ANDREA R WILLIAMS
20	2906 LOLITA DR	VALLEJO JOSE A
21	8000 SCYENE RD	BUCKNER PARTNERSHIP LP
22	8152 SCYENE RD	ESPINOZA JOSE ET AL DBA TEMPLO BETHEL
23	8116 SCYENE RD	LEWIS PAUL C STE 120-189
24	8190 SCYENE RD	FORD ROBERT L
25	2843 LOLITA DR	JIMINEZ WENDY
26	2847 LOLITA DR	BLANCO ALBERTO IBARRA & SYLVIA

Z123-220(WE)

3/27/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2851 LOLITA DR	RODRIGUEZ ARMANDO JR
28	2855 LOLITA DR	URQUIZA JORGE A
29	2859 LOLITA DR	BROOKS BAINIFF D #704
30	2842 BUCKNER BLVD	BLOCK SABANOVICH GUDRUN & AUTO ZONE DEPT
31	12 SCYENE RD	FREEMAN WILLIAM R
32	13 LOLITA DR	ALDI LLC

FILE NUMBER: Z123-228(WE) **DATE FILED:** March 11, 2013

LOCATION: Lake June Road and Holcomb Road, southwest corner

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

SIZE OF REQUEST: Approx. 18,860 sq. ft. **CENSUS TRACT:** 92.02

APPLICANT / OWNER: A & Z Tasty Food, L.P.

REPRESENTATIVE: Haji Arif

REQUEST: An application for a renewal of Specific Use Permit No. 1867 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

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

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

BACKGROUND INFORMATION:

- The applicant's request for the renewal of Specific Use Permit No. 1867 will allow for the continued sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less and a fueling station.
- In June 2011, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less for two years with eligibility for automatic renewals for additional five year periods.
- The applicant did not submit an application to begin the automatic renewal process within the specified time frame. As a result, the applicant submitted an application for renewal of SUP No. 1867. There are no changes to the approved site plan.
- The general merchandise use is permitted by right. The sale of alcoholic beverages on property requires a specific use permit in the D-1 Liquor Control Overlay.
- The surrounding land uses consist of a variety of auto related uses, retail and convenience stores with fueling station along Lake June Road. There are two convenience stores with fueling stations that are located on the southeast and northeast corners of Lake June Road and Holcomb Road. South of the request site is a residential development.

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

1. Z101-181 On Wednesday, June 22, 2011, the City Council approved a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the southeast corner of Lake June Road and Holcomb Road.
2. Z101-239 On Wednesday, August 10, 2011, the City Council approved a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the northeast corner of Lake June Road and Holcomb Road.

3. Z101-186

On Wednesday, June 22, 2011, the City Council approved a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D Community Retail District with a D Liquor Control Overlay. (request site)

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Lake June Road	Principal Arterial	80 ft.	80 ft.
Holcomb Road	Local	60 ft.	60 ft.

Land Use:

	Zoning	Land Use
Site	CR-D-1	General Merchandise store & fueling station
North	RR-D	Auto related uses
South	R-7.5(A)	Single Family
East	CR-D-1	C-Store
West	CR-D	Laundry Matt/Retail

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 located on a Transit or Multi-Modal or Corridor.

Transit centers support a compact mix of employment, retail, cultural facilities and housing. Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods. While normally located around DART light-rail or commuter rail stations, these building blocks could also be focused streetcar or enhanced bus corridors such as bus rapid transit. Examples of transit centers include the Mockingbird Station area, the Cityplace Station area and the Westmoreland Station area, and examples of multi-modal corridors include the Lancaster and Ferguson Road corridor. These areas offer dense mixed use at the transit station or multi-modal corridor and then transition to multi-family and single-family housing at the edge. Of all the Building Blocks, this incorporates the greatest range of building structures and land uses, including multi-story residential above retail to townhomes to single-family residences. Transit centers and multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Areas currently developed with single-family or

duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Multi-modal corridors in particular would diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access. Interactive public plazas and/or civic uses will be centrally located and residential roof terraces and balconies overlooking transit station areas add “eyes on the street” that can aid public safety.

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

Land Use Compatibility: The approximately 18,860 square foot site is zoned a CR-D-1 Commercial Retail District with a D-1 Liquor Control Overlay and is currently developed with a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station. The applicant’s request for renewal of Specific Use Permit No. 1867 will allow for the continued sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less.

In June 2011, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less for two years with eligibility for automatic renewals for additional five year periods. The applicant did not submit an application to begin the automatic renewal process within the specified time frame. As a result, the applicant submitted an application for renewal of SUP No. 1867. There are no changes to the approved site plan.

The surrounding land uses consist of a variety of auto related uses, retail and convenience stores with fueling station along Lake June Road. South of the request site is a residential development.

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 applicant is providing solid screening between the adjacent residential uses and their property.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
CR-D-1 Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

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

Parking: The Dallas Development Code requires off-street parking to be provided for a

general merchandise or food store use at one space for each 200 square feet of floor area and 2 spaces for a motor vehicle fueling station. The development requires 16 spaces with 16 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 offenses is provided below. Staff has divided the report into two sections which will show any offenses prior to the SUP and any offenses applicant received after receiving the SUP in 2011.

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

DALLAS POLICE DEPARTMENT												
										UCR Codes	Year Codes	Property Class Codes
Virtual Viewer - Public Access										Welcome		
Search Records - Offense												
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2		
0021347-Y	01/25/2011	*METRO PCS	ROBBERY	08470		LAKEJUN...	336	2202	03411			
0028985-X	01/30/2010	*PHILLIPS 66	OTHER OFFE...	08470		LAKEJUN...	336	2202	26000			
0118839-Y	05/08/2011	*TEXACO	THEFT	08470		LAKEJUN...	336	2202	06901			
0201638-W	07/10/2009	*METRO PCS	ROBBERY	08470		LAKEJUN...	336	2202	03411			
0255535-X	09/11/2010	*METRO PCS	ROBBERY	08470		LAKEJUN...	336	2202	03411			
0299144-W	10/08/2009	HOPE, MICHAEL	ROBBERY	08470		LAKEJUN...	336	2202	03911			
0366431-W	12/12/2009	@BALCH SPRINGS	FOUND PROP...	08470		LAKEJUN...	336	2202	43030			

Offenses received after Specific Use Permit – June 2, 2011 to April 29, 2013

DALLAS POLICE DEPARTMENT												
										UCR Codes	Year Codes	Property Class Codes
Virtual Viewer - Public Access										Welcome		
Search Records - Offense												
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2		
0062449-A	03/16/2013	*PHILLIPS 66	CRIMINAL MISCHIEF/V...	08470		LAKEJU...	336	2202	14092			
0067527-Z	03/18/2012	*MEXTY PALETERIA	THEFT	08470		LAKEJU...	336	2202	06901			
0180721-Z	07/21/2012	CASTILLO, MARIELA	TRAFFIC MOTOR VEHI...	08470		LAKEJU...	336	2202	32090			
0267983-Y	10/09/2011	CARDENAS, JUAN ANTO...	AGGRAVATED ASSAULT	08470		LAKEJU...	336	2202	04111			
0282920-Y	10/26/2011	MAHAT, CHERITA	ASSAULT	08470		LAKEJU...	336	2202	08421			
0290973-Z	11/23/2012	*TEXCO	THEFT	08470		LAKEJU...	336	2202	06935			
0304258-Y	11/18/2011	*METRO PCS	ROBBERY	08470		LAKEJU...	336	2202	03471			

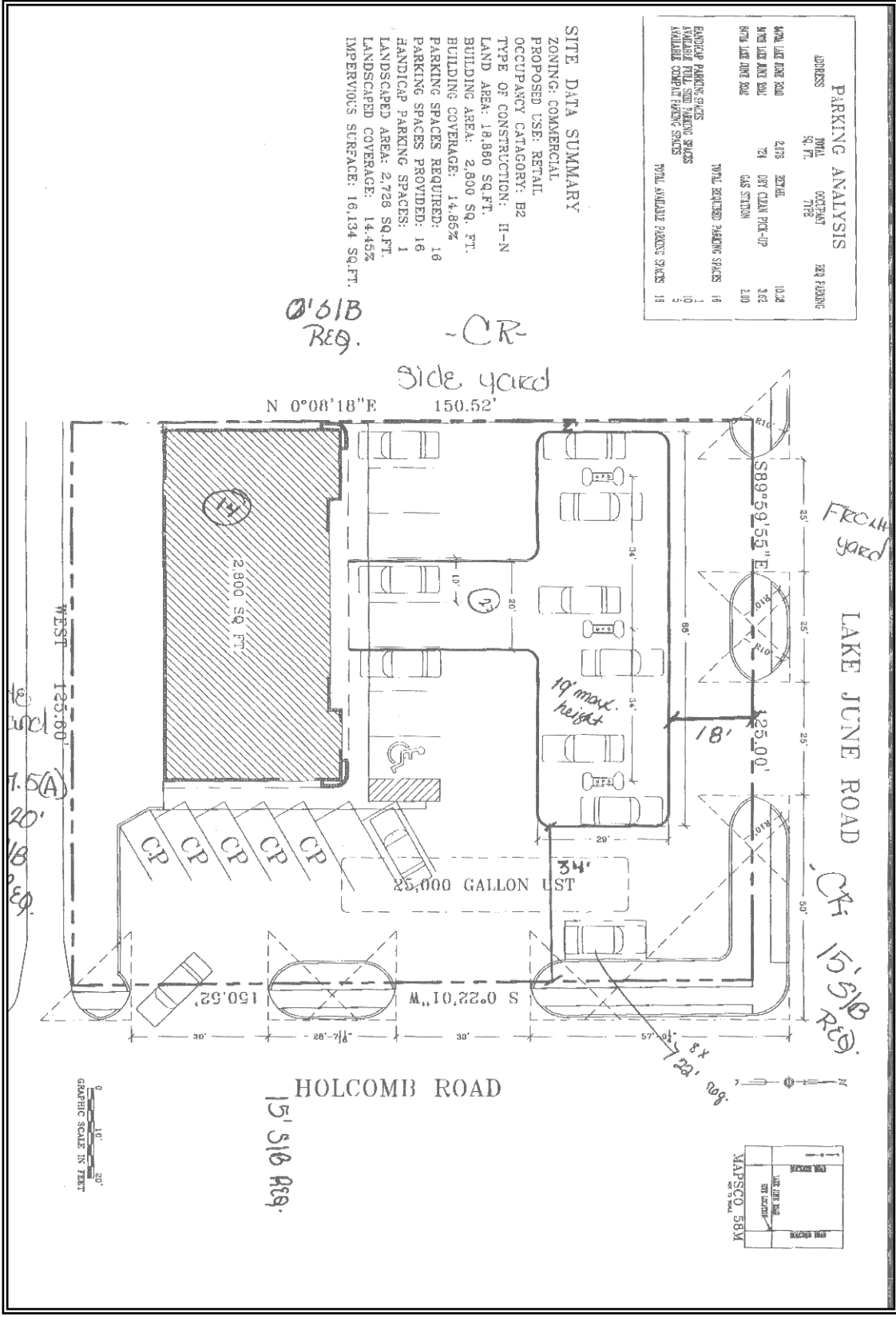
LIST OF OWNERS
A & Z Tasty Food L.P.

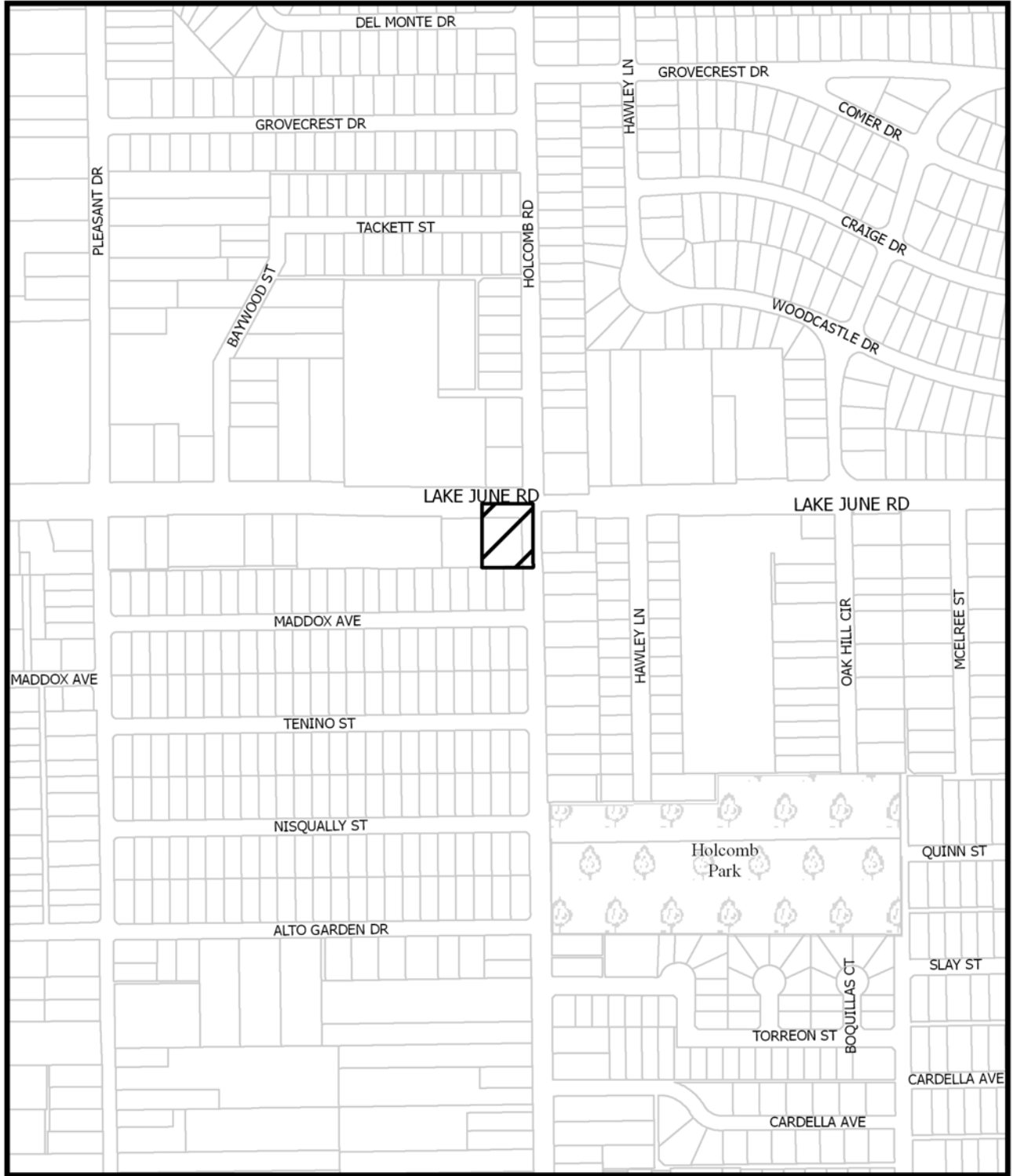
- Azam Zakaria
- Haji Arif
- Rasheed Zakaria
- Sharfi Zakaria
- Shaukat Zakaria

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [~~June 22, 2013~~], (five-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.

EXISTING SITE PLAN



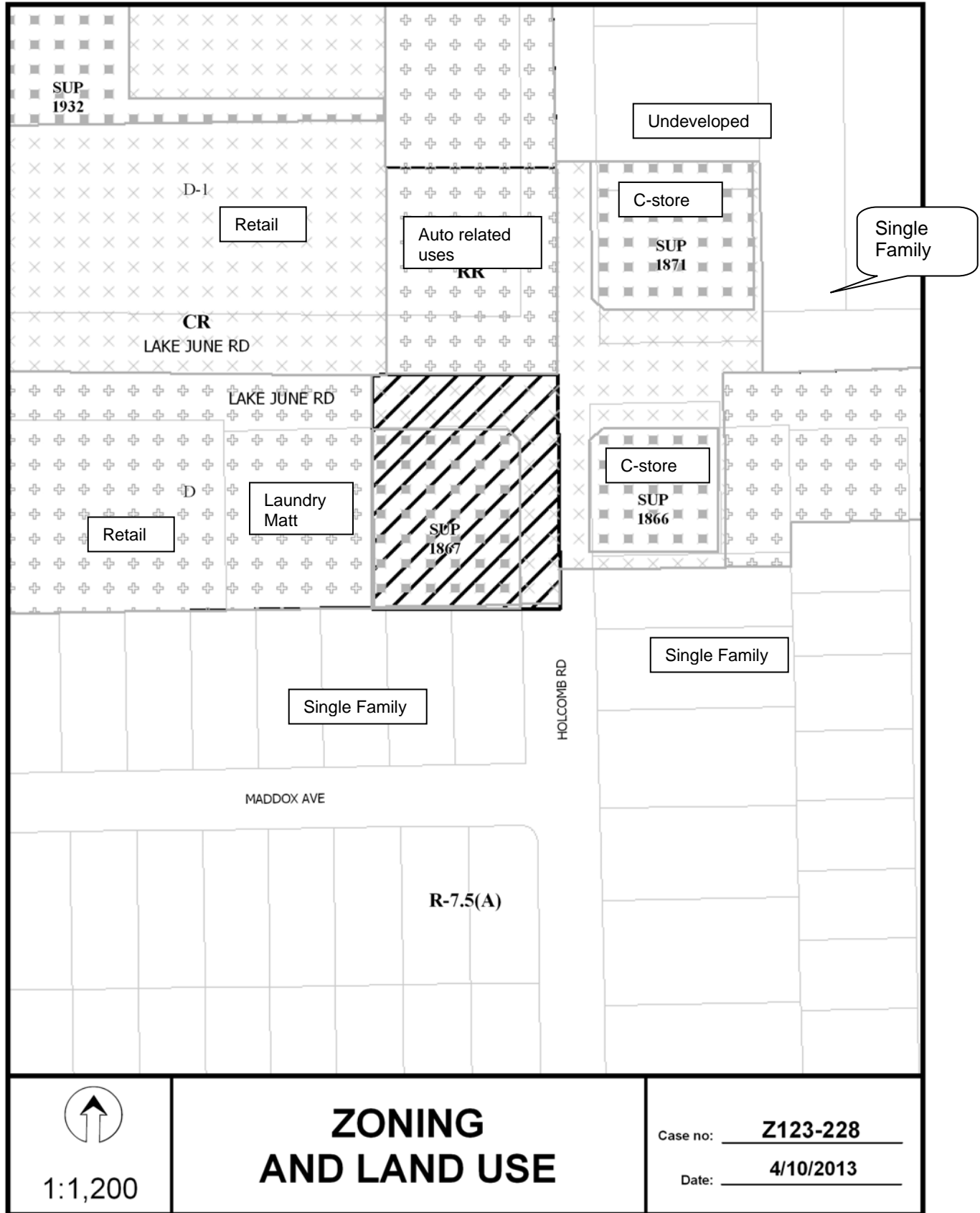


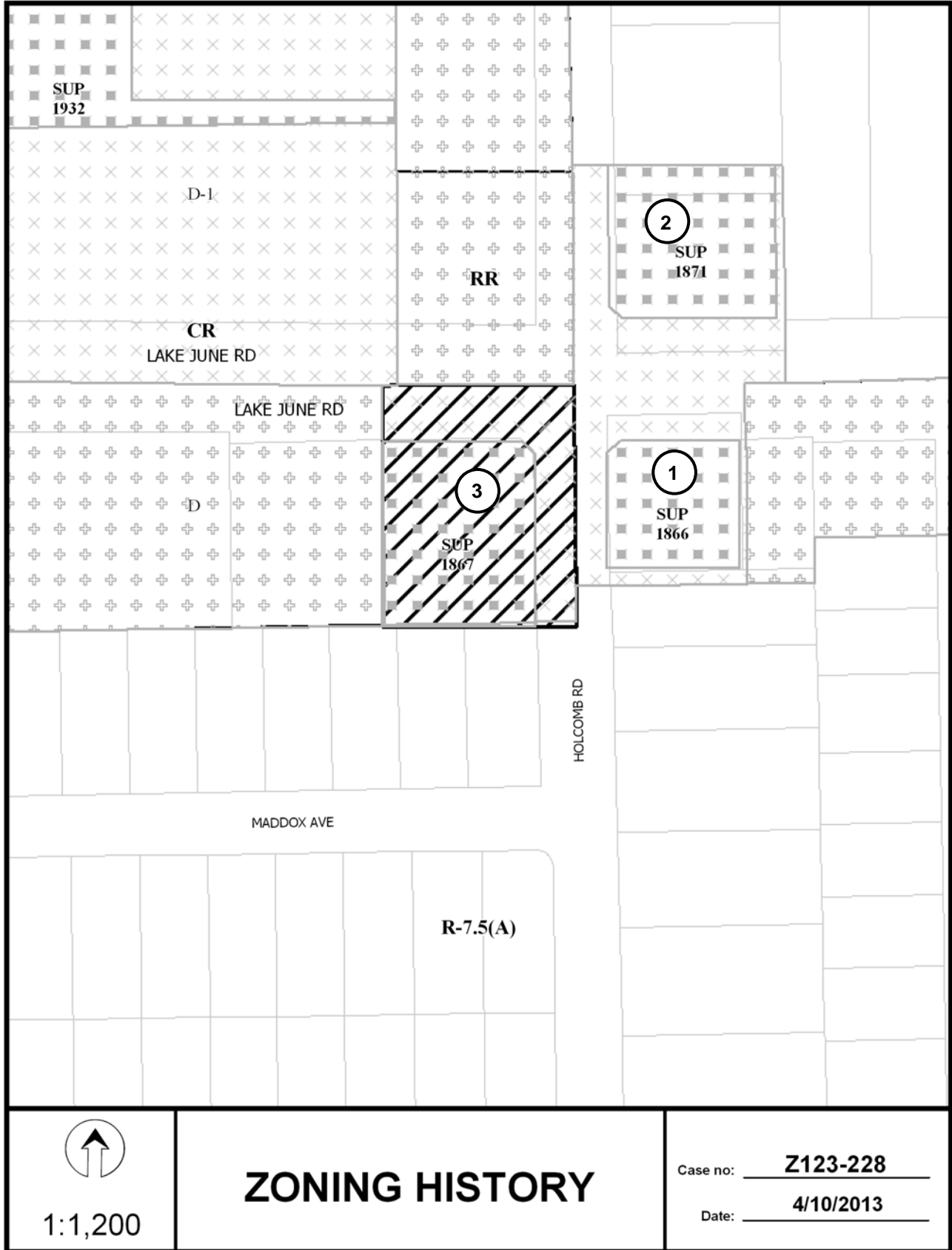
1:4,800

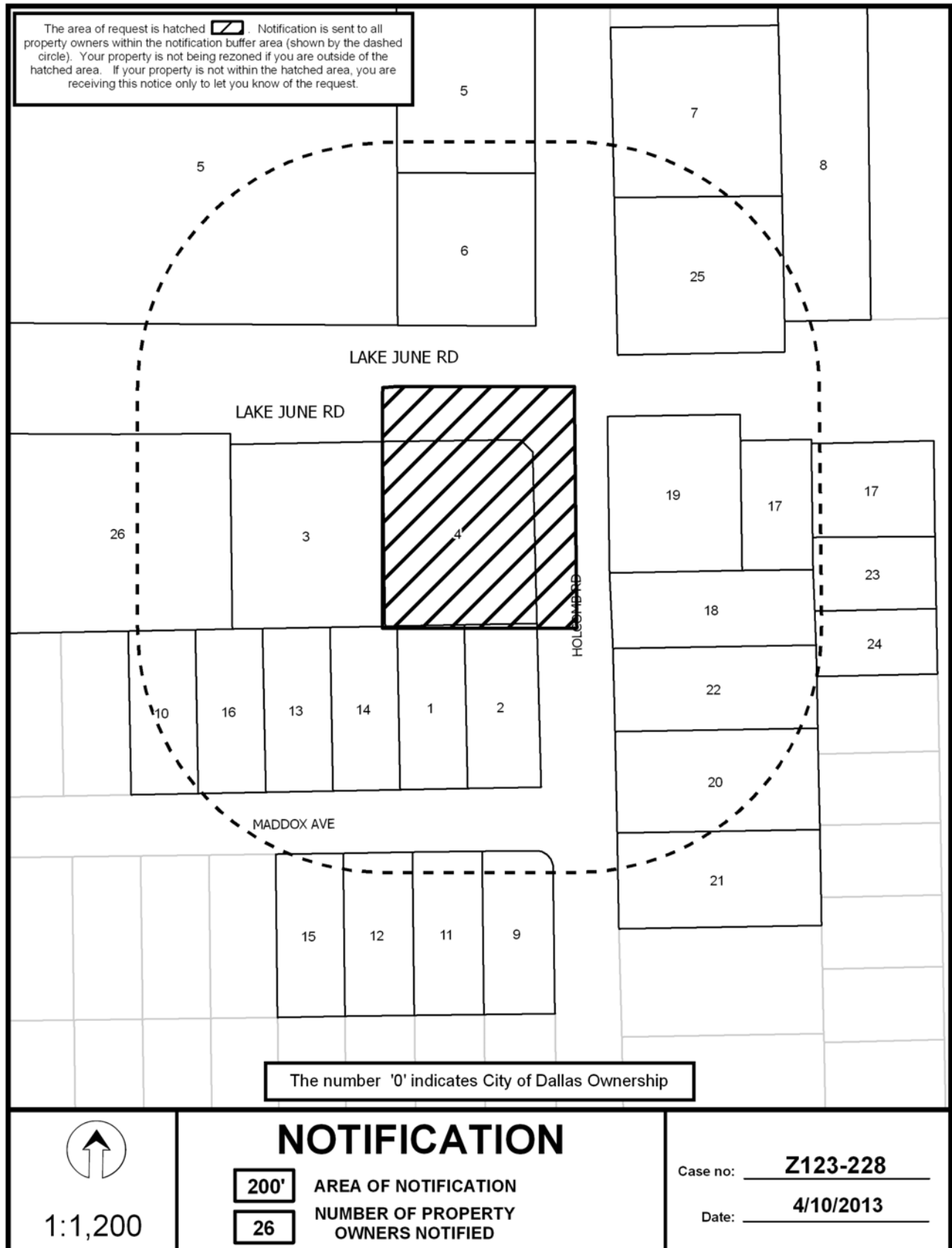
VICINITY MAP

Case no: Z123-228

Date: 4/10/2013







Notification List of Property Owners

Z123-228

26 *Property Owners Notified*

Label #	Address	Owner
1	8447 MADDOX AVE	HERNANDEZ JOSE GUADALUPE
2	8451 MADDOX AVE	ALVARADO JAVIER & OLIMPIA
3	8440 LAKE JUNE RD	WASH JUNE INC
4	8470 LAKE JUNE RD	A & Z TASTY FOODS LP STE 904
5	8407 LAKE JUNE RD	MARTINEZ RUBEN
6	8449 LAKE JUNE RD	ORTIZ JOSE & SANDRA
7	1316 HOLCOMB RD	SILVA JOSEFINA
8	8515 LAKE JUNE RD	SMITH ALVIE DOUGLAS
9	8450 MADDOX AVE	HERNANDEZ MARIA
10	8429 MADDOX AVE	SALDIVAR DOMINGO M
11	8446 MADDOX AVE	BOWEN BRENDA
12	8442 MADDOX AVE	HERNANDEZ GIL
13	8439 MADDOX AVE	PERRUSQUIA VERONICA
14	8443 MADDOX AVE	HERNANDEZ JOSE BELEN
15	8438 MADDOX AVE	MECCA APRIL INC
16	8435 MADDOX AVE	STANFORD JOHN M
17	8508 LAKE JUNE RD	MUMITH FAHIM
18	1236 HOLCOMB RD	DURAN JOSE JORGE
19	8502 LAKE JUNE RD	CHIN ROBERT K & BEN Y GEE NO 18361
20	1224 HOLCOMB RD	MARTINEZ JACINTO & JOEL MARTINEZ
21	1218 HOLCOMB RD	MAGANA MARIA
22	1232 HOLCOMB RD	DURAN AGUSTIN
23	1231 HAWLEY LN	HERNANDEZ ROGELIO
24	1227 HAWLEY LN	MENDEZ BELEN V
25	8505 LAKE JUNE RD	IBRAHIM RETAIL GROUP INC
26	8416 LAKE JUNE RD	K KELLER ENTERPRISES INC

FILE NUMBER: Z112-288(WE) **DATE FILED:** September 21, 2009
LOCATION: South line of Ann Arbor Avenue at Southern Hill Drive
COUNCIL DISTRICT: 4 **MAPSCO:** 64-H
SIZE OF REQUEST: Approx. 11.33 acres **CENSUS TRACT:** 59.02

APPLICANT: Prime Prep Academy

OWNER: Full Gospel Holy Temple

REPRESENTATIVE: Vern Lemon

REQUEST: An application for a Specific Use Permit for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of this request is to allow for the operation of a charter school on church property. The proposed charter school will teach middle and high school students and have an enrollment of approximately 750 students.

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

PREVIOUS ACTION: On May 2, 2013, the City Plan commission held this case under advisement until May 16, 2013.

BACKGROUND INFORMATION:

- The applicant’s request for a Specific Use Permit will allow for an open-enrollment charter school to operate on a church campus. The proposed school will teach middle and high school students and have a maximum enrollment of approximately 750 students.
- The surrounding land uses consist of single family to north, across Ann Arbor Avenue. The property east of the site is developed with a senior living facility and a charter school with a church and child-care facility are developed to the west. South of the property is undeveloped.

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

1. Z023-126 On Wednesday, February 12, 2003, the City Council approved an amendment to Specific Use Permit No. 1371 for an open enrollment charter school and a child-care facility on property zoned an R-7.5(A) Single Family District.
2. Z089-282 On Wednesday, February 10, 2010, the City Council approved an amendment to Specific Use Permit No. 1371 for an open enrollment charter school and a child-care facility on property zoned an R-7.5(A) Single Family District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Ann Arbor Avenue	Principal Arterial	55 ft.	60 ft.

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Church
North	R-7.5(A)	Single Family
South	RR & MF-2(A)	Undeveloped
East	R-7.5(A), SUP No. 634	Adult living facility
West	R-7.5(A) w/SUP No. 1371	Church, school & child-care facility

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 Urban Neighborhood Building Block.

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

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 11.33 acre site is developed with a church and an open-enrollment charter school. The request site received a temporary certificate of occupancy to operate a charter school with a maximum enrollment of 750 students. The applicant's request for a Specific Use Permit will permit the operation of a charter school for middle and high school students. The proposed school will operate between the hours of 8:00 a.m. and 4:30 p.m. and will have approximate 30 classrooms.

There are four driveway approaches on Ann Arbor Avenue that will be used to access the site and are located on the northeast portion of the campus. Even though there is an existing charter school adjacent to the request site, both administrations have been working together to coordinate the appropriate times for the student's drop-off and pick-up. As a result of their efforts, the request site will begin their school schedule 30 minutes later than the adjacent charter school. The time difference of 30 minutes between the start of classes from the adjacent charter school may significantly reduce the traffic flow on Ann Arbor Avenue during the drop-off and pick-up times. In February

2010, SUP No. 1371 (adjacent charter school) was amended for a three year period with eligibility for automatic renewals for additional ten year periods.

The surrounding land uses consist of single family to north, across Ann Arbor Avenue. The property east of the site is developed with a senior living facility and a charter school with a church and child-care facility are developed to the west. South of the property is undeveloped.

Staff has reviewed and recommends approval of the applicant’s request for a Specific Use Permit for an open-enrollment charter school for a three year period with eligibility for automatic renewals for additional ten year periods, subject to a site plan, traffic management plan and conditions. The initial three year time period in conjunction with the annual Traffic Management Plan updates will allow staff to carefully analyze the success or failure of the implementation of the circulation plan.

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

Development Standards:

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

Parking: The requirement for off-street parking for a school, pursuant to the Dallas Development Code is:

- three and one-half spaces for each junior high/middle school classroom; and
- nine and one-half spaces for each senior high classroom.

The number of required off-street parking spaces for the proposed school is 196 spaces and the applicant is proposing to provide 198 off-street parking spaces. The total

number of proposed classrooms determines the number of required parking spaces. The school is proposing approximately 30 classrooms for grades 6th through 12th.

The number of off-street parking spaces required for the open-enrollment charter school is 196 spaces. This calculation is based on projected total of 30 classrooms. The applicant is proposing 15 junior high/middle high classrooms and 15 senior high classrooms and will provide approximately 198 spaces in the location shown on the attached site plan.

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

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

**LIST OF BOARD OF
DIRECTORS**

- D.L. Wallace President
- Kevin Jefferson
- Carl Dorvil
- W.M. Jackson
- Erica Wilson

LIST OF OFFICERS

- D.L. Wallace Executive Director
- Kevin Jefferson Chief Financial Officer
- Chazma Jones Business Manager

PROPOSED SUP CONDITIONS

1. USES: The only use authorized by this specific use permit is an open-enrollment charter school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (three years from the passage of the ordinance), but is eligible for automatic renewal for additional 10-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced.)
4. CLASSROOMS: The open-enrollment charter school is limited to no more than 15 junior high/middle school (grades 6 through 8) classrooms and 15 high school (grades 9 through 12) classrooms.
5. HOURS OF OPERATION: The open-enrollment charter school may only operate between 8:00 a.m. and 4:30 p.m., Monday through Friday.
6. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
7. 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.

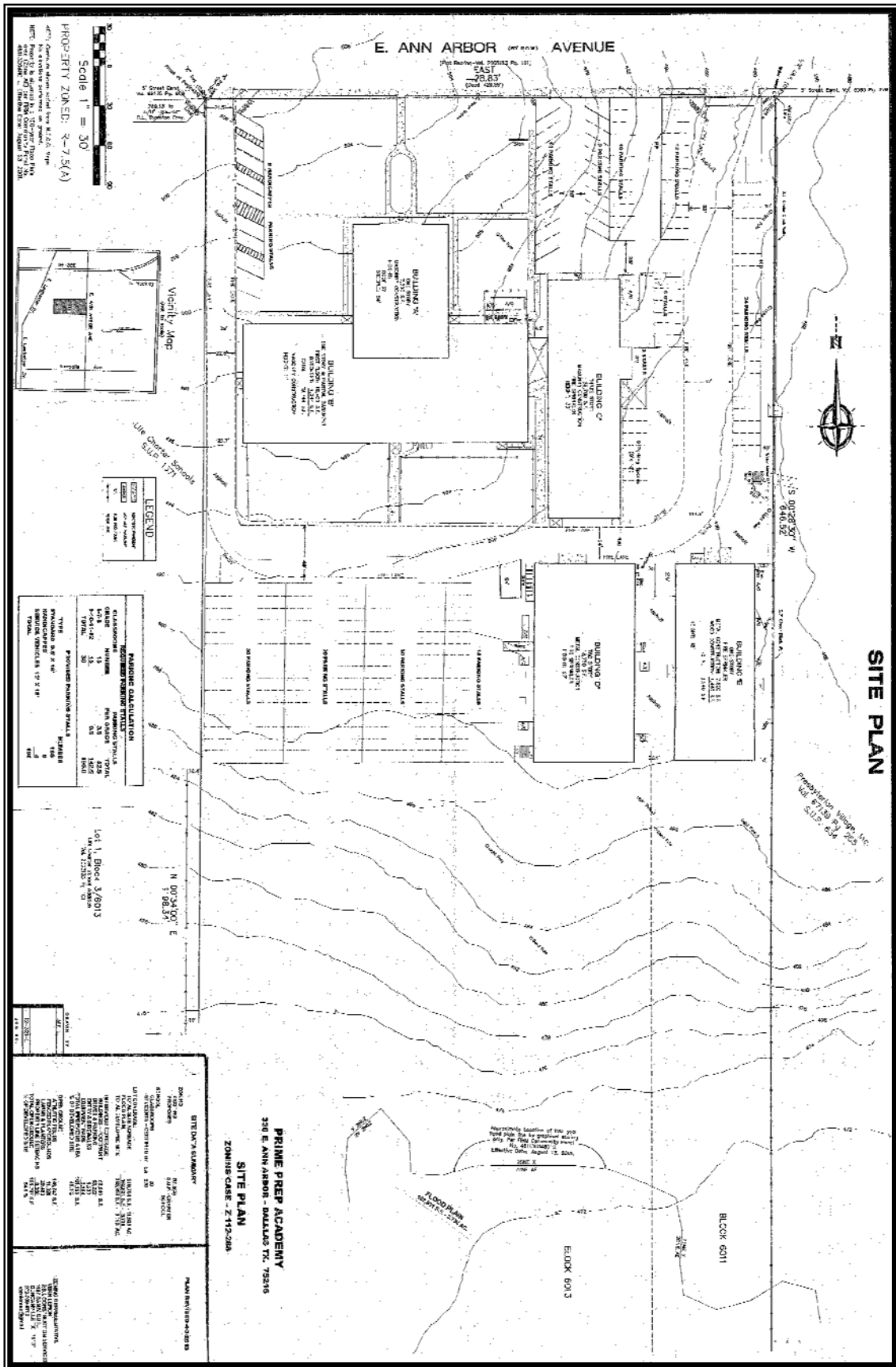
C. Traffic study.

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 **March 1, 2014**. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director by March 1st of each 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:
 - i. ingress and egress points;
 - ii. queue lengths;
 - iii. number and location of personnel assisting with loading and unloading of students;
 - iv. drop-off and pick-up locations;
 - v. drop-off and pick-up hours for each grade level;
 - vi. hours for each grade level; and
 - vii. circulation;
3. Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.
 - i. If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.
 - ii. 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) of Chapter 51A of the Dallas City Code, as amended.
 2. The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN



**Prime Prep Academy
Traffic Management Plan**

TRANSPORTATION
ENGINEERS & PLANNERS

1700 PACIFIC AVE., SUITE 1240
DALLAS, TEXAS 75201
OFFICE: (214) 468-8200
FAX: (214) 468-8266

3808 ARBORLAWN DR.
FORT WORTH, TEXAS 76109
OFFICE: (817) 886-4740
FAX: (817) 886-4739



Memorandum



To: Kevin Jefferson
From: Carl LaFerney, PE, PTOE
Date: 3/21/2013
Re: Prime Prep Academy Traffic Management Plan: SUP Zoning Case Z-112-288-WE

The seal appearing on this document was authorized by
Carl LaFerney, Texas P.E. #108697.
Date: March 14, 2013
Texas Registered Engineering Firm #10286

Savant Group Inc. (SGI) was retained by Prime Prep Academy to prepare a Traffic Management Plan (TMP) for their campus located on E. Ann Arbor Avenue in the city of Dallas, Texas. Prime Prep Academy currently has 290 students enrolled in grades 6, 7, and 8. The maximum enrollment for the school will be 750 students in grades 6 thru 12. This report outlines the queuing analysis conducted and steps taken to prepare the TMP for both the existing and maximum enrollments at Prime Prep Academy.

Queuing Analysis

The City of Dallas requires that queuing at schools must not interfere, at any time, with City roadways.

It should be noted that several assumptions were made as part of the analysis. First, it was assumed no students will be walking to and from school. Second, it was assumed no students will be going to daycare or riding a bus to and from school. Finally, each grade level was assumed to have the same number of students, which, at maximum enrollment will be approximately 107 students.

Turning movement counts were collected during the AM and PM peak times on a typical school day at the school site to determine the arrival and departure rate as well as the total number of vehicles in a peak hour for a school with 290 students. When projecting the trip rates to 750 students, two methods were explored, with the highest volume generated used for the TMP. The first analysis used the land use code 536 (Private School K-12), which can be found in the ITE *Trip Generation Manual, 9th Edition*. The second analysis increased the existing traffic proportionally to the anticipated maximum number of students. The trips generated are shown in Table 1 below.

Table 1 – Trip Generation Comparison

ITE Code	Land Use	Intensity	Daily Trips		AM Peak Hour		PM Peak Hour	
			In	Out	In	Out	In	Out
N/A	Existing School Traffic Counts	290 Students	n/a		151	110	102	129
N/A	Projected School Traffic Counts	750 Students	n/a		391	284	264	334
536	Private School K-12	750 Students	930	930	364	233	169	233

As can be seen from Table 1, the proportionally grown traffic projections generate higher trips than the ITE *Trip Generation Manual*. Therefore, for this analysis, SGI engineers utilized the higher volumes based on current data and not the ITE projections. It should be noted that the *Trip Generation Manual* does not have a land use for a private school that only has junior high and high school students. Refer to Appendix A for the calculated land use from the ITE *Trip Generation Manual*.

Based on the above analysis, the most extensive queuing will occur during the afternoon peak once school has dismissed.

Existing

Based on the average arrival rate of the vehicles prior to school dismissal, 38 vehicles (760 feet) will be in the queue. With 1,200 feet of storage currently available on the site, there is adequate available queuing space for the vehicles at the school using existing conditions. Based on available storage length, the school can have a maximum student population of approximately 470 students before vehicle stacking extends to Ann Arbor Avenue.

Maximum Enrollment

Based on a projected maximum enrollment of 750 students and the average arrival rate, 96 vehicles (1,920 feet) will be in the queue. With 1,200 feet of storage available on site, there is not adequate storage space to accommodate all students being dismissed at the same time. Therefore, we recommend staggering school times based on grade level to prevent queues from backing up onto Ann Arbor Avenue. Please read the "School Hours" section for recommended school times.

We recommend releasing the junior high students first (6th, 7th, and 8th grade). The maximum queue generated using the average arrival rate would be 41 vehicles (820 feet). There is adequate available queue space on site for the vehicles.

When releasing the high school students next (9th thru 12th), the maximum queue generated using the average arrival rate would be 55 vehicles (1,100 feet). Again, there is enough available queue space on site for the vehicles.

It should be noted that the 1,200 feet of available queue space is within the recommended stacking length set forth by a TTI report from 2004 named "Summary of Guidelines for Roadway Facilities

around Schools". For a high school with 400 to 800 students, the report recommends between 800 feet and 1,200 feet of stacking length.

Traffic Circulation

Existing

The school has four (4) driveways to access the site. Currently, the far western driveway serves as the entrance to the school, and the far eastern driveway serves as the exit to the school. The two middle driveways are closed to vehicles using gates. Vehicles currently park in empty parking spots or along the sides of the buildings. When students are dismissed, they either find their vehicle on their own or wait outside until their ride arrives.

The recommended circulation plan for the existing traffic is divided into two groups: one for 3+ students in a vehicle, and one for everyone else.

Vehicles that will pick up 3+ students at Prime Prep Academy will enter the site using the driveway labeled 4 on the attached TMP. The driveway will serve only entering, carpool traffic. Students will then be picked up at the designated zone, labeled 5 on the attached TMP. Vehicles will then exit the school using the far eastern driveway, labeled 6 on the attached TMP. The middle-east driveway will remain closed at all times. It should be noted that both of the middle driveways will remain closed during the morning drop off. Therefore, HOV 3+ vehicles will enter in the far western driveway, labeled 1 on the attached TMP in the morning.

All non-carpool vehicles will enter the school property using the far western driveway labeled 1 on the attached TMP. When turning left behind the school, two queue lanes will be provided and divided by cones. The two queue lanes will then be merged to form a single queue lane as the vehicle drive between the gym and the cafeteria, due to the limited drivable space between the buildings. A staff member should be made available to assist the merging of vehicles if necessary. After proceeding between the gym and the cafeteria, vehicles will turn left around the cafeteria into a single lane. Vehicles will then proceed to the drop off/pick up zone labeled 3 on the attached TMP. After students have safely exited, vehicles will exit the school property using the far eastern driveway labeled 6 on the attached TMP.

Maximum Enrollment

SGL recommends using the same traffic circulation discussed in the previous section for maximum enrollment. The sooner drivers become familiar with the new plan, the easier it will be to maintain the plan when expanding the school.

Staff Assistance

For the TMP to be effective, it is critical to have staff stationed around the school when students are dropped off or picked up to allow traffic to flow in and out of the school property in accordance with the prepared plan.

In the morning, two staff members should be in position at the drop/off location near the cafeteria to ensure students are dropped off in a safe and efficient manner. Another staff member should be stationed near the main entrance to the office, which is behind the school to prevent drop off at this location. Currently, many students are dropped off at this location, which will no longer be a drop off point based on the new plan. Staff members must ensure that vehicles do not park in the queue to prevent any delays.

In the afternoon, three staff members should be in position at the pick/up location. Another staff member should be positioned near the main entrance to the office to enforce no parking as well as to inquire which student(s) will be picked up by the driver. Students waiting for a ride will wait in the cafeteria, which is adjacent to the pick/up location. Staff members inside the cafeteria will then get the students ready based on the order of the drivers. When vehicles arrive at the designated pick/up location, the students will exit the cafeteria and proceed to the vehicles.

When the school reaches maximum enrollment, one staff member should control the eastern driveway and instruct drivers leaving the school when it is safe to exit the school. Please note that deputized officers of the law (including school crossing guards) are required to instruct traffic on public roadways.

School Hours

Currently, classes at Prime Prep Academy start for all grades at 9:00 AM and end at 4:00 PM. The purpose of choosing this time is due to the Dallas Life School next door. The Dallas Life School, located just west of the Prime Prep Academy campus, has a projected attendance of 2,200 students. If both schools let out all of their students at the same time, the traffic generated by the schools would severely impact Ann Arbor Avenue.

Due to the limited storage on sight and the number of projected students, SGI recommends staggering the start and ending times for the students once the school grows larger than 470 students. Junior high students (grades 6, 7, and 8) shall start school at 8:45 AM and be dismissed at 3:45 PM. High school students (grades 9, 10, 11, and 12) shall start school at 9:15 AM and be dismissed at 4:15 PM. Staggering the start and end times should decrease the number of vehicles to prevent spillback onto Ann Arbor Avenue.

Pick-up times for junior high students should be between 3:45 PM and 4:00 PM. Pick up times for high school students should be between 4:15 PM and 4:30 PM. Vehicles that intend to pick up high school students should arrive as close to 4:15 PM as possible so they do not interfere with the junior high pick up time.

Summary

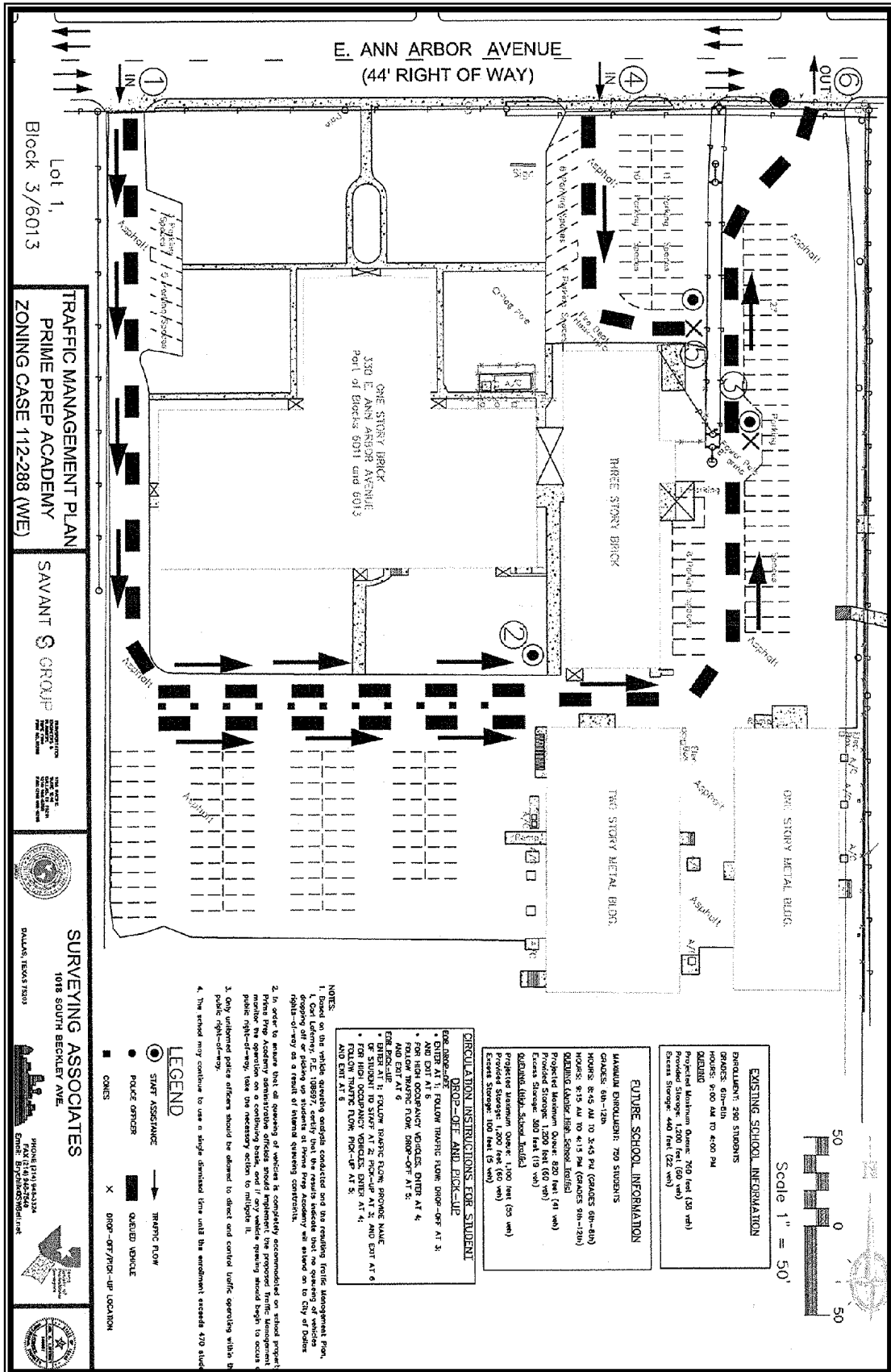
The attached TMP is to be used by Prime Prep Academy to insure vehicles can move in and out of the property in both an efficient and safe manner while preventing backup onto City streets. The TMP was created to avoid any queuing within the City of Dallas Right-of-Way. In order to assure that all queuing of vehicles occurs completely on school property, Prime Prep Academy School

Z-112-288 (WE)

Prime Prep Academy Traffic Management Plan
Dallas, Texas

administrative officials should carry out the proposed TMP, monitor this activity on a continuing basis, and if any vehicle queuing should begin to occur in the public right-of-way, take the necessary action immediately to eliminate it.

Prime Prep Academy Traffic Management Circulation Plan



Lot 1,
Block 3/6013

TRAFFIC MANAGEMENT PLAN
PRIME PREP ACADEMY
ZONING CASE 112-288 (WE)

SAVANT GROUP

THE SAVANT GROUP
1018 SOUTH BECKLEY AVE
DALLAS, TEXAS 75210



SURVEYING ASSOCIATES
1018 SOUTH BECKLEY AVE
DALLAS, TEXAS 75210



LEGEND

- STAFF ASSISTANCE
- POLICE OFFICER
- CONES
- TRAFFIC FLOW
- ▬ QUEUED VEHICLE
- X DROP-OFF/PICK-UP LOCATION

NOTES:

1. Based on the vehicle queuing analysis conducted and the resulting Traffic Management Plan, One Liberty, P.C. 108971, certify that the requestor does not require a permit for the use of the public right-of-way as a result of internal queuing constraints.
2. In order to ensure that all requests of vehicles to temporarily accommodate or utilize public right-of-way are handled in a consistent manner, the requestor shall implement the proposed Traffic Management Plan on a continuing basis, and if any vehicle queuing should begin to occur in public right-of-way, take the necessary action to mitigate it.
3. Only uniformed police officers should be allowed to direct and control traffic operating within the public right-of-way.
4. The school may continue to use a single driveway lane until the enrollment exceeds 470 students.

