



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, June 2, 2011
AGENDA

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

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

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S101-098**
(CC District 6)
- An application to create a 0.5624 acre lot from a tract of land in City Block A/5797 on property at 9819 Harry Hines Blvd.
Applicant/Owner: City of Dallas
Surveyor: City of Dallas
Application Filed: May 4, 2011
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S101-099**
(CC District 13)
- An application to create one 5.1313 acre lot and one 6.4239 acre lot from an 11.52 acre tract of land containing Lots 1 and 2 in City Block D/5547 on 9400 N. Central Expressway north of Park Lane.
Applicant/Owner: YPI Central Expressway Properties, L.P./ Dallas NCX Properties, LLC
Surveyor: Paul Ward
Application Filed: May 6, 2011
Zoning: PD 260
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S101-100**
(CC District 14)
- An application to replat a 0.367 acre tract of land containing all of Lots 9 and 10 in City Block 3/1567 to create an 8 lot shared access development with lots ranging in size from 1,638 sq. ft. to 2,834 sq. ft. in size on property located at 3923 and 3931 Holland Avenue.
Applicant/Owner: Texas Intown Homes, Inc.
Surveyor: CBG Surveying Inc.
Application Filed: May 11, 2011
Zoning: PD 193(MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S101-102**
CC District 14)
- An application to replat a 0.368 acre tract of land containing all of Lots 15 and 16 in City Block D/1056 to create an 8 lot shared access development with lots ranging in size from 1,638 sq. ft. to 2,849 sq. ft. in size on property located at 4019 Bowser Avenue.
Applicant/Owner: Texas Intown Homes, Inc.
Surveyor: CBG Surveying Inc.
Application Filed: May 11, 2011
Zoning: PD 193(MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S101-103**
(CC District 12)
- An application to replat a 14.4627 acre tract of land in City Block A/8735 into one 4.7909 acre lot, one 5.0813 acre lot and one 4.5905 acre lot at 17787 and 17811 Waterview Parkway between Campbell Road and Synergy Park Blvd.
Applicant/Owner: Intervoice, Inc.
Surveyor: Dennis Vote
Application Filed: May 11, 2011
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S101-104**
(CC District 14)
- An application to replat a 0.5427 acre tract of land containing all of Lots 1 and 2 and part of Lot 3 in City Block 2/1336 to create a 12 lot shared access development with lots ranging in size from 1,335 square feet to 2,388 square feet on 2803 thru 2811 Shelby Avenue and 3910 Congress Avenue.
Applicant/Owner: Texas Intown Homes, Inc.
Surveyor: CBG Surveying Inc.
Application Filed: May 13, 2011
Zoning: PB 193(MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Individual Items:

- (7) **S101-101**
(CC District 12)
- An application to replat a 25.746 acre tract of land containing part of City Block 8742 of the Rosemeade Addition and part of Blocks 8742 and 8748 on property fronting on Timberglen Road west of Midway Road.
Applicant/Owner: City of Dallas
Surveyor: Pacheco – Koch Consulting Engineers, Inc.
Application Filed: May 10, 2011
Notices sent: 102 notices were sent May 16, 2011
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S078-212R**
(CC District 14)
- An application to replat all of Block 2/5406 and all of Lots 1 and 2 in City Block 7/5406 to create one 9.675 acre lot and to remove the existing 30 foot platted building lines on Sandhurst Lane, Jason Drive, and University Boulevard, also to remove the existing 25 foot platted building line on Amesbury Drive on property bounded by Amesbury Drive, Sandhurst Lane, Jason Drive and University Boulevard.
Applicant/Owner: SSWH Partners, L.P.
Surveyor: Spiars Engineering, Inc.
Application Filed: May 4, 2011
Zoning: MF-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Docket

- W101-005**
Neva Dean
(CC District 4)
- An application for a wavier of the two-year waiting period in order to submit an application for an amendment to Specific Use Permit No. 1824 on the west line of South R.L. Thornton Frontage Road, south of West Kiest Boulevard.
Staff Recommendation: **Denial**
- M101-018**
Richard Brown
(CC District 14)
- An application for a minor amendment to the development plan and landscape plan within the Subarea A portion of Planned Development Subdistrict No. 74 for certain GR Subdistrict Uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of McKinnon Street and Cedar Springs Road.
Staff Recommendation: **Approval**
Applicant: Rosewood Court, LLC
Representative: Dallas Cothrum

M101-023

Richard Brown
(CC District 7)

An application for a minor amendment to the development plan within Planned Development District No. 845 for a Convalescent or nursing homes, hospice care, and related institutions use on the northeast line of Bonnie View Road, north of Illinois Avenue.

Staff Recommendation: **Approval**

Applicant: GMP Dallas NH, Ltd.

Representative: Misty Ventura

M101-020

Richard Brown
(CC District 2)

An application for a minor amendment to the development plan and landscape plan for Planned Development District No. 440 for a Public school and certain mixed uses, on property generally at the southeast line of Grand Avenue, southwest of La Vista Drive.

Staff Recommendation: **Approval**

Applicant: Dallas Independent School District

Representative: Karl Crawley

M101-021

Richard Brown
(CC District 8)

An application for a minor amendment to the development plan for Planned Development District No. 512 for a Public school and R-1/2ac(A) Single Family District Uses, on the southeast corner of Seagoville Road and Woody Road.

Staff Recommendation: **Approval**

Applicant: Dallas Independent School District

Representative: Karl Crawley

Thoroughfare Plan Amendments

Lamar Street from IH-30 to Corinth Street

Tanya Brooks
(CC District 2)

An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Lamar Street from IH-30 to Corinth Street from a six lane divided roadway M-6-D(A) within 100 feet of right-of-way to a special five lane undivided roadway (SPCL-5-U) within 80 feet of right-of-way and 60 feet of pavement.

Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z101-121(RB)**

Richard Brown
(CC District 10)

An application for a Specific Use Permit for an Open-enrollment Charter School on property zoned an MU-3 Mixed Use District on the southeast line of Greenville Avenue, north of Forest Lane.

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

Applicant: Bending Oaks High School

Representative: Santos Martinez

2. **Z101-228(MG)**
Michael Grace
(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 use greater than 3,500 square feet on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the southwest corner of S. Buckner Boulevard and Scyene Road.
Staff Recommendation: **Approval** of the D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise use greater than 3,500 square feet for a two-year period with eligibility for automatic renewal of additional five-year periods, subject to a site plan and conditions.
Applicant: Fiesta Mart
Representative: Masterplan
3. **Z101-230(MW)**
Megan Wimer
(CC District 4)

An application for a Specific Use Permit for a child-care facility on property zoned an R-7.5(A) Single Family District on the northwest corner of Chula Vista Drive and Blossom Lane.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant/Representative: Timothy Williams
4. **Z101-244(MW)**
Megan Wimer
(CC District 8)

An application to amend Specific Use Permit No. 1345 on property zoned an MF-2(A) Multifamily District on the northeast and northwest corners of Leigh Ann Drive and West Wheatland Road.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and conditions.
Applicant: Carolyn Baker
Representative: Ja'net Pearson
5. **Z101-231(WE)**
Warren Ellis
(CC District 13)

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 CR-D Community Retail District with a D Liquor Control Overlay on the northwest corner of W. Northwest Highway and Midway Road.
Staff Recommendation: **Approval** of a D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for a two-year time period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Airport Freeway fuel Center, L.P.
Representative: Michael R. Coker - Michael R. Coker Company

6. **Z101-176(WE)**
Warren Ellis
(CC District 5)
- An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property within Subarea 2 in Planned Development District No. 366 with a D Liquor Control Overlay on the west side of S. Buckner Road (Loop 12), south of West Hodges Road.
- Staff Recommendation: **Approval** of a D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for a two-year time period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
- Applicant: Juma Real Estate L.L.P.
- Representative: Parvez Malik
7. **Z101-226(WE)**
Warren Ellis
(CC District 5)
- An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise 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 south line of Bruton Road, between Lewiston Avenue and North Masters Drive.
- Staff Recommendation: **Approval** for a two-year time period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
- Applicant: Huynh Investments
- Representative: Peter Kavanagh - Zone Systems, Inc.
8. **Z101-242(JH)**
Jennifer Hiromoto
(CC District 2)
- An application for a Specific Use Permit for a bar, lounge or tavern on property zoned Planned Development District No. 269 on the south side of Elm Street, east of Good Latimer Expressway.
- Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions,
- Applicant: Anvil Pub/Patrick Bridges
- Representative: Audra Buckley

Zoning Cases – Under Advisement

9. **Z101-197(JH)**
Jennifer Hiromoto
(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 use 3,500 square feet or less on property zoned CR Community Retail District with a D Liquor Control Overlay at the northeast corner of W. Illinois Avenue and Toluca Avenue.
Staff Recommendation: **Approval** of the D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise use 3,500 square feet or less for a two-year period with eligibility for automatic renewal of additional five-year periods, subject to a site plan and conditions.
Applicant: DFW Convenience Stores, LP
Representative: Arlene Whitaker, TETCO
U/A From: May 5, 2011
10. **Z101-212(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 west line of N. Jim Miller Road, north side of Lake June Road.
Staff Recommendation: **Approval** for a two-year time period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions.
Applicant: Young Sook Lee
Representative: Parvez Malik - Business Zoom
U/A From: May 5, 2011

Zoning Cases – Individual

11. **Z090-215(WE)**
Warren Ellis
(CC District 4)
- An application for a Planned Development District for mixed uses on property zoned an MF-1(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the west side of Bexar Street, south of Municipal Street.
Staff Recommendation: **Approval**, subject to a revised development plan and staff's recommended conditions.
Applicant: Dallas Housing Authority
Representative: Michael R. Coker - Coker Company

12. **Z101-203(MG)**
Michael Grace
(CC District 5)
- An application for a Planned Development District for mixed uses on property zoned a CR Community Retail District and an R-7.5(A) Single Family District on the northwest corner of S. Lancaster Road and Atlas Drive.
Staff Recommendation: Hold under advisement until June 16, 2011.
Applicant: Sapphire Road Development, LLC
Representative: Yigal Lelah
13. **Z101-165(JH)**
Jennifer Hiromoto
(CC District 7)
- An application to amend Planned Development District No. 331, expand Planned Development District No. 331 on property zoned an RS-MU Regional Service Mixed Use Subdistrict within Planned Development District No. 595, the South Dallas Fair Park Special Purpose District, and terminate Specific Use Permit No. 1084 for a Metal salvage facility, an Outside salvage or reclamation use, and an Industrial (inside) potentially incompatible use limited to an aluminum sweat furnace on a portion of the expansion area on the southwest side of S. Lamar Street generally between Pine Street and Hatcher Street with consideration for a Specific Use Permit for metal salvage facility, outside salvage or reclamation, outside storage, recycle buy-back center for the collection of household metals, industrial metals, and recyclable materials, and commercial motor vehicle parking uses.
Staff Recommendation: Denial
Applicant: Robert Miklos
Representative: Loshel Company
14. **Z101-182(JH)**
Jennifer Hiromoto
(CC District 7)
- An application for a Planned Development District for industrial and mixed uses on property zoned an RS-MU Regional Service-Mixed Use Subdistrict within Planned Development District No. 595, the South Dallas Fair Park Special Purpose District, and Planned Development District No. 276 on the southwest side of S. Lamar Street, generally between Hatcher Street and Herald Street with consideration for a Specific Use Permit for metal salvage facility, outside salvage or reclamation, outside storage, recycle buy-back center for the collection of household metals, industrial metals, and recyclable materials.
Staff Recommendation: Denial
Applicant: Okon Metal
Representative: Peter Kavanaugh, ZONE SYSTEMS

Other Matters

Minutes: May 19, 2011

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Wednesday, June 1, 2011

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) SPECIAL MEETING – Wednesday, June 1, 2011, City Hall, 1500 Marilla Street, in L1CN, 2:00 a.m., to consider - **DCA101-005** - Consideration of amendments to Article VII, “Sign Regulations,” of Chapter 51A, “Dallas Development Code,” to revise the Downtown Special Provision Sign District regulations to allow additional video boards, allow non-premise advertising on construction barricades, expand the number of supergraphic sites, expand the size and location of wallscape signs, and extend the supergraphic permit expiration date.

Thursday, June 2, 2011

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, June 2, 2011, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider 1) **DCA090-010** - Consideration of amending the Dallas Development Code to amend parking regulations.

SUBDIVISION REVIEW COMMITTEE (SRC) MEETING - Thursday, June 2, 2011, City Hall, 1500 Marilla Street, in the Council Chambers, at 10:00 a.m., to consider (1) **NC101-001** – Application to change the name of Impala Lane & Quality Lane between Skillman Street on the northwest and E. Northwest Highway on the south to Theater Way (2) **S101-092** – Appeal of Condition No. 11 of the Subdivision Administrators approval of an application to replat a 0.385 acre tract of land containing all of Lot 7B in City Block 4/1192 to revoke the offer to dedicate through platting the Right of Way dedication on Cooper Street and to replace it with a 2.5 foot sidewalk and utility easement on 3604 Parnell at Cooper Street and Parnell Street, southeast corner.

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]

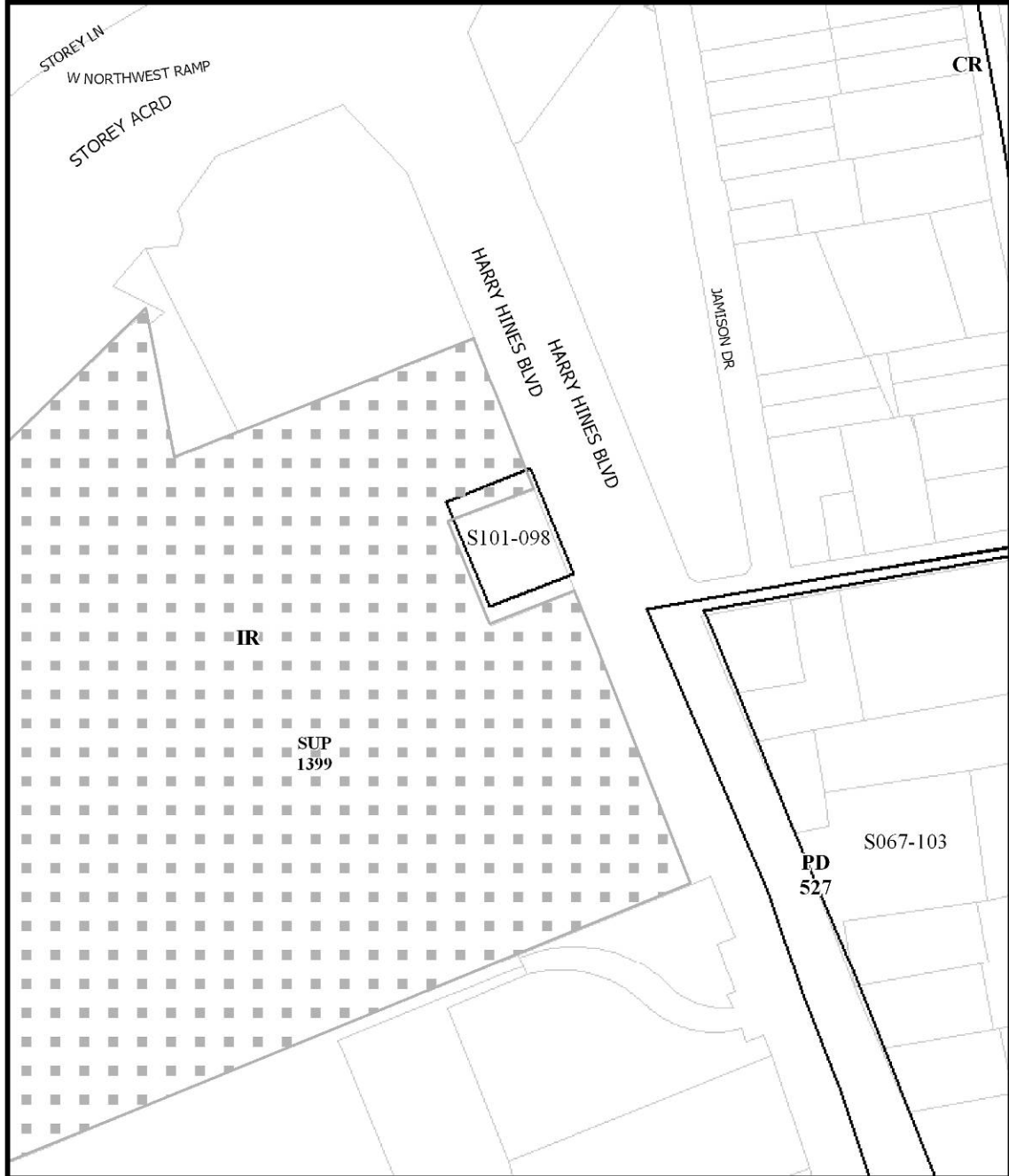
CITY PLAN COMMISSION**THURSDAY, JUNE 2, 2011****FILE NUMBER:** S101-098**Subdivision Administrator:** Paul Nelson**LOCATION:** 9819 Harry Hines Blvd.**DATE FILED:** May 4, 2011**ZONING:** IR**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 0.5624 ac. **MAPSCO:** 33A,B**APPLICANT/OWNER:** City of Dallas**REQUEST:** An application to create a 0.5624 acre lot from a tract of land in City Block A/5797 on property located at 9819 Harry Hines Blvd.**SUBDIVISION HISTORY:**

1. S067-103 was an application east of the present request to replat of all of City Blocks 14, 15, 16, 17, 18, 20, 21, 22, 23 and 24/5799, and the remainder of Blocks 29, 30, 31 and 32/5799; all of Lot 1A in City Block 17/5799 and Lot 1A in City Block 23/5799 of the Amended Maple Road Acres Addition; into one 10.4883 acre lot and one 1.6214 acre lot and being all of the property bounded by Denton Drive and Harry Hines Blvd. between Cullum Lane and Community Drive. The request was approved on March 8, 2007 and recorded on May 28, 2010.

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

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

8. The final plat is limited to a maximum of 1 lot.
9. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
10. Provide a detailed lot grading/drainage plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
11. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
12. A site plan must to be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
13. Water/wastewater main extension is required by Private Development Contract.
14. On the final plat label the property as Lot 9, City Block A/5797.



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	<p>Map no: <u> G-5 </u></p> <p>Case no: <u> S101-098 </u></p>
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DATE: May 19, 2011



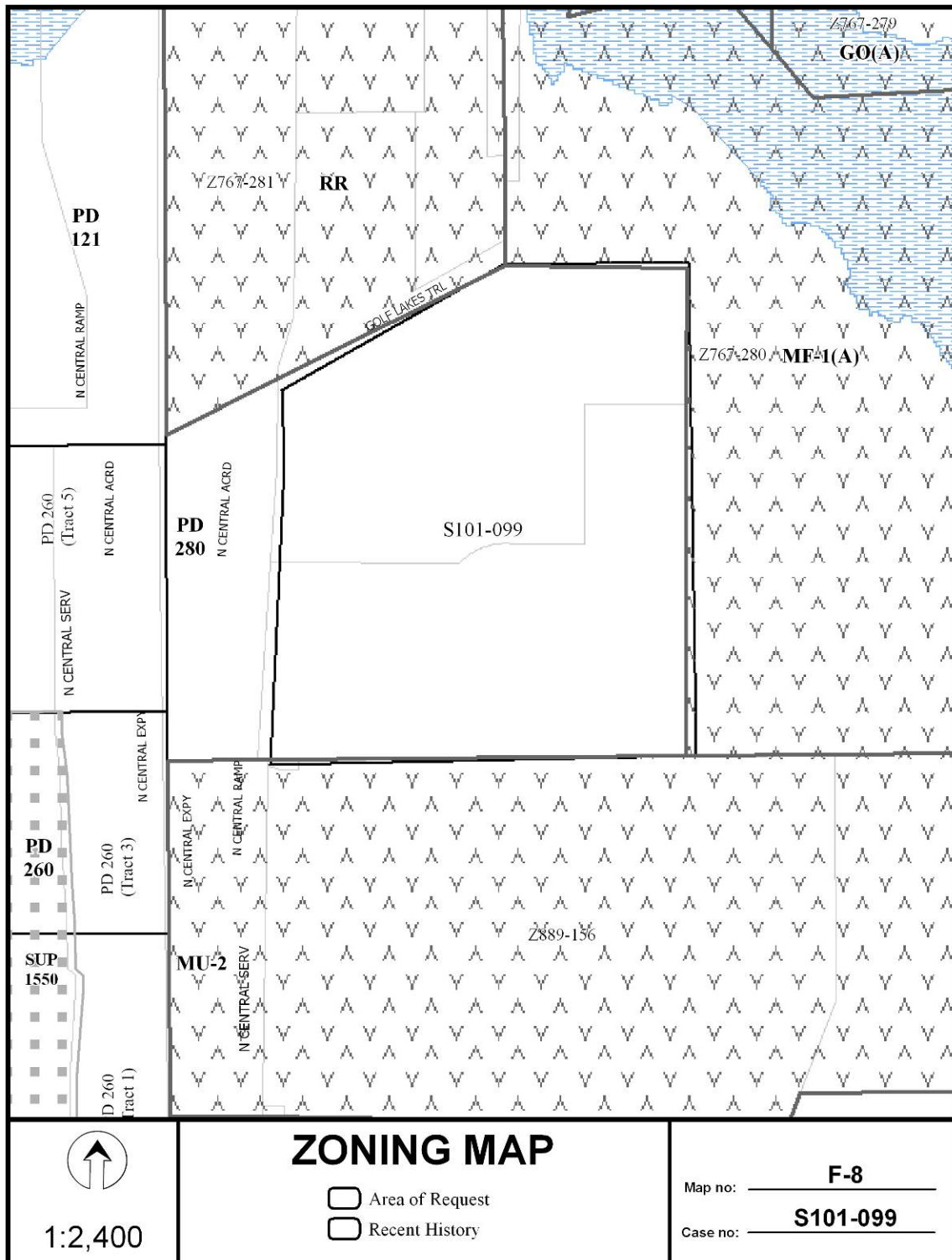
 <p>1:2,400</p>	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	<p>Map no: <u> G-5 </u></p> <p>Case no: <u> S101-098 </u></p>
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DATE: May 19, 2011

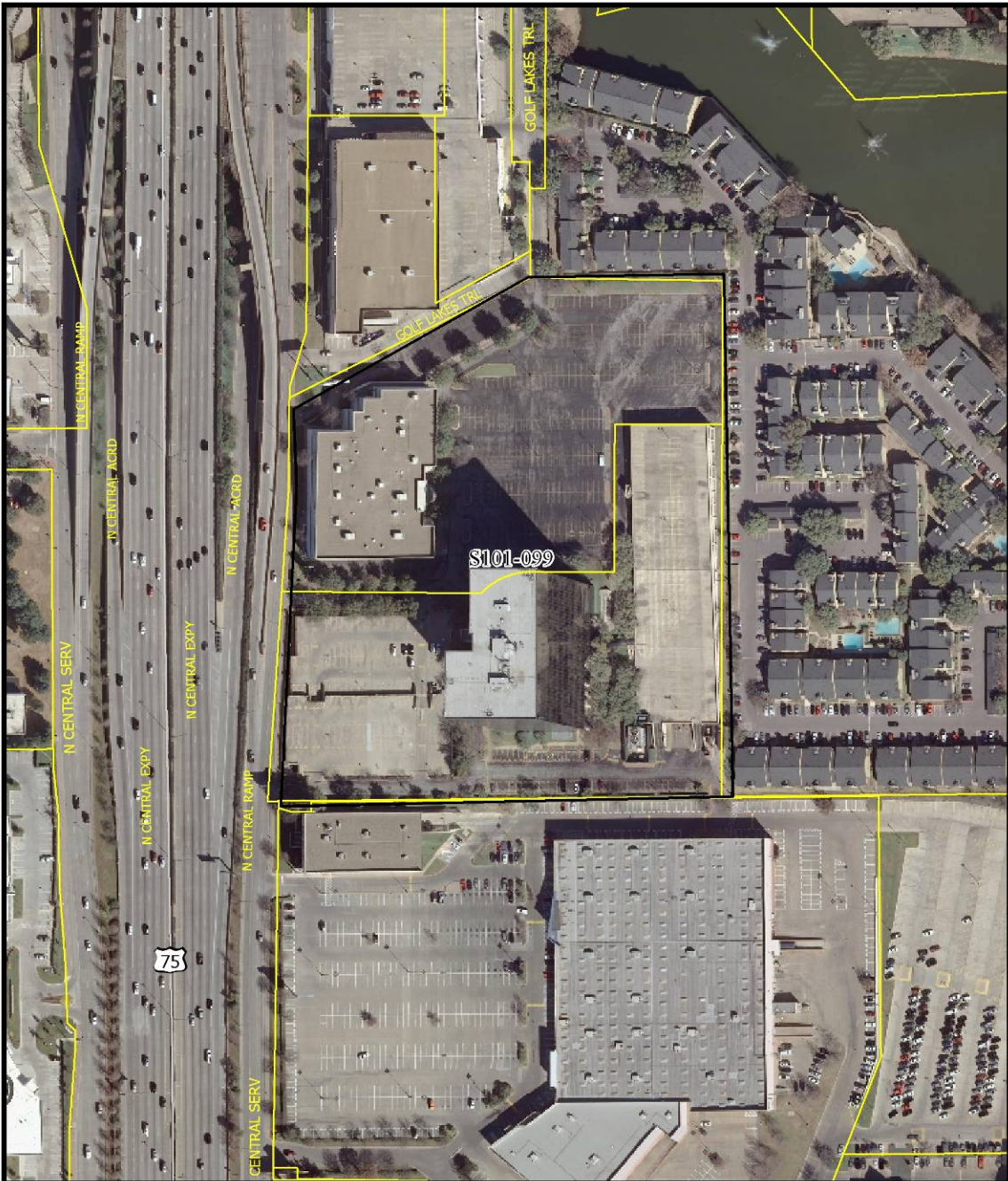
CITY PLAN COMMISSION**THURSDAY, JUNE 2, 2011****FILE NUMBER:** S101-099**Subdivision Administrator:** Paul Nelson**LOCATION:** 9400 N. Central Expressway, north of Park Lane**DATE FILED:** May 6, 2011**ZONING:** PD 260**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 11.52 ac. **MAPSCO:** 26P**APPLICANT/OWNER:** YPI Central Expressway Properties, L.P./Dallas NCX Properties, LLC**REQUEST:** An application to create one 5.1313 acre lot and one 6.439 acre lot from an 11.52 acre tract of land containing Lots 1 and 2 in City Block D/5547 at 9400 N. Central Expressway north of Park Lane.**SUBDIVISION HISTORY:** There has been no recent subdivision activity within close proximity to the present request.**STAFF RECOMMENDATION:** The request complies with the PD 260 district requirements; therefore, staff recommends approval subject to compliance with the following conditions:


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

10. Provide a detailed lot grading/drainage plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
11. On the final plat add a note "Access or modification to N. Central Expressway requires TXDOT approval."
12. On the final plat show recording information on all existing easements within 150 feet of property.
13. On the final plat chose a different addition name.
14. On the final plat show all utility easement abandonments with the recording information.
15. On the final plat verify if the 5 foot telephone easement is still under the existing building, if yes then abandon the easement.
16. On the final plat use the corporate dedication statement.
17. A site plan must to be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
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 show all new water and/or wastewater easements.
20. On the final plat label the property as Lots 1A and 2A, City Block D/5457.



DATE: May 19, 2011



 <p>1:2,400</p>	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	<p>Map no: <u> F-8 </u></p> <p>Case no: <u> S101-099 </u></p>
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DATE: May 19, 2011

CITY PLAN COMMISSION**THURSDAY, JUNE 2, 2011****FILE NUMBER:** S101-100**Subdivision Administrator:** Paul Nelson**LOCATION:** 3923 and 3931 Holland Avenue**DATE FILED:** May 11, 2011**ZONING:** PD 193(MF-2)**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.367 ac.**MAPSCO:** 35T**APPLICANT/OWNER:** Texas Intown Homes, Inc.

REQUEST: An application to replat a 0.367 acre tract of land containing all of Lots 9 and 10 in City Block 3/1567 to create an 8 lot Shared Access Development with lots ranging in size from 1,638 sq. ft. to 2,834 sq. ft. in size on property located at 3923 and 3931 Holland Avenue.

SUBDIVISION HISTORY:

1. S101-040 was an application to replat all of Lots 9 and 10 in City Block 3/1567 into one 0.367 acre lot located at 3923 and 3931 Holland Avenue at Throckmorton Street, south corner and was approved on February 3, 2011 but has not been recorded.
2. S101-039 was an application west of this site to replat all of Lots 15 and 16 in City Block D/1056 into one 0.368 acre lot located at 4019 Bowser Avenue between Knight Street and Throckmorton Street and was approved on February 3, 2011 but has not recorded.
3. S101-102 is an application to be heard on June 2, 2011 on property west of this sight on Bowser Avenue to replat a 0.368 acre tract of land containing all of Lots 15 and 16 in City Block D/1056 to create an 8 lot shared access development with lots ranging in size from 1,638 sq. ft. to 2,849 sq. ft. in size on property located at 4019 Bowser Avenue.
4. S067-235 was an application adjacent on the northwest across the alley to replat Lots 7 and 8 in City Block 3/1567 into one 0.3673 acre lot on 3930 and 3926 Bowser Avenue at Throckmorton Street. The application was approved on August 23, 2007 but has not been recorded.

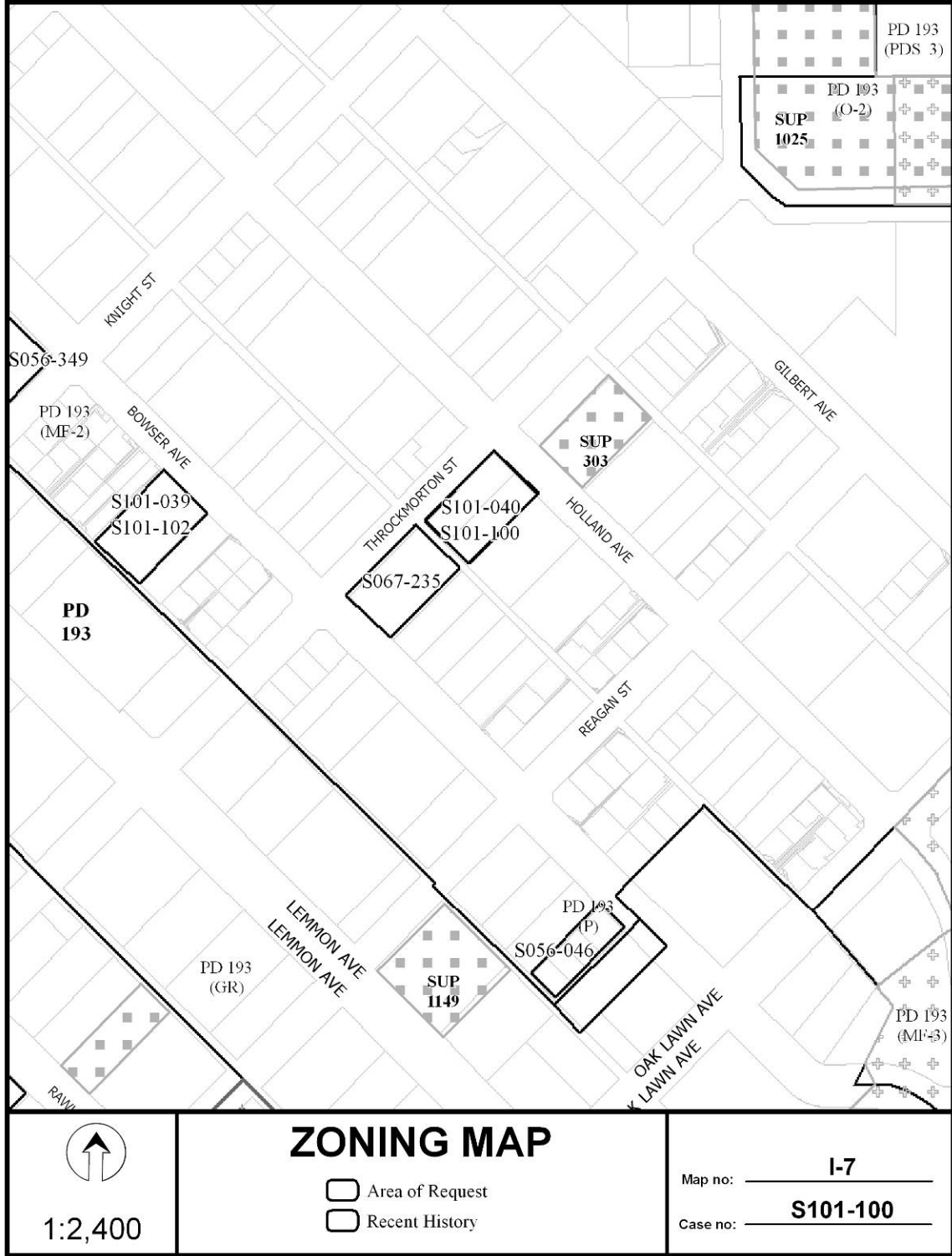
STAFF RECOMMENDATION: The request complies with the PD 193(MF-2) district requirements; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform with all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. The final plat must comply with all plans, contracts, ordinances and requirements of the City.




4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. The final plat is limited to a maximum of 8 lots.
9. The shared access area must front a minimum width of 20 feet on Holland Avenue or Throckmorton Street.
10. The Shared Access Area easement must be a minimum of 20 feet wide and contain a minimum paving width of 16 feet.
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 will not be allowed without Engineering Section approval."
13. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement & labeled on the plat.
14. No building permit may be issued to authorize work in the shared access development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and all requirements of the shared access area have been met.
15. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411 of the Dallas Development Code, as amended.
16. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document.
17. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot.

18. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley.
19. Include the words "Shared Access Development" and "A Residential Development Tract" in the title block of the final plat.
20. Add a note to the final plat stating "This development is restricted to single family dwellings only."
21. Provide 0.25 guest parking spaces per lot, these may be located off-site.
22. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved private street."
23. If a guard house is provided, it must be at least 30 feet from the shared access point.
24. The Shared Access Area Easement must be terminated a minimum of 3 feet from the alley.
25. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Dallas Water Utilities Department, GIS Section to obtain an approved street name.
26. On the final plat dedicate a 10 foot by 10 foot corner clip at Throckmorton St. and Holland Avenue.
27. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Throckmorton Street and the alley.
28. On the final plat provide a note "No access permitted to/from the existing alley"; or terminate the Shared Access Easement a minimum of 3 feet from the alley right of way line.
29. Chose a different addition name.
30. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
31. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
32. Water/wastewater main extension is required by Private Development Contract.
33. Shared Access Standards for water and wastewater construction must be observed.
34. On the final plat label the property as Lots 9A thru 9D and Lots 10A thru 10D.

15. A site plan must to be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
16. Water main extension may be required by private development contract.
17. On the final plat label the property as Lot 1, City Block B/6870.





 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none">  Area of Request  Recent History 	Map no: <u> I-7 </u> Case no: <u> S101-100 </u>
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DATE: May 19, 2011

CITY PLAN COMMISSION**THURSDAY, JUNE 2, 2011****FILE NUMBER:** S101-102**Subdivision Administrator:** Paul Nelson**LOCATION:** 4019 Bowser Avenue**DATE FILED:** May 11, 2011**ZONING:** PD 193(MF-2)**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.368 ac.**MAPSCO:** 35T**APPLICANT/OWNER:** Texas Intown Homes, Inc.

REQUEST: An application to replat a 0.368 acre tract of land containing all of Lots 15 and 16 in City Block D/1056 to create an 8 lot shared access development with lots ranging in size from 1,638 sq. ft. to 2,849 sq. ft. in size on property located at 4019 Bowser Avenue.

SUBDIVISION HISTORY:

1. S101-040 was an application east of the present request to replat all of Lots 9 and 10 in City Block 3/1567 into one 0.367 acre lot located at 3923 and 3931 Holland Avenue at Throckmorton Street, south corner and was approved on February 3, 2011 but has not been recorded.
2. S101-100 is an application to replat a 0.367 acre tract of land (same property as S101-040) containing all of Lots 9 and 10 in City Block 3/1567 to create an 8 lot Shared Access Development with lots ranging in size from 1,638 sq. ft. to 2,834 sq. ft. in size on property located at 3923 and 3931 Holland Avenue and will be acted on, on June 2, 2011.
3. S101-039 was an application on the current request site to replat all of Lots 15 and 16 in City Block D/1056 into one 0.368 acre lot located at 4019 Bowser Avenue between Knight Street and Throckmorton Street and was approved on February 3, 2011 but has not recorded.
4. S067-235 was an application adjacent on the northwest across the alley to replat Lots 7 and 8 in City Block 3/1567 into one 0.3673 acre lot on 3930 and 3926 Bowser Avenue at Throckmorton Street. The application was approved on August 23, 2007 but has not been recorded.
5. S056-046 was an application south of the present request to replat part of Lots 2 and 3 in City Block 1318 into a four lot Shared Access Area Development on 3817 Bowser Avenue, northeast of Oak Lawn Avenue. The request was approved on December 8, 2005 and recorded on November 21, 2006.

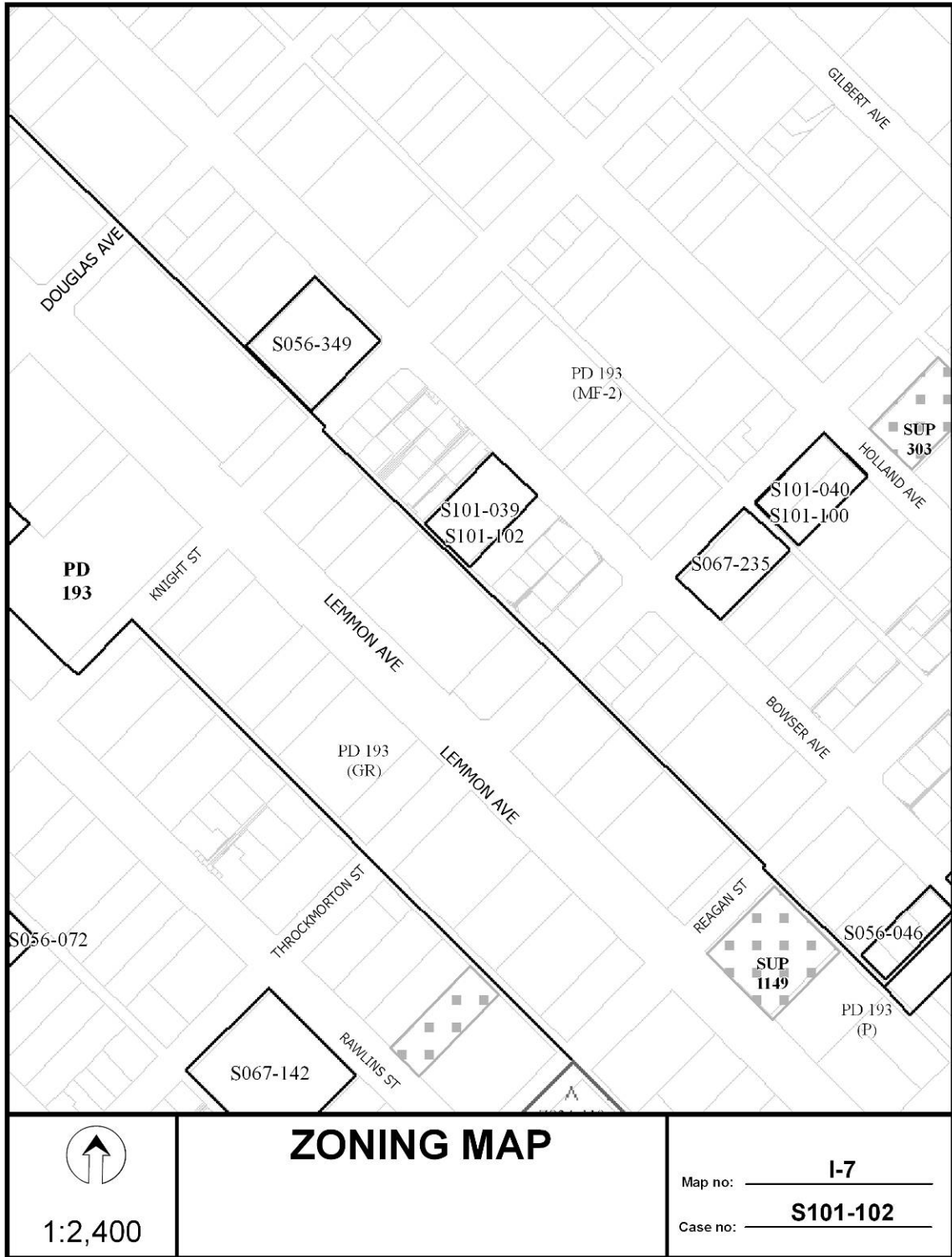
STAFF RECOMMENDATION: The request complies with the PD 193(MF-2) district requirements; therefore, staff recommends approval subject to compliance with the following conditions:

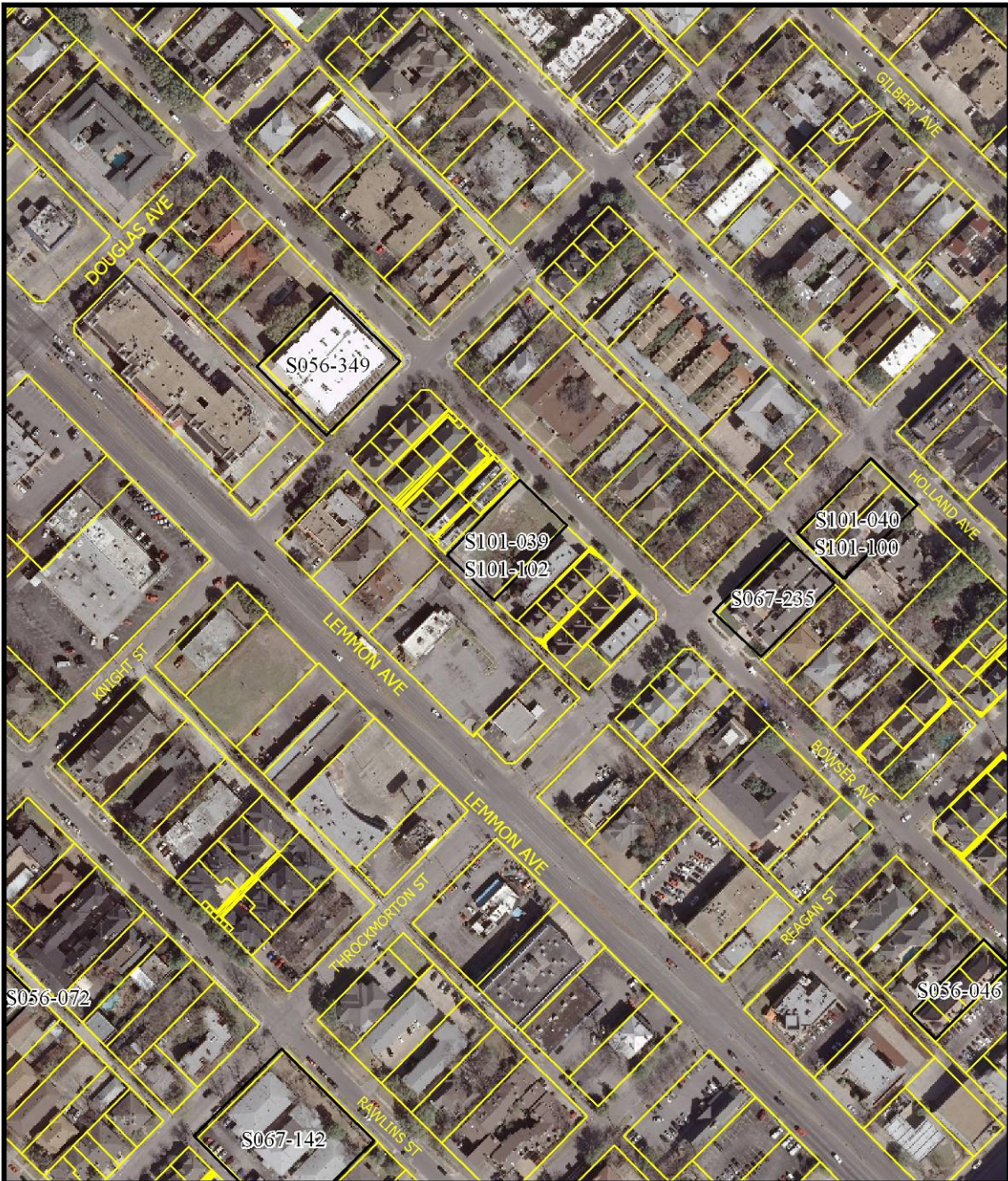
1. The final plat must conform with all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.


2. Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. The final plat must comply with all plans, contracts, ordinances and requirements of the City.
4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. The final plat is limited to a maximum of 8 lots.
9. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
10. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
11. The shared access area must front a minimum width of 20 feet on Bowser Avenue and terminate a minimum of 3 feet from the alley.
12. The Shared Access Area easement must be a minimum of 20 feet wide and contain a minimum paving width of 16 feet.
13. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement & labeled on the plat.
14. No building permit may be issued to authorize work in the shared access development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and all requirements of the shared access area have been met.
15. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411 of the Dallas Development Code, as amended.
16. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement must include a

metes and bounds description of the shared access area as part of an attachment to the document.

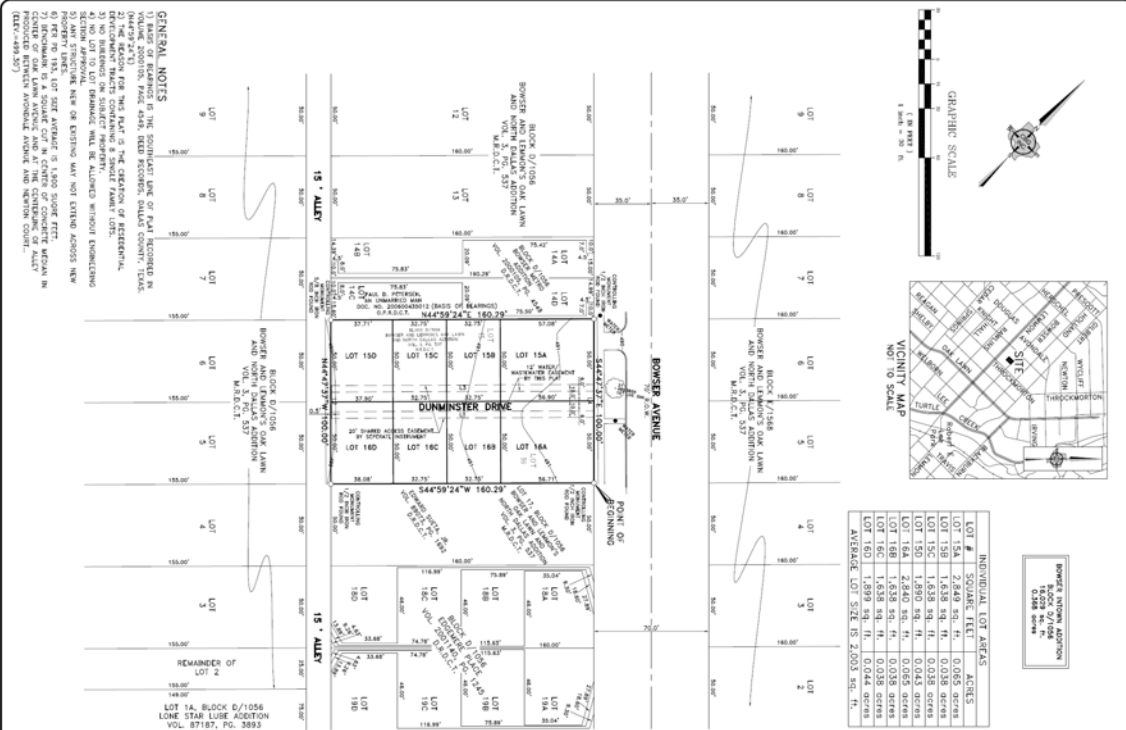
16. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot.
17. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley.
18. Include the words "Shared Access Development" and "A Residential Development Tract" in the title block of the final plat.
19. Add a note to the final plat stating "This development is restricted to single family dwellings only."
20. Guest parking must be provided at 0.25 spaces per lot and may be located off site.
21. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved private street."
22. If a guard house is provided, it must be at least 30 feet from the shared access point.
23. The Shared Access Area Easement must be terminated a minimum of 3 feet from the alley.
24. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Dallas Water Utilities Department, GIS Section to obtain an approved street name.
25. Engineer must furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
26. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
27. Water/wastewater main extension is required by Private Development Contract.
28. Shared access standards for water and wastewater construction must be complied with.
29. Water main extension may be required by private development contract.
30. On the final plat label the property as Lots 15A thru 15D and Lots 16A thru 16D, City Block D/1056.





 <p>1:2,400</p>	<h3 style="text-align: center;">AERIAL MAP</h3> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	<p>Map no: <u> I-7 </u></p> <p>Case no: <u> S101-102 </u></p>
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DATE: May 19, 2011



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

WE, the undersigned, being the owners of the above described property, do hereby certify that the above described property is not subject to any lien, mortgage, or other encumbrance, and that we have no knowledge of any such lien, mortgage, or other encumbrance. We further certify that the above described property is not subject to any other lien, mortgage, or other encumbrance, and that we have no knowledge of any such lien, mortgage, or other encumbrance.

OWNER: BOWSER AND LAMON'S OAK LAMN AND NORTH SULLY LANTION M.D.C.L.

DATE: _____

SIGNATURE: _____

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

WE, the undersigned, being the owners of the above described property, do hereby certify that the above described property is not subject to any lien, mortgage, or other encumbrance, and that we have no knowledge of any such lien, mortgage, or other encumbrance. We further certify that the above described property is not subject to any other lien, mortgage, or other encumbrance, and that we have no knowledge of any such lien, mortgage, or other encumbrance.

OWNER: BOWSER AND LAMON'S OAK LAMN AND NORTH SULLY LANTION M.D.C.L.

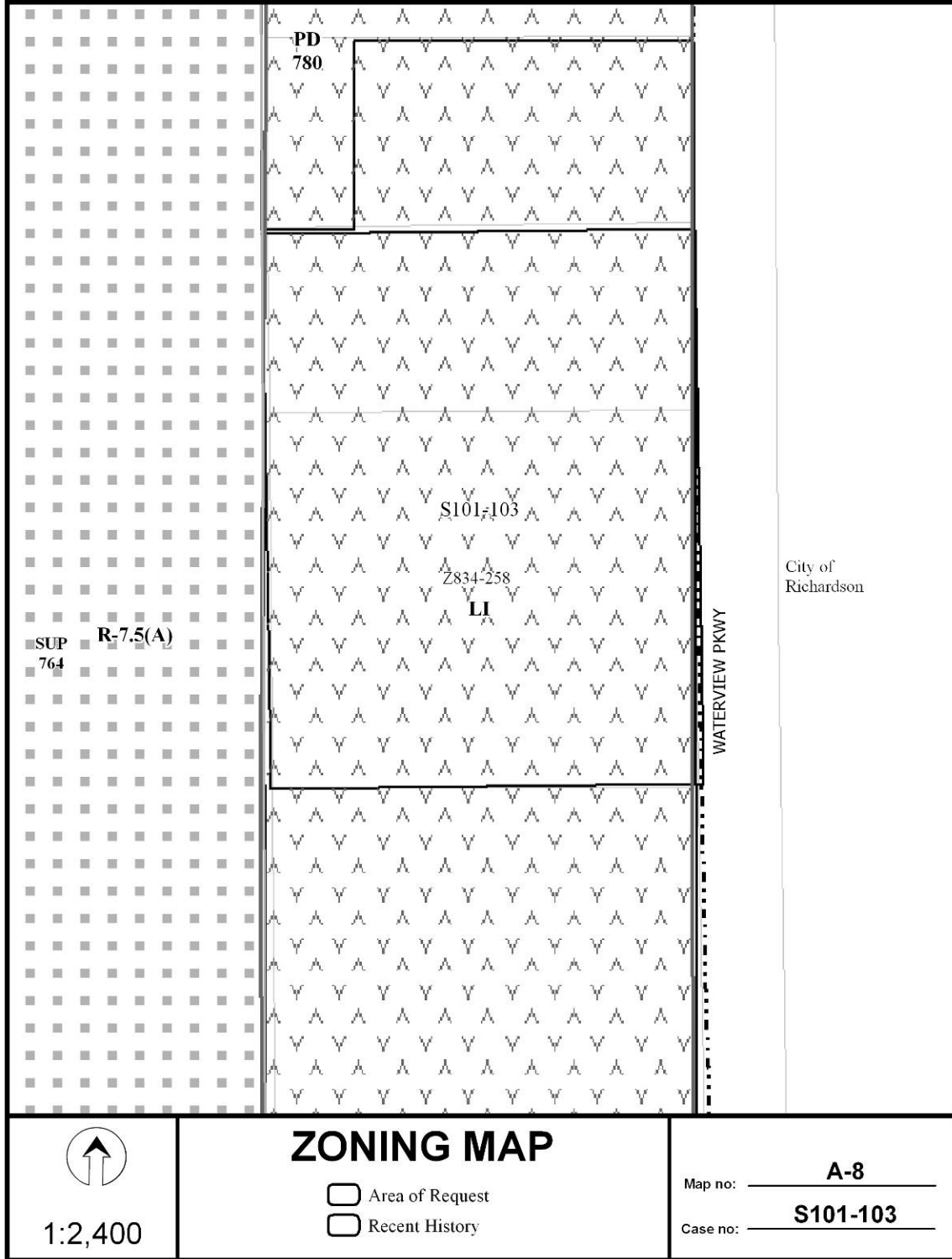
DATE: _____

SIGNATURE: _____

CITY PLAN COMMISSION**THURSDAY, JUNE 2, 2011****FILE NUMBER:** S101-103**Subdivision Administrator:** Paul Nelson**LOCATION:** 17787 and 17811 Waterview Parkway between Campbell Road and Synergy Park Blvd.**DATE FILED:** May 11, 2011**ZONING:** LI**CITY COUNCIL DISTRICT:** 12**SIZE OF REQUEST:** 14.4627ac.**MAPSCO:** 6L**APPLICANT/OWNER:** Intervoice, Inc.**REQUEST:** An application to replat a 14.4627 acre tract of land in City Block A/8735 into one 4.7909 acre lot, one 5.0813 acre lot and one 4.5905 acre lot on Waterview Parkway between Campbell Road and Synergy Park Blvd.**SUBDIVISION HISTORY:** There has been no recent subdivision activity within close proximity to the present request.**STAFF RECOMMENDATION:** The request complies with the LI district requirements; therefore, staff recommends approval subject to compliance with the following conditions:


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

10. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
11. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
12. On the final plat show all additions or tracts of land within 150 feet of property with the recording information on each property.
13. On the final show the current city limits line.
14. On the final plat show the street ROW contiguous to the west property line.
15. A site plan must to be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
16. On the final plat label the property as Lots 4, 5, and 6, City Block A/8735.

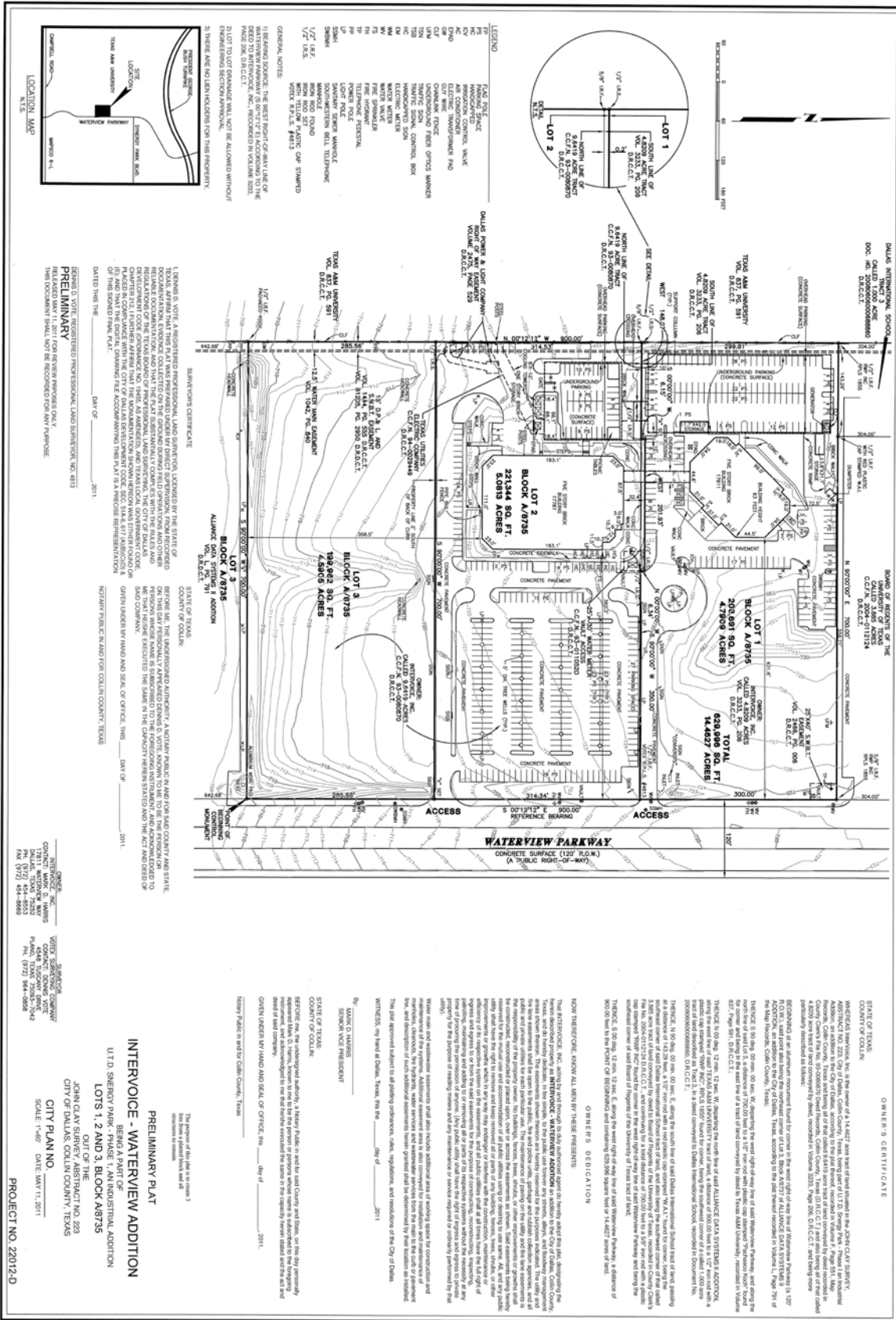


DATE: May 19, 2011



 <p>1:2,400</p>	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	<p>Map no: <u> A-8 </u></p> <p>Case no: <u> S101-103 </u></p>
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DATE: May 19, 2011



CITY PLAN COMMISSION**THURSDAY, JUNE 2, 2011****FILE NUMBER:** S101-104**Subdivision Administrator:** Paul Nelson**LOCATION:** 2803 thru 2811 Shelby Avenue and 3910 Congress Avenue**DATE FILED:** May 11, 2011**ZONING:** PD 193(MF-2)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.5427 ac. **MAPSCO:** 35W**APPLICANT/OWNER:** Texas Intown Homes, Inc.

REQUEST: An application to replat a 0.5427 acre tract of land containing all of Lots 1 and 2 and part of Lot 3 in City Block 2/1336 to create a 12 lot shared access development with lots ranging in size from 1,335 square feet to 2,388 square feet on 2803 thru 2811 Shelby Avenue and 3910 Congress Avenue.

SUBDIVISION HISTORY:

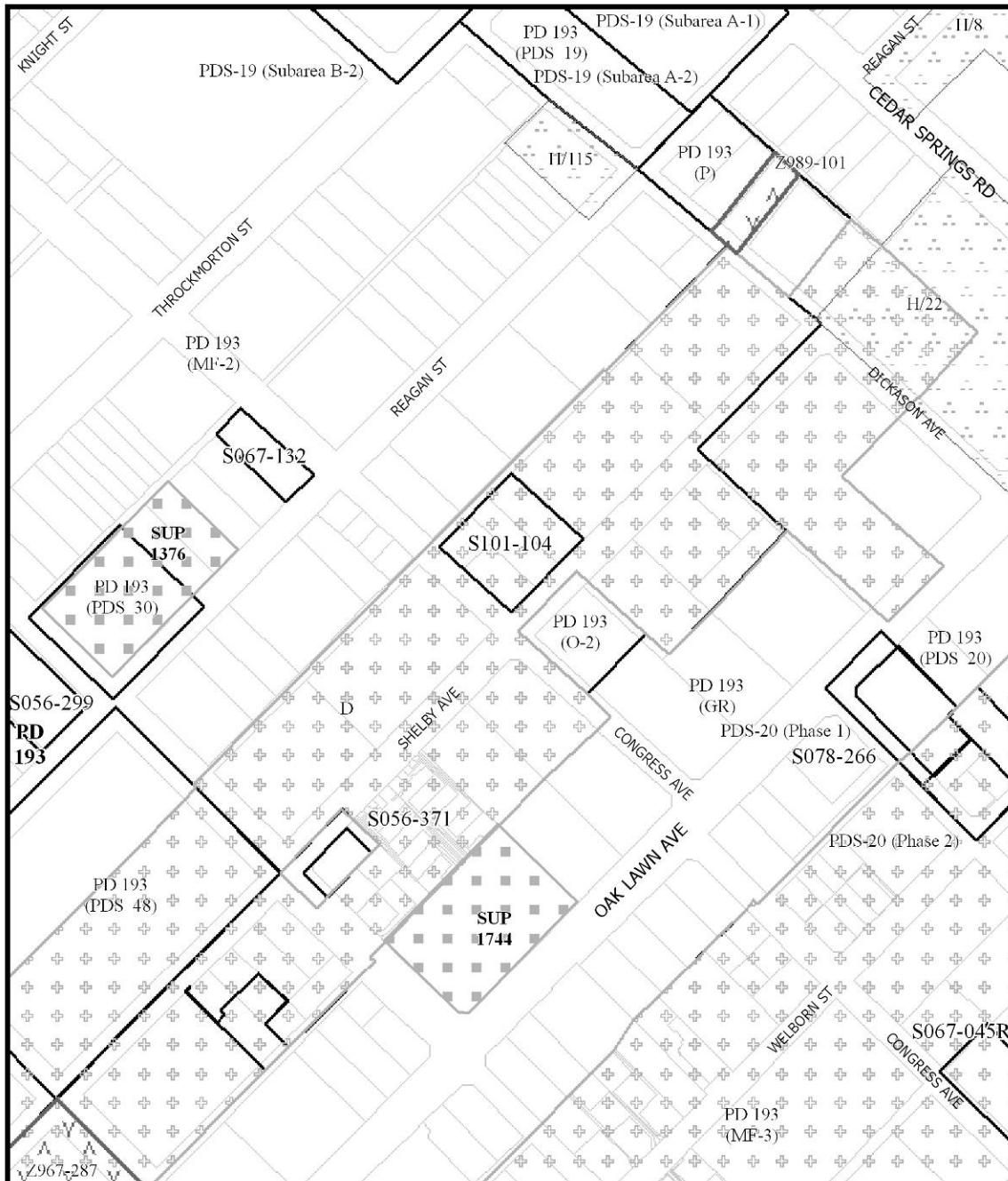
1. S101-041 was an application to replat all of Lots 1, 2 and part of Lot 3 in City Block 2/1336 into one 0.5427 acre lot located at 2803 thru 2811 Shelby Avenue and 3910 Congress. and was approved on February 3, 2011 but has not been recorded.


STAFF RECOMMENDATION: The request complies with the PD 193(MF-2) district requirements; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform with all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. The final plat must comply with all plans, contracts, ordinances and requirements of the City.
4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. The final plat is limited to a maximum of 12 lots.

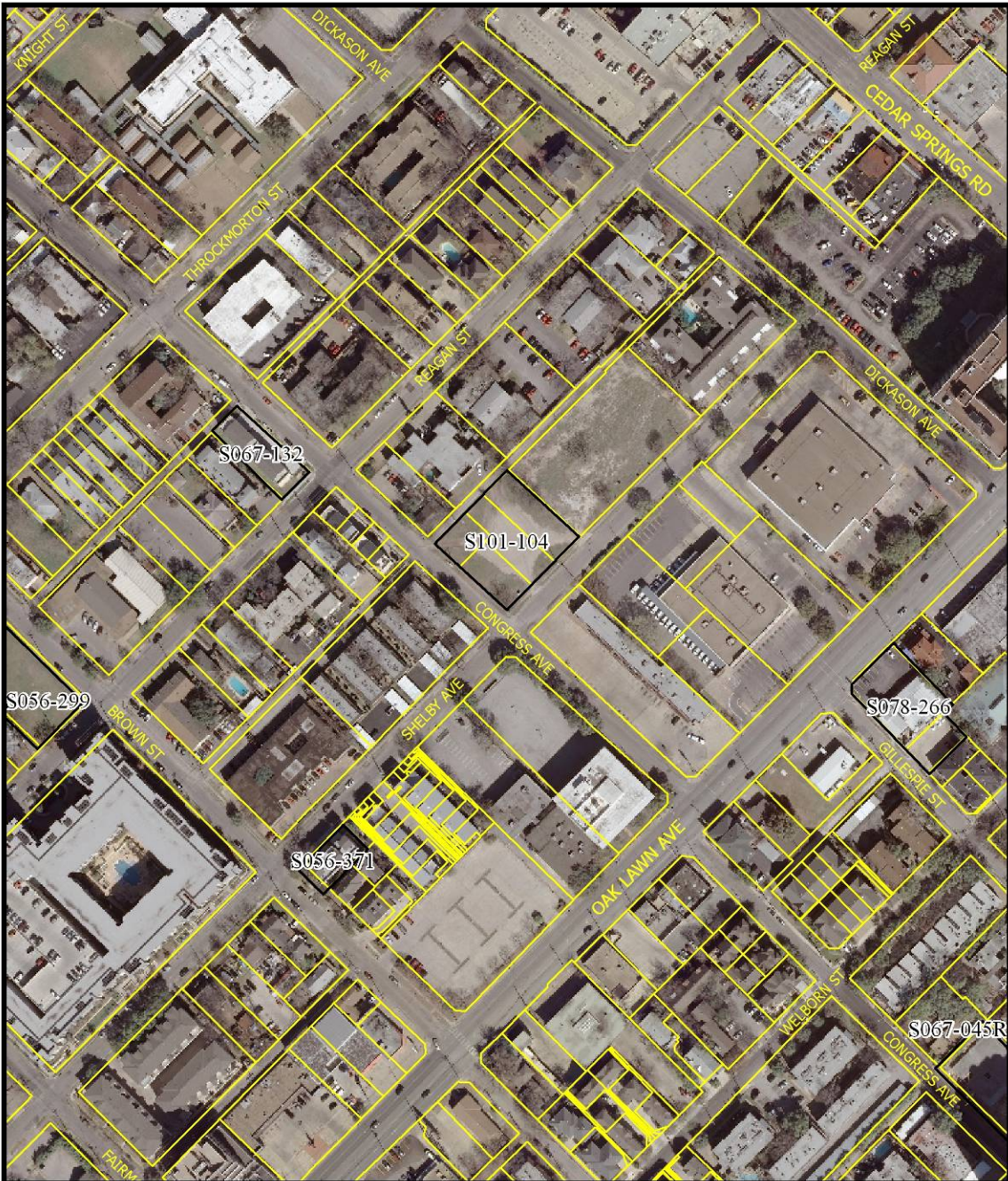
9. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
10. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
11. On the final plat dedicate a 10 foot by 10 foot corner clip at Congress Avenue and Shelby Avenue.
12. The shared access area must front a minimum width of 20 feet on Congress Avenue and/or Shelby Avenue.
13. The Shared Access Area easement must be a minimum of 20 feet wide and contain a minimum paving width of 16 feet.
14. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement & labeled on the plat.
15. No building permit may be issued to authorize work in the shared access development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and all requirements of the shared access area have been met.
16. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411 of the Dallas Development Code, as amended.
17. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document.
18. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot.
19. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley.
20. Include the words "Shared Access Development" and "A Residential Development Tract" in the title block of the final plat.
21. Add a note to the final plat stating "This development is restricted to single family dwellings only."
22. Guest parking must be provided at 0.25 spaces per lot and may be located off site.




23. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved private street."
24. If a guard house is provided, it must be at least 30 feet from the shared access point.
25. The Shared Access Area Easement must be terminated a minimum of 3 feet from the alley.
26. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Dallas Water Utilities Department, GIS Section to obtain an approved street name.
27. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
28. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
29. Water/wastewater main extension is required by Private Development Contract.
30. Shared access standards for water and wastewater construction must be complied with.
31. On the final plat label the property as Lots 1A thru 1D, 2A thru 2D and Lots 3A thru 3D, City Block 2/1336.



 1:2,400	<h2 style="margin: 0;">ZONING MAP</h2> <p style="margin: 5px 0 0 0;"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Map no: <u> I-7 </u> Case no: <u> S101-104 </u>
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DATE: May 25, 2011



 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none">  Area of Request  Recent History 	Map no: <u> I-7 </u> Case no: <u> S101-104 </u>
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DATE: May 19, 2011

CITY PLAN COMMISSION**THURSDAY, JUNE 2, 2011****FILE NUMBER:** S101-101**Subdivision Administrator:** Paul Nelson**LOCATION:** Timberglen Road and Midway Road**DATE FILED:** May 10, 2011**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 12 **SIZE OF REQUEST:** 25.746 ac. **MAPSCO:** 4A**APPLICANT/OWNER:** City of Dallas

REQUEST: An application to replat a 25.746 acre tract of land containing part of City Block 8742 of the Rosemeade Addition and part of Blocks 8742 and 8748 on property fronting on Timberglen Road west of Midway Road.

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

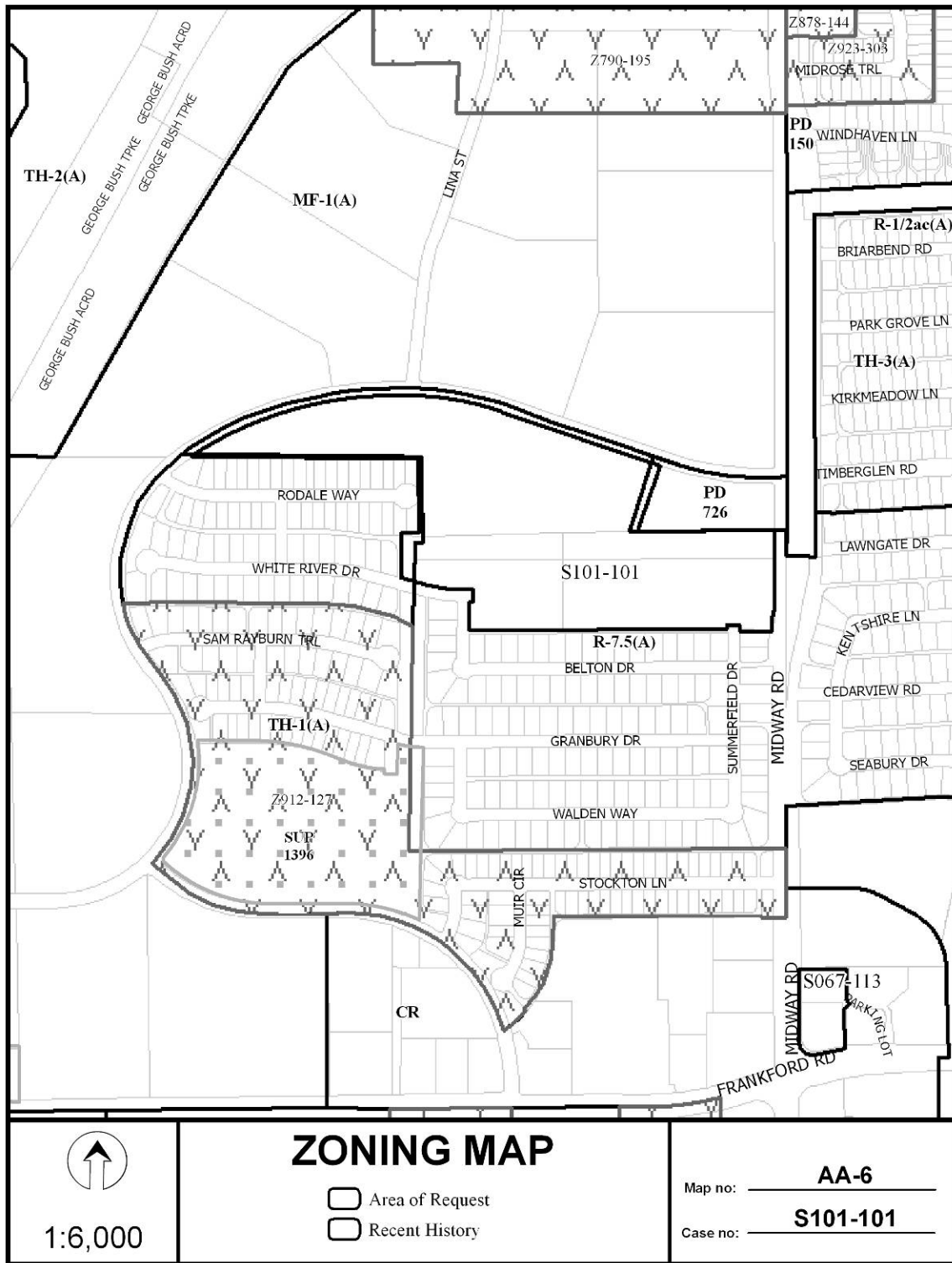
DATES NOTICES SENT: 102 notices were sent May 16, 2011.

