



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, May 17, 2012
AGENDA

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

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

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S112-114**
(CC District 8)
- An application to replat a 10.228 acre tract of land containing all of Lots 2, 2.1 and 3 in City Block A/6051 on property located at 2524 Ledbetter Drive at South Hampton Road.
Applicant/Owner: Focus Learning Academy
Surveyor: Raul; Reyes Surveying
Application Filed: April 18, 2012
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S112-115**
(CC District 3)
- An application to replat a 9.998 acre tract of land containing all of Lot 2 into one 1.154 acre lot and one 8.844 acre Lot in City Block A/6172 located in the northeast quadrant of Fort Worth Avenue and Westmoreland Road.
Applicant/Owner: Liam Ltd.
Surveyor: Brockette Davis Drake, Inc.
Application Filed: April 20, 2012
Zoning: PD 714
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S112-116**
(CC District 14) An application to replat a portion of Lot 5 and all of Lot 6 in City Block K/1321 into one 0.3452 acre lot located at 3922 Lemmon Avenue.
Applicant: Taco Bell of America
Owner: RP HH/Lemmon Properties, LP
Surveyor: Lane's Southwest Surveying, Inc.
Application Filed: April 23, 2012
Zoning: PD 193 (GR)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S112-118**
(CC District 1) An application to replat a 0.47 acre tract of land containing part of Lots 9, 10 and 11 in City Block 4548 into one 0.24 acre lot and one 0.23 acre lot located on Jefferson Boulevard at Hampton Road, northeast corner.
Applicant/Owner: LCG Hampton, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: April 24, 2012
Zoning: PD 830 Subdistrict 6
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S112-120**
(CC District 5) An application to create a 1.01 acre lot from a tract of land in City Block 6338 on property located at 908 S. Buckner Boulevard.
Applicant/Owner: Public Autos Ltd.
Surveyor: Votex Surveying
Application Filed: April 24, 2012
Zoning: PD 366, Subarea 5
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (6) **S112-117**
(CC District 9) An application to replat a 0.1506 acre tract of land containing all of Lot 36 in City Block B/7482 to remove the Natural Channel Setback Line on property located at 11302 Goddard Court.
Applicant/ Owner: Weekly Homes, LP
Surveyor: Votex Surveying Co.
Application Filed: April 24, 2012
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Docket

W112-013

Neva Dean
(CC District 2)

An application for a waiver of the two-year waiting period in order to submit an application to amend Planned Development Subdistrict No. 91, within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of Cedar Springs Road and North Dallas Tollway.

Staff Recommendation: **Denial**

D112-001

Olga Torres Holyoak
(CC District 3)

An application for a development/landscape plan for Planned Development District No. 743 on the east side of Kiwanis Road, north of Dixie Garden Road.

Staff Recommendation: **Approval**

Applicant/Representative: Steve Wagler, North Texas District Council

Thoroughfare Plan Amendments

Main Street between Akard Street and Ervay Street; Commerce Street between Houston Street and Cesar Chavez Boulevard

Tanya Brooks
(CC District 2)

Amendments to the CBD Street and Vehicular Circulation Plan to (1) Reduce the right of way on Main Street from Akard Street to Ervay Street from 80 feet to 76 feet; and (2) Change the operational characteristic of Commerce Street from Houston Street to Cesar Chavez Boulevard from five lanes eastbound to four lanes eastbound within 80 feet of right of way.

Staff Recommendation: **Approval**

CPC Transportation Committee Recommendation: **Approval**

Walnut Hill Lane between Luna Road to Stemmons Freeway (IH-35)

Tanya Brooks
(CC District 6)

An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Walnut Hill Lane from Luna Road to Stemmons Freeway (IH-35) from a six lane divided roadway S-6-D* within 107 feet of right-of-way to a special four lane divided roadway (SPCL 4-D) within 110 feet of right-of-way.

Staff Recommendation: **Approval**

CPC Transportation Committee Recommendation: **Approval**

Zoning Cases – Consent

1. **Z112-108(MW)**
Megan Wimer
(CC District 8)

An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the northwest corner of Seagoville Road and South Belt Line 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: Revage Incorporated
Representative: Pamela Craig

2. **Z112-200(MW)**
Megan Wimer
(CC District 8)

An application for a Planned Development District on property zoned Subdistrict 1 within Planned Development District No. 535, the CF Hawn Special Purpose District No. 3 and an IM Industrial Manufacturing District on the north side of CF Hawn Freeway, west of Haymarket Road.

Staff Recommendation: **Approval**, subject to a development/landscape plan and conditions.

Applicant: Charlotte L. Taylor
Representative: Santos Martinez, Masterplan

3. **Z112-211(MW)**
Megan Wimer
(CC District 6)

An application for a Specific Use Permit for an open-enrollment charter school on property zoned a Light Mixed Use Subdistrict in Planned Development District No. 631, the West Davis Special Purpose District with deed restrictions and an R-7.5(A) Single Family District on the southwest corner of W. Davis Street and N. Dwight Avenue.

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

Applicant: Honors Academy
Representative: Peter Kavanagh

4. **Z112-215(JH)**
Jennifer Hiromoto
(CC District 1)

An application for an NS(A) Neighborhood Service District on property zoned a TH-3(A) Townhouse District on the southwest corner of S. Tyler Street and W. Page Avenue.

Staff Recommendation: **Approval**

Applicant: Khiem Phan
Representative: Deena M. Abney, Peiser Surveying, LLC

5. **Z112-111(WE)**
Warren Ellis
(CC District 4)
- An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the northwest corner of Lake June Road and N. Jim Miller Road.
- Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
- Applicant: 7-Eleven Inc.
- Representative: Ashley Anderson - Gardere Wynne Sewell LLP
6. **Z112-188(WE)**
Warren Ellis
(CC District 8)
- An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store less than 3,500 square feet on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, south of Great Trinity Forest Way (Loop 12), east of Oklaumon Drive.
- Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
- Applicant: Soon Young Kang
- Representative: Chick Kang

Zoning Cases – Under Advisement

7. **Z112-197(WE)**
Warren Ellis
(CC District 4)
- An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned a CS-D Commercial Service District with a D Liquor Control Overlay on the north line of Bruton Road, between Jim Miller Road and Mack Lane.
- Staff Recommendation: **Approval** of a D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for a two-year time period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
- Applicant: Mehdi Rezaeizadeh
- Representative: Audra Buckley
- U/A From: May 3, 2012

Zoning Cases – Individual

8. **Z090-239(WE)**
Warren Ellis
(CC District 6)
- An application for a CS Commercial Service District on property zoned an R-7.5(A) Single Family District on the southeast corner of Marine Way and Stillwell Boulevard.
Staff Recommendation: **Approval** for a NO(A) Neighborhood Office District in lieu of a CS Commercial Service District.
Applicant: Guillermo & Elva Fonseca
Representative: Tailim Song Law Firm
9. **Z112-191(MW)**
Megan Wimer
(CC District 1)
- An application for a Specific Use Permit for a convenience store with drive-through on property zoned a CR Community Retail District on the south side of West Clarendon Drive, west of Hampton Road.
Staff Recommendation: **Denial**
Applicant: Woo J. Seo, President, CSS Creative Enterprises, LLC
Representative: Tailim Song Law Firm
10. **Z112-206(JH)**
Jennifer Hiromoto
(CC District 2)
- An application for a Specific Use Permit for a bar, lounge, or tavern and commercial amusement (inside) for a dance hall use on property zoned Planned Development District No. 269 Tract A, on the southwest corner of Elm Street and N. Crowds Street.
Staff Recommendation: **Approval** for a one-year period, subject to a site plan and staff conditions.
Representative: Chuck Hixson
11. **Z112-114(RB)**
Richard Brown
(CC District 8)
- An application for the creation of a new Subdistrict (Subdistrict 2A) on property within the Subdistrict 2 portion of Planned Development District No. 534, the C. F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay, and a Specific Use Permit for an Office/showroom warehouse use on the southwest line of C. F. Hawn Freeway, southeast of Big Oaks Drive.
Staff Recommendation: **Approval** of a new Subdistrict 2A, subject to conditions, and **approval** of a Specific Use Permit for an Office/showroom warehouse for a fifteen-year period with eligibility for automatic renewal for additional fifteen-year periods, subject to a site plan and conditions.
Applicant: Reeves Group, LTD
Representative: Santos Martinez

12. **Z112-153(RB)**
Richard Brown
(CC District 14)
- An application for an amendment to Planned Development Subdistrict No. 82 for O-2 Subdistrict Uses with a D Liquor Control Overlay within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northeast line of Fairmount Street between Enid Street and Turtle Creek Boulevard.
- Staff Recommendation: **Approval**, subject to a development plan, landscape plan, and conditions, with retention of the D Liquor Control Overlay.
- Applicant: GGH Development, LLC
Representative: Karl Crawley
13. **Z112-190(RB)**
Richard Brown
(CC District 3)
- An application for a Specific Use Permit for a Truck stop on property zoned an IR Industrial Research District and Specific Use Permit No. 98 for a Quarrying and Mining Operation on the southwest corner of North Westmoreland Road and West Commerce Street.
- Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan, landscape plan and conditions.
- Applicant: Econo Fuel, Inc.-Ali Sharaf, Sole Owner
Representative: Brian Fetz and Santos Martinez
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Other Matters

Minutes: May 3, 2012

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, May 17, 2012

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, May 3, 2012, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider (1) **DCA112-002** – Consideration of amending the Dallas Development Code to amend certain parking standards including bicycle parking provisions and parking requirements for ground level retail and personal service uses in the CA-1(A) central area district.

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 17, 2012****FILE NUMBER:** S112-114**Subdivision Administrator:** Paul Nelson**LOCATION:** 2524 Ledbetter Drive at South Hampton Road**DATE FILED:** April 18, 2012**ZONING:** RR**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 10.228 Ac.**MAPSCO:** 63H**APPLICANT/OWNER:** Focus Learning Academy

REQUEST: An application to replat a 10.228 acre tract of land containing all of Lots 2, 2.1, and 3 in City Block A/6051 on property located at 2524 Ledbetter Drive at South Hampton Road.

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

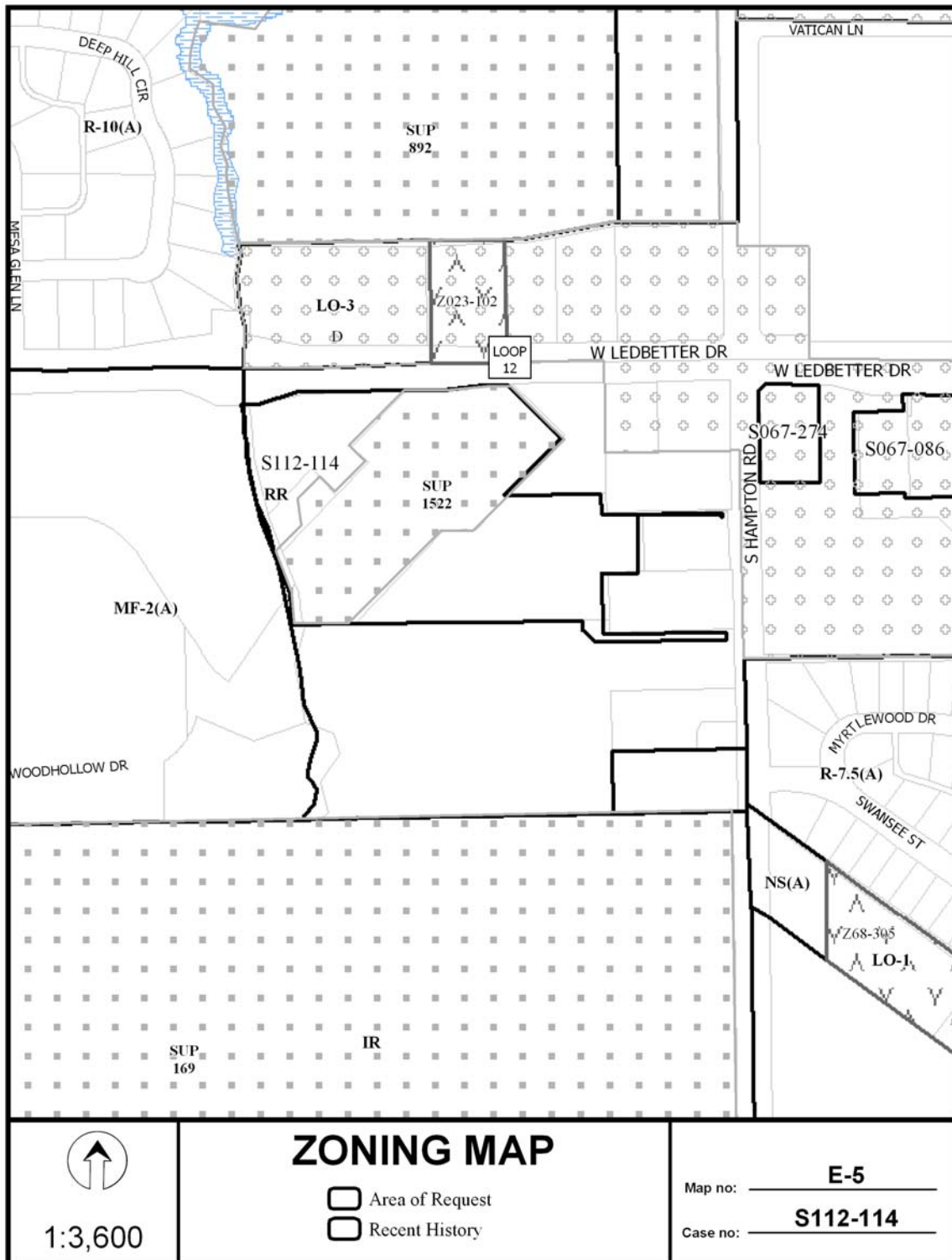
STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of the RR District; therefore, staff recommends approval subject to compliance with the following conditions:

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. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from

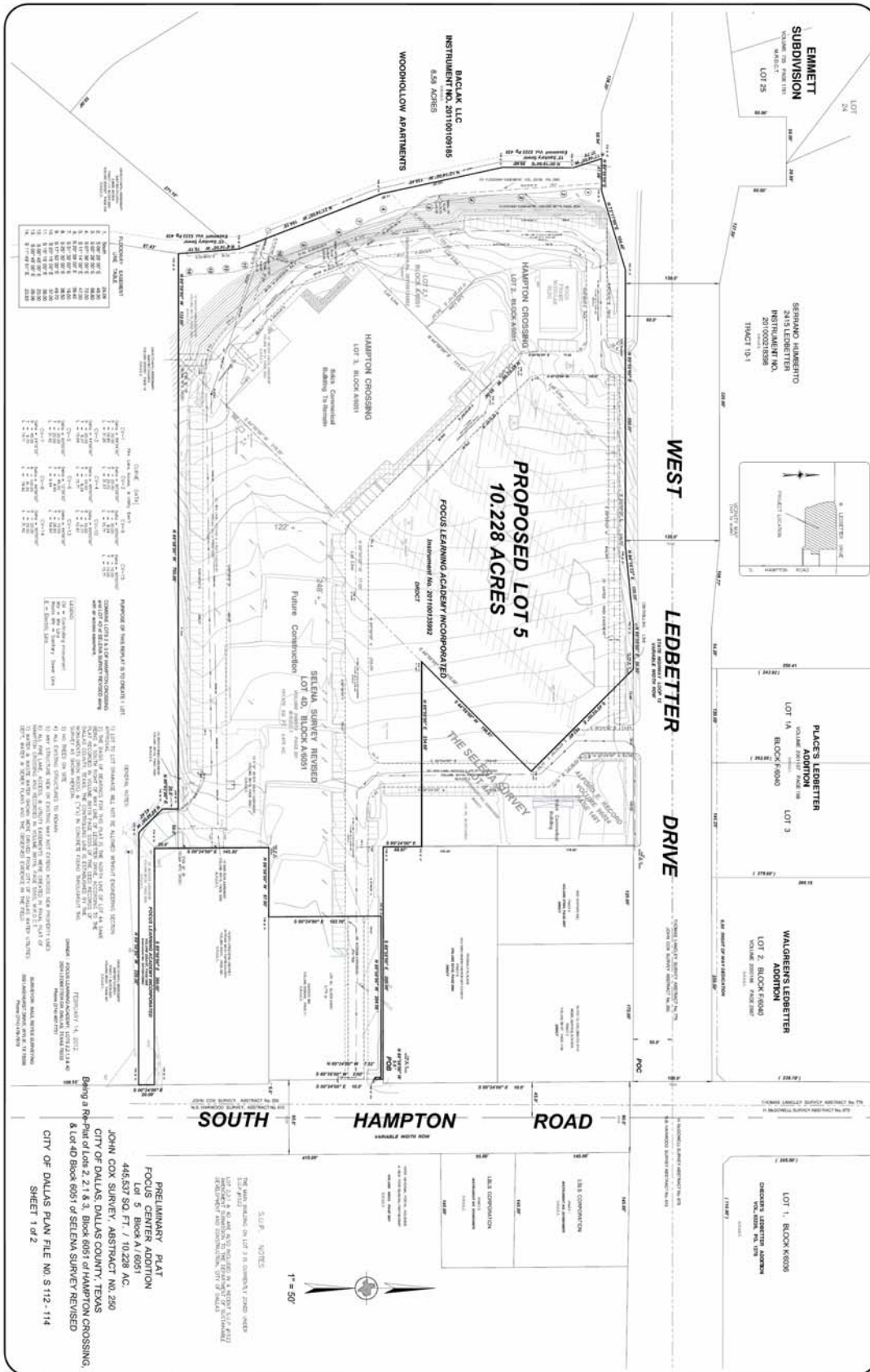
the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.

10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
13. On the final plat dedicate 50 feet of ROW from the established centerline of Hampton Road.
14. On the final plat dedicate 53.5 feet of ROW from the established centerline of Ledbetter Drive.
15. On the final plat add a note stating: "Any modification or alteration to Ledbetter Drive must first receive TXDOT approval."
16. On the final plat determine the 100 year water surface elevation across the plat.
17. 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.
18. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
19. On the final plat specify minimum fill and minimum finished floor elevations.
20. On the final plat show the natural channel set back from the crest of the natural channel.
21. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
23. On the final plat show how all adjoining ROW was created.
24. On the final plat show the recording information on all existing easements within 150 feet of the property.
25. On the final plat show the correct recording information for subject property.
26. On the final plat remove "West" from Ledbetter Drive and "South" from Hampton Road.
27. On the final plat show the recording information on all plats being replatted.
28. On the final plat in the Owners Certificate call out the owners, type of conveyance, record information and source of the record.
29. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.

30. 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.
31. On the final plat identify the property as Lot 2A, City Block A/6051.







CITY PLAN COMMISSION**THURSDAY, MAY 17, 2012****FILE NUMBER:** S112-115**Subdivision Administrator:** Paul Nelson**LOCATION:** northeast quadrant of Fort Worth Avenue and Westmoreland Road**DATE FILED:** April 20, 2012**ZONING:** PD 714**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 9.998 Ac. **MAPSCO:** 43Y, 53B**APPLICANT/OWNER:** Liam Ltd.

REQUEST: An application to replat a 9.998 acre tract of land containing all of Lot 2 into one 1.154 acre lot and one 8.844 acre Lot in City Block A/6172 located in the northeast quadrant of Fort Worth Avenue and Westmoreland Road.

SUBDIVISION HISTORY:

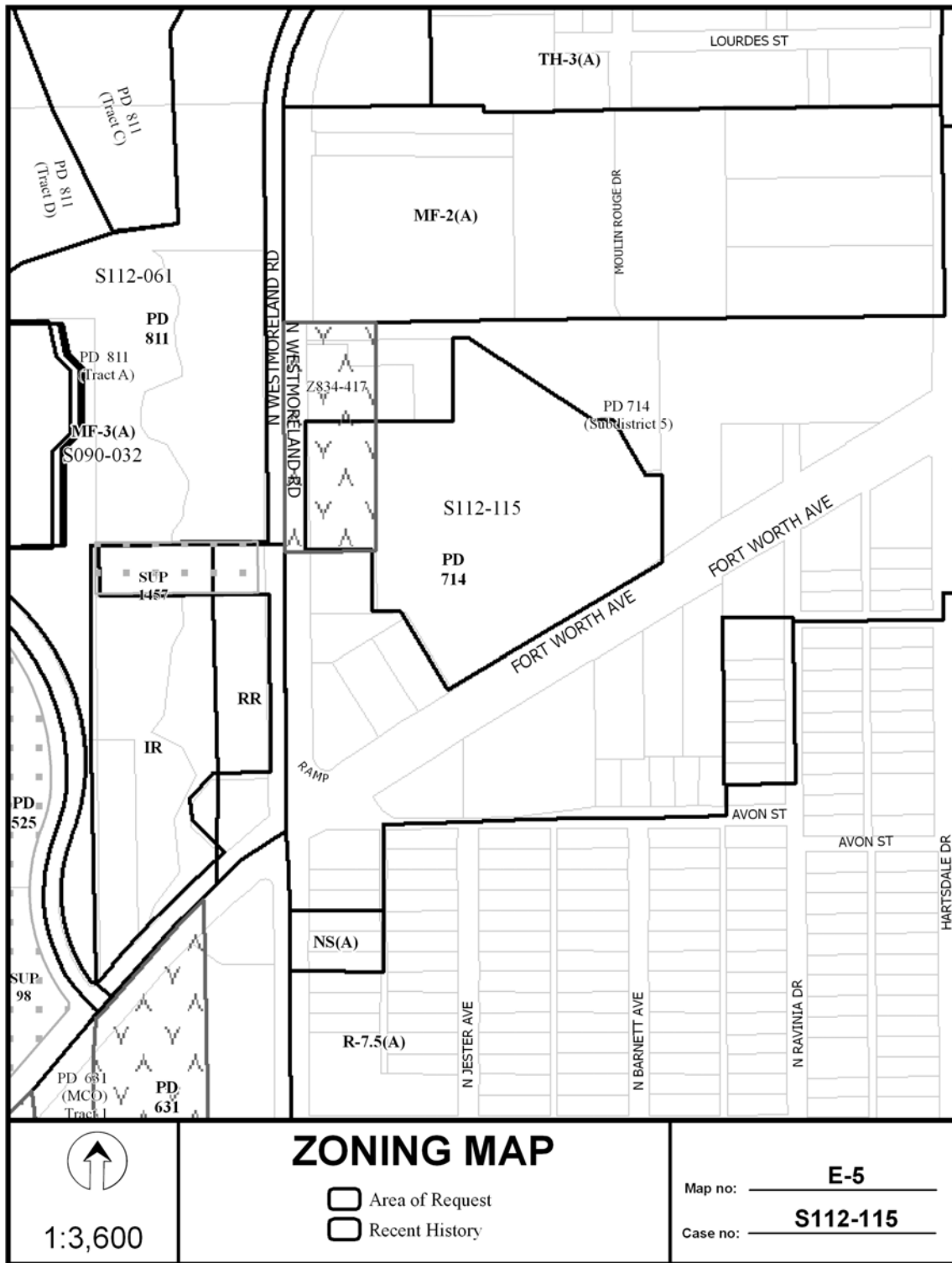
1. S112-061 was an application contiguous on the west of the current request to replat a 189.549 acre tract of land containing City Blocks 4152, 4153, 6161, 7212, 7213, 7216 and 7217 to create 12 lots on property generally bounded by Interstate 30 on the north, N. Westmoreland Road on the east, Fort Worth Avenue on the south and Pinnacle Park Blvd. on the west. The request was approved on February 12, 2012 but has not been recorded.
2. S090-032 was an application west of the present request to create one 5.516 acre lot from a tract of land in City Block 7212 located on Pinnacle Park Blvd., north of Fort Worth Avenue and was approved on January 7, 2010 and recorded July 18, 2011.

STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of PD 714; therefore, staff recommends approval subject to compliance with the following conditions:

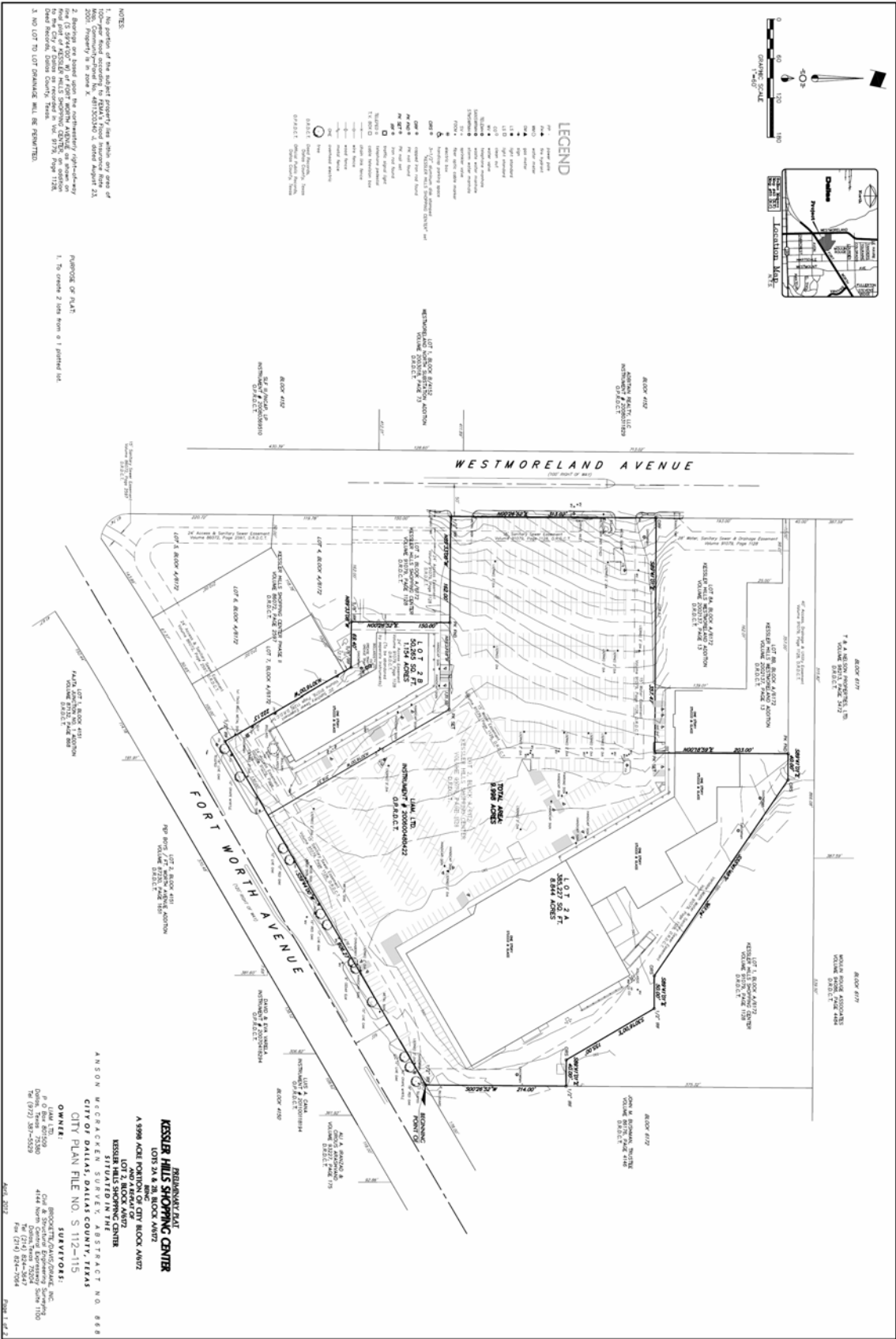
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with 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 identify the 24 foot access easement (Volume 91079, Page 1128 D.R.D.C.T.) as "Abandonment authorized by Ordinance No. _____ and recorded as instrument No. _____. Real Estate release required before submitting the final plat for the Chairman's signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.
10. The maximum number of lots permitted by this plat is 2.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat show how all adjoining ROW was created.
14. 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.
15. On the final plat chose a different addition name.
16. On the final plat show the prior plat on the map, in the legal and in the title block.
17. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
18. 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.
19. On the final plat identify the property as Lots 2A, 2B, City Block A/6172.
20. On the final plat change "Westmoreland Avenue" to "Westmoreland Road".
21. Prior to submitting the final plat for the Chairman's signature Lot 2B will require a vehicle access easement agreement and remote parking agreement with Lot 2B

by separate instrument with the recording information shown on the face of the final plat.



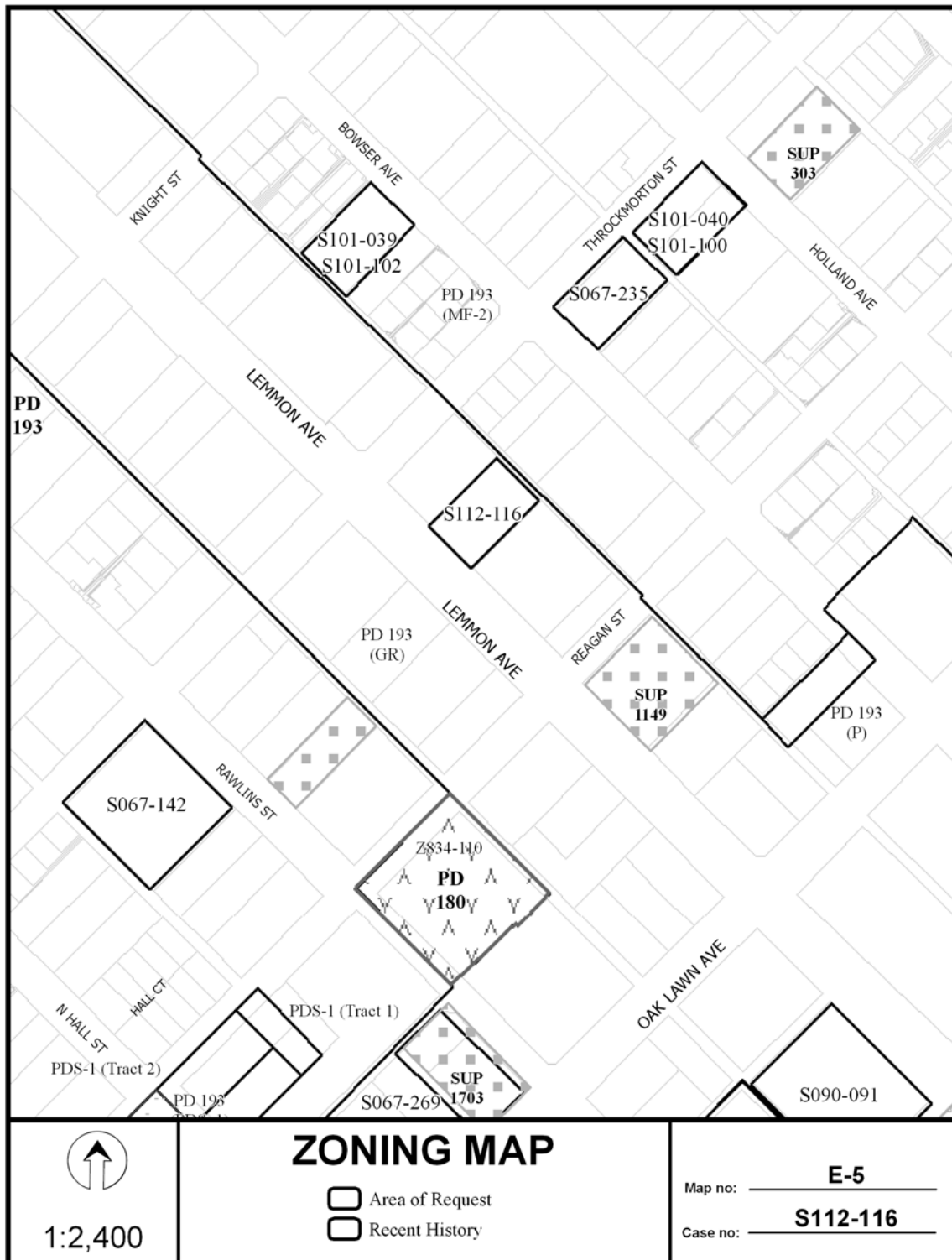




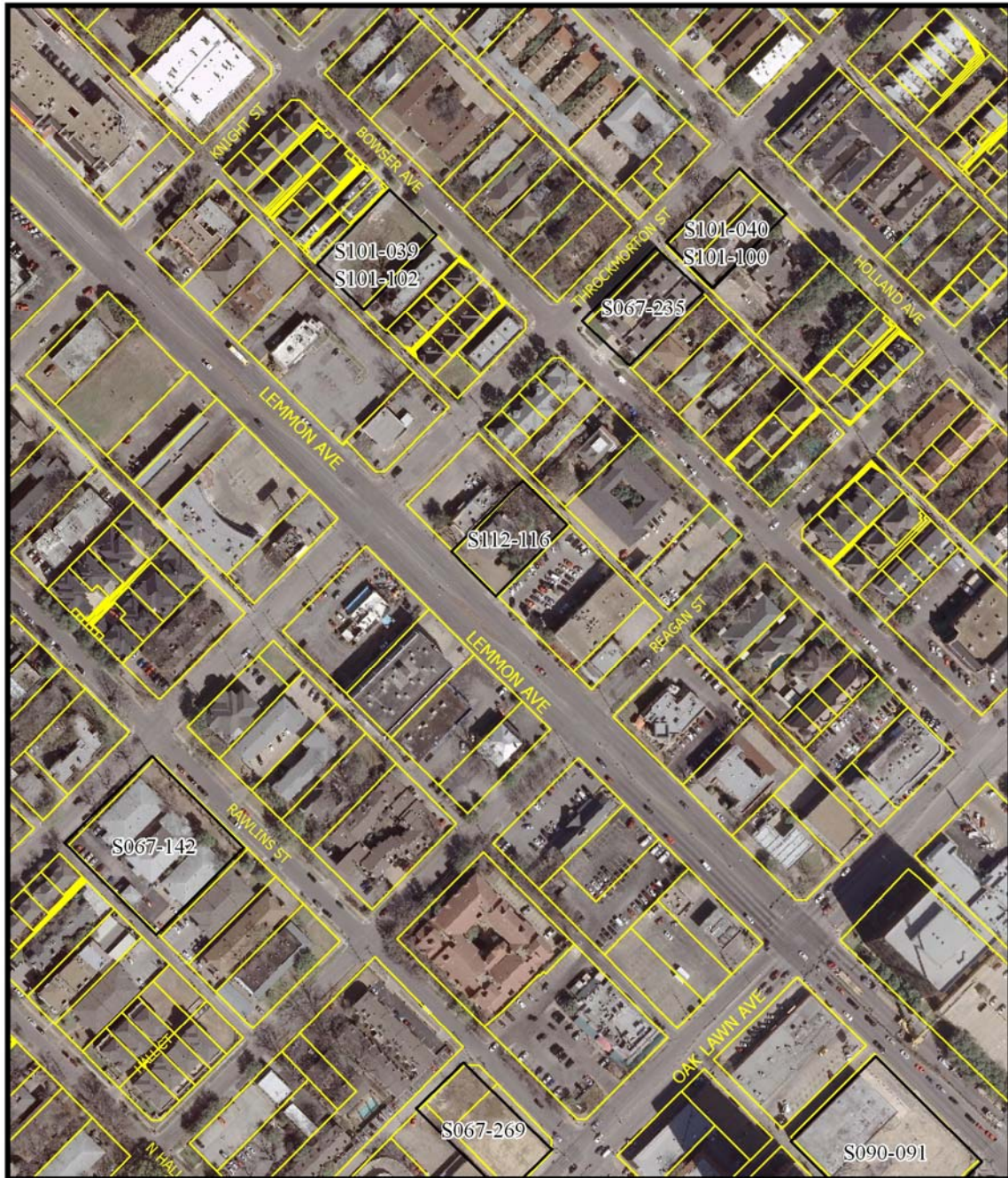
CITY PLAN COMMISSION**THURSDAY, MAY 17, 2012****FILE NUMBER:** S112-116**Subdivision Administrator:** Paul Nelson**LOCATION:** 3922 Lemmon Avenue**DATE FILED:** April 23, 2012**ZONING:** PD 193(GR)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.3452 Ac. **MAPSCO:** 35X**APPLICANT/OWNER:** Taco Bell of America/ RP HH/Lemmon Properties, LP**REQUEST:** An application to replat a portion of Lot 5 and all of Lot 6 in City Block K/1321 into one 0.3452 acre lot located at 3922 Lemmon Avenue.**SUBDIVISION HISTORY:** There has been no recent subdivision activity within close proximity to this request.**STAFF RECOMMENDATION:** The proposed subdivision complies with the requirements of PD 193, the GR Sub District; therefore, staff recommends approval subject to compliance with the following conditions:

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

10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
13. On the final plat show how all adjoining ROW was created.
14. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information for each tract.
15. On the final plat show two control monuments.
16. On the final plat choose a different addition name.
17. On the final plat show the prior plat on the map, in the legal, and in the title block.
18. On the final plat change "Throckmorton" to "Throckmorton Street".
19. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
20. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
21. Water/wastewater main extension is required by Private Development Contract.
22. On the final plat include the Ordinance No. and recording information for the license agreement shown on La Vista Drive. Parking on Skillman Street may require a license agreement. Real Estate release required prior to the Chairman's signature on the final plat.
23. On the final plat identify the property as Lot 5A, City Block K/1321.



5/1/2012



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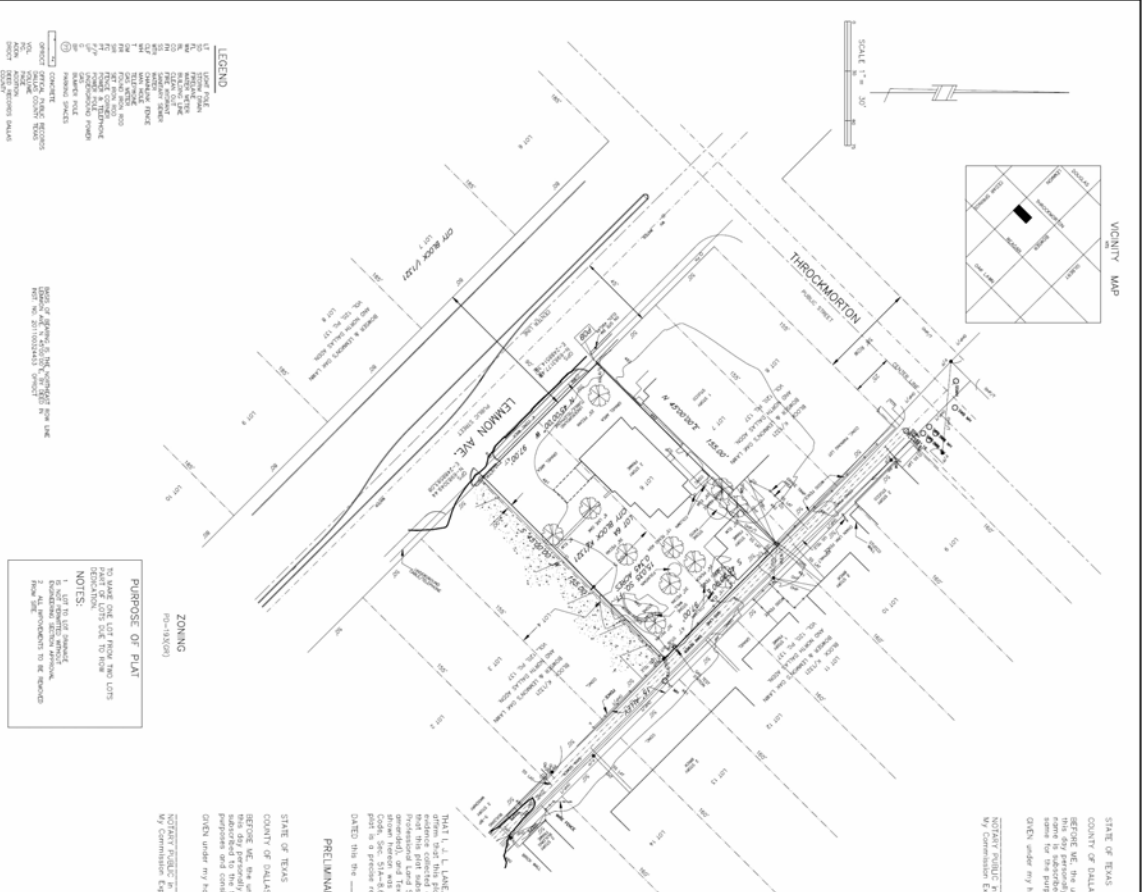
AERIAL MAP

- Area of Request
- Recent History

Map no: E-5

Case no: S112-116

5/1/2012



STATE OF TEXAS
 COUNTY OF DALLAS

SECTION 101.11, L.L. LEMMON, a Registered Professional Land Surveyor, licensed by the State of Texas, certifies that the foregoing plat is a true and correct copy of the original plat as the same was filed in the public records of the County of Dallas, Texas, on this 15th day of May, 2012, at 10:30 AM, and that the same was duly recorded in the public records of the County of Dallas, Texas, on this 15th day of May, 2012, at 10:30 AM, and that the same is a true and correct copy of the original plat as the same was filed in the public records of the County of Dallas, Texas, on this 15th day of May, 2012, at 10:30 AM, and that the same is a true and correct copy of the original plat as the same was filed in the public records of the County of Dallas, Texas, on this 15th day of May, 2012, at 10:30 AM.

DATE: this the _____ day of _____, 2012.

BY: _____

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

STATE OF TEXAS
 COUNTY OF DALLAS

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2509

L.L. LEMMON

BOWSER AND LEMMON'S OAK LAWN AND NORTH DALLAS ADDITION LOT 6A, BLOCK K/1321

BEING ALL OF LOT 6 AND 47 FEET OF LOT 5 CITY BLOCK K/1321 William Ogilby Survey, Abstract No. 501 CITY OF DALLAS DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S 112-116

OWNER:
 LEMMON PROPERTIES, L.P.
 2717 WOOTEN CIRCLE, SUITE B
 DALLAS, TEXAS 75244
 ATTORNEY: ELIZABETH J. BOWSER

FILE NAME: RP 889

CITY PLAN COMMISSION**THURSDAY, MAY 17, 2012****FILE NUMBER:** S112-118**Subdivision Administrator:** Paul Nelson**LOCATION:** Jefferson Boulevard at Hampton Road, northeast corner**DATE FILED:** April 24, 2012**ZONING:** PD 830 Subdistrict 6**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.47 Ac.**MAPSCO:** 53D**APPLICANT/OWNER:** LCG Hampton, LLC

REQUEST: An application to replat a 0.47 acre tract of land containing part of Lots 9, 10 and 11 in City Block 4548 into one 0.24 acre lot and one 0.23 acre lot located on Jefferson Boulevard at Hampton Road, northeast corner

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

STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of PD 830, Subdistrict 6; therefore, staff recommends approval subject to compliance with the following conditions:

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

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

10. The maximum number of lots permitted by this plat is 2.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
13. On the final plat dedicate 50 feet of ROW from the established centerline of Hampton Road.
14. On the final plat dedicate a 20 foot by 20 foot corner clip at Jefferson Blvd. and Hampton Road.
15. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Jefferson Blvd. and the alley.
16. On the final plat dedicate 7.5 feet of ROW from the established center line of the alley.
17. On the final plat show how all adjoining ROW was created.
18. On the final plat show/list the prior plat on map, in the legal, and in the title block.
19. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
20. 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.
21. On the final plat change "Teeneant Avenue" to "Tennant Street", also remove the "W" on Jefferson Blvd. and the "N" on Hampton Road.
22. On the final plat identify the property as Lots 9A and 10A in City Block 4548.



5/1/2012



5/1/2012

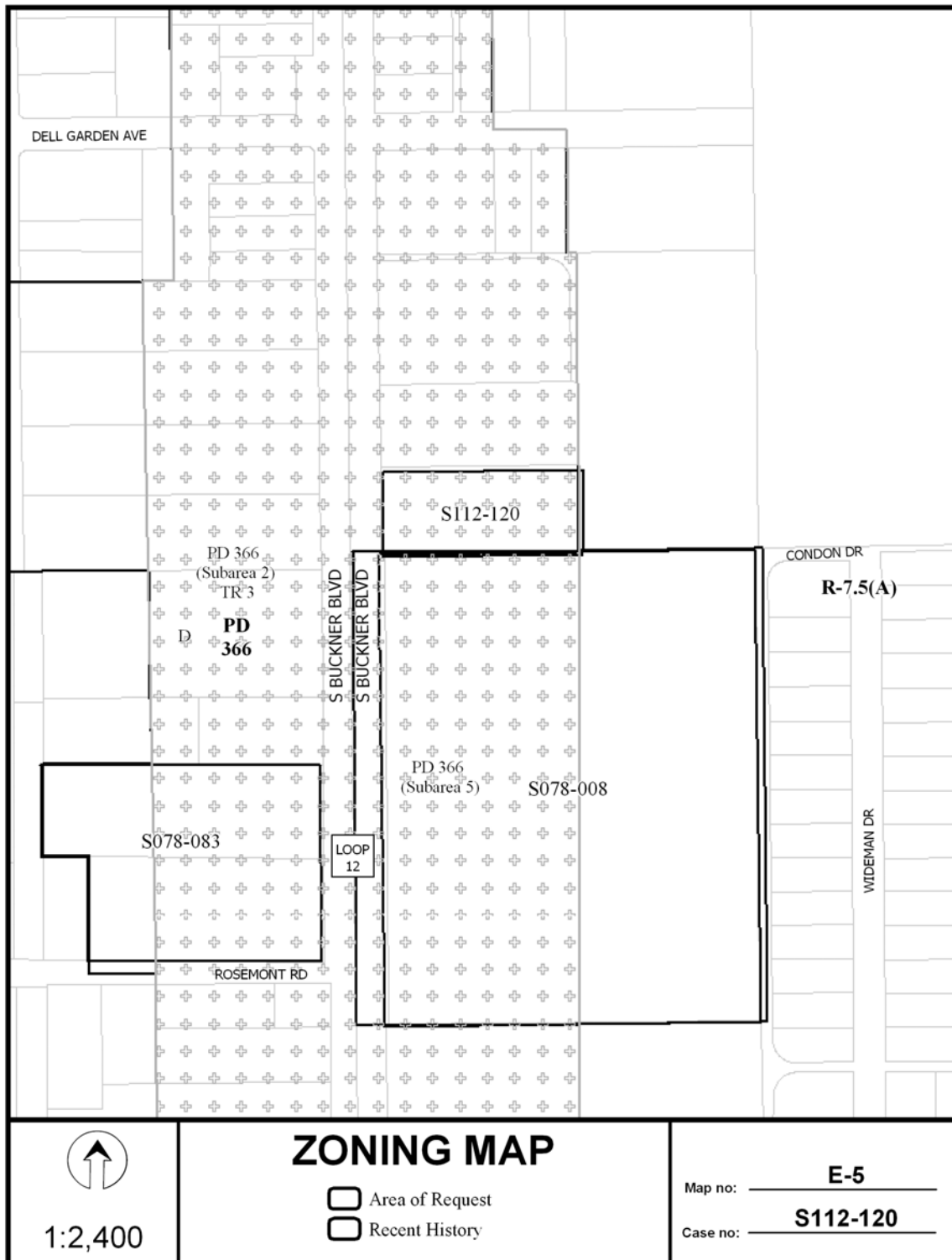
CITY PLAN COMMISSION**THURSDAY, MAY 17, 2012****FILE NUMBER:** S112-120**Subdivision Administrator:** Paul Nelson**LOCATION:** 908 S. Buckner Blvd.**DATE FILED:** April 24, 2012**ZONING:** PD 366, Subarea 5**CITY COUNCIL DISTRICT:** 5 **SIZE OF REQUEST:** 1.01 Ac. **MAPSCO:** 58Q**APPLICANT/OWNER:** Public Autos Ltd.**REQUEST:** An application to create a 1.01 acre lot from a tract of land in City Block 6338 on property located at 908 S. Buckner Blvd.**SUBDIVISION HISTORY:**

1. S078-083 was an application southwest of the present request to replat all of Lot 1 and a tract of land in City Block G/6289 into one 3.050 acre lot on 805 and 815 S. Buckner Blvd. at Rosemont Road, northwest corner. The request was approved on February 7, 2008 and has not been recorded.
2. S078-008 was an application contiguous on the south of the present request to replat Lots 5 thru 9 in City Block 6340 into one 10.744 acre lot on the east side of S. Buckner Boulevard between Lake June Road and Elam Road. The request was approved on November 1, 2007 and recorded on November 12, 2009.

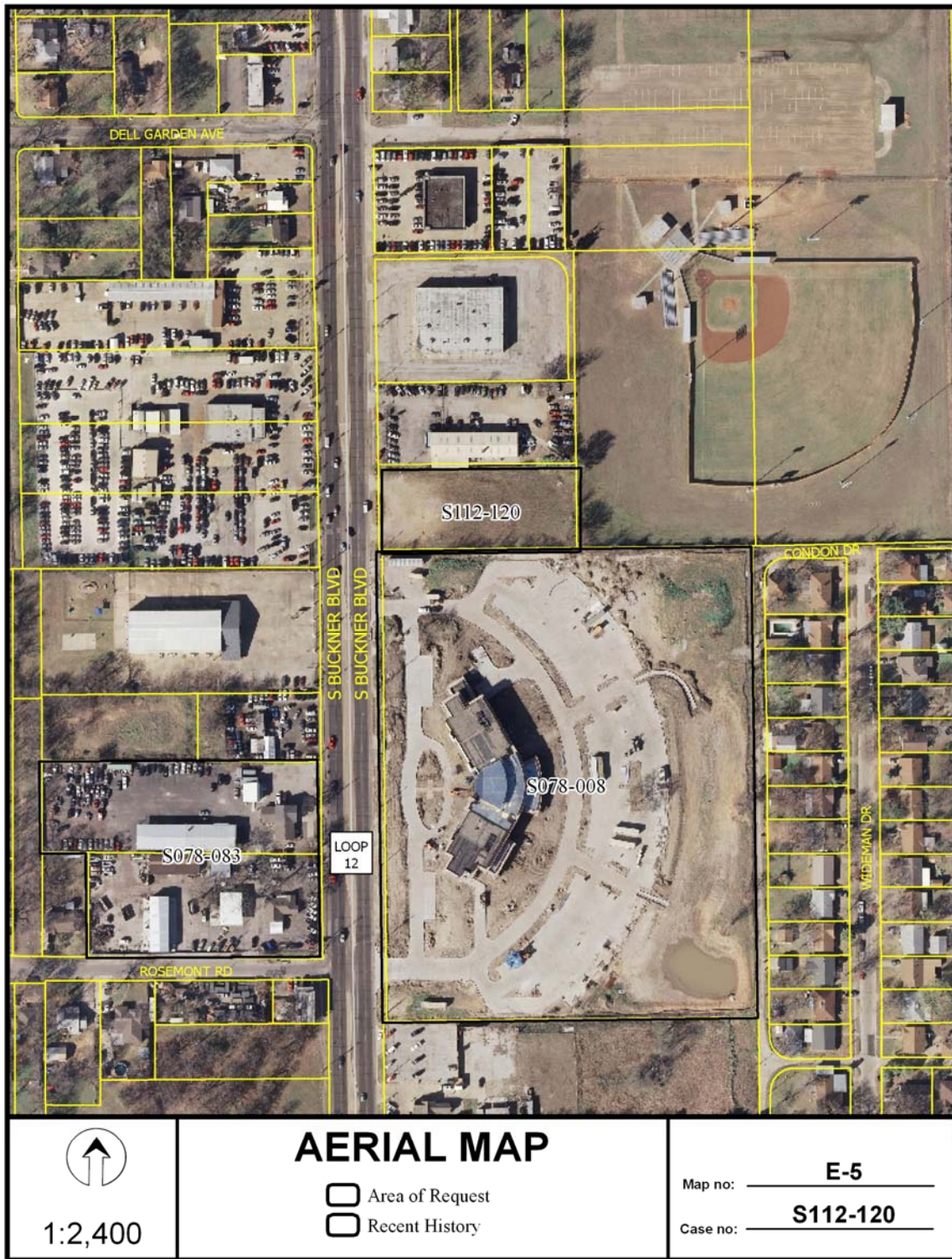
STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of PD 366, Subarea 5; therefore, staff recommends approval subject to compliance with the following conditions:

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

8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat add a note stating: On the final plat add a note stating: "access to or modification to Buckner Blvd. requires TXDOT approval."
14. On the final plat show how all adjoining ROW was created.
15. On the final plat show the recording information on all existing easements within 150 feet of the property.
16. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information for each tract.
17. On the final plat label Buckner Blvd. as State Highway Loop No. 12.
18. On the final plat remove "South" from Buckner Blvd.
19. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
20. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
21. Water/wastewater main extension is required by Private Development Contract.
22. On the final plat identify the property as Lot 1, City Block A/6338.



5/1/2012



CITY PLAN COMMISSION**THURSDAY, MAY 17, 2012****FILE NUMBER: S112-117****Subdivision Administrator: Paul Nelson****LOCATION: 11302 Goddard Court****DATE FILED: April 24, 2012****ZONING: R-7.5(A)****CITY COUNCIL DISTRICT: 9 SIZE OF REQUEST: 0.1506 Acre MAPSCO: 28X****APPLICANT: Weekly Homes, LP**

REQUEST: An application to replat a 0.1506 acre tract of land containing all of Lot 36 in City Block B/7482 to remove the Natural Channel Setback Line on property located at 11302 Goddard Court.

SUBDIVISION HISTORY:

1. S056-127 was an application to amend the Enclave At Wyrick Estates Addition, in order to add front building lines, on E. Northwest Highway, east of Lake Highlands Drive. The request was approved on February 23, 2006 and recorded on March 3, 2006.

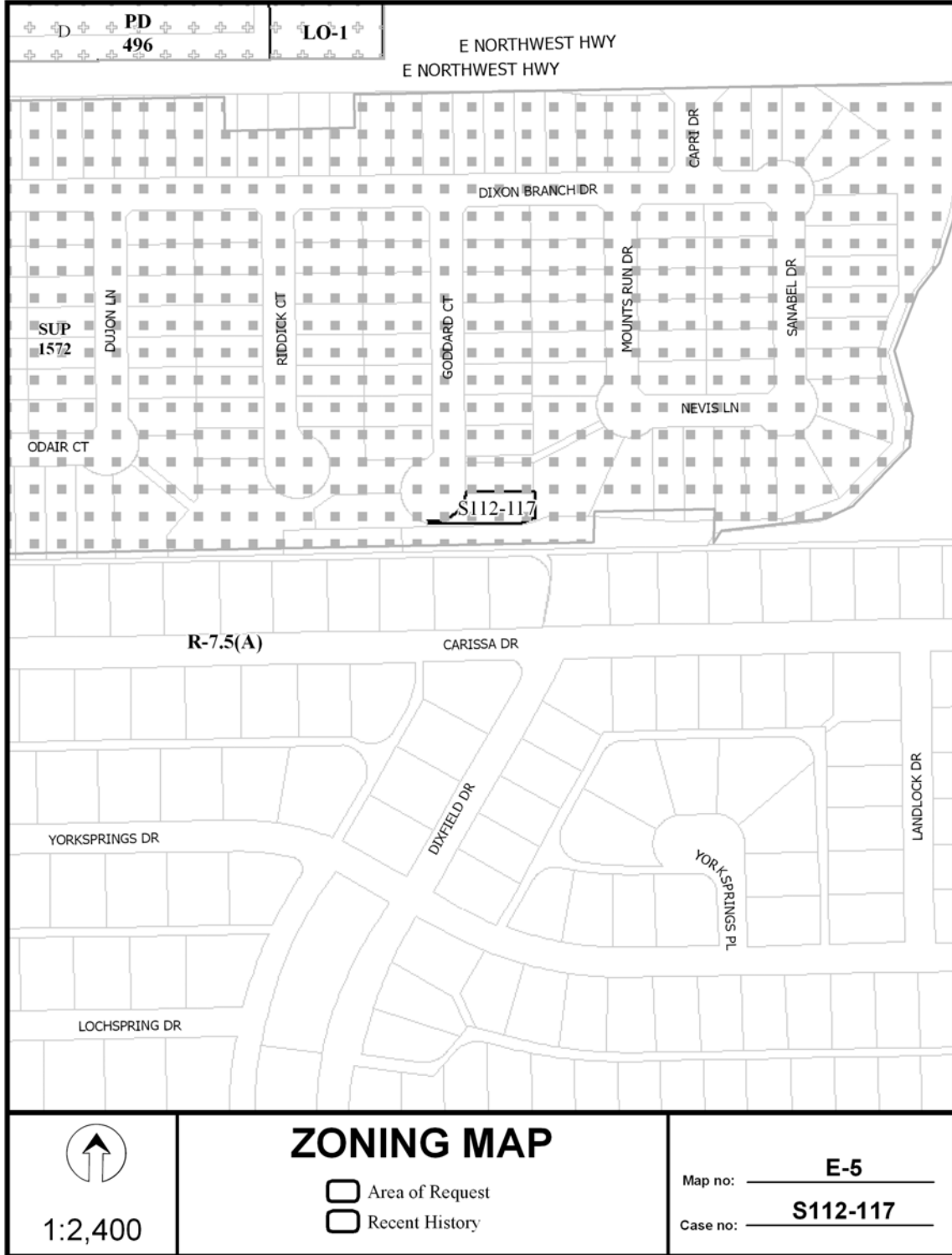
DATES NOTICES SENT: 23 notices were mailed April 30, 2012.

STAFF RECOMMENDATION: The request complies with the requirements of the R-7.5(A) district. The removal of the natural Channel Setback line does not impact the lot coverage, number of lots allowed, nor the lot pattern in the subdivision; therefore, staff recommends approval of the request subject to the conditions listed in the docket.

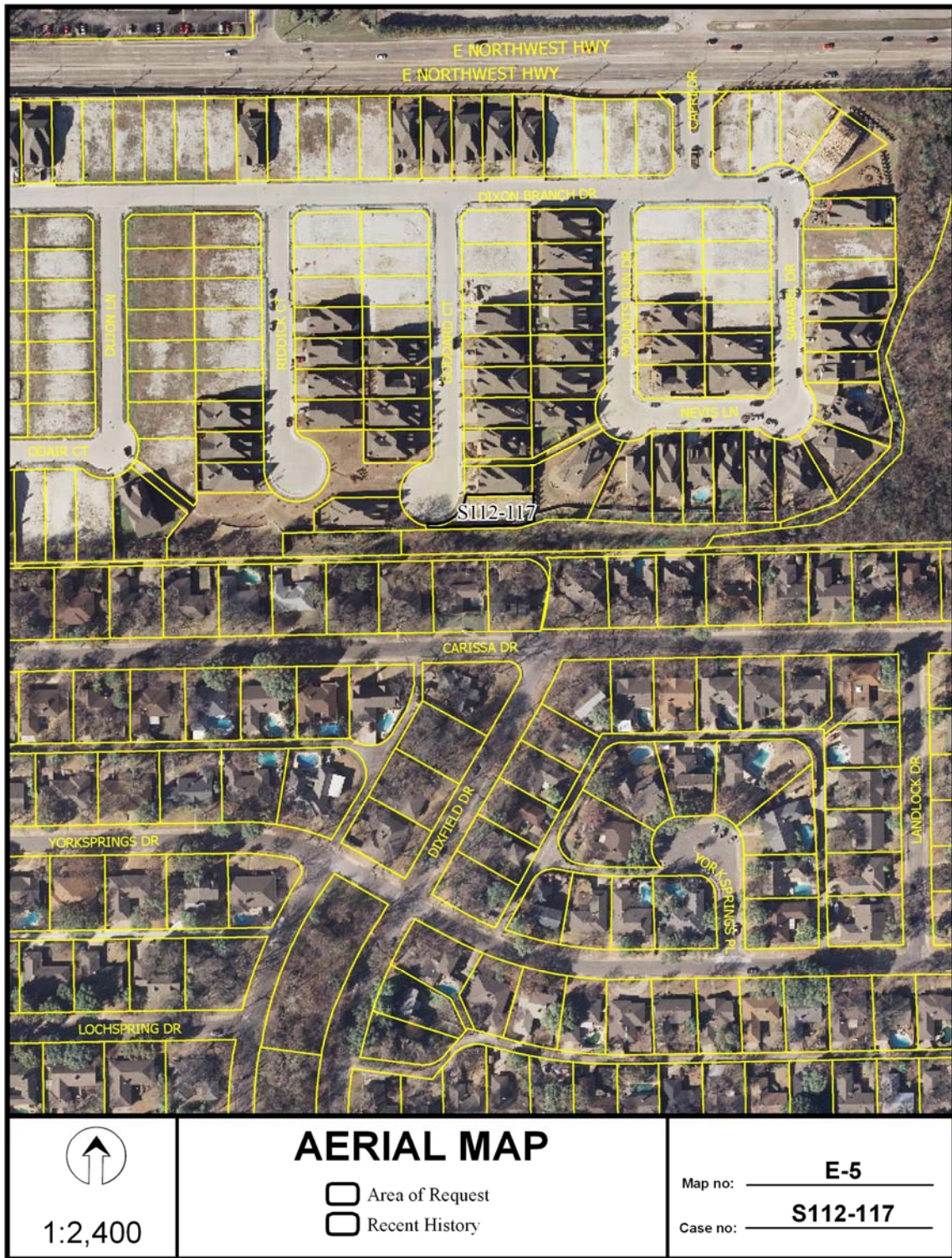
The request is consistent with the lot areas in the area; therefore staff recommends approval subject to the conditions in the docket.