CIRCULATION INSTRUCTIONS FOR STUDENT DROP-OFF AND PICK-UP

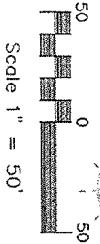
- FOR DROP-OFF:
 - ENTER AT 1, FOLLOW TRAFFIC FLOW DROP-OFF AT 3;
 - AND EXIT AT 6;
 - FOR PICK-UP:
 - FOLLOW TRAFFIC FLOW, DROP-OFF AT 4;
 - AND EXIT AT 6;
- FOR HIGH OCCUPANCY VEHICLES, ENTER AT 4; FOLLOW TRAFFIC FLOW, PICK-UP AT 3; AND EXIT AT 6.

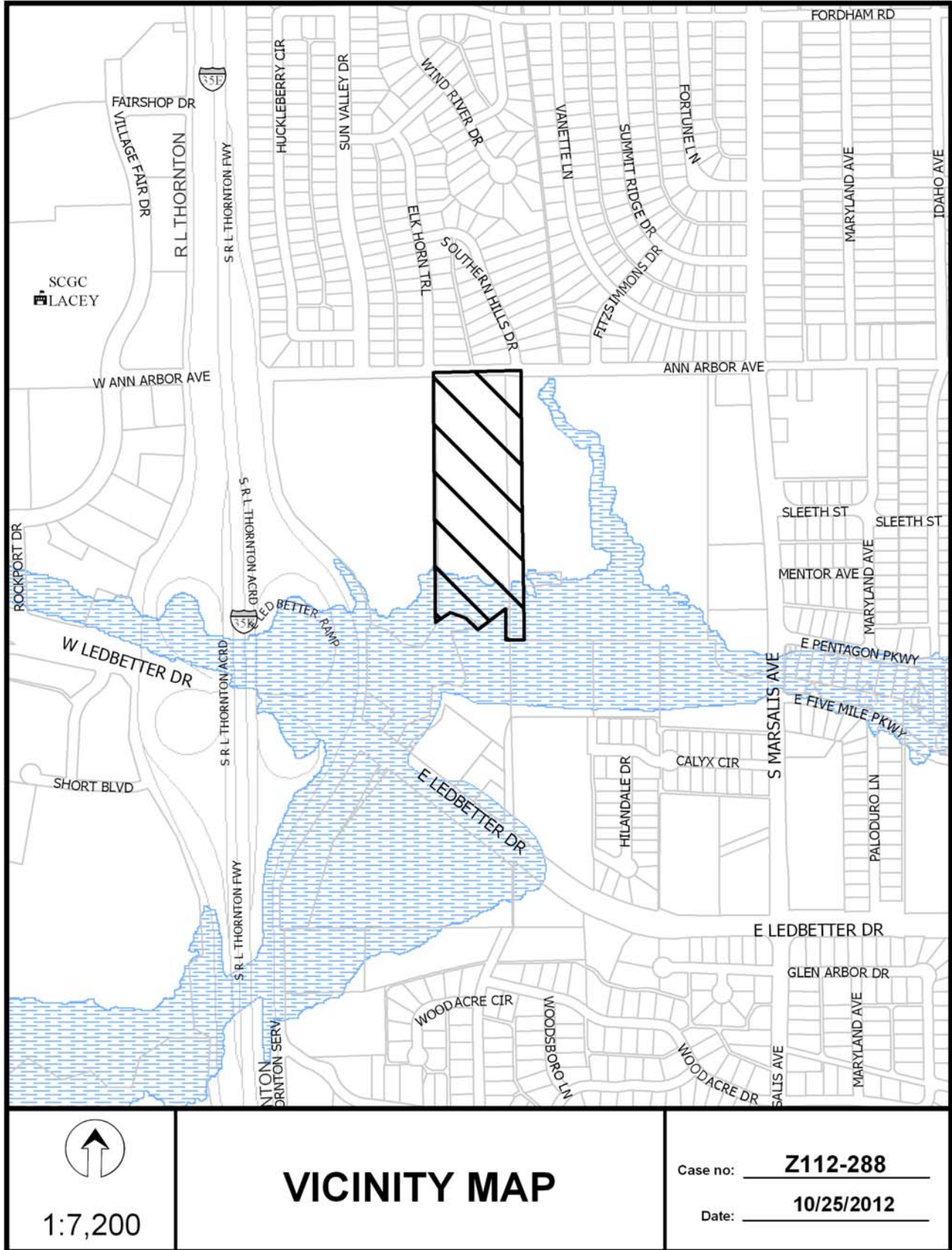
EXISTING SCHOOL INFORMATION

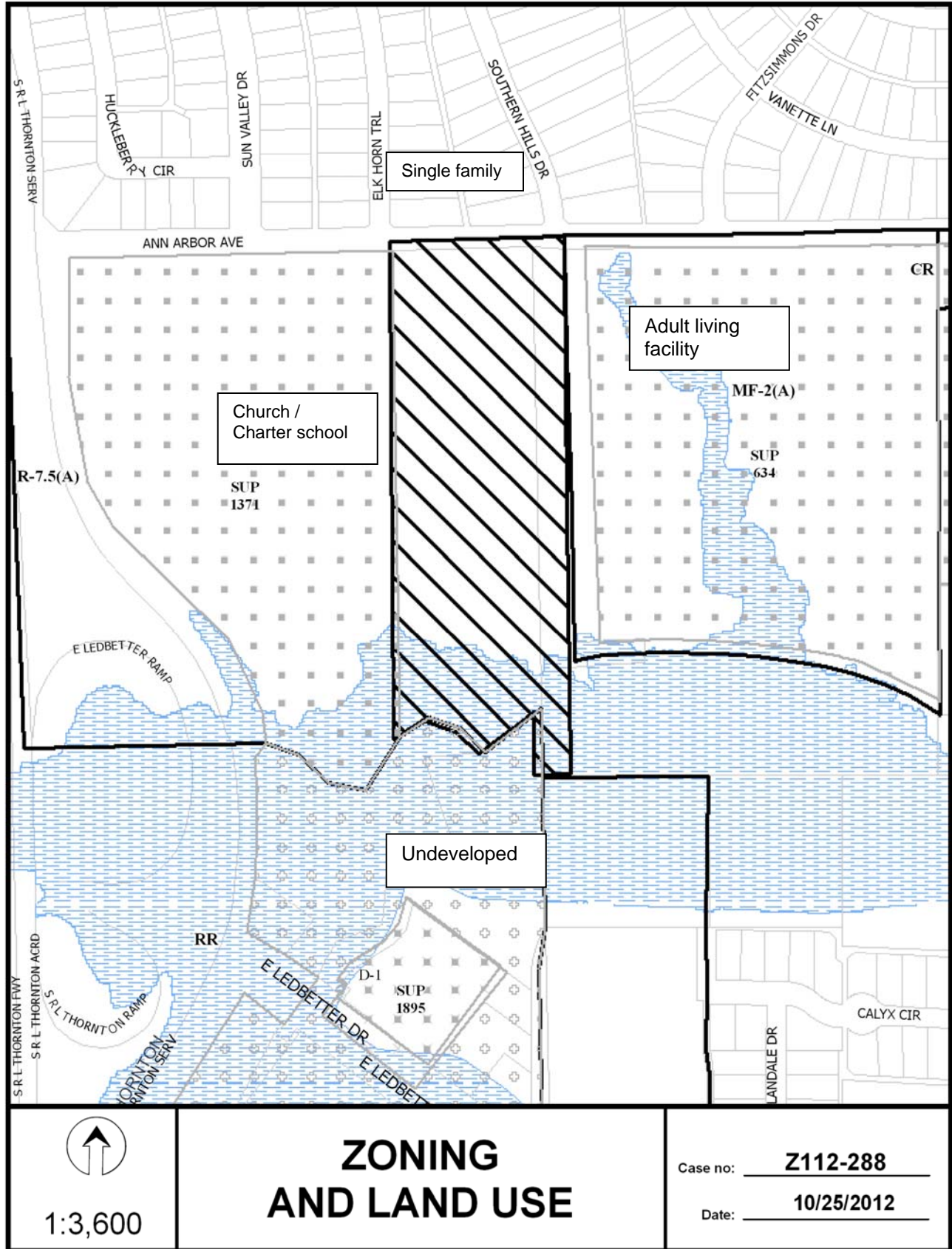
ENROLLMENT: 280 STUDENTS
GRADES: 6th-8th
HOURS: 8:00 AM TO 4:00 PM
DEVELOPED
Projected Maximum Queue: 360 feet (130 vehicles)
Projected Maximum Queue: 200 feet (160 vehicles)
Excess Storage: 440 feet (22 vehicles)

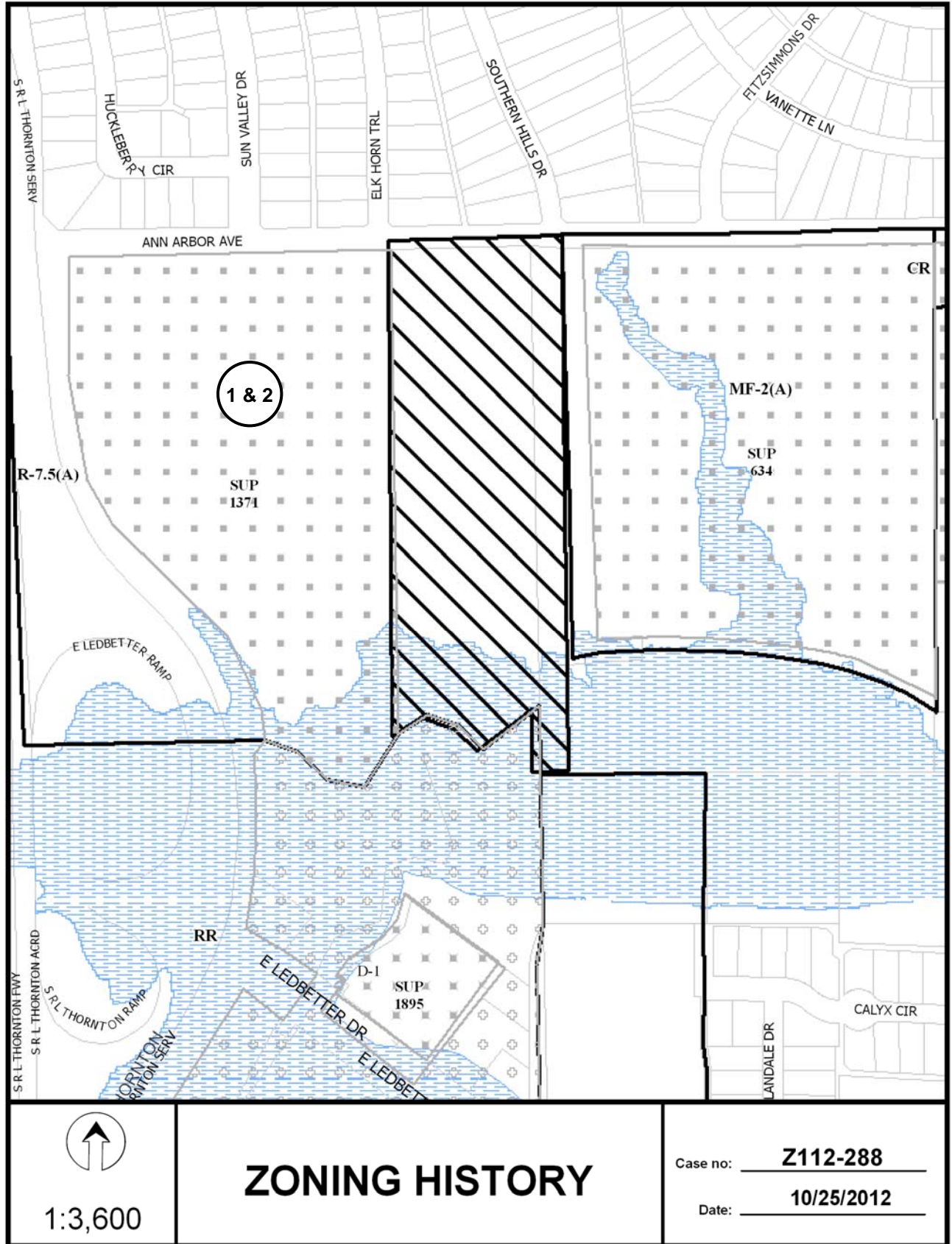
FUTURE SCHOOL INFORMATION

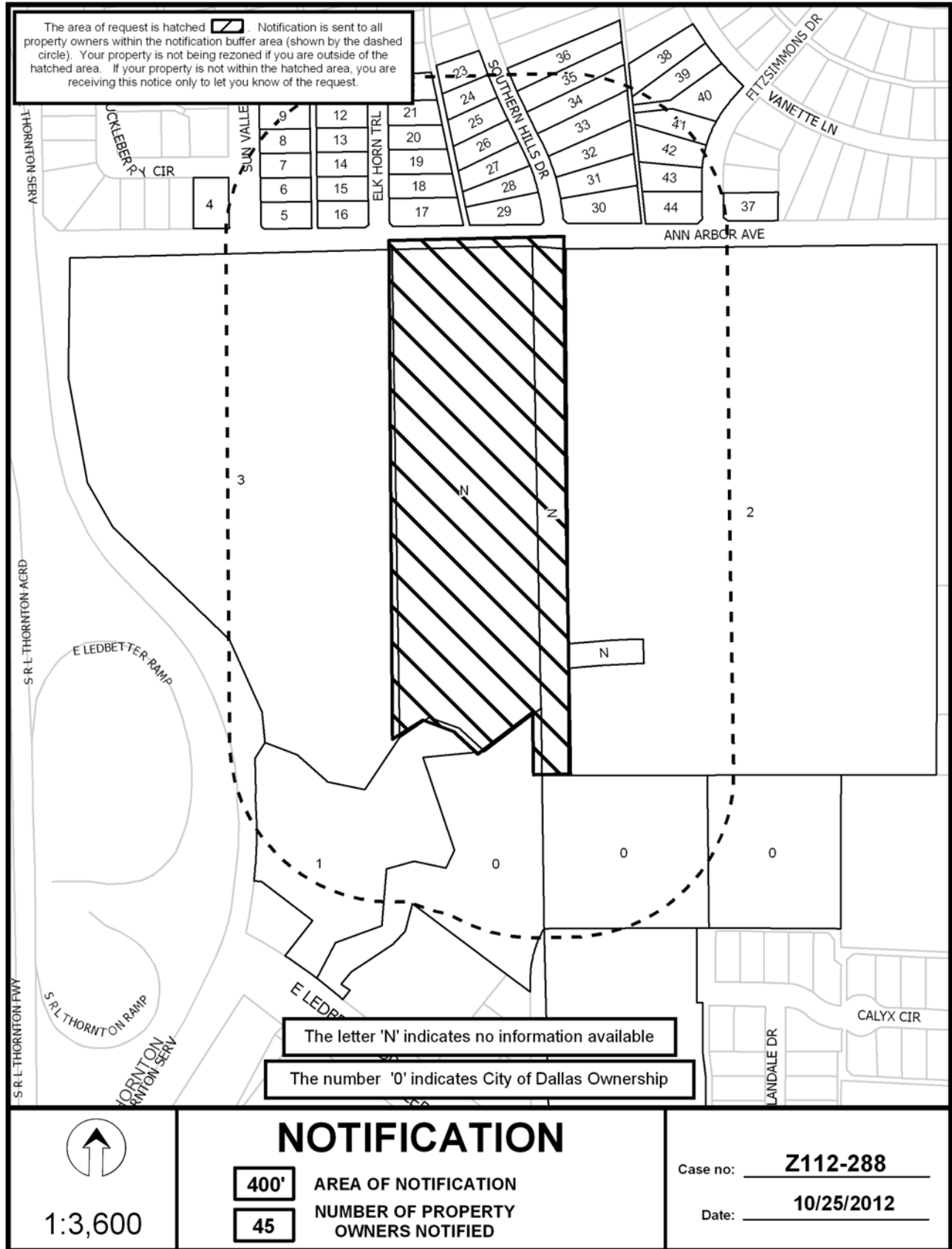
MAXIMUM ENROLLMENT: 750 STUDENTS
GRADES: 6th-12th
HOURS: 8:45 AM TO 3:45 PM (GRADES 6th-8th)
HOURS: 8:15 AM TO 4:15 PM (GRADES 9th-12th)
DEVELOPING ABOVE HIGH SCHOOL BUILDING
Projected Maximum Queue: 850 feet (74 vehicles)
Projected Maximum Queue: 500 feet (400 vehicles)
Excess Storage: 1,200 feet (600 vehicles)
Excess Storage: 100 feet (5 vehicles)











Notification List of Property Owners

Z112-288

47 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	330 ANN ARBOR AVE	UPLIFT FORT WORTH CDC
2	330 ANN ARBOR AVE	FULL GOSPEL HOLY TEMPLE
3	4610 R L THORNTON FWY	OAK CLIFF HOSPITALITY LP
4	550 ANN ARBOR AVE	PRESBYTERIAN VILLAGE INC
5	110 ANN ARBOR AVE	LIFESCHOOL OF DALLAS DBA LIFESCHOOL
6	4255 HUCKLEBERRY CIR	REEVES REGINALD C
7	4312 SUNVALLEY DR	HUMPHRIE LORETTA
8	4308 SUNVALLEY DR	JOHNSON AL &
9	4304 SUNVALLEY DR	CAMPBELL WILLIAM C
10	4228 SUNVALLEY DR	STANFORD ARTHUR L & LOIS M
11	4224 SUNVALLEY DR	MOORE HERMAN D & IRMA
12	4220 SUNVALLEY DR	LEWIS MARTHA
13	4219 ELK HORN TRL	JOHNSON JAMES W
14	4223 ELK HORN TRL	TERRY JOCKEY GLEN
15	4303 ELK HORN TRL	THOMAS KEITH & MARY H
16	4307 ELK HORN TRL	WOODS CHARLES W
17	4311 ELK HORN TRL	WILLIAMS GWENDOLYN
18	4315 ELK HORN TRL	BROWN PAUL W SR ETAL
19	4314 ELK HORN TRL	FRAZIER DORIS F
20	4310 ELK HORN TRL	REESE JO NELWYN
21	4306 ELK HORN TRL	THOMAS VIRGIE
22	4302 ELK HORN TRL	THOMAS SHIRLEY
23	4224 ELK HORN TRL	MCCULLOUGH HERBERT JR
24	4220 ELK HORN TRL	SMITH EVILLA
25	4239 SOUTHERN HILLS DR	COBB MARGARET A
26	4243 SOUTHERN HILLS DR	DYAS FLOYD

8/9/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4303 SOUTHERN HILLS DR	PUCKETT MARY
28	4307 SOUTHERN HILLS DR	CARTER ANNITA
29	4311 SOUTHERN HILLS DR	MEDINA MARIA I &
30	4315 SOUTHERN HILLS DR	POLK CATHERINE &
31	4321 SOUTHERN HILLS DR	CHISM RODNEY D & ET AL
32	4322 SOUTHERN HILLS DR	WARNER CHARLES E
33	4318 SOUTHERN HILLS DR	TOLIVER GEORGIA M
34	4314 SOUTHERN HILLS DR	JONES JAMES E
35	4310 SOUTHERN HILLS DR	COLLIER CHRISTELLA N ESTATE OF
36	4306 SOUTHERN HILLS DR	BURNS LOLA MAE
37	4302 SOUTHERN HILLS DR	BUTLER JEAN
38	4242 SOUTHERN HILLS DR	WILLIAMS WILLIE JR EST OF % LENA WILLIAM
39	4324 FITZSIMMONS DR	STEVENSON PAMELA
40	4229 VANETTE LN	TIMMONS BENNIE JOYCE
41	4233 VANETTE LN	JOHNSON CHRIS
42	4303 FITZSIMMONS DR	WALKER BILLIE M
43	4309 FITZSIMMONS DR	WESTBROOK JARRELL R
44	4315 FITZSIMMONS DR	MCCULLOUGH JAMES E
45	4319 FITZSIMMONS DR	MCNEELY WILLIS & ALBERTA
46	4325 FITZSIMMONS DR	GREEN CHRISTIE & RANDY
47	433 LEDBETTER DR	FIVE MILE FLATS LLC % DALLAS CITY HOMES

FILE NUMBER: Z123-201(MW) **DATE FILED:** February 8, 2013

LOCATION: South side of Abshire Lane, east of Peavy Road

COUNCIL DISTRICT: 7 **MAPSCO:** 38-Y

SIZE OF REQUEST: 3,121 square feet **CENSUS TRACT:** 123.02

APPLICANT/REPRESENTATIVE: Betty Taylor

OWNER: Karen D. Robertson

REQUEST: An application for a Specific Use Permit for a handicapped group dwelling unit on property zoned a TH-3(A) Townhouse District

SUMMARY: The applicant proposes to continue to operate a handicapped group dwelling unit. A handicapped group dwelling unit is allowed by right when located at least 1,000 feet from group residential facilities and all other licensed handicapped group dwelling units; otherwise, a Specific Use Permit is required.

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

PREVIOUS ACTION: Under advisement from May 2, 2013

BACKGROUND INFORMATION:

- The ±3,121-square foot request site is developed with a ±1,716-square foot townhouse.
- A handicapped group dwelling is allowed by right when located at least 1,000 feet from all other group residential facilities and licensed handicapped group dwelling units; otherwise, a Specific Use Permit required. The request site is within 1,000 feet of an existing handicapped group dwelling.
- A certificate of occupancy is not required for this use. However, pursuant to Chapter 8A of the Dallas Development Code, a boarding home facility License is required for a handicapped group dwelling, a lodging/boarding house, a residential hotel, or a group residential facility.
- The request site is surrounded by townhouses to the north and east, multifamily residential to the south and townhouses to the west.

Zoning History:

- 1. Z101-273:** In November 3, 2011, the City Plan Commission recommended denial of an application for a Specific Use Permit for a convenience store with drive-through on property zoned an RR Regional Retail District. The applicant did not appeal the request.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Abshire Lane	Local	50 feet
Peavy Road	Collector	60 feet

Land Use:

	Zoning	Land Use
Site	TH-3(A)	Single family (townhouse)
North	TH-3(A)	Single family (townhouse)
East	TH-3(A)	Single family (townhouse)
South	MF-2(A)	Multifamily
West	TH-3(A)	Single family (townhouse)

STAFF ANALYSIS:

Comprehensive Plan:

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

The applicant's proposal to provide a residential use at this location is consistent with the *forwardDallas! Vision* and further complies with the following goals and policies of the Comprehensive Plan.

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 ±3,121-square foot request site is developed with a ±1,716-square foot townhouse. The request site is surrounded by townhouses to the north and east, multifamily residential to the south and townhouses to the west.

A handicapped group dwelling is allowed by right when located at least 1,000 feet from all other group residential facilities and licensed handicapped group dwelling units; otherwise, a Specific Use Permit is required. The request site is within 1,000 feet of an existing handicapped group dwelling which triggers the SUP requirement.

Section 51A-4.209 of the Dallas Development Code defines a handicapped group dwelling unit as a single dwelling unit that is the domicile of not more than eight handicapped persons who are not a "family" as that term is defined in Chapter 51A, and who are living together as a single housekeeping unit. Up to two supervisory personnel may reside on the premises, provided that the total number of residents, including the supervisory personnel, does not exceed eight. Section 51A-2.102 of the Dallas Development Code defines "family" as "individuals living together as a single housekeeping unit in which not more than four individuals are unrelated to the head of household by blood, marriage, or adoption."

A certificate of occupancy is not required for a handicapped group dwelling; however, pursuant to Chapter 8A of the Dallas Development Code, a boarding home facility license is required for a handicapped group dwelling, a lodging/boarding house, a residential hotel, or a group residential facility.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be compatible with the adjacent property and 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 applicant’s request; subject to a site plan and conditions, complies with the general provisions for consideration of an SUP.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
TH-3(A)	0'	0'	12 Dwelling Units/ Acre	36'	60%	Min. Lot: 2,000 sq. ft	Single family

Traffic:

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

Parking:

A handicapped group dwelling unit requires one off-street parking space in the TH Townhouse Districts. However, if an SUP is required, the off-street parking requirement may be established in the ordinance granting the SUP. The site plan depicts two parking spaces within an attached garage.

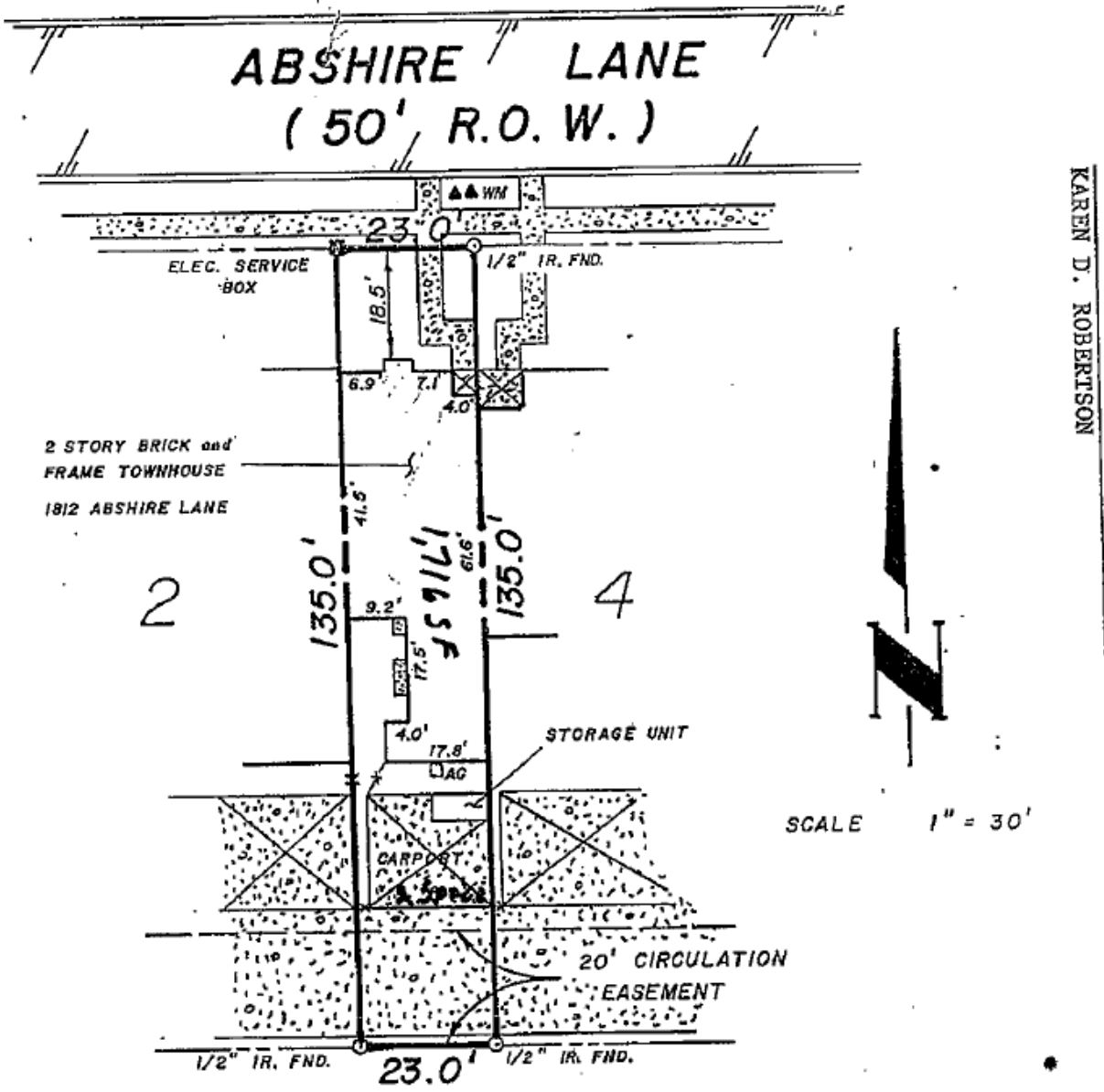
Landscaping:

New development on the site would require landscaping pursuant to Article X of the Dallas Development Code. No new development is proposed by this application.

Z123-201
Proposed Conditions

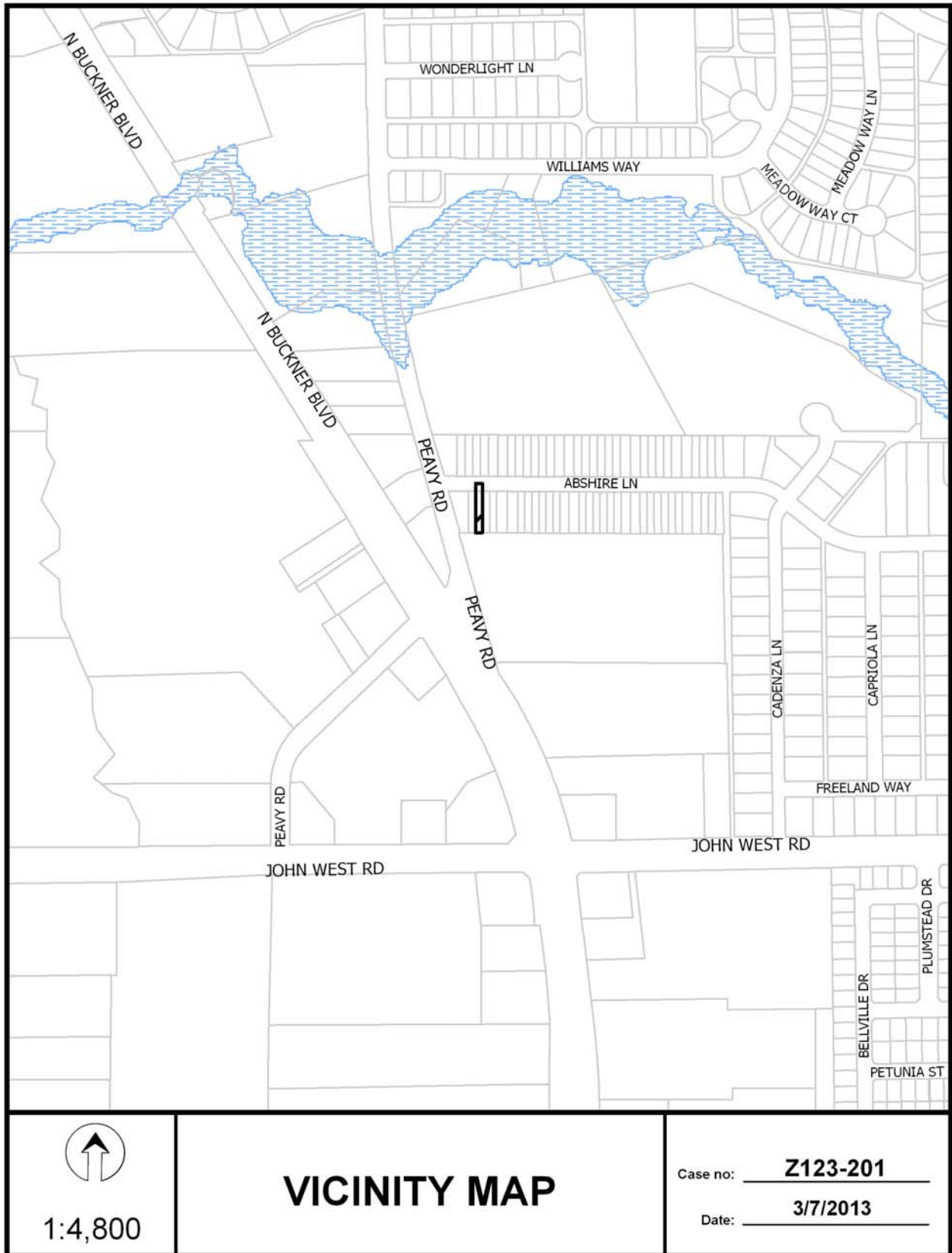
1. USE: The only use authorized by this specific use permit is a handicapped group dwelling unit.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two years from the passage of the ordinance), but is eligible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

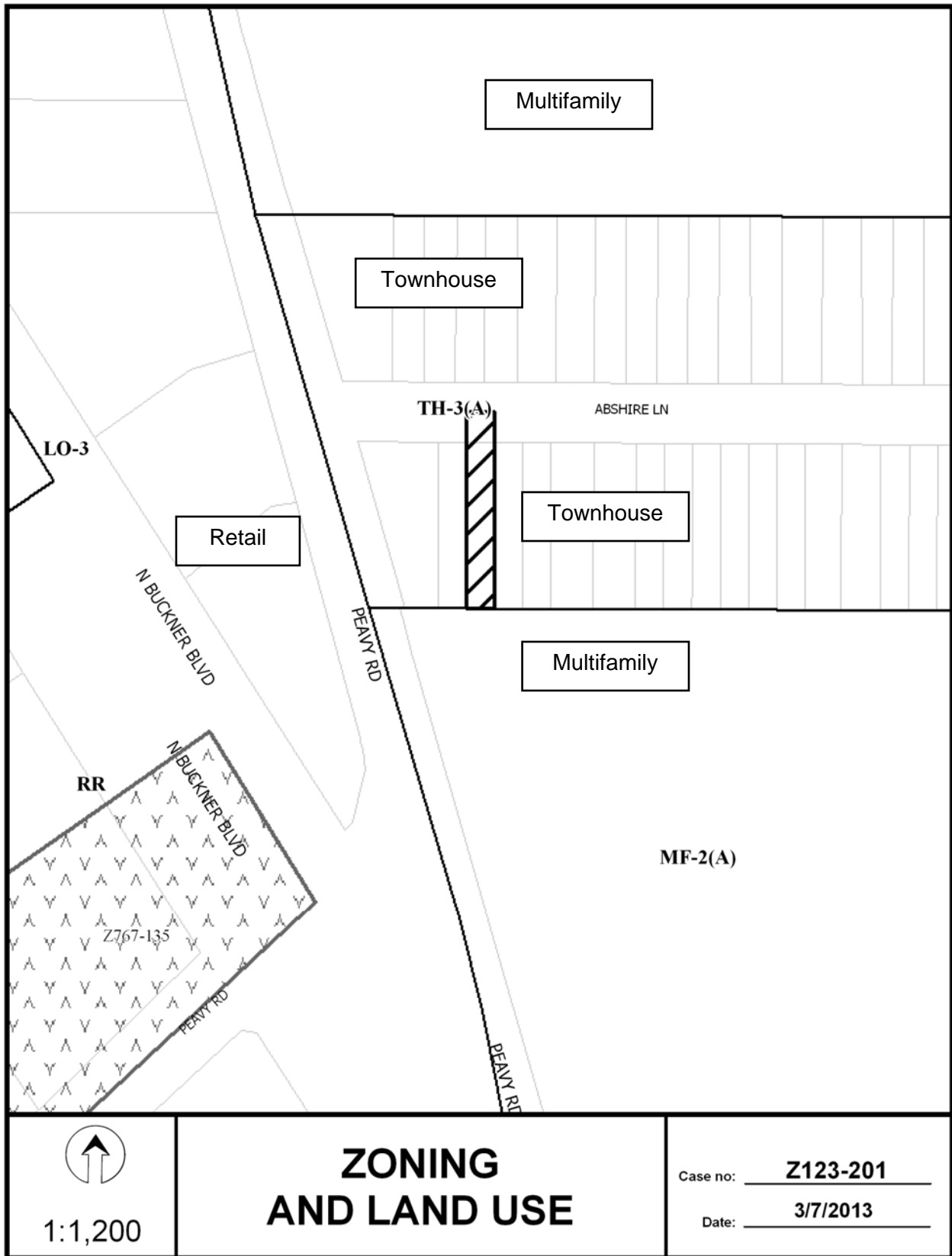
Proposed Site Plan

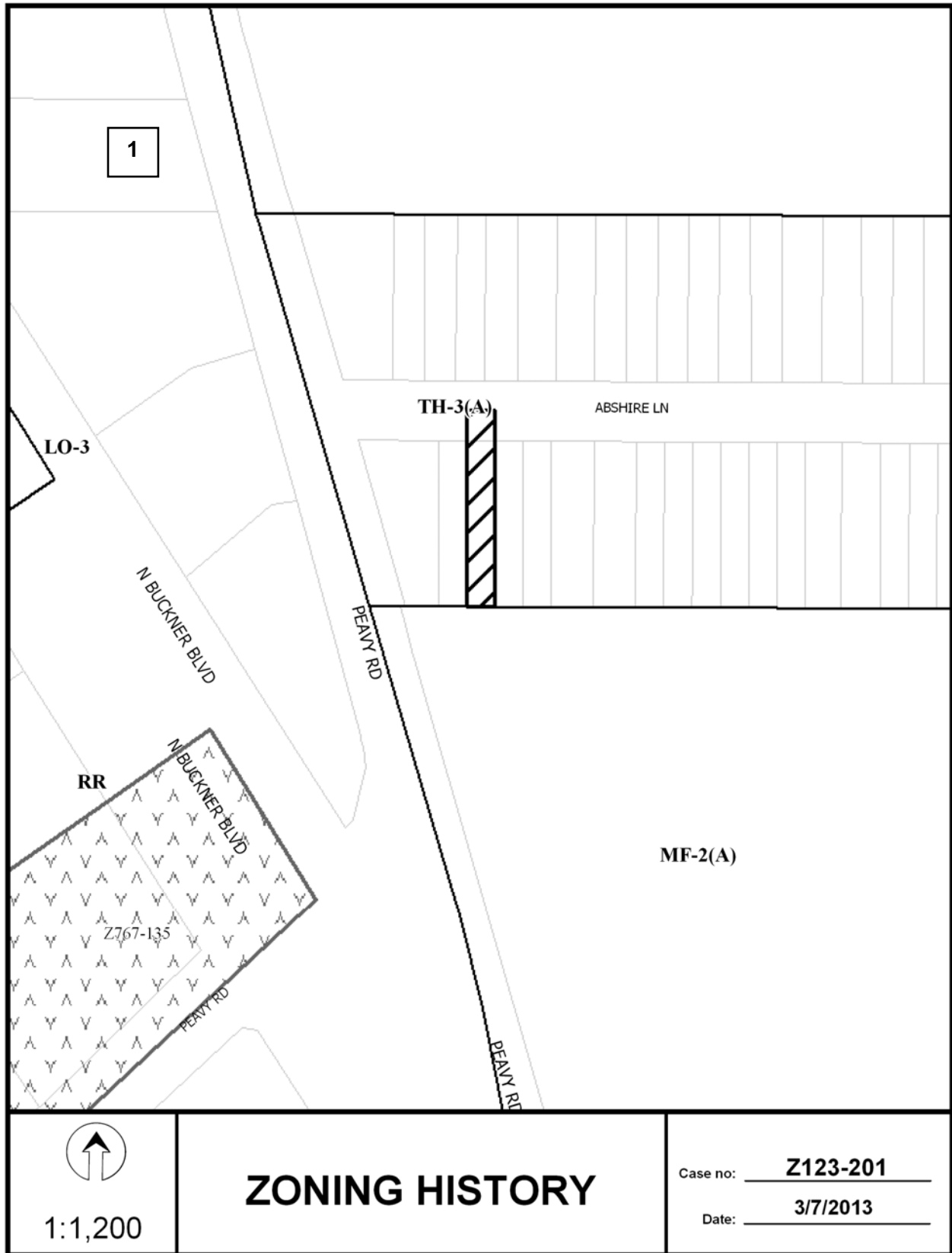


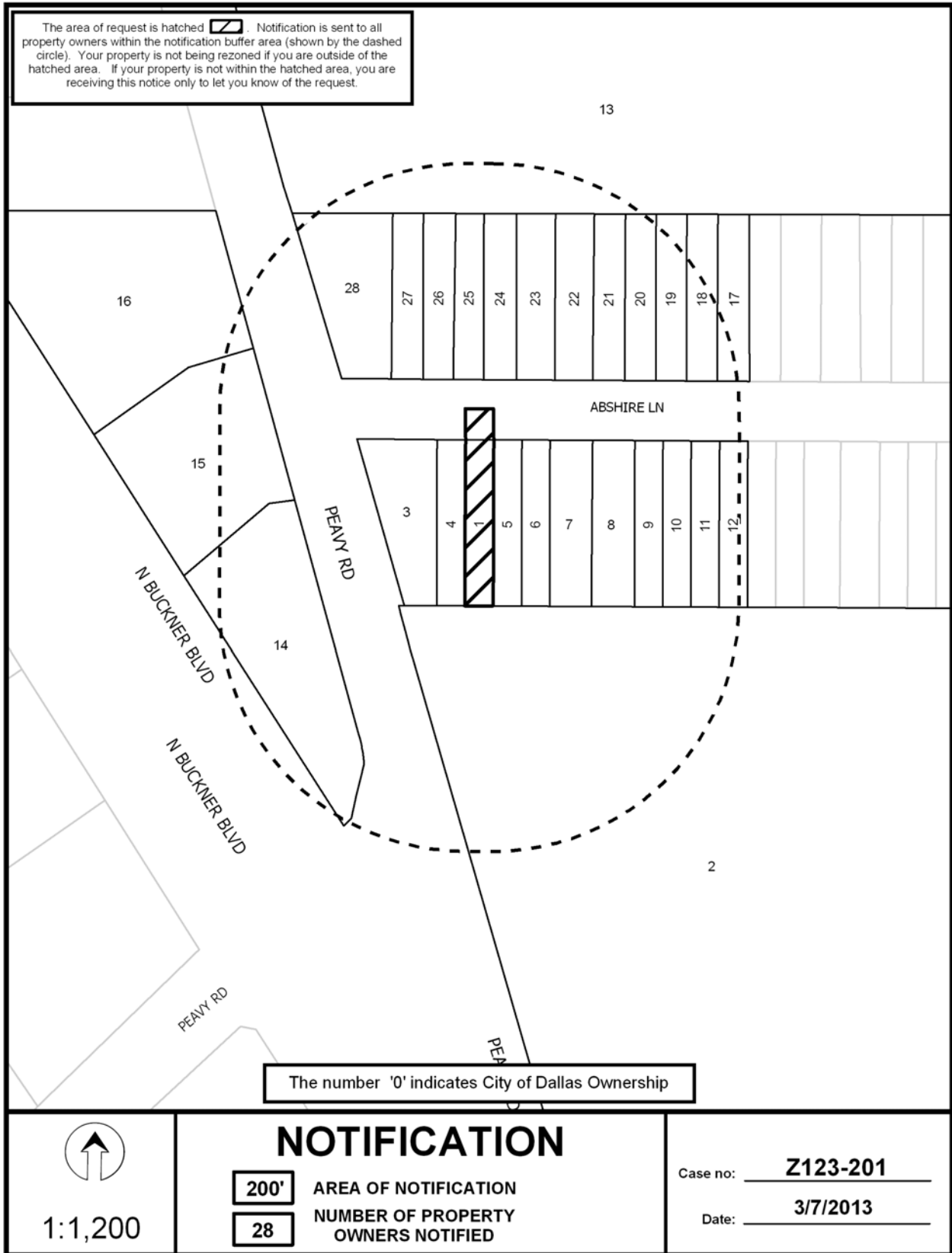
Reviewed and approved by:

KAREN D. ROBERTSON









3/7/2013

Notification List of Property Owners***Z123-201******28 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1812 ABSHIRE LN	ROBERTSON KAREN D
2	2970 PEAVY RD	ASHTON AT PEAVY LP
3	1804 ABSHIRE LN	RIEDEL DORIAN BARBER
4	1808 ABSHIRE LN	FEDERAL HOME LOAN MTG CORP
5	1816 ABSHIRE LN	HSBC BANK USA NATL ASSN
6	1820 ABSHIRE LN	CURRY FREEMAN LF EST & BIRDIE B CURRY LF
7	1824 ABSHIRE LN	EVANS ESORA
8	1828 ABSHIRE LN	AUSTIN KEVIN R
9	1832 ABSHIRE LN	GONG XINYI & YEOU DONG
10	1836 ABSHIRE LN	COX NETTIE F
11	1840 ABSHIRE LN	LIVINGSTON JIM TR 1840 ABSHIRE TRUST
12	1844 ABSHIRE LN	MATHEW JAIN K & DAISLET J
13	2880 PEAVY RD	STILLWATER VDS LP STE 200
14	2944 BUCKNER BLVD	KHANANI INVESTMENTS INC
15	2932 BUCKNER BLVD	WEITZMAN LOUIE % HERBERT D WEITZMAN
16	2910 BUCKNER BLVD	GARNER BRIAN S & MARTHA KAY GARNER
17	1847 ABSHIRE LN	GONZALEZ MANUEL & LAURA LIDIA
18	1843 ABSHIRE LN	WILLIAMS ETHEL M
19	1839 ABSHIRE LN	PALMA HUGO & JUANA
20	1835 ABSHIRE LN	WATSON RUBY
21	1831 ABSHIRE LN	FLANAGAN LEWIS JR
22	1827 ABSHIRE LN	CARDOSO ROBERTO & ROSA LOPEZ CARDOSO
23	1823 ABSHIRE LN	CARDOSA JESUS J
24	1819 ABSHIRE LN	AIKEN BRIAN & NADIA
25	1815 ABSHIRE LN	STEVENS ANASTASIA & JAMES STEVENS JR
26	1811 ABSHIRE LN	ST JOHNS WORLD
27	1807 ABSHIRE LN	CONLEY LISA J
28	1803 ABSHIRE LN	REDD DOROTHY LEE

FILE NUMBER: Z123-204(MW)

DATE FILED: February 11, 2013

LOCATION: West side of Market Center Boulevard, north of Turtle Creek Boulevard

COUNCIL DISTRICT: 2

MAPSCO: 44-G; H

SIZE OF REQUEST: ±5.9 acres

CENSUS TRACT: 100.00

REPRESENTATIVE: Karl Crawley, Masterplan

APPLICANT: Alliance Realty Partners, LLC

OWNER: 1931 Market Center Boulevard, LLC

REQUEST: An application to expand Subdistrict 1 of Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on property zoned an IR Industrial Research District

SUMMARY: The applicant intends to redevelop the site with ±400 multifamily units with the flexibility to allow for retail uses at street level.

STAFF RECOMMENDATION: Approval; subject to conditions

PREVIOUS ACTION: Under advisement from May 2, 2013

BACKGROUND INFORMATION:

- The ±5.9-acre request site is developed with office showroom/warehouse uses.
- The request site is surrounded by multifamily residential to the north, undeveloped land to the east and the Old Trinity River channel to the south and west.

Zoning History:

1. **Z112-291:** On February 13, 2013, the City Council denied without prejudice a new subdistrict and a Specific Use Permit for an outside entertainment and recreation venue on property zoned Subdistrict 1A within Planned Development District No. 621.
2. **Z112-283:** On October 10, 2012, the City Council approved a new subdistrict on property zoned a Subdistrict 1A within Planned Development District No. 621.
3. **Z067-296:** On November 12, 2007, the City Council approved an expansion of Subdistrict 1 of Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on property zoned an IR Industrial Research District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Market Center Boulevard	Principal arterial	100 feet
Turtle Creek Boulevard	Minor arterial	130 feet

Land Use:

	Zoning	Land Use
Site	IR	Office showroom/warehouse
North	PDD No. 621, Subdistrict 1	Multifamily
East	MU-3	Undeveloped
South	PDD No. 621, Subdistrict 1	Old Trinity River channel
West	PDD No. 621, Subdistrict 1	Old Trinity River channel

STAFF ANALYSIS:

Comprehensive Plan:

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

The request complies with the following land use goals and policies of the Comprehensive Plan.

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.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.1 Focus economic development efforts on revitalization of the Trinity River Corridor.

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Land Use Compatibility:

The ±5.9-acre request site is developed with office showroom/warehouse uses. The applicant intends to redevelop the site with ±400 multifamily units with the flexibility to allow for retail uses at street level.

The request site is surrounded by multifamily residential to the north, undeveloped land to the east and the Old Trinity River channel to the south and west.

The applicant considers the project intended for the request site as phase two of the multifamily residential development adjacent to the north. In 2007, the zoning on the adjacent site was changed from an IR Industrial Research District to Subdistrict 1 of Planned Development District No. 621 (Z067-296). While historically industrial in nature, the general area is beginning to transition towards mixed use development. The applicant’s request will allow the site to be redeveloped with a mixed use project consistent with the vision for this area.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
IR Industrial research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
Proposed							
PDD 621 Subdistrict 1	0'	0'	4.0 FAR	130'	100%	Height bonus, tower orientation & size	Retail, multifamily, industrial, warehouse

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.

Parking:

PDD No. 621 requires a minimum of one-and-one-half space per dwelling unit for a multifamily use and one space per 275 square feet of floor area for a general merchandise or food store or personal service use.

Landscaping:

Landscaping will be required per Planned Development District No. 621.

Conditions:

If the applicant's request is approved, the conditions of Planned Development District No. 621 will apply to the request site. The PDD does not require CPC approval of a development plan. The applicant does not propose any changes to the PDD requirements; PDD No 621 conditions are provided within this report for reference.

Z123-204(MW)

List of Partners/Principals/Officers:

APPLICANT: **Alliance Realty Partners, LLC**
Alexander Stefan Busch von Gontard, Manager
Peter Anthony Busch von Gontard, Manager

OWNER: **1931 Market Center Boulevard, LLC**
Nicholas Chapman, Partner
Kristopher Kashata, Vice President and Partner

ARTICLE 621.

PD 621.

Old Trinity and Design District Special Purpose District

SEC. 51P-621.101. LEGISLATIVE HISTORY.

PD 621 was established by Ordinance No. 25013, passed by the Dallas City Council on August 28, 2002.

SEC. 51P-621.102. PROPERTY LOCATION AND SIZE.

PD 621 is established on property generally bounded by Sylvan Avenue/Wycliff Avenue on the northwest, the meanders of the old channel of the Trinity River on the north, Interstate 35 on the east, Continental Avenue on the south, and the Trinity River Floodway on the west. The size of PD 621 is approximately 415.13 acres.

SEC. 51P-621.102.1. CREATION OF SUBDISTRICTS.

(a) Name. This special purpose district is to be known as the Old Trinity and Design District Special Purpose District.

(b) Creation of subdistricts.

(1) This special purpose district is divided into five subdistricts. Exhibit 621A describes the boundaries of each subdistrict. The map labeled Exhibit 621B shows the boundaries of each subdistrict. In case of a conflict, the verbal description in Exhibit 621A controls over the map in Exhibit 621B.

(2) Subdistricts 1, 1A, 1B, 1C, 1D are transit-oriented, mixed-use zoning districts for the development of combinations of medium-density residential, retail, and office uses. Development should encourage residential, retail, office, and lodging uses in compatible combinations within walking distance of DART light-rail stations; conserve energy; provide for efficient traffic circulation; conserve land; minimize vehicular travel; encourage both day-time and night-time activity; encourage use of mass transit; increase pedestrian activity; and encourage bicycle usage. Subdistricts 1, 1A, 1B, 1C and 1D retain the potential for limited industrial and warehouse uses.

(3) Subdistrict 2 is for MU-3 Mixed Use District uses, bus or rail transit vehicle maintenance or storage facility uses, and commercial bus station and terminal uses.

SEC. 51P-621.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions in Chapter 51A apply to this article. The following definitions apply to this special purpose district:

(1) ANTIQUE SHOP means an establishment for the retail sale of articles such as glass, china, furniture, or similar furnishings and decorations that have value and significance as a result of age, design, or sentiment.

(2) ART GALLERY means an establishment where original works of art or limited editions of original works of art are bought, sold, loaned, appraised, or exhibited to the general public.