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

The request complies with the R-7.5(A) district regulations. There is a mixture of lot sizes ranging from a few thousand square feet in lot area to parcels that are many acres in size. In addition the property has been a city park for a number of years; therefore, staff has determined that the request is in compliance with Section 51A-8.503(a) of the Development Code and staff recommends approval of the request subject to compliance with the following conditions:


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

7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. The final plat is limited to a maximum of 1 lot.
9. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
10. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
11. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
12. On the final plat dedicate a 15 foot by 15 foot alley sight easement at White River Drive and the alley.
13. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Belton Drive and the alley.
14. A site plan showing service sizes along with buildings must to be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
15. On the final plat label the property as Lot 2, City Block 10/8742.

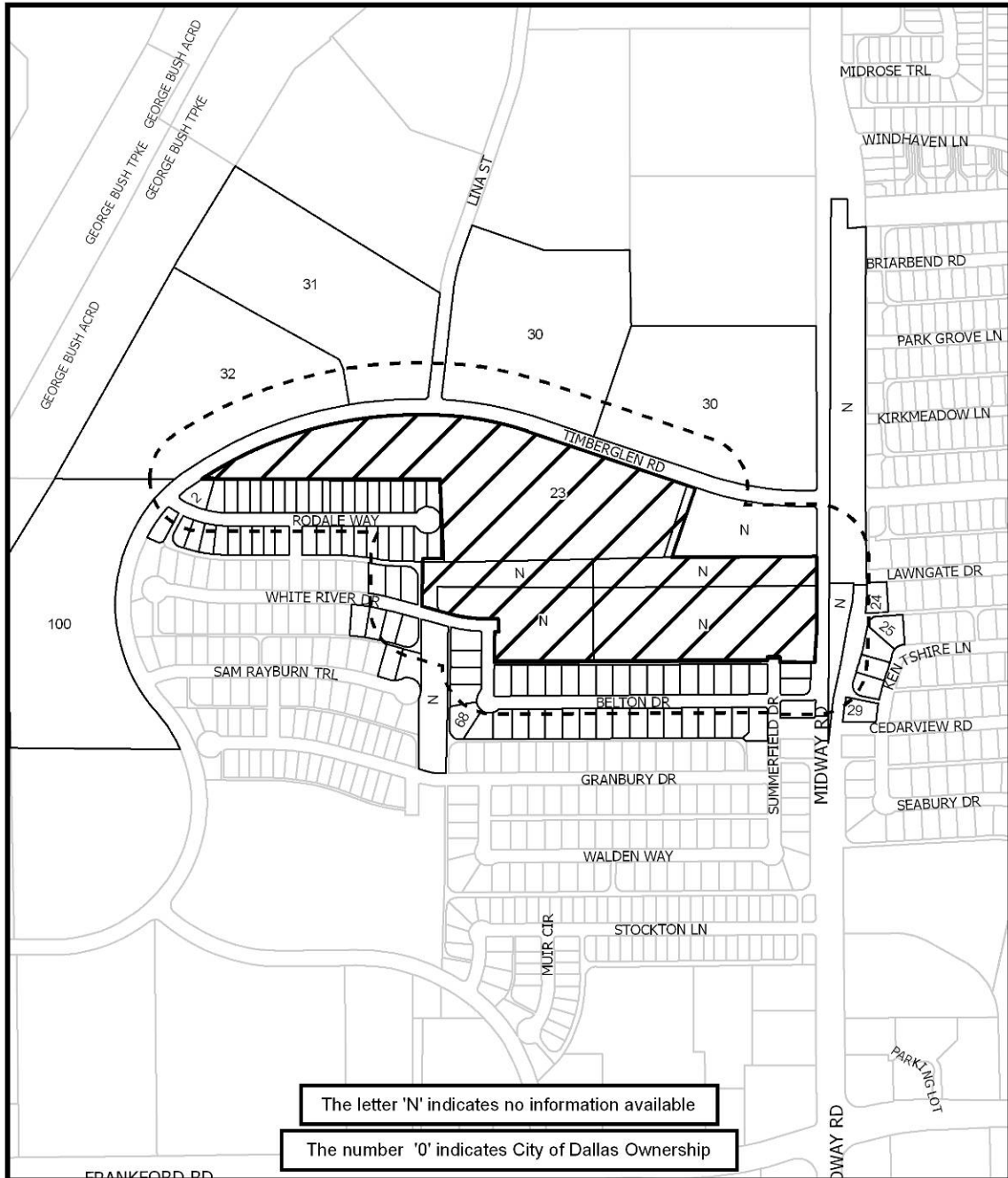


DATE: May 19, 2011



 <p>1:6,000</p>	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	<p>Map no: <u>AA-6</u></p> <p>Case no: <u>S101-101</u></p>
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DATE: May 19, 2011



The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership

 1:6,000	<h2>NOTIFICATION</h2>	AA-6 Map no: _____			
	<table border="1"> <tr> <td style="padding: 2px;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="padding: 2px;">102</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	102	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
102	NUMBER OF PROPERTY OWNERS NOTIFIED				

DATE: May 19, 2011

5/25/2011

Notification List of Property Owners

S101-101

102 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	18414 SUMMERFIELD	Taxpayer at Not Available
2	3605 RODALE	Taxpayer at Not Available
3	3611 RODALE	Taxpayer at Not Available
4	3617 RODALE	Taxpayer at Not Available
5	3623 RODALE	Taxpayer at Not Available
6	3629 RODALE	Taxpayer at Not Available
7	3635 RODALE	Taxpayer at Not Available
8	3641 RODALE	Taxpayer at Not Available
9	3703 RODALE	Taxpayer at Not Available
10	3709 RODALE	Taxpayer at Not Available
11	3715 RODALE	Taxpayer at Not Available
12	3721 RODALE	Taxpayer at Not Available
13	3727 RODALE	Taxpayer at Not Available
14	3733 RODALE	Taxpayer at Not Available
15	3739 RODALE	Taxpayer at Not Available
16	3745 RODALE	Taxpayer at Not Available
17	3751 RODALE	Taxpayer at Not Available
18	3757 RODALE	Taxpayer at Not Available
19	3763 RODALE	Taxpayer at Not Available
20	3769 RODALE	Taxpayer at Not Available
21	3775 RODALE	Taxpayer at Not Available
22	3744 RODALE	Taxpayer at Not Available
23	3810 TIMBERGLEN	Taxpayer at Not Available
24	4004 LAWNGATE	FRONTIER IRREVOCABLE TRUST BARRON LAURA - TR
25	4019 KENTSHIRE	NEWSOME ELANA J
26	4015 KENTSHIRE	ELLIS LADD JR

Wednesday, May 25, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4011 KENTSHIRE	WARREN CECIL ETUX
28	4007 KENTSHIRE	AFSHAR REZA ETUX SEDIALIAN
29	4003 KENTSHIRE	DAMVAR MASTANEH & DAMVAR & YOUSEF
30	3847 TIMBERGLEN	Taxpayer at Not Available
31	3773 TIMBERGLEN	Taxpayer at Not Available
32	3737 TIMBERGLEN	Taxpayer at Not Available
33	18406 SUMMERFIELD	Taxpayer at Not Available
34	18410 SUMMERFIELD	Taxpayer at Not Available
35	3827 BELTON	Taxpayer at Not Available
36	3831 BELTON	Taxpayer at Not Available
37	3835 BELTON	Taxpayer at Not Available
38	3839 BELTON	Taxpayer at Not Available
39	3843 BELTON	Taxpayer at Not Available
40	3847 BELTON	Taxpayer at Not Available
41	3851 BELTON	Taxpayer at Not Available
42	3903 BELTON	Taxpayer at Not Available
43	3907 BELTON	Taxpayer at Not Available
44	3911 BELTON	Taxpayer at Not Available
45	3915 BELTON	Taxpayer at Not Available
46	3919 BELTON	Taxpayer at Not Available
47	3923 BELTON	Taxpayer at Not Available
48	3927 BELTON	Taxpayer at Not Available
49	3931 BELTON	Taxpayer at Not Available
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51	3936 BELTON	Taxpayer at Not Available
52	3932 BELTON	Taxpayer at Not Available
53	3928 BELTON	Taxpayer at Not Available
54	3924 BELTON	Taxpayer at Not Available
55	3920 BELTON	Taxpayer at Not Available
56	3916 BELTON	Taxpayer at Not Available
57	3912 BELTON	Taxpayer at Not Available

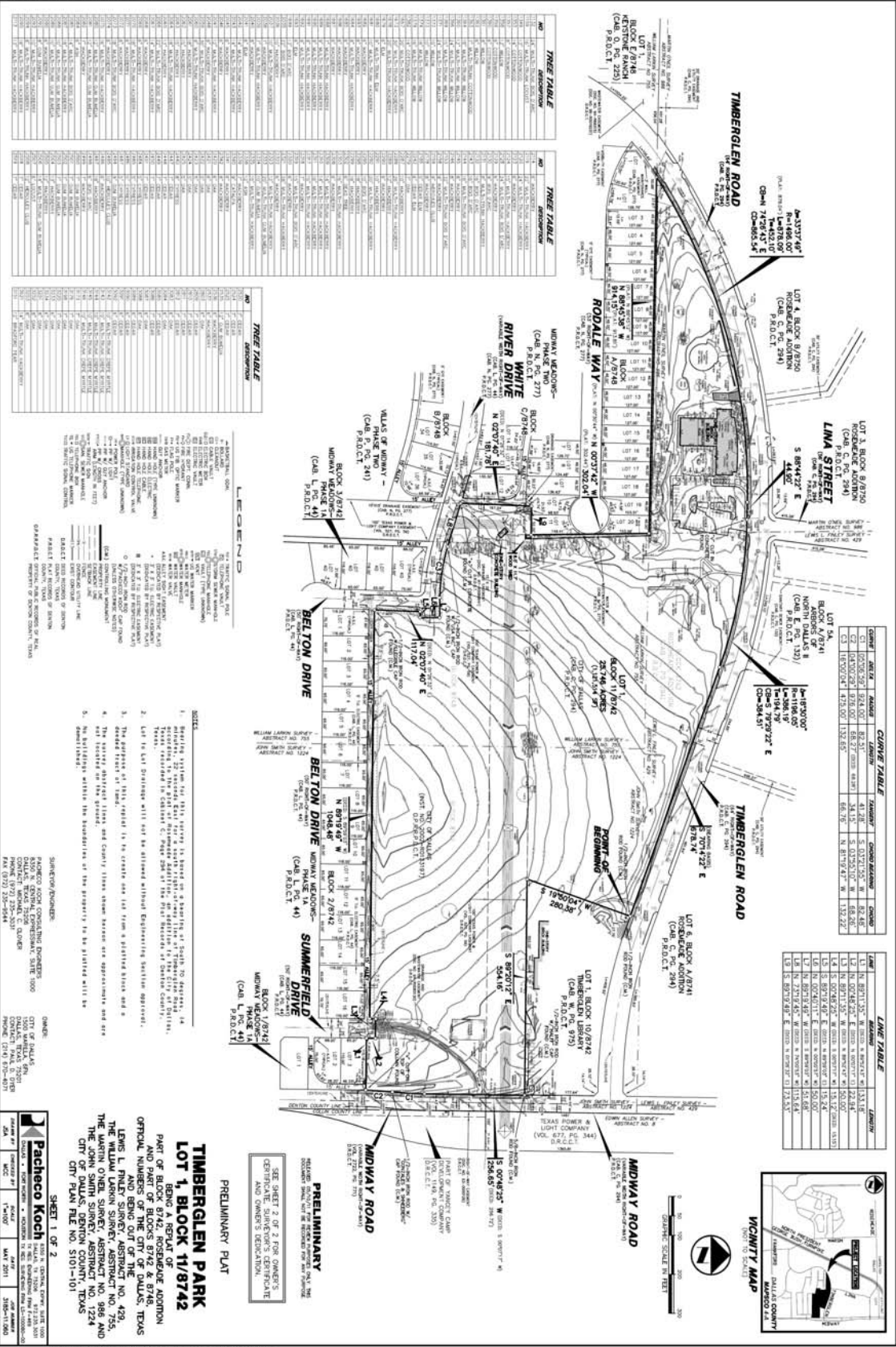
Wednesday, May 25, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3908 BELTON	Taxpayer at Not Available
59	3904 BELTON	Taxpayer at Not Available
60	3852 BELTON	Taxpayer at Not Available
61	3848 BELTON	Taxpayer at Not Available
62	3844 BELTON	Taxpayer at Not Available
63	3840 BELTON	Taxpayer at Not Available
64	3836 BELTON	Taxpayer at Not Available
65	3832 BELTON	Taxpayer at Not Available
66	3828 BELTON	Taxpayer at Not Available
67	3824 BELTON	Taxpayer at Not Available
68	3820 BELTON	Taxpayer at Not Available
69	3816 BELTON	Taxpayer at Not Available
70	3812 BELTON	Taxpayer at Not Available
71	3808 BELTON	Taxpayer at Not Available
72	3804 BELTON	Taxpayer at Not Available
73	3602 RODALE	Taxpayer at Not Available
74	3606 RODALE	Taxpayer at Not Available
75	3610 RODALE	Taxpayer at Not Available
76	3614 RODALE	Taxpayer at Not Available
77	3618 RODALE	Taxpayer at Not Available
78	3622 RODALE	Taxpayer at Not Available
79	3626 RODALE	Taxpayer at Not Available
80	3630 RODALE	Taxpayer at Not Available
81	3634 RODALE	Taxpayer at Not Available
82	3638 RODALE	Taxpayer at Not Available
83	3718 WHITE RIVER	Taxpayer at Not Available
84	3722 WHITE RIVER	Taxpayer at Not Available
85	3726 WHITE RIVER	Taxpayer at Not Available
86	3730 WHITE RIVER	Taxpayer at Not Available
87	3704 RODALE	Taxpayer at Not Available
88	3708 RODALE	Taxpayer at Not Available

Wednesday, May 25, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3712 RODALE	Taxpayer at Not Available
90	3716 RODALE	Taxpayer at Not Available
91	3720 RODALE	Taxpayer at Not Available
92	3724 RODALE	Taxpayer at Not Available
93	3728 RODALE	Taxpayer at Not Available
94	3732 RODALE	Taxpayer at Not Available
95	3736 RODALE	Taxpayer at Not Available
96	3740 RODALE	Taxpayer at Not Available
97	3741 WHITE RIVER	Taxpayer at Not Available
98	3735 WHITE RIVER	Taxpayer at Not Available
99	3729 WHITE RIVER	Taxpayer at Not Available
100	3653 TIMBERGLEN	Taxpayer at Not Available
101	3733 SAM RAYBURN	Taxpayer at Not Available
102	3729 SAM RAYBURN	Taxpayer at Not Available

Wednesday, May 25, 2011



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PRELIMINARY
 PRELIMINARY PLAT
 PART OF BLOCK 11/8742, ROSEBUD ADDITION
 OFFICIAL MAPS OF THE CITY OF DALLAS, TEXAS
 AND BEING OUT OF THE
 LEWIS L. FRAYER SURVEY, ABSTRACT NO. 429,
 THE MARTIN OUEL SURVEY, ABSTRACT NO. 886 AND
 THE JOHN SMITH SURVEY, ABSTRACT NO. 1224
 CITY PLAN FILE NO. 1011-101

Pacheco Koch
 1100 N. DALLAS STREET, SUITE 1000
 DALLAS, TEXAS 75201
 PHONE: (214) 570-4070
 FAX: (214) 570-4044

City Plan Commission Date: 06/02/2011
 5/26/2011 11:45:30 AM

CITY PLAN COMMISSION

THURSDAY, JUNE 2, 2011

FILE NUMBER: S078-212R

Subdivision Administrator: Paul Nelson

LOCATION: Amesbury Drive, Sandhurst Lane, Jason Drive and University Boulevard

DATE FILED: May 4, 2011

ZONING: MF-1(A)

CITY COUNCIL DISTRICT: 14

SIZE OF REQUEST: 9.675 ac.

MAPSCO: 36F

APPLICANT/OWNER: SSWH Partners, L.P.

REQUEST: An application to replat all of Block 2/5406 and all of Lots 1 and 2 in City Block 7/5406 to create one 9.675 acre lot and to remove the existing 30 foot platted building lines on Sandhurst Lane, Jason Drive, and University Boulevard, also to remove the existing 25 foot platted building line on Amesbury Drive on property bounded by Amesbury Drive, Sandhurst Lane, Jason Drive and University Boulevard.

SUBDIVISION HISTORY:

1. S078-212 was an application to replat a 9.675 acre tract of land containing part of Block 2/5406 and Lots 1 and 2 in City Block 7/5406 and abandoned alley Right of Way on property bounded by Sandhurst Lane, Jason Drive, University Blvd., and Amesbury Drive. The plat was approved on July 10, 2008 but has not been recorded.

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

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

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

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

- The MF-1(A) District requires a minimum 15 foot front yard setback, this request will allow for a minimum 15 foot setback rather than the 25 and 30 foot setback required by the building lines.

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

“(iii) adversely affect neighboring properties; and

- The zoning designation of MF-1 indicates that the desired development of this property is for apartment type uses. An apartment development generally does not have large setbacks.

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

- There is no known adverse impacts on the adjoining properties or negative impacts on the orderly development of the area as a result of this building line removal.

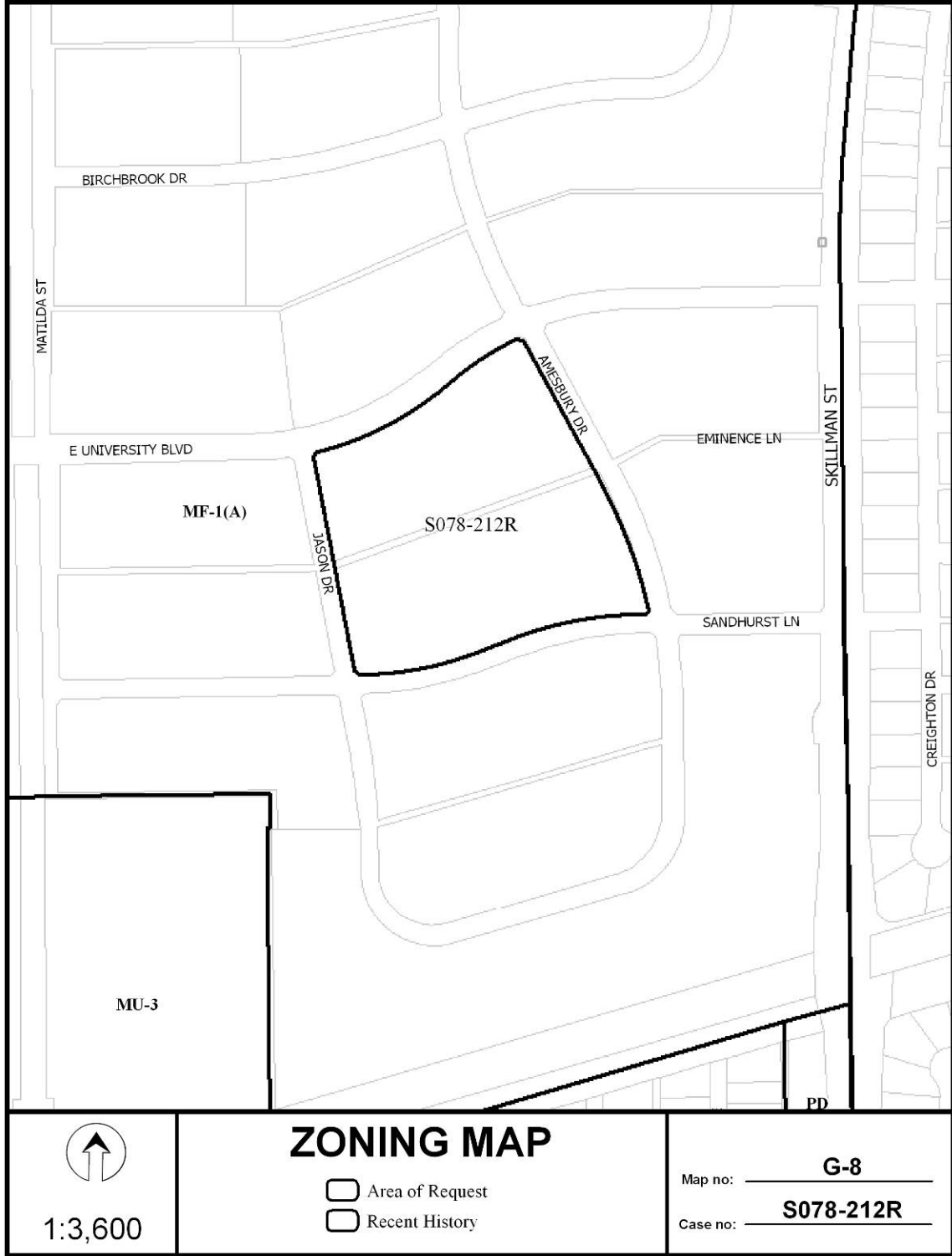
STAFF RECOMMENDATION OF BUILDING LINE REMOVAL: The request has been found to comply with the requirements of Section 51A-8.505(c) for reduction or removal of building lines; therefore, staff recommends approval of the building line reduction.

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


1. The final plat must conform with all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. The final plat must comply with all plans, contracts, ordinances and requirements of the City.
4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. The final plat is limited to a maximum of 1 lot.
9. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
10. On the final plat dedicate a 10 foot by 10 foot corner clip at all street to street intersections.
11. On the final plat dedicate 28 feet of ROW from the established centerlines of Amesbury Drive, Sandhurst Lane, and Jason Drive.
12. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
13. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
14. 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.

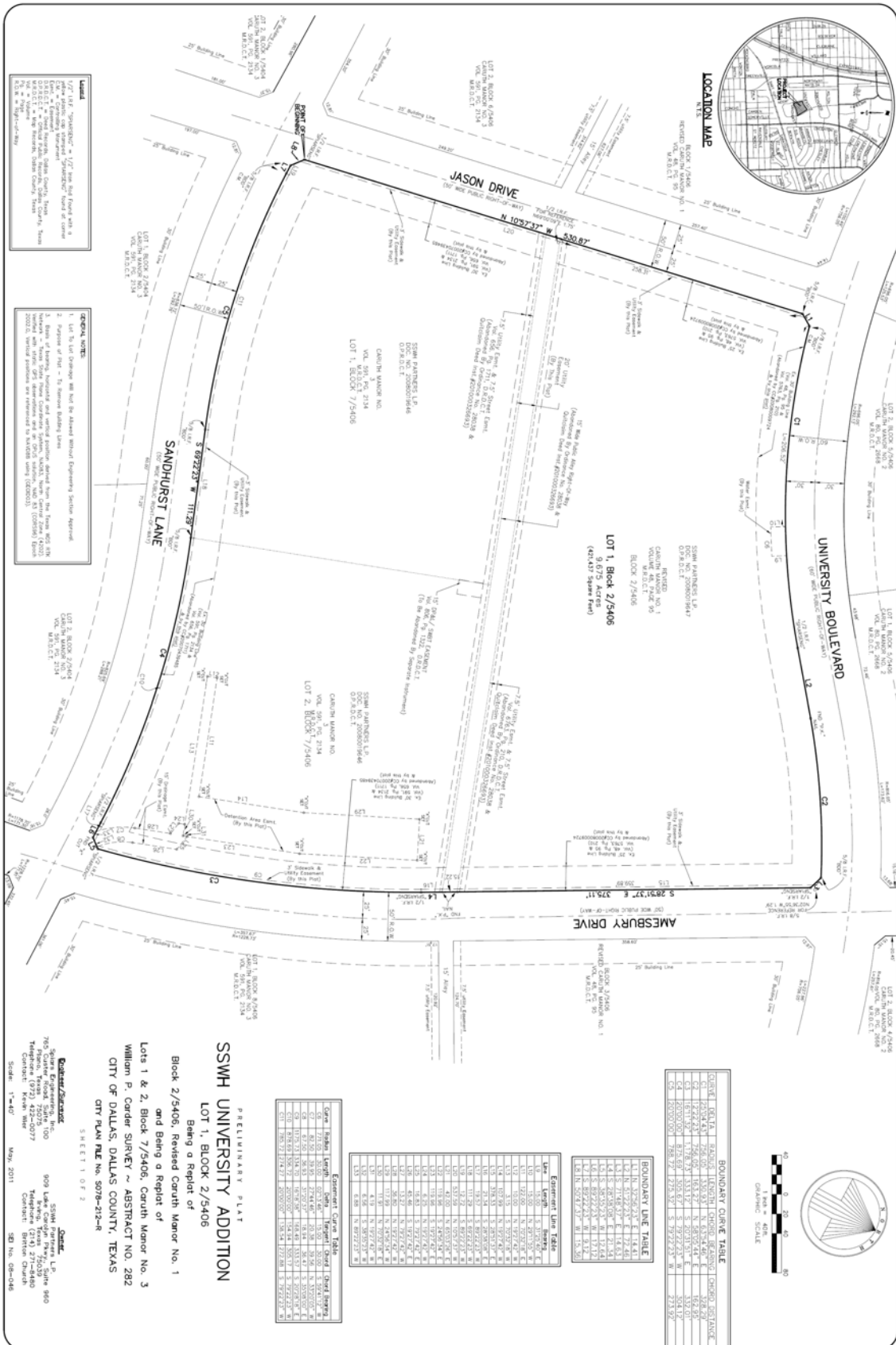
15. Capacity of existing wastewater system is questionable. Submit proposed G.P.M. of the development for investigation.
16. Water/wastewater main extension is required by Private Development Contract.
17. Street or alley abandonment must be by ordinance, and the ordinance number(s) must be recorded on the final plat.
18. The Building Lines may be shown as "Removed by this plat" on file No. S078-212.





 1:3,600	<h2 style="text-align: center;">AERIAL MAP</h2> <p><input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History</p>	<p>Map no: <u> G-8 </u> Case no: <u> S078-212R </u></p>
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DATE: May 19, 2011



NOTICE: This plat is subject to the provisions of the Texas Subdivision Act, Chapter 253, Texas Property Code, and the rules and regulations of the Texas Department of Transportation, Chapter 191, Texas Administrative Code, and the rules and regulations of the Texas Department of Transportation, Chapter 191, Texas Administrative Code.

GENERAL NOTES:

1. Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
2. Survey of Boundary, Monument and existing easement shown on this plat are based on the survey of the land shown on the plat.
3. The survey of the land shown on this plat is based on the survey of the land shown on the plat.
4. The survey of the land shown on this plat is based on the survey of the land shown on the plat.

SSWH UNIVERSITY ADDITION
LOT 1, BLOCK 2/5406
 Being a Replat of
 Block 2/5406, Revised Coruth Manor No. 1
 and Being a Replat of
 Lots 1 & 2, Block 7/5406, Coruth Manor No. 3
 William P. Coruth Survey ~ ABSTRACT NO. 282
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CIP PLAN FILE NO. 5078-212-R

PRELIMINARY PLAT
SSWH UNIVERSITY ADDITION
LOT 1, BLOCK 2/5406
 Being a Replat of
 Block 2/5406, Revised Coruth Manor No. 1
 and Being a Replat of
 Lots 1 & 2, Block 7/5406, Coruth Manor No. 3
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 CITY OF DALLAS, DALLAS COUNTY, TEXAS
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Estimated Curve Table

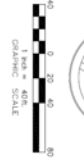
Curve Station	Length	Chord	Chord Bearing	Chord Distance
1+00.00	100.00	100.00	N 0° 00' 00" E	100.00
1+100.00	100.00	100.00	N 0° 00' 00" E	100.00
1+200.00	100.00	100.00	N 0° 00' 00" E	100.00
1+300.00	100.00	100.00	N 0° 00' 00" E	100.00
1+400.00	100.00	100.00	N 0° 00' 00" E	100.00
1+500.00	100.00	100.00	N 0° 00' 00" E	100.00
1+600.00	100.00	100.00	N 0° 00' 00" E	100.00
1+700.00	100.00	100.00	N 0° 00' 00" E	100.00
1+800.00	100.00	100.00	N 0° 00' 00" E	100.00
1+900.00	100.00	100.00	N 0° 00' 00" E	100.00
2+000.00	100.00	100.00	N 0° 00' 00" E	100.00

Boundary Line Table

Line	Length	Bearing
1-1	100.00	N 0° 00' 00" E
1-2	100.00	N 0° 00' 00" E
1-3	100.00	N 0° 00' 00" E
1-4	100.00	N 0° 00' 00" E
1-5	100.00	N 0° 00' 00" E
1-6	100.00	N 0° 00' 00" E
1-7	100.00	N 0° 00' 00" E
1-8	100.00	N 0° 00' 00" E
1-9	100.00	N 0° 00' 00" E
1-10	100.00	N 0° 00' 00" E
1-11	100.00	N 0° 00' 00" E
1-12	100.00	N 0° 00' 00" E
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1-88	100.00	N 0° 00' 00" E
1-89	100.00	N 0° 00' 00" E
1-90	100.00	N 0° 00' 00" E
1-91	100.00	N 0° 00' 00" E
1-92	100.00	N 0° 00' 00" E
1-93	100.00	N 0° 00' 00" E
1-94	100.00	N 0° 00' 00" E
1-95	100.00	N 0° 00' 00" E
1-96	100.00	N 0° 00' 00" E
1-97	100.00	N 0° 00' 00" E
1-98	100.00	N 0° 00' 00" E
1-99	100.00	N 0° 00' 00" E
1-100	100.00	N 0° 00' 00" E

BOUNDARY CURVE TABLE

Curve Station	Length	Chord	Chord Bearing	Chord Distance
1+00.00	100.00	100.00	N 0° 00' 00" E	100.00
1+100.00	100.00	100.00	N 0° 00' 00" E	100.00
1+200.00	100.00	100.00	N 0° 00' 00" E	100.00
1+300.00	100.00	100.00	N 0° 00' 00" E	100.00
1+400.00	100.00	100.00	N 0° 00' 00" E	100.00
1+500.00	100.00	100.00	N 0° 00' 00" E	100.00
1+600.00	100.00	100.00	N 0° 00' 00" E	100.00
1+700.00	100.00	100.00	N 0° 00' 00" E	100.00
1+800.00	100.00	100.00	N 0° 00' 00" E	100.00
1+900.00	100.00	100.00	N 0° 00' 00" E	100.00
2+000.00	100.00	100.00	N 0° 00' 00" E	100.00



FILE NUMBER: W101-005

DATE FILED: May 11, 2011

LOCATION: West line of South R.L. Thornton Frontage Road, south of West Kiest Boulevard

COUNCIL DISTRICT: 4

MAPSCO: 52-Y, 64-C

SIZE OF REQUEST: Approx. 13.45 acres

CENSUS TRACT: 60.02

MISCELLANEOUS DOCKET ITEM:

Owner: Faith Family Academy

Waiver of Two-Year Waiting Period

On January 26, 2011, the City Council approved a Specific Use Permit for an open-enrollment charter school on property zoned an RR Regional Retail District. According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to January 26, 2013, without a waiver of the two-year waiting period.

The applicant is requesting a waiver of the two-year waiting period in order to submit an application for an amendment to Specific Use Permit No. 1824. The applicant indicates the change in circumstances is they “are planning to build additional buildings for our students.” The applicant indicated the school received unexpected funding this year would be able to build additional buildings.

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

Staff Recommendation: Denial

W101-005

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. Z090-227

Location 3415 South R.L. Thornton Fwy

Date of last CPC or CC Action _____

Applicant's Name, Address & Phone Number Dean McGuire
1620 Falcon Dr. DeSoto, TX 75115

Property Owner's Name, Address and Phone No., if different from above
Faith Family Academy
1620 Falcon Dr. DeSoto, TX 75115

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

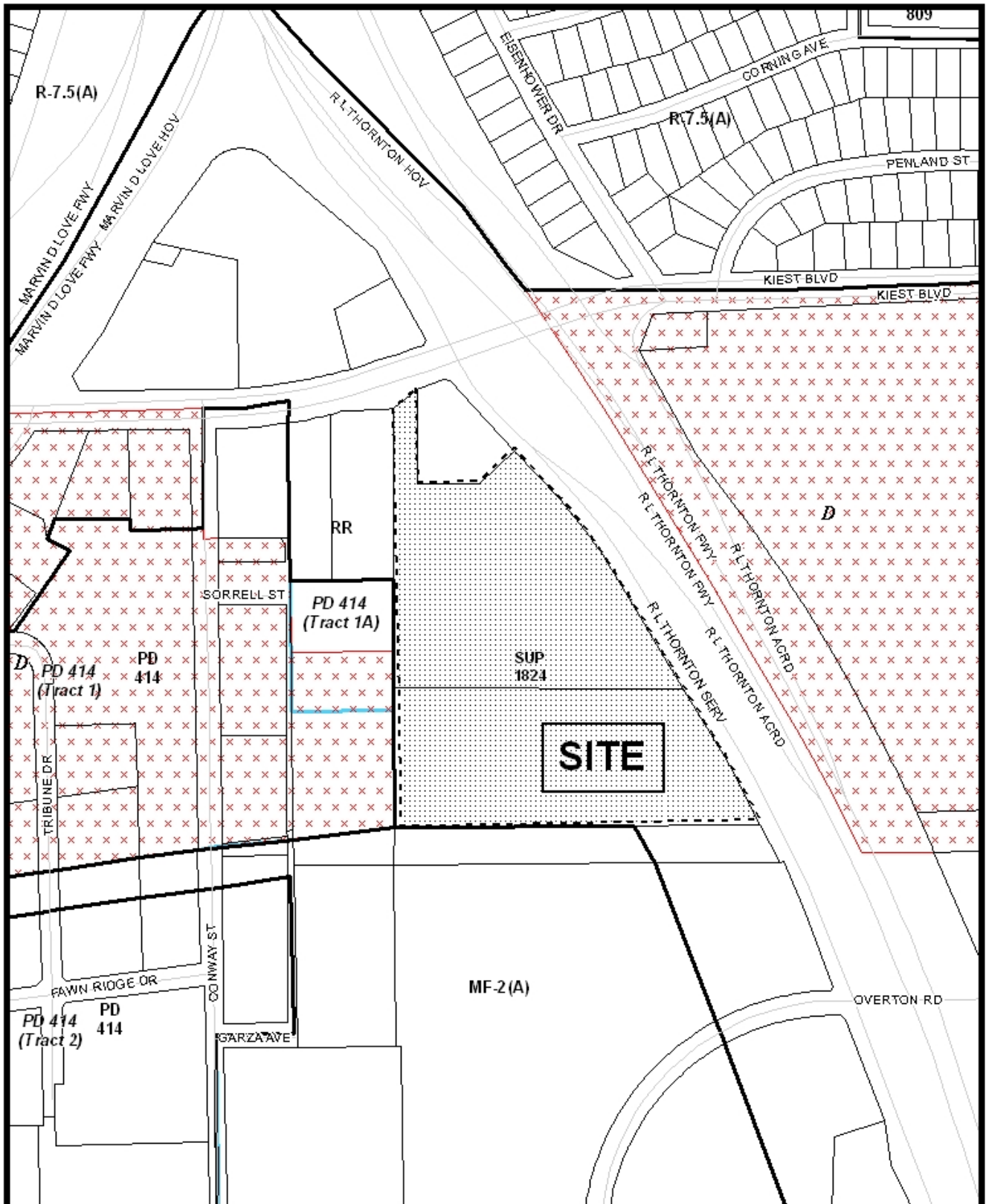
We are planning to build additional buildings for our students.

Dean McGuire
Applicant's Signature

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

RECEIVED BY
MAY 11 2011
Current Planning

Date Received
Fee: \$300.00



1:3,600

W101-005
June 2, 2011

FILE NUMBER: M101-018

DATE FILED: March 3, 2011

LOCATION: Cedar Springs Road and McKinnon Street, West Corner

COUNCIL DISTRICT: 14

MAPSCO: 45 F

SIZE OF REQUEST: Approx. 5.2 Acres

CENSUS TRACT: 19

APPLICANT/ OWNER: Rosewood Court, LLC

REPRESENTATIVE: Dallas Cothrum

MISCELLANEOUS DOCKET ITEM

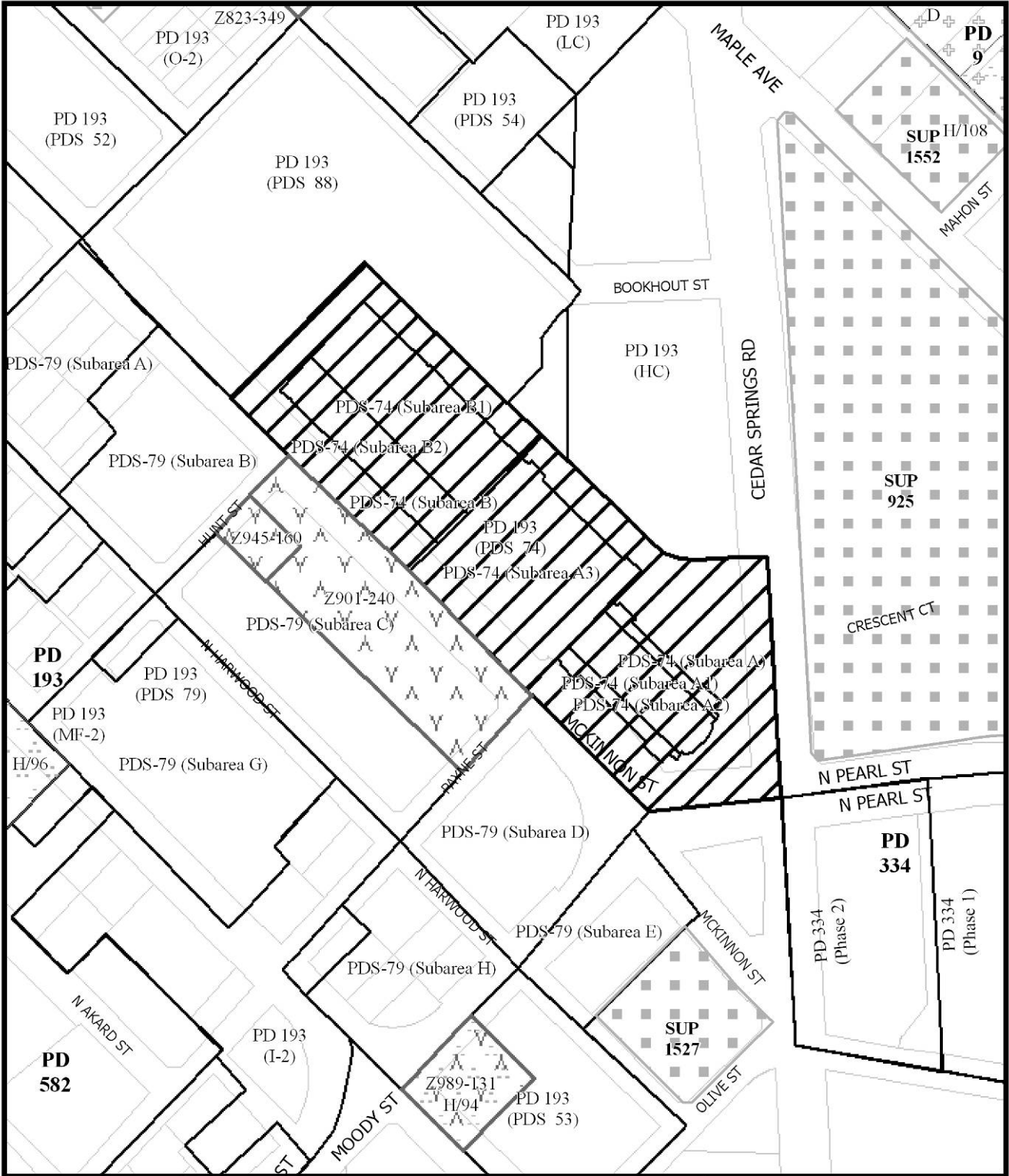
Minor Amendment for Development Plan and Landscape-Subarea A

On August 9, 2006, the City Council passed Ordinance No. 26412 which established Planned Development Subdistrict No. 74 for certain GR General Retail Subdistrict Uses within PDD No. 193, the Oak Lawn Special Purpose District, on property at the above location.

At this time, the property owner has submitted an application for a minor amendment to the above referenced plans to permit the reduction of required parking for providing enhanced pedestrian amenities as permitted by ordinance.

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

STAFF RECOMMENDATION: Approval



1:2,400

ZONING MAP

Map no: J-7

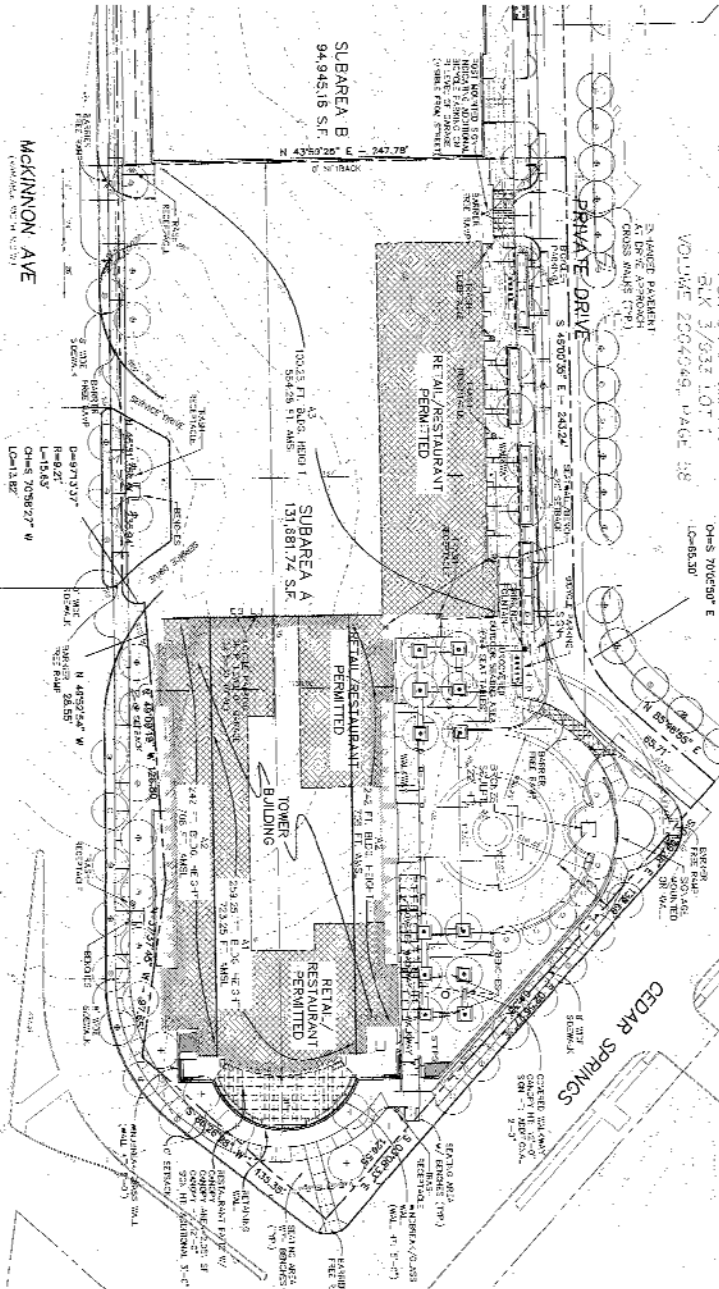
Case no: M101-018

DATE: April 21, 2011

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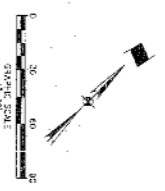
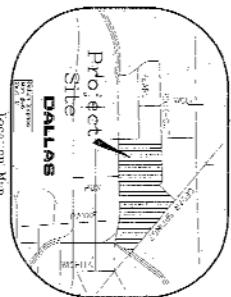
INTERNATIONAL CENTER
 DEVELOPMENT & HOLDING LTD.
 BOX 7/929 LOT 1A
 VOLUME 56117, PAGE 3331

ROLEY
 BOX 7/362 LOT 1A
 VOLUME 2000124, PAGE 3421



ASHTON PLACE 18
 BOX 3/632 LOT 1
 VOLUME 2004549, PAGE 38
 06-4810277
 9-65007
 1-6728
 04-5700907 E
 10-6530

LOT 1A, BLOCK 2/3/4
 THE OREGONIAN
 VOLUME 8134, PAGE 5845
 GRAND OT



ROSEWOOD COURT	SUBAREA A
APPROX. 400,000 SQ. FT. TOTAL DEVELOPMENT AREA	2,000 SQ. FT. TOTAL DEVELOPMENT AREA
APPROX. 275,000 SQ. FT. TOTAL DEVELOPMENT AREA	1,500 SQ. FT. TOTAL DEVELOPMENT AREA
APPROX. 125,000 SQ. FT. TOTAL DEVELOPMENT AREA	500 SQ. FT. TOTAL DEVELOPMENT AREA
APPROX. 75,000 SQ. FT. TOTAL DEVELOPMENT AREA	250 SQ. FT. TOTAL DEVELOPMENT AREA
APPROX. 50,000 SQ. FT. TOTAL DEVELOPMENT AREA	167 SQ. FT. TOTAL DEVELOPMENT AREA
APPROX. 25,000 SQ. FT. TOTAL DEVELOPMENT AREA	83 SQ. FT. TOTAL DEVELOPMENT AREA
APPROX. 12,500 SQ. FT. TOTAL DEVELOPMENT AREA	42 SQ. FT. TOTAL DEVELOPMENT AREA
APPROX. 6,250 SQ. FT. TOTAL DEVELOPMENT AREA	21 SQ. FT. TOTAL DEVELOPMENT AREA
APPROX. 3,125 SQ. FT. TOTAL DEVELOPMENT AREA	11 SQ. FT. TOTAL DEVELOPMENT AREA
APPROX. 1,562 SQ. FT. TOTAL DEVELOPMENT AREA	6 SQ. FT. TOTAL DEVELOPMENT AREA
APPROX. 781 SQ. FT. TOTAL DEVELOPMENT AREA	3 SQ. FT. TOTAL DEVELOPMENT AREA
APPROX. 390 SQ. FT. TOTAL DEVELOPMENT AREA	2 SQ. FT. TOTAL DEVELOPMENT AREA
APPROX. 195 SQ. FT. TOTAL DEVELOPMENT AREA	1 SQ. FT. TOTAL DEVELOPMENT AREA

PARKING REDUCTION FOR NON-RESIDENTIAL USES FOR PEDESTRIAN AMENITIES			
TYPE OF REDUCTION	REASON	REQUIREMENT	PROVIDED
RETAIL RESTAURANT PERMITTED	12	20 spaces = 1140' x 9.14' x 13.1'	44
TOWER BUILDING	32	50 spaces = 1140' x 9.14' x 13.1'	63
RETAIL RESTAURANT PERMITTED	6	10 spaces = 1140' x 9.14' x 13.1'	10
TOWER BUILDING	1	10 spaces = 1140' x 9.14' x 13.1'	1

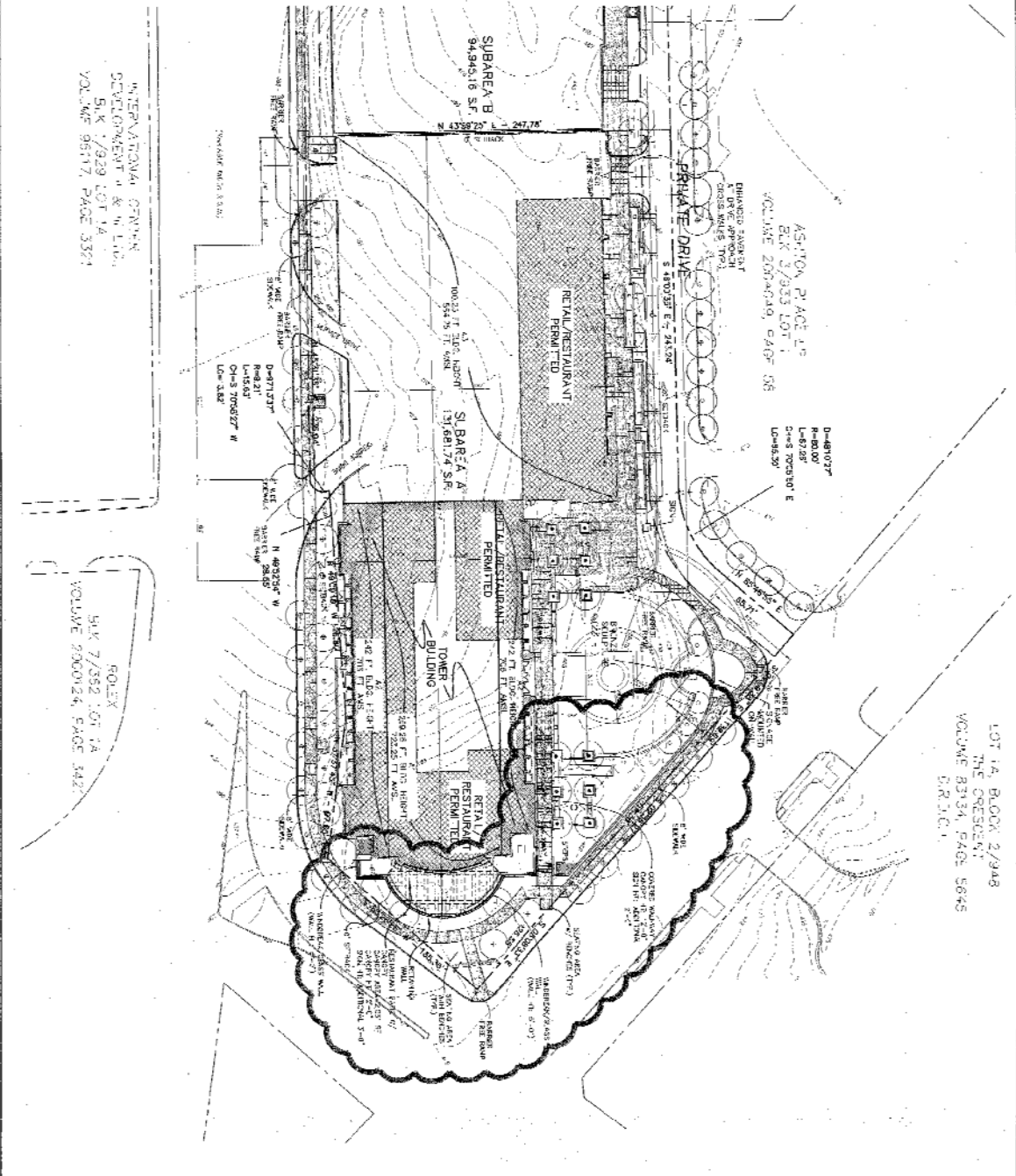
22-26-2011 - ADI2 KENNEDY

DEVELOPMENT PLAN
 ROSEWOOD COURT DEVELOPMENT
 DALLAS, TEXAS

BRACKETTE + DAVIS + DRAKE, INC.
 Consulting Engineers
 4444 W. LOOP WEST, SUITE 1000, DALLAS, TEXAS 75240
 TEL: 214.751.1000 FAX: 214.751.1000

DATE	NO.	BY	SCALE	FILE
04/11	001	JWD/2011	1"=30'	02281
				DPI

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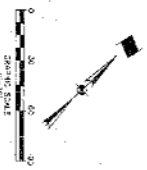
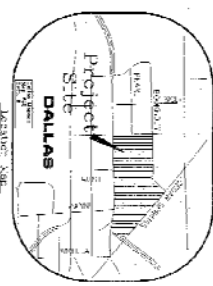
DEVELOPMENT PLAN
 DEVELOPMENT A & B LTD.
 SJK 7/929 LOT 1A
 VOLUME 2074249, PAGE 3321

ASHTON PLACE AS
 SJK 2/333 LOT 1
 VOLUME 2074249, PAGE 338

D-481027
 R-481007
 L-481287
 C-48120301 E
 L-4812307

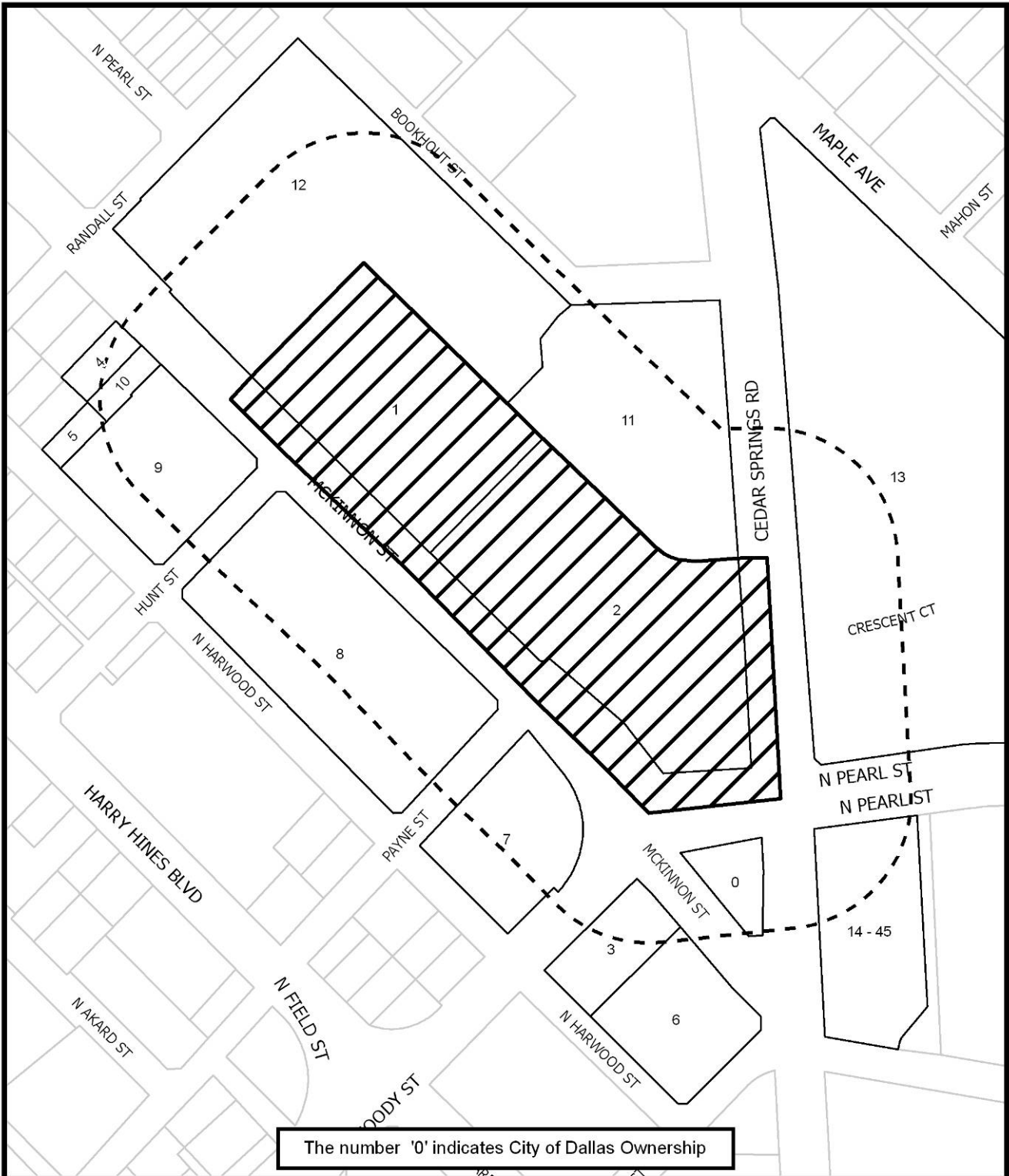
SOLEX
 SJK 7/352 LOT 1A
 VOLUME 2000124, PAGE 3427

LOT 1A, BLOCK 2/948
 THE OREGONIAN
 VOLUME 87134, PAGE 5845
 DRILL



ROSEWOOD COURT	
DATE: 04/18/2006	SCALE: 1/8" = 1'-0"
PROJECT: ROSEWOOD COURT	OWNER: DEVELOPMENT A & B LTD.
DESIGNER: ENGINEERING ASSOCIATES, INC.	DATE: 04/18/2006
PROJECT NO: 06-00111	
DATE: 04/18/2006	
PROJECT: ROSEWOOD COURT	
OWNER: DEVELOPMENT A & B LTD.	
DESIGNER: ENGINEERING ASSOCIATES, INC.	
PROJECT NO: 06-00111	
DATE: 04/18/2006	
PROJECT: ROSEWOOD COURT	
OWNER: DEVELOPMENT A & B LTD.	
DESIGNER: ENGINEERING ASSOCIATES, INC.	
PROJECT NO: 06-00111	
DATE: 04/18/2006	

DEVELOPMENT PLAN
 ROSEWOOD COURT DEVELOPMENT
 DALLAS, TEXAS
 BROCKETTE+DAVIS+DRAKE, INC.
 CONSULTING ENGINEERS
 1515 RIVERSIDE BLVD., SUITE 2000
 DALLAS, TEXAS 75201
 TEL: 972.382.1111
 FAX: 972.382.1112
 WWW: WWW.BROCKETTE-DAVIS-DRAKE.COM



1:2,400

NOTIFICATION

200'

AREA OF NOTIFICATION

45

NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: J-7

Case no: M101-018

DATE: April 21, 2011

Notification List of Property Owners

M101-018

45 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2728 MCKINNON	ALTA UPTOWN LLC % WOOD PARTNERS
2	2101 CEDAR SPRINGS	ROSEWOOD COURT LLC
3	2012 MOODY	IC VIII HOLDINGS LLC
4	2819 MCKINNON	ROLEX TEX REALTY CORP SUITE 450
5	2814 HARWOOD	ROLEX TEXAS REALTY CORP
6	2525 MCKINNON	2525 MCKINNON LLC STE 100 E
7	2651 HARWOOD	ROLEX TEXAS REALTY DELAWARE CORP
8	2728 HARWOOD	ROLEX INTERNATIONAL CENTER II & III LLC
9	2828 HARWOOD	INTERNATIONAL CENTER DEVELOPMENT IV LTLD
10	2815 MCKINNON	ROLEX TEXAS REALTY CORP STE 1600
11	2215 CEDAR SPRINGS	2215 CEDAR SPRIN APTS LTD % SENTINEL REAL EST
CORP		
12	2820 MCKINNON	WINDSOR AT TRIANON LP % TRIANON
13	100 CRESCENT	CRESCENT TC INVESTORS LP ATTN: PROPERTY TAX
DEPT		
14	2555 PEARL	CRESCENT TOWER RESIDENCES LP STE 2100
15	2555 PEARL	LARRAC INV LLC
16	2555 PEARL	HARKEY JOHN D JR
17	2555 PEARL	BAXTER ROSS UNDERWOOD
18	2555 PEARL	STEPHANIAN EDIC
19	2555 PEARL	TRANSATLANTIC TRUST
20	2555 PEARL	THELIN THOMAS
21	2555 PEARL	ZOYS GEORGE N
22	2555 PEARL	VEERARAGHAVAN UMA & KRISHNA
23	2555 PEARL	WEIMER BRETT & AUDREA WEIMER
24	2555 PEARL	RITZ TOWER 405 LLC
25	2555 PEARL	HENRY JAMES J & PATRICIA M
26	2555 PEARL	HASHEM OMAR & MIASSAR

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2555 PEARL	WILKINS LINDA A TR THE PINK DIAMOND TRUST
28	2555 PEARL	LEVY MARLON & LEVY JENNIFER
29	2555 PEARL	HALL ALICE T
30	2555 PEARL	MUSSULMAN DANIEL G #701
31	2555 PEARL	CLAUSE CARL & ROSALIE
32	2555 PEARL	CRESCENT TOWER RESIDENCES LP
33	2555 PEARL	WILLIAMS KEVIN
34	2555 PEARL	CLARK PHILIP L & PATRICIA G
35	2555 PEARL	HEEBE ADREA D
36	2555 PEARL	HASTINGS JULIANA & HUNTER
37	2555 PEARL	SITE HARVEST LLC
38	2555 PEARL	THE KEN CARLILE 2004 TRUST
39	2555 PEARL	LAM SAMUEL M MD STE 101
40	2555 PEARL	LAZOF FAMILY TRUST
41	2555 PEARL	SIKKEL MARK
42	2555 PEARL	FULTON FRED W TRUSTEE THE RC TRUST
43	2555 PEARL	SHINN LLOYD & BARBARA SHINN
44	2555 PEARL	REESJONES TREVOR
45	2555 PEARL	VAN WOLFSWINKEL RANDALL

Tuesday, April 19, 2011

FILE NUMBER: M101-023

DATE FILED: April 14, 2011

LOCATION: Northeast Line of Bonnie View Road, North of Illinois Avenue

COUNCIL DISTRICT: 7

MAPSCO: 56 S

SIZE OF REQUEST: Approx. 13.76 Acres

CENSUS TRACT: 86.04

APPLICANT: GMP Dallas NH, Ltd.

REPRESENTATIVE: Misty Ventura

OWNER: Cedar Crest Relief Investors, Ltd.

MISCELLANEOUS DOCKET ITEM

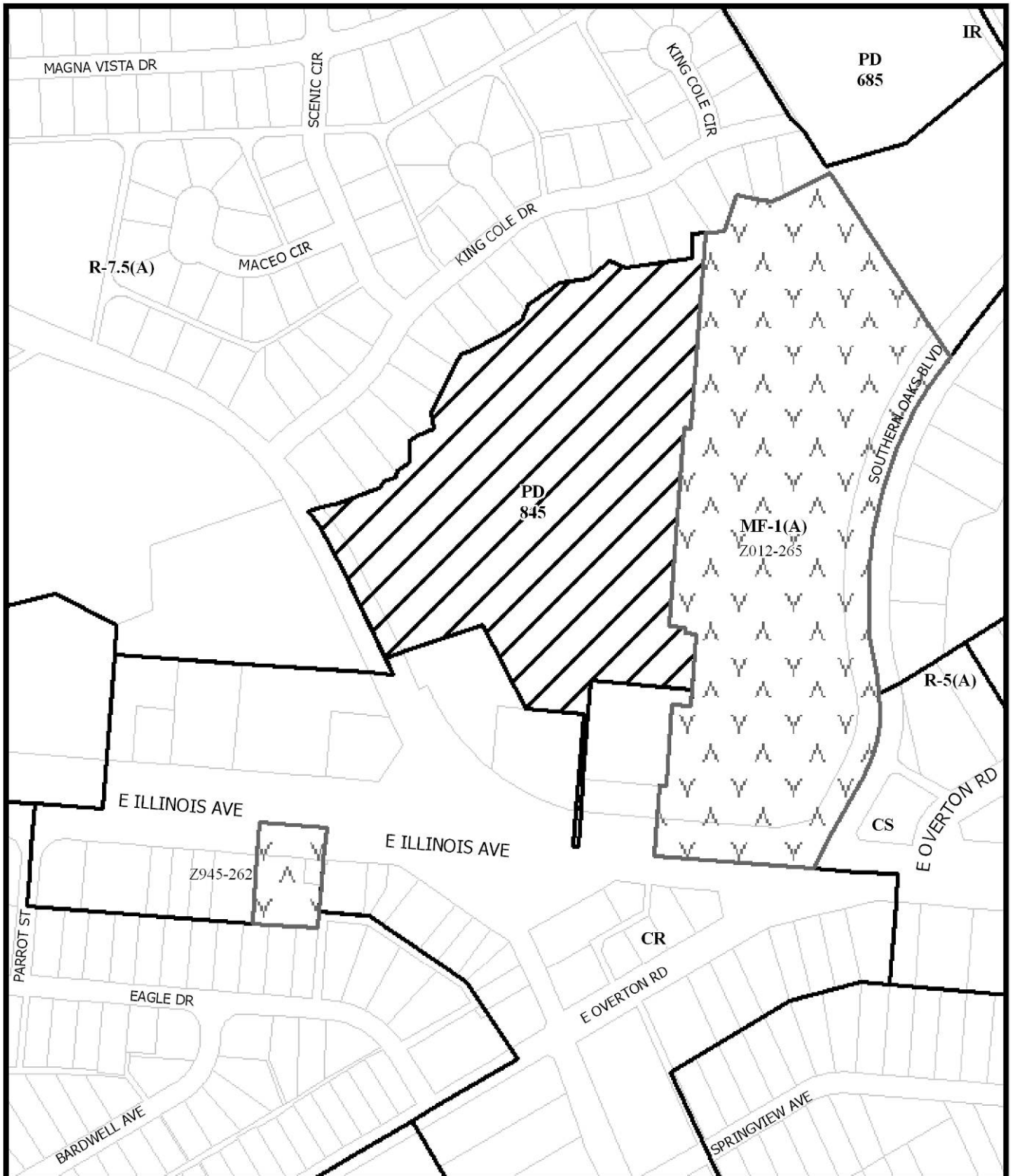
Minor Amendment for Development Plan

On February 9, 2011, the City Council passed Ordinance No. 28117 which established Planned Development District No. 845 for a Convalescent or nursing homes, hospice care, and related institutions use on property at the above location.

At this time, the property owner has submitted an application for consideration to amend the development plan to provide for revised internal drive alignments as well as relocation of an amenity structure oriented near the eastern property line.

The request complies with the provisions for consideration of a minor amendment to a development plan and does not impact the other provisions regulating PDD No. 845.

Staff Recommendation: Approval



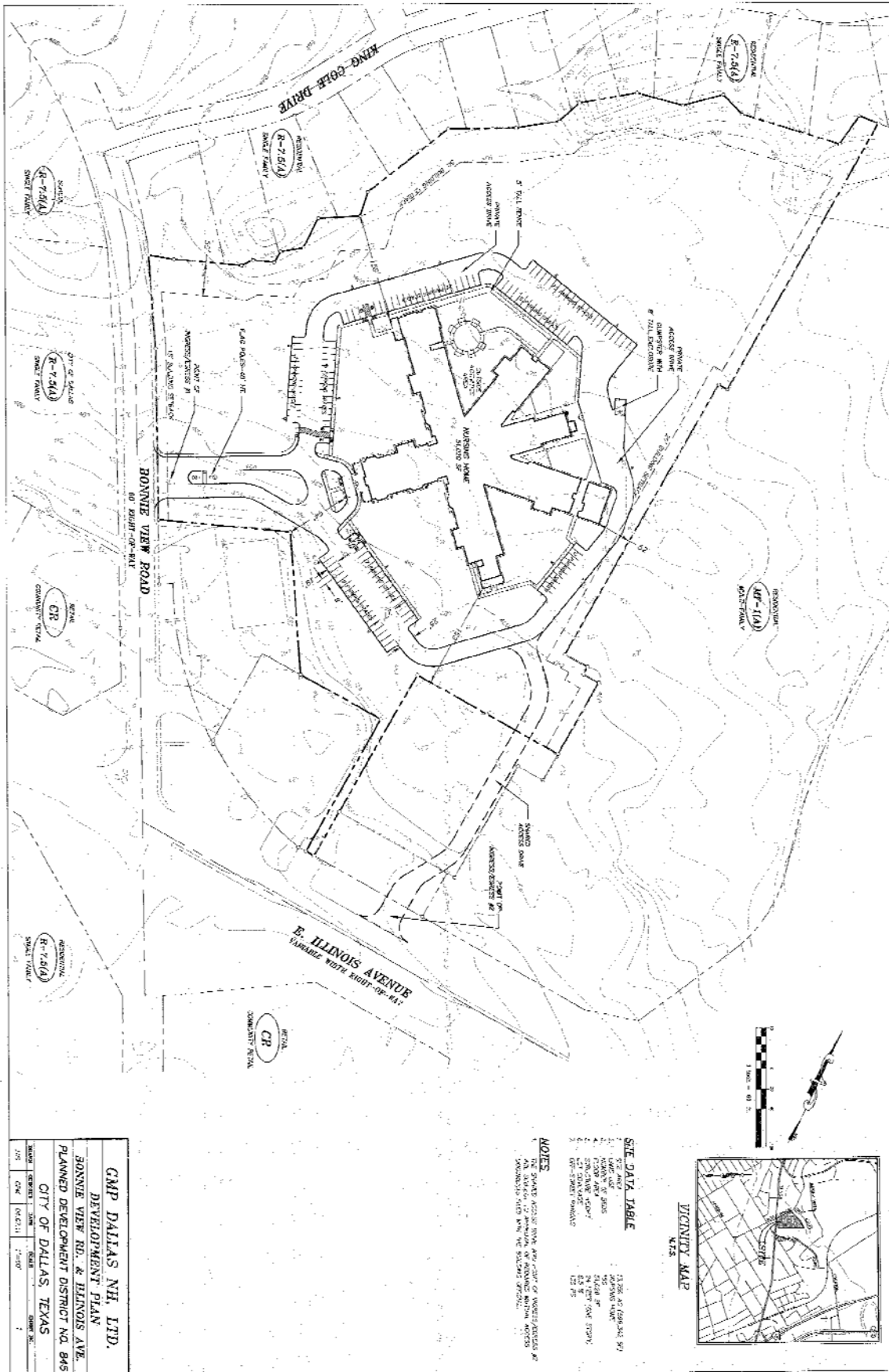
1:3,600

ZONING MAP

Map no: M-8

Case no: M101-023

DATE: April 28, 2011



GMP DALLAS NH, LTD.	
DEVELOPMENT PLAN	
BONNIE VIEW RD. & ILLINOIS AVE.	
PLANNED DEVELOPMENT DISTRICT NO. 845	
CITY OF DALLAS, TEXAS	
DATE	NOV 11, 1999
BY	CHM
CHECKED BY	CHM
SCALE	AS SHOWN
SHEET NO.	1

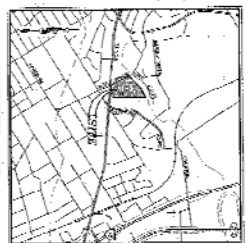
SITE DATA TABLE

1. SITE AREA	13,536 AC (698.34 AC 87)
2. LOT AREA	APPROXIMATE
3. TOTAL LOT AREA	1,428 AC
4. TOTAL LOT AREA	1,428 AC
5. TOTAL LOT AREA	1,428 AC
6. TOTAL LOT AREA	1,428 AC
7. TOTAL LOT AREA	1,428 AC
8. TOTAL LOT AREA	1,428 AC
9. TOTAL LOT AREA	1,428 AC
10. TOTAL LOT AREA	1,428 AC

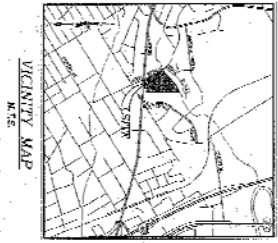
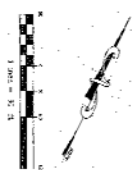
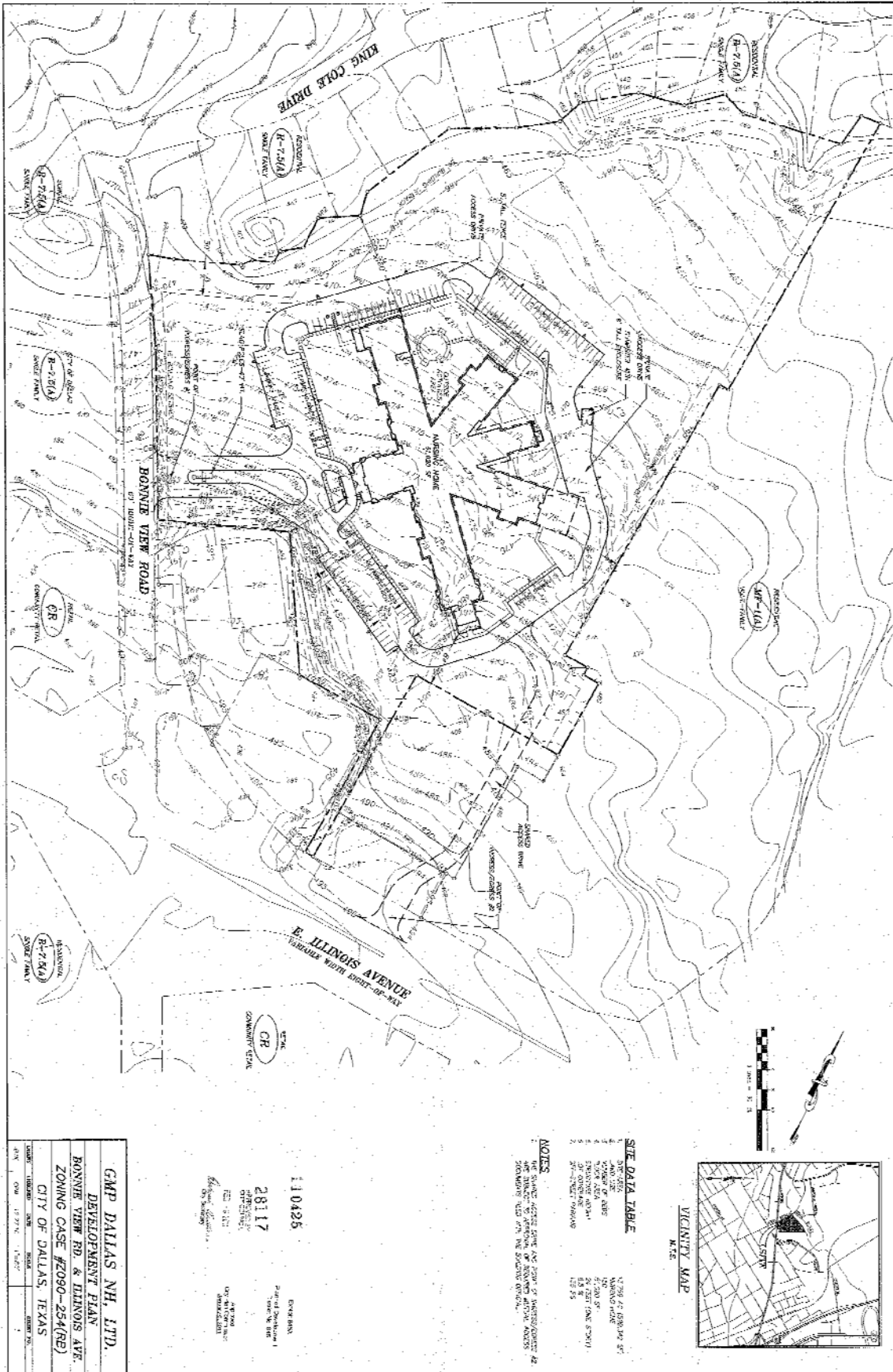
NOTES

1. THE SHOWN ACCESS ROADS AND DRIVEWAYS ARE NOT TO BE CONSIDERED AS PART OF THE DEVELOPMENT PLAN UNLESS SPECIFICALLY NOTED OTHERWISE.