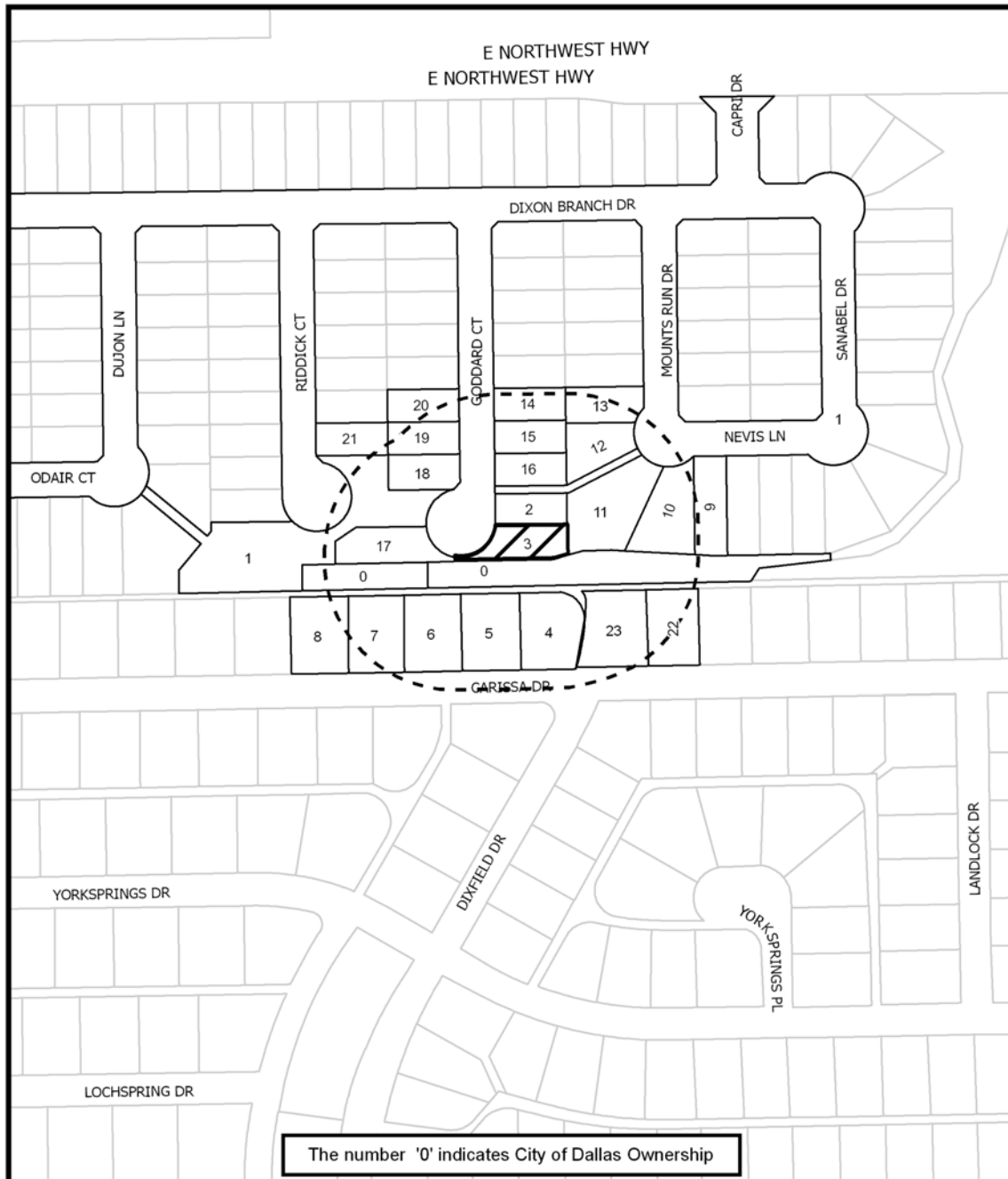
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with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

7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.
11. The maximum number of lots permitted by this plat is 1.
12. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
13. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
14. On the final plat chose a different addition name.
15. On the final plat show the prior plat on the map, in the legal, and in the title block.
16. On the final plat identify the property as Lot 36, City Block B/7482.



5/1/2012





 1:2,400	<h2>NOTIFICATION</h2>	Map no: <u> E-5 </u>			
	<table border="1"> <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
200'	AREA OF NOTIFICATION				
23	NUMBER OF PROPERTY OWNERS NOTIFIED				

5/1/2012

Notification List of Property Owners

S112-117

23 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	11307 NORTHWEST HWY	PRIORITY DEVELOPMENT LP
2	11306 GODDARD CT	SALTER JAMES R & VIRGINIA
3	11302 GODDARD CT	WEEKLEY HOMES LP
4	10895 CARISSA DR	BREAZEALE JEFFREY & ALEJANDRA
5	10889 CARISSA DR	GRAY JAMES H
6	10883 CARISSA DR	COOK MARY
7	10877 CARISSA DR	FAGAN BOB L
8	10871 CARISSA DR	CREAGER WALTER D
9	10910 NEVIS LN	COLOMBO PETER M
10	10906 NEVIS LN	BREWER STEPHEN M & MARY A
11	10902 NEVIS LN	WEGREN STEPHEN K & OKSANA V
12	11303 MOUNTS RUN DR	WILLIAMS BARRY L
13	11307 MOUNTS RUN DR	JOHNS LILLIAN G
14	11318 GODDARD CT	ULRICH RODERICK GILMAN
15	11314 GODDARD CT	MASON GEORGE A & VALERIE
16	11310 GODDARD CT	PARKER SEAN G
17	11303 GODDARD CT	TIMMONS ERIN E
18	11311 GODDARD CT	THOMPSON PAULA E
19	11315 GODDARD CT	MAY RICK & EVA
20	11319 GODDARD CT	KANG CHRIS M & JENNY Y
21	11310 RIDDICK CT	HOWE TIMOTHY R & SHARON L
22	10917 CARISSA DR	EVANS CAROLYN
23	10911 CARISSA DR	BELL HERBERT J JR & MARGARET C BELL

Friday, April 27, 2012

FILE NUMBER: W112-013

DATE FILED: May 4, 2012

LOCATION: Cedar Springs Road and North Dallas Tollway, southwest corner

COUNCIL DISTRICT: 2

MAPSCO: 34V, 34Z & 35S, 35W

SIZE OF REQUEST: Approx 1.9 acres

CENSUS TRACT: 5.00

MISCELLANEOUS DOCKET ITEM:

Owner: Dallas Cedar Point, Ltd

Waiver of Two-Year Waiting Period

On August 11, 2010, the City Council approved Planned Development Subdistrict No. 91, within Planned Development District No. 193, the Oak Lawn Special Purpose District, located at the above location. According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to August 11, 2012, without a waiver of the two-year waiting period.

The applicant is requesting a waiver of the two-year waiting period in order to submit an application to amend Planned Development Subdistrict No. 91. The applicant indicated the change of circumstance is that the previous owner died and the estate is liquidating the assets.

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

Staff Recommendation: Denial

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. Z090-180 (WE)

Location Cedar Springs Road and Herschel Ave., west corner

Date of last CPC or CC Action August 11, 2010

Applicant's Name, Address & Phone Number Karl A Crawley, Masterplan

900 Jackson St., Ste 640 Dallas TX 75202 214 761 9197

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

Dallas Cedar Point, Ltd. 2005 Bird Creek Dr.

Temple TX 76502 254 771 1157

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


The owner/developer under the previous request died. The estate is in the process of liquidating their assets and has this site under contract. The new owner/developer would like to amend the PDS in order to immediately begin development.


Applicant's Signature

11/12-013

RECEIVED BY
MAY - 4 2012
.....Planning

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


Date Received
Fee: \$300.00

Receipt #4050

May 1, 2012

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

RE: Cedar Springs, Tollway and Herschel Avenue

Dear Mr. Cossum:

The undersigned owner hereby authorizes MASTERPLAN to represent the undersigned in all matters regarding a zoning change and the waiver of the two year waiting period for the property described above.

Owner: Dallas Cedar Point, Ltd.

By: VW Barge, III
Name and title

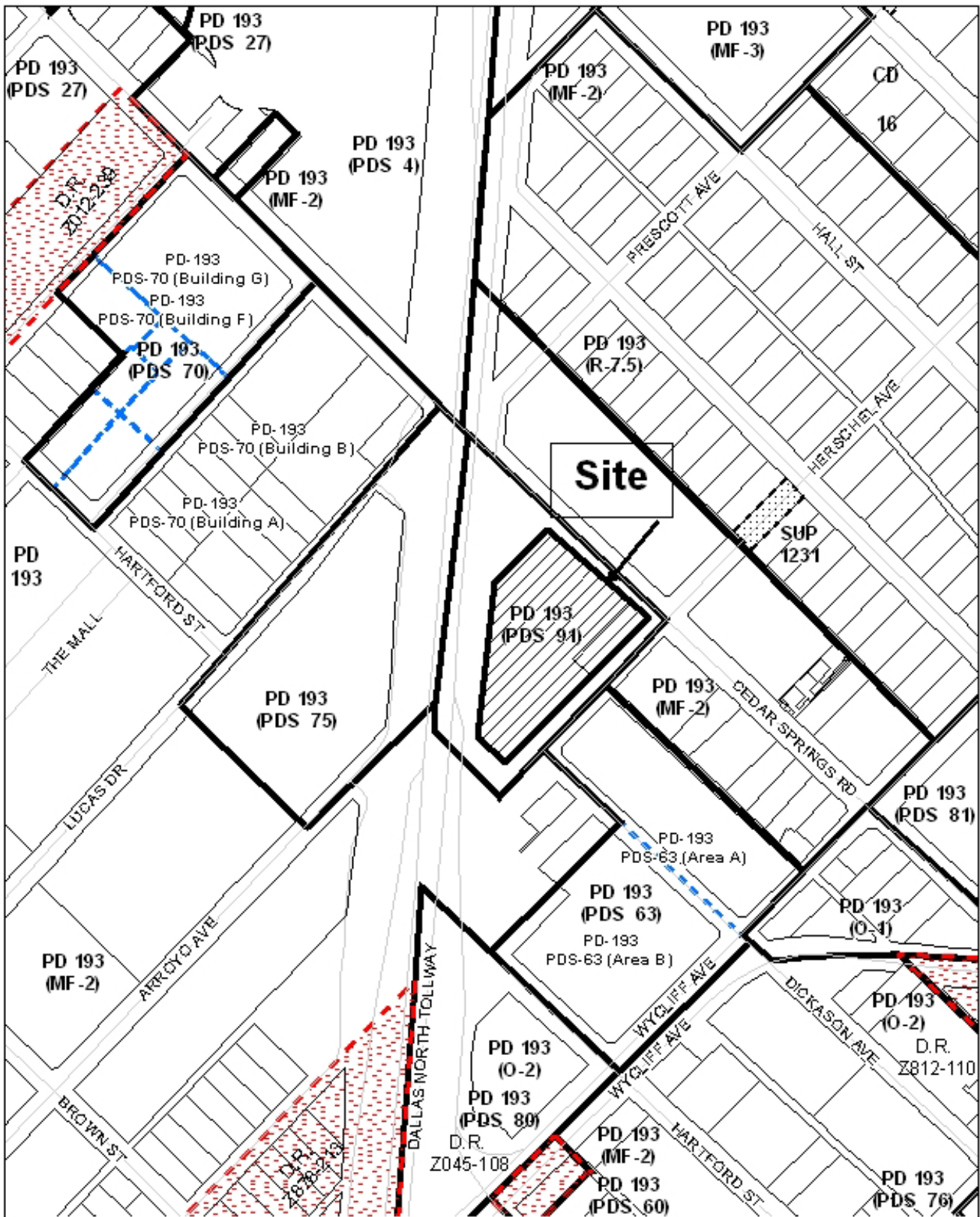
Before me, the undersigned authority, on this day personally appeared VW Barge, III, Manager of Dallas Cedar Point Management, L.C., general partner for Dallas Cedar Point, Ltd. known to me to be the person whose name is subscribed to this letter, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated as the act and deed of said corporation.

Given under my hand and seal of office on this 15th day of May,
2012.

Lisa Miller
Notary Public, State of Texas

My commission expires 11/7/14





1:3,600

W112-013
May 17, 2012

Planner: Olga Torres-Holyoak

FILE NUMBER: D112-001

DATE FILED: 10-18-11

LOCATION: On the east side of Kiwanis Road, north of Dixie Garden Road

COUNCIL DISTRICT: 3

MAPSCO: 61B-H, M

SIZE OF REQUEST: 52 acres

CENSUS TRACT: 165.21

MISCELLANEOUS DOCKET ITEM

Applicant/Representative: Steve Wagler, North Texas District Council

Development /Landscape Plan

On March 8, 2006, the City Council passed Ordinance No. 26233 which established Planned Development District No. 743. PD No. 743 is located near the intersection of Kiwanis Road and Grady Niblo Road. The size of the PD is 51.8 acres

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

In conjunction with the above requirement, the attached development plan is for the installation of two new classrooms, a small storage place and additional parking.

STAFF RECOMMENDATION: Approval

List of Applicant, Owner and Representative

Applicant:

Steve Wagler
5128 FM 66
Waxahachie, Texas 75167

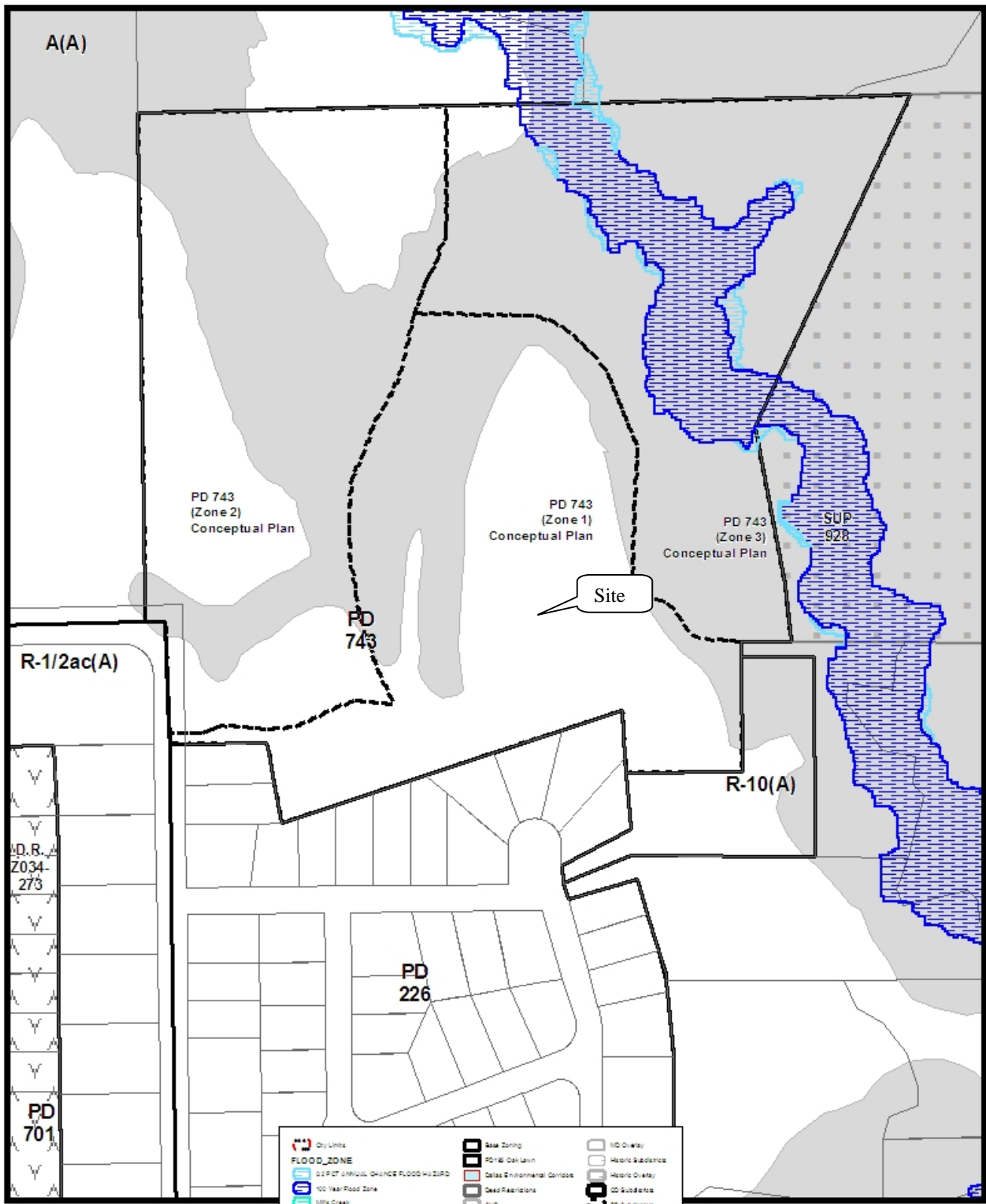
Owner

North Texas District Council
700 NE Loop 820, Suite 100
Hurst, Texas 76053

Officers:

Reverend Richard W. D. Bose, Superintendent
Reverend Galen Claunch, Assistant to Superintendent

Reverend James Jackson
Secretary/Treasurer



1:3,297

City Limits	Base Zoning	100' Overlay
FLOOD_ZONE	PD-10 Overlay	Historic Subdivides
500 Year Flood Zone	State Environmental Corridor	Historic Overlay
100 Year Flood Zone	Deed Restrictions	PD Subdivides
Mills Creek	SUP	PD Subdivides
Parks Branch	D	PD Subdivides
PROTECTED BY LEASE	D-1	150' Overlay
Pole	OP	100' Overlay
	SP	Seaplan Overlay

Case ID: D112-001

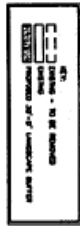
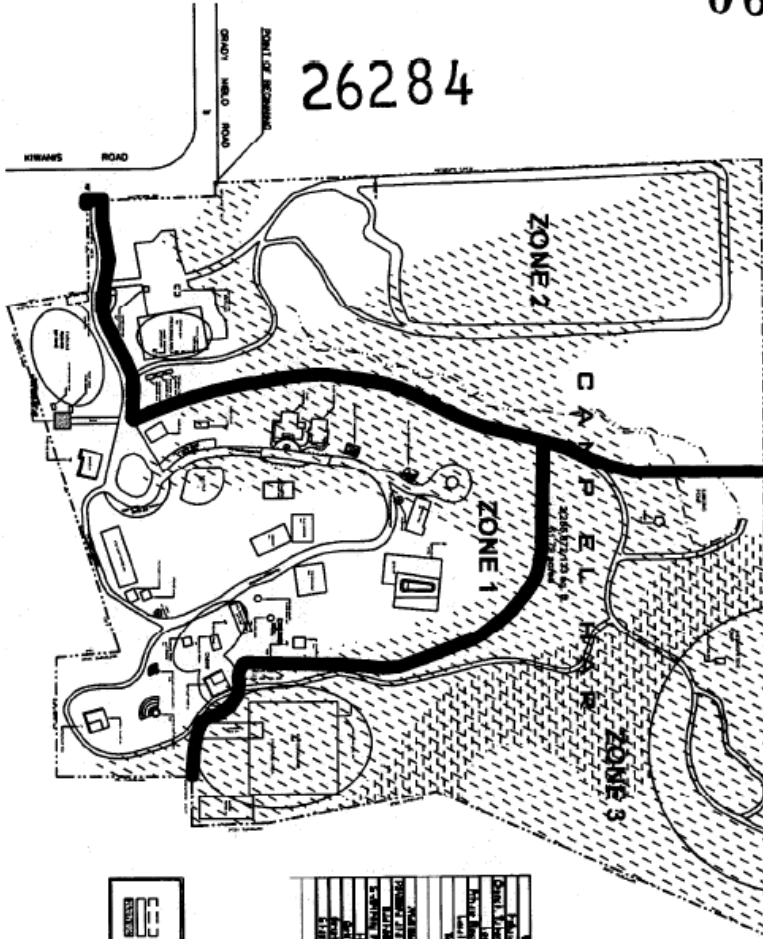
EXISTING CONCEPTUAL PLAN

Exhibit 743 A

060826

26284

A CONCEPTUAL PLAN
SCALE: 1" = 100'



NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)	PERCENTAGE OF TOTAL AREA
1	EXISTING BUILDINGS	1,100	0.12	1.2%
2	PROPOSED BUILDINGS	1,100	0.12	1.2%
3	EXISTING DRIVEWAYS	1,100	0.12	1.2%
4	PROPOSED DRIVEWAYS	1,100	0.12	1.2%
5	EXISTING PARKING	1,100	0.12	1.2%
6	PROPOSED PARKING	1,100	0.12	1.2%
7	EXISTING LANDSCAPING	1,100	0.12	1.2%
8	PROPOSED LANDSCAPING	1,100	0.12	1.2%
9	EXISTING UTILITIES	1,100	0.12	1.2%
10	PROPOSED UTILITIES	1,100	0.12	1.2%
11	EXISTING FENCES	1,100	0.12	1.2%
12	PROPOSED FENCES	1,100	0.12	1.2%
13	EXISTING SIGNAGE	1,100	0.12	1.2%
14	PROPOSED SIGNAGE	1,100	0.12	1.2%
15	EXISTING LIGHTING	1,100	0.12	1.2%
16	PROPOSED LIGHTING	1,100	0.12	1.2%
17	EXISTING SECURITY	1,100	0.12	1.2%
18	PROPOSED SECURITY	1,100	0.12	1.2%
19	EXISTING OTHER	1,100	0.12	1.2%
20	PROPOSED OTHER	1,100	0.12	1.2%
21	TOTAL	9,167	1.05	100%

Approved
City Plan Commission
January 26, 2006

Planned Development
District
No. 743

5218 KIWANIS
DALLAS, TEXAS



MICHAEL A. GOMEZ COMPANY
2005 W. WILSON
DALLAS, TEXAS 75201
TEL: 972.381.1111
FAX: 972.381.1112

2005-225

CONCEPTUAL PLAN

DATE: MARCH 14, 2006
DRAWN BY: MICHAEL A. GOMEZ
CHECKED BY: MICHAEL A. GOMEZ
DATE: 03/14/06

C 1

CHAPTER 21, SUBCHAPTER 21-07

LOCATION:

- (1) Main Street between Akard Street and Ervay Street;
- (2) Commerce Street between Houston Street and Cesar Chavez Boulevard.

COUNCIL DISTRICT: 2

MAPSCO: 44L, M, R
PLANNER Tanya Brooks

REQUEST

Amendments to the CBD Streets and Vehicular Circulation Plan to (1) Reduce the right of way on Main Street from Akard Street to Ervay Street from 80 feet to 76 feet; and (2) Change the operational characteristic of Commerce Street from Houston Street to Cesar Chavez Boulevard from five lanes eastbound to four lanes eastbound within 80 feet of right of way.

SUMMARY

The Joule Hotel has requested an amendment to the City of Dallas CBD Streets and Vehicular Circulation Plan to reduce the right of way on Main Street between Akard Street and Ervay Street from 80 feet to 76 feet to protect an existing elevator structure that currently extends into the right of way and to change the operational characteristic of Commerce Street between Akard Street and Ervay Street from five lanes eastbound to four lanes eastbound to facilitate proposed redevelopment of the Joule Hotel including adding a valet parking lane.

Main Street is currently designated as two lanes eastbound and two lanes westbound within 80 feet of right of way and 52 feet of pavement. A reduction in the right of way requirement on Main Street to accommodate the elevator structure would not interfere with the minimum sidewalk requirements outlined in the zoning. Commerce Street is currently designated as five lanes eastbound within 80 feet of right of way and 50 feet of pavement. While processing the Joule Hotel's amendment request, staff analyzed the system of adjacent roadways and identified an additional recommendation. Based on this review, staff is recommending changing the operation characteristic of Commerce Street from Houston Street to Cesar Chavez Boulevard from five lanes eastbound to four lanes eastbound to accommodate the existing parking and valet operations on the north side of the Commerce Street.

STAFF RECOMMENDATION

Staff recommends approval of the amendments to the CBD Streets and Vehicular Circulation Plan to (1) Reduce the right of way on Main Street from Akard Street to Ervay Street from 80 feet to 76 feet; and (2) Change the operational characteristic of Commerce Street from Houston Street to Cesar Chavez Boulevard from five lanes eastbound to four lanes eastbound within 80 feet of right of way.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

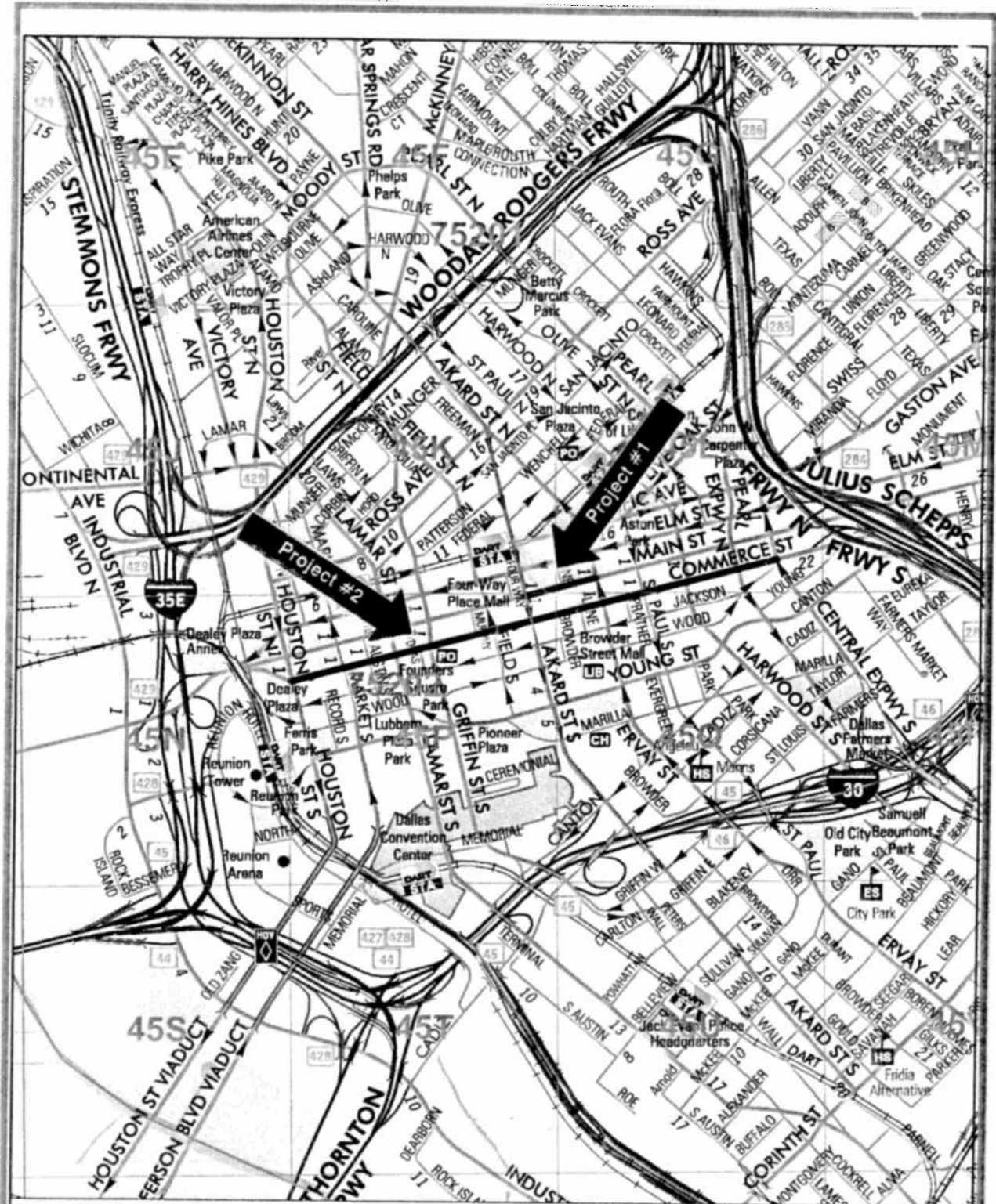
City Plan Commission
Transportation Committee

May 3, 2012
Recommendation Approval

MAPS

Attached

Main Street and Commerce Street



Mapsco Page 45K, L, P, Q

Mapsco Page 45K, L, P, Q

LOCATION: Walnut Hill between Luna Road and Stemmons Freeway (IH-35)

COUNCIL DISTRICT: 6

MAPSCO: 22N, P, Q, R
PLANNER Tanya Brooks

REQUEST

An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Walnut Hill Lane from Luna Road to Stemmons Freeway (IH-35) from a six lane divided roadway S-6-D* within 107 feet of right-of-way to a special four lane divided roadway (SPCL 4-D) within 110 feet of right-of-way.

SUMMARY

Public Works and Transportation is requesting an amendment to the City of Dallas Thoroughfare Plan to change dimensional classifications on Walnut Hill Lane from Luna Road to Stemmons Freeway (IH-35) from a six lane divided roadway S-6-D* within 107 feet of right-of-way to a special four lane divided roadway (SPCL 4-D) within 110 feet of right-of-way. A 12 foot cycle track will be provided.

The City of Dallas and Dallas County have entered into an agreement to fund the construction of a roadway that promotes the Trail Connection Master Plan and provides access to adjacent land uses, specifically the City of Dallas Elm Fork Athletic Complex. This segment of Walnut Hill Lane currently operates as a sub-standard two lane asphalt roadway. The proposed amendment will establish a design approach that places emphasis on connectivity and access while also promoting economic development to a currently undeveloped area. Changing the designation would allow the Public Works Department to minimize the cost of constructing a roadway whose alignment is in the floodplain.

STAFF RECOMMENDATION

Staff recommends approval of the amendment to the Thoroughfare Plan to change the dimensional classification of Walnut Hill Lane from Luna Road to Stemmons Freeway (IH-35) from a six lane divided roadway S-6-D* within 107 feet of right-of-way to a special four lane divided roadway (SPCL 4-D) within 110 feet of right-of-way.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Plan Commission
Transportation Committee

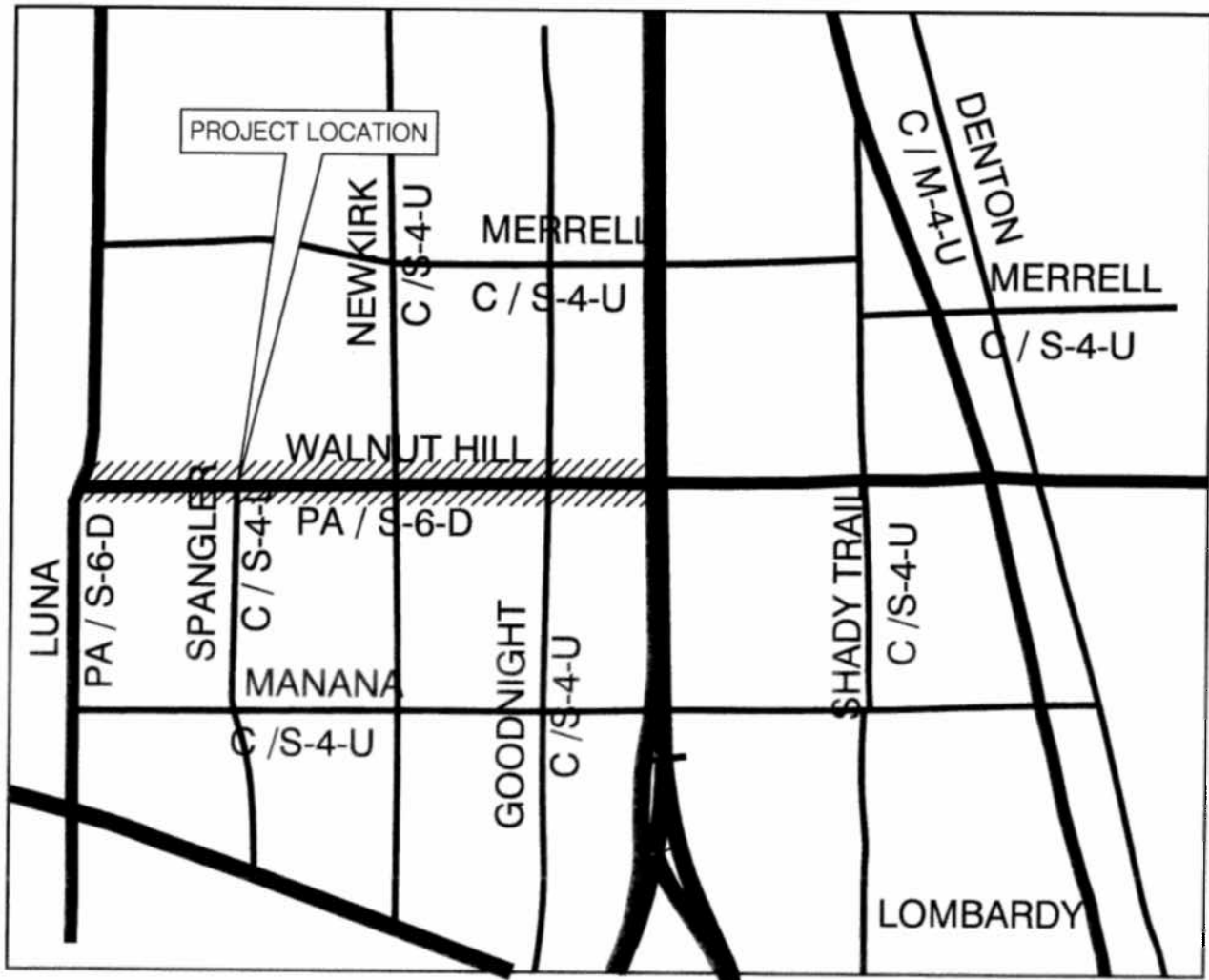
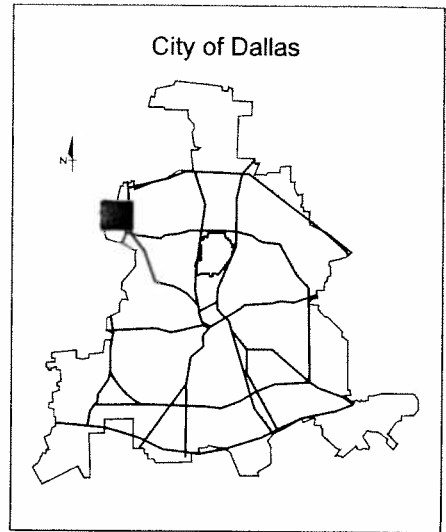
May 3, 2012
Recommendation Approval

MAPS

Attached

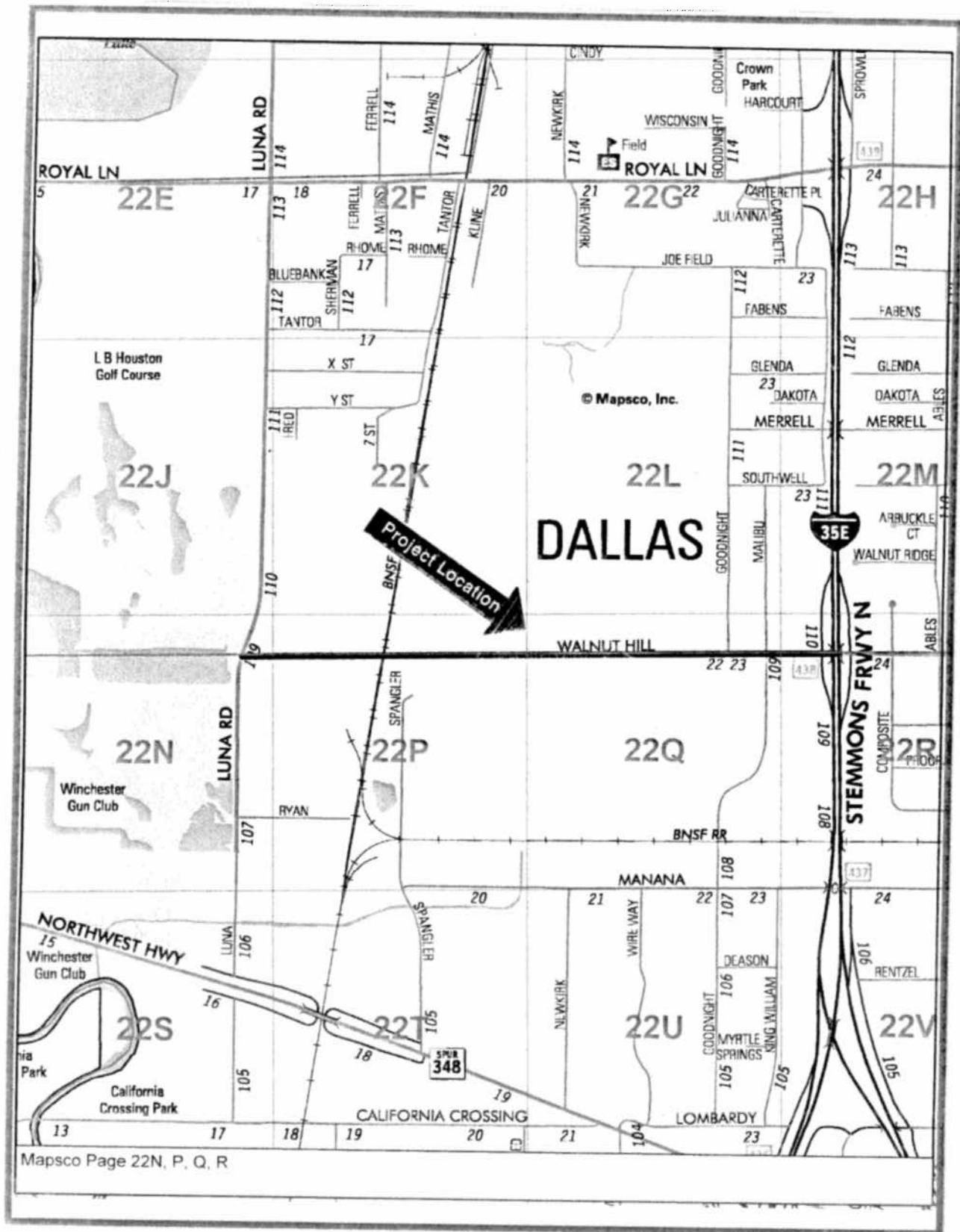
WALNUT HILL LANE FROM LUNA ROAD TO STEMMONS FRWY.

Thoroughfare Plan Amendment
Thoroughfare Map



LOCATOR MAP
NOT TO SCALE

Walnut Hill Lane



FILE NUMBER: Z112-108(MW)

DATE FILED: October 14, 2011

LOCATION: Northwest corner of Seagoville Road and South Belt Line Road

COUNCIL DISTRICT: 8

MAPSCO: 70-E

SIZE OF REQUEST: ±0.506 acre

CENSUS TRACT: 171.01

REPRESENTATIVE: Pamela Craig

APPLICANT: Revage Incorporated

OWNER: Shahzad Memon

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

SUMMARY: The applicant proposes to sell beer and wine in conjunction with the existing convenience store.

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

BACKGROUND INFORMATION:

- The ±0.506-acre request site is developed with a ±2,769-square foot general merchandise or food store (convenience store) with fuel pumps and an ±839-square foot auto service center.
- The applicant proposes to sell beer and wine for off-premise consumption in conjunction with the convenience store.
- The general merchandise or food store and auto service center are both permitted by right. The sale of alcoholic beverages on the property requires a specific use permit due to the D-1 Liquor Control Overlay.
- The request site is surrounded by a convenience store with fuel pumps to the northeast, an office to the southeast, a grocery store to the south; single family residential to the southwest and undeveloped land to the northwest.

Zoning History:

- 1. Z101- 293:** On September 28, 2011, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise use greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.
- 2. Z101-137:** On April 13, 2011, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise use greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
S. Belt Line Road	Principal Arterial	80 feet
Seagoville Road	Minor Arterial	60 feet

Land Use:

	Zoning	Land Use
Site	CR-D-1	Convenience store with fuel pumps; auto service center
Northeast	CR-D-1; SUP 1899	Convenience store with fuel pumps (with beer/wine)
Southeast	CR-D-1	Office
South	CR-D-1; SUP 1838	Grocery Store (with beer/wine)
Southwest	R-7.5(A)	Single family
Northwest	CR-D-1	Undeveloped

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 subject site is identified as being within a Commercial Center or Corridor Building Block on the *forwardDallas! Vision Illustration*.

These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buckner Boulevard is an example of a Commercial Corridor. Buildings in these areas tend to be on separate parcels and stand one to five stories with offices, restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor's experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other "town center" features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development.

In general, the applicant's request for Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet in this area of the City 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

Land Use Compatibility:

The ±0.506-acre request site is developed with a ±2,769-square foot general merchandise or food store (convenience store) with fuel pumps and an 839-square foot auto service center.

The applicant proposes to sell beer and wine for off-premise consumption in conjunction with the convenience store.

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 request site is surrounded by a convenience store with fuel pumps to the northeast, an office to the southeast, a grocery store to the south; single family residential to the southwest and undeveloped land 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 general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space; the term does not include any business that has no retail floor space accessible to the public. The purpose of Chapter 12B is to protect the health, safety, and welfare

of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. This chapter establishes a registration program for convenience stores and provides requirements relating to:

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

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

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

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

Traffic:

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use is one (1) space per 200 square feet of floor area.; the requirement for an auto service center is one (1) space per 500 square feet of floor area with a minimum of four (4) spaces required. A motor vehicle fueling station requires two (2) spaces. Therefore, the ±2,769-square foot general merchandise or food store (convenience store) with fuel pumps and ±839-square foot auto service center require 20 spaces.

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Landscaping:

Any new development on the property will require landscaping per Article X of the Dallas Development Code.

Police Report:

An online search of the Dallas Police Department's offense incident reports for the period from January 1, 2010 to April 18, 2012 revealed the following results:

The screenshot shows a web browser window with the address bar containing "Offense Records". The page header includes the Dallas Police Department logo and navigation links for "UCR Codes", "Year Codes", and "Property Class Codes". Below the header is a yellow bar with "Virtual Viewer - Public Access" and "Welcome".

The main content area is titled "Search Records - Offense" and features a table with the following columns: Service #, Offense Date, Complainant, Offense, Block, Dir, Street, Beat, Reporting Area, UCR1, and UCR2. A "Filter" input field is located at the top right of the table.

Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0053367-X	02/25/2010	*LOOME TIRE SERVICE	FRAUD	15130		SEAGOVILLERD	356	4406	11020	
0352150-X	12/25/2010	*LOOMETIRES	BURGLARY	15130		SEAGOVILLERD	356	4406	05331	
0267931-X	09/25/2010	*LOOMEY TIRES	FRAUD	15130		SEAGOVILLERD	356	4406	11020	
0077038-Y	01/28/2011	*SEAGO PANTRY	THEFT	15130		SEAGOVILLERD	356	4406	06935	
0216035-X	08/01/2010	*SEAGO PANTRY	THEFT	15130		SEAGOVILLERD	356	4406	06901	
0223756-Y	08/23/2011	*SEAGO PANTRY	ROBBERY	15130		SEAGOVILLERD	356	4406	03712	
0298288-Y	11/12/2011	@SEAGOVILLE PD	FOUND PROPERTY	15130		SEAGOVILLERD	356	4406	43030	
0258409-Y	09/29/2011	JOHNSON, ELIZABETH	TRAFFIC MOTOR VEHICLE	15130		SEAGOVILLERD	356	4406	32090	
0258421-Y	09/29/2011	WHISENANT, TIFFANY	OTHER OFFENSES	15130		SEAGOVILLERD	356	4406	26140	

At the bottom of the table area, there are navigation controls (back, forward, search) and a pagination indicator: "Page 1 of 1 (9 items)".

The footer of the page contains the text: "AgencyWeb© All rights reserved. ©2009 Orion Communications, Inc."

Z112-108(MW)

Partners/Principals/Officers

Revage Incorporated

Officers:

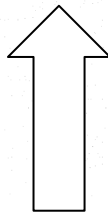
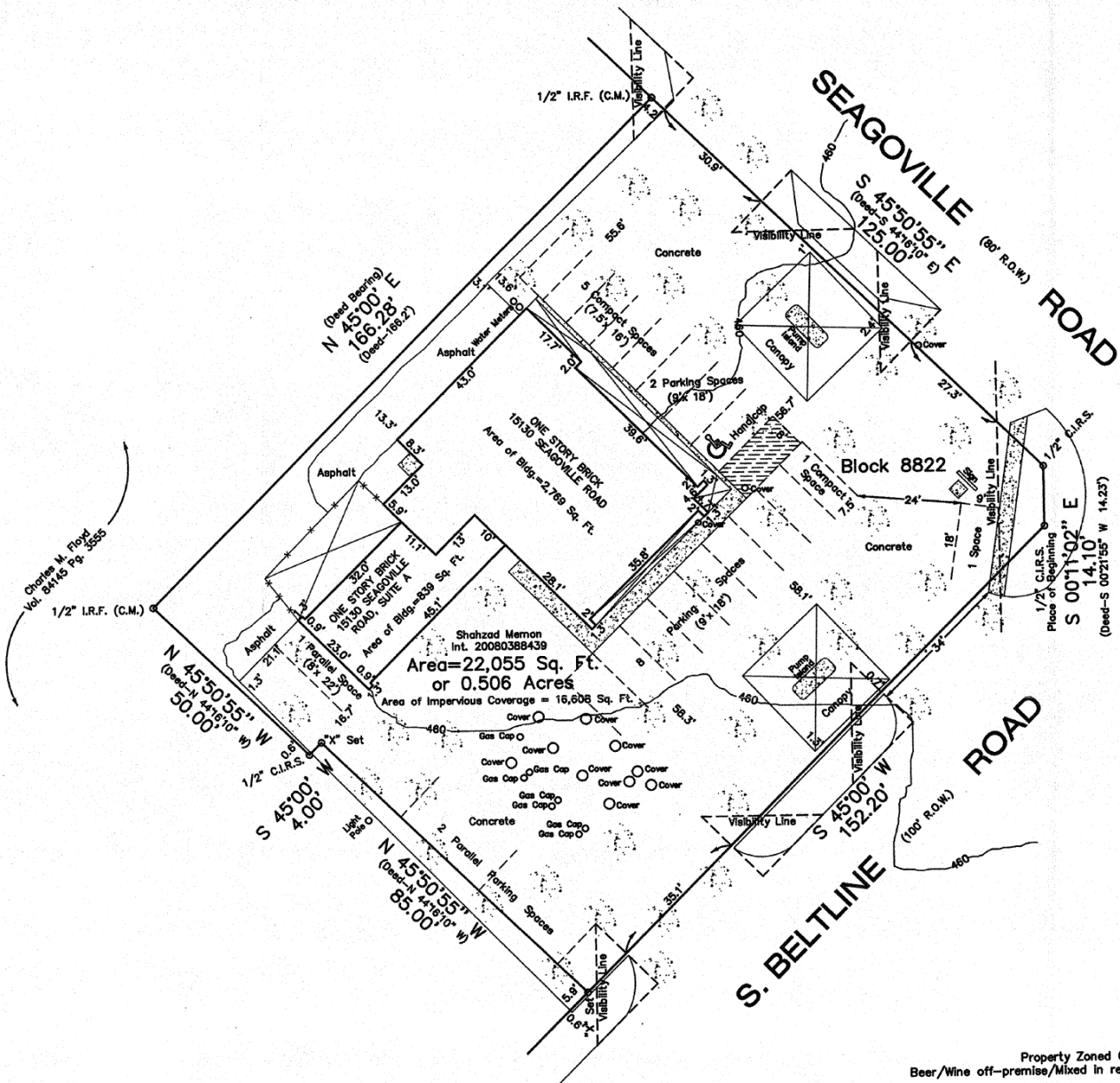
Asif M. Memon, President

Shahzad Memon, Vice President/Secretary

**Z112-108
Proposed SUP Conditions**

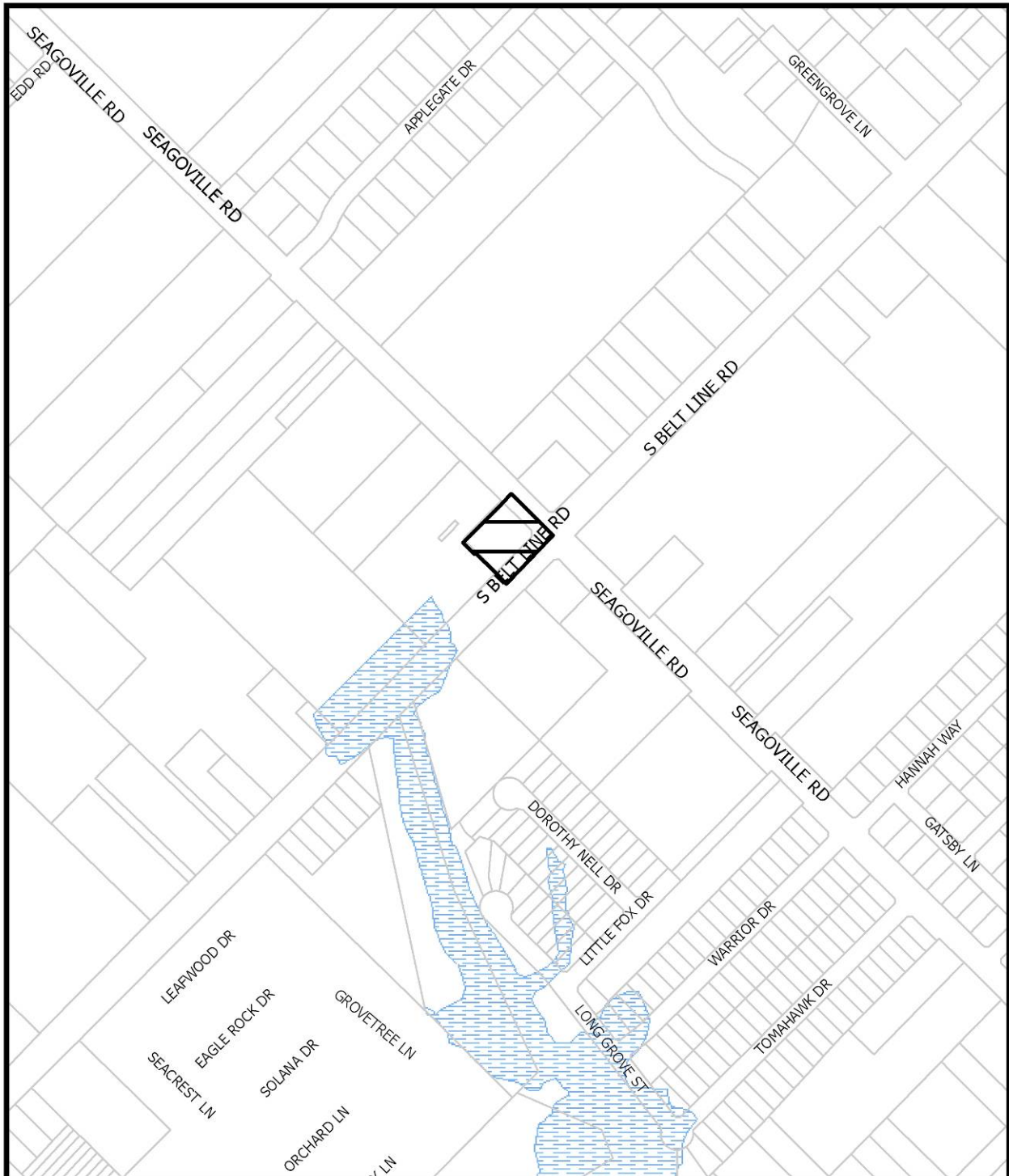
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use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

Proposed Site Plan



Property Zoned CR/D-1
Beer/Wine off-premise/Mixed in restaurants with certificate

ZONING CASE NO. Z112-108

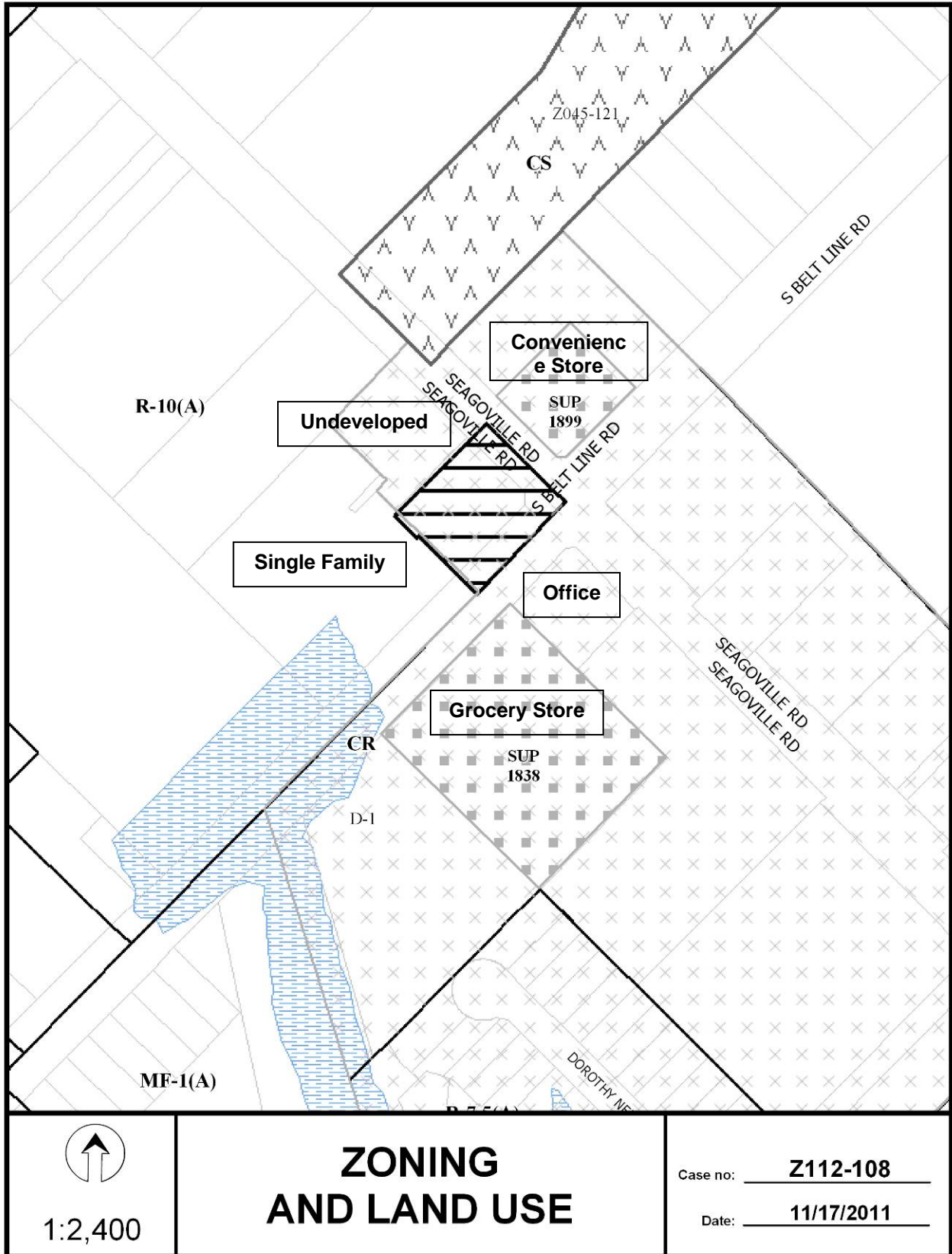


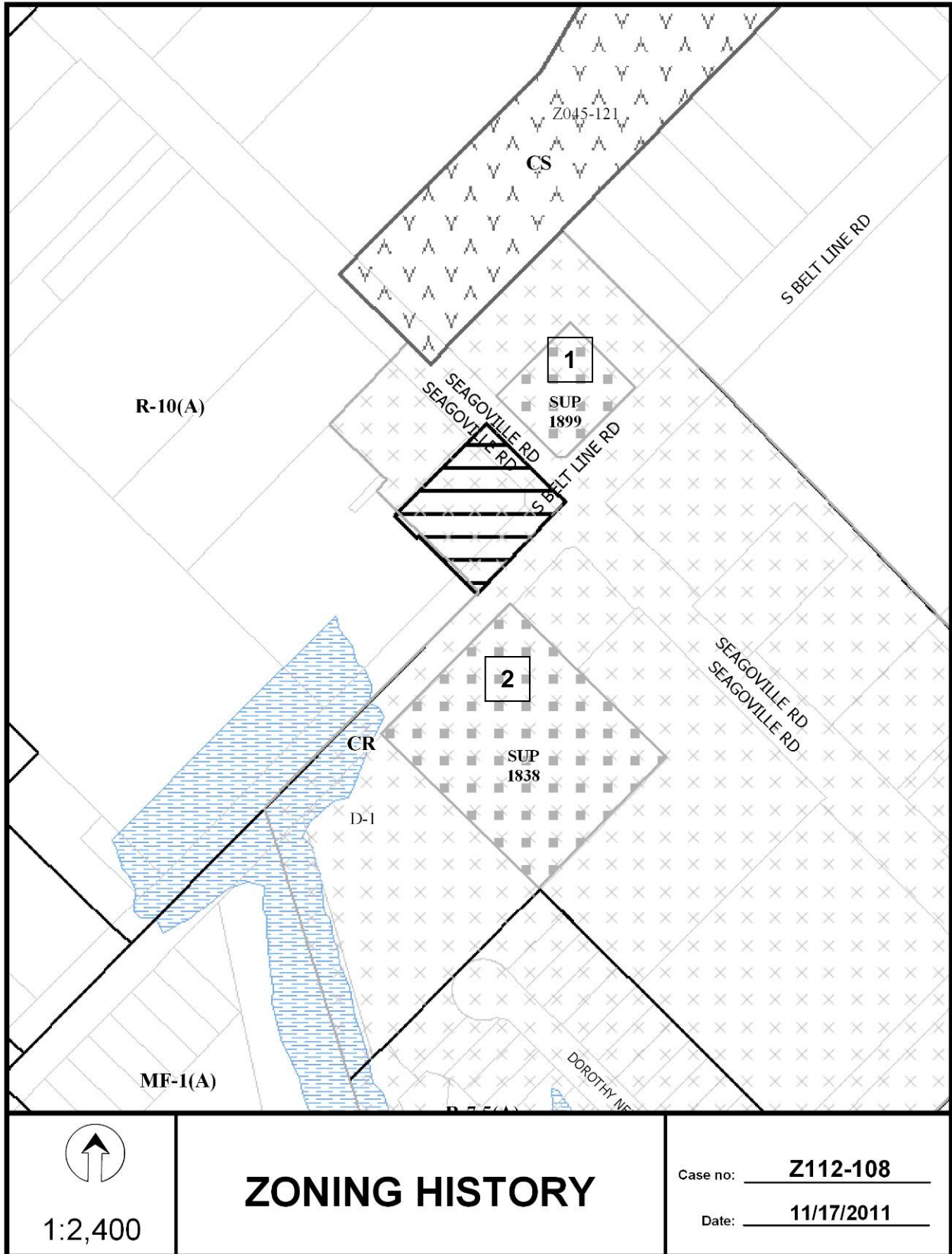
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VICINITY MAP

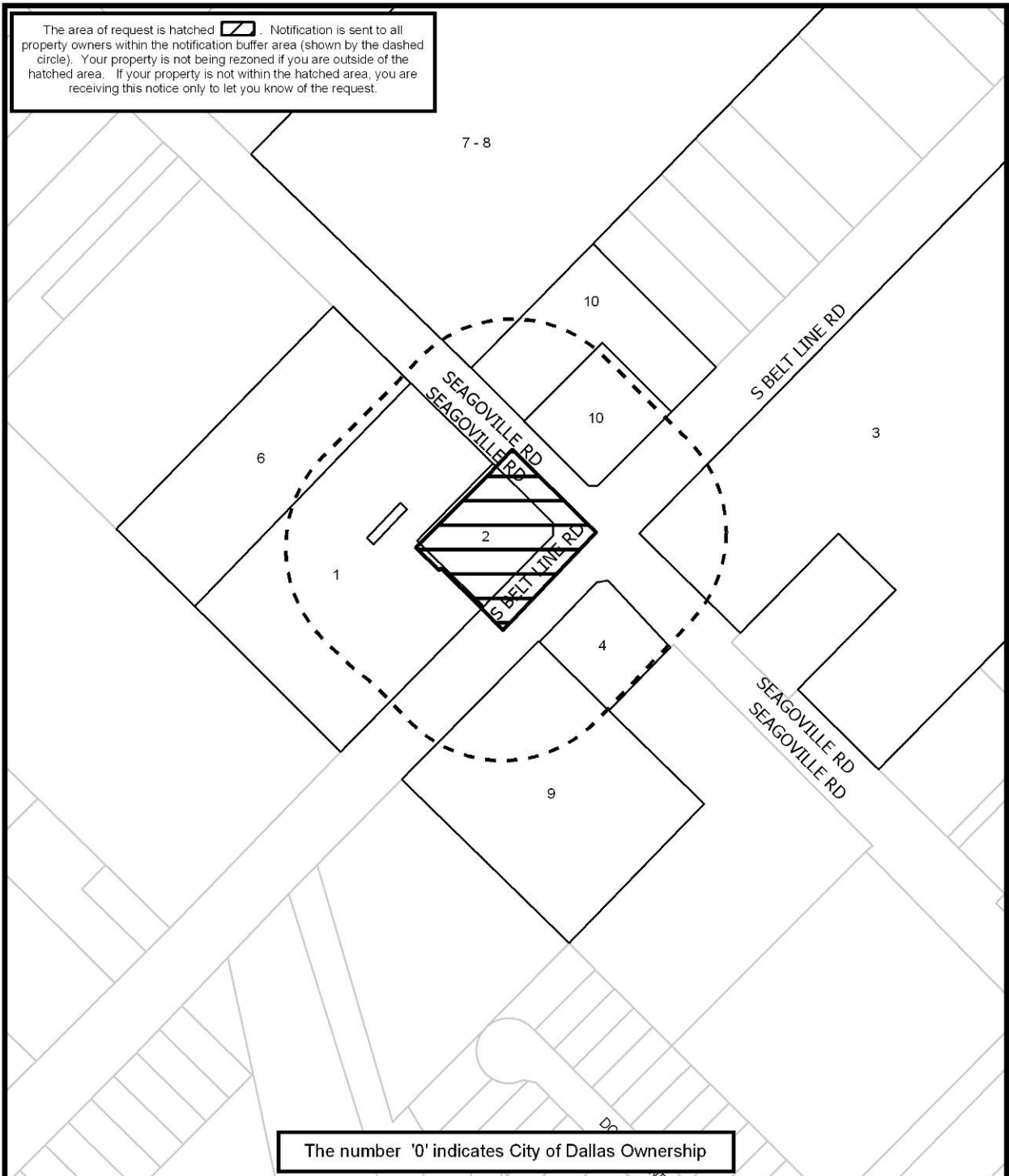
Case no: Z112-108

Date: 11/17/2011






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



The number '0' indicates City of Dallas Ownership


1:2,400

NOTIFICATION

 AREA OF NOTIFICATION
 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z112-108**
 Date: **11/17/2011**

Notification List of Property Owners

Z112-108

10 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1025 BELTLINE RD	FLOYD CHARLES M
2	15130 SEAGOVILLE RD	MEMON SHAHZAD
3	15251 SEAGOVILLE RD	BIG SCORE INVESTORS LLC
4	1000 BELTLINE RD	AMMOURI ABED & HAMZA ALKAM
5	1001 BELTLINE RD	FLOYD CHARLES M & BARBARA
6	15104 SEAGOVILLE RD	SCHLEIMER PATSY SUE
7	15029 SEAGOVILLE RD	FORD TOM W
8	15029 SEAGOVILLE RD	FORD TOM W &
9	1050 BELTLINE RD	BOWMAW INC % BOBBY WRIGHT
10	915 BELTLINE RD	ALKAM HAMZA & ABED AMMOURI

FILE NUMBER: Z112-200(MW)

DATE FILED: March 5, 2012

LOCATION: North side of CF Hawn Freeway, west of Haymarket Road

COUNCIL DISTRICT: 8

MAPSCO: 69-D

SIZE OF REQUEST: ±4.2589 acres

CENSUS TRACT: 117.02

APPLICANT/ OWNER: Charlotte L. Taylor

REPRESENTATIVE: Santos Martinez, Masterplan

REQUEST: An application for a Planned Development District on property zoned Subdistrict 1 within Planned Development District No. 535, the CF Hawn Special Purpose District No. 3 and an IM Industrial Manufacturing District

SUMMARY: The applicant intends to operate a recycling buy-back center with an outside salvage or reclamation component on the site. No new construction is proposed by this application.