(3) ART OR CRAFT PRODUCTION FACILITY means a facility for the production of handcrafted art or craft products through processes such as kiln firing, glass blowing, welding, or woodworking and for sale of the products to the general public.

(3.1) BEER OR WINE MANUFACTURING means an enclosed facility that processes and manufactures alcoholic beverages. This use does not include the processing or manufacturing of distilled spirits.

(4) BUS OR RAIL TRANSIT VEHICLE MAINTENANCE OR STORAGE FACILITY means a facility for the maintenance, repair, or storage of bus, rail, or other transit vehicles, including the following accessory uses: sleeping facilities for bus, rail or transit vehicle drivers, vehicle paint and body shop, vehicle washing, vehicle fueling facilities, sanitary hoppers, oil storage, package express services, bus charter sales, offices, training facilities, vehicle storage, vehicle sales, and communication antennas.

(5) CANOPY TREE means a species of tree that normally bears crown foliage no lower than six feet above ground upon maturity.

(6) DUMPSTER means a movable container holding two cubic yards or more of garbage.

(7) FACADE means any separate face of a building that is visible from a street, alley, or railbed.

(8) MAJOR MODIFICATION means reconstruction, alteration, or renovation of an original building that exceeds 50 percent of the value of the original building assessed by the Dallas Central Appraisal District or any increase in the floor area of an original building if the expansion is over 50 percent for nonresidential projects, over 65 percent for mixed use projects, and over 75 percent for residential projects.

(9) MASSAGE ESTABLISHMENT means any building, room, place, or establishment, other than a regularly licensed hospital, where manipulated massage or manipulated exercises are practiced upon the human body by anyone not a duly licensed physician or chiropractor whether with or without the use of mechanical, therapeutic, or bathing devices, and includes Turkish bathhouses. This term does not include, however, duly licensed beauty parlors or barbershops or a place wherein registered physical therapists treat only patients recommended by a licensed physician and operated only under such physician's direction. "MASSAGE" means any process consisting of kneading, rubbing, or otherwise manipulating the skin of the body of a human being, either with the hand or by means of electrical instruments or apparatus, or other special apparatus, but does not include massage by duly licensed physicians and chiropractors, and registered physical therapists who treat only patients recommended by a licensed physician and who operate only under such physician's direction, nor massage of the face practiced by beauty parlors or barbershops duly licensed under the penal code of the state.

(10) MEANDERS OF THE OLD TRINITY RIVER CHANNEL means the old Trinity River channel within this special purpose district, as shown on the map labelled Exhibit 621C.

(11) MIXED USE PROJECT means a development, on a single building site, that contains more than one use.

(12) NEW CONSTRUCTION means construction of a main structure that is not an original building.

(13) OPENING means a door, window, passageway, or any other similar architectural feature through which light or solid objects may pass.

(14) ORIGINAL BUILDING means a structure existing on the date of the establishment of this special purpose district, but does not include a structure that has undergone a major modification.

(15) OUTSIDE SEATING means the area between an omitted wall line and the structural wall when the area is used solely for seating of patrons.

(16) PIERCING SALON means a facility in which body piercing is performed. BODY PIERCING means the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.

(17) RAILBEDS means the areas shown on the map labeled Exhibit 621D.

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

(19) WALKING DISTANCE means the distance from the nearest point of a parking lot to the nearest public entrance of a main use, measured along the most convenient pedestrian walkway.

(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 special purpose district is considered to be a mixed use zoning district.

(d) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol [L] appearing after a listed use means that the use is permitted by right as a limited use only. (For more information regarding limited uses, see Section 51A-4.218, "Limited Uses.")

(3) The symbol [SUP] appearing after a listed use means that the use is permitted by specific use permit only.

(4) The symbol [DIR] appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803, "Site Plan

Review.” (“DIR” means “development impact review.” For more information regarding development impact review generally, see Division 51A-4.800, “Development Impact Review.”)

(5) The symbol [RAR] appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, “Site Plan Review,” a site plan must be submitted and approved in accordance with the requirements of that section. (“RAR” means “residential adjacency review.” For more information regarding residential adjacency review generally, see Division 51A-4.800, “Development Impact Review.”)

SEC. 51P-621.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 621A: property and subdistrict descriptions.
- (2) Exhibit 621B: subdistrict map.
- (3) Exhibit 621C: meanders of the Old Trinity River channel.
- (4) Exhibit 621D: existing railbeds.
- (5) Exhibit 621E: list of native plants.
- (6) Exhibit 621F: the Old Trinity and Design District woonerf—living streets conceptual plan.
- (7) Exhibit 621G: tower diagrams for Subdistrict 1A.
- (8) Exhibit 621H: tower orientation.

SEC. 51P-621.104. CONCEPTUAL PLAN.

There is no conceptual plan for this special purpose district.

SEC. 51P-621.105. DEVELOPMENT PLAN.

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

(b) Development of the railbeds as woonerf, as described in Exhibit 621F, is encouraged. The provisions of Exhibit 621F are not required.

SEC. 51P-621.106. MAIN USES PERMITTED.

(a) Subdistricts 1, 1A, 1B, 1C and 1D.

- (1) Agricultural uses.

None permitted.

(2) Commercial and business service uses.

- Building repair and maintenance shop. [RAR]
- Catering service.
- Commercial cleaning or laundry plant. [SUP]
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing. [RAR]
- Labor hall. [SUP]
- Machine or welding shop. [RAR]
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.

(3) Industrial uses.

- Beer or wine manufacturing. [Limited to Subdistrict 1C and 1D]
- Industrial (inside) for light manufacturing.
- Industrial (inside). [RAR]
- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]

(4) Institutional and community service uses.

- Adult day care facility.
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center. [SUP]
- Convent or monastery.
- Halfway house. [SUP]
- Hospital. [RAR]
- Library, art gallery, or museum.
- Open-enrollment charter school. [SUP]
- Private school other than open-enrollment charter school. [SUP]
- Public school other than open-enrollment charter school. [SUP]

(5) Lodging uses.

- Hotel or motel. [RAR]
- Lodging or boarding house. [SUP]

(6) Miscellaneous uses.

- Carnival or circus (temporary). [By special authorization of the building official.]
- Temporary construction or sales office.

(7) Office uses.

- Financial institution without drive-in window.

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-- Financial institution with drive-in window. [SUP, except with RAR only for lots adjacent to Oak Lawn Avenue, Market Center Boulevard, or Turtle Creek Boulevard.]

- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

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

(9) Residential uses.

-- College dormitory, fraternity, or sorority house. [SUP]
-- Duplex.
-- Group residential facility. [SUP required if the spacing component of Section 51A-4.209(3) is not met. Permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District.]

-- Handicapped group dwelling unit. [SUP required if the spacing component of Section 51A-4.209(3.1) is not met. Permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District.]

- Multifamily.
- Retirement housing. [SUP]
- Single family.

(10) Retail and personal service uses.

-- Alcoholic beverage establishments. [SUP. See Section 51A-4.210(b)(4).]
-- Ambulance service. [RAR]
-- Animal shelter or clinic without outside run. [RAR]
-- Animal shelter or clinic with outside run. [SUP]
-- Antique shop.
-- Art gallery.
-- Art or craft production facility. [Limited to 5,000 square feet or less of floor area.]

-- Auto service center. [SUP]
-- Billiard hall. [SUP]
-- Bingo parlor. [SUP]
+ -- Business school.
-- Car wash. [SUP]
-- Commercial amusement (inside). [See Section 51A-4.210(b)(7). Except as otherwise provided, permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District. Class E dance halls, as defined in Chapter 14 of the Dallas City Code, are not permitted. Billiard hall by SUP only. Bingo parlor by SUP only.]

- Commercial parking lot or garage.
- 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.
- Home improvement center, lumber, brick, or building materials sales yard.
- Household equipment and appliance repair.
- Liquor store.

- Massage establishment. [SUP]
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station. [SUP]
- Nursery, garden shop, or plant sales.
- Outside sales. [SUP]
- Personal service uses.
- Piercing salon. [SUP]
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service. [SUP]
- Swap or buy shop. [SUP]
- Taxidermist.
- Tattoo studio. [SUP]
- Temporary retail use.
- Theater. [Limited to 1,000 seats or fewer.]
- Truck stop. [SUP]
- Vehicle display, sales, and service. [SUP]

(11) Transportation uses.

- Heliport. [SUP]
- Helistop. [SUP]
- Railroad passenger station. [SUP]
- Transit passenger shelter.
- Transit passenger station or transfer center. [By SUP or city council resolution.]

(12) Utility and public service uses.

- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. [RAR]
- Tower/antenna for cellular communication.
- Utility or government installation other than listed. [SUP]

(13) Wholesale, distribution, and storage uses.

- Auto auction. [SUP]
- Contractor's maintenance yard. [RAR]
- Mini-warehouse. [SUP, except with RAR only if all on-site circulation is internal to the structure.]
- Office showroom/warehouse.
- Recycling drop-off container. [SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]
- Trade center.
- Warehouse.

(b) Subdistrict 2.

(1) Except as otherwise provided in this subsection, the uses permitted in this subdistrict are the same as those uses permitted in the MU-3 Mixed Use District, subject to the

same conditions applicable in the MU-3 Mixed Use District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the MU-3 Mixed Use District only by specific use permit (SUP) is permitted in this special purpose district only by SUP; a use subject to development impact review (DIR) in the MU-3 Mixed Use District is subject to DIR in this special purpose district; etc.

(2) The following use is permitted in this subdistrict subject to residential adjacency review:

-- Bus or rail transit vehicle maintenance or storage facility. [RAR]

(3) The following use is permitted in this subdistrict by specific use permit only:

-- Commercial bus station and terminal. [SUP]

SEC. 51P-621.107. ACCESSORY USES.

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

(b) The following accessory uses are not permitted in Subdistricts 1, 1A, 1B, 1C and 1D.

- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.
- Amateur communications tower.
- Day home.
- General waste incinerator.
- Private stable.

(c) Except as otherwise provided in this section, accessory uses in Subdistrict 2 must comply with the accessory use regulations applicable to the MU-3 Mixed Use District.

(d) The following accessory uses are permitted by SUP only:

- Accessory outside storage. [SUP]
- Pedestrian skybridges. [SUP]

SEC. 51P-621.108. CREATION OF A BUILDING SITE.

(a) The building official shall not issue a certificate of occupancy or a building permit until:

(1) a building site has been established under Section 51A-4.601, "Creation of a Building Site"; or

(2) the yard, lot, and space requirements of a lot or parcel can be determined from property lines described in deed records. (Ord. 25013)

SEC. 51P-621.109. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Subdistricts 1, 1A, 1B, 1C and 1D.

(1) Front yard. No minimum front yard.

(2) Side and rear yard. No minimum side or rear yard.

(3) Density. No maximum density.

(4) Floor area.

(A) For Subdistricts 1, 1A, 1C and 1D, maximum floor area ratio is 4.0.

(B) For Subdistrict 1B, maximum floor area is 449,316 square feet.

(5) Height. Except as provided in this subsection, maximum height is:

(A) 150 feet for buildings having an FAR for residential uses of 0.5 or more; and

(B) 130 feet for all other buildings and structures.

(5.1) Height bonuses for Subdistricts 1A, 1B and 1D. One or more of the following height bonuses may be combined to achieve a maximum building height of 270 feet:

(A) Tower size and orientation. Building height may be increased a maximum of 60 feet if (See Exhibit 621G for Subdistrict 1A. See Exhibit 621H for Subdistrict 1B.):

(i) in Subdistrict 1A and 1D.

(aa) the portion of the building above 75 feet in height has a floor plate of 12,500 square feet or less; and

(bb) the tower dimension perpendicular to the east Trinity River levee is at least three times longer than the tower dimension parallel to the east Trinity River levee (tower dimension is measured at the widest point of the building facade).

(ii) in Subdistrict 1B:

(aa) the portion of the building above 75 feet has a floor plate of 25,000 square feet or less;

(bb) the tower is oriented as indicated on Exhibit 621H; and

(cc) the longer tower dimension is at least three times longer than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(B) Street-level parking structure concealment. Building height may be increased a maximum of 36 feet if:

(i) the building has street-level office showroom/warehouse, office, restaurant, or residential uses that conceal 100 percent of the street-level parking structure facade; and

(ii) the street-level uses have a minimum depth of 30 feet measured from the building facade.

(C) LEED rating.

(i) Building height may be increased a maximum of 12 feet if the building is eligible for silver, gold, or platinum designation under the United States Green Building Leadership in Energy and Environmental Design (LEED) rating system.

(ii) Determination of eligibility.

(aa) A United States Green Building Council's Leadership in Energy and Environmental Design (LEED) checklist, effective May 1, 2004, must be submitted with an application for a building permit for development, indicating how development will comply with a certified designation. The development plans submitted for a building permit must be certified by a LEED accredited professional designated by the department of development services.

(bb) Before the issuance of a building permit, the building official shall determine that the project is consistent with the standards and criteria for a LEED certified designation.

(cc) If the developer is unable to achieve all of the green building rating system points identified on the checklist, the developer must replace any points not achieved with other green building rating system points acceptable under the United States Green Building Council's LEED rating system.

(dd) The checklist, certified development plans, and any supporting documents and templates related to the points previously approved by the city for the LEED certified level designation must be submitted with an application for a certificate of occupancy. A certificate of occupancy may not be issued until a LEED accredited professional designated by the department of development services certifies that the building complies with the LEED certified designation.

(D) Pedestrian amenities. Building height may be increased a maximum of 12 feet if the building achieves 25 points under Paragraph 51P-621.113(c)(3).

(6) Building site coverage.

(A) Except as provided in this paragraph, maximum building site coverage is 100 percent.

(B) For Subdistricts 1A and 1B, any portion of a building that is above 75 feet in height may not have a floor plate greater than 60 percent of the lot area or 25,000 square feet, whichever is less (See Exhibit 621G for Subdistrict 1A. See Exhibit 621H for Subdistrict 1B.).

(7) Building site size. No minimum building site size.

(8) Stories. No maximum number of stories.

(b) Subdistrict 2.

(1) Except for a bus or rail transit vehicle maintenance or storage facility, the yard, lot, and space regulations applicable to the MU-3 Mixed Use District, as amended, apply to this subdistrict.

(2) The following yard, lot, and space regulations apply to bus or rail transit vehicle maintenance or storage facility uses:

(A) Front yard. No minimum front yard.

(B) Side and rear yard. No minimum side or rear yard.

(C) Density. No maximum density.

(D) Floor area. Maximum floor area ratio (FAR) is 4.0.

(E) Height. Maximum structure height is 200 feet.

(F) Building site coverage. Maximum building site coverage is 100 percent.

(G) Building site size. No minimum building site size.

(H) Stories. No maximum number of stories.

SEC. 51P-621.110. OFF-STREET PARKING AND LOADING.

(a) General requirements applicable to all subdistricts.

(1) Except as otherwise provided in this section, off-street parking and loading must be provided in compliance with Division 51A-4.300, "Off-Street Parking and Loading Regulations." In the event of a conflict between this section and Division 51A-4.300, this section controls.

(2) If several uses are located on a single building site, the off-street parking requirement is the sum of the requirements for each use, and off-street parking spaces for one use may not be counted toward the off-street parking requirement of another use, except as otherwise provided in this section.

(3) If more than 10 off-street parking spaces are required, handicapped parking must be provided pursuant to Section 51A-4.305, "Handicapped Parking Regulations."

(b) Subdistricts 1, 1A, 1B, 1C and 1D.

(1) Except for the uses listed below, consult the use regulations in Division 51A-4.200, "Use Regulations," for the specific off-street parking requirements for each use.

(A) Alcoholic beverage establishment. One space per 105 square feet of floor area. No parking is required for outside seating up to 10 percent of the total floor area of the alcoholic beverage establishment. Outside seating may not be converted to interior floor area unless the additional required parking is provided.

(B) Antique shop. One space per 600 square feet of floor area.

(C) Art gallery. One space per 600 square feet of floor area.

(D) Art or craft production facility. One space per 1,000 square feet of floor area.

(E) Beer or wine manufacturing. One space per 600 square feet of floor area.

(F) Dance hall. One space per 25 square feet of floor area.

(G) Duplex.

(i) One space per dwelling unit with one or fewer bedrooms.

(ii) Two spaces per dwelling unit with more than one bedroom.

(iii) In Subdistrict 1B, parking may be gated or otherwise secured if Dallas Fire Code requirements are met.

(H) Furniture store. One space per 1,000 square feet of floor area.

(I) General merchandise or food store 3,500 square feet or less. One space per 275 square feet of floor area.

(J) General merchandise or food store greater than 3,500 square feet. One space per 275 square feet of floor area.

(K) Multifamily.

(i) One-and-one-half spaces per dwelling unit.

(ii) In Subdistrict 1B, parking may be gated or otherwise secured if Dallas Fire Code requirements are met.

(L) Office. One space per 358 square feet of floor area.

(M) Office showroom/warehouse. One space per 1,100 square feet of floor area up to 20,000 square feet, and one space per 4,100 square feet of floor area over 20,000 square feet.

(N) Personal service uses. One space per 275 square feet of floor area.

(O) Restaurant. One space per 105 square feet of floor area. No parking is required for outside seating up to 10 percent of the total floor area of the restaurant. Outside

seating may not be converted to interior floor area unless the additional required parking is provided.

(P) Single family.

(i) One space per dwelling unit with one or fewer bedrooms.

(ii) Two spaces per dwelling unit with more than one bedroom.

(iii) In Subdistrict 1B, parking may be gated or otherwise secured if Dallas Fire Code requirements are met.

(2) Parking reductions.

(A) Bicycle parking. The off-street parking requirement for nonresidential uses located within 600 feet of the centerpoint of the intersection of Slocum Street and Cole Street may be reduced by 10 percent if:

(i) one five-bicycle parking stand for each 100 feet of street frontage is provided in the front yard of the building site; and

(ii) a minimum 12-foot-wide pedestrian and bicycle path is provided to link the building site with a DART light rail station.

(B) Employment centers adjacent to shuttle or bus stops. The following uses may provide off-street parking as specified if the use is within 1,000 feet of a shuttle stop or bus stop that provides a direct link to the Victory rail transit station or the Market Center rail transit station and if the use has 75,000 or more square feet of floor area:

(i) Industrial (inside). One space per 750 square feet of floor area.

(ii) Office. One space per 450 square feet of floor area.

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

(i) Head-in parking. One head-in parking space may be credited for each nine feet of frontage of the building site. Angled head-in parking must be angled more than 60 degrees but less than 90 degrees to the curb. The closest point of any angled head-in parking space may not be located closer than 10 feet to any perpendicular (90 degree) head-in parking space.

(ii) Parallel parking. One parallel parking space may be credited for each 22 feet of frontage of the building site.

(D) Special exception. The board of adjustment may grant a special exception of up to 50 percent of the required off-street parking upon the findings and considerations listed in Section 51A-4.311. The board of adjustment may impose conditions on the special exception.

(3) Delta theory.

(A) Except as otherwise provided in this paragraph, see Section 51A-4.704(b)(4). In the event of a conflict between this paragraph and Section 51A-4.704(b)(4), this section controls.

(B) The right to carry forward nonconforming parking and loading spaces does not terminate.

(4) Special parking.

(A) In general. Except as otherwise provided in this paragraph, see Division 51A-4.320, "Special Parking Regulations."

(B) Special parking allowed. Except as specifically modified in this section, required off-street parking may be special parking.

(C) Remote parking for nonresidential uses.

(i) Required off-street parking for nonresidential uses may be remote parking.

(ii) Remote parking for nonresidential uses must be located within 1,000 feet of the use served by the remote parking. The building official may extend the distance for remote parking to no more than 1,500 feet if a shuttle from the remote parking is provided. A license is required to authorize an extension of distance beyond 1,500 feet.

(iii) Remote parking lots must meet on-site parking landscape requirements.

(iv) Parking located in a railbed may be used as remote parking.

(D) Shared parking. Except for residential uses in Subdistrict 1B, if more than one type of use is located on a building site, all uses on the building site must share parking. Table 1 must be used to calculate the required off-street parking spaces when parking is shared. The number of off-street parking spaces that must be provided for the development is the largest number of spaces required under any of the five time-of-day columns. For example, in the morning, a development with residential and office uses must provide 80 percent of the off-street parking that would normally be required for the residential uses and 100 percent of the off-street parking that would normally be required for the office uses. Likewise, in the afternoon, that development must provide 60 percent of the off-street parking that would normally be required for the residential uses and 100 percent of the off-street parking that would normally be required for the office uses. A similar calculation must be performed for each time of day. If the number of spaces required in the morning is greater than the number of spaces required during any other time of day, then the number of spaces required in the morning must be provided. Likewise, if the number of spaces required in the late afternoon is greater than the number of spaces required during any other time of day, then the number of spaces required in the late afternoon must be provided.

Table 1: Shared Parking Table

(For calculating the parking requirement for shared parking)

<u>Use Category</u>	<u>% Morning</u>	<u>% Noon</u>	<u>% Afternoon</u>	<u>% Late Afternoon</u>	<u>% Evening</u>
Residential	80	60	60	70	100
Office-related	100	80	100	85	35
Retail-related	60	75	70	65	70
Bar and Restaurant	20	100	30	30	100
Warehouse/showroom	100	75	100	65	35
All other	100	100	100	100	100

(5) Cash in lieu of required parking. A property owner may make a one-time cash payment to the Old Trinity and Design District Parking Fund in lieu of providing required parking for a use in an original building. The amount of the payment is calculated by using the following formula:

$$\text{National median cost per square foot} \times 350 \times \text{Dallas cost index} \times \text{Number of required spaces not provided} \times .75 = \text{Payment required}$$

where “national median cost per square foot” is the national median cost per square foot of a parking space in a parking garage. Both the “national median cost per square foot” and the “Dallas cost index” must be derived from the most recent issue of Building Construction Cost Data, published by the Robert Snow Means Company, Inc., of Kingston, Massachusetts, unless another comparable publication is designated by the director. The department shall administer a city account to be known as the Old Trinity and Design District Parking Fund. Funds from the Old Trinity and Design District Parking Fund must be used only for the acquisition or construction of parking garages or other parking improvements within Subdistricts 1, 1A, 1B, and 1C, and 1D. The payment into the Old Trinity and Design District Parking Fund is due at the time of application for a building permit.

(6) Fees for required parking. Fees may be charged for use of required parking.

(c) Subdistrict 2. The off-street parking requirement for a bus or rail transit vehicle maintenance or storage facility is one space per 1,500 square feet of floor area. For all other uses, consult the use regulations contained in Division 51A-4.200, “Use Regulations,” for the specific off-street parking/loading requirements for each use.

SEC. 51P-621.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-621.112. LANDSCAPING.

(a) General requirements applicable to all subdistricts.

(1) Required tree species. All required trees must be from the following list of Texas native species:

Scientific name	Common name
Aesculus glaba v. arguta	Texas buckeye
Aesculus pavia	Red buckeye
Bumelia lanuginosa	Woolly-bucket bumelia
Carya illinoensis	Pecan

Carya texana Black hickory
 Cercis canadensis v. Canadensis Eastern redbud
 Diospyros virginiana Common persimmon
 Ilex decidua Deciduous holly
 Ilex vomitoria Yaupon holly
 Juglans nigra Black walnut
 Juniperus virginiana Eastern red cedar
 Morus rubra Red mulberry
 Myrica cerifera Wax myrtle
 Prunus mexicana Mexican plum
 Quercus macrocarpa Bur oak
 Quercus marilandica Blackjack oak
 Quercus shumardii Shumard red oak
 Quercus stellata Post oak
 Quercus virginiana Live Oak
 Rhamnus caroliniana Carolina buckthorn
 Rhus copallina Flameleaf sumac
 Rhus virens Evergreen sumac
 Sapindus drummondii Western soapberry
 Sophora affinis Eve's necklace
 Taxodium distichum Bald cypress
 Ulmus americana American elm
 Ulmus crassifolia Cedar elm
 Viburnum rufidulum Rusty blackhaw viburnum
 Zanthoxylum clavaherculis Hercules' club

(2) Prohibited trees.

(A) The following trees may not be planted within this special purpose district:

Scientific name	Common name
Populus deltoides	Cottonwood
Albizia julbrissen	Mimosa

(B) Bradford pears (pyrus calleryana) may be planted as site trees. Bradford pears may not be used as street trees, used as landscape buffer trees, or planted in the public right-of-way.

(3) Street trees.

(A) In Subdistricts 1, 1A, 1B, ~~and 1C,~~ and 1D, one street tree must be provided per 25 feet of street frontage, with a minimum of one street tree per building site. In Subdistrict 2, one street tree must be provided per 50 feet of street frontage, with a minimum of one street tree per building site.

(B) Street trees must be located on the building site within 50 feet of the projected street curb, except that street trees may be located in the public right-of-way if all private licensing requirements of the city code and charter are met and a right-of-way landscape permit is obtained from the city. For purposes of this subparagraph, "projected street curb"

means the future location of the street curb consistent with the City of Dallas Thoroughfare Plan as determined by the director of public works and transportation.

(C) Street trees must be provided for all new construction.

(4) Landscaping in the public right-of-way.

(A) Landscaping may be located in the public right-of-way if a right-of-way landscape permit is obtained from the city.

(B) Plants in the public right-of-way may not obstruct visibility or create a traffic hazard. See Section 51A-4.602(d), "Visual Obstruction Regulations."

(C) The city council hereby grants a non-exclusive revocable license to the owners or tenants (with written consent of the owner) of all property within this special purpose district for the exclusive purpose of authorizing compliance with the landscaping requirements of this special purpose district. 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 right-of-way landscape permit in accordance with the Dallas Building Code. This private license will not terminate at the end of any specific time period; however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, at 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 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.

(D) A property owner or tenant is not required to comply with any right-of-way landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of a right-of-way landscape permit or the revocation of the private license granted under this subsection.

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

(F) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, and for keeping the premises safe and in good condition and repair, at no expense to the city, and the city is absolutely exempt from any requirements to

make repairs or maintain the landscaping. The granting of a license for landscaping under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees and landscaping in the public right-of-way.

(5) Visual obstruction regulations. A property owner is not required to comply with the landscaping requirements of this section to the extent that compliance is made impossible by Subsection (d), "Visual Obstruction Regulations," of Section 51A-4.602, "Fence, Screening, and Visual Obstruction Regulations."

(b) Subdistricts 1, 1A, 1B, 1C and 1D.

(1) General requirement. Except as otherwise provided in this section, landscaping must be provided as required by Article X.

(2) Landscaping in railbeds.

(A) Any landscaping planted in the area to the centerline of a railbed may be used to satisfy required landscaping for the adjacent property. Landscaping planted in a railbed may not be located in an access easement.

(B) The requirements of Section 51A-10.125(b)(5), "Parking Lot Trees," do not apply to parking located within a railbed.

(3) Parking lot buffer. A five-foot-wide landscaped strip must be located along any edge of a parking lot or parking structure that is visible at grade level from a street. A minimum three inch-caliper tree must be located every 15 feet, or fraction thereof, or clustered every 30 feet within the landscaped strip.

(4) Plant requirements. Plants used to satisfy the landscape requirements must comply with the following requirements:

(A) A large evergreen shrub must have the ability to grow to a minimum height of three feet within three years.

(B) Solid sod or hydro-mulch grass may be used.

(C) Artificial plant materials may not be used.

(D) Any required landscaping that dies must be replaced.

(5) Landscape plan. A landscape plan must accompany any application for a building permit to expand floor area if the expansion is over 50 percent for nonresidential projects, over 65 percent for mixed use projects, or over 75 percent for residential projects. A landscape plan must earn at least 50 points (out of a total of 155 possible points.) The points awarded for providing these features are provided in parentheses. Existing landscaping qualifies for points.

(A) Lighting. (Total possible points = 20) Ten points each are awarded for providing tree lighting, light bollards, light poles, building facade lighting, or landscaped area lighting, up to a maximum of 20 points. The lighting provided must be at least 1.5 foot-candles in intensity over adjacent pedestrian areas.

(B) Landscaping on rooftops and facades. (Total possible points = 30) Ten points each are awarded for large planters, hanging planters, exterior embedded or extended planters, and vine supports on rooftops or along front facades up to a maximum of 30 points. Vines within ground-based planters must be able to extend above one-half the total height of the ground story of the main structure.

(C) Landscape buffer. (Total possible points = 25) The landscape buffer must be a minimum of 80 square feet. A mix of plant materials may be used.

(D) Tree canopy at the street frontage. (Total possible points = 20) Points may be obtained for planting canopy trees along the entire street frontage, exclusive of vehicular and pedestrian entrances and exits. The trees may be planted in the right-of-way if a right-of-way landscape permit is obtained. Ten points are awarded for planting these trees at a density of one tree per 30 linear feet of street frontage and 20 points are awarded for planting these trees at a density of one tree per 15 linear feet of street frontage. Note: Power lines may affect the types of trees used.

(E) Seasonal color landscaping. (Total possible points = 20) Points may be obtained for providing a landscape area for seasonal color in planting beds, raised planters, or pots. Five points are awarded for a landscape area that is equal to at least one-fourth of a square foot multiplied by the number of feet of street frontage. Ten points are awarded for a landscape area that is equal to at least one-half of a square foot multiplied by the number of feet of street frontage. Fifteen points are awarded for a landscape area that is equal to at least three-fourths of a square foot multiplied by the number of feet of street frontage. The plants in the landscape area must be changed at least twice per year with the appropriate seasonal color plants. This area must contain the appropriate seasonal landscaping at all times except when the landscaping is being changed at the beginning of a new season.

(F) Native plant landscaping. (Total possible points = 20) Points may be obtained for providing a landscape area containing native plants. Five points are awarded for a landscape area that is equal to at least one-fourth of a square foot multiplied by the number of feet of street frontage. Ten points are awarded for a landscape area that is equal to at least one-half of a square foot multiplied by the number of feet of street frontage. Fifteen points are awarded for a landscape area that is equal to at least three-fourths of a square foot multiplied by the number of feet of street frontage. Native plants listed in Exhibit 621E must be used.

(G) Creation of open space. (Total possible points = 20) Five points are awarded per 200 square feet of open space if the open space is a minimum of 500 feet from the building site but within this special purpose district. For purposes of this subparagraph, "open space" means a space containing no structures or pavement at or above grade, and containing only grass or other vegetation. Open space must be available for use by the public. The open space must be maintained in a state of good repair and neat appearance at all times by the owner of the property for which the building permit was issued.

(6) Open space fund. If a property owner in Subdistricts 1, 1A, 1B, [and] 1C, 1D and 1E cannot plant all of the required trees on the building site, the property owner shall comply with the following requirements for no more than 50 percent of the required trees:

(A) Make a payment into the Old Trinity and Design District Open Space Fund. The department shall administer a city account to be known as the Old Trinity and Design District Open Space Fund. Funds from the Old Trinity and Design District Open Space Fund must be used only for acquiring and maintaining property for parks and open-space within this

special purpose district. The amount of the payment required per tree not planted is calculated by using the formula for appraising the value of a two-inch-caliper tree, as derived from the most recent edition of the Guide for Establishing Values of Trees and Other Plants published by the Council of Tree and Landscape Appraisers, unless another publication is designated by the building official, and adding the cost of planting and maintaining a two-inch tree for two years.

(B) Plant trees within:

(i) portals to the Trinity River (as identified in the Trinity River Corridor Comprehensive Land Use Plan) within this special purpose district,

(ii) along that portion of the Old Trinity Trail within this special purpose district, or

(iii) along the meanders of the Old Trinity River channel, as shown on Exhibit 621C.

(7) Parking/landscaping zone. Where there is at least a 70-foot space between buildings, a parking/landscaping zone meeting the following requirements is allowed in the space between the two buildings, but is not required. The composition of the parking/landscaping zone, moving from one building façade across to the other building façade, is as follows:

(A) First, a minimum six-foot-wide sidewalk parallel to the façade of the first building.

(B) Second, a parking area between six feet from the first building façade to 16 feet from the first building façade. This parking area must have angled head-in parking at an angle of 60 degrees to 90 degrees. A landscaped area containing one tree must be located between every fifth parking stall. Trees in the parking area must be spaced 46 to 50 feet on center, and must be 12 to 16 feet away from the first building façade. One parking stall may be omitted to allow for a loading dock to remain functional.

(C) Third, a minimum of 26 feet of right-of-way for the two-way traffic in the middle.

(D) Fourth, a matching parking area from between 16 feet from the second building façade to six feet from the second building façade.

(E) Fifth, a matching six-foot-wide sidewalk parallel to the façade of the second building.

(c) Subdistrict 2. Except as otherwise provided in this section, all properties in Subdistrict 2 must comply with Article X.

SEC. 51P-621.113. ARCHITECTURAL DESIGN GUIDELINES.

(a) Purpose. The architectural design guidelines of this section are intended to preserve the historical, cultural, and architectural importance and significance of Subdistricts 1, 1A, 1B, 1C, and 1D. These architectural design guidelines are intended to encourage adaptive reuse of existing buildings; new contemporary and creative construction and major modifications that will enhance the architectural character of the district; and sustainable, green, energy efficient design and construction.

(b) Facade requirements for new construction and major modifications in Subdistricts 1, 1A, 1B, 1C and 1D.

(1) Facades must be brick, concrete masonry, glass, hollow tile, stone, or other fireproof materials, except that wooden siding, wooden sheets, and metal may not be used on more than 50 percent of any facade.

(2) Facades consisting of more than 80 percent glass, excluding glass block, are prohibited.

(3) The maximum permitted reflectance of glass used as a facade material varies depending on where the glass is used. The reflectance of glass used on the first two stories may not exceed 15 percent. The reflectance of glass used above the first two stories may not exceed 27 percent. Reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. The higher the percentage, the more visible light reflected and the more mirror-like the glass will appear.

(c) Design test requirements in Subdistricts 1, 1A, 1B, 1C and 1D. New construction or a major modification must earn at least 50 points for properties with a floor area ratio of 2.0 or less, and at least 70 points for properties with floor area ratios greater than 2.0 (out of 205 possible points). The total possible points in any category are provided in parentheses.

(1) Maintenance of original facades. (Total possible points = 10) Ten points are awarded for the adaptive reuse of an original building if its original facade design elements are not altered.

(2) Ground floor uses, building facades, and roofs. (Total possible points = 20) Points may be earned as follows:

(A) Retail and showroom uses. Ten points are awarded if a building's ground floor (excluding halls, restrooms, utility areas, and other public spaces) is allocated to retail and personal service uses or office showroom/warehouse uses.

(B) Restaurant uses. Ten points are awarded if a building's ground floor (excluding halls, restrooms, utility areas, and other public spaces) includes restaurant uses.

(C) Facade treatments. Ten points are awarded if the building's front facade is given texture and complexity by the inclusion of ground level entries more than 14 feet in height, porticos, indented entries, belt coursing or other horizontal banding, grid coursing, articulation of window openings, corner pilasters, rustication of the first floor, changes of color, or ornamental iron.

(3) Pedestrian amenities. (Total possible points = 25) Five points each are awarded for benches, trash receptacles, awnings/canopies, bicycle parking racks, and pedestrian street lamps. These items should be creative and contemporary. Pedestrian amenities must be located within the curb-to-building area of the building site, but, if a hardship prohibits locating these in the curb-to-building area of the building site, the amenities may be placed within the public right-of-way as long as they meet city standards and licensing requirements and do not block free movement of pedestrians. Pedestrian amenities must be maintained and operated by the owner of the building site. If there is more than one owner, all owners are jointly responsible for maintenance. Such amenities include:

(A) Benches or exterior seating areas (maximum of one every 50 feet).

(B) Trash receptacles (maximum of five points).

(C) Awnings/canopies along the front facade.

(D) One five-bicycle stand per 100 feet of street frontage.

(E) At least one pedestrian street lamp (freestanding or wall mounted) per 50 feet of street frontage.

(4) Public art or water features. (Total possible points = 15) Fifteen points are awarded for public art or water features costing at least \$2,500, limited to one per building site. In order to qualify for public art points, the public art must be visible from a public right-of-way at all times. Examples of public art could include art in an atrium or lobby that is visible from a public right-of-way, art incorporated into the sidewalk or building facade, or freestanding art. For purposes of this paragraph, "water features" means: fountains, pools, mechanical water jets, or similar water devices.

(5) Paving material. (Total possible points = 15) Five points are awarded per one third increment of an outdoor private walkway area accessible to the public that is covered by decorative pavement. For purposes of this paragraph, "decorative pavement" means: colored concrete pavers; brick; stone; stamped, textured, or colored concrete; and exterior grade tile.

(6) Pedestrian orientation of building facade. (Total possible points = 20) Twenty points are awarded if a minimum of 25 percent of the front facade has transparent display windows or windows affording views into retail, office, or lobby space. The transparency requirement applies to the first 16 feet of height of the facade.

(7) Structured parking facilities. (Total possible points = 50) Fifty points are awarded for a structured parking facility if the design matches the facade of a new building or architecturally complements the facade of an original building.

(8) Energy conservation. (Total possible points = 15) Ten points are awarded for using solar, geothermal, or other non-petroleum, non-coal energy sources. Five points are awarded for planting twice the number of canopy trees required by Section 51P-621.112, "Landscaping."

(9) Permeable surface. (Total possible points = 15) Five points are awarded each third of an outdoor walkway or driveway with a permeable surface.

(10) LEED's credit. (Total possible points = 20) Twenty points are awarded for a project with a floor area ratio of more than 2.0 when the project complies with the following:

(A) A United States Green Building Council's Leadership in Energy and Environmental Design (LEED) Checklist, effective May 1, 2004, must be submitted with an application for a building permit for development, indicating how development will comply with a certified designation (26 to 32 project points). The development plans submitted for a building permit must be certified by a LEED accredited professional designated by the department of development services. Prior to the issuance of a building permit, the building official shall

determine that the project is consistent with the standards and criteria for a LEED certified designation.

(B) If the developer is unable to achieve all of the green building rating system points identified on the checklist, the developer must replace any points not achieved with other green building rating system points acceptable under the United States Green Building Council's LEED rating system.

(C) All supporting documentation and templates related to the points previously approved by the city for the LEED certified level designation must be submitted with an application for a certificate of occupancy. A certificate of occupancy may not be issued until a LEED accredited professional designated by the department of development services certifies that the building complies with the LEED certified designation (26 to 32 project points).

(d) Approval by development plan. The city plan commission may approve new construction or a major modification that does not meet the requirements of Subsections (b) and (c) of this section if the development plan and elevations show that the new construction or major modification is consistent with the spirit and intent of this section.

(e) Fences and walls in Subdistricts 1, 1A, 1B, 1C and 1D. Fences and walls longer than 200 feet adjacent to any public street must be designed to prevent visual monotony through use of offsets, changes of materials and textures, gates or openings, or landscaping.

SEC. 51P-621.114. SITE DESIGN REQUIREMENTS.

(a) Above-grade off-street parking. Parking is permitted on any level of a building.

(b) Median and curb cuts along Industrial Boulevard. Median and curb cuts to access railbeds for off-street parking from Industrial Boulevard, between Continental Avenue and Sylvan/Wycliff Avenue, must be approved by the director of public works and transportation. Traffic must be one-way from Industrial Boulevard westbound to Levee Street.

(c) Sidewalk standards for new construction.

(1) In general.

(A) Sidewalks complying with the standards of this subsection must be provided for all new construction.

(B) If a sidewalk is to be located in a front yard, a sidewalk easement must be dedicated to the city to assure its availability to the public for pedestrian access.

(C) Except as otherwise provided in this subsection, the requirements of Chapter 43, "Streets and Sidewalks," apply to all sidewalks.

(2) Location.

(A) Sidewalks must be located along the entire length of the street frontage.

(B) On state highways, sidewalks must be provided in the parkway, subject to Texas Department of Transportation approval. If Texas Department of Transportation approval cannot be obtained, the property is exempt from this requirement.

(C) Sidewalks must be located between five feet and 10 feet from the back of the projected street curb, except that sidewalks on Oak Lawn Avenue, Irving Boulevard, Market Center Boulevard, and Turtle Creek Boulevard must be located between five feet and 12 feet from the back of the projected street curb. Sidewalks may be located farther from the projected street curb to the extent necessary to preserve existing trees or structures or to comply with landscaping requirements.

(3) Width.

(A) Sidewalk widths must match the width of existing sidewalks in front of adjacent properties at the point of convergence. Where there are different sidewalk widths on each side of the street frontage, the new sidewalk must taper or expand to meet the incongruous sidewalks.

(B) Sidewalks must have an unobstructed minimum width of four feet, except that sidewalks on Oak Lawn Avenue, Irving Boulevard, Market Center Boulevard, and Turtle Creek Boulevard must have an unobstructed minimum width of six feet. For purposes of this provision, "unobstructed" means by structures or landscaping, excluding utility poles and service boxes.

(d) License to allow compliance with ADA requirements.

(1) If there is no other way to install ramps required by the Americans with Disabilities Act or similar state laws other than to install the ramps in the public right-of-way, the city council hereby grants a non-exclusive revocable license to the owners or tenants (with written consent of the owner) of all property within this special purpose district for the exclusive purpose of authorizing compliance with the Americans with Disabilities Act or similar state laws. 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 building permit in accordance with the Dallas Building Code. This private license will not terminate at the end of any specific time period; however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, at 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 threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(2) Upon the installation of ramp in the public right-of-way, the owners or tenants shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of

Risk Management, City of Dallas, 1500 Marilla, Dallas Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(3) Each owner or tenant is responsible for maintaining any ramps in good condition and repair, at no expense to the city, and the city is absolutely exempt from any requirements to make repairs or maintain any ramps. The granting of a license for ramps under this subsection does not release the owner or tenant from liability for the installation or maintenance of ramps in the public right-of-way.

(e) Exemption for Subdistrict 2. The site design requirements of this section do not apply to a bus or rail transit vehicle maintenance or storage facility use in Subdistrict 2.

SEC. 51P-621.115. SCREENING REGULATIONS.

(a) Parking lot screening.

(1) Except as otherwise provided in this section, Section 51A-4.301(f), "Screening Provisions for Off-Street Parking," applies to all parking lots and parking structures.

(2) Fences may complement but not substitute for parking lot trees and shrubbery screening.

(3) The provision of screening for surface parking only applies to new construction. All surface parking must be screened from a street or access easement by using one or more of the following three methods to separately or collectively attain a minimum height of three feet above the parking surface:

(A) Earthen berm planted with turf grass or groundcover recommended for local area use by the director of parks and recreation. The berm may not have a slope that exceeds one foot of height per three feet of width.

(B) A fence constructed of one or more of the following: brick, stone, concrete masonry, stucco, concrete, wood, or other durable material. Wrought iron fences are allowed.

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

(b) Screening of off-street loading spaces, dumpsters, and garbage storage areas.

(1) Except as otherwise provided in this subsection, screening of off-street loading spaces, dumpsters, and garbage storage areas must be provided in compliance with Section 51A-4.602, "Fence, Screening, and Visual Obstruction Regulations."

(2) All off-street loading spaces, dumpsters, and garbage storage areas must be screened from all public streets adjacent to the building site. Screening is not required on sides that are not visible from a public street.

(3) Screening of all off-street loading spaces, dumpsters, and garbage storage areas must be at least six feet in height.

(4) Screening is not required in the railbeds.

(c) Outdoor storage areas. Except for vehicle display, sales, and service uses and nursery, garden shop, and plant sales uses, all outdoor storage areas for commercial and business services uses and industrial uses must be entirely screened by an eight-foot solid screening fence, vegetative materials, or other alternative deemed appropriate by the building official.

(d) Exemption for Subdistrict 2. The screening regulations of this section do not apply to a bus or rail transit vehicle maintenance or storage facility use in Subdistrict 2.

SEC. 51P-621.116. SIGNS.

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

(b) In Subdistrict 2, detached premise signs existing on the date of establishment of this special purpose district may remain, provided the sign and sign supports are maintained in a state of good repair and neat appearance at all times. See Section 51A-7.210, "General Maintenance."

(c) Projecting attached premise signs for retail and personal service uses are allowed, provided they do not project more than five feet from the building façade and are between nine and 15 feet above the sidewalk. For purposes of this provision, a "projecting attached premise sign" means an attached premise sign projecting more than 12 inches from a building at an angle other than parallel to the façade.

SEC. 51P-621.117. ADDITIONAL PROVISIONS.

(a) The entire Property and any improvements in the public right-of-way must be properly maintained in a state of good repair and neat appearance. The city may remove any improvements in the public right-of-way that are not maintained in a state of good repair and neat appearance at the sole expense of the property owner, and may use any available legal remedy to recover the cost of removal from the property owner.

(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.

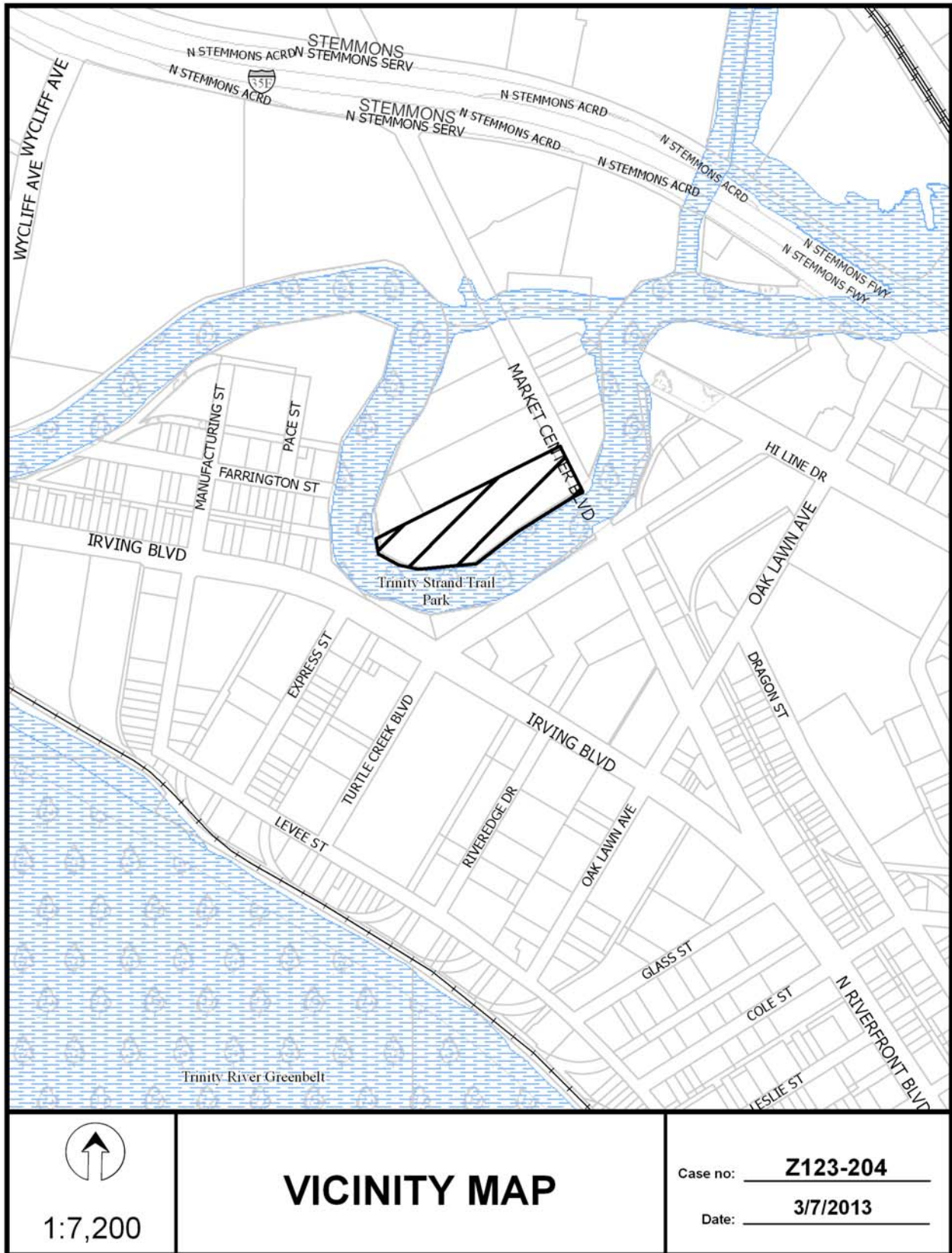
SEC. 51P-621.118. COMPLIANCE WITH CONDITIONS.