2. THE SHOWN ACCESS ROADS AND DRIVEWAYS ARE NOT TO BE CONSIDERED AS PART OF THE DEVELOPMENT PLAN UNLESS SPECIFICALLY NOTED OTHERWISE.



Proposed Development Plan



NOTES

1. SHOWN ARE EXISTING AND PROPOSED DEVELOPMENT.
2. THE SHOWN ARE EXISTING AND PROPOSED DEVELOPMENT.
3. THE SHOWN ARE EXISTING AND PROPOSED DEVELOPMENT.
4. THE SHOWN ARE EXISTING AND PROPOSED DEVELOPMENT.
5. THE SHOWN ARE EXISTING AND PROPOSED DEVELOPMENT.

SITE DATA TABLE

1. SITE AREA	1.0000 ACRES
2. TOTAL AREA	1.0000 ACRES
3. COVERED AREA	0.0000 ACRES
4. OPEN SPACE	1.0000 ACRES
5. TOTAL OPEN SPACE	1.0000 ACRES
6. TOTAL OPEN SPACE	1.0000 ACRES
7. TOTAL OPEN SPACE	1.0000 ACRES
8. TOTAL OPEN SPACE	1.0000 ACRES
9. TOTAL OPEN SPACE	1.0000 ACRES
10. TOTAL OPEN SPACE	1.0000 ACRES

110426
 28117
 OFFICE
 110426
 28117
 OFFICE
 110426
 28117
 OFFICE

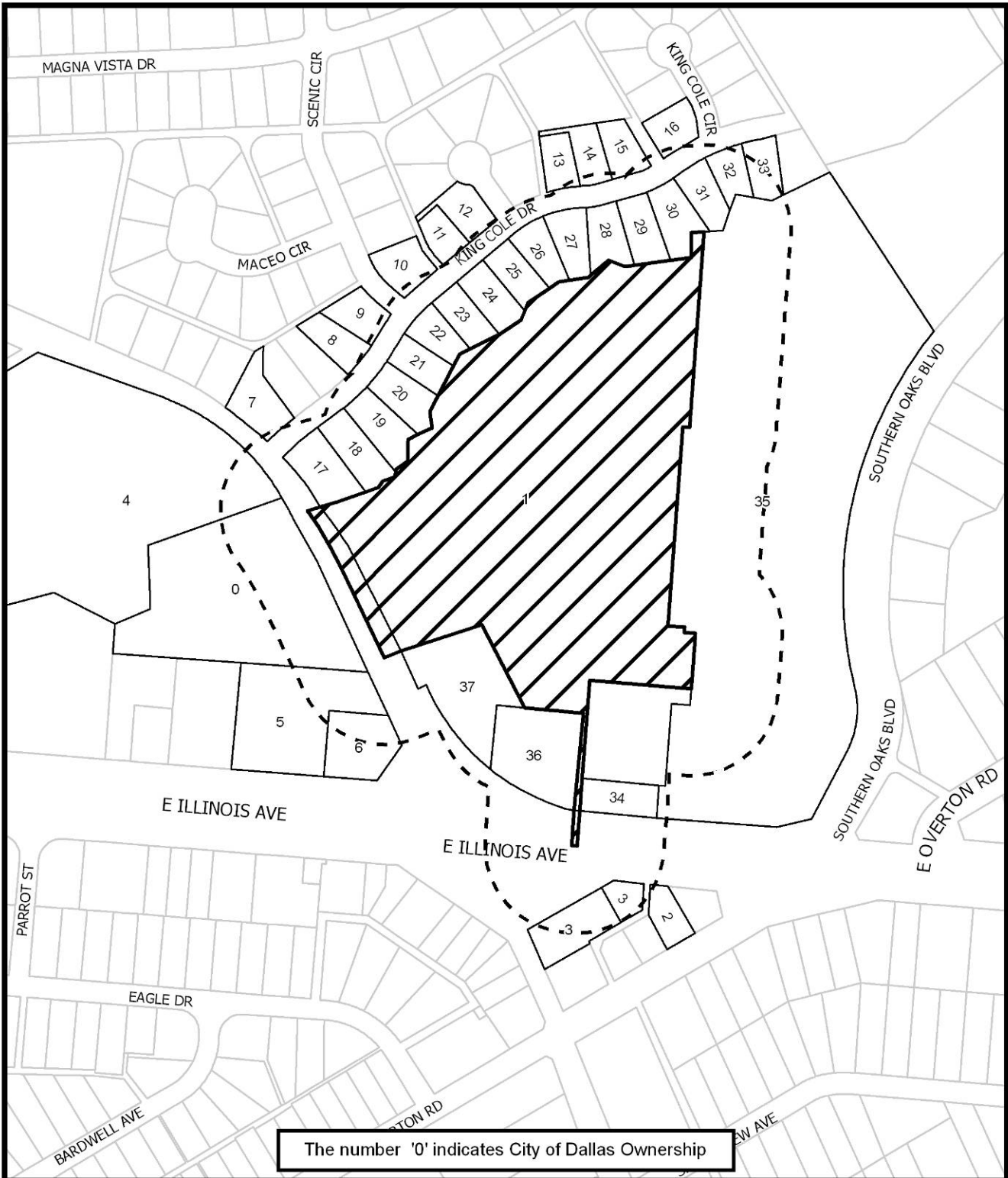
OVER BANK
 Part of Section 1
 Town of Oak Cliff

APPROVED
 BY THE CITY OF DALLAS
 ON 11/11/11

GMP DALLAS NH, LTD.
 DEVELOPMENT PLAN
 BONNIE VIEW RD. & ILLINOIS AVE.
 ZONING CASE #2090-254(RB)
 CITY OF DALLAS, TEXAS

DATE: 11/11/11

Existing Development Plan



The number '0' indicates City of Dallas Ownership



1:3,600

NOTIFICATION

200'

AREA OF NOTIFICATION

37

NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: M-8

Case no: M101-023

DATE: April 28, 2011

Notification List of Property Owners

M101-023

37 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3353 SPANISH FORT	CEDAR CREST RETAIL INV LTD STE 203
2	3029 OVERTON	MITCHELL M L SR & M L MITCHELL JR
3	3030 ILLINOIS	CHANDLER BILLY E JR
4	3111 BONNIE VIEW	Dallas ISD
5	2909 ILLINOIS	NORMAN PETTIS TRUSTEE
6	2919 ILLINOIS	ADIB BAHIG
7	2707 KING COLE	GRAY ANNIE L
8	2725 KING COLE	JOHNSON TORANCE W
9	2731 KING COLE	BANKS FRANK JOHN
10	3044 SCENIC	TUCKER MARY M EST OF
11	2809 KING COLE	HOUSTON ANNIE
12	2815 KING COLE	LIVINGSTON VERA B
13	2907 KING COLE	WILSON RUBY NELL
14	2911 KING COLE	WOODS MALONE JR
15	2919 KING COLE	ROBERTS JEFFERY L
16	2929 KING COLE	GARRETT NAOMI R
17	2706 KING COLE	DEOCA BRAULIO MONTES
18	2712 KING COLE	CHRISTIAN ORA L
19	2718 KING COLE	LAWSON VIVIAN L
20	2724 KING COLE	YOUNG ARNOLD L
21	2730 KING COLE	GRAY ANGIE LEE
22	2736 KING COLE	EDWARDS AMMER JEAN
23	2804 KING COLE	MILIC DAISY FLORES & SABAHUDIN
24	2810 KING COLE	CARTER MYRTLE MAE
25	2816 KING COLE	SEWARD ORVEE SMITH
26	2822 KING COLE	HENSON EURIL

Thursday, April 28, 2011

<i>Label # Address</i>			<i>Owner</i>
27	2906	KING COLE	CROMER KATHLEEN
28	2912	KING COLE	ROBERTSON REGINAL & DEBORAH
29	2918	KING COLE	HUNTER BARBARA
30	2924	KING COLE	FREEMAN LINA L
31	2930	KING COLE	BATY LEE W
32	2936	KING COLE	BURNS JESSIE JR & BILLYE
33	2940	KING COLE	BROWN WILLIE JEAN & COY
34	3303	SOUTHERN OAKS	GREATER NEW VISION CHRISTIAN CENTER
35	3303	SOUTHERN OAKS	SOUTHERN OAKS HOUSING LP SUITE 1145
36	3000	ILLINOIS	RAYYAN ENTERPRISE INC
37	3428	BONNIE VIEW	SHAG OF MISSISSIPPI INC

Thursday, April 28, 2011

FILE NUMBER: M101-020

DATE FILED: April 8, 2011

LOCATION: Southeast Line of East Grand Avenue, Southwest of La Vista Drive

COUNCIL DISTRICT: 2

MAPSCO: 37 X, 47 B

SIZE OF REQUEST: Approx. 100 Acres

CENSUS TRACT: 12.02

APPLICANT/OWNER: Dallas Independent School District

REPRESENTATIVE: Karl Crawley

MISCELLANEOUS DOCKET ITEM

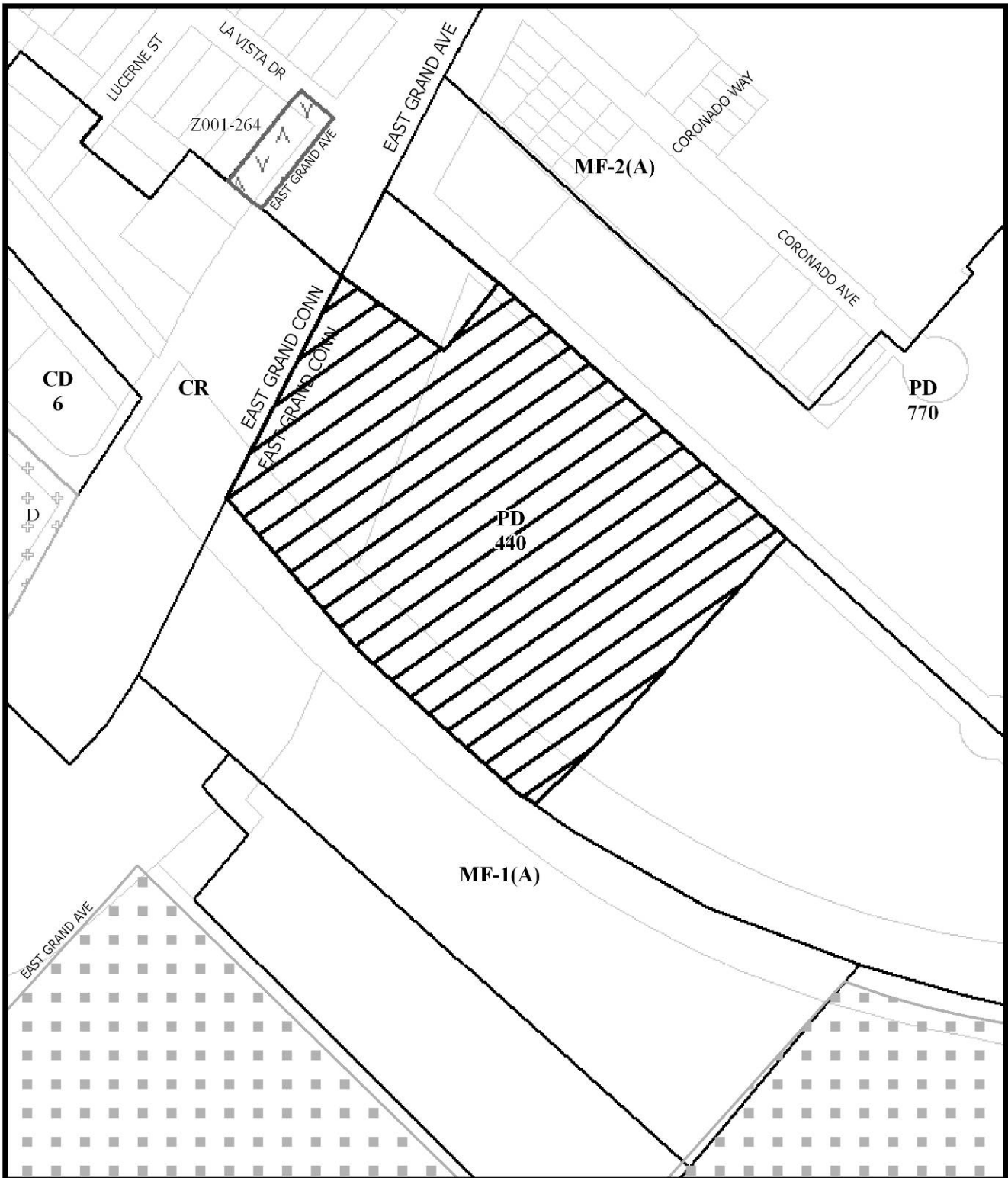
Minor Amendment for Development Plan and Landscape Plan

On May 3, 1996, the City Council passed Ordinance No. 22749 which established Planned Development District No. 440 for a Public school and certain mixed uses on property at the above location.

At this time, the property owner has submitted an application for consideration to amend the development plan to provide for relocating a portion of an approved expansion area to provide for additional classrooms near the eastern property line.

The request complies with the provisions for consideration of a minor amendment to a development plan and landscape plan and does not impact the other provisions regulating PDD No. 440.

Staff Recommendation: Approval



1:2,400

ZONING MAP

Map no: I-9

Case no: M101-020

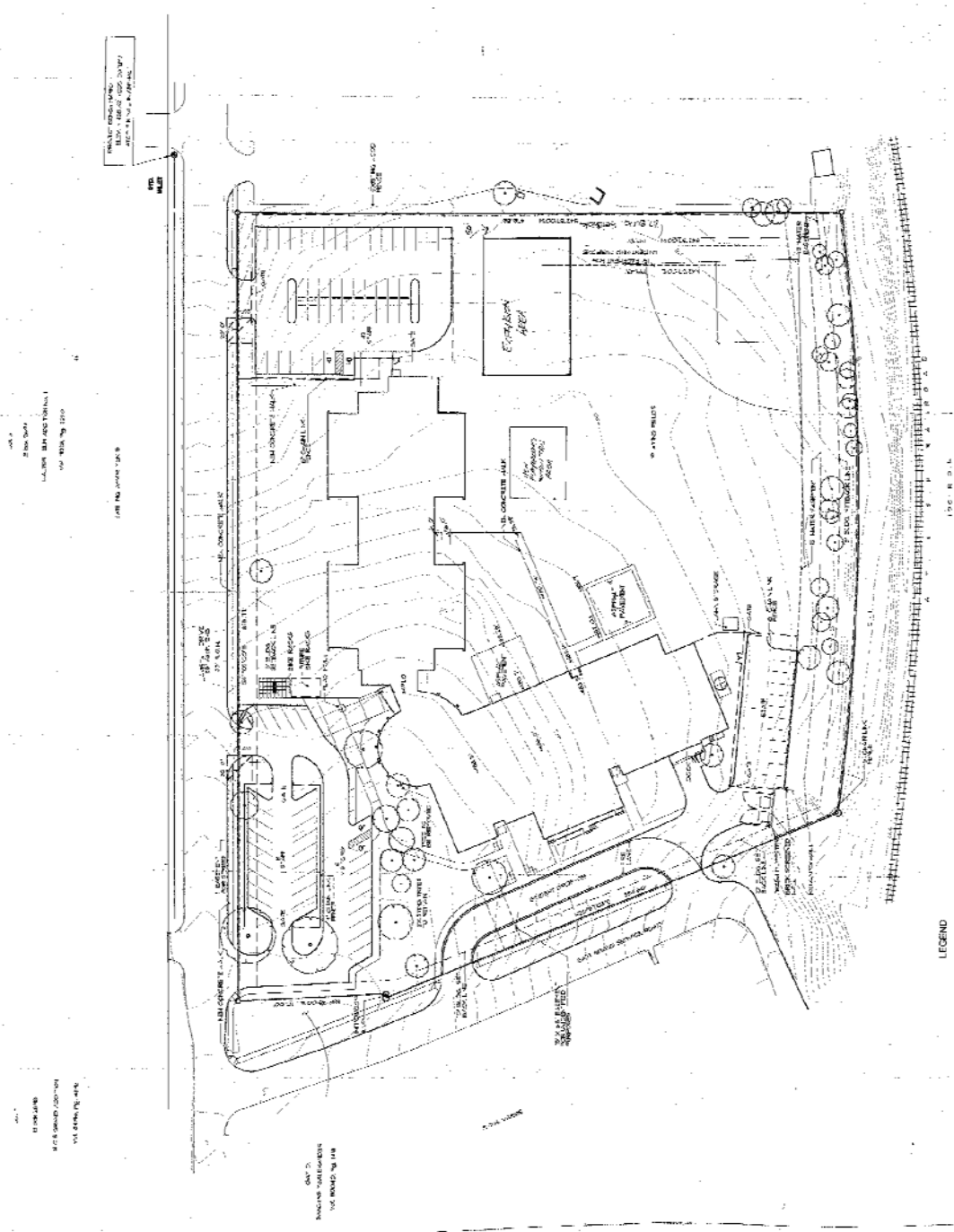
DATE: April 28, 2011

EDUARDO MATA
ELEMENTARY SCHOOL
DALLAS, TEXAS



Dallas ISD School District

CHECKED	DATE	BY



136 R 3-1


DEVELOPMENT PLAN
PROJECT NO. 2017-001

LEGEND

OVERLAYS:
 4E 2'-0" RADIUS
 15'-0" RADIUS
 10'-0" RADIUS
 4E 5'-0" RADIUS
 4E 10'-0" RADIUS
 4E 15'-0" RADIUS

PLANES:
 4E 15'-0" RADIUS
 4E 10'-0" RADIUS
 4E 5'-0" RADIUS

For info on 3D:
 3D 15'-0" RADIUS
 3D 10'-0" RADIUS
 3D 5'-0" RADIUS

Proposed Development Plan

PLANT MATERIALS

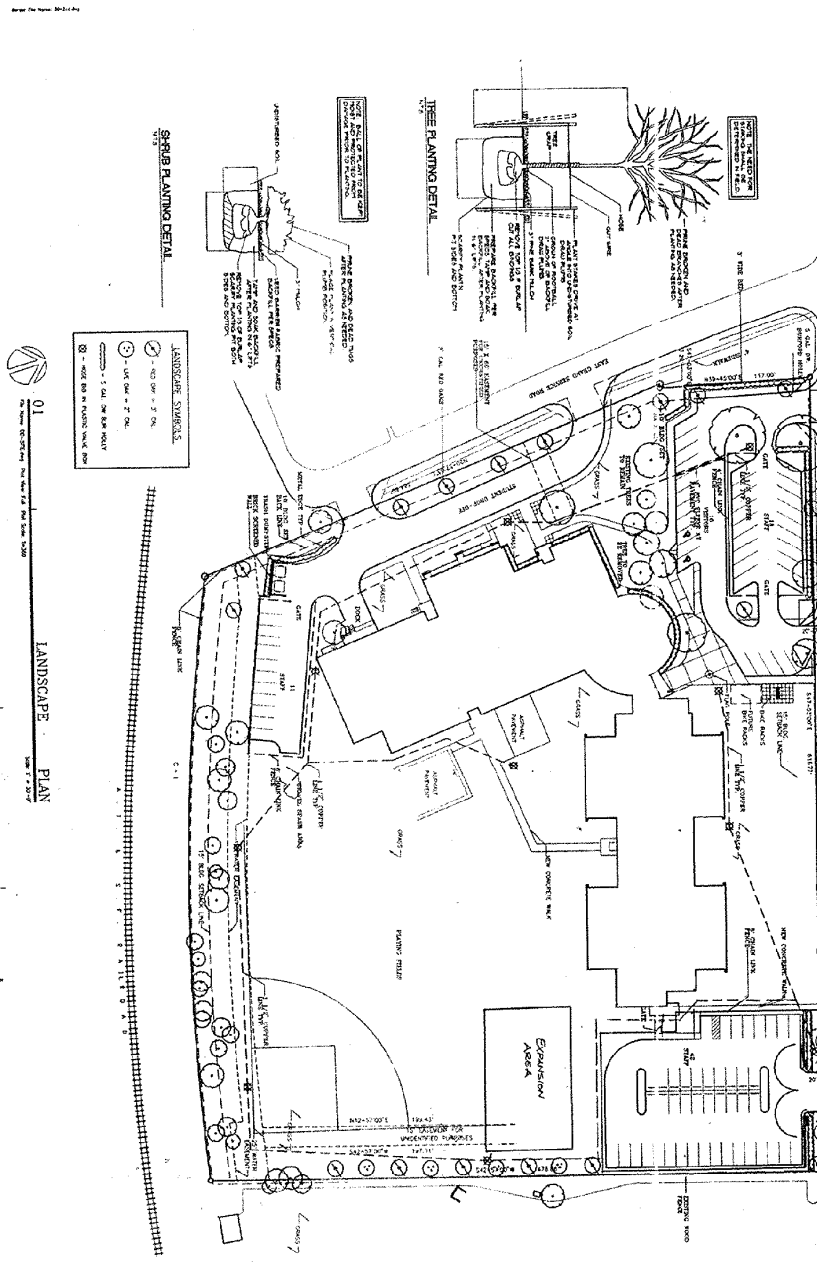
1. 2" - 3" CAL. RED OAKS
 2. 4" - 5" CAL. LIME OAKS
 3. 2" - 3" CAL. BURNING BUSH
 4. 6" - 8" CAL. BURNING BUSH
- NOTE: SEEDS ON VARIANTS MUST BE KEPT IN PLASTIC BAGS TO BE SAVED. SEEDS MUST BE KEPT IN PLASTIC BAGS TO BE SAVED. SEEDS MUST BE KEPT IN PLASTIC BAGS TO BE SAVED.


LANDSCAPE PROVISIONS

1. VARIANTS MUST BE KEPT IN PLASTIC BAGS TO BE SAVED.
2. SEEDS MUST BE KEPT IN PLASTIC BAGS TO BE SAVED.
3. SEEDS MUST BE KEPT IN PLASTIC BAGS TO BE SAVED.
4. SEEDS MUST BE KEPT IN PLASTIC BAGS TO BE SAVED.

B. DESIGN PROVISIONS

1. SURFACE FACILITIES SHALL BE AS SHOWN.
2. SURFACE FACILITIES SHALL BE AS SHOWN.



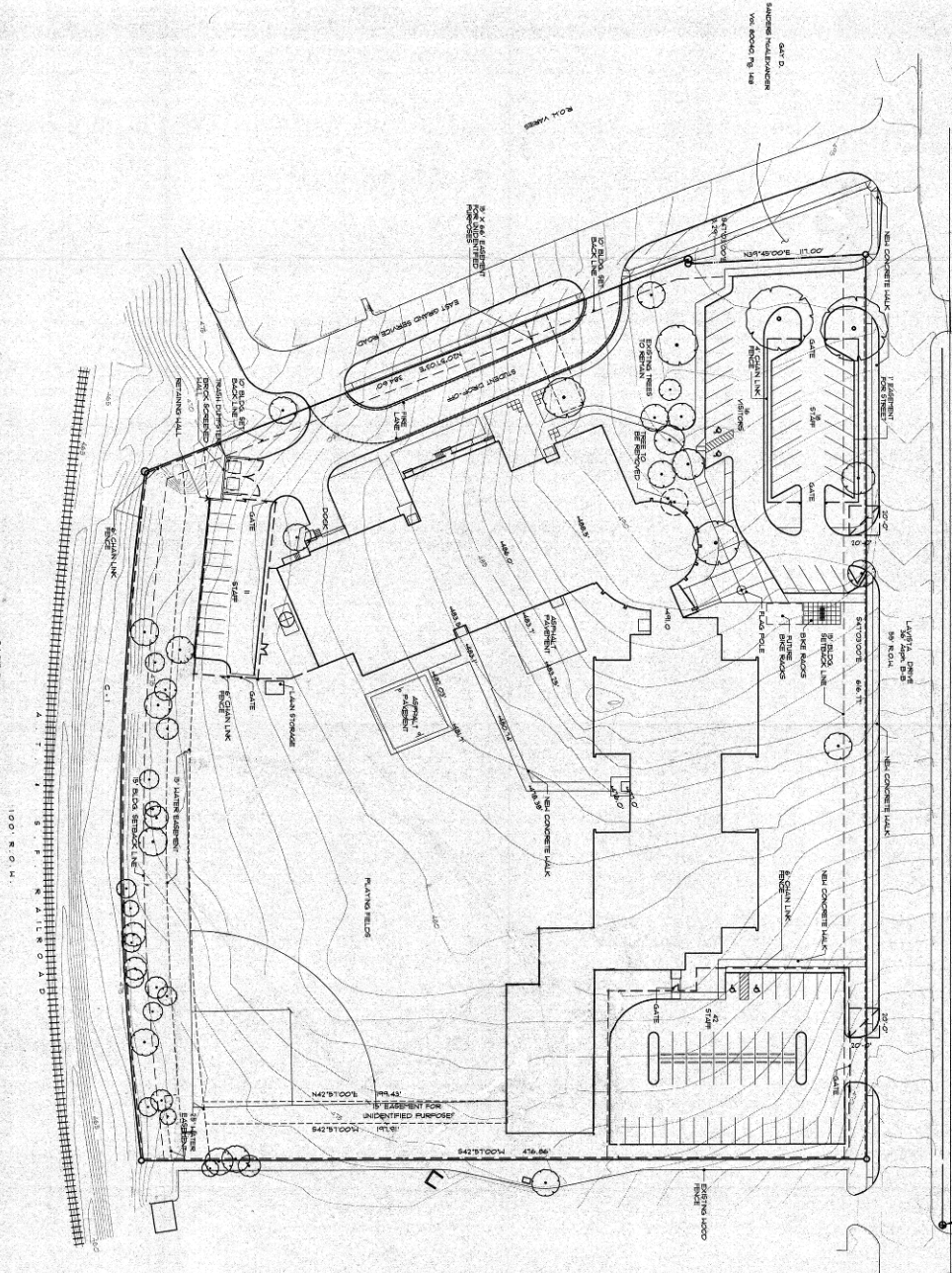
 DALLAS PUBLIC SCHOOLS 1200 MARSH DRIVE DALLAS, TEXAS 75201 TEL: 972-412-2000 FAX: 972-412-2001 WWW.DALLASPS.EDU		EDUARDO MATA ELEMENTARY SCHOOL DALLAS, TEXAS
PROJECT NO.: SHEET NO.:	DATE: DRAWN BY: CHECKED BY: PROJECT MANAGER:	TITLE:

Proposed Landscape Plan

Lot 1
Block 104
N.C.S. GRAND ACQUISITION
Vol. 4474, Pg. 201

Lot 2
Block 104
HEALTHY HILL ACQUISITION, L.P.
Vol. 7024, Pg. 200

PROPOSED BRICK HOME
(ELEV. + 44.44' (100' DATUM))
LIFT 17' TO 24.44' N. APPROX.



- CITING DATA
- 1. C. 10/10/10
 - 2. C. 10/10/10
 - 3. C. 10/10/10
 - 4. C. 10/10/10
 - 5. C. 10/10/10
 - 6. C. 10/10/10
 - 7. C. 10/10/10
 - 8. C. 10/10/10
 - 9. C. 10/10/10
 - 10. C. 10/10/10

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"

PLANNING DEPARTMENT REPORT NO. 440
2025-157/158-0050
DEVELOPMENT PLAN

PROPOSED
CITY COUNCIL
261,638

CITY PLANNING
261,638

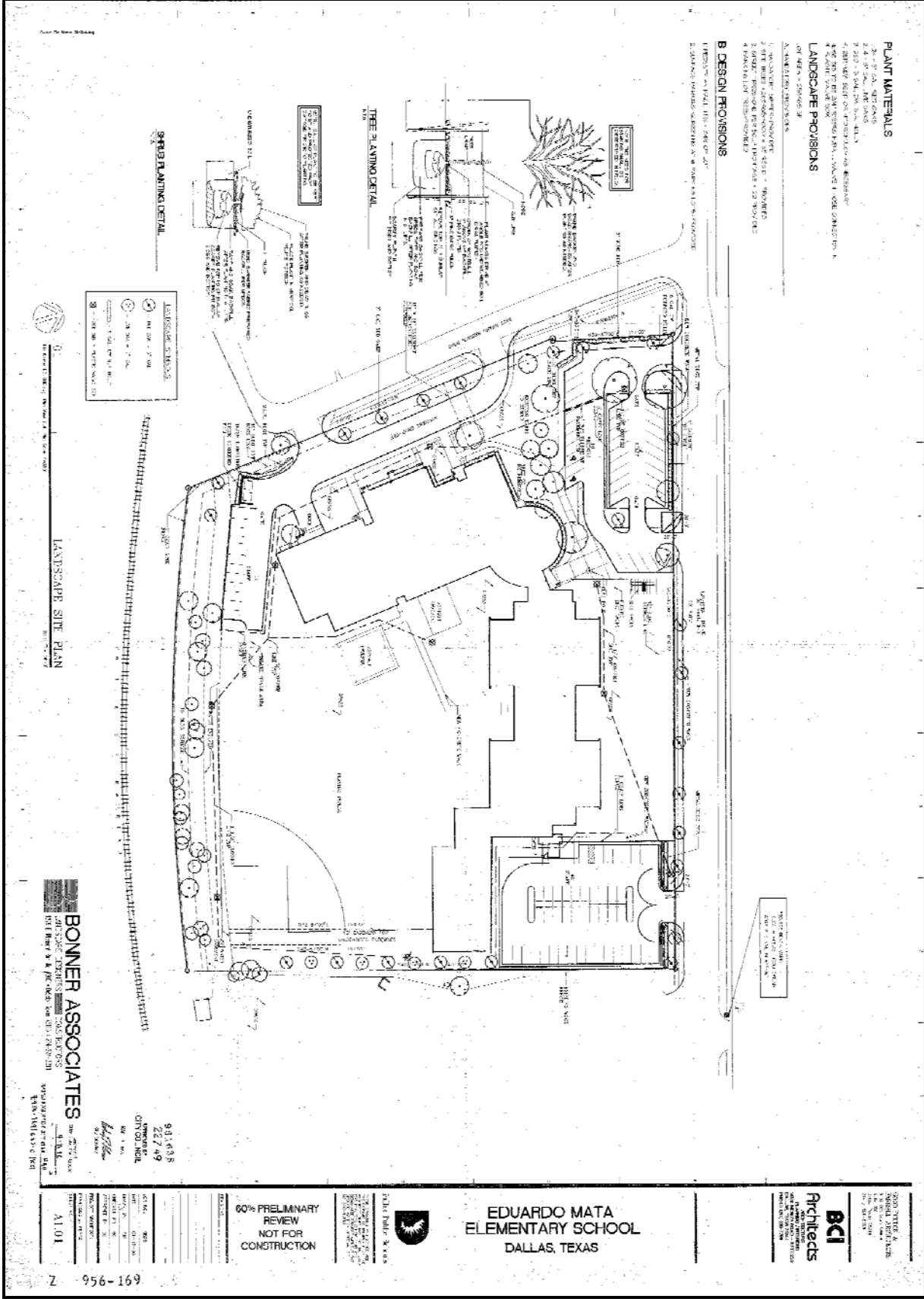
**EDUARDO MATA
ELEMENTARY SCHOOL**
DALLAS, TEXAS



**60% PRELIMINARY
REVIEW
NOT FOR
CONSTRUCTION**

BCI Architects
ARCHITECTS
1000 W. WOODLAND BLVD. SUITE 200
DALLAS, TEXAS 75201
PHONE: 214.750.7700
FAX: 214.750.7700
WWW.BCIARCHITECTS.COM

NO.	DATE	DESCRIPTION
1	01-15-18	PRELIMINARY
2	01-15-18	REVISIONS
3	01-15-18	REVISIONS
4	01-15-18	REVISIONS
5	01-15-18	REVISIONS
6	01-15-18	REVISIONS
7	01-15-18	REVISIONS
8	01-15-18	REVISIONS
9	01-15-18	REVISIONS
10	01-15-18	REVISIONS



PLANT MATERIALS

- 2-4' x 4' x 4' TREES
- 2-4' x 4' x 4' SHRUBS
- 2-4' x 4' x 4' GROUND COVER
- 4-6' x 6' x 6' TREES
- 4-6' x 6' x 6' SHRUBS
- 4-6' x 6' x 6' GROUND COVER

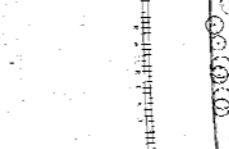
LANDSCAPE PROVISIONS

- 1. 1/2" DIA. 10' HIGH
- 2. 1/2" DIA. 10' HIGH
- 3. 1/2" DIA. 10' HIGH
- 4. 1/2" DIA. 10' HIGH

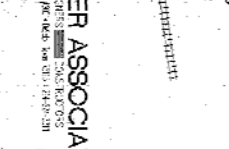
B. DESIGN PROVISIONS

- 1. 1/2" DIA. 10' HIGH
- 2. 1/2" DIA. 10' HIGH
- 3. 1/2" DIA. 10' HIGH
- 4. 1/2" DIA. 10' HIGH

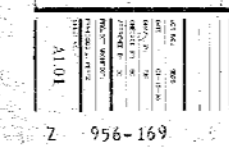
LANDSCAPE SIDE PLAN



LANDSCAPE SIDE PLAN



LANDSCAPE SIDE PLAN



BONNER ASSOCIATES
 ARCHITECTS
 1000 WEST 19TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1100
 FAX: 303.733.1101

931.678
 227.49
 227.49
 227.49

EDUARDO MATA ELEMENTARY SCHOOL
 DALLAS, TEXAS

60% PRELIMINARY REVIEW NOT FOR CONSTRUCTION

DATE: 10/10/08

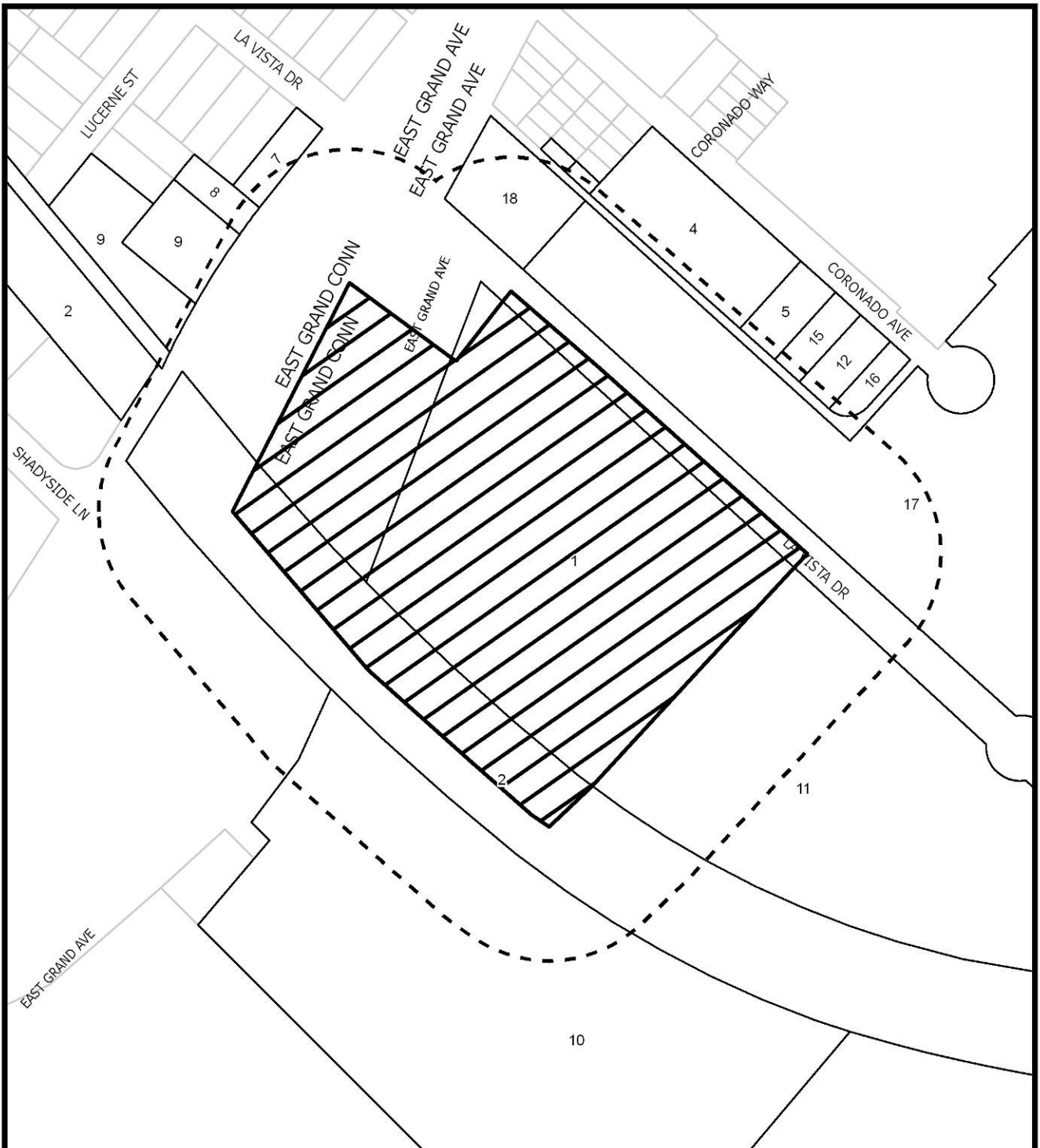
BY: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: EDUARDO MATA ELEMENTARY SCHOOL

NO. 101

BCI Architects
 1000 WEST 19TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1100
 FAX: 303.733.1101



The number '0' indicates City of Dallas Ownership



1:2,400

NOTIFICATION

200'

AREA OF NOTIFICATION

18

NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: I-9

Case no: M101-020

DATE: April 28, 2011

Notification List of Property Owners

M101-020

18 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7420 LA VISTA	Dallas ISD
2	8008 ELAM	DART
3	7260 EAST GRAND	MCALEXANDER GAY D S
4	7434 CORONADO	HICKMAN DAVID B &LINDA
5	7438 CORONADO	HICKMAN DAVID B & LINDA S HICKMAN
6	7200 EAST GRAND	JOPLIN MARY C
7	7342 LA VISTA	RUIBAL FARMS
8	7219 EAST GRAND	RUIBAL MICHAEL A & LINDA W
9	7201 EAST GRAND	JAY SITARAM HOSPITALITY LLC
10	7150 EAST GRAND	LAKWOOD GREENS ASSOC LLC SUITE 510
11	7440 LA VISTA	GREENBRIDGE AT WILLIAMS RUN LLC ATTN: R M
RUSSELL		
12	7448 CORONADO	BURTON STEVE
13	7416 CORONADO	JIMENEZ JESSICA M
14	7416 CORONADO	GIPSON SHILO
15	7444 CORONADO	HICKMAN DAVID B & LINDA S
16	7460 CORONADO	LAKWOOD DEVELOPMENT LLC SUITE 1100
17	7490 CORONADO	LAKWOOD DEVELOPMENT LLC DBA
18	7411 LA VISTA	LAKWOOD DEVELOPMENT LLC

Thursday, April 28, 2011

FILE NUMBER: M101-021

DATE FILED: April 8, 2011

LOCATION: Seagoville Road and Woody Road, Southeast Corner

COUNCIL DISTRICT: 8

MAPSCO: 70K, P

SIZE OF REQUEST: Approx. 100 Acres

CENSUS TRACT: 170.04

APPLICANT/OWNER: Dallas Independent School District

REPRESENTATIVE: Karl Crawley

MISCELLANEOUS DOCKET ITEM

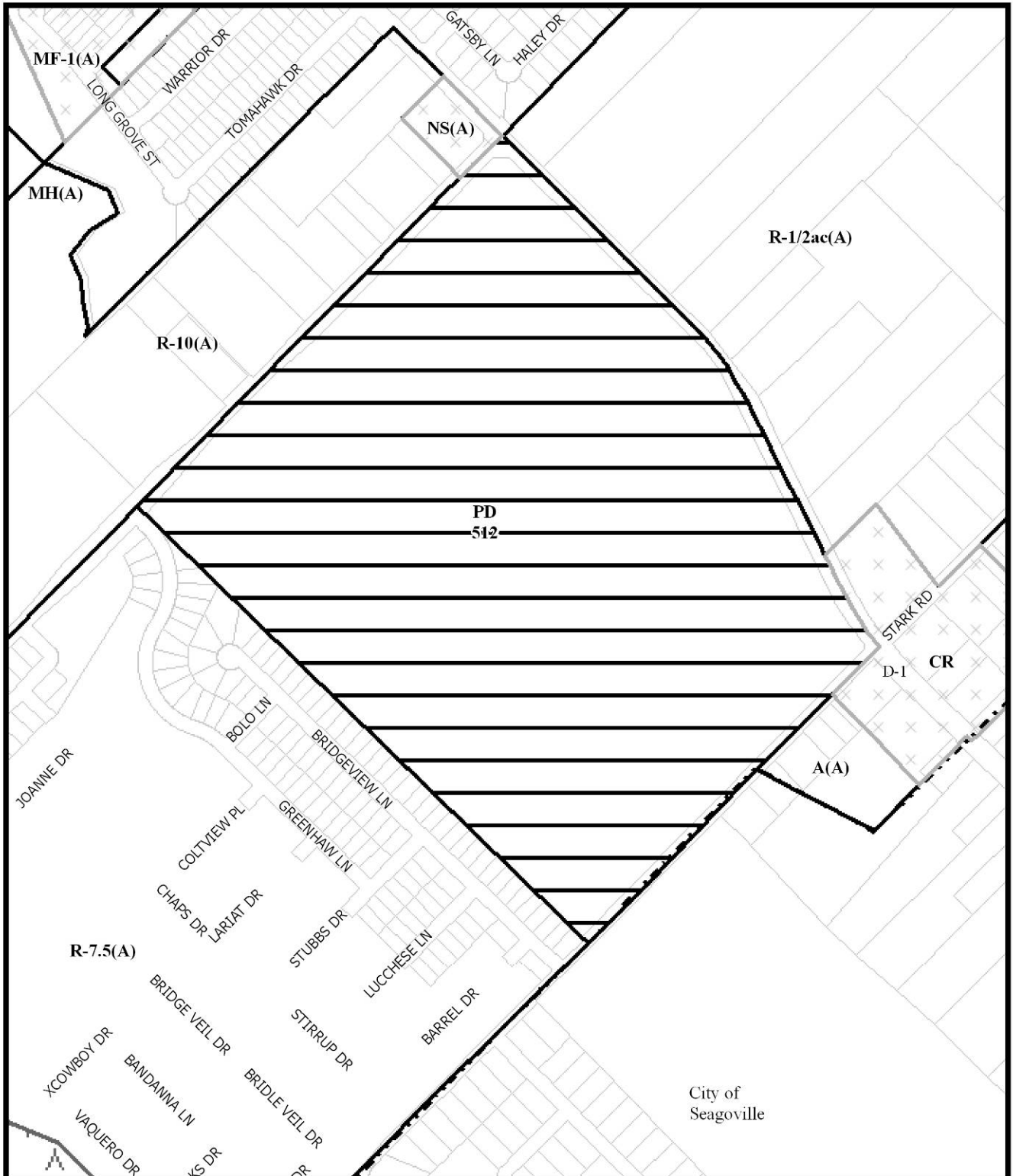
Minor Amendment for Development Plan

On June 24, 1998, the City Council passed Ordinance No. 23560 which established Planned Development District No. 512 for a Public school and R-1/2ac(A) Single Family District Uses on property at the above location. The PDD was subsequently amended by Ordinance No. 24754.

At this time, the property owner has submitted an application for consideration to amend the development plan to provide for relocation of previously approved expansion area. Specifically, this area is situated approximately mid-point along the southwest property line.

The request complies with the provisions for consideration of a minor amendment to a development plan and do not impact the other provisions regulating PDD No. 512.

Staff Recommendation: Approval



City of
Seagoville



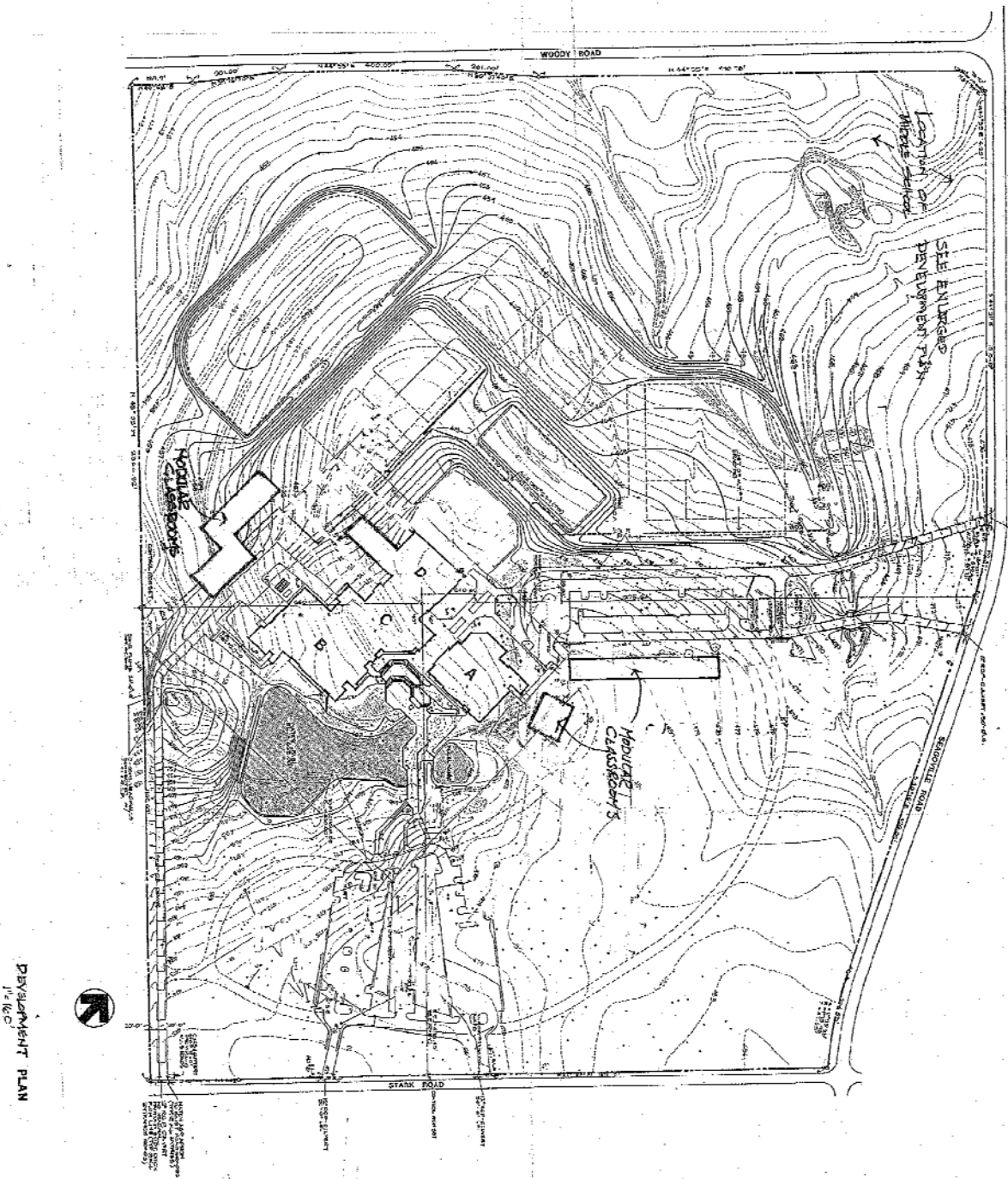
1:6,000

ZONING MAP

Map no: O-13

Case no: M101-021

DATE: April 28, 2011

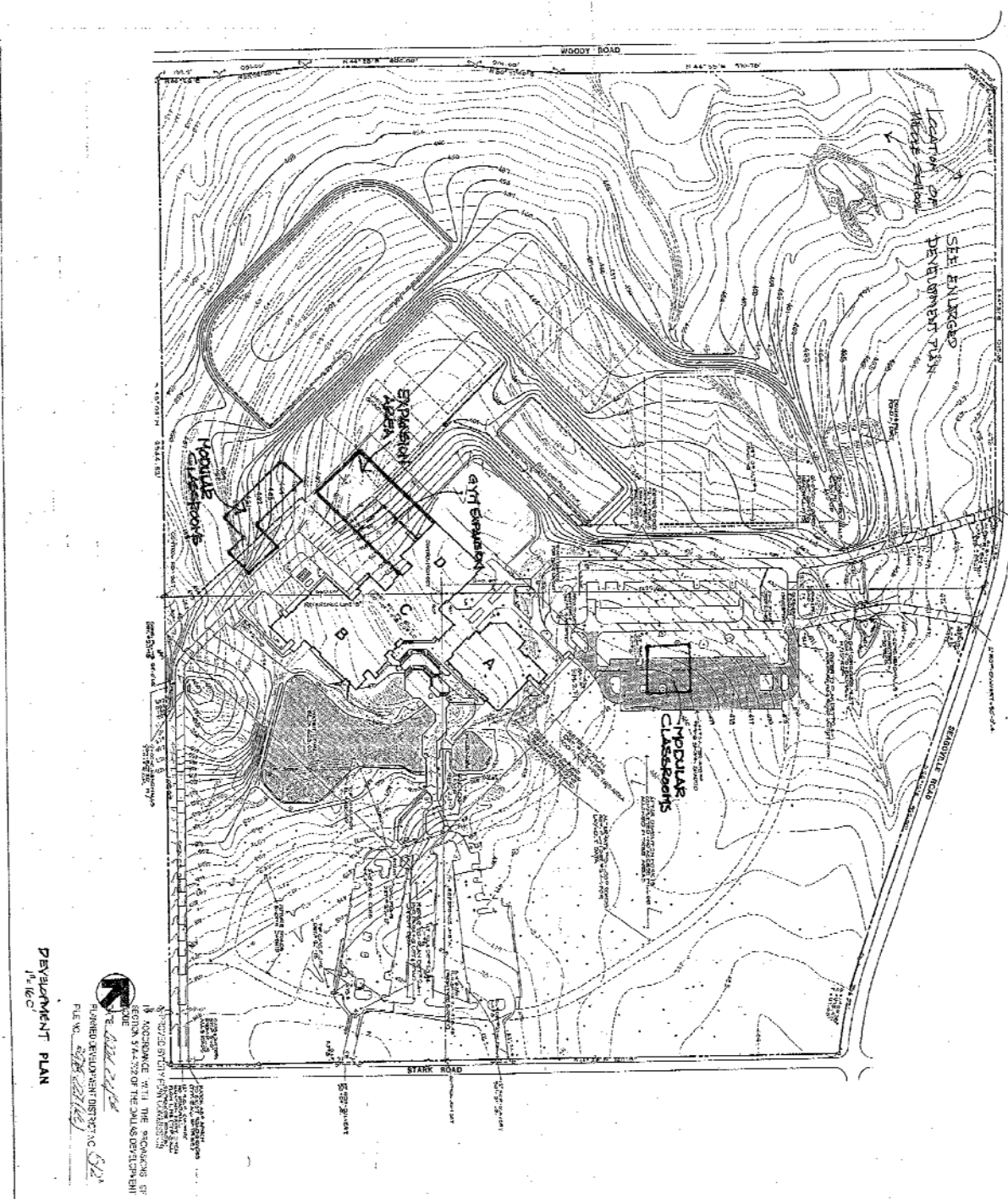


DEVELOPMENT PLAN
1" = 160'

2.2
SHS · DISD

JOHN G. COE
OWNER
DATE 2/19/11
BY

Proposed Development Plan



DEVELOPMENT PLAN
 1/16/01

PLANNED DEVELOPMENT DISTRICT NO. 52
 FILE NO. 2008-0274E

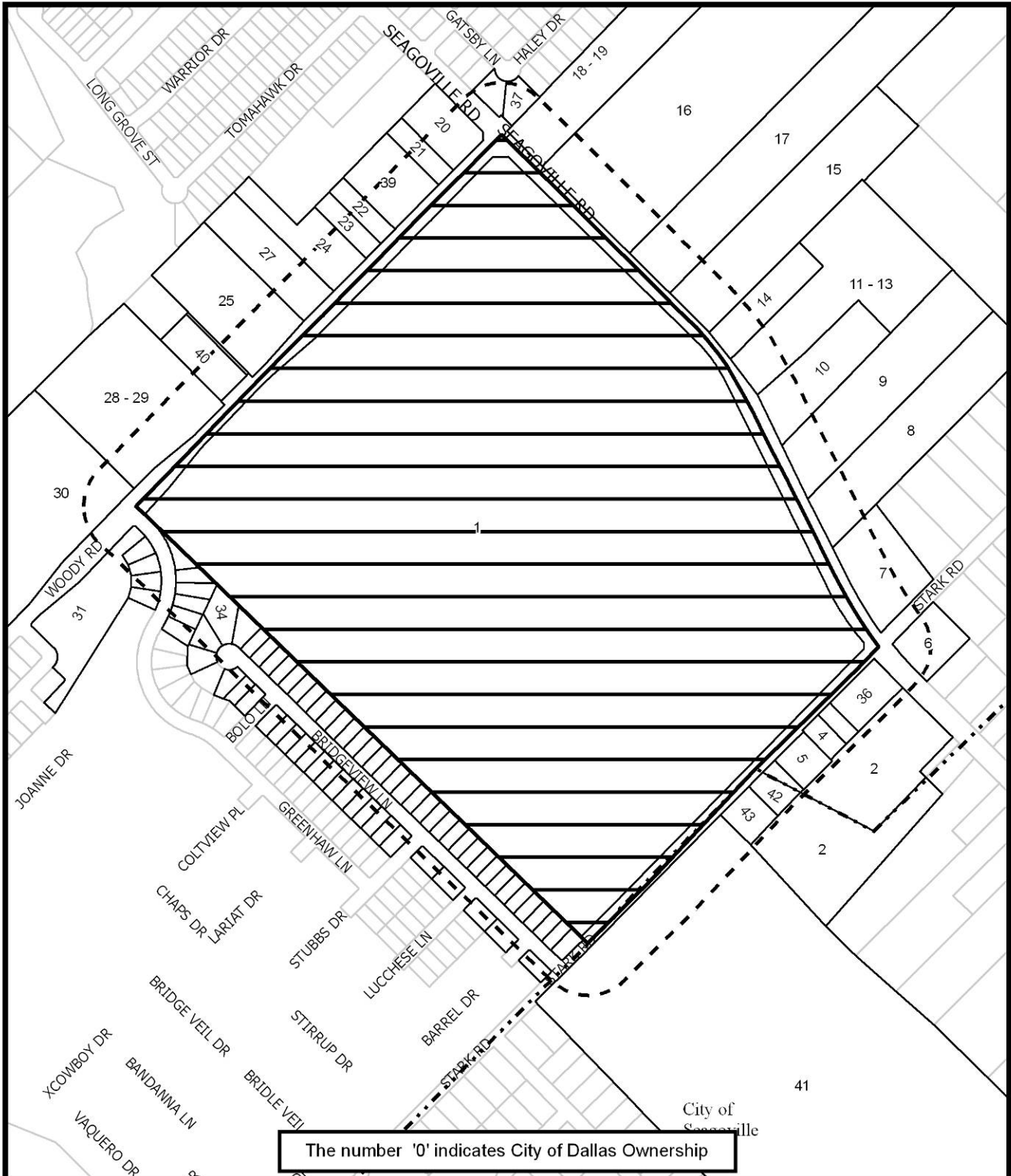
IN ACCORDANCE WITH THE ORDINANCES OF
 SECTION 514.420 OF THE SHS DEVELOPMENT
 CODE

DATE: 1/16/01

22

SHS • DISD

SHEET NO. 22
 DATE: 1/16/01



1:6,000

NOTIFICATION

200'

AREA OF NOTIFICATION

43

NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: **O-13**

Case no: **M101-021**

DATE: April 28, 2011

Notification List of Property Owners

M101-021

43 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	15920 SEAGOVILLE RD	Dallas ISD
2	16220 SEAGOVILLE RD	SCROGGINS JO ELLEN
3	1730 STARK	HALLMARK WILLIAM E
4	1738 STARK	REED PAMELA R
5	1762 STARK	RUTHERFORD JERRY D
6	16201 SEAGOVILLE RD	MARLOW CARL & JINNY
7	16135 SEAGOVILLE RD	TILZA L P
8	16111 SEAGOVILLE RD	LARUE BILLIE
9	16021 SEAGOVILLE RD	LARUE BILLIE G
10	16005 SEAGOVILLE RD	GUANAJUATO RAMIRO M
11	15931 SEAGOVILLE RD	YARBOROUGH SUE ANN
12	15931 SEAGOVILLE RD	YARBOROUGH SUE ANN
13	15931 SEAGOVILLE RD	YARBOROUGH SUE ANN
14	15921 SEAGOVILLE RD	LANDESS LEE
15	15901 SEAGOVILLE RD	WEATHEREAD DOROTHY C TR
16	15741 SEAGOVILLE RD	AGUILAR SANTOS & LINDA AGUILAR
17	15851 SEAGOVILLE RD	HERITAGE LAND BANK FLCA
18	15701 SEAGOVILLE RD	MARTINEZ MILAGRO D J
19	15701 SEAGOVILLE RD	MARTINEZ MILAGRO D J
20	15610 SEAGOVILLE RD	ROMO PETER & KATHY
21	923 WOODY	ROMO REYNALDO
22	1003 WOODY	HUGHEY ROBERT L
23	1009 WOODY	GROOMS WILLIAM D
24	1015 WOODY	PELAYO ARTURO
25	1123 WOODY	MUNOZ MARIA
26	1123 WOODY	VASQUEZ SILVERIO & MARIA

Thursday, April 28, 2011

<i>Label # Address</i>			<i>Owner</i>
27	1043	WOODY	TAMANG ANJU
28	1143	WOODY	SOLIS VICTOR
29	1143	WOODY	SOLIS VICTOR
30	1315	WOODY	CORONADO ASSETS LP
31	14355	MACY	SHADY OAKS TB LTD STE 200
32	14234	STUBBS	SHEPHERD PLACE HOMES INC
33	14129	GREENHAW	TOLSON TRACEY LEE
34	14201	BRIDGEVIEW	FIRST NATIONAL BANK SUITE 150
35	1804	STARK	RUTHERFORD DWAIN R & ANN
36	1700	STARK	CALVARY EAST BAPTIST CHURCH
37	972	HALEY	EGORRETA JOSE ISRAEL STE 216
38	15656	GATSBY	MARTINEZ RAUL & ELIZABETH CALZADA
39	941	WOODY	WOODY ROAD CHURCH OF GOD
40	1131	WOODY	RICHARDS DOLORES
41	408	STARK	WAGLIARDO CARMEN ET AL
42	1804	STARK	RUTHERFORD DWAIN R & ANN
43	1810	STARK	RUTHERFORD DONALD

Thursday, April 28, 2011

LOCATION: Lamar Street from IH-30 to Corinth Street

COUNCIL DISTRICT: 2

MAPSCO: 45U

PLANNER Tanya Brooks

REQUEST

An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Lamar Street from IH-30 to Corinth Street from a six lane divided roadway M-6-D(A) within 100 feet of right-of-way to a special five lane undivided roadway (SPCL-5-U) within 80 feet of right-of-way and 60 feet of pavement.

SUMMARY

CCH Lamar Partners has requested an amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification and reduce the required right of way on South Lamar Street between Interstate 30 and Corinth Street to protect existing historic structures and facilitate proposed redevelopment projects in the Cedars District specifically the redevelopment of the South Side Boutique Hotel.

Lamar Street is designated as a six lane divided roadway {M-6-D(A)} within 100 feet of right of way, is not currently constructed to standard and the required right of way has not been dedicated. The roadway currently operates as a five lane undivided roadway with 60 feet of pavement. To increase livability in this area, a sustainable street design approach was taken which places emphasis on creating a complete multi-modal street system that facilitates walking, bicycling, transit use as well as automobile. Lamar Street will improve connectivity for pedestrians and bicyclists to the DART Cedars Station and surrounding development. Staff has determined that a reduction in the travel lanes is appropriate and the proposed 80 foot right-of-way designation of this roadway can accommodate both existing and projected traffic volumes and enhance parkway amenities.

STAFF RECOMMENDATION

Staff recommends approval of the amendment to the Thoroughfare Plan to Plan to change the dimensional classification of Lamar Street from IH-30 to Corinth Street from a six lane divided roadway M-6-D(A)* within 100 feet of right-of-way to a special five lane undivided roadway (SPCL-5-U) within 80 feet of right-of-way and 60 feet of pavement .

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

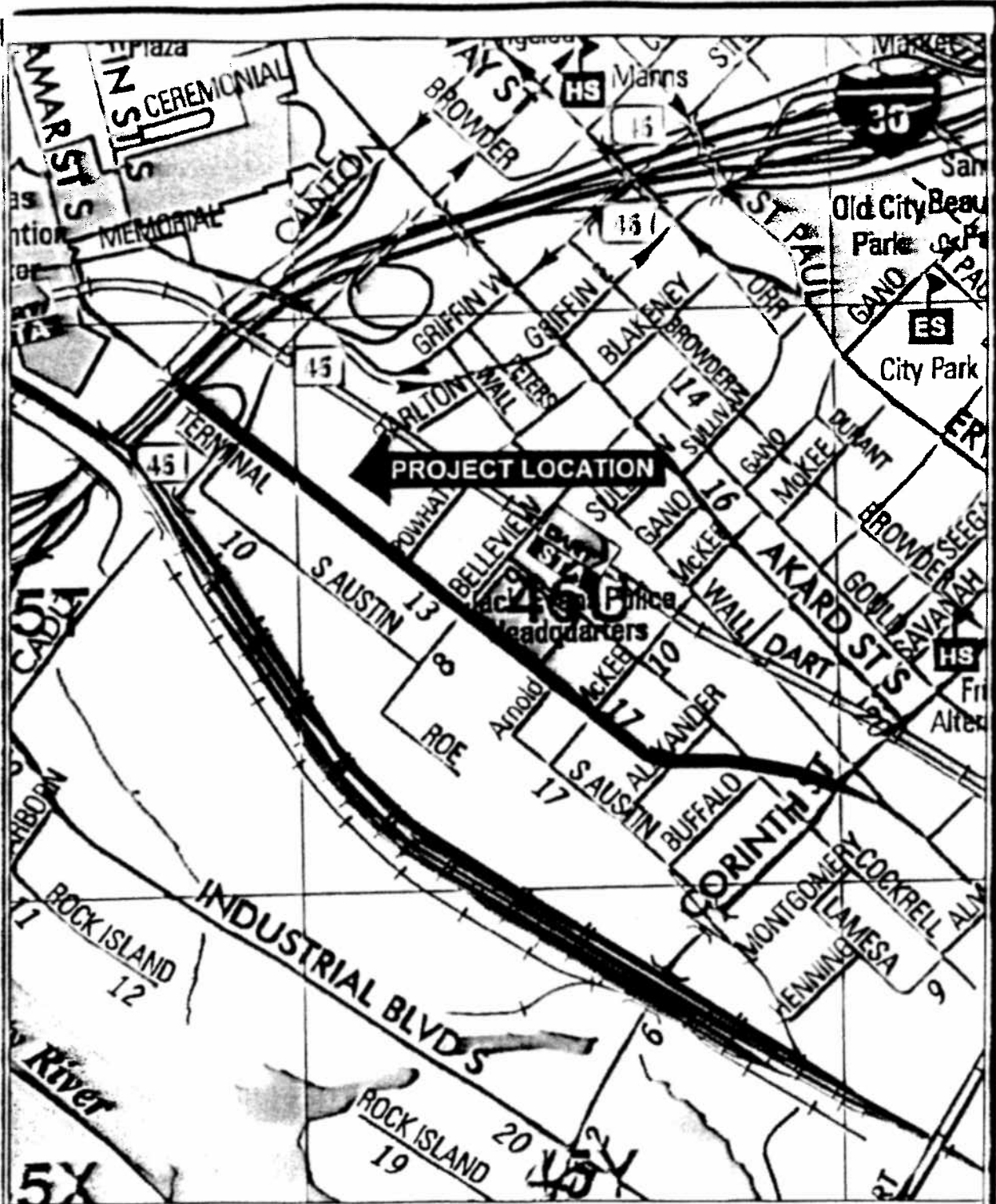
City Plan Commission
Transportation Committee

May 19, 2011
Recommendation Approval

MAPS

Attached

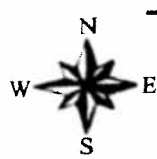
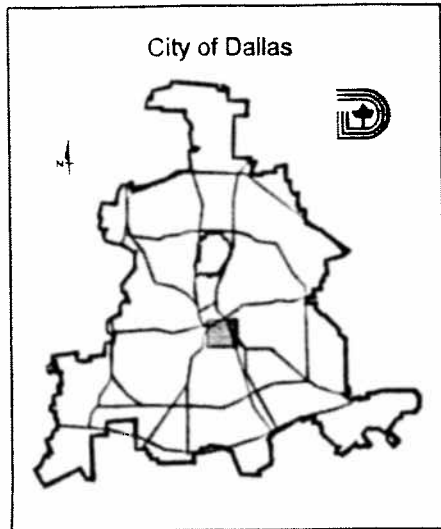
Lamar St. From I.H. 30 to Corinth St.



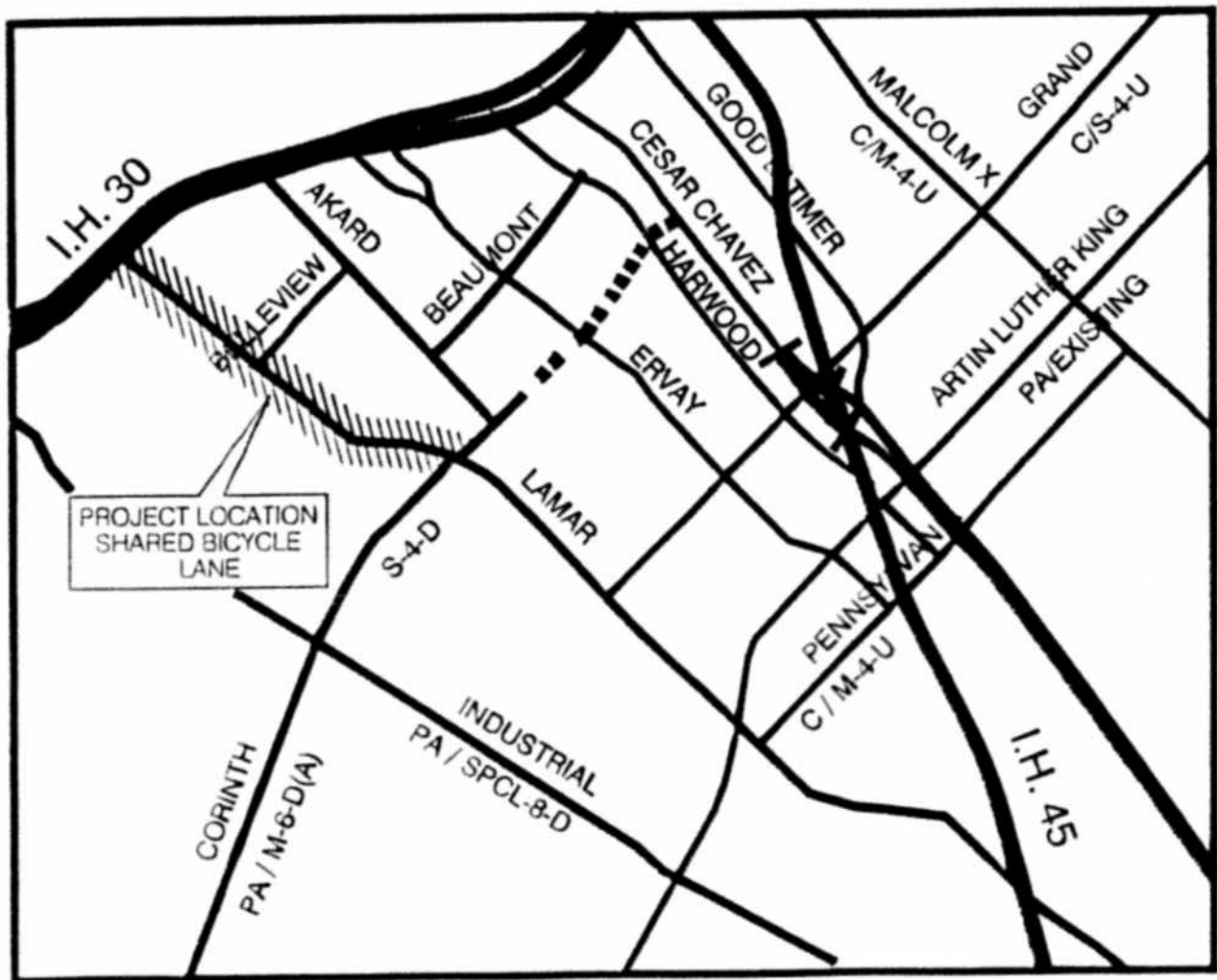
Mapsco Page 45U

Mapsco Page 45U

LAMAR STREET FROM I.H. 30 FREEWAY TO CORINTH STREET



Thoroughfare Plan Amendment
Thoroughfare Map



LOCATOR MAP
NOT TO SCALE

FILE NUMBER: Z101-121(RB)

DATE FILED: November 11, 2010

LOCATION: Southeast Line of Greenville Avenue, North of Forest Lane

COUNCIL DISTRICT: 10

MAPSCO: 16 Z

SIZE OF REQUEST: Approx. 6.97 Acres

CENSUS TRACT: 78.10

APPLICANT: Bending Oaks High School

REPRESENTATIVE: Santos Martinez

OWNER: Ari-Forest, LP-Mike Adler, Sole Officer

REQUEST: An application for a Specific Use Permit for an Open-enrollment Charter School on property zoned an MU-3 Mixed Use District.

SUMMARY: The applicant proposes to utilize part of the northernmost commercial building for a high school open-enrollment charter school.

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

BACKGROUND INFORMATION:

- The request site is developed with four one-story commercial structures. The applicant will be utilizing a portion of the northernmost building as well as providing designated off-street parking in close proximity to the proposed school.
- The applicant proposes to utilize the space to accommodate a six classroom high school open-enrollment charter school.

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

<u>Thoroughfare</u>	<u>Designation; Existing & Proposed ROW</u>
Greenville Avenue	Principal Arterial; 100' ROW
Forest Lane	Principal Arterial; 120' ROW

STAFF ANALYSIS:

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

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The request site is developed with four single story office structures. The buildings on the property are configured for multi-tenant occupancies. The applicant is proposing to occupy a portion of the northernmost building to operate a six classroom high school open-enrollment charter school.

The surrounding consists of a mix of office and retail uses, as well as two multifamily developments, northwest of the site across Greenville Avenue and southeast across Forest Lane.

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

Staff has determined that the site can accommodate the use without creating any negative impact on surrounding uses. As a result of this analysis, staff supports the request, subject to a site plan and staff's recommended conditions, inclusive of implementation of the requirements of the required traffic management plan.

Traffic: The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the applicant's request and submitted Traffic Management Plan and determined that it will not significantly impact the surrounding street system. Furthermore, periodic reviews are being recommended to the plan initially submitted with this application.

Off-Street Parking: The configuration of the proposed school (six high-school classrooms) will require 57 off-street parking spaces. To ensure typical vehicular movements and parking demands do not impact other tenants on the property, staff is recommending required parking be reserved in close proximity to the classroom area, as located on the attached site plan.

Z101-121(RB)

Landscaping: The site possesses mature landscaping that consists of street trees and various planting areas and site trees around each of the buildings. The request does not trigger additional landscaping, nor is any being recommended by staff.

Z101-121(RB)

Bending Oaks
Board of Directors

Ande McNamara	President
Douglas McNamara	Vice President of Finance
Jean McNamara	Vice President

Z101-121

**RECOMMENDED CONDITIONS FOR A SPECIFIC USE PERMIT
FOR AN OPEN ENROLLMENT CHARTER SCHOOL**

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 the ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
5. **CLASSROOMS:** The maximum number of classrooms is six.
6. **HOURS OF OPERATION:** The open-enrollment charter school may only operate between 7:00 a.m. and 4:00 p.m., Monday through Friday.
7. **INGRESS/ EGRESS:** Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
8. **OFF-STREET 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 management plan.**
 - 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 August 1, 2013. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by August 1 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.

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

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

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

Z101-121(RB)

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.