STAFF RECOMMENDATION: Approval; subject to a development/landscape plan and conditions.

BACKGROUND INFORMATION:

- The ±4.2589-acre request site is developed with a ±19,292-square foot corrugated metal building (warehouse) which is currently vacant. The applicant proposes to utilize the existing warehouse as a recycling buy-back center which will include an outside salvage or reclamation component.
- The proposed recycling buy-back center will collect industrial metals, household metals and paper; some of these materials will be stored outside until they are sent away for processing.
- For the collection of aluminum cans, steel cans, glass, paper, clothing and plastics, a recycling buy-back center is permitted by right with RAR requirements in the IM District. For the collection of household or industrial metals, a recycling buy-back center requires an SUP in the IM District. A recycling buy-back center is not a permitted use in PDD No. 535. Outside salvage or reclamation is permitted by SUP in the IM District and in Subdistrict 1 of PDD No 535.
- The applicant proposes a planned development district to allow a recycling buy-back center and outside salvage or reclamation (in conjunction with a recycling buy-back center) by right; to address the floor area limitation for a recycling buy-back center and the distance requirement associated with outside salvage and reclamation; and to allow a parking reduction.
- The request site is surrounded by single family (zoned a CS Commercial Services District) to the north; vacant retail and auto salvage to the east; CF Hawn Freeway to the south and auto salvage to the west.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
CF Hawn Freeway	Primary Highway	Variable

Land Use:

	Zoning	Land Use
Site	IM; PDD No. 535 (Subdistrict 1)	Vacant warehouse
North	CS	Single family
East	PDD No. 338	Auto salvage
South	PDD No. 535 (Subdistrict 1)	CF Hawn Freeway
West	IM	Auto salvage

Comprehensive Plan:

The subject site is identified as being within a Commercial Center or Corridor on the *forwardDallas! Vision Illustration*, adopted June 2006. These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buckner Boulevard is an example of a Commercial Corridor. Buildings in these areas tend to be on separate parcels and stand one to five stories with offices, restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor’s experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other “town center” features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development.

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

LAND USE

GOAL 1.2 Promote desired development

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

ENVIRONMENT ELEMENT

GOAL 6.6 Increase recycling and conservation of renewable resources

Policy 6.6.1 Increase recycling and composting

STAFF ANALYSIS:

Land Use Compatibility:

The ±4.2589-acre request site is developed with a ±19,292-square foot corrugated metal building (warehouse) which is currently vacant. The applicant proposes to utilize the existing warehouse as a recycling buy-back center which will include an outside salvage or reclamation component.

Pursuant to Section 51A-4.213 of the Dallas City Code, a recycling buy-back center is a facility wholly enclosed within a building, or an automatic collection machine, used for the collection and temporary storage of recyclable materials. The proposed outside storage of recyclable materials constitutes outside salvage or reclamation.

The applicant proposes a planned development district to allow a recycling buy-back center and outside salvage or reclamation (in conjunction with a recycling buy-back center) by right; to address the floor area limitation for a recycling buy-back center and the distance requirement associated with outside salvage and reclamation; and to allow a parking reduction.

Pursuant to §51A-4.213 of the Dallas Development Code, a recycling buy-back center may not exceed 10,000 square feet of floor area; however, the applicant intends to utilize the existing ±19,292-square foot building for the use. In addition, pursuant to §51A-4.203, of the Dallas Development Code, a minimum distance of 500 feet is required between an outside salvage or reclamation use and an R(A) district. The request site is within ±155 feet of an R-7.5(A) Single Family District. The applicant proposes conditions to limit a recycling buy-back center to ±19,300-square feet of floor area and to allow exemption from the distance requirement for outside salvage and reclamation if in conjunction with a recycling buy-back center. However, to ensure compatibility with the existing residential homes, the applicant proposes to maintain a 60-foot landscape buffer zone, which will consist of existing trees, on the northern portion of the request site.

It is noted that the single family residential homes immediately to the north of the request site are nonconforming, as they are in a CS Commercial Services District. Therefore, a residential adjacency buffer would not be required. In addition to the proposed 60-foot landscape buffer zone, the applicant proposes a nine-foot solid screening fence along the northern, eastern and western boundaries of the request site. A nine-foot solid screening fence is also proposed along a portion of the southern boundary, which fronts CF Hawn Freeway.

Pursuant to Chapter 40B, the Dallas Police Department requires a Secondary Metal Recyclers License (SMRL) for a recycling buy-back center. The SMRL must be renewed annually. This will allow for ongoing evaluation and regulation of the use.

The request site is surrounded by single family to the north; vacant retail and auto salvage to the east; CF Hawn Freeway to the south and auto salvage to the west. Staff believes that the request, subject to the development/landscape plan and conditions, is compatible with the surrounding development.

Development Standards:

District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing:							
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%	Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
PDD No 535; Subdistrict 1	15'	30' adjacent to residential OTHER: No min.	1.0 FAR overall 0.75 office/ retail 0.5 retail	70' 5 stories	80%	Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
Proposed:							
PDD	15'	No min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	110' 8 stories	80%	N/A	Industrial, wholesale distribution & storage, supporting office & retail

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:

The applicant proposes parking pursuant to §51A-4.200 of the Dallas Development Code, with an exception for a recycling buy-back center with outdoor salvage or reclamation. Typically, the off-street parking requirement for a recycling buy-back center is one (1) space for each 500 square feet of floor area. Outside storage or reclamation also requires one (1) space for each 500 square feet of floor area, with a minimum of five (5) spaces required.

The applicant proposes an off-street parking requirement of one (1) space to 1,000 square feet of floor area for a recycling buy-back center with no additional parking required for outside salvage or reclamation if in conjunction with a recycling buy-back center.

Per the applicant, the proposed recycling buy-back center with outdoor salvage and reclamation will employ 10 fulltime people when fully operational. The proposed development plan depicts 19 parking spaces. If parked to code, 39 parking spaces would be required but only 25 percent of those spaces would be utilized.

Based on the anticipated operations, it is not expected that customers will park their vehicles. Per the applicant, a customer will enter the site from CF Hawn Freeway and

Z112-200(MW)

will be flagged through the open gate by an attendant. The customer will then drive onto the scale to be weighed, will drop off their recyclable materials and will be weighed again. A customer will not be issued payment onsite.

It is noted that the City is in the process of considering a code amendment to allow administrative parking reductions of up to 50% for industrial uses subject to conditions.

Landscaping:

For a recycling buy-back center and outside salvage in conjunction with a recycling buy-back center, landscaping must comply with the development plan/landscape plan

For other uses, landscaping must be provided in accordance with Article X.

Proposed PDD Conditions

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

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

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

PD _____ is established on property located ____[insert short description]. The size of PD _____ is approximately 4.2598 acres.

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

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

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

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

SEC. 51P-____.104. EXHIBIT.

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

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

Development and use of the Property must comply with the development plan/landscape plan (Exhibit ____A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P- _____.105. MAIN USES PERMITTED.

(a) Agricultural uses.

-- Crop production.

(b) Commercial and business service uses.

-- Building repair and maintenance shop.

-- Bus or rail transit vehicle maintenance or storage facility.

-- Catering service.

- Commercial cleaning or laundry plant.
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing.
- Labor hall. *[SUP required if spacing component of Section 51A-4.202(8.1) is not met.]*
- Machine or welding shop.
- Machinery, heavy equipment, or truck sales and services.
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.
- Vehicle or engine repair or maintenance.

(c) Industrial uses.

- Industrial (inside)
- Industrial (inside) for light manufacturing.
- Industrial (outside)
- Metal salvage facility *[SUP]*
- Outside salvage or reclamation *[by SUP unless in conjunction with a recycling buy-back center]*
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(d) Institutional and community service uses.

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

(e) Lodging uses.

- Hotel or motel. *[SUP]*

(f) Miscellaneous uses.

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

- (g) -- Temporary construction or sales office.
Office uses.
 - Financial institution without drive-in window.
 - Financial institution with drive-in window.
 - Medical clinic or ambulatory surgical center.
 - Office.

- (h) Recreation uses.
 - Country club with private membership.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.

- (i) Residential uses.
 - None permitted

- (j) Retail and personal service uses.
 - Auto service center.
 - Business school.
 - Car wash.
 - Commercial amusement (inside). [SUP]
 - Commercial parking lot or garage.
 - Drive-in theater. [SUP]
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store 3,500 square feet or less.
 - Home improvement center, lumber, brick, or building materials sales yard.
 - Household equipment and appliance repair.
 - Motor vehicle fueling station.
 - Personal service uses.
 - Restaurant without drive-in or drive-through service.
 - Restaurant with drive-in or drive-through service.
 - Temporary retail use.
 - Theater.
 - Vehicle display, sales, and service.

- (k) Transportation uses.
 - Commercial bus station and terminal.
 - Heliport.
 - Helistop.
 - Railroad passenger station. [SUP]

- Railroad yard, roundhouse, or shops.
- STOL (short takeoff or landing) port. *[SUP]*
- Transit passenger shelter.
- Transit passenger station or transfer center. *[By SUP or city council resolution.]*

(l) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical generating plant. *[SUP]*
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower.
- Tower/antenna for cellular communication.
- Utility or government installation other than listed.
- Water treatment plant.

(m) Wholesale, distribution, and storage uses.

- Auto auction. *[SUP]*
- Building mover's temporary storage yard. *[SUP]*
- Contractor's maintenance yard.
- Freight terminal.
- Manufactured building sales lot.
- Mini-warehouse.
- Office showroom/warehouse.
- Outside storage (with visual screening).
- Petroleum product storage and wholesale.
- Recycling buy-back center.
- Recycling collection center.
- Recycling drop-off container.
- Recycling drop-off for special occasion collection.
- Sand, gravel, or earth sales and storage.
- Vehicle storage lot.
- Warehouse.

SEC. 51P-____.106.

ACCESSORY USES.

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

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

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.
- General waste incinerator.
- Pedestrian skybridges.

SEC. 51P- ____ .107. YARD, LOT, AND SPACE REGULATIONS.

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

- (a) Front yard. Minimum front yard is 15 feet.
- (b) Side and rear yard. No minimum side and rear yard.
- (c) Density. No maximum dwelling unit density.
- (d) Floor area. Maximum floor area ratio is:
 - (1) 0.5 for retail and personal service uses;
 - (2) 0.75 for any combination of lodging, office, and retail and personal service use; and
 - (3) 2.0 for all uses combined.
- (e) Height. Maximum structure height is 110 feet.
- (f) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
- (g) Lot size. No minimum lot size.
- (h) Stories. Maximum number of stories above grade is eight. Parking garages are exempt from this requirement, but must comply with the height regulations of Subsection (e). (Ord. Nos. 22201; 26042)

SEC. 51P- ____ .108. OFF-STREET PARKING AND LOADING.

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

(b) For a recycling buy-back center, one space per 1,000 square feet of floor area is required.

(c) For outside salvage or reclamation, in conjunction with a recycling buy-back center, no additional parking is required.

SEC. 51P- _____.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.110. LANDSCAPING.

For a recycling buy-back center and outside salvage in conjunction with a recycling buy-back center, landscaping must comply with the development plan/landscape plan (Exhibit ____A). For other uses, landscaping must be provided in accordance with Article X.

SEC. 51P- _____.111. TREE MITIGATION

(a) Except as provided in this section, consult the regulations in Division 51A-10.135 for alternate methods of compliance with tree replacement requirements.

(b) For a recycling buy-back center and outside salvage in conjunction with a recycling buy-back center, a maximum of 45% of required tree mitigation shall be credited with the establishment of a 60'x 200' landscape buffer located in area identified on approved landscape plan.

SEC. 51P- _____.113. SIGNS.

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

SEC. 51P- _____.114. ADDITIONAL PROVISIONS.

(a) For a recycling buy-back center:

(1) The floor area of a recycling buy-back center may not exceed 19,300 square feet.

(2) Mechanical processing of recyclable materials is limited to crushing, bailing and shredding.

(3) Materials stored at this use must be removed at least once a week or before reaching capacity. The facilities must be maintained in proper repair and the exterior must have a neat and clean appearance.

(4) The collection of hazardous waste, as defined in Section 51A-24.206(1.1), is prohibited.

(b) For outside salvage or reclamation:

(1) This use must have a visual screen of at least nine feet in height which consists of a solid masonry, concrete, or corrugated sheet metal wall, or a chain link fence with metal strips through all the links,

(2) The owner of an outside salvage or reclamation use shall not stack objects higher than eight feet within 40 feet of the visual screen. The owner of an outside salvage or reclamation use may stack objects one foot higher than eight feet for each five feet of setback from the 40 foot point.v

(3) The distance requirement of *Section 51A-4.203(b)(5)(E)(iv)* does not apply if the use is on conjunction with a recycling buy-back center.

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

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

SEC. 51P-____.115. PAVING.

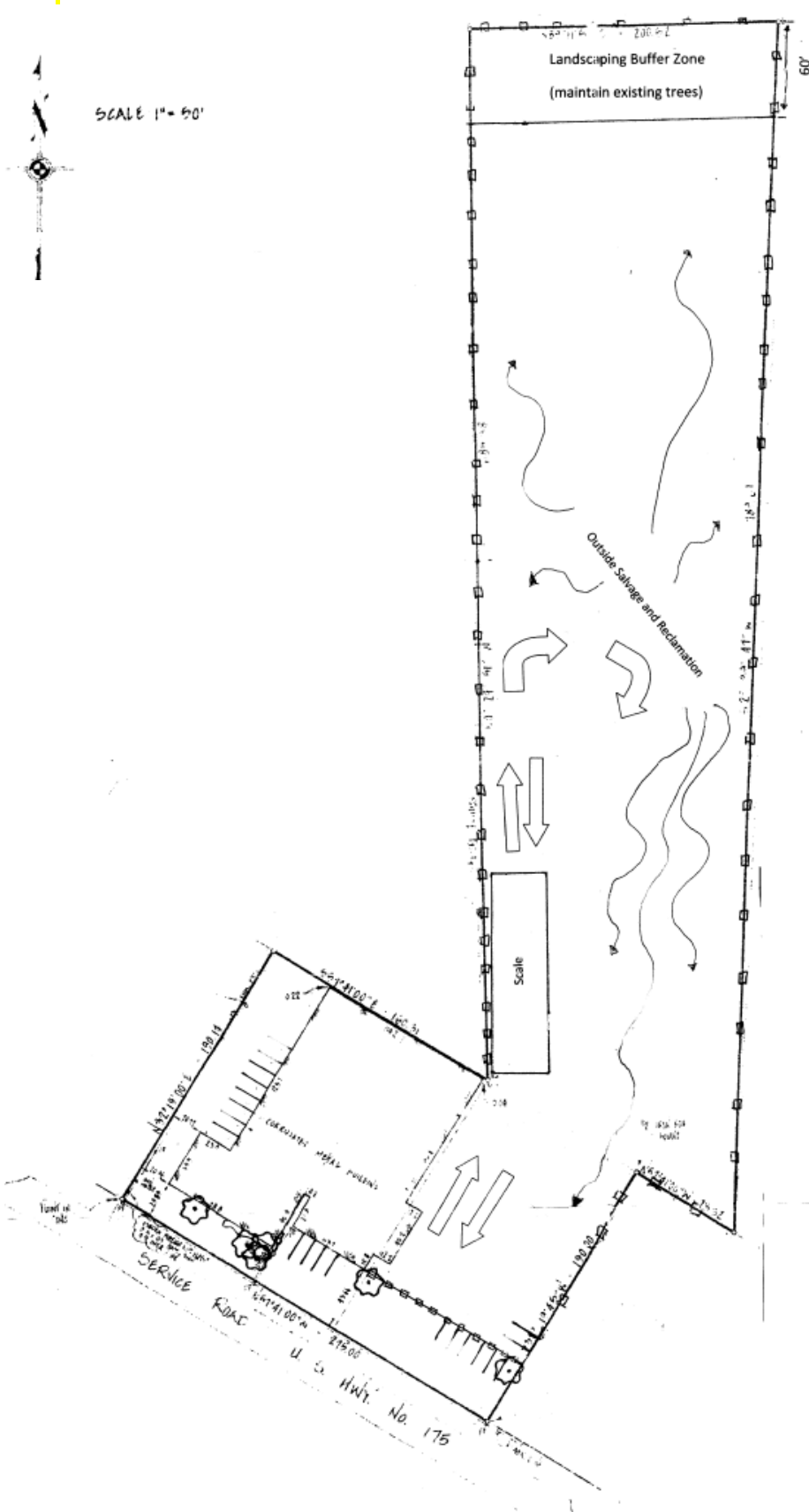
For a recycling buy-back center, the surface of a parking space, or maneuvering area for parking must consist of an all weather material which allows delivery and release of vehicles in all weather conditions.

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

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

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

Proposed Development Plan



SITE ANALYSIS

EXISTING ZONING: IM and PDD 535 SD 1

PROPOSED ZONING: PDD

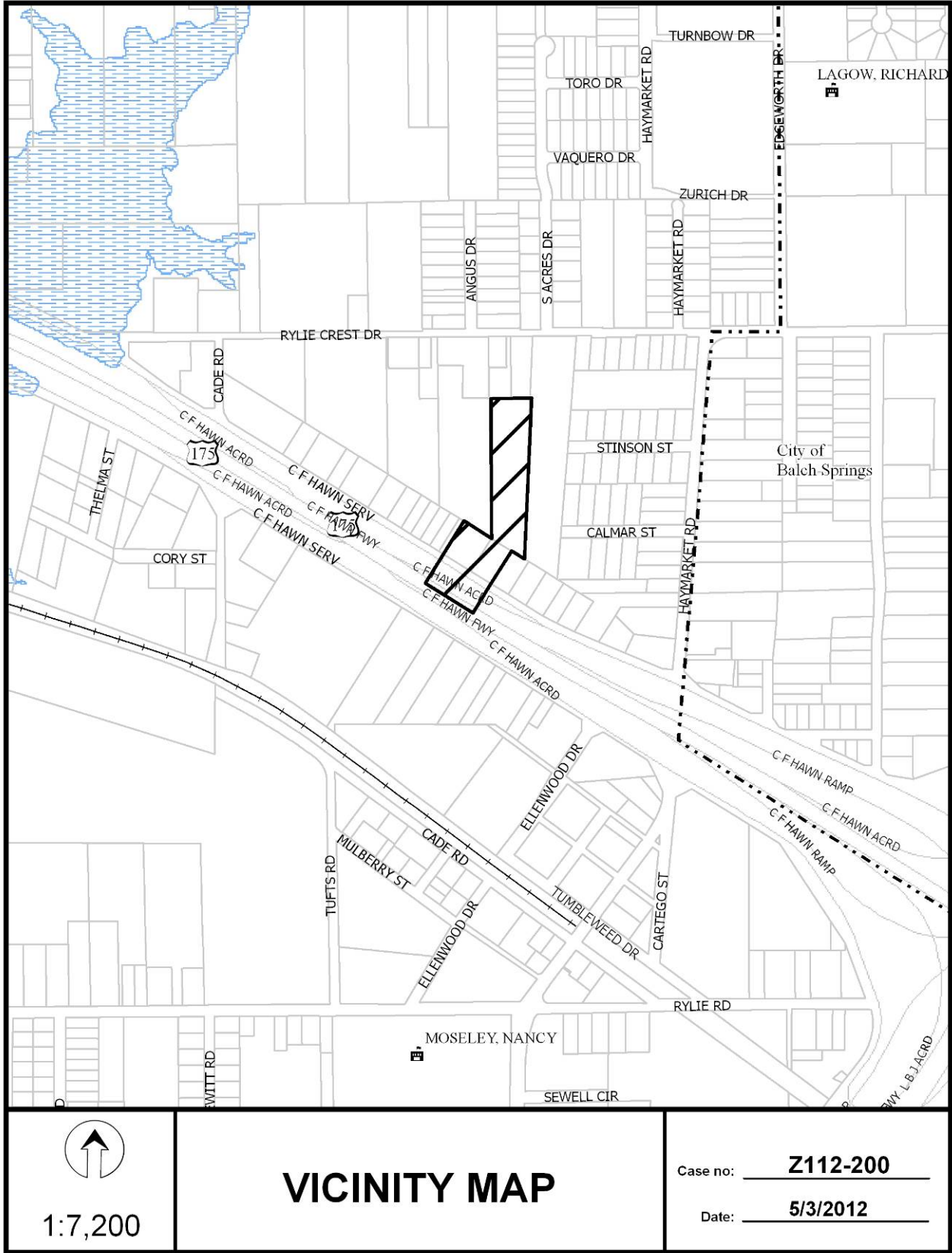
EXISTING STRUCTURE: 19,292 S.F.

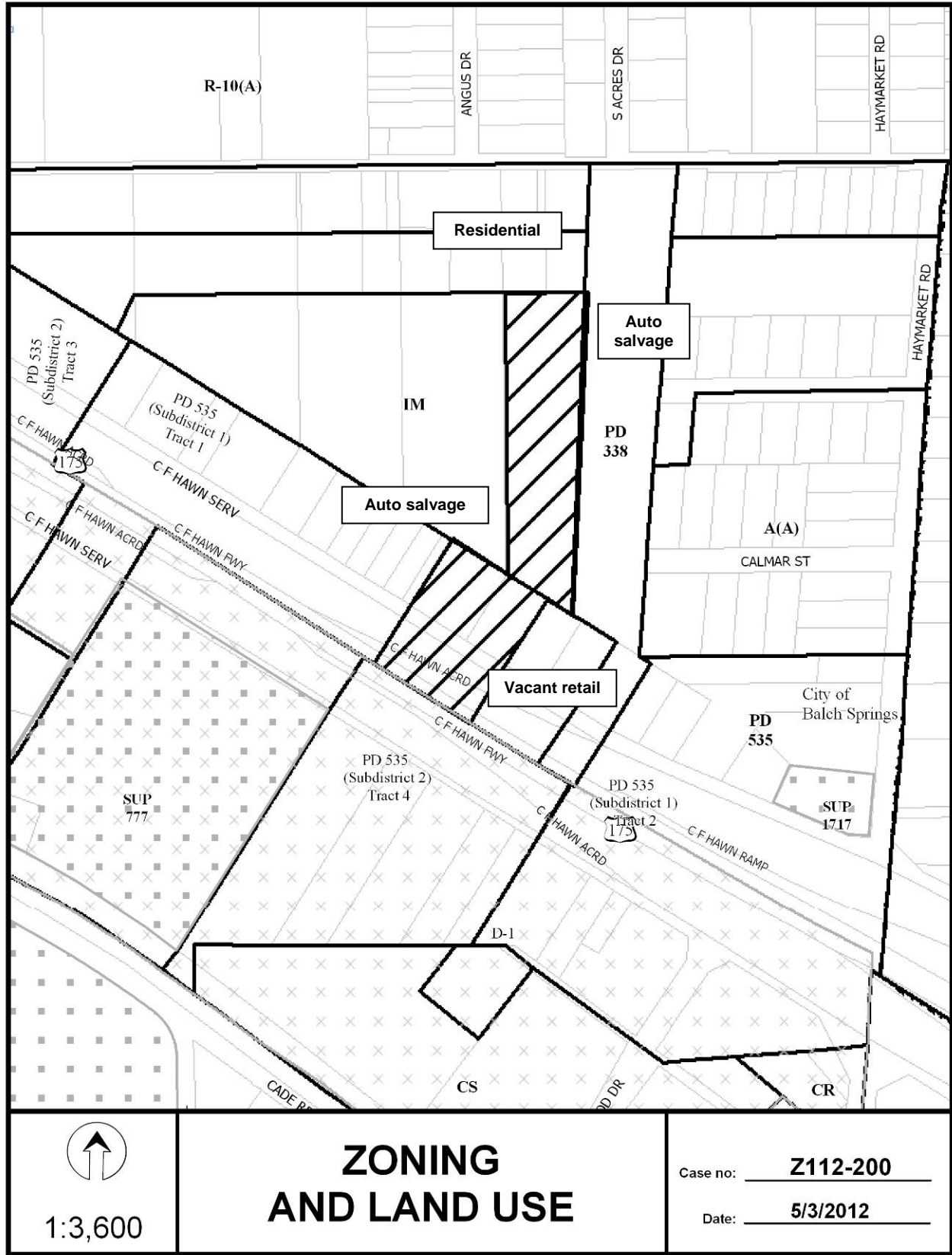
Required Parking: 19

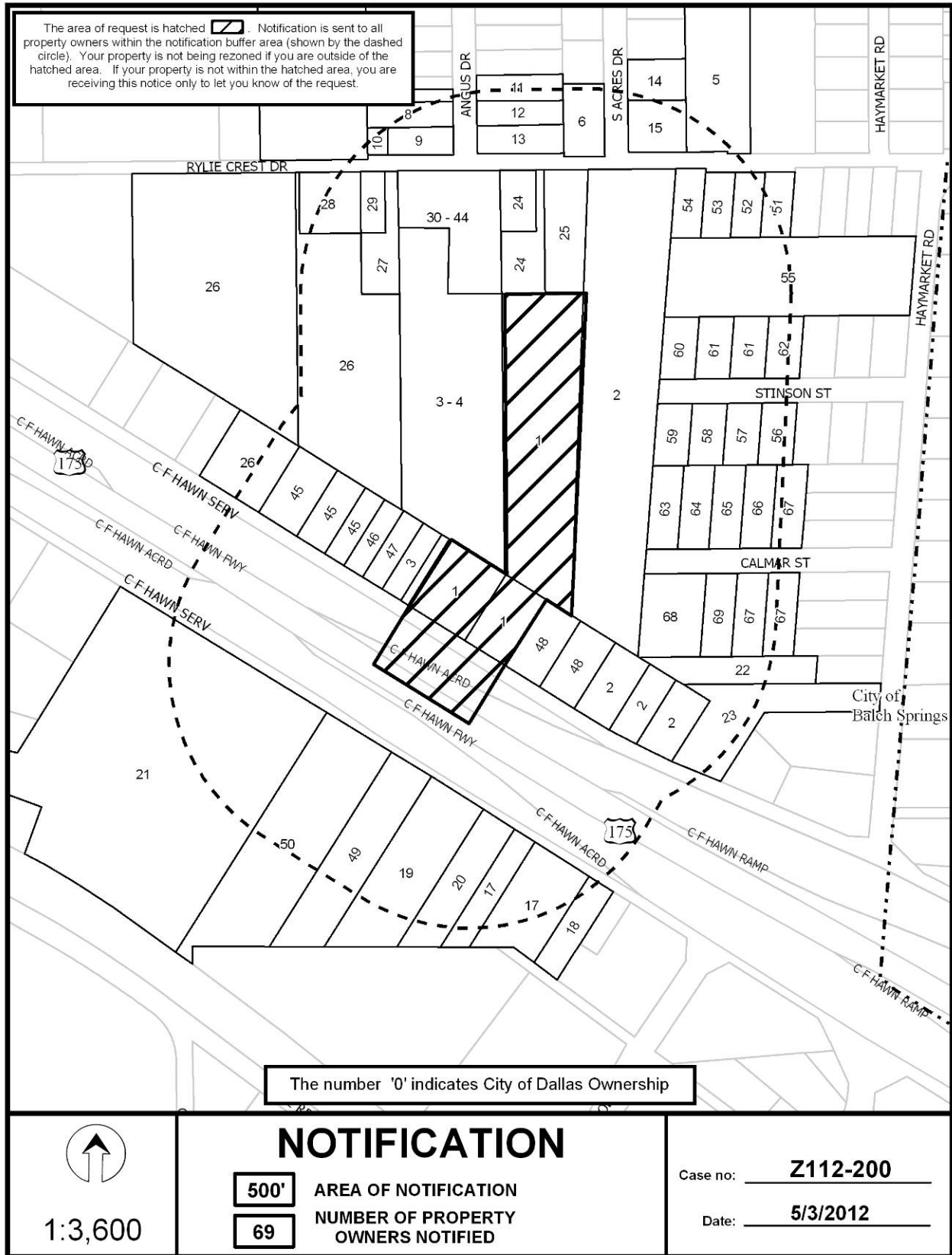
Proposed Parking: 19

Lot Coverage: 11%

- 9' solid screening 
- Foundation planting 
- Site Trees 







5/3/2012

Notification List of Property Owners***Z112-200******69 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10713 C F HAWN FWY	TAYLOR CHARLOTTE LEE
2	10720 RYLIE CREST DR	EGBUNA JOHN
3	10700 RYLIE CREST DR	COMET AUTO SALVAGE INC
4	10700 RYLIE CREST DR	SOTO MARIBELL SPACE 5
5	10909 RYLIE CREST DR	PEREZ GABRIEL
6	10823 RYLIE CREST DR	PENNINGTON BRADFORD K
7	729 ANGUS DR	MASSINGILL CALVIN E
8	733 ANGUS DR	RAMIREZ JUAN M
9	737 ANGUS DR	HASELL CHRISTOPHER M
10	10707 RYLIE CREST DR	LAMINACK WILLIAM O
11	728 ANGUS DR	GUEVARA WILLIAM
12	732 ANGUS DR	VAN VOAST ROLENE A & MYRTIE INEZ
13	736 ANGUS DR	MARSHALL DONNA
14	724 ACRES DR	CASTRO JOSE ALONZO
15	730 ACRES DR	MARINTEZ ENRIQUE
16	10600 RYLIE CREST DR	MACEDO MARIA LUISA G
17	10818 C F HAWN FWY	GROGAN GEORGE W
18	10820 C F HAWN FWY	SPARKLE HOLDINGS INC
19	10718 C F HAWN FWY	DAVISON BILLY JAMES
20	10750 C F HAWN FWY	CEDANO ALBERTO M
21	10560 C F HAWN FWY	BLUMAC LTD
22	1019 HAYMARKET RD	HODGE BOBBY R
23	10829 C F HAWN FWY	SULE ETC LLC
24	10704 RYLIE CREST DR	HORACE CLORITH J
25	10710 RYLIE CREST DR	HORACE JIMMY L & CLARA S
26	10706 RYLIE CREST DR	BELTRAN PEDRO

5/3/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	10708 RYLIE CREST DR	AVILA JUAN IGNACIO & MERIA DEL SOCORRO A
28	10706 RYLIE CREST DR	HERRERA JUVENAL
29	10708 RYLIE CREST DR	HERRERA JUVENAL
30	10700 RYLIE CREST DR	RILEYCREST TRAILER PARK LLC
31	10700 RYLIE CREST DR	HERNANDEZ ELISEO
32	10700 RYLIE CREST DR	WILLBANKS WILLIAM SR & JI SPACE 2
33	10700 RYLIE CREST DR	WALTER C GOMEZ SPACE 3
34	10700 RYLIE CREST RD	GUERRERO BERENICE LOREDO SPACE 8
35	10700 RYLIE CREST DR	WILLBANKS WILLIAM E SR & JIMMY NIX JR SP
36	10700 RYLIE CREST RD	WILLBANKS WILLIAM SR & JIMMY NIX JR
37	10700 RYLIE CREST RD	ANTONIO RELLES SPACE 15
38	10700 RYLIE CREST DR	MALDONADO CARLOS SPACE 001
39	10700 RYLIE CREST DR	HERNANDEZ DANIEL SPACE 4
40	10700 RYLIE CREST DR	VENEGAS MANUEL SPACE 7
41	10700 RYLIE CREST DR	AUELLA FELIPE SPACE 10
42	10700 RYLIE CREST DR	MARTINEZ OSCAR SPACE 12
43	10700 RYLIE CREST DR	MARTINEZ FRANCISCO SPACE 16
44	10700 RYLIE CREST DR	ADAME PETRA SPACE 17
45	10600 C F HAWN FWY	BENITEZ ANTONIO
46	10629 C F HAWN FWY	GONZALEZ PAINT & BODY
47	10629 C F HAWN FWY	GONZALEZ PAINT & BODY
48	10723 C F HAWN FWY	SULE ETC LLC
49	10704 C F HAWN FWY	CHAPMAN BONNIE R
50	10580 C F HAWN FWY	SHARROCK JERRY
51	10920 RYLIE CREST DR	CRUZ GERARDO
52	10916 RYLIE CREST DR	FISHER FRANKLIN E
53	10910 RYLIE CREST DR	BRUMMETT MICHAEL & LAURA ANN
54	10908 RYLIE CREST DR	REYNA CATALINA
55	809 HAYMARKET RD	LA LLAMADA FINAL ONC
56	10906 STINSON ST	GUERRERO JUAN R
57	10902 STINSON ST	FARRIS JANICE SACRA

5/3/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	10906 STINSON ST	TREVINO JESUS
59	10894 STINSON ST	HINKLE BENNIE J SR
60	10895 STINSON ST	CASTILLO JOSE
61	10993 STINSON ST	ALFARO SANTOS & GENOVEVO
62	109001 STINSON ST	PAULSEN DAVID D & BARBARA J TRUSTEES
63	10901 CALMAR ST	GONZALEZ RICARDO A & EVA
64	10905 CALMAR ST	MARSHALL DONNA
65	10909 CALMAR ST	DCM ENTERPRISES INC %CARL MCCORD
66	10913 CALMAR ST	TREVINO CHARLES JR
67	10917 CALMAR ST	CHECKERED ENTERPRISES LP
68	10900 CALMAR ST	MUNOZ ALONSO
69	10908 CALMAR ST	ROMERO JESUS

FILE NUMBER: Z112-211(MW)

DATE FILED: March 28, 2012

LOCATION: Southwest corner of W. Davis Street and N. Dwight Avenue

COUNCIL DISTRICT: 6

MAPSCO: 52-C

SIZE OF REQUEST: ±1.3 acre

CENSUS TRACT: 107.01

REPRESENTATIVE: Peter Kavanagh

APPLICANT/OWNER: Honors Academy

REQUEST: An application for a Specific Use Permit for an open-enrollment charter school on property zoned a Light Mixed Use Subdistrict in Planned Development District No. 631, the West Davis Special Purpose District with deed restrictions and an R-7.5(A) Single Family District

SUMMARY: The applicant proposes to utilize the existing building as an open-enrollment charter school serving grades six (6) through twelve (12).

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

BACKGROUND INFORMATION:

- The ±1.3-acre request site is developed with a ±9,900-square foot, single story building. The building is currently vacant, but was most recently used as a church.
- The proposed charter school will consist of 10 classrooms and a maximum enrollment of 175 students.

The proposed hours of operation for the charter school are Monday through Friday from 7:30 am to 4:30 pm.

- Existing deed restrictions, which were volunteered on the property on October 12, 1993, are not anticipated to impact this request.
- No new construction is proposed by this application.
- The request site is surrounded by a vacant building and auto-related uses to the north; retail and undeveloped property to the east; undeveloped property to the south and an auto-related use and single family residential to the west.

Zoning History:

- 1) **Z089-203:** On May 26, 2010, the City Council approved a new subdistrict within Planned Development District No. 631 and a specific use permit for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
W. Davis Street	Minor Arterial	Varies
N. Bond Avenue	Local	50 feet
N. Dwight Avenue	Local	50 feet

Land Use:

	Zoning	Land Use
Site	LMU Subdistrict in PDD 631; R-7.5(A)	Vacant building
North	LMU Subdistrict in PDD 631	Vacant building; auto-related
East	LMU Subdistrict in PDD 631	Retail and undeveloped
South	R-7.5(A)	Undeveloped
West	LMU Subdistrict in PDD 631; R-7.5(A)	Auto-related use and single family

STAFF ANALYSIS:

Comprehensive Plan:

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

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

The applicant’s proposal to provide an open-enrollment charter school in this area of the City is consistent with the ***forwardDallas! Vision*** and further complies with the following goals and policies of the Comprehensive Plan.

Land Use Element

GOAL 1.1 Align land use strategies with economic development priorities.

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods’ unique characteristics.

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.

GOAL 5.2 Strengthen community and neighborhood identity.

Policy 5.2.1 Maintain neighborhood scale and character.

Neighborhood Element

GOAL 7.1 Promote vibrant and viable neighborhoods.

Policy 7.1.2 Promote neighborhood-development compatibility.

Land Use Compatibility:

The ±1.3-acre request site is developed with a ±9,900-square foot, single story building. The building is currently vacant, but was most recently used as a church. The applicant proposes to utilize the existing building as an open-enrollment charter school serving grades six (6) through twelve (12). No new construction is proposed by this application.

The proposed charter school will consist of 10 classrooms and a maximum enrollment of 175 students. The proposed hours of operation for the charter school are Monday through Friday from 7:30 am to 4:30 pm.

The request site is surrounded by a vacant building and auto-related uses to the north; retail and undeveloped property to the east; undeveloped property to the south and an auto-related use and single family residential 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.

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-4.204 of the Dallas Development Code, the off-street parking requirement for a school is 3.5 spaces per junior high/middle school and 9.5 spaces per high school classroom. Therefore, the proposed open-enrollment charter school consisting of six (6) classrooms for grades six (6) through nine (9) and four (4) classrooms for grades ten (10) through twelve (12) will require 59 parking spaces. The applicant will provide 60 parking spaces, as depicted on the site plan.

Landscaping:

Landscaping will be required pursuant to Article X and PDD No. 631, which will include a 10-foot perimeter buffer where residential adjacency exists. While no additional floor area is proposed by this application, the increase in non-permeable coverage, i.e. the additional of surface parking, will trigger landscape require.

Z112-211(MW)

Partners/Principals/Officers:

Honors Academy Board of Directors

Michelle Metzger

Carol Donovan

Chester Vaughn

Nora Mercado

Hollis Brashear

John Dodd, President, Chief Executive Officer

**Z112-211
Proposed SUP Conditions**

1. USE: The only use authorized by this specific use permit is an open-enrollment charter school.

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

3. TIME LIMIT: This specific use permit expires on _____(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. HOURS OF OPERATION: The open-enrollment charter school may only operate between 7:30 a.m. and 4:30 p.m., Monday through Friday, for normal school activities.

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

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

9. TRAFFIC MANAGEMENT PLAN:

A. In general. 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.

i. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by March 1, 2013. 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 odd-numbered year.

ii. The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at

different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

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

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

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

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

D. Amendment process.

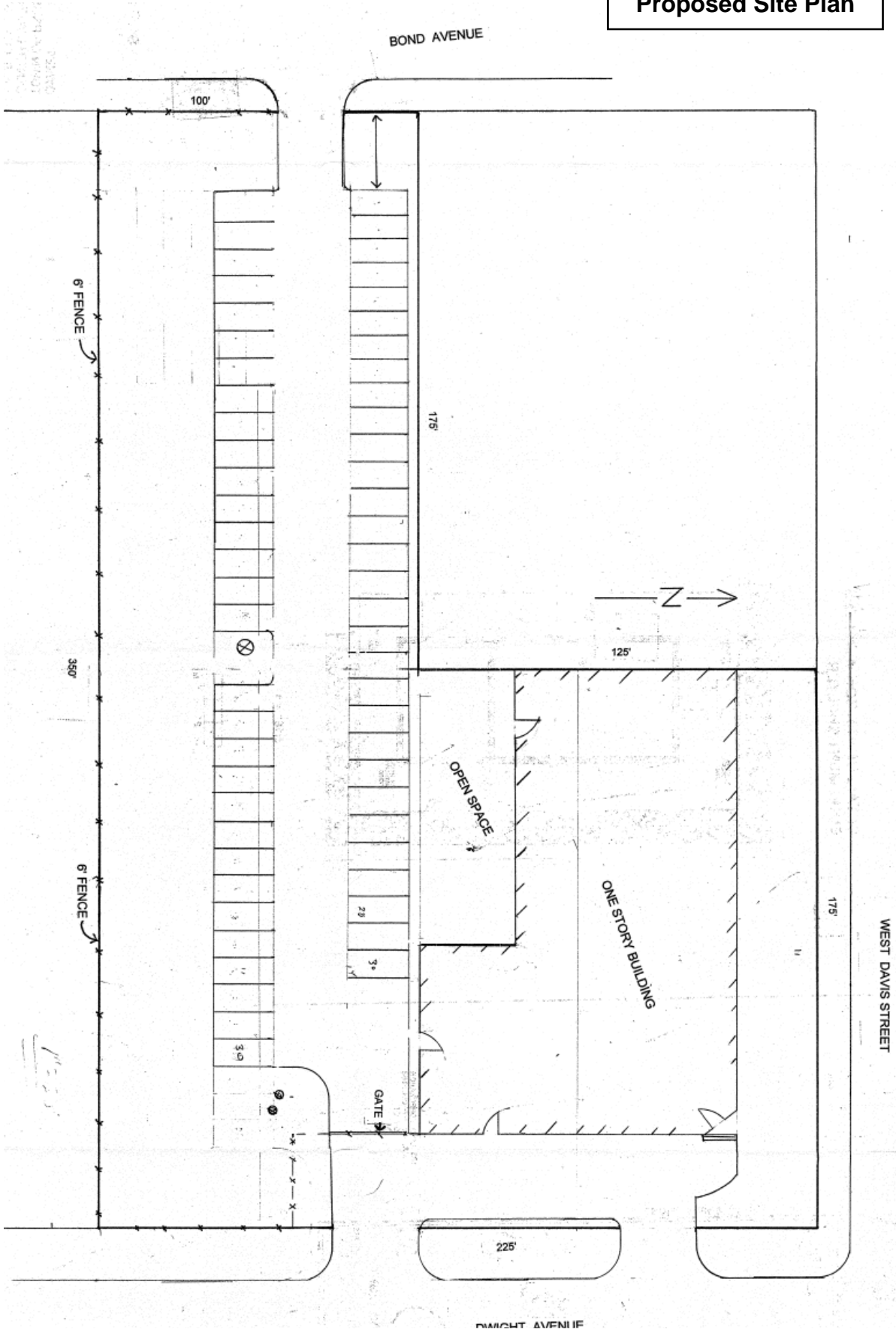
i. A traffic management plan may be amended using minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

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

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

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

Proposed Site Plan



Traffic Management Plan and Queuing Analysis
Honors Academy ~~Z112-211~~
4912 West Davis Street, Dallas, TX
March 23, 2012

Organization and Schedule:

The proposed Honors Academy is a proposed public charter school located at an existing building on the southeast corner of Davis Street and Bond Avenue. The proposed school would have up to 175 students in grades 6-12 as follows:

Grade	Proposed Classes	Proposed Number of Students	Drop-Off Time	Dismissal Time
6 th – 9 th Grade	6	100	7:30-8:30 AM	3:30 PM
10 th – 12 th Grade	4	75	7:30-8:30 AM	3:30 PM
Total	10	175		

Morning drop-off is from 7:30-8:30 AM for all students. Afternoon pick-up starts at 3:30 PM for all students.

The school reports that a significant portion of the student population will use the DART transit system to reach the campus. There is a DART bus stop adjacent to the school at the corner of Davis Street and Dwight Avenue. Route 376 serves the local area and connects to the Cockrell Hill Transfer Location which offers connections to bus routes across West Dallas. As the number of students using DART is impossible to forecast, this queuing analysis will assume that the full 175 students are using the loading areas. However, the queuing analysis results should be considered conservatively high since fewer students will be using the loading areas than are assumed.

TMP Operation:

The TMP operates with the same vehicle route in both morning drop-off and afternoon pick-up time periods. Vehicles enter from Bond Avenue, which has easy access from Davis Street in the north and Jefferson Boulevard in the south. Vehicles proceed across the parking lot and load/ unload at three loading stations on the east side of the building. Additional queuing space is provided by double-stacking the queue in the 24' parking aisle, with the double-stacked portion of the queue combining into a single line as it turns towards the loading areas. After loading/unloading, the vehicles exit to Dwight Avenue, where they can reach Davis Street or Jefferson Boulevard.

For the afternoon pick-up time period, arriving vehicles will display a sticker or placard indicating which student(s) they are picking up. The traffic administrator posted in advance of the loading stations looks for this information and calls ahead to the loading station so that the appropriate students are waiting at the correct loading station when the vehicle arrives. When the vehicles have come to a stop at the loading station, the students are loaded into the vehicles with the assistance of the staff member at each loading station.

The double-stacked queue using the specified path would provide a total of 740' of available queuing length..

Queuing Analysis:

Based on observations of queuing at other public charter schools in the DFW area, KHA uses a design standard for projecting queue demands at similar sites. The expected maximum queue in vehicles is equal to 20% of the

Z112-211

largest number of students dismissed at one time. Students using buses or walking/biking are deducted from the student number since they do not attract personal vehicles to the campus. This method accounts for the differences in how schools divide up the pick-up time period, as some dismiss all students in one group and therefore have higher vehicle demands in a short time period, while some spread out the dismissals over two or more groups. The projected queue formula can be stated as:

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

The Honors Academy will use one pick-up group of all 175 students, and there is no busing planned for the campus other than the expected DART ridership which is not considered. For a conservative analysis no students are expected to be pedestrians or bicyclists, or drive their own vehicles, so all 175 students are assumed to be picked up by personal automobile. Therefore, the projected queue length is:

$$(175 \text{ students dismissed} - 0 \text{ Students using other modes}) * 0.20 = 35 \text{ vehicles in queue}$$

The projected queue of 35 vehicles translates to 700' of queuing distance. This distance is well in excess of the recommended values for equivalent Texas schools found in the Texas Transportation Institute (TTI) research report 0-4286 *Operations and Safety Around Schools* published in January 2004. The more conservative (longer queues) KHA method reflects the nature of charter schools which draw from a large area and tend to have fewer students arriving by bus, pedestrian, or bicycle than traditional public schools.

The projected maximum queue demand of 700' can be accommodated within the 740' of distance available in the TMP.

Projected Queue Demand:	740'	37 Vehicles
Available Queuing Distance:	700'	35 Vehicles
Surplus (Deficiency):	40'	2 Vehicles

Parking:

The site contains a total of 60 parking spaces. The school use, with 6 middle school classrooms at 3.5 spaces each and 4 high school classroom at 9.5 spaces each, requires 59 parking spaces per Dallas City Code §51A-4.202(17)(C).

Summary:

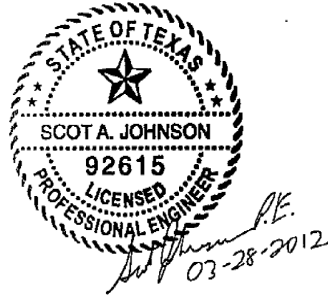
This TMP defines the drop-off and pick-up procedures for the Honors Academy with a maximum enrollment of 175 students. The TMP vehicle routes provide an available queue distance within the site that is greater than the projected maximum expected queue for the school's operations. The school traffic will never be allowed to queue vehicles in the ROW of any City street or alley, nor will the traffic on any City street be stopped or diverted. The property owner/school administrator is responsible for the administration of the TMP and ensuring that the vehicle queue does not affect the City streets. The TMP should be reevaluated at intervals as directed by the City in the SUP language.

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

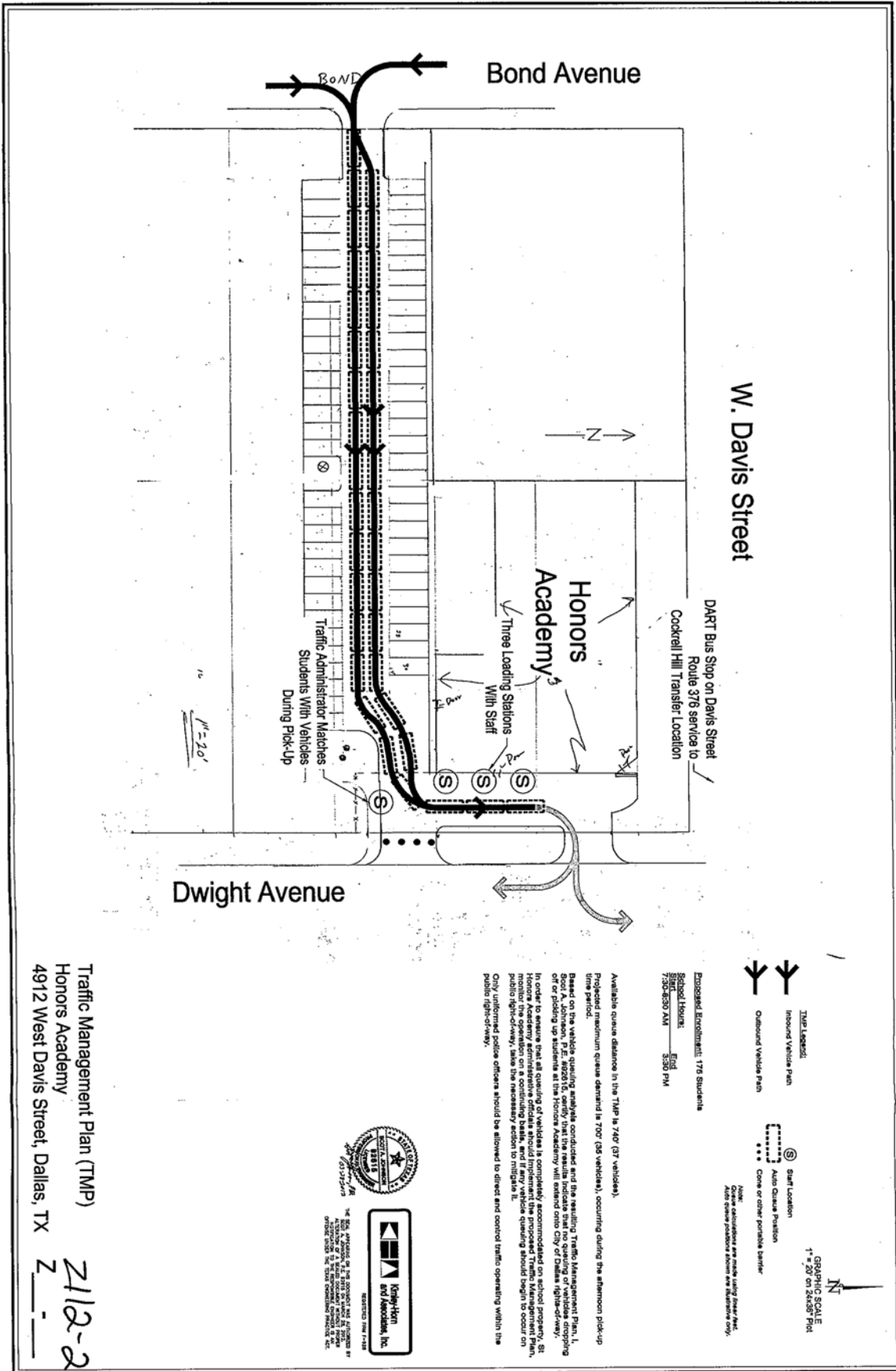
In order to ensure that all queuing of vehicles is completely accommodated on school property, Honors Academy administrative officials should implement the proposed Traffic Management Plan, monitor the operation on a continuing basis, and if any vehicle queuing should begin to occur on public right-of-way,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

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

Prepared by:
Kimley-Horn and Associates, Inc. F-928
Scot A. Johnson, P.E., PTOE
12700 Park Central Drive, Suite 1800
Dallas, TX 75251
(972) 770-1300



Proposed Traffic Management Plan



TRAFFIC LEGEND:

- Inbound Vehicle Path
- Outbound Vehicle Path
- Staff Location
- Auto Queue Position
- Corner or other portable barrier

Proposed Enforcement: 170 Students

Proposed Hours: End
7:30-8:30 AM 5:30 PM

GRAPHIC SCALE
1" = 20' on 24x36 Plot

Available queue distance in the TMP is 740' (37 vehicles).

Proposed maximum queue demand is 700' (35 vehicles), occurring during the afternoon pickup time period.

Based on the vehicle queuing analysis conducted and the resulting Traffic Management Plan, I, Scott A. Johnson, P.E., attest to certify that the results indicate that no queuing of vehicles dropping off or picking up students at the Honors Academy will extend onto City of Dallas (right-of-way).

In order to ensure that all queuing of vehicles is completely accommodated on school property, the Honors Academy administrative officials should implement the proposed Traffic Management Plan, monitor the operation on a continuing basis, and adjust the plan as needed to ensure that the pickup/drop-off activity, with the necessary queueing, to mitigate the queuing should begin to occur on school property. Only uniformed police officers should be allowed to direct and control traffic operating within the posted right-of-way.



Traffic Management Plan (TMP)
Honors Academy
4912 West Davis Street, Dallas, TX

Z112-2
Z - -

933750

any boundary line of the Property that is common with the Property and said adjacent lot.

3. Outdoor Lighting: Outdoor lighting, other than security lighting, shall be shielded and directed away from surrounding property zoned for single-family residential uses.
4. Loading/Unloading: Trucks with more than two axles may not load or unload on the Property between the hours of 10:00 p.m. and 7:00 a.m.

III.

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

IV.

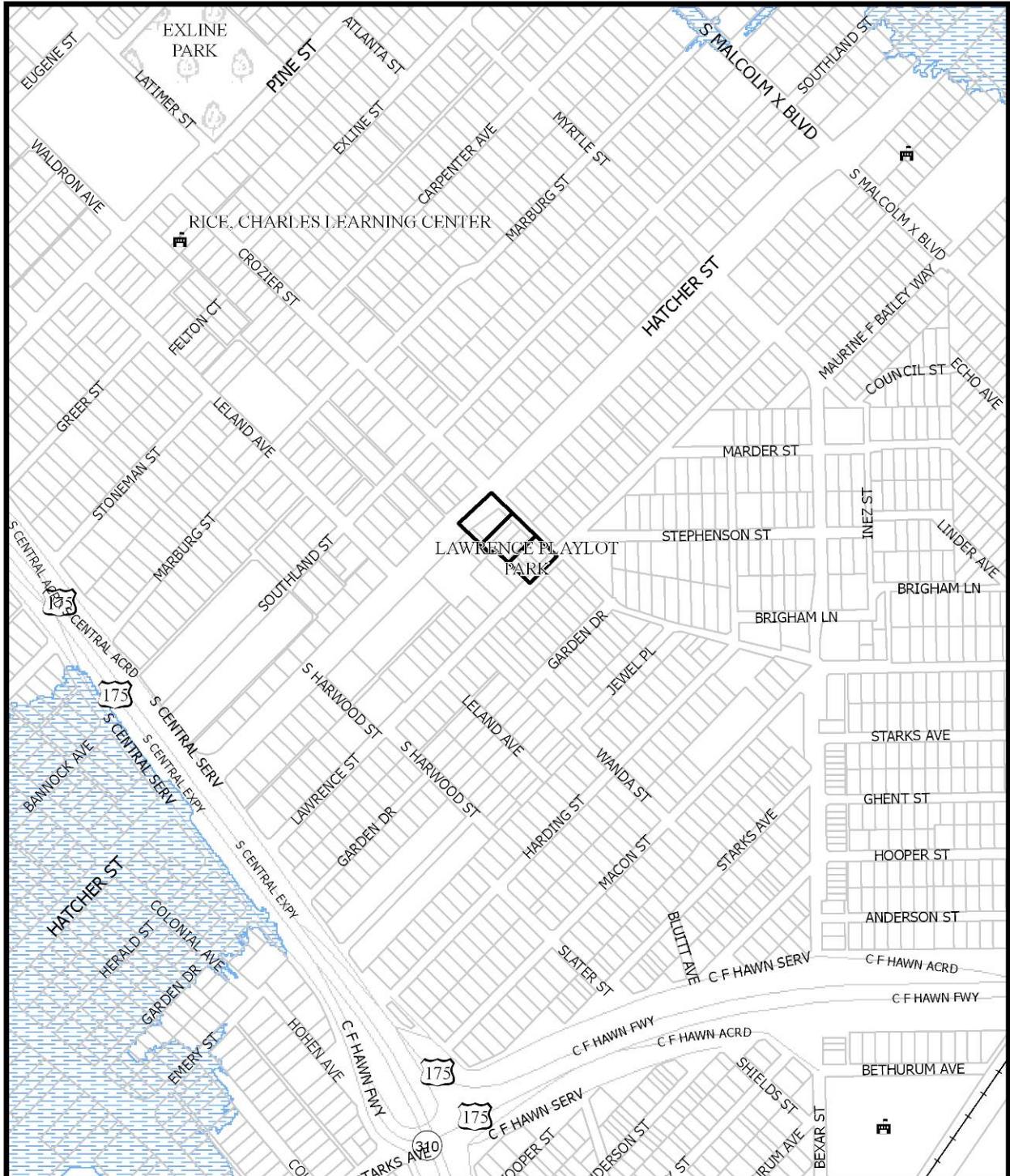
These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City of Dallas. Notice of the public hearings must be given as would be required by law for a zoning change on the Property.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

V.

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

VI.