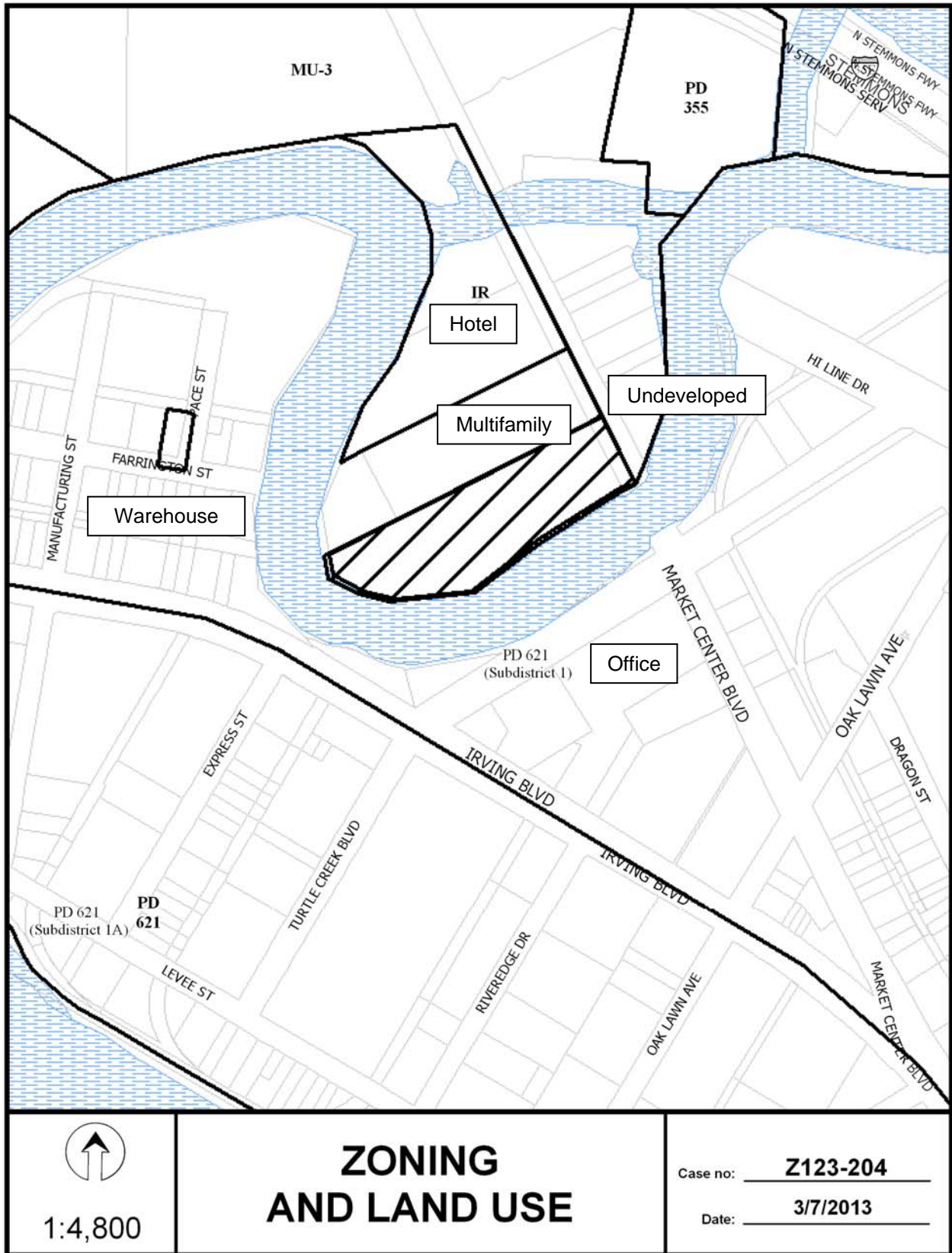
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

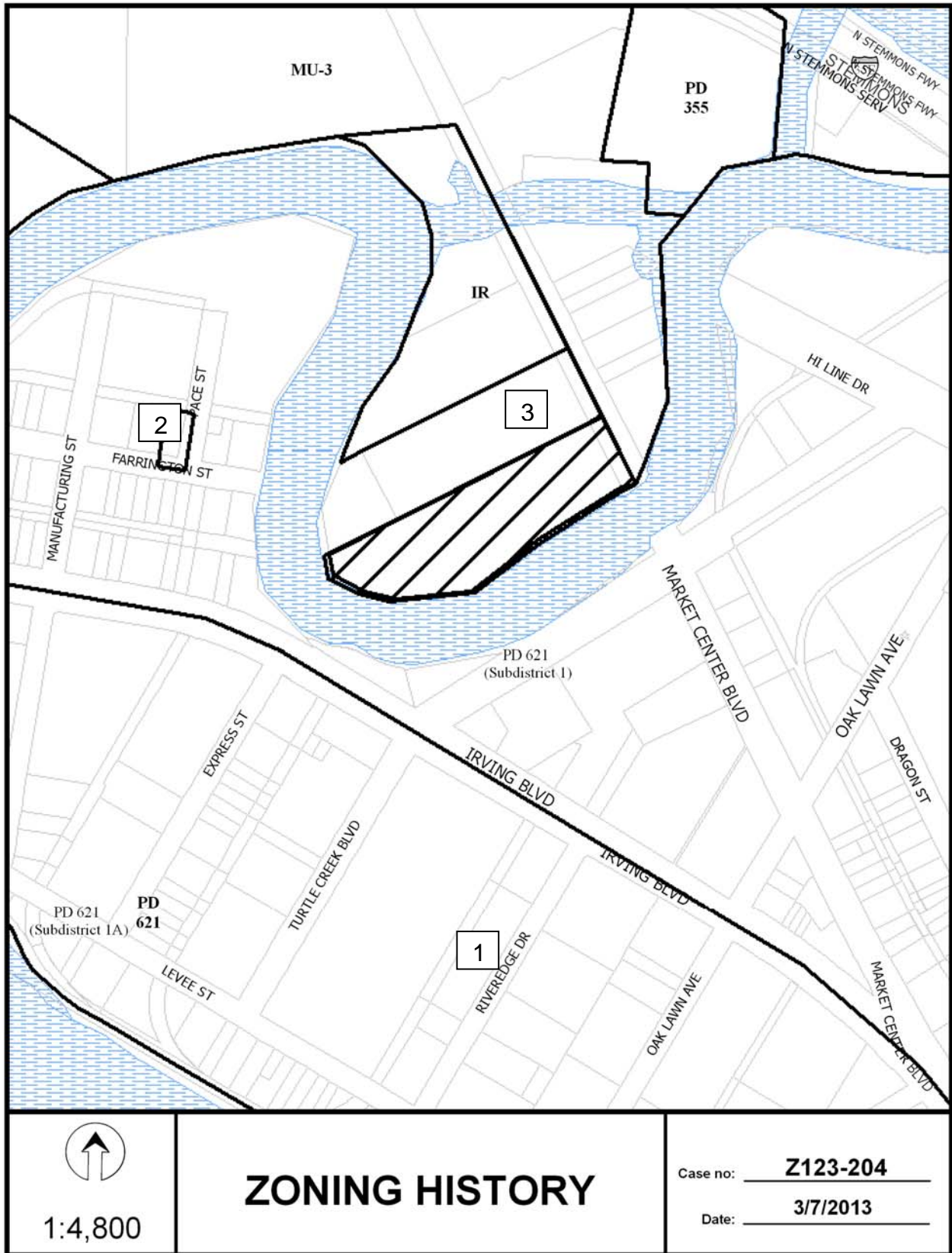
(b) The building official shall not issue a building permit to authorize work or a certificate of occupancy to authorize the operation of a use in this special purpose district until there has


Z123-204(MW)

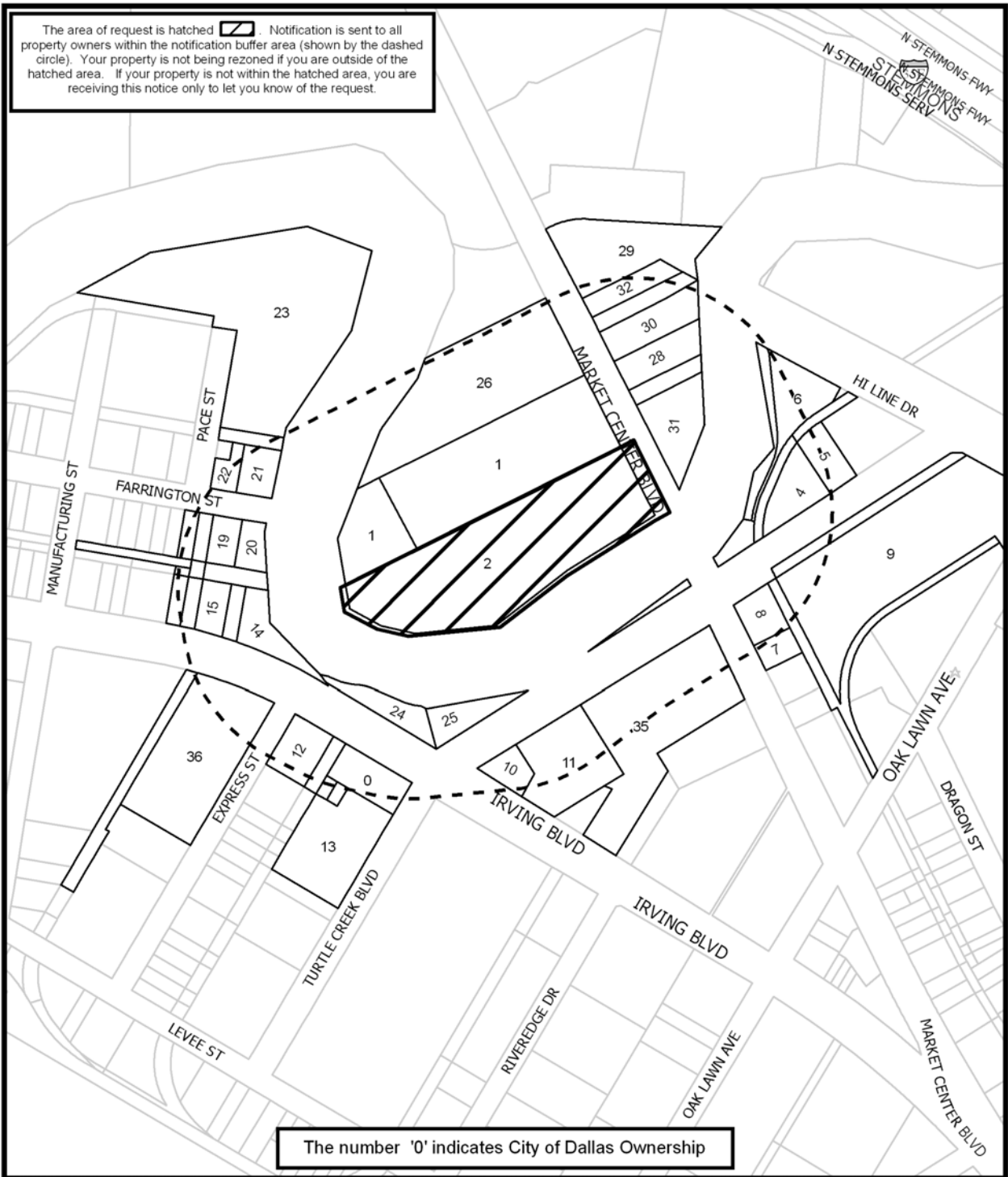
been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.







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



The number '0' indicates City of Dallas Ownership

 1:4,800	<h2 style="text-align: center;">NOTIFICATION</h2> <p> 500' AREA OF NOTIFICATION 40 NUMBER OF PROPERTY OWNERS NOTIFIED </p>	Case no: <u> Z123-204 </u> Date: <u> 3/7/2013 </u>
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3/7/2013

Notification List of Property Owners***Z123-204******40 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1955 MARKET CENTER BLVD	BROADSTONE MARKET CENTER OWNER LP
2	1931 MARKET CENTER BLVD	BOWNE OF DALLAS INC
3	1900 MARKET CENTER BLVD	MELNIC LTD
4	1401 TURTLE CREEK BLVD	AZOFF IRVING CO TR RED OAK TRUST
5	1405 TURTLE CREEK BLVD	LUI2 DALLAS OAK LAWN V LP
6	1935 HI LINE DR	FEIZY PROPERTIES INC
7	1810 MARKET CENTER BLVD	ITZIG JERRY M & ITZIG BONNIE L
8	1330 TURTLE CREEK BLVD	NICENE PROPERTIES LLC
9	1551 OAK LAWN AVE	FUND DESIGN DISTRICT LLC
10	1838 IRVING BLVD	RED BARN HOLDINGS LP % STEVEN M DAVIS, E
11	1212 TURTLE CREEK BLVD	TEXAS SECURITY BANK
12	1901 IRVING BLVD	1937 IRVING LLC C/O CHUCK IRWIN
13	1901 IRVING BLVD	URBAN PROFESSIONALS GROUP LLC
14	2014 IRVING BLVD	TONAN II INC DBA MAMAS DAUGHTERS DINER I
15	2026 IRVING BLVD	PROCACCINI VICENT ANTHONY
16	2030 IRVING BLVD	CHAMBERS THOMAS W & MARGARET B CHAMBERS
17	2034 IRVING BLVD	LANE BRUCE R JR
18	2021 FARRINGTON ST	FARRINGTON STREET LP
19	2009 FARRINGTON ST	FLOREZ DONALD R & PAMELA K
20	2005 FARRINGTON ST	FARRINGTON PROPERTIES LLC
21	2006 FARRINGTON ST	ESOR GROUP PARTNERS LTD
22	2012 FARRINGTON ST	EMERALD DENTON PPTIES LTD
23	1350 MANUFACTURING ST	TTMC LIMITED
24	1900 IRVING BLVD	MOKS INC

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
25	1201 TURTLE CREEK BLVD	MOKS LLC
26	2015 MARKET CENTER BLVD	MARKET CENTER LODGING LP % AXIS HOSPITAL
27	1944 MARKET CENTER BLVD	CHARALAMBOPOULOS FAYE
28	1950 MARKET CENTER BLVD	CHARALAMBOPOULOS FAY
29	2026 MARKET CENTER BLVD	KALAN INC
30	2006 MARKET CENTER BLVD	SHENDELMAN CHUNG
31	1926 MARKET CENTER BLVD	MARKET CENTER BLVD LLC
32	2014 MARKET CENTER BLVD	DUKE DANIEL J & CHRISTINA
33	2010 MARKET CENTER BLVD	CHANDIRAMANI NARAIN ETAL
34	1300 TURTLE CREEK BLVD	AZOFF IRVING CO TR RED OAK TRUST
35	1825 MARKET CENTER BLVD	1825 MARKET CENTER LP SUITE 388
36	2001 IRVING BLVD	BRADEN EUGENE N
37	2011 IRVING BLVD	USA TRINITY PPTIES INC
38	1200 MANUFACTURING ST	JLC X PROPERTY FUND LTD SUITE 79
39	1200 MANUFACTURING ST	CHAMBERS MARGARET & TOM CHAMBERS
40	1300 PACE ST	JONES LAKE CO NO 7 SUITE 101

FILE NUMBER: Z123-184(MW)

DATE FILED: January 23, 2013

LOCATION: East side of South Central Expressway, north of Linfield Road

COUNCIL DISTRICT: 4

MAPSCO: 56-U

SIZE OF REQUEST: ±12.17 acres

CENSUS TRACT: 86.03

REPRESENTATIVE: Gladys Bowens Pearson, Masterplan

APPLICANT: Austin Bridge and Road, Inc.

OWNER: Union Pacific Railroad Company

REQUEST: An application to renew Specific Use Permit No. 1715 for a for an industrial (outside) potentially incompatible use for an asphalt batching plant on property zoned an IM-D Industrial Manufacturing District with a D Liquor Control Overlay and deed restrictions

SUMMARY: The applicant proposes to continue the operation of the asphalt batching plant. Deed restrictions volunteered in 2008 prohibit certain uses on the request site.

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 ±12.17-acre request site is utilized as an asphalt batching plant.
- SUP No. 1715 was approved by City Council on June 25, 2008 for a five-year period; subject to a site plan and conditions and, therefore, expires on June 25, 2013.
- The site plan provided with this application depicts the actual site-layout, which differs slightly from the existing site plan.
- Deed restrictions volunteered in 2008 prohibit certain uses on the request site.
- As part of its operations, asphalt materials arrive by rail at the request site and are processed for use in various highway projects.
- The request site is surrounded by a rail yard to the north and east; a rail yard and bar to the south and auto service, retail and warehouse to the west.

Zoning History:

1. Z078-204: On June 25, 2008, the City Council approved an IM-D Industrial Manufacturing District with a D Liquor Control Overlay subject to deed restrictions volunteered by the applicant and a specific use permit for an industrial (outside) potentially incompatible use for an asphalt batching plant on property zoned a CS-D Commercial Service District with a D Liquor Control Overlay.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
State Highway No. 310 (South Central Expressway)	State Highway (US Highway)	162 feet
Linfield Road	Principal Arterial	100 feet

Land Use:

	Zoning	Land Use
Site	IM-D with deed restrictions; SUP No. 1715	Asphalt batching plant
North	CS-D	Rail yard
East	IR	Rail yard
South	CS-D	Rail yard; bar
West	CS	Auto service; retail; warehouse

STAFF ANALYSIS:

Comprehensive Plan:

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

The Vision Illustration depicts the request site as within 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.

Therefore, the applicant's request is consistent with the following goal and policy of the Comprehensive Plan:

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 ±12.17-acre request site is utilized as an asphalt batching plant. The applicant requests a renewal of Specific Use Permit No. 1715, which expires on June 25, 2013, in order to continue the operation of the asphalt batching plant. As part of its operations, asphalt materials arrive by rail at the request site and are processed for use in various highway projects.

Deed restrictions volunteered in 2008 prohibit certain uses which are permitted in the IM Industrial Manufacturing District on the request site.

The request site is surrounded by a rail yard to the north and east; a rail yard and bar to the south and auto service, retail and warehouse to the west.

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

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

Traffic:

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

Parking:

Pursuant to §51A-4.203 of the Dallas Development Code, the off-street parking requirement for an industrial (outside) use is one (1) space per 600 square feet of floor area plus one (1) space per 600 feet of outside manufacturing area. Therefore, the ±1,440-square foot office associated with the asphalt batching plant requires two (2) off-street parking spaces. The use does not involve outside manufacturing. As depicted on the site plan, three (3) spaces are provided on site.

Z123-184(MW)

Landscaping:

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

Partners/Principals/Officers:

Applicant: Austin Bridge and Road, Inc., General Partner

Jim Andoga, President

Dan Stubblefield, Vice President

Owner: Union Pacific Railroad

James R. Young, Chairman

John J. Koraleski, President and Chief Executive Officer

Eric Butler, Executive Vice President - Marketing and Sales

Diane K. Duren, Executive Vice President

Lance Fritz, Executive Vice President – Operations

D. Lynn Kelley, PhD., Vice President – Continuous Improvement

Joe O'Connor, Vice President – Purchasing

William R. Turner, Vice President – Labor Relations

**Z123-184
Proposed Conditions**

1. **USE:** The only use authorized by this specific use permit is an industrial (outside) potentially incompatible use for an asphalt batch plant.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.

Staff recommended:

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

Applicant proposed:

3. **TIME LIMIT:** This specific use permit automatically terminates on (fifteen years).
4. **LANDSCAPING:** Landscaping must be provided as shown on the attached site plan. Plant materials must be maintained in a healthy, growing condition.
5. **GROUND AND DUST CONTROL:**
 - A. The following conditions must be met on an ongoing basis:
 - i. All permanent roads inside the plant must be paved, watered, and swept to eliminate visible dust emissions.
 - ii. During operations, all stockpiles must be sprinkled with water or chemicals to eliminate visible dust emissions.
 - iii. Spillage of materials must be cleaned up and contained or dampened within 30 minutes so that emissions from wind erosion and vehicle traffic are minimized.

- iv. Emissions from the drum dryer must be vented to a fabric filter baghouse. The baghouse must be installed in accordance with the manufacturer's specifications and operated properly. No visible fugitive emissions may leave the site.
 - v. To avoid overloading, a mechanism must be installed on each asphalt storage silo that warns operators when a silo is full.
- B. A written ground and dust control plan incorporating existing and proposed infrastructure, as required by conditions (i) through (iii) above, must be documented in written form and delivered to the Director of Environmental and Health Services and the Director of Sustainable Development [Services] and Construction by August 24, 2008.
- 6. OUTSIDE MATERIALS STORAGE: Materials stored outside must be located in bins that are screened on three sides by 10-foot-high solid screening walls.
 - 7. PARKING: Parking must be located as shown on the attached site plan.
 - 8. PERMITS: A certificate of occupancy may not be issued until all required environmental permits are obtained from the Texas Commission on Environment Quality, Federal Emergency Management Administration, and all other state, federal, or city agencies.
 - 9. SCREENING: A minimum eight-foot-high screening fence must be provided in the location shown on the attached site plan. The fence must either be solid or have screening elements, such as slats or mesh, to screen the interior of the Property.
 - 10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
 - 11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules and regulations of the City of Dallas.

DEED RESTRICTIONS

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

I.

The undersigned Union Pacific Railroad., a Delaware limited corporation ("the Owner"), is the owner of the following described property ("the Property"), being a tract of land in the Douglas M. McFarland Survey, Abstract No. 985, City of Dallas, Dallas County, Texas, and the Robinson F. Smith Survey, Abstract No. 1376, City of Dallas, Dallas County, Texas, and being all of those tracts of land described in deeds to St. Louis Southwestern Railway Company of Texas (known as Union Pacific Railroad Company), as recorded in Volume 70229, Page 1658, Volume 68190, Page 1569, Volume 68225, Page 1766, Volume 68214, Page 1312, Document No. 200503630485, Volume 68225, Page 1744, Volume 68225, Page 1774, Volume 68225, Page 1764, Volume 68184, Page 1460, Volume 68225, Page 1776, Volume 68225, Page 1762, Volume 68225, Page 1856, Volume 68225, Page 1794, Volume 68225, Page 1792, Volume 68225, Page 1900, Volume 68184, Page 1464, Volume 68225, Page 1824, Volume 68225, Page 1798, Volume 68184, Page 1544, Volume 68202, Page 1752, Volume 68225, Page 1790, Volume 68225, Page 1788, Volume 68225, Page 1786, Volume 69017, Page 0253, Volume 68225, Page 1832, Volume 68225, Page 1758, Volume 68184, Page 1542, Volume 68225, Page 1784, Volume 70224, Page 1311, Volume 70224, Page 1309, Volume 70229, Page 1658, Volume 68225, Page 1782, City of Dallas Ordinance No. 26484, as recorded in Document No. 200600462770, and parts of those tracts of land described in City of Dallas Ordinance No. 12355, recorded in Volume 68229, Page 2035, and City of Dallas Ordinance No. 12409, recorded in Volume 69017, Page 253, and being all of the G.C. Newton Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 14, Page 443, A Re-Subdivision Of Part Of Lot 7, Block 8/6100 For H.F. & Lillie O. Cauble, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 14, Page 301, the Revision Of Lot 7-A, Block 8/6100, Bailey Heights Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 20, Page 469, the Subdivision Of Part Of Lot 10, Block 8/6100, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 39, Page 213, the Kosanke & Headrick Subdivision, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 33, Page 171, and parts of the Bailey Heights Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 5, Page 90, and the Subdivision Of Part Of Lot 12, Block 8, Bailey Heights Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 16, Page 383, all recorded in the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a point for corner on the easterly right-of-way line of State Highway No. 310 (also known as South Central Expressway, a 162 foot right-of-way), said corner being the northwest corner of Lot 3, Block 8-A/6100 of the Kosanke & Headrick Subdivision, and being that tract of land described in deed to said St. Louis

081854

Southwestern Railway Company of Texas, as recorded in Document Number 200503630485, D.R.D.C.T.;

THENCE North 28 degrees 42 minutes 55 seconds West, along the easterly right-of-way line of said State Highway No. 310, a distance of 66.00 feet to a point for corner;

THENCE North 61 degrees 17 minutes 05 seconds East, departing the easterly right-of-way line of said State Highway No. 310, over-and-across Block 8/6100 of said Bailey Heights Addition, a distance of 630.00 feet to a point for corner in the westerly line of the Everman Street Abandonment by City Ordinance No. 12409, as recorded in Volume 69017, Page 0253, D.R.D.C.T.;

THENCE South 28 degrees 42 minutes 55 seconds East, along the westerly line of said Everman Street Abandonment, and a prolongation of said abandonment, a distance of 313.50 feet to a point for corner;

THENCE South 28 degrees 33 minutes 10 seconds East, continuing along the westerly line of said Everman Street Abandonment, and a prolongation of said abandonment, a distance of 528.90 feet to a point for corner;

THENCE South 61 degrees 17 minutes 05 seconds West, departing the westerly line of said Everman Street Abandonment, and over and across said Block 8/6100, a distance of 628.50 feet to a point for corner on the easterly right-of-way line of said State Highway No. 310;

THENCE North 28 degrees 42 minutes 55 seconds West, along the easterly right-of-way line of said State Highway No. 310, a distance of 776.40 feet to the POINT OF BEGINNING AND CONTAINING 530,315 square feet, or 12.17 acres of land, more or less.

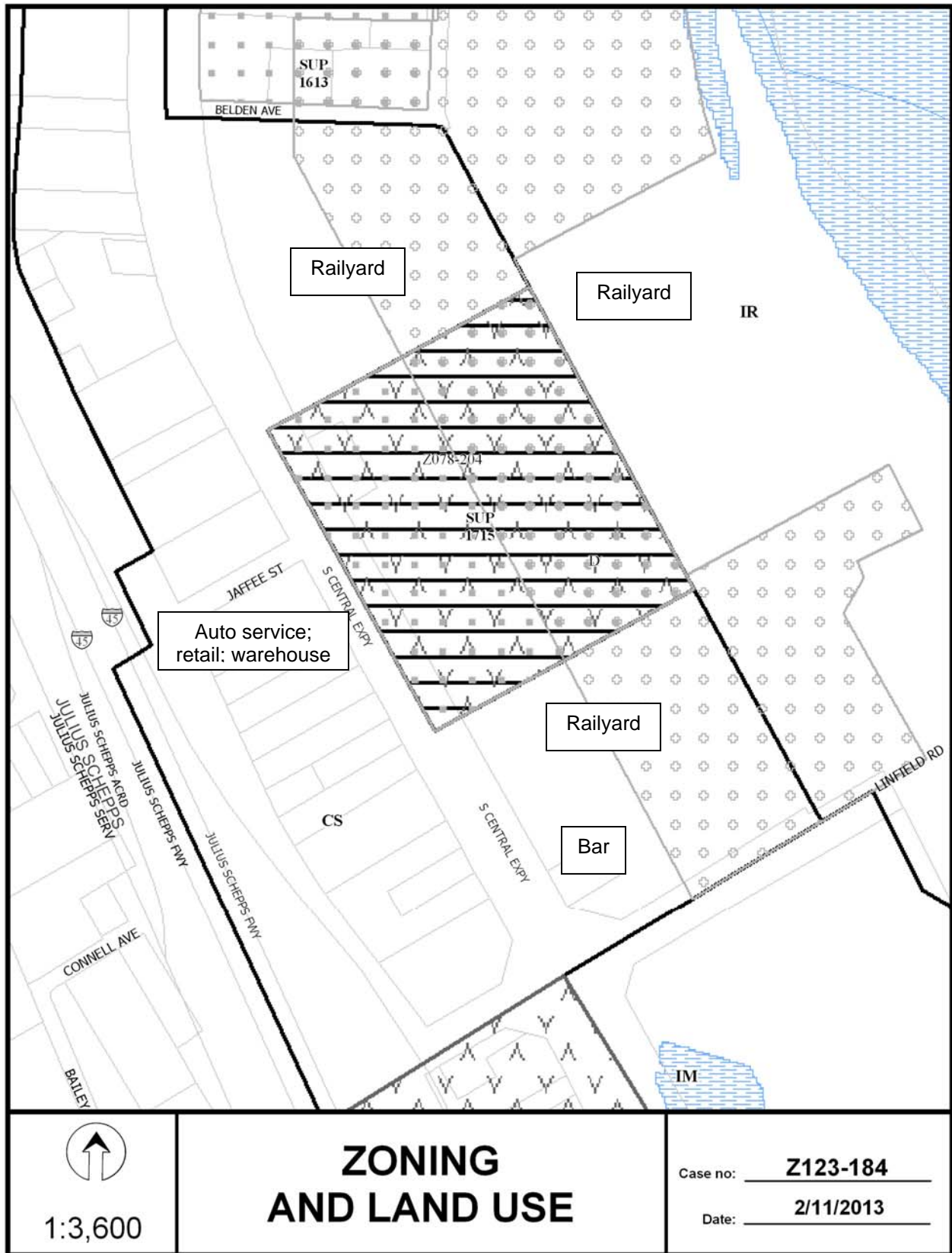
II.

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

The following uses are prohibited:

- Extended stay hotel or motel.
- Hotel or motel.
- Industrial (inside) not potentially incompatible.
- Industrial (inside) potentially incompatible.
- Lodging or boarding house.
- Medical/infectious waste incinerator.
- Metal salvage facility.
- Mining.
- Municipal waste incinerator.
- Organic compost recycling facility.
- Outside salvage or reclamation.
- Pathological waste incinerator.





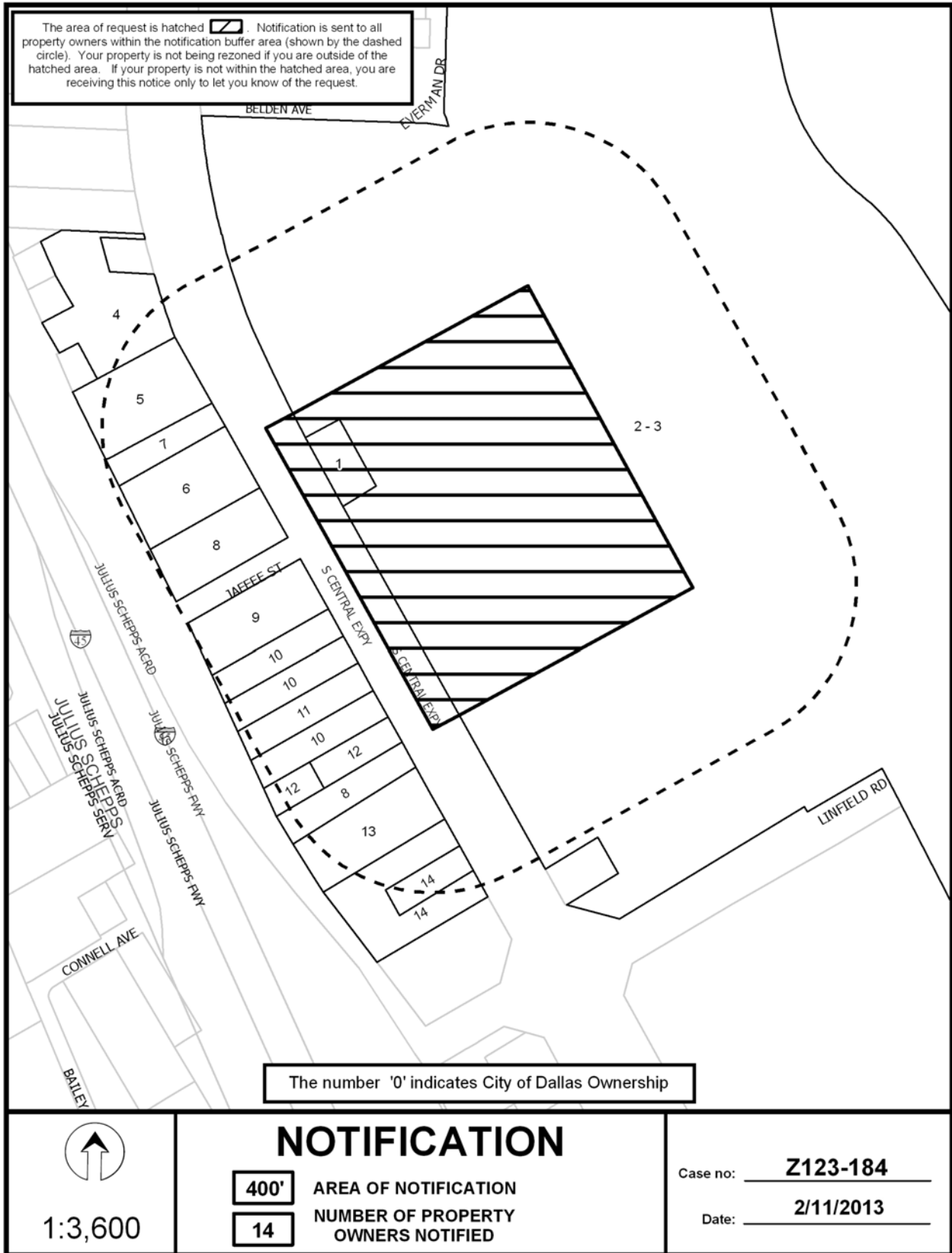


1:3,600

ZONING HISTORY

Case no: Z123-184

Date: 2/11/2013



2/7/2013

Notification List of Property Owners

Z123-184

14 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7410 CENTRAL EXPY	UNION PACIFIC RAILROAD CO MAIL STOP 1690
2	9999 NO NAME ST	UNION PACIFIC RR CO % TAX DEPT
3	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO % UNION PACIFIC
4	7241 CENTRAL EXPY	MARTINEZ FORTINO
5	7301 CENTRAL EXPY	MONK JAMES C & AMANDA E
6	7403 CENTRAL EXPY	RICH INELL MARIE
7	7321 CENTRAL EXPY	SANCHEZ MARTIN R DBA MARTIN PAINT & BODY
8	7425 CENTRAL EXPY	BARAJAS NICK
9	7501 CENTRAL EXPY	VILLARREAL ROBERTO R G
10	7519 CENTRAL EXPY	HOUSTON IRIS ADELL
11	7525 CENTRAL EXPY	HOUSTON IRIS ADELE
12	7537 CENTRAL EXPY	BARAJAS NICOLAS
13	7601 CENTRAL EXPY	HURTADO CARLOS & MARIA
14	7623 CENTRAL EXPY	WILMER HUTCHINS ISD % JANICE CALLOWAY

Planner: Warren F. Ellis

FILE NUMBER: Z123-173(WE) **DATE FILED:** January 7, 2013
LOCATION: West line of South Lamar Street, northeast of the Trinity River
COUNCIL DISTRICT: 7 **MAPSCO:** 56 -L
SIZE OF REQUEST: Approx. 18.8 acres **CENSUS TRACT:** 40

APPLICANT: 5901 South Lamar Street, LLC

OWNER: Okon Metals

REPRESENTATIVE: Peter Kavanagh
Zone Systems, Inc.

REQUEST: An application for a Planned Development District for Industrial Manufacturing District uses and outside metal salvage on property zoned an IM Industrial Manufacturing District.

SUMMARY: The purpose of this request is to permit, by right, several industrial uses. The uses consist of an outside salvage facility and outside salvage or reclamation use. The materials will be processed, stored and transported from the site.

STAFF RECOMMENDATION: Denial

BACKGROUND INFORMATION:

- The applicant’s request for a Planned Development District for Industrial Manufacturing District uses will permit two industrial type uses to operate by right on site. The materials will be processed, stored and transported from the site.
- The industrial materials being proposed include a metal salvage facility, and outside salvage and reclamation use. These industrial type uses are permitted by a Specific Use Permit in the IM Industrial Manufacturing District; however, the applicant is requesting the uses be permitted by right.
- The request site is predominately located within a flood zone and is adjacent to the Great Trinity Forest.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
South Central Expressway		Variable width lanes	Variable width lanes

Land Use:

	Zoning	Land Use
Site	IM	Vacant buildings, Stored tracker trailers
North	IRS-I w/in PD 595	Railroad tracks, Industrial
South	CS, IM w/SUP No. 132	Great Trinity Forest
East	CS, IM	Retail
West	IM	Great Trinity Forest

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

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

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

The request site is located within an industrial area that is within the flood plain. The request site is also adjacent to the Great Trinity Forest. The applicant proposes to operate a metal salvage facility and an outside salvage and reclamation use on site. The applicant's request is not in compliance with the goals and policies in the forwardDallas! Comprehensive Plan because of the location and type of uses that are being proposed on site.

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 18.8 acre site is primarily undeveloped but has several abandoned industrial structures and tractor trailers stored on site. The applicant will use the existing structures that are on site to support the proposed metal salvage facility.

The applicant's request for a Planned Development District for will permit two industrial type uses to operate, by right, on site. The materials will be processed, stored and transported from the site. The industrial uses being proposed include a metal salvage facility, and outside salvage and reclamation use. These industrial type uses are permitted by a Specific Use Permit in the IM Industrial Manufacturing District; however, the applicant is requesting the uses be permitted by right.

In addition, the applicant proposes no changes to the IM Industrial Manufacturing development rights that warrant a Planned Development District, except to permit the uses by right and reduce the lot coverage from 80 percent to 50 percent and the overall floor area ratio from 2.0 to 0.5. Therefore, the proposed PDD will be governed by the IM District except for the lot coverage.

The request site is located within an industrial area that is within the flood plain and is adjacent to the Great Trinity Forest. An existing rail line is located along the northeastern boundaries of the request site. Even though the request site has been used for industrial uses, staff is concerned that the metal salvage facility and outside salvage and reclamation use could negatively impact the Great Trinity Forest and the

flood plain as a result of the run-off from the materials. In addition, staff cannot support a Planned Development District or a Specific Use Permit because the applicant has not clearly delineated the flood plain’s location on the site as to determine the actual site locations for such an operation. The information on the plan is insufficient for staff to make a favorable recommendation.

Staff’s recommendation is for denial of a Planned Development District for Industrial Manufacturing District uses and outside metal salvage. The proposed use may have an impact on the surrounding areas because of its adjacency to the Great Trinity Forest and being in the flood plain.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
IM Industrial manufacturing	15' 0' on minor	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	110' 8 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
PDD - Proposed Industrial manufacturing	15' 0' on minor	30' adjacent to residential OTHER: No Min.	0.5 retail	110' 8 stories	50%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

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

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

Article V (Floodplain): Any fill work in the flood plain will require application to the Public Works Department. The fill permit will be reviewed for compliance under Article V of the Dallas Development Code. The Public Works Department will determine the impact and type of mitigation measures on the floodplains and forward their recommendation to the City Council.

LIST OF OFFICERS
5901 South Lamar Street, LLC

- Louis Okon Director
- Melanie Okon Director

LIST OF OFFICERS
Okon Metals, LLC

- Louis Okon President & Director

PROPOSED PDD CONDITIONS

“ARTICLE

PD

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

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

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

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

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

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

SEC. 51P - _____.104. EXHIBIT.

The following exhibit is incorporated into this article:

- (a) Exhibit ____A: development plan.

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

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

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

(a) Except as otherwise provided in this section, the only main uses permitted are those main uses permitted in the IM Industrial Manufacturing District, as set out in Chapter 51A. For example, a use permitted in the IM Industrial Manufacturing District

only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the IM Industrial Manufacturing District is subject to DIR in this district; etc.

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

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

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

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

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

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

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

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

Except as provided below, the yard, lot, and space regulations for the IM Industrial Manufacturing District apply.

(a) Floor area ratio. Maximum floor area ratio is 0.5.

(b) Lot coverage. Maximum lot coverage is 50 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) Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.

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

See Article VI.

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

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

SEC. 51P - _____.114. SIGNS.

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

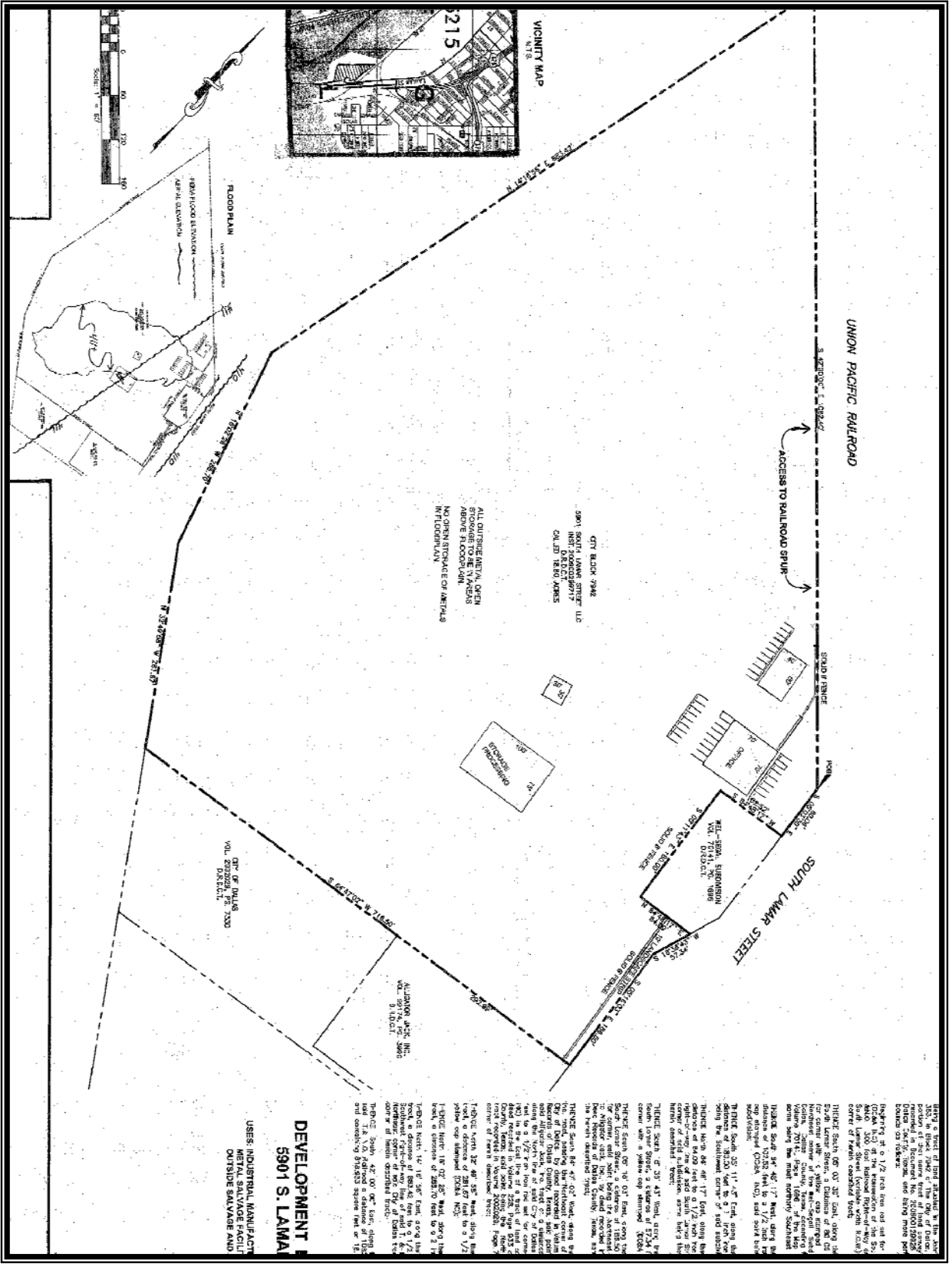
SEC. 51P - _____.116. ADDITIONAL PROVISIONS.

- (a) The entire Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

SEC. 51P - _____.117. COMPLIANCE WITH CONDITIONS.

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

PROPOSED DEVELOPMENT PLAN



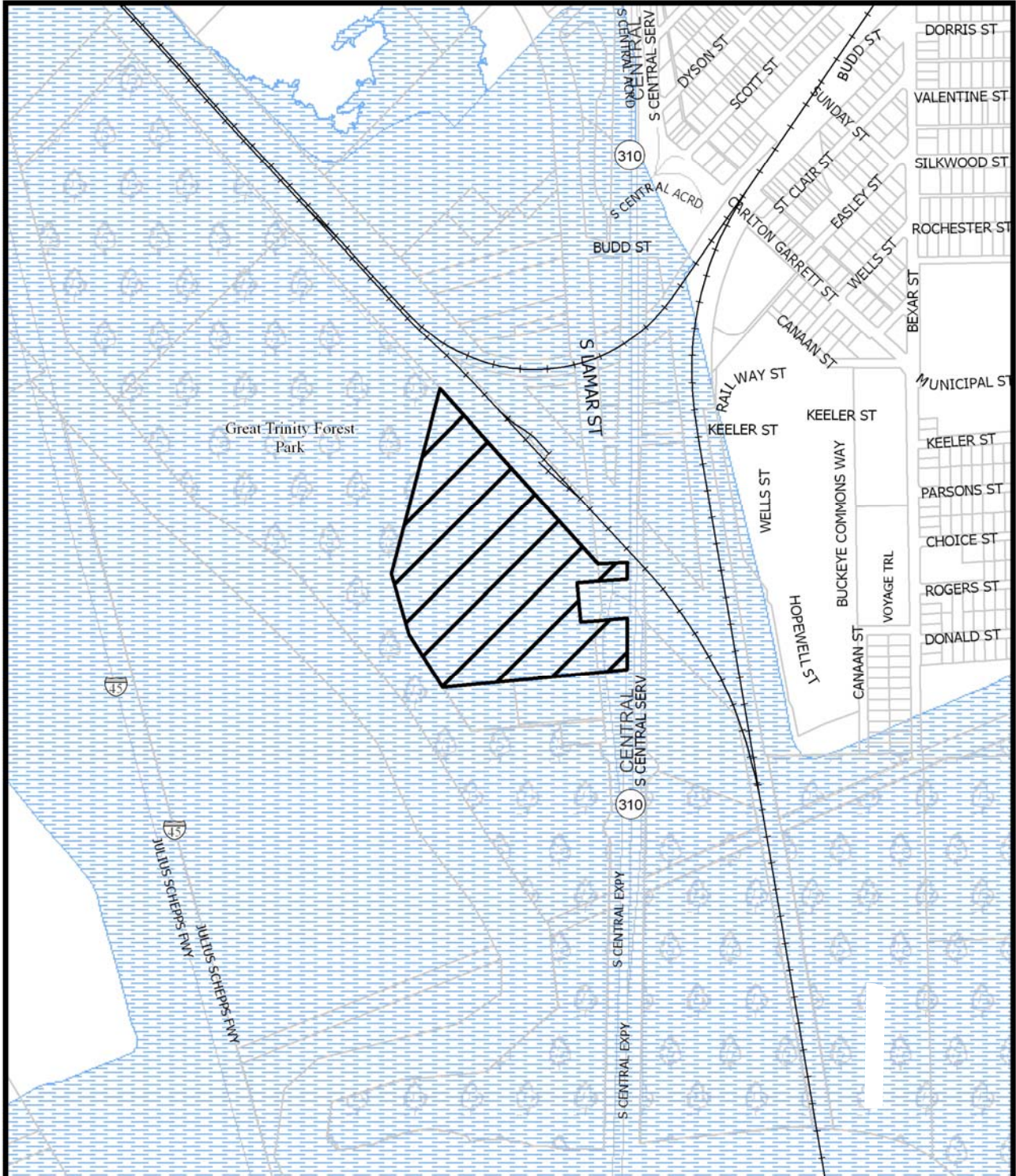
CITY BLOCK 7946
 5901 S. LIMA
 MET-BEAL SUBDIVISION
 VOL. 70741, PG. 1088
 CALLED 1810, 2/19/88

ALL OUTRETMEN/VA OPEN
 STOCKS AND BOND
 ABOVE FLOODPLAIN
 NO OPEN STOWAGE OF MATERIALS
 IN FLOODPLAIN

MET-BEAL SUBDIVISION
 VOL. 70741, PG. 1088
 CALLED 1810, 2/19/88

DEVELOPMENT
5901 S. LIMA
 USES: INDUSTRIAL, MANUFACTURE
 METAL SALVAGE FACILITY
 OUTSIDE SALVAGE YARD

NOTE: This plan is based on the following information:
 1. Aerial photograph of the site, dated 11/17/84, showing the location of the site and the surrounding area.
 2. The City of Denver, Department of Planning and Economic Development, dated 1/2/85, showing the location of the site and the surrounding area.
 3. The City of Denver, Department of Planning and Economic Development, dated 1/2/85, showing the location of the site and the surrounding area.
 4. The City of Denver, Department of Planning and Economic Development, dated 1/2/85, showing the location of the site and the surrounding area.
 5. The City of Denver, Department of Planning and Economic Development, dated 1/2/85, showing the location of the site and the surrounding area.
 6. The City of Denver, Department of Planning and Economic Development, dated 1/2/85, showing the location of the site and the surrounding area.
 7. The City of Denver, Department of Planning and Economic Development, dated 1/2/85, showing the location of the site and the surrounding area.
 8. The City of Denver, Department of Planning and Economic Development, dated 1/2/85, showing the location of the site and the surrounding area.
 9. The City of Denver, Department of Planning and Economic Development, dated 1/2/85, showing the location of the site and the surrounding area.
 10. The City of Denver, Department of Planning and Economic Development, dated 1/2/85, showing the location of the site and the surrounding area.

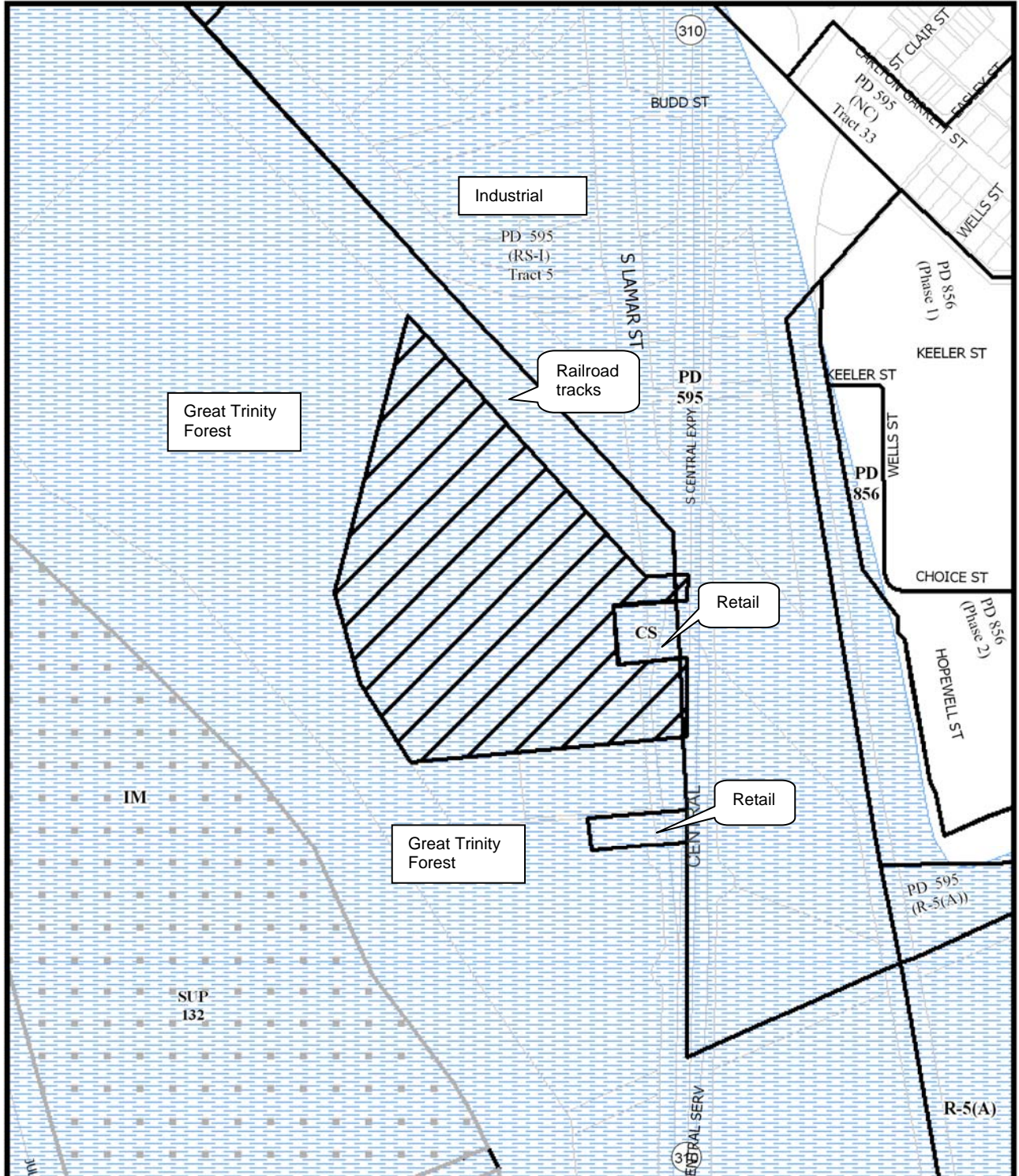


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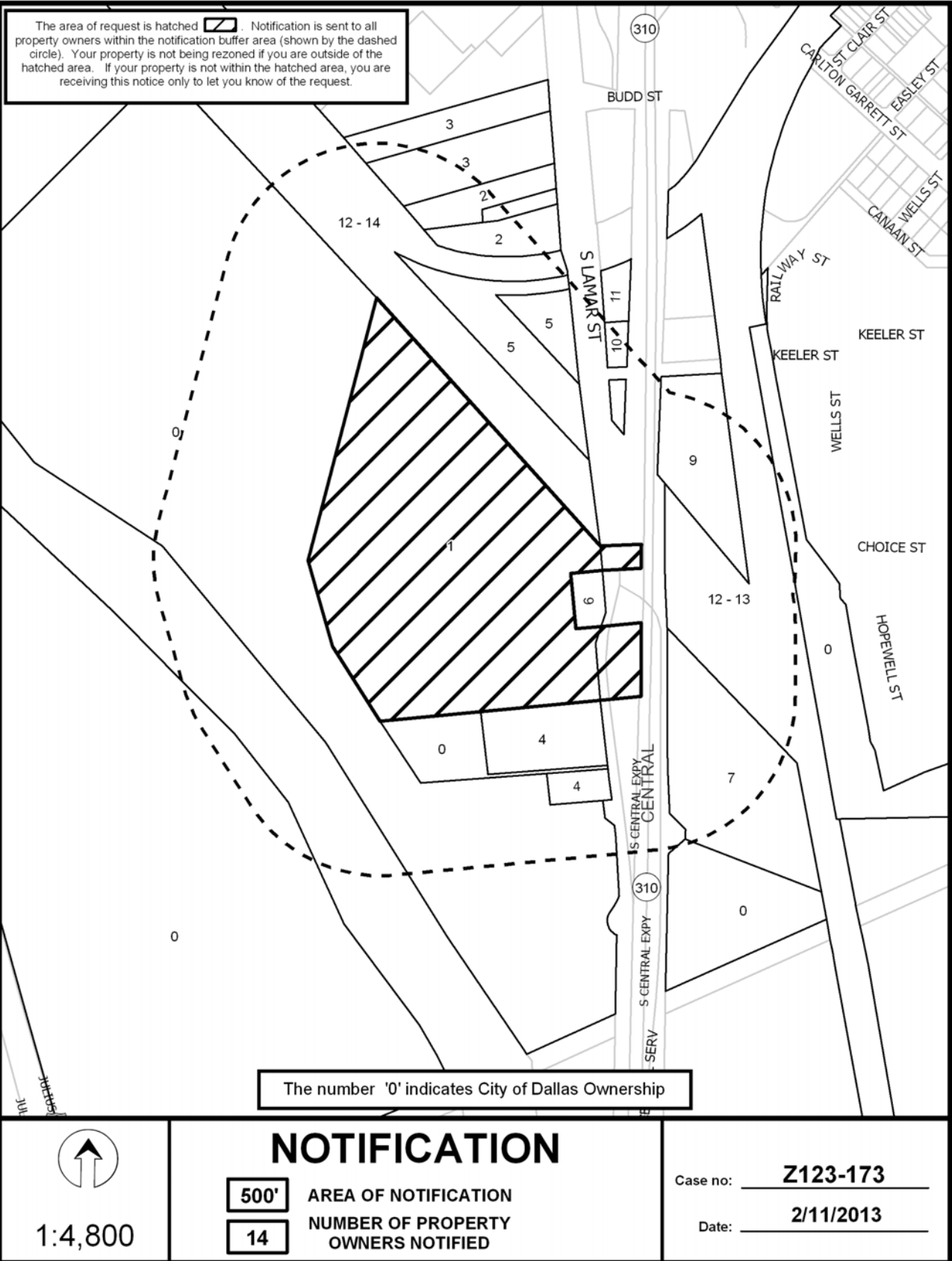
VICINITY MAP

Case no: **Z123-173**

Date: **2/11/2013**



 1:4,800	<h1>ZONING AND LAND USE</h1>	Case no: <u> Z123-173 </u> Date: <u> 2/11/2013 </u>
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Notification List of Property Owners

Z123-173

14 Property Owners Notified

Label #	Address	Owner
1	5901 LAMAR ST	5901 SOUTH LAMAR STREET LLC
2	5433 LAMAR ST	VAM341 LLC
3	5425 LAMAR ST	5427 LAMAR LLC
4	6043 LAMAR ST	ALLIGATOR JACK INC
5	5501 LAMAR ST	CUSTOM MANUFACTURING CO
6	5815 LAMAR ST	5901 LAMAR LP
7	6000 LAMAR ST	ARMSTRONG JERRY DALE SR
8	5608 LAMAR ST	LAY LANG TENG & SRENG LAY
9	5610 LAMAR ST	HODGES STANDARD L
10	5600 LAMAR ST	LAY SRUN
11	5506 LAMAR ST	GIANSON INC
12	9999 NO NAME ST	UNION PACIFIC RR CO % TAX DEPT
13	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO % UNION PACIFIC
14	9999 NO NAME ST	UNION PACIFIC RR CO % TA

Planner: Warren F. Ellis

FILE NUMBER: Z123-189(WE) **DATE FILED:** January 30, 2013

LOCATION: Truck Avenue and Birmingham Avenue, south corner

COUNCIL DISTRICT: 7 **MAPSCO:** 46 –U & T

SIZE OF REQUEST: Approx. 18.8 acres **CENSUS TRACT:** 37

APPLICANT / OWNER: Dallas Independent School District

REPRESENTATIVE: Karl Crawly
MASTERPLAN

REQUEST: An application for a Planned Development District for an athletic field and MF-2(A) Multifamily District uses on property zoned an MF-2(A) Multifamily Subdistrict, an R-5(A) Single Family Subdistrict and an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The purpose of this request is to allow DISD to develop athletic fields on the site for the students at James Madison High school. The fields will be used as a practice facility.