**Traffic Management Plan For
Bending Oaks High School
11884 Greenville Avenue**

**Prepared for the City of Dallas
Engineering Division**

By

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



Feb 17/2011



February 7, 2011

*Rec'd
2-9-2011*

Z101-121

Bending Oaks High School
11884 Greenville
Traffic Management Plan (TMP) School Year 2011-2012

Table of Contents

Introduction	1
Overview	1
The Site	1
Queuing Analysis	2
Recommendations	3
Circulation Plan	4
Parent Circulation	4
School Management	
Loading Bays	4
Safety Assistants	4
Dismissal Times	4
Signage	4

Bending Oaks High School

11884 Greenville

Traffic Management Plan (TMP) School Year 2011-2012

Introduction:

Bending Oaks High School is an existing high school for students who need make up classes for get the High School Diploma. It holds only grade level 9 to 12. The schools rents space at 11884 Greenville, that is an office complex containing 4 – one story buildings.

There are six classrooms that are used for teaching different classes. There is additional support space, such as laboratories and offices that are used by the same students who attend 6 classrooms.

Overview:

The student body will be city-wide. It is expected that there will be a parent drop off, along with older students driving to school. This building is served by DART. There are 297 parking spaces on the site.

The average class size is 6 to 8 students. The current student population is 40. However, the school can accommodate up to a maximum of 100 students.

The traffic management plan will be facilitated with school personnel and signage.

The site:

The buildings are located on the Greenville Avenue and close to Forest Lane. The four buildings on this site have a total of 95,888 sq. ft. Bending Oaks is renting 8702 sq. ft. The site is served by three DART bus stops along Forest and one along Greenville within a half block of the site. There are 297 parking spaces for all tenants on site.

There are three driveways that allow traffic to come in and go out of this building.

All of the queuing, parking, drop off etc. will take place on private property only, no queuing should happen on public streets | property

Bending Oaks High School
 11884 Greenville
 Traffic Management Plan (TMP) School Year 2011-2012

Queuing Analysis:

Queuing Analysis:

Grade	Nos. of Classrooms	Nos. of Students	Time Start	Time Dismissal
9	1.5	25	8 a.m.	4 p.m.
10	1.5	25	8 a.m.	4 p.m.
11	1.5	25	8 a.m.	4 p.m.
12	1.5	25	8 a.m.	4 p.m.
Total	6	100		

Note: Although, the current student population is 40, we will plan for the maximum possible load of 100 students. Also, discounted is the fact that all students will not be leaving at 4 p.m., as classes end at different times.

In this analysis, the critical component of picking up 100 school students at 4 p.m. is discussed.

There will be no school buses used for this school. It is expected that about 50% of the students will bring their cars that will be parked in the parking lot. 10% of the students will be taking DART.

The requirement for the parent pick-up queue for the remaining 40 students will be for 4 spaces assuming an accepted standard of 1 queue space for each 10 students. As shown on the TMP, the queue length is around the parking lot for a queue of 8 spaces is provided (at 18 feet length by 8 feet width for each queue space).

Bending Oaks High School
11884 Greenville
Traffic Management Plan (TMP) School Year 2011-2012

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

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

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

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

As this school has 100 students only, the above table will not apply to it.

RECOMMENDATIONS

Bending Oaks High School to follow the plan in entirety, for parent circulation, marking of loading bays and circulation routes, and ensure that safety assistants are in place during high traffic times. Also, ensure that the students wait in the designated areas, and follow instructions to expedite safe loading. Signage to be provided.

Bending Oaks High School

11884 Greenville

Traffic Management Plan (TMP) School Year 2011-2012

This TMP including the circulation plan will be updated (if necessary) and distributed to the parents during Orientation sessions to ensure parent's compliance and safety for the students. During the school year, additional info may be distributed or reminders emphasized in PTA meetings or notes sent home to parents from the school.

Circulation Plan

Parent Circulation:

Parent will enter at driveway A, drive along to the rear of the complex, queue in the queuing spaces shown on the plan, proceed to the loading/unloading bays at the side of the school, then exit at driveway on the C.

School Management

Loading Bays :

- each loading bay will be assisted by a Student Assistant.

Safety Assistants:

- Responsible for assisting student(s) into or out of vehicle;
- Wear an Orange safety vest to provide visibility and to be identified by parents/students;
- All Student Assistants are supervised by either a teacher or school personnel.

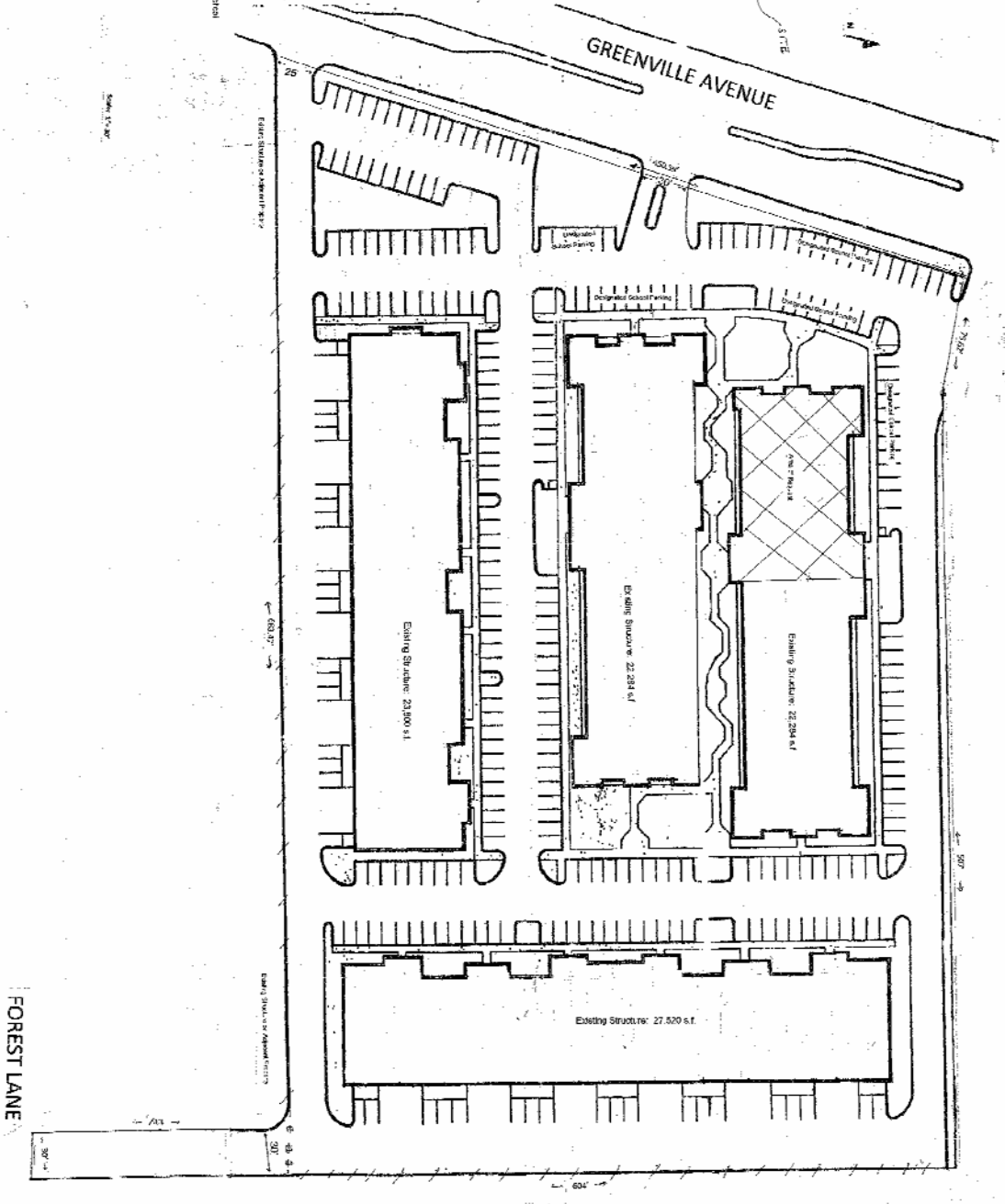
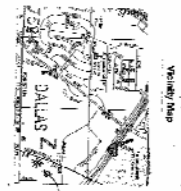
Dismissal times:

- Students wait in the designated areas;
- Students follow instructions to expedite the loading process and safety.

Signage:

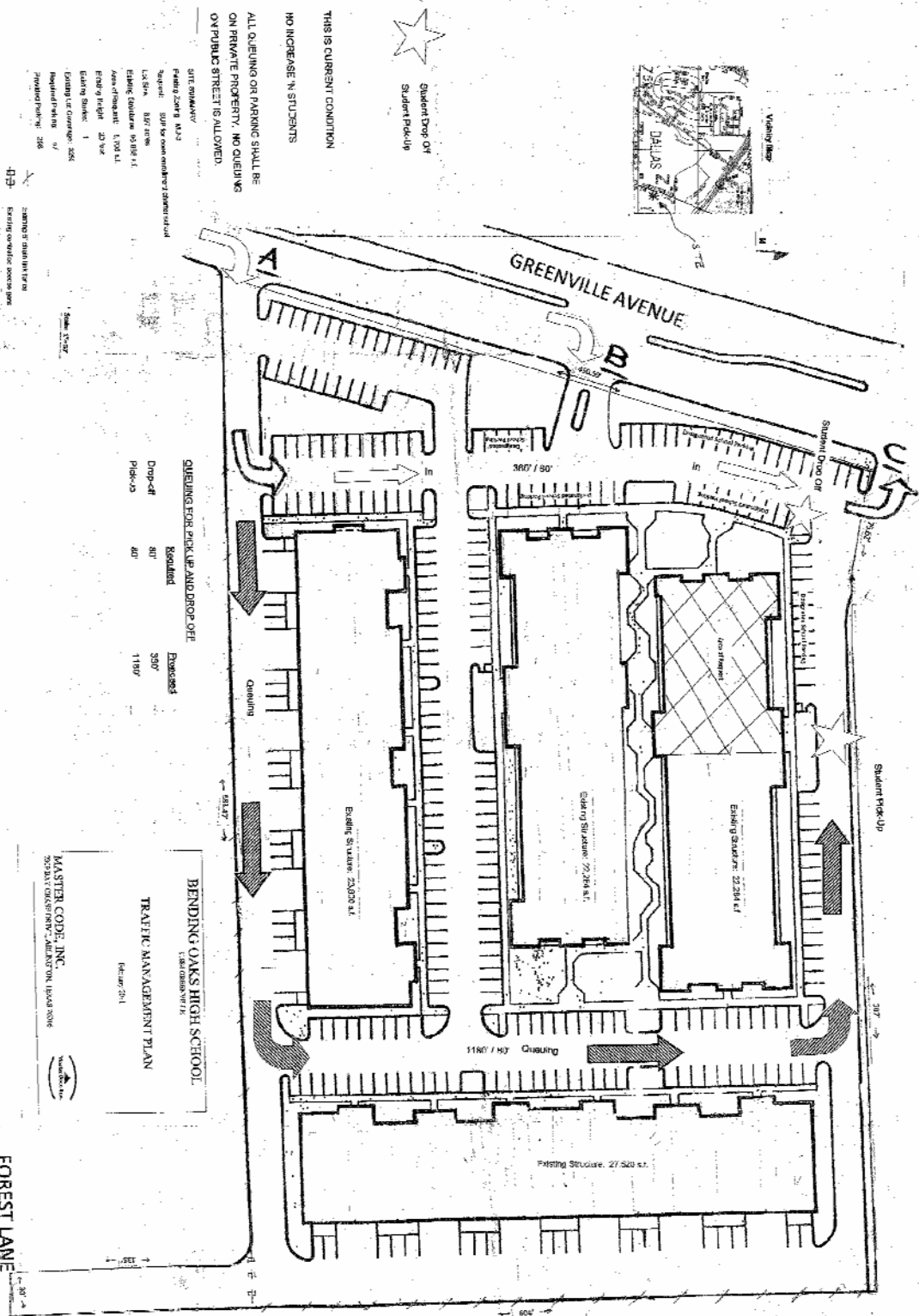
- The following signage is proposed:
- Along driveway A and the south, east and north sides, as shown on the plan:
- RIGHT TURN ONLY at driveway A at all times.

SITE SUMMARY
 Planning Zone: P-10.3
 Parcel: S11167 (see weather display article)
 Lot Size: 6.37 acres
 Existing Structures: 95,286 s.f.
 Area of Interest: 6,728 s.f.
 Existing Imp: 20,000
 Existing Str. No.: 1
 Existing Use: 200
 Proposed Building: 37
 Proposed Building: 201



SITE PLAN
 Z101-121(RB)

Proposed Site Plan



THIS IS CURRENT CONDITION
NO INCREASE IN STUDENTS
ALL QUEUING OR PARKING SHALL BE
ON PRIVATE PROPERTY. NO QUEUING
ON PUBLIC STREET IS ALLOWED.

SITE INFORMATION
 Planning Zone: M-1.3
 Sub-zone: SDR for owner-developed residential
 L-1/10a: 887 acres
 Existing Zoning: M-1.3/10a
 Area of Impact: 1,700 s.f.
 Front Height: 20' max
 Existing Structure: 1
 Existing Use: Commercial
 Required Parking: 206
 Provided Parking: 206

QUEUING FOR PICKUP AND DROP OFF

Drop-off	Pick-up	Residential	Excesses
30'	40'	30'	1150'

BENDING OAKS HIGH SCHOOL
 1300 Gordon St
 FORT WORTH, TX 76104

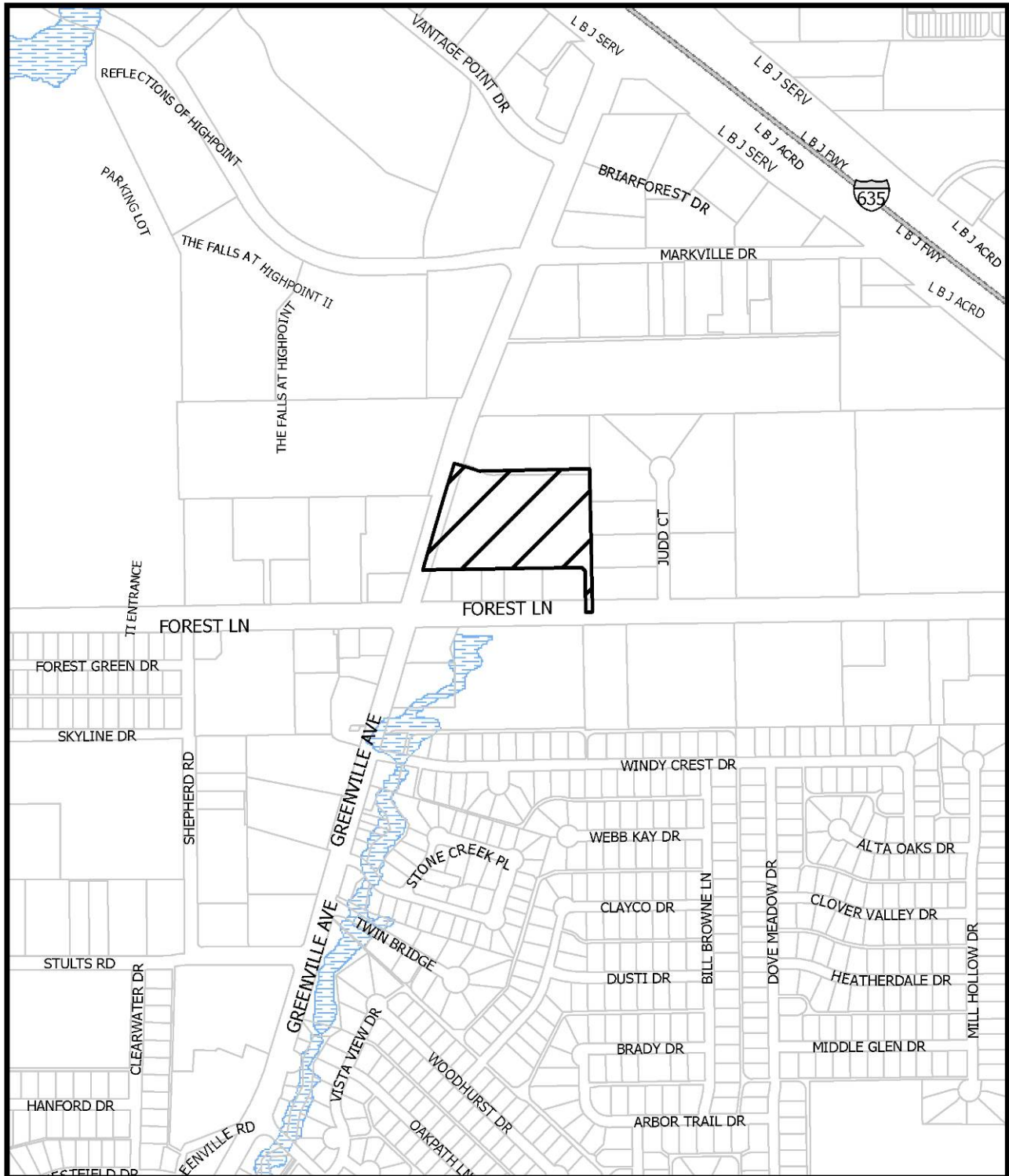
TRAFFIC MANAGEMENT PLAN
 February 2011

MASTER CODE, INC.
 200 EAST CHEROKEE, ARLINGTON, TEXAS 76010

**Traffic Management Plan-
 Circulation Plan**



Z101-121(RB)



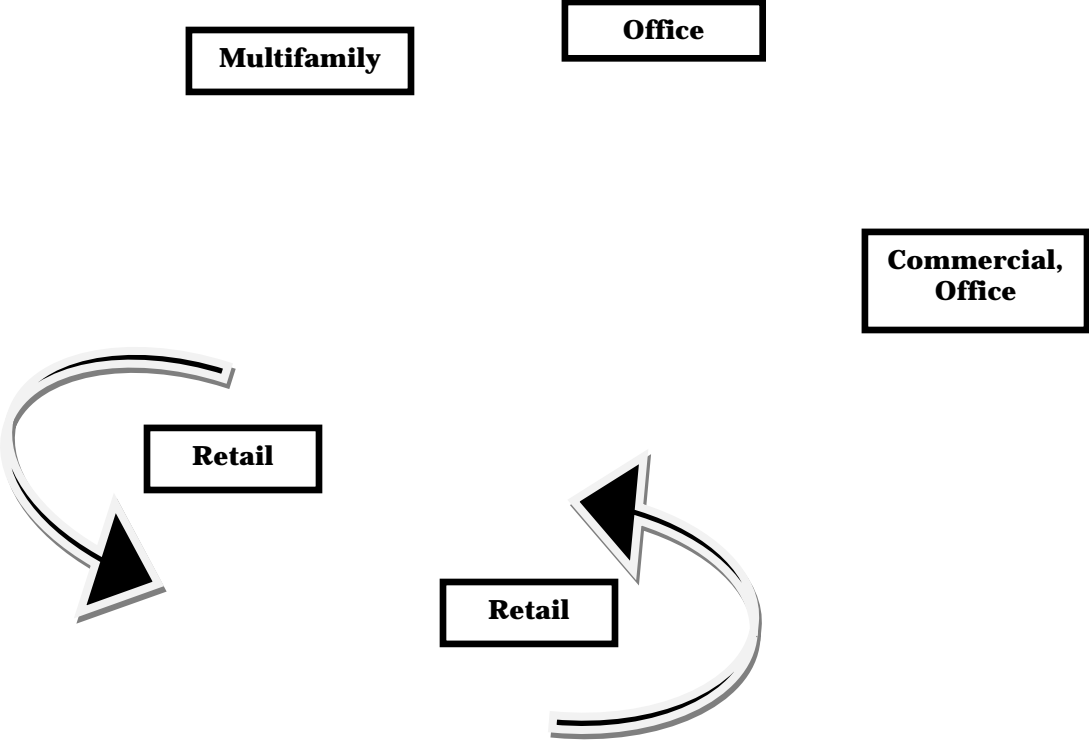
1:7,200


VICINITY MAP

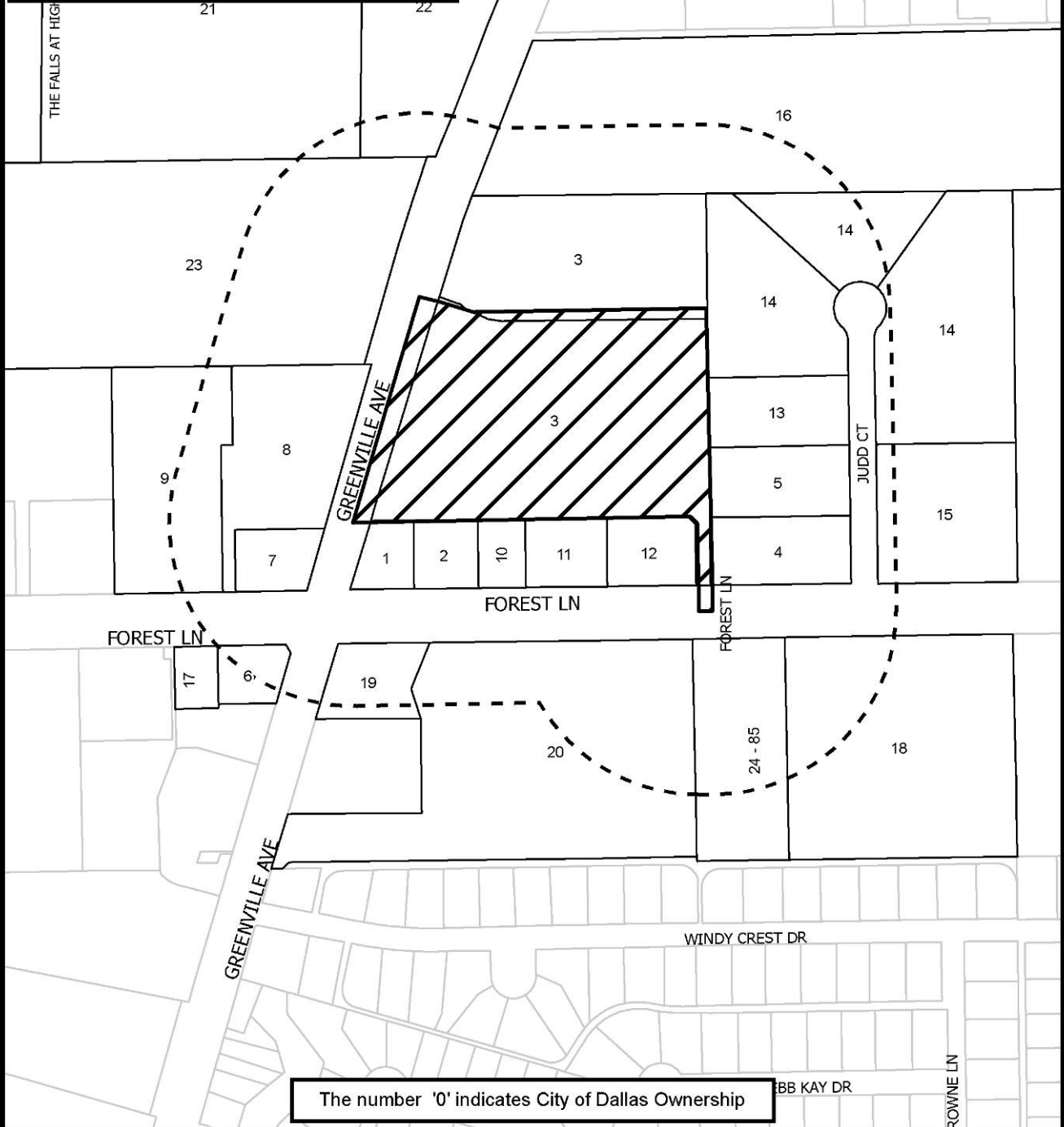
Map no: **D-8, D-9**

Case no: **Z101-121**


DATE: May 05, 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


1:3,600

NOTIFICATION

400' AREA OF NOTIFICATION
85 NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: **D-8, D-9**
 Case no: **Z101-121**

DATE: May 05, 2011

Notification List of Property Owners

Z101-121

85 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9111 FOREST	OPES ENTERPRISES INC
2	9115 FOREST	GAILIUNAS PETER JR MD
3	11910 GREENVILLE	ARI FOREST GREEN LP % ADLER REALTY STE C
4	9191 FOREST	MANGRIN CORP C/O THE GRINNAN COMPANIES
5	11817 JUDD	MANGRIN CORPORATION C/O THE GRINNAN COS
6	9090 FOREST	PINSKER OTTO
7	9049 FOREST	CROWN DEVELOPMENT INC
8	11835 GREENVILLE	SMITH JOSEPH E ETAL % SUNWEST N O P INC
9	9035 FOREST	CROWN DEV INC
10	9119 FOREST	SONIC INDUSTRIES INC
11	9131 FOREST	9131 FOREST LN LTD
12	9151 FOREST	WOODCHEK LTD %IMAGING SPECTRUM INC
13	11827 JUDD	GRIFFITH KENNETH R
14	11857 JUDD	ALPAY O ALLEN TRUSTEE THE ALPAY LIVING TRUST
15	9201 FOREST	ALPAY O ALLEN TR ALAY LIVING TRUST
16	12000 GREENVILLE	TEXAS STATE OF
17	9080 FOREST	LUBE CENTER HOLDINGS LTD
18	9180 FOREST	ADVENIR POLO FOREST LANE
19	9100 FOREST	MOBIL OIL TETCO STORE
20	9150 FOREST	KROGER TEXAS LP
21	9050 MARKVILLE	FALLS HIGHPOINT SPE 7 LLC % ELIASON 1031 PRP COR
22	12101 GREENVILLE	NORINA PROPERTIES LP STE 200A
23	11911 GREENVILLE	KAPLAN GREENVILLE AVE APT
24	9170 FOREST	ADMASU GENET
25	9170 FOREST	GALDAMEZ NESTOR & CLAUDIA
26	9170 FOREST	SALEM HASSEN BLDG A UNIT 103

Thursday, May 05, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	9170 FOREST	WOLDEMICHAEL ENDRIAS & LEMLEM GEBREMICEL
28	9170 FOREST	SHELBY MELODY # 105
29	9170 FOREST	STROTHER MICHAEL
30	9170 FOREST	BRICKMAN THOMAS
31	9170 FOREST	HYDE CHARLES S
32	9170 FOREST	EMBURY STEVE T
33	9170 FOREST	SMITH PEGGY LYNN
34	9170 FOREST	OKPULOR BENEDICT F
35	9170 FOREST	EHOP DALLAS INC
36	9170 FOREST	HOMEOWNERS ASSOCIATION C/O LARRY SAFFELL
37	9170 FOREST	MEDINA AGUSTIN BLDG D UNIT 113
38	9170 FOREST	HAMAD CHARBEL ABOU
39	9170 FOREST	HAMID AZRA BLD D UNIT 115
40	9170 FOREST	HAMID AZRA
41	9170 FOREST	HE JING
42	9170 FOREST	JOHNSON WALTER P & OLGA JOHNSON
43	9170 FOREST	JOHNSON WALTER P & OLGA
44	9170 FOREST	HAMID AZRA
45	9170 FOREST	TLV PPTIES LLC UT-8645
46	9170 FOREST	BROWN SAMUEL II
47	9170 FOREST	OKPULOR BENEDICT
48	9170 FOREST	QU BAOXI & LI WEI PING
49	9170 FOREST	BROWN SAMUEL BLDG E UNIT 217
50	9170 FOREST	BOOTH KYLE K UNIT 218
51	9170 FOREST	HOLLOWAY DAN R BEACON INDUSTRIES
52	9170 FOREST	BROOKS CONDOS LLC
53	9170 FOREST	GOMEZ ALEXANDER BLDG F UNIT 127
54	9170 FOREST	ALMARIO ERNEST G
55	9170 FOREST	WHITSON MAYDELL T BLDG F UNIT 130
56	9170 FOREST	SMITH W H
57	9170 FOREST	SMITH REGINE

Thursday, May 05, 2011

<i>Label # Address</i>			<i>Owner</i>
58	9170	FOREST	BOGGS JERRY L & BARBARA E
59	9170	FOREST	ABUKAR ABED & SHOLEH KARIMI
60	9170	FOREST	NOB OAKS OWNERS ASSN INC
61	9170	FOREST	NOB OAKS OWNERS ASSN INT
62	9170	FOREST	NOB OAKS OWNERS ASSOCIATION INC
63	9170	FOREST	NOB OAKS OWNERS ASSOCIATION INC STE 100
64	9170	FOREST	LI XIAOHUA
65	9170	FOREST	QU BAOXI & LI WEI PING APT 118
66	9170	FOREST	PELT ROLAND B
67	9170	FOREST	HAMID UJALA & AZRA
68	9170	FOREST	AGUKAR ABED SHOLEH KARIMI
69	9170	FOREST	TAHIR ABRAR & NURA # 126
70	9170	FOREST	OJOMO JESSICA
71	9170	FOREST	RANDALL WILLIE C UNIT 223H
72	9170	FOREST	STIERHOFF CHARLES V
73	9170	FOREST	ABUKAR ABED &
74	9170	FOREST	SHI JINGLEI
75	9170	FOREST	MASOUD MAHA
76	9170	FOREST	HAMID UJALA & AZRA BLDG J UNIT 132
77	9170	FOREST	GRAHAM BOBBY OWEN
78	9170	FOREST	HAMID UJALA & AZRA BUILDING J UNIT 134
79	9170	FOREST	MARR FRANCIS K & SIU HING MARR
80	9170	FOREST	NOB OAKS OWNERS ASSN
81	9170	FOREST	CHEN DAVID T
82	9170	FOREST	GERHAUSER DAVID
83	9170	FOREST	MARR FRANCIS K & SIU HING
84	9170	FOREST	GERHAUSER SHEILA SMITH & DAVID GERHAUSER
85	9170	FOREST	HAMEED AAMIR

Thursday, May 05, 2011

FILE NUMBER: Z101-228 (MG)

DATE FILED: March 23, 2011

LOCATION: Southwest of the intersection of S. Buckner Blvd. and Scyene Rd.

COUNCIL DISTRICT: 4

MAPSCO: 48 Y

SIZE OF REQUEST: Approx. 6.60 acres

CENSUS TRACT: 91.01

REPRESENTATIVE: Masterplan

APPLICANT: Fiesta Mart

OWNER: Buckner Partnership, LP

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 or food store use greater than 3,500 square feet on property zoned a CR-D Community Retail District with a D Liquor Control Overlay.

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

STAFF RECOMMENDATION: Approval of the D-1 Liquor Control Overlay and approval of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise use greater than 3,500 square feet for a two-year period with eligibility for automatic renewal of additional five year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The area of request contains an existing 54,000 sq. ft. grocery store and is within a strip shopping center.
- The Specific Use Permit request area for the sale of alcoholic beverages is limited to the 54,000 sq. ft. grocery store as shown on the site plan.
- The general merchandise use is permitted by right in the CR Community Retail District. The sale of alcoholic beverages on property regulated by the D-1 Liquor Control Overlay requires a specific use permit.

Zoning History:

1. Z089-148 On May 3, 2009, City Council approved an amendment to Planned Development District No. 75 located on the northwest corner of Scyene Circle and South Buckner Boulevard.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Buckner Blvd.	Principal	107 ft.	107 ft.
Scyene Rd.	Principal	100 ft.	100 ft.

Land Use:

	Zoning	Land Use
Site	CR-D	General merchandise/food store
West	CR-D	Multi-family/Undeveloped
South	TH-3(A)	Undeveloped
East	PD-366 Sub-area 1-D-1	Retail

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

Land Use Compatibility:

The approximately 6.60 acre request site is zoned a CR Community Retail District with a D Liquor Control Overlay and is currently developed with a multi-tenant retail development that contains the 54,000 sq. ft. general merchandise/food store. The applicant proposes to maintain the existing structure containing general merchandise uses and sell alcohol for off-premise consumption in conjunction with general merchandise uses. This requires changing the Liquor Control Overlay designation from D to D-1. A Specific Use Permit for the sale of alcoholic beverages is required in the D-1 Liquor Control Overlay. The Specific Use request area for the sale of alcoholic beverages is limited to the 54,000 sq. ft. section of the proposed structure depicted on the site plan.

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

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

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect

on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The applicant’s request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. The adjacent retail/personal service and multi-family uses are compatible with the proposed uses on the subject property.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
CR- existing Community Retail	15'	20' adjacent to residential OTHER: No Min.	NA	54'	60%	Proximity Slope Visual Intrusion	Business, community

Parking/Traffic:

The Dallas Development Code requires off-street parking to be provided for a general merchandise use at one space for each 200 square feet of floor plus two additional spaces for the motor vehicle fueling station use. The existing use is to remain and requires 270 parking spaces. The attached site plan illustrates 542 spaces that serve the entire development.

Landscaping:

Landscaping required per Article X of the Dallas Development Code.

List of Partners/Principals/Officers

Fiesta Mart

Tracy Levit Lerner	Director
Gerald Levit	Director
Vicki J. Baum	VP/CFO

Buckner Partnership, LP

Edwin Freedman, President

DPD Report

The screenshot displays the Dallas Police Department's Virtual Viewer interface. At the top left, the Dallas Police Department logo and name are visible. To the right, there are links for [UCR Codes](#), [Year Codes](#), and [Property Class Codes](#). Below the header, a yellow bar contains the text "Virtual Viewer - Public Access" on the left and "Welcome" on the right. The main content area is a light gray rectangle with a dark blue box in the center containing the text "No found results." Below this box, a white box contains the text "The search parameters found no records." At the bottom of the interface, a dark blue footer bar contains the text "AgencyWeb® All rights reserved. ©2009 Orion Communications, Inc."

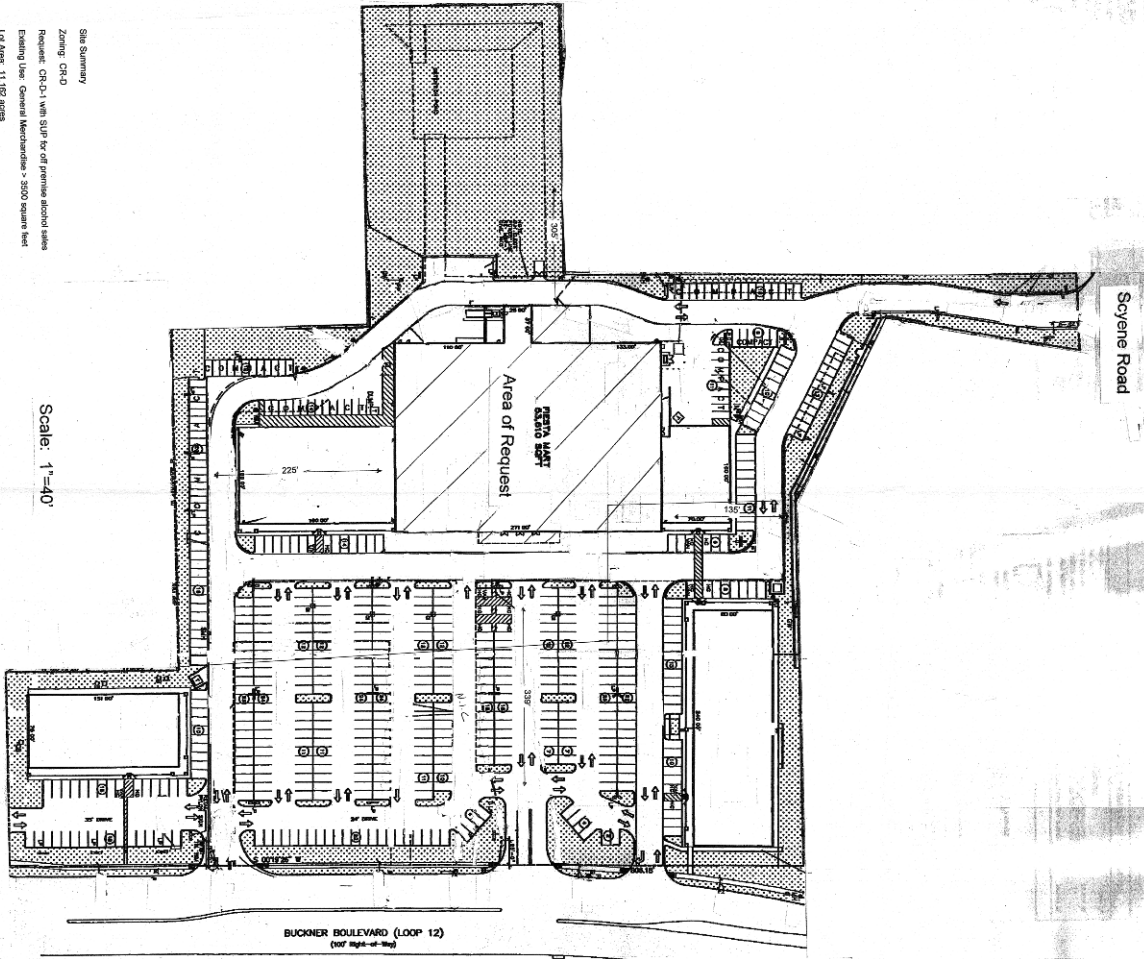
SUP Conditions

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages for off-premise consumption as part of the operation of a general merchandise or food store greater than 3,500 square feet.
2. SITE PLAN: Use and development of the Property is limited to 5,400 sq. ft. and must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two years), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

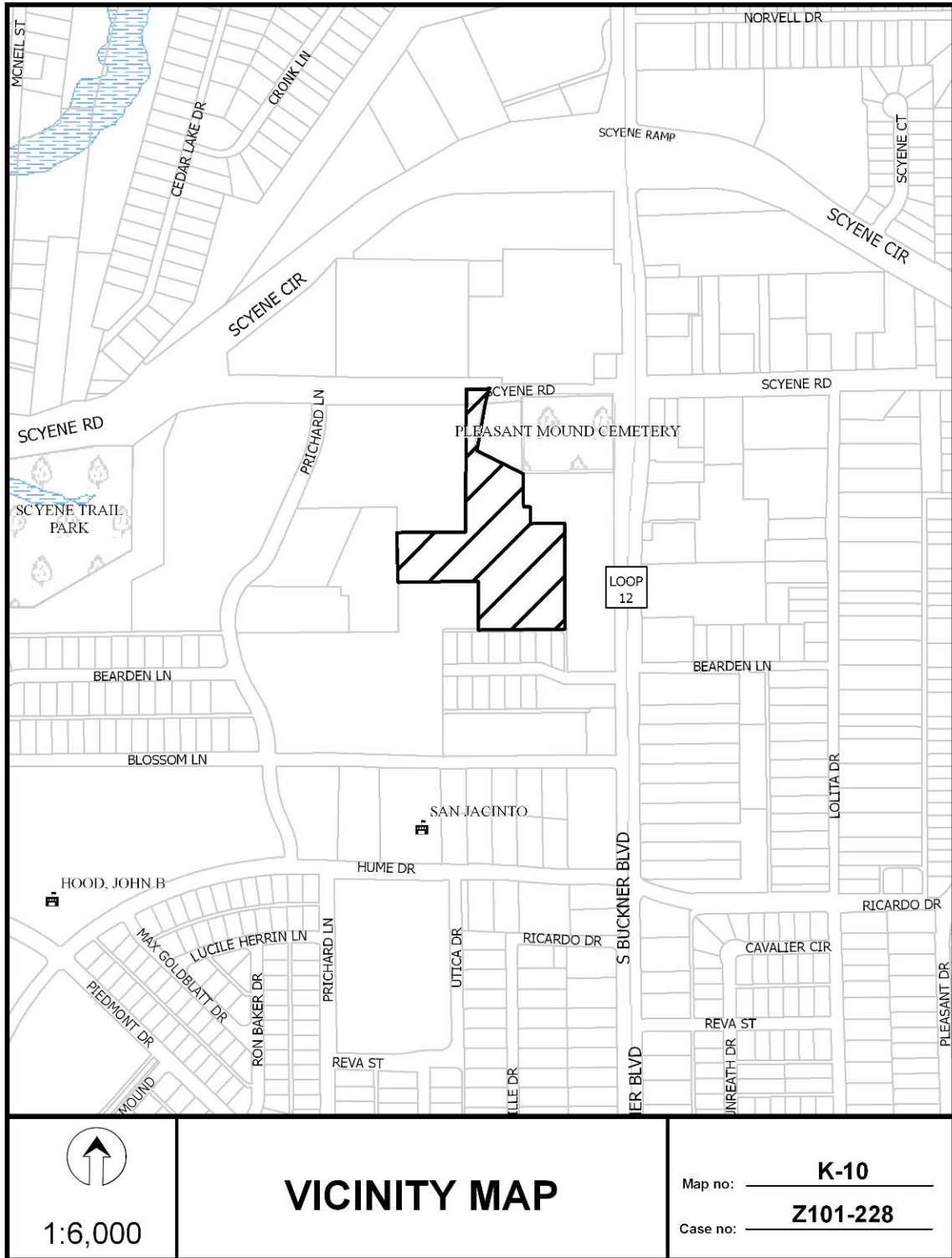
SITE PLAN

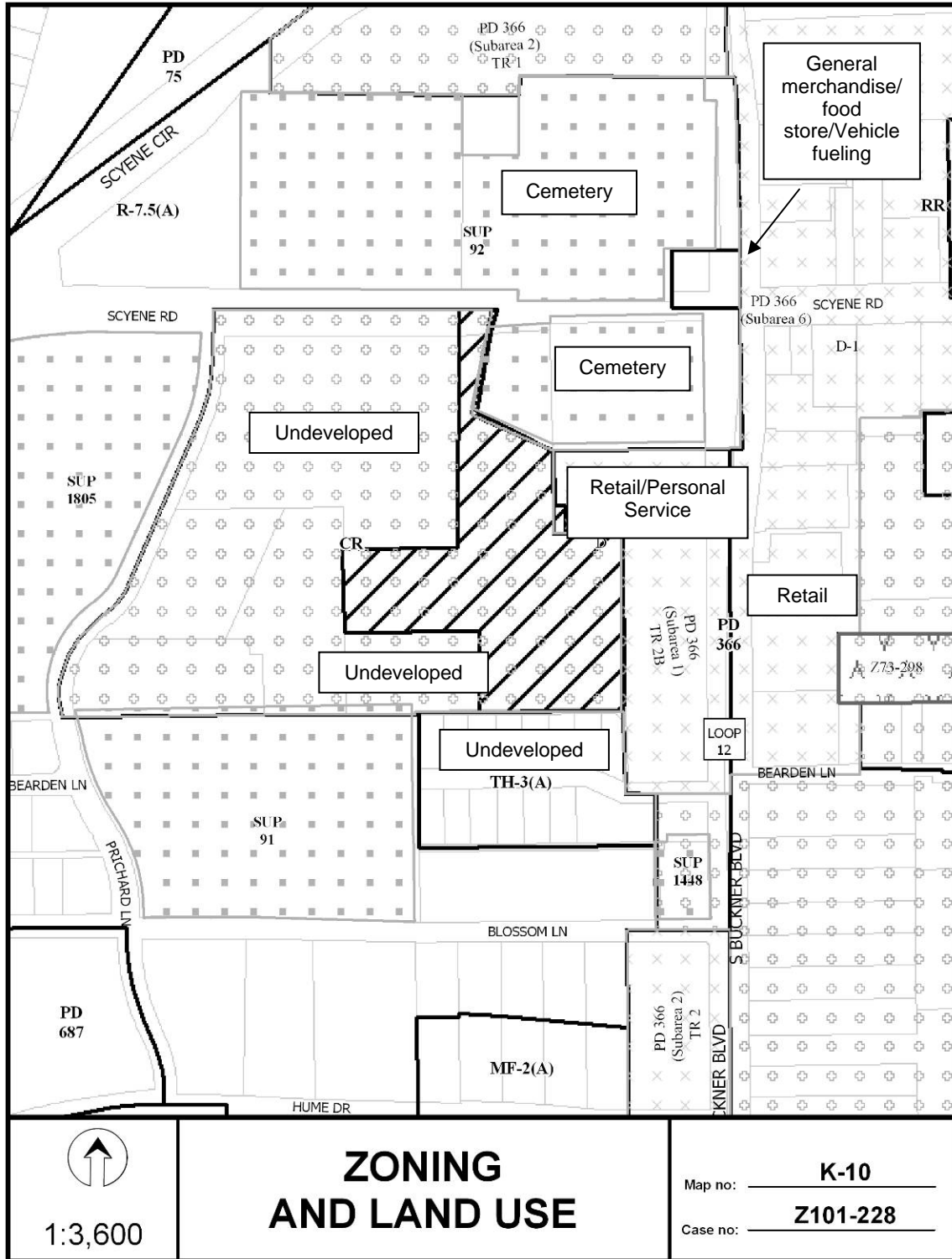
Site Summary
 Zoning: CR-0
 Request: CR-0, Van SLP for off premise alcohol sales
 Existing Use: General Merchandise - 3500 square feet
 Lot Area: 11,162 acres
 Lot Coverage: 23%
 Required Parking: 88
 Provided Parking: 84
 Area of Request: 63,610 square feet

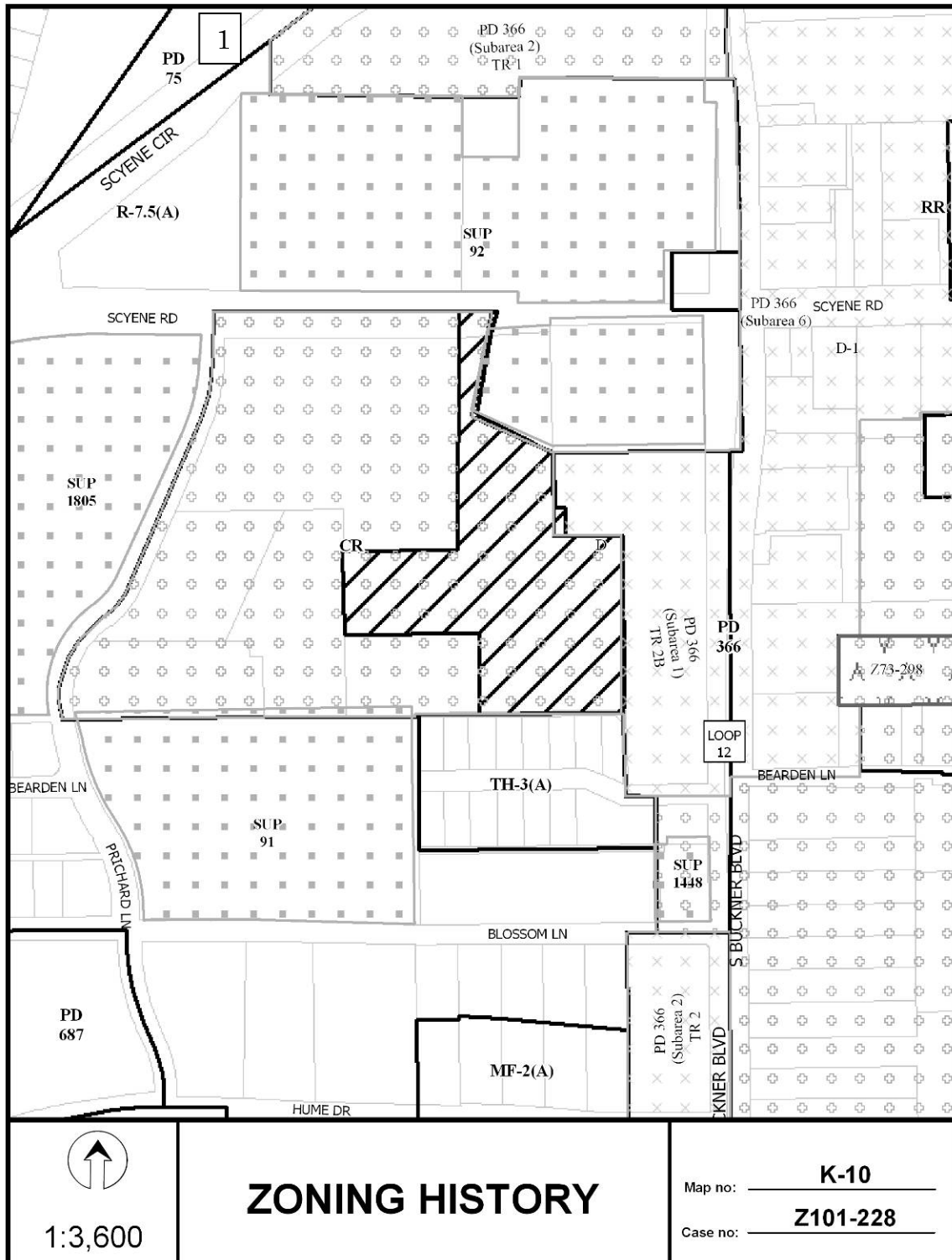
Scale: 1"=40'



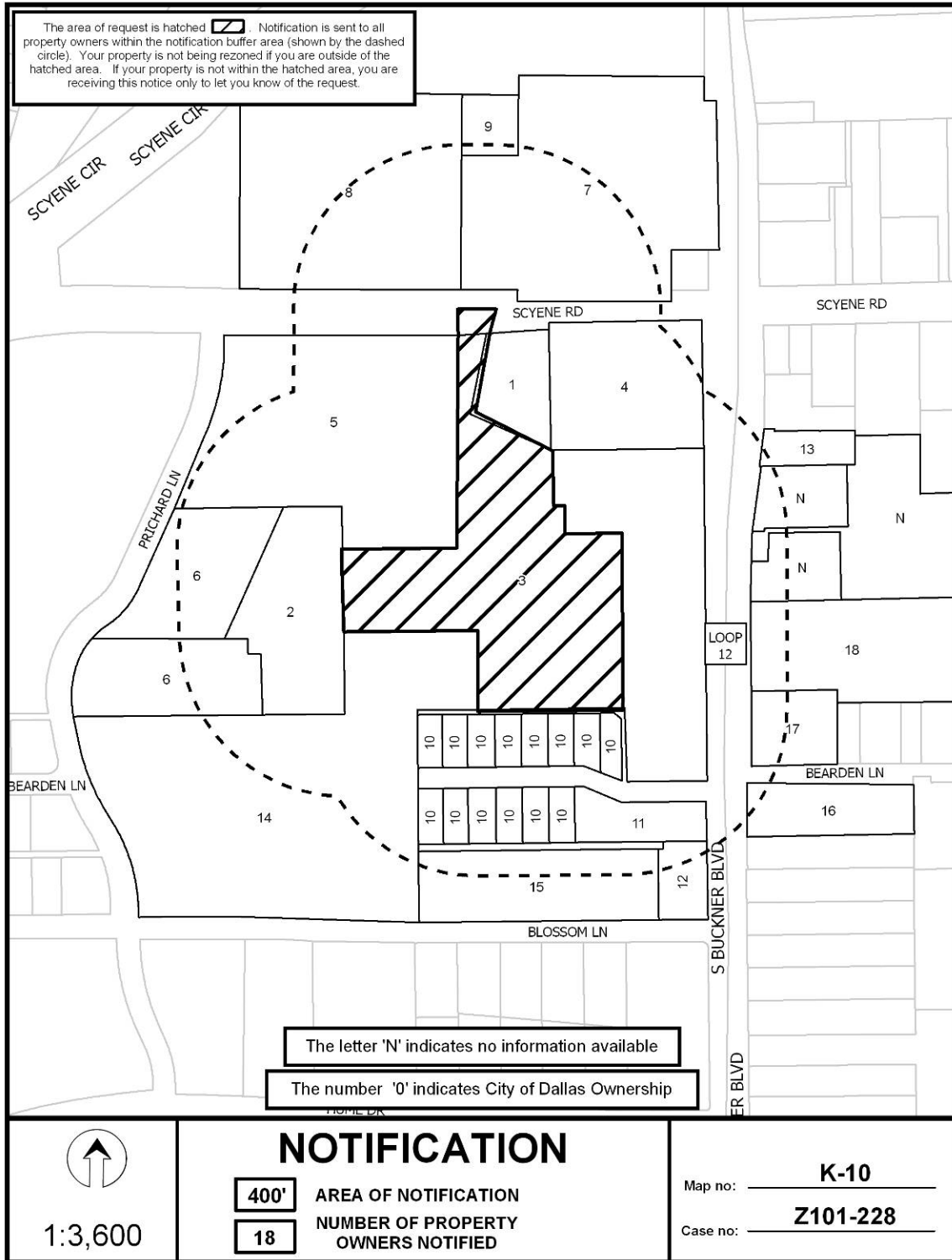
Z101-228







DATE: May 19, 2011



Notification List of Property Owners

Z101-228

18 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8004 SCYENE	HERITAGE FUNERAL HOME & CREMATION SERVICES INC
2	2874 PRICHARD	NOTTINGHILL GATE HILLSIDE
3	8000 SCYENE	BUCKNER PARTNERSHIP LP
4	8050 SCYENE	CEMETERY
5	8000 SCYENE	NOVASTAR SCYENE LAND INV LLC
6	2910 PRICHARD	NOTTINGHILL GATE HILLSIDE STE 101
7	3151 BUCKNER	PLEASANT MOUND CEMETERY ASSOCIATION
8	7801 SCYENE	CONGREGATION TIFERET
9	8004 SCYENE	PLEASANT MOUND CEM ASSOC
10	8015 BEARDEN	MILLIGAN ROBERT K
11	2823 BUCKNER	MILLIGAN JAMES P LF EST & BARBARA J MILLIGAN LF EST
12	2807 BUCKNER	MILLIGAN JAMES P LF EST & BARBARA MILLIGAN LF EST
13	2942 BUCKNER	HEAVER PROPERTIES LIMITED
14	2818 PRICHARD	MINISTERIOS TIEMPO DE DIOS INC
15	8015 BLOSSOM	EBENEZER MEMORIAL MISSIONARY CHURCH
16	2820 BUCKNER	WILLIAMS FAM TR
17	2842 BUCKNER	H RUDOLPH COMPANY LLC %DAVID CARPENTER
18	2902 BUCKNER	PAN LIANYA &

Thursday, May 19, 2011

FILE NUMBER: Z101-230 (MW)

DATE FILED: March 25, 2011

LOCATION: Northwest corner of Chula Vista Drive and Blossom Lane

COUNCIL DISTRICT: 4

MAPSCO: 48-X

SIZE OF REQUEST: ± 0.31 acre

CENSUS TRACT: 91.01

OWNER/REPRESENTATIVE/APPLICANT: Timothy Williams

REQUEST: An application for a Specific Use Permit for a child-care facility on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to operate a licensed child-care facility (daycare) in a portion of his home.

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

BACKGROUND INFORMATION:

- The ±0.31-acre request site is developed with a ±1,488-square foot single family home, in which the applicant currently resides.
- The single family dwelling unit and proposed child-care facility are both permitted uses in the R-7.5(A) Single Family District. However; the uses will require physical separation and each must comply with Development and Building Code requirements. Floor plans depicting both uses will be required at the time the applicant applies for a certificate of occupancy for the child-care facility.
- In the past, the applicant has operated a day home, which is allowed by right, at this location. A day home is a facility that provides care or supervision for persons under 14 years of age and is incidental to the primary use of the premises as a residence.
- A day home does not require a certificate of occupancy, but a person who operates a day home may not use an advertisement, sign or display on or off the premises and may not advertise in the yellow pages of the telephone directory.
- The applicant indicated in his application materials that the day home had lost clients because it did not have the cosmetic appearance of a child-care facility; i.e. no circle driveway and no sign.
- The applicant proposes a maximum of 12 students and three (3) employees. The proposed hours of operation are 6:00 am to 6:00 pm Monday through Friday with outdoor activities prohibited prior to 7:00 am.
- The request site is surrounded by single family residential to the north; a DISD middle school the east and single family residential to the south and west.

Zoning History:

It is noted that on November 15, 2004, the Board of Adjustment approved a fence special exception on the request site.

1. **Z034-208:** On June 23, 2004, the City Council approved a Planned Development District for a public school use and all other main uses permitted in the R-7.5(A) Single Family District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Chula Vista Drive	Local	50 feet
Blossom Lane/Quinto Drive	Collector	60 feet

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Single family
North	R-7.5(A)	Single family
East	PDD No. 687	Public school
South	R-7.5(A)	Single family
West	R-7.5(A)	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.

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

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

LAND USE ELEMENT

Goal 1.1: Promote desired development.

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

URBAN DESIGN ELEMENT

GOAL 5.1 Promote a sense of place, safety and walkability

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

Land Use Compatibility:

The ±0.31-acre request site is developed with a ±1,488-square foot single family home, in which the applicant currently resides. In the past, the applicant has operated a day home, which is allowed by right, at this location. A day home is incidental to the primary use of the premises as a residence and conducted on the premises by a resident of the premises who is on the premises during the hours of operation. A day home does not require a certificate of occupancy or off street parking or loading, but a person who operates a day home may not use an advertisement, sign or display on or off the premises and may not advertise in the yellow pages of the telephone directory. In addition, no more than ten (10) day home attendees are permitted at any time; outdoor activities are prohibited between the hours of 10:00 pm and 7:00 am

The applicant indicated in his application materials that the day home had lost clients because it did not have the cosmetic appearance of a child-care facility; i.e. no circle driveway and no sign. The proposed Specific Use Permit will allow an advertisement, sign or display on or off the premises, as well as in the yellow pages of the telephone directory. The applicant proposes a circle drive, in the location depicted on the site plan, to facilitate efficient drop-off and pick-up onsite.

The request site is surrounded by single family residential to the north; a DISD middle school to the east and single family residential to the south and west. It would be difficult for staff to support this request if the site were located mid-block. However, while located in a predominately single family residential neighborhood, the site is situated at the intersection of a local street (Chula vista Drive) and a collector street (Blossom Lane).

Since the request site is considered to have two front yards; staff would prefer to see the circle drive located on the Blossom Lane frontage. However, the building is oriented towards Chula Vista Drive and, currently, there is no entrance on the Blossom Lane side of the building. Therefore, the applicant proposes to locate the circle drive on Chula Vista Drive and to utilize the front door as the entrance to the childcare facility. To help ensure minimal traffic impact to the neighborhood, the applicant has proposed a condition which would require traffic to approach the site from Blossom Lane and to return to Blossom lane after exiting the site.

The applicant proposes a maximum of 12 students and three (3) employees. The proposed hours of operation are 6:00 am to 6:00 pm Monday through Friday with outdoor activities prohibited prior to 7:00 am. The outside play area and parking for the childcare facility is screened from the neighboring property with an eight (8) foot fence.

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

The applicant's request, subject a site plan and conditions, complies with the general provisions for consideration of an Specific Use Permit.

Development Standards:

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

Traffic:

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

Parking:

Pursuant to §51A-4.200 of the Dallas Development Code, the off-street parking requirement for a single family use is one (1) space per unit and one (1) space per 500 square feet for the child-care facility. The applicant must provide one (1) parking space for the single family portion of the building and three (3) spaces for the child-care portion, as depicted on the site plan.

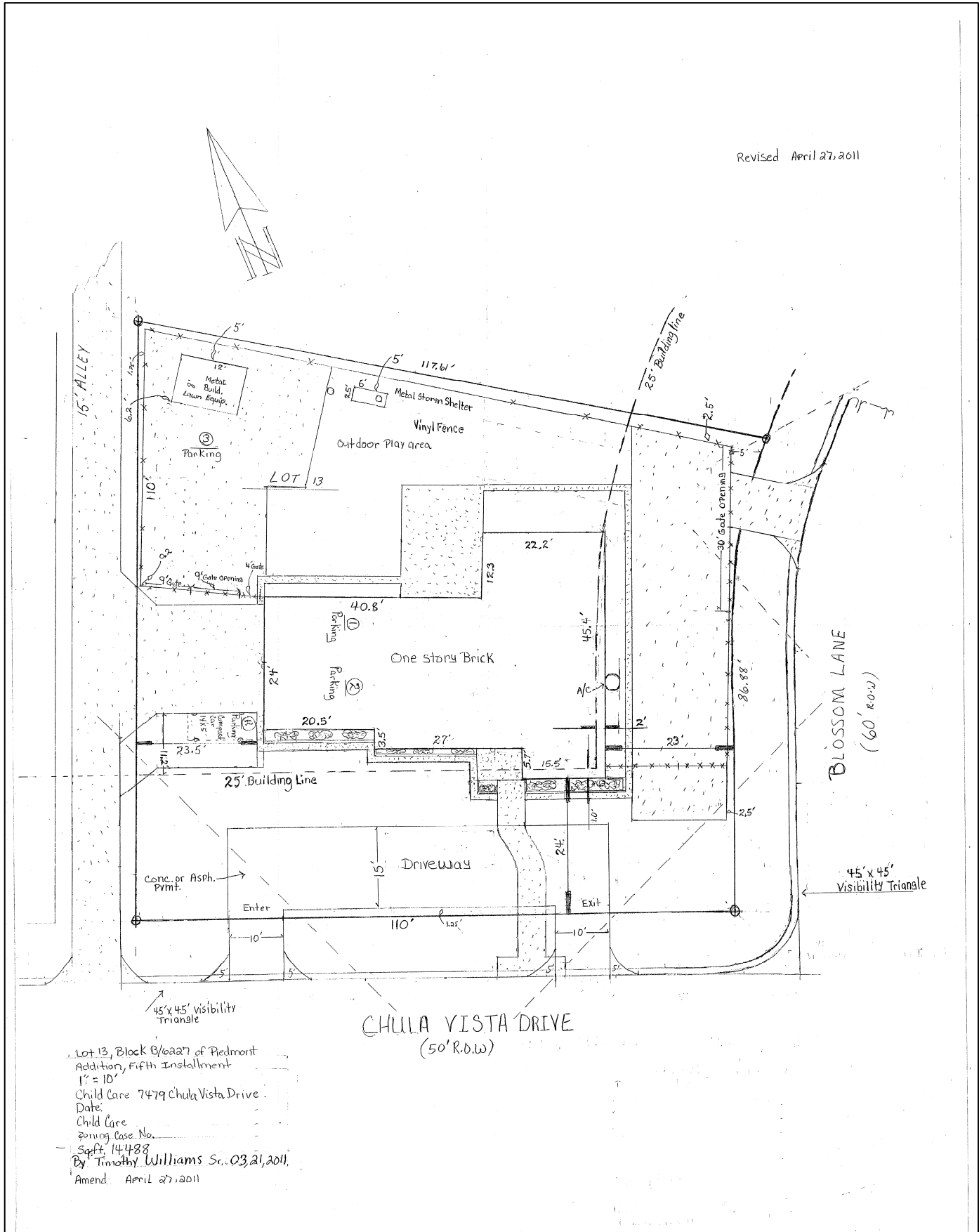
Landscaping:

Landscaping must be provided in accordance with Article X of the Dallas Development Code.

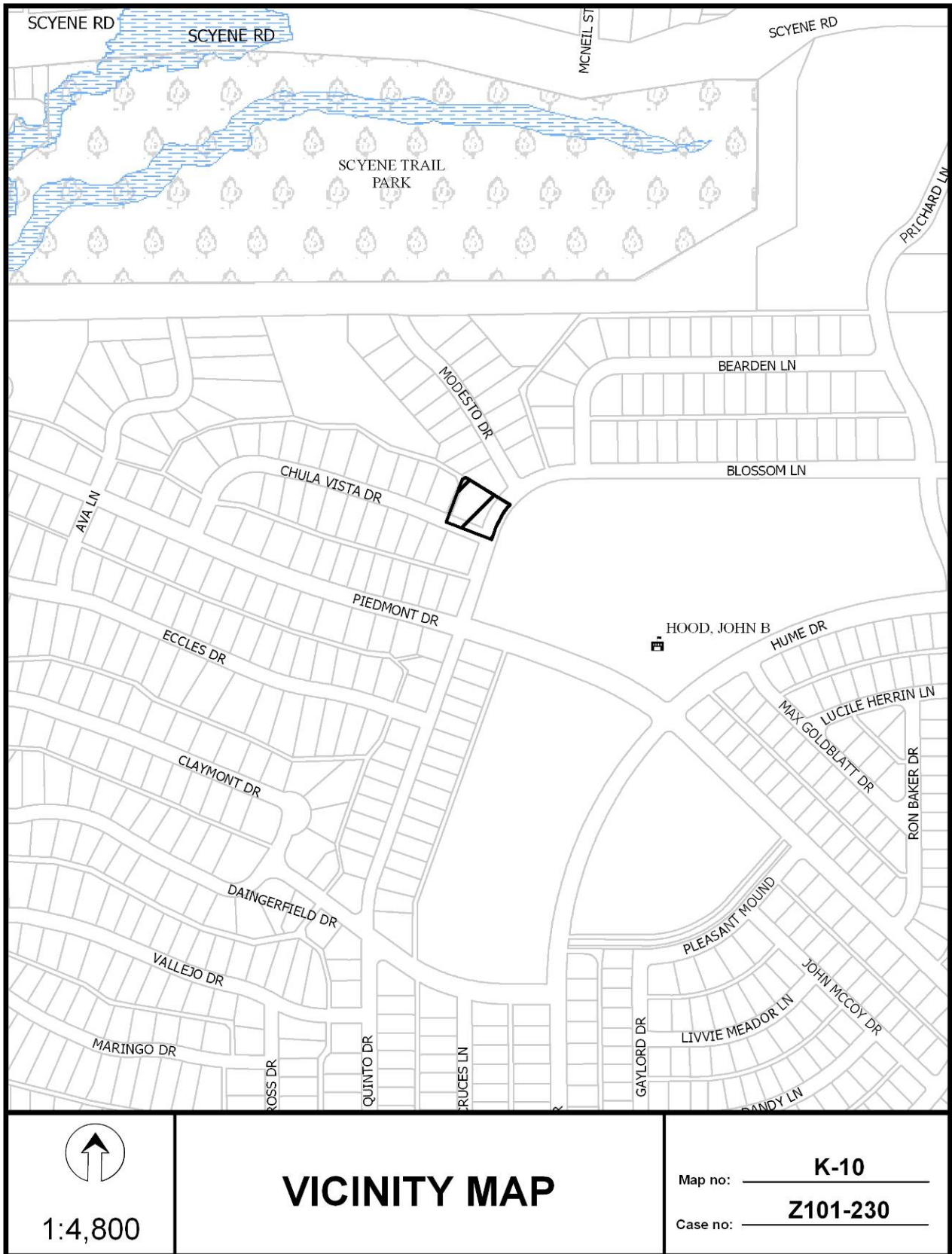
**PROPOSED CONDITIONS
Z101-230**

1. USE: The only use authorized by this specific use permit is a child-care facility.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use automatically terminates on _____ (two years from the passage of this ordinance).
4. LANDSCAPING: Landscaping must be provided in accordance with Article X, as amended.
5. ENROLLMENT: Enrollment in the child-care facility may not exceed 12 children.
6. FLOOR AREA: The maximum floor area is 1,488 square feet provided in the location shown on the attached site plan.
7. HOURS OF OPERATION: The child-care facility may only operate between 6:00 a.m. and 6:00 p.m., Monday through Friday. Outdoor activities are prohibited before 7:00 am, Monday through Friday.
8. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. Traffic associated with the child care facility must approach the site from Blossom Lane and to return to Blossom lane after exiting the site.
9. PARKING: Off-street parking must be provided Pursuant to §51A-4.204 of the Dallas Development Code.
10. SCREENING: The outdoor play area must be screened from the neighboring properties by a minimum four-foot-high screening fence.
11. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
12. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Revised April 27, 2011



Lot 13, Block B/0227 of Piedmont
 Addition, Fifth Installment
 1" = 10'
 Child Care 7479 Chula Vista Drive.
 Date:
 Child Care
 zoning case No.
 Sept. 14, 2008
 By Timothy Williams Sr. 03.21.2011
 Amend. April 27, 2011



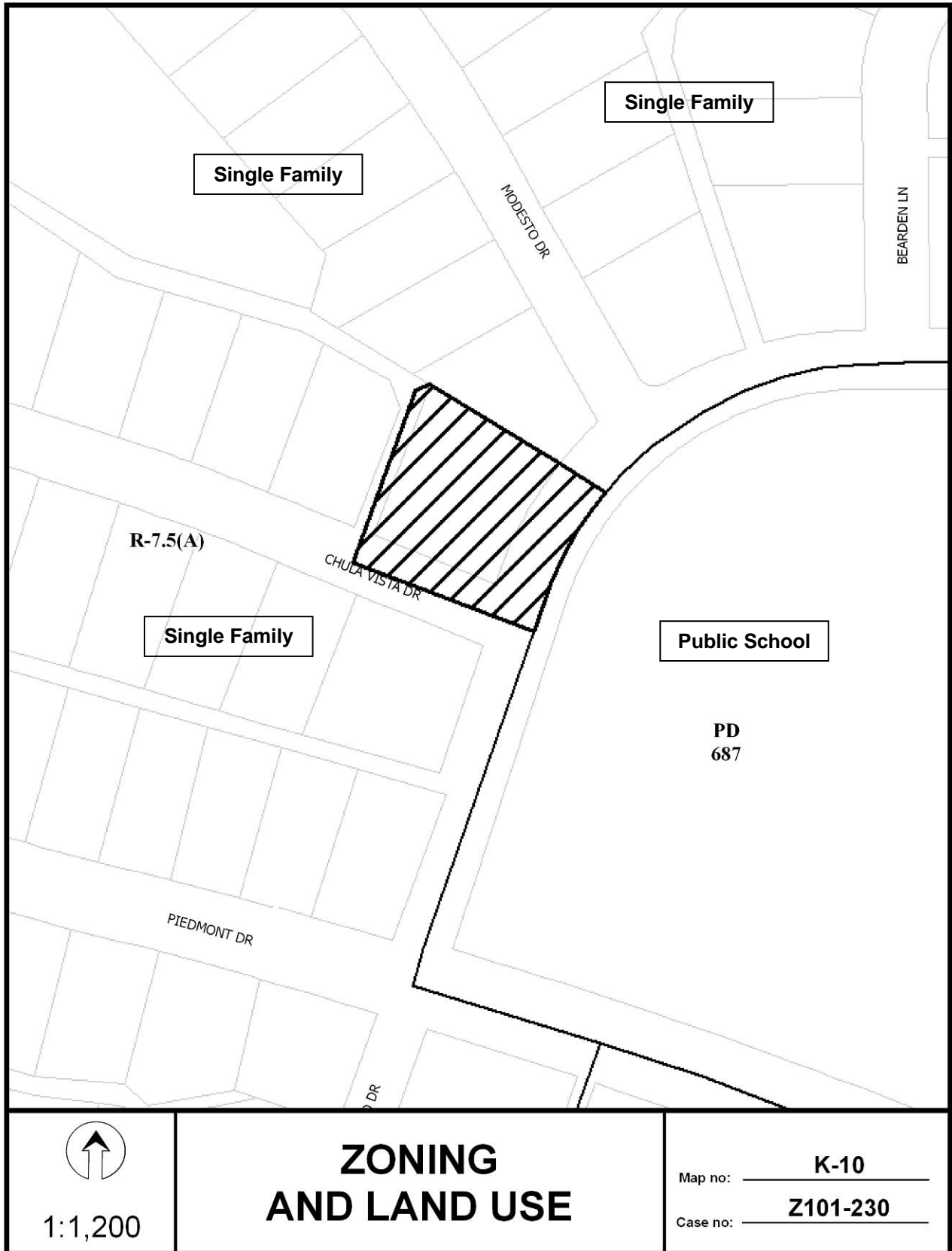
1:4,800

VICINITY MAP

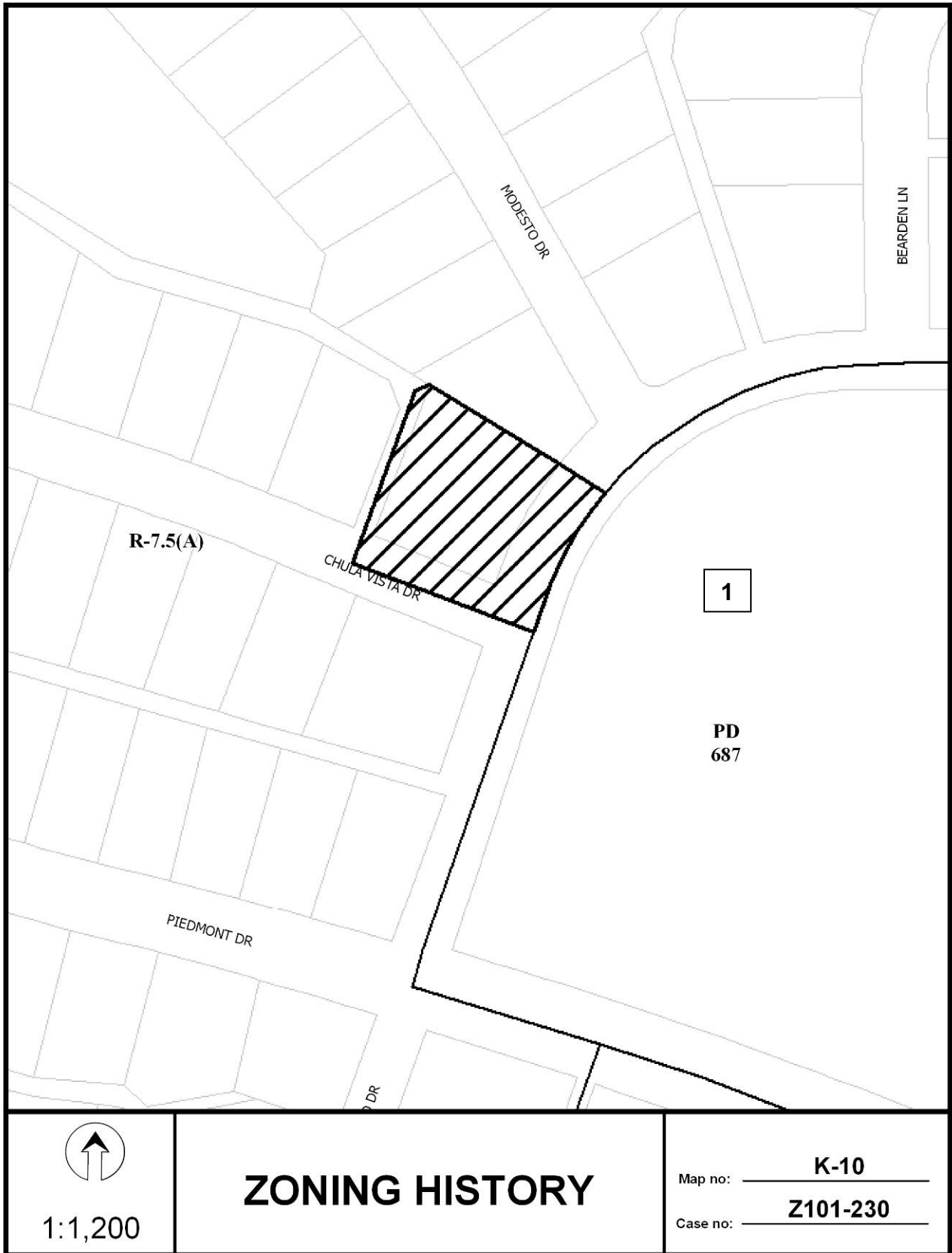
Map no: K-10

Case no: Z101-230

DATE: April 21, 2011



DATE: April 21, 2011

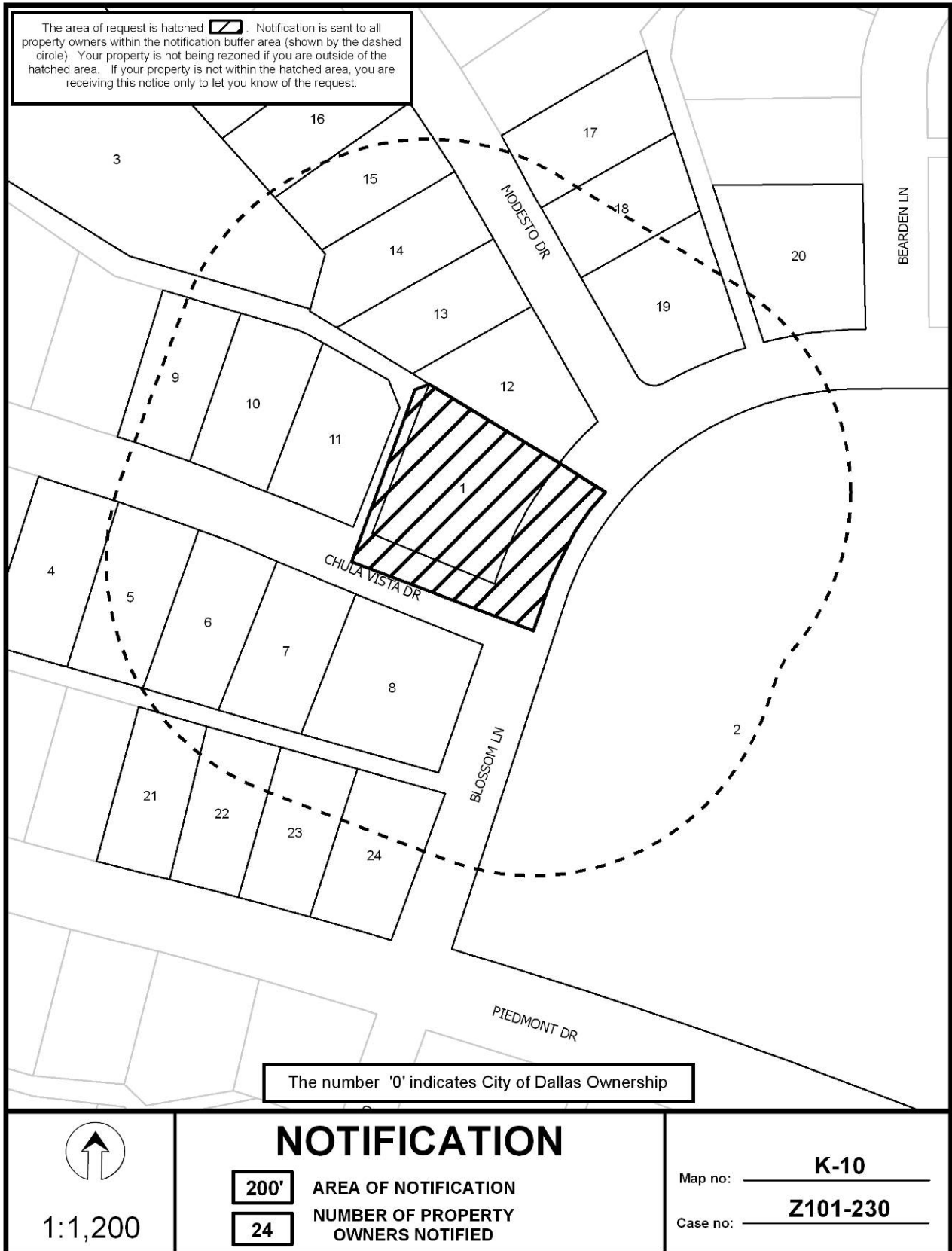


1:1,200

ZONING HISTORY

Map no: K-10
Case no: Z101-230

DATE: April 21, 2011



Notification List of Property Owners

Z101-230

24 Property Owners Notified

Label #	Address	Owner
1	7479 CHULA VISTA	WILLIAMS TIMOTHY SR
2	7625 HUME	Dallas ISD
3	2843 MODESTO	WADKINS WILLIAM A JR
4	7458 CHULA VISTA	CUNNINGHAM GLENNA
5	7462 CHULA VISTA	COLLINS RONALD CRAIG
6	7468 CHULA VISTA	HADNOT CHARLES W & BRENDA J
7	7472 CHULA VISTA	PROBY MARY ELLA & AMINIKA T PROBY
8	7480 CHULA VISTA	JONES RAYMOND & GLORIA
9	7461 CHULA VISTA	BUTTS RUTH C
10	7465 CHULA VISTA	ESPARZA LUIS
11	7471 CHULA VISTA	MILLER DEBRA Y
12	2807 MODESTO	WINTERS MELVIN & JO ANN S
13	2811 MODESTO	CURTIS WM SHERFIELD
14	2817 MODESTO	ZAVALA MIGUEL A
15	2821 MODESTO	NAVA JUAN GONZALEZ
16	2825 MODESTO	WINTERS BETTY MAE
17	2818 MODESTO	MALDONADO MARIO A & DINA C
18	2812 MODESTO	PENNIE DORIS
19	2806 MODESTO	GLORIA ROSENDO & RODRIGUEZ CRISOFORA
20	7607 BEARDEN	GREEN FRANCES LORRAINE
21	7431 PIEDMONT	HOWELL FRANCES R EST OF % ANNE LANTRIP
22	7437 PIEDMONT	WASHINGTON EARL
23	7441 PIEDMONT	HOLLAND ALLENE
24	7447 PIEDMONT	TURNER LOUIS C

FILE NUMBER: Z101-244 (MW)

DATE FILED: April 6, 2011

LOCATION: On the northeast and northwest corners of Leigh Ann Drive and West Wheatland Road

COUNCIL DISTRICT: 8

MAPSCO: 74-C

SIZE OF REQUEST: ±19.36 acres

CENSUS TRACT: 111.05

REPRESENTATIVE: Ja'net Pearson

APPLICANT/OWNER: Carolyn Baker

REQUEST: An application to amend Specific Use Permit No. 1345 on property zoned an MF-2 (A) Multifamily District.