The Owners agree that these restrictions inure to the benefit of the City. The Owners hereby grant the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owners

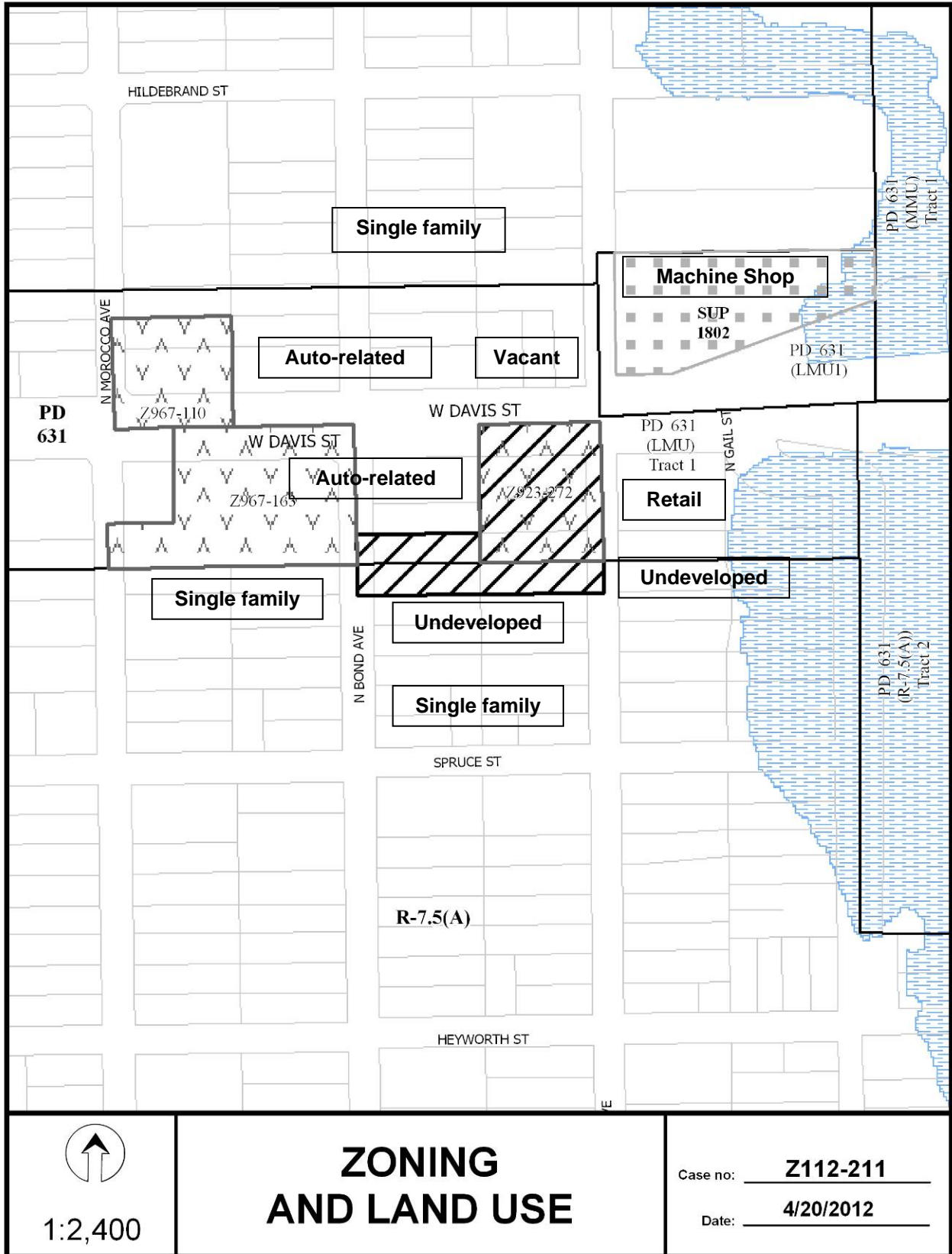


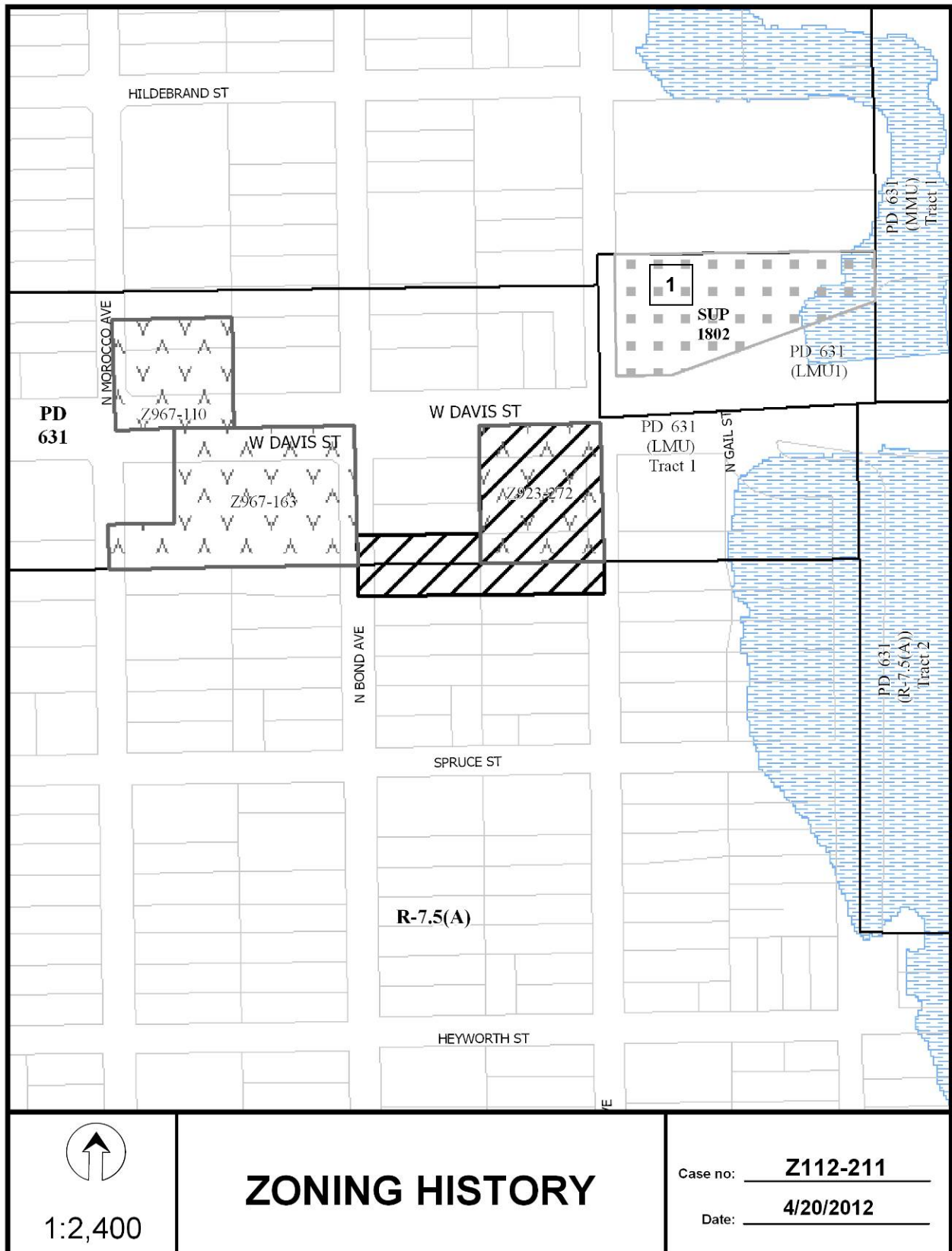
1:6,000


VICINITY MAP

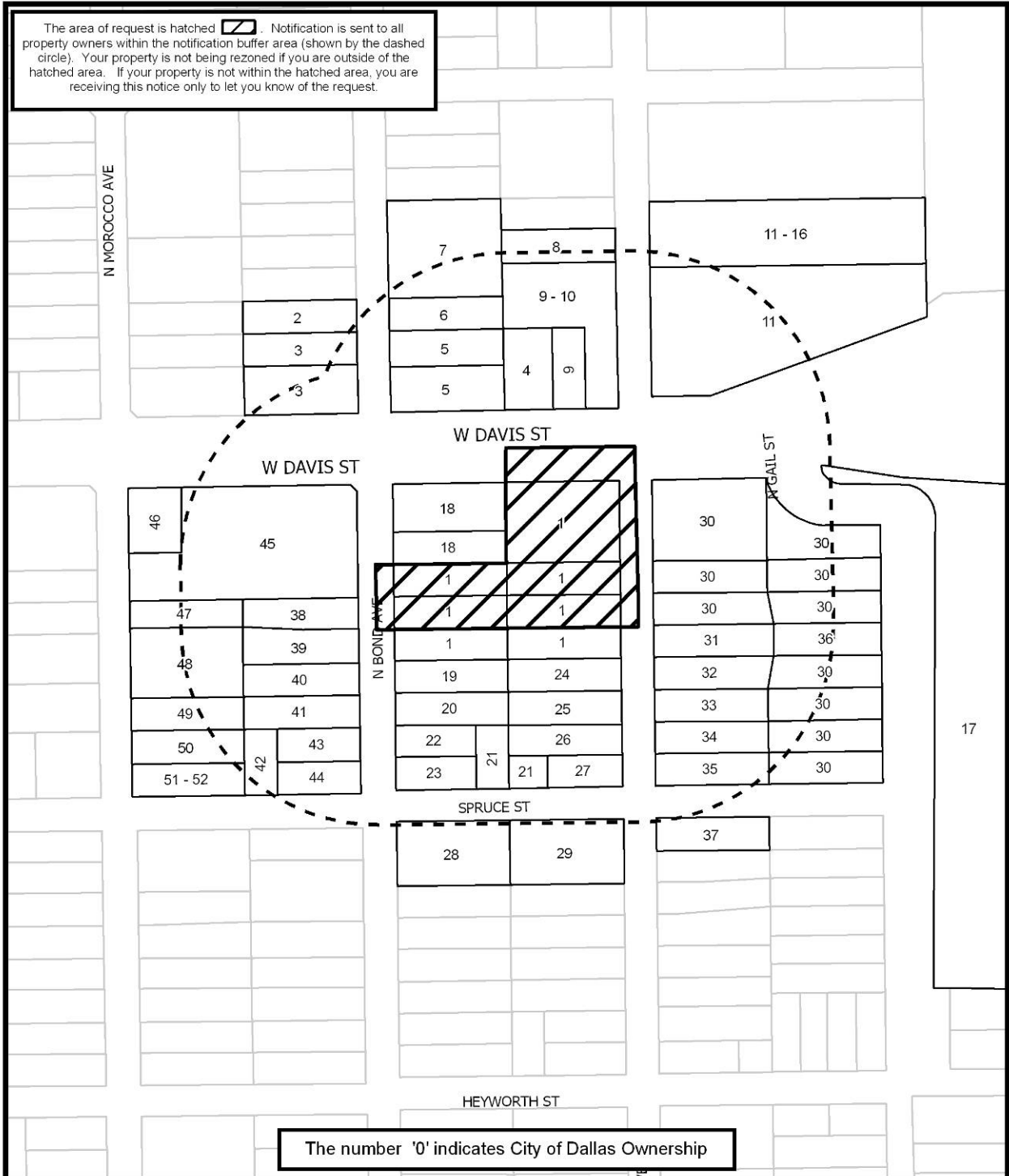
Case no: Z112-181

Date: 2/23/2012





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



1:2,400

NOTIFICATION

300' AREA OF NOTIFICATION
52 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z112-211**

Date: **4/20/2012**

4/19/2012

Notification List of Property Owners***Z112-211******52 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	500 BOND AVE	EVANGELICAL CHURCH OF GOD
2	615 BOND AVE	RODRIGUEZ BRUNO & ROSA MARIA
3	611 BOND AVE	MILBURN DANIEL ONEIL II
4	4915 DAVIS ST	BEAR ARMANDO
5	4919 DAVIS ST	NOLAN PATRICK T & ROSE A
6	614 BOND AVE	JIMENEZ JESUSITA
7	702 BOND AVE	Taxpayer at
8	703 DWIGHT AVE	ROMO LUZ ELENA
9	613 DWIGHT AVE	BEAR ARMANDO
10	613 DWIGHT AVE	BEAR JUAN
11	706 DWIGHT AVE	BARNES VIRGIL J & BARBARA M
12	1507 HONEY TRAIL	GONZALES JOSE
13	1315 ORCHARD LN	HANNON KELLY PATSY #148
14	14647 LASATER RD	TOBIAS JESUS SPACE 088
15	706 DWIGHT AVE	BARNES VIRGIL J
16	14647 LASATER RD	GUEL PERLA C SPACE 42
17	4700 DAVIS ST	ESKANDARLOU GHOLAMERZA R
18	4928 DAVIS ST	FISHER DAVID REESE
19	414 BOND AVE	LARA IGNACIO
20	410 BOND AVE	JAIMES BALTAZAR
21	4915 SPRUCE ST	COVARRUBIAS FLOR & VIRGINIA HERNANDEZ
22	406 BOND AVE	RUIZ JOSE A & SIMONE R
23	402 BOND AVE	MARTINEZ ISRAEL
24	415 DWIGHT AVE	LOPEZ ISRAEL A & LINDA L
25	411 DWIGHT AVE	FLORES ELENO H & DORLORES B
26	407 DWIGHT AVE	LEIJA OSCAR & SULEMA

Z112-211(MW)

4/19/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	403 DWIGHT AVE	DELGADO MARCHETA ANN
28	314 BOND AVE	ARCADIA PARK BAPTIST CHURCH
29	315 DWIGHT AVE	ARCADIA PARK BAPTIST CHURCH
30	518 DWIGHT AVE	TERRY MARY VAUGHAN
31	418 DWIGHT AVE	BARCENAS RAIMUNDO & MARIA A ZAVALA
32	414 DWIGHT AVE	STRIPLING HILLERY
33	410 DWIGHT AVE	BAENA CHRISTINE L
34	406 DWIGHT AVE	HERNANDEZ ROBERT
35	402 DWIGHT AVE	COVARRUBIAS ELOR
36	419 GAIL ST	TERRY MARY C VAUGHAN
37	314 DWIGHT AVE	BAIRES MARIA & GUADALUPE A
38	507 BOND AVE	SEGOVIA ERNEST G & ROSA S
39	419 BOND AVE	ZAVALA VALORIE
40	415 BOND AVE	MARTINEZ CESAR & LETICIA
41	411 BOND AVE	ZAVALA PEDRO R & GUADALUPE
42	5007 SPRUCE ST	NAVA MARCOS
43	407 BOND AVE	RIOS VALERIE A
44	403 BOND AVE	BERNAL ENRIQUE & ELVIRA
45	5010 DAVIS ST	BENHAM KENNETH L & EVA M TRUSTEES
46	5014 DAVIS ST	TREVINO FERNANDO
47	504 MOROCCO AVE	GUTIERREZ MARCO A & ELBA
48	418 MOROCCO AVE	TAPIA JUAN & ELENA GALVAN
49	410 MOROCCO AVE	ROBLES INDALECIO T & ROSA MACIAS ROBLES
50	406 MOROCCO AVE	ROBLES INDALECIO & ROSA
51	402 MOROCCO AVE	GONZALEZ ROBERTO V
52	5017 SPRUCE ST	GONZALEZ ROBERTO V

FILE NUMBER: Z112-215 (JH)

DATE FILED: March 30, 2012

LOCATION: Southwest corner of S. Tyler Street and W. Page Avenue

COUNCIL DISTRICT: 1

MAPSCO: 54-F

SIZE OF REQUEST: Approx. 0.30 acres

CENSUS TRACT: 51.00

REPRESENTATIVE: Deena M. Abney, Peiser Surveying, LLC

APPLICANT: Khiem Phan

OWNER: KP Star Investment

REQUEST: An application for an NS(A) Neighborhood Service District on property zoned a TH-3(A) Townhouse District.

SUMMARY: The applicant proposes to develop the request site for neighborhood commercial uses along with the NS(A) Neighborhood Service District zoned property on the remainder of the triangular block.

STAFF RECOMMENDATION: Approval

BACKGROUND INFORMATION:

- The request site is currently undeveloped.
- The proposed use is a retail development with the remaining property on the block.
- The applicant is in the process of abandoning the alley and replatting the block into one lot.

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

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Tyler Street	Principal arterial / Couplet	60 feet each
W. Page Avenue	Local	60 feet

STAFF ANALYSIS:

Comprehensive Plan:

The request complies with the following land use goals and policies of the Comprehensive Plan because the NS(A) Neighborhood Service District provides for the opportunity for more neighborhood serving commercial uses on a scale that fits in with the single family neighborhood. While the applicant has not proposed a transit oriented development, the site is on the edge of a suitable walking distance from the Tyler Street transit station. The applicant is strongly encouraged to consider its proximity to transit and all modes of transportation in designing its site plan for building permits.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

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

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Policy 5.3.3 Encourage transit oriented developments and transit centers.

Land Use Compatibility:

The approximately 0.3-acre request site is zoned a TH-3(A) Townhouse District and is currently undeveloped. The applicant proposes to include the request site in part of a larger development with the remaining land in the block.

The surrounding land uses are residential to the east, west, and south and retail uses to the north. The request site is located approximately one-half mile north of the Tyler Street DART rail station.

The applicant is abandoning an alley that is on the western side of this block that runs north to south as well as purchasing some surplus city property at the northwest corner of the block. The remainder of the block is zoned an NS(A) Neighborhood Service District and a portion has Specific Use Permit No. 1006, which is for a motor vehicle fueling station approved in 1998 for a permanent time period. The applicant proposes to develop the block as one building site for neighborhood serving retail uses such as general merchandise or food store and a laundromat. The development would not use the site plan in SUP No. 1006; if a motor vehicle fueling station is proposed, the applicant understand it would require an amendment to and expansion of SUP No. 1006 in a separate application.

Due to the proximity of retail uses and the DART rail station, staff supports the request. The request site would be more appropriately used as part of the proposed neighborhood serving retail development than a single family use.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Proposed							
NS(A) Neighborhood service	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	40%		Retail & personal service, office
Existing							
TH-3(A) Townhouse	0'	0'	12 Dwelling Units/ Acre	36'	60%	Min. Lot: 2,000 sq. ft	Single family

Parking/Traffic:

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

Landscaping:

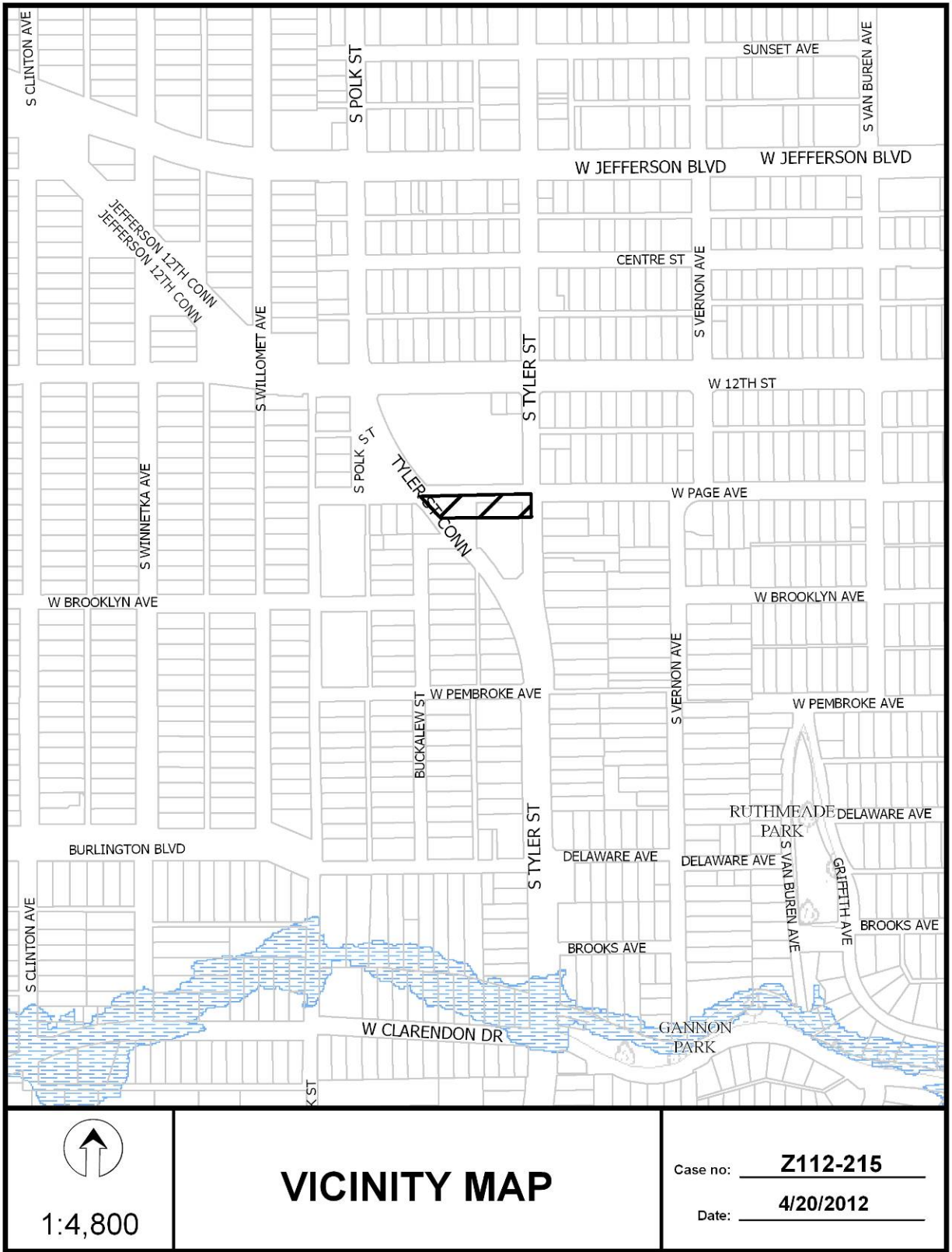
Landscaping is required in accordance with Article X of the Dallas Development Code.

Z112-215(JH)

List of Partners/Principals/Officers

KP Star Investments, Inc.

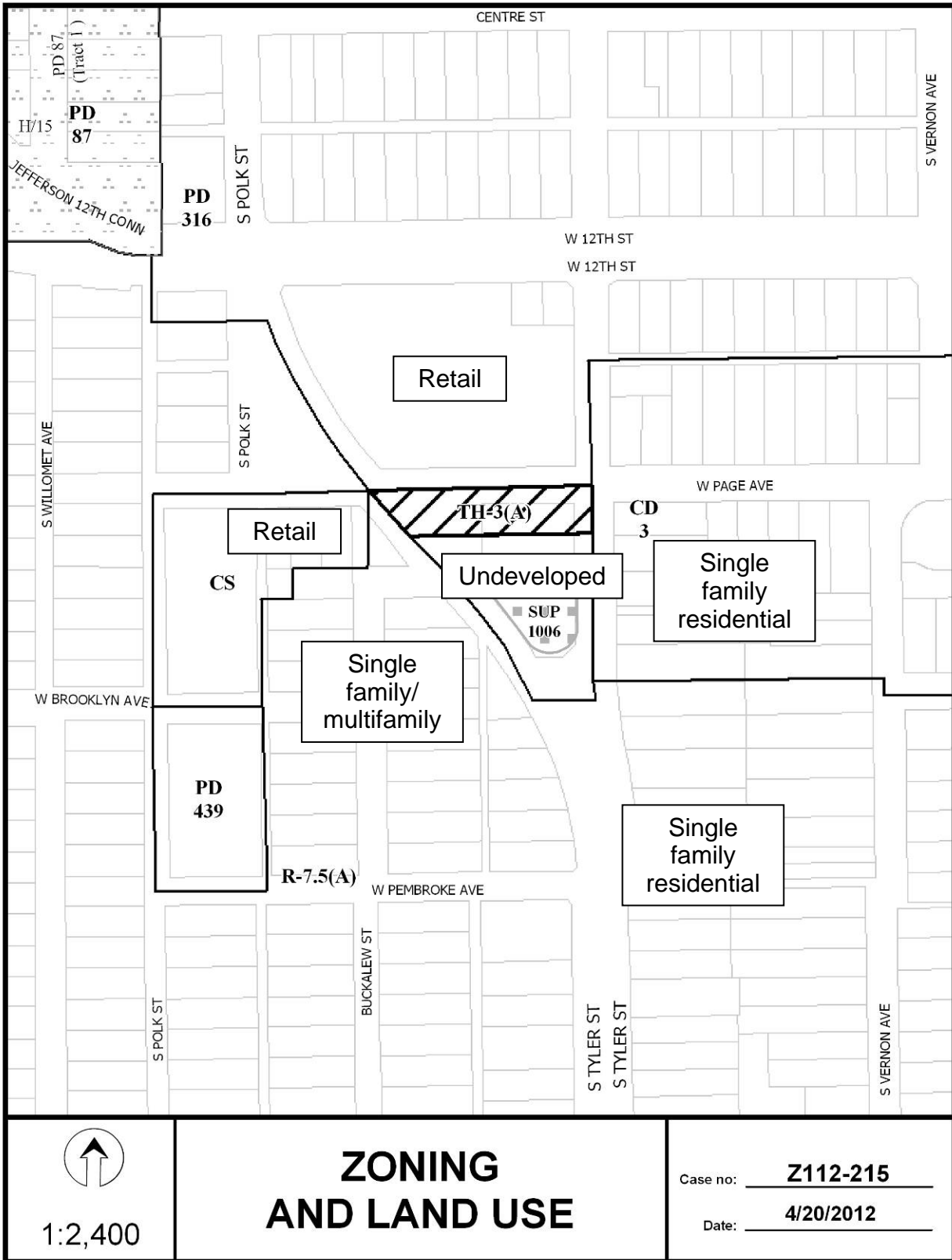
Khiem Phan, sole member



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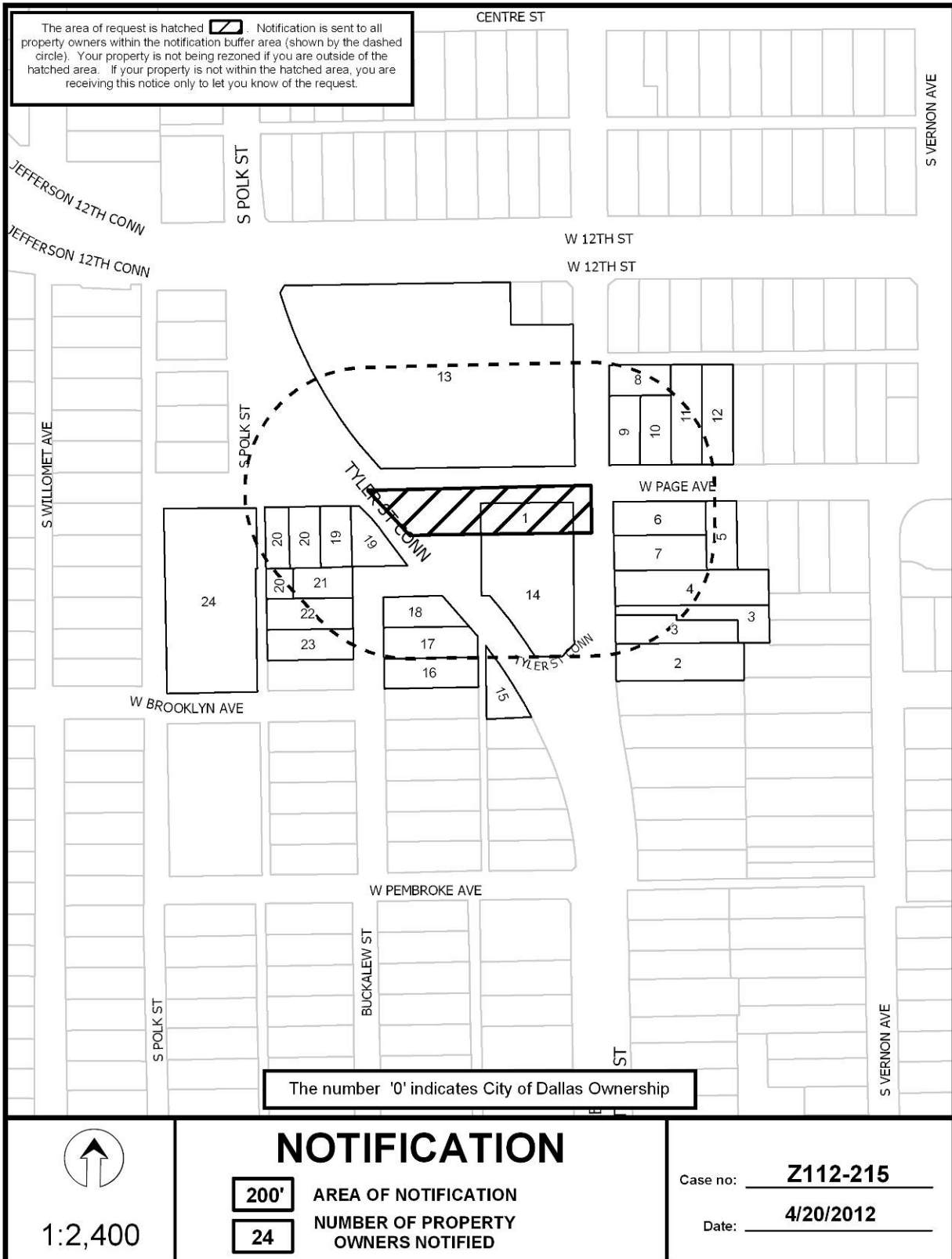
VICINITY MAP

Case no: Z112-215
Date: 4/20/2012



ZONING AND LAND USE

Case no: Z112-215
Date: 4/20/2012



4/19/2012

Notification List of Property Owners

Z112-215

24 Property Owners Notified

Label #	Address	Owner
1	603 TYLER ST	KP STAR INVESTMENTS INC
2	618 TYLER ST	HERNANDEZ SANTIAGO
3	616 TYLER ST	ROCKETT JAMES S
4	612 TYLER ST	ROCKETT JAMES S & MARTHA A
5	820 PAGE AVE	FIGUEROA DORA G
6	600 TYLER ST	HERNANDEZ RAFAEL E
7	606 TYLER ST	GARCIA MIGUEL C ETAL
8	516 TYLER ST	DIAZ LINO & BEATRIZ
9	837 PAGE AVE	CASTILLO MAGDALENA & MARTIN HERNANDEZ
10	833 PAGE AVE	DOMINGUEZ JUAN M
11	831 PAGE AVE	COUCH KEDRIC % MRS PAT COUCH
12	827 PAGE AVE	TALAMANTES PEDRO
13	912 12TH ST	SAFEWAY % MINYARD S
14	607 TYLER ST	K P STAR INVESTMENTS INC
15	621 TYLER ST	BENITEZ MARIA DEL CARMEN
16	622 BUCKALEW ST	GARZA SOPHIA
17	618 BUCKALEW ST	GARZA ALFREDO
18	614 BUCKALEW ST	GARZA SOFIA
19	930 PAGE AVE	FOUNTAIN VILLA INC % FELIX SANDOVAL
20	934 PAGE AVE	SOSA JORGE & GUADALUPE
21	611 BUCKALEW ST	TAMEZ JOSE L & ELIZABETH FLORES
22	613 BUCKALEW ST	RIOS PEDRO
23	619 BUCKALEW ST	COUCH KEDRIC & PATRICIA
24	942 PAGE AVE	SALA TATIANA M

FILE NUMBER: Z112-111(WE) **DATE FILED:** October 17, 2011

LOCATION: Lake June Road and N. Jim Miller Road, northwest corner

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

SIZE OF REQUEST: Approx. 0.3587 acres **CENSUS TRACT:** 91.03

APPLICANT/ OWNER: 7-Eleven Inc.

REPRESENTATIVE: Ashley Anderson
Gardere Wynne Sewell LLP

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

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

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

BACKGROUND INFORMATION:

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

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

1. Z101-212 On Wednesday, August 10, 2011, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.
2. Z101-340 On November 7, 2011, the City Council approval a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet for a two-year period without automatic renewal on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Lake June Road	Principal Arterial	100 ft.	100 ft.
Jim Miller Road	Minor Arterial	100 ft.	100 ft.

Land Use:

	Zoning	Land Use
Site	CR-D-1	Convenience store w/fueling stations
North	CR-D-1, SUP No. 1872 on portion	Restaurant
South	RR-D-1	Undeveloped
East	CR-D-1, SUP No. 1916	Undeveloped
West	CR-D-1	Sam's store

COMPREHENSIVE PLAN: The forwardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The forwardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in on a Multi-modal 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 15,624.972 square foot site is located within an existing retail strip center and is zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay. The applicant is proposing to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property, but requires a Specific Use Permit.

The request site abuts an existing retail use and is adjacent to a mix of retail, multifamily and vehicle related uses. The properties north and west of the site consist of a restaurant, multifamily and a general merchandise store. East of the request site, across N. Jim Miller Road is a convenience store with a fuel station and a strip center that serves primarily personal service uses. The properties south of the site, across Lake June Road, consist of a vehicle display, sales and service use, a car wash and auto repair shop.

In August and November 2011, the City Council approved two Specific Use Permits for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet. These sites are located north and east of the request site.

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

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

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

The general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail

floor space; the term does not include any business that has no retail floor space accessible to the public. The purpose of Chapter 12B is to protect the health, safety, and welfare of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. This chapter establishes a registration program for convenience stores and provides requirements relating to:

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

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

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

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
CR 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 plus two spaces for the fueling pump. The development requires 14 spaces with 14 spaces being provided per the attached site plan.

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

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

DALLAS POLICE DEPARTMENT		UCR Codes			Year Codes		Property Class Codes			
Virtual Viewer - Public Access								Welcome		
Search Records - Offense								Filter		
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0019007-V	01/19/2008	*7 ELEVEN	THEFT	07037		LAKEJU...	331	1248	06934	
0027276-Y	02/01/2011	*SEVEN-ELEVEN	THEFT	07037		LAKEJU...	331	1248	06935	
0064494-X	03/08/2010	STRAHAN, DAVID ROY	TRAFFIC MOTOR VEHICLE	07037		LAKEJU...	331	1248	32090	
0081386-W	03/24/2009	OBA,JANICE	OTHER OFFENSES	07037		LAKEJU...	331	1248	26000	42020
0081708-W	03/18/2009	MINOR,ERIN	OTHER OFFENSES	07037		LAKEJU...	331	1248	26000	
0098342-Y	04/19/2011	REYES,ENRIQUES	ACCIDENTAL INJURY - PUBLIC ...	07037		LAKEJU...	331	1248	33070	
0115554-V	04/20/2008	*SEVEN-ELEVEN #23379	THEFT	07037		LAKEJU...	331	1248	06932	
0116587-W	04/25/2009	HUDSON,ANGELA RENEE	OTHER OFFENSES	07037		LAKEJU...	331	1248	26000	
0125697-V	04/29/2008	*SEVEN-ELEVEN	THEFT	07037		LAKEJU...	331	1248	06905	
0137666-V	05/10/2008	ELEVEN, SEVEN	THEFT	07037		LAKEJU...	331	1248	06932	
0151929-W	05/27/2009	NEWTON,BIANCA	LOST PROPERTY	07037		LAKEJU...	331	1248	42020	
0155758-Y	06/15/2011	ALLEN,ELGIN KARVEL	ROBBERY	07037		LAKEJU...	331	1248	03931	
0156056-V	05/26/2008	*7-11 CONVENIENCE ST...	ROBBERY	07037		LAKEJU...	331	1248	03471	
0168842-T	03/11/2007	*7-11	THEFT	07037		LAKEJU...	326	1248	06904	
0229310-V	07/24/2008	**7-11 STORE	THEFT	07037		LAKEJU...	331	1248	06934	
0234546-W	08/09/2009	*SEVEN ELEVEN	ROBBERY	07037		LAKEJU...	331	1248	03441	
0235020-W	08/09/2009	HEIDLEBERG SR.,GEORGE	LOST PROPERTY	07037		LAKEJU...	331	1248	42020	
0277548-W	09/16/2009	FOREHAND,JASON	ROBBERY	07037		LAKEJU...	331	1248	03912	
0289463-T	04/21/2007	ROY, CAROLYN	OTHER OFFENSES	07037		LAKEJU...	326	1248	26140	
0291853-W	09/30/2009	*SEVEN ELEVEN	THEFT	07037		LAKEJU...	331	1248	06932	
0300880-Y	11/14/2011	SOTO, YURI	FOUND PROPERTY	07037		LAKEJU...	331	1248	43020	
0311378-X	11/10/2010	*7ELEVEN	THEFT	07037		LAKEJU...	331	1248	06935	
0329558-V	10/25/2008	LOPEZ,JESUS	ASSAULT	07037		LAKEJU...	331	1248	08121	
0410779-T	06/03/2007	ROBERSON,RAYMOND	ROBBERY	07037		LAKEJU...	326	1248	03A11	
0433698-T	06/09/2007	MATA,CEANA	THEFT	07037		LAKEJU...	326	1248	06901	42020
0449112-T	06/17/2007	*SEVEN ELEVEN #1	THEFT	07037		LAKEJU...	326	1248	06931	
0544670-T	07/21/2007	*SEVEN ELEVEN STORES	THEFT	07037		LAKEJU...	326	1248	06932	
0551309-T	07/22/2007	*SEVEN ELEVEN	THEFT	07037		LAKEJU...	326	1248	06932	
0551864-T	07/23/2007	@CITY OF DALLAS	FOUND PROPERTY	07037		LAKEJU...	326	1248	43020	
0596403-T	08/09/2007	@CITY OF DALLAS	FOUND PROPERTY	07037		LAKEJU...	326	1248	43020	
0636761-T	08/26/2007	RICHARDSON,PAMELA,	ASSAULT	07037		LAKEJU...	326	1248	08421	
0921060-R	12/09/2006	NDOW,NGUI	ASSAULT	07037		LAKEJU...	326	1248	08492	
0950247-R	12/20/2006	*SEVEN ELEVEN STORE ...	THEFT	07037		LAKEJU...	326	1248	06935	

<p>LIST OF OFFICERS/DIRECTORS 7-Eleven Inc.</p>
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Officers of the Board

Toshifumi Suzuki – Chairman of the Board

Senior Officers

Joseph M. DePinto – President and Chief Executive Officer; Director
Darren M. Rebelez – Executive Vice President and Chief Operating Officer
Stanley W. Reynolds – Executive Vice President and Chief Financial Officer
Carole L. Davidson – Senior Vice President, Strategic Planning
Jesus H. Delgado-Jenkins – Senior Vice President, Merchandise & Logistics
David T. Fenton – Senior Vice President, General Counsel and Secretary
Wesley M. Hargrove – Senior Vice President and Chief Information Officer
C. Bradley Jenkins – Senior Vice President, Store Operations
Krystin E. Mitchell – Senior Vice President, Human Resources
Jeffrey A. Schenck – Senior Vice President, Franchising
Christopher P. Tanco – Senior Vice President, International

Other Officers

Shinji Abe – Vice President, Strategic Planning
Masaaki Asakura – Vice President, International
Rita E. Bargerhuff – Vice President and Chief Marketing Officer
Robert Cozens – Vice President, Northeast Division
W. Timothy Donegan – Vice President, Canada Division
William M. Engen – Vice President, Chesapeake Division
Frank S. Gambina – Vice President, National Franchise
John “J” Hedrick – Vice President, Florida Division
Lawrence G. Hughes – Vice President, North Pacific Division
Rajneesh Kapoor – Vice President, Great Lake Division
Allen P. Pack – Vice President, Central Division
Ryoji Sakai – Vice President, Strategic Planning
David L. Seltzer – Vice President and Treasurer
Nancy Smith – Vice President, Operations Support
Ena Williams – Vice President, Southwest Division

Directors

Toshifumi Suzuki – Chairman of the Board
Jay W. Chai – Director
Joseph M. DePinto – Director, President and Chief Executive Officer
Masaaki Kamata – Director
Nobutake Sato - Director

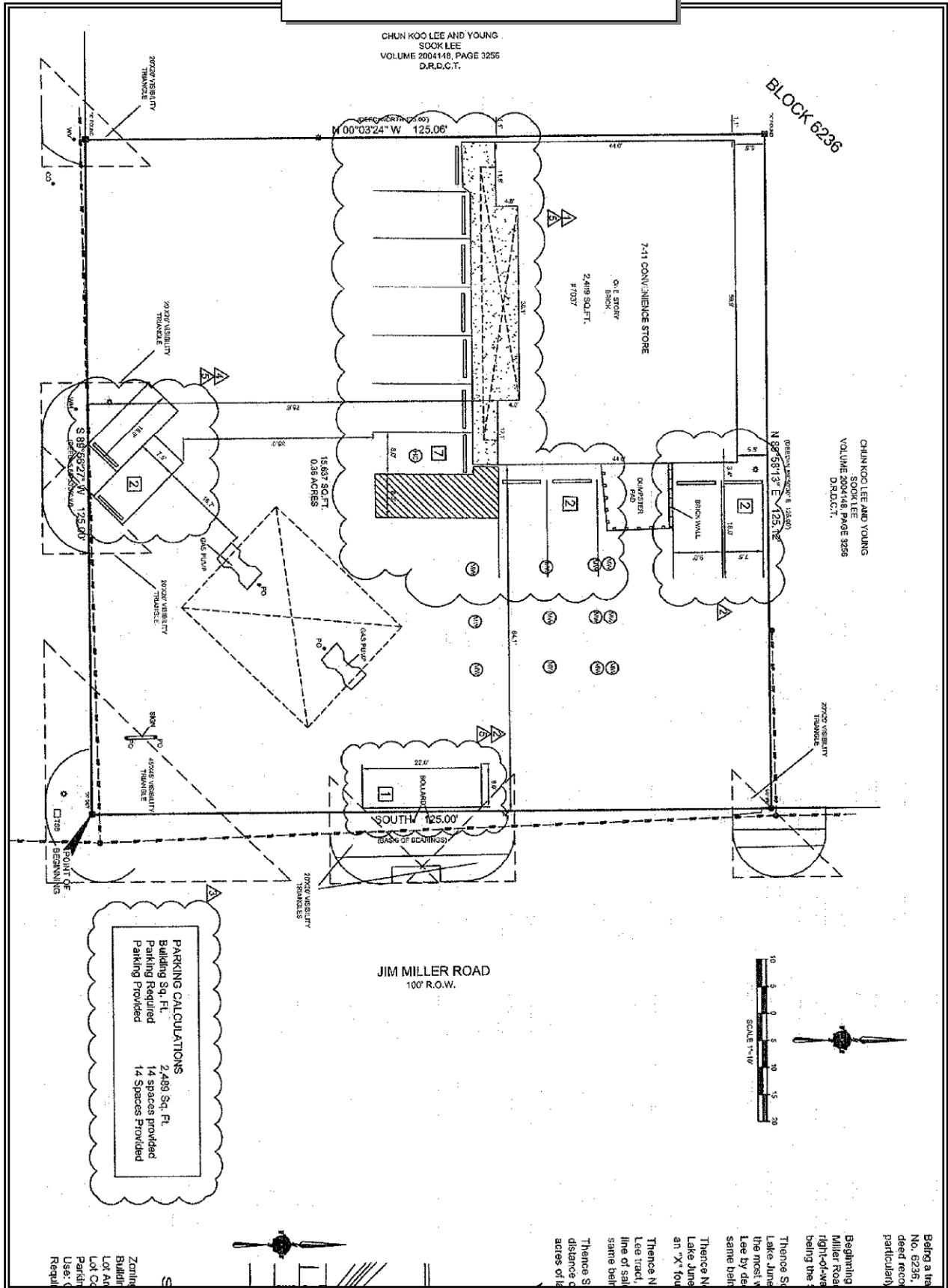
PROPOSED SUP CONDITIONS

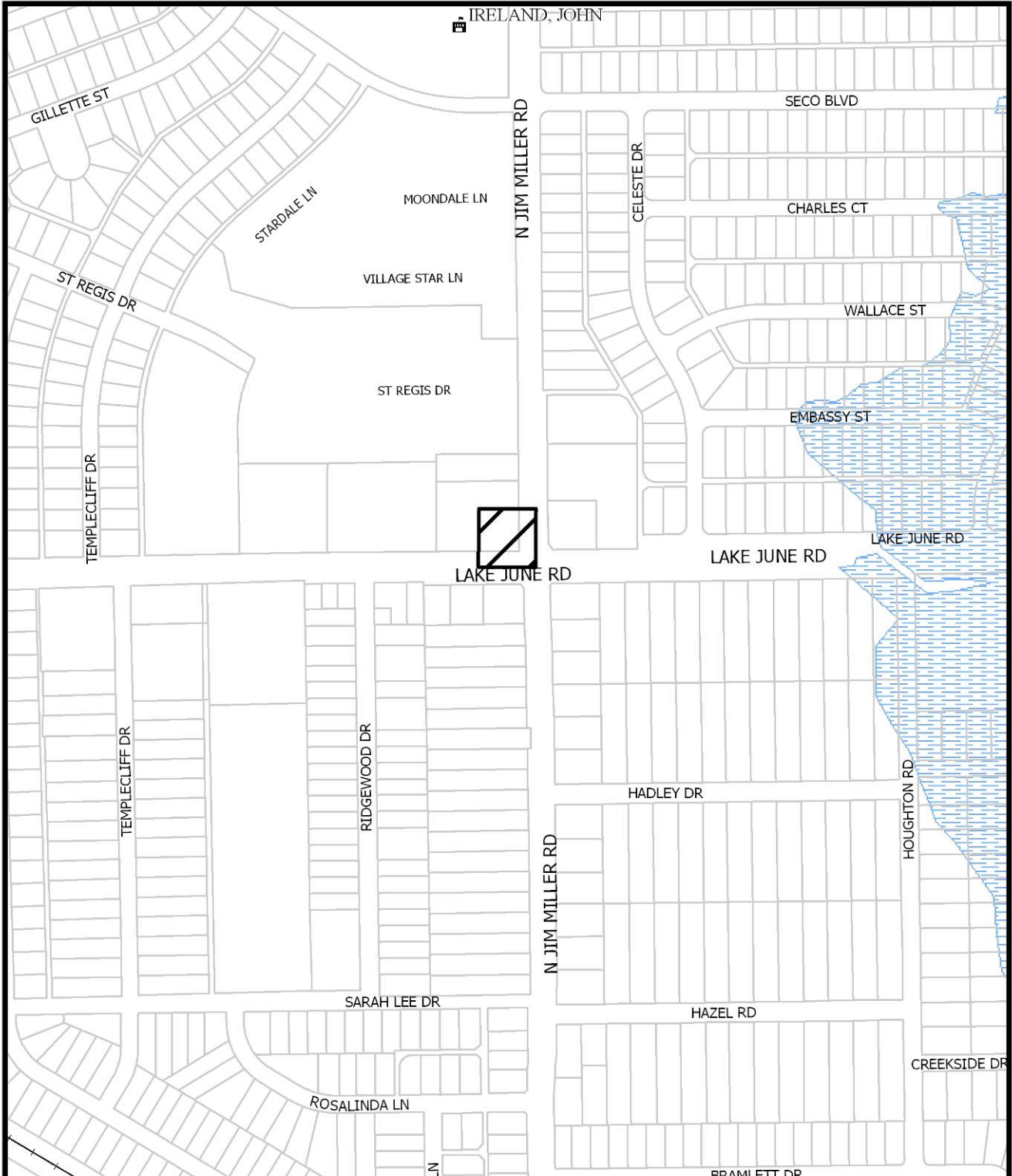
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on_____, (two-year period from the passage of this ordinance), 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: 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

CHUN KOO LEE AND YOUNG
SOOK LEE
VOLUME 2004148, PAGE 3255
D.R.D.C.T.

BLOCK 6236



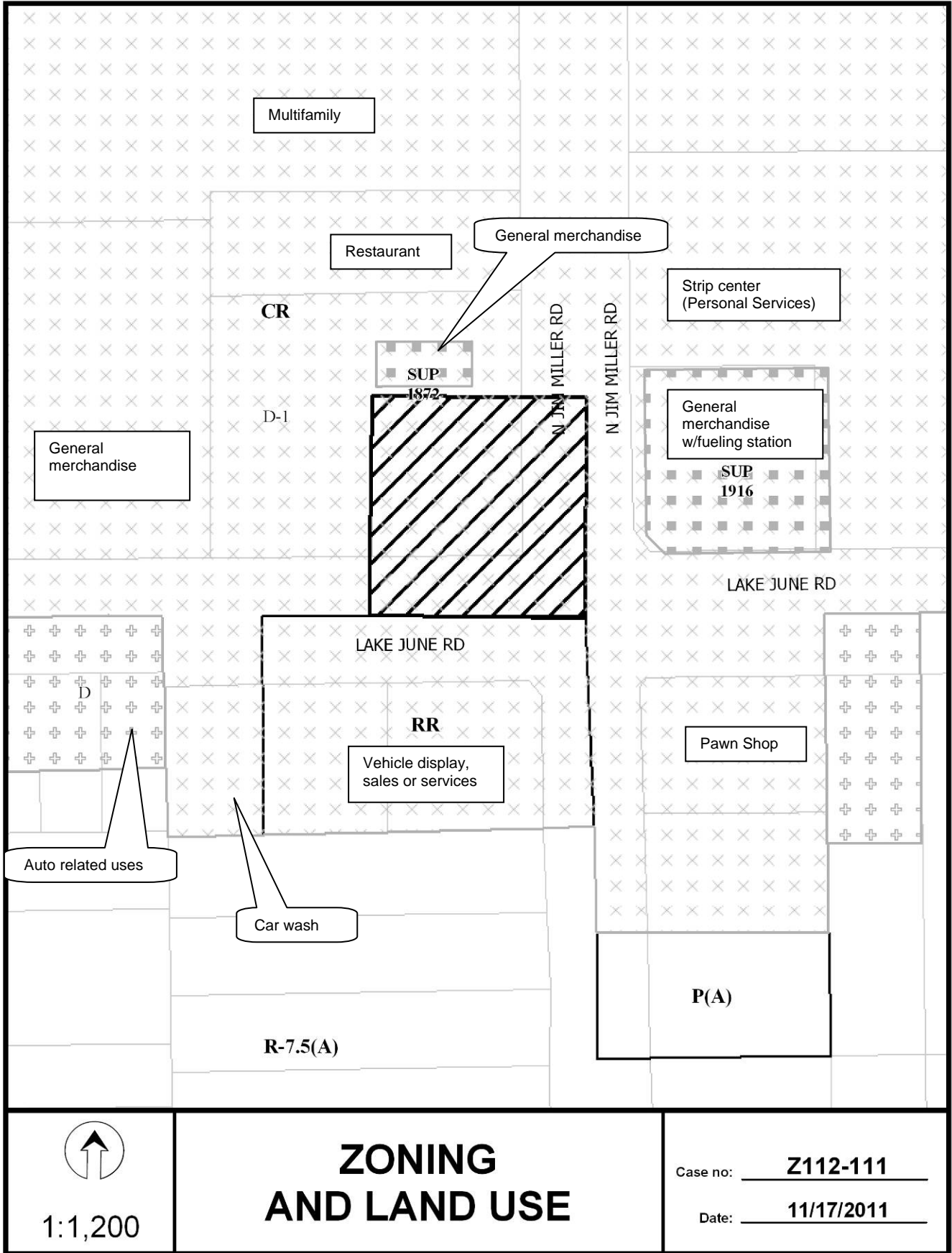


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VICINITY MAP

Case no: Z112-111

Date: 11/17/2011

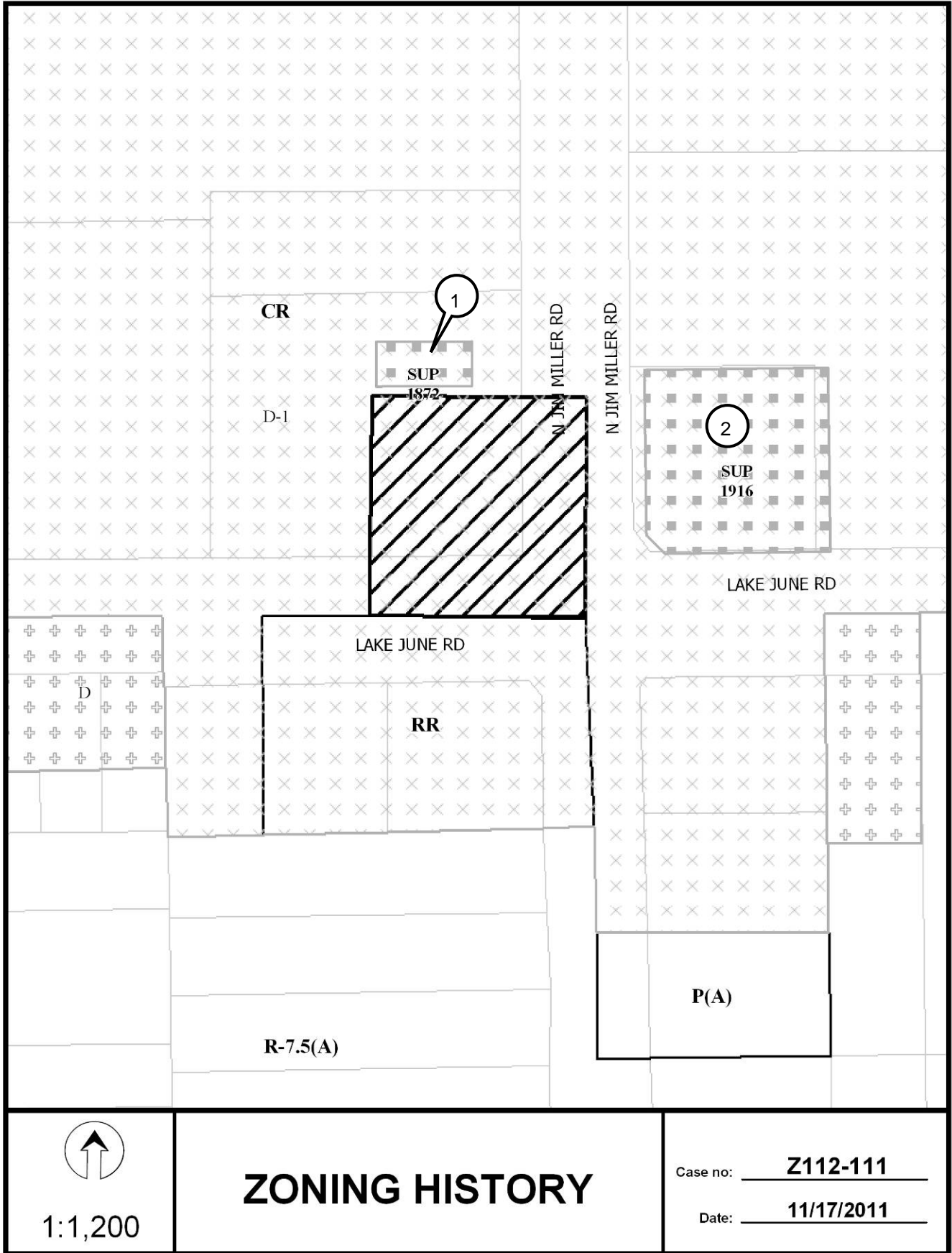



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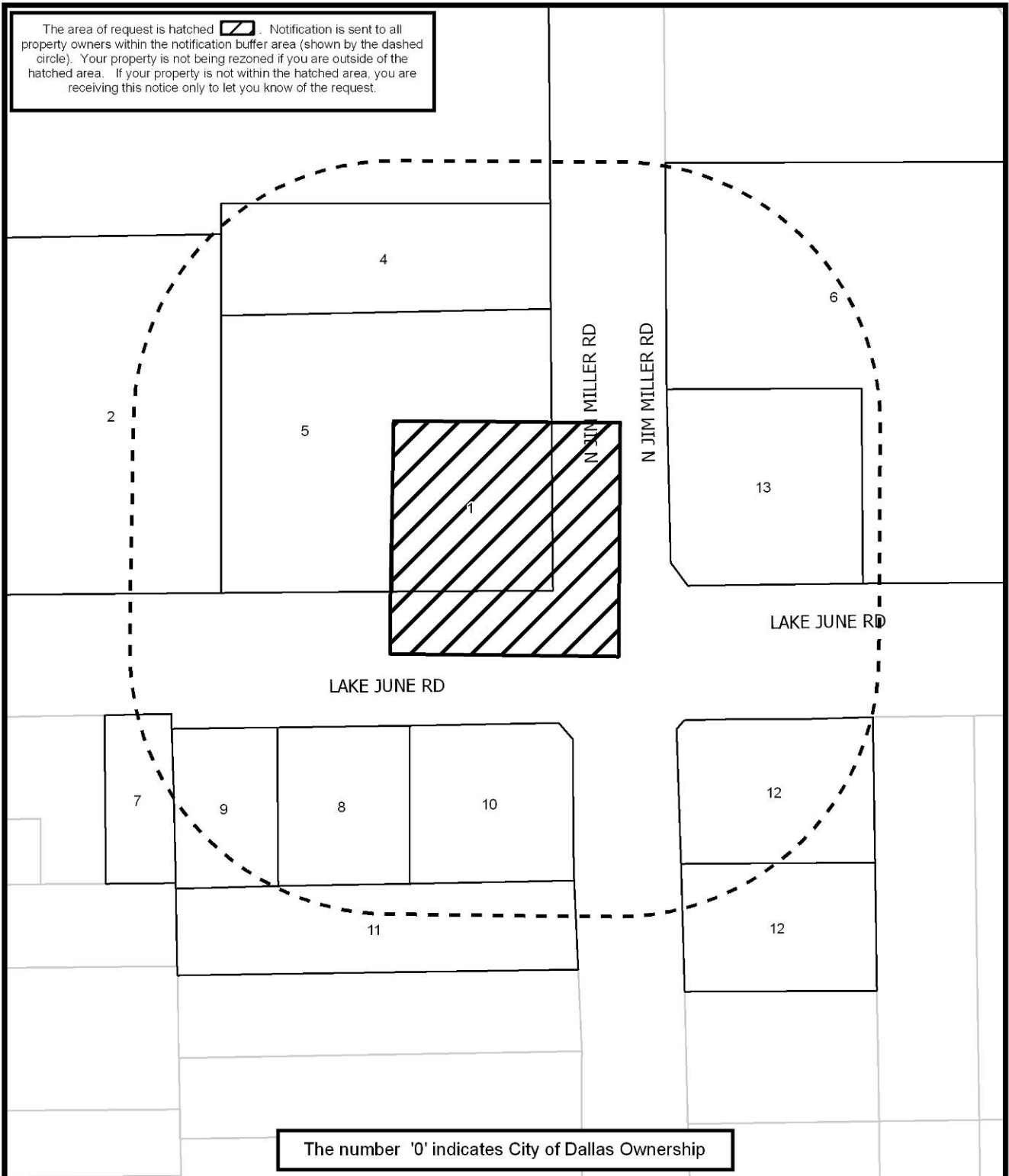
ZONING AND LAND USE

Case no: Z112-111

Date: 11/17/2011



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



The number '0' indicates City of Dallas Ownership

	<h2>NOTIFICATION</h2>	Case no: <u> Z112-111 </u>				
1:1,200	<table border="1"> <tr> <td style="padding: 2px;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="padding: 2px;">13</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	13	NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <u> 11/17/2011 </u>
200'	AREA OF NOTIFICATION					
13	NUMBER OF PROPERTY OWNERS NOTIFIED					

Notification List of Property Owners

Z112-111

13 *Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7037 LAKE JUNE RD	MARTIN EAGLE OIL CO % SOUTHLAND CORP 233
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	7035 LAKE JUNE RD	LEE CHUN KOO & YOUNG SOOK
6	7121 LAKE JUNE RD	BALLAS VICTOR
7	7010 LAKE JUNE RD	VILLANUEVA BERNARDO & MARIA C
8	7024 LAKE JUNE RD	MADI ALI K ET AL
9	7016 LAKE JUNE RD	BLANSIT LISA DBA DUCK CREEK INTEREST
10	7034 LAKE JUNE RD	MADI ALI K & JAMAL OSMAN SALEM
11	1235 JIM MILLER RD	VILLANUEVA ALDO
12	7102 LAKE JUNE RD	HATTEN E T & GARY HATTEN
13	7101 LAKE JUNE RD	B A N UNLIMITED INC

Planner: Warren F. Ellis

FILE NUMBER: Z112-188(WE) **DATE FILED:** February 10, 2012

LOCATION: South of Great Trinity Forest Way (Loop 12), east of Oklaumon Drive

COUNCIL DISTRICT: 8 **MAPSCO:** 58-Y

SIZE OF REQUEST: Approx. 20,908.8 sq. ft. **CENSUS TRACT:** 116.01

APPLICANT / OWNER: Soon Young Kang

REPRESENTATIVE: Chick Kang

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

SUMMARY: The applicant proposes to renovate approximately 3,019 square feet of floor area within the existing retail shopping center for a convenience store.

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

BACKGROUND INFORMATION:

- The request site is a vacant 3,019.06 square foot space within an existing retail shopping that will be renovated for a general merchandise or food store less than 3,500 square feet.
- The proposed use is to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property.
- The general merchandise use is permitted by right. The sale of alcoholic beverages on property requires a specific use permit in the D-1 Liquor Control Overlay.
- The surrounding land uses consist of retail and general merchandise stores.

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

1. Z101-155 On Wednesday, April 27, 2011, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned a RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay. (not shown on map)
2. Z101-202 On Wednesday, June 8, 2011, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less on property zoned RR Regional Retail District with a D-1 Liquor Control Overlay.
3. Z101-361 On Wednesday, December 14, 2011, the City Council approved a Specific Use Permit for sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property within Subdistrict 5 of Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1 with a D-1 Liquor Control Overlay.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Great Trinity Forest Way (Loop 12)	Local	Variable width lane	Variable width lane
Oklaumon Drive	Local	50 ft.	50 ft.

Land Use:

	Zoning	Land Use
Site	RR-D-1	Restaurant
North	RR-D-1	General Merchandise store, restaurant
South	R-7.5(A)	Single Family
East	RR-D-1	Restaurant, Service Station & general Merchandise store
West	RR-D-1	Vacant

COMPREHENSIVE PLAN: The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in on a Multi-modal 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 20,908.8 square foot site is zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay and is currently vacant within an existing retail shopping center. The applicant proposes to renovate approximately 3,019 square feet of floor area within the existing retail shopping center for a convenience store. The applicant proposes to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property, but requires a Specific Use Permit.

The adjacent uses consist primarily of retail and general merchandise stores. A church is located south of the request site and is greater than 300 feet by front door to front door measurement, therefore complying with the distance separation requirement.

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

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

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

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

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

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

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

Development Standards:


DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
RR-D-1 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

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. The applicant will provide the required 15 spaces on site with the remaining parking spaces being designated for other retail and personal service uses. The Building Official may require the applicant to submit a parking analysis for the entire retail development.