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

BACKGROUND INFORMATION:

- The Dallas Independent School District is proposing to develop a softball field and baseball field for the student athletes of James Madison High School. The proposed fields will not have lights, but will have a 2,500 square foot locker room/ storage facility constructed along the west site of the baseball field.
- The request site is adjacent to DART light rail to the north and single family uses to the east and south, across Meadow Street. Properties to the west consist of undeveloped land and single family uses.

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

1. Z101-181 On Wednesday, December 12, 2012, the City Council approved amendments to Planned Development District 595, the South Dallas/Fair Park Special Purpose District, amending the standards for certain uses, considering appropriate zoning on certain parcels currently zoned for multifamily and non-residential uses, adding a new single family district classification and new mixed use form district classifications on property zoned Planned Development District No. 595 and an NS(A) Neighborhood Service District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Birmingham Avenue	Local	38 ft.	38 ft.
Meadow Street	Local	50 ft.	50 ft.

Land Use:

	Zoning w/in PD No. 595	Land Use
Site	MF-2(A), R-5(A), NC	Undeveloped
Northeast	MF-2(A)	DART Rail line, undeveloped
Southeast	MF-2(A), R-5(A)	Single Family Undeveloped
Northwest	MF-2(A), R-5(A)	Single family, Undeveloped
Southwest	R-5(A)/H100	Single Family

Comprehensive Plan: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the

applicant’s request. The Plan identifies the request site as being in a Residential Building Block.

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

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

Land Use Compatibility: The 5.381 acre site is undeveloped and is adjacent to residential uses. A DART light rail line runs along the northeast property line of the request site. The applicant’s request for a Planned Development District for MF-2(A) Multifamily District uses and an athletic field will permit the construction of several athletic fields on site. In addition, the Planned Development District will permit an 8-foot height perimeter fence and off-street parking in the front yard setbacks. The practice fields will not have lights, but will have a batting cage/ bullpen and a 2,500 square foot locker room/ storage facility that is proposed to be constructed along the west site of the baseball field.

The athletic fields will be used as a practice field for the athletics attending the James Madison High School. The high school is located on the south corner of Martin Luther King Jr. Boulevard and Meadow Street.

Staff’s recommendation is for approval of a Planned Development District for MF-2(A) Multifamily District uses and an athletic filed, subject to a development plan and conditions.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
MF-2(A) – existing 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
R-5(A) – existing Single Family	20'	5'	1 Dwelling Unit/ 5,000 sq. ft.	30'	45%		Single family

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
NC – existing Neighborhood Commercial	0'	15' adjacent to residential OTHER: No Min.	0.5 overall	30' 2 stories	40%	Proximity Slope Visual Intrusion	Retail & personal service, office
PDD - Proposed MF-2(A) 7 an athletic field	0' on fields OTHER: 15'	0' on fields OTHER: 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, athletic fields

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

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

**LIST OF OFFICERS
DISD**

President



Lew Blackburn
District 5
Term Expires 2013

1st Vice President



Adam Medrano
District 8
Term Expires 2014

2nd Vice President



Eric Cowan
District 7
Term Expires 2013

Board Secretary



Nancy Bingham
District 4
Term Expires 2013



Elizabeth Jones
District 1
Term Expires 2015



Mike Morath
District 2
Term Expires 2014



Dan Micciche
District 3
Term Expires 2015



Carla Ranger
District 6
Term Expires 2014



Bernadette Nutall
District 9
Term Expires 2015

PROPOSED PDD CONDITIONS

“ARTICLE

PD

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

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

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

PD District No.____ is established on property on the east corner of Meadows Street and Birmingham Avenue. The size of PDD No.____ is approximately 5.381 acres.

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

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

SEC. 51P - _____.104. EXHIBIT.

The following exhibit is incorporated into this article:

- (a) Exhibit ____A: development plan.

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

(a), Except as provided in this section, a private recreation center, club, or area limited to an athletic facility and related structures, development and use of the Property must comply with the development plan (Exhibit ____A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

(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.

The only main uses permitted in this district are:

(1) A private recreation center, club, or area, limited to an athletic facility and related structures (permitted by right) in conjunction with a public school other than an open enrollment charter school, and

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

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

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

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

- Accessory outside display of merchandise
- Accessory outside sales
- Accessory pathological waste incinerator
- Home occupation
- Private stable

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

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

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

(b) Front yard. For a public school other than an open enrollment charter school, a private recreation center, club, or area limited to an athletic facility and related structures, no minimum front yard as shown on the development plan.

(c) Side and rear yard. For a public school other than an open enrollment charter school, a private recreation center, club, or area limited to an athletic facility and related structures, no minimum side and rear yard. as shown on the development plan.

(d) Floor area ratio. For a public school other than an open enrollment charter school, a private recreation center, club, or area limited to an athletic facility and related structures, no maximum floor area ratio.

(e) Height. For a public school other than an open enrollment charter school, a private recreation center, club, or area limited to an athletic facility and related structures, maximum structure height is as shown on the development plan. The residential proximately slope does apply to a private recreation center, club, or area limited to an athletic facility and related structures.

(f) Lot size. For a public school other than an open enrollment charter school, a private recreation center, club, or area limited to an athletic facility and related structures, no minimum lot size.

(g) Stories. For a public school other than an open enrollment charter school, a private recreation center, club, or area limited to an athletic facility and related structures, no maximum number of stories

(h) Fence. For a public school other than an open enrollment charter school, a private recreation center, club, or area limited to an athletic facility and related structures, a minimum of an 8-foot chain fence is permitted in the front yard as shown on the development plan.

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

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

(b) For a public school other than an open enrollment charter school, a private recreation center, club, or area limited to an athletic facility and related structures, a minimum of 15 off-street parking spaces must be provided in the location shown on the development plan.

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

See Article VI.

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

(a) Landscaping must be provided in accordance with Article X, as amended

(b) For a public school other than an open enrollment charter school, a private recreation center, club, or area limited to an athletic facility and related structures, landscaping must be in accordance with the attached development plan.

(c) For a public school other than an open enrollment charter school, a private recreation center, club, or area limited to an athletic facility and related structures, parking lot trees and site trees are not required.

(d) A tree removal permit may be issued by the Building Official prior to the issuance of a building permit.

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

SEC. 51P - _____.114. SIGNS.

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

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

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

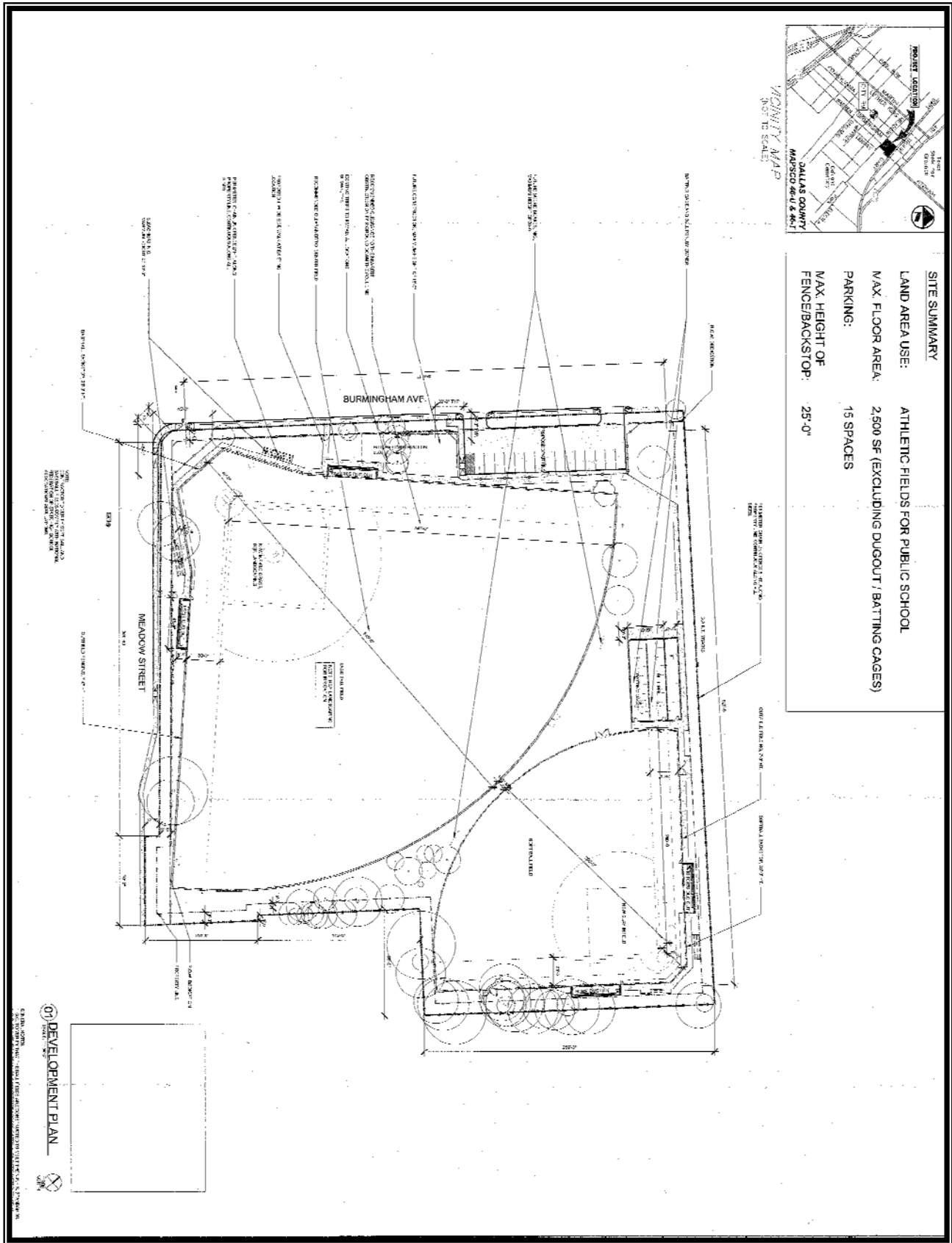
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

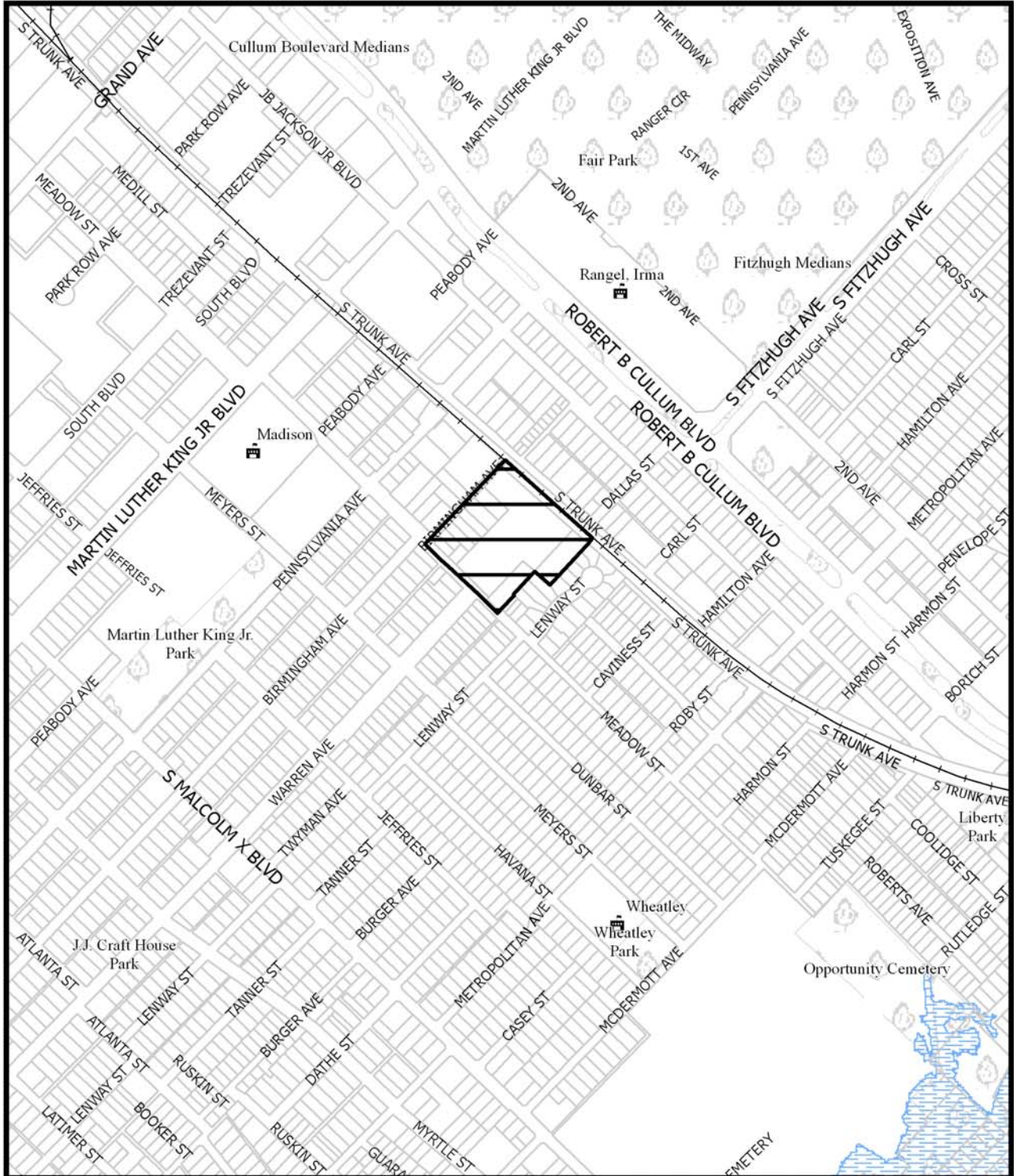
SEC. 51P - _____.117. COMPLIANCE WITH CONDITIONS.

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

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

PROPOSED DEVELOPMENT PLAN



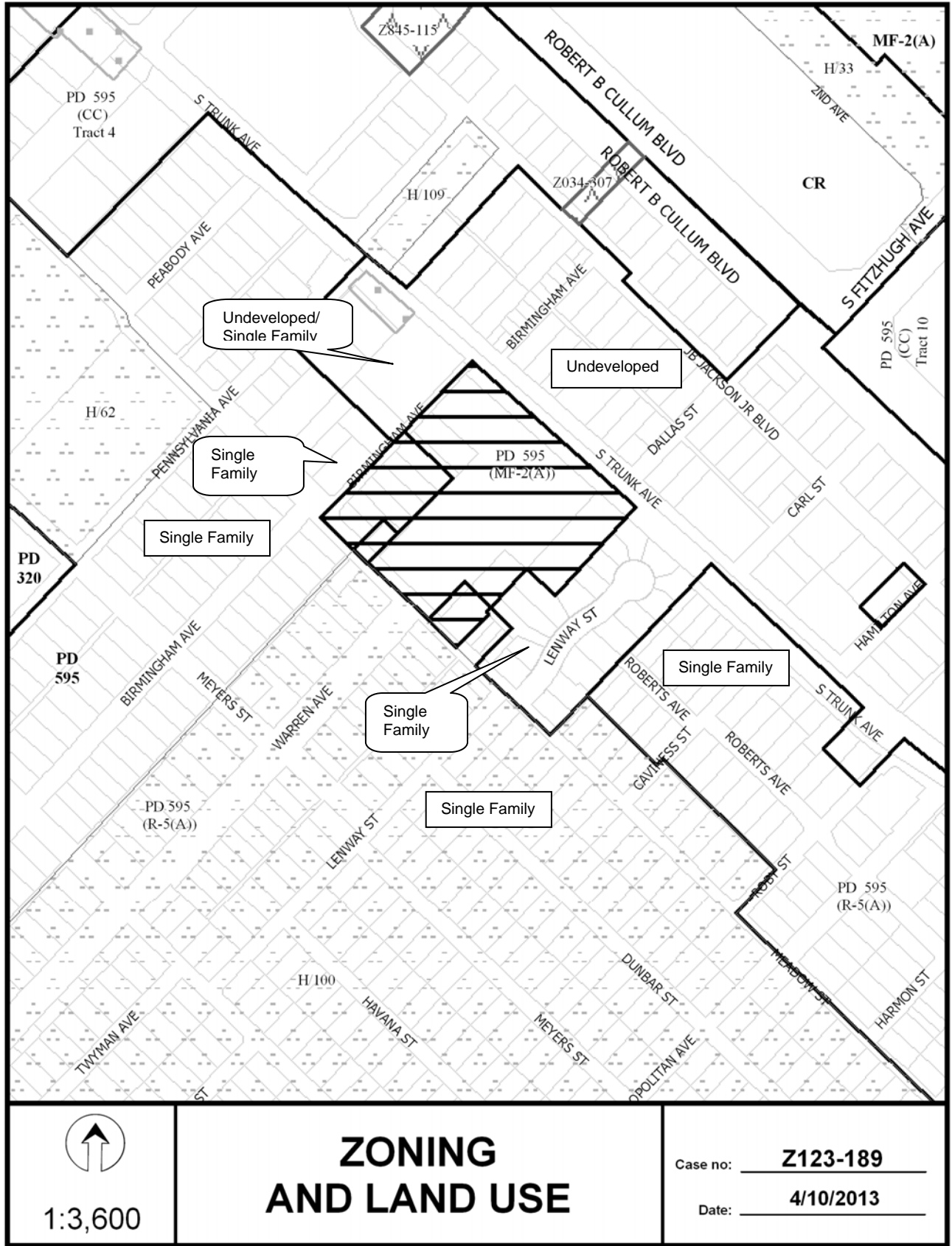


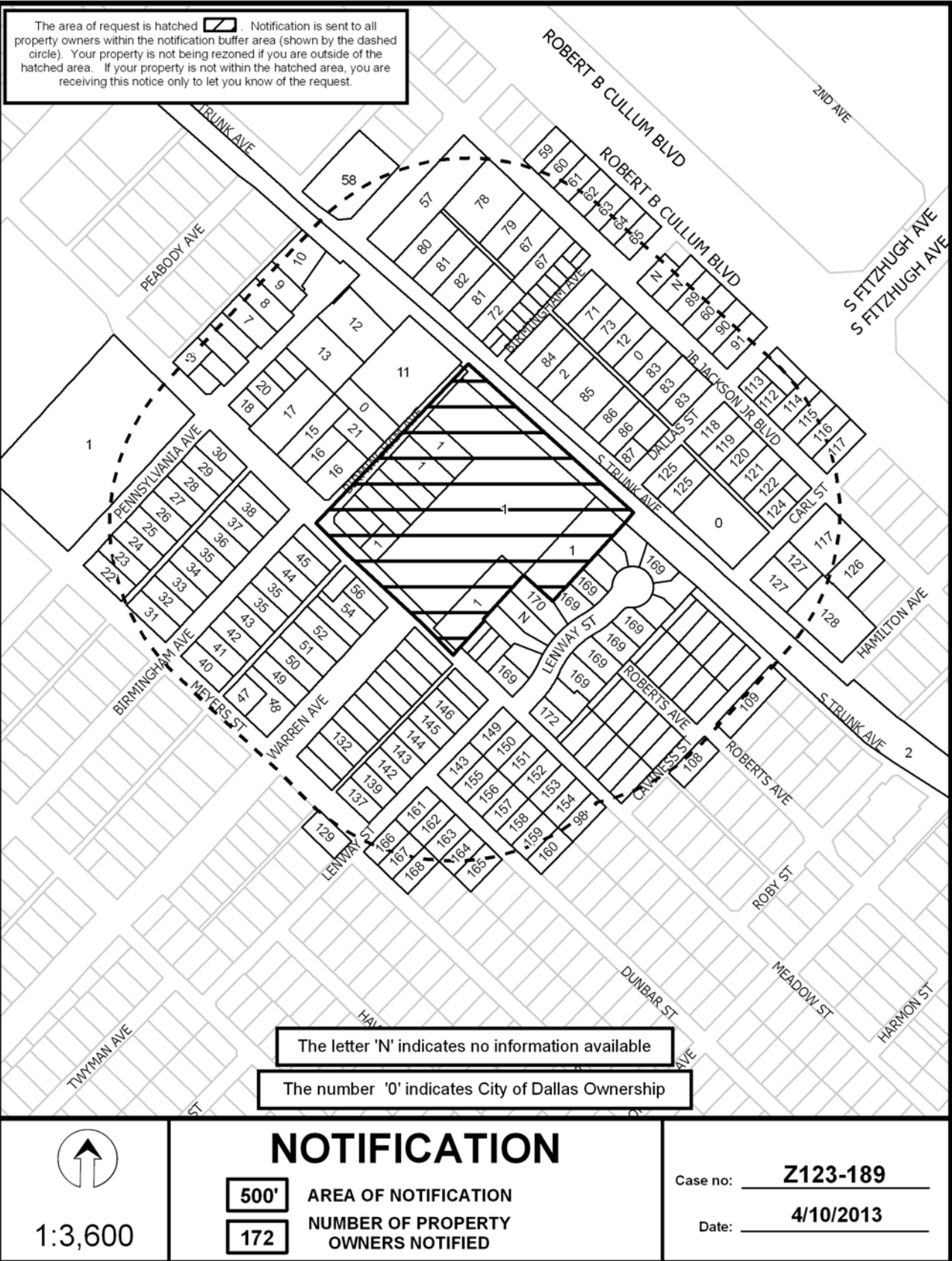
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VICINITY MAP

Case no: **Z123-189**

Date: **4/10/2013**





Notification List of Property Owners

Z123-189

172 Property Owners Notified

Label #	Address	Owner
1	3312 MEADOW ST	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
2	1806 TRUNK AVE	DART
3	3112 MEADOW ST	FOREMAN SANDRA V
4	3103 PENNSYLVANIA AVE	SALVO JAMES J
5	3105 PENNSYLVANIA AVE	GUNELS VERA M
6	3109 PENNSYLVANIA AVE	BLACK DORIS LINELL %GWENDOLYN BROWN
7	3113 PENNSYLVANIA AVE	LEWIS JOHN A SR
8	3117 PENNSYLVANIA AVE	MCMILLAN WILLIE EDWARD
9	3121 PENNSYLVANIA AVE	HENDERSON ALFREDIA
10	3125 PENNSYLVANIA AVE	HUNTER DANNY J
11	3131 BIRMINGHAM AVE	MULTIPLE STREAMS OF GRACE LLC
12	3128 PENNSYLVANIA AVE	SETTLES C L
13	3116 PENNSYLVANIA AVE	TWO PODNERS
14	3112 PENNSYLVANIA AVE	TOPLETZ INVESTMENTS SUITE 301
15	3214 MEADOW ST	RAMIREZ JOSE E NO 101
16	3220 MEADOW ST	JONES MELVA RUTH
17	3210 MEADOW ST	RAMIREZ JOSE & MARIA
18	3104 PENNSYLVANIA AVE	HARRIS & HARRIS PPTIES LLC
19	3110 PENNSYLVANIA AVE	WEEKLEY WILBERT JR %LEON RICHARD
20	3106 PENNSYLVANIA AVE	YOUNG BILLY RAY ET AL
21	3115 BIRMINGHAM AVE	ROBERTS MATTIE D
22	3002 PENNSYLVANIA AVE	LOCHHEAD RANDY A
23	3008 PENNSYLVANIA AVE	COMMON GROUND COMMUNITY DEV CORP
24	3010 PENNSYLVANIA AVE	DAVIS SHELLIE A JACKSON
25	3012 PENNSYLVANIA AVE	CHAMBERS JOAN E
26	3014 PENNSYLVANIA AVE	AYERS EVERLINE B

4/9/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3016 PENNSYLVANIA AVE	BUCKNER MARQUIES RAYMOND
28	3018 PENNSYLVANIA AVE	BALDWIN JERRY V &
29	3028 PENNSYLVANIA AVE	DEARMAN EDWARD
30	3032 PENNSYLVANIA AVE	DERRICKS MARCUS
31	3001 BIRMINGHAM AVE	SOUTH DALLAS FAITH BASED OUTREACH MINIST
32	3007 BIRMINGHAM AVE	TUCK CLARA
33	3011 BIRMINGHAM AVE	ROBINSON JIMMIE GEORGE & STEPHANIE
34	3015 BIRMINGHAM AVE	ROBINSON JIMMIE & STEPHANIE
35	3017 BIRMINGHAM AVE	ROBINSON HARRIETT
36	3021 BIRMINGHAM AVE	DALLAS CITY OF ETAL PPTY MGMT ROOM 203
37	3025 BIRMINGHAM AVE	FREDERICK LOUIS EST
38	3031 BIRMINGHAM AVE	BROWN JERRY B
39	3033 BIRMINGHAM AVE	SOLOMON VESTA
40	3000 BIRMINGHAM AVE	IRANI GEV B & JEROO IRANI ET AL
41	3006 BIRMINGHAM AVE	RODRIGUEZ JOSE RITO
42	3008 BIRMINGHAM AVE	PEREZ CIPRIANO & ROSA RUBIO
43	3012 BIRMINGHAM AVE	IRANI GEV & JEROO IRANI
44	3020 BIRMINGHAM AVE	ROUTE HATTIE L
45	3022 BIRMINGHAM AVE	DAVIS MAUDIE
46	3034 BIRMINGHAM AVE	COMMON GROUND COMMUNITY ECONOMIC DEVELOP
47	3314 MEYERS ST	DAVIS KEVIN E & LA SHAN & JOHN W COLLINS
48	3005 WARREN AVE	TOWNSEND BETTY J
49	3011 WARREN AVE	KINNEY ALICE
50	3015 WARREN AVE	FAZ ISMAEL
51	3019 WARREN AVE	TOLIVER ANTHONY & VALLERIE
52	3021 WARREN AVE	DALLAS CITY OF DISD ET AL STE 203
53	3027 WARREN AVE	MANNING DAVID INC
54	3033 WARREN AVE	GAINES ROY STE 323
55	3313 MEADOW ST	VICARO ANTOINETTE MARIE &
56	3037 WARREN AVE	AMERICAN INV CO 3RD FLR INWOOD PROF BLD
57	3224 PENNSYLVANIA AVE	MITCHEM DERRICK

4/9/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3203 PENNSYLVANIA AVE	SIMPLE FAITH INTERNATIONAL
59	1712 J B JACKSON JR BLVD	BEDFORD L A JR
60	1714 J B JACKSON JR BLVD	HOLMES RONNIE L
61	1718 J B JACKSON JR BLVD	BEDFORD L A JR
62	1720 J B JACKSON JR BLVD	SHARP MARY JEANNE
63	1722 J B JACKSON JR BLVD	SMITH CHRISTINE
64	1724 J B JACKSON JR BLVD	GREAT WESTERN FINCL SERV
65	1730 J B JACKSON JR BLVD	WILLIAMS ELZIE
66	3213 BIRMINGHAM AVE	ALEXANDER BURLEE C/O JEWELL SUTTON
67	1725 J B JACKSON JR BLVD	EQUABLE INVESTMENT CORP
68	1732 TRUNK AVE	R M W DEV INC
69	3217 BIRMINGHAM AVE	DALLAS CITY OF COUNTY OF DALLAS DISD & E
70	3203 BIRMINGHAM AVE	DALLAS BLACK CHAMBER OF COMMERCE
71	1733 J B JACKSON JR BLVD	GARTH ARKIT
72	1722 TRUNK AVE	DALLAS BLACK CHAMBER COMMERCE
73	1731 J B JACKSON JR BLVD	GARTH ARKIT
74	3209 BIRMINGHAM AVE	MAY ALONZA
75	3215 BIRMINGHAM AVE	NASH MILDRED
76	3211 BIRMINGHAM AVE	STRINGER JERRY R
77	1730 TRUNK AVE	MURRAY EUNICE
78	1709 J B JACKSON JR BLVD	DALLAS HOUSING ACQUISITION & DEV CORP CI
79	1719 J B JACKSON JR BLVD	HUDSON JOE
80	1708 TRUNK AVE	JUSGO INC
81	1712 TRUNK AVE	SIMPLE FAITH INTERNATIONAL
82	1716 TRUNK AVE	WAGONER ROBERT ETAL
83	1821 J B JACKSON JR BLVD	LAST COVENANT C O G I C
84	1804 TRUNK AVE	BROWN JERRY
85	1814 TRUNK AVE	SIMPLE FAITH INTERNATIONAL
86	1818 TRUNK AVE	DALLAS HOUSING ACQUISITION & DEVELOPMENT
87	1826 TRUNK AVE	HAMILTON HUEY JR & DIANNE
88	3205 DALLAS ST	NORTON D W & CO LLC

4/9/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1806 J B JACKSON JR BLVD	BURKS EMMA
90	1814 J B JACKSON JR BLVD	ELDRIDGE JAMES CLIFTON
91	1818 J B JACKSON JR BLVD	ELDRIDGE JAMES C
92	3412 MEADOW ST	BLAIR DOROTHY JONES % DON BLAIR
93	3410 MEADOW ST	WILLIAMS FRED
94	3414 MEADOW ST	BEST BUY PROPERTIES INC
95	3512 MEADOW ST	LIBERTY MORTGAGE COMPANY C/O MATT HARTMA
96	3514 MEADOW ST	LIBERTY MORTGAGE COMPANY
97	3520 MEADOW ST	BLAIR DONALD L
98	3524 MEADOW ST	WHITE OTIS
99	3455 ROBERTS AVE	EVANS DAVID L
100	3451 ROBERTS AVE	EL AMIN ABDULLAH
101	3447 ROBERTS AVE	ID DEEN HANEEF AYYUB
102	3443 ROBERTS AVE	ABDULAH R K & SHIRLEY ABDULAH
103	1760 ALBERTUS DR	FENDER H R C/O MATT HARTMAN
104	3438 ROBERTS AVE	PITRE ROBERT C/O MATT HARTMAN
105	3446 ROBERTS AVE	ABDULLAH RASHID K & SHIRLEY
106	3450 ROBERTS AVE	BENTON JOHN
107	3454 ROBERTS AVE	MITCHELL ROBERTA D
108	3501 ROBERTS AVE	CHATMAN STEPHEN
109	3500 ROBERTS AVE	J & K ROACH INVESTMENTS LLC
110	3310 DALLAS ST	MCGRIFF BURNETTE MCGRIFF CHARLES
111	3306 DALLAS ST	MCGRIFF CHARLES & BURNETT MCGRIFF
112	1902 J B JACKSON JR BLVD	ROMINE AVENUE CHRISTIAN CHURCH
113	1906 J B JACKSON JR BLVD	COFFMAN RUDOLPH ETAL
114	1910 J B JACKSON JR BLVD	VASQUEZ FLORIBERTO & MARY
115	1914 J B JACKSON JR BLVD	GARTH ARKIT
116	1916 J B JACKSON JR BLVD	DANIEL RICHARD L
117	1920 J B JACKSON JR BLVD	BECKLES R O
118	1901 J B JACKSON JR BLVD	CARAWAY BRUCE
119	1905 J B JACKSON JR BLVD	JUAREZ BENIGNO

4/9/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	1909 J B JACKSON JR BLVD	REDDY NALLU R
121	1913 J B JACKSON JR BLVD	HART ARCHIE EST OF % GARNER ELIZABETH
122	1917 J B JACKSON JR BLVD	BEALER DONNA TR
123	1921 J B JACKSON JR BLVD	REALCO INVESTMENTS INC
124	3223 CARL ST	MOXIE INVESTMENTS LTD
125	1900 TRUNK AVE	ST PHILIPS SCHOOL & COMMUNITY CENTER
126	2009 J B JACKSON JR BLVD	PRUITT BESSIE LEE
127	3204 CARL ST	RAMOS JESSE M
128	3201 HAMILTON AVE	UNGER DONALD G
129	2939 LENWAY ST	JONES VERLINE COOKS
130	3000 WARREN AVE	BEASLEY MILDRED M EST OF % SHEILA HAWKIN
131	3004 WARREN AVE	CLEAVER D T JR ET AL % ROSE CLEAVER
132	3006 WARREN AVE	FAGAN RUSSELL
133	3012 WARREN AVE	RICHARDS JESSIE MAE
134	3014 WARREN AVE	JBIII INVESTMENT INC
135	3018 WARREN AVE	WINDOM GEORGIA M
136	3022 WARREN AVE	RICHARDS TAFT JR
137	3003 LENWAY ST	WORLD IMPACT INC
138	3026 WARREN AVE	WASHINGTON BARBARA
139	3007 LENWAY ST	NEWTON BOBBY RAY & VICKIE LYNN
140	3030 WARREN AVE	MEADOR THOMAS S JR
141	3034 WARREN AVE	D & D PROPERTIES
142	3011 LENWAY ST	AGUIRRE MARIA T
143	3015 LENWAY ST	WILLIAMS BARBARA SWEET
144	3019 LENWAY ST	WILLIAMS BARBARA S
145	3023 LENWAY ST	TUCKER VELMA
146	3027 LENWAY ST	WASHINGTON ARVETA
147	3033 LENWAY ST	ELIJAH & ASSOC ENTERPRISE INC
148	3029 LENWAY ST	FLINTROY PETER & REATHER FLINTROY TRUSTE
149	3503 MEADOW ST	TEMPLE CLARA ESTATE OF
150	3507 MEADOW ST	BELL KITTIE M

4/9/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	3511 MEADOW ST	CAMPBELL EARL & MARILYN J
152	3515 MEADOW ST	MASON EDNA M
153	3519 MEADOW ST	RAGSDALE DIANE L
154	3523 MEADOW ST	JACKSON JOHN L
155	3506 DUNBAR ST	THOMAS BOBBY JOE
156	3510 DUNBAR ST	HAWKINS HAROLD
157	3512 DUNBAR ST	WHEELER BARBARA
158	3514 DUNBAR ST	PHILLIPS JOSEPH F JR
159	3522 DUNBAR ST	SHOCKLEY JAMES E
160	3526 DUNBAR ST	STONE NORMAN D & BARBARA
161	3503 DUNBAR ST	SIMS LAURA
162	3505 DUNBAR ST	GRIFFIN KIMBERLY S
163	3509 DUNBAR ST	TOPLETZ HAROLD & JACK TOPLETZ
164	3511 DUNBAR ST	JACKSON CLAUDENE HAWKINS
165	3515 DUNBAR ST	LOPEZ JOSE LUIS
166	3500 MEYERS ST	JOHNSONDENT HATTIE M EST OF
167	3506 MEYERS ST	ILLICKAL BENNY
168	3510 MEYERS ST	MOORE TIBERTHA
169	3102 LENWAY ST	SOUTH DALLAS FAIR PARK INNERCITY DEV COR
170	3118 LENWAY ST	GENT KESHA
171	3138 LENWAY ST	SOUTH DALLAS FAIR PARK INNERCITY DEV COR
172	3105 LENWAY ST	BELL CHARLOTTE IRENE

FILE NUMBER: Z123-186(GC)

DATE FILED: January 24, 2013

LOCATION: Generally located east of the Dallas North Tollway, south of Southern Boulevard, south of the northern boundary of (Block E) Montfort Place, south of the northern boundary of Woodchase Apartments, south of the northern boundary of Preston View Estates, west of Preston Road, and north of Interstate Highway 635 (LBJ Freeway).

COUNCIL DISTRICT: 11

MAPSCO: 15-K, 15-J, 14-M, 14-N, 14-P, 14-R

SIZE OF REQUEST: ±445 acres

CENSUS TRACTS: 0136.15, 0136.16, 136.26

REQUEST: A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 22, Planned Development District No. 130, Planned Development District No. 215, Planned Development District No. 250, Planned Development District No. 279, Planned Development District No. 322, Planned Development District No. 423, Planned Development District No. 713, Planned Development District No. 782, a CR Community Retail District with deed restrictions on a portion, a CS Commercial Service District, a GO(A) General Office District with deed restrictions on a portion, an RR Regional Retail District with deed restrictions on a portion and Specific Use Permit Nos. 1335, 1389, 1390 on a portion, an LO-2 Limited Office District with deed restrictions on a portion, an NO(A) Neighborhood Office District, an MO-2 Mid-range Office District, an MF-1(A) Multifamily District, an MF-4(A) Multifamily District, an MU-1 Mixed Use District with deed restrictions on a portion, an MU-2 Mixed Use District with deed restrictions on a portion, an MU-3 Mixed Use District, an MU-3 (SAH) Mixed Use District Affordable, and a P(A) Parking District with consideration being given to appropriate zoning including use, development standards, and other regulations that would allow for and encourage development in appropriate areas.

SUMMARY: A Planned Development District is being proposed to foster the creation of a regional mixed use center, with moderate to high density residential and non-residential uses developed in a pedestrian-, bicycle- and transit-friendly format, supported by an enhanced network of streets and open spaces.

STAFF RECOMMENDATION: Approval of a Planned Development District subject to a street plan, an open space plan, and conditions with retention of Specific Use Permit Nos. 1335, 1389 and 1390 and Deed Restrictions Nos. Z756-210, Z989-173, Z990-232, and approval of the termination of Deed Restrictions No. Z056-226 on the northwest corner of Preston Road and LBJ Freeway and no change of zoning on property zoned an MU-2 Mixed Use District with deed restrictions, an NO(A) Neighborhood Office District and a portion of Planned Development District No. 250 in an area generally bound by Peterson Lane, both sides of Montfort Drive, James Temple Drive and a line approximately 590 feet east of Noel Road.

BACKGROUND INFORMATION:

- In 2011, the North Dallas Chamber of Commerce brought representative property and business owners within this area to the table and led a series of stakeholder meetings to discuss the future potential for both new development and redevelopment. This private stakeholder group took the lead in creating a unified vision and implementation plan for economic growth in this area. The group reviewed proposals from several local and national planning teams and, in 2012, was ready to move forward with the development of an area plan.
- On October 10, 2012, the Dallas City Council authorized a Chapter 380 Economic Development Grant to the North Dallas Chamber of Commerce for a Galleria-Valley View Area Planning Study. The goal of the Plan was to establish a comprehensive vision to guide future private investment, economic development and public infrastructure investments in a coordinated fashion. In particular, the plan would focus on urban design, land use and transportation and to ensure a framework that encourages economic development consistent with the vision. The plan would also provide the means to ensure that future development would ultimately maximize public benefit. An Advisory Committee made up of property owners and key stakeholders in the area was formed to guide the plan's creation.
- Between December 2012 and March 2013, the Advisory Committee met four times. The focus of those meetings was to create a Valley View-Galleria Area Plan for the area. The major issues of land use, streets, circulation, streetscape design, gateways, open space and sustainability were discussed and addressed. During the visioning process, it became apparent that much of the existing zoning is no longer relevant to the long-term goals of the area and, as a more defined Vision Plan emerged, rezoning options to accommodate the vision were also explored.
- On January 9, 2013, the City Plan Commission authorized a hearing to determine proper zoning. Consideration was given to amending existing zoning, to create a new regional mixed use center, with moderate to high density residential and non-residential uses developed in a pedestrian-, bicycle- and transit-friendly format, supported by an enhanced network of streets and open spaces. Development standards following form based zoning were given special consideration to allow for the flexibility of mixed use while also encouraging walkable streetscapes.
- On December 10, 2012 and April 4, 2013, public stakeholder meetings were held at the Westin Galleria to discuss the Valley View-Galleria Area Plan and proposed zoning amendments to the area. Notices were sent to all property owners within the study area to advise them of the meetings. These meetings were well attended, with over 450 participant's altogether.

- On April 18, 2013, the Valley View-Galleria Area Plan was recommended for approval by City Planning Commission.

Zoning History:

The principal zoning cases over the past five-year period are summarized below:

#	CASE #	DATE	DISPOSITION
1	Z067-154	05/23/07	From PD 22 to RR Regional Retail District.
2	Z067-157	05/23/07	Amendment to PD No.215 for SC Shopping Center District uses and MF-3 Multifamily uses, and termination of development plan and landscape plan.
3	Z067-280	09/26/07	From NO(A) Neighborhood Office District to MU-2 Mixed Use District
4	Z067-282	09/26/07	From NO(A) Neighborhood Office District to MU-2 Mixed Use District
5	Z067-283	09/26/07	From GO(A) General Office District to MU-2 Mixed Use District
6	Z078-123	04/09/08	From MU-2(SAH) Mixed Use District-Affordable to PD No. 728
7	BDA067-050	06/12/2007	Parking reduction of 57 parking spots (23%) for a financial institution.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Current Cross Section	Current Thoroughfare Plan Designation
Preston Road	Principal Arterial	6-lanes divided	PA/M-6-D(A)
Montfort Drive	Minor Arterial	6-lanes divided	MA/M-6-D(B)
Alpha Road	Community Collector	4-lanes divided	C/M-6-D(B)
Noel Road	Community Collector	4-lanes divided	C/M-6-D(B)
Peterson Lane	Local	4-lanes undivided	N.A. (local)
James Temple	Local	Drive 4-lanes undivided	N.A. (local/private)

A Thoroughfare Plan amendment related to this rezoning request is being considered concurrently with the proposed zoning change. The Streets Plan in this proposed zoning district will be in conformance with the street designations in the proposed Thoroughfare Plan amendment.

STAFF ANALYSIS:

Comprehensive Plan:

This zoning request is consistent with the *forwardDallas!* Comprehensive Plan adopted June 2006. The Comprehensive Plan's *Vision Illustration* depicts the request area as within Urban Mixed-Use, Business Center or Corridor, Multi-Modal Corridor and Transit Center Building Blocks. The *Vision Illustration* depicts Urban Mixed-Use Building Block generally located on the Valley View Mall area. A Transit Center Building Block node is shown within this block to emphasize the potential opportunity for future transit. The remaining western and northern sections of area, including the Galleria Mall, are identified as Business Center or Corridor Building Block

This Planned Development District proposal is consistent with the Valley View Galleria Valley View-Galleria Area Plan recently recommended for approval by the City Plan Commission and which will be incorporated into the *forwardDallas!* Comprehensive Plan. The Valley View-Galleria Area Plan is consistent with the Comprehensive Plan and serves to refine the vision for the area.

This proposal is consistent with the goals and policies of the Comprehensive Plan. Specifically:

LAND USE ELEMENT

GOAL 1.2 Promote desired development

GOAL 1.4 Coordinate planning activities to balance transportation, land use, infrastructure and the environment

ECONOMIC ELEMENT

GOAL 2.1 Promote balanced growth

GOAL 2.2 Engage in strategic economic development

GOAL 2.5 Foster a city of great neighborhoods

TRANSPORTATION ELEMENT

GOAL 4.1 Provide a fundamental land use/ transportation linkage

URBAN DESIGN ELEMENT

GOAL 5.1 Promote a sense of place, safety and walkability

GOAL 5.2 Strengthen community and neighborhood identity

GOAL 5.3 Establishing walk-to convenience

ENVIRONMENTAL ELEMENT

GOAL 6.5 Provide access to parks, open spaces and recreational opportunities

NEIGHBORHOOD ELEMENT

GOAL 7.1 Promote vibrant and viable neighborhoods

Land Use Compatibility:

On the far western boundary of the area is the Galleria Mall which includes the Westin Galleria hotel. The eastern portion of the area contains the Valley View Mall, which is largely vacant. Between these two, the area consists of commercial and retail service centers and individual pad sites, several large office buildings, and several apartment complexes.

The Galleria-Valley View area, located at the confluence of two major transportation corridors, is one of Dallas' major regional business centers with significant Class A office space, strong destination retail, as well as several high quality hotels. This area is identified as a key growth area in the City of Dallas Strategic Engagement Plan as well as the **forwardDallas!** Comprehensive Plan. Further, this site fulfills the City Council's citywide "megasite" redevelopment opportunity area definition.

The Galleria-Valley View Area is envisioned as the primary regional town center of North Dallas, characterized by an economically vibrant and environmentally sustainable mix of moderate to high density residential and non-residential land uses, supported by an enhanced system of streets and open spaces. The goals of this special purpose district are as follows:

- 1) Encourage development that creates a diverse mix of compatible land uses designed to support a pedestrian, bicycle and transit friendly environment, reduce the dominance of visible parking, and reduce environmental impacts.
- 2) Create a network of well-maintained, publicly-accessible open spaces with a range of sizes and functions, designed to enhance the quality of life for the growing resident population and workforce.
- 3) Create a network of connected streets and pathways designed to enhance the multi-modal accessibility while reducing automobile-dependence through improvements that support pedestrian, bicycle, and transit circulation.

Key Zoning Features and Changes

Existing Zoning

According to the Valley View – Galleria Area Plan, much of the existing zoning is no longer relevant to the long-term goals of the area. While the Galleria Mall continues to be a strong destination retail site, the nearby Valley View Mall site and some surrounding properties have declined.

The vast majority of the area is zoned primarily with RR Regional Retail (the Valley View Mall), MF Multifamily (primarily north of Alpha Road), and MU Mixed Use districts (also north of Alpha Road). There are numerous mixed use Planned Development Districts. There are a few small individual parcels zoned for GO(A) General Office District, LO-2

Limited Office District, NO(A) Neighborhood Office District, MO-2 Mid-range Office District, and a P(A) Parking District.

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
MF-1(A) Multifamily	15'	15'	Min lot 3,000 sq. ft. 1,000 sq ft – E 1,400 sq. ft – 1 BR 1,800 sq ft – 2 BR +200 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
MF-4(A) Multifamily	15'	10'	Min lot 6,000 sq. ft. 225 sq ft – E 275 sq. ft – 1 BR 325 sq ft – 2 BR +50 sq ft each add BR	240'	80%	Proximity Slope U-form setback Tower spacing	Multifamily
NO(A) Neighborhood Office	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	50%	Proximity Slope Visual Intrusion	Office
LO-2 Limited office – 1	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR	95' 7 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office – limited retail & personal service uses
MO-2 Mid-range office – 1	15'	20' adjacent to residential OTHER: No Min.	3.0 FAR	160' 12 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, lodging – limited retail & personal service uses
GO(A) General office	15'	20' adjacent to residential OTHER: No Min.	4.0 FAR	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, lodging – limited retail & personal service uses
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office
RR Regional retail	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office	70' 5 stories	80%	Proximity Slope U-form setback Visual Intrusion	Retail & personal service, office
CS 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
MU-1 Mixed use-1	15'	20' adjacent to residential OTHER: No Min.	0.8 FAR base 1.0 FAR maximum + bonus for residential	90' 7 stories 120' 9 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential
MU-2 Mixed use-2	15'	20' adjacent to residential OTHER: No Min.	1.6 FAR base 2.0 FAR maximum + bonus for residential	135' 10 stories 180' 14 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential
MU-3 Mixed use-3	15'	20' adjacent to residential OTHER: No Min.	3.2 FAR base 4.0 FAR maximum + bonus for residential	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential, trade center
P(A) Parking							Surface parking

The following chart summarizes the existing nine planned development districts within the proposed rezoning:

PD #	Permitted uses	F.A.R.	Height	Other
PD 22	Surface & Parking requirements	51A requirements by use	51A requirements by use	Off street parking. Surfacing. Signs. Screening.
PD 130				
Regency I	Office-2	Floor area <114,696 sf	86 feet	
Regency II	Office-2	Floor area <305,416 sf	173 feet	
Regency III	Office-2	Floor area <239,130 sf	140 feet	
PD 215	Shopping Center (SC) and Multifamily-3 (MF-3)	685,764 sf = Office 60,286 sf = Retail, bar, restaurant 211,004 sf = Hotel 874,161 sf = Non res + hotel combined 301,435 sf = Multi-family Max bldg coverage = 150,718 sf	24 or 225 feet	Bonus, Conversion & Phasing regs. Phased off-street parking limits. Mandatory dedication and funding for road improvements. Transportation Systems Mngmt. + fee.
PD 250	Shopping Center (SC) and Multifamily-3 (MF-3)	1,565,560 sf = Office 166,993 sf = Retail, bar, restaurant 584,476 sf = Hotel 2,233,531 sf = Non res + hotel combined 1,252,448 sf = Multi-family	(by tract) 24, 175, 200, and 225 feet	Bonus, Conversion & Phasing regs. Phased off-street parking limits. Mandatory dedication and funding for road improvements. Transportation Systems Mngmt. + fee.
PD 279	Regional Retail (RR) Multifamily-3 (MF-3) -except hotel/motel	139,693 sf = Office 22,963 sf = Retail & Personal Svc uses permitted in RR 155,000 sf = All non-res combined 76,500 sf = Multi-family	150 feet	Bonus, Conversion & Phasing regs. Phased off-street parking limits. Mandatory dedication and funding for road improvements. Transportation Systems Management
PD 322	Mixed Use-3 (MU-3) + uses allowed by SUP except: car wash & radio, tv, microwave tower permitted by right w/conditions	FAR: Lodging = 3.2 – 3.9 Office = 3.2 – 3.9 Residential = 3.2 – 3.9 Retail & personal service = 2.0 – 3.75 Total = 3.2 – 4.5	270 ft except for Galleria Towers 1 & 2 which can be 957 and 945 ft above mean sea level. In Expansion areas 1 & 2, one structure may have a height above 270 ft but must be less than 368 ft or Addison Airport limit. 20-29 stories	Mixed use floor area coverage requirements. Parking reduction plan. Parking survey. Parking fees.