SUMMARY: Specific Use Permit No. 1345 was approved on December 10, 1997 for a community service center. The applicant proposes to amend the SUP to add the adult daycare facility use and to utilize ±4,520 square feet of a vacant building for this use.

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

BACKGROUND INFORMATION:

- The ±19.36-acre request site is developed with approximately 246 apartment units and a vacant ±9,041-square foot building previously utilized as a community service center. While the building is not currently operating as a community service center, the applicant would like to retain the use in the Specific Use Permit in the event that it is needed in the future.
- Specific Use Permit No. 1345 was approved on December 10, 1997 to allow a community service center. The applicant proposes to amend the SUP to add the adult daycare facility use and to utilize ±4,520 square feet located on the first floor for this use.
- Specific Use Permit No. 1345 was originally approved for a twenty-five year period with eligibility for automatic renewal for additional twenty-five year periods, and will, therefore, be up for automatic renewal in 2022. With the addition of the adult daycare facility use, staff is recommending approval for a ten-year period with eligibility for automatic renewal for additional ten-year periods. With this amended time period, the SUP will be up for automatic renewal in 2021, but the shorter time period between automatic renewals will allow more frequent evaluation of the additional use's impact on the surrounding uses and community.
- The proposed adult daycare facility will serve approximately 75 adults, age 55 and over.
- The applicant's intent is to provide supervision and care for seniors, which will include breakfast, lunch and snacks; activities and a nurse's station.
- The proposed hours of operation are 6:00 am to 6:00 pm, Monday through Friday.
- The request site is surrounded by multifamily to the north; undeveloped land to the east; undeveloped land, multifamily and a park to the south and single family residential to the west.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Wheatland Road	Principal Arterial	Variable
Leigh Ann Drive	Local	50 feet

Land Use:

	Zoning	Land Use
Site	MF-2(A)	Multifamily
North	MF-2(A)	Multifamily
East	MF-2(A)	Undeveloped
South	R-7.5(A);MF-2(A); RR	Undeveloped; multifamily; park;
West	R-7.5(A)	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.

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

In general, the applicant’s proposal to provide an adult day-care facility at this location is consistent with the following goal and policy of the Comprehensive Plan.

LAND USE ELEMENT

Goal 1.1: Promote desired development.

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

URBAN DESIGN ELEMENT

GOAL 5.1 Promote a sense of place, safety and walkability

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

Land Use Compatibility:

The ±19.36-acre request site is developed with approximately 246 apartment units and a vacant ±9,041-square foot building previously utilized as a community service center. Specific Use Permit No. 1345 was approved on December 10, 1997 to allow the community service center. The applicant proposes to amend the SUP to add the adult daycare facility use and to utilize ±4,520 square feet located on the first floor for this use.

The proposed adult daycare facility will serve approximately 75 adults, age 55 and over. The applicant's intent is to provide supervision and care for seniors, which will include breakfast, lunch and snacks; activities and a nurse's station. The proposed hours of operation are 6:00 am to 6:00 pm, Monday through Friday.

The request site is surrounded by multifamily to the north; undeveloped land to the east; undeveloped land, multifamily and a park to the south 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, subject to a site plan and conditions, complies with the general provisions for consideration of an SUP.

Development Standards:

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

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 an adult daycare facility is one(1) space per 500 square feet of floor area. Therefore, the proposed ±4,520 square adult day care facility will require nine (9) parking spaces.

Landscaping:

Landscaping must be provided in accordance with Article X of the Dallas Development Code.

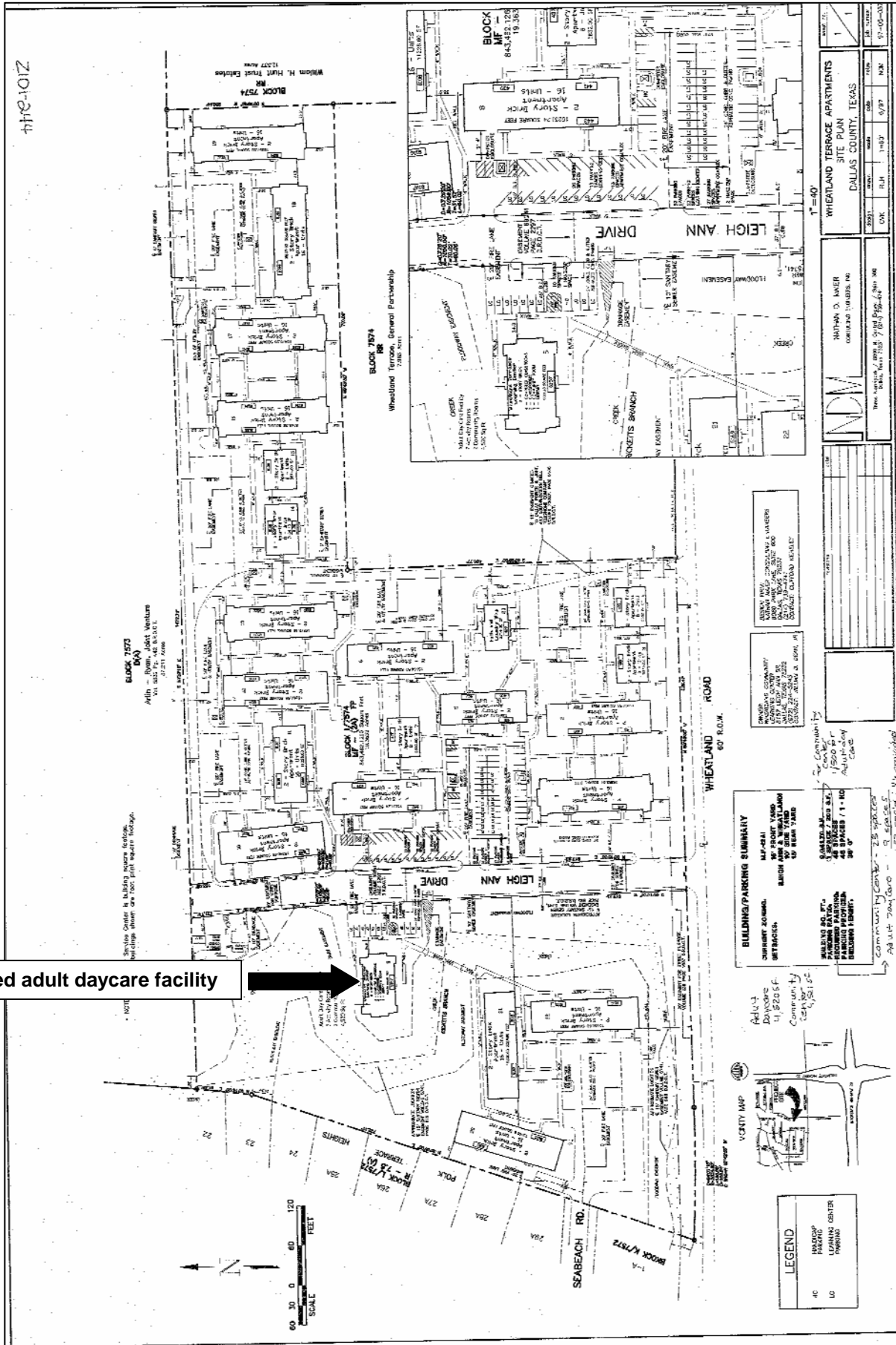
Z101-244 (MW)

List of Partners/Principals/Officers

Owner/Applicant: Carolyn Baker, President of Wheatland Terrace Apartment, Inc. (there are no other partners, principals or officers).

**SUP No. 1345 (Ordinance 23369)
Z101-244**

1. USE: The only uses authorized by this specific use permit ~~is~~ are a community service center and an adult day care facility.
2. SITE PLAN: Use and development of the property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ~~twenty-five~~ [ten-years], but is eligible for automatic renewal for additional ~~twenty-five~~ ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.
5. FLOOR AREA: The maximum permitted floor area for a community service center or an adult daycare facility is 9,100 square feet. The community service center and/or adult daycare facility must be located as shown on the attached site plan.
6. HOURS OF OPERATION: The adult day care facility may only operate between 6:00 a.m. and 6:00 p.m., Monday through Friday.
7. PARKING: ~~Parking must be located as shown on the attached site plan. Off-street parking must be provided Pursuant to §51A-4.204 of the Dallas Development Code.~~
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 adult daycare facility

BUILDING/PARKING SUMMARY

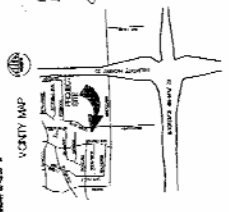
EXISTING ZONING: M-2411
 BLDG AREA: 10,000 SQ FT
 BLDG VOLUME: 100,000 CU FT
 BLDG HEIGHT: 10 STORIES
 BLDG TYPE: APARTMENT

PARKING SUMMARY

EXISTING: 44 SPACES
 PROPOSED: 44 SPACES
 TOTAL: 88 SPACES

ADULT DAYCARE

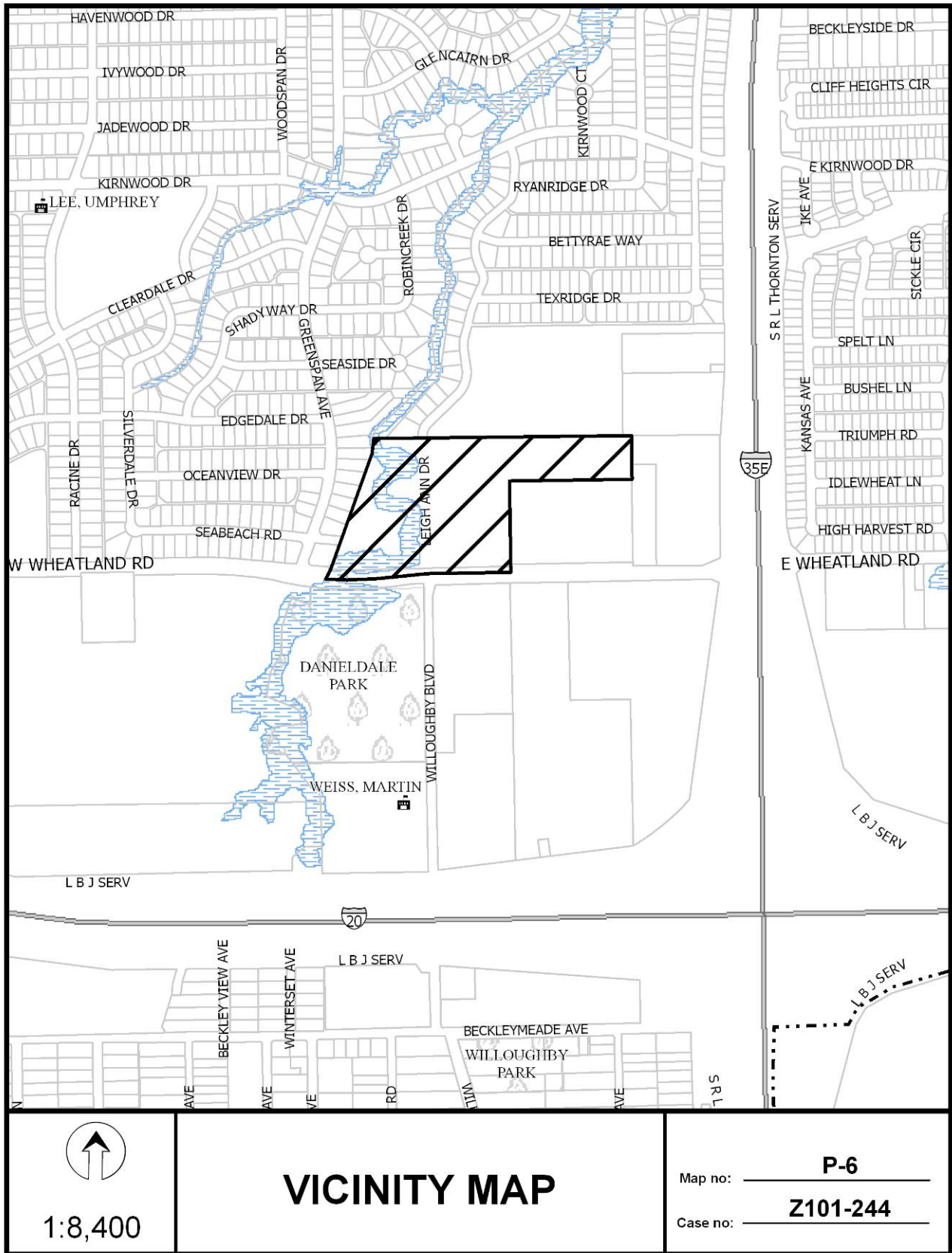
Community Center - 25 spaces
 Adult Daycare - 9 spaces



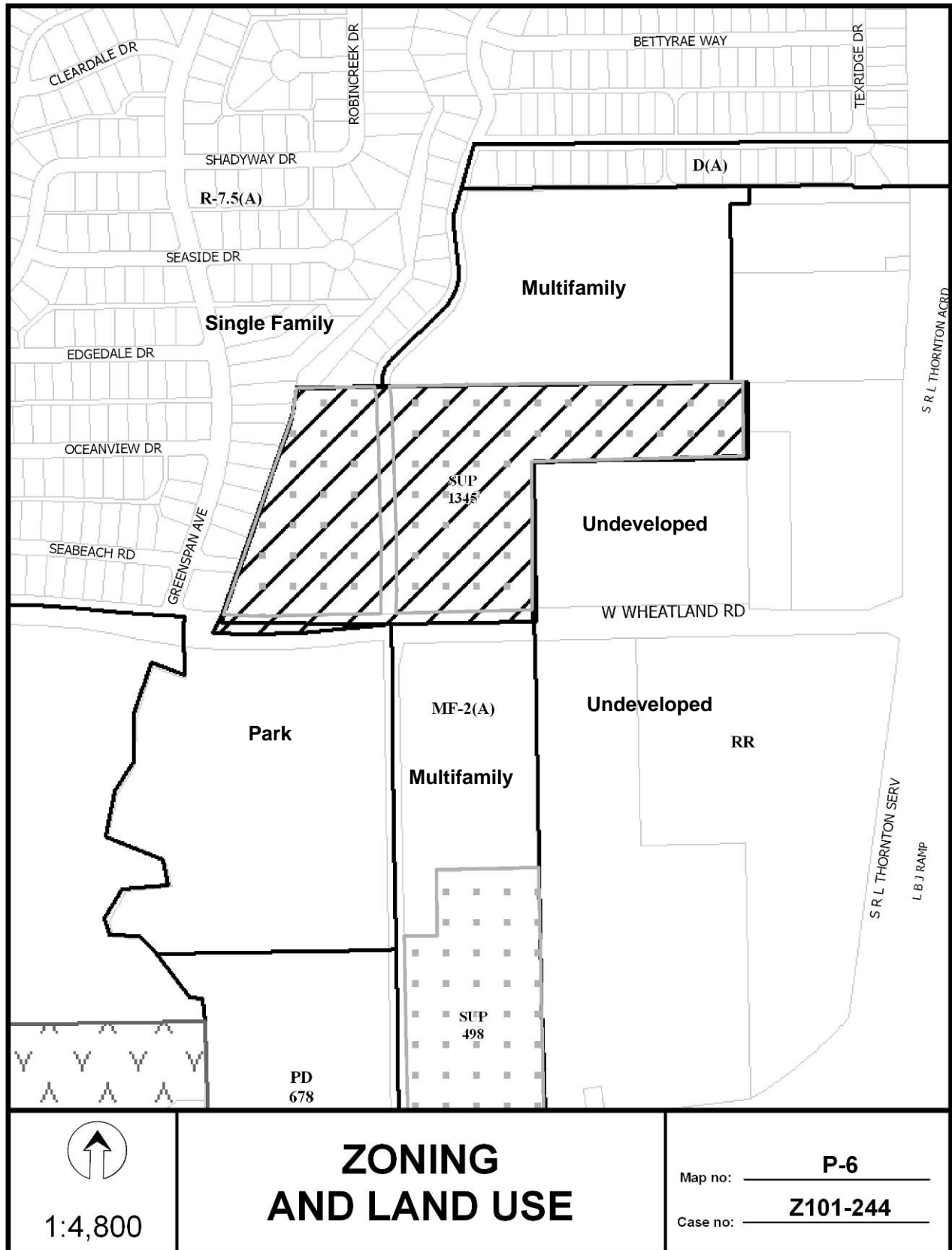
LEGEND

4C	EXISTING BUILDING
4D	PROPOSED BUILDING
4E	EXISTING PARKING
4F	PROPOSED PARKING

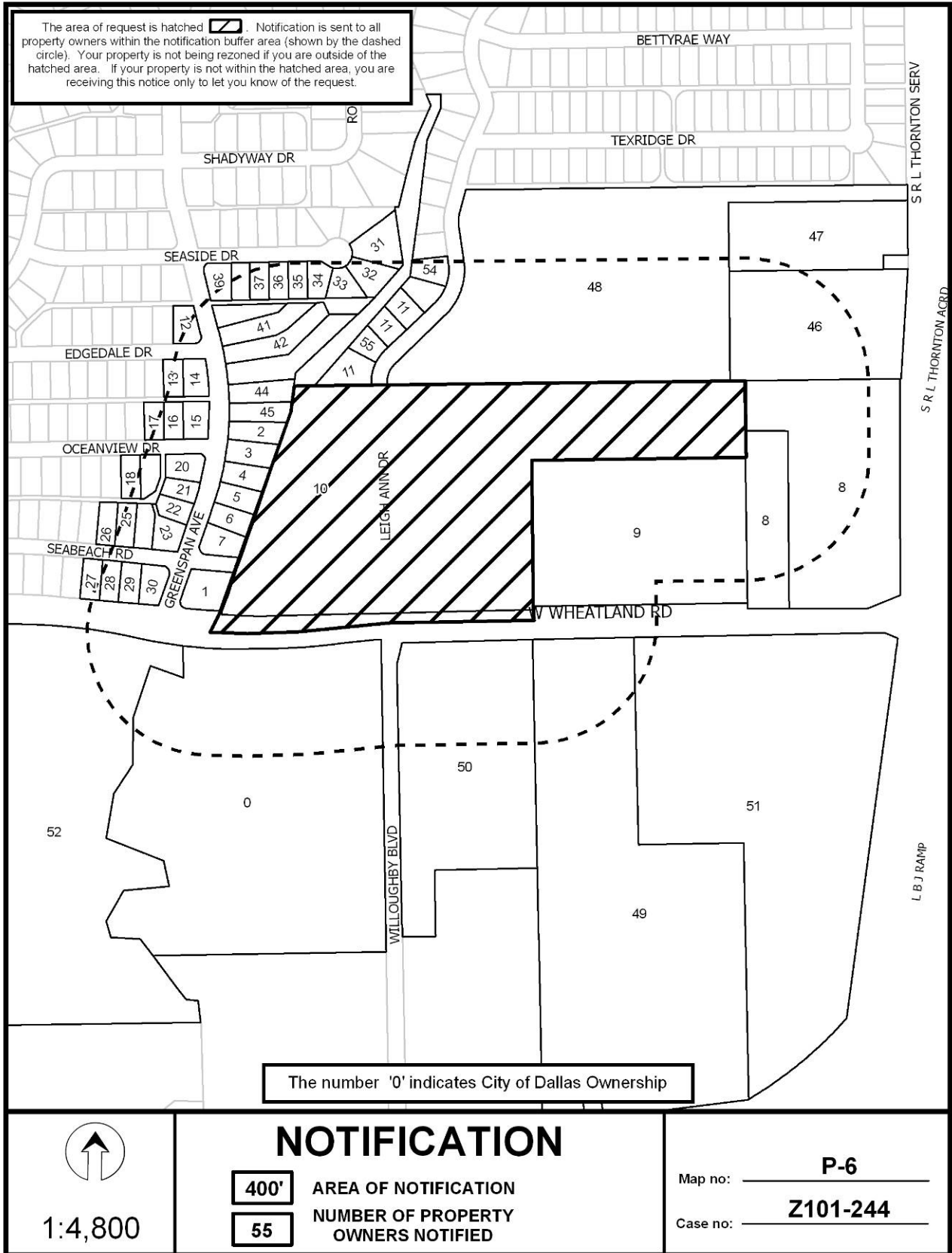
Z101-244 (MW)



DATE: April 28, 2011



DATE: April 28, 2011



DATE: April 28, 2011

4/28/2011

Notification List of Property Owners**Z101-244****55 Property Owners Notified**

Label #	Address	Owner
1	590 SEABEACH RD	TAYLOR HENRY E
2	8016 GREENSPAN	MATHIS DEBORA LYNN
3	8020 GREENSPAN	HISLAND CORP SUITE 304-68
4	8106 GREENSPAN	GAFFORD ANGELA KATHERINE
5	8110 GREENSPAN	GARNER ALICE M
6	8116 GREENSPAN	WILLIAMS FAY HELEN ESTATE
7	8118 GREENSPAN	BURNS OLIVER L
8	8165 R L THORNTON	AMINI KUROSH & DAVID NAJAFI
9	201 WHEATLAND	AMINI KARUSH &
10	417 WHEATLAND	WHEATLAND TERRACE PARTNERS LTD
11	9 LEIGH ANN	INDEPENDENT BANK
12	607 EDGEDALE	DONALDSON PAT
13	610 EDGEDALE	WHITE JANIE R
14	606 EDGEDALE	TYLER VERNELL
15	605 OCEANVIEW	RH PROPERTIES
16	611 OCEANVIEW	REXRODE LYNDA
17	615 OCEANVIEW	HARBERT HERBERT L
18	620 OCEANVIEW	JOHNSON VELMA J
19	616 OCEANVIEW	DAVIS BENNY DAN
20	8107 GREENSPAN	AMIE MARY L
21	8111 GREENSPAN	HOUSTON THOMAS L
22	8119 GREENSPAN	JACKSON TYNETTA
23	8123 GREENSPAN	CHAIRES GABRIEL
24	617 SEABEACH RD	HAYNES DWIGHT
25	623 SEABEACH RD	FRIERSON GLORIA J EST OF
26	627 SEABEACH RD	DIXON DOMITA J
27	630 SEABEACH RD	BENJAMIN MONICA L
28	624 SEABEACH RD	FLOREZ MACARIO
29	618 SEABEACH RD	STAFFORD DORIS M

Label #	Address	Owner
30	612 SEABEACH RD	POSADAS ARCADIO H & BIBIANA TURRUBIARTES
31	503 SEASIDE DR	RAWLS ARTRA & JESSIE RAWLS
32	504 SEASIDE DR	SIMMONS RUTH
33	508 SEASIDE DR	JOHNSON NATHAN &
34	512 SEASIDE DR	STEPHENS VERA LIFE ESTATE ET AL
35	516 SEASIDE DR	JONES CATHY A
36	520 SEASIDE DR	ZAPATA MARIA ESTHER
37	524 SEASIDE DR	ALLEN GERALD B
38	530 SEASIDE DR	CORONADO GUADALUPE & ROSA LINDA
39	534 SEASIDE DR	WILLIAMS LADY
40	7930 GREENSPAN	HENDERSON FLORIDA M
41	7934 GREENSPAN	ALEXANDER HENRY
42	7938 GREENSPAN	NICKLEBERRY HOWARD E ETUX
43	8004 GREENSPAN	GARDNER GERMAN C
44	8008 GREENSPAN	HAWTHORNE MORRIS E L
45	8012 GREENSPAN	GRIMALDO CONSTRUCTION LLC
46	7901 R L THORNTON	NAJAFI DAVID & KUROSH H AMINI
47	7861 R L THORNTON	GREEN JIM & VICTOR CHARLES FRANCK
48	7930 LEIGH ANN	BURK LARRY SUITE 2100
49	300 WHEATLAND	CULLUM 984 LTD
50	8328 WILLOUGHBY	DALLAS WILLOUGHBY LLC
51	200 WHEATLAND	WISK STACEY
52	900 WHEATLAND	TEMPLO BETANIA EVANGELISTIC CENTER INC
53	7900 LEIGH ANN	MCMURRAY JOANNA SUITE 701
54	8 LEIGH ANN	RILEY VIRGINIA SUE
55	8015 LEIGH ANN	JM&G CONSTRUCTION COMPANY LLC

Thursday, April 28, 2011

FILE NUMBER: Z101-231(WE) **DATE FILED:** March 25, 2011

LOCATION: W. Northwest Highway and Midway Road, northwest corner

COUNCIL DISTRICT: 13 **MAPSCO:** 24-X

SIZE OF REQUEST: Approx. 0.349 acres. **CENSUS TRACT:** 94.02

APPLICANT / OWNER: Airport Freeway fuel Center, L.P.

REPRESENTATIVE: Michael R. Coker
Michael R. Coker Company

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 or food store less than 3,500 square feet on property zoned a CR-D Community Retail District with a D Liquor Control Overlay.

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

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

BACKGROUND INFORMATION:

- The request site is currently developed with a general merchandise or food store less than 3,500 square feet use, and a motor vehicle fueling station.
- The proposed 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 is prohibited in a D Liquor Control Overlay and requires a specific use permit in the D-1 Liquor Control Overlay.
- The adjacent land uses consist of several retail uses to the north and east. East of the site, across Midway Road, is a retail shopping center. South of the request site, across W. Northwest highway, is a church. The church is located beyond the distance requirement of 300 feet for a protected use.

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

1. Z067-178 On Wednesday, December 12, 2007, the City Council denied a Planned Development District for TH-2(A) Townhouse District uses and non-residential uses on property zoned a TH-1(A) Townhouse District on the north side of Northwest Highway, west of Midway Road.
2. Z101-224 On Thursday, May 5, 2011, the City Plan Commission recommended approval for a Planned Development District for retail and office uses on property zoned a TH-1(A) Townhouse District on the north side of Northwest Highway, west of Midway Road. (On June 8, 2011, the City Council will consider this case).

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
W. Northwest Highway	Principal Arterial	100 ft.	107 ft.
Midway Road	Local	60 ft.	60 ft.

Land Use:

	Zoning	Land Use
Site	CR-D	General Merchandise store & fueling station
North	CR-D	Retail
South	R-10(A)	Church
East	PDD No. 70-D-1 W/SUP No. 1574	Retail shopping center
West	CR-D w/ deed restrictions	Car Wash

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 on Transit or Multi-Modal or Corridors.

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

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

Land Use Compatibility: The approximately 0.349 acre site is zoned a CR-D Community Retail District with a D Liquor Control Overlay and is currently developed with a general merchandise or food store less than 3,500 square feet use and a motor vehicle fueling station. The applicant is proposing to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property, which is not allowed by the D Liquor Control Overlay but requires a Specific Use Permit in the D-1 Liquor Control Overlay. The applicant is seeking an off-premise license.

The adjacent land uses consist of several retail uses to the north and east. East of the site, across Midway Road, is a retail shopping center. South of the request site, across W. Northwest highway, is a church. The church is located beyond the distance requirement of 300 feet for a protected use.

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

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

Parking: The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area and 2 spaces for a motor vehicle fueling station. The development requires 9 spaces with 9 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 <input type="text"/>										
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0008706-X	01/10/2010	@DALLAS POLICE DEPART...	OTHER OFFE...	04275	W	NORTHWESTHWY	525	3054	26610	
0037776-V	02/06/2008	SATZ, HALLEY	THEFT	04275	W	NORTHWESTHWY	524	3054	06941	
0099315-Y	04/20/2011	*COOL ZONE	BURGLARY	04275	W	NORTHWESTHWY	525	3054	05121	
0167905-W	06/11/2009	AUGUSTO,ROBERT	ASSAULT	04275	W	NORTHWESTHWY	525	3054	08111	
0220015-T	03/29/2007	WILLIAMS, CHUCK	ROBBERY	04275	W	NORTHWESTHWY	532	3054	03A42	07A72
0255222-W	08/27/2009	*SHELL GAS STATION	THEFT	04275	W	NORTHWESTHWY	525	3054	06935	
0258399-V	08/20/2008	*SHELL#1731	THEFT	04275	W	NORTHWESTHWY	524	3054	06903	
0262684-W	08/24/2009	GREEN,ALAN	OTHER OFFE...	04275	W	NORTHWESTHWY	525	3054	26000	
0294447-V	09/21/2008	ESCALANTE,JOSE	ROBBERY	04275	W	NORTHWESTHWY	524	3054	03911	
0618322-T	08/17/2007	STEWREER,AMY	THEFT	04275	W	NORTHWESTHWY	532	3054	06942	06941
0739778-T	11/15/2007	*SHELL GAS	THEFT	04275	W	NORTHWESTHWY	524	3054	06931	

LIST OF OFFICERS
Airport Freeway Fuel Center, L.P.

- Robert K. Chin President
- Frieda Chin Vice President

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages for off-premise consumption as part of the operation of a general merchandise or food store less than 3,500 square feet.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on_____, (two-year period from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. PARKING: Off-street parking must be located as shown on the attached site plan.
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.



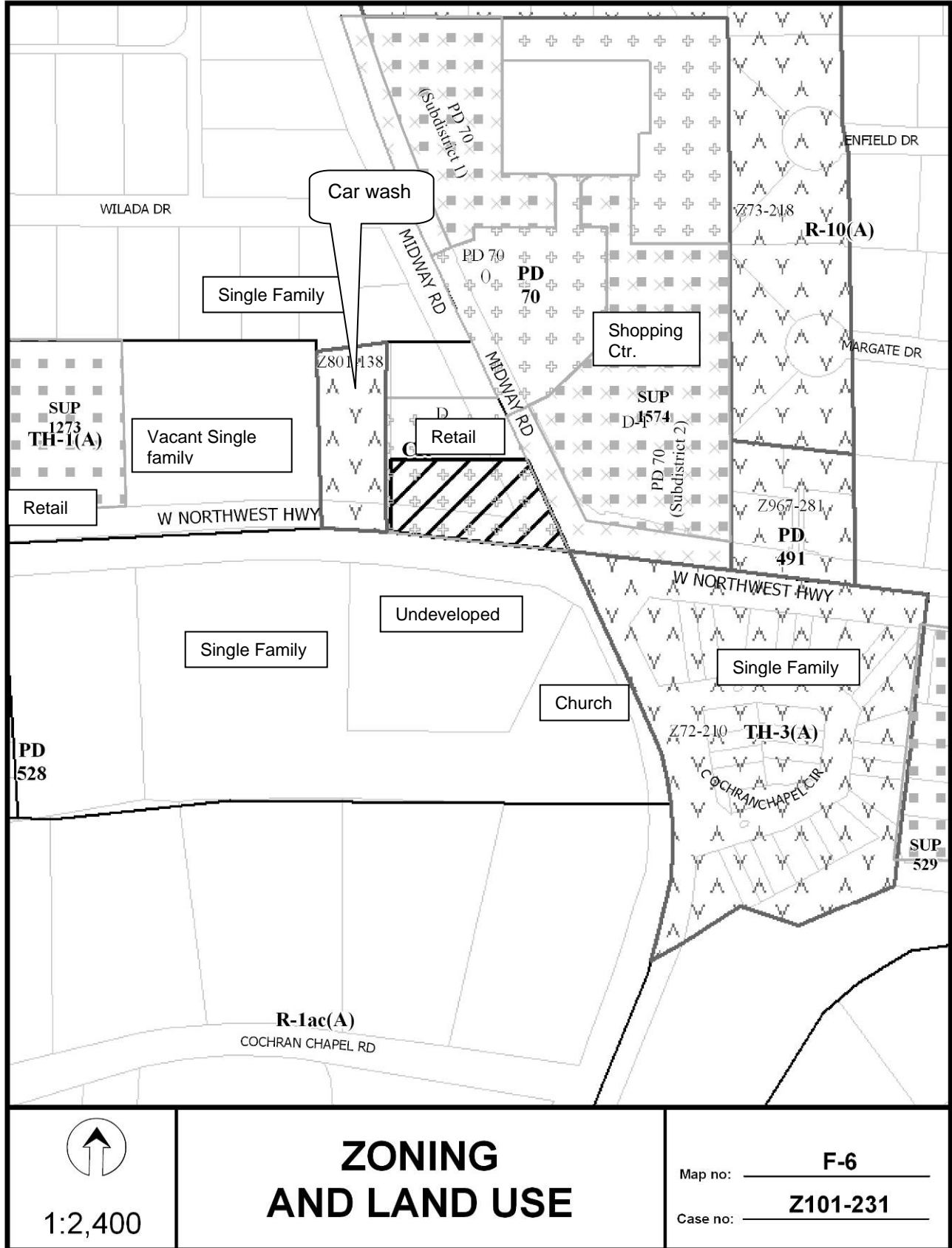
1:4,800

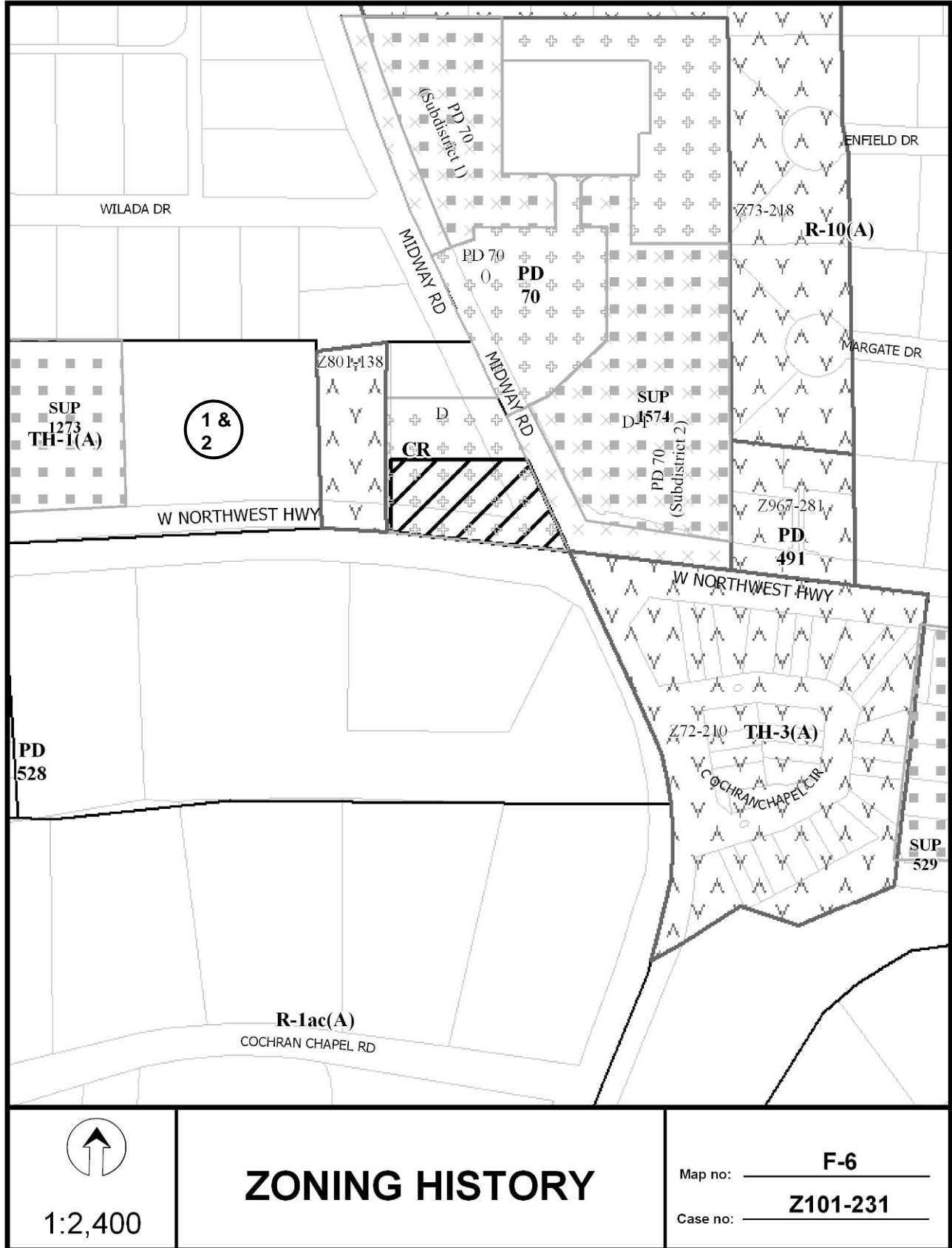
VICINITY MAP

Map no: F-6

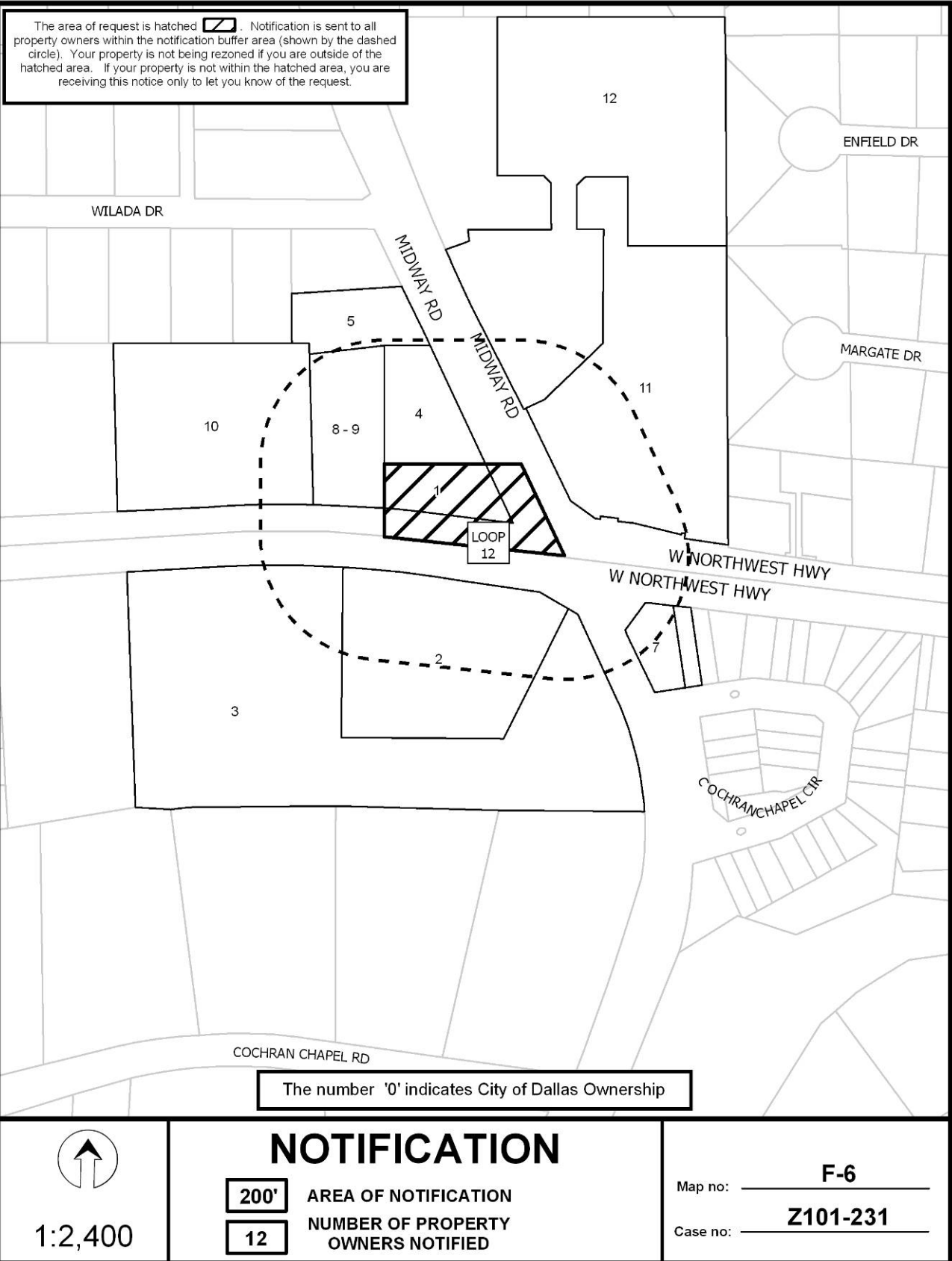
Case no: Z101-231

DATE: April 21, 2011





DATE: April 21, 2011



Notification List of Property Owners

Z101-231

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4275 NORTHWEST	AIRPORT FREEWAY FUEL CENTER LP
2	9101 MIDWAY	COCHRAN CHAPEL METHODIST CHURCH
3	9027 MIDWAY	COCHRAN CHAPEL METHODIST CHURCH
4	4273 NORTHWEST	PRESCOTT INTERESTS LTD
5	9227 MIDWAY	PRESCOTT INTERESTS LTD
6	4390 COCHRAN CHAPEL	STEWART BARBARA K
7	4394 COCHRAN CHAPEL	GOODLOE ROBERT W JR
8	4255 NORTHWEST	N W MIDWAY LAND HOLDINGS LTD
9	4255 NORTHWEST	N W MIDWAY LAND HOLDINGS LTD
10	4235 NORTHWEST	SPIRITUAL ASSEMBLY OF BAHAIS OF DALLAS TX INC
11	4343 NORTHWEST	PRESTON HOLLOW INDIAN SCH SUITE 200
12	4343 NORTHWEST	SBS TX INVESTOR LP

Tuesday, April 19, 2011

FILE NUMBER: Z101-176(WE) **DATE FILED:** January 21, 2011

LOCATION: West side of S. Buckner Road (Loop 12), south of West Hodges Road

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

SIZE OF REQUEST: Approx. 1,8,00 sq. ft. **CENSUS TRACT:** 93.01

APPLICANT: Juma Real Estate L.L.P.

OWNER: Subha Corporation

REPRESENTATIVE: Parvez Malik

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 or food store less than 3,500 square feet on property within Subarea 2 in Planned Development District No. 366 with a D Liquor Control Overlay.

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

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

BACKGROUND INFORMATION:

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

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

1. Z101-179 On May 25, 2011, the City Council will consider a Specific Use Permit for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property within Planned Development District No. 366 with a D Liquor Control Overlay.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Buckner Blvd.	Principal Arterial	80 ft.	80 ft.
West Hodges Road	Local	60 ft.	60 ft.

Land Use:

	Zoning	Land Use
Site	PDD No. 366 D Subarea 2	Service Station
North	PDD No. 366 D Subarea 2	Vehicle sales, display and services
South	PDD No. 366 D Subarea 2	Vehicle sales, display and services
East	PDD No. 366 D Subarea 3	Auto related
West	CR-D-1	Undeveloped

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

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

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

Land Use Compatibility: The request site is approximately 1,800 square feet of floor area and is developed with a general merchandise or food store less than 3,500 square feet use and a motor vehicle fueling station. The request site is located within Subarea 2 of Planned Development District No. 366 with a D Liquor Control Overlay. The applicant is proposing to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property, which is not allowed by the D Liquor Control Overlay but requires a Specific Use Permit in the D-1 Liquor Control Overlay. The applicant is seeking an off-premise license

The adjacent land uses consist of various auto related uses along Buckner Boulevard. Properties west of the request site are undeveloped.

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

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

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

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

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

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

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

Development Standards:

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

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

Parking: The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area and 2 spaces for a motor vehicle fueling station. The development requires 11 spaces with 26 being provided per the attached site plan

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

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

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

Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0081547-X	03/25/2010	RIVERA, MAURICIO	TRAFFIC MOTOR VEHICLE	00515	S	BUCKNER...	336	2201	32090	
0722432-T	10/26/2007	*SHARP CUTZ & STYLE	CRIMINAL MISCHIEF/V...	00515	S	BUCKNER...	334	2201	14082	

LIST OF OFFICERS
Juma Real Estate LLP

- Noor Ullah Juma Partner
- Sadru Jumma Partner

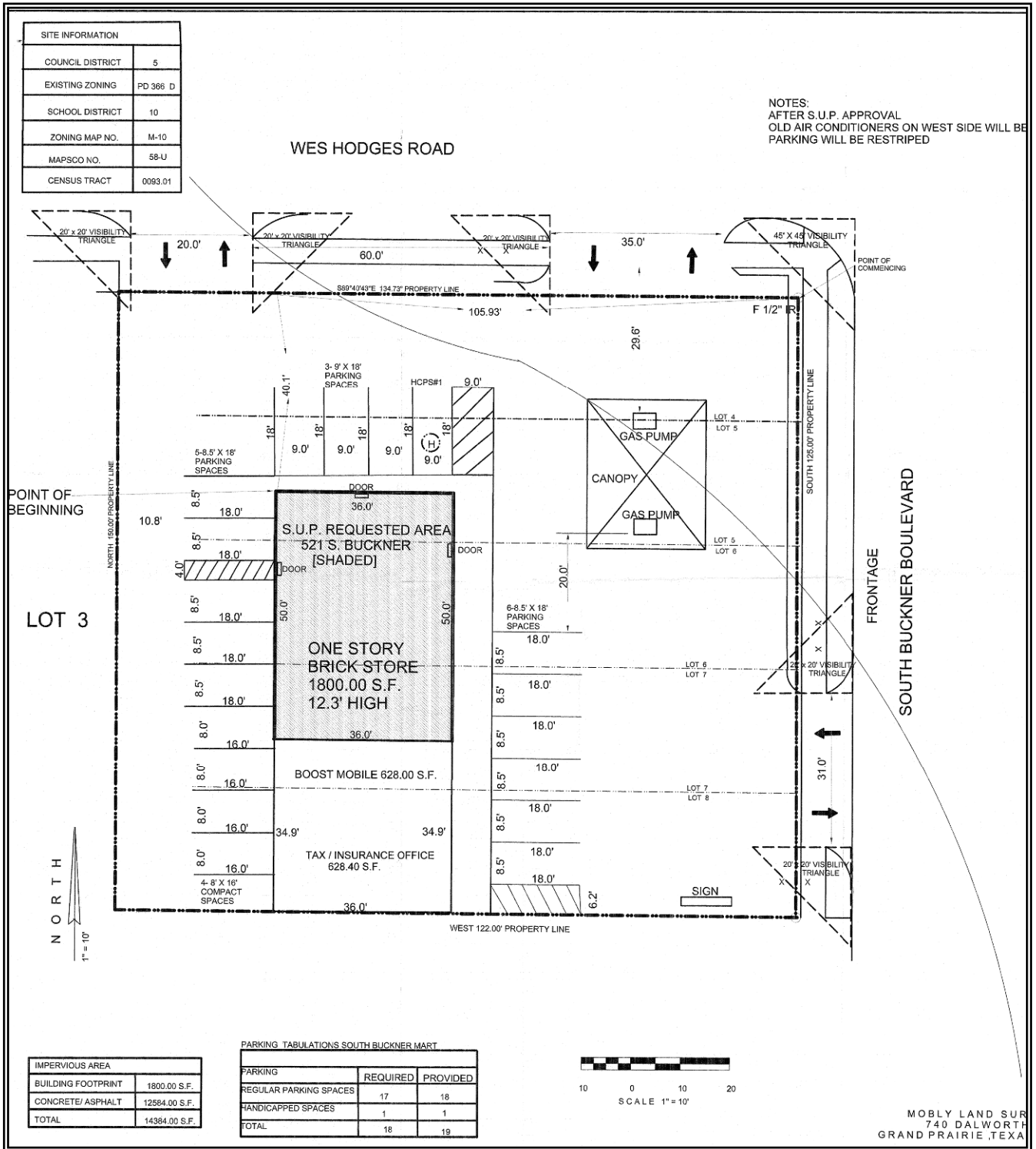
LIST OF OFFICERS
Subha Corporation

- Nimesh Gajera President/Secretary
- Hetal Gajera Vice President/Treasurer

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages as part of the operation of a general merchandise or food store less than 3,500 square feet.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on_____, (two-year period from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
5. PARKING: A minimum of 11 off-street parking spaces must be provided for a general merchandise or food store less than 3,500 square feet in the location shown on the attached site plan.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN





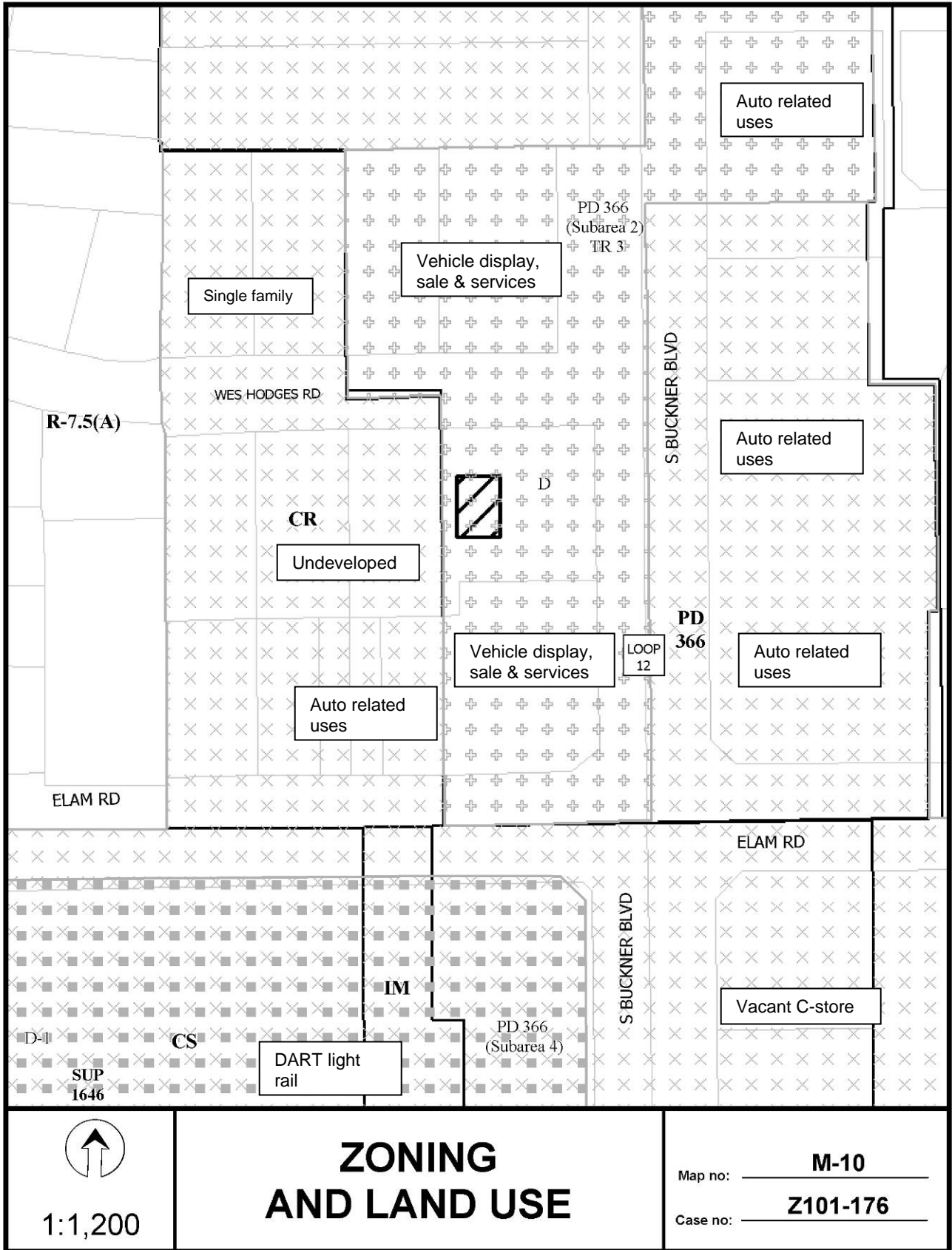
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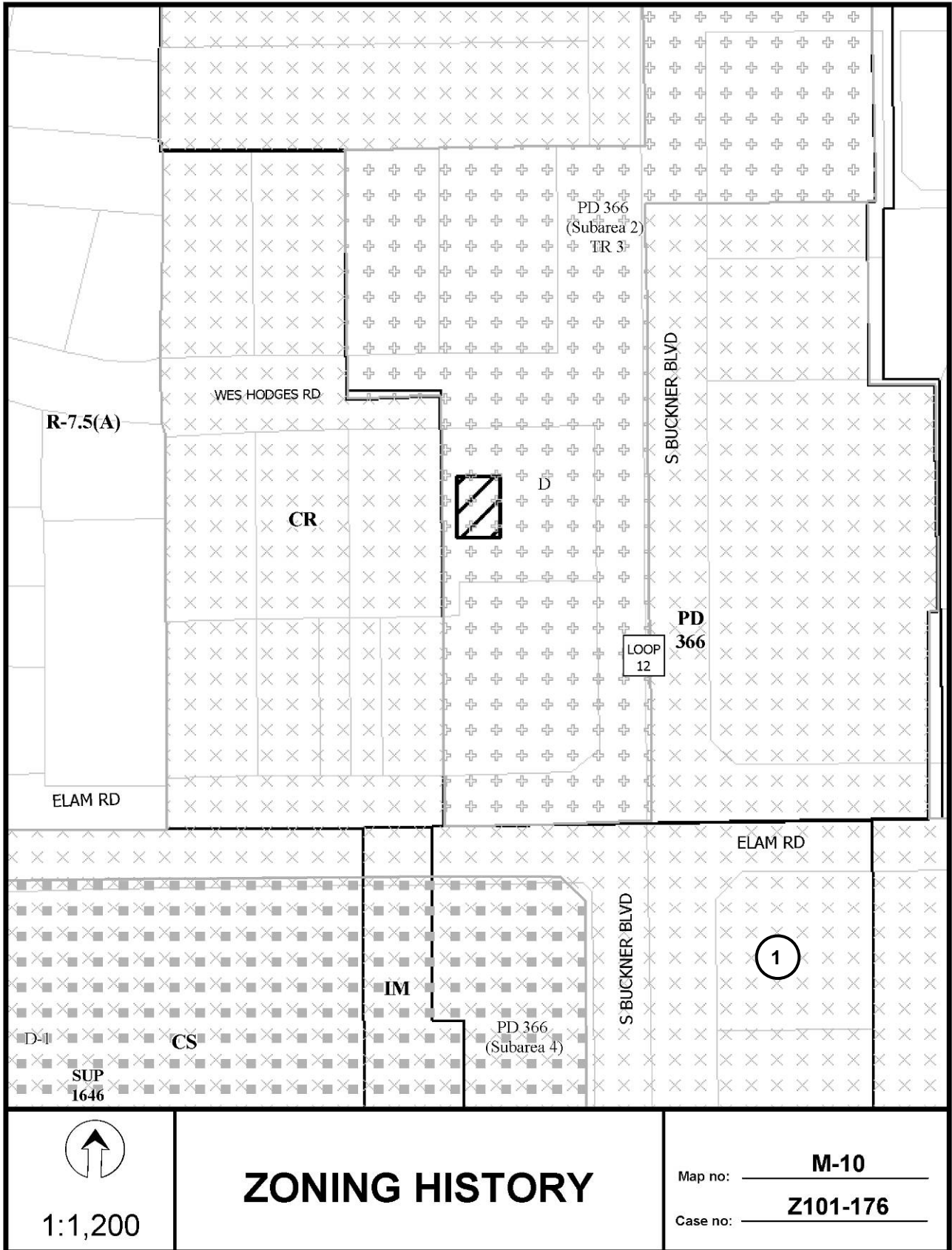
VICINITY MAP

Map no: M-10

Case no: Z101-176

DATE: May 05, 2011





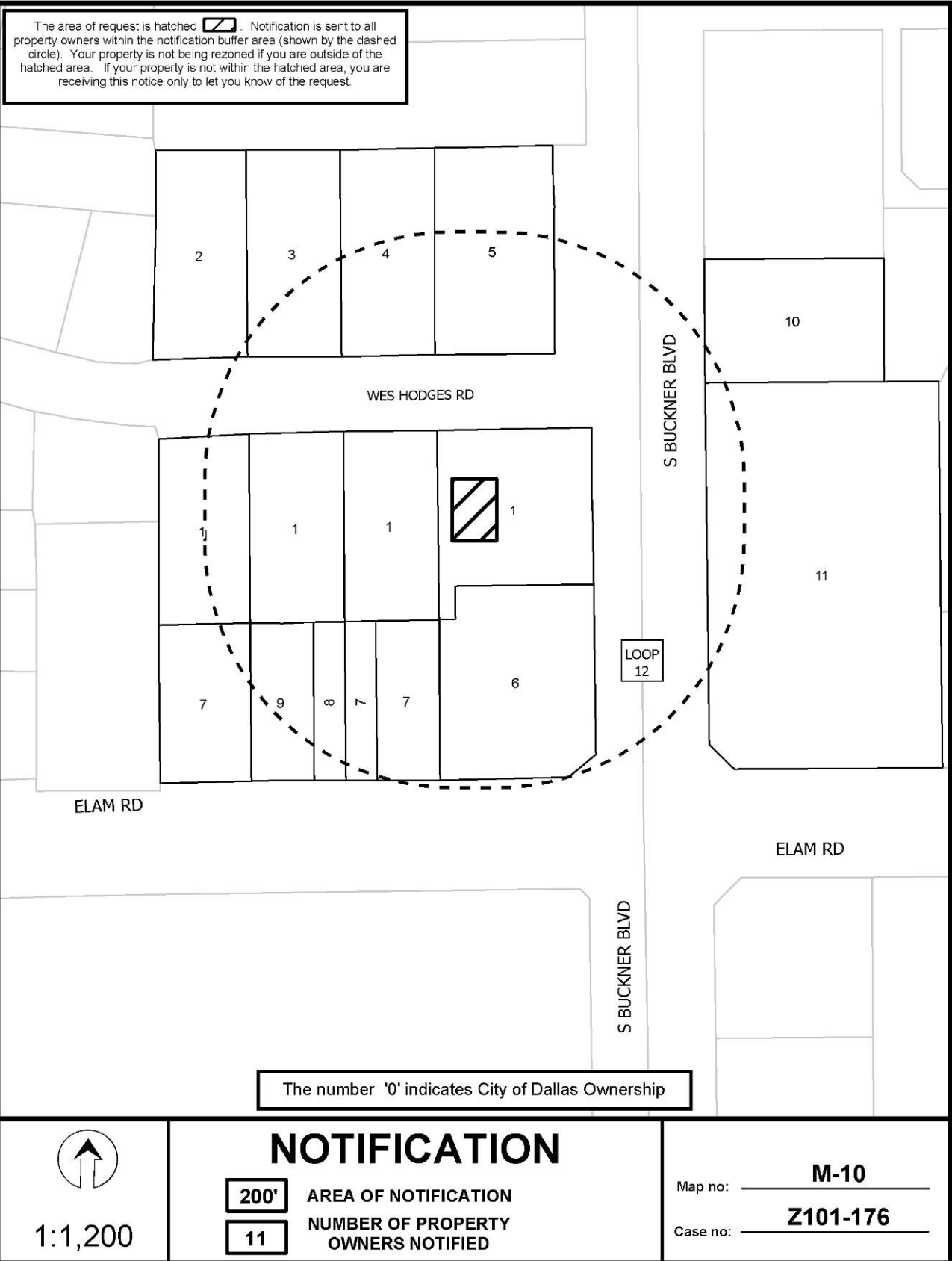
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ZONING HISTORY

Map no: M-10

Case no: Z101-176

DATE: May 05, 2011



DATE: May 05, 2011

Notification List of Property Owners

Z101-176

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8032 WES HODGES	JUMA REAL ESTATE L P
2	8017 WES HODGES	OLIVARES ANGELICA
3	8023 WES HODGES	BRIONES MARTIN
4	8029 WES HODGES	GOSS JOHN M DBA NOTE ONE
5	535 BUCKNER	GOSS JOHN MILTON DBA NOTE ONE
6	509 BUCKNER	MCDANIEL TED
7	8031 ELAM	BARRON MARIO & SONIA BARRON
8	8027 ELAM	BARRON MARIO & SONIA BARR SONIA BARRON
9	8023 ELAM	BARRON MARIO & SONIA BARRON
10	528 BUCKNER	CRAWFORD JUANITA IMOGENE
11	500 BUCKNER	LEAL ALFREDO LAMAS & EVANGELINE R LEAL

Thursday, May 05, 2011

FILE NUMBER: Z101-226(WE) **DATE FILED:** March 23, 2011

LOCATION: South line of Bruton Road, between Lewiston Avenue and North Masters Drive

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

SIZE OF REQUEST: Approx. 2.1313 acres. **CENSUS TRACT:** 119.00

APPLICANT / OWNER: Huynh Investments

REPRESENTATIVE: Peter Kavanagh
Zone Systems, Inc.

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 a CR-D-1 Community Retail District with a D Liquor Control Overlay.

SUMMARY: The applicant proposes to renovate approximately 2,400 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.

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 2,400 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 is prohibited in a D Liquor Control Overlay and requires a specific use permit in the D-1 Liquor Control Overlay.
- The surrounding land uses consist of the remaining portion of the shopping center, which includes a convenience store with a fueling station and single family uses to the north and west. East of the shopping center, across N. Master Road, is a small undeveloped tract of land and retail shopping center.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
N. Master Road	Minor Arterial	100 ft.	100 ft.
Bruton Road	Principal Arterial	80 ft.	80 ft.

Land Use:

	Zoning	Land Use
Site	CR-D-1	Vacant retail space
North	R-7.5(A), CR w/ deed restrictions	Single family, undeveloped
South	CR-D-1	Shopping center
East	CR-D-1	C-Store, undeveloped
West	TH-3(A) w/ SUP 605 on a portion	Single Family

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

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

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 2.1313 acre site is zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay and is currently vacant within an existing retail shopping center. The applicant is proposing to renovate approximately 2,400 square feet of floor area within the shopping center to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property. A Specific Use Permit is required in the D-1 Liquor Control Overlay. The applicant is seeking an off-premise license.

The surrounding land uses consist of the remaining portion of the shopping center, which includes a convenience store with a fueling station and single family uses to the north and west. Properties east of the shopping center, across N. Master Road are a small undeveloped tract of land and retail shopping center.

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. There is a solid masonry wall and a 15-foot alley that provides the necessary screening between the retail shopping center and the adjacent residential uses.

Development Standards:

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

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

Parking: The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor

area. The development requires 12 spaces with 126 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.

The screenshot displays the Dallas Police Department's Virtual Viewer interface. At the top, it features the department's logo and name, along with navigation links for UCR Codes, Year Codes, and Property Class Codes. Below this is a yellow banner with the text "Virtual Viewer - Public Access" and a "Welcome" message. The main content area is titled "Search Records - Offense" and includes a "Filter" input field. A table below the header lists search results with columns for Service #, Offense Date, Complainant, Offense, Block, Dir, Street, Beat, Reporting Area, UCR1, and UCR2. One record is visible, detailing an assault on 12/25/2009 by Minnie Willis.

Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0378657-W	12/25/2009	WILLIS, MINNIE	ASSAULT	10060		BRUTON...	328	1256	08412	

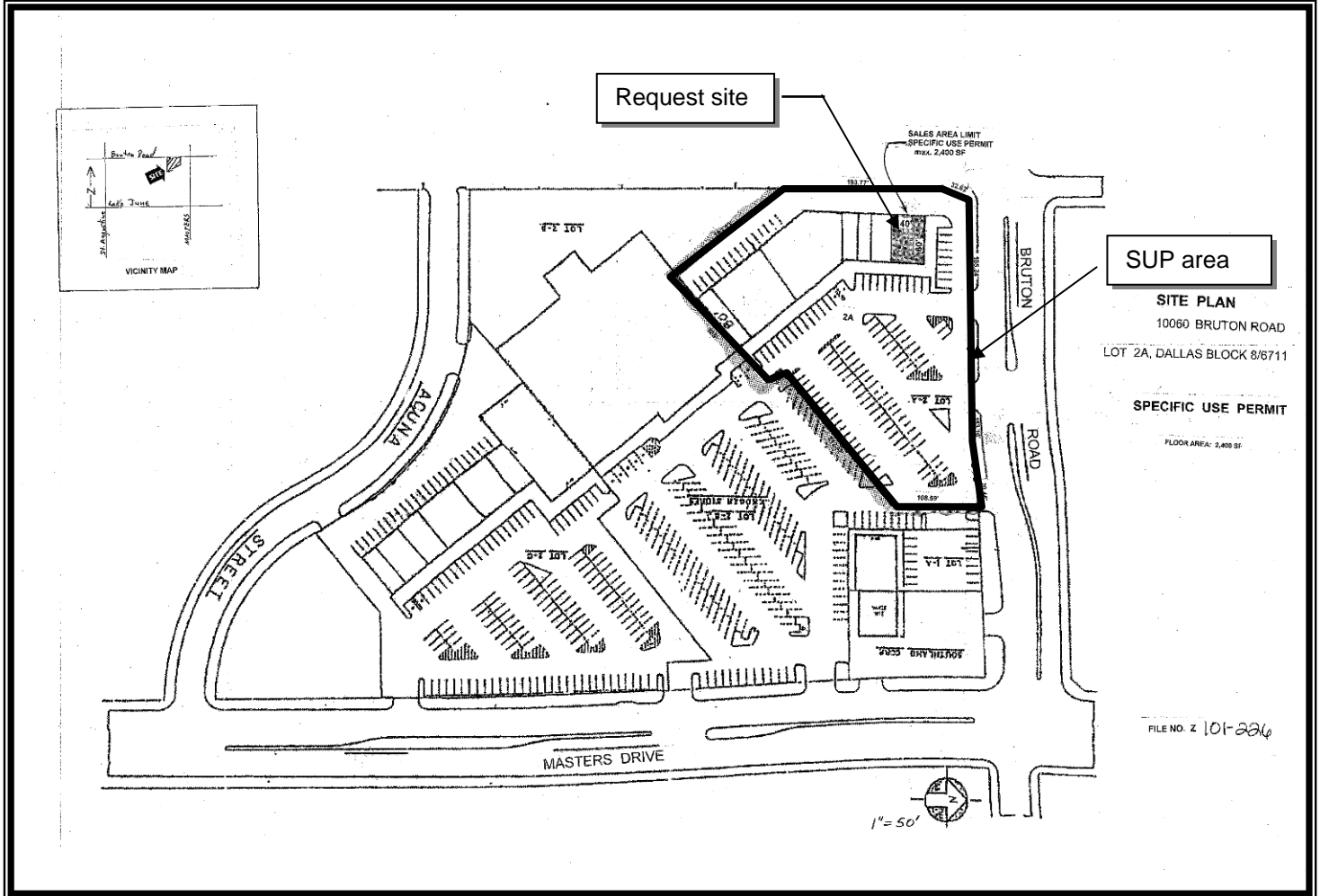
LIST OF OWNERS
Huynh Investments, Inc.