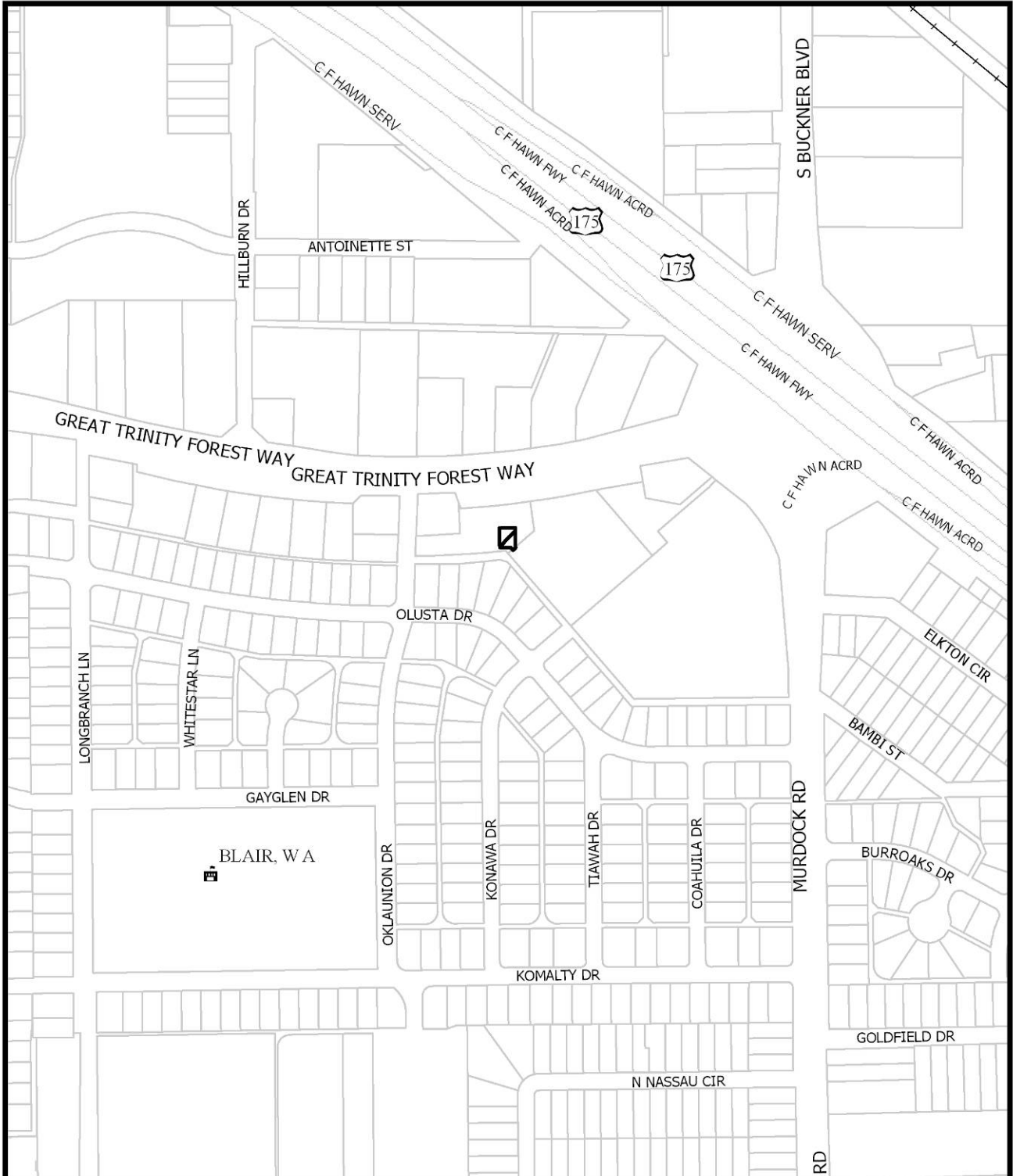
Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system.

Dallas Police Department: Copies of a police report containing two pages of offenses are provided below. The entire report of the past 5 years consists of 4 pages. The report shows that during a 5 year span there were a total of 91 offenses. A copy of the report will be available during the briefing session.

 DALLAS POLICE DEPARTMENT UCR Codes Year Codes Property Class Codes 										
Virtual Viewer - Public Access										Welcome
Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0003074-X	01/04/2010	*SUPER MERCADO HUNTS	ROBBERY	07932	S	LOO...	354	4530	03412	
0004487-V	01/05/2008	*HUNT'S FOOD STORE	THEFT	07932	S	LOO...	355	4530	06934	
0012656-V	01/12/2008	PINA, ALBERTO	TRAFFIC MOTOR VEHICLE	07932	S	LOO...	355	4530	32090	
0014367-V	01/14/2008	*HUNTS PHARMACY	BURGLARY	07932	S	LOO...	355	4530	05238	
0018849-V	01/18/2008	SANTOS,SANDRA,TREJO,	TRAFFIC MOTOR VEHICLE	07932	S	LOO...	355	4530	32090	
0025654-Z	01/31/2012	*HUNT'S, FOOD STORE	THEFT	07932		LOO...	354	4530	06901	
0028635-V	01/12/2008	*SANTA BARBARA BANK ...	FORGERY & COUNTERFEI...	07932	S	LOO...	355	4530	10021	
0036138-Y	02/11/2011	*CHUCK'S PIZZA	THEFT	07932	S	LOO...	354	4530	06901	
0047150-Y	02/24/2011	*HUNT'S GROCERY	CRIMINAL MISCHIEF/VA...	07932	S	LOO...	354	4530	14081	
0047969-Z	02/27/2012	BURRELL, VIVIAN	TRAFFIC MOTOR VEHICLE	07932		LOO...	354	4530	32090	
0055139-V	02/26/2009	*HUNT'S FOOD STORE	THEFT	07932	S	LOO...	354	4530	06934	
0073884-X	03/17/2010	KING, DONALD	ASSAULT	07932	S	LOO...	354	4530	08211	
0075276-V	03/13/2008	*HUNTS FOOD STORE	CRIMINAL MISCHIEF/VA...	07932	S	LOO...	355	4530	14092	
0080372-Z	04/04/2012	CUTSHALL, ROBERT	OTHER OFFENSES	07932	S	LOO...	354	4530	26000	
0082947-V	03/20/2008	*HUNTS FOOD STORE	THEFT	07932	S	LOO...	355	4530	06901	
0084112-Y	04/04/2011	BABALOLA, TAJUDEEN	THEFT	07932	S	LOO...	354	4530	06944	
0084687-V	03/22/2008	*HUNT'S FOOD STORE	THEFT	07932	S	LOO...	355	4530	06932	
0087480-Z	04/12/2012	*PINK STAR BEAUTY SU...	CRIMINAL MISCHIEF/VA...	07932	S	LOO...	354	4530	14081	
0090182-V	03/27/2008	*HUNT'S FOOD STORE	CRIMINAL MISCHIEF/VA...	07932	S	LOO...	355	4530	14081	
0100400-X	04/12/2010	WILLIAMS, CHAVOUS	CRIMINAL MISCHIEF/VA...	07932	S	LOO...	354	4530	14082	
0101652-V	04/06/2008	*CHUCKS PIZZA	THEFT	07932	S	LOO...	355	4530	06901	
0101660-V	04/06/2008	*METRO PCS	THEFT	07932	S	LOO...	355	4530	06901	
0101661-V	04/06/2008	*GREGORY TATE& ASSO...	THEFT	07932	S	LOO...	355	4530	06901	
0102496-X	04/13/2010	PATTERSON,SHAVONNA	ASSAULT	07932	S	LOO...	354	4530	08422	
0106943-W	04/17/2009	*HUNT'S FOOD STORE	THEFT	07932	S	LOO...	354	4530	06935	
0124975-V	04/28/2008	@CITY OF DALLAS	TRAFFIC MOTOR VEHICLE	07932	S	LOO...	355	4530	32090	
0126727-W	05/04/2009	DE LA ROSA, SOFIA	THEFT	07932	S	LOO...	354	4530	06901	
0128905-X	05/09/2010	ADEL,AHMED	AUTO THEFT-UUMV	07932	S	LOO...	354	4530	07171	
0133823-Y	05/24/2011	*SUPER MERCADO HUNTS	THEFT	07932	S	LOO...	354	4530	06934	
0138357-V	05/10/2008	*HUNTS FOOD STORE	THEFT	07932	S	LOO...	355	4530	06932	

PROPOSED SUP CONDITIONS

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

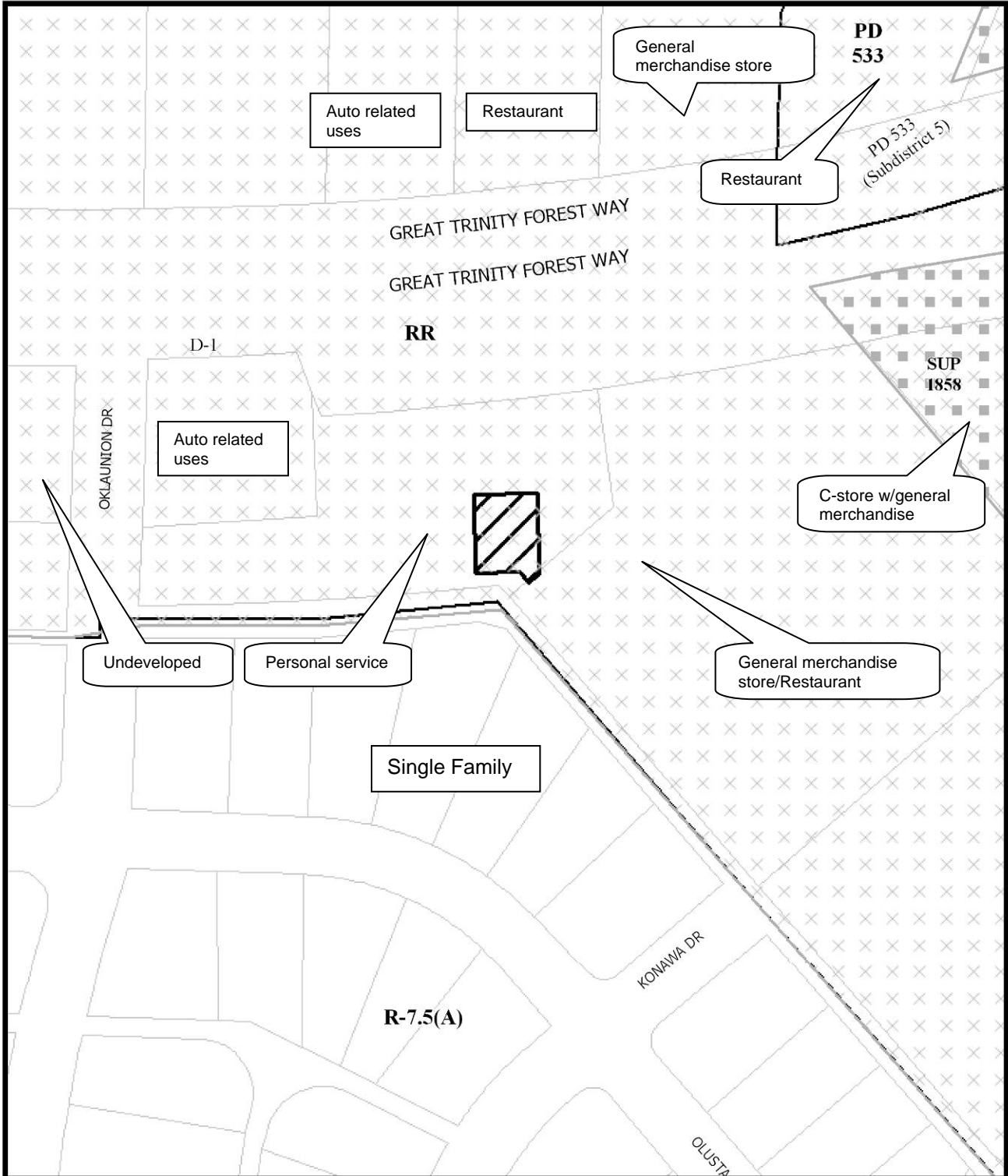


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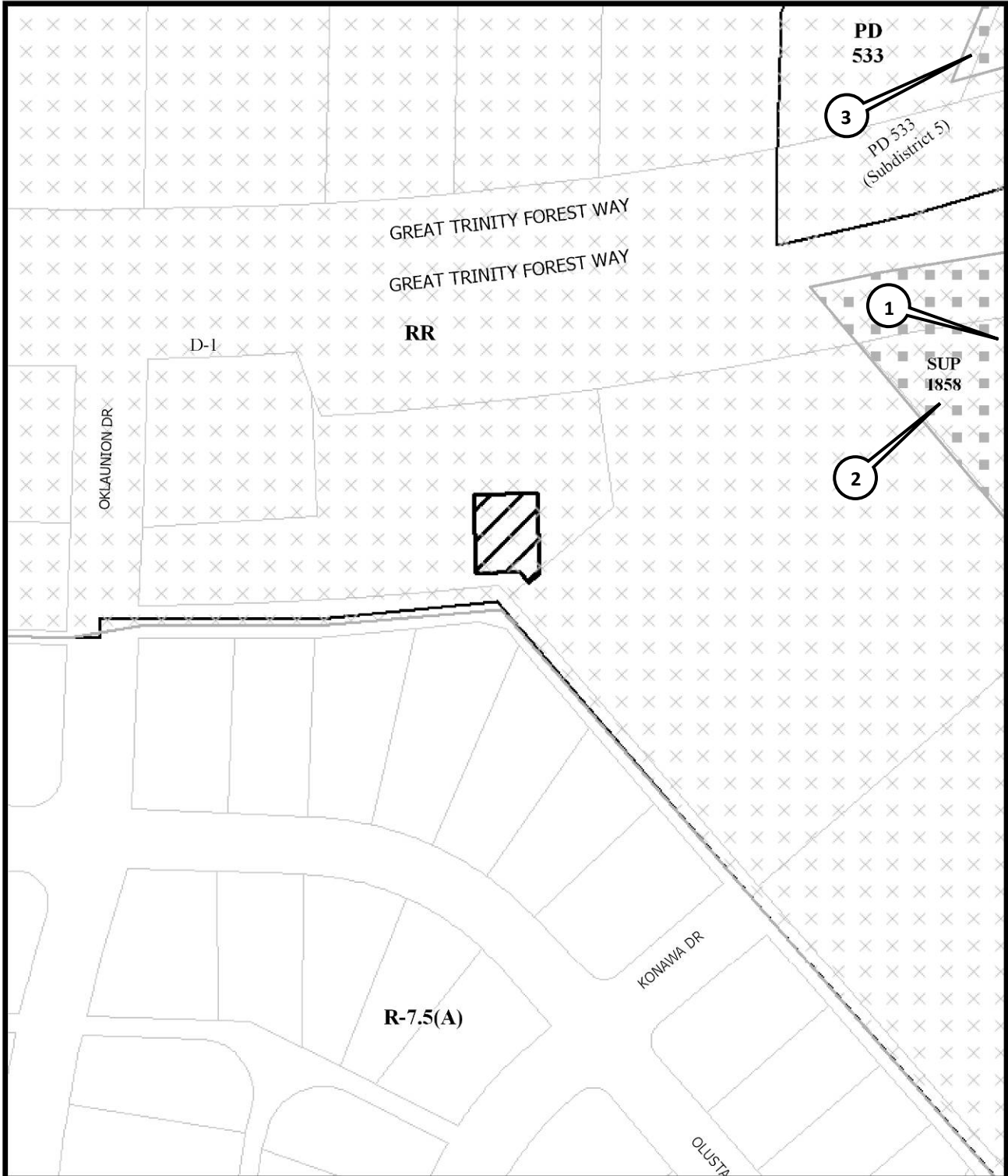
VICINITY MAP

Case no: Z112-188

Date: 4/26/2012



 1:1,200	<h1>ZONING AND LAND USE</h1>	Case no: <u> Z112-188 </u> Date: <u> 4/26/2012 </u>
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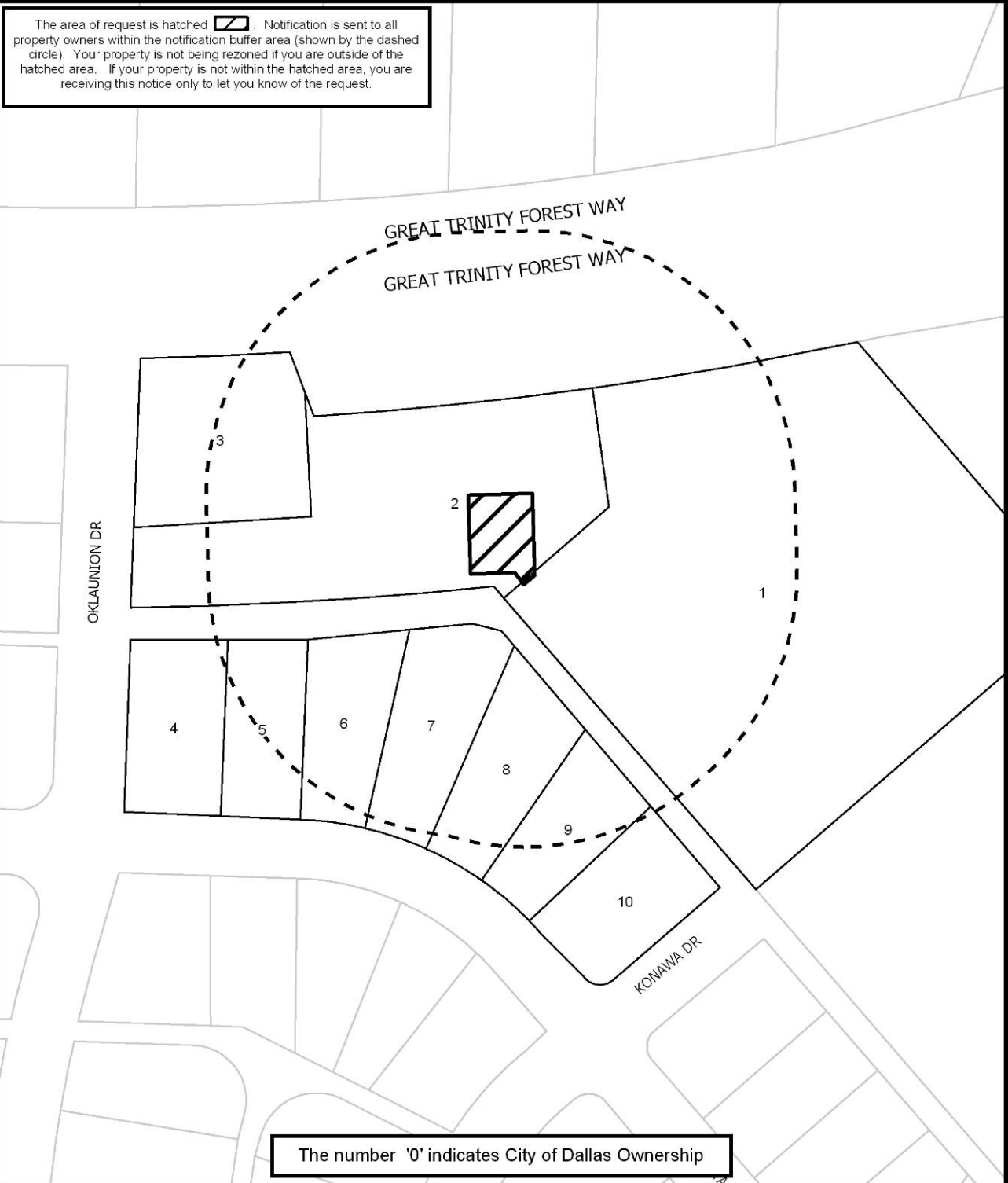


1:1,200

ZONING HISTORY

Case no: Z112-188

Date: 4/26/2012




1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION
10 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z112-188
Date: 4/26/2012

Notification List of Property Owners

Z112-188

10 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7932 GREAT TRINITY FOREST WAY	KIMODALE INC
2	7932 GREAT TRINITY FOREST WAY	KANG CHUCK
3	7900 GREAT TRINITY FOREST WAY	ALABED NAIM &
4	7905 OLUSTA DR	MERCADO MARCELINO
5	7909 OLUSTA DR	RAMIREZ ALFREDO
6	7915 OLUSTA DR	MEDINA LUIS
7	7919 OLUSTA DR	SANSOM CHARLIE RAY
8	7923 OLUSTA DR	FELICIANO LIRA
9	7927 OLUSTA DR	COZBY SAMMY J & HARRIET MAE
10	7933 OLUSTA DR	NINO JOSE JESUS & VICTORIA

Planner: Warren F. Ellis

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

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

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

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

APPLICANT / OWNER: Mehdi Rezaeizadeh

REPRESENTATIVE: Audra Buckley

REQUEST: An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store less than 3,500 square feet on property zoned a CS-D Commercial Service District with a D Liquor Control Overlay.

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

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

PREVIOUS ACTION: On May 3, 2012, the City Plan Commission held this case under advisement until May 17, 2012.

BACKGROUND INFORMATION:

- The request site is currently developed with a general merchandise or food store less than 3,500 square feet use, and a motor vehicle fueling station.
- The proposed request is to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property.
- The general merchandise use is permitted by right. The sale of alcoholic beverages on property is prohibited in a D Liquor Control Overlay and requires a specific use permit in the D-1 Liquor Control Overlay.
- The surrounding land uses consist primarily of office/personal service uses, general merchandise store and several auto related uses on the northeast and southeast intersection of Bruton Road and Jim Miller Road. Properties, east of the request site, are single family uses.
- In February 2012, the City Plan Commission approved a waiver of the two year waiting period. The approved wavier allowed the applicant to submit an application for the Specific Use Permit.

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

1. Z101-162 On March 24, 2011, the City Plan Commission recommended denial of a D-1 Liquor Control Overlay and denial of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store less than 3,500 square feet on property zoned a CS-D Commercial Service District with a D Liquor Control Overlay on the north line of Bruton Road between Jim Miller Road and Mack Lane (Request site).
2. Z101-367 On March 28, 2012, the City Council approved a Planned Development District for a public school other than an open-enrollment charter school and R-7.5(A) Single Family District uses and the termination of Specific Use Permit No. 142 for radio towers on property zoned an R-7.5(A) Single Family District and Specific Use Permit No. 142 for radio towers on the North side of Bruton Road between Mack Lane and Hillburn Drive. (not shown on map)
3. Z112-103 On April 11, 2012, the City Council approved an amendment to Specific Use Permit No. 1411 for an open enrollment charter school on property

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

Thoroughfares/Streets:

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

Land Use:

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

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

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

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

Land Use Compatibility: The approximately 14,810.4 square foot site is zoned a CS-D Commercial Service District with a D Liquor Control Overlay and is currently developed with a general merchandise or food store less than 3,500 square feet use and a motor vehicle fueling station. The applicant is proposing to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property, which is not allowed by the D Liquor Control Overlay but requires a specific use permit in the D-1 Liquor Control Overlay.

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

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

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

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

The general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space; the term does not include any business that has no retail floor space accessible to the public. The purpose of Chapter 12B is to protect the health, safety,

and welfare of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. This chapter establishes a registration program for convenience stores and provides requirements relating to:

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

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

The applicant’s request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. The adjacency to the residential uses should not adversely impact the surrounding area, because the proposed use is located on a major arterial. The initial short time period will also require that the request be reevaluated to ensure the use is compatible in this location.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
CS-D Commercial Service	15' 0' on minor	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office/ lodging/ retail combined	45' 3 stories	80%	Proximity Slope Visual Intrusion	Commercial & business service, supporting retail & personal service & office

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

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

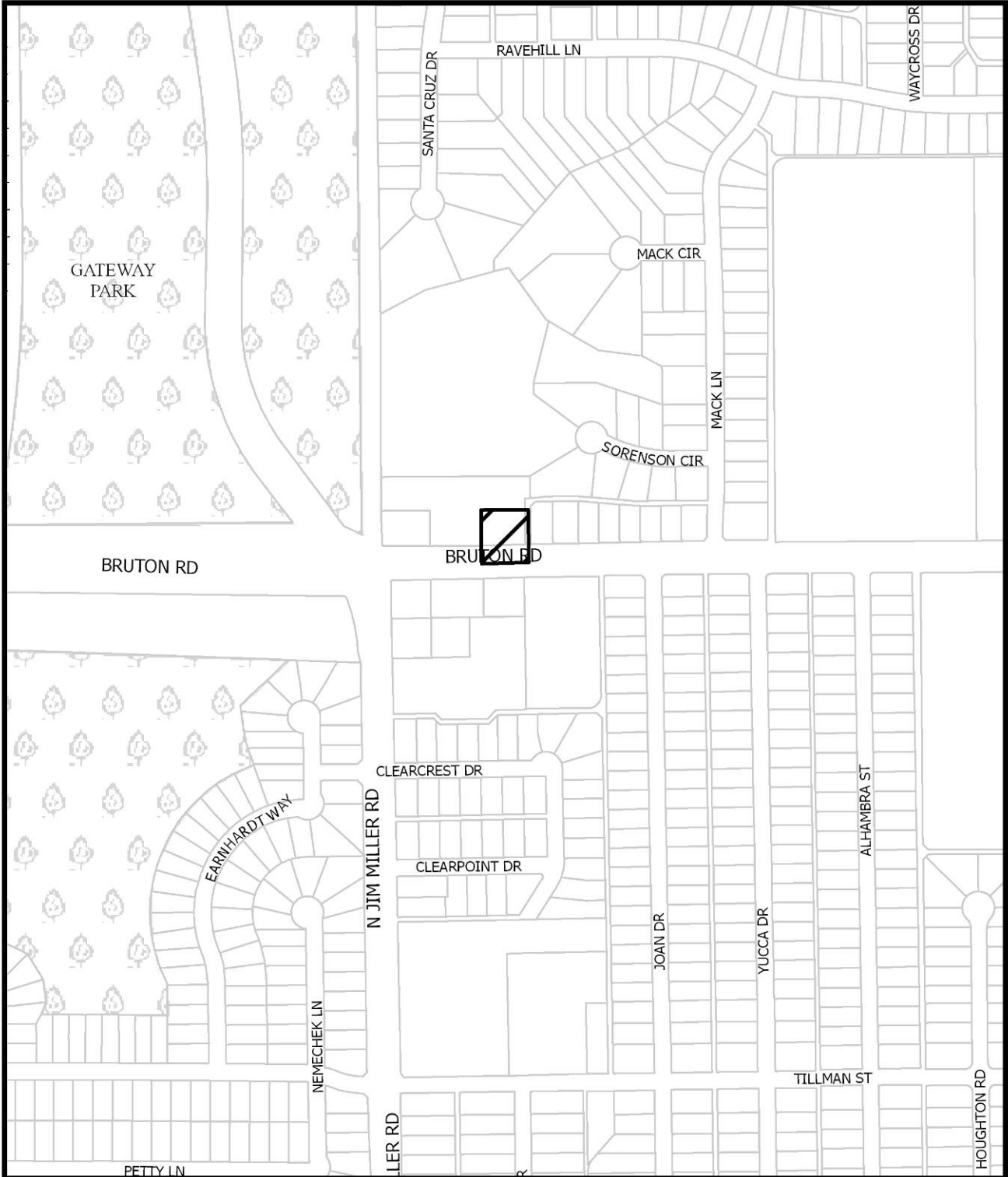
Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system.

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

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

PROPOSED SUP CONDITIONS

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

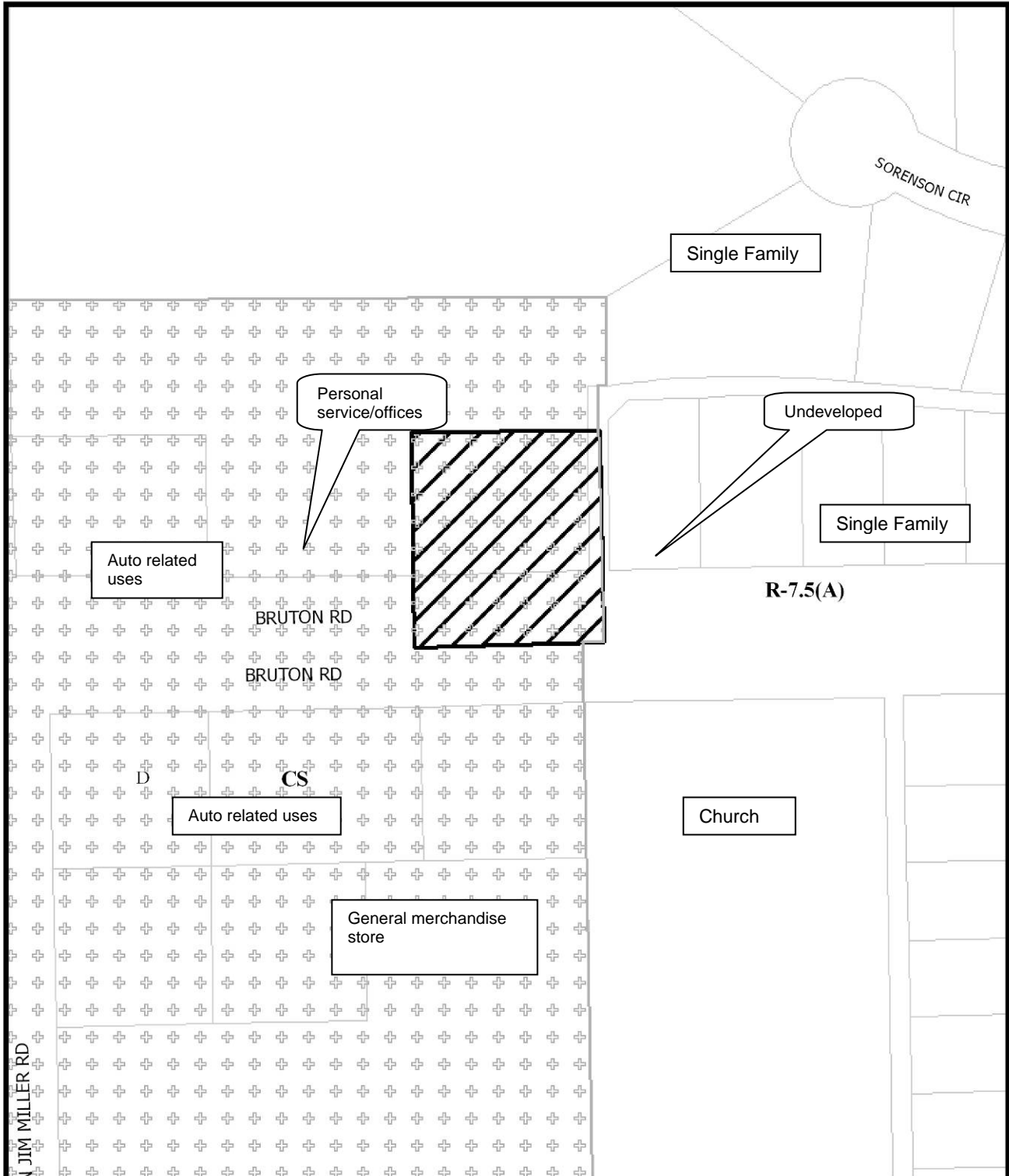


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VICINITY MAP

Case no: Z112-197

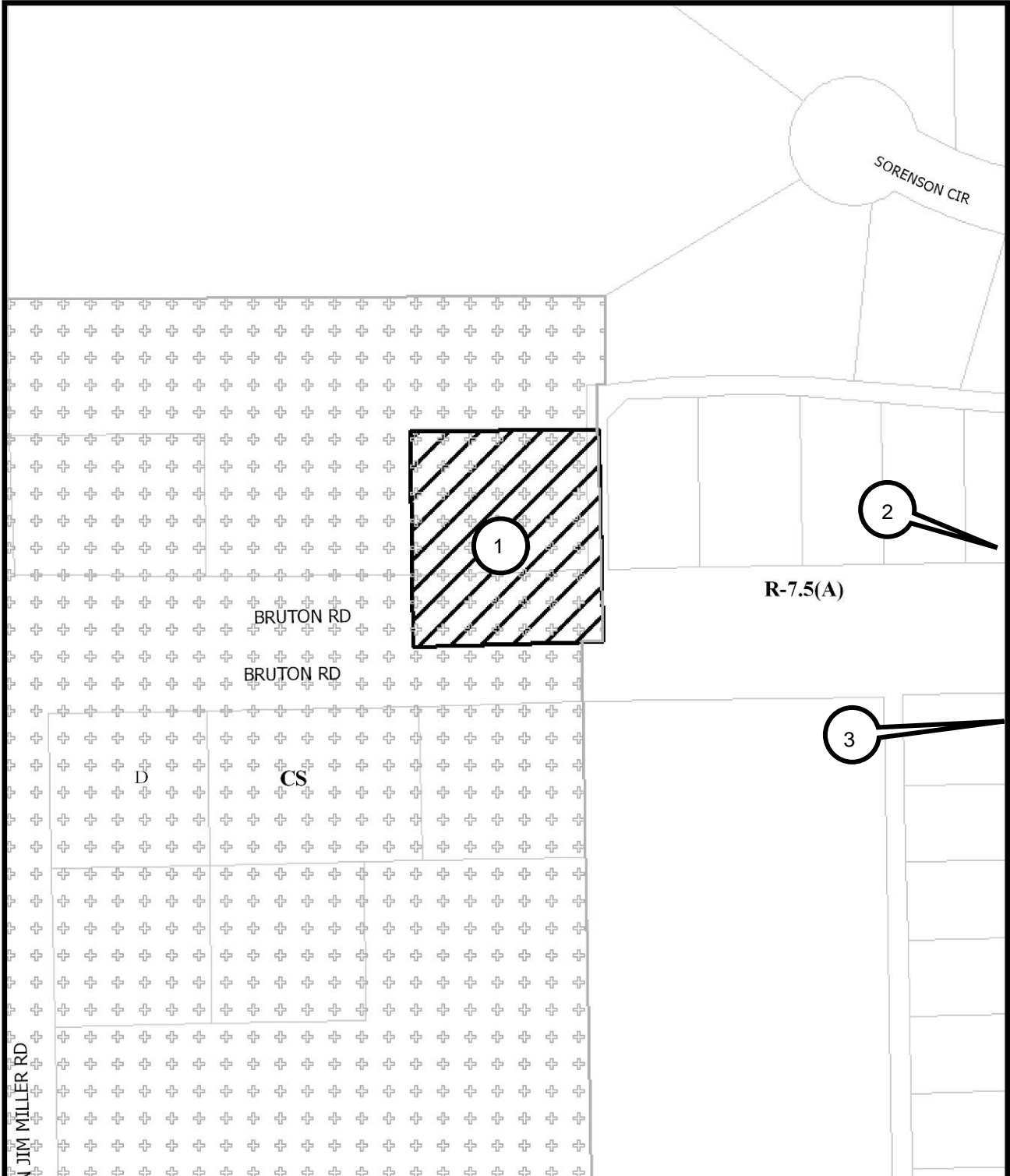
Date: 3/22/2012



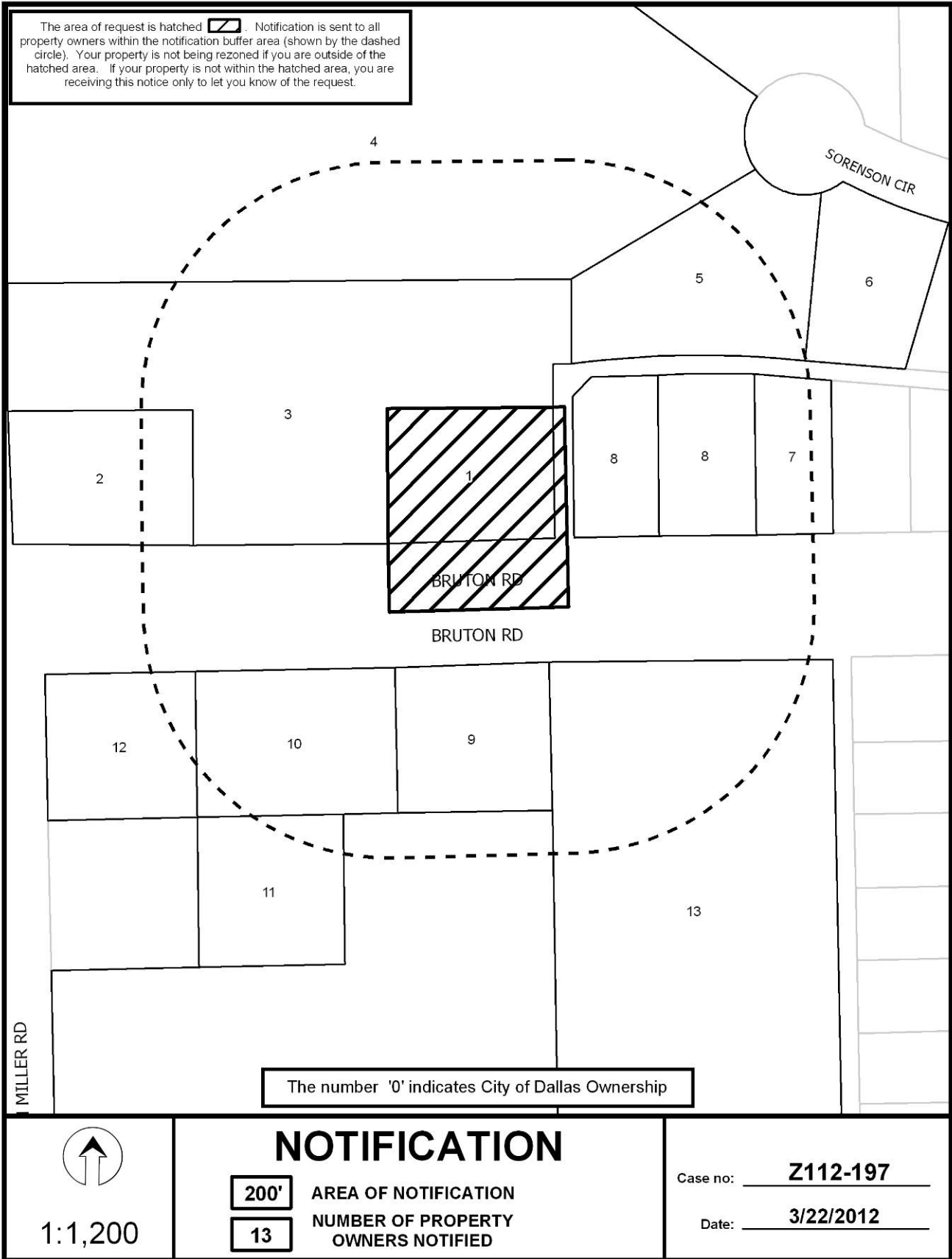

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ZONING AND LAND USE

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



 1:1,200	<h1>ZONING HISTORY</h1>	Case no: <u> Z112-197 </u> Date: <u> 3/22/2012 </u>
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Notification List of Property Owners

Z112-197

13 *Property Owners Notified*

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

Planner: Warren F. Ellis

FILE NUMBER: Z090-239(WE) **DATE FILED:** August 2, 2010

LOCATION: Marine Way and Stillwell Boulevard, southeast corner

COUNCIL DISTRICT: 6 **MAPSCO:** 52-E

SIZE OF REQUEST: Approx. 2.4 acres **CENSUS TRACT:** 107.03

APPLICANT / OWNER: Guillermo & Elva Fonseca

REPRESENTATIVE: Tailim Song Law Firm

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

SUMMARY: The purpose of this request is to construct and operate a landscaping company on 2.4 acres.

STAFF RECOMMENDATION: Approval of a NO(A) Neighborhood Office District in lieu of a CS Commercial Service District.

BACKGROUND INFORMATION:

- In April 2011, the City Council remanded the zoning case back to the City Plan Commission in order for staff to consider a CS Commercial Service District. The City Council instructed staff to: 1) incorporate the adjoining property to the south and 2) request a CS Commercial Service District.
- The applicant’s request for a CS Commercial Service District will allow for a landscaping company to be developed on the 2.4 acre site. The applicant has increased the original site from 1.659 acres to 2.4 acres.
- In January 2011, the City Plan Commission approved the applicant’s original request for an NO(A) Neighborhood Office District. The site was to be developed with several professional suites on 1.659 acres.
- The surrounding land uses are residential west of the site, across Stillwell Boulevard. However, there are several tracts of land north and northwest of the site, that are zoned a CS Commercial Service District and are undeveloped.

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

1. Z090-239 On January 20, 2011, the City Plan Commission approved a NO(A) Neighborhood Office District on property zoned an R-7.5(A) Single Family District on the southeast corner of Marine Way and Stillwell Boulevard (request site).

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Stillwell Blvd.	Local	60 ft.	60 ft.
S. Walton Walker Freeway		Variable lane width	Variable lane width

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped
North	CS	Undeveloped
South	R-7.5(A)	Undeveloped
East	NO(A), R-7.5(A)	Undeveloped
West	R-7.5(A)	Single Family

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

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

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

Land Use Compatibility: The 2.4 acre site is located on the outer perimeter of a residential district and is contiguous to a more intensive zoning district, a CS Commercial Service District, and a major freeway. The only separation between the two zoning districts, the R-7.5(A) and the CS Commercial Service District, is a local street that has approximately 60 feet of right-of-way.

The applicant's request for a CS Commercial Service District will allow for the development of landscaping company on site. The site fronts on a residential street, Stillwell Road, and a major frontage road, Walton Walker. Even though there are some tracts of land on the north side of Marine Way that are zoned a CS Commercial Service District, staff proposes that the CS zoning boundary line not extend beyond the southern line of Marine Way. Staff is concerned that further encroachment of the CS Commercial Service District could have a negative impact on the adjacent residential uses. The CS District is intended to "provide for the development of commercial and business serving uses that may involve outside storage, service or display. This district is not intended to be located in areas of low and medium density residential development." The adjacent residential development is considered to be a low to medium development.

Staff believes that an NO(A) District is a more appropriate zoning district at this location because of the adjacency to the residences, the freeway and its compatibility to single family uses. The City Plan Commission can approve a different zoning district than the one requested, except that the different district may not (1) have a maximum structure height, floor area ratio, or density that is higher than the one requested; or (2) be

"nonresidential" when the one requested is for residential uses or vice versa. The NO(A) District does not permit a retail use such as a landscape company to operate within the zoning district because of the accessory outside sales, display and storage of the materials.

Staff has reviewed and recommends a NO(A) Neighborhood Office District in lieu of a CS Commercial Service District. The encroachment of the CS zoning district may have an adverse impact on the surrounding residential uses.

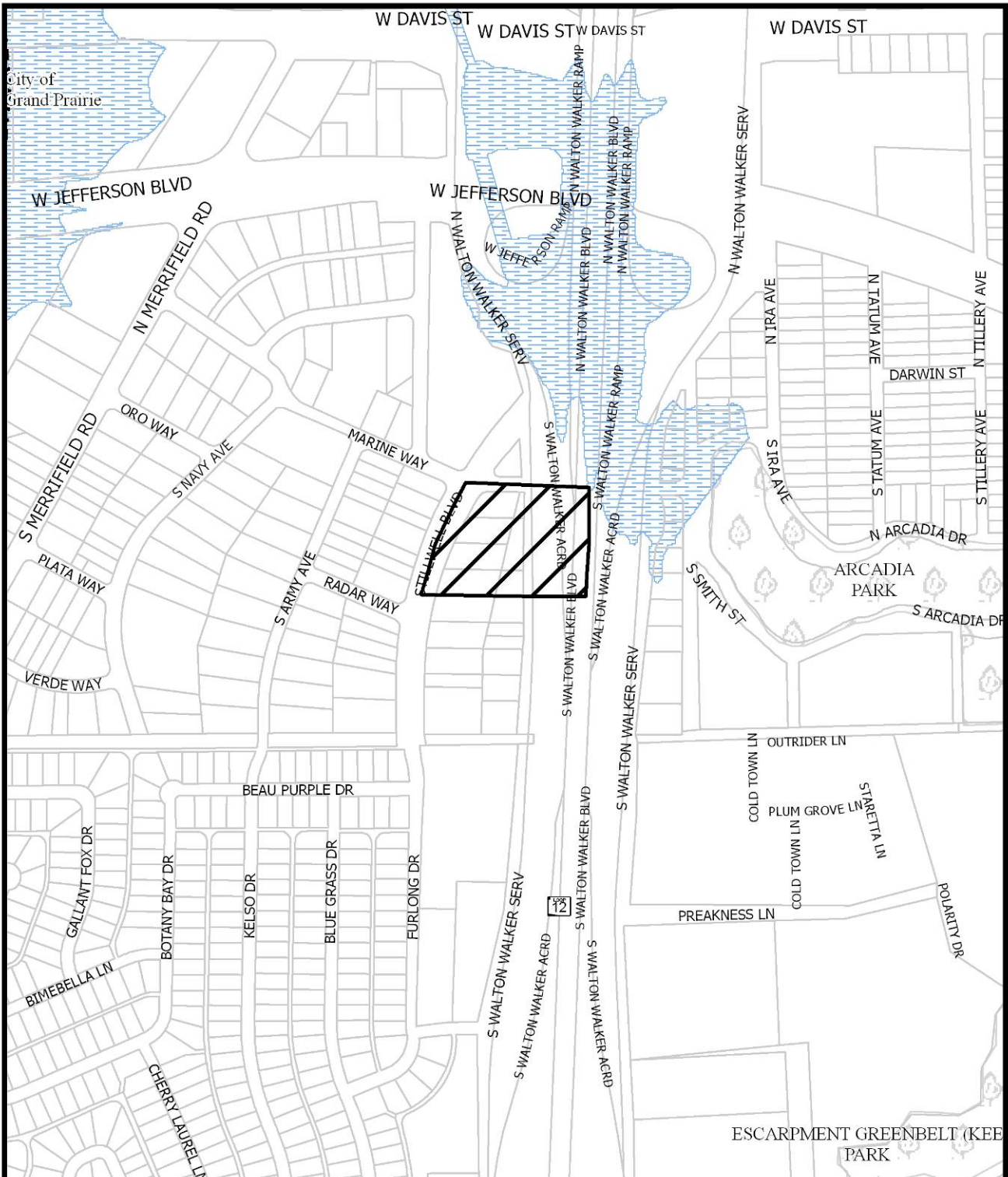
Development Standards:


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
NO(A) – Staff's rec. Neighborhood Office	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	50%	Proximity Slope Visual Intrusion	Office
CS – Applicant's Proposed Commercial Service	15' 0' on minor	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office/ lodging/ retail combined	45' 3 stories	80%	Proximity Slope Visual Intrusion	Commercial & business service, supporting retail & personal service & office

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

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

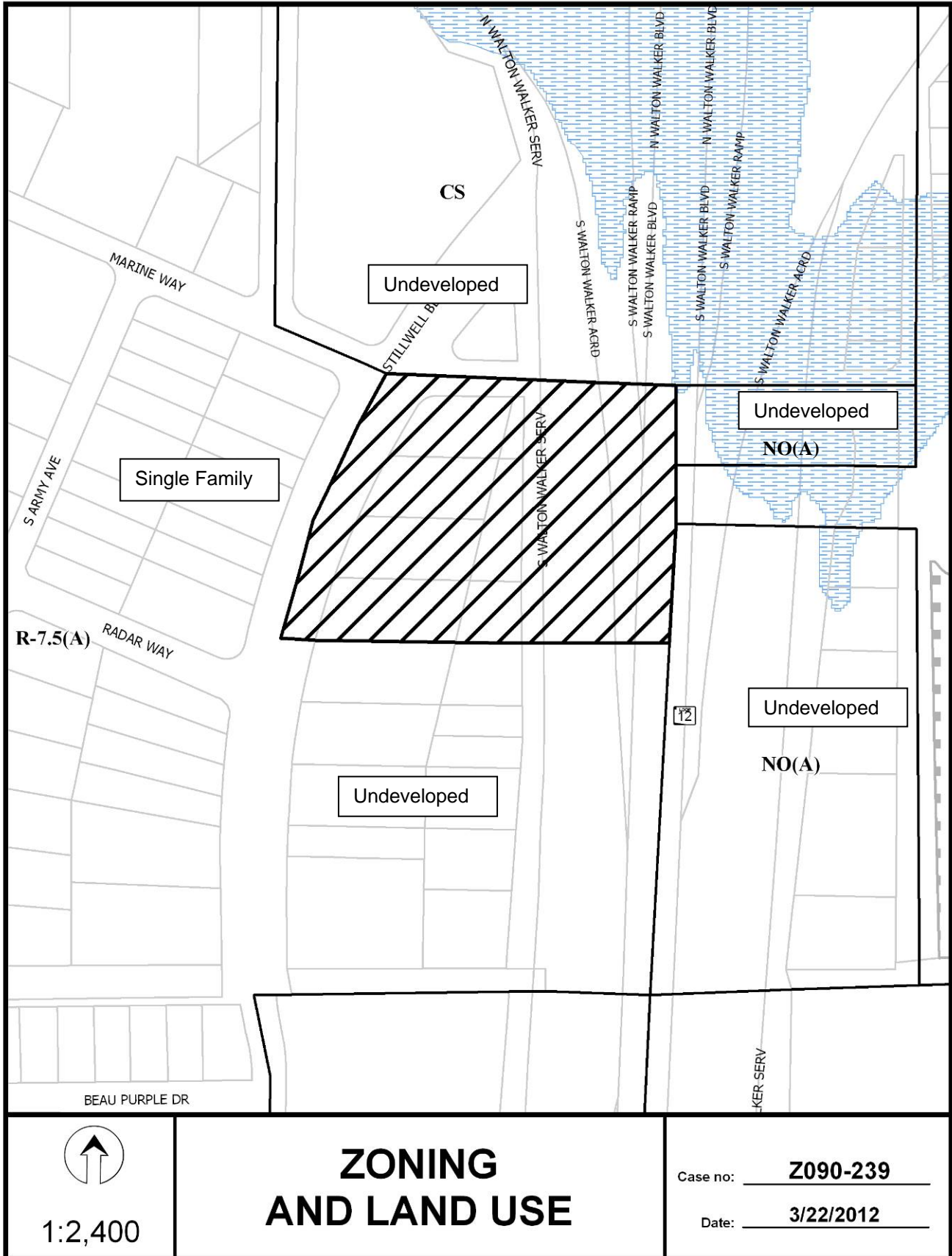
The applicant has indicated that the Texas Department of Transportation has approved a driveway approach to the request site from the Walton Walker Frontage Road.

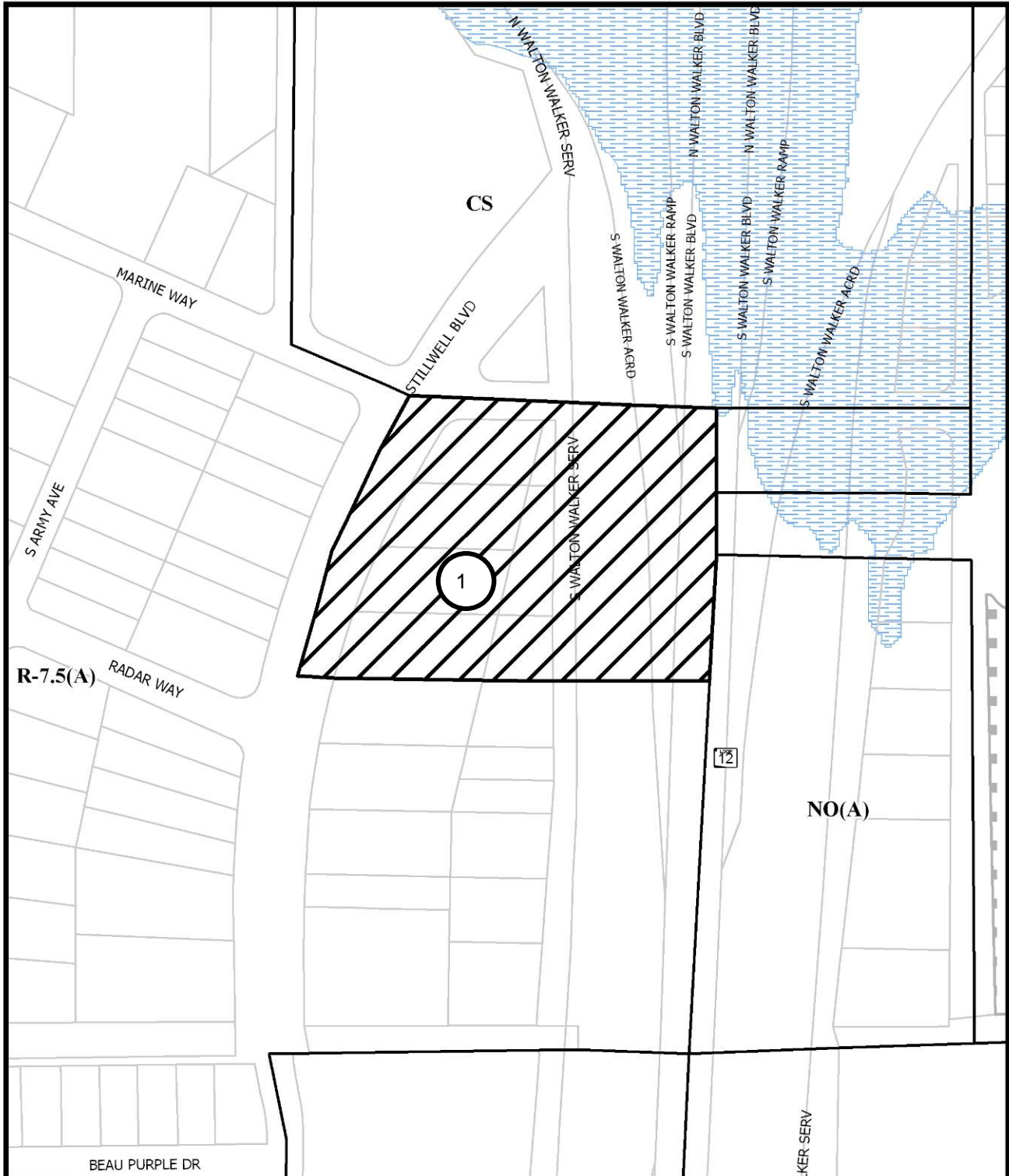



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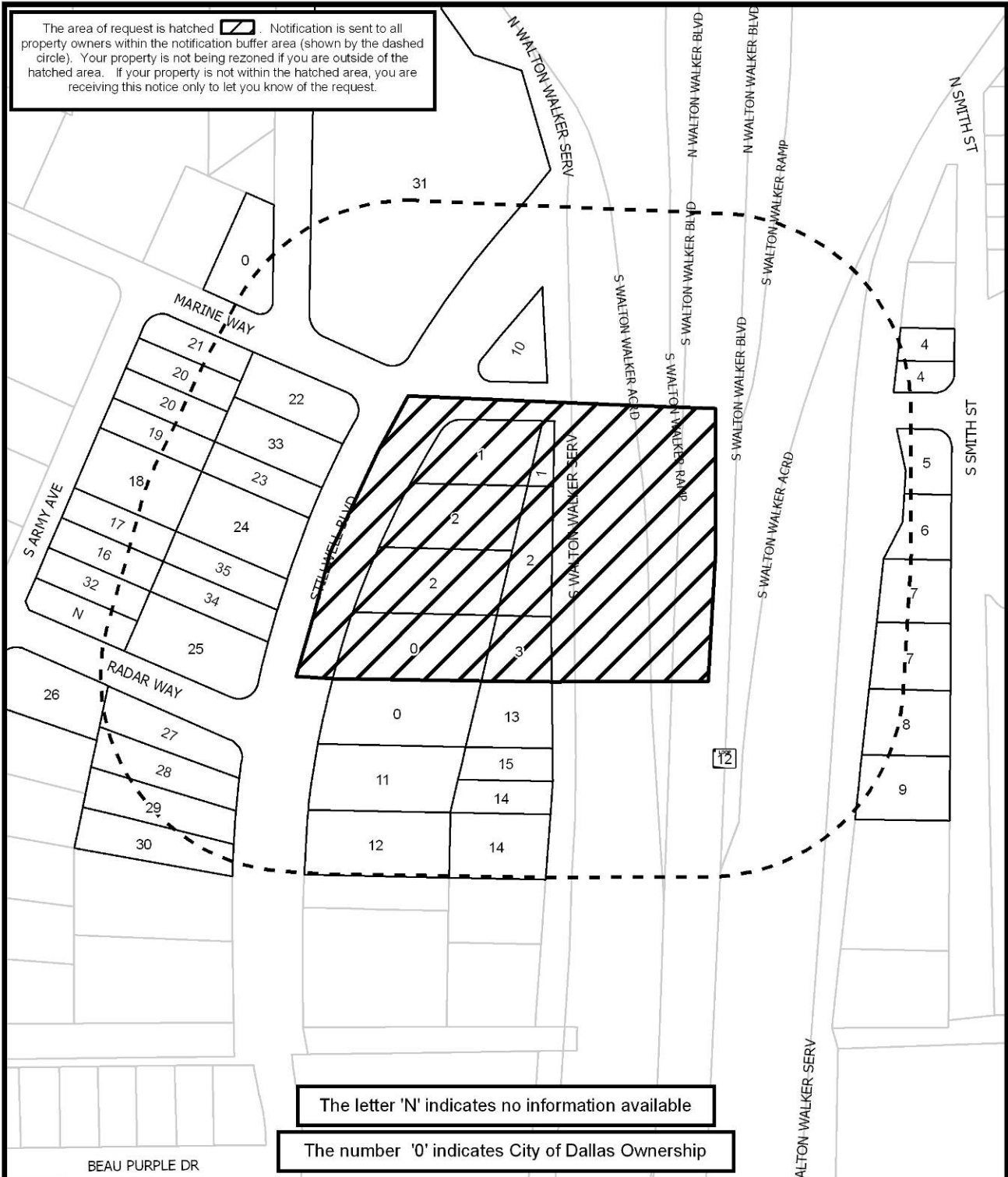
VICINITY MAP

Case no: **Z090-239**
Date: **3/22/2012**





 1:2,400	<h1>ZONING HISTORY</h1>	Case no: <u> Z090-239 </u> Date: <u> 3/22/2012 </u>
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<p>1:2,400</p>	<h1>NOTIFICATION</h1>		Case no: Z090-239
	<p>300' AREA OF NOTIFICATION</p> <p>35 NUMBER OF PROPERTY OWNERS NOTIFIED</p>		Date: 3/22/2012

Notification List of Property Owners

Z090-239

35 *Property Owners Notified*

Label #	Address	Owner
1	1 STILLWELL BLVD	FONSECA GUILLERMO & TORRES FONSECA ELVA
2	2 STILLWELL BLVD	FONSECA GUILLERMO & ELVA J
3	13 LOOP 12	FONSECA ELVA J TORRES
4	115 SMITH ST	VARELA DAVID
5	100 SMITH ST	WHITE BILLY W
6	110 SMITH ST	BRANNEN CORINE % R A WALKER EXEC
7	120 SMITH ST	THORNTON TOM
8	140 SMITH ST	FEARS CATHEY ET AL
9	150 SMITH ST	THORNTON TOM
10	300 STILLWELL BLVD	FEARLESS INVESTMENTS REALTY LTD
11	6 STILLWELL BLVD	TURRIS DEVELOPMENT
12	312 STILLWELL BLVD	VASQUEZ HUMBERTO
13	14 LOOP 12	DCRT REVENUE & TAXATION
14	15 LOOP 12	VAZQUEZ HUMBERTO & IRMA
15	15 LOOP 12	LUNA ALFONSO G JR
16	210 ARMY AVE	HERNANDEZ MANUEL & BETTY ESTATE OF
17	210 ARMY AVE	HERNANDEZ MANUEL V
18	206 ARMY AVE	RAMIREZ JUANA MARIA
19	204 ARMY AVE	PAULGARIN ANTONIO
20	112 ARMY AVE	HULLEN GARY MICHAEL
21	110 ARMY AVE	ENSERCH CORP % ATMOS ENERGY / PPTY TAX
22	5902 MARINE WAY	ANZURES CECILIO
23	207 STILLWELL BLVD	MARTINEZ LUCIANO & VIRGINIA
24	209 STILLWELL BLVD	GARCIA ENRIQUE & ROSA ELENA CUELLAR
25	5915 RADAR WAY	MALDONADO RUBEN & MARIA
26	306 ARMY AVE	SANCHEZ SOSTENES

3/22/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	305 STILLWELL BLVD	GARCIA JOSE C
28	311 STILLWELL BLVD	LEON ROSA ELVA
29	311 STILLWELL BLVD	LEON ROSA ELVA
30	8 STILLWELL BLVD	SPARKS FELIX EARL & CARLA L
31	136 ARMY AVE	LIGHTHOUSE GOSPEL CENTER CHURCH
32	212 ARMY AVE	ARRAS ANNALISA N &
33	203 STILLWELL BLVD	MUNIZ PABLO & MARIA DEL ROSARIO
34	213 STILLWELL BLVD	MALDONADO LINDA G
35	211 STILLWELL BLVD	CASTRO BLANCA

FILE NUMBER: Z112-191(MW)

DATE FILED: February 17, 2011

LOCATION: South side of West Clarendon Drive, west of Hampton Road

COUNCIL DISTRICT: 1

MAPSCO: 53-M

SIZE OF REQUEST: ±0.32 acre

CENSUS TRACT: 53

REPRESENTATIVE: Tailim Song Law Firm

APPLICANT: Woo J. Seo, President, CSS Creative Enterprises, LLC
(Sole shareholder/principal/officer)

OWNER: CSS Creative Enterprise, LLC

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

SUMMARY: The applicant intends to convert an existing carwash into a drive-through convenience store.

STAFF RECOMMENDATION: Denial

BACKGROUND INFORMATION:

- The ±0.32-acre request site is developed with a vacant car wash. The applicant intends to convert the carwash into a convenience store with one drive-through lane. No expansion of the existing floor area is proposed by this application.
- The proposed hours of operation for the drive-through convenience store are 8:00 am to 12:00 am (the next day), Monday through Sunday.
- The request site is surrounded by single family residential to the north; retail to the east; single family residential to the south and retail (nonconforming) and single residential to the west.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
West Clarendon Drive	Collector	60 feet

Land Use:

	Zoning	Land Use
Site	CR	Vacant carwash
North	R-7.5(A)	Single family
East	CR	Retail
South	MF-2(A)	Single family
West	R-7.5(A)	Retail; single family

STAFF ANALYSIS:

Area Plans:

The request site is within the Southwest Dallas Land Use Study Phase II, adopted by the City Council on July 27, 1988. The land use map included in the study identifies the site as within a residential area and proposes no changes.