<p>PD 423</p>	<p>AG, Commercial and Business Service, Institutional and Community Service, Lodging, Miscellaneous, Office, Recreation, Residential, Retail & Personal Service, Transportation, Utility & Public Service, Wholesale, Distribution & Storage. (various accessory uses prohibited)</p>	<p>1,174,000 sf = Office</p> <p>The following if a "mix of uses" is provided: 240 sf floor area Retail = 1,000 sf Office</p> <p>1.75 hotel/motel guest rooms = 1,000 sf Office</p> <p>1,000 sf floor area = sf Office</p> <p>21,000 sf = Restaurant max</p>	<p>270 ft or the max allowed by FAA. Limited to 45 ft w/in 50 ft of Noel Road.</p> <p>20 stories max</p>	<p>Off street parking & loading. Landscaping.</p>
<p>PD 713</p>	<p>Mixed Use-2 (MU-2) General Office-A</p>	<p>MU-2 regs apply</p>	<p>91 ft</p>	<p>Parking structure reqs. Visibility triangle. Signs.</p>
<p>PD 782</p>	<p>Mixed Use-2 (SAH) Mixed Use-3 (MU-3) AG, Commercial and Business Service, Institutional and Community Service, Lodging, Miscellaneous, Office, Recreation, Residential, Retail & Personal Service, Transportation, Utility & Public Service, Wholesale, Distribution & Storage. (various accessory uses prohibited)</p>	<p>FAR = 0.3 - 1.0</p> <p>800,000 sf = Office</p> <p>465,000 sf = Retail & personal svc. (excluding restaurant)</p> <p>80,000 sf = Restaurant</p> <p>300 guest rooms/30,000 sf meeting space/300 seats restaurant = Lodging</p> <p>460 du = Multifamily</p> <p>12 screens/480 seats = Theater</p> <p>NOTE: those may be adjusted by an equivalency table.</p>	<p>50 ft max</p>	<p>Tree survey, site plan, landscape plan. Site layout & designs standards. Street & sidewalk standards. Off-street parking & loading. Screening. Environmental performance standards. Landscaping & pedestrian amenities. Signs.</p>

Proposed Zoning

Proposed subdistricts

The proposed Planned Development District will be comprised of nine subdistricts that will use the Walkable Urban Mixed Use (WMU) and Walkable Residential (WR) districts described in Article XIII, 'Form Districts'. There will be a variety of residential and commercial/retail densities allowed, with higher densities being permitted at the Galleria site, along the LBJ corridor, along Preston Road, and a core area within the Preston Road/LBJ gateway. The subdistricts will allow for adequate transitioning of densities while also providing for open space.

Building Types / Uses and Heights

In general, all properties in the proposed zoning area will receive an increase in development rights, relative to uses and heights. The Article XIII form based zoning districts allowed in each subdistrict specify the types of building form and uses allowed. The chart below summarizes development type / uses and heights in the proposed subdistricts.

Sub-District	Designation	Development Type / Use	Stories Min/Max	Max Height *
1	WMU-12	Mixed Use Shopfront, Large Format Retail, General Commercial, Apartment, Townhouse Stacked, Townhouse, Civic Building, Open Space Lot	2/12	180'
1A	WMU-20	Mixed Use Shopfront, Large Format Retail, General Commercial, Apartment, Townhouse Stacked, Townhouse, Civic Building, Open Space Lot	3/20	300'
2	WMU-40	Mixed Use Shopfront, Large Format Retail (if required parking is in a parking structure), General Commercial, Apartment, Townhouse Stacked, Townhouse, Civic Building, Open Space Lot	2/40	600'
3	WMU-20	Mixed Use Shopfront, General Commercial, Apartment, Townhouse Stacked, Townhouse, Civic Building, Open Space Lot	2/20	300'
4	WMU-12	Mixed Use Shopfront, General Commercial, Apartment, Townhouse Stacked, Townhouse, Civic Building, Open Space Lot	2/12	180'
4A	WMU-20	Mixed Use Shopfront, General Commercial, Apartment, Townhouse Stacked, Townhouse, Civic Building, Open Space Lot	2/20	300'
5	WR-5	Apartment, Townhouse Stacked, Townhouse, Manor House, Civic Building, Open Space Lot	2/5	80' **
6	WMU-40	Mixed Use Shopfront, Large Format Retail, General Commercial, Apartment, Townhouse Stacked, Townhouse, Civic Building, Open Space Lot	2/40	600'
7	WMU-40	Mixed Use Shopfront, Large Format Retail, General Commercial, Apartment, Townhouse Stacked, Townhouse, Civic Building, Open Space Lot	2/40	600'

* subject to FAA restriction

** subject to Residential Proximity Slope (RPS)

Parking standards

Parking in all subdistricts represents a reduction from existing parking requirements. The parking standards for each subdistrict are found in Article XIII and are consistent with the Urban Land Institute (ULI) parking standards except for hotel parking which will maintain Chapter 51A parking standards. Article XIII provides parking reductions for proximity to transit, multiple or shared uses, and other reductions. On-street parking can also be counted toward required parking.

Surface parking is limited to 15 percent of total lot coverage but can be increased to 25 percent, through director approval, if enhanced landscaping and screening are provided. Surface parking must be located to the rear of buildings on primary streets or behind enhanced landscaping on other frontages.

Open Space

The Valley View – Galleria Area Plan describes enhanced open space standards. To achieve the vision, the proposed planned development district includes open space requirements. Each lot or site must provide a minimum of four percent on-site open space. In addition to this minimum on-site requirement, open space is required based on the amount of new construction or major renovation projects. All additional open space must comply with the Open Space Plan. The additional open space requirement is one square foot per each 28 square feet of floor area. This additional open space requirement may be met in four ways:

1. Provision on-site: The additional open space may be provided on the building site.
2. Dedication of land: If approved by the Park and Recreation Department, open space within the planned development district may be used to satisfy the additional open space requirement at a one-for-one rate. If this open space dedication is within the area shown on the Valley View – Galleria Area plan as the Midtown Commons, each square foot of dedicated open space will count for two square feet of the required additional open space.
3. Deed Restriction: Open space meeting other provisions of this planned development the may be provided off-site within this district. A deed restriction would be required to ensure that it is privately maintained as open space. Each square foot of deed-restricted open space counts for one square foot of the required additional open space.
4. Payment into the Open Space fund: The additional open space requirement may be satisfied by payment into the Open Space fund by contributing at a rate of \$36 per square foot of additional open space requirement. This rate will adjust annually based on the percentage change in property values within the planned development district.

Landscaping

Landscaping requirements in the planned development district are generally similar to those of Article XIII Form Districts, except that: one street tree is required for each 30 feet of frontage, and street trees may be planted on-site if there is a conflict with utilities. Streetscaping must follow the Streets Plan which provides standards for street trees, sidewalk, and other streetscaping.

Signs

Sign requirements in the planned development district will be similar to those of Article XIII Form Districts. Generally, the Article XIII districts limit non-attached signs to monument signs (pole signs are prohibited) and limit ground story attached signs to 10 percent of the total area of the ground story façade, and upper story signs to 5 percent of the total area of the ground story facade. However, for facades facing Alpha Road, the Tollway, LBJ Freeway, Montfort Drive, Noel Road, and Peterson Road, attached signs are allowed as per Section 51A-7.305. Expressway signs are allowed in the Article XIII Form Districts along North Dallas Tollway and the LBJ Freeway.

Nonconformity

Existing uses and structures within this Planned Development District that do not comply with the provisions of the proposed zoning, if adopted, would be classified as nonconforming. This nonconformity can be either for a use, or for a structure. Use nonconformity is created when an existing use is no longer allowed in new zoning. Structural nonconformity is created when a building or structure no longer complies with the new zoning.

Nonconforming Uses

Generally, uses becoming nonconforming can remain in operation until such time as they relinquish their nonconforming rights. For example, businesses becoming nonconforming can remain in operation, remodel, rebuild on their existing footprint, and even add to their site if that addition does not increase the level of non-conformity. The chart below shows the number of businesses becoming nonconforming within the proposed planned development district. It is important to note that only 9 businesses will become nonconforming, of which five may seek to become conforming by requesting a specific use permit (SUP).

Use	Number becoming nonconforming
Pawn Shop	2
Drive Through *	4
Retail Use >7,600 sq ft	2
Commercial Amusement Inside *	1

*May become conforming with issuance of an SUP

Nonconforming Structures

Buildings that no longer comply with current zoning regulations due to a change in those regulations are structurally nonconforming. A nonconforming structure may be repaired, remodeled, and rebuilt if destroyed by an act of nature such as a fire or storm. In the proposed planned development district most, if not all, structures will become structurally nonconforming. No structures will be made non-conforming as to maximum height. All single story structures will be made non-conforming as to minimum height. Most structures will be made non-conforming as to set back, entrance, and façade transparency requirements.

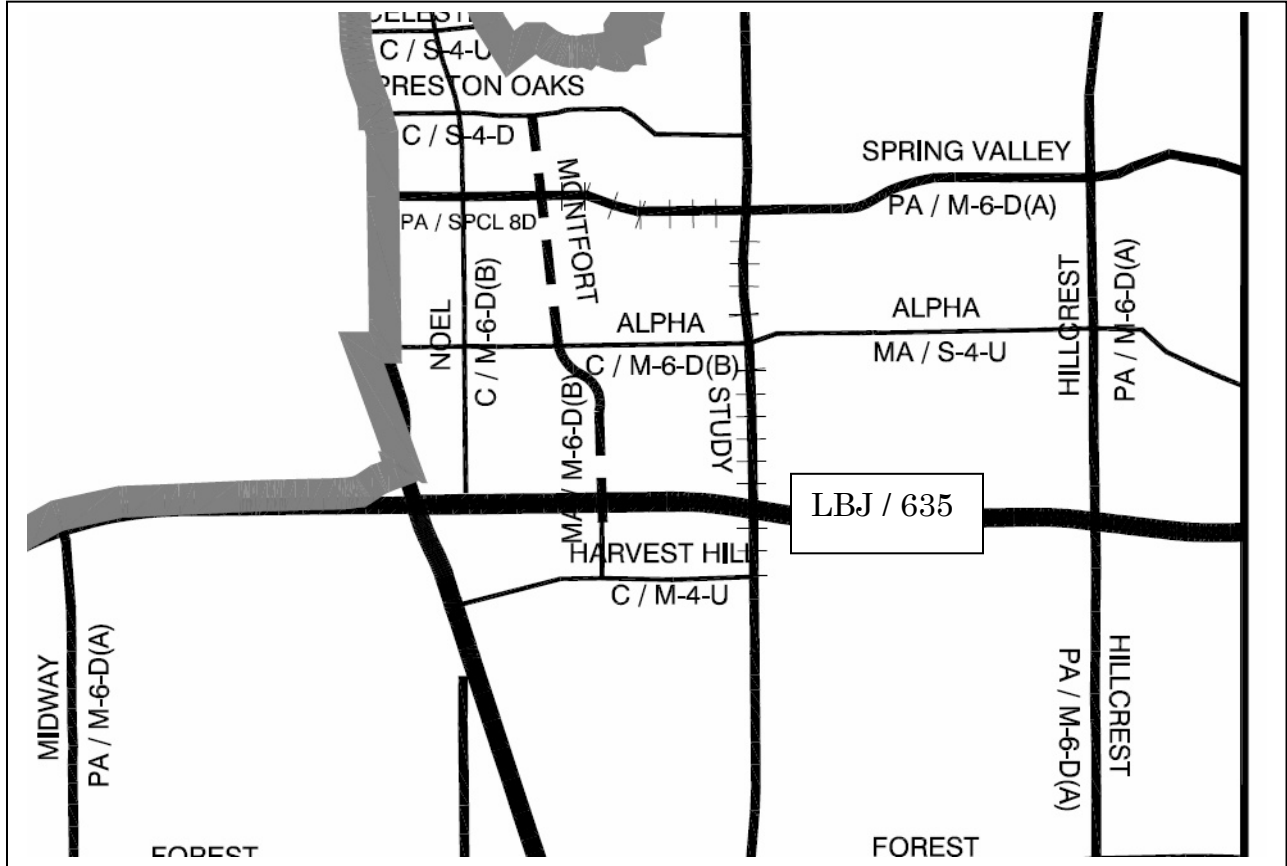
Traffic and Thoroughfares:

Reconstruction of the LBJ Freeway will be completed by early 2016. This major enhancement will add capacity to LBJ Freeway with eight free lanes and six managed lanes. While this construction work is resulting in a near-term slow-down in surrounding leasing and development activity, it is also generating significant longer term development interest as evidenced by zoning change requests, thus providing a unique window of opportunity for planning.

Concurrent with this zoning request is a Thoroughfare Plan amendment consistent with the area vision that will change existing roadway designations and add new existing streets to ensure minimal traffic impacts. While the Thoroughfare Plan sets location and public right-of-way dimensions, this zoning proposal includes a Streets Plan which provides additional standards and guidelines. The Streets Plan shows specific street sections and controls over the Article XIII Form Based Code street sections and setbacks. The table below is a summary of the key elements from the street cross sections in the Streets Plan (see proposed Street Network map on 13-32).

Road	Setback	Parking	Streetscape
Preston Road (new road to northern study boundary)	Minimum: 55 Maximum 85	None on-street; Single or double-loaded off-street parking required in building setback	Sidewalk: 20-foot total Planting zones: 20 feet total Bike facilities: 10-foot cycle track
Preston Road (southern section, FN-8 to LBJ)	Minimum: 35 Maximum 50	None on-street; Optional parking in building setback	Sidewalk: 15 feet total Planting zones: 20 feet Bike facilities: 10-foot cycle track
Montfort Drive	Minimum: 20 Maximum 30	None on-street or in building setback	Sidewalk: 12 ½ feet Planting zones: 15 feet total Bike facilities: 6-foot bike lanes (as shared)
Noel Road (Alpha road to Southern Blvd)	Minimum: 20 Maximum 30	None on-street or in building setback	Sidewalk: 12 ½ feet Planting zones: 7 ½ feet Bike facilities: 5-foot bike lanes (on-street)
Noel Road (Alpha road to LBJ Freeway)	Minimum: 20 Maximum 30	None on-street or in building setback	Sidewalk: 12 ½ feet Planting zones: 7 ½ feet Bike facilities: shared lane (on-street)
Alpha Road (east of Noel road)	Minimum: 20 Maximum 30	None on-street or in building setback	Sidewalk: 10 feet Planting zones: 15 feet total Bike facilities: 6-foot bike lanes (on-street)
Alpha Road (west of Noel road)	Minimum: 20 Maximum 30	None on-street or in building setback	Sidewalk: 10 feet Planting zones: 15 feet total Bike facilities: none
LBJ Frontage (two options shown, depending on parking)	Minimum: 35 Maximum 95	None on-street; Single-loaded or double loaded optional in building setback	Sidewalk: 10 feet Planting zones: 25 feet minimum Bike facilities: none
Street Type A/B	Minimum: 15 Maximum 20	Type A - Parking lane available during non-peak hours; Type B – Parking lane available; No parking in building setback	Sidewalk: 12 ½ feet Planting zones: 7 ½ feet Bike facilities: none
Street Type C	Minimum: 15 Maximum 20	8-foot parallel on-street; No parking in building setback	Sidewalk: 127 ½ feet Planting zones: 7 ½ feet Bike facilities: 6-foot bike lanes (on-street)

Current Thoroughfare Plan



LEGEND



Study Area Boundary

**Deed restrictions to be terminated
Z056-226**

072414



RESTRICT 20070316090
5 PGS

DEED RESTRICTIONS

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

I.

The undersigned, Shafer Plaza XLIX, Ltd., ("the Owner"), is the owner of the property ("the Property"), more particularly described as a particular tract of land out of the H Wilburn Survey, Abstract No. 1567, Dallas County, Texas, and being Lot 1 , Block A/7409 of VALLEY VIEW MALL, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 72178, Page 1879, of the Deed Records of Dallas County, Texas. The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

1. The maximum height for any structure on the property built on or before May 15, 2006, will be 95 feet with a maximum of six stories.
2. The maximum height for any structure on the property built after May 15, 2006, will be 45 feet with a maximum of three stories.
3. The following institutional and community services uses as defined by the Dallas Development Code, as amended, are prohibited:
 - a. Convalescent and nursing homes, hospice care, and related institutions,
 - b. Foster home.
4. All residential uses as defined by the Dallas Development Code, as amended, are prohibited.

II.

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

III.

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

Proposed Conditions

Valley View - Galleria Area Special Purpose District

SEC. 51P-887.101. LEGISLATIVE HISTORY.

PD 887 was established by Ordinance No. _____, passed by the Dallas City Council on _____.

SEC. 51P-887.102. PROPERTY LOCATION AND SIZE.

PD 887 is established on property generally bounded by Southern Boulevard on the north, Preston Road on the east, LBJ Freeway on the south, and the Dallas North Tollway on the west. The size of PD 887 is approximately 445 acres.

SEC. 51P-887.103. PURPOSE AND VISION.

(a) Purpose. The Valley View - Galleria Area Special Purpose District is envisioned as the primary regional town center of North Dallas, characterized by an economically vibrant and environmentally sustainable mix of moderate to high density residential and non-residential land uses, supported by an enhanced system of streets and open spaces. The goals of this special purpose district are as follows:

(1) Encourage development that creates a diverse mix of compatible land uses in buildings designed to support a pedestrian, bicycle, and transit friendly environment, reduce the dominance of visible parking, and reduce environmental impacts.

(2) Create a network of well-maintained, publicly-accessible open spaces with a range of sizes and functions, designed to enhance the quality of life for the growing resident population and workforce in the area.

(3) Create a network of connected public and private streets and pathways designed to enhance multi-modal accessibility while reducing automobile-dependence within the area through improvements that support pedestrian, bicycle, and transit circulation.

(b) Vision. The Valley View - Galleria Area Plan is intended to serve as a guide and should be consulted for goals, objectives, policy statements, and recommendations for development of this special purpose district.

SEC. 51P-887.104. CREATION OF SUBDISTRICTS.

(a) This special purpose district is divided into the following subdistricts:

(1) Subdistrict 1. Subdistrict 1 is intended to be a walkable, moderate-density regional retail and mixed use center. This subdistrict will allow a mix of residential and nonresidential uses, including both large-format and small-format retail.

(2) Subdistrict 1A. Subdistrict 1A is intended to be a walkable high-density, mixed use area within the interior of Subdistrict 1. This subdistrict allows for a mix of residential and nonresidential uses, including both large-format and small-format retail.

(3) Subdistrict 2. Subdistrict 2 is intended to be a walkable high-density, primarily commercial, iconic gateway along LBJ Freeway. This subdistrict allows a mix of residential and nonresidential uses.

(4) Subdistrict 3. Subdistrict 3 is intended to be a walkable moderate to high density residential area surrounding the Midtown Commons, as shown in the Valley View - Galleria Area Plan. This subdistrict allows for office and neighborhood-serving retail that complement the Midtown Commons. This subdistrict allows a mix of residential and nonresidential uses, but limits retail to small-format retail.

(5) Subdistrict 4. Subdistrict 4 is intended to be a walkable moderate-density mixed-use area. This subdistrict allows a mix of residential and nonresidential uses, but limits retail to small-format retail.

(6) Subdistrict 4A. Subdistrict 4A is intended to be a walkable high-density mixed-use area. This subdistrict allows a mix of residential and nonresidential uses, but limits retail to small-format retail.

(7) Subdistrict 5. Subdistrict 5 is intended to be a walkable moderate-density residential area that transitions to the lower-density residential areas north of this special purpose district. This subdistrict allows a variety of residential uses ranging from single family townhouses to multifamily apartment buildings.

(8) Subdistrict 6. Subdistrict 6 is intended to complement the Galleria area with high-density regional retail and mixed uses. This subdistrict also acts as a gateway from the Dallas North Tollway into the district. This subdistrict allows a mix of residential and nonresidential uses, including both large-format and small-format retail.

(9) Subdistrict 7. Subdistrict 7 is intended to allow the Galleria complex to thrive and grow as an important anchor to the special purpose district.

(b) Exhibit 887A is a map showing the boundaries of this special purpose district and each subdistrict.

SEC. 51P-887.105. DEFINITIONS.

Unless otherwise stated, the definitions in Chapter 51A and Division 51A-13.200 apply to this article. In this special purpose district:

(1) DISTRICT means the entire special purpose district created by this article.

(2) LARGE-FORMAT RETAIL means a retail use with a floor area of more than 7,600 square feet. LARGE-FORMAT RETAIL includes retail occupancies that are internally connected to create a retail use with a total floor area greater than 7,600 square feet.

(3) MAJOR RENOVATION means a building permit or series of building permits for the reconstruction, alteration, or modification of an original building that increases the floor area that existed on _____, 2013, the date of establishment of this special purpose district, by 30 percent or more.

(4) NEW CONSTRUCTION means construction of a main structure that did not exist as of _____, 2013, the date of establishment of this special purpose district.

(5) ORIGINAL BUILDING means a structure existing on _____, 2013, the date of establishment of this special purpose district, but does not include a structure that has undergone a major renovation.

(6) SMALL-FORMAT RETAIL means a retail use with a floor area of 7,600 square feet or less. SMALL-FORMAT RETAIL does not include occupancies that are internally connected to create a retail use with a total floor area greater than 7,600 square feet.

(7) SUBDISTRICT means one of the subdistricts listed in Section 51P-887.104.

SEC. 51P-887.106. INTERPRETATIONS.

(a) In general.

(1) Unless otherwise stated, Article XIII, "Form Districts," of Chapter 51A applies to this article.

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

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

(b) Conflicts.

(1) If there is a conflict between the provisions of Article XIII and Chapter 51A, Article XIII controls.

(2) If there is a conflict between the provisions of this article and Article XIII, this article controls.

(3) If there is a conflict between the text of this article and any of the exhibits (District and Subdistrict Map, Open Space Plan, or Streets Plan), the text of this article controls.

(4) If there is a conflict between the Streets Plan and Article XIII, the Streets Plan controls.

(5) If there is a conflict between the Thoroughfare Plan and the Streets Plan, the Thoroughfare Plan controls.

SEC. 51P-887.107. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 887A: District and Subdistrict Map.
- (2) Exhibit 887B: Open Space Plan.
- (3) Exhibit 887C: Streets Plan.

SEC. 51P-887.108. SITE PLANS AND DEVELOPMENT PLANS.

(a) Site plan.

(1) Except as provided in this article, a site plan that complies with the requirements of this article and Section 51A-13.703, "Site Plan Review," must be submitted to the building official when required by Section 51A-13.703(a).

(2) The site plan must also show the location and specifications of thoroughfares shown on the Thoroughfare Plan. A site plan does not act as a dedication of thoroughfares or infrastructure. See Section 51A-8.602 regarding dedications during platting.

(3) A site plan may be submitted as a single-page document or a multiple-page document.

(b) 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-887.109. SUBDISTRICT REGULATIONS.

(a) Subdistrict 1.

(1) In general. Except as provided in this article, the district regulations for the WMU-12 Walkable Urban Mixed Use District apply.

(2) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 12.

(3) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets except Preston Road.

(b) Subdistrict 1A.

(1) In general. Except as provided in this article, the district regulations for the WMU-20 Walkable Urban Mixed Use District apply.

(2) Stories.

(A) Minimum number of stories above grade is three. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 20.

(3) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets except Preston Road.

(c) Subdistrict 2.

(1) In general. Except as provided in this article, the district regulations for the WMU-40 Walkable Urban Mixed Use District apply.

(2) Uses.

(A) Except as provided in this paragraph, retail uses must be small-format retail.

(B) Large-format retail is allowed if all required parking is provided in a parking structure.

(3) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 40.

(4) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets except Preston Road and the LBJ Freeway service road.

(d) Subdistrict 3.

(1) In general. Except as provided in this article, the district regulations for the WMU-20 Walkable Urban Mixed Use District apply.

(2) Uses. Retail uses must be small-format retail.

(3) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 20.

(4) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets.

(e) Subdistrict 4.

(1) In general. Except as provided in this article, the district regulations for the WMU-12 Walkable Urban Mixed Use District apply.

(2) Uses. Retail uses must be small-format retail.

(3) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 12.

(4) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets.

(f) Subdistrict 4A.

(1) In general. Except as provided in this article, the district regulations for the WMU-20 Walkable Urban Mixed Use District apply.

(2) Uses. Retail uses must be small-format retail.

(3) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 20.

(4) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets.

(g) Subdistrict 5.

(1) In general. Except as provided in this article, the district regulations for the WR-5 Walkable Residential District apply.

(2) Residential proximity slope. The provisions of Section 51A-4.412, "Residential Proximity Slope," apply.

(3) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is five.

(h) Subdistrict 6.

(1) In general. Except as provided in this article, the district regulations for the WMU-40 Walkable Urban Mixed Use District apply.

(2) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 40.

(3) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets except the Dallas North Tollway service road.

(i) Subdistrict 7.

(1) In general. Except as provided in this article, the district regulations for the WMU-40 Walkable Urban Mixed Use District apply.

(2) Height.

(A) The existing structure identified on the development plan for Planned Development District No. 322 as One Galleria Tower may have a maximum elevation above mean sea level of 957 feet.

(B) The existing structure identified on the development plan for Planned Development District No. 322 as Two Galleria Tower may have a maximum elevation above mean sea level of 945 feet.

(3) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 40.

(3) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets except the LBJ Freeway service road and the Dallas North Tollway service road.

SEC. 51P-887.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

(a) In general. See Article VI.

(b) LEED compliance.

(1) The most current United States Green Building Council's Leadership in Energy and Environmental Design (LEED) checklist must be submitted with an application for a building permit for a new structure or major renovation, indicating how development will comply with LEED certified designation. The site plan submitted for a building permit must be certified by a LEED accredited professional. A building permit may not be issued unless the

building official determines that the project is consistent with the standards and criteria for a LEED certified designation.

(2) If during development, the developer is unable to achieve all of the green building rating system points identified on the checklist set forth in Paragraph (1), the developer must replace any points not achieved with other green building rating system points acceptable under the United States Green Building Council's LEED rating system.

(3) All supporting documentation and templates related to the points previously approved by the city for the LEED certified level designation must be submitted with an application for a certificate of occupancy. A certificate of occupancy may not be issued until a LEED accredited professional designated by the department of sustainable development and construction certifies that the building complies with the LEED certified credit amount set forth in Paragraph (1).

SEC. 51P-887.111. LANDSCAPING.

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

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

(c) One street tree must be provided for each 30 feet of frontage. Except as provided in this subsection, street trees must be located in the planting zones shown in the Streets Plan. Street trees may be planted in the front setback as close as possible to the sidewalk if there is a conflict with utilities, as determined by the city arborist.

SEC. 51P-887.112. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, see Division 51A-13.400 for parking and loading regulations.

(b) Maximum surface parking. No more than 15 percent of the area of a lot or building site may be used for surface parking. This requirement applies only to new construction or a major renovation. The director may increase the amount of surface parking to 25 percent of the area of a lot or building site if the director finds that:

(1) the surface parking area, other than ingress and egress points, does not directly abut a street frontage (for example, the surface parking is to the rear of the main structure); or

(2) the surface parking area has an enhanced perimeter buffer, as defined in Section 51A-10.126(a), between the surface parking area and the street.

(c) Hotels. One space for each unit for units 1 to 250; 3/4 space for each unit for units 251 to 500; 1/2 space for all units over 500; plus one space per 200 square feet of meeting room.

SEC. 51P-887.113. OPEN SPACE.

(a) Purpose. Open space requirements are intended to:

- (1) provide a main central focal point for the special purpose district and smaller focal points for each subdistrict;
- (2) promote economic development;
- (3) improve the quality of life of residents and visitors;
- (4) provide relief from a dense urban environment;
- (5) prevent concentrations of paved areas;
- (6) improve air quality; and
- (7) assist with pedestrian movement.

(b) In general. Except as provided in this section, open space provided under this section must comply with the requirements for open space in Section 51A-13.303, "Open Space," and Section 51A-13.304(k), "Open Space Lot."

(c) Site plan. Compliance with open space requirements must be shown on a site plan and demonstrated at the time of application for any building permit for new construction or a major renovation.

(d) Amount required.

(1) Minimum on-site requirement.

(A) A minimum of four percent of a lot or building site must be maintained as open space.

(B) Lot or building sites in Subdistrict 3 may use the alternative methods of compliance listed in this section to meet the minimum on-site requirement.

(2) Additional open space requirement.

(A) In general.

(i) In addition to the minimum on-site requirement, one square foot of open space must be provided for every 28 square feet of floor area. Fractions of additional open space are rounded up to the next whole number.

(ii) Additional open space must comply with the Open Space Plan (Exhibit 887B).

(iii) The block park framework and the green frame shown on the Open Space Plan are a conceptual guide to create a connected network of open spaces for programmed and informal activity that is achieved incrementally as development projects meet their additional open space requirements. It is encouraged that individual open spaces be combined to create a connected network of open spaces. Each open space may be designed to serve a variety of purposes suited to adjacent development. Alternative locations and configurations may be approved by the director if the open space:

(aa) provides equivalent function;

(bb) is located at street level; and

(cc) is not configured as landscaped median, private open space under 2,000 square feet, or commercial surface parking lot, as described in Section 51A-13.304(k)(5)(H), (J) and (K).

(iv) Additional open space may be provided on-site, through one of the alternate methods of compliance, or a combination of on-site and alternate methods of compliance.

(B) Alternative methods of compliance. Additional open space requirements may be met through one or more of the following alternative methods of compliance.

(i) Park dedication within the Midtown Commons. Property shown in the Open Space Plan as Midtown Commons may be acquired and offered to the city's park and recreation department. Each square foot of property is counted as two square foot of additional open space requirement. If the director of the park and recreation department does not accept the open space, the responsible party must comply with one or more of the other alternative methods of compliance.

(ii) Park dedication within the district. Off-site open space within this special purpose district that meets the requirements of this article may be offered to the city's park and recreation department. Each square foot of park dedication is counted as one square foot of additional open space requirement. If the director of the park and recreation department does not accept the open space, the responsible party must comply with one or more of the alternative methods of compliance.

(iii) Deed restricted open space within the district. Off-site open space within this special purpose district that meets the requirements of this article may be deed restricted to ensure that it is privately maintained as open space. The deed restrictions must inure to the benefit of the city and must be approved as to form by the city attorney. Each square foot of deed restricted open space is counted as one square foot of additional open space requirement.

(iv) Open space fund.

(aa) A dollar amount per square foot of additional open space required may be contributed to the open space fund. The dollar amount shall be \$36 per square foot of additional open space required in the year 2013, adjusted annually using the percentage change in total property value in this special purpose district according to the Dallas Central Appraisal District certified tax role.

(bb) The director shall administer the open space fund.

(cc) The open space fund may only be used to acquire, improve, or maintain public park land within the area covered by the Valley View - Galleria Area Plan. The open space fund may be used to reimburse the city for the cost of acquisition, improvement, or maintenance of public park land within the area covered by the Valley View - Galleria Area Plan.

(e) Maintenance.

(1) Open spaces, including landscaping and pedestrian amenities, must be maintained in a state of good repair and neat appearance. The property owner is responsible for the regular maintenance of open spaces.

(2) Required plants that die must be replaced with another living plant in compliance with the approved site plan. Replacement plants must be planted within three months, unless that city arborist approves an alternative period that reflects optimal planting seasons.

SEC. 51P-887.114. SIGNS.

(a) Except as provided in this section, signs must comply with Article XIII.

(b) Except as provided in this section, the provisions for attached signs in Section 51A-13.603(d)(3) apply.

(c) For facades facing Alpha Road, the Dallas North Tollway service road, the LBJ Freeway service road, Montfort Drive, Noel Road, and Preston Road, the provisions of Section 51A-7.305, "Attached Signs," apply.

SEC. 51P-887.115. STREET STANDARDS.

(a) In general.

(1) Except as provided in this section, streets, alleys, and driveways must be provided in accordance with Division 51A-13.500.

(2) Except as provided in this section, all public and private streets, and all private property abutting public and private streets, must be constructed in accordance with this section and the standards shown on the Streets Plan (Exhibit 887C).

(3) See Section 51A-8.604 for details on the portion of the street sections shown on the Streets Plan that must be constructed by the abutting property owner.

(4) The thoroughfares shown on the Streets Plan are intended to provide general guidance for the alignment and design of streets included in the Thoroughfare Plan.

(5) The proposed minor streets shown on the Streets Plan are conceptual and are intended to illustrate desired connectivity of streets. Alternative alignments may be approved by the Director of Public Works if they provide equivalent connectivity, and comply with this section, the Streets Plan, and Section 51A-13.502.

(b) Alternate street sections. To deviate from the street design standards shown on the Streets Plan, an alternate street section must be approved by the director of public works. To be approved, an alternate street section must provide a street width that reduces vehicle speeds and promotes a pedestrian-friendly environment. An alternate street section may not reduce the minimum sidewalk width or planting zone requirements.

(c) Maximum block size. Blocks as shown on a plat must comply with Section 51A-13.502(a).

SEC. 51P-887.116. ADDITIONAL PROVISIONS.

(a) In general.

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

(2) 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.

(b) Nonconformity.

(1) Definitions. See Section 51A-2.102(89), which defines a nonconforming structure as a structure that does not conform to the regulations (other than use regulations), but which was lawfully constructed under the regulations in force at the time of construction. See Section 51A-2.102(90), which defines a nonconforming use as a use that does not conform to the use regulations, but which was lawfully established under the regulations in force at the beginning of operation and has been in regular use since that time.

(2) Nonconforming uses. See Section 51A-4.704 for details on nonconforming uses. Section 51A-4.704 provides that nonconforming uses may continue to operate indefinitely, except that the right to operate a nonconforming use ceases if the nonconforming use is discontinued for six months or more, the use becomes a conforming use, or the structure housing the nonconforming use is destroyed by the intentional act of the owner or his agent. Section 51A-4.704 also provides that a person may renovate, remodel, or repair a structure housing a nonconforming use if the work does not enlarge the nonconforming use.

(3) Nonconforming structures. See Section 51A-4.704 and Section 51A-13.102(S) for details on nonconforming structures. Section 51A-13.102(S) provides that a person may renovate, remodel, repair, rebuild, or enlarge a nonconforming structure if the work does not cause the structure to become more nonconforming as to building placement, building height, building facade, garage placement, open space, or landscaping regulations.

(4) Nonconforming signs. See Section 51A-7.701 and Section 51A-7.702 for details on nonconforming signs. Section 51A-7.702 provides that nonconforming signs may be repaired, except that no person may repair a nonconforming sign if the cost of repair is more than 60 percent of the cost of erecting a new sign of the same type at the same location, unless that sign is brought into conformity.

(5) Nonconforming parking. See Section 51A-4.704(b)(4) for details on nonconforming parking. Section 51A-4.704(b)(4) provides that the number of nonconforming parking or loading spaces for a use may be carried forward when the use is converted or expanded.

SEC. 51P-887.117. COMPLIANCE WITH CONDITIONS.

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

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

Proposed Districts & Subdistricts Map

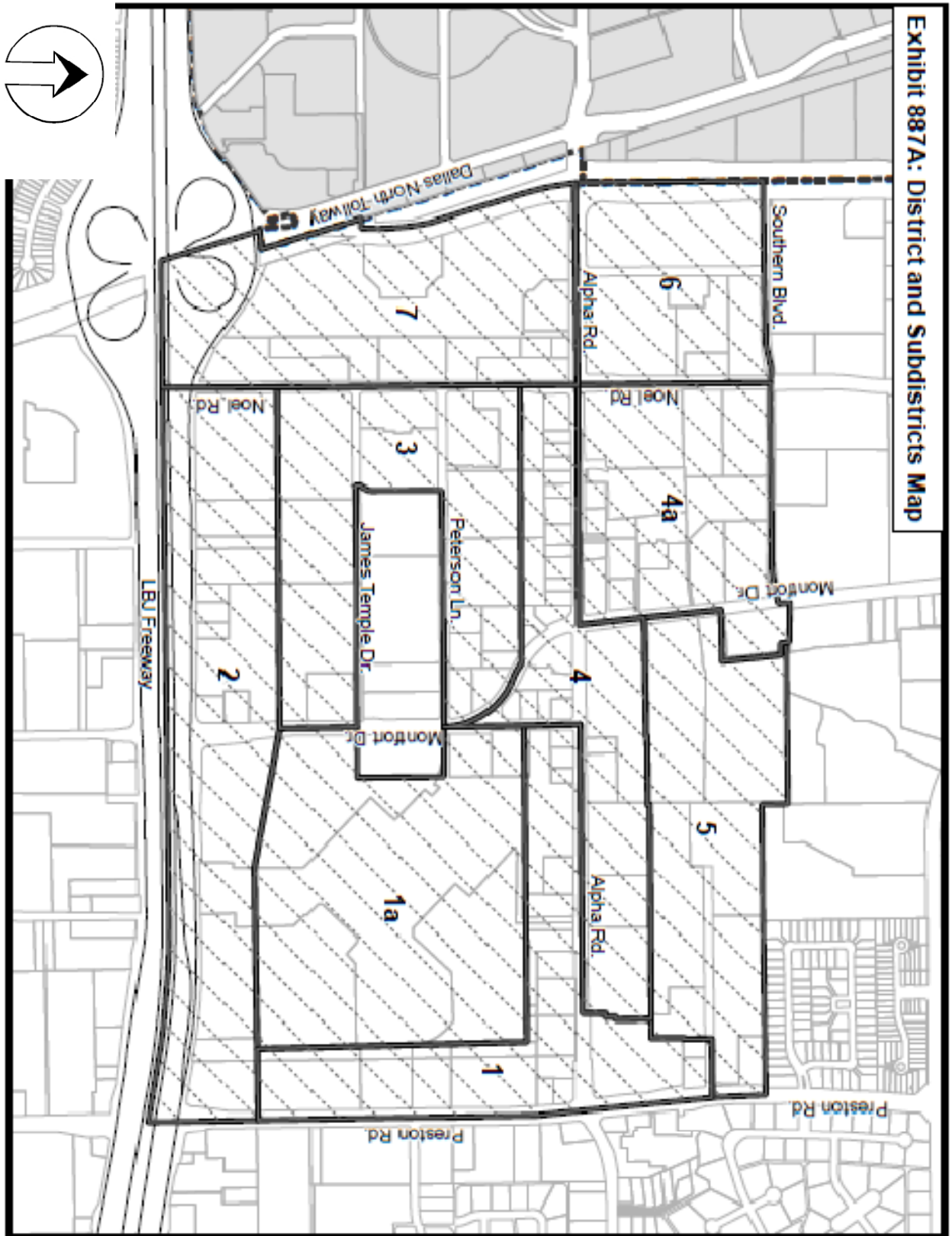
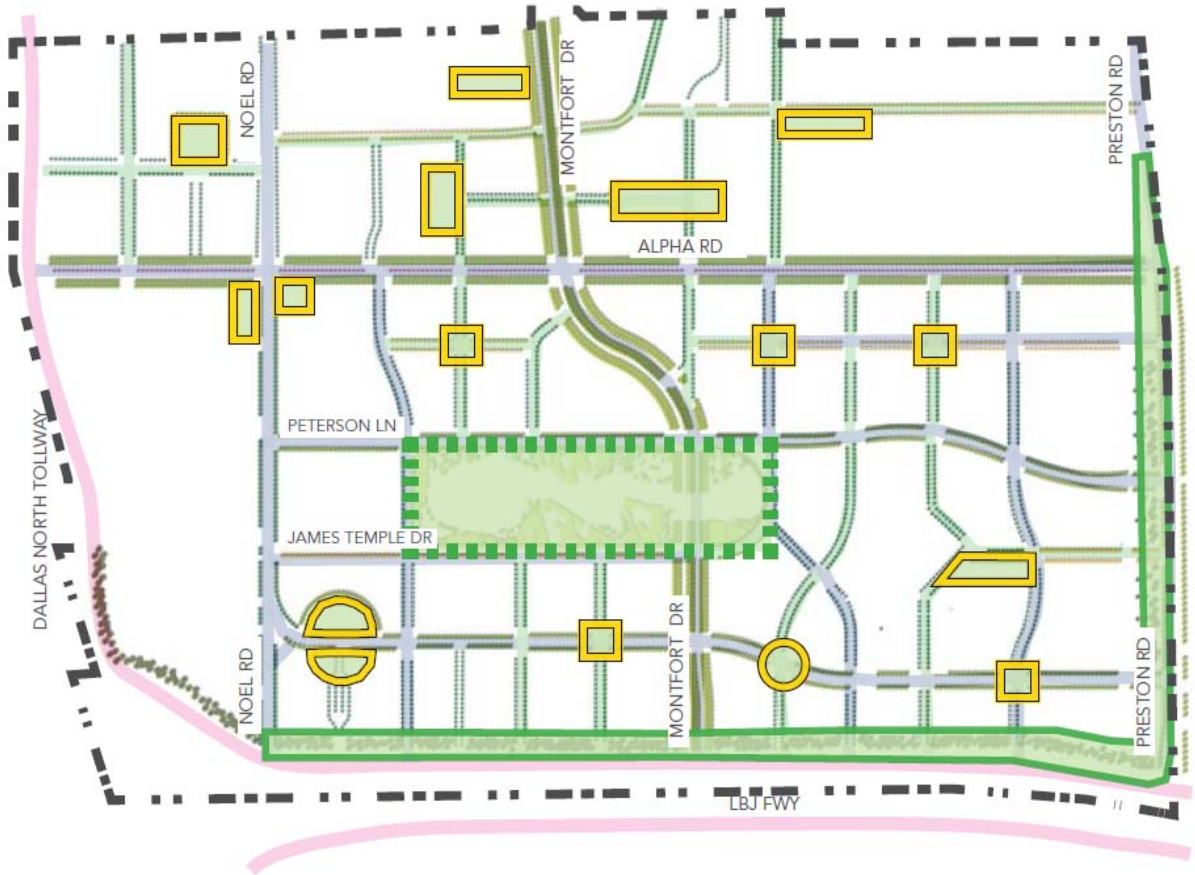


Exhibit 887A: District and Subdistricts Map

Proposed Open Space Plan

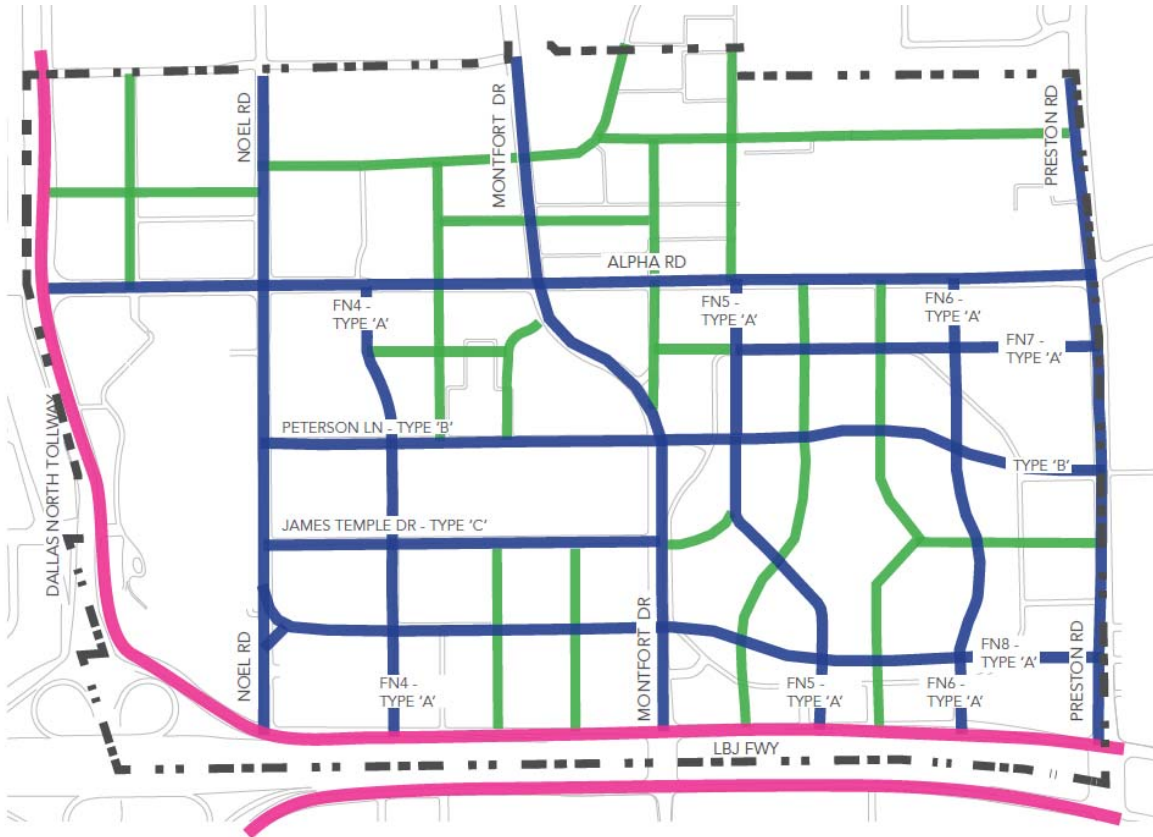


LEGEND:

- — — STUDY AREA BOUNDARY
- ■ ■ ■ ■ MIDTOWN COMMONS
- ■ ■ ■ ■ BLOCK PARK FRAMEWORK
- ■ ■ ■ ■ GREEN FRAME

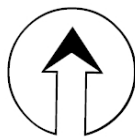


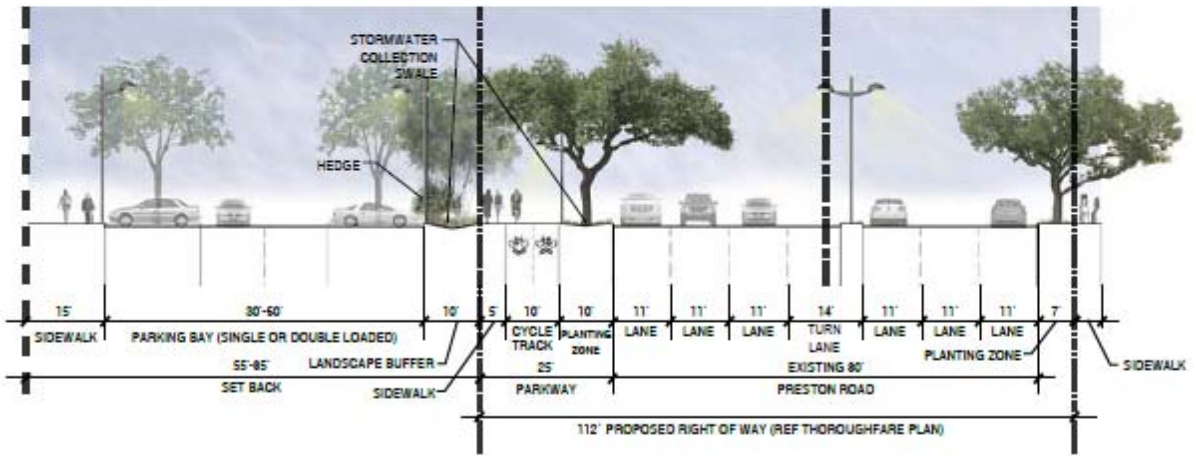
Proposed Streets Plan



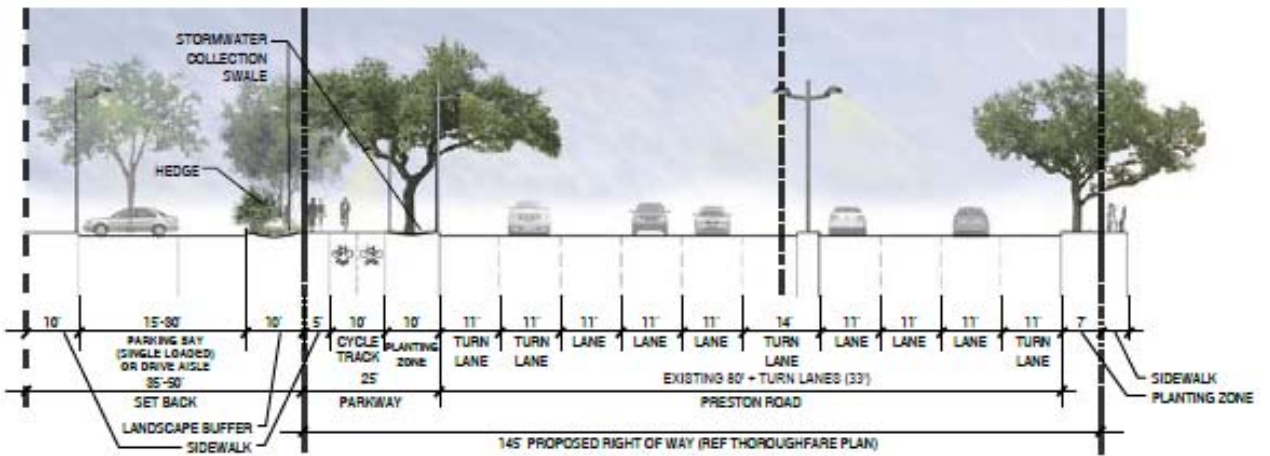
LEGEND:

- ■ ■ STUDY AREA BOUNDARY
- PROPOSED AMENDMENT TO THOROUGHFARE PLAN
- FRONTAGE ROAD
- PROPOSED MINOR STREETS, DEVELOPMENT DRIVEN

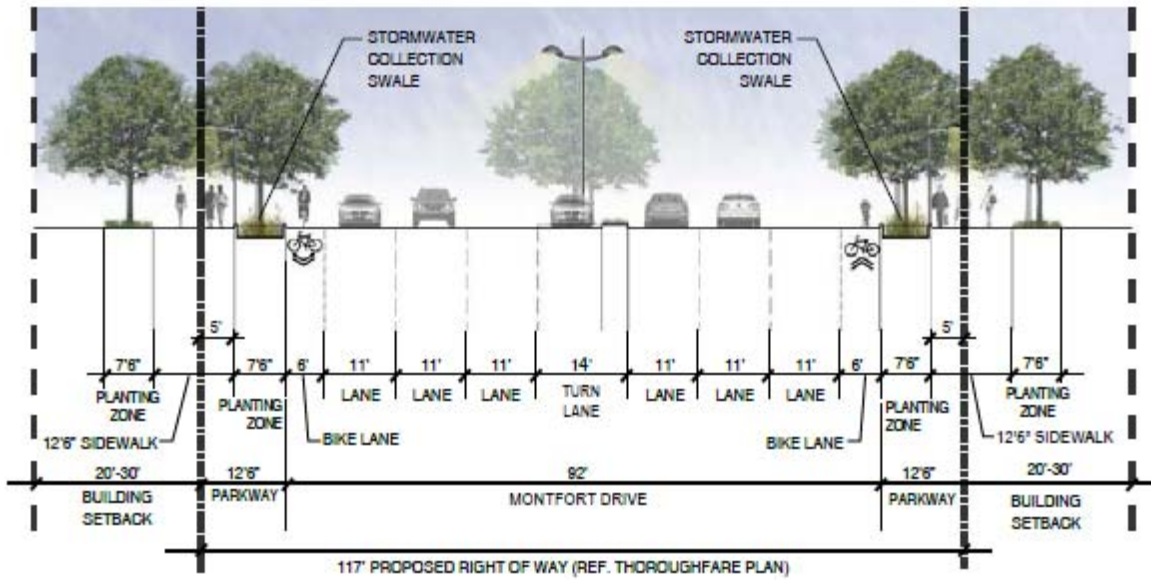
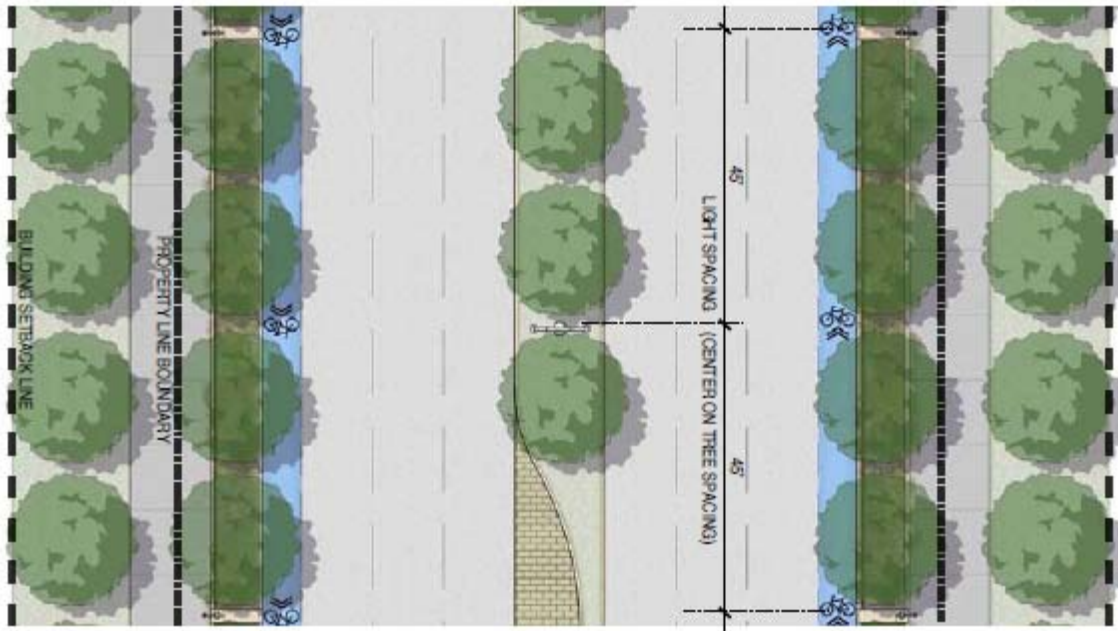




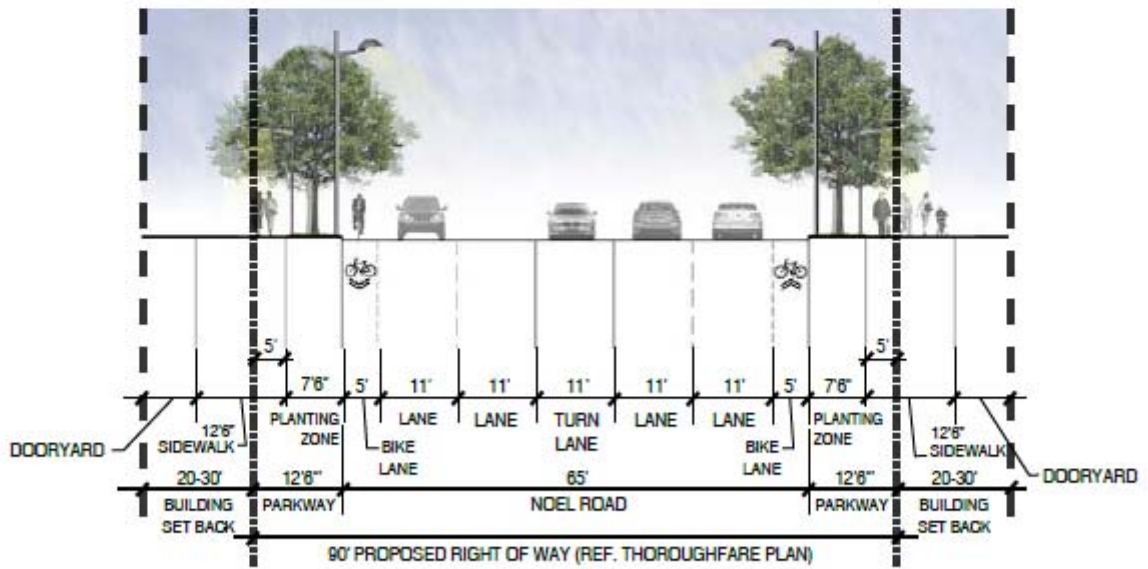
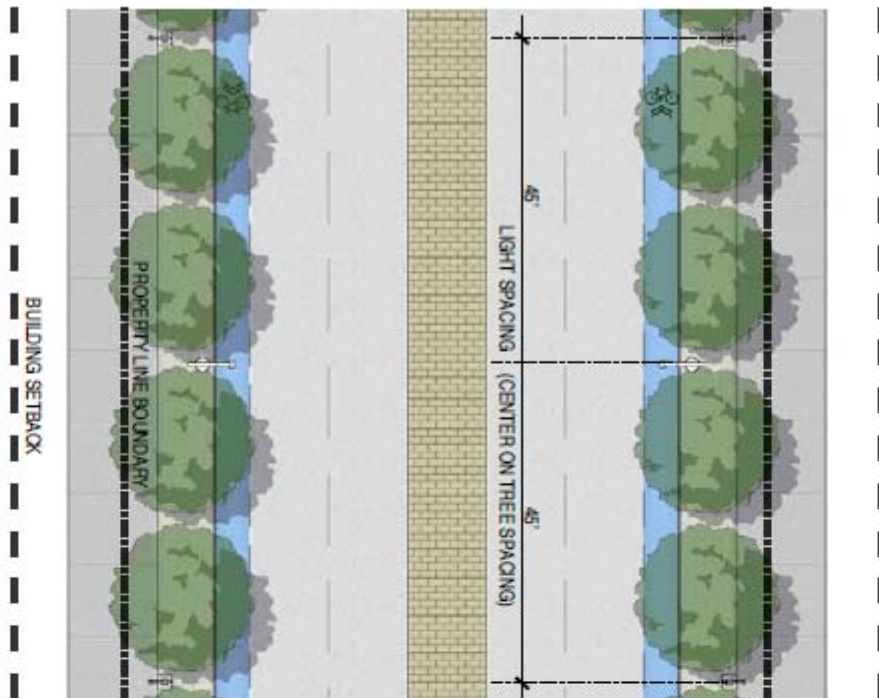
REFERENCE THE VALLEY VIEW - GALLERIA AREA PLAN FOR GUIDANCE ON TREE PLANTING SPECIES.