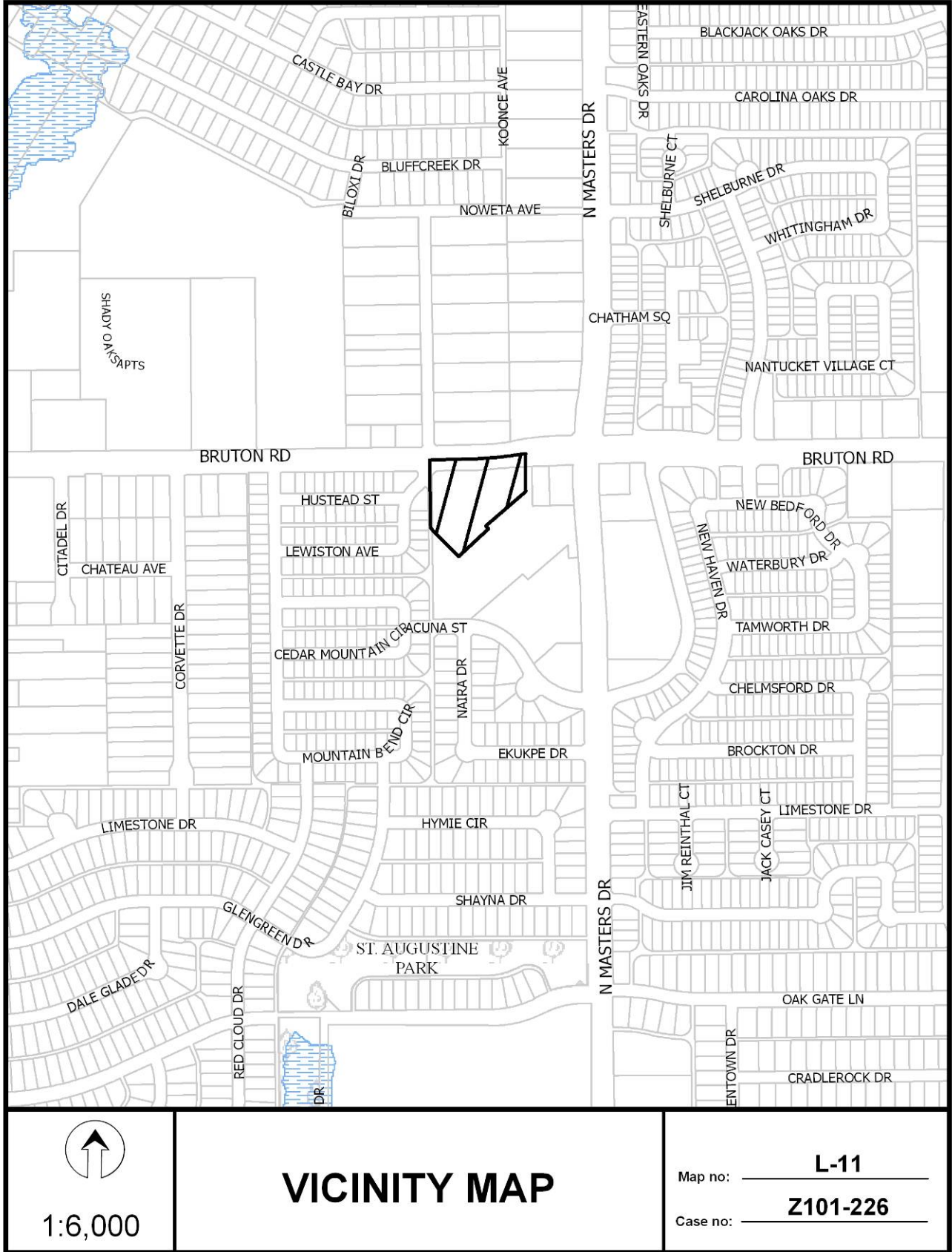
- Sang Huynh President
- Tony Huynh Vice President

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages for off-premise consumption as part of the operation of a general merchandise or food store less than 3,500 square feet.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on_____, (two-year period from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. PARKING: Off-street parking must be located as shown on the attached site plan.
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.

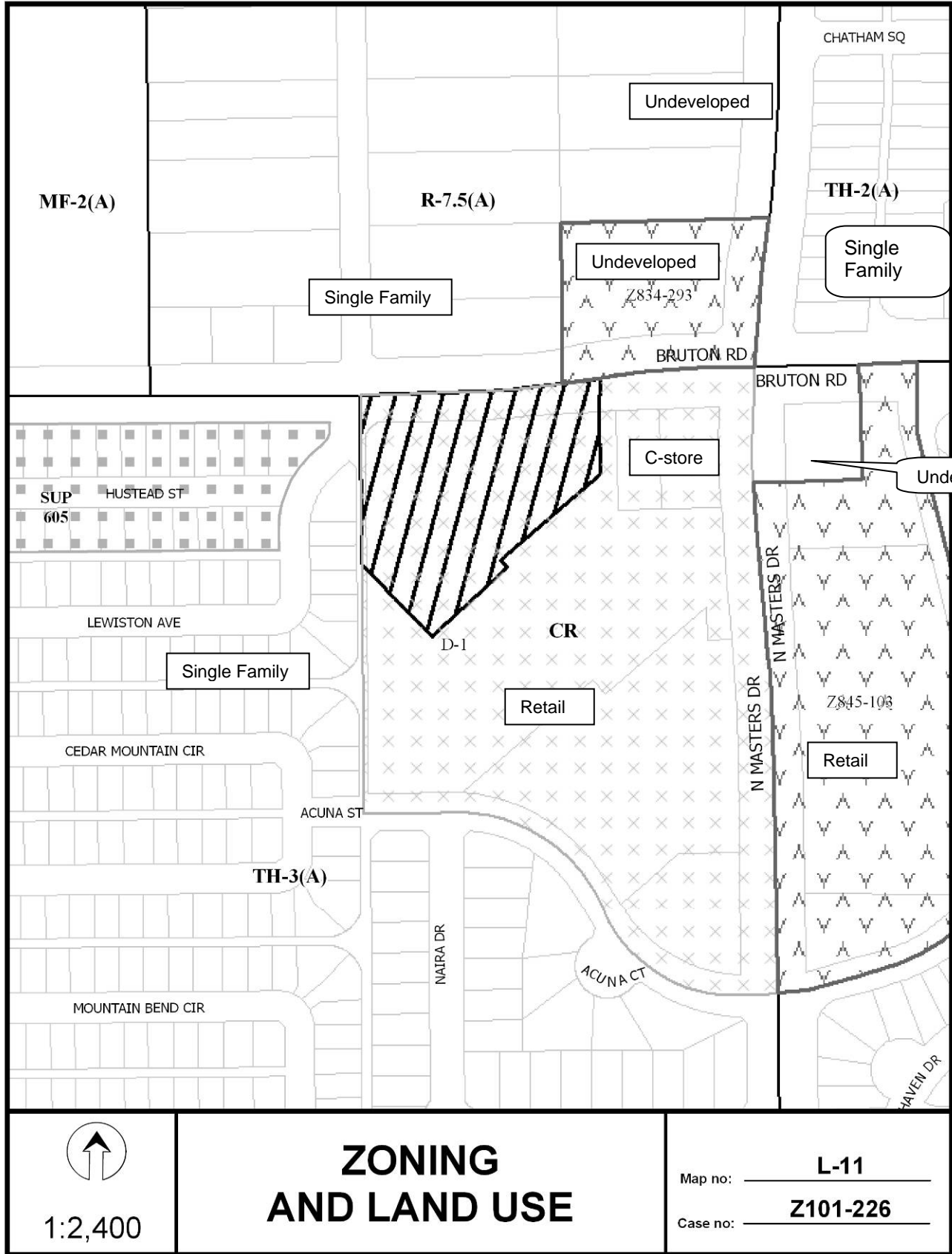
PROPOSED SITE PLAN





VICINITY MAP

Map no: L-11
Case no: Z101-226

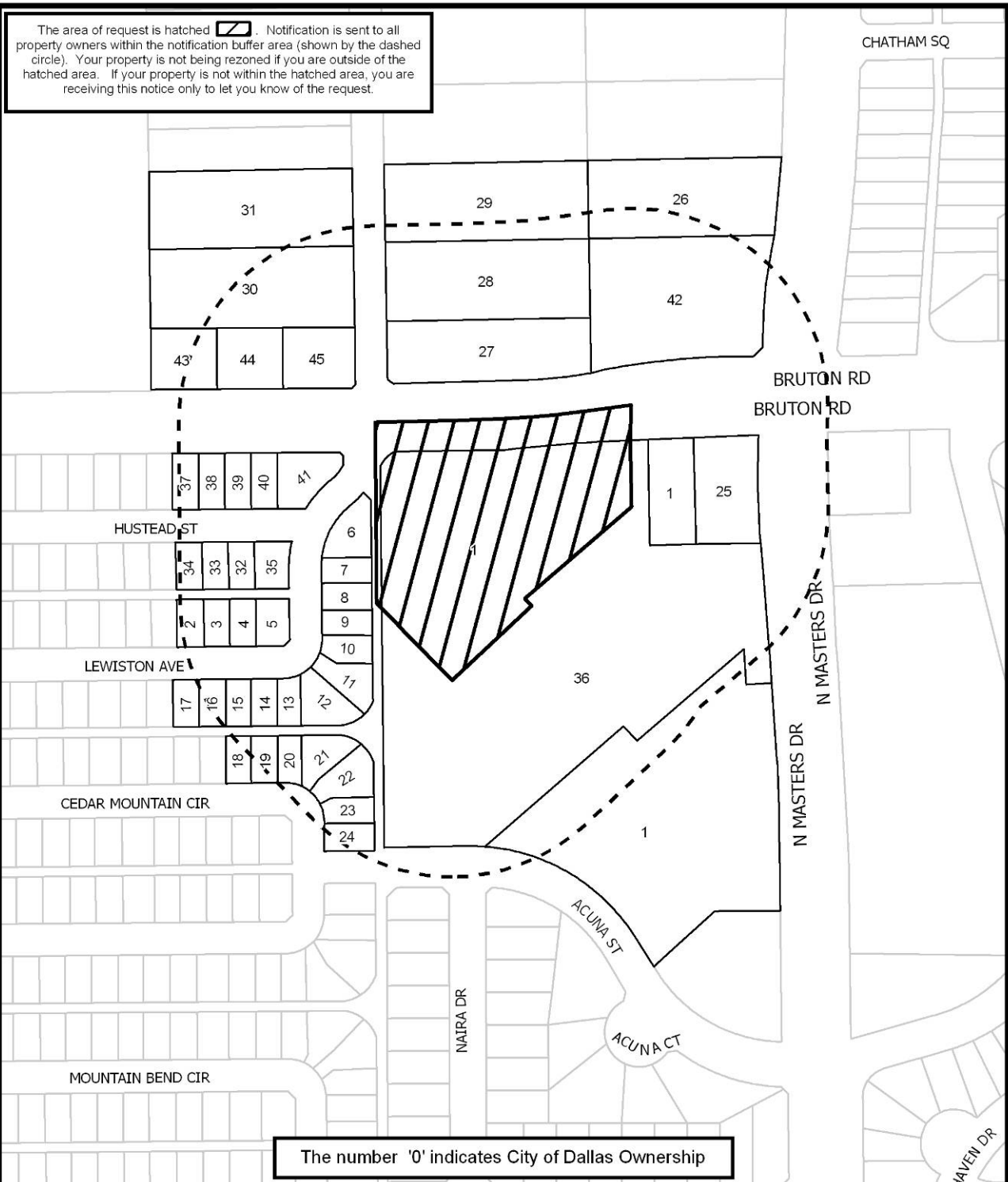


1:2,400

ZONING AND LAND USE

Map no: L-11
Case no: Z101-226

DATE: April 21, 2011



 1:2,400	<h2>NOTIFICATION</h2>	Map no: <u> L-11 </u>
	300' AREA OF NOTIFICATION 45 NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u> Z101-226 </u>

DATE: April 21, 2011

Notification List of Property Owners

Z101-226

45 Property Owners Notified

Label #	Address	Owner
1	2015 MASTERS	HUYNH INVESTMENTS
2	2017 LEWISTON	CHAVEZ FRANCISCO J
3	2019 LEWISTON	DARDEN BOBBIE JOHNSON
4	2021 LEWISTON	SOTELO YSAURA M &
5	2023 LEWISTON	CHACKO THOMAS
6	2038 LEWISTON	MENDOZA LAURENCIO A & MARIA
7	2036 LEWISTON	NAVARRETE YOLANDA
8	2034 LEWISTON	HANLEY PAUL R
9	2032 LEWISTON	GREEN DARLYNE P
10	2030 LEWISTON	BAGGETT LANDRY
11	2028 LEWISTON	A & A REAL EST INV LP
12	2026 LEWISTON	PEREZ BENJAMIN & YADIRA G PEREZ
13	2024 LEWISTON	SMITH NIGEL O
14	2022 LEWISTON	HERNANDEZ RODOLFO C
15	2020 LEWISTON	CABRERA MARIANA
16	2018 LEWISTON	HERNANDEZ RODOLFO C & ROSALBA T HERNANDEZ
17	2016 LEWISTON	HO MY HOA T
18	9921 CEDAR MOUNTAIN	LAZO JUAQUIN B & MARIA D
19	9923 CEDAR MOUNTAIN	NIKRAVAN KAZEM
20	9925 CEDAR MOUNTAIN	CHAVEZ MARIA C
21	9927 CEDAR MOUNTAIN	GAUTHIER FELECIA
22	9929 CEDAR MOUNTAIN	DELGADO LUCIA
23	9931 CEDAR MOUNTAIN	CEDAR MOUNT TRUST
24	9933 CEDAR MOUNTAIN	MARTINEZ JOSE C & ARABELIA
25	10100 BRUTON	SOUTHLAND CORP 24466
26	2125 MASTERS	CRUZ ROMAN & ELIZABETH B

Tuesday, April 19, 2011

Label #	Address	Owner
27	2102 LEWISTON	SELL HIGH INVESTMENTS
28	2110 LEWISTON	4335 DEVELOPMENT LTD
29	2122 LEWISTON	BOLTZ FAMILY LTD PS
30	2111 LEWISTON	ORTEGA GILBERT
31	2123 LEWISTON	SOLIS JUAN F & GUADALUPE REYES
32	9920 HUSTEAD	RODRIGUEZ HUMBERTO
33	9918 HUSTEAD	MAYS DEVONDRIC
34	9916 HUSTEAD	VALDEZ BLANCA E
35	9922 HUSTEAD	PEREZ MICHAEL JR
36	2019 MASTERS	FALK LOTTE M TRUSTEE ETAL % RICHARD M FALK
37	9917 HUSTEAD	MORALES CECILIA B
38	9919 HUSTEAD	FAGAN BILLY W & LYNIDER D
39	9921 HUSTEAD	PATTERSON LEOPOLD & CAROLYN PHARMS
40	9923 HUSTEAD	DUARTE VICTOR MANUEL & MODESTA D
41	9925 HUSTEAD	MORENO ALEJANDRA
42	2107 MASTERS	HEAD INVESTMENT CO
43	9933 BRUTON	BAHENA HECTOR
44	9939 BRUTON	SIMPSON KIMBERLY
45	9945 BRUTON	MONCADA GUADALUPE

FILE NUMBER: Z101-242 (JH)

DATE FILED: April 6, 2011

LOCATION: South side of Elm Street, east of Good Latimer Expressway

COUNCIL DISTRICT: 2

MAPSCO: M-45

SIZE OF REQUEST: Approx. 0.075 acres

CENSUS TRACT: 33.00

REPRESENTATIVE: Audra Buckley

APPLICANT: Anvil Pub / Patrick Bridges

OWNER: MGP Holdings, LLC

REQUEST: An application for a Specific Use Permit for a bar, lounge or tavern on property zoned Planned Development District No. 269.

SUMMARY: The applicant proposes to change the existing restaurant into a bar, lounge or tavern.

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

BACKGROUND INFORMATION:

- The request site is currently developed with a one-story structure used as a bar, lounge or tavern.
- The request site is adjacent to a mix of office/retail/restaurant, uses that are served by various surface parking lots.

Zoning History:

1. Z101-187 An application pending City Council consideration on May 25, 2011 for renewal of Specific Use Permit No. 1757 for a Bar, lounge, or tavern and an Inside commercial amusement use for a Live music venue on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.
2. Z067-347 On December 12, 2007, the City Council approved a Specific Use Permit for an alcoholic beverage establishment for a bar, lounge or tavern and an Inside commercial amusement limited to a live music venue for a five-year time period.
3. Z089-272 On December 9, 2009, the City Council approved a Specific Use Permit for a bar, lounge, or tavern for a two-year period.
4. 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.
5. Z056-271 On January 10, 2007, the City Council recommended approval of a Specific Use Permit for a Tattoo Studio or Body Piercing Studio on property within Planned Development District No. 269.
6. Z101-219 An application pending City Council consideration on May 25, 2011 for a Specific Use Permit for an alcoholic beverage establishment use for a bar, lounge, or tavern on property within Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Elm Street	Community Collector	80 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 2,957 square-foot request site is zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District and is currently developed with a one-story structure used as a bar, lounge or tavern. The applicant is proposing to the use on the property from restaurant to bar, lounge, or tavern, which requires a Specific Use Permit.

The site is surrounded by a mix of office/retail/restaurant uses that are served by various surface parking lots.

A bar, lounge, or tavern means an establishment principally for the sale and consumption of alcoholic beverages on the premises that derives 75 percent or more of its gross revenue from the service of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code, for on-premise consumption.

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.

Z101-242(JH)

The site plan shows that structure for the bar, lounge, or tavern is approximately 2,957 square feet. The uncovered patio is only accessed through the building; there is no alley in this location.

A search of offenses with the Dallas Police Department for this address finds no records for the past five years.

The applicant's request, subject to conditions, complies with the general provisions for consideration of an SUP.

Parking/Traffic:

As a restaurant in PD 269, the first 2,500 square foot of an original building does not require parking and delta credits may be used to meet the parking requirements. For a bar, lounge, or tavern use in PD 269, the use qualifies for the first 2,500 square foot parking break but may not use delta credits to satisfy the rest of its minimum required parking. The request site has a floor area of 2,957 square feet and will require 5 parking spaces. The applicant will satisfy this requirement per code.

Landscaping:

Landscaping required per Article X of the Dallas Development Code.

Z101-242(JH)

List of Partners/Principals/Officers

Applicant:

Bridges and Bridges, LLC

Patrick Bridges, President

Owner:

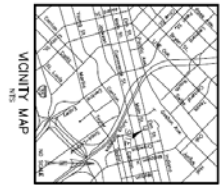
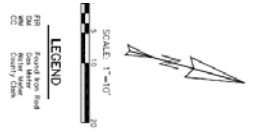
MGP Holdings, LLC

Margot Okowita, President

SUP CONDITIONS
Z101-242

1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a bar, lounge or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit automatically terminates on (two-years from the passage of this ordinance).
4. FLOOR AREA:
 - a. The maximum floor area for a bar, lounge or tavern is 2,957 square feet in the location as shown on the attached site plan.
 - b. The maximum land area for the uncovered patio is 305 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The alcoholic beverage establishment limited to a a bar, lounge or tavern may only operate between 3:00 p.m. and 2:00 a.m. (the next day), Monday through Friday, and between 10:00 a.m. and 2:00 a.m. (the next day), Saturday and 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 conditions, rules, and regulations of the City of Dallas.

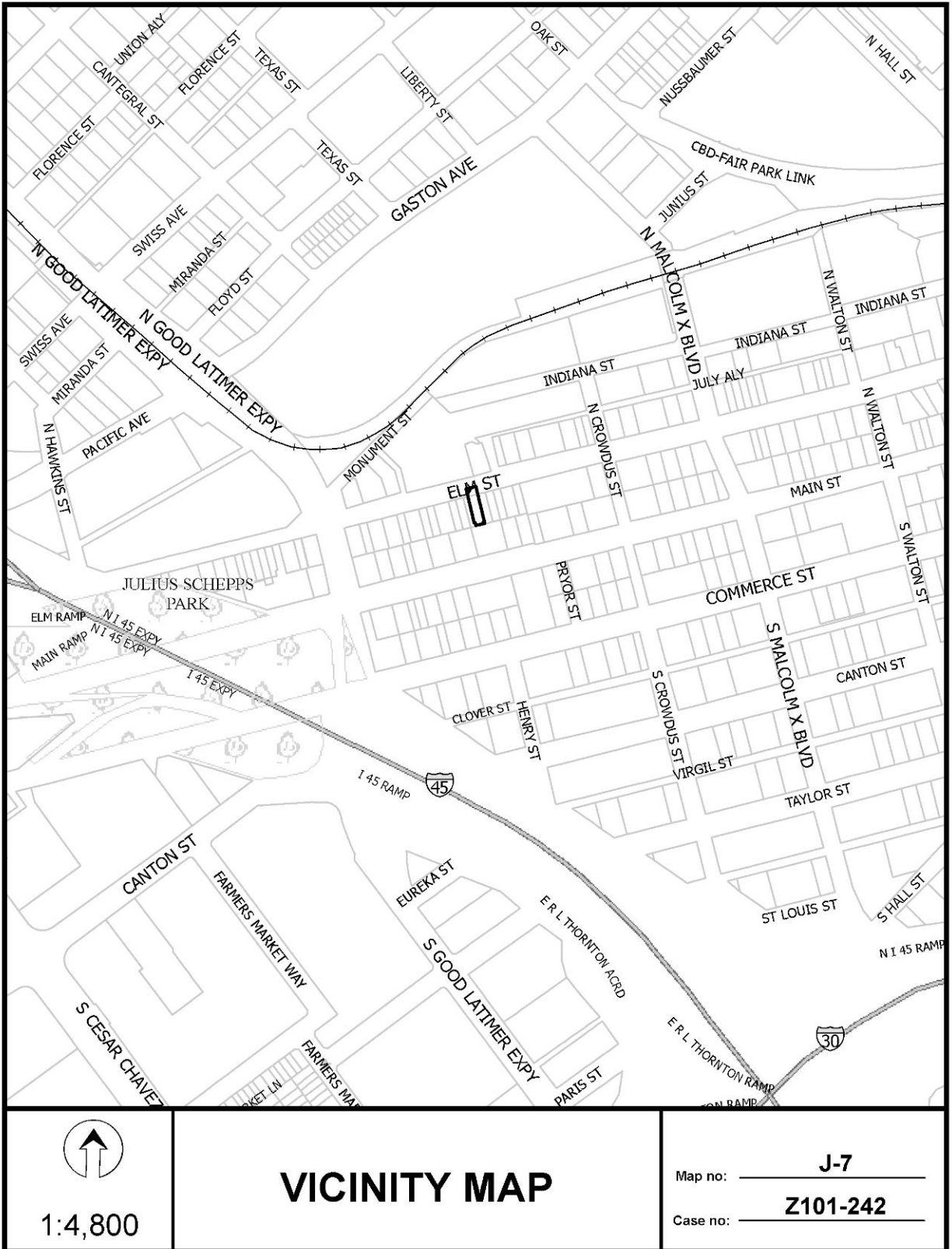
SITE PLAN



LINE	BEARING	DISTANCE
1-2	N 89° 00' 00" E	321.83
2-3	S 13° 46' 00" W	90.00
3-4	S 13° 46' 00" W	30.35
4-5	S 76° 00' 00" W	30.35



- NOTES
- 1) Impervious area equals building area which is 2,957 square feet.
 - 2) The proposed lot is located on street and is not a corner lot.
 - 3) The proposed lot is not a corner lot.



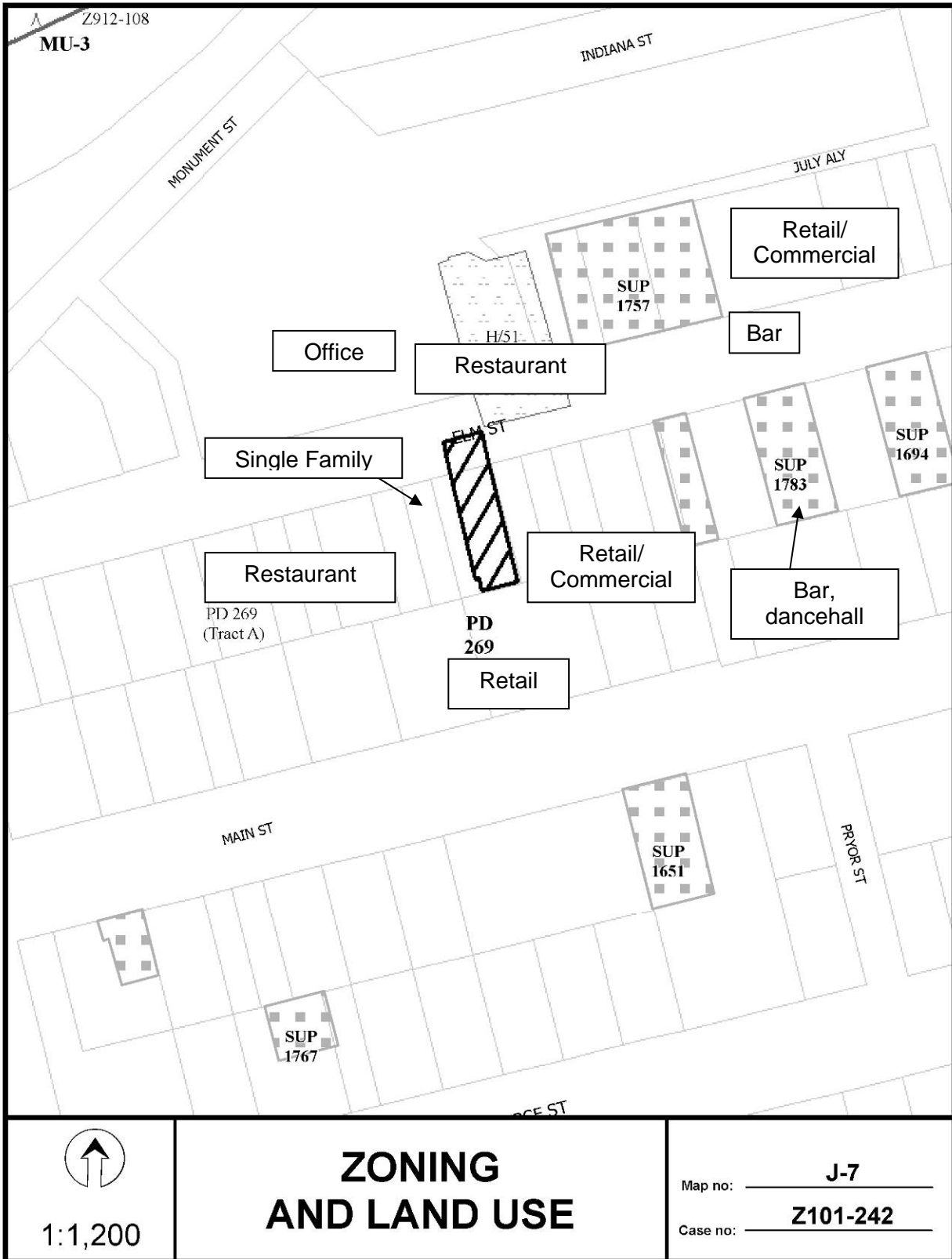
1:4,800

VICINITY MAP

Map no: J-7

Case no: Z101-242

DATE: May 03, 2011



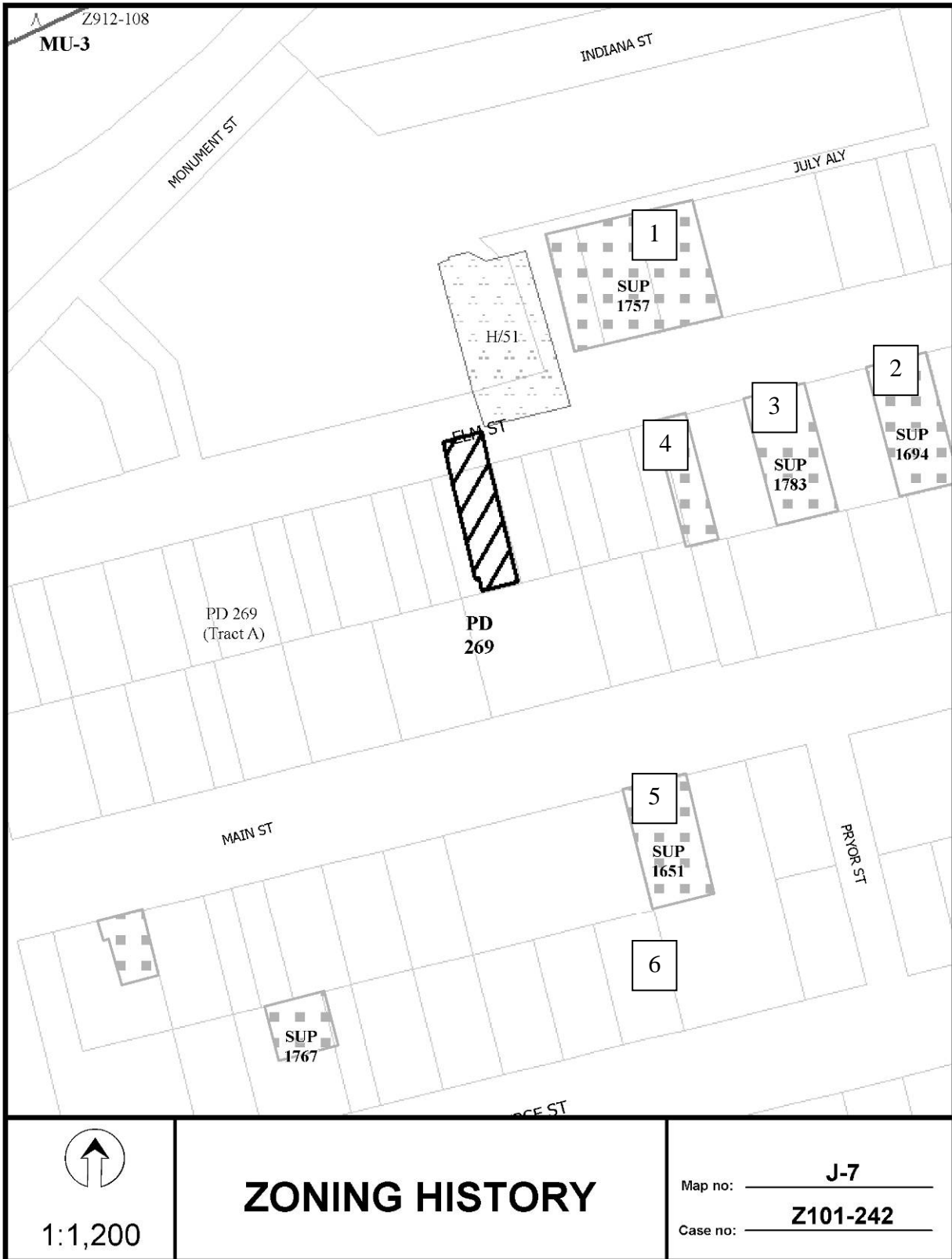
1:1,200

ZONING AND LAND USE

Map no: J-7

Case no: Z101-242

DATE: May 03, 2011



DATE: May 03, 2011



Notification List of Property Owners

Z101-242

23 Property Owners Notified

Label #	Address	Owner
1	2638 ELM	OKOWITA MARGOT S
2	2639 ELM	ELM STREET LOFTS LTD
3	2625 MAIN	EVANS HENRY J
4	2634 ELM	ROSE BARSHOP RESIDUARY TR % STEVEN SCHWARTZ
5	2628 ELM	ROSE BARSHOP RESIDUARY TR % STEVE SCHWARTZ
6	2653 MAIN	PETERS WILSON G APT A
7	2644 ELM	CAMERON PAUL DARREN
8	2647 MAIN	MERRILL ROBERT
9	2640 ELM	AMERITRUST TEXAS NA AGENT FOR CAROLYN F STEINBERG
10	2634 ELM	BAZZLE S WAYNE & CHERYL C BAZZLE
11	2623 MAIN	PARK A LOT LP
12	2620 ELM	WESTDALE PROPERTIES AMERICA I LTD
13	2642 ELM	LALCO INC
14	2650 ELM	ELM ELM LLC
15	2646 ELM	TEXAS AUTO RADIATOR CO
16	2642 MAIN	MERRILL ROBERT L & KAREN L MERRILL
17	2650 MAIN	JERNIGAN REALTY PTNR LP
18	2625 ELM	HRT PROPERTIES OF TX LTD
19	2720 ELM	ELM STREET REALTY LTD
20	2701 MAIN	JERNIGAN AL INV INC
21	2707 ELM	BELMOR CORP % CARL SKIBELL
22	2703 ELM	BELMOR CORP % CARL SKIBELL
23	2701 ELM	BELMOR CORP

FILE NUMBER: Z101-197(JH) **DATE FILED:** February 23, 2011

LOCATION: Northeast corner of W. Illinois Avenue and Toluca Avenue

COUNCIL DISTRICT: 4 **MAPSCO:** 54-U, 54-V

SIZE OF REQUEST: Approx. 0.71 acres **CENSUS TRACT:** 54.00

REPRESENTATIVE: Arlene Whitaker, TETCO

APPLICANT/OWNER: DFW Convenience Stores, LP

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 or food store use 3,500 square feet or less on property zoned CR Community Retail District with a D Liquor Control Overlay.

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

STAFF RECOMMENDATION: Approval of the D-1 Liquor Control Overlay and approval of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise use 3,500 square feet or less for a two-year period with eligibility for automatic renewal of additional five year periods, subject to a site plan and conditions.

PREVIOUS ACTION: On May 5, 2011, the City Plan Commission moved to hold this case under advisement.

BACKGROUND INFORMATION:

- The request site is currently developed with an approximately 2,121 square feet general merchandise or food store 3,500 square feet use or less and a motor vehicle fueling station.
- The proposed use is to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property.

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

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
W. Illinois Avenue	Principal Arterial	100 feet

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

Land Use Compatibility:

The approximately 0.71-acre request site is zoned a CR Community Retail District with a D Liquor Control Overlay and is currently developed with an approximately 2,121 square foot general merchandise 3,500 square feet or less 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.

The surrounding land uses are restaurant, auto service center, carwash, office, and personal services along W. Illinois Avenue. Single family uses are adjacent to the north and are south of the commercial uses on the south side of W. Illinois Avenue.

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:

Z101-197(JH)

- 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 adjacent residential uses could be considered incompatible. The development is providing the required minimum six foot solid screening fence on its northern boundary. The initial short time period will also require that the request be reevaluated to ensure the use is compatible in this location.

Development Standards:

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

Parking/Traffic:

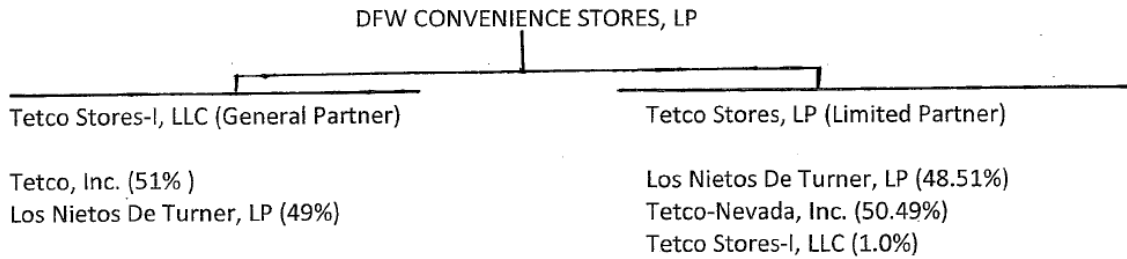
The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not significantly impact the surrounding street system for the proposed development.

The general merchandise or food store use requires one space for every 200 square feet of floor area and a motor vehicle fueling station requires two spaces. The site plan shows that 12 off-street parking spaces are required and 18 off-street parking spaces are provided.

Landscaping:

Landscaping required per Article X of the Dallas Development Code.

List of Partners/Principals/Officers



Tetco Stores I-LLC

Los Nietos De Turner LP
Tetco, Inc.

Los Nietos De Turner, LP

Thomas Edwin Turner IV
Jon Roy Turner
Gary Edwin Turner
Frederick Anthony Turner
Richard Evan Turner
Milissa Anne Turner Goodgion
Melanie Beth Turner Reitmeyer
Thomas O-Neil Turner
Tom E. Turner, Sr. LLC

Tetco, Inc.

Tom E Turner, Jr., Chairman
Gerry Telle, President
Jon Roy Turner, Vice President, Secretary
Frederick Turner, Treasurer

Tetco-Nevada, Inc.

Gerry Telle, President
Tom E. Turner, Jr., Vice President, Chairman
Frederick Turner, Secretary

Tetco Stores I, LLC

Tom E. Turner, Jr., Chairman
Gerry Telle, President
Jon Roy Turner, Vice President, Secretary
Frederick A. Turner, Treasurer

DPD Report

Dallas Police Department Reports
Public Offense Search Results

SERVICE #	OFFENSE DATE	TYPE	COMPLAINANT	ADDRESS	BEAT	REPORTING AREA
1	0410841-R	05/31/2008	THEFT	*CHEVRON/TECCO	00225 W ILLINOISAVE	449 4188
2	0529607-R	07/12/2008	THEFT	*CHEVRON STATIONS INC	00225 W ILLINOISAVE	449 4188
3	0824097-R	08/18/2008	THEFT	*CHEVRON STATIONS INC	00225 W ILLINOISAVE	449 4188
4	0823300-R	08/18/2008	THEFT	*CHEVRON	00225 W ILLINOISAVE	449 4188
5	0839033-R	08/22/2008	THEFT	*TETCO	00225 W ILLINOISAVE	449 4188
6	0842890-R	08/23/2008	LOST PROPERTY	SABER,IN-BEN	00225 W ILLINOISAVE	449 4188
7	0869216-R	11/17/2008	ROBBERY	RODRIGUEZ,FABIAN	00225 W ILLINOISAVE	449 4188
8	0225077-T	03/31/2007	THEFT	*TETCO	00225 W ILLINOISAVE	449 4188
9	0255127-T	04/11/2007	THEFT	*TETCO #868	00225 W ILLINOISAVE	449 4188
10	0262079-T	04/14/2007	ROBBERY	TAYLOR,GEORGE	00225 W ILLINOISAVE	449 4188
11	0292046-T	04/25/2007	THEFT	*CHEVRON	00225 W ILLINOISAVE	449 4188
12	0465333-T	08/23/2007	CRIMINAL MISCHIEF/VANDALISM	MICKENS,GLORIA	00225 W ILLINOISAVE	449 4188
13	0564359-T	07/28/2007	THEFT	*CHEVRON STATIONS INC	00225 W ILLINOISAVE	449 4188
14	0586559-T	08/05/2007	OTHER OFFENSES	*TETCO CHEVRON	00225 W ILLINOISAVE	449 4188
15	0586431-T	08/05/2007	OTHER OFFENSES	*CHEVERON TECH	00225 W ILLINOISAVE	449 4188
16	0615580-T	08/18/2007	OTHER OFFENSES	*CHEVRON #868	00225 W ILLINOISAVE	449 4188
17	0648606-T	09/07/2007	THEFT	*CHEVRON TETCO	00225 W ILLINOISAVE	449 4188
18	0668647-T	09/25/2007	THEFT	*TETCO#868	00225 W ILLINOISAVE	449 4188
19	0675289-T	10/02/2007	ROBBERY	SIMMONS, BARRY W.	00225 W ILLINOISAVE	449 4188
20	0003622-W	01/04/2009	THEFT	*CHEVRON	00225 W ILLINOISAVE	713 4188
21	0018419-X	01/19/2010	OTHER OFFENSES	*CHEVERON	00225 W ILLINOISAVE	713 4188
22	0045476-V	02/13/2008	THEFT	JOE,BILLY	00225 W ILLINOISAVE	713 4188
23	0047472-X	02/19/2010	THEFT	*CHEVRON	00225 W ILLINOISAVE	713 4188
24	0047730-X	02/19/2010	THEFT	*CHEVRON GAS STATION	00225 W ILLINOISAVE	713 4188
25	0053384-X	02/25/2010	OTHER OFFENSES	*CHEVRON	00225 W ILLINOISAVE	713 4188

Dallas Police Department Reports
Public Offense Search Results

SERVICE #	OFFENSE DATE	TYPE	COMPLAINANT	ADDRESS	BEAT	REPORTING AREA
26	0054333-X	02/28/2010	THEFT	*CHEVRON	00225 W ILLINOISAVE	713 4188
27	0059296-X	03/03/2010	FORGERY & COUNTERFEITING	*CHEVERON	00225 W ILLINOISAVE	713 4188
28	0061497-X	03/04/2010	THEFT	*CHEVRON	00225 W ILLINOISAVE	713 4188
29	0065707-X	03/09/2010	THEFT	*TETCO # 688 (CHEVRON)	00225 W ILLINOISAVE	713 4188
30	0074108-V	03/13/2008	THEFT	*CHEVRON	00225 W ILLINOISAVE	713 4188
31	0083228-X	03/27/2010	THEFT	*CHEVRON	00225 W ILLINOISAVE	713 4188
32	0090984-X	04/03/2010	FOUND PROPERTY	@CITY OF DALLAS	00225 W ILLINOISAVE	713 4188
33	0099554-W	04/10/2009	OTHER OFFENSES	*CHEVRON	00225 W ILLINOISAVE	713 4188
34	0126424-X	05/07/2010	THEFT	*CHEVRON #689	00225 W ILLINOISAVE	713 4188
35	0127817-X	05/08/2010	THEFT	*CHEVRON TETCO #689	00225 W ILLINOISAVE	713 4188
36	0133822-X	05/04/2010	THEFT	*CHEVRON TETCO #689	00225 W ILLINOISAVE	713 4188
37	0141114-W	05/18/2009	ARSON AND ATTEMPT ARSON	*CHEVRON # 688	00225 W ILLINOISAVE	713 4188
38	0145497-V	05/17/2008	THEFT	*CHEVRON	00225 W ILLINOISAVE	713 4188
39	0146207-W	05/07/2009	EMBEZZLEMENT	*CHEVRON/TETCO #688	00225 W ILLINOISAVE	713 4188
40	0153784-V	05/24/2008	THEFT	WIDEMAN, LOLA	00225 W ILLINOISAVE	713 4188
41	0171771-V	06/09/2008	TRAFFIC MOTOR VEHICLE	BANDA, EDUARDO	00225 W ILLINOISAVE	713 4188
42	0199190-V	06/26/2008	THEFT	*TETCO	00225 W ILLINOISAVE	713 4188
43	0206017-V	07/02/2008	THEFT	*CHEVRON	00225 W ILLINOISAVE	713 4188
44	0209451-W	07/17/2009	OTHER OFFENSES	*CHEVRON TETCO #688	00225 W ILLINOISAVE	713 4188
45	0221952-V	07/17/2008	FOUND PROPERTY	@CITY OF DALLAS	00225 W ILLINOISAVE	713 4188
46	0239070-V	08/02/2008	OTHER OFFENSES	*CHEVRON STATION INC	00225 W ILLINOISAVE	713 4188
47	0244382-W	08/17/2009	FORGERY & COUNTERFEITING	*CHEVRON #688	00225 W ILLINOISAVE	713 4188
48	0248896-W	08/21/2009	OTHER OFFENSES	*CHEVERON	00225 W ILLINOISAVE	713 4188
49	0288320-W	09/25/2009	OTHER OFFENSES	@CITY OF DALLAS	00225 W ILLINOISAVE	713 4188

Page 2 of 3 on 4/12/2011 11:27:40 AM

Dallas Police Department Reports
Public Offense Search Results

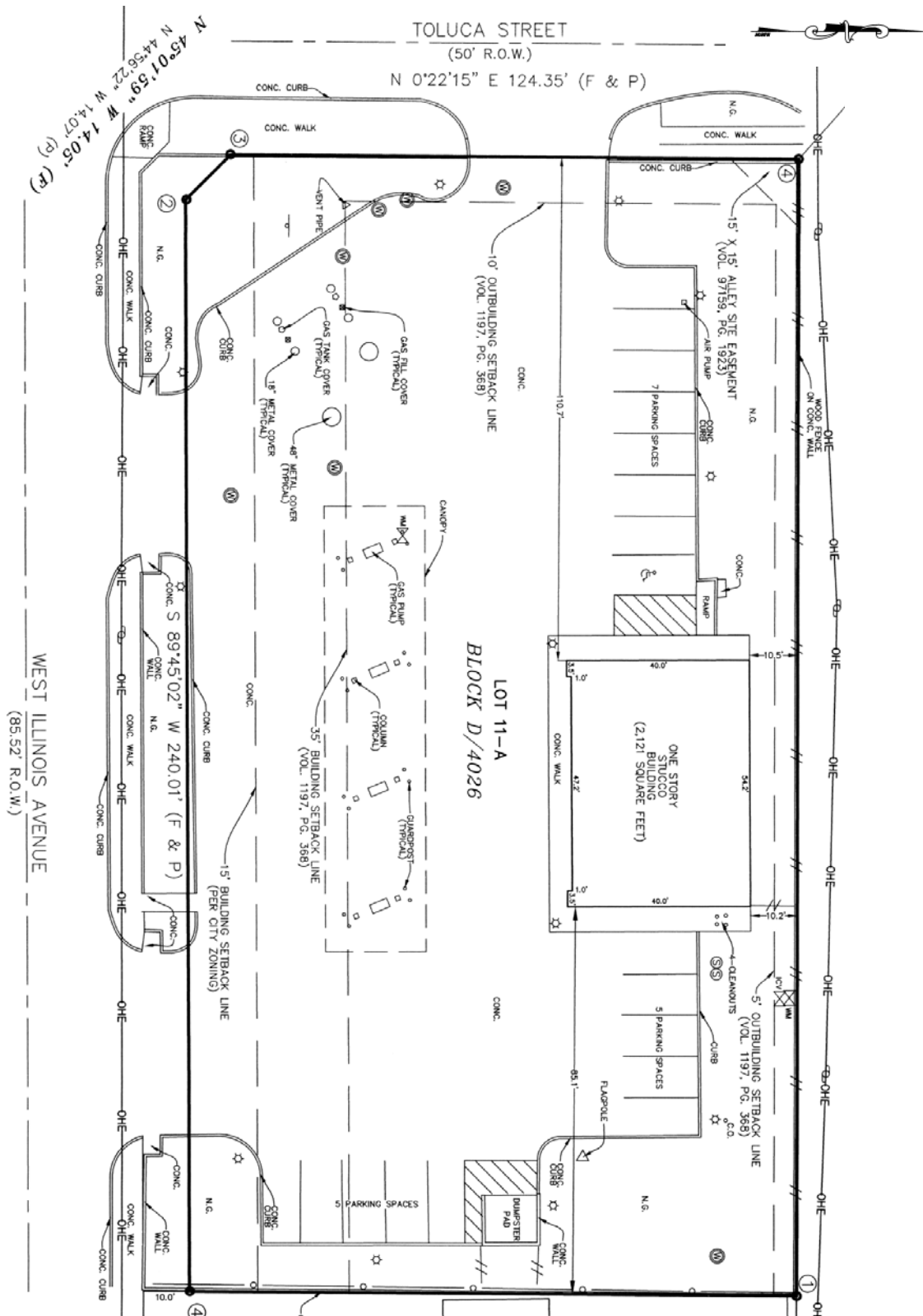
SERVICE #	OFFENSE DATE	TYPE	COMPLAINANT	ADDRESS	BEAT	REPORTING AREA
50	0319024-W	10/26/2009	OTHER OFFENSES	*TETCO #688	00225 W ILLINOISAVE	713 4188
51	0319199-W	10/26/2009	OTHER OFFENSES	*TETCO #688	00225 W ILLINOISAVE	713 4188
52	0321748-V	10/17/2008	FORGERY & COUNTERFEITING	*CHEVRON STATIONS INC	00225 W ILLINOISAVE	713 4188
53	0338570-W	11/14/2009	FORGERY & COUNTERFEITING	*CHEVRON	00225 W ILLINOISAVE	713 4188
54	0342022-V	11/06/2008	FOUND PROPERTY	@CITY OF DALLAS	00225 W ILLINOISAVE	713 4188
55	0378714-V	12/13/2008	THEFT	*TETCO STORE #688	00225 W ILLINOISAVE	713 4188
56	0731716-T	11/08/2007	ROBBERY	SMITH,SHANTAVIA	00225 W ILLINOISAVE	713 4188
57	0773163-T	12/17/2007	OTHER OFFENSES	*CHEVRON STATION #68	00225 W ILLINOISAVE	713 4188
58	0019097-Y	01/23/2011	AUTO THEFT-UUMV	MCGOWN,EARNEST	00225 W ILLINOISAVE	713 4188
59	0062773-Y	03/13/2011	THEFT	*TETCO CEHVRON #688	00225 W ILLINOISAVE	713 4188
60	0069277-Y	03/23/2011	THEFT	*TETCO	00225 W ILLINOISAVE	713 4188
61	0075427-Y	03/26/2011	OTHER OFFENSES	*TETCO CHEVRON	00225 W ILLINOISAVE	713 4188
62	0076046-Y	03/26/2011	OTHER OFFENSES	@CITY OF DALLAS	00225 W ILLINOISAVE	713 4188
63	0077622-Y	03/29/2011	CRIMINAL MISCHIEF/VANDALISM	*CHEVRON GAS STATION	00225 W ILLINOISAVE	713 4188
64	0140554-X	05/21/2010	FORGERY & COUNTERFEITING	*TETCO #688	00225 W ILLINOISAVE	713 4188
65	0148281-X	05/28/2010	OTHER OFFENSES	*TETCO	00225 W ILLINOISAVE	713 4188
66	0203677-X	07/20/2010	LOST PROPERTY	CROCKETT HUNTER, ANITA	00225 W ILLINOISAVE	713 4188
67	0236493-X	08/22/2010	THEFT	*CHEVRON #688	00225 W ILLINOISAVE	713 4188
68	0307736-X	11/06/2010	FORGERY & COUNTERFEITING	*TETCO	00225 W ILLINOISAVE	713 4188
69	0313251-X	11/12/2010	FORGERY & COUNTERFEITING	*CHEVRON 689	00225 W ILLINOISAVE	713 4188
70	0328127-X	11/29/2010	THEFT	BATTLE,TILLERIE	00225 W ILLINOISAVE	713 4188

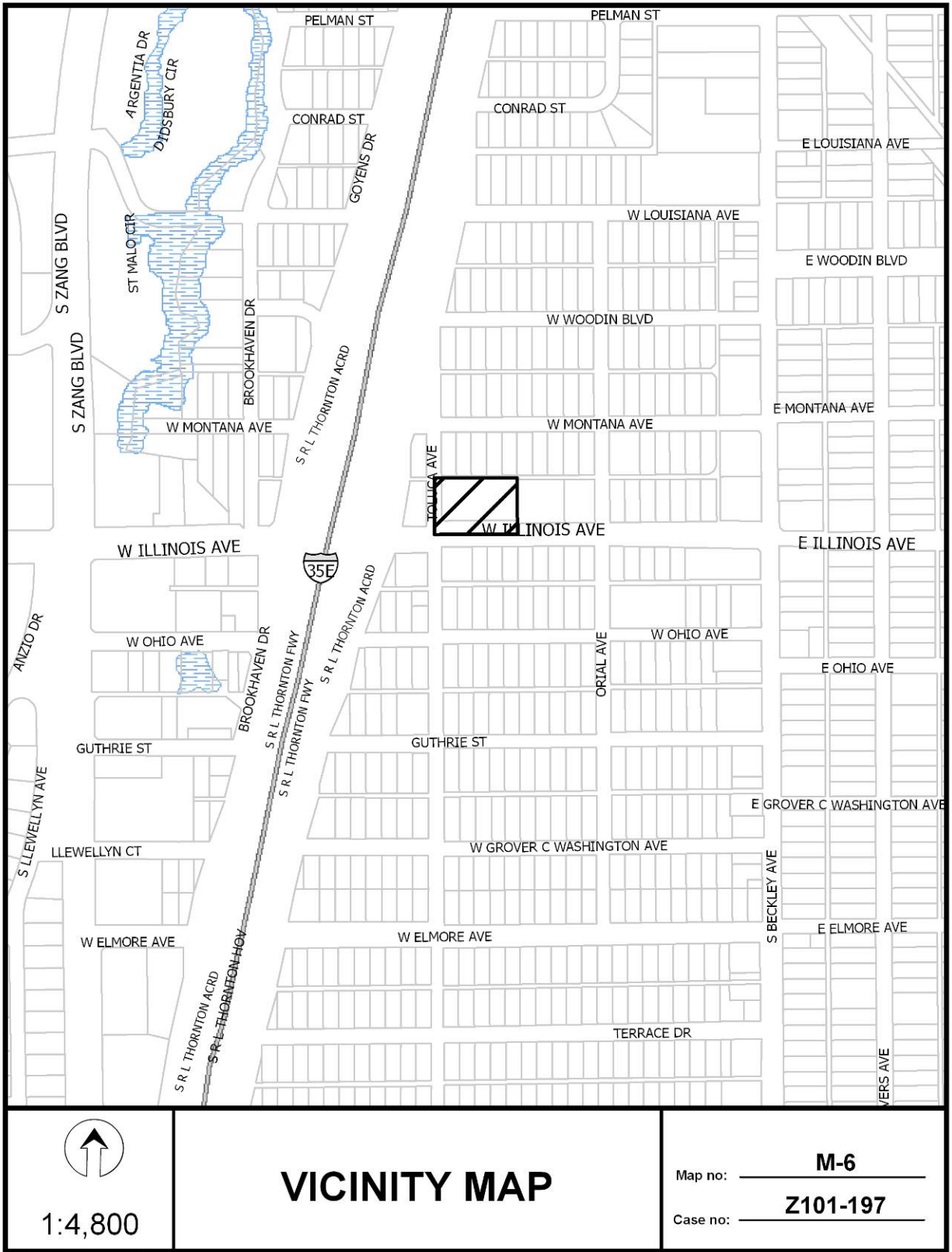
Page 3 of 3 on 4/12/2011 11:27:40 AM

SUP Conditions

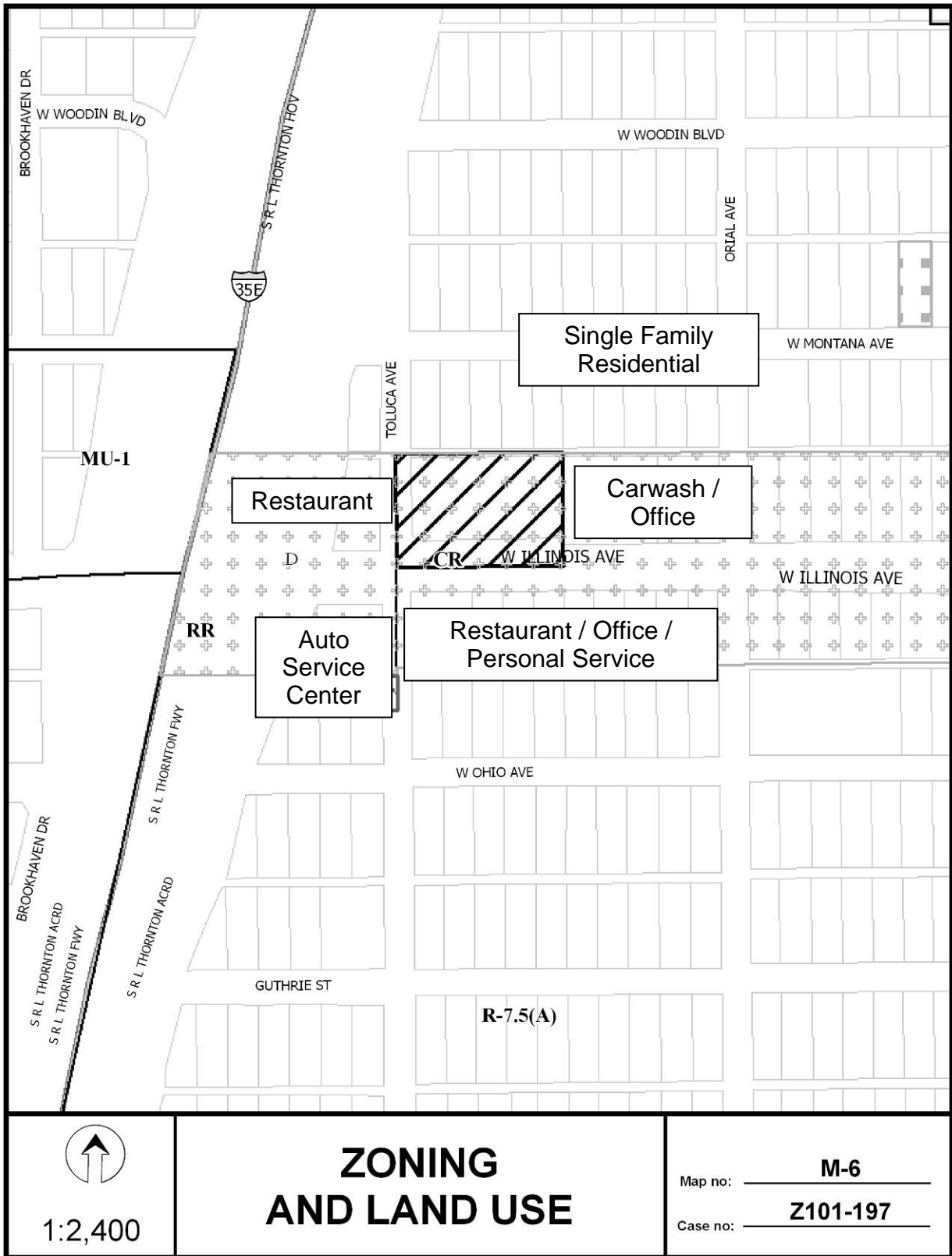
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages for off-premise consumption as part of the operation of a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
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.

SITE PLAN

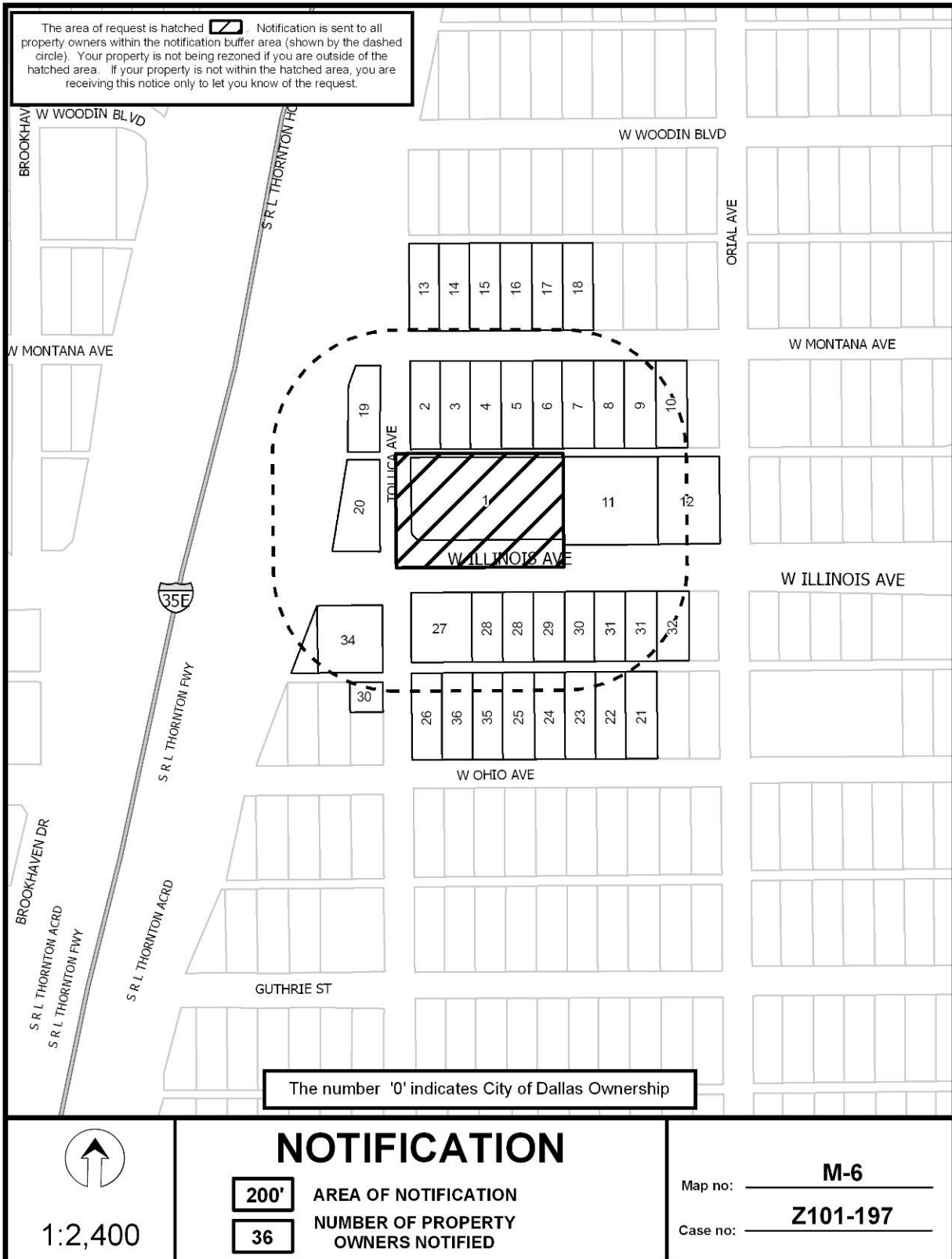




DATE: April 01, 2011



DATE: April 01, 2011



DATE: April 01, 2011

4/1/2011

Notification List of Property Owners

Z101-197

36 Property Owners Notified

Label #	Address	Owner
1	225 ILLINOIS	DFW CONVENIENCE STORES LP ATTN: GUY FRENCH
2	238 MONTANA	FAGGETT FELECIA
3	234 MONTANA	SUELL JERRY & GWENDA
4	230 MONTANA	WILLIAMS TOMASA G
5	226 MONTANA	PEREZ ALICE RAMIREZ
6	222 MONTANA	DOROTEO ALFREDO & LUCIA CERCA
7	218 MONTANA	WACHOVIA BANK
8	212 MONTANA	HUD % SOUTHWEST ALLIANCE OF ASSET
9	208 MONTANA	POWELL DEBRA A
10	204 MONTANA	COOPER REAL ESTATE CO LP
11	213 ILLINOIS	KRIN MARK C & SUZANNE
12	207 ILLINOIS	A & I INSURANCE SERV INC
13	237 MONTANA	WHEELER MARGIE FAY
14	233 MONTANA	ROMERO ARMANDO JOEL
15	231 MONTANA	GEORGE JOHNNY R & ROBERTHA
16	227 MONTANA	SEALS WILBA L
17	221 MONTANA	WACKER JUNE L
18	219 MONTANA	CASAS RAUL
19	302 MONTANA	WHEELER ALEXANDER R II
20	2220 R L THORNTON	DIPPREY FAMILY TRUST %GARY DIPPREY
21	211 OHIO	MORALES JOSE ANTONIO
22	215 OHIO	SALAZAR GLORIA M R
23	219 OHIO	MENDOZA PAULA S & HERNANDEZ ROSALINDA
24	223 OHIO	COLUNGA MARIA C
25	227 OHIO	BADILLO ARISTEO R & MARIA R
26	239 OHIO	RIOJAS NOLBERTO & ANTONIA M &

Friday, April 01, 2011

Z101-197(JH)

Label #	Address	Owner
27	238 ILLINOIS	WILLIAMS FRIED CHICKEN INC
28	230 ILLINOIS	FLOYD WILLIAM R &
29	222 ILLINOIS	WALKER RAFTER REAL EST VI % NANCY C WALKER-
30	2311 TOLUCA	BLAIR FRED
31	214 ILLINOIS	BLAIR FRED L
32	206 ILLINOIS	SALINAS JOEL F & ELIDIA O SALINAS
33	2310 R L THORNTON	EASDON STEVEN L
34	308 ILLINOIS	JOHNSON PARTNERS LTD ETAL % KENNETH JOHNSON
35	231 OHIO	SERRANO MANUEL DE JESUS & JOSE SANTOS NUNEZ
36	235 OHIO	ESPINOZA MERCEDALIA

Friday, April 01, 2011

FILE NUMBER: Z101-212(WE) **DATE FILED:** March 11, 2011
LOCATION: West line of N. Jim Miller Road, north side of Lake June Road
COUNCIL DISTRICT: 4 **MAPSCO:** 58-J
SIZE OF REQUEST: Approx. 28,314 sq. ft. **CENSUS TRACT:** 91.03

APPLICANT: Young Sook Lee

OWNER: ZBZ Corporation

REPRESENTATIVE: Parvez Malik
Business Zoom

REQUEST: 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 period with eligibility for automatic renewals for additional five year periods, subject to a revised site plan and conditions.

PREVIOUS ACTIONS: On May 5, 2011, the City Plan Commission held this case under advisement at the request of the applicant's representative.

BACKGROUND INFORMATION:

- The applicant’s request for a Specific Use Permit will permit the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet. The request site is currently developed within an existing retail strip center.
- 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.

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

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	General Merchandise or food store, personal service uses
North	CR-D-1	Restaurant, Multifamily
South	CR-D-1, RR-D-1	General Merchandise or food store, Vehicle display, sales and services, car wash, Auto related uses
East	CR-D-1	General Merchandise or food store, General Merchandise store with a fueling station, personal services
West	CR-D-1	General Merchandise or food store

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 approximately 28,314 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, residential 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 and 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.

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					
CR-D-1 Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

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

Parking: The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area. The 28,314 square foot general merchandise or food store requires 14 spaces and the applicant is providing 48 spaces. The remaining 34 spaces are being used among the tenants within the 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: No offenses were found at this location.