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. 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.

The request site is located near an intersection and is zoned for nonresidential uses. A convenience store is allowed by right and compatibility with residential uses could be addressed through site design. However, staff is concerned with the additional vehicular traffic this auto-oriented use could introduce into the adjacent residential neighborhood.

Furthermore, the applicant’s request is not consistent with the following goals and policies of the Comprehensive Plan:

NEIGHBORHOOD ELEMENT

7.1: PROMOTE VIBRANT AND VIABLE NEIGHBORHOODS

7.1.2: Promote neighborhood-development compatibility.

The proposed auto-oriented use is not considered compatible with the adjacent residential development.

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

Land Use Compatibility:

The ±0.32-acre request site is developed with a vacant car wash. The applicant intends to convert the carwash into a convenience store with one drive-through lane. No expansion of the existing floor area is proposed by this application. The proposed hours of operation for the drive-through convenience store are 8:00 am to 12:00 am (midnight), Monday through Sunday.

The request site is surrounded by single family residential to the north; retail to the east; single family residential to the south and retail (nonconforming) and single residential 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.

While staff encourages the adaptive reuse of buildings, the proposed auto-oriented use is incompatible with the existing development pattern, as well as with the potential for redevelopment in this area. Therefore, staff does not support this request.

Traffic:

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

Parking:

Pursuant to the Dallas Development Code, a drive-through convenience store requires one (1) space per 200 square feet of floor area. Therefore, the proposed ±1,050-square foot convenience store with drive-through requires five (5) spaces. As depicted on the proposed site plan, eight (8) spaces will be provided.

A convenience store with drive-through service requires a minimum of two (2) off-street stacking spaces, which can be accommodated onsite.

Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code. It is noted that the entire site is currently paved.

Proposed Conditions:

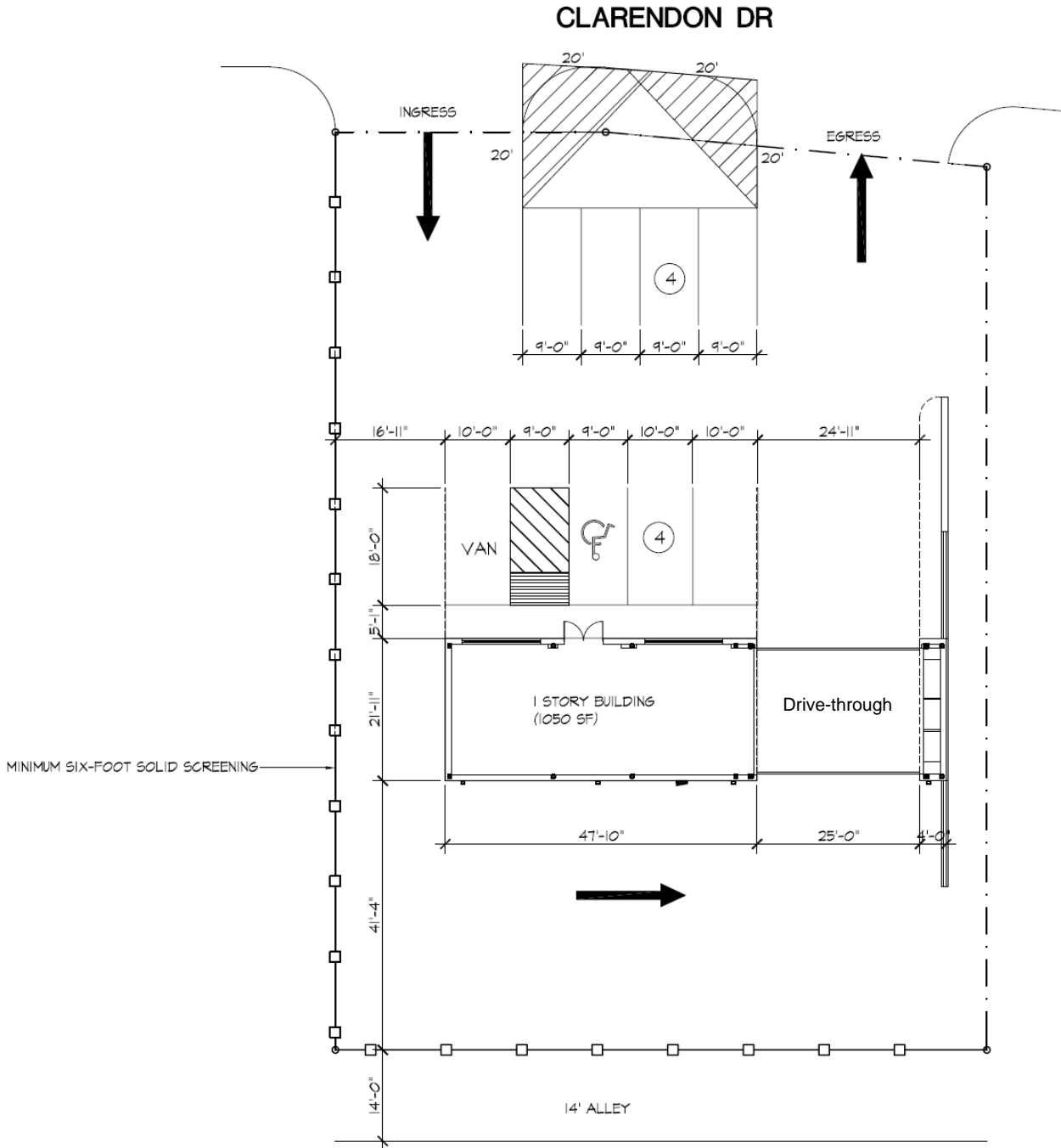
Staff does not support the request. However, staff has worked with the applicant to provide conditions for the City Plan Commission's consideration in the event that the Commission opts not to follow staff's recommendation.

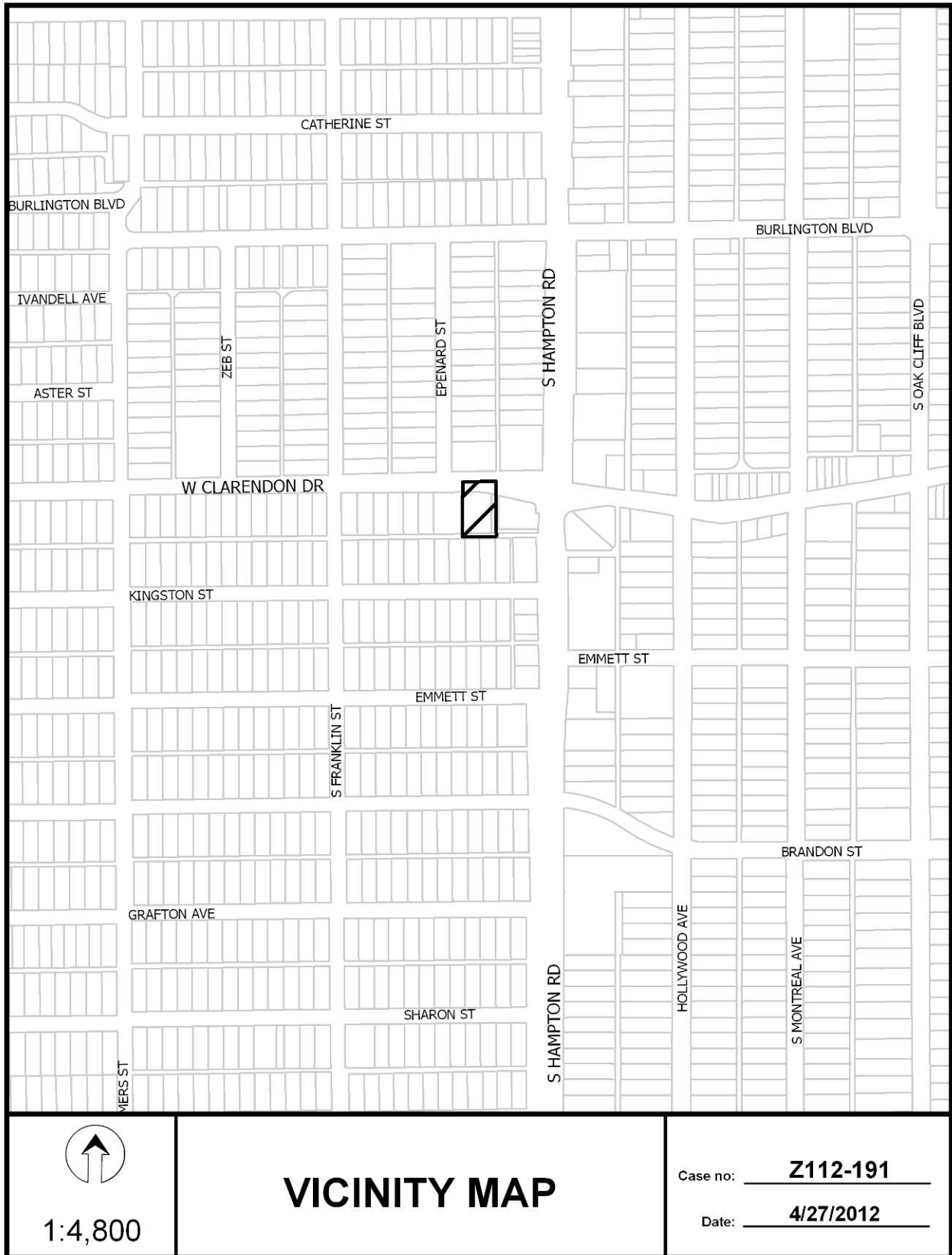
Z112-191
Applicant's Proposed SUP Conditions

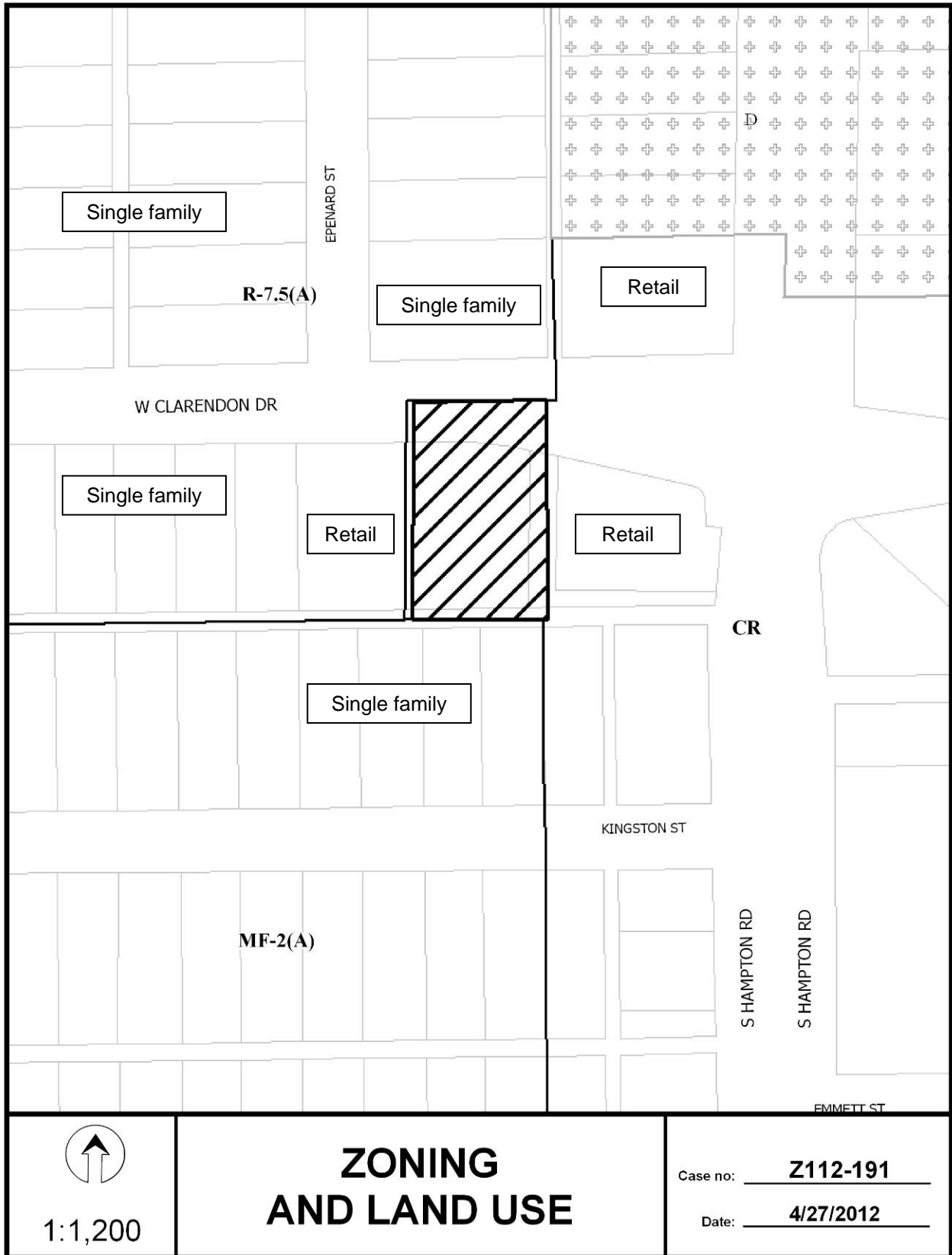
Note: While staff does not support the request, conditions, which have been reviewed by the City Attorney's Office, are provided for the Commission's consideration.

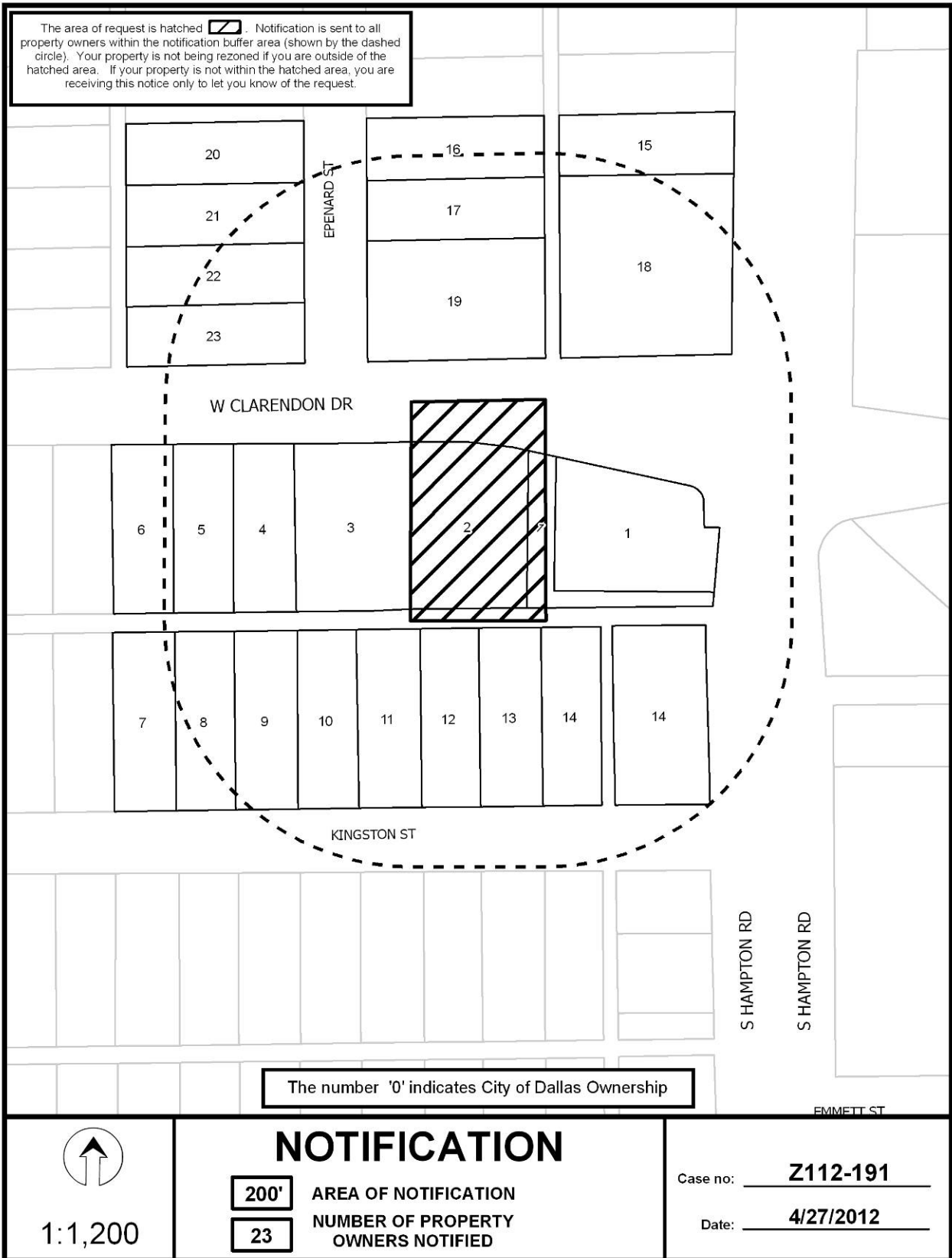
1. USE: The only use authorized by this specific use permit is a convenience store with drive-through.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit automatically terminates on_____.
4. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
5. HOURS OF OPERATION: The convenience store with drive-through may only operate between 8:00 a.m. and 12:00 a.m. (the next day), Monday through Sunday.
7. PARKING: Parking must be located as shown on the attached site plan.
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









4/27/2012

Notification List of Property Owners***Z112-191******23 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2418 CLARENDON DR	MIDWAY AUTO SUPPLY INC
2	2418 CLARENDON DR	HUSSAIN FAREED & UZAIR
3	2422 CLARENDON DR	915 & 917 LLC
4	2430 CLARENDON DR	SORIA MANUAL
5	2434 CLARENDON DR	GUTIERREZ JULIA V
6	2438 CLARENDON DR	ZUNIGA DAVID
7	2439 KINGSTON ST	HARRIS JOSH & AMBER L
8	2435 KINGSTON ST	BARRERA NIEVES & PAULA
9	2431 KINGSTON ST	DELATORRE BONIFIACIO & MARIA M
10	2427 KINGSTON ST	CHAVEZ MARIA ISABEL &
11	2423 KINGSTON ST	BONILLA LUIS & REBECCA GAITAN
12	2419 KINGSTON ST	MANRIQUEZ ABIMELEC & MONICA PANIAGUA
13	2415 KINGSTON ST	CASTILLO FIDEL & MARIA
14	2411 KINGSTON ST	MEYER WILLIAM E PROP LLC
15	1011 HAMPTON RD	AMADOR JOE A & HELEN R
16	1010 EPENARD ST	FLORES JOANN
17	1014 EPENARD ST	LOPEZ FRANKIE J T
18	1023 HAMPTON RD	KING KASH INVESTORS 1996 LIMITED
19	1022 EPENARD ST	ROJAS MANUEL
20	1011 EPENARD ST	PONCE ARTURO D & MARGARITA L
21	1015 EPENARD ST	YESCAS LEONARDO
22	1019 EPENARD ST	FAUBION PAUL W
23	1023 EPENARD ST	DORANTES JUAN L

FILE NUMBER: Z112-206 (JH)

DATE FILED: March 23, 2012

LOCATION: Southwest corner of Elm Street and N. Crowdus Street

COUNCIL DISTRICT: 2

MAPSCO: 45-M

SIZE OF REQUEST: Approx. 0.11 acres

CENSUS TRACT: 204.00

REPRESENTATIVE: Chuck Hixson

OWNER: Westdale Properties America I, Ltd.

REQUEST: An application for a Specific Use Permit for a bar, lounge, or tavern and commercial amusement (inside) for a dance hall use on property zoned Planned Development District No. 269 Tract A.

SUMMARY: The applicant proposes to operate a bar and dance hall

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

BACKGROUND INFORMATION:

- The request site is currently developed with a commercial building that last operated as a bar, lounge, or tavern by SUP No. 1697, which was approved on January 8, 2008 and expired January 9, 2011.
- The applicant proposes to use the existing building for a bar and dance hall with a maximum dance floor of 120 square feet.

Zoning History:

<u>File No.</u>	<u>Request, Disposition, and Date</u>
1. Z067-233	On August 8, 2007, the City Council approved a Specific Use Permit for a bar, lounge or tavern for a one-year time period.
2. Z067-289	On October 24, 2007, the City Council approved a Specific Use Permit for a bar, lounge or tavern for an 18-month time period.
3. Z056-271	On January 10, 2007, the City Council approved a Specific Use Permit for a Tattoo Studio and Body Piercing Studio for a five-year time period with eligibility for automatic renewal for additional five-year periods.
4. Z101-219	On January 8, 2011, the City Council approved a Specific Use Permit for a bar, lounge or tavern for a two-year time period.
5. Z067-347	On December 12, 2007, the City Council approved a Specific Use Permit for a bar, lounge or tavern and an Inside commercial amusement limited to a live music venue for a five-year time period.
6. Z078-122	On Wednesday, March 26, 2008 approved a Specific Use Permit for a Tattoo Studio and Body Piercing Studio.
7. Z101-187	On May 23, 2011, the City Council approved the renewal of Specific Use Permit No. 1757 for a bar, lounge or tavern for a three-year time period.
8. Z089-273	On December 9, 2009, the City Council approved a Specific Use Permit for a bar, lounge, or tavern and Inside commercial amusement for a Class A Dance hall for a two-year period.
9. Z101-347	On December 14, 2011, the City Council approved a Specific Use Permit for a bar, lounge, or tavern for a three-year period time period.
10. BDA112-019	On February 21, 2012, the Board of Adjustment denied a special exception of 21% to the parking regulations for a public or private school.

- 11. Z090-213 On October 24, 2007, the City Council approved SUP No. 1686 for a tattoo or body piercing studio for a three-year period with eligibility for automatic renewal for additional three-year periods.
- 12. Z101-344 On November 7, 2011, the City Council approved an SUP for a bar, lounge or tavern for a two-year period.
- 13. Z090-144 On June 23, 2010, the City Council approved an amendment to and renewal of Specific Use Permit No. 1700 for a Bar, lounge or tavern and an Inside commercial amusement limited to a Class A dance hall for a two-year period.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Elm Street	Local	70 ft.
Crowdus Street	Local	50 ft.

STAFF ANALYSIS:

Comprehensive Plan:

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

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

Land Use Compatibility:

The approximately 5,000 square foot request site is zoned Planned Development District No. 269 Tract A and is currently developed with a commercial building. The building has been vacant since February 2012. The applicant is proposing to operate a bar and dance hall on the property, which requires a Specific Use Permit by the existing zoning. The building has an approximately 2,300 square foot roof deck and approximately 96 square feet of floor area for a bar and stairwell.

The site is surrounded by a mix of retail/restaurant uses that are served by various surface parking lots and metered spaces along Elm Street.

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

The use is surrounded by other retail uses and various surface parking lots. The site is in close proximity to the DART Green Line. As noted below, there has been minimal reported police activity at this location for the past five years. As a result of this analysis, staff has determined the request complies with the general provisions for consideration of an SUP. Staff is recommending a one year period because the applicant does not have a proposed tenant for the request site. The applicant is requesting a three-year period.

Traffic:

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

Off-Street Parking:

The proposed bar and dance hall will require 19 off-street parking spaces. This minimum requirement is calculated with the discount for original buildings in PD 269 (first 2,500 square feet of an original building does not require parking for certain land uses), a 10% reduction for proximity to DART, and 6 on-street parking spaces adjacent to this property. The applicant must meet the minimum requirement by a remote parking agreement or as permitted in PD 269, which allows for payment into a fund in lieu of providing parking spaces or an agreement.

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

Police Report:

The following police report shows activity at the request site for the past five years.

Dallas Police Department Reports

Public Offense Search Results

	SERVICE #	OFFENSE DATE	TYPE	COMPLAINANT	ADDRESS	BEAT	REPORTING AREA
1	0003285-W	01/04/2009	ASSAULT	CLEPPER,DANIEL	02724 ELMST	135	2066
2	0013444-Z	01/16/2012	THEFT	REYES,RUBEN	02724 ELMST	153	2066

List of Partners/Principals/Officers

Westdale Properties America I, Ltd., a Texas limited partnership

Officers of Westdale Properties America I, Ltd.
Joseph G. Beard, President
Ken Carlson, Vice President

Westdale Properties America, Inc., a Texas corporation, Limited Partner

Officers of Westdale Properties America, Inc.
Joseph G. Beard, President
Ken Carlson, Vice President

JGB Ventures, Inc., a Texas corporation, General Partner

Officers of JGB Ventures, Inc.
Joseph G. Beard, President
Ken Carlson, Vice President

Proposed SUP Conditions

1. USE: The only uses authorized by this specific use permit are an alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial amusement (inside) limited to a Class A dance hall.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

Staff recommended:

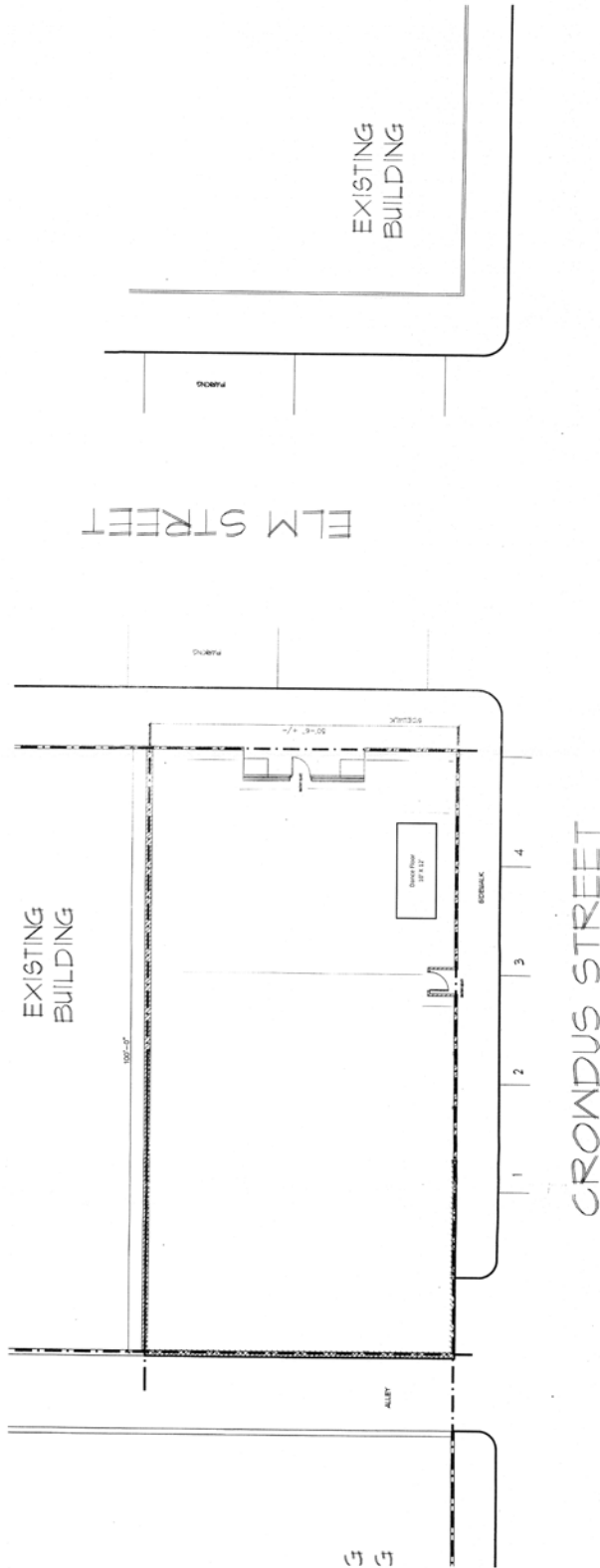
- | |
|--|
| 3. <u>TIME LIMIT:</u> This specific use permit automatically terminates on (one year). |
|--|

Applicant proposed:

- | |
|---|
| 3. <u>TIME LIMIT:</u> This specific use permit automatically terminates on (three years). |
|---|

4. FLOOR AREA:
 - a. Maximum floor area for a bar, lounge or tavern and a dance hall is 4,792 square feet in the location as shown on the attached site plan.
 - b. Maximum floor area for a dance floor is 120 square feet.
 - c. The maximum area for the uncovered rooftop patio is 2,400 square feet.
5. HOURS OF OPERATION: The bar, lounge or tavern and dance hall may only operate between 6:00 a.m. and 2:00 a.m. (the next day), Monday through Sunday.
6. PARKING: Parking must be provided in accordance with the requirements of Planned Development District No. 269, the Deep Ellum/Near East Side District. Delta credits, as defined in Section 51A-4.704(b)(4)(A), may not be used to meet the off-street parking requirement.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN



SQUARE FOOTAGE SUMMARY

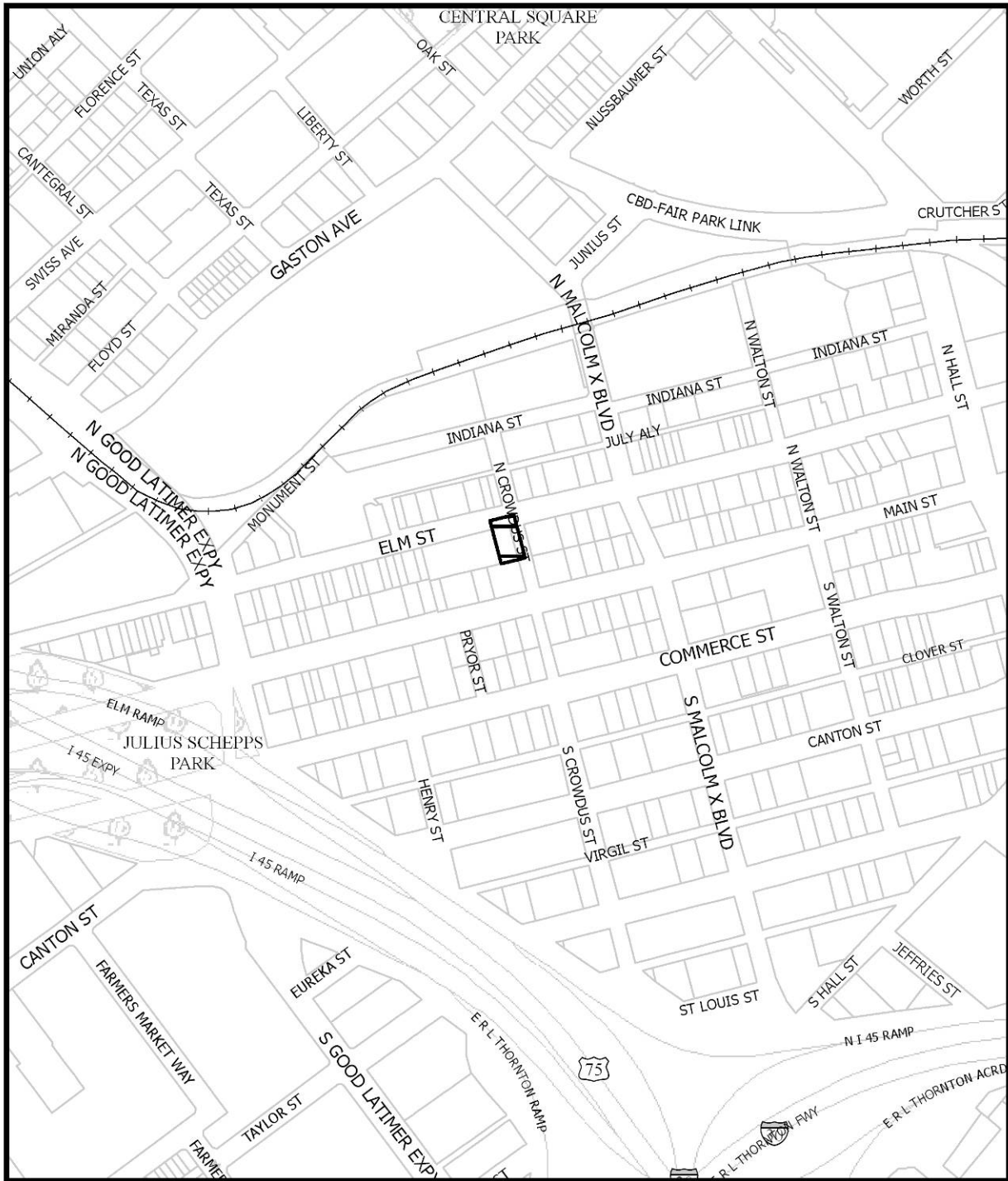
LOT AREA	5,000 SF
TOTAL BUILDING FLOOR AREA, INCLUDING 2ND FLOOR	4,792 SF
TOTAL AREA OF UNCOVERED ROOF TOP PATIO	2,304 SF
PARKING REQUIRED: 19	
INCLUDES PD 269 ORIGINAL BUILDING CREDIT, DART REDUCTION, AND 6 ON-STREET PARKING CREDIT	

ALL OTHER REQUIRED PARKING TO BE PROVIDED ON REMOTE PARKING LOT

03 SUP Site Plan
1/8" = 1'-0"



01 Vicinity Map
1/8" = 1'-0"

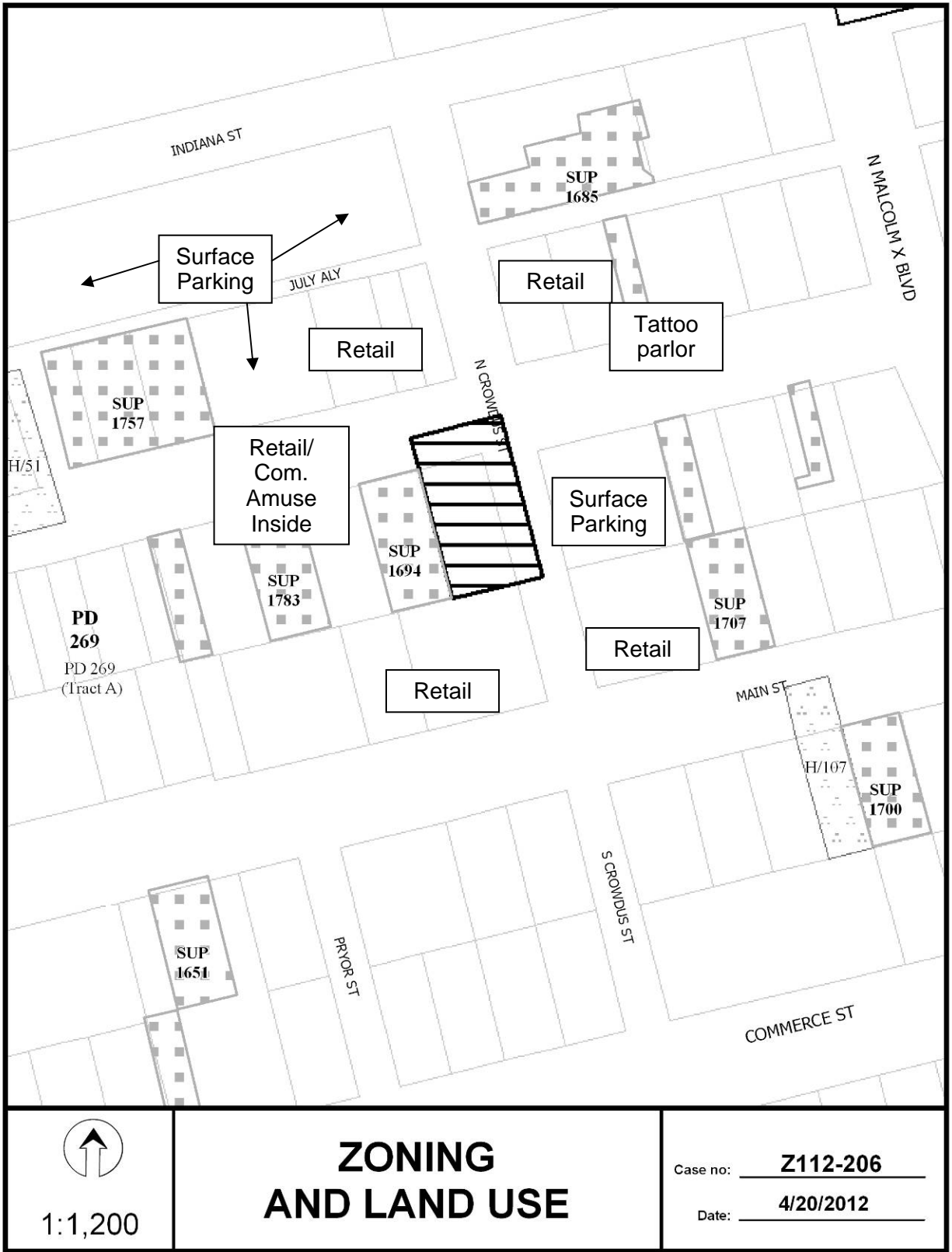


1:4,800

VICINITY MAP

Case no: Z112-206

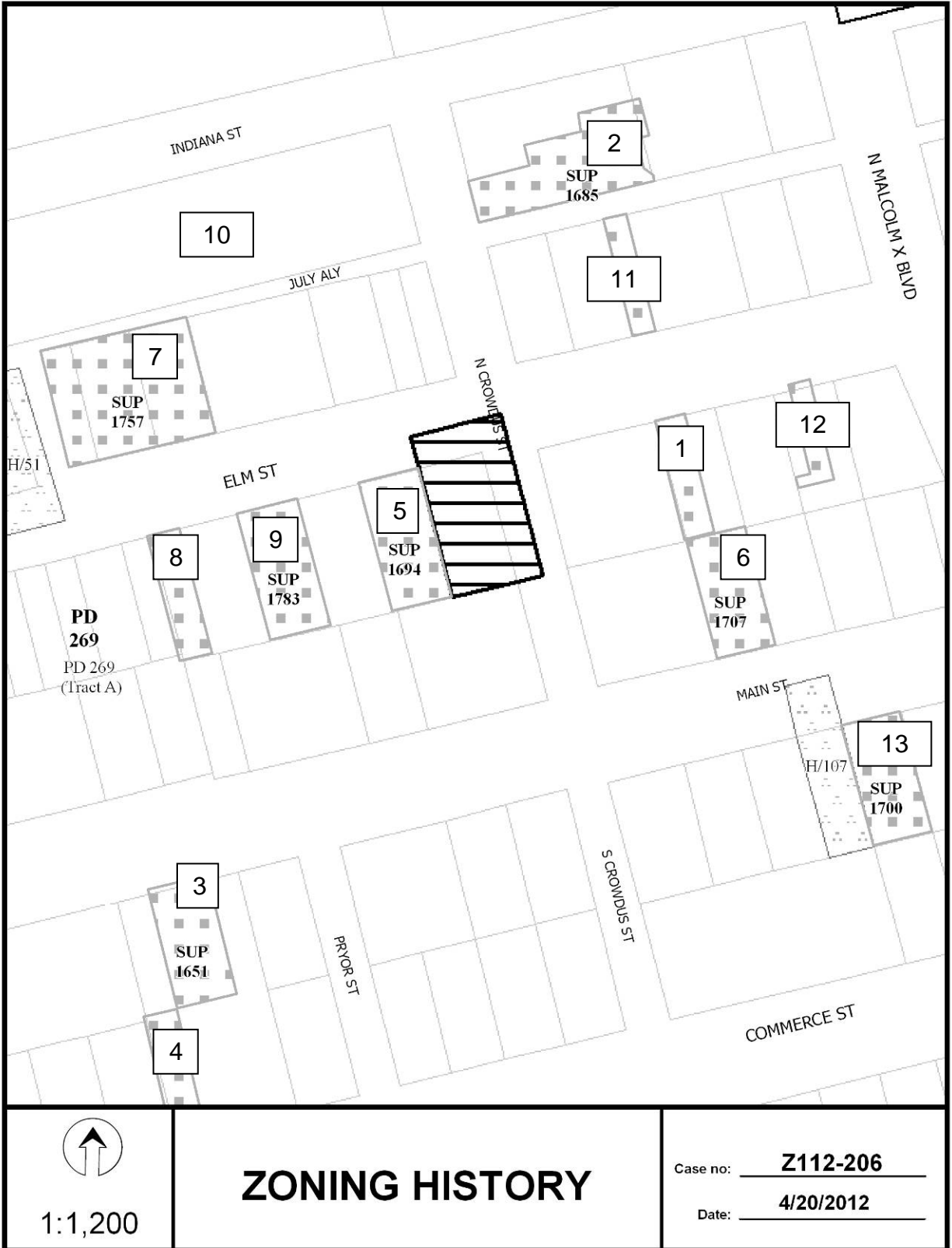
Date: 4/20/2012



1:1,200

ZONING AND LAND USE

Case no: Z112-206
Date: 4/20/2012

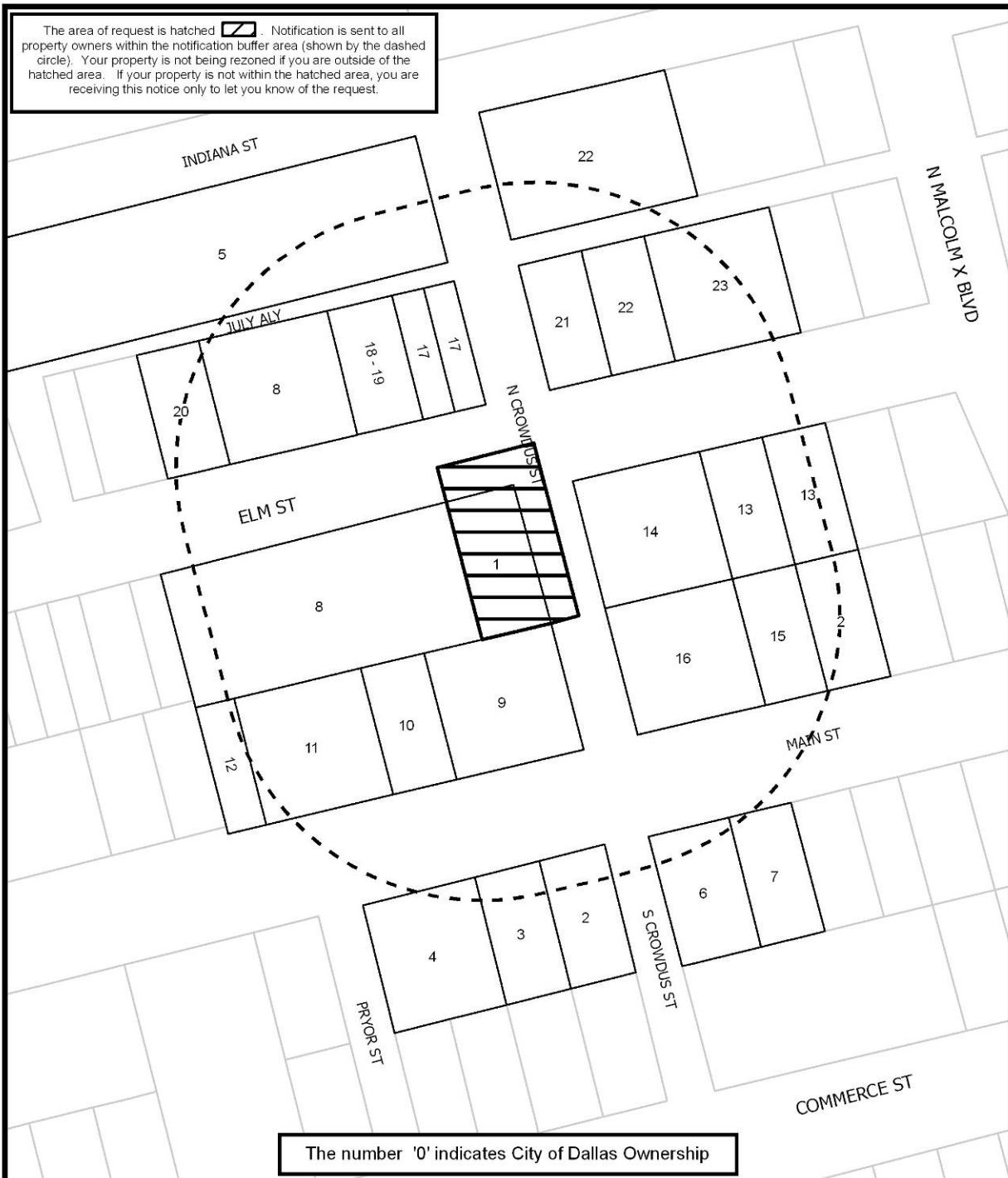


1:1,200

ZONING HISTORY

Case no: Z112-206

Date: 4/20/2012



 1:1,200	<h2>NOTIFICATION</h2>	Case no: Z112-206
	200' AREA OF NOTIFICATION 23 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 4/20/2012

Notification List of Property Owners

Z112-206

23 Property Owners Notified

Label #	Address	Owner
1	2724 ELM ST	WESTDALE PROPERTIES AMERICA I LTD
2	2712 MAIN ST	CASS DON E TR STE B
3	2708 MAIN ST	LAMBETH WILLIAM V & FRANCES B
4	2702 MAIN ST	JERNIGAN REALTY PTNR LP
5	2625 ELM ST	HRT PROPERTIES OF TX LTD
6	2800 MAIN ST	CONGRESS STREET NIGHTS INC
7	2806 MAIN ST	GORDON NORMAN & ANDREA
8	2720 ELM ST	ELM STREET REALTY LTD
9	2715 MAIN ST	MAIN PROPERTIES LLC
10	2707 MAIN ST	DEALEY CHRISTOPHER C
11	2701 MAIN ST	JERNIGAN AL INV INC
12	2653 MAIN ST	PETERS WILSON G APT A
13	2816 ELM ST	BLANTON DONNY G
14	2806 ELM ST	DEEP ELM I LTD % DON E CASS
15	2809 MAIN ST	BLANTON DON G
16	2803 MAIN ST	DEEP ELM JV 1 % DON E CASS
17	2723 ELM ST	2723 ELM STREET JV ATTN JOHN BROUDE
18	2717 ELM ST	WESTDALE PPTIES AMERICA LTD
19	2717 ELM ST	DANIELL JAMES PARKER
20	2707 ELM ST	BELMOR CORP % CARL SKIBELL
21	2801 ELM ST	MAGERS SCOTT E & DOUGLAS E ALDRIDGE
22	2810 INDIANA BLVD	BLANTON DON
23	2811 ELM ST	MCCORMICK ARTHUR SR LFEST REM: A

MCCORMI

FILE NUMBER: Z112-114(RB)

DATE FILED: October 12, 2011

LOCATION: Southwest Line of C. F. Hawn Freeway, Southeast of Big Oaks Drive

COUNCIL DISTRICT: 8

MAPSCO: 58 Z

SIZE OF REQUEST: Approx. 1.77 Acres

CENSUS TRACT: 116.02

APPLICANT/OWNER: Reeves Group, LTD-George M. Reeves, President and Treasurer, and George M. Reeves III, Vice President and Secretary.

REPRESENTATIVE: Santos Martinez

REQUEST: An application for the creation of a new Subdistrict (Subdistrict 2A) on property within the Subdistrict 2 portion of Planned Development District No. 534, the C. F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay, and a Specific Use Permit for an Office/showroom warehouse use.

SUMMARY: The applicant is proposing to continue operation of a multi-tenant development with certain uses allowed by right as well as consideration of a specific use permit for an office/showroom warehouse use.

STAFF RECOMMENDATION: Approval of a new Subdistrict 2A, subject to conditions, and approval of a Specific Use Permit for an Office/showroom warehouse for a fifteen-year period with eligibility for automatic renewal for additional fifteen-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The request site’s improvements are oriented to the C. F. Hawn Freeway frontage and consists of two linear multi-tenant structures (34,250 square feet) and surface parking areas.
- PDD No. 534 was approved by the City Council on August 25, 1999. Subdistrict 2, designated as a ‘Commercial and Retail Subdistrict’, requires an SUP for an office/showroom warehouse use.
- The applicant is requesting the creation of a new Subdistrict (Subdistrict 2A) to provide for all uses permitted in Subdistrict 2 with consideration of certain uses permitted by right, in lieu of by specific use permit.

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

Thoroughfare

Designation; Existing & Proposed ROW

C. F. Hawn Freeway

Freeway; Variable ROW

STAFF ANALYSIS:

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

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

Area Plans:

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

Land Use Compatibility:

The request site’s improvements are oriented to the C. F. Hawn Freeway frontage and consists of two linear multi-tenant structures (34,250 square feet) and surface parking areas. The site was developed in 1985. The applicant is proposing to continue operation of a multi-tenant development with certain uses allowed by right as well as consideration of a specific use permit for an office/showroom warehouse use.

The predominate land use in the immediate area consists of auto related uses and commercial/industrial uses along both lines of C. F. Hawn Freeway. Residential uses (single family and manufactured housing structures) are found on properties to the south/southwest.

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

The applicant has worked with staff to ensure all provisions of the requested new Subdistrict are consistent with those currently required, as well as discussing certain requirements for the requested SUP for office/showroom warehouse uses. Staff’s recommended conditions for an SUP for office/showroom warehouse will ensure compatibility with surrounding development, while being sensitive to the site’s residential adjacency as noted in this section. This will include landscaping along the C. F. Hawn

Freeway frontage, which has historically been recommended by staff, even when landscaping has not been required, in an attempt to soften the presence of commercial uses fronting the corridor.

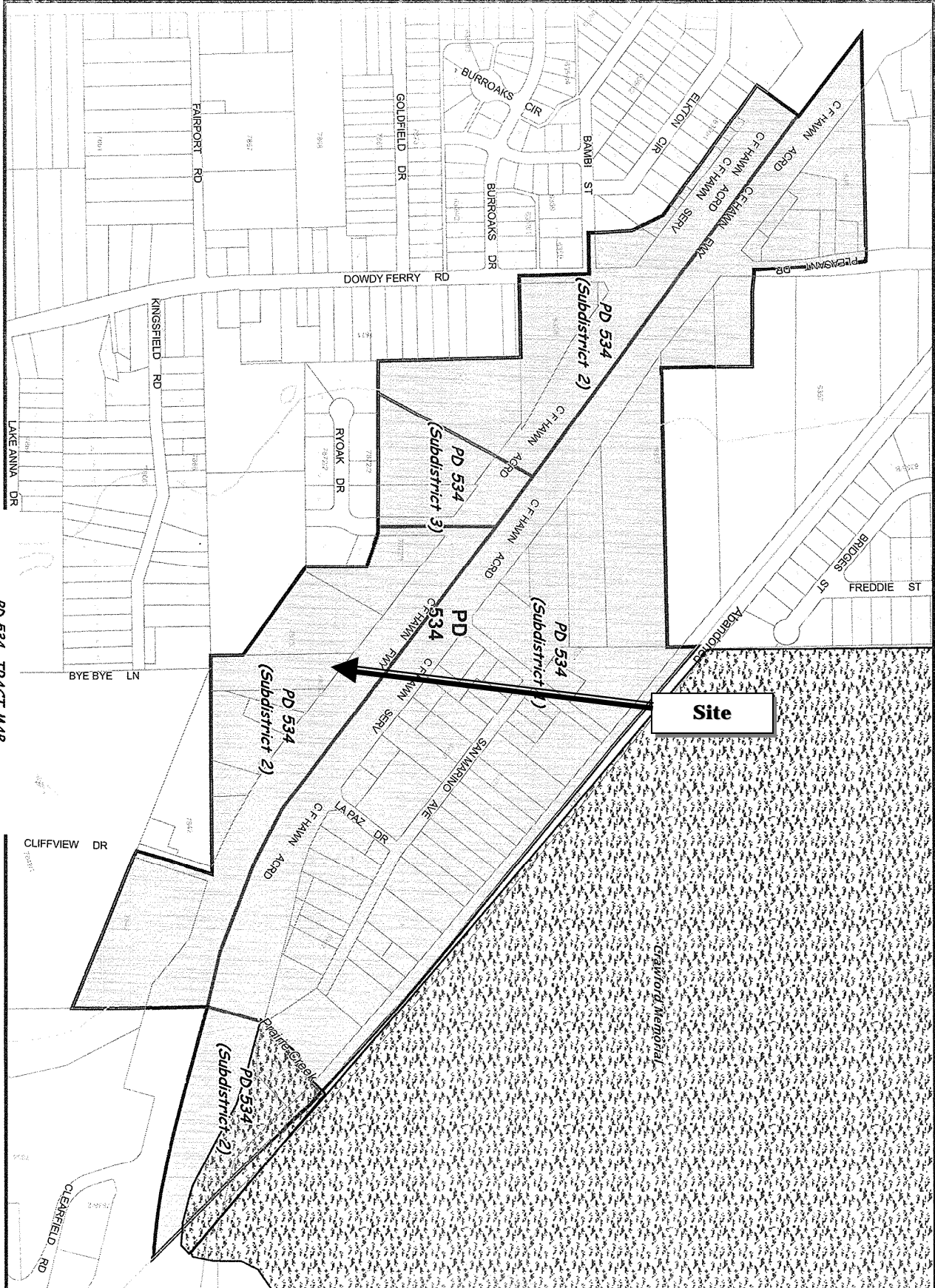
With respect to the applicant's request to permit certain uses by right, it should be noted this is somewhat speculative in that the development is partially occupied, thus this portion of the request would provide an easy means of marketing the vacant space (i.e., no zoning process to consider an SUP for these respective uses). Staff understands there are currently certain uses allowed by right that when compared to the applicant's requested uses by right in lieu of an existing SUP requirement might not appear to follow general land use principals. At this point, staff has accepted the premise that certain requested uses can be considered by right, while retaining the SUP zoning process for those uses that generally could be problematic for adjacent uses. Lastly, since the internal area between both structures is visible, the applicant has agreed to prohibit outside overnight storage of vehicles within 200 feet of the property line for the auto service use (currently requires an SUP but staff support for the use by right, subject to this provision).

In summary, staff supports the applicant's request to create a new Subdistrict 2A, subject to attached recommended amending conditions, and approval of the requested SUP for an office showroom/warehouse use, subject to the attached site plan and conditions.

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

Landscaping: PDD No. 534 requires specific landscape regulations that address parkway, site area and front yard strip landscaping areas in conjunction with new development. While the request will not trigger landscape requirements, it has been staff's vision to ensure the C. F. Hawn Freeway fronting parcels are sensitive to the environmental and visual benefits of a commitment to landscaping. In that light, staff is recommending compliance with the Parkway Landscaping and Front Yard Strip Landscaping requirements within 90 days after passage of the ordinance granting the SUP.

Matched to ParcelID lines
1:6,000



PD 534 TRACT MAP
Contains 3 Subdistricts: 1, 2, 3
Subdistrict 2 contains 3 non-contiguous parts

ORDINANCES: 223987, 25164-COD

Printed Date: 9/12/2011

Existing Subdistrict Map

APPLICANT REQUESTED/STAFF RECOMMENDED AMENDING CONDITIONS
PD 534
C.F. Hawn Special Purpose District No. 2

SEC. 51P-534.101. LEGISLATIVE HISTORY.

PD 534 was established by Ordinance No. 23987, passed by the Dallas City Council on August 25, 1999. Ordinance No. 23987 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 23987; 25164)

SEC. 51P-534.102. PROPERTY LOCATION AND SIZE.

PD 534 is established on property generally located on both sides of C.F. Hawn Freeway (U.S. Highway 175) between Buckner Boulevard and the T. & N. O. Railroad. The size of PD 534 is approximately 117.00 acres. (Ord. Nos. 23987; 25164)

SEC. 51P-534.103. DEFINITIONS.

Unless otherwise stated, the definitions in Chapter 51A apply to this article. In this article:

- (1) FULL CUT-OFF LIGHT FIXTURE means a light fixture that does not emit light above the fixture's horizontal angle. Full cut-off fixtures direct light down to the ground.
- (2) PARKWAY means that portion of the street right-of-way located between the street curb and the front lot line.
- (3) SUBDISTRICT means one of the subdistricts referred to in Section 51P-534.106 of this article.
- (4) THIS DISTRICT means the entire planned development district created by Ordinance No. 23987. (Ord. Nos. 23987; 25164)

SEC. 51P-534.104. INTERPRETATIONS.

- (a) Unless otherwise stated, all code references are to CHAPTER 51A.
- (b) The provisions of Section 51A-4.702, "Planned Development (PD) District Regulations," relating to site plans, conceptual plans, and development plans do not apply to this district.
- (c) Section 51A-2.101, "Interpretations," applies to this article.
- (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.
 - (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. ("DIR" means "development impact review." For more information regarding development impact review generally, see Division 51A-4.800.)

(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, 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.)

(e) This district is considered to be a nonresidential zoning district. (Ord. Nos. 23987; 25164)

SEC. 51P-534.105. ZONING CLASSIFICATION CHANGE AND DISTRICT IDENTIFICATION.

Chapter 51A is amended by changing the zoning classification on the property described in Exhibit A of Ordinance No. 23987 to Planned Development District No. 534, to be known as the C.F. Hawn Special Purpose District No. 2. (Ord. Nos. 23987; 25164)

SEC. 51P-534.106. CREATION OF SEPARATE SUBDISTRICTS.

This district is divided into ~~four~~ three subdistricts: Subdistricts 1, 2, 2A, and 3. The boundaries of all subdistricts are verbally described in Exhibit 534A. A map showing the boundaries of the various subdistricts is labelled Exhibit 534B. In the event of a conflict, the verbal descriptions in Exhibit A of Ordinance No. 23987 and Exhibit 534A control over the graphic description in Exhibit 534B. (Ord. Nos. 23987; 25164)

SEC. 51P-534.107. MAIN USES PERMITTED.

(a) Subdistricts 1 and 3 (Light Industrial Subdistricts).

(1) Agricultural uses.

-- None permitted.

(2) Commercial and business service uses.

-- Building repair and maintenance shop. *[SUP]*

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

-- Catering service.

-- Commercial cleaning or laundry plant. *[RAR]*

-- Custom business services.

-- Custom woodworking, furniture construction, or repair.

-- Electronics service center.

-- Job or lithographic printing. *[RAR]*

-- Labor hall. *[By right when located at least 1000 feet from all conforming residential uses and 500 feet from all “public school” uses; otherwise, by SUP.]*

-- Machine or welding shop. *[SUP]*

-- Machinery, heavy equipment, or truck sales and services. *[SUP]*

-- Medical or scientific laboratory. *[SUP]*

-- Technical school.

-- Tool or equipment rental. *[SUP]*

-- Vehicle or engine repair or maintenance. *[SUP]*

(3) Industrial uses.

-- Industrial (inside).

-- Industrial (inside) for light manufacturing.

-- Industrial (outside). *[By SUP if “potentially incompatible” (See Subsection (a) of Section 51A-4.203); otherwise, by right with RAR required.]*

-- Metal salvage facility. *[SUP]*

-- Outside salvage or reclamation. *[SUP]*

(4) Institutional and community service uses.

- Adult day care facility.
 - Child-care facility.
 - Church.
 - College, university, or seminary.
 - Community service center. *[SUP]*
 - Hospital. *[SUP]*
 - Public or private school. *[SUP]*
- (5) Lodging uses.
- Hotel or motel. *[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.
 - Financial institution with drive-in window. *[RAR]*
 - Medical clinic or ambulatory surgical center. *[SUP]*
 - Office.
- (8) Recreation uses.
- Country club with private membership.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.
- (9) Residential uses.
- None permitted.
- (10) Retail and personal service uses.
- Auto service center. *[SUP]*
 - Car wash. *[RAR]*
 - Commercial amusement (inside). *[SUP]*
 - Commercial parking lot or garage. *[RAR]*
 - Drive-in theater. *[SUP]*
 - Dry cleaning or laundry store.
 - Furniture store. *[SUP]*
 - General merchandise or food store 3,500 square feet or less.
 - Home improvement center, lumber, brick, or building materials sales yard. *[RAR]*
 - Household equipment and appliance repair.
 - Motor vehicle fueling station.
 - Personal service uses.
 - Restaurant without drive-in or drive-through service.
 - Restaurant with drive-in or drive-through service. *[DIR]*
 - Temporary retail use.
 - Theater.
 - Vehicle display, sales, and service. *[SUP]*
- (11) Transportation uses.
- Commercial bus station and terminal. *[RAR]*

- Heliport. [SUP]
- Helistop. [SUP]
- Transit passenger shelter.
- Transit passenger station or transfer center. [By SUP or city council resolution. See Section 51A-4.211(10)(E).]

(12) Utility and public service uses.

- Commercial radio and television transmitting station.
- Electrical generating plant. [SUP]
- 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]
- Water treatment plant. [RAR]

(13) Wholesale, distribution, and storage uses.

- Contractor's maintenance yard. [SUP]
- Mini-warehouse. [SUP]
- Office showroom/warehouse. [SUP]
- Trade center.
- Vehicle storage lot. [SUP]
- Warehouse. [RAR]

(b) Subdistricts 2 and 2A (Commercial and Retail Subdistrict).

(1) Agricultural uses.

- None permitted.

(2) Commercial and business service uses.

- Building repair and maintenance shop. [SUP in Subdistrict 2]
- Bus or rail transit vehicle maintenance or storage facility. [RAR]
- Catering service.
- Commercial cleaning or laundry plant. [RAR]
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing.
- Labor hall. [SUP]
- Machine or welding shop. [SUP]

Applicant requested:

- | |
|--|
| -- Machinery, heavy equipment, or truck sales and services. [SUP in Subdistrict 2] |
|--|

Staff recommended:

- | |
|---|
| -- Machinery, heavy equipment, or truck sales and services. [SUP] |
|---|

- Medical or scientific laboratory. [SUP]
- Technical school.