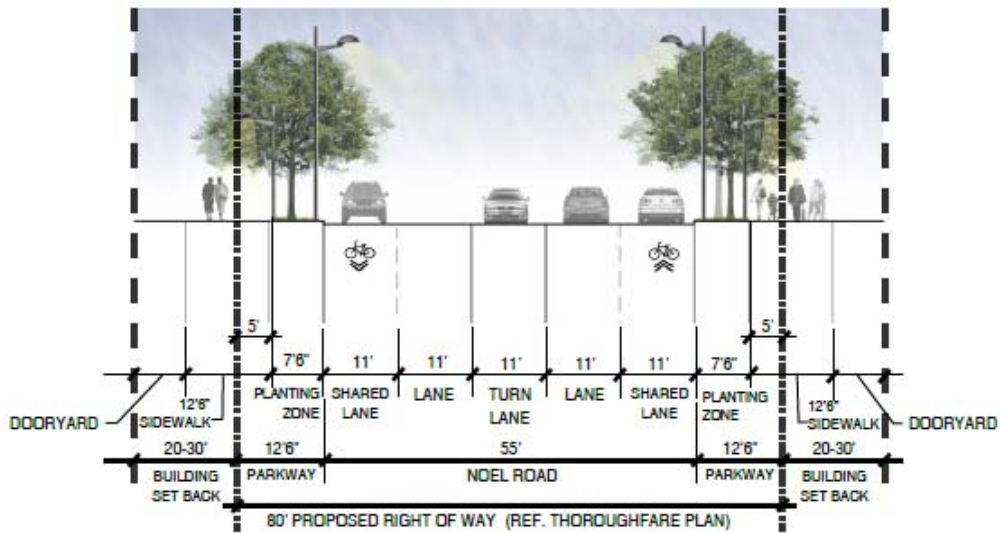
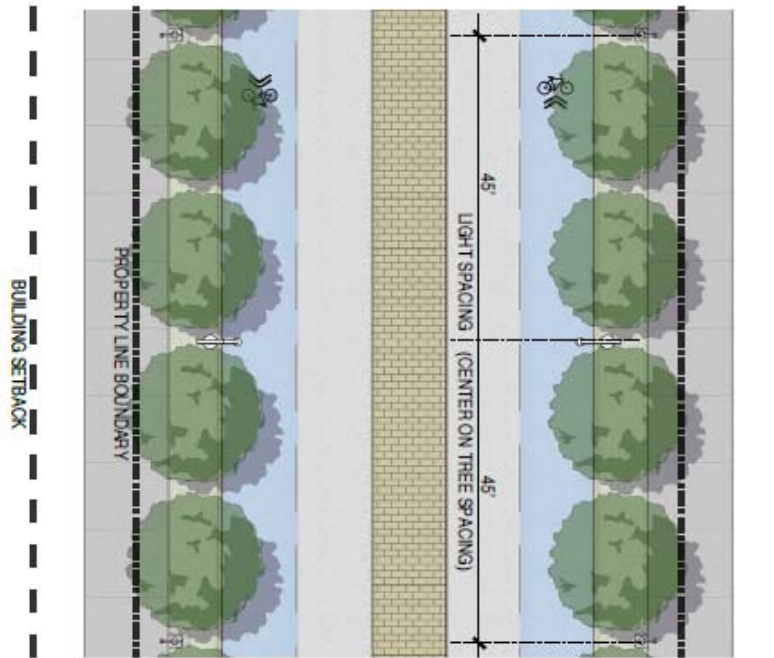
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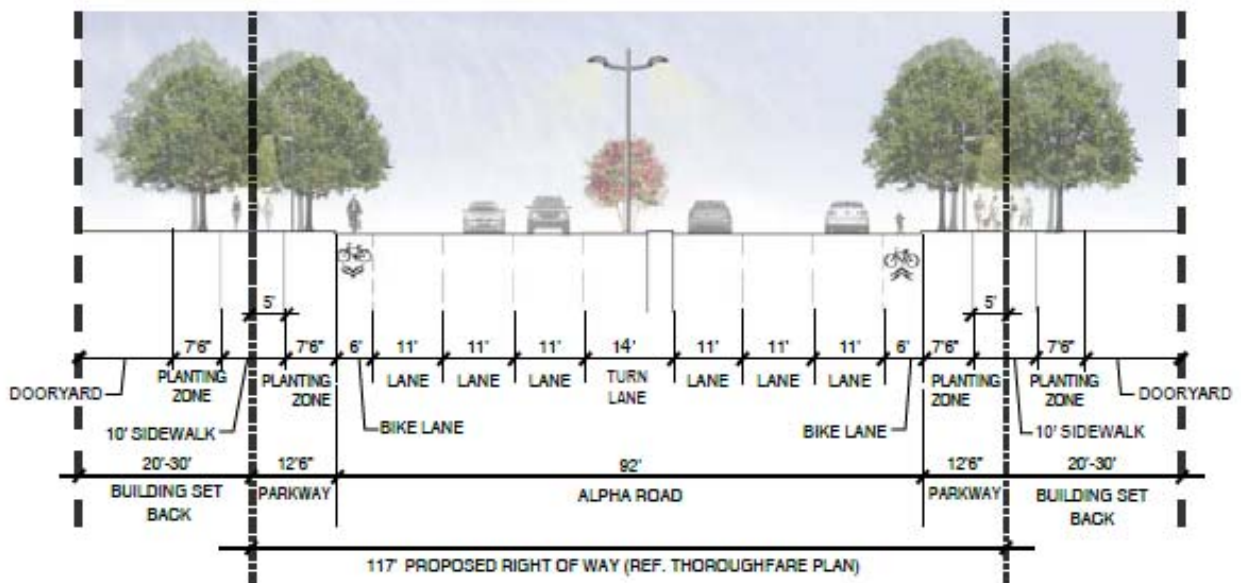
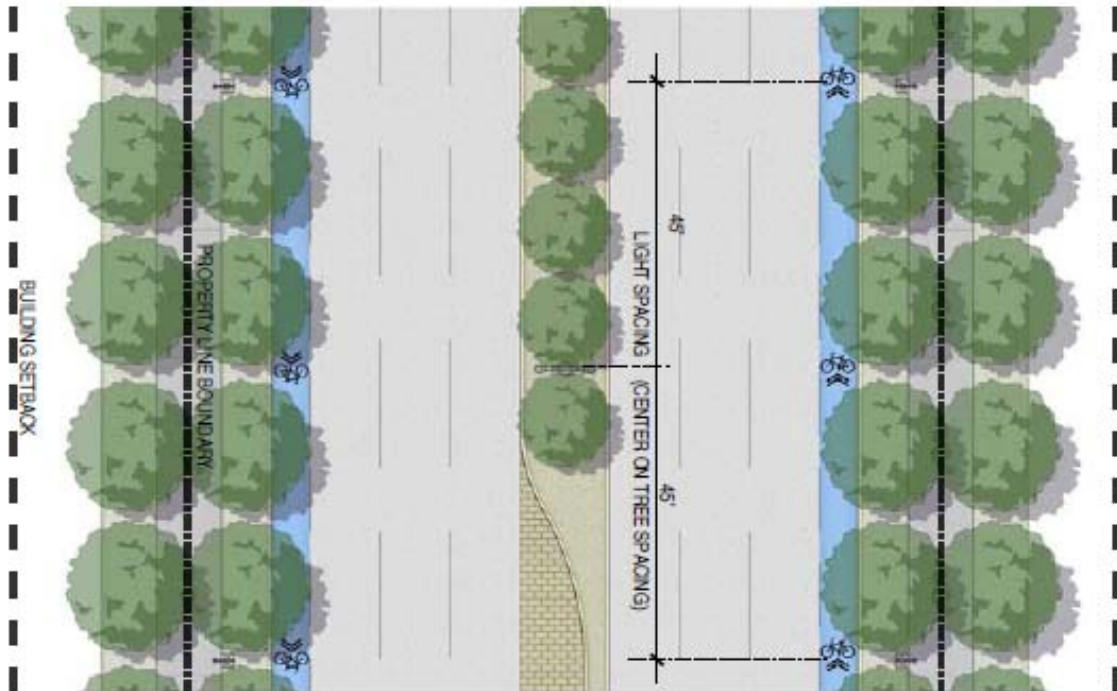
REFERENCE THE VALLEY VIEW - GALLERIA AREA PLAN FOR GUIDANCE ON TREE PLANTING SPECIES.



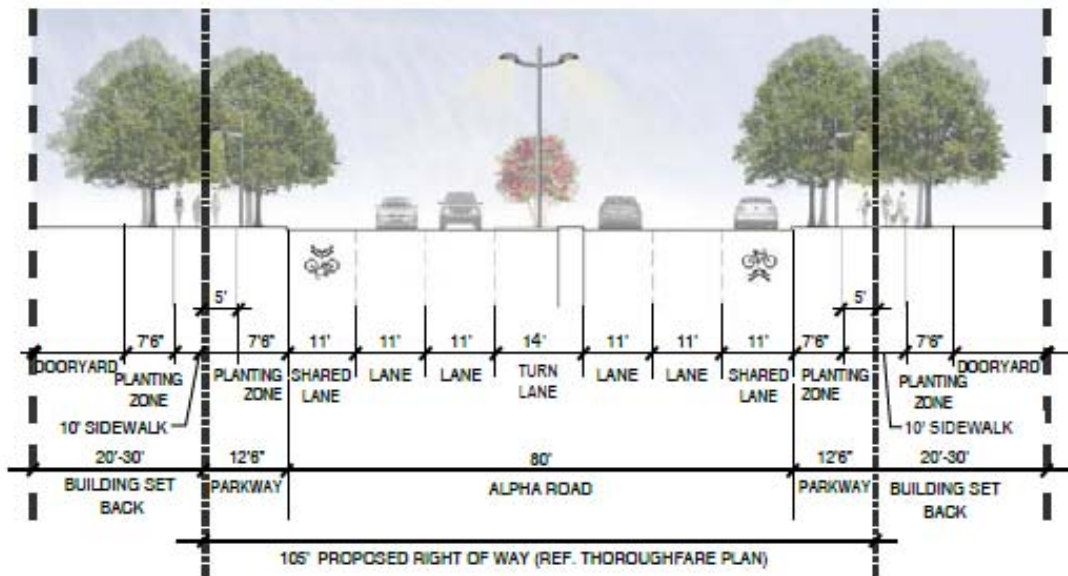
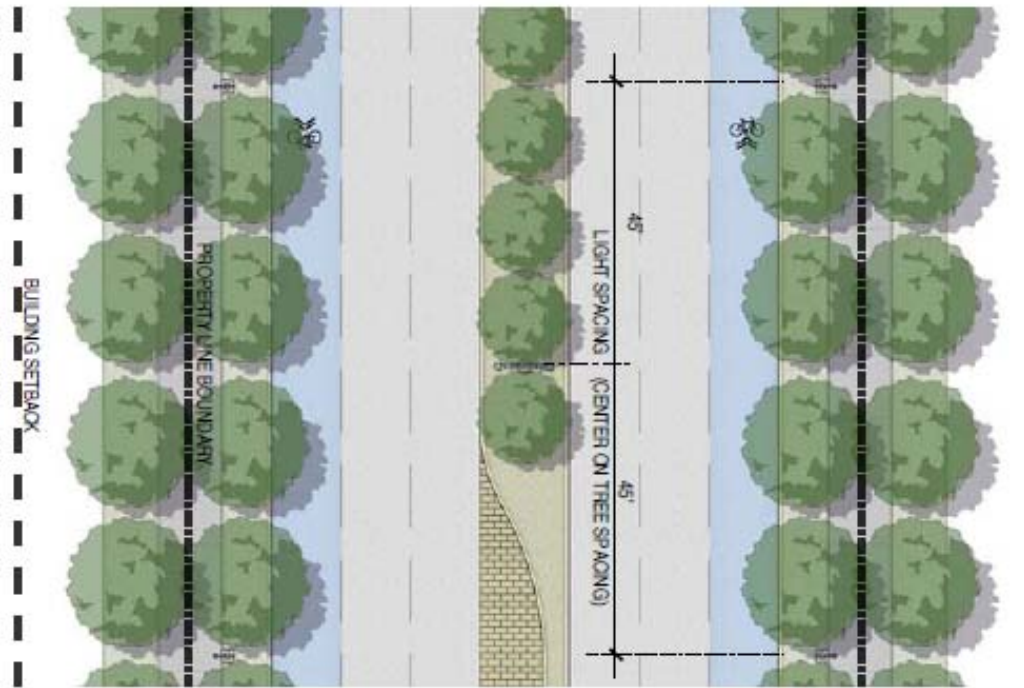
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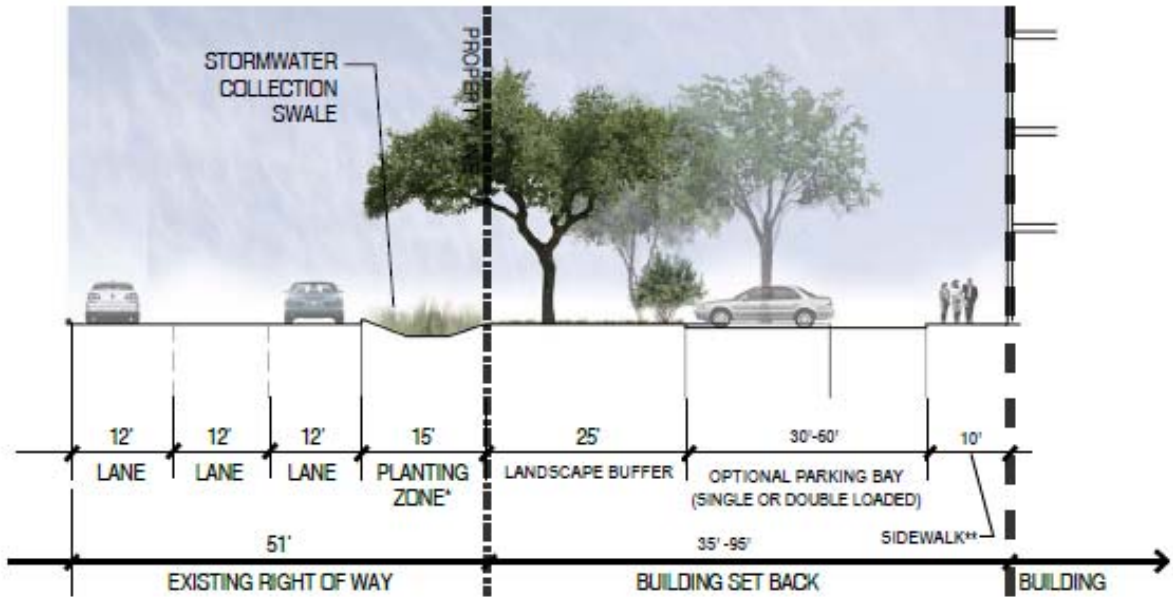
REFERENCE THE VALLEY VIEW - GALLERIA AREA PLAN FOR GUIDANCE ON TREE PLANTING SPECIES.



REFERENCE THE VALLEY VIEW - GALLERIA AREA PLAN FOR GUIDANCE ON TREE PLANTING SPECIES.



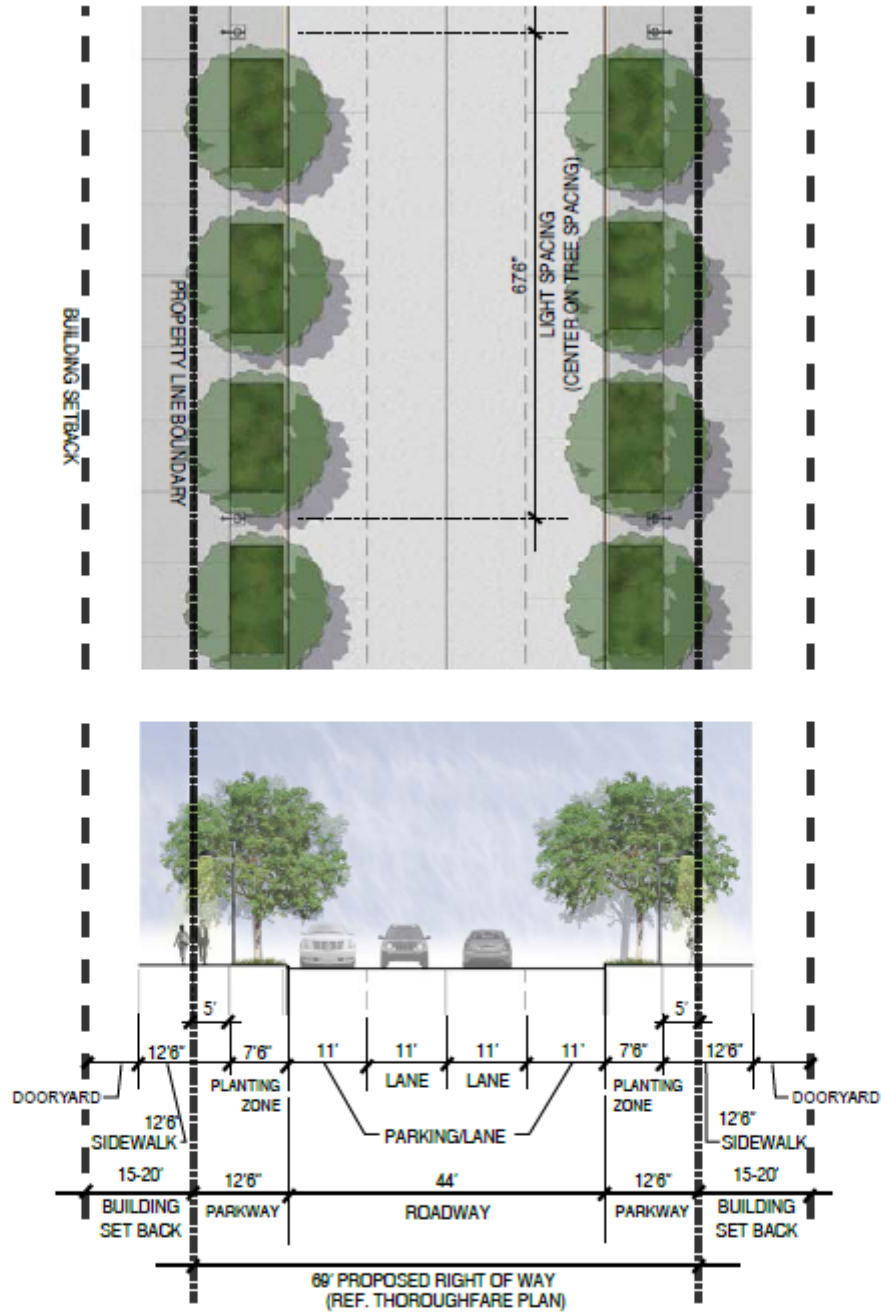
REFERENCE THE VALLEY VIEW - GALLERIA AREA PLAN FOR GUIDANCE ON TREE PLANTING SPECIES.



* REDUCE TO CONFORM WITH EXISTING R.O.W. AS NECESSARY

** SIDEWALK PLACEMENT FLEXIBLE WITHIN THE BUILDING SET BACK AREA

REFERENCE THE VALLEY VIEW - GALLERIA AREA PLAN FOR GUIDANCE ON TREE PLANTING SPECIES.



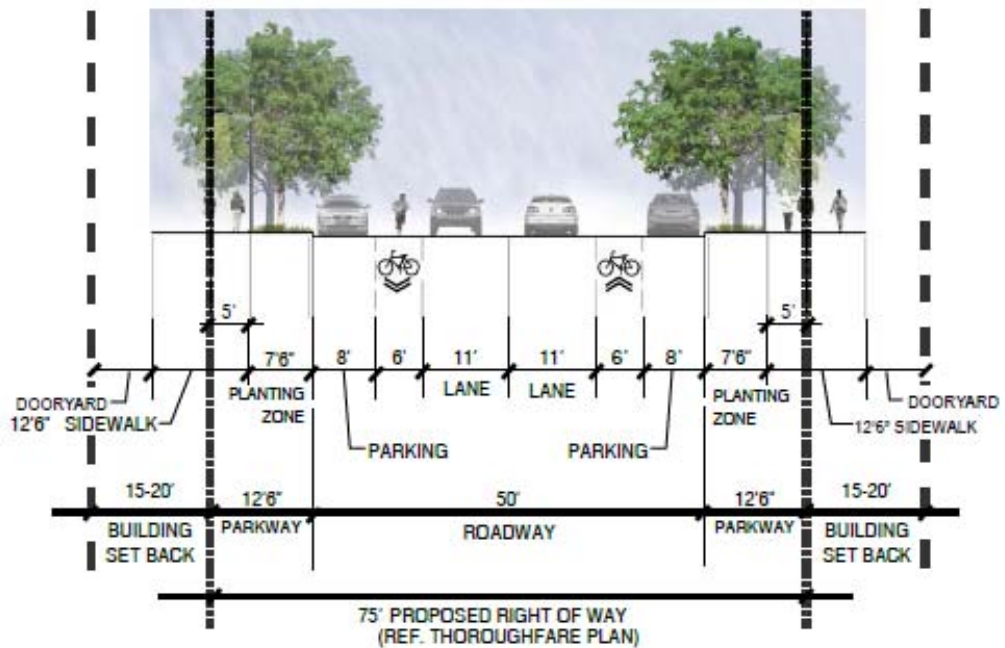
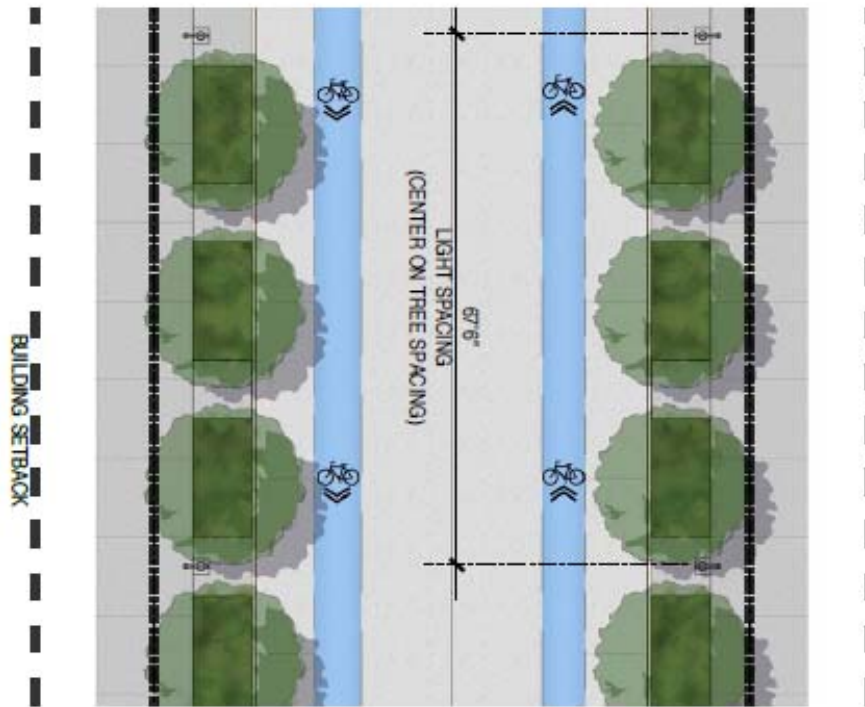
TYPE A : 4 LANE UNDIVIDED WITH PARKING ALLOWED DURING NON-PEAK HOURS
 TYPE B : 2 LANE WITH 2 LANE PARKING

REFERENCE THE VALLEY VIEW - GALLERIA AREA PLAN FOR GUIDANCE ON TREE PLANTING SPECIES.

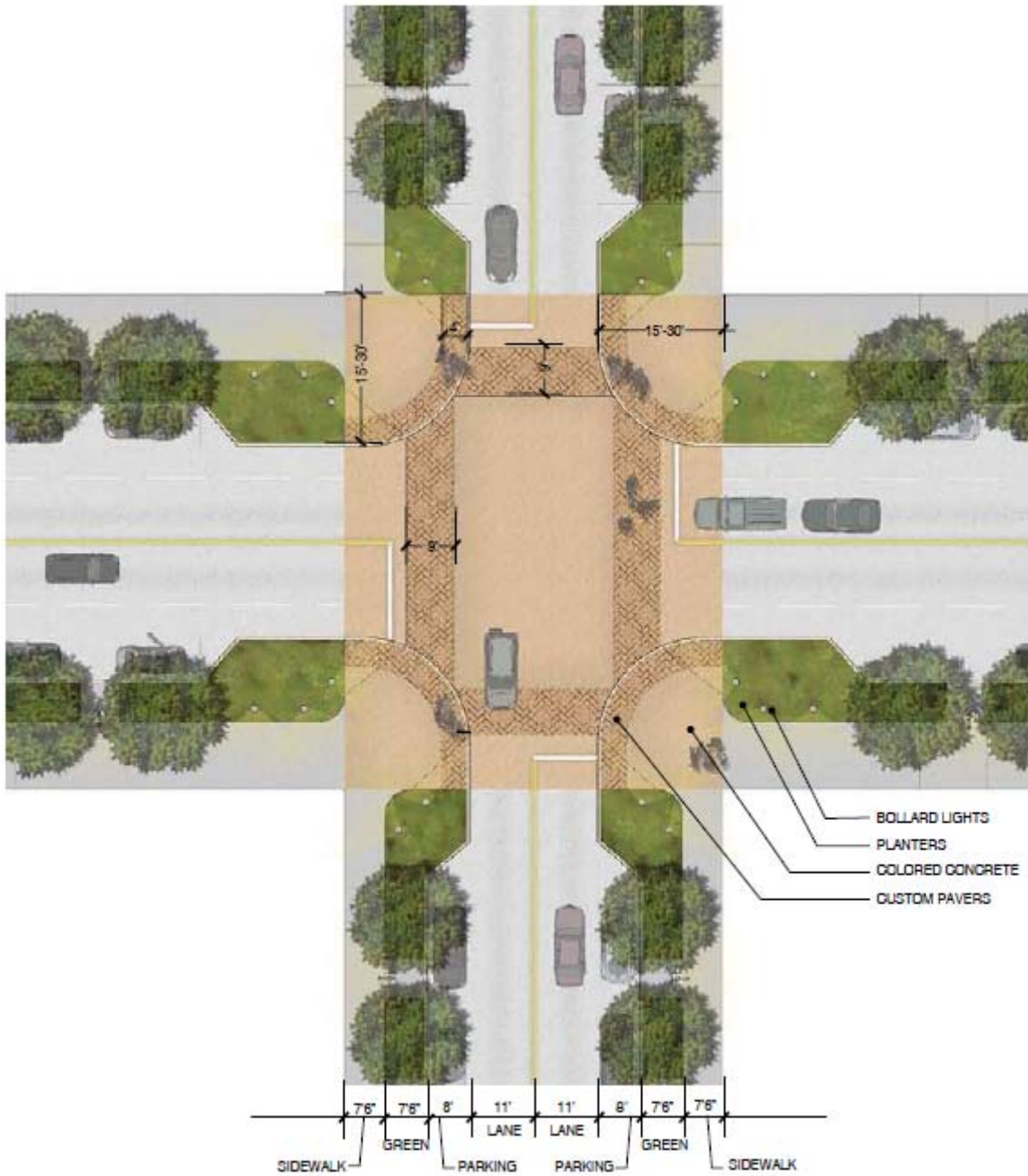
TYPICAL STREET TYPE A / B

EXHIBIT 887C
 STREETS PLAN

C. 10
 MAY 07, 2013



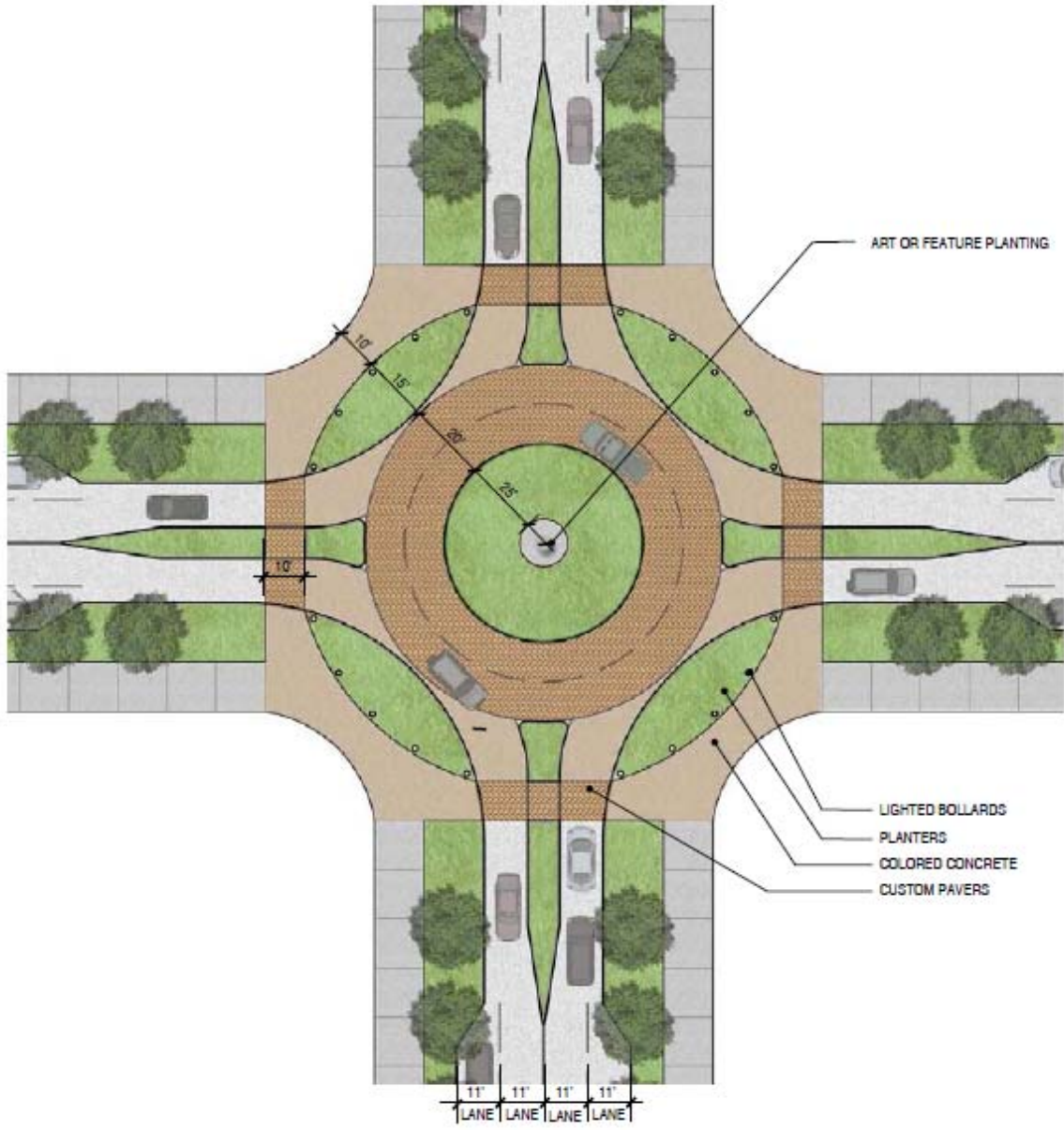
REFERENCE THE VALLEY VIEW - GALLERIA AREA PLAN FOR GUIDANCE ON TREE PLANTING SPECIES.



TYPICAL INTERSECTION

EXHIBIT 887C
STREETS PLAN

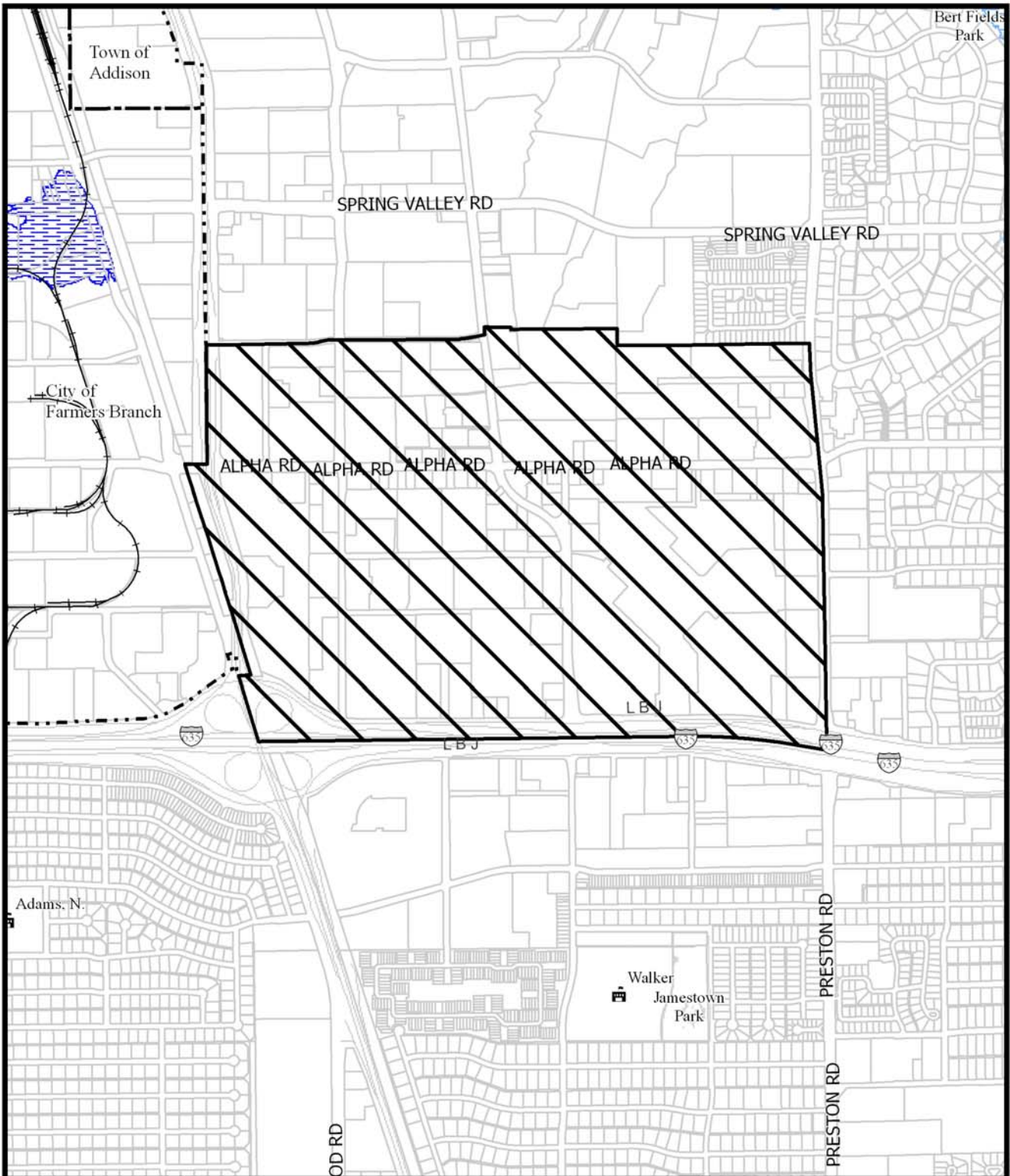
C12
MAY 07, 2013



TYPICAL INTERSECTION -
ROUND-ABOUT

EXHIBIT 887C
STREETS PLAN

C13
MAY 07, 2013

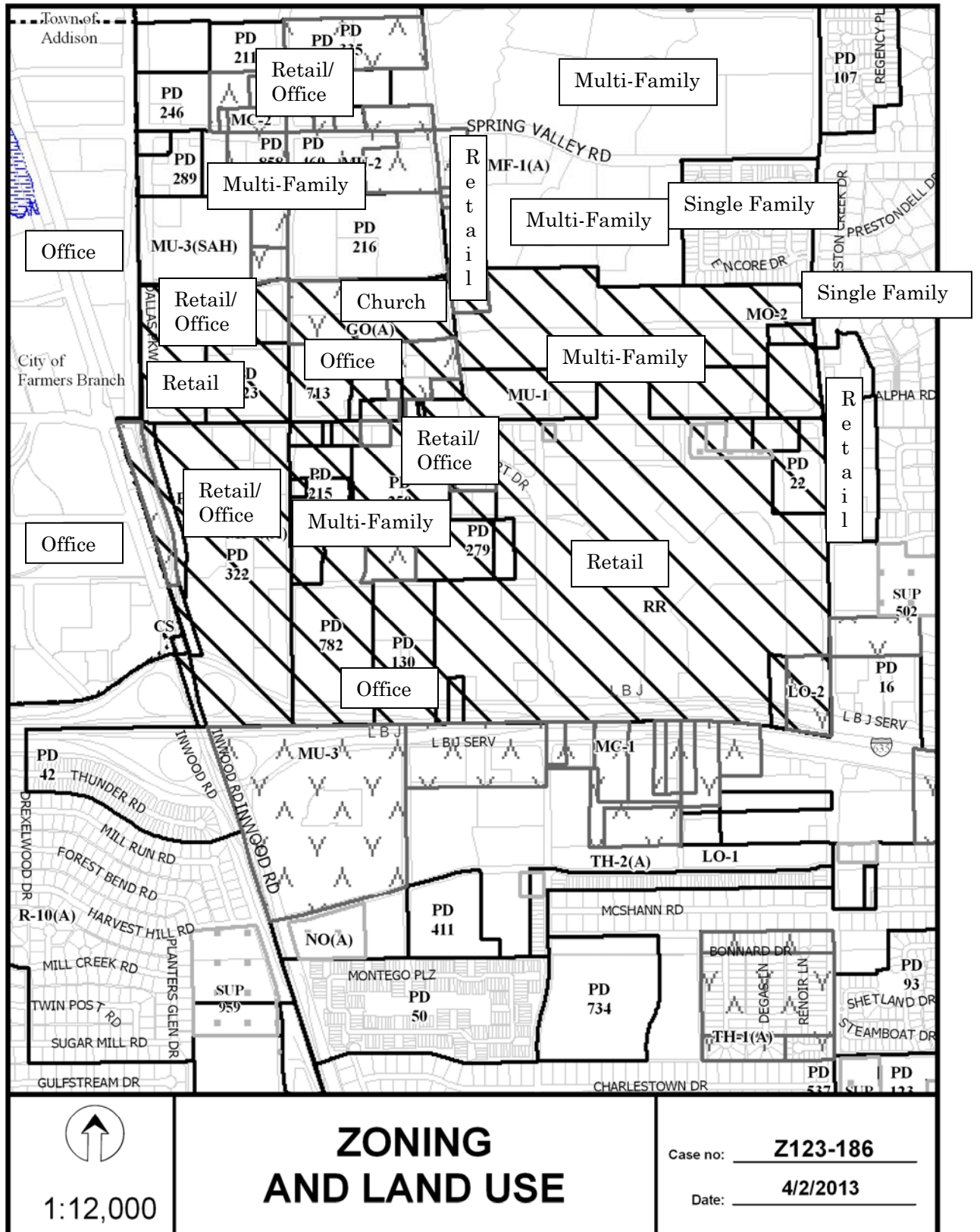


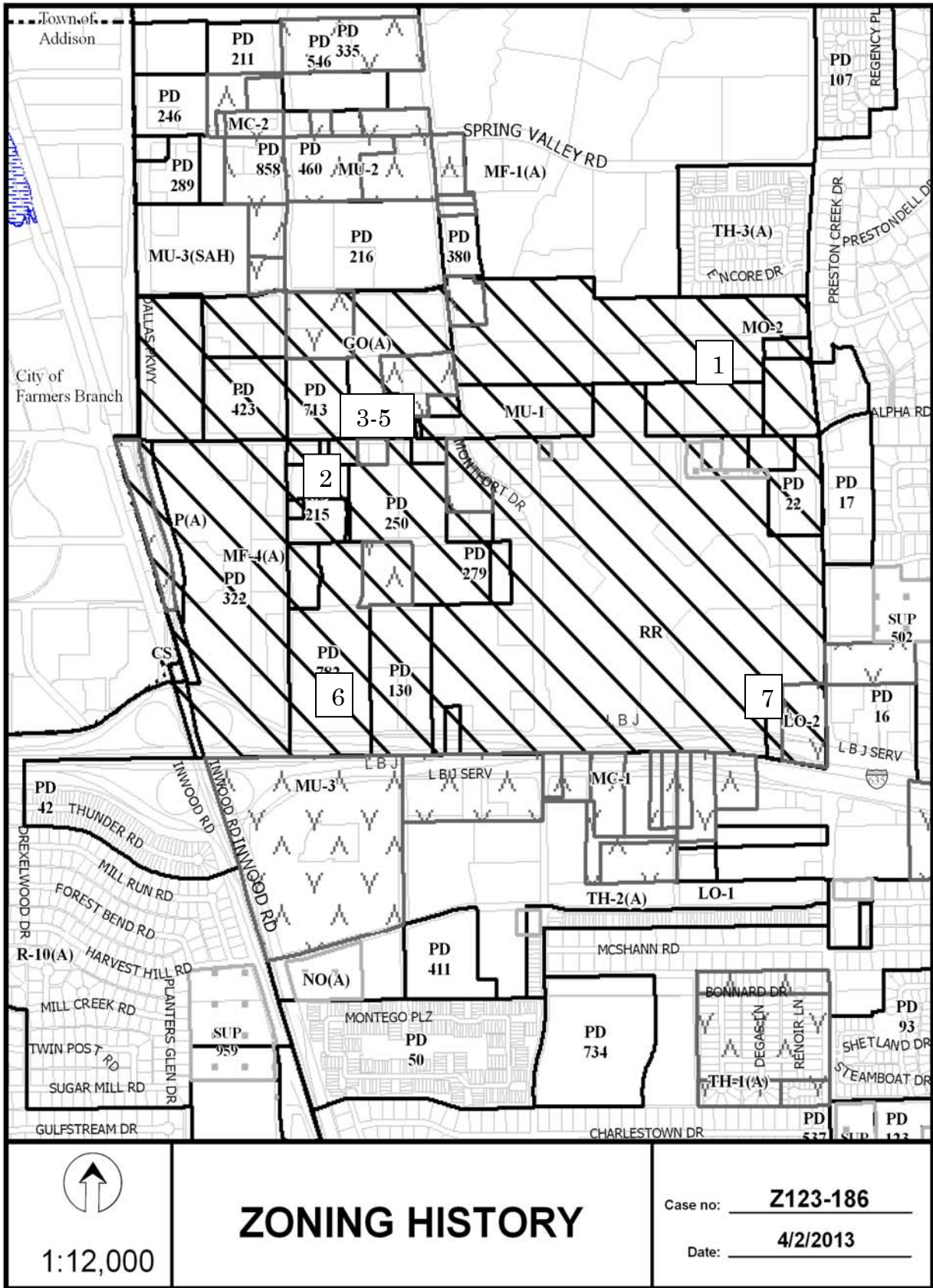
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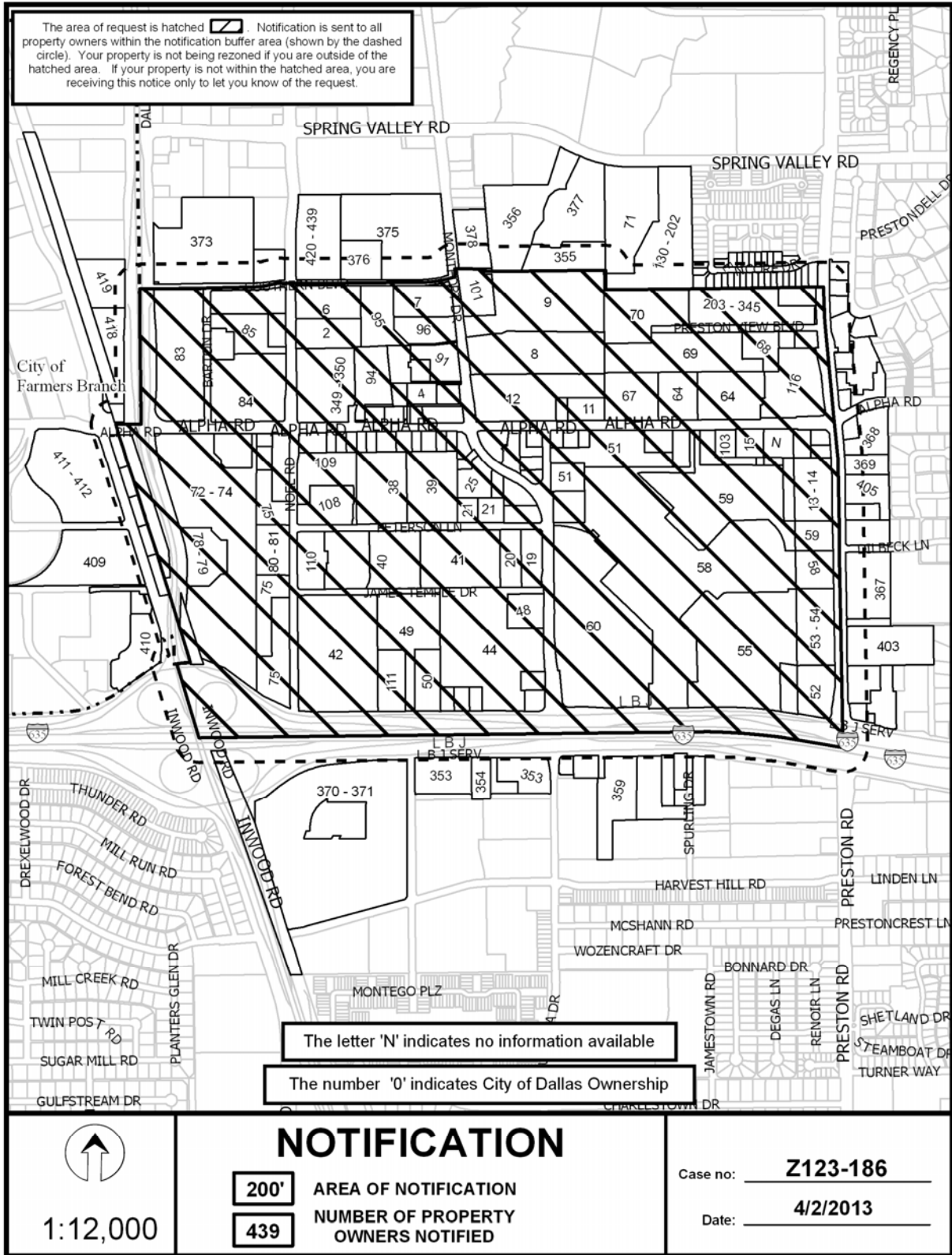
VICINITY MAP