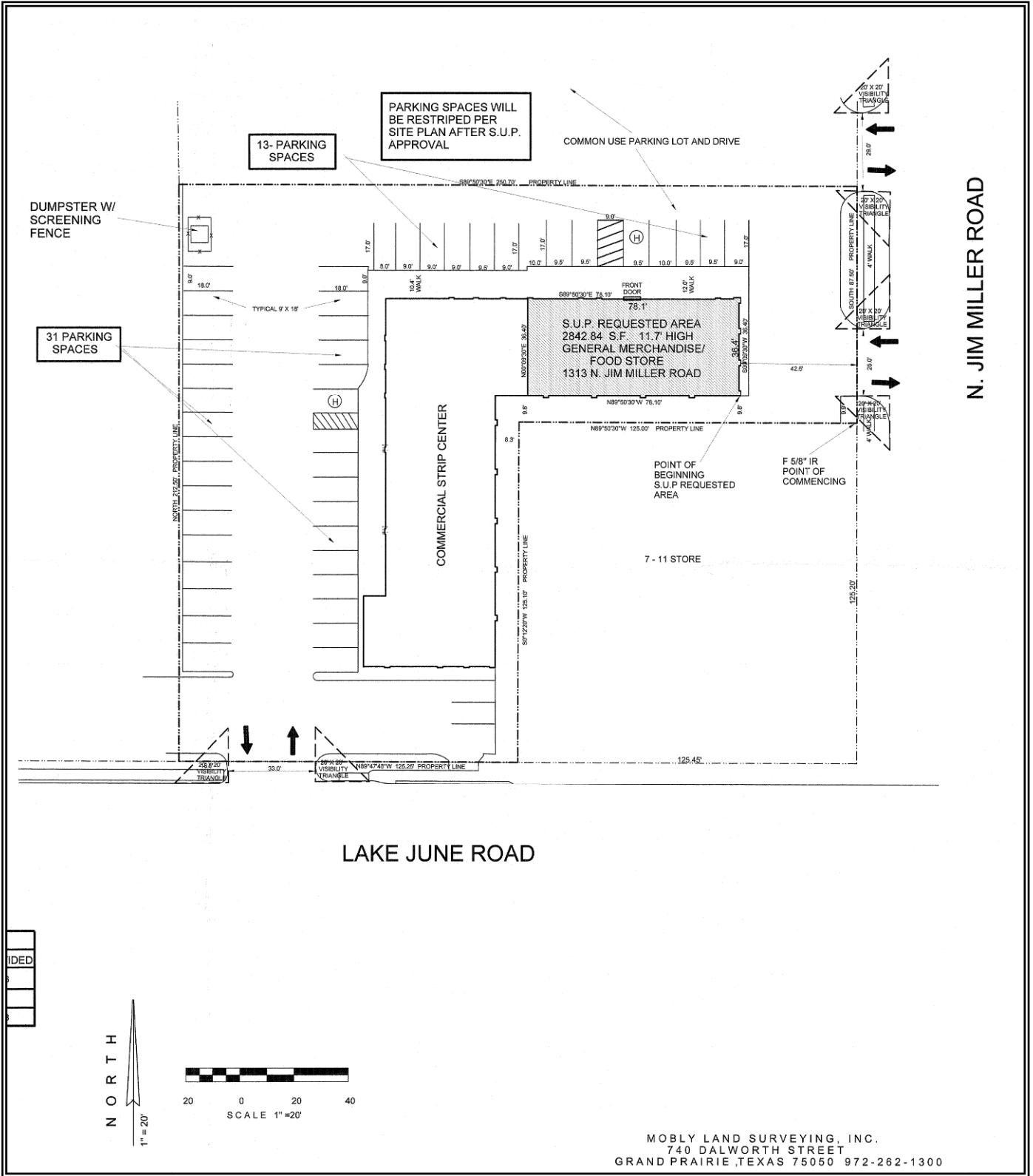
LIST OF OFFICERS
ZBZ Corporation

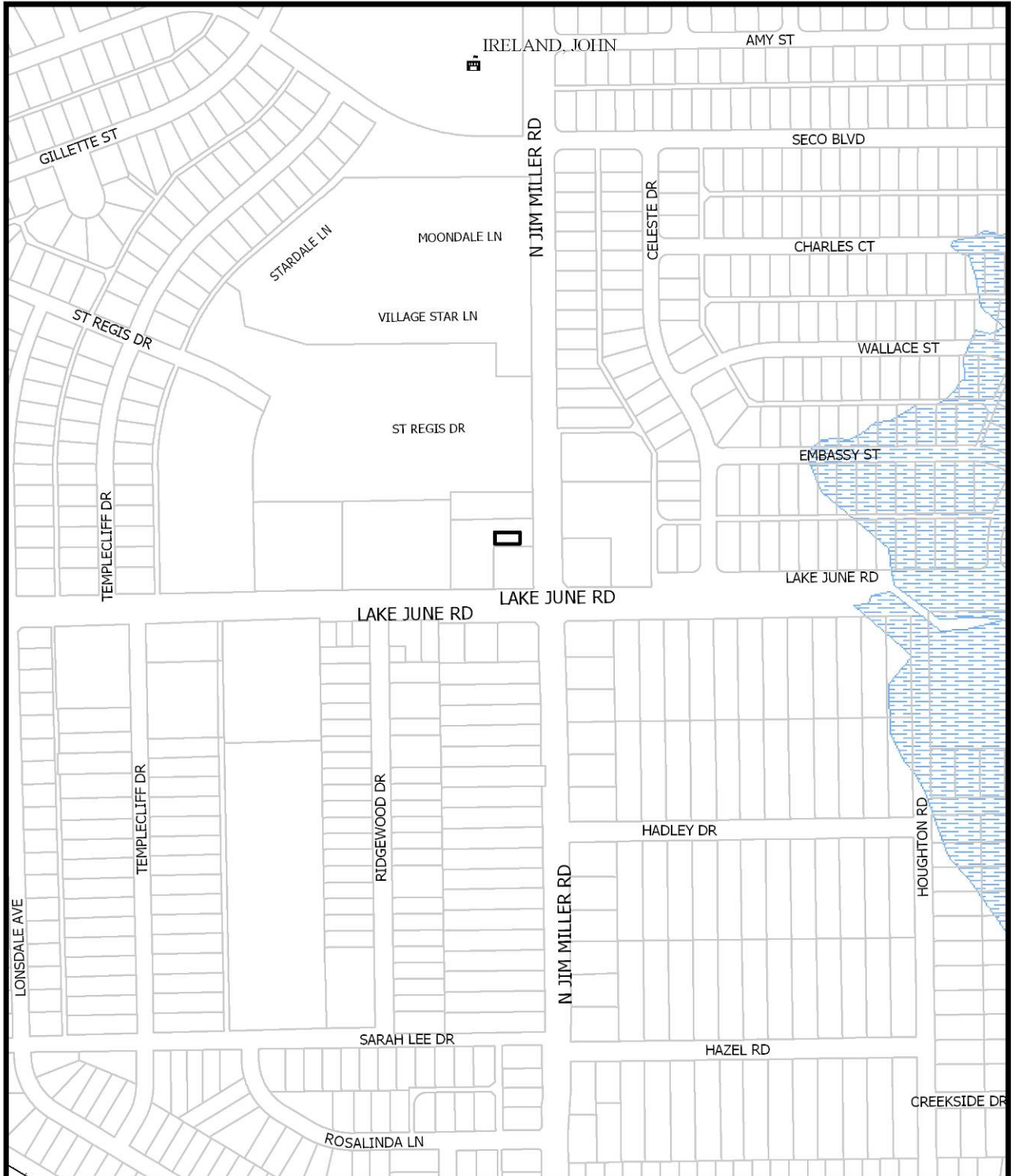
- Suhail Bawa President/Secretary
- Mehrunissa Bawa V. President/Treasurer

PROPOSED SUP CONDITIONS

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

PROPOSED SITE PLAN





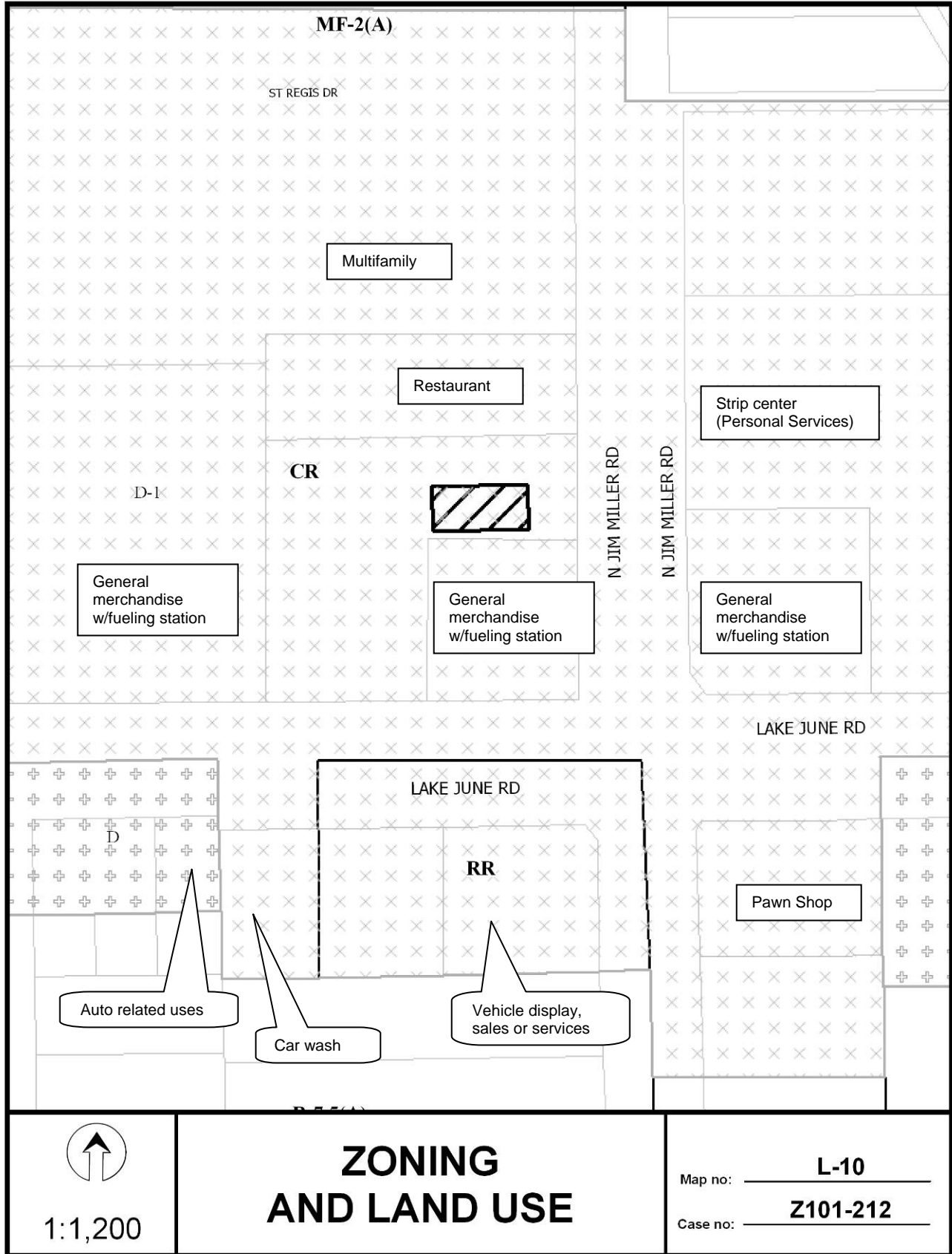
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VICINITY MAP

Map no: L-10

Case no: Z101-212

DATE: April 21, 2011



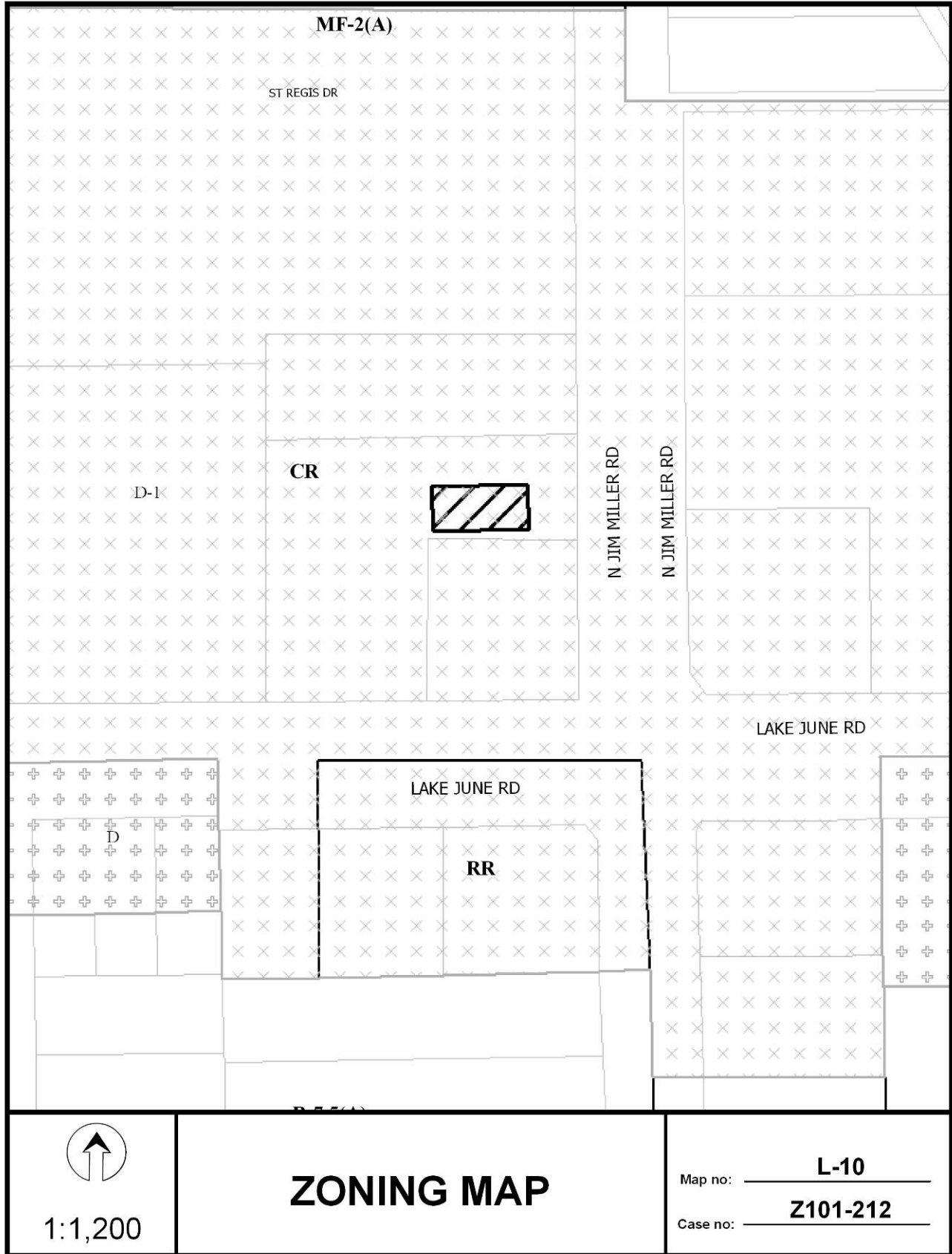
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ZONING AND LAND USE

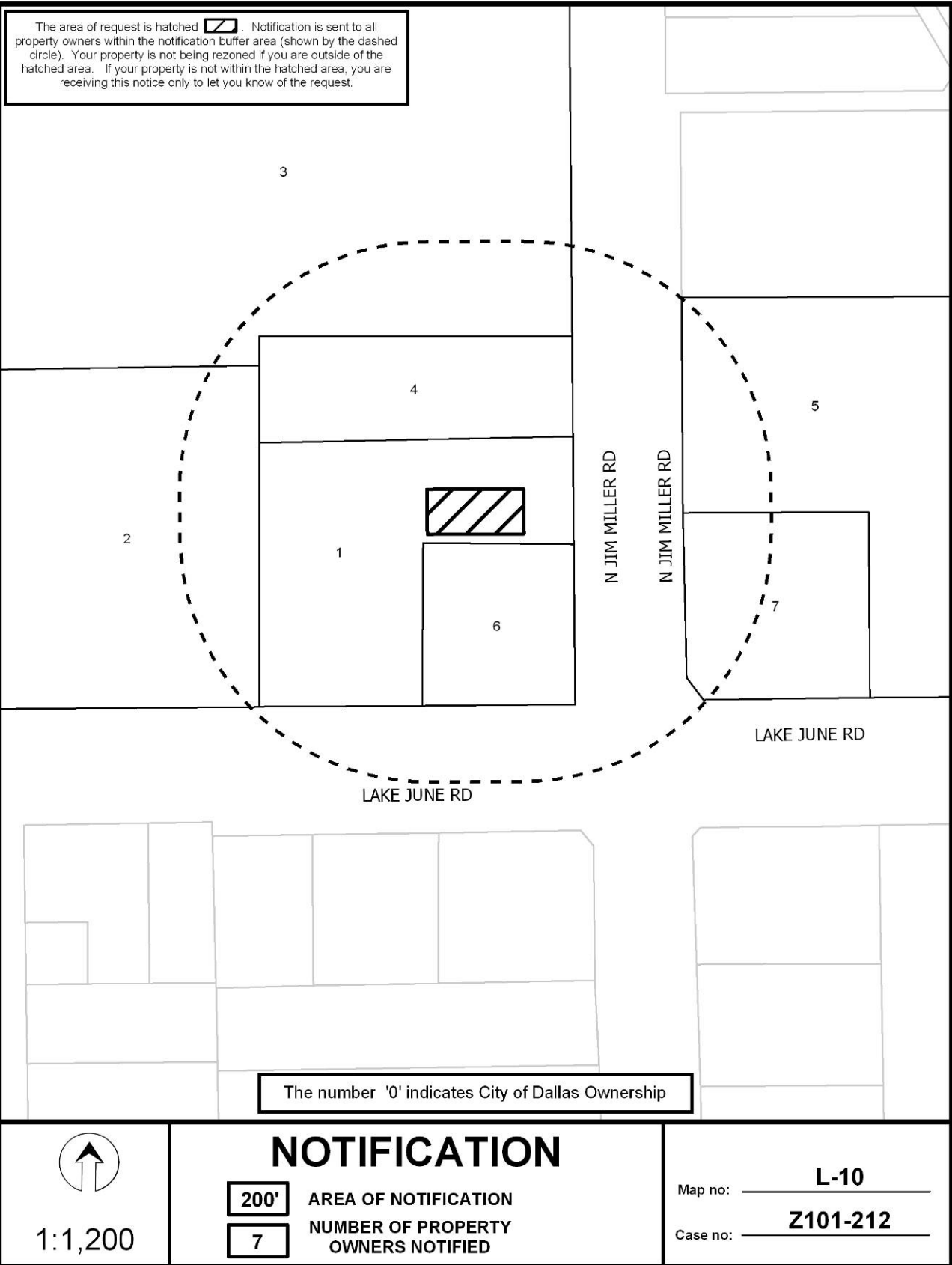
Map no: L-10

Case no: Z101-212

DATE: April 21, 2011



DATE: April 21 2011



DATE: April 21, 2011

Notification List of Property Owners

Z101-212

7 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7035 LAKE JUNE	LEE CHUN KOO & YOUNG SOOK
2	7007 LAKE JUNE	MALONES FOOD STORE LTD
3	1341 JIM MILLER	ST REGIS SQUARE LTD
4	1331 JIM MILLER	WILLIAMS TIMMY J
5	7121 LAKE JUNE	BALLAS VICTOR
6	7037 LAKE JUNE	MARTIN EAGLE OIL CO % SOUTHLAND CORP 23379
7	7101 LAKE JUNE	B A N UNLIMITED INC

Tuesday, April 19, 2011

FILE NUMBER: Z090-215(WE) **DATE FILED:** June 10, 2010

LOCATION: West side of Bexar Street, south of Municipal Street

COUNCIL DISTRICT: 4 **MAPSCO:** 56-G, L

SIZE OF REQUEST: Approx. 26.667 acres **CENSUS TRACT:** 115.00

APPLICANT/OWNER: Dallas Housing Authority

REPRESENTATIVE: Michael R. Coker
Michael Coker Company

REQUEST: An application for a Planned Development District for mixed uses on property zoned an MF-1(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The purpose of this request is to allow for the construction of a mixed use development to accommodate the residents of the Dallas Housing Authority. The proposed development will have a mix of multifamily, retirement housing, community service center, recreation center, and a child care facility. The proposed development will also have a farmer's market and a community garden.

STAFF RECOMMENDATION: Approval, subject to the revised development plans and staff's recommended conditions

BACKGROUND INFORMATION:

- The applicant’s request for a Planned Development District for mixed uses will allow for the construction of a residential development. The proposed development will be developed in two phases and will consist of a combination of multifamily, retirement housing, community service center, recreation center, and a child care facility.
- The applicant is proposing to develop the 26.667 acre site with approximately 408 residential units and 51,268 square feet of non-residential uses. The proposed mixed use development will have two areas that will be used for community gardens and a farmer’s market.
- The request site is undeveloped except for an existing 13,725 square foot recreation center. The applicant has indicated no plans to demolish the recreation center.
- The applicant proposes to modify the off-street parking requirements for one residential use: retirement housing use. The applicant has provided a parking analysis to support the off-street parking reduction for the proposed mixed use development.
- The Dallas Housing Department is in the process of negotiating with an adjacent property owner to acquire property that is adjacent to the request site. The property will be used to facilitate an employment and training center for the surrounding residents. In addition, the land acquisition will be combined with an adjoining piece of property to expand a proposed retail center.
- The surrounding land uses consist of single family uses, several churches, City of Dallas municipal facility and a general merchandise store.

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

1. Z089-176 On Wednesday, October 28, 2009, the City Council approved five ordinances granting a zoning change for the following districts: a portion of the D(A) Duplex Subdistrict to an R-5(A) Single Family Subdistrict, a portion of the D(A) Duplex Subdistrict to an NC Neighborhood Commercial Subdistrict, a portion of the NC Neighborhood Commercial Subdistrict to an R-5(A) Single Family Subdistrict, a portion of the R-5(A) Single Family Subdistrict to an NC Neighborhood Commercial Subdistrict, and the MF-1(A) Multifamily Subdistrict to an NC Neighborhood Commercial Subdistrict in an area generally bounded on both sides of Dorris Street from Bexar Street to east of Woodville Street; both sides of

Valentine Street, Silkwood Street, and Rochester Street between Bexar Street and Woodville Street; and area bound by Bexar Street, Canaan Street, and Budd Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Bexar Street	Collector	36 ft.	36 ft.
Canaan Street	Local Street	40 ft.	40 ft.
Vesper Street	Local Street	40 ft.	40 ft.

Land Use:

	Zoning within PDD No. 595	Land Use
Site	MF- 2(A)/SUP No. 1198	Undeveloped, Recreation Center
North	NC	Retail, Undeveloped, Single family
South	R-5(A)	Undeveloped
East	NC, R-5(A)	Undeveloped, City of Dallas Municipal facility, Churches, Single Family
West	MF-1(A), RS-I	Undeveloped

Area Plans: The request site is within the study boundaries of the *South Dallas/Fair Park Economic Development Corridor Plan*, June 2001. The Study recommends that the stakeholders create a community-based, neighborhood retail center that will serve the surrounding neighborhood. The Study further indicates that “as the Bexar Street center is developed, the remaining land along Bexar Street that is currently zoned for nonresidential uses should be either rezoned for residential uses (e.g., single family or perhaps townhouses) or developed with institutional uses that would be supportive of neighborhood revitalization.”

COMPREHENSIVE PLAN: The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies to support the redevelopment efforts in the Southern Sector. The request site is located in the Residential Neighborhood Building Block.

This Residential Neighborhood 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 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.1.3 Create housing opportunities throughout Dallas

ECONOMIC DEVELOPMENT:

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

HOUSING:

GOAL 3.3 EXPAND AFFORDABLE HOUSING ALTERNATIVES

Policy 3.3.3 Obtain support to develop affordable housing.

STAFF ANALYSIS:

Land Use Compatibility: The 26.667 acre site is undeveloped except for an existing 13,725 square foot recreation center. The applicant's request for a Planned Development District for mixed uses will allow for the construction of a residential development. The proposed development will be developed in two phases and will consist of a combination of multifamily, retirement housing, community service center, recreation center, and a child care use.

The 26.667 acre site will have approximately 323 residential units and 51,268 square feet of non-residential uses. The proposed mixed use development will have two areas that will be used for community gardens and a farmer's market. In addition, there are several driveway approaches that are proposed to access the development from Bexar

Street. The applicant has indicated that there is adequate pavement width to provide two-way traffic and head-in parking along Parsons Street.

The surrounding land uses consist of single family uses, several churches, City of Dallas municipal facility and a general merchandise store.

Staff is recommending approval of the applicant’s request for a Planned Development District for mixed uses, subject to the revised development plans, and staff’s recommended conditions. Staff and the applicant’s representative are in disagreement with several provisions in the Planned Development conditions and those differences are discussed below. The proposed mixed use development should not have an adverse affect on the surrounding area.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Density</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Special Standards</u>	<u>PRIMARY Uses</u>
	<u>Front</u>	<u>Side/Rear</u>					
MF-1(A) – Existing Multifamily	15'	15'	Min lot 3,000 sq. ft. 1,000 sq ft – E 1,400 sq. ft – 1 BR 1,800 sq ft – 2 BR +200 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
PDD – Staff’s Proposal Mixed Use	15'	10'/10'	323 units – residential 42,617 sq. ft. – non- residential	54' res. 24' non-res	80%	Proximity Slope	Multifamily, Senior housing, Community Service Center, Child Care
PDD – Applicant’s Proposal Mixed Use	15'	0'/10'	323 units – residential 42,617 sq. ft. – non- residential	54' res. 24' non-res	60%	Proximity Slope	Multifamily, Senior housing, Community Service Center, Child Care

Landscaping: Landscaping of any development will be in accordance with Article X, as amended. However, landscaping for each phase of the development must be completed within 12 months of the issuance of the Certificate of Occupancy for that phase.

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

Plat: On November 18, 2010, the City Plan Commission approved the applicant’s preliminary plat for the proposed development. The applicant platted the property that reveals a new street being created (Bon Ton Street) that will merge into Cannan Street. The applicant will proceed with the abandonment process for Bon Ton Street, however, our Engineering staff has recommended that the applicant dedicate the appropriate right-of-way width for a circular turn-a-round at the terminus of Cannan Street.

Staff will meet with the Dallas Fire-Rescue Department to review the proposed development to determine if a circular-turn-around is warranted at the terminus of Cannan Street.

Miscellaneous–conditions: Staff has reviewed the applicant’s Planned Development conditions and cannot support the development standards as it relates to the yard, lot and space regulations, and off-street parking regulations.

The applicant is proposing a 2-foot setback along a proposed new street (Bon Ton Street), which is on the existing preliminary plat. Staff is recommending a front yard setback throughout the development of 15 feet. The 2-foot setback does not provide an adequate buffer between the proposed multifamily units and a single family use.

As mentioned above, the applicant is in the process of abandoning the right-of-way for Bon Ton Street. When the abandoning process is complete, the applicant will have an adequate buffering strip that staff can support between the proposed multifamily use and an adjacent residential use. Until the abandoning process is complete, staff cannot support the 2-foot setback proposed on Bon Ton Street.

The Dallas City Council will have to approve the right-of-way abandonment after the review process is completed by the City of Dallas Real Estate Department. This process may take as long as 6 months to complete.

In addition, the applicant is requesting a modification to the parking requirements on site. Staff support’s the applicant’s request for a reduction in the parking regulations for the following reasons: 1) the residents access to public transportation, and 2) the supporting documentation the applicant provided to staff regarding similar residential developments. The parking analysis is based on three residential developments: Little Mexico, Brackins Village and Barbara Jordon Square.

The proposed mixed use development will have a total parking reduction of 26 percent for Phases I and II, or a reduction of approximately 177 spaces. The number of off-street parking spaces proposed for the development is 500 parking spaces.

**LIST OF OFFICERS
Dallas Housing Authority**



Dallas Housing Authority



3939 N. Hampton Rd., Dallas, TX 75212 | Phone: 214.951.8300 | Fax: 214.951.8800 | www.dhadal.com

Dallas Housing Authority Officers

MaryAnn Russ
Troy Broussard
Chetana Chaphekar
Tim Lott
JoAnn Rodriguez
Sam Grader

President and CEO
Senior Vice President / COO
Chief Financial Officer (CFO)
Vice President Capital Programs
Vice President Housing Operations
Vice President Voucher Program

PROPOSED PDD CONDITIONS

ARTICLE

PD

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

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

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

PD ____ is established on property located at the southwest corner Bexar Street and Bon Ton Street. The size of PD ____ is approximately 26.667 acres.

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

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

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

(c) COMMUNITY GARDEN means an area of land managed and maintained by a group of individuals to grow and harvest food crops and/or ornamental crops for personal or group use, consumption, or donation. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members.

Staff cannot support the following language proposed by the applicant. The PDD conditions currently address the limitations of the use through the definition and/or the applicant can impose further restrictions on using the community garden on the property without having the restrictions incorporated in the PDD conditions.

Note: If the City Plan Commission recommends approving the applicant's restrictions to the community garden and farmer's market, the information will be moved to the use section.

Staff's Recommendation

- ~~(1) This use may be allowed to operate upon an area less than one acre.~~
- ~~(2) Crops are to be planted, maintained and harvested by residents within this PDD and not by the general public.~~
- ~~(3) Crops harvested may be sold at the farmer's market located within this PDD and during the times designated by the Dallas Housing Authority or its designee.~~
- ~~(4) Structures may be erected for private barns or sheds for the treating and storing of products raised on the premises as well as storage of maintenance equipment without amending the Development Plan.~~
- ~~(5) Water and electrical utilities are authorized for the use whether or not there is a building on the premises.~~
- ~~(6) Community (Village) Gardens shall be permitted in locations as designated on the Development Plan.~~
- ~~(7) For the purpose of this PDD, Community Gardens, a lot or combination of lots used as Community Gardens, shall be considered one lot for permitting and construction purposes and need not comply with Section 51A-4.601.~~

Applicant's Proposal

- (1) This use may be allowed to operate upon an area less than one acre.
- (2) Crops are to be planted, maintained and harvested by residents within this PDD and not by the general public.
- (3) Crops harvested may be sold at the farmer's market located within this PDD and during the times designated by the Dallas Housing Authority or its designee.
- (4) Structures may be erected for private barns or sheds for the treating and storing of products raised on the premises as well as storage of maintenance equipment without amending the Development Plan.
- (5) Water and electrical utilities are authorized for the use whether or not there is a building on the premises.
- (6) Community (Village) Gardens shall be permitted in locations as designated on the Development Plan.
- (7) For the purpose of this PDD, Community Gardens, a lot or combination of lots used as Community Gardens, shall be considered one lot for permitting and construction purposes and need not comply with Section 51A-4.601.

Staff's Recommendation

(d) FARMER'S MARKET means a publicly owned or operated area for the sale and exchange of agricultural produce, food, and general merchandise by vendors. The Farmers Market will be the sole responsibility of the Dallas Housing Authority or any persons that are affiliated with such entity.

~~(1) The Farmers Market shall be under the supervision of the Dallas Housing Authority, who may enter into contractual agreements to designate others to act on its behalf.~~

~~(2) The Farmers Market shall be occupied and operated from May 1st through October 31st or at times to be determined by the Dallas Housing Authority or its designee.~~

~~(3) Farmers Market areas shall consist of open roofed structures and/or cloth roofed structures.~~

~~(4) There is no minimum lot size for the Farmers Market.~~

Applicant's Proposal

(d) FARMERS MARKET means the area set aside for the use of persons residing within this PDD to sell food products and plant materials produced primarily by them.

(1) The Farmers Market shall be under the supervision of the Dallas Housing Authority, who may enter into contractual agreements to designate others to act on its behalf.

(2) The Farmers Market shall be occupied and operated from May 1st through October 31st or at times to be determined by the Dallas Housing Authority or its designee.

(3) Farmers Market areas shall consist of open roofed structures and/or cloth roofed structures.

(4) There is no minimum lot size for the Farmers Market.

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

SEC. 51P- ____ .104.

EXHIBIT.

The following exhibit is incorporated into this article:

Exhibit ___A: development plans

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

(a) Except as provided in this section, development and use of the Property must comply with the development plan (Exhibit ____). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) The Property may be developed and occupied in phases. The building official may issue building permits and certificates of occupancy for individual buildings without requiring development of the entire site.

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

(a) Agricultural uses.

-- Crop production

(b) Commercial and business service uses.

-- None permitted

(c) Industrial uses.

-- None permitted

(d) Institutional and community service uses.

-- Child-care facility.
-- Community service center.

(e) Lodging uses.

-- None permitted

(f) Miscellaneous uses.

-- Temporary construction or sales office.

(g) Office uses.

-- None permitted.

(h) Recreation uses.

-- Private recreation center, club, or area.

- (i) Residential uses.
 - Multifamily.
 - Retirement housing.
- (j) Retail and personal service uses.
 - Farmer's Market
- (k) Transportation uses.
 - None permitted
- (l) Utility and public service uses.
 - Local utilities.
- (m) Wholesale, distribution, and storage uses.
 - None permitted

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

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

(b) The following accessory structures are permitted:

- Pavilion / Gazebo / Arbor
- Private barn or shed for the treating and storing of products raised on the premise.

(c) The following accessory uses are prohibited:

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

SEC. 51P-____.108.

YARD, LOT, AND SPACE REGULATIONS.

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

Staff's Recommendation

- | |
|--|
| <p>(a) <u>Front yard.</u> Minimum front yard on Bexar Street, Bon Ton Street and Canaan Street is 15 feet.</p> <p style="padding-left: 40px;">(1) Minimum</p> <p style="padding-left: 80px;">(i) Except as provided in this subparagraph, minimum front yard on Keller Street is 4 feet.</p> <p style="padding-left: 40px;">(2) Maximum</p> <p style="padding-left: 80px;">(i) Minimum front yard on Wells Street, Buckeye Trail Parson Street Voyage Trail, Keeller Street and Choice Street is 14 feet.</p> <p>(b) <u>Side and rear yard.</u> Minimum side and rear yard is 10 feet.</p> |
|--|

Applicants Proposal

- | |
|--|
| <p>(a) <u>Front yard.</u> Minimum front yard on Bexar Street is 15 feet. On all other streets, minimum front yard is 2 feet.</p> <p>(b) <u>Side yard.</u> The minimum side yard is 0 feet.</p> <p>(c) <u>Rear yard.</u> The minimum rear yard is 10 feet</p> |
|--|

(c) Density. For multifamily use, maximum dwelling unit density is 238 units. For retirement housing use, maximum dwelling unit density is 85 units.

(d) Floor area ratio. The maximum floor area ratio is 0.10.

(e) Single Family spacing. In this district, a minimum of 15 feet between each group of eight single family structures must be provided by plat.

(f) Height.

(1) Multifamily: Maximum structure height is 25 feet.

(2) Retirement housing: Maximum structure height is 54 feet, excluding a architectural spire. Maximum height of the spire is 18 feet above the main structure.

(3) Private recreation center, club, or area: Maximum structure height for a private recreation center, club, or area is 34 feet.

(4) Child-care facility: Maximum structure height for a child-care facility is 21 feet.

(5) Community service center: Maximum structure height for a community service center is 22 feet.

(6) Farmers market / pavilion / arbor structures: Maximum structure height for the farmers market structures/ pavilions and /or arbor structures are 22 feet.

(f) Lot coverage. Maximum lot coverage is 60 percent. Above-ground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. No minimum lot size.

(h) Stories.

a. Maximum number of stories above grade for residential structures is four.

b. Maximum number of stories above grade for non-residential structures is two.

(i) Residential Proximity Slope: Except as provided in this district, the residential proximity slope does not apply within the development.

SEC. 51P- _____.109.

OFF-STREET PARKING AND LOADING.

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

(b) For a multifamily, retirement housing, community service center, recreation center, and a child care facility, a minimum of 500 off-street parking and loading spaces must be provided as shown on the development plan.

(c) Parallel parking is permitted along Wells Street, Hopewell Street, Keeler Street and Buckeye Trail.

(d) Head-in parking is permitted on Parsons Street, Choice Street, and Buckeye Trail.

SEC. 51P- __.110. PUBLIC STREETS.

Staff's Recommendation

Except as provided in this section, minimum right-of-way width is 50 feet with a minimum 26 feet of paving. Alleys are not required.

(a) Right-of-way width for Buckeye Trail between Vesper Street and Hopewell Street/Private Drive is a minimum of 30 feet and a maximum of 50 feet as shown on the development plan, with a minimum 26 feet of paving.

(b) Right-of-way width for Voyage Trail/Private Drive is 30 feet with a minimum of 24 feet of paving.

Applicant's Proposal

Except as provided in this section, minimum right-of-way width is 50 feet with a minimum 26 feet of paving. Alleys are not required.

(a) Right-of-way width for Buckeye Trail is a minimum of 30 feet and a maximum of 50 feet as shown on the development plan, with a minimum 26 feet of paving.

(b) Right-of-way width for Voyage Trail is 30 feet with a minimum of 24 feet of paving.

SEC. 51P- _____.111.

ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.112.

LANDSCAPING.

(a) Except as provided in this section, landscaping and tree preservation must be provided in accordance with Article X:

(b) For purposes of this section, the entire development shall be considered one lot.

(c) Landscaping for each phase of the development must be completed within 12 months after the issuance of the Certificate of Occupancy for that phase.

Staff's Recommendation

(d) The parking spaces located along Bon Ton Street must be screened.

Applicant's proposal

(d) The parking spaces located along Bon Ton Street must be screened within the 4 foot buffer area with a landscape screening element.

(e) Tree mitigation for each phase of the development must be completed within 12 months of the issuance of the Certificate of Occupancy for that phase.

(f) Replacement trees must be planted on the lot from which the protected tree was removed, except as otherwise allowed by Section 51A-10.135. Replacement trees may not be planted within a visibility triangle or a water course. Replacement trees may be planted within an existing or proposed right of way.

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

SEC. 51P- _____.113. SIGNS.

In general: Except as provided in this district, Signs must comply with the provisions for non-business zoning districts in Article VII.

Staff's Recommendations

(1) Monument Signs:
(i) Two monument signs are permitted in the location as shown on the development plan.
(ii) Minimum setback of 15 feet is required.
(iii) Maximum effective area is 41 square feet
(iv) Maximum height is 6 feet 10 inches.

Applicant's proposal

(1) Monument Signs:
(i) Two monument signs are permitted in the location as shown on the development plan.
(ii) Minimum setback of 13 feet is required.
(iii) Maximum effective area is 41 square feet
(iv) Maximum height is 6 feet 10 inches.

SEC. 51P- _____.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 of Dallas.

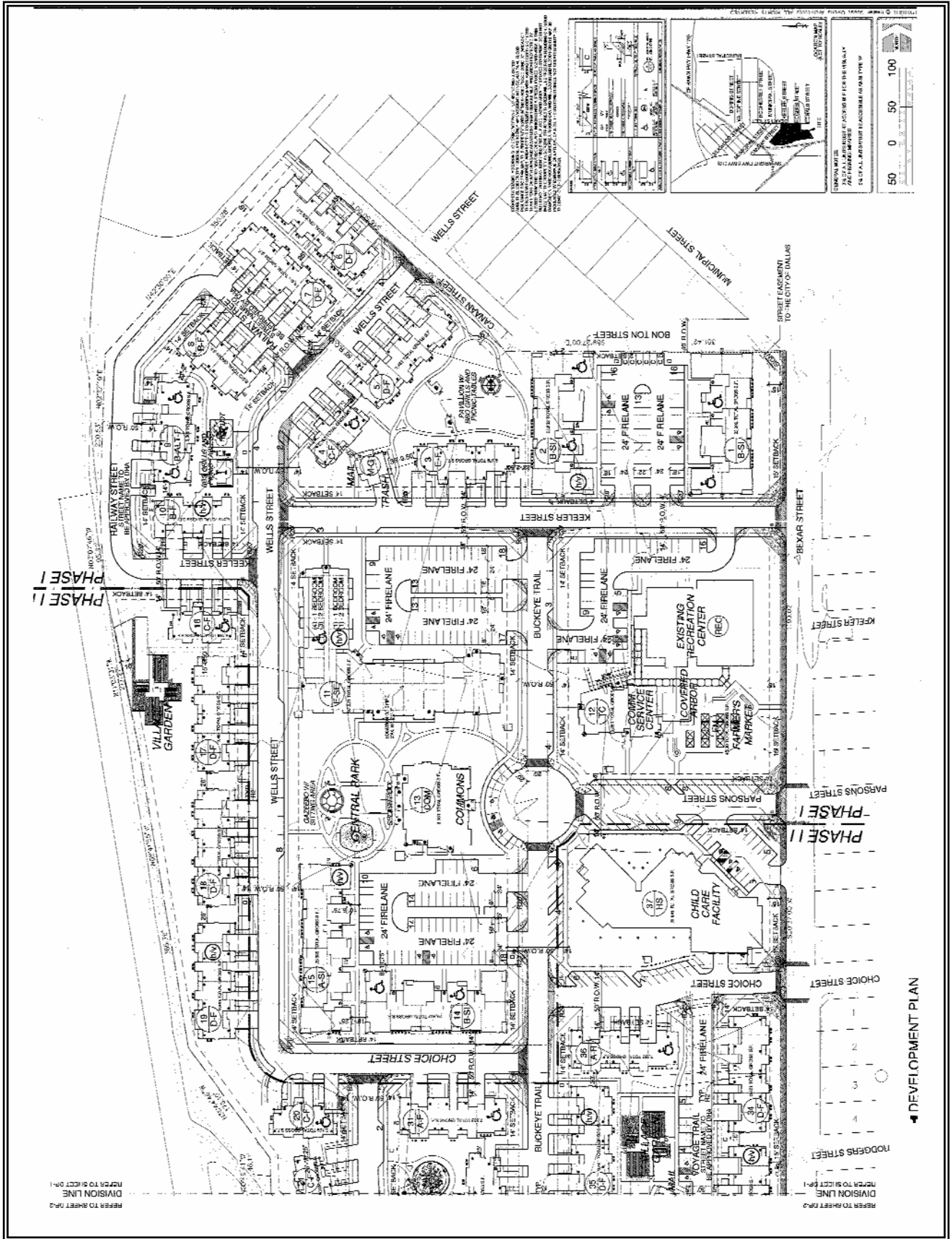
SEC. 51P-____.115.

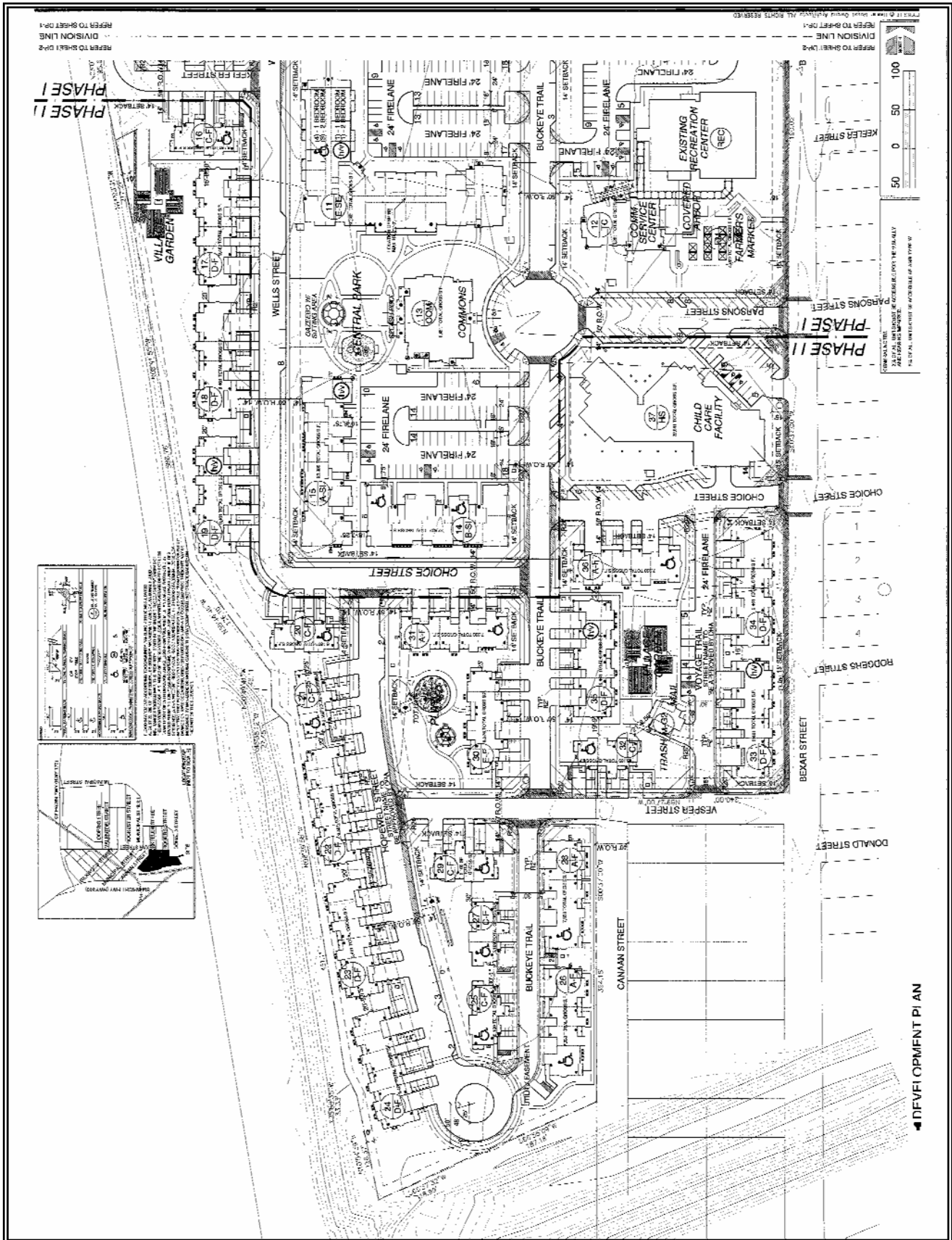
COMPLIANCE WITH CONDITIONS.

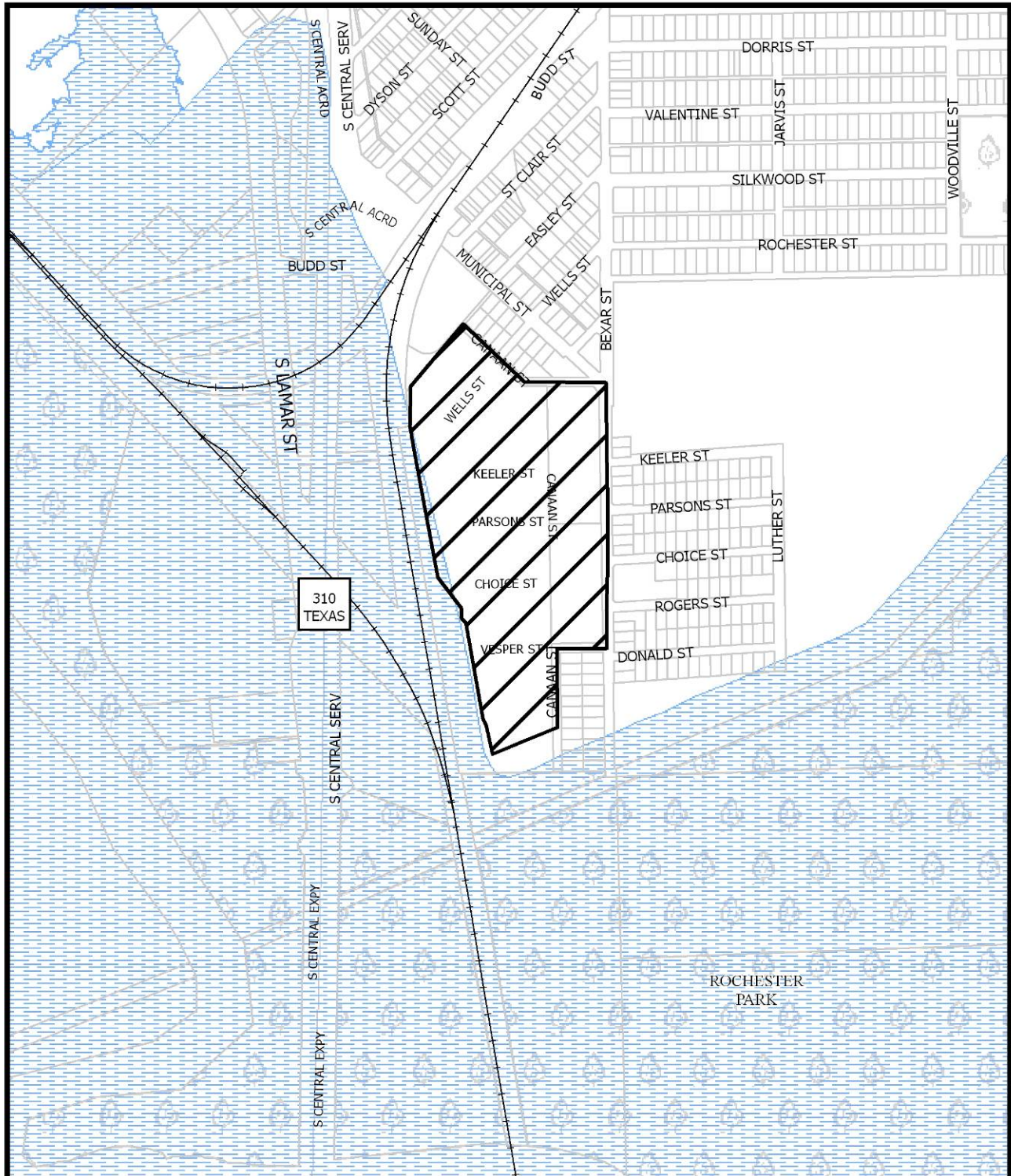
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard City of Dallas specifications, and completed to the satisfaction of the director of public works and transportation.

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

PROPOSED DEVELOPMENT PLAN







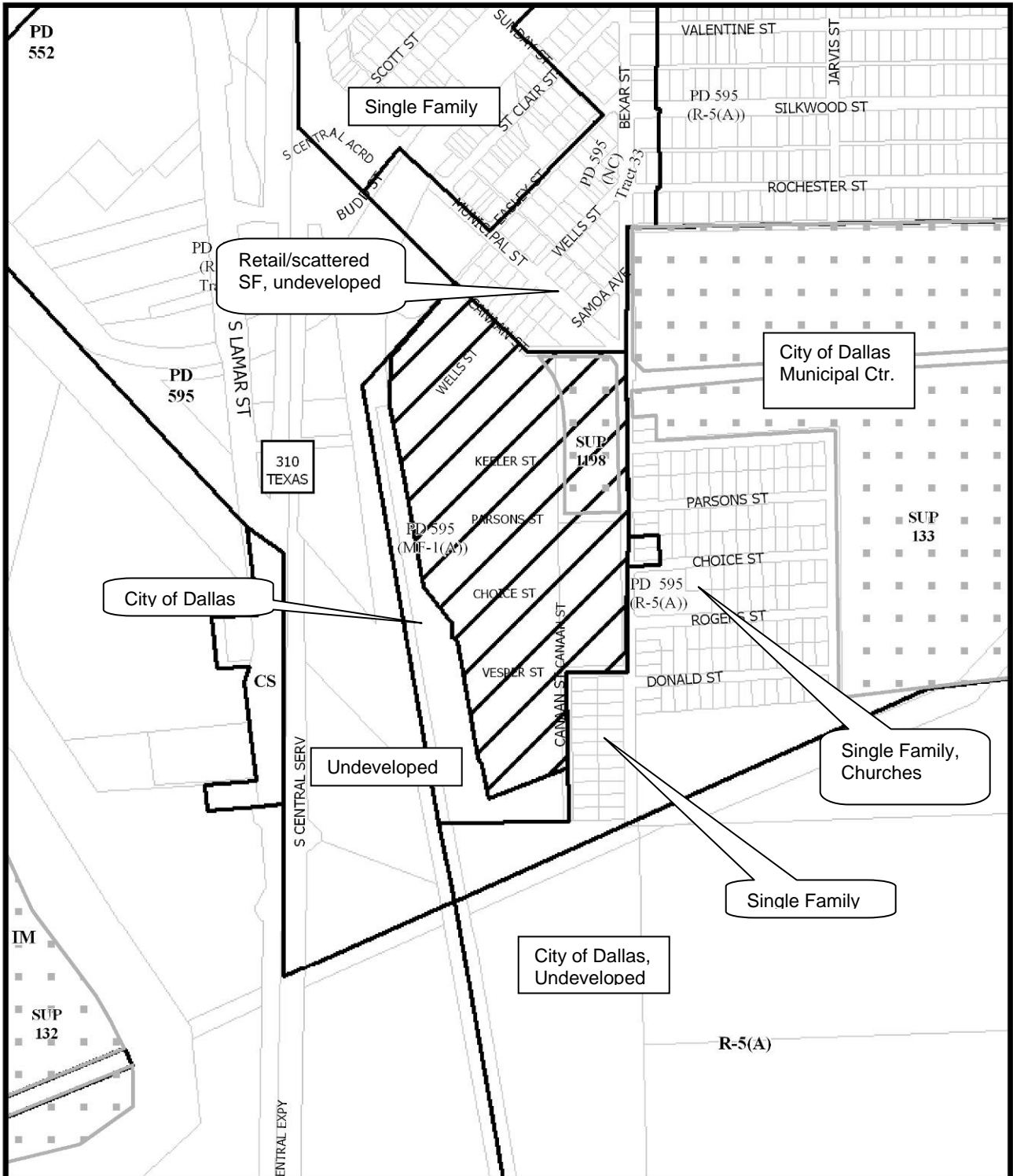
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VICINITY MAP

Map no: L-8

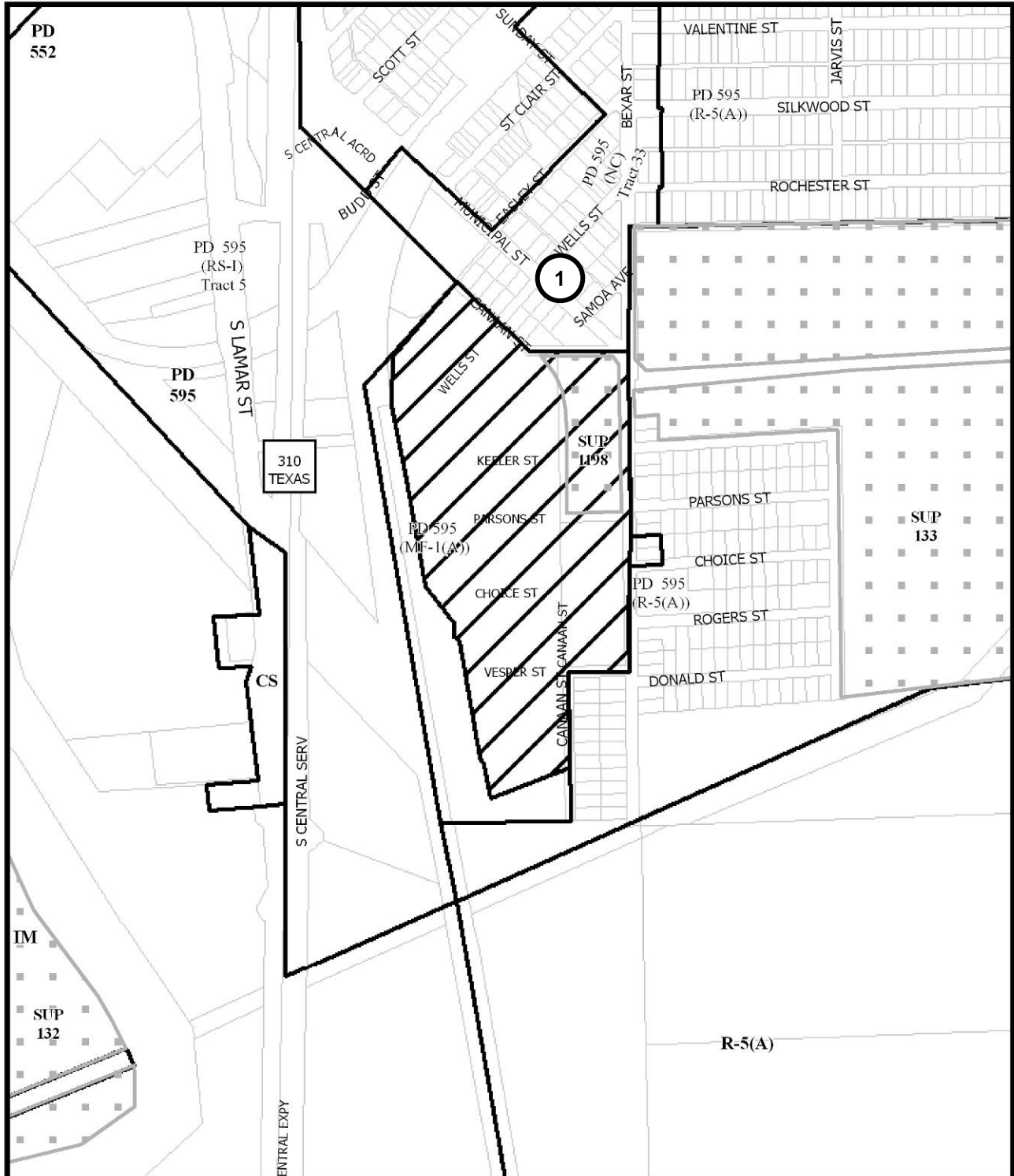
Case no: Z090-215

DATE: November 04, 2010



 1:6,000	<h1>ZONING AND LAND USE</h1>	Map no: <u> L-8 </u> Case no: <u> Z090-215 </u>
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DATE: November 04, 2010



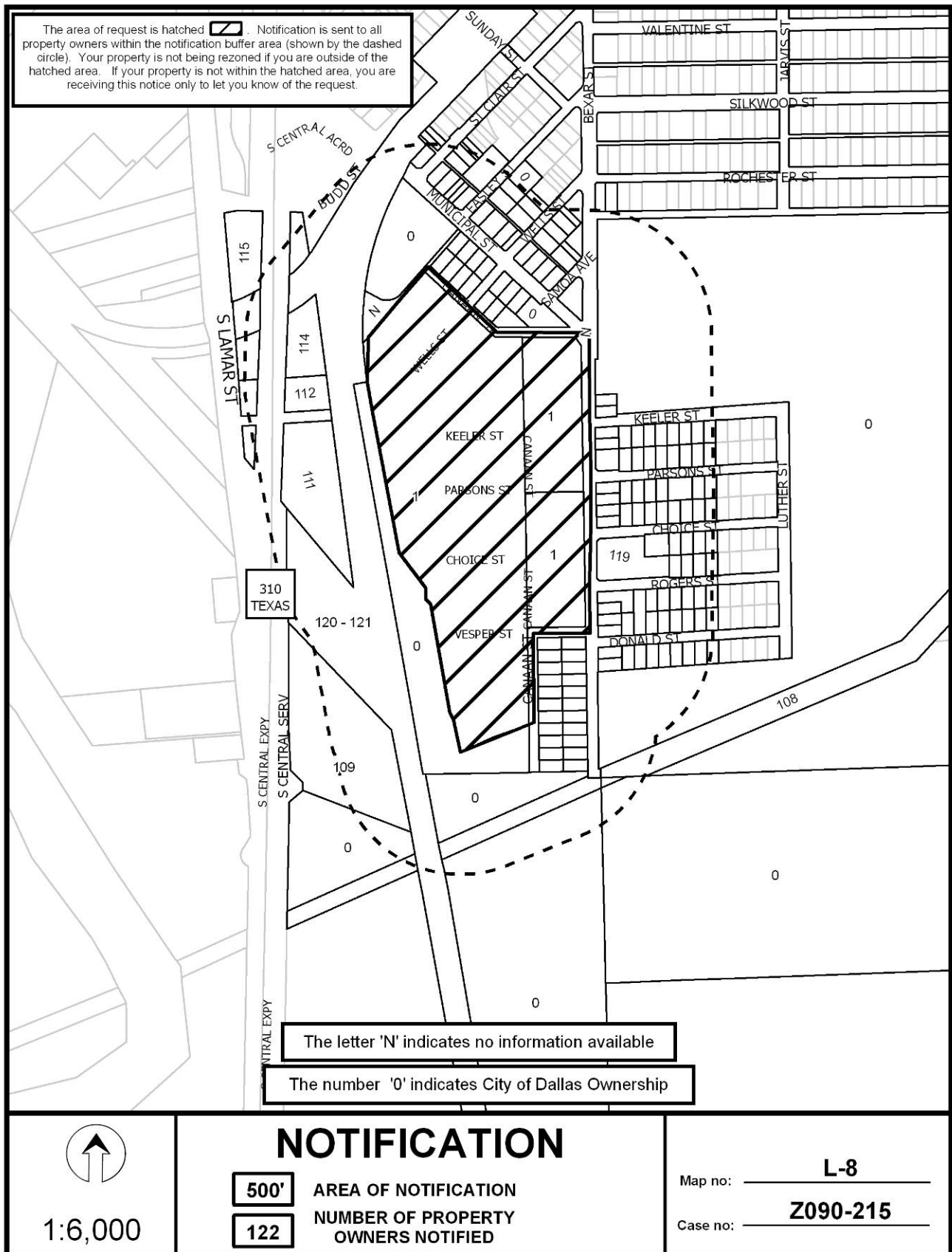
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ZONING HISTORY

Map no: L-8

Case no: Z090-215

DATE: November 04, 2010



Notification List of Property

Z090-215

122 Property Owners Notified

Label #	Address	Owner
1	6901 CANAAN	DALLAS HOUSING AUTHORITY
2	6014 MUNICIPAL	CARTER CHARLIE
3	2413 ST CLAIR	BABLE MRS J E
4	6100 MUNICIPAL	WRIGHT JAMES E
5	6106 MUNICIPAL	BRANCH KENNY & SUSIE
6	6114 MUNICIPAL	CUINGTON CHARLES
7	2412 ST CLAIR	CARTER CHARLES & MADELL
8	2414 ST CLAIR	HENRY MELROSE
9	2416 ST CLAIR	WINSTON THELMA % DOROTHY M DOLLSON
10	2417 EASLEY	BURTON DATHARD LEON
11	6204 MUNICIPAL	WHITE HAROLD L
12	6212 MUNICIPAL	JONES CHARLES E
13	2410 EASLEY	BENNERS WILL H III & FREDERICK BENNERS
14	2521 WELLS	MCCOWAN MANUEL JR & HELEN
15	2519 WELLS	PARKER WALLACE % SIMPSON SYLVESTER JR
16	2517 WELLS	SYLVESTER SIMPSON JR
17	6306 MUNICIPAL	WARREN IRENE
18	6310 MUNICIPAL	MOORE RUBIN % IRENE WARREN
19	6314 MUNICIPAL	CITYBUILD COMMUNITY DEVELOPMENT CORP
20	2516 WELLS	EJIGU ENANU
21	2522 WELLS	EJIGU HAILU
22	2528 WELLS	SANDERS SARAH
23	2519 SAMOA	SPRIGGINS LUCINDA
24	2517 SAMOA	SPRIGGINS LUCINDA
25	6411 BEXAR	SWKL INC
26	6714 BEXAR	EJIGU ENANU

Thursday, November 04, 2010

Label #	Address	Owner
27	2606 ROCHESTER	EJIGU HAILU &
28	6602 BEXAR	CARO DAULTON
29	6606 BEXAR	BAUTISTA JUAN FUENTES
30	2614 KEELER	HMK LTD
31	2616 KEELER	SERAFIN VILLA & JOSEFINA
32	2620 KEELER	VILLA SERAFIN & JOSEFINA
33	2624 KEELER	OVIEDO AMADEO & PATRICIA
34	2628 KEELER	VILLA JAIME & GABRIELA RODRIGUEZ
35	2704 KEELER	LEWIS CLEMONTINE
36	2708 KEELER	SALINAS DANIEL & JOSEFINA SALINAS
37	2712 KEELER	TRANSWORLD SERVICES INC
38	2711 PARSONS	NORTH TEX REALTY INV
39	2707 PARSONS	BAUTISTA ALICIO & NILSA
40	2703 PARSONS	MCFARLAND FRANETTE
41	2627 PARSONS	MCCRAY J H EST % LOUIS MCCRAY
42	2623 PARSONS	COLLIER IVERY JOYCE
43	2619 PARSONS	HERNANDEZ PERLA NOHEMI
44	2615 PARSONS	PRADO SANTIAGO & IRMA
45	6702 PARSONS	DALLAS HOUSING ACQUISITION & DEV CORP
46	6907 BEXAR	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT
47	6710 BEXAR	EJIGO ENANO
48	2612 PARSONS	NOVOA ANTONIO & ESTHER
49	2616 PARSONS	RIVERA BENITO & ADELA
50	2620 PARSONS	MUNOZ CIRILA
51	2624 PARSONS	NARVAEZ ERASTO & GUILLERMINA NARVAEZ
52	2704 PARSONS	DUNCAN GERGIA ETTA G
53	2712 PARSONS	PRECISION PANEL MFG INC % ROBERT MOORE
54	2711 CHOICE	THURMON RILLA
55	2707 CHOICE	THOMAS ESTELL ESTATE OF
56	2703 CHOICE	PEREZ MARIA
57	2629 CHOICE	DALLAS AREA HABITAT FOR HUMANITY INC

Thursday, November 04, 2010

Label #	Address	Owner
58	2625 CHOICE	ALSTON KAREN
59	2621 CHOICE	MOORE SEQUINA
60	2617 CHOICE	JONES ANNITRA
61	2613 CHOICE	DALLAS PROVIDENCE HOMES INC
62	2624 CHOICE	ROGERS BETTY L
63	2628 CHOICE	ROMERO RODOLFO & MARIA
64	2704 CHOICE	DANIELS LISA K
65	2708 CHOICE	TAYLOR WALTER JAMES JR & SHIRLEY ANN
66	2712 CHOICE	BROWN PEARL
67	2711 ROGERS	VASQUEZ ARNULFO & BLANCA VASQUEZ
68	2707 ROGERS	PINA JOSE & MARIA PINA
69	2703 ROGERS	FLORES GERMAN & JULIA
70	2627 ROGERS	RAMIREZ HUMBERTO & MARGARITA RAMIREZ
71	6800 BEXAR	INDEPENDENT MISSIONARY BAPTIST CHURCH
72	6804 BEXAR	GABRIEL ONLY & CORDELIA
73	6808 BEXAR	PEREZ PABLO M
74	6812 BEXAR	RANDALL EZELL % MRS ROY MATTHEWS
75	2616 ROGERS	LANGLEY LUCILLE JONES % WAYNE JONES
76	2620 ROGERS	JONES WAYNE HAROLD &
77	2628 ROGERS	ATTAWAY KATRINA
78	2704 ROGERS	NARVAEZ DAVIS G
79	2708 ROGERS	DEHARO BENJAMIN & ROSAURA DEHARO
80	2712 ROGERS	NARVAEZ GERARDO & MARIA
81	2707 DONALD	MURILLO LIBRADO & CAROLINA JIMENEZ
82	2703 DONALD	TREJOLUGO CIRILLA
83	2627 DONALD	WILLIAMS MARSHALL J
84	2623 DONALD	DALLAS HOUSING ACQUISITON & DEV CORP
85	2611 DONALD	BALL ROBERT N
86	6900 BEXAR	TRUSTEES OF THE SPIRITUAL LIFE CH OF GOD IN CHRIST
87	6906 BEXAR	SPIRITUAL LIFE CHURCH OF GOD IN CHRIST
88	2612 DONALD	HORN HERMAN

Thursday, November 04, 2010

Label #	Address	Owner
89	2614 DONALD	MENDOZA INOCENCIO & MARIA
90	2620 DONALD	ESPINOZA VICTOR & LOURDES
91	2624 DONALD	BISCO VANCE & GONZALEZ GLORIA
92	2628 DONALD	PORRAGAS SANDRA
93	6207 MUNICIPAL	PRESTWOOD ARTHUR JR
94	6205 MUNICIPAL	FLYNARD CHARLIE ETAL
95	6216 CANAAN	MITCHELL CORNELIUS
96	6218 CANAAN	COMMON GROUND
97	6309 MUNICIPAL	POLK CLOVIS ESTATE OF % LARRY POLK
98	6307 MUNICIPAL	SPEED ROSEANNA T ET AL
99	6301 MUNICIPAL	JONES MILLER L % E J LIGON
100	6310 CANAAN	POLK CLOVIS ESTATE & LARRY POLK
101	7022 CANAAN	DALLAS CITY OF
102	6919 BEXAR	APEX FINANCIAL CORP
103	6911 BEXAR	FUQUEZ INVESTMENTS LTD
104	6902 CANAAN	NELSON JOSHUA
105	6910 CANAAN	DALLAS HOUSING ACQUISITION & DEV CORP CITY HALL
106	6914 CANAAN	COLEMAN TOMMIE
107	7002 CANAAN	GOLDEN GATE BAPT CHURCH
108	7002 LAMAR	TEXAS UTILITIES ELEC CO % STATE & LOCAL TAX DEPT
109	6000 LAMAR	ARMSTRONG JERRY DALE SR
110	5608 LAMAR	LAY LANG TENG & SRENG LAY
111	5610 LAMAR	HODGES STANDARD L
112	5601 LAMAR	S R W INVESTMENTS % SHANTAE B WILLIAMS
113	5506 LAMAR	GIANSON INC
114	5500 LAMAR	VILLARREAL JORGE L
115	5504 LAMAR	MILK PRODUCTS LP
116	5500 LAMAR	MILK PRODUCT LP
117	2418 ST CLAIR	CLAYBURTON EMMA LOIS
118	2601 PARSONS	JACQUES VICTOR & MARTHA JACQUES
119	6722 BEXAR	LORDS MISSIONARY BAPTIST CHURCH

Thursday, November 04, 2010

Z090-215(WE)

Label #	Address	Owner
120	9999 NO NAME	UNION PACIFIC RR CO % TAX DEPT
121	4401 LINFIELD	ST LOUIS S W RAILWAY CO % UNION PACIFIC PPTY TAX
122	9999 NO NAME	UNION PACIFIC RR CO % TAX DEPT

Thursday, November 04, 2010

CITY PLAN COMMISSION

THURSDAY, JUNE 2, 2011

Planner: Mike Grace, AICP

FILE NUMBER: Z101-203(MG) **DATE FILED:** February 28, 2011
LOCATION: Northwest corner of S. Lancaster Road and Atlas Drive
COUNCIL DISTRICT: 5 **MAPSCO:** 65 G
SIZE OF REQUEST: Approx. 3.28 acres **CENSUS TRACT:** 57.00

APPLICANT: Sapphire Road Development, LLC

OWNER: Sapphire Road Development, LLC

REPRESENTATIVE: Yigal Lelah

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

SUMMARY: The purpose of this request is to allow for the development of multi-family uses.

STAFF RECOMMENDATION: Hold under advisement until June 16, 2011.

BACKGROUND INFORMATION:

- The applicant’s request for a Planned Development District will allow for the construction of a 150 unit multifamily development.
- The current section of the development is for multifamily uses and will include 150 dwelling units and associated parking. Future phases of the proposed development will include museum, office, and retail uses.
- The proposed multifamily structure will be four stories, not to exceed 50 feet in height.

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

1. Z089-281 On April 28, 2010, the City Council approved a Planned Development District for a Public school and R-7.5(A) Single Family District Uses on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 173 for the Veteran’s Hospital.
2. Z078-103 On December 20, 2007, the City Planning Commission denied an application for a Specific Use Permit for a Hotel or motel on property zoned a CR Community Retail District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Lancaster Road	Principle	80 ft.	80 ft.
S. Denley Drive	Local	50 ft.	50 ft.
Atlas Drive	Local	50 ft.	50 ft.

Land Use:

	Zoning	Land Use
Site	R-7.5(A)/CR	Undeveloped/Single family/auto repair
North	R-7.5(A)/CR	Undeveloped/Retail
South	R-7.5(A)/CR	Undeveloped/Retail
East	R-7.5(A)/SUP 173	Medical Center
West	R-7.5(A)	Single Family

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

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.

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 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.4 Capitalize on transit oriented development opportunities.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

ECONOMIC:

GOAL 2.1 PROMOTE BALANCED GROWTH

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

STAFF ANALYSIS:

Land Use Compatibility: The 3.28 acre tract of land is currently partially undeveloped, but contains single family homes on some lots and a former auto repair shop currently used as a temporary construction office. The site fronts on Lancaster Road, S. Denley Drive and Atlas Drive. A DART rail station sits in the right-of-way of Lancaster Road at this location. In addition, the Veteran’s Administration Medical Center is located just to the east along the east line of Lancaster Road. A former fire station, single-family and retail development as well as undeveloped properties exist to the north of the subject site. Undeveloped lots and a DART equipment building occupy properties south of the request area, while single family development exists immediately to the west.

The applicant’s request for a Planned Development for multifamily uses will allow the construction of housing that will serve the VA Medical Center development. Future development plans include office, museum and retail uses. In addition, a sky bridge connecting the proposed museum to the VA Medical Center is proposed and would require an SUP.

The existing variety of residential and commercial uses within the immediate vicinity, close proximity to the DART rail station and frontage along Lancaster Road, a principle arterial, make this an ideal location for multifamily development. Proposed future development of a mix of uses are in keeping with the type of development expected

along principle arterials and near transit centers.

Staff is in support of the proposed development as it is in keeping with the types of development expected in locations in residential areas located adjacent to transit stations along multi-modal corridors.

Development Standards:

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

Landscaping: Staff is continuing to work with the applicant regarding landscape requirements. Conditions will be available at the next CPC hearing.