Applicant requested:

-- Tool or equipment rental. *[SUP in Subdistrict 2]*

Staff recommended:

-- Tool or equipment rental. *[SUP]*

-- Vehicle or engine repair or maintenance.

(3) Industrial uses.

-- Industrial (inside) light manufacturing.

(4) Institutional and community service uses.

- Adult day care facility.
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center. *[SUP]*
- Hospital. *[SUP]*
- Library, art gallery, or museum.
- Public or private school.

(5) Lodging uses.

-- Hotel or motel. *[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.
- Financial institution with drive-in window. *[DIR]*
- Medical clinic or ambulatory surgical center. *[SUP]*
- Office.

(8) Recreation uses.

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

(9) Residential uses.

-- None permitted.

(10) Retail and personal service uses.

- Ambulance service. *[RAR]*
- Auto service center. *[SUP in Subdistrict 2]*
- Business school.
- Commercial amusement (inside). *[SUP]*
- Commercial amusement (outside). *[SUP]*
- Commercial parking lot or garage. *[RAR]*
- Dry cleaning or laundry store.

- Furniture store. *[SUP in Subdistrict 2]*
- 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. *[RAR]*
- Motor vehicle fueling station. *[SUP]*
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant with drive-in or drive-through service. *[DIR]*
- Restaurant without drive-in or drive-through service. *[RAR]*
- Temporary retail use.
- Theater.

Applicant requested:

- | |
|---|
| -- Vehicle display, sales, and service. <i>[SUP in Subdistrict 2]</i> |
|---|

Staff recommended:

- | |
|--|
| -- Vehicle display, sales, and service. <i>[SUP]</i> |
|--|

(11) Transportation uses.

- Commercial bus station and terminal. *[DIR]*
- Heliport. *[SUP]*
- Helistop. *[SUP]*
- Transit passenger shelter.
- Transit passenger station or transfer center. *[SUP or city council resolution. See Section 51A-4.211(10)(E).]*

(12) Utility and public service uses.

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

(13) Wholesale, distribution, and storage uses.

- Manufactured building sales lot. *[SUP]*
 - Mini-warehouse. *[SUP]*
 - Office showroom/warehouse. *[SUP]*
- (Ord. Nos. 23987; 25164)

SEC. 51P-534.108. ACCESSORY USES.

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

(b) The following accessory uses are not permitted in Subdistricts 1 and 3:

- Accessory community center (private).
- Accessory medical/infectious waste incinerator.

- Accessory pathological waste incinerator.
- Home occupation.
- Private stable.

(c) The following accessory uses are not permitted in Subdistricts 2 and 2A:

- Accessory community center (private).
 - Home occupation.
 - Private stable.
- (Ord. Nos. 23987; 25164)

SEC. 51P-534.109. YARD, LOT, AND SPACE REGULATIONS.

(a) Subdistricts 1 and 3. The yard, lot, and space regulations of the LI Light Industrial District, contained in Section 51A-4.123(b)(4), apply in these subdistricts. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this subsection and Division 51A-4.400, Division 51A-4.400 controls.)

(b) Subdistricts 2 and 2A. The yard, lot, and space regulations of the CR Community Retail District, contained in Section 51A-4.122(b)(4), apply in this subdistrict. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this subsection and Division 51A-4.400, Division 51A-4.400 controls.) (Ord. Nos. 23987; 25164)

SEC. 51P-534.110. OFF-STREET PARKING AND LOADING.

Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally. (Ord. Nos. 23987; 25164)

SEC. 51P-534.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 23987; 25164)

SEC. 51P-534.112. LANDSCAPING.

(a) Application of section.

(1) Parkway landscaping provisions become applicable to a lot when an application is made for a building permit for construction work that increases building height, floor area ratio, required parking, or nonpermeable coverage of the lot. Parkway improvements on state highways are subject to Texas Department of Transportation approval. If this approval cannot be obtained, parkway improvements must be located within that portion of the required front yard immediately adjacent to the parkway.

(2) Site area landscaping, front yard strip landscaping, screening, and sidewalk provisions become applicable to a lot when an application is made for a building permit for construction work that increases either the floor area ratio, building height, or nonpermeable coverage of the lot by more than 20 percent. For purposes of this section, compliance with Article X must include incorporating two of the following six design standards: enhanced vehicular pavement, permeable vehicular pavement, pedestrian facilities, foundation planting strip, understory preservation, or enhanced pedestrian walkways.

(3) Front yard strip landscaping and screening provisions may be imposed during required development impact or residential adjacency review procedures.

(b) Parkway landscaping. One tree at least three and one-half caliper inches, or two trees at least one and one-half caliper inches, must be provided between the street curb and the sidewalk for each 30 feet of

lot frontage, exclusive of driveways, visibility triangles, and access-ways at points of ingress and egress. No underground irrigation system is required for parkway landscaping.

(c) Front yard strip landscaping.

(1) The 10-foot-wide strip of land along the entire length of the front yard and immediately adjacent to the property line must be landscaped as follows:

(A) Forty percent of the surface must be permeable.

(B) Ten percent must be landscaped with trees, shrubs, or a combination of trees and shrubs that have the potential to attain a minimum height of 30 inches within a three year time period.

(C) One tree at least three and one-half caliper inches, or two trees at least one and one-half caliper inches, must be provided between the street curb and the sidewalk for each 30 feet of lot frontage, exclusive of driveways, visibility triangles, and access-ways at points of ingress and egress.

(D) An underground irrigation system must be provided.

(2) Front yard strip landscaping must be approved by the building official.

(d) Site area landscaping. The remainder of the lot must be landscaped in accordance with the provisions contained in Article X. An underground irrigation system must be provided.

(e) Screening.

(1) A six-foot-high solid screening fence must be provided along all rear and side lot lines that are adjacent to residential districts.

(2) Off-street parking must be screened from an abutting street right-of-way with:

(A) a minimum three-foot-high solid fence, with an 18-inch-wide planting bed located on its street side; or

(B) shrubs with the potential to attain a minimum height of 30 inches within a three-year time period.

(3) Outside industrial uses, must be screened with a minimum six-foot-high fence with a screening factor of less than 66 percent, and an 18-inch-wide planting bed located on its street side.

(f) Sidewalks. A sidewalk with a minimum width of six feet must be provided in the parkway. On state highways, this sidewalk 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.

(g) Completion. All landscaping must be completed in accordance with the provisions contained in Article X.

(h) General maintenance.

(1) Required landscaping must be maintained in a healthy, growing condition at all times. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning, and other maintenance of all plantings as needed. Any plant that dies must be replaced with another living plant that complies with the approved landscape plan within 90 days after notification by the city. If a property owner fails to replace landscaping required under this section within 90 days, the property owner shall be subject to a fine of up to \$2,000 per day for each day that the violation exists.

(2) Any damage to utility lines resulting from the negligence of the property owner or his agents or employees in the installation and maintenance of required landscaping in a utility easement is the responsibility of the property owner. If a public utility disturbs a landscaped area located in a utility easement, it is the obligation of the property owner to replace the plant materials within 90 days.

(i) Landscape plan.

(1) A landscape plan must be submitted to and approved by the building official prior to the installation of landscaping required by this article.

(2) Upon the submission of a plan for or including the installation of parkway landscaping, the building official shall circulate it to all affected city departments and all utility and communication companies for review and comment. If, after receiving comments from affected city departments and utility and communication companies, the building official determines that the construction and planting proposed is in compliance with this article, and will not be inconsistent with and will not impair the public utility or communications company use of the right-of-way, the building official shall approve the landscape plan; otherwise, the building official shall disapprove the plan.

(3) If the building official disapproves the plan on the basis that the installation of the landscaping within the parkway will be inconsistent with, or will unreasonably impair the public utility or communication company use of the street right-of-way, a new plan incorporating the parkway landscaping requirements within the required front yard shall be submitted to the building official for approval.

(j) Private license granted.

(1) The city council hereby grants a private license to each of the abutting property owners of the property in the C.F. Hawn Special Purpose District No. 2 for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this section. An abutting property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a landscape permit in accordance with Chapter 52 of the Dallas City Code, as amended. This private license shall not terminate at the end of any specific time period, however, the city council retains the right to terminate this license whenever in its judgement the purpose or use of this license is inconsistent with the public use of the right-of-way or whenever the purpose or use of this license is likely to become a nuisance.

(2) To the extent that the provisions contained in this section conflict with the applicable licensing provisions contained in Chapter 43 of the Dallas City Code, the provisions contained in Chapter 43 are waived.

(3) In no event shall the license granted by this section be construed to grant an easement or real property interest of any kind to the licensees. (Ord. Nos. 23987; 25164)

SEC. 51P-534.113. SIGNS.

(a) In general. Signs within Subdistricts 1, 2, 2A, and 3 must comply with the provisions for business zoning districts contained in Article VII. In addition, all signs within this district must comply with the following regulations.

(b) Non-premise signs. Non-premise signs are prohibited within this planned development district.

(c) Detached premise signs.

(1) Location. No portion of any detached premise sign may be located within 15 feet of the right-of-way line.

(2) Height. No portion of any detached premise sign located within 25 feet of the right-of-way line may exceed 10 feet in height.

(3) Size. No detached sign located within 25 feet of the right-of-way line may exceed 150 square feet in effective area. (Ord. Nos. 23987; 25164)

SEC. 51P-534.114. LIGHTING.

(a) In general. In addition to the provisions of Section 51A-4.301(e), "Lighting Regulations for Off-street Parking," the following lighting regulations apply within this district.

(b) Glare. Full cut-off luminaries are required for any fixture.

(c) Intensity. The intensity of lighting on the parking surface must be:

(1) an average of at least two footcandles, initial measurement, and at least one footcandle on a maintained basis; and

(2) a minimum at any point of at least 0.6 footcandle initial, and at least 0.4 footcandle maintained or one-third of the average footcandle measurement for the lighted area, whichever is greater.

(d) Light source. Metal halide must be used as the lighting source for lighting required under this section. High pressure sodium may not be used as a lighting source.

(e) Location. Light fixtures within the district must include luminaries located between 10 and 14 feet above grade. (Ord. Nos. 23987; 25164)

SEC. 51P-534.115. ADDITIONAL PROVISIONS.

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

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

(c) Any outside storage area within this district must be screened from the street right-of-way. See Section 51A-4.602(b). (Ord. Nos. 23987; 25164; 26102)

(d) For an auto service center in Subdistrict 2a, overnight parking of vehicles is prohibited within 200 feet of the northeastern property line.

SEC. 51P-534.116. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 23987; 25164; 26102)

SEC. 51P-534.117. ZONING MAP.

PD-534 is located on Zoning Map Nos. M-10, N-10, and N-11. (Ord. Nos. 23987; 25164)

APPLICANT REQUESTED/STAFF RECOMMENDED CONDITIONS FOR A SPECIFIC USE PERMIT FOR AN USE FOR AN OFFICE SHOWROOM/WAREHOUSE

1. USE: The only use authorized by this specific use permit is an office showroom/warehouse in the locations shown on the attached site plan.
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 (fifteen years from the passage of the ordinance), but is eligible for automatic renewal for additional fifteen-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. FLOOR AREA: The maximum floor area for the office showroom/warehouse is 34,250 square feet in the location shown on the attached site plan.

Staff recommended:

- | |
|--|
| 5. <u>LANDSCAPING</u> : By (90 days after City Council approval), Parkway Landscaping and Front Yard Strip Landscaping as defined in Section 51P-534.112(b) and (c), respectively, must be provided. Plant materials must be maintained in a healthy, growing condition. |
|--|

Applicant has not responded to staff's recommended provision:

- | |
|--|
| 5. <u>LANDSCAPING</u> : By (90 days after City Council approval), Parkway Landscaping and Front Yard Strip Landscaping as defined in Section 51P-534.112(b) and (c), respectively, must be provided. Plant materials must be maintained in a healthy, growing condition. |
|--|

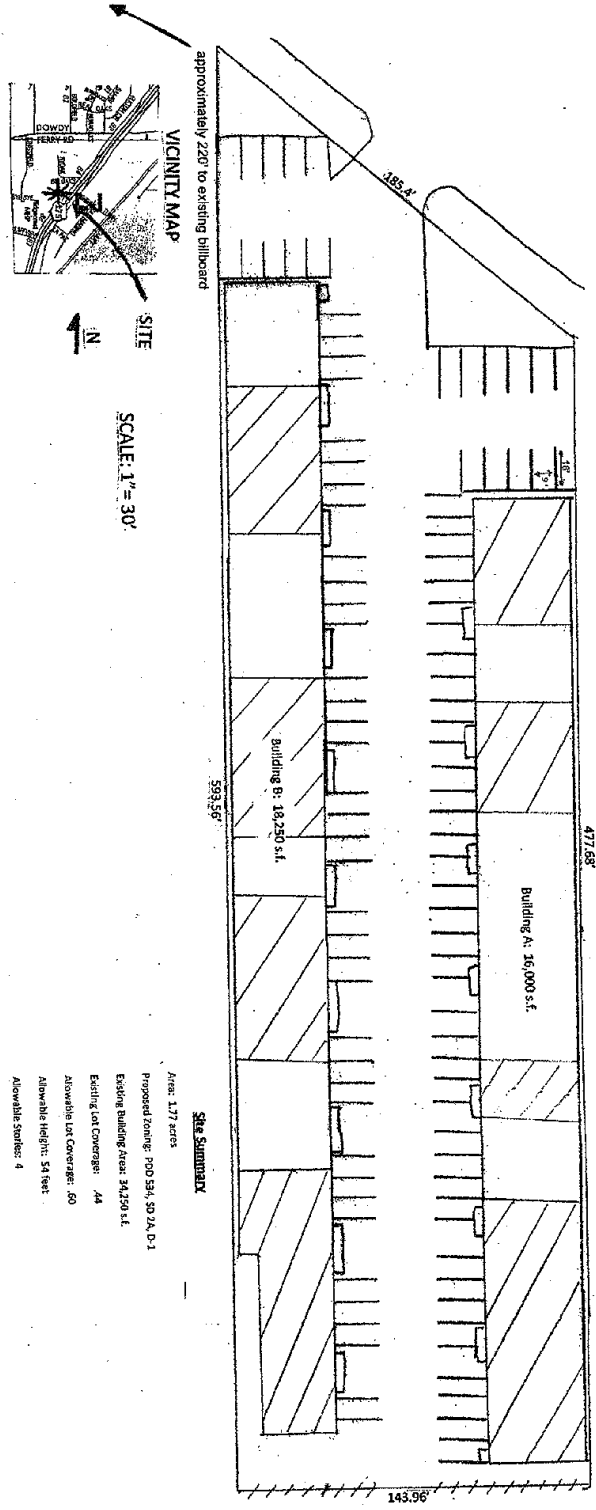
Staff recommended:

- | |
|--|
| 6. <u>OUTSIDE STORAGE</u> : Outside storage of equipment or materials is prohibited. |
|--|

Applicant has not responded to staff's recommended provision:

- | |
|--|
| 6. <u>OUTSIDE STORAGE</u> : Outside storage of equipment or materials is prohibited. |
|--|

7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



SITE PLAN

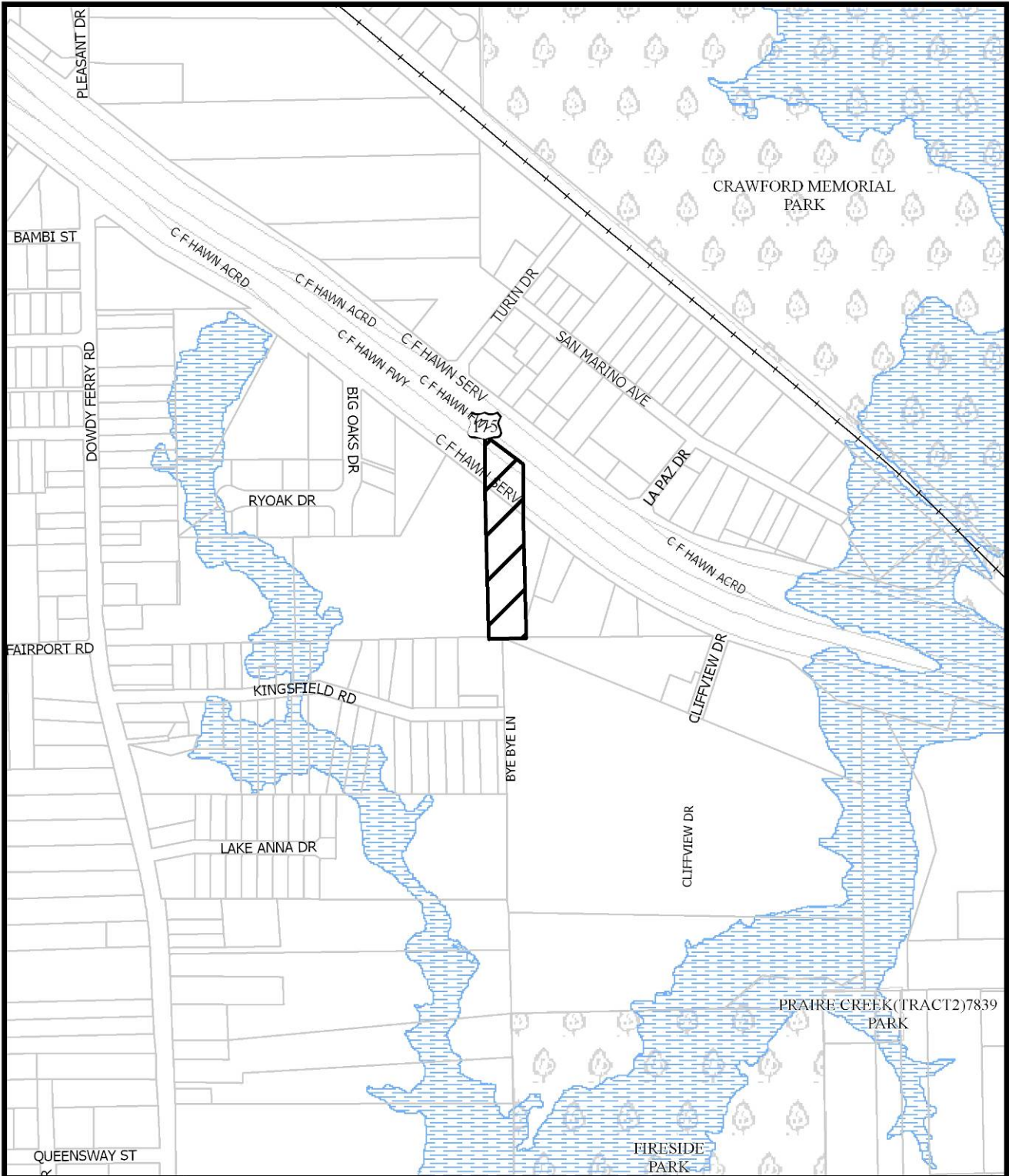
SCALE: 1" = 30'

Site Summary

- Area: 1,177 acres
- Proposed zoning: PDD 504, SO 0A, D-1
- Existing building area: 34,150 sq ft
- Existing lot coverage: .44
- Allowable lot coverage: .60
- Allowable height: 54 feet
- Allowable stories: 4
- Total parking provided: 91 spaces
- Office Showroom/Warehouse Use
- Allowable Area: 34,250 sq ft
- Existing Area: 23,000 sq ft

- 8" solid screening
- Existing office/showroom/warehouse areas

Proposed Site Plan

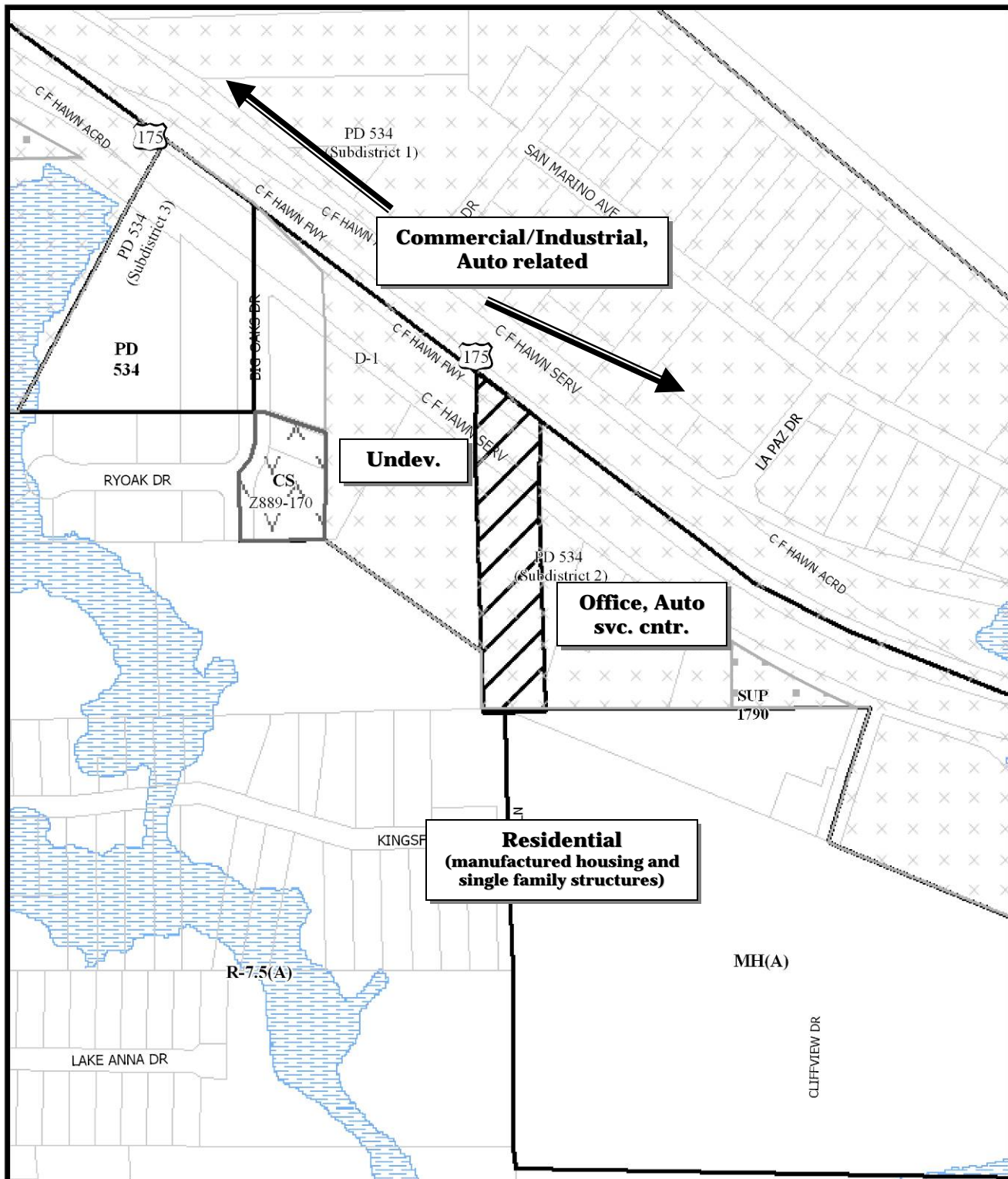


1:6,000

VICINITY MAP

Case no: Z112-114

Date: 4/5/2012




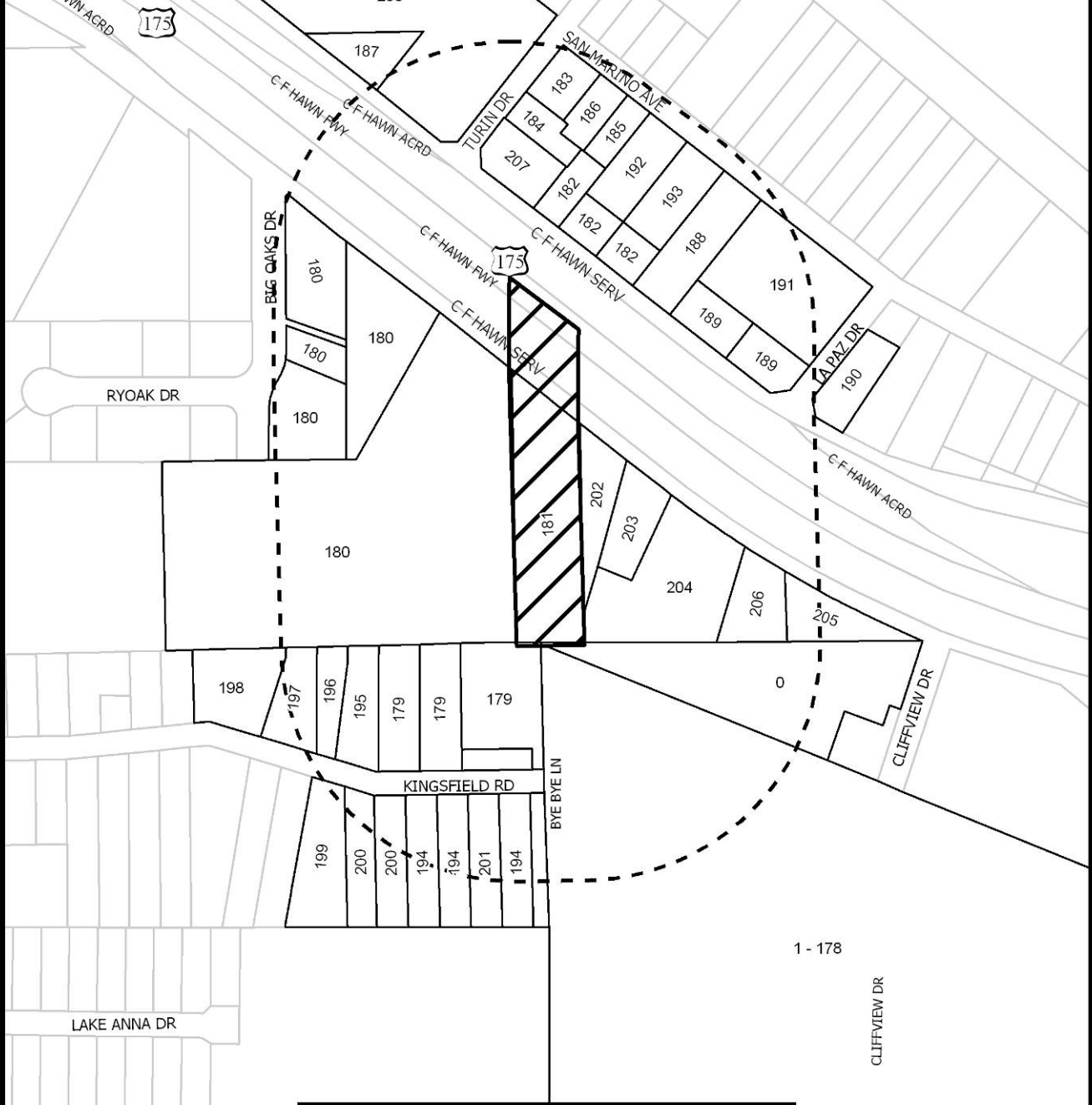
1:3,600

ZONING AND LAND USE


Case no: Z112-114

Date: 4/5/2012

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



The number '0' indicates City of Dallas Ownership


 1:3,600

NOTIFICATION

500' AREA OF NOTIFICATION
208 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z112-114**
 Date: **4/5/2012**

4/5/2012

Notification List of Property Owners***Z112-114******208 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	733 CLIFFVIEW DR	HENDRY ENTERPRISES INC ATTN JOHN W HENDR
2	733 CLIFFVIEW DR	MARTINEZ JORGE SPACE 76
3	733 CLIFFVIEW DR	HENDRY AFFORDABLE HOUSING
4	733 CLIFFVIEW DR	HENDRY AFFORDABLE HOMES
5	733 CLIFFVIEW DR	RIDGECREST MHP
6	733 CLIFFVIEW DR	REYES JUDITH SPACE 005
7	733 CLIFFVIEW DR	RIDGECREST M.H.C.
8	733 CLIFFVIEW DR	ALDAY MONICA SPACE 011
9	733 CLIFFVIEW DR	GONZALEZ RAFAEL SPACE 017
10	733 CLIFFVIEW DR	SEGOUIA NEYLY SPACE 21
11	733 CLIFFVIEW DR	RAMOS MARIA SPACE 025
12	733 CLIFFVIEW DR	ESPARZA SARA SPACE 27
13	733 CLIFFVIEW DR	YANEZ JUAN SPACE 31
14	733 CLIFFVIEW DR	HERNANDES GUSTAVO SPACE 039
15	733 CLIFFVIEW DR	GARCIA FORTUNATE SPACE 47
16	733 CLIFFVIEW DR	SALAZAR MANUEL SPACE 51
17	733 CLIFFVIEW DR	MARTINEZ GUADALUPE
18	733 CLIFFVIEW DR	MARTINEZ JOEL SPACE 065
19	733 CLIFFVIEW DR	MORALES PORFIRIO SPACE 73
20	733 CLIFFVIEW DR	NOYOLA JOSE SPACE 74
21	733 CLIFFVIEW DR	GARCIA LEONEL SPACE 75
22	733 CLIFFVIEW DR	RIDGECREST MHP INC
23	733 CLIFFVIEW DR	DAGOBERTO MORENO SPACE 082
24	733 CLIFFVIEW DR	LOMELI JOSE SPACE 86
25	733 CLIFFVIEW DR	CARRANZA JOSE SPACE 89
26	733 CLIFFVIEW DR	RIDGECREST MHC

4/5/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	733 CLIFFVIEW DR	ROMO CARLOS SPACE 095
28	733 CLIFFVIEW DR	MARTINEZ GUILLERMO SPACE 100
29	733 CLIFFVIEW DR	GALLEGOS RUEBEN SPACE 103
30	733 CLIFFVIEW DR	ALDERETE FLORA SPACE 104
31	733 CLIFFVIEW DR	LICEA CANDIDO SPACE 105
32	733 CLIFFVIEW DR	LOPEZ FILOMENO SPACE 107
33	733 CLIFFVIEW DR	PAZZA DIANA SPACE 108
34	733 CLIFFVIEW DR	MENDEZ JUAN SPACE 109
35	733 CLIFFVIEW DR	GALAN JUANITA SPACE 110
36	733 CLIFFVIEW DR	RIDGECREST
37	733 CLIFFVIEW DR	HURRERA FRANCISCO SPACE 114
38	733 CLIFFVIEW DR	LANDQUERDE ROSA SPACE 115
39	733 CLIFFVIEW DR	VILLAGRAN JOEL SPACE 117
40	733 CLIFFVIEW DR	OLALDE JUAN SPACE 118
41	733 CLIFFVIEW DR	ROMO FERNANDO SPACE 123
42	733 CLIFFVIEW DR	RODRIGUEZ RODOLFO SPACE 125
43	733 CLIFFVIEW DR	SIMON MAURICO SPACE 127
44	733 CLIFFVIEW DR	REZA AMBROSIO SPACE 128
45	733 CLIFFVIEW DR	GONZALEZ RAMONA SPACE 129
46	733 CLIFFVIEW DR	ANGEL JUAN SPACE 135
47	733 CLIFFVIEW DR	GARCIA JESUS SPACE 136
48	733 CLIFFVIEW DR	HERNANDEZ PEDRO SPACE 137
49	733 CLIFFVIEW DR	DIAS ENRIQUE SPACE 139
50	733 CLIFFVIEW DR	ANGEL CARMELO SPACE 141
51	733 CLIFFVIEW DR	GARCIA MARIA SPACE 143
52	733 CLIFFVIEW DR	ZUNIGA JAIME SPACE 144
53	733 CLIFFVIEW DR	FRIAS ERNESTO SPACE 145
54	733 CLIFFVIEW DR	ROME ABEL SPACE 147
55	733 CLIFFVIEW DR	OVALLE JAIME SPACE 149
56	733 CLIFFVIEW DR	LOPEZ JOSE SPACE 150
57	733 CLIFFVIEW DR	MARTINEZ JESUS NOE SPACE 153

4/5/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	733 CLIFFVIEW DR	ORTEGA ANTONIO SPACE 163
59	733 CLIFFVIEW DR	MUNOZ JOSE SPACE 164
60	733 CLIFFVIEW DR	GUTIERREZ OCTAVIANO SPACE 167
61	733 CLIFFVIEW DR	HERNANDEZ MONICA SPACE 170
62	733 CLIFFVIEW DR	DAVILA RAFAEL SPACE 171
63	733 CLIFFVIEW DR	RAMIREZ JULIA SPACE 175
64	733 CLIFFVIEW DR	BAILON ANAL SPACE 177
65	733 CLIFFVIEW DR	MORENO JOSE SPACE 178
66	733 CLIFFVIEW DR	PEREZ JUAN SPACE 183
67	733 CLIFFVIEW DR	ROMO CARLOS SPACE 185
68	733 CLIFFVIEW DR	ALVAREZ JOSE SPACE 186
69	733 CLIFFVIEW DR	MADRID MARIA SPACE 187
70	733 CLIFFVIEW DR	BORRAYES DIANA SPACE 188
71	733 CLIFFVIEW DR	RAMOS JOSE L SPACE 190
72	733 CLIFFVIEW DR	YANEZ MARIBEL SPACE 194
73	733 CLIFFVIEW DR	GALAVIZ JAIME SPACE 195
74	733 CLIFFVIEW DR	MENDOZA TOMASA SPACE 196
75	733 CLIFFVIEW DR	CASTRO MARIA SPACE 198
76	733 CLIFFVIEW DR	HERNANDEZ GERARDO SPACE 202
77	733 CLIFFVIEW DR	MENOZ HUMBERTO SPACE 204
78	733 CLIFFVIEW DR	CANO DONA SPACE 206
79	733 CLIFFVIEW DR	VELEZ GRACIELA SPACE 212
80	733 CLIFFVIEW DR	VILLAGRAN MANUEL SPACE 214
81	733 CLIFFVIEW DR	RIDGECREST JOHN HENDRY
82	733 CLIFFVIEW DR	RIVAS JUAN SPACE 222
83	733 CLIFFVIEW DR	FLORES ORLANDO SPACE 224
84	733 CLIFFVIEW DR	MORALES JOSE SPACE 231
85	733 CLIFFVIEW DR	MARTINEZ PABLO SPACE 233
86	733 CLIFFVIEW DR	MARTINEZ ANDRES SPACE # 234
87	733 CLIFFVIEW DR	PEREZ EUNICE SPACE 240
88	733 CLIFFVIEW DR	OLIVA ALFREDO SPACE 242

4/5/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	733 CLIFFVIEW DR	ZUNIGA MARTHA SPACE 250
90	733 CLIFFVIEW DR	SOCORRO BAILON SPACE 256
91	733 CLIFFVIEW DR	FELICIANO HUGO SPACE #235
92	733 CLIFFVIEW DR	FLORES JOSE SPACE 007
93	733 CLIFFVIEW DR	TOBAR MARIA SPACE 13
94	733 CLIFFVIEW DR	ANTONIO ALBA SPACE 15
95	733 CLIFFVIEW DR	MARAN SERGIO SPACE 19
96	733 CLIFFVIEW DR	PERALES LORENA SPACE 23
97	733 CLIFFVIEW DR	RAMIREZ LUIS SPACE 29
98	733 CLIFFVIEW DR	FLORES ERNESTO SPACE 33
99	733 CLIFFVIEW DR	SERVIN AMANCIA SPACE 35
100	733 CLIFFVIEW DR	LARA JUAN SPACE 37
101	733 CLIFFVIEW DR	MENDEZ MARINA SPACE 041
102	733 CLIFFVIEW DR	MURILLA CESARIO SPACE 45
103	733 CLIFFVIEW DR	PEREZ ANTONIO AND MARIA SPACE 49
104	733 CLIFFVIEW DR	GARCIA JUVENCIO & MICAELA SPACE 55
105	733 CLIFFVIEW DR	WOMACK JUDY SPACE 57
106	733 CLIFFVIEW DR	ARAIZA MARIA SPACE 59
107	733 CLIFFVIEW DR	MARTINEZ JUAN SPACE 63
108	733 CLIFFVIEW DR	ROJAS SAUL SPACE 67
109	733 CLIFFVIEW DR	MENDEZ APOLINAR SPACE 69
110	733 CLIFFVIEW DR	LOPEZ MONICA SPACE 78
111	733 CLIFFVIEW DR	VEGA NANCY SPACE 80
112	733 CLIFFVIEW DR	BLASDELL LOUISE SPACE 83
113	733 CLIFFVIEW DR	DIAZ ALEJANDRA SPACE 84
114	733 CLIFFVIEW DR	JASSO BRENDA SPACE 85
115	733 CLIFFVIEW DR	DELGADO JORGE SPACE 87
116	733 CLIFFVIEW DR	MORALES ARMANDO SPACE 88
117	733 CLIFFVIEW DR	MULLER MARY
118	733 CLIFFVIEW DR	ROJAS RIGOBERTO SPACE 92
119	733 CLIFFVIEW DR	RODRIGUEZ PATSY SPACE 93

4/5/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	733 CLIFFVIEW DR	MEAVE MARIA GUADALUPE SPACE 96
121	733 CLIFFVIEW DR	ROMO MIGUEL SPACE 98
122	733 CLIFFVIEW DR	ANGEL ARTURO SPACE 99
123	733 CLIFFVIEW DR	LOGAN JAMES SPACE 227
124	733 CLIFFVIEW DR	SOSA MARIA SPACE 113
125	733 CLIFFVIEW DR	LEDESMA RUBEN SPACE 101
126	733 CLIFFVIEW DR	YANEZ JUAN SPACE 106
127	733 CLIFFVIEW DR	ROMO JOSE SPACE 111
128	733 CLIFFVIEW DR	RODRIGUEZ SALVADOR SPACE 116
129	733 CLIFFVIEW DR	MORIN MARTIN SPACE 119
130	733 CLIFFVIEW DR	VALENSIANA HORACIO SPACE 120
131	733 CLIFFVIEW DR	HERNANDEZ APOLINAR SPACE 121
132	733 CLIFFVIEW DR	FLORES VERONICA SPACE 122
133	733 CLIFFVIEW DR	NAVARRO ROMUALDA SPACE 124
134	733 CLIFFVIEW DR	PADRON CLEMENTE SPACE 131
135	733 CLIFFVIEW DR	GONZALEZ MARIA SPACE 134
136	733 CLIFFVIEW DR	NEAVE MARIA SPACE 138
137	733 CLIFFVIEW DR	ALDABA OSCAR SPACE 142
138	733 CLIFFVIEW DR	ROMO ANTONIO SPACE 146
139	733 CLIFFVIEW DR	SANCHEZ JAVIER SPACE 148
140	733 CLIFFVIEW DR	MARTINEZ ANN SPACE 151
141	733 CLIFFVIEW DR	FELIX EDGAR SPACE 152
142	733 CLIFFVIEW DR	SOLIS JULIO SPACE 154
143	733 CLIFFVIEW DR	WRIGHT HOLT SPACE 157
144	733 CLIFFVIEW DR	PEREZ JOSE SPACE 158
145	733 CLIFFVIEW DR	RAMIREZ IRMA SPACE 159
146	733 CLIFFVIEW DR	RIVERA RAQUEL SPACE 160
147	733 CLIFFVIEW DR	PEREZ DAVID SPACE 165
148	733 CLIFFVIEW DR	LIRA MARIA SPACE 168
149	733 CLIFFVIEW DR	AGUILIAR FRANCISCO
150	733 CLIFFVIEW DR	MARTINEZ VICENTE SPACE 172

4/5/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	733 CLIFFVIEW DR	GUERRERIO CARLOS SPACE 174
152	733 CLIFFVIEW DR	GARCIA LORENZO SPACE 176
153	733 CLIFFVIEW DR	PADILLA FAVIAN SPACE 179
154	733 CLIFFVIEW DR	CORTES JOHAN SPACE 180
155	733 CLIFFVIEW DR	CRUZ MARIA GUADALUPE SPACE 181
156	733 CLIFFVIEW DR	MALDONADO MIGUEL SPACE 182
157	733 CLIFFVIEW DR	ALFARO JUAN LADESMA SPACE 184
158	733 CLIFFVIEW DR	TRISTAN MARIA SPACE 189
159	733 CLIFFVIEW DR	PEREZ MARCELINO SPACE# 191
160	733 CLIFFVIEW DR	MARTINEZ MARIA SPACE #192
161	733 CLIFFVIEW DR	MELLENDEZ ARTURO SPACE 193
162	733 CLIFFVIEW DR	GARCIA SYLVIA SPACE 197
163	733 CLIFFVIEW DR	JASSO PEDRO SPACE 200
164	733 CLIFFVIEW DR	NEAVE JORGE & RAMONA SPACE 201
165	733 CLIFFVIEW DR	CANO GUADALUPE SPACE #208
166	733 CLIFFVIEW DR	RICO JORGE SPACE 210
167	733 CLIFFVIEW DR	DOYAS RICHARD SPACE 216
168	733 CLIFFVIEW DR	ROMO JAVIER SPACE 220
169	733 CLIFFVIEW DR	VALVERDE HILDA SPACE 221
170	733 CLIFFVIEW DR	VAZQUEZ MARIA SPACE 225
171	733 CLIFFVIEW DR	ESPINOZA LINO SPACE 226
172	733 CLIFFVIEW DR	SOLIS JUAN SPACE #228
173	733 CLIFFVIEW DR	MARTINEZ ENRIQUE SPACE 232
174	733 CLIFFVIEW DR	SOTO CARLOS SPACE 238
175	733 CLIFFVIEW DR	FRIAS MIGUEL SPACE 246
176	733 CLIFFVIEW DR	SAUCEDO MIGUEL SPACE 258
177	733 CLIFFVIEW DR	TURNER EVA JOE SPACE 161
178	733 CLIFFVIEW DR	HENERY AFFORDABLE HOUSING SPACE 132
179	8449 KINGSFIELD RD	BELITERE NICHOLAS SR
180	8405 C F HAWN FWY	PROGRESO FARMS LLC
181	8505 C F HAWN FWY	REEVES GROUP LTD

4/5/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	8508 C F HAWN FWY	HAM DELMAR ROSCOE JR & MARTHA J PURDY
183	8506 SAN MARINO AVE	M G ENTERPRISES CONCRETE CUTTING & CORIN
184	120 TURIN DR	BANDA JOSE G & MARIA TERESA
185	8514 SAN MARINO AVE	ALLBRITTON MARY M
186	8510 SAN MARINO AVE	GAMINO HUMBERTO
187	8428 C F HAWN FWY	FORD STEPHEN D
188	8524 C F HAWN FWY	HOUSE DEARL
189	8528 C F HAWN FWY	CERVANTES JOSE
190	8606 C F HAWN FWY	HOOKS KENNETH R JR
191	121 LA PAZ DR	LA PAZ PARTNERS LTD
192	8516 SAN MARINO AVE	HAM DELMAR ROSCOE JR & MARTHA JERRI PURD
193	8526 SAN MARINO AVE	HAM DELMAR ROSCOE JR & MARTHA JERRY PURD
194	8445 KINGSFIELD RD	HUERTA ROMAN
195	8421 KINGSFIELD RD	HUDSON ALLEN & WANDA
196	8409 KINGSFIELD RD	HUDSON ALLEN
197	8405 KINGSFIELD RD	FLOWERS BILLY R
198	8357 KINGSFIELD RD	LEUBNER BILLY JACK
199	8416 KINGSFIELD RD	QUINTERO LORENZO M
200	8420 KINGSFIELD RD	JUAREZ CONRADO & VIRGINIA
201	8440 KINGSFIELD RD	BELITERE NICK
202	8523 C F HAWN FWY	SINGLETARY WARREN G
203	8525 C F HAWN FWY	MORALES JOSE
204	8601 C F HAWN FWY	LINDSEY ROBERT ED
205	8621 C F HAWN FWY	GRACIANO ARTURO
206	8613 C F HAWN FWY	VRLA MILTON F SR & ALBINA TR REVOCABLE L
207	110 TURIN DR	DIKEOCHA WILLIAM
208	8388 C F HAWN FWY	PITZER FAMILY LP

FILE NUMBER: Z112-153(RB)

DATE FILED: December 29, 2011

LOCATION: Northeast Line of Fairmount Street between Enid Street and Turtle Creek Boulevard

COUNCIL DISTRICT: 14

MAPSCO: 45 A

SIZE OF REQUEST: Approx. 1.36 Acres

CENSUS TRACT: 5

APPLICANT/OWNER: GGH Development, LLC

REPRESENTATIVE: Karl Crawley

REQUEST: An application for an amendment to Planned Development Subdistrict No. 82 for O-2 Subdistrict Uses with a D Liquor Control Overlay within Planned Development District No. 193, the Oak Lawn Special Purpose District

SUMMARY: The applicant is proposing to: 1) increase floor area; 2) increase structure height for non-occupied floor area; 3) reduce perimeter setbacks; and, 4) permit a community center (private) use and establish an alternative off-street parking requirement for the use.

STAFF RECOMMENDATION: Approval, subject to a development plan, landscape plan, and conditions, with retention of the D Liquor Control Overlay.

BACKGROUND INFORMATION:

- The request site is undeveloped.
- On June 11, 2008, the City Council approved PDS No. 82.
- The applicant is proposing applicant is proposing to: 1) increase floor area; 2) increase structure height for non-occupied floor area; 3) reduce perimeter setbacks; and, 4) permit a community center (private) use and establish an alternative off-street parking requirement for the use.
- The D Liquor Control Overlay will be retained.

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

PDD Summary

<u>PDD No.</u>	<u>Permitted Uses</u>	<u>Maximum Density Floor Area/FAR</u>	<u>Structure Height</u>
148	O-2-two development scenarios	220k sf of which 15k sf for res., <u>or</u> 220k sf and 154 du's	36'-res; 215' nonres., <u>or</u> 70'-115'
374	Certain mixed uses	4.5:1-multifamily and 4.0:1 for other permitted uses	240'

Thoroughfare/Street

Existing & Proposed ROW

Turtle Creek Boulevard	Minor Arterial; 70' &70' ROW
Fairmount Street	Local; 60' ROW
Enid Street	Local; 60' ROW

STAFF ANALYSIS

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.
- (4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.
- (5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.
- (6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.
- (7) To promote landscape/streetscape quality and appearance.

The applicant's request complies with Nos. 1, 3, and 4. The applicant is proposing continuation of a multiple family use with parking located within a structure. Additional parking will be provided to address visitor needs. With respect to No. 7, the applicant's request seeks to vary some required setbacks for the placement of sidewalks and street trees, however, all landscape requirements as well as the retention of the majority of existing tree canopies meets the intent of the landscape requirements.

With respect to Number 6, the applicant is requesting an increase in structure height for mechanical equipment areas, as well as reduced setbacks along the Enid Street and Turtle Creek Boulevard, both beginning at respective points above grade (see attached conditions). While not complying with this objective, these encroachments into established setbacks are somewhat off-set by the proposed form of the building (see Land Use Compatibility, below). Numbers 2 and 5 are not applicable to this request.

Comprehensive Plan: The request site is located in an area considered Urban Mixed-Use. The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant

blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The request site consists of an office structure that was demolished May 20, 2008. The applicant is proposing to redevelop the site with a multiple family project. The requested amendment to PDS No. 82 will provide for consideration of the following: 1) increase floor area; 2) increase structure height for non-occupied floor area; 3) reduce perimeter setbacks; and, 4) permit a community center (private) use and establish an alternative off-street parking requirement for the use.

The site does enjoy some change in elevation, rising approximately 12 feet from south to north. The immediate area is predominately surrounded by medium to high density residential uses. Specifically, multifamily uses are present to the north, east across the Turtle Creek Park and Environmental Corridor, and west/northwest. The continuation of Turtle Creek Park is located south of the site, with office and structured parking west of the site, along the southwest line of Fairmount Street.

The applicant has worked with staff to ensure sensitivity to the built environment. Specifically, the applicant has agreed to minimize intrusion to the view corridors afforded the general area by utilizing a component of form based zoning, a new approach to land use requests that provides for a 'predictability' of proposed development. Specifically, a maximum lot coverage of 75 percent is permitted for the first 54 feet of development. Development above this threshold will be scaled back to a maximum 'footprint' (ie, above grade lot coverage) of 45 feet.

With respect to setbacks, the northwestern portion of the façade 'turns away' from the northern property line, thus providing for an increased setback (ranging from 50 feet to 100 feet) from the multiple family uses to the north. Combined with the requirements for additional setbacks for certain structure heights as provided for within the Turtle Creek

Environmental Corridor, the proposed development as currently permitted, is sensitive to retaining much of the view corridors for adjacent developments in the area.

At this point, the applicant has requested encroachments into the Turtle Creek Environmental Corridor (Turtle Creek Boulevard frontage) as well as along the Enid Street frontage an elevated point of the development, both at elevated points of the respective building facades. In conjunction with the encroachment into the setbacks, the applicant has agreed to prohibit the enclosure of balconies.

With respect to the reduced setbacks along Enid Street, the applicant has worked with staff to limit the encroachment as it relates to established view corridors. In this situation, the applicant has agreed to comply with existing setbacks for the first 22 feet of structure height, thus permitting an encroachment (five feet) into the required setback at this point. This will afford the abutting multiple family development's units along the street frontage to retain unobstructed view corridors to the south/southwest. With respect to the reduced setbacks along Turtle Creek Boulevard, the encroachment (14 feet) begins at 153 feet above grade.

As a result of this analysis, staff supports the request, subject to a revised development plan providing for the retention of required setbacks per the Turtle Creek Environmental Corridor.

PROVISION	EXISTING	REQUESTED
Setbacks	a) Turtle Creek Corridor (variable); b) Enid Street (20'); c) Fairmount Street (25')	a) Encroach 14' at 153' above grade of structure height; b) Encroach 5' at 22' above grade of structure height; c) no revisions
Lot coverage	75% first 54'; 45% above 54'	No revisions
Height	285' plus 5' for mechanicals	285' plus 10' for mechanicals
Density	100 dwelling units	No revisions
Floor area*	297,000 sf	330,000 sf

*Table comparison based on an SRP-Special Residential Project; see attached conditions for definition when PDS 82 was adopted. All other uses and development standards for an O-2 Office Subdistrict were retained.

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

Landscaping: Since the demolition of the existing improvements, various mature trees were retained along the perimeter. The applicant has worked with the chief arborist to ensure the requested revisions retain the integrity of the City Council approved plan as well as providing detail regarding mitigation.

Off-Street Parking: PDS No. 82 requires off-street parking per use as defined in PDD No. 193. The applicant is requesting an alternate off-street parking requirement for a community center (private) use. Staff has determined this use will be an integral part of the proposed residential project proposed for the site, with an anticipated 18,000 square feet of floor area devoted to this part of the special residential project. Furthermore, the applicant has agreed to support staff's position of this use being considered a limited use. With such use designation, it is only permitted as part of a special residential project. As a result, no separate entrance or exterior signage or advertising is permitted.

As a result of this analysis, staff supports an alternate off-street parking ratio of one space for each 1,000 square feet of floor area (current PDD No. 193 parking requirements are one space for each 100 square feet).

MISCELLANEOUS-DENSITY CLARIFICATION: While PDS No. 82 permits a maximum of 100 dwelling units, the applicant's representative has recently indicated the applicant may only develop in the 60-65 dwelling unit range.

A development plan is a depiction of site specific development and is not intended to be conceptual in nature. Depending on the use(s), accurate development affects other provisions of development permitted by zoning (i.e., required parking, phasing of certain improvements, etc). While staff has requested the applicant's representative to revise the density to accurately reflect the initial redevelopment of the property, this was not provided at the time of completion of this material for distribution to the CPC.

Should CPC recommend approval of the request, staff is recommending the motion be subject to an amending development plan that accurately reflects the applicant's proposed density. It should be noted that PDS No. 82 will retain a maximum of 100 dwelling units, thus staff's request will not affect this provision.

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GGH Development, LLC, a Texas limited liability company

Harry Rosenbaum, Manager
Seymour Joffe, Manager
Bruce Freeman, Manager

Z112-153

APPLICANT REQUESTED/STAFF RECOMMENDED AMENDING CONDITIONS
Division S-82. PD Subdistrict 82.

SEC. S-82.101. LEGISLATIVE HISTORY.

PD Subdistrict 82 was established by Ordinance No. 27218, passed by the Dallas City Council on June 11, 2008. (Ord. 27218)

SEC. S-82.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 82 is established on property located on Fairmount Street between Enid Street and Turtle Creek Boulevard. The size of PD Subdistrict 82 is approximately 1.36 acres. (Ord. 27218)

SEC. S-82.103. PURPOSE.

The special residential project regulations in this division complement the development pattern in the area and recognize the area's unique identity as a bridge between Oak Lawn and the Turtle Creek Corridor. The objectives of these regulations are as follows:

- (1) To promote the health, safety, welfare, convenience, and enjoyment of the public.
- (2) To achieve buildings more urban in form.
- (3) To promote a pedestrian environment.
- (4) To encourage underground off-street parking.
- (5) To encourage development that complements nearby properties.
- (6) To achieve buildings efficient in design and use of space while providing view corridors, light, and air to nearby properties.
- (7) To achieve buildings that reduce natural resource consumption, enhance occupant comfort and health, lower utility consumption, minimize strain on local infrastructures, and improve quality of life.
- (8) To encourage land uses that minimizes traffic impacts on the Turtle Creek Environmental Corridor. (Ord. 27218)

SEC. S-82.104. DEFINITIONS AND INTERPRETATIONS.

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

(b) In this division:

(1) SPECIAL RESIDENTIAL PROJECT means a development having:

- (A) multifamily uses occupying at least 95 percent of the building floor area;
- (B) a floor area ratio greater than 4.0; and

(C) as additional uses only personal services uses with a maximum of 10,000 square feet of floor area,

utility and services uses, and a temporary construction or sales office use.

(2) SUBDISTRICT means a subdistrict of PD 193.

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

(d) This subdistrict is considered to be a nonresidential zoning district. (Ord. 27218)

SEC. S-82.105. EXHIBITS.

The following exhibits are incorporated into this division:

(1) Exhibit S-82A: development plan.

(2) Exhibit S-82B: landscape plan. (Ord. 27218)

SEC. S-82.106. DEVELOPMENT PLAN.

(a) Special residential projects.

(1) Except as provided in this subsection, development and use of the Property must comply with the development plan (Exhibit S-82A). The development and use of the Property must comply with the floor area ratios and percentages for each use shown on the development plan that allows the development to qualify as a special residential project. If there is a conflict between the text of this division and the development plan, the text of this division controls.

(2) For a temporary construction or sales office use related to a special residential project, no development plan is required, and the provisions of Section 51-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

(b) All other development. No development plan is required, and the provisions of Section 51-4.702 regarding submission of or amendments to a development plan, site analysis plan, development schedule, and landscape plan do not apply. (Ord. Nos. 27218; 27322)

SEC. S-82.107. MAIN USES PERMITTED.

(a) Except as provided in this section, ~~the~~ only main uses permitted in this subdistrict are those main uses permitted in the O-2 Office Subdistrict, subject to the same conditions applicable in the O-2 Office Subdistrict, as set out in Part I of this article. For example, a use permitted in the O-2 Office Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the O-2 Office Subdistrict is subject to DIR in this Subdistrict; etc. (Ord. 27218)

(b) Community center (private). [only as a limited use for a special residential project].

SEC. S-82.108. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

(b) The following accessory uses are prohibited:

- Amateur communication tower.
- Open storage.
- Private stable.

(Ord. 27218)

SEC. S-82.109. 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 Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the O-2 Office Subdistrict apply.

(b) Front, side, and rear yard.

(1) Except as provided in this subsection, For a special residential project, that portion of a structure over 240 feet in height must have additional minimum setbacks as shown on the development plan.

(2) Balconies on the Enid Street frontage may extend five feet into the setback, beginning at a height no less than 22 feet above grade.

Applicant requested:

(3) Balconies on the Turtle Creek Boulevard frontage may extend fourteen feet, two inches into the setback, beginning at a height no less than 153 feet above grade.

Staff does not support the revised setbacks for a special residential project as noted above.

(2 4) For a special residential project, retaining walls and fences are permitted in the front yard in the locations shown on the development plan.

(c) Density. For a special residential project, maximum number of dwelling units is 100.

(d) Floor area. For a special residential project, maximum floor area is ~~297,000~~ 330,000 square feet.

(e) Height.

(1) Except as provided in this subsection, maximum structure height is 240 feet.

(2) Except as provided in this paragraph, for a special residential project, maximum structure height is 285 feet. The following structures may project up to ~~five~~ ten feet above the maximum structure height:

- (A) chimneys;
- (B) clerestories;
- (C) communication towers;

- (D) cooling towers;
- (E) elevator penthouses or bulkheads;
- (F) mechanical equipment rooms;
- (G) plaza or terrace structures;
- (H) pool structures;
- (I) skylights;
- (J) vent stacks; and
- (K) visual screens that surround mechanical equipment.

(f) Lot coverage.

- (1) Except as provided in this subsection, maximum lot coverage is 75 percent.
- (2) For a special residential project, any portion of a building that is above 54 feet in height may not have a floor plate greater than 45 percent of the lot area.
- (3) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not. (Ord. 27218)

SEC. S-82.110. OFF-STREET PARKING AND LOADING.

- (a) Consult Part I of this article for the specific off-street parking and loading requirements for each use.
- (b) For a special residential project, all parking must be located underground. (Ord. 27218)
- (c) For a special residential project, parking for a community center (private) is one space per each 1000 square feet of floor area.

SEC. S-82.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

- (a) In general. Except as provided in this section, see Article VI.
- (b) LEED certification requirements for a special residential project.

(1) 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 of a special residential project, 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. 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 of a special residential project, 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

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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 development services certifies that the building complies with the LEED certified designation (26 to 32 points). (Ord. 27218)

SEC. S-82.112. LANDSCAPING.

(a) Except as provided in this section, landscaping and screening must be provided in accordance with Part I of this article.

(b) Existing trees on the Property within 15 feet of the property line along Fairmount Street must be preserved. Except for a temporary construction or sales office use, a building permit may not be issued for work on the Property until the building official has approved a tree preservation plan for these existing trees.

(c) Street trees or parkway trees are not required along Fairmount Street where a preserved tree with a minimum caliper of 16 inches on the Property is within 15 feet of the property line or on the Property within 40 feet of the right-of-way line along Fairmount Street.

(d) A minimum six-foot-wide sidewalk must be provided along Fairmount Street, Turtle Creek Boulevard, and Enid Street. In addition, a five-foot-wide parkway strip must be provided where there is enough space to allow both the sidewalk and the parkway strip. The sidewalk and parkway strip may meander to minimize impact on existing preserved trees.

(e) For a special residential project, landscaping must be provided as shown on the landscape plan (Exhibit S-82B).

(f) Plant materials must be maintained in a healthy, growing condition. (Ord. 27218)

SEC. S-82.113. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 27218)

SEC. S-82.114. ADDITIONAL PROVISIONS.

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

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

(c) Except as provided in this division, development and use of the Property must comply with Part I of this article. (Ord. 27218)

SEC. S-82.115. COMPLIANCE WITH CONDITIONS.

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

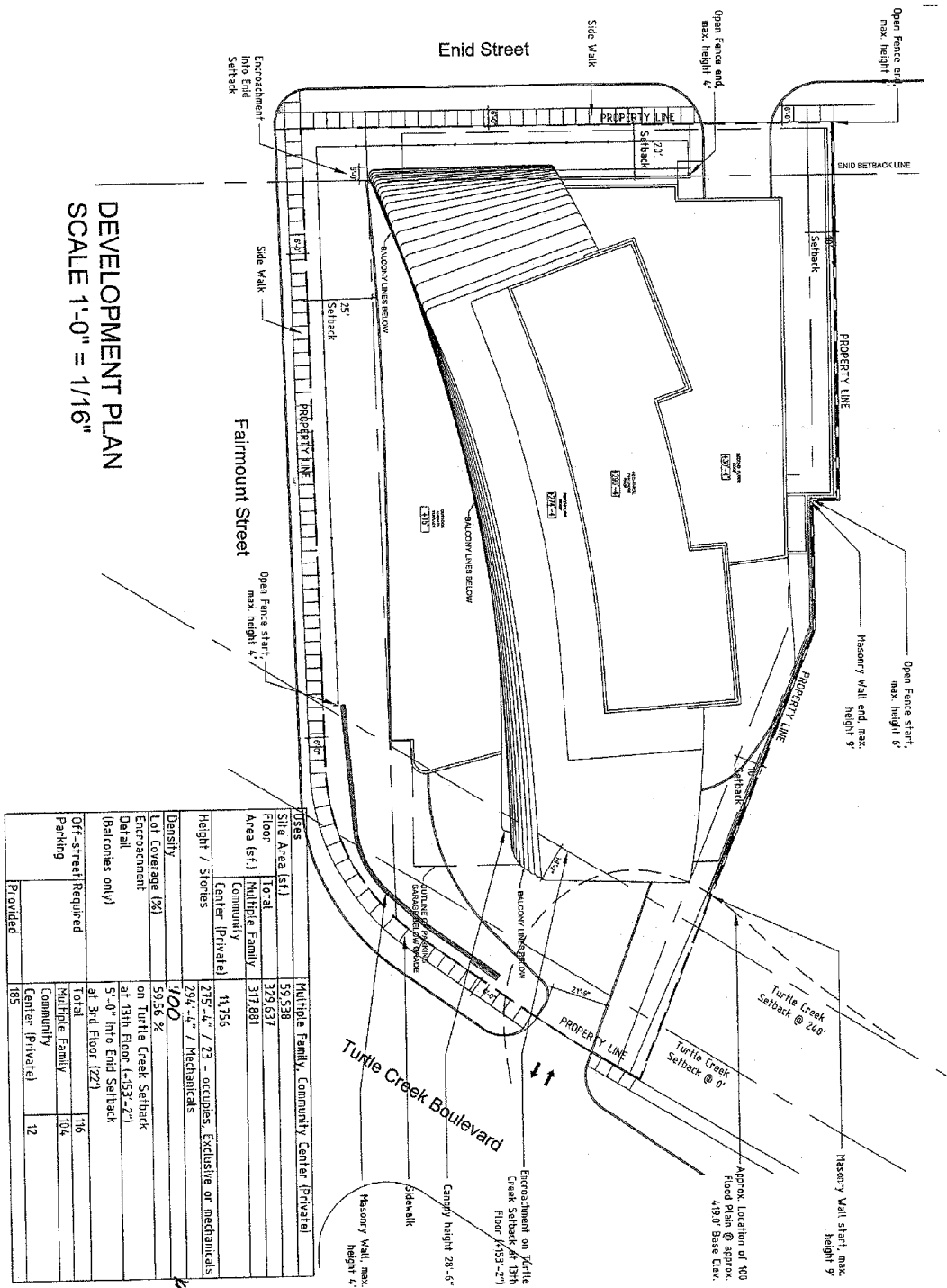
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works and transportation.