Case no: Z123-186

Date: 4/2/2013







Notification List of Property Owners

Z123-186

439 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	12600 INWOOD RD	TEXAS UTILITIES ELEC CO % STATE & LOCAL
2	13760 NOEL RD	ST NOEL LP
3	5411 ALPHA RD	JANLAW PPTIES INC STE 200
4	5411 ALPHA RD	CENTRAL NORTHHAVEN LP
5	5441 ALPHA RD	MONTFORT ALPHA JV % CENCOR REALTY SERV I
6	13780 NOEL RD	U S POSTAL SERVICE
7	13747 MONTFORT DR	MONTFORT OFFICE PTNRS LP
8	13660 MONTFORT DR	AV MONTFORT VALLEY LLC
9	13740 MONTFORT DR	AV DORAL LLC
10	5614 SPRING VALLEY RD	BUTTONWOOD TREE PARTNERS % BEN FRANKLIN
11	5609 ALPHA RD	ALPHA PLAZA HOLDINGS LLC
12	5557 ALPHA RD	CMA II LTD % 2M COMPANIES INC
13	13439 PRESTON RD	ALGODON PROPERTIES LLC
14	13439 PRESTON RD	ALGODON PROPERTIES LLC SUITE 300
15	5840 ALPHA RD	WELLS FARGO BANK NA ASN ATTN LISA HALL
16	5960 ALPHA RD	LAU FAMILY PS LTD % GARY R LAU
17	13555 PRESTON RD	FOODMAKER INC % JACK IN THE BOX INC
18	13535 PRESTON RD	PRESTON ALPHA INVESTMENTS
19	13305 MONTFORT DR	MONTFORT SQUARE SC LTD % PESKIND
DEVELOP		
20	5580 PETERSON LN	PETERSON PLACE PTNR LTD % CAIN SIMMONS &
21	5507 PETERSON LN	YADACK JOSEPH J
22	5444 ALPHA RD	CARBUCKS VALLEY VIEW LP
23	5575 PETERSON LN	BURGER KING CORP 929 % PPTY TAX ACCOUNT
24	13443 MONTFORT DR	TABU PROPERTY II LLC % US REALTY ADVISOR
25	13447 MONTFORT DR	HSM MONTFORT PLAZA LTD
26	13519 MONTFORT PL	JAC BERG FAMILY LP STE 200

4/2/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5330 ALPHA RD	MORBEN REALTY CO INC SUITE 200
28	5322 ALPHA RD	DECUIR JAMES H JR & LINDA J
29	5336 ALPHA RD	WALKUP BETTYE JANE TR % L B BILLINGSLY C
30	5340 ALPHA RD	L B BILLINGSLY INVESTMENT STE 6
31	5344 ALPHA RD	HUMPHREYS M FAMILY LTD PS % MARK HUMPHRE
32	5350 ALPHA RD	HUMPHREYS M FAMILY LTD PS % MARK HUMPHRE
33	5408 ALPHA RD	GLASER BARTON A & EDWARD R GENECOV
34	5414 ALPHA RD	SHIPLEY JERRY D DDS
35	5422 ALPHA RD	RAKET LLC
36	5430 ALPHA RD	KALRA KRISHNA & DEVENDRA KALRA
37	5438 ALPHA RD	FRANKLIN & MITCHELL PPTY
38	5351 PETERSON LN	CAROLINA CHASE APARTMENTS INC
39	5423 PETERSON LN	CMA I LTD % 2M COMPANIES INC
40	5444 PETERSON LN	ENGLAND THOMAS
41	5454 PETERSON LN	ONE GALLERIA PLACE LTD PS
42	5327 LBJ FWY	RMR INVESTMENTS INC
43	5539 LBJ FWY	5539 5545 LBJ BUILDING LTD
44	13131 MONTFORT DR	DAYTON HUDSON CORP % DHC-PROPERTY TAX
45	5545 LBJ FWY	5539-5545 LBJ BUILDING LTD
46	5631 LBJ FWY	MONTFORT CORNER LP %STEVEN E HALPIN
47	13105 MONTFORT DR	MCDONALDS REAL ESTATE CO AMF OHARE
48	13235 MONTFORT DR	RH THREE LP STE 800
49	5501 LBJ FWY	TR LBJ CAMPUS PARTNERS LP
50	5525 LBJ FWY	DBSI REPUBLIC LLC &
51	5702 ALPHA RD	13331 PRESTON RD LP
52	13101 PRESTON RD	13101 PRESTON ROAD LP %ROSEMARY PAPA
53	13131 PRESTON RD	SEARS ROEBUCK & CO D/768 TAX B2-107A
54	13149 PRESTON RD	STERLING JEWELER INC C/O TAX DEPT
55	13131 PRESTON RD	SEARS ROEBUCK & CO DEPT 768 TAX B2 107A
56	13131 PRESTON RD	SEARS ROEBUCK & CO D/768 TAX B2-107A
57	13101 PRESTON RD	FIRST CITY BANK VALLEY VW

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	13131 PRESTON RD	13331 PRESTON RD LP
59	13343 PRESTON RD	DILLARD DEPT STORES INC % PPTY TAX DEPT
60	13138 MONTFORT DR	SH MONTFORT LBJ LP & % SLJ COMPANY LLC
61	5656 ALPHA RD	RASANSKY MITCHELL & FONBERG REAL ESTATE
62	5636 ALPHA RD	GARLAND E PARTNERSHIP
63	5624 ALPHA RD	RADIO SYSTEMS INC
64	13601 PRESTON RD	BOXER F2 LP ATTN: JOHN RENTZ
65	13655 PRESTON RD	REALEINS PROPERTIES LTD %HARPOL INVESTME
66	5930 PRESTON VIEW BLVD	WBSB PPTIES LLC % WILLIAM D & SUZANNE C
67	5757 ALPHA RD	LEX ALPHA TOWER LTD STE 650
68	13717 PRESTON RD	CARILLON APARTMENTS
69	5734 PRESTON VIEW BLVD	M & A TEXAS REGAL COURT LTD
70	5757 PRESTON VIEW BLVD	FATH PRESTON PARK LP SUITE 2300
71	5704 SPRING VALLEY RD	CNC SWAGAT TWO LP % CNC INVESTMENT
72	13350 DALLAS PKWY	GALLERIA MALL INV LP % UBS REALTY INV LL
73	13250 DALLAS PKWY	GAP INC ATTN PROPERTY TAX
74	13550 DALLAS PKWY	MARSHALL FIELD & CO % SAKS FIFTH AVE
75	13155 NOEL RD	GT DALLAS PROPERTIES LLC SUITE 1050
76	5200 ALPHA RD	DALLAS GALLERIA LTD SUITE 5000 TRANSCO T
77	5200 ALPHA RD	NORDSTROM
78	13340 DALLAS PKWY	GALLERIA INVESTORS LP % DELOITTE
79	13340 DALLAS PKWY	GALLERIA INVESTORS LP C/O DELOITTE
80	13401 NOEL RD	GALLERIA MALL INV LP % USB REALTY INV LL
81	13375 NOEL RD	STAINBACK RAYMOND F JR % PROPERTY TAX DE
82	13450 NOEL RD	GALLERIA MALL INV LP % UBS REALTY INV LL
83	13710 DALLAS PKWY	GALLERIA ALPHA PLAZA LTD
84	5203 ALPHA RD	HART GALLERIA NORTH LLC % UCR ASSET SERV
85	13737 NOEL RD	FSP GALLERIA NORTH LP % FRANKLAND ST PPT
86	13651 NOEL RD	MEO & ASSOCIATES INC
87	13727 NOEL RD	MUSREF 13727 NOEL LP SUITE 6175
88	13741 NOEL RD	FSP GALLERIA NORTH LP ETA % FRANKLAND ST

4/2/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	13741 NOEL RD	MEQ & ASSOCIATES INC
90	13645 MONTFORT DR	PACE III INC
91	13651 MONTFORT DR	DALLAS POSTAL CREDIT UNION
92	13649 MONTFORT DR	NEIGHBORHOOD CREDIT UNION UNION
93	13647 MONTFORT DR	W I REALTY LC
94	5339 ALPHA RD	CITYVIEW OFFICE HOLDINGS LP
95	13725 MONTFORT DR	GIRGNER INCORPORATED
96	13725 MONTFORT DR	UNIVERSAL RESOURCES CORP
97	5421 ALPHA RD	ZIDELL COMMERCIAL PROPERTEIS LTD
98	5359 ALPHA RD	ZIMCAL CORP
99	5353 ALPHA RD	JANLAW PROPERTIES INC
100	13801 MONTFORT DR	RESERVE APTS LTD PS
101	13800 MONTFORT DR	MONTFORT SOUTHERN INVST CORP%RYAN PHILLI
102	5820 ALPHA RD	SOUTHWESTERN BELL SBC COMM INC PPTY TAX
103	5820 ALPHA RD	CROW COKER PPTY CO % SBC TAX DEPT
104	5528 ALPHA RD	J & C PROPERTY CO STE 200
105	5518 ALPHA RD	SKIPPER BEVERAGE COMPANY INC ATTN: REL E
106	5544 ALPHA RD	MELIOS ALEX & GUS MELIOS
107	5304 ALPHA RD	EXPOIMPO DELAWARE LLC
108	13402 NOEL RD	HEI NORTH DALLAS LP FIRST FLOOR
109	13500 NOEL RD	TEXAS SFI PS 55 LTD STE 200
110	13330 NOEL RD	VILLA VERONA LTD SUITE 1000
111	5429 LBJ FWY	TR LBJ CAMPUS PARTNERS LP
112	5549 LBJ FWY	MONTFORT LBJ LTD % CENCOR REALTY SVC INC
113	5702 ALPHA RD	SMITH LARRY D
114	13364 MONTFORT PL	13331 PRESTON RD LP
115	13364 MONTFORT DR	CEC ENTERTAINMENT INC % MIKE MAGUSIAK PR
116	13601 PRESTON RD	AR INV LP STE 510
117	5844 EN CORE DR	PEINADO ROBERT SR & IRMA
118	5904 EN CORE DR	MARQUARDT JAMES D & LYNDA G
119	5908 EN CORE DR	UNVERDI CEMAL & IFFET TRUSTEES ET AL

4/2/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	5912 EN CORE DR	HARROD TED E & LINDA S
121	5916 EN CORE DR	DAVIS DON W & BERNICE P
122	5920 EN CORE DR	BURNS CHARLOTTE L
123	5924 EN CORE DR	DAVIDOFF CHARLES E & MELANIE
124	5928 EN CORE DR	VANKERKHOVE RALPH V E & D ELAINE
125	5932 EN CORE DR	GANDY RUSSELL P TR
126	5936 EN CORE DR	DANG TUNG MINH
127	5940 EN CORE DR	BOLINGER KIRSTEN
128	5944 EN CORE DR	BAHR JAMES & ELEANOR
129	13520 INWOOD RD	LIBERTY BANKERS LIFE INSURANCE CO
130	5840 SPRING VALLEY RD	SCHULTE CHARLES & PATRICIA BLDG A UNIT 2
131	5840 SPRING VALLEY RD	FLW PRESTON LTD
132	5840 SPRING VALLEY RD	FRANCISCA OGBOINYI UNIT 204
133	5840 SPRING VALLEY RD	SWEET ALAN H ET AL BLDG A UNIT 205
134	5840 SPRING VALLEY RD	ZUERCHER AMY BLDG A UNIT 207
135	5840 SPRING VALLEY RD	PENICHE HALBERT M STE 208
136	5840 SPRING VALLEY RD	TYSON SCOTT H UNIT 210
137	5840 SPRING VALLEY RD	CHEN CHIEN HAN # 212
138	5840 SPRING VALLEY RD	THOMPSON GLENN & APT 301
139	5840 SPRING VALLEY RD	CRUZ JOSE ARMANDO & M M MEDELLIN AP
140	5840 SPRING VALLEY RD	KHAYAL MANSOUR
141	5840 SPRING VALLEY RD	GANIBEGOVIC NAHID
142	5840 SPRING VALLEY RD	BARRON MITCHELL & JUDY S
143	5840 SPRING VALLEY RD	MCGOUGH MELINDA
144	5840 SPRING VALLEY RD	ESPINOSA CARLOS J UNIT 307
145	5840 SPRING VALLEY RD	STEVEN CASON SEPARATE COPR HEADQUARTER
146	5840 SPRING VALLEY RD	GELSKY GEORGE BLDG C UNIT 402
147	5840 SPRING VALLEY RD	HURST MELVIN K III
148	5840 SPRING VALLEY RD	CARRERA MIA MARIA UNIT 501 BLDG D
149	5840 SPRING VALLEY RD	ROBINSON DEBRA R BLDG D UNIT 507
150	5840 SPRING VALLEY RD	LEE LI KWONG

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	5840 SPRING VALLEY RD	PHILPOTT CLINT ALLEN
152	5840 SPRING VALLEY RD	KAPLAN DELL & NATHAN
153	5840 SPRING VALLEY RD	HUEY JOSEPH
154	5840 SPRING VALLEY RD	DAY IAIN R
155	5840 SPRING VALLEY RD	CUMMINS MANUEL C #609
156	5840 SPRING VALLEY RD	BARRIER JEFF N
157	5840 SPRING VALLEY RD	LIAN GUODA
158	5840 SPRING VALLEY RD	PHILLIPS T FRANCILLE EST OF UNIT 612
159	5840 SPRING VALLEY RD	LOVE KEVIN T APT 701
160	5840 SPRING VALLEY RD	MASON FRANK L BLDG F UNIT 702
161	5840 SPRING VALLEY RD	ARASTOUPOUR AMIR A & NIKA RADFAR
162	5840 SPRING VALLEY RD	SMITH CARLTON & LOREATHA ARY
163	5840 SPRING VALLEY RD	LINEBERRY MARION C & FREDERICK C LINEBER
164	5840 SPRING VALLEY RD	DELIC FAHIRA & MERSED
165	5840 SPRING VALLEY RD	HURTAULT BERNARD C #708
166	5840 SPRING VALLEY RD	SORIANO MARIANA #801
167	5840 SPRING VALLEY RD	RAMIREZ MARIA H ETAL BLDG G UNIT 802
168	5840 SPRING VALLEY RD	TABAE MIKE A & SUSAN P
169	5840 SPRING VALLEY RD	TAFES TIGIST K & BLDG G UNIT 804
170	5840 SPRING VALLEY RD	PORTER NANCY LEE BLDG G UNIT 805
171	5840 SPRING VALLEY RD	GREGORY KOTLYAR
172	5840 SPRING VALLEY RD	HIDALGO LESLI H
173	5840 SPRING VALLEY RD	NKWOCHA ANDREW O UNIT 808
174	5840 SPRING VALLEY RD	RIVKIN ALEXANDER
175	5840 SPRING VALLEY RD	GILLIARD BERNARD O APT 902
176	5840 SPRING VALLEY RD	BUNDE CARLA BLDG H UNIT 904
177	5840 SPRING VALLEY RD	DURAND PIERRE JEAN
178	5840 SPRING VALLEY RD	PAUNOVIC DENIS
179	5840 SPRING VALLEY RD	GOBARD BRIGITTE
180	5840 SPRING VALLEY RD	DELIC MERSED & FAHIRA BLDG H UNIT 908
181	5840 SPRING VALLEY RD	WYATT MATTHEW R & ANA V UNIT 909 BLDG H

4/2/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	5840 SPRING VALLEY RD	SHORES DUSTIN
183	5840 SPRING VALLEY RD	WHITE DEBORAH K ET AL
184	5840 SPRING VALLEY RD	BARJA CLARIBEL
185	5840 SPRING VALLEY RD	NIAKAN MANIZHEH &
186	5840 SPRING VALLEY RD	GUILLOT JOSEPH &
187	5840 SPRING VALLEY RD	VAN KIM HEANG
188	5840 SPRING VALLEY RD	PAUNOVIC MARIJA MITIC & DENIS PAUNOVIC
189	5840 SPRING VALLEY RD	FIRST LEASIDE FINANCE INC
190	5840 SPRING VALLEY RD	BAJRAMOVIC ARMIN & DULUJISA
191	5840 SPRING VALLEY RD	BRIONES JUANA BLDG K UNIT 1110
192	5840 SPRING VALLEY RD	LANGREDER THEODORE W ETAL
193	5840 SPRING VALLEY RD	GHALEHASSADI SHAHNAZ SHAEPER DR
194	5840 SPRING VALLEY RD	YARMOHAMDY MOSTAFA
195	5840 SPRING VALLEY RD	CGM ACQUISITIONS LLC
196	5840 SPRING VALLEY RD	PRESTONFOUR DEV INC %DAVID C PHILLIPS (P
197	5840 SPRING VALLEY RD	MUKSHE TOFIK A BLDG M UNIT 1310
198	5840 SPRING VALLEY RD	PACE ELIZABETH ANNE UNIT 1510
199	5840 SPRING VALLEY RD	KING ROGER A #1604
200	5840 SPRING VALLEY RD	YATES JIM ET AL
201	5840 SPRING VALLEY RD	SMITH GWEN & NANCY
202	5840 SPRING VALLEY RD	DANIEL L M
203	13715 PRESTON RD	MOELLER REVOCABLE TRUST
204	13715 PRESTON RD	TUVENG MILDRED A BLDG 1 UNIT 189
205	13715 PRESTON RD	GUERRA LUCAS
206	13715 PRESTON RD	TAYLOR BETTY JO
207	13715 PRESTON RD	PRIDE CHARLEY & ROZENE
208	13715 PRESTON RD	DOMAINCO LLC SERIES D
209	13715 PRESTON RD	NOVELLY NICHOLAS J
210	13715 PRESTON RD	BARRETT DANIEL BLDG 2 UNIT 180
211	13715 PRESTON RD	DOMAINCO LLC SERIES G
212	13715 PRESTON RD	NGANGA NAOMI

4/2/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	13715 PRESTON RD	COLINDRES MARIA E
214	13715 PRESTON RD	BERGMAN BETH
215	13715 PRESTON RD	ORTEGA MARLENE M
216	13715 PRESTON RD	BONDESON DONALD
217	13715 PRESTON RD	JORDAN GEORGE ET AL
218	13715 PRESTON RD	HALUSCHAK RICHARD M #280
219	13715 PRESTON RD	DOWDALL JOHN DALE
220	13715 PRESTON RD	GEORGE ERA JOSEPHINE
221	13715 PRESTON RD	AYANLOLA AYANTAYO
222	13715 PRESTON RD	ZABAWA MARGERY L TRUSTEE BLDG 2 UNIT 284
223	13715 PRESTON RD	WOTTRICH RAYMOND # 136
224	13715 PRESTON RD	PLOCH MARY R APT 286
225	13715 PRESTON RD	BOWER WILLIAM LIVING TRUST
226	5881 PRESTON VIEW BLVD	RANEY SUSAN ELAINE UNIT 171
227	5881 PRESTON VIEW BLVD	ALLEN JOHN W & ELIZABETH C
228	5881 PRESTON VIEW BLVD	HALUSCHAK RICHARD M #173
229	5881 PRESTON VIEW BLVD	MILLER JOAN P UNIT 174 BLDG 3
230	5881 PRESTON VIEW BLVD	PRESTON HILLS HOMEOWNERS ASSOC
231	5881 PRESTON VIEW BLVD	GOMEZ MARIA A
232	5881 PRESTON VIEW BLVD	WALTERS JULIE ANN
233	5881 PRESTON VIEW BLVD	ABD REAL ESTATE HOLDINGS LLC, %MATTHEW
234	5881 PRESTON VIEW BLVD	PRIDE CHARLEY & ROZENE
235	5881 PRESTON VIEW BLVD	RANEY ANDREW #167
236	5881 PRESTON VIEW BLVD	HAMILTON DORIS P
237	5881 PRESTON VIEW BLVD	KUNEMAN GARY M & KATHLEEN
238	5881 PRESTON VIEW BLVD	LINKES KATHERINE M UNIT #170
239	5881 PRESTON VIEW BLVD	ANDERSON KENETH A
240	5881 PRESTON VIEW BLVD	DOMAINCO LLC SERIES B
241	5881 PRESTON VIEW BLVD	HUNTEMAN RICHARD LEE
242	5881 PRESTON VIEW BLVD	RUBACK KEVIN M UNIT 270 BLDG 4
243	5881 PRESTON VIEW BLVD	LEYS CATHERINE & DENNIS BRININGER

4/2/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	5881 PRESTON VIEW BLVD	WEBB PAUL ALAN
245	5881 PRESTON VIEW BLVD	HUEY LORI & JOSEPH
246	5881 PRESTON VIEW BLVD	IWASHIKA KENNETH & DEBRA
247	5881 PRESTON VIEW BLVD	ERNST JAMES ROBERT BLDG 5 UNIT 275
248	5881 PRESTON VIEW BLVD	ROBERTSON BENNETT UNIT 276
249	5881 PRESTON VIEW BLVD	GOODHALL EDWARD
250	5881 PRESTON VIEW BLVD	KOETZLE JIMMIE L UNIT 278
251	5881 PRESTON VIEW BLVD	ARAN FRANCISCO BLDG 6 UNIT 152
252	5881 PRESTON VIEW BLVD	RODRIGUEZ BERNARDO BLDG 6 UNIT 153
253	5881 PRESTON VIEW BLVD	ROBLES JUAN M UNIT 154
254	5881 PRESTON VIEW BLVD	GUO CHENG KANG & ETAL YAQUIN PAN
255	5881 PRESTON VIEW BLVD	SMITH LYDIA #156
256	5881 PRESTON VIEW BLVD	HUNTER PATRICIA A UNIT #252
257	5881 PRESTON VIEW BLVD	CLINARD DEAN #253
258	5881 PRESTON VIEW BLVD	JONES DAVID M BLDG 6 UNIT 254
259	5881 PRESTON VIEW BLVD	PHILLIPS BROOKE UNIT 255
260	5881 PRESTON VIEW BLVD	PARKER COLE
261	5881 PRESTON VIEW BLVD	DOMAINCO LLC SERIES C
262	5881 PRESTON VIEW BLVD	LAM BINH APT 163
263	5881 PRESTON VIEW BLVD	DAVIS ROBERT EDWARD #164
264	5881 PRESTON VIEW BLVD	TOBEY ROBERT
265	5881 PRESTON VIEW BLVD	PINNEKAMP LYNN UNIT 166
266	5881 PRESTON VIEW BLVD	RLC PRESTON HILLS PROPERTIES LLC
267	5881 PRESTON VIEW BLVD	GEORGE ERA J BLDG 7 UNIT 262
268	5881 PRESTON VIEW BLVD	PARIENTE ZION UNIT 263 BLDG 7
269	5881 PRESTON VIEW BLVD	RUBIO LUZ STELLA UNIT 264
270	5881 PRESTON VIEW BLVD	PARKER COLE BLDG 7 UNIT 265
271	5881 PRESTON VIEW BLVD	BENNETT MICHAEL T BLDG 7 UNIT 266
272	5881 PRESTON VIEW BLVD	SHARP KRIS JAMES & CAROL UNIT 157
273	5881 PRESTON VIEW BLVD	DESANGUINO TELMA B
274	5881 PRESTON VIEW BLVD	CARDENOS MAGDALENA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	5881 PRESTON VIEW BLVD	CAMPBELL RICHARD A
276	5881 PRESTON VIEW BLVD	WOTTRICH RAYMOND D 9-136
277	5881 PRESTON VIEW BLVD	PEDRO F LARA & MAGDALENA CARDENAS-
LARA		
278	5881 PRESTON VIEW BLVD	WOTTRICH RAYMOND UNIT 136
279	5881 PRESTON VIEW BLVD	CAVNAR E VICTORIA
280	5881 PRESTON VIEW BLVD	WOTTRICH RAY STE 136
281	5881 PRESTON VIEW BLVD	CASTILLO NANCY M & JOSE
282	5881 PRESTON VIEW BLVD	SANI BABAK N & HOMA R SHOKUH UNIT 142
283	5881 PRESTON VIEW BLVD	WERRA JUANITA L
284	5881 PRESTON VIEW BLVD	MOW ROBERT H JR
285	5881 PRESTON VIEW BLVD	SCOTT JONATHAN MICHAEL
286	5881 PRESTON VIEW BLVD	DOMAINCO LLC SERIES A
287	5881 PRESTON VIEW BLVD	MUSGRAVE BRENDA ELISE
288	5881 PRESTON VIEW BLVD	CANDY MICHELLE A 2002 TRUST
289	5881 PRESTON VIEW BLVD	PADDOCK BENNY EUGENE #133
290	5881 PRESTON VIEW BLVD	LEGRAND JOHN P 134
291	5881 PRESTON VIEW BLVD	DONNENFIELD MICHAEL BLDG 11 UNIT 135
292	5881 PRESTON VIEW BLVD	AMIGH MIRIAM S
293	5881 PRESTON VIEW BLVD	SANGUINO JOSE JAIME #147
294	5881 PRESTON VIEW BLVD	MORROW MARY BLDG 12 UNIT 148
295	5881 PRESTON VIEW BLVD	SOLIS MARTIN BLDG 12 UNIT 149
296	5881 PRESTON VIEW BLVD	KORNGUT JOSEPH LAWRENCE EST OF
297	5881 PRESTON VIEW BLVD	SAVAGE CLAUDETTE D BLDG 12 UNIT 151
298	5881 PRESTON VIEW BLVD	GREENHAW JUDY ANN UNIT 246 BLDG 12
299	5881 PRESTON VIEW BLVD	MEYERS MARY EMMA UNIT 248 BLDG 12
300	5881 PRESTON VIEW BLVD	DONYAI MEHRANGIS MOKHIV APT 249
301	5881 PRESTON VIEW BLVD	SLAGLE JUDITH ANN #250
302	5881 PRESTON VIEW BLVD	ROSAMOND MARCIA AKA MARCIA Z ROSAMOND
303	5881 PRESTON VIEW BLVD	GHAASSAMS MAHBOOBEH S UNIT 107 BLDG 13
304	5881 PRESTON VIEW BLVD	HOPKINS ALISSA A #108
305	5881 PRESTON VIEW BLVD	DOMAINCO LLC SERIES F

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	5881 PRESTON VIEW BLVD	ARELLANO JOHN C
307	5881 PRESTON VIEW BLVD	HARDWICK BARBARA JEAN
308	5881 PRESTON VIEW BLVD	ROLLINS JAMES D JR
309	5881 PRESTON VIEW BLVD	GEORGE E J
310	5881 PRESTON VIEW BLVD	THOMAS JODY &
311	5881 PRESTON VIEW BLVD	MCELFISH C HAROLD JR
312	5881 PRESTON VIEW BLVD	JOHNSON JACQUELINE BLDG 14 UNIT 204
313	5881 PRESTON VIEW BLVD	PENSCO TRUST CO NUMBER APT 205
314	5881 PRESTON VIEW BLVD	GEORGE E JOSEPHINE
315	5881 PRESTON VIEW BLVD	BRASWELL SAMUEL T BLDG 15 UNIT 124
316	5881 PRESTON VIEW BLVD	HIGGINS BRENDA K UNIT 125
317	5881 PRESTON VIEW BLVD	CAMERON ABRAHAM
318	5881 PRESTON VIEW BLVD	KUNTZ DONALD G & BETTY M
319	5881 PRESTON VIEW BLVD	DOMAINCO LLC SERIES I
320	5881 PRESTON VIEW BLVD	WALTERS SHARON L BLDG 15 UNIT 129
321	5881 PRESTON VIEW BLVD	ANDRUSCAK ADOLF & LJUBICA #225
322	5881 PRESTON VIEW BLVD	DOMAINCO LLC SERIES E
323	5881 PRESTON VIEW BLVD	WORDEN DOROTHY H & APT 227
324	5881 PRESTON VIEW BLVD	KRAUSS BONNIE
325	5881 PRESTON VIEW BLVD	GEORGE E JOSEPHENE
326	5881 PRESTON VIEW BLVD	LENOVITZ J MARSHALL
327	5881 PRESTON VIEW BLVD	RUEDIGER STEPHEN P BLDG 16 UNIT 209
328	5881 PRESTON VIEW BLVD	STONE JESSICA JOLENE & TAL GROSSMAN
329	5881 PRESTON VIEW BLVD	HUNTEMAN RICHARD L
330	5881 PRESTON VIEW BLVD	MOSBY JOHN SINGLETON EST OF BLDG 17 UNIT
331	5881 PRESTON VIEW BLVD	MAUBOUSSIN COLETTE L
332	5881 PRESTON VIEW BLVD	BURDORF RANDALL L
333	5881 PRESTON VIEW BLVD	OUZTS JOHN & CONNOR JAMES
334	5881 PRESTON VIEW BLVD	WATSON CATHARINE E BLDG 17 UNIT 119
335	5881 PRESTON VIEW BLVD	OUZTS JOHN B JR
336	5881 PRESTON VIEW BLVD	KABBAJ KARIM & EVELYN APT 216

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
337	5881 PRESTON VIEW BLVD	GOLDMAN EUGENE & LUCY
338	5881 PRESTON VIEW BLVD	RUEDEMANN NANCY
339	5881 PRESTON VIEW BLVD	RAHMAN PERVAIZ & RAUFIA
340	5881 PRESTON VIEW BLVD	LOVRO ANNA UNIT 122
341	5881 PRESTON VIEW BLVD	HALUSCHAK RICHARD M #123
342	5881 PRESTON VIEW BLVD	COMER DEBORAH C
343	5881 PRESTON VIEW BLVD	BAKER KATHLEEN K
344	5881 PRESTON VIEW BLVD	HALUSCHAK RICHARD M STE 414
345	5881 PRESTON VIEW BLVD	COLLINS BARBARA JANE GILES & WILLIAM
346	5330 PETERSON LN	WOODMONT TCI GROUP XIV LP STE 200
347	5330 PETERSON LN	WOODMONT TCI GROUP XIV LP STE 200
348	5330 PETERSON LN	WOODMONT TCI GROUP XIV LP STE 300
349	5301 ALPHA RD	CREST VG LP % CREST ASSET MGR INC
350	5301 ALPHA RD	CARLYLE CYPRESS GALLERIA LLC
351	5644 LBJ FWY	PRESTON NATIONAL BANK
352	5620 LBJ FWY	LEE PETER &
353	5580 LBJ FWY	5580 LBJ LLC
354	5550 LBJ FWY	BOLOUR MEHDI TRUSTEE % DENLEY INV & MGT
355	5630 SPRING VALLEY RD	RAW HIDDEN BEND LLC
356	5616 SPRING VALLEY RD	HAYDEN ASPEN CREEK LLC % HAYDEN PROPERTI
357	5756 LBJ FWY	EVERITT BETTY FAMILY LTD PARTNERSHIP
358	5744 LBJ FWY	CNL RETIREMENT CRS1 STE 300
359	5728 LBJ FWY	INVESTORS WARRANTY OF AMERICA INC
360	5812 LBJ FWY	HART M L TR STE 840
361	13608 PRESTON RD	SCHWARTZ HYMIE TRUST ETAL %TAX DPT # 122
362	6120 PRESTON CREEK DR	SIMCIK JEFFREY
363	6130 PRESTON CREEK DR	GOLDBERG MRS CHARLES W
364	6136 PRESTON CREEK DR	WANG CHYUNG YAU
365	6144 PRESTON CREEK DR	LINDSEY DAVID E & LIBE K HODAK
366	13010 PRESTON RD	CDA INVESTMENTS INC
367	13330 PRESTON RD	CIN PRESTON VALLEY VIEW

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
368	13548 PRESTON RD	GILLILAND PPTIES II LTD % LYNN GILLILAND
369	13536 PRESTON RD	GILLILAND PPTIES II LTD % LYNN GILLILAND
370	5400 LBJ FWY	TEACHERS INSURANCE AND ANNUITY ASSOC
OF		
371	5442 HARVEST HILL RD	MERCANTILE BANK
372	13900 DALLAS PKWY	FSP GALLERIA NORTH LTD % FRANKLIN STREET
373	13910 DALLAS PKWY	BED BATH & BEYOND INC
374	13907 NOEL RD	SOUTHERN GALLERIA PARTNERS LTD
375	13907 MONTFORT DR	THE RESERVE APTS LP
376	5383 SOUTHERN BLVD	OCEAN SOUTHERN VILLAS LP SUITE 120
377	5636 SPRING VALLEY RD	ASTORIA LP STE 200
378	13920 MONTFORT DR	SH701-705 LLC %SANDRA L HERBERGER
379	5836 EN CORE DR	ZANATTA LINO A LIVING TR MARINA B THE
380	5840 EN CORE DR	WINN ROBERT D
381	5948 EN CORE DR	POWELL CONNIE S
382	5952 EN CORE DR	BOEMIA LANELL
383	5956 EN CORE DR	GILMORE NANCY H
384	5960 EN CORE DR	KEMP ELIZABETH
385	5964 EN CORE DR	GREENBERG DAVID N & RUTH S
386	5968 EN CORE DR	CHRISTIAN LARRY
387	5831 EN CORE DR	RODRIGUEZ MARIA MARITAL TRUST THE
388	5915 EN CORE DR	PERRIN ROBERT W & MARY A
389	5919 EN CORE DR	PARKER HERBERT & FAYNELL
390	5923 EN CORE DR	KURIHARA MICHAEL M & KIYOMI
391	5927 EN CORE DR	MIKOL JANICE M
392	5931 EN CORE DR	PAPE K RICHARD & BEVERLY
393	5935 EN CORE DR	PAULSON BARBARA A
394	5939 EN CORE DR	CURRY LEVY H & DIANNE A
395	5943 EN CORE DR	ASTOLFO LOUIS A JR & NANCY K SHOCKLEE
396	5601 EN CORE DR	BAUMGARNER CLYDE E & MELISSA L
397	6110 PRESTON CREEK DR	RAMSEY KENTON N & DOUANGDARVANH
398	6075 ALPHA RD	6075 A/P LTD % GRACE MANAGEMENT LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
399	13670 PRESTON RD	TACO BELL OF AMERICA INC % TBC TAX UNIT
400	13656 PRESTON RD	6075 A/P LTD % GRACE MANAGEMENT LLC
401	13020 PRESTON RD	VVS PPTIES LTD
402	13022 PRESTON RD	VVS PPTIES LTD WALGREEN CO ATTN TAX DEPT
403	13130 PRESTON RD	REALTY INCOME TEXAS PROPERTIES LP
404	6039 LBJ FWY	MCCUTCHIN CAROL PROPERTIES LTD
405	13444 PRESTON RD	FONBERG HOLDINGS LTD ET AL STE 203
406	13410 PRESTON RD	ARNOLD SQUARE INVESTMENTS LLC
407	13410 PRESTON RD	CAPITAL ONE N A
408	13611 DALLAS PKWY	TEXAS TURNPIKE AUTHORITY 3015 RALEIGH ST
409	13465 INWOOD RD	LOADSTAR INC % USAA REAL ESTATE COMPANY
410	5005 LBJ FWY	OCCIDENTAL TOWER CORP
411	5000 ALPHA RD	RANCHO ALPHA LP & SUITE 600
412	5199 ALPHA RD	ST LOUIS S W RAILWAY CO % UNION PACIFIC
413	5001 LBJ FWY	OCCIDENTAL TOWER CORP %OCCIDENTAL CHEM C
414	13530 INWOOD RD	ERWIN ROBERT S
415	13600 INWOOD RD	ST LOUIS S W RAILWAY CO % UNION PACIFIC
416	13450 INWOOD RD	LIBERTY BANKER S LIFE INSURANCE COMPANY
417	13700 INWOOD RD	FARMERS BRANCH CITY OF
418	13701 DALLAS PKWY	CASTLE FAMILY LP % CRESCENT PPTY TAX DEP
419	14001 DALLAS PKWY	CASTLE FAMILY LP %CRESCENT PPTY TAX DEPT
420	13900 NOEL RD	CORREA HERMINIA
421	13900 NOEL RD	PHAM CHI & NGUYEN AUTUMN UNIT 20
422	13900 NOEL RD	MULVILL SEAN & IVANA
423	13900 NOEL RD	SABETI ARMIN & WENDY
424	13900 NOEL RD	GUERRA KARINA
425	13900 NOEL RD	PARK SI WAN & MYONG S
426	13900 NOEL RD	FEDERAL HOME LOAN MTG CORP
427	13900 NOEL RD	POND ROBERT S BLDG 5 UNIT 16
428	13900 NOEL RD	BEAUSTON WILLIAM BLDG 5 UNIT 17
429	13900 NOEL RD	HU EN HUA

Z123-186(GC)

4/2/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
430	13900 NOEL RD	FLUCHAIRE SILVIA UNIT 9
431	13900 NOEL RD	CHEN CHENG CHIEH % SKIPPER YUAN REMAX
HI		
432	13900 NOEL RD	ARCHER ANGELA BLDG 6 UNIT 11
433	13900 NOEL RD	HAGHI BEHZAD & YVETTE HAGHI TRUST
434	13900 NOEL RD	NGO MAI T
435	13900 NOEL RD	ROBINSON MARIA C
436	13900 NOEL RD	RES TX BOULEVARD LLC, ATTN: NELSON HIOE
437	13900 NOEL RD	RES TX BOULEVARD LLC , ATTN: NELSON HIOE
438	13900 NOEL RD	SU KORBAN C UNIT 2 BLDG 11
439	13900 NOEL RD	COLLI JULIANA M

Memorandum



CITY OF DALLAS

DATE May 16, 2013

TO Joe Alcantar, Chair and
City Plan Commissioners

SUBJECT City Plan Commission Authorized Hearing
Generally bound by Maple Avenue, Medical District Drive, Bengal Street,
Dallas Area Rapid Transit rail line, Lucas Drive, Harry Hines Boulevard,
Market Center Boulevard, North Stemmons Freeway, Inwood Road, Lee Hall
Drive, Record Crossing Road, Wyche Boulevard, Plantation Road, and West
Mockingbird Lane with the exception of the Parkland Special Provision Sign
District

Commissioners Alcantar, Shellene, and Ridley are requesting that the City Plan Commission authorize a public hearing to consider the establishment of Special Provision Sign District at the above location. Attached is a location map for your review.

This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Neva Dean, Planning Manager
Current Planning Division
Sustainable Development and Construction Department

Memorandum



CITY OF DALLAS

Date: April 18, 2013

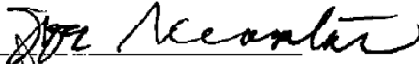
To: David Cossum, Assistant Director
Department of Sustainable Development and Construction

Subject: Request for Agenda Item for Authorized Hearing;
Approximately 865 acres on property generally bounded by Maple Avenue on the northeast; Medical District Drive, Bengal Street, Dallas Area Rapid Transit rail line, Lucas Drive, Harry Hines Boulevard, and Market Center Boulevard on the east; North Stemmons Freeway to the south; Inwood Road, Lee Hall Drive, Record Crossing Road, Wyche Boulevard, Plantation Road and West Mockingbird Lane on the west; with the area that is part of the pending Parkland SPSD boundaries omitted


We respectfully request that the following item be placed on the City Plan Commission agenda and advertised as required by Section 51A-7.701(a)(1) of the City of Dallas Development Code.

Consideration of a hearing to authorize a public hearing to consider establishing a Special Provision Sign District on approximately 865 acres on property generally bounded by Maple Avenue on the northeast; Medical District Drive, Bengal Street, Dallas Area Rapid Transit rail line, Lucas Drive, Harry Hines Boulevard, and Market Center Boulevard on the east; North Stemmons Freeway to the south; Inwood Road, Lee Hall Drive, Record Crossing Road, Wyche Boulevard, Plantation Road and West Mockingbird Lane on the west; with the area that is part of the pending Parkland SPSD boundaries omitted. The area is also generally known as the Medical District Area, a map of the area to be considered is attached. Consideration is to be given to the appropriate signage regulations on property located in the Medical District Area.

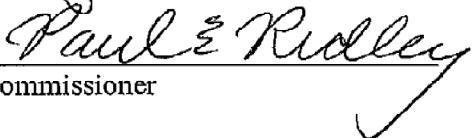
Thank you for your attention to this matter.



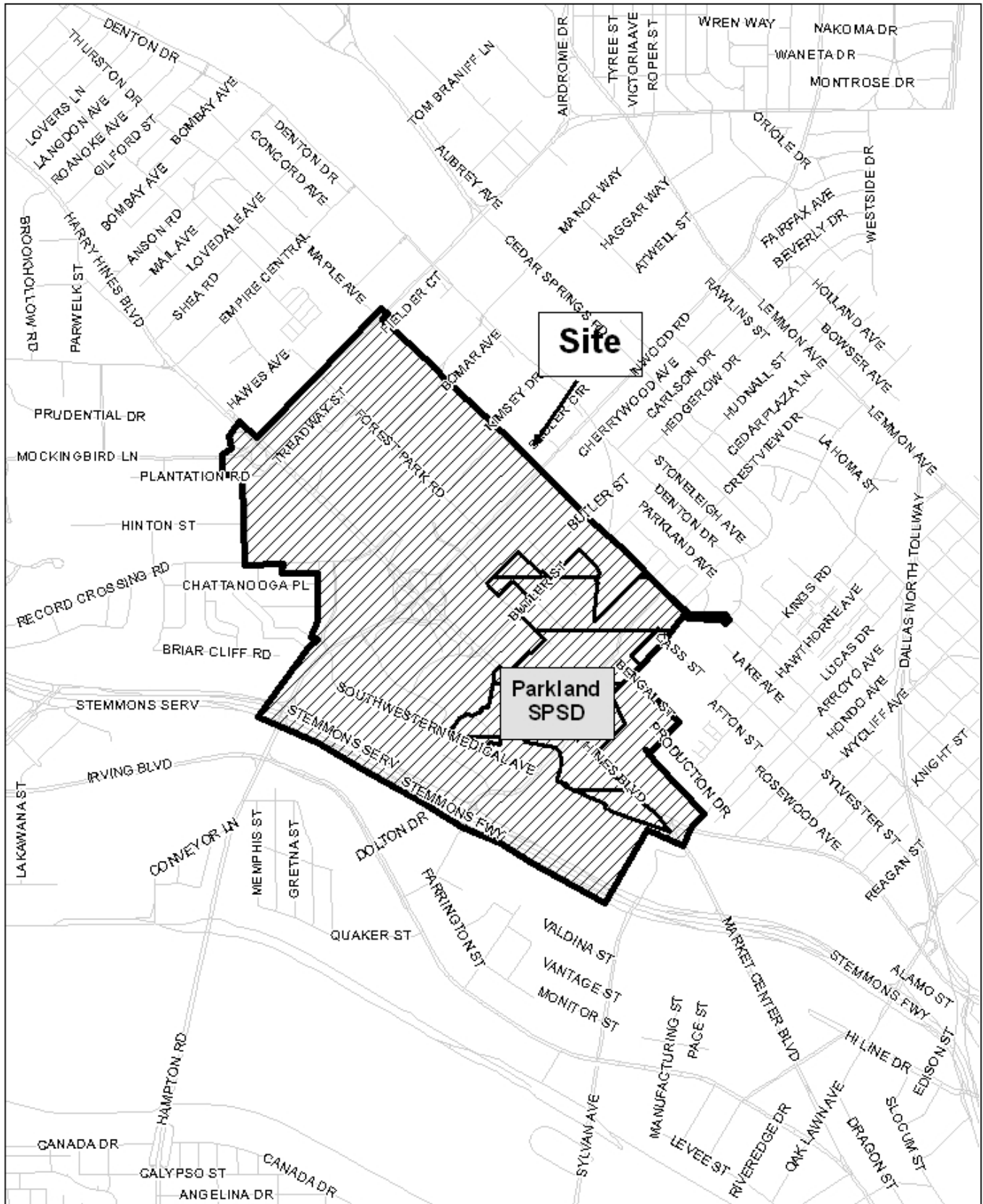
Commissioner



Commissioner



Commissioner



1:24,000

Proposed Authorized Hearing Area

Memorandum



CITY OF DALLAS

DATE May 16, 2013

TO Joe Alcantar, Chair and
City Plan Commissioners

SUBJECT City Plan Commission Authorized Hearing
Approximately 39 acres generally bound by Pacific Avenue, Harwood Street,
Jackson Street, and Griffin Street.

Commissioners Riddley, Wally, and Anglin are requesting that the City Plan Commission authorize a public hearing to determine the proper zoning on property zoned a Planned Development District No. 619 with consideration given to appropriate use regulations in and development standards within PD No. 619. Attached is a location map for your review.

This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Valerie Miller, Senior Planner
Current Planning Division
Sustainable Development and Construction Department

Memorandum



CITY OF DALLAS

DATE April 18, 2013

TO David Cossum, Assistant Director
Department of Sustainable Development and Construction

SUBJECT Request for Agenda Item for Authorized Hearing;
Area bound by Griffin Street, Pacific Avenue, Jackson Streets and
Harwood Street

We respectfully request that the following item be placed on the City Plan Commission agenda and advertised as required by Section 51A-7.701(a)(1) of the City of Dallas Development Code.

Consideration of a hearing to authorize a public hearing to determine the proper zoning on property zoned Planned Development District No. 619 in the abovementioned location. Consideration is to be given to amending certain use regulations and development standards within PD No. 619. A map of the area to be considered is attached.

Thank you for your attention to this matter.

Paul E. Ridley

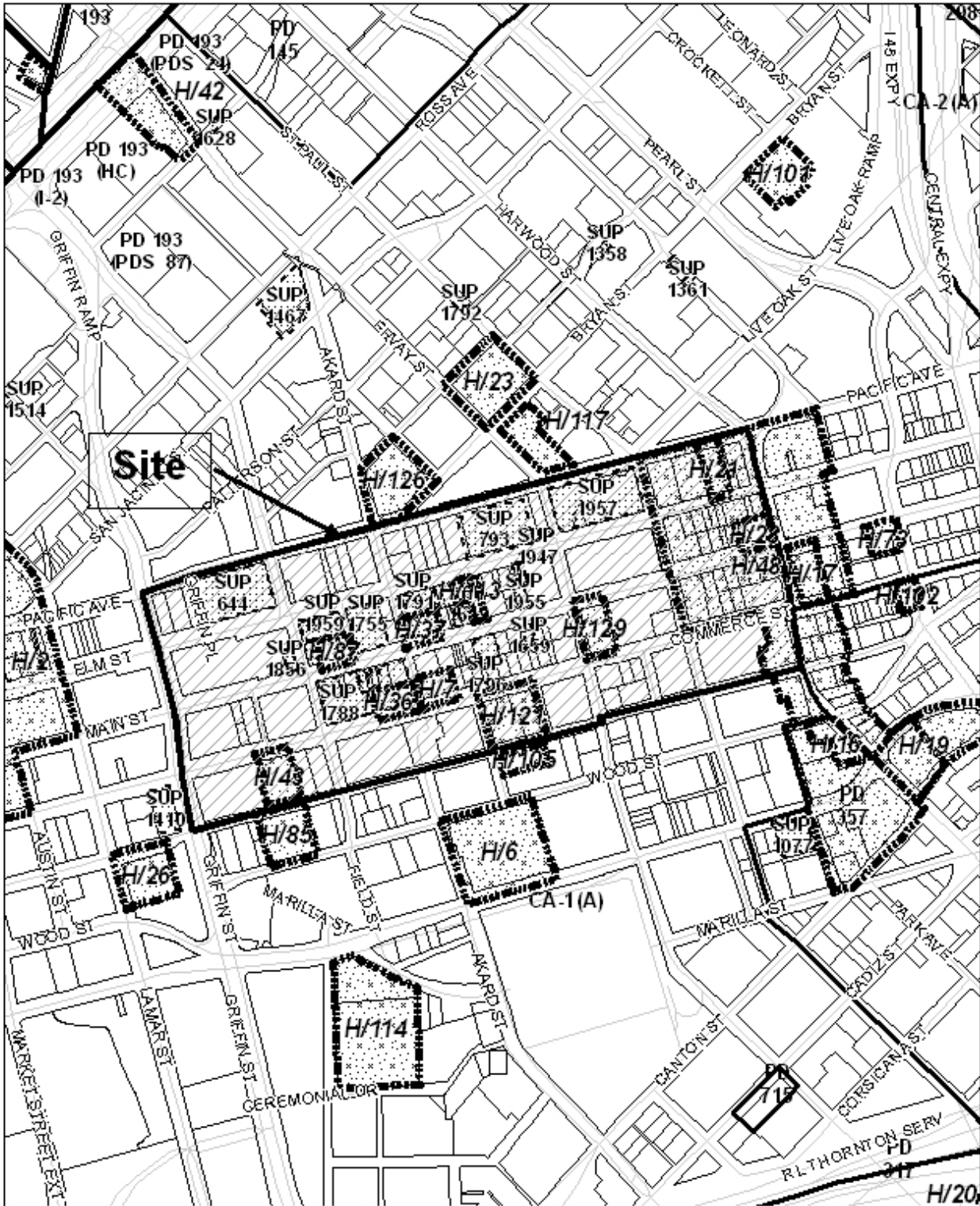
Paul Ridley, Commissioner

[Signature]

Commissioner

[Signature]

Commissioner



1:8,000

Proposed Authorized Hearing Area