(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 subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 27218)

~~SEC. S 82.116. ZONING MAP.~~

~~PD Subdistrict 82 is located on Zoning Map I-7. (Ord. 27218)~~



DEVELOPMENT PLAN
SCALE 1"=0" = 1/16"

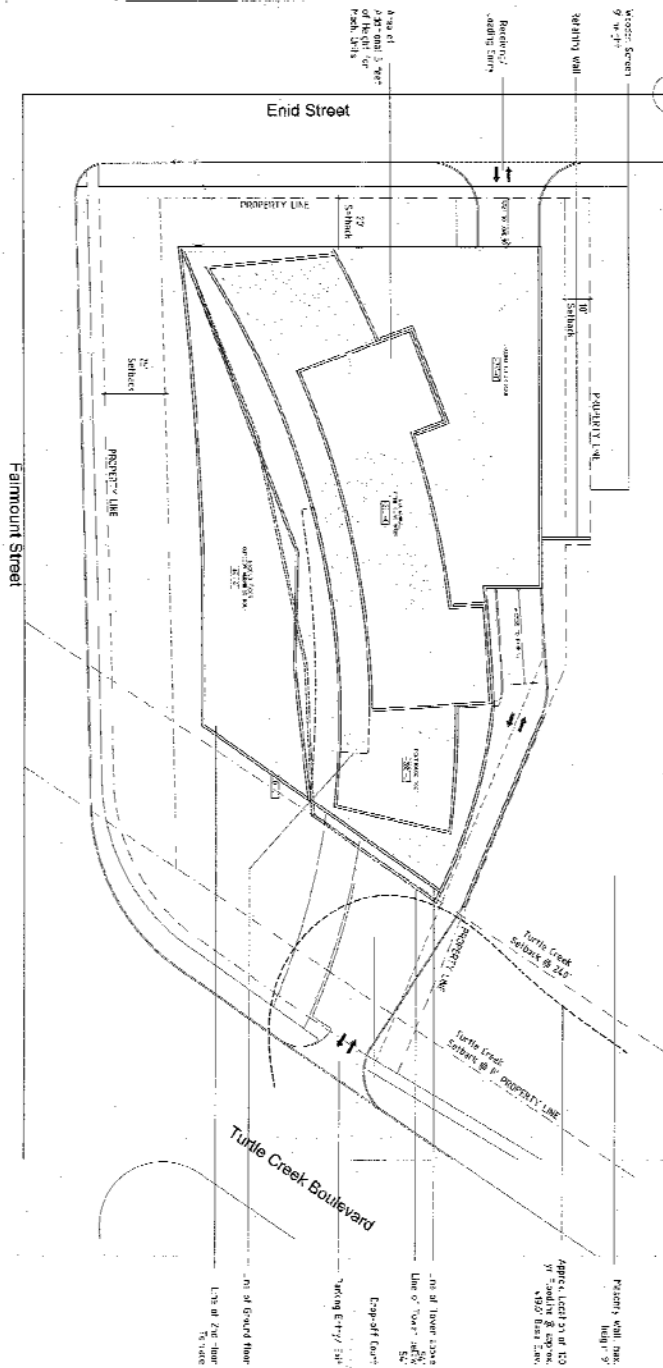
Site Area (sf)	59,538	Multiple Family, Community Center (Private)
Floor Area (sf)	329,537	
Area (sf)	317,881	Multiple Family Community Center (Private)
Height / Stories	11,156	275'-4" / 23 - occupies, Exclusive or mechanicals
Density	100	
Lot Coverage (%)	59.56 %	
Enroachment Detail (Balconies only)	5'-0" into End Setback at 3rd Floor (22')	on Turtle Creek Setback at 13th Floor (1-53'-2')
Off-street Required Parking	116	Multiple Family Community Center (Private)
Provided	185	

A1.01
Z112-153 (RB)

HARRI PONTARINI ARCHITECTS
202 Lake Street West
Trenton, NJ 08611
www.harripontarini.com

LEGEND:
 MAX. F. OOR AREA:
 MAX. HEIGHTS:
 SETBACKS:
 USES (per PD):
 LOT COVERAGE:
 PARKING:

251,000 SF
 285 Feet, + add'l. 5' set to mech. areas, as shown
 25' front
 100 max. multi-family units
 75% for first 50,000 sq. ft.; 45% above 50,000 sq. ft.
 per PD 799

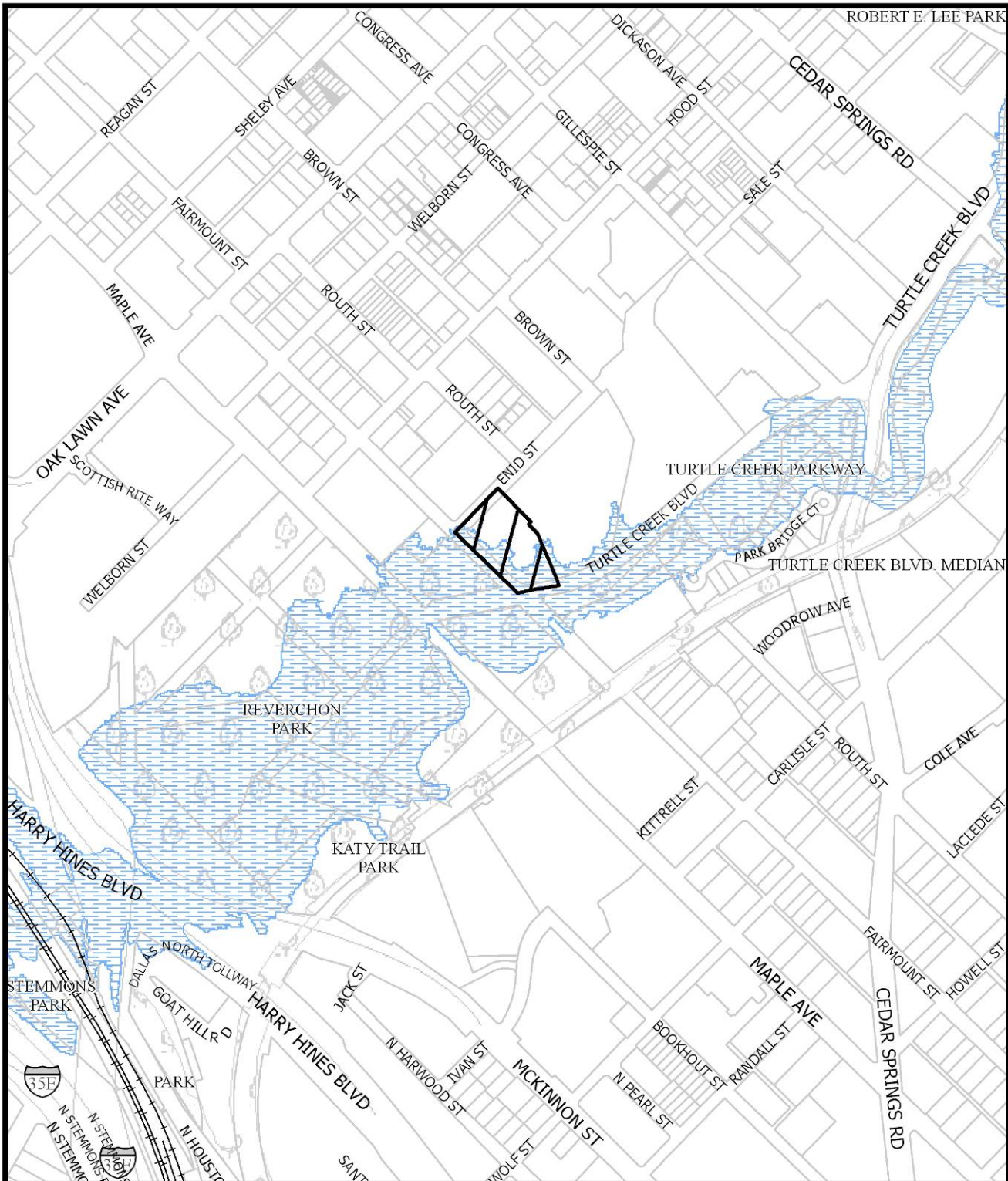


2014/10/16
 2014/10/16
 2014/10/16

3905 TURTLE CREEK BLVD.
 681 DEVELOPMENT LTD.
 DEVELOPMENT PLAN
 2909 TURTLE CREEK BLVD.
 LOT 14, BLOCK 27208
 2014/10/16
 A1

HPA
 081714
 27218
 2014/10/16

081714
 27218
 2014/10/16




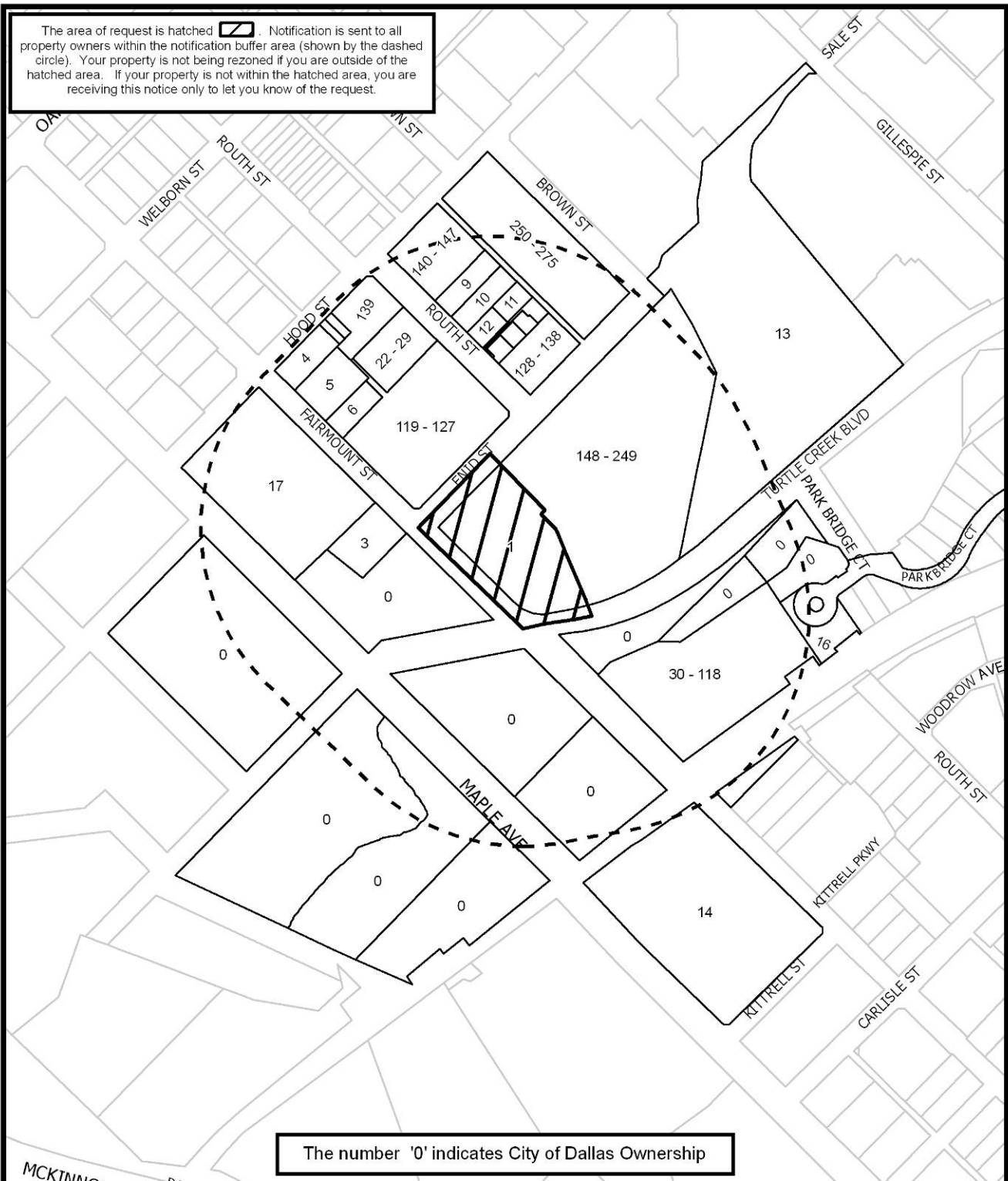
1:6,000

VICINITY MAP

Case no: Z112-153

Date: 1/19/2012

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



The number '0' indicates City of Dallas Ownership



1:3,600

NOTIFICATION

500' AREA OF NOTIFICATION
275 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z112-153**

Date: **1/19/2012**

1/19/2012

Notification List of Property Owners***Z112-153******275 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2505 TURTLE CREEK BLVD	GGH DEVELOPMENT LLC M1W 3Z4
2	3220 FAIRMOUNT ST	TEXAS UTILITIES ELEC CO % STATE & LOCAL
3	3503 FAIRMOUNT ST	TC HOLDINGS LP
4	3534 FAIRMOUNT ST	TEXAS LAND & REALTY LLC
5	3524 FAIRMOUNT ST	G L F PARTNERS LLP
6	3520 FAIRMOUNT ST	ROYAL NONESUCH LP
7	3535 ROUTH ST	TEXAS LAND & REALTY LLC
8	3535 ROUTH ST	TX LAND & REALTY LLC
9	3520 ROUTH ST	PRATT JAMES R
10	3518 ROUTH ST	KOTHARI AJAY
11	3514 ROUTH ST	POGIR STEVEN H
12	3516 ROUTH ST	PATON PAULA J & RICHARD STEWART PATON
13	2727 TURTLE CREEK BLVD	FIRST TEXAS HOMES INC
14	3200 MAPLE AVE	VILLAS AT KATY TRAIL GRANTOR TRUST
15	2800 PARK BRIDGE CT	TURTLE CREEK CIR HOA
16	2706 TURTLE CREEK CIR	BAILEY JONATHAN
17	3500 MAPLE AVE	NNN 3500 MAPLE VF 2003 & LLC
18	3506 ROUTH ST	ANDERTON DONALD RAY & SHEILA W
19	3508 ROUTH ST	GATES DAVID L
20	3510 ROUTH ST	SCHIFFMAN LISA A
21	3512 ROUTH ST	SCHROER BRENDA R
22	3525 ROUTH ST	DUFFIE CHARLES F
23	3525 ROUTH ST	DUFFIE JAMES M
24	3525 ROUTH ST	STORY RICHARD A
25	3525 ROUTH ST	LUNA NILSA & FAISAL S SYED
26	3525 ROUTH ST	ESTLE BETTY J

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3525 ROUTH ST	PANIYADI PRADEEP & SADANANDA SWETHA
28	3525 ROUTH ST	WRIGHT COLTON & DORI ANN
29	3525 ROUTH ST	JENNINGS WILLIAM A BLDG C UNIT 8
30	3310 FAIRMOUNT ST	PARK TOWERS TURTLE CREEK
31	3310 FAIRMOUNT ST	HARSDORFF CHRIS & UNIT 4A
32	3310 FAIRMOUNT ST	FINDLING BARBARA
33	3310 FAIRMOUNT ST	PETRILLO S EILEEN
34	3310 FAIRMOUNT ST	ELLIS BETTY R
35	3310 FAIRMOUNT ST	TERMINI RAYMOND J & DEANNE L
36	3310 FAIRMOUNT ST	YATES HAROLD E BLDG A UNIT 4F
37	3310 FAIRMOUNT ST	FORBES HARRY UNIT 5A
38	3310 FAIRMOUNT ST	SLOMAN MARGARET D
39	3310 FAIRMOUNT ST	CARTER EARL L JR & JUDY A CARTER
40	3310 FAIRMOUNT ST	RYRIE CHARLES CO UNIT 5D
41	3310 FAIRMOUNT ST	STANFORD DEBORAH G
42	3310 FAIRMOUNT ST	COMPARIN CYNTHIA J
43	3310 FAIRMOUNT ST	CREASEY WILLIAM R & MARILYN
44	3310 FAIRMOUNT ST	WATSON MARCUS W
45	3310 FAIRMOUNT ST	BENDER NORMAN H & BEATRICE R BENDER
46	3310 FAIRMOUNT ST	SIBLEY KEN & ANN SIBLEY UNIT 6D
47	3310 FAIRMOUNT ST	HARRISON FARM LLC
48	3310 FAIRMOUNT ST	ONEILL LIN
49	3310 FAIRMOUNT ST	BARCOFF HELENE
50	3310 FAIRMOUNT ST	WYNNE MITCHELL
51	3310 FAIRMOUNT ST	COOK BETTY HILL UNIT 7C
52	3310 FAIRMOUNT ST	ROBLES SEYMOUR BLDG A UNIT 7D
53	3310 FAIRMOUNT ST	WEAVER JAMES R JR
54	3310 FAIRMOUNT ST	VOGT LYNN M
55	3310 FAIRMOUNT ST	PACKER GREGORY D &
56	3310 FAIRMOUNT ST	CARTER JUDITH A BLDG A UNIT 8B
57	3310 FAIRMOUNT ST	MILLER W W III & ANN S BLDG A UNIT 8C

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3310 FAIRMOUNT ST	QUINN JAMES L & VIRGINIA UNIT 8D
59	3310 FAIRMOUNT ST	SMITHER WILBUR L & MARTHA M
60	3310 FAIRMOUNT ST	SMOTZER JOAN D
61	3310 FAIRMOUNT ST	MAYFIELD WILLIAM B UNIT 9A
62	3310 FAIRMOUNT ST	HUNT ERNEST E III ET AL
63	3310 FAIRMOUNT ST	LEVY BEVERLY D
64	3310 FAIRMOUNT ST	HENDERSON HODGIE C & DOROTHY H
65	3310 FAIRMOUNT ST	JANSHA MATT C UNIT 9E
66	3310 FAIRMOUNT ST	CARVEY PAMELA T UNIT 9F
67	3310 FAIRMOUNT ST	DUNAGAN MICHAEL W
68	3310 FAIRMOUNT ST	FARREN SUZANN D UNIT 10B
69	3310 FAIRMOUNT ST	KEYAN MASOUD & BONNIE %TETRA TECH
70	3310 FAIRMOUNT ST	MILLER DAVID
71	3310 FAIRMOUNT ST	PERRY PATTI Q UNIT 10E
72	3310 FAIRMOUNT ST	BODRON THOMAS MILHIM
73	3310 FAIRMOUNT ST	BAGOT DREW N UNIT 11A
74	3310 FAIRMOUNT ST	SCHULTE AMY A UNIT 11B
75	3310 FAIRMOUNT ST	BERNHARDT ERNEST C & ELIZABETH C FAMILY
76	3310 FAIRMOUNT ST	JOHNSON JOIE DANIEL UNIT 11D
77	3310 FAIRMOUNT ST	GUTEKUNST ELBA S LF EST UNIT 11E
78	3310 FAIRMOUNT ST	HOGUE PHYLLIS MCMAHAN APT 11F
79	3310 FAIRMOUNT ST	LITZLER JOHN H
80	3310 FAIRMOUNT ST	JENNINGS CHARLES W & MARY JANE
81	3310 FAIRMOUNT ST	MEYERS DORIS B UNIT 12C
82	3310 FAIRMOUNT ST	MCSHANE MILDRED R UNIT 12D
83	3310 FAIRMOUNT ST	BOHL RONALD L & DORIS K BLDG A UNIT 12E
84	3310 FAIRMOUNT ST	GRAY BETTE O TR UNIT 12F
85	3310 FAIRMOUNT ST	LONGMIRE JACK T TRUSTEE & RUTH B LONGMIR
86	3310 FAIRMOUNT ST	BERNHARDT ANNE
87	3310 FAIRMOUNT ST	VAUGHAN JOHN R L JR & PEGGY
88	3310 FAIRMOUNT ST	LITTLE GLENN E & LINDA E BLDG A UNIT 14

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3310 FAIRMOUNT ST	LITTLE BERTIS B UNIT 14E
90	3310 FAIRMOUNT ST	WILLIAMS NAOMI UNIT 14F
91	3310 FAIRMOUNT ST	LOVELL GERVIS W & LISA K ROSS UNIT 15A B
92	3310 FAIRMOUNT ST	WEBSTER RAY
93	3310 FAIRMOUNT ST	EISENBERG JEAN UNIT 15C
94	3310 FAIRMOUNT ST	SAKLER THOMAS ALLEN
95	3310 FAIRMOUNT ST	HERNANDEZ MARCO A &
96	3310 FAIRMOUNT ST	STOTTS JOYCE L ESTATE % PAUL A STOTTS
97	3310 FAIRMOUNT ST	CHOI ANGE UNIT 16B
98	3310 FAIRMOUNT ST	JOHNSON RODNEY E
99	3310 FAIRMOUNT ST	VOSS GLENN B & SUZANNE G UNIT 16D
100	3310 FAIRMOUNT ST	GRIFFIN VIRGINIA CLAIRE
101	3310 FAIRMOUNT ST	CHAPADOS GREGORY F BLDG A UNIT 16F
102	3310 FAIRMOUNT ST	WRIGHT JEAN PMB #535
103	3310 FAIRMOUNT ST	ARNN STEPHEN KENT BLDG A UNIT 17C
104	3310 FAIRMOUNT ST	VOLK LEONARD W & NANCY UNIT 17D
105	3310 FAIRMOUNT ST	BRADEN DAVID R & SARA UNIT 17E
106	3310 FAIRMOUNT ST	BLOMEYER ROBERT B II & ANNE G
107	3310 FAIRMOUNT ST	SIBLEY GEORGE W & MARY E
108	3310 FAIRMOUNT ST	SPIVY LANEIL WRIGHT RESIDENCE TRUST
109	3310 FAIRMOUNT ST	BEANLAND EDWARD B
110	3310 FAIRMOUNT ST	HUGHES V T JR UNIT P1D
111	3310 FAIRMOUNT ST	PATE PERRY G
112	3310 FAIRMOUNT ST	WHITEAKER BETTYE J M
113	3310 FAIRMOUNT ST	JENNINGS W L UNIT P2C
114	3310 FAIRMOUNT ST	CUNNINGHAM BILL L CUNNINGHAM MINA S
115	3310 FAIRMOUNT ST	GRAFFUNDER HERMAN L
116	3310 FAIRMOUNT ST	LIBERTY JOE P BLDG A UNIT P3B
117	3310 FAIRMOUNT ST	CAVALIER GERALD & BARBARA UNIT P3C
118	3310 FAIRMOUNT ST	MOODY JANET PIKE
119	3500 FAIRMOUNT ST	LANG ROLAND E FAMILY TR SUTIE 118

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	3500 FAIRMOUNT ST	REALTY ASSOCIATES RIENZI LP FLOOR
121	3500 FAIRMOUNT ST	REALTY ASSOC RIENZI LP % TA ASSOCIATES R
122	3500 FAIRMOUNT ST	REALTY ASSOCIATES RIENZI LP
123	3500 FAIRMOUNT ST	REALTY ASSOCIATES RIENZI LP
124	3500 FAIRMOUNT ST	REALTY ASSOCIATES RIENZI
125	3500 FAIRMOUNT ST	REALTY ASSO RIENZI LP
126	3500 FAIRMOUNT ST	REALTY ASSOCIATES RIENZEL LP
127	3500 FAIRMOUNT ST	CROWE ANGELA
128	3500 ROUTH ST	FEDERAL HOME LOAN MORTGAGE
129	3500 ROUTH ST	MOSS AMANDA E
130	3500 ROUTH ST	BILODEAU TONYA M UNIT 3
131	3500 ROUTH ST	NACHAWATI NABIL MAJED
132	3500 ROUTH ST	CLARK WILLIAM GEORGE
133	3500 ROUTH ST	MARGOLIS MICHAEL
134	3500 ROUTH ST	REZEO SAMEH
135	3500 ROUTH ST	NACHAWATI NABIL M II UNIT 8
136	3500 ROUTH ST	ARNOLD FAMILY TRUST
137	3500 ROUTH ST	HOPPER FORREST W
138	3500 ROUTH ST	MARTIN ANDREA
139	3535 ROUTH ST	MMM HOLDINGS LP
140	2614 HOOD ST	UNGER BARBARA L
141	2612 HOOD ST	SADACCA STEPHEN
142	2610 HOOD ST	CALHOUN REBEL
143	3534 ROUTH ST	AINSWORTH GEORGE M UNIT D
144	3532 ROUTH ST	MOORE JAMES K UNIT E
145	3530 ROUTH ST	KRAMER PAMELA A UNIT F
146	3528 ROUTH ST	MOORE JAMES K
147	3526 ROUTH ST	JOBE TERRANCE
148	2525 TURTLE CREEK BLVD	MATHEWS CARLY J
149	2525 TURTLE CREEK BLVD	FAYNE TODD M BLDG A UNIT 218
150	2525 TURTLE CREEK BLVD	RICHARDS GLENITA DENAE BLDG A UNIT 219

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	2525 TURTLE CREEK BLVD	LUCAS H KARIN
152	2525 TURTLE CREEK BLVD	MAUST DENNIS R UNIT 315
153	2525 TURTLE CREEK BLVD	HANNA KIMBERLY R BLDG A UNIT 316
154	2525 TURTLE CREEK BLVD	GIBSON LEE B
155	2525 TURTLE CREEK BLVD	SEARS RICHARD D BLDG A UNIT 318
156	2525 TURTLE CREEK BLVD	BELZ SHARON K
157	2525 TURTLE CREEK BLVD	HUNTLEY ERIC K & JANE A SUTE 425
158	2525 TURTLE CREEK BLVD	TISDALE CHARLES E #409
159	2525 TURTLE CREEK BLVD	ANGLIN DEBORAH
160	2525 TURTLE CREEK BLVD	BROWN JOHNNIE E APT 428
161	2525 TURTLE CREEK BLVD	BOWMAN HARRY D UNIT 429
162	2525 TURTLE CREEK BLVD	ECHOLS DANNY D SR LIFE ESTATE REM ECHOLS
163	2525 TURTLE CREEK BLVD	RAMAGE CASSIDY L UNIT 502
164	2525 TURTLE CREEK BLVD	KEMP DONALD BLDG A UNIT 503
165	2525 TURTLE CREEK BLVD	WEAVER WESLEY R # 504
166	2525 TURTLE CREEK BLVD	KREUZIGER FREDERICK & MIRIAM A WOODS
167	2525 TURTLE CREEK BLVD	WATTS B C & JO E
168	2525 TURTLE CREEK BLVD	LUCAS LUTZ ALEXANDER
169	2525 TURTLE CREEK BLVD	BURNS LINDA #505
170	2525 TURTLE CREEK BLVD	MCALESTER VIRGINIA
171	2525 TURTLE CREEK BLVD	ALLEN ROSALEE UNIT 507 B
172	2525 TURTLE CREEK BLVD	DELOZIER THOMAS & SARAH NAIFEH APT
173	2525 TURTLE CREEK BLVD	DONOVAN KATHLEEN T BLDG C UNIT 417
174	2525 TURTLE CREEK BLVD	MUSSLER BENJAMIN & BLDG C UNIT 418
175	2525 TURTLE CREEK BLVD	RODERICK ROBERT G APT 419
176	2525 TURTLE CREEK BLVD	WELLS GEORGE W JR &
177	2525 TURTLE CREEK BLVD	GALLIGAN REGINA MARIE
178	2525 TURTLE CREEK BLVD	SALIBA DANIEL P JANE GALE
179	2525 TURTLE CREEK BLVD	HARDISTY AMANDA LEIGH
180	2525 TURTLE CREEK BLVD	CRANFILL CHAD
181	2525 TURTLE CREEK BLVD	BROOKS MICHAEL L UNIT 524

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1/19/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	2525	TURTLE CREEK BLVD ADAMS ROBERT L UNIT 525
183	2525	TURTLE CREEK BLVD VINSON REBECCA A UNIT 101
184	2525	TURTLE CREEK BLVD SCHELLINCK FAMILY 1992 TR
185	2525	TURTLE CREEK BLVD BOLEY TOMMY J #103
186	2525	TURTLE CREEK BLVD MUNROE ANNE C TR
187	2525	TURTLE CREEK BLVD FULLER RANDALL H & JANE D UNIT 202
188	2525	TURTLE CREEK BLVD FRISBIE MARAGRET M APT 301
189	2525	TURTLE CREEK BLVD KUN STEVE STE 302 BLDG D
190	2525	TURTLE CREEK BLVD ANDERSON AMANDA B
191	2525	TURTLE CREEK BLVD HARTSELL BRANDON L & NICOLE SHAW
192	2525	TURTLE CREEK BLVD ROSE CHARLES A & SHIRLEY
193	2525	TURTLE CREEK BLVD LAL MOHAN & GRACE
194	2525	TURTLE CREEK BLVD GALAMBUSH MARILYN
195	2525	TURTLE CREEK BLVD EATON DAVID W BLDG D UNIT 402
196	2525	TURTLE CREEK BLVD SANDERS LANA C UNIT 403
197	2525	TURTLE CREEK BLVD ELLIOTT FRIEDRICH
198	2525	TURTLE CREEK BLVD ASHLEY DONNA SUE APT 431D
199	2525	TURTLE CREEK BLVD TISDALE CHARLES E
200	2525	TURTLE CREEK BLVD WALES VICTOR R # 511
201	2525	TURTLE CREEK BLVD BEAHAN SARAH G BLDG D UNIT 514
202	2525	TURTLE CREEK BLVD ROSE CHARLES & SHIRLEY BLDG E UNIT #104
203	2525	TURTLE CREEK BLVD SWICK DAVID E & PAULA H BLDG E UNIT 106
204	2525	TURTLE CREEK BLVD BACUS KRISTEN D #204
205	2525	TURTLE CREEK BLVD ISHEE JAMES ALFRED
206	2525	TURTLE CREEK BLVD FENNELL PETE & CYNTHIA LIVING TRUST THE
207	2525	TURTLE CREEK BLVD NELSON RON &
208	2525	TURTLE CREEK BLVD JUDGE WALTER E & RUTH
209	2525	TURTLE CREEK BLVD CHAVEZ HERMAN & WILLIAM C BERRONG
210	2525	TURTLE CREEK BLVD HEJL BRADLEY & UNIT 404
211	2525	TURTLE CREEK BLVD MAYOTTE RICHARD V UNIT 405
212	2525	TURTLE CREEK BLVD RODERICK ROBERT G # 406E

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1/19/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	2525	TURTLE CREEK BLVD HOLLINGSWORTH CLAYTON G &
214	2525	TURTLE CREEK BLVD PEUGH JIMMY E BLDG E UNIT 515
215	2525	TURTLE CREEK BLVD BURKHARDT KATHRYN C
216	2525	TURTLE CREEK BLVD SUSSMAN PRODUCTS CO
217	2525	TURTLE CREEK BLVD DEITZ SHARON UNIT 107
218	2525	TURTLE CREEK BLVD KEELING STEVEN C #206
219	2525	TURTLE CREEK BLVD SHAH ANGELA KIRAN
220	2525	TURTLE CREEK BLVD TEARNAN EVELYN H APT 112
221	2525	TURTLE CREEK BLVD SIMONE ALPHONSE F APT 115
222	2525	TURTLE CREEK BLVD KERR CHRISTINE M
223	2525	TURTLE CREEK BLVD WHITLOCK LESLIE BLDG G UNIT 216
224	2525	TURTLE CREEK BLVD WOODHOUSE DOUGLAS H
225	2525	TURTLE CREEK BLVD HULL LEROY W & JOYCE B UNIT 311
226	2525	TURTLE CREEK BLVD LUCAS H K
227	2525	TURTLE CREEK BLVD MOORE DOROTHY SUE
228	2525	TURTLE CREEK BLVD TISDALE CHARLES E # 409
229	2525	TURTLE CREEK BLVD POST KAREN
230	2525	TURTLE CREEK BLVD FETTERICK NICHOLAS J III BLDG H UNIT 41
231	2525	TURTLE CREEK BLVD JONES KATHERINE J BLDG H UNIT 517
232	2525	TURTLE CREEK BLVD CARNES JOHN W
233	2525	TURTLE CREEK BLVD DYTECH SOLUTIONS INTERNATIONAL
234	2525	TURTLE CREEK BLVD CREE MARY ANNE
235	2525	TURTLE CREEK BLVD ANDERSON JUERGEN # 412
236	2525	TURTLE CREEK BLVD STEELE JOHN A BLD J UNIT 414
237	2525	TURTLE CREEK BLVD HUNLEY LAMAR ETAL BLDG J UNIT 415
238	2525	TURTLE CREEK BLVD TOON STEPHEN L UNIT J521
239	2525	TURTLE CREEK BLVD FRANKE BONNY S
240	2525	TURTLE CREEK BLVD ROSAS CHRISTOPHER J UNIT 523
241	2525	TURTLE CREEK BLVD MYERS ELIZABETH J BLDG K UNIT 108
242	2525	TURTLE CREEK BLVD MONTGOMERY JAMES B & ETAL #109
243	2525	TURTLE CREEK BLVD BOSSBACH JERRY &

Z112-153(RB)

1/19/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	2525 TURTLE CREEK BLVD	HARTSELL BRANDON L & NICOLE
245	2525 TURTLE CREEK BLVD	WELLS GEORGE W UNIT 210
246	2525 TURTLE CREEK BLVD	JOLLY STEVEN R APT 211
247	2525 TURTLE CREEK BLVD	SCOTT PHILIP & MARILYN #212
248	2525 TURTLE CREEK BLVD	SIFFORD ANDY L
249	2525 TURTLE CREEK BLVD	GIVENS NATALIE BROOKE
250	3515 BROWN ST	NOSS MICHAEL R UNIT 101
251	3515 BROWN ST	BENNISON VICTORIA B
252	3515 BROWN ST	FOX SHERYL A BLDG I UNIT 103
253	3515 BROWN ST	SHUMAKE VICKI B
254	3515 BROWN ST	ZAMBRANO GERARDO BLDG I UNIT 105
255	3515 BROWN ST	HAILEY PEGGY BLDG II UNIT 106
256	3515 BROWN ST	PHILEN TERRELL JR
257	3515 BROWN ST	BLACKSTONE WARREN L
258	3515 BROWN ST	SMITH BARBARA D TRUST BLDG III UNIT 109
259	3515 BROWN ST	OBRIEN LINDA P
260	3515 BROWN ST	BOWERS MICHAEL R UNIT 111
261	3515 BROWN ST	WARNER WILLIAM J APT 309
262	3515 BROWN ST	ARMSTRONG MARSHALL
263	3515 BROWN ST	FEDERAL HOME LOAN MTG CORP
264	3515 BROWN ST	FILIO BIANCA
265	3515 BROWN ST	ALLEN A KATHLEEN APT 116
266	3515 BROWN ST	BOLLINGER JOY
267	3515 BROWN ST	LOLLAR DALE J &
268	3515 BROWN ST	WAYLOCK GREGORY BLDG V UNIT 119
269	3515 BROWN ST	GRANATINO JOHN F & FRANCES D
270	3515 BROWN ST	HAFFAR ZOUHDI EL APT 121
271	3515 BROWN ST	GOLDSTEIN ROBERT M SUITE 108
272	3515 BROWN ST	BURNS LARA LEE
273	3515 BROWN ST	LYLE BEVERLY BLDG VI UNIT 124
274	3515 BROWN ST	SNAPP CHARLES W UNIT 125

Z112-153(RB)

1/19/2012

Label # Address

275 3515 BROWN ST

Owner

BROOKS JAMES LEE JR ESTATE OF %FRANKLIN

FILE NUMBER: Z112-190(RB)

DATE FILED: February 17, 2012

LOCATION: North Westmoreland Road and West Commerce Street, Southwest Corner

COUNCIL DISTRICT: 3

MAPSCO: 43 T

SIZE OF REQUEST: Approx. 2.09 Acres

CENSUS TRACT: 205

APPLICANT/OWNER: Econo Fuel, Inc.-Ali Sharaf, Sole Officer

REPRESENTATIVES: Brian Fetz and Santos Martinez

REQUEST: An application for a Specific Use Permit for a Truck stop on property zoned an IR Industrial Research District. Additionally, Specific Use Permit No. 98 for a Quarrying and Mining Operation is permitted on the property.

SUMMARY: The applicant proposes to develop the property with a mix of three uses-motor vehicle fueling station, restaurant with drive-in or drive-through service, and a truck stop, the latter use requires the requested SUP.

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

BACKGROUND INFORMATION:

- The request site is undeveloped.
- The applicant proposes to develop the property with a mix of three uses-motor vehicle fueling station, restaurant with drive-in or drive-through service, and a truck stop, the latter use requires the requested SUP.

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

<u>Thoroughfare</u>	<u>Designation; Existing & Proposed ROW</u>
Westmoreland Road	Principal Arterial; 100' & 100' ROW
Commerce Street	Collector; 60' & 60' ROW

STAFF ANALYSIS:

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

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The request site is undeveloped. The applicant proposes to develop the property with a mix of three uses (motor vehicle fueling station and restaurant with drive-in or drive-through service, both allowed by right under the existing zoning) of which the truck stop use requires a specific use permit.

The site is located within an established industrial/distribution area (Lone Star Park and Turnpike Distribution Center). Southward of the site are the city's animal shelter (SUP

1552) and PDD No. 492 for a Metal salvage facility and Outside salvage or reclamation uses. Lastly, SUP No. 98 for Quarrying and Mining is found within this portion of the city (while approved with a permanent time period, these uses have not been operational for many years).

While most truck stops are generally located along freeways and tend to be regional serving, most often providing for a more dominate land use presence, this request is somewhat internal to the freeway system and will possess limited visibility from IH 30. The component of the truck stop use (four fueling bays) is roughly one-third of the site; the balance developed with the two above-referenced uses allowed by right. Lastly, the applicant has agreed to prohibit showering facilities with this use.

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

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

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

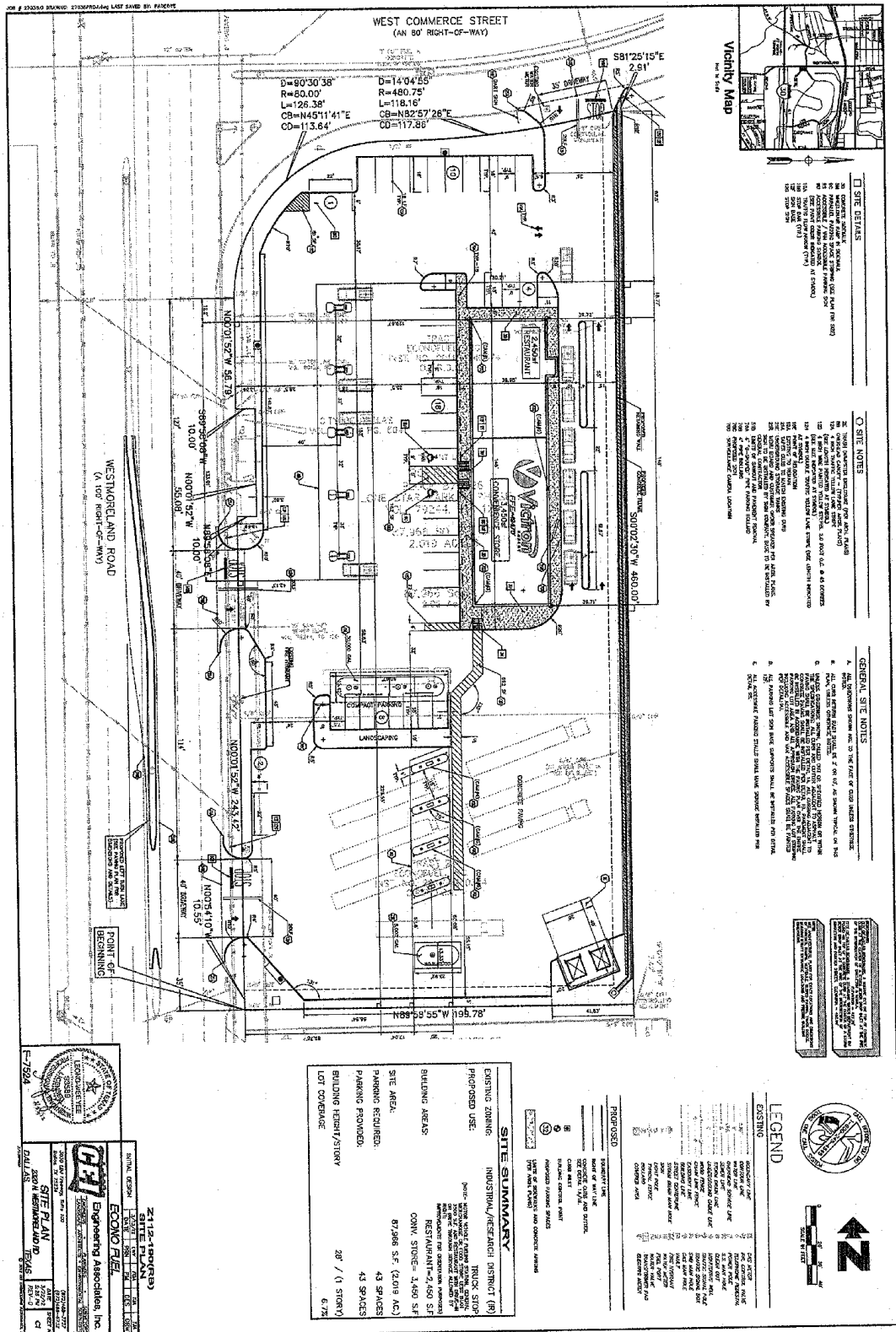
Landscaping: The site possesses minimal landscape materials. Due to utility constraints traversing across the site, it will be difficult to comply with Article X landscape requirements.

As required by the Dallas Development Code, landscaping for a use requiring an SUP must comply with Article X, however, the City Council may approve a landscape plan that meets the spirit of Article X.

In practicality, staff is accepting of the attached landscape plan.

**PROPOSED CONDITIONS FOR A
SPECIFIC USE PERMIT FOR A TRUCK STOP**

1. USE: The only use authorized by this specific use permit is a truck stop.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (ten years from the passage of the ordinance), but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. SHOWERING FACILITIES: Showers are prohibited on the Property.
5. COMMERCIAL VEHICLE PARKING: Commercial vehicles may not remain on the Property for more than one hour.
6. LANDSCAPING: Prior to the issuance of a certificate of occupancy for a truck stop, landscaping must be provided as shown on the attached landscape plan. Plant materials must be maintained in a healthy, growing condition
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance at all times.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



STREET DETAILS

- 1. ALL DIMENSIONS SHOWN ARE TO THE CENTER OF ROAD UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS SHOWN ARE TO THE CENTER OF ROAD UNLESS OTHERWISE NOTED.
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GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE CENTER OF ROAD UNLESS OTHERWISE NOTED.
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LEGEND

EXISTING

- 1. EXISTING BUILDING
- 2. EXISTING DRIVEWAY
- 3. EXISTING DRIVEWAY
- 4. EXISTING DRIVEWAY
- 5. EXISTING DRIVEWAY
- 6. EXISTING DRIVEWAY
- 7. EXISTING DRIVEWAY
- 8. EXISTING DRIVEWAY
- 9. EXISTING DRIVEWAY
- 10. EXISTING DRIVEWAY

PROPOSED

- 1. PROPOSED BUILDING
- 2. PROPOSED DRIVEWAY
- 3. PROPOSED DRIVEWAY
- 4. PROPOSED DRIVEWAY
- 5. PROPOSED DRIVEWAY
- 6. PROPOSED DRIVEWAY
- 7. PROPOSED DRIVEWAY
- 8. PROPOSED DRIVEWAY
- 9. PROPOSED DRIVEWAY
- 10. PROPOSED DRIVEWAY

SITE SUMMARY

EXISTING ZONING: INDUSTRIAL/RESEARCH DISTRICT (IR)

PROPOSED USE: TRUCK STOP

BUILDING AREAS: 87,986 SF (2,019 AC.)

SITE AREA: 43 SPACES

PARKING PROVIDED: 43 SPACES

BUILDING HEIGHT/STORY: 28' / (1 STORY)

LOT COVERAGE: 6.7%

Z112-190(RB)

SITE PLAN

ECONO RV CENTER

Engineering Associates, Inc.

DATE: 11/15/11

SCALE: AS SHOWN

PROJECT NO.: 11111

REVISIONS:

DATE: 11/15/11

BY: [Signature]

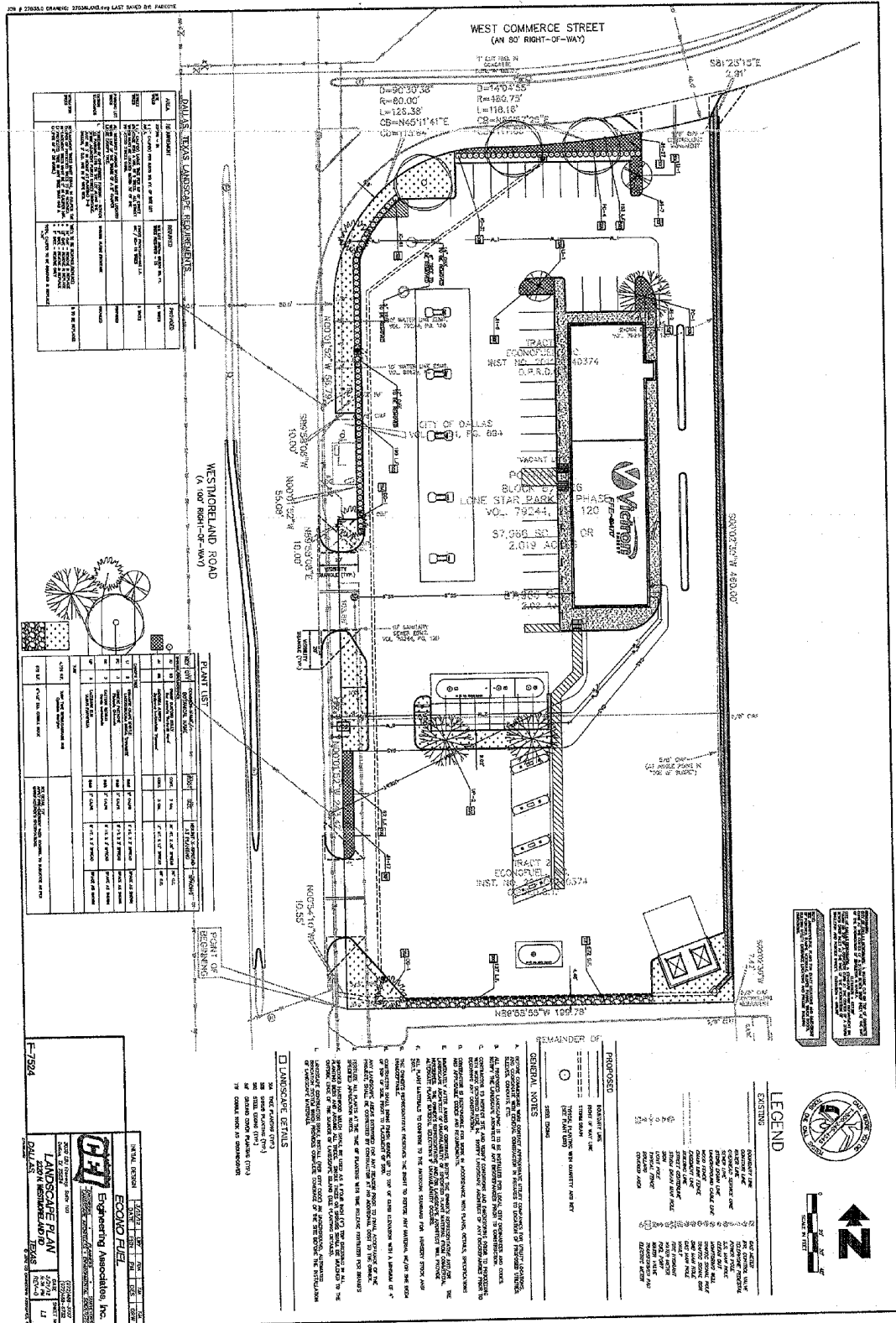
CHECKED BY: [Signature]

APPROVED BY: [Signature]

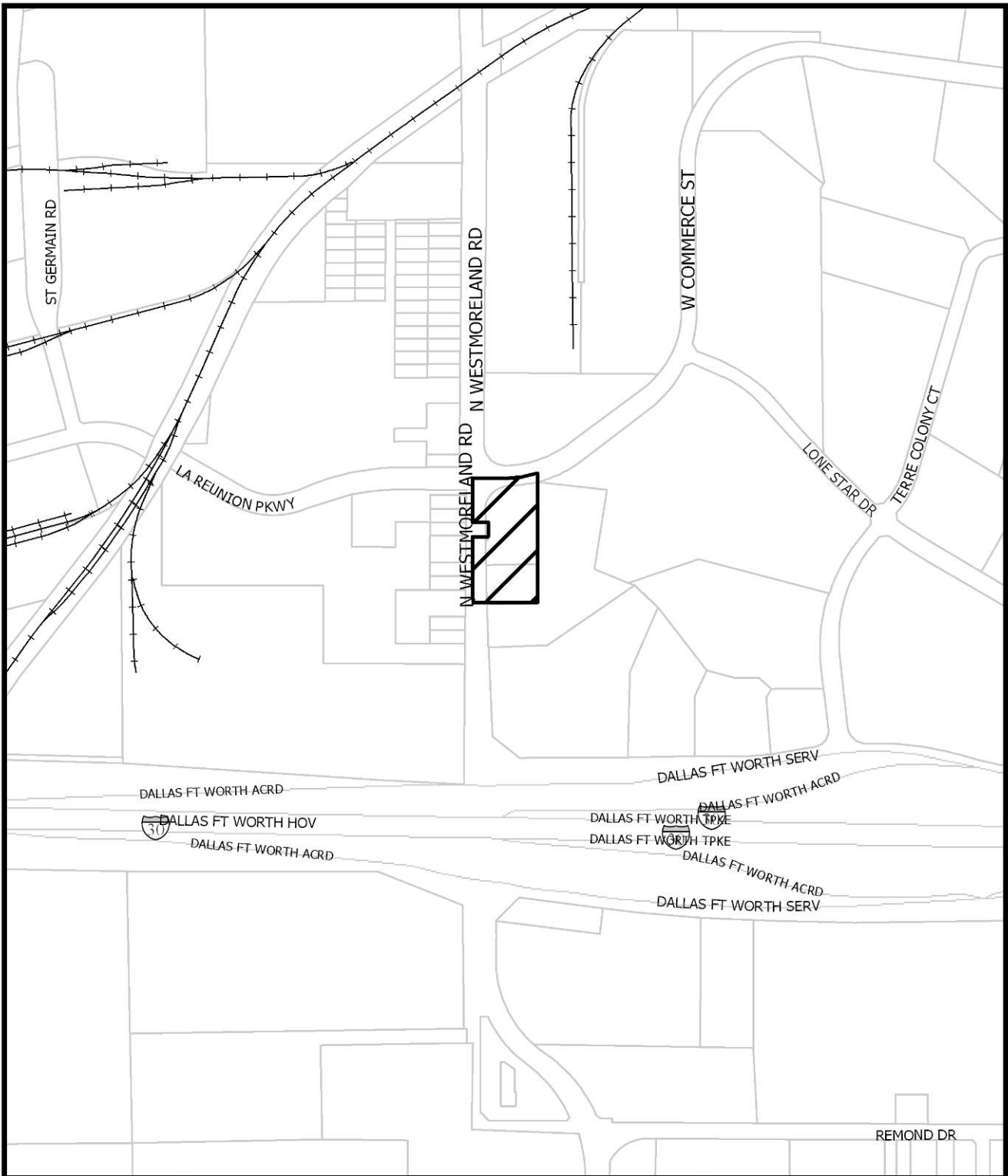
SCALE: AS SHOWN

DATE: 11/15/11

Proposed Site Plan



Proposed Landscape Plan

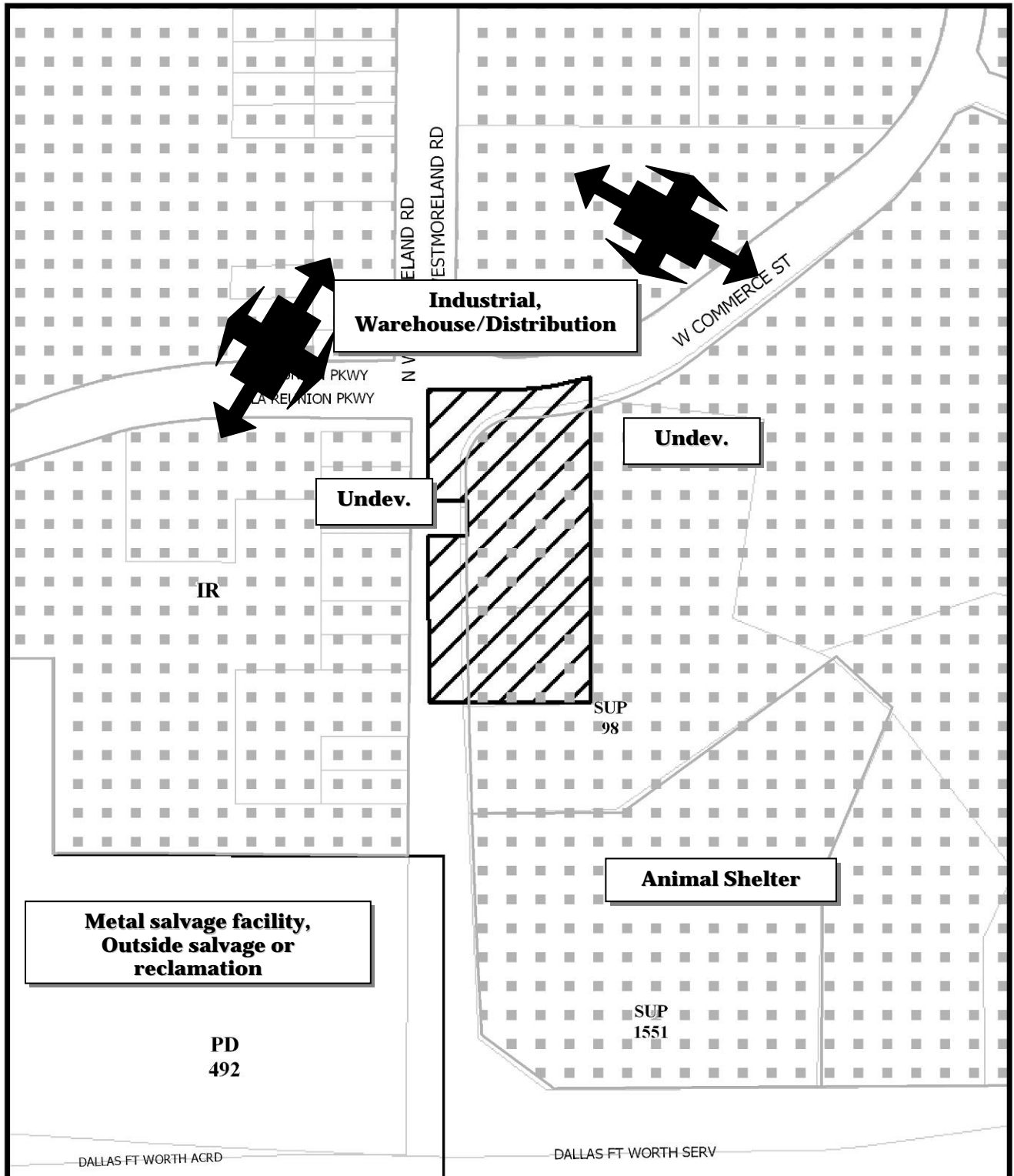



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VICINITY MAP

Case no: **Z112-190**


Date: **3/29/2012**

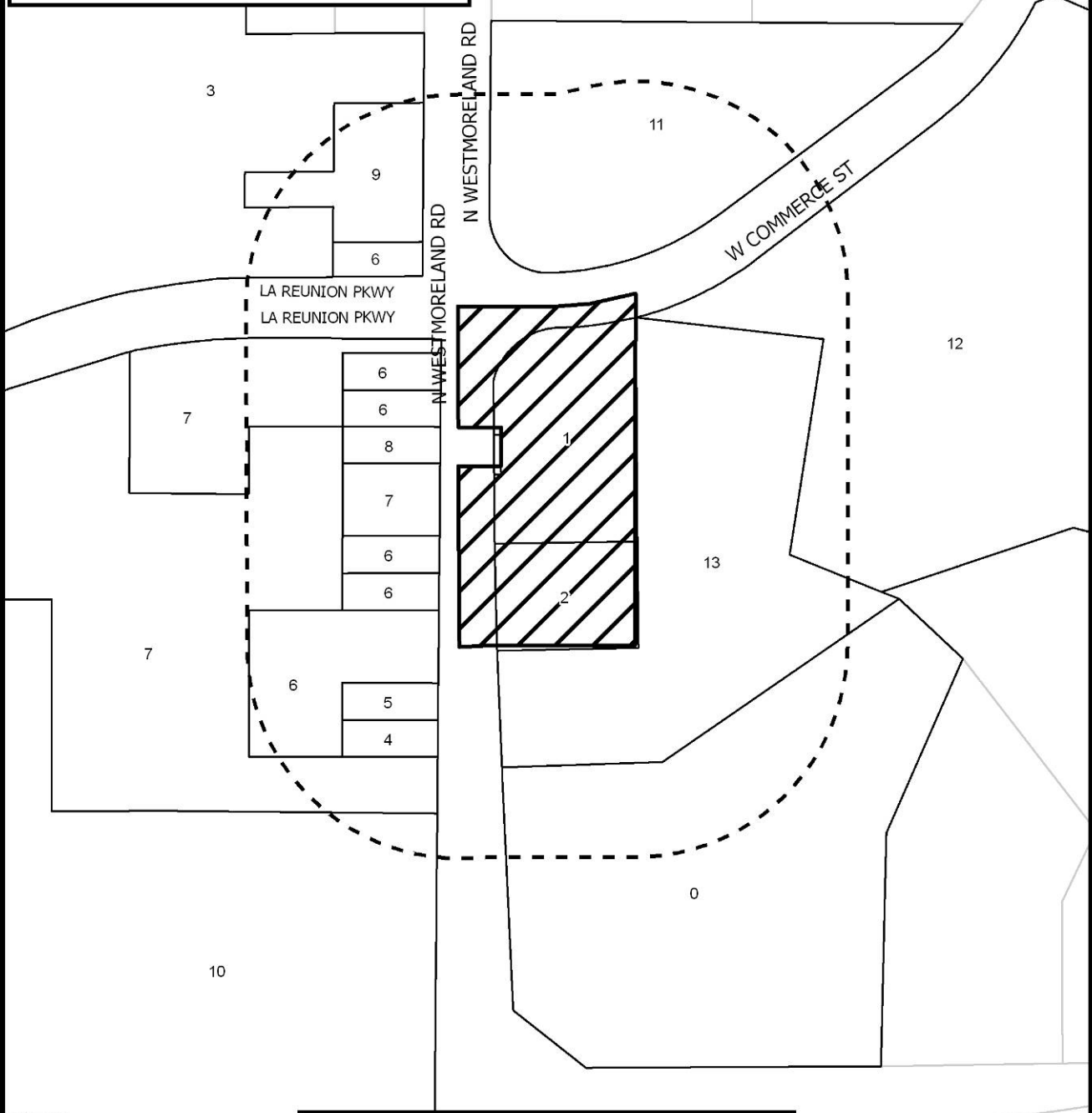



 1:2,400


ZONING AND LAND USE

Case no: Z112-190
 Date: 3/29/2012

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



The number '0' indicates City of Dallas Ownership


1:2,400

NOTIFICATION

300' AREA OF NOTIFICATION
13 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z112-190
 Date: 3/29/2012

3/29/2012

Notification List of Property Owners

Z112-190

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2320 WESTMORELAND RD	DICKERSON JOHN F & DICKERSON HOLDINGS LT
2	2320 WESTMORELAND RD	DICKERSON JOHN F
3	2401 WESTMORELAND RD	MURPH METALS
4	1903 WESTMORELAND RD	DEKAS STEFANOS
5	1905 WESTMORELAND RD	DEKAS STEFANOS & KAY
6	1909 WESTMORELAND RD	MURPH METALS INC
7	2001 WESTMORELAND RD	R S R CORPORATION
8	2011 WESTMORELAND RD	PFEILL CHARLES C %MCELROY GEORGE & ASN
9	2107 WESTMORELAND RD	R S R CORP
10	1729 WESTMORELAND RD	COMMERCIAL METALS CO
11	3251 COMMERCE ST	OHK VENTURE LTD
12	2700 LONE STAR DR	HALF PRICE BOOKS RECORDS & MAGAZINES INC
13	1920 WESTMORELAND RD	WESTMORELAND C & C PROPERTIES LP