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

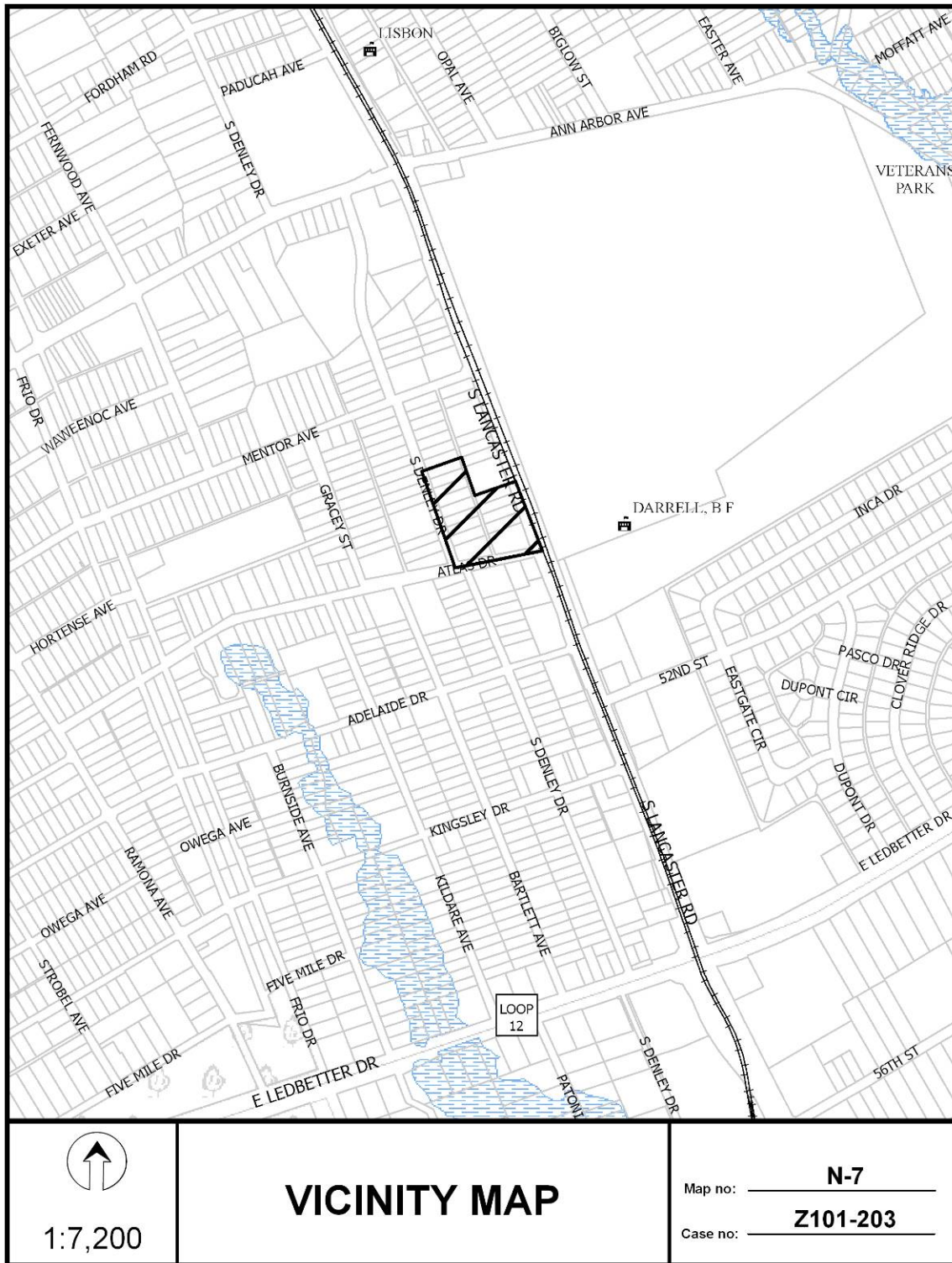
**OFFICERS/PARTNERS/
PRINCIPALS**

Yigal Lelah, Owner

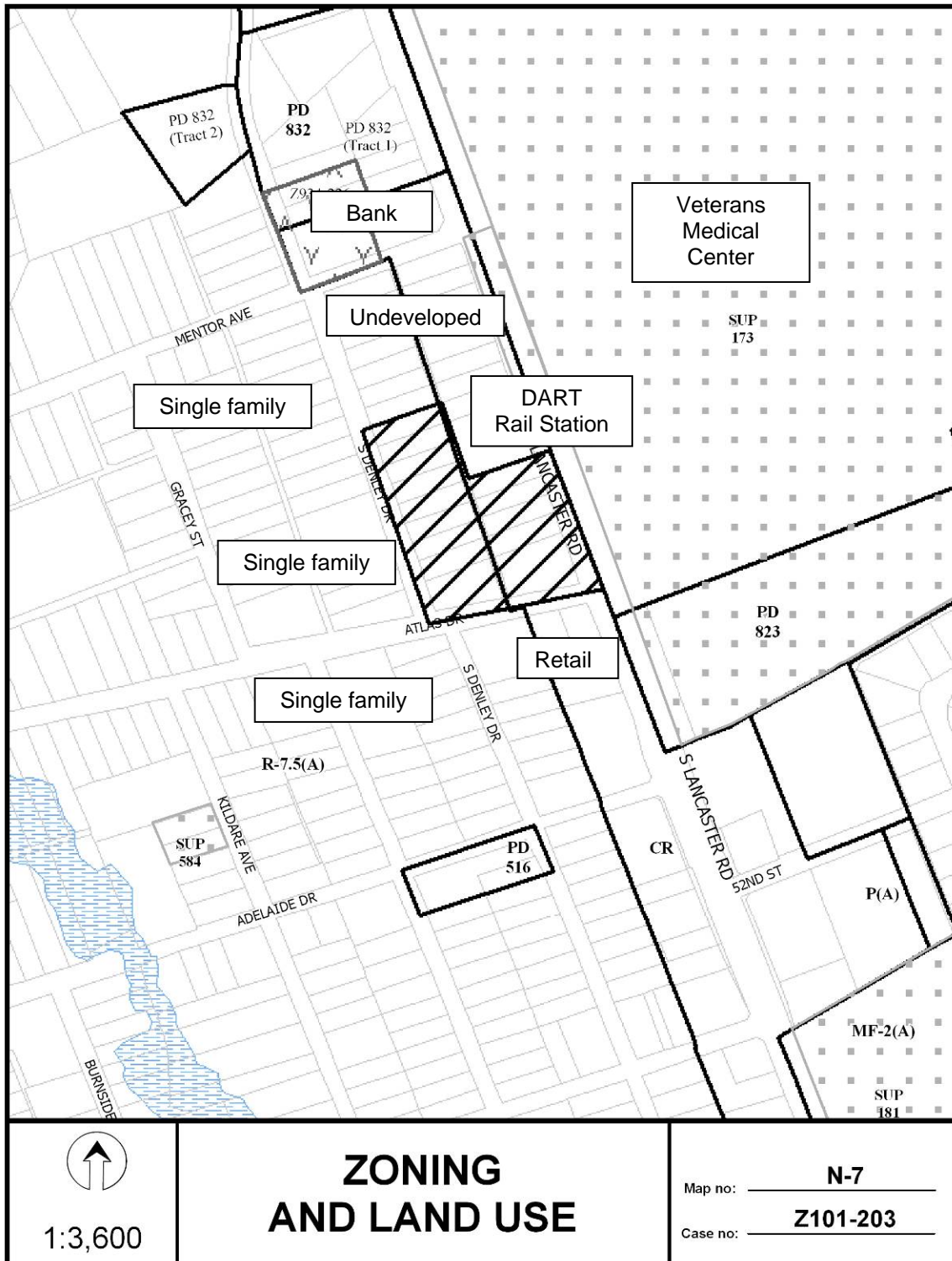
Tracey Lela, Manager/Owner

**PROPOSED PDD
CONDITIONS**

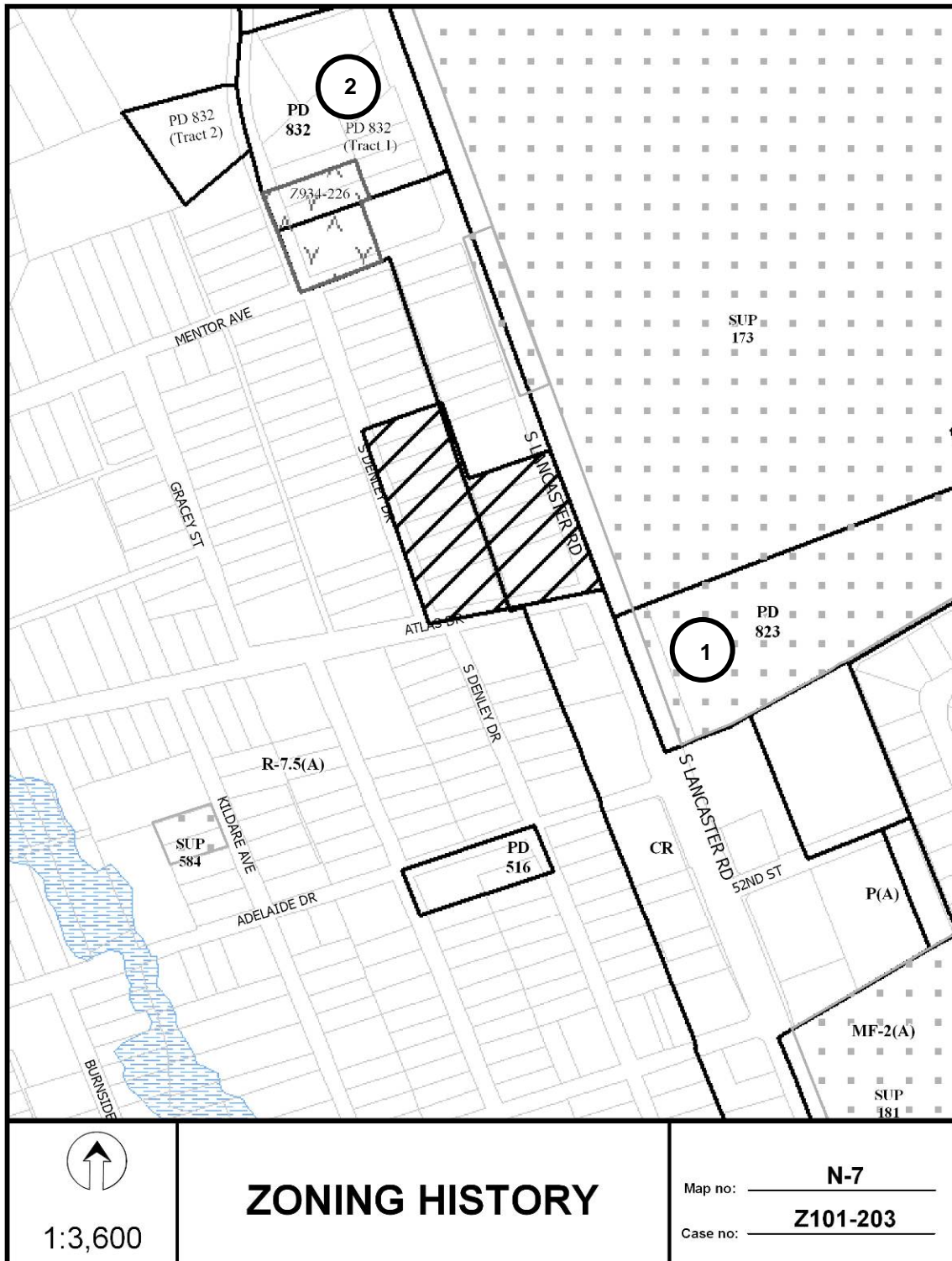
**STAFF RECOMMENDATION IS TO HOLD THIS CASE UNDER ADVISEMENT UNTIL
THE JUNE 16, 2011 CPC HEARING TO ALLOW ADDITIONAL TIME TO WORK
WITH THE APPLICANT ON OUTSTANDING ISSUES.**



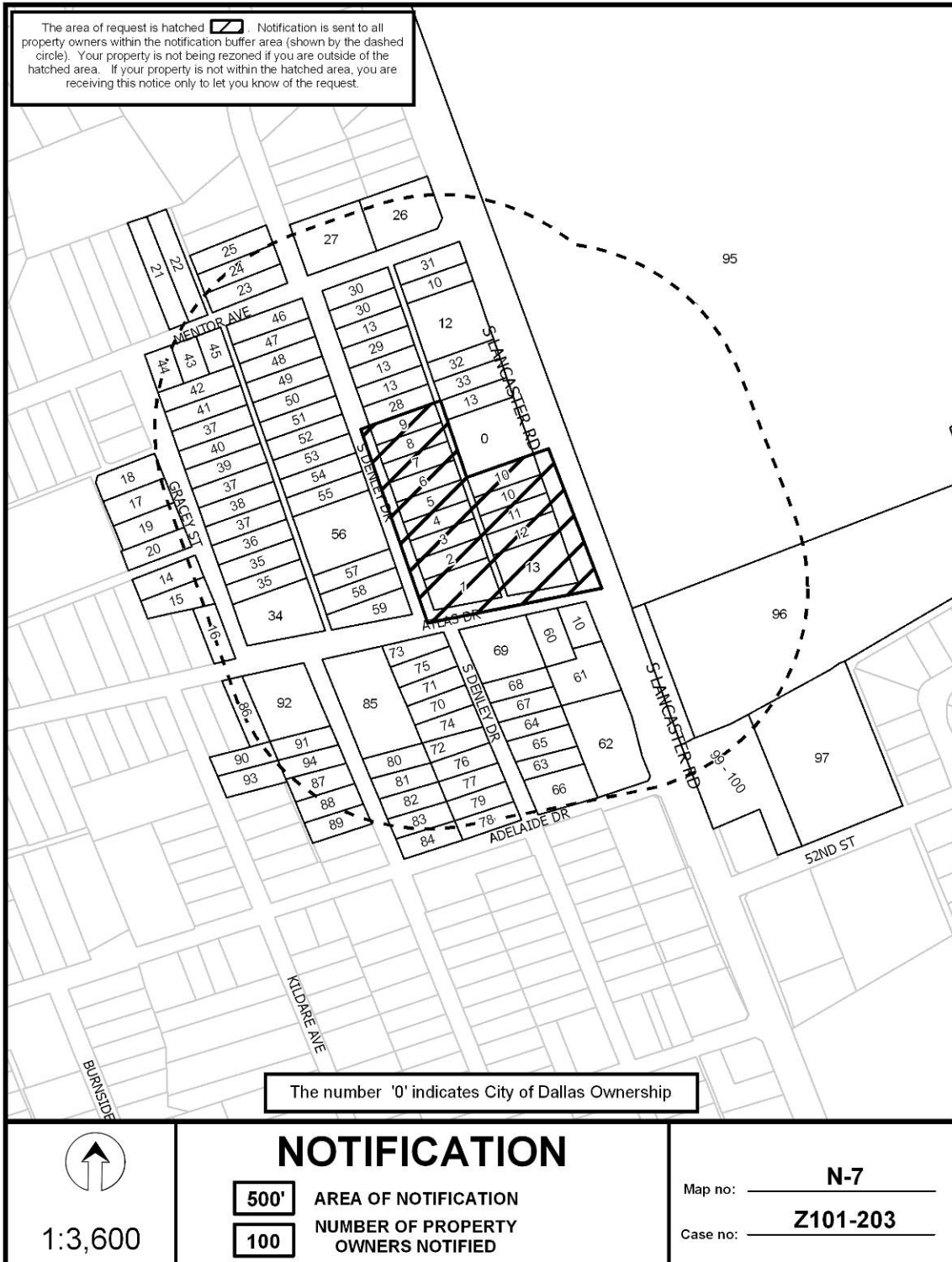
DATE: May 10, 2011



DATE: May 10, 2011



DATE: May 10, 2011



DATE: May 10, 2011

5/10/2011

Notification List of Property Owners***Z101-203******100 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4634 DENLEY	SAPPHIRE ROAD DEVELOPMENT LLC
2	4626 DENLEY	HUNTER FAYRENE
3	4622 DENLEY	SAPPHIRE ROAD DEV LLC
4	4618 DENLEY	SPENCE MAE
5	4614 DENLEY	BROOKS HILDA SUE
6	4610 DENLEY	TIPPIT DOROTHY
7	4606 DENLEY	HOLBERT NANCY BANKS
8	4602 DENLEY	LOTT ROBERT C
9	4530 DENLEY	REECE HERBERT C ESTATE OF
10	4703 LANCASTER	SHAPPHIRE ROAD DEV LLC
11	4623 LANCASTER	SAPPHIRE RD DEV LLC
12	4627 LANCASTER	SAPPHIRE RD DEV LLC
13	4631 LANCASTER	SAPPHIRE ROAD DEVELOPMENT LLC
14	4605 GRACEY	WILLIAMS A A SR TR
15	4611 GRACEY	HARMON E V
16	1833 ATLAS	HANSON ROOSEVELT
17	4525 GRACEY	BROCK ROBERT E & EMMANUEL JAMES
18	4521 GRACEY	BRIGGS DOROTHY M LIFE EST JOHNSON SHAUNNA BRIGGS
19	4531 GRACEY	PICKENS PATRICIA ANN
20	4533 GRACEY	HOWARD SANDRA
21	1919 MENTOR	GRIFFIN RODERICK L
22	1919 MENTOR	MORGAN A T ESTATE OF
23	4425 DENLEY	WELLS FARGO BANK %AMERICAN HOME MORTGAGE
24	4423 DENLEY	SMITH MARGARET ANN
25	4419 DENLEY	KYSER DICK D & MARGIE A KYSER
26	4435 LANCASTER	HATLEY A D

Tuesday, May 10, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4420 DENLEY	CHASE BANK OF TX NA
28	4526 DENLEY	REESE BILL
29	4514 DENLEY	BRASHEAR SUSAN J
30	4506 DENLEY	MEREDITH J BRYAN
31	4501 LANCASTER	SHAPPHIRE ROAD DEV LLC
32	4523 LANCASTER	NEO ARC DEVELOPMENTS
33	4527 LANCASTER	NEO ARC DEVELOPMENTS LLC
34	1905 ATLAS	BELLEVUE FIRST BAPT CH
35	4618 GRACEY	HERNANDEZ ROSA MARIA
36	4610 GRACEY	WILLIS KENNETH W & LAVERNE
37	4606 GRACEY	DUNCAN KATIE M
38	4600 GRACEY	DUNAN KATIE M
39	4526 GRACEY	STROUPES DOROTHY BONDS
40	4522 GRACEY	ESPINOZA JOSE J & MARIA L OVALLE
41	4514 GRACEY	PRICE MARY C &
42	4510 GRACEY	PATTINA EQUITIES LLC
43	1906 MENTOR	RODRIGUEZ NICASIO
44	1902 MENTOR	FOSTER PHILLIP DERRELL
45	1914 MENTOR	GALLOWAY GLORIA M
46	4501 DENLEY	ELORZA TEODORA
47	4507 DENLEY	PETROFF NICHOLAS
48	4511 DENLEY	LARSEN LISA LYNNE
49	4515 DENLEY	DARECO SERVICES
50	4519 DENLEY	HOPE BARRY EUGENE
51	4521 DENLEY	ARELLANO JUAN &
52	4527 DENLEY	ARELLANO JUAN & PATRICIA
53	4531 DENLEY	ARELLANO JOSE LUIS
54	4603 DENLEY	SILVA LAURENCIA & SILVA ROSA
55	4607 DENLEY	SILVA LAURENCIO
56	4615 DENLEY	BELL MATTIE Y
57	4623 DENLEY	ARTEAGA JOSE LUIS &

Tuesday, May 10, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4627 DENLEY	IVD FINANCIAL LP
59	4631 DENLEY	DALLAS HOUSING ACQUISITION & DEV CORP CITY HALL
60	2014 ATLAS	DART
61	4709 LANCASTER	LEVINE RLTY
62	4735 LANCASTER	SOH KUM SOOK
63	4728 DENLEY	GARCIA JOSE J MARTINEZ
64	4720 DENLEY	GREEN SAMUEL III
65	4724 DENLEY	GREEN SAM
66	4732 DENLEY	RAMOS SIMON & MARIA DELCARMEN
67	4718 DENLEY	CORTEZ JUAN
68	4714 DENLEY	SMITH MICHELLE &
69	4702 DENLEY	SORIA MIGUEL A
70	4715 DENLEY	PRIDE EQUITY MTG CORP % MARGIE HUNTER
71	4709 DENLEY	ESPINOZA MAURICIO & MARIA ESPINOZA
72	4723 DENLEY	BIGGER BILLY
73	4701 DENLEY	BIGGER BILLY & CAROL ANN
74	4719 DENLEY	WALKER WILLIE J
75	4705 DENLEY	TOPLETZ DENNIS D
76	4727 DENLEY	BAGGETT THOMAS ARTHUR JR
77	4729 DENLEY	GARRETT MARY G
78	4737 DENLEY	DAVIS MATTIE L & ROBERT L DAVIS
79	4733 DENLEY	KNIGHT BOBBY D
80	4722 BARTLETT	BUCKHANAS LOVIE
81	4726 BARTLETT	DOUGLAS EMMA JEAN
82	4730 BARTLETT	SCOTT JACQUELYNNE
83	4734 BARTLETT	WILLIAMS SARAH ANN
84	4738 BARTLETT	GARCIA PORFIRIA
85	1914 ATLAS	HANSEN ROOSEVELT
86	1834 ATLAS	LOPEZ JESUS D
87	4723 BARTLETT	FLETCHER ROBERT A & MARGIE M
88	4727 BARTLETT	ORTEGA ARMANDO & ERICKA

Tuesday, May 10, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4731 BARTLETT	NEWHOUSE LAVERA D
90	4714 KILDARE	ADAMS LARRY J & RACHEL
91	4715 BARTLETT	HOWARD SAMUEL
92	4707 BARTLETT	HARRIS GLADYS M
93	4718 KILDARE	JANKOWIAK PATRICK JOSEPH
94	4719 BARTLETT	JOHNSON TROY G
95	4500 LANCASTER	U S VETERANS HOSPITAL
96	4747 VETERANS	Dallas ISD
97	2121 52ND	MENLO INVESTMENT GROUP LLC
98	403 REUNION	DALLAS AREA RAPID TRANSIT
99	4810 LANCASTER	MENLO INVESTMENT GROUP LLC
100	4810 LANCASTER	MENLO INVESTMENT GROUP LLC LLC

Tuesday, May 10, 2011

FILE NUMBER: Z101-165 (JH)

DATE FILED: January 14, 2011

LOCATION: Southwest side of S. Lamar Street generally located between Pine Street and Hatcher Street

COUNCIL DISTRICT: 7

MAPSCO: 56-B, F

SIZE OF REQUEST: Approx. 37.5 acres

CENSUS TRACT: 40.00

REPRESENTATIVE: Robert Miklos

APPLICANT/OWNER: Loshel Company

REQUEST: An application to amend Planned Development District No. 331, expand Planned Development District No. 331 on property zoned an RS-MU Regional Service Mixed Use Subdistrict within Planned Development District No. 595, the South Dallas Fair Park Special Purpose District, and terminate Specific Use Permit No. 1084 for a Metal salvage facility, an Outside salvage or reclamation use, and an Industrial (inside) potentially incompatible use limited to an aluminum sweat furnace on a portion of the expansion area with consideration for a Specific Use Permit for metal salvage facility, outside salvage or reclamation, outside storage, recycle buy-back center for the collection of household metals, industrial metals, and recyclable materials, and commercial motor vehicle parking uses.

SUMMARY: The purpose of the request is to make the existing metal salvage, outside salvage, outside storage, and recycle buy-back center uses conforming, allow these uses to expand, and require an enhanced streetscape. The applicant's proposal would also allow the property to redevelop with mixed uses.

STAFF RECOMMENDATION: Denial

BACKGROUND INFORMATION:

- The request site is currently developed with a combination of metal salvage, outside salvage, outside storage, and recycle buy-back center uses.
- The purpose of the request is to make the existing metal salvage, outside salvage, outside storage, recycle buy-back center and commercial motor vehicle parking uses conforming, allow these uses to expand, and require an enhanced streetscape. The applicant’s proposal would also allow the property to redevelop with mixed uses; however, no redevelopment is proposed at this time.

Zoning History:

1. Z101-182 A pending application for a Planned Development District for industrial and mixed uses on property zoned an RS-MU Regional Service-Mixed Use Subdistrict within Planned Development District No. 595, the South Dallas Fair Park Special Purpose District, and Planned Development District No. 276 with consideration for a Specific Use Permit for metal salvage facility, outside salvage or reclamation, outside storage, recycle buy-back center for the collection of household metals, industrial metals, and recyclable materials scheduled for the June 2, 2011 City Plan Commission.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Lamar Street	Principal arterial	100 feet

STAFF ANALYSIS:

Comprehensive Plan:

The request does not comply with the following land use goals and policies of the Comprehensive Plan because it would expand the industrial land use rights, which is specifically contrary to the recommendations of the Trinity River Corridor Comprehensive Land Use Plan. See the Area Plan section below.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.1 Implement the Trinity River Corridor Plan.

ECONOMIC ELEMENT

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

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

The Trinity River Corridor Comprehensive Land Use Plan recommends that the land use for this portion of Lamar Street become regional serving retail uses. Expanding the industrial operations on the request site does not help obtain these goals. While the applicant is requesting to retain the mixed use development rights on the portion of the property that is operating as a non-conforming use, it is premature to rezone the property with a redevelopment proposed to ensure that the following goals and policies will be maximized in the zoning regulations.

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

Policy 2.1.4 Support efforts to expand targeted business and industry development within the Southern Sector.

Expanding the industrial uses and making the non-conforming uses conforming does not enhance or promote the quality of life for the neighborhood. The history of fires at metal recycling businesses, uncontrolled large truck traffic, and operation of these metal recycling uses in the floodplain does not attract reinvestment in the residential neighborhood. The metal recycling uses along Lamar have not invested in enhancing the neighborhood in their 40-plus years of operations; a zoning change is not necessary to do so now.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

NEIGHBORHOOD ELEMENT

GOAL 7.1 PROMOTE VIBRANT AND VIABLE NEIGHBORHOODS

- Policy 7.1.2 Promote neighborhood-development compatibility.
- Policy 7.1.4 Promote clean and safe neighborhoods.

The Vision Map identifies this area of Lamar Street as an Urban Mixed-Use Building Block, which is supported by the existing mixed use zoning in the area and the Trinity River Corridor Comprehensive Land Use Plan recommendations. While the applicant's proposal is expanding the area that could redevelop with mixed uses, there is no redevelopment proposed in the immediate or near future. The purpose of the request is to make the metal recycling uses conforming, which extends the potential life of these uses and discourages a mixed use redevelopment.

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.

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 midrise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

The request site is currently operating within a floodplain according to the current floodplain maps. The operation is likely non-conforming, even though Article V does not specifically address non-conforming uses. Article V limits the permitted land uses to only seven uses, which does not include any industrial, recycling, or outside storage uses. Staff is concerned that the operation in the floodplain could harm surrounding land and watersheds. The applicant indicated they have applied to remove the floodplain designation, though no documentation of this has been provided.

ENVIRONMENT ELEMENT

GOAL 6.1 PROTECT DALLAS WATER QUALITY AND WATERSHEDS

- Policy 6.1.1 Develop and implement storm water management practices.
- Policy 6.1.2 Mitigate non-point pollution.

Area Plans:

The 2006 Trinity River Corridor Comprehensive Land Use Plan identifies this area of Lamar Street as an Urban Village. An Urban Village should have a compact pattern of mixed-use developments. A transit system relationship is key to supporting higher densities and encouraged for this area. The urban streetscape is an important element to creating the Urban Village environment. This area is further studied as a focus area, Lamar Center. The recommendations for this focus area establish a regional corridor that is comprised of a majority of regional service retail uses with supporting office and mixed use developments, capitalizing on its proximity to I-45. The stakeholder input for this focus area identified that the industrial uses should be relocated out of this area in order to obtain the higher density and mixed use development they desired.

The applicant's request is specifically contrary to the recommendations of the Trinity River Corridor Comprehensive Land Use Plan because it expands the industrial rights on the property, makes a portion of the property conforming thereby extending its existence, and the applicant's conditions do not further the vision from the Urban Village classification. Instead, the applicant's conditions attempt to reduce the impact of the metal recycling uses because no redevelopment opportunity exists in the near future.

Land Use Compatibility:

The approximately 37.5-acre request site is zoned an RS-MU Regional Service-Mixed Use Subdistrict within Planned Development District No. 595, the South Dallas Fair Park Special Purpose District, and Planned Development District No. 331. Specific Use Permit No. 1084 allows for a Metal salvage facility, an Outside salvage or reclamation use, and an Industrial (inside) potentially incompatible use limited to an aluminum sweat furnace. The property is currently developed with a combination of metal salvage, outside salvage, outside storage, and recycle buy-back center uses. The applicant is proposing a Planned Development District to make the existing metal salvage, outside salvage, outside storage, recycle buy-back center and commercial motor vehicle parking uses conforming, allow these uses to expand, and require an enhanced streetscape. The applicant's proposal would also allow the property to redevelop with mixed uses; however, no redevelopment is proposed at this time.

The surrounding land uses are residential to the northeast, commercial uses on the northeast side of Lamar Street which includes restaurant, commercial amusement (inside) and vacant retail, and metal recycling uses to the northwest and southeast. The land on the southwest side of I-45 is undeveloped floodplain.

The request site currently has two zoning districts: PDD No. 595 RS-MU and PDD No. 331. The portion that is zoned PDD No. 595 RS-MU is approximately 23.01 acres and does not permit any industrial uses. The portion that is zoned PDD No. 311 is approximately 13.87 acres and permits the industrial uses. The applicant has indicated that the portion zoned PDD No. 595 RS-MU is non-conforming. The improvements on the request site include an existing building approximately 14,750 square feet, multiple covered structures, and a large scale.

The development plan shows the existing building and an area indicated as future cover. The activity that would occur under the future cover is sorting of material purchased. The development plan also shows assignment of land use activities.

The PD conditions retain and expand the most of the land uses and the yard, lot, space regulations of PDD No. 595 RS-MU. The applicant is proposing the existing metal recycling related uses (defined as "selected pre-existing uses" in the PD conditions) be allowed by right, but terminate their legal right to operate if abandoned for one year or replaced with another use. Staff strongly opposes this concept because it is contradictory and unenforceable as written. The concept of a use terminating is achieved by one of the following ways: non-conforming use rights cease after the use is abandoned for six months or longer; a Specific Use Permit expires; an application to the Board of Adjustment to determine a use is a nuisance and establish a compliance date; or a specific compliance date established in a Planned Development District for non-conforming uses. Staff is recommending that if the City Plan Commission is inclined to approve the zoning change, allow the selected pre-existing uses by Specific Use Permit and approve the SUP for a five year time period subject to the development plan to serve as the site plan and the staff recommended conditions. Staff does not anticipate that the area will redevelop within five years, but an SUP for this time period gives the opportunity to reevaluate the conditions of the area.

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

The PD conditions have some improvements to the streetscape that are proposed to be installed in near future if the zoning is approved. The streetscape improvements include landscaping, a six foot sidewalk, pedestrian scale lighting, and a solid screening fence. Staff recommends these improvements be installed within 18 months of the approval of

the zoning; the applicant proposes a specific date, June 15, 2013, that is approximately two years from the approval of the zoning.

Staff is recommending the outside stacking height and screening be completed per the PD conditions and compliance with Article V within 18 months. The applicant only proposes to comply with the stacking height and screening per the PD conditions, but by June 15, 2013.

Staff is concerned about the proposed residential uses. The applicant has proposed that the residential uses are only permitted after the selected pre-existing uses are terminated. This concept has the same issues as the termination of permitted uses already discussed. Staff is recommending the residential uses be permitted only as part of a mixed use development as defined in the PD, which would require two other use categories excluding industrial and warehouse/storage use categories.

Staff recommends denial of the applicant’s request primarily because it conflicts with the recommendations of the Trinity River Corridor Comprehensive Land Use Plan and the many goals and policies of ForwardDallas!. Staff is also strongly concerned with the operation of the business in the floodplain. While the applicant has indicated the site was filled approximately 20 years ago and they have applied to remove the floodplain designation with FEMA, no documentation of this process has been received and the fill area only covers a portion of the total 37 acre request site. The applicant’s request is an expansion of both the metal recycling related uses and mixed uses. Staff is concerned that a zoning change at this point in time to allow for mixed uses is premature since no redevelopment is proposed and it is appropriate for a zoning change to occur then. The streetscape improvements the applicant proposes can be installed without a zoning change.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Proposed							
PDD 331 Mixed uses	15'	10' adjacent to residential OTHER: No Min.	1.5 FAR overall 1.5 office 0.5 retail 0.85 residential	90'	80%	Proximity Slope	Office, retail & personal service, lodging, residential, metal recycling related uses
Existing							
PDD 595 RS-MU Mixed use	15'	10' adjacent to residential OTHER: No Min.	1.5 FAR overall 1.5 office 0.5 retail 0.85 residential	90'	80%	Proximity Slope	Office, retail & personal service, lodging, residential
PDD 331 Industrial	15' 0' on minor	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	110' 8 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

Traffic:

The traffic management plan was not received at the time of printing and the operation and management of traffic is unknown. Staff is very concerned that the large truck traffic is currently violating city code by stacking in the public right-of-way.

Staff recommends the traffic management plan must be updated by a traffic engineer to ensure the plan is working and stacking is not occurring in the public right-of-way and to be updated every three years by a professional engineer. The applicant does not agree to provide an update to the traffic management plan.

Landscaping:

The PD conditions state that landscaping is required per Article X of the Dallas Development Code for redevelopment of the request site. For selected pre-existing uses, the PD conditions require trees planted in the parkway and a combination of shrubs and ground cover on the street-side of the screening fence. A private license is granted in the PD conditions to allow the planting of trees in the parkway.

Z101-165(JH)

List of Partners/Principals/Officers

Loshel Company

No information on officers provided

Z101-165(JH)

PD Conditions

Unavailable at time of printing

Z101-165(JH)

DEVELOPMENT PLAN

Unavailable at time of printing

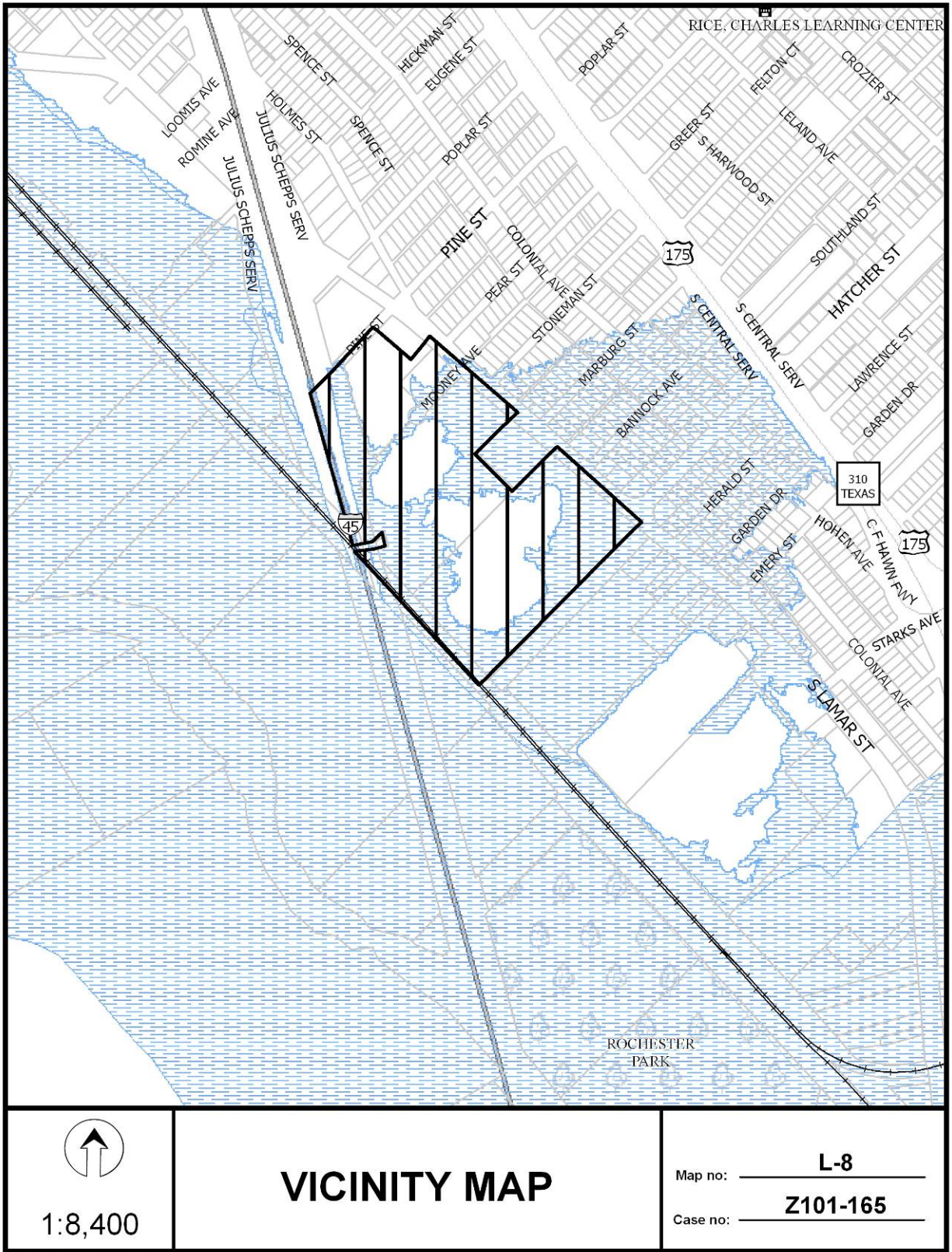
Z101-165(JH)

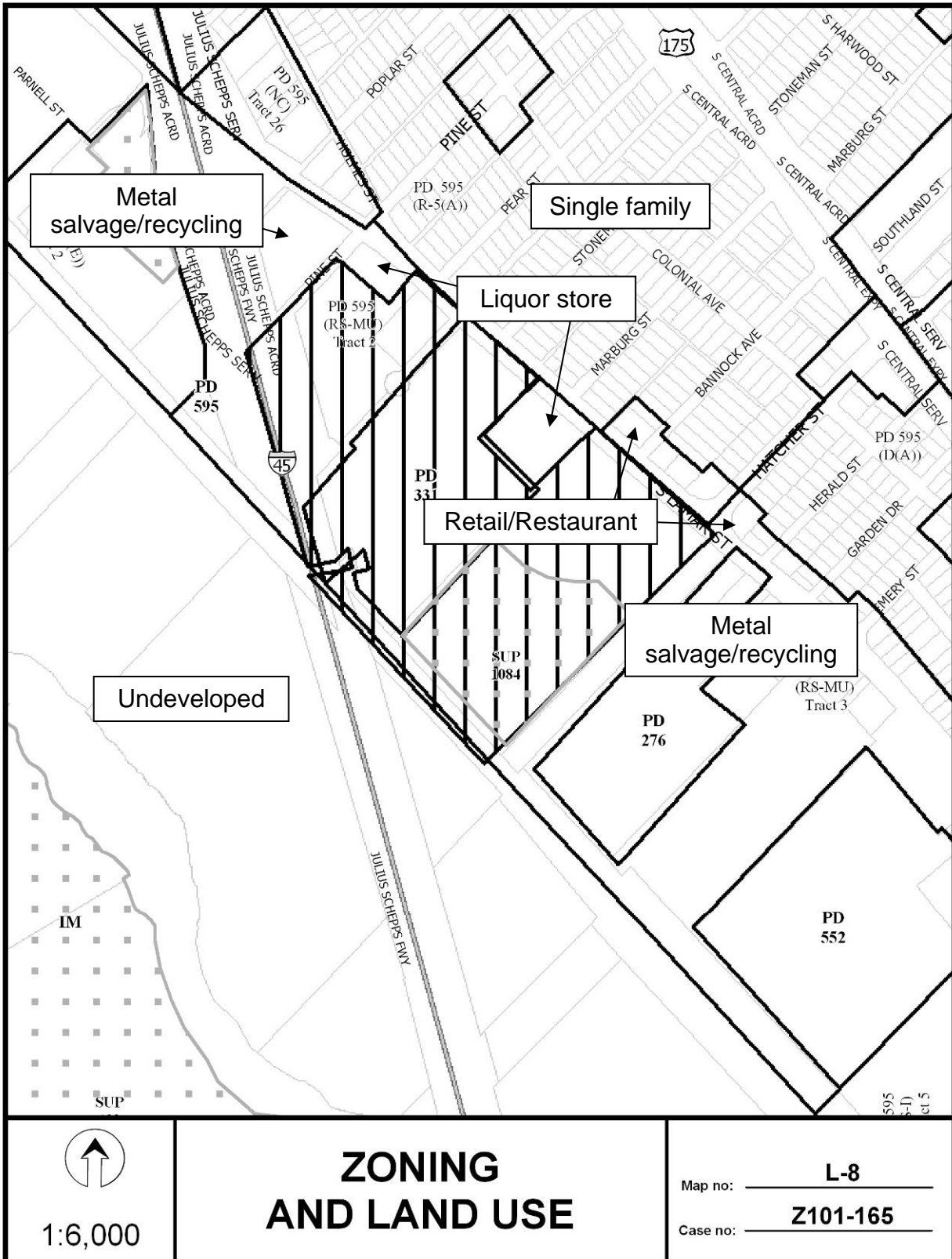
SUP Conditions
(Staff Recommendation Only)
Unavailable at time of printing

Z101-165(JH)

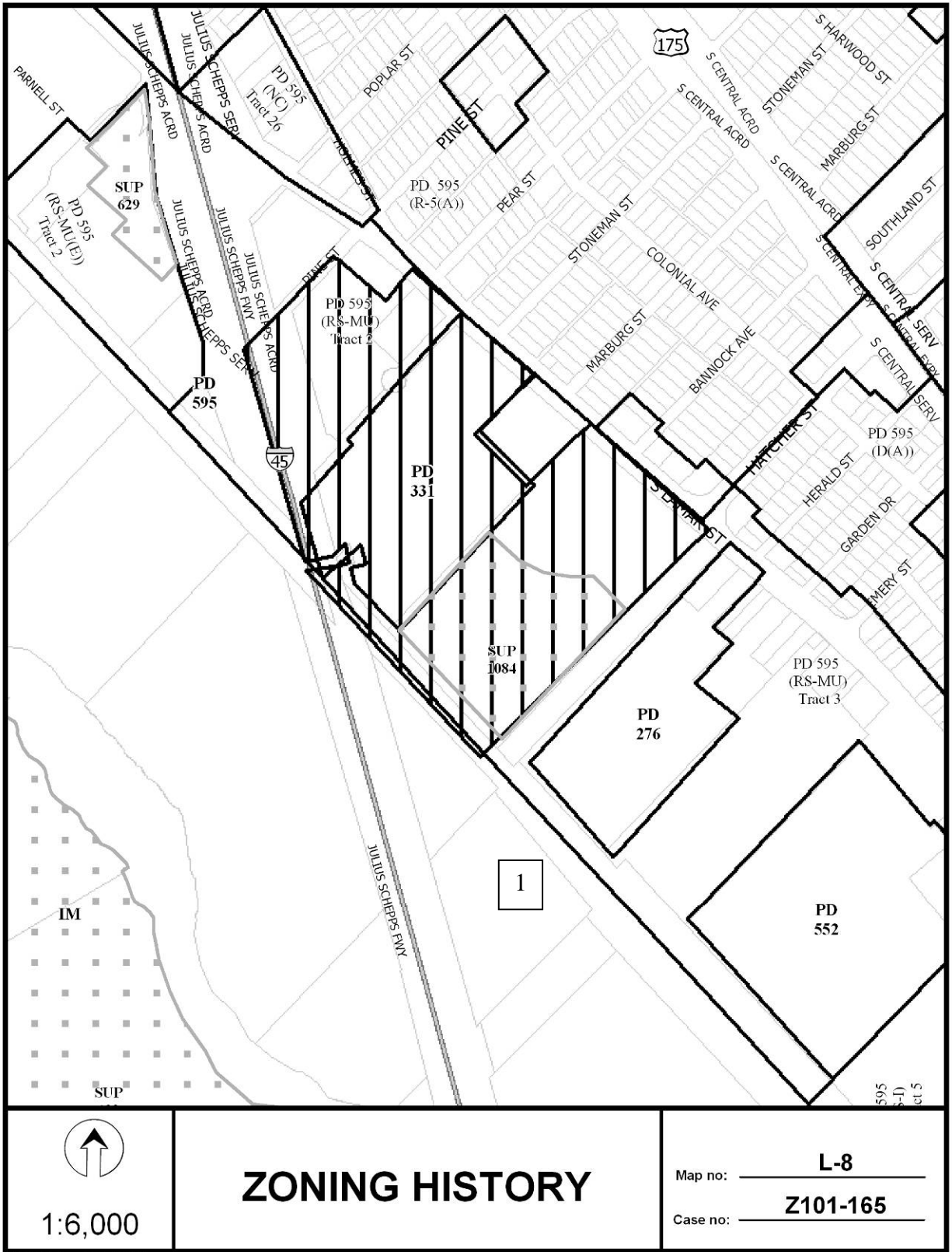
Exhibit B
Traffic Management Plan

Unavailable at time of printing

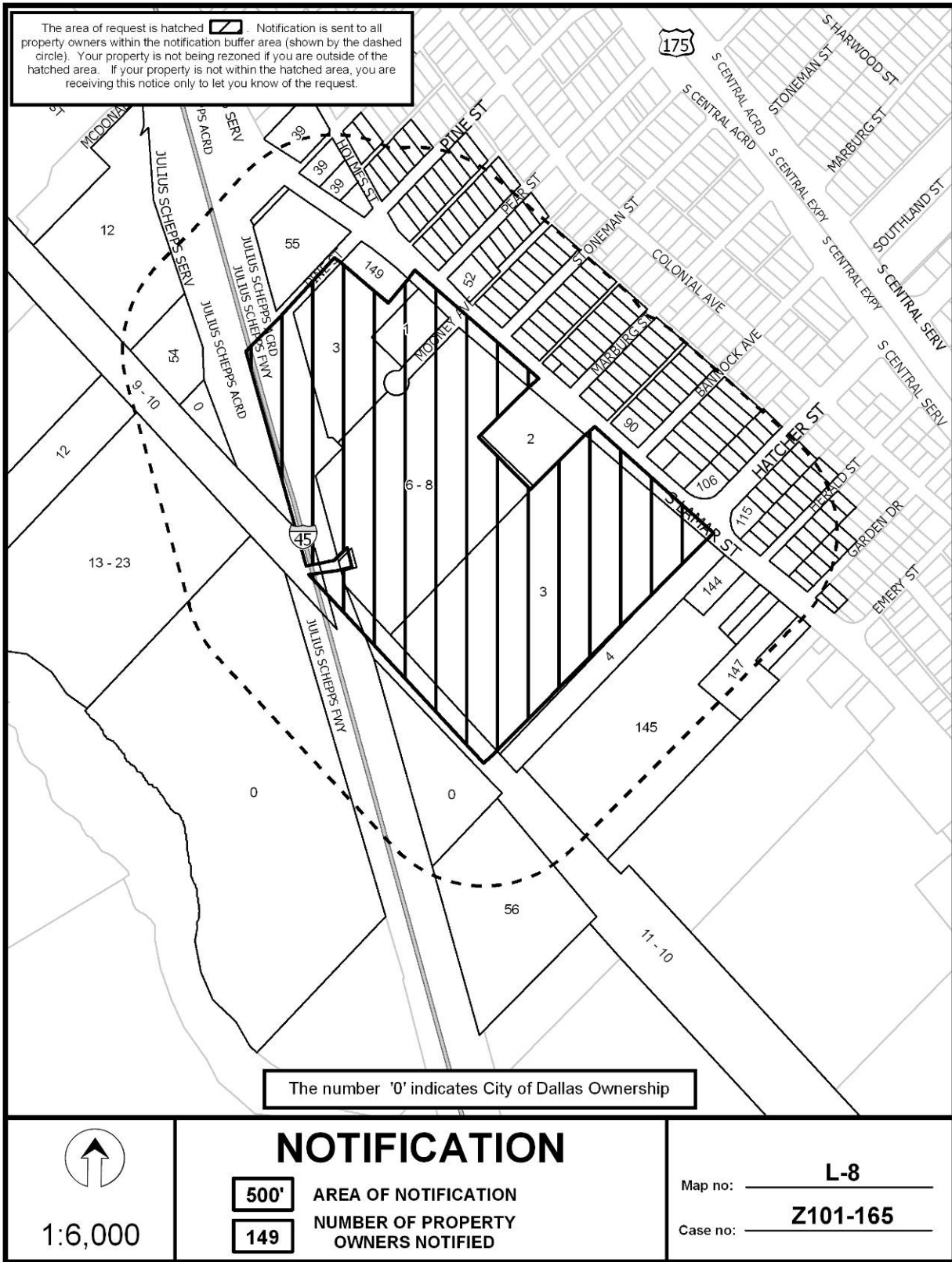




DATE: April 01, 2011



DATE: April 01, 2011



Notification List of Property Owners**Z101-165****149 Property Owners Notified**

Label #	Address	Owner
1	4235 LAMAR	LOSHEL
2	4501 LAMAR	GREGSON ENTERPRISES LLC
3	4601 LAMAR	LOSHEL COMPANY
4	4605 LAMAR	MLO INC
5	1510 MOONEY	PRESCOTT INTERESTS LTD
6	4305 LAMAR	GOLDBERG ROBERT L ET AL
7	4301 LAMAR	KEN GOLDBERG
8	4305 LAMAR	GOLDBERG ROBERT L ET AL
9	9999 NO NAME	UNION PACIFIC RR CO % TAX DEPT
10	4401 LINFIELD	ST LOUIS S W RAILWAY CO % UNION PACIFIC PTY TAX
11	9999 NO NAME	UNION PACIFIC RR CO % TAX DEPT
12	4403 LAMAR	WILDWOOD HOLDINGS II LTD
13	1300 MOONEY	WILKERSON JOHN H &
14	1300 MOONEY	WILKERSON JOHN H &
15	1300 MOONEY	KANALY TR CO TR HAYWARD HAMILTON LEE TR EXEMPT
16	1300 MOONEY	WILKERSON JOHN H
17	1300 MOONEY	PAINE R E III
18	1300 MOONEY	HOVEY SUANNA P
19	1300 MOONEY	KORF DIANA HOVEY
20	1300 MOONEY	DRAKE RUTH ELLEN HOVEY
21	1300 MOONEY	DOBSON MARY IRIS WEBRE
22	1300 MOONEY	RUDE ROBERTA WEBRE
23	1300 MOONEY	KANALY TR CO TR HAYWARD HAMILTON LEE TR
24	1623 PINE	BROWN GERALDINE POWELL EST OF
25	1617 PINE	CLARK BEULAH B ESTATE OF %TRAVIS & OTIS L CLARK
26	1611 PINE	SHIELDS ELOISE ESTATE

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Label #	Address	Owner
27	1609 PINE	HENDERSON ALFREDIA
28	1602 POPLAR	DAWSON STACEY N
29	1608 POPLAR	JP MORGAN CHASE BANK % SAXON MTG SVCS INC
30	1600 PINE	HAYNES F L
31	1611 PINE	ST PAUL BAPTIST CHURCH
32	1612 PINE	ST PAUL BAPTIST CHURCH
33	1616 PINE	COLBERT LILLIE ELVITA
34	1622 PINE	WATSON LILLIAN
35	1626 PINE	EIKNER GEORGE ALFORD EST OF
36	1628 PINE	SAINT PAUL BAPTIST CHURCH
37	1632 PINE	PITTS EVIRON S
38	1631 PEAR	MATHERSON ARTHUR III
39	4114 STONEMAN	ST PAUL BAPTIST CHURCH
40	1614 PEAR	ST PAUL MISSIONARY BAPTIST CHURCH
41	1637 PEAR	HUNTER VIVIAN & ET AL
42	1633 PEAR	NANCE RONALD E
43	1627 PEAR	WEAVER MINERVA
44	1615 PEAR	SPURLOCK PEARLINE
45	1601 PEAR	ST PAUL MISSIONARY BAPT CH-TRUSTEES
46	1638 PEAR	ROSALES ENRIQUE L
47	1634 PEAR	GUARDADO SANDRA LUZ & MONICA GUARDADO
48	1630 PEAR	CHAMBERS LAVERNE B EST OF & ETAL
49	1626 PEAR	HAYES DANDY
50	1622 PEAR	SAINT PAUL BAPT CHURCH TR
51	1618 PEAR	ST PAUL BAPT CH
52	1600 PEAR	ST PAUL MISSIONARY BAPTIST CHURCH
53	4101 LAMAR	EUDARIC PAM
54	4115 JULIUS SCHEPPS	DUGGAN INDUSTRIES INC
55	4115 LAMAR	EUDARIC PAM
56	4901 LAMAR	OKON BEN B TRUSTEE & OKON FAMILY PS THE
57	1637 STONEMAN	DAVIS STEVE

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Label #	Address	Owner
58	1635 STONEMAN	TOVAR PANFILO & MARIA DEL CARMEN
59	1633 STONEMAN	HALL JEFF
60	1623 STONEMAN	GRAY ALVIN
61	1617 STONEMAN	KIRCHHOFER NEIL W
62	1615 STONEMAN	ALBERT ANDREA DENELL
63	1607 STONEMAN	CARTWRIGHT JOHNNIE S
64	1603 STONEMAN	MCQUINNEY GEORGIA V EST OF
65	1637 MARBURG	NT HOME SOLUTIONS LLC
66	1629 MARBURG	LOVE ANTWAN
67	1627 MARBURG	CLAYTON ERIC & DENISE
68	1623 MARBURG	HAMMOND MOLLIE
69	1617 MARBURG	HILL NORVA BELL
70	1615 MARBURG	STONECREST INCOME & OPPORTUNITY FUND 1 LLC
71	1611 MARBURG	JOHNSON WILLIE J
72	1607 MARBURG	HAYNES META
73	1603 MARBURG	BRIGHAM ALFONSO
74	4414 LAMAR	CIRCLE COURT LLC
75	1600 STONEMAN	BARRS JEANETTE
76	1606 STONEMAN	DURTON GEARY
77	1608 STONEMAN	AREVALO RUBIN
78	1612 STONEMAN	VELAZQUEZ ZACARIAS
79	1616 STONEMAN	MORGAN E M
80	1620 STONEMAN	WATERS GEORGE W EST OF % JAMES THOMAS
81	1626 STONEMAN	WILLIAMS KATHLEEN G
82	1630 STONEMAN	TABB JUANITA
83	1634 STONEMAN	VEASLEY PATRICIA A R
84	1635 BANNOCK	MOTON JAMES ET AL
85	1631 BANNOCK	LOMAX OLIVER W % LOMAX FUNERAL HOME
86	1625 BANNOCK	PHILLIPS ARBRA M ET AL
87	1619 BANNOCK	SEVEN PRODUCTS LP % THOMAS JACKSON
88	1617 BANNOCK	MATHIS WILLIAM S & NELDA BLACKBURN MATHIS

Friday, April 01, 2011

Label #	Address	Owner
89	1615 BANNOCK	BOLT JODIE
90	4520 LAMAR	HELP LTD
91	1600 MARBURG	SIMPLE FAITH INTERNATIONAL
92	1604 MARBURG	LEE BOYKIN
93	1610 MARBURG	CLAY DELORES ET AL
94	1614 MARBURG	ESTES FAMILY TRUST
95	1618 MARBURG	WILLIAMS PAULINE B
96	1622 MARBURG	COOPER JOSEPH C
97	1624 MARBURG	TOPLETZ INVESTMENTS SUITE 301
98	1630 MARBURG	SANTIBANEZ CONSTANCIA
99	1634 MARBURG	JONES SHIRLEY A
100	1632 BANNOCK	WARD BERT TRUST %ROBERT WARD WILLIAMS
101	1628 BANNOCK	GAONA ESTHER
102	1626 BANNOCK	CHECKERED ENTERPRISES LP
103	1622 BANNOCK	REYNOLDS ERICA
104	1616 BANNOCK	RUNNELS SHERRY LYNN
105	1614 BANNOCK	GRAY ANDRE #125
106	4620 LAMAR	CANYON O C & DELMA
107	4600 LAMAR	LENAMOND LEE EUGENE
108	4614 LAMAR	MENDEZ MARIA CARMEN
109	1615 HATCHER	BAYLOCK WILLIE DOUGLAS
110	1619 HATCHER	LEFFALL ANDRE
111	1623 HATCHER	CLEAVER NORMAN LORENZA & JEWELL L
112	1625 HATCHER	ROBERTSON GERTRUDE TR
113	1629 HATCHER	ALLEN DOROTHY W
114	1635 HATCHER	SHIELDS ROBERT & ALICE J
115	4702 LAMAR	VALDEZ CRESENCIO P & DAVID VALDEZ
116	1614 HATCHER	D W NORTON AND CO LLC
117	1616 HATCHER	FARMER ROBERT K
118	1620 HATCHER	MARTIN WILSEY
119	1624 HATCHER	DESOTO I AM COMPANIES INC

Friday, April 01, 2011

Label #	Address	Owner
120	1628 HATCHER	GLADNEY IDELL C
121	1632 HATCHER	HILTON HEAD FINANCE LLC
122	1606 GARDEN	GUILLEN NORBERTO TR & MARGARITA P TR
123	4900 LAMAR	BARDALES CAYETANO
124	4814 LAMAR	BANDALES MAURICIO C
125	1607 GARDEN	CRUTCHER MATTIE M & RUTH % RUTH CRUTCHER
126	1611 GARDEN	HELTON J T
127	1615 GARDEN	WORKS G W & CO SUITE 4580
128	1619 GARDEN	JOHNSON JEFFREY
129	1623 GARDEN	CHANEY SHELIA B
130	1630 HERALD	JOHNSON RAYMOND L
131	1622 HERALD	FOREMAN BURLEIGH C STE 114
132	1618 HERALD	FENDER H R % THOMAS H SHARP
133	1612 HERALD	HOLLIE HENRY & WINFRED JOHNSON
134	1608 HERALD	DRESSER EDWIN R
135	4800 LAMAR	DEJULIAN JOSE L
136	4804 LAMAR	DEJULIAN JOSE L
137	1601 HERALD	VALDEZ CRESENCIO P & DAVID VALDEZ
138	1611 HERALD	VALDEZ MARIA
139	1615 HERALD	HAYES DAKARI
140	1621 HERALD	PERKINS FREDERICK & CHARLOTTE BANKS
141	1623 HERALD	VALDEZ CRESENCIO
142	1627 HERALD	ALVAREZ SAMUEL
143	1631 HERALD	HUTSON ELLIS
144	4805 LAMAR	MLOK LLC
145	4801 LAMAR	MAHAJAN CORPORATION
146	4809 LAMAR	MALDONADO JAIME MALDONADO RAMON A
147	4819 LAMAR	MCCORMICK BETTY LYNN % PATRICIA BASKIN
148	4901 LAMAR	GOLD METAL RECYCLERS INC
149	4213 LAMAR	LIEU BROTHERS INC

Friday, April 01, 2011

FILE NUMBER: Z101-182 (JH)

DATE FILED: January 27, 2011

LOCATION: Southwest side of S. Lamar Street, generally between Hatcher Street and Herald Street

COUNCIL DISTRICT: 7

MAPSCO: 56-B, F

SIZE OF REQUEST: Approx. 3.4 acres

CENSUS TRACT: 40.00

REPRESENTATIVE: Peter Kavanagh, ZONE SYSTEMS

APPLICANT: Okon Metals

OWNER: MLOK, LLC

REQUEST: An application for a Planned Development District for industrial and mixed uses on property zoned an RS-MU Regional Service-Mixed Use Subdistrict within Planned Development District No. 595, the South Dallas Fair Park Special Purpose District, and Planned Development District No. 276 with consideration for a Specific Use Permit for metal salvage facility, outside salvage or reclamation, outside storage, recycle buy-back center for the collection of household metals, industrial metals, and recyclable materials.

SUMMARY: The purpose of the request is to make the existing metal salvage, outside salvage, outside storage, and recycle buy-back center uses conforming, allow these uses to expand, and require an enhanced streetscape. The applicant's proposal would also allow the property to redevelop with mixed uses.

STAFF RECOMMENDATION: Denial

BACKGROUND INFORMATION:

- The request site is currently developed with a combination of metal salvage, outside salvage, outside storage, and recycle buy-back center uses.
- The purpose of the request is to make the existing metal salvage, outside salvage, outside storage, and recycle buy-back center uses conforming, allow these uses to expand, and require an enhanced streetscape. The applicant's proposal would also allow the property to redevelop with mixed uses; however, no redevelopment is proposed at this time.

Zoning History:

1. Z101-165 A pending application to amend Planned Development District No. 331, expand Planned Development District No. 331 on property zoned an RS-MU Regional Service Mixed Use Subdistrict within Planned Development District No. 595, the South Dallas Fair Park Special Purpose District, and terminate Specific Use Permit No. 1084 for a Metal salvage facility, an Outside salvage or reclamation use, and an Industrial (inside) potentially incompatible use limited to an aluminum sweat furnace on a portion of the expansion area with consideration for a Specific Use Permit for metal salvage facility, outside salvage or reclamation, outside storage, recycle buy-back center for the collection of household metals, industrial metals, and recyclable materials, and commercial motor vehicle parking uses scheduled for the June 2, 2011 City Plan Commission.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Lamar Street	Principal arterial	100 feet

STAFF ANALYSIS:

Comprehensive Plan:

The request does not comply with the following land use goals and policies of the Comprehensive Plan because it would expand the industrial land use rights, which is specifically contrary to the recommendations of the Trinity River Corridor Comprehensive Land Use Plan. See the Area Plan section below.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.1 Implement the Trinity River Corridor Plan.

ECONOMIC ELEMENT

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

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

The Trinity River Corridor Comprehensive Land Use Plan recommends that the land use for this portion of Lamar Street become regional serving retail uses. Expanding the industrial operations on the request site does not help obtain these goals. While the applicant is requesting to retain the mixed use development rights on the portion of the property that is operating as a non-conforming use, it is premature to rezone the property with a redevelopment proposed to ensure that the following goals and policies will be maximized in the zoning regulations.

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

Policy 2.1.4 Support efforts to expand targeted business and industry development within the Southern Sector.

Expanding the industrial uses and making the non-conforming uses conforming does not enhance or promote the quality of life for the neighborhood. . The history of fires at metal recycling businesses, uncontrolled large truck traffic, and operation of these metal recycling uses in the floodplain does not attract reinvestment in the residential neighborhood. The metal recycling uses along Lamar have not invested in enhancing the neighborhood in their 40-plus years of operations; a zoning change is not necessary to do so now.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

NEIGHBORHOOD ELEMENT

GOAL 7.1 PROMOTE VIBRANT AND VIABLE NEIGHBORHOODS

Policy 7.1.2 Promote neighborhood-development compatibility.
Policy 7.1.4 Promote clean and safe neighborhoods.

The Vision Map identifies this area of Lamar Street as an Urban Mixed-Use Building Block, which is supported by the existing mixed use zoning in the area and the Trinity River Corridor Comprehensive Land Use Plan recommendations. While the applicant's proposal is expanding the area that could redevelop with mixed uses, there is no redevelopment proposed in the immediate or near future. The purpose of the request is to make the metal recycling uses conforming, which extends the potential life of these uses and discourages a mixed use redevelopment.

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.

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 midrise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

The request site is currently operating within a floodplain. The operation is likely non-conforming, even though Article V does not specifically address non-conforming uses. Article V limits the permitted land uses to only seven uses, which does not include any industrial, recycling, or outside storage uses. Staff is concerned that the operation in the floodplain could harm surrounding land and watersheds.

ENVIRONMENT ELEMENT

GOAL 6.1 PROTECT DALLAS WATER QUALITY AND WATERSHEDS

Policy 6.1.1 Develop and implement storm water management practices.

Policy 6.1.2 Mitigate non-point pollution.

Area Plans:

The 2006 Trinity River Corridor Comprehensive Land Use Plan identifies this area of Lamar Street as an Urban Village. An Urban Village should have a compact pattern of mixed-use developments. A transit system relationship is key to supporting higher densities and encouraged for this area. The urban streetscape is an important element to creating the Urban Village environment. This area is further studied as a focus area, Lamar Center. The recommendations for this focus area establish a regional corridor that is comprised of a majority of regional service retail uses with supporting office and mixed use developments, capitalizing on its proximity to I-45. The stakeholder input for this focus area identified that the industrial uses should be relocated out of this area in order to obtain the higher density and mixed use development they desired.

The applicant's request is specifically contrary to the recommendations of the Trinity River Corridor Comprehensive Land Use Plan because it expands the industrial rights on the property, makes a portion of the property conforming thereby extending its existence, and the applicant's conditions do not further the vision from the Urban Village classification. Instead, the applicant's conditions attempt to reduce the impact of the metal recycling uses because no redevelopment opportunity exists in the near future.

Land Use Compatibility:

The approximately 3.4-acre request site is zoned an RS-MU Regional Service-Mixed Use Subdistrict within Planned Development District No. 595, the South Dallas Fair Park Special Purpose District, and Planned Development District No. 276 and is currently developed with a combination of metal salvage, outside salvage, outside storage, and recycle buy-back center uses. The applicant is proposing a Planned Development District to make the existing metal salvage, outside salvage, outside storage, and recycle buy-back center uses conforming, allow these uses to expand, and require an enhanced streetscape. The applicant's proposal would also allow the property to redevelop with mixed uses; however, no redevelopment is proposed at this time.

The surrounding land uses are residential to the north, commercial uses on the northeast side of Lamar Street which includes restaurant, commercial amusement (inside) and vacant retail, and metal recycling uses to the northwest and southeast. The

land southwest of the request site and on the southwest side of I-45 is undeveloped floodplain.

The request site currently has two zoning districts: PDD No. 595 RS-MU and PDD No. 276. The portion that is zoned PDD No. 595 RS-MU is approximately 2.8 acres and does not permit any industrial uses. The portion that is zoned PDD No. 276 is approximately 0.6 acres and permits the industrial uses. PDD No. 276 has a remaining area of approximately 10.75 acres. The applicant has indicated that the portion zoned PDD No. 595 RS-MU is non-conforming. The improvements on the request site include an existing building approximately 1,600 square feet and a large scale.

The development plan shows the existing building and an area indicated as future cover. The activity that would occur under the future cover is sorting of material purchased. The development plan also shows the outside storage area of materials that cover a majority of the request site and the circulation of customer traffic.

The PD conditions retain and expand the most of the land uses and the yard, lot, space regulations of PDD No. 595 RS-MU. The applicant is proposing the existing metal recycling related uses (defined as "selected pre-existing uses" in the PD conditions) be allowed by right, but terminate their legal right to operate if abandoned for one year or replaced with another use. Staff strongly opposes this concept because it is contradictory and unenforceable as written. The concept of a use terminating is achieved by one of the following ways: non-conforming use rights cease after the use is abandoned for six months or longer; a Specific Use Permit expires; an application to the Board of Adjustment to determine a use is a nuisance and establish a compliance date; or a specific compliance date established in a Planned Development District for non-conforming uses. Staff is recommending that if the City Plan Commission is inclined to approve the zoning change, allow the selected pre-existing uses by Specific Use Permit and approve the SUP for a five year time period subject to the development plan to serve as the site plan and the staff recommended conditions. Staff does not anticipate that the area will redevelop within five years, but an SUP for this time period gives the opportunity to reevaluate the conditions of the area.

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

The PD conditions have some improvements to the streetscape that are proposed to be installed in the near future if the zoning is approved. The streetscape improvements include landscaping, a six foot sidewalk, pedestrian scale lighting, and a solid screening fence. Staff recommends these improvements be installed within 18 months of the approval of the zoning; the applicant proposes a specific date, June 15, 2013, that is approximately two years from the approval of the zoning.

Staff is recommending the outside stacking height and screening be completed per the PD conditions and compliance with Article V within 18 months. The applicant only proposes to comply with the stacking height and screening per the PD conditions, but by June 15, 2013.

Staff is concerned about the proposed residential uses. The applicant has proposed that the residential uses are only permitted after the selected pre-existing uses are terminated. This concept has the same issues as the termination of permitted uses already discussed. Staff is recommending the residential uses be permitted only as part of a mixed use development as defined in the PD, which would require two other use categories excluding industrial and warehouse/storage use categories.

Staff recommends denial of the applicant’s request primarily because it conflicts with the recommendations of the Trinity River Corridor Comprehensive Land Use Plan and the many goals and policies of ForwardDallas!. Staff is also strongly concerned with the operation of the business in the floodplain. The applicant’s request is an expansion of both the metal recycling related uses and mixed uses. Staff is concerned that a zoning change at this point in time to allow for mixed uses is premature since no redevelopment is proposed and it is appropriate for a zoning change to occur then. The streetscape improvements the applicant proposes can be installed without a zoning change.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Proposed							
PDD Mixed uses	15'	10' adjacent to residential OTHER: No Min.	1.5 FAR overall 1.5 office 0.5 retail 0.85 residential	90'	80%	Proximity Slope	Office, retail & personal service, lodging, residential, metal recycling related uses
Existing							
PDD 595 RS-MU Mixed use	15'	10' adjacent to residential OTHER: No Min.	1.5 FAR overall 1.5 office 0.5 retail 0.85 residential	90'	80%	Proximity Slope	Office, retail & personal service, lodging, residential
PDD 276 Industrial	0'	0'	1.0 FAR	50'	50%	Screening	Industrial

Traffic:

The traffic generated by the metal recycling uses is primarily passenger vehicle and small trucks coming to the request site to sell recyclable materials. The existing location

of the scale puts limitations on the stacking available on-site. Stacking is prohibited to occur in the public right-of-way, though is currently happening. The traffic management plan identifies the circulation pattern proposed to handle the volume of vehicles coming to the request site. Traffic is cued into two lines: those with a smaller amount of recyclable materials and those who will use the large scale to drive onto to determine the weight of the recyclable materials. The first line will load and unload near the parking area. The second line will drive onto the scale for measurement, unload the material, drive out of the property and re-enter to weigh the vehicle without the materials. The business operator will monitor the traffic and direct traffic to prevent stacking in the public right-of-way.

Staff recommends the traffic management plan must be updated by a traffic engineer to ensure the plan is working and stacking is not occurring in the public right-of-way and to be updated every three years by a professional engineer. The applicant does not believe an update to the plan is necessary, but requests an update be required every five years.

Landscaping:

The PD conditions state that landscaping is required per Article X of the Dallas Development Code for redevelopment of the request site. For selected pre-existing uses, the PD conditions require trees planted in the parkway and a combination of shrubs and ground cover on the street-side of the screening fence. A private license is granted in the PD conditions to allow the planting of trees in the parkway.

Z101-182(JH)

List of Partners/Principals/Officers

Okon Metals, Inc.

Louis Okon, President and Director

MLOK, LLC

Louis Okon, Manager
Martis Herman, Manager

PD CONDITIONS

ARTICLE ____.

PD ____.

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

PD ____ was established by Ordinance No. ____, passed by the Dallas City Council on ____.
Ordinance No. ____ amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended.

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

PD ____ is established on property generally located on the southwest side of S. Lamar Street,
between Hatcher Street and Herald Street. The size of PD ____ is approximately ____ acres.

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

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

(1) **SELECTED PRE-EXISTING USE** means any combination of a metal salvage
facility, outside salvage or reclamation, outside storage, and recycle buy-back center for the collection of
household metals, industrial metals, and recyclable materials, operating on the Property as of [date of
passage of PD amendment].

(2) **MIXED USE PROJECT** means a development that contains at least two uses
from any use category except commercial motor vehicle parking, industrial uses, and wholesale,
distribution, and storage uses.

(3) **PEDESTRIAN SCALE LIGHTING** means that the light emanates from a source
that is no more than 14 feet above the grade of the sidewalk or a pedestrian light fixture approved by the
director of public works and transportation.

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

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

SEC. 51P-____. 104. EXHIBITS.

The following exhibits apply to this article.

(a) Exhibit A: Development plan.

(b) Exhibit B: Traffic management plan.

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

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

Staff Recommendation:

SEC. 51P- __. __. TRAFFIC IMPACT ANALYSIS.

(a) A traffic impact analysis must be submitted and approved prior to any building permit for a use other than selected pre-existing uses.

(1) Within 30 days after submission of a traffic evaluation study, the Director shall determine if the traffic impact analysis is sufficient.

(A) If the Director determines that the traffic impact analysis is sufficient, the director shall notify the applicant in writing.

(B) If the Director determines that the traffic impact analysis is insufficient, the Director shall require the Property owner to submit an amended traffic impact analysis. If the Property owner fails to submit an amended traffic impact analysis within 30 days, the Director shall notify the city plan commission.

Applicant Proposed:

SEC. 51P- __. __. TRAFFIC IMPACT ANALYSIS.

~~(a) A traffic impact analysis must be submitted and approved prior to any building permit for a use other than selected pre-existing uses.~~

~~(1) Within 30 days after submission of a traffic evaluation study, the Director shall determine if the traffic impact analysis is sufficient.~~

~~(A) If the Director determines that the traffic impact analysis is sufficient, the director shall notify the applicant in writing.~~

~~(B) If the Director determines that the traffic impact analysis is insufficient, the Director shall require the Property owner to submit an amended traffic impact analysis. If the Property owner fails to submit an amended traffic impact analysis within 30 days, the Director shall notify the city plan commission.~~

SEC. 51P- __. __. USES.

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

(A) Agricultural uses.
--None.

(B) Commercial and business service uses.
--Catering service.
--Custom business services.

(C) Industrial uses.

Staff Recommended:

--Metal salvage facility. [SUP]
--Outside salvage or reclamation. [SUP]

Applicant Proposed:

--Metal salvage facility. *[Selected pre-existing use only. See Subsection (b) for regulations regarding termination of selected pre-existing uses.]*
--Outside salvage or reclamation. *[Selected pre-existing use only. See Subsection (b) for regulations regarding termination of selected pre-existing uses.]*

- (D) Institutional and community service uses.
 - Adult day care facility. *[L]*
 - Child-care facility. *[L]*
 - Church.
 - College, university or seminary.
 - Community service center. *[SUP]*
 - Convalescent and nursing homes, hospice care, and related institutions.

[SUP]

Staff Recommended:

~~Foster home.~~

Applicant Proposed:

--Foster home.

- Hospital. *[RAR]*
- Library, art gallery, or museum.
- Open-enrollment charter school or private school. *[SUP]*
- Public school other than an open-enrollment charter school. *[SUP]*

- (E) Lodging uses.
 - None permitted.
- (F) Miscellaneous uses.
 - Temporary construction or sales office.
- (G) Office uses.
 - Financial institution without drive-in window.
 - Financial institution with drive-in window. *[SUP]*
 - 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.

Staff Recommended:

(I) Residential uses.

- Duplex. *[May not exceed 85 percent of the floor area of a single building in a mixed use project.]*
- Multifamily. *[May not exceed 85 percent of the floor area of a single building in a mixed use project.]*
- Retirement housing. *[May not exceed 85 percent of the floor area of a single building in a mixed use project.]*

Applicant Proposed:

<p>(I) Residential uses.</p> <p>Duplex. [May not exceed 85 percent of the floor area of a single building in a mixed use project.]</p> <p>Multifamily. [May not exceed 85 percent of the floor area of a single building in a mixed use project.]</p> <p>Retirement housing. [May not exceed 85 percent of the floor area of a single building in a mixed use project.]</p>
--

- (J) Retail and personal service uses.
 - Animal shelter or clinic without outside runs. [RAR]

Staff Recommended:

Auto service center.

Applicant Proposed:

--Auto service center.

- Business school.
- Commercial amusement (inside). [SUP may be required. See Section [51A-4.210 \(b\)\(7\)\(B\)](#). Treat as a CR District.]
- Commercial motor vehicle parking. [SUP]
- Commercial parking lot or garage. [RAR]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- General merchandise or food store 100,000 square feet or more. [SUP]
- Home improvement center, lumber, brick or building materials sales yard. [SUP]

Staff Recommended:

Household equipment and appliance repair

Applicant Proposed:

--Household equipment and appliance repair
--

- Mortuary, funeral home, or commercial wedding chapel. [SUP]
 - Motor vehicle fueling station.
 - Nursery, garden shop, or plant sales.
 - Personal service uses.
 - Restaurant without drive-in or drive-through service. [RAR]
 - Restaurant with drive-in or drive-through service. [DIR]
 - Theater.
- (K) Transportation uses.
 - Transit passenger shelter.
 - (L) Utility and public service uses.
 - Electrical substation.

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--Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4). Treat as an MU district]

--Police or fire station.

--Post office.

--Radio, television, or microwave tower. [SUP]

--Tower/antenna for cellular communication. [See Section 51A-4.212(10.1). Treat as an RR district]

--Utility or government installation other than listed. [SUP]

(M) Wholesale, distribution, and storage uses.

Staff Recommended:

--Outside storage (with visual screening). [SUP]
--Recycling buy-back center. [SUP]

Applicant Proposed:

--Outside storage with visual screening. [Selected pre-existing use only. See Subsection (b) for regulations regarding termination of selected pre-existing uses.]
--Recycling buy-back center. [Selected pre-existing use only. See Subsection (b) for regulations regarding termination of selected pre-existing uses.]

Staff Recommendation:

(b) Except for selected pre-existing uses, all other main uses must be part of a mixed use project.

Applicant Proposed:

(b) Termination of selected pre-existing uses. A selected pre-existing use is permitted by right until the use ceases to operate for *one year* or when converted to another permitted use.

Staff Recommendation if Applicant Proposed (b) is accepted:

(b) Termination of selected pre-existing uses. A selected pre-existing use is permitted by right until the use ceases to operate for *six months* or when converted to another permitted use.

Before the issuance of a building permit for a change in use from a selected pre-existing use to another permitted use, an amendment to the development plan must be approved as amendment or minor amendment in accordance with Sec. 51A-4.700.

A minor amendment cannot approve an increase in the area for operation of a selected pre-existing use.

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

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

SEC. 51P-____. ____ . 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.)

(1) Front yard. Minimum front yard is 15 feet.

(2) Side and rear yard.

(A) Minimum side and rear yard is 10 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases.

(3) Dwelling unit density. No maximum dwelling unit density.

(4) Floor area ratio. Maximum floor area ratio is:

(A) 1.5 for office uses;

(B) 0.5 retail uses;

(C) 0.85 residential uses; and

(D) 1.5 for all uses combined.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(B) Maximum height. Unless further restricted under Subparagraph (1), maximum structure height is 90 feet.

(6) 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.

(7) Lot size. No minimum lot size.

(8) Stories. Maximum number of stories above grade is seven. Parking garages are exempt from this requirement, but must comply with the height regulations of Subparagraph (e).

SEC.51P-____.____ OUTSIDE STORAGE AND STACKING HEIGHT.

For selected pre-existing uses:

(a) Within 50 feet of right-of-way. Objects may not be stacked higher than 12 feet, or no higher than the height of a screening fence, whichever is less. This subsection does not apply to TxDOT right-of-way.

(b) Other locations. Objects may not be stacked higher than 30 feet.

(c) All outside storage must comply with Article V.

Staff recommendation:

(d) All non-conforming outside storage must comply by (18 months).

Applicant proposed:

(d) All non-conforming stacking height must comply by June 15, 2013.

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

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

Staff recommended:

(b) Parking setback. Except for selected pre-existing uses, required off-street parking is prohibited within 30 feet of the public street curb.

(c) Parking screening.

(1) Required off-street parking must be screened from the street using the methods listed in Section 51A-4.301(f)(5).

(2) Required off-street parking must be screened from adjoining residential property by screening as described in Section 51A-4.301(f)(3).

(3) A perimeter landscape buffer strip complying with Section 51A-10.125(b)(1), "Perimeter Landscape Buffer Strip," must be provided on the residential side of any screening required by this subsection. Perimeter landscape buffer strip materials must comply with Section 51A-10.125(b)(7), "Buffer Plant Materials."

Applicant proposed:

~~(b) Parking setback. Except for selected pre-existing uses, required off-street parking is prohibited within 30 feet of the public street curb.~~

~~(c) Parking screening.~~

~~(1) Required off-street parking must be screened from the street using the methods listed in Section 51A 4.301(f)(5).~~

~~(2) Required off-street parking must be screened from adjoining residential property by screening as described in Section 51A 4.301(f)(3).~~

~~(3) A perimeter landscape buffer strip complying with Section 51A 10.125(b)(1), "Perimeter Landscape Buffer Strip," must be provided on the residential side of any screening required by this subsection. Perimeter landscape buffer strip materials must comply with Section 51A 10.125(b)(7), "Buffer Plant Materials."~~

SEC. 51P- . . . TRAFFIC MANAGEMENT PLAN AND DRIVEWAY WIDTH.

(a) In general. The operation of the selected pre-existing uses must comply with the development plan (Exhibit __A) and traffic management plan (Exhibit __B).

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

(c) Loading and unloading of commercial vehicles is prohibited within 59 feet of the South Lamar Street right-of-way, as indicated on the development plan. For the purposes of this condition, commercial vehicles do not include passenger trucks and vans.

(d) Implementation. No later than (30 days) the traffic management plan must be implemented and signage directing ingress/egress must be installed on the Property.

(e) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the Director by (one year). After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the Director by July 1st of each year.

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

(A) ingress and egress points;

(B) queue lengths;

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

(D) drop-off and pick-up locations; and

(E) circulation.

(3) Within 30 days after submission of a traffic study, the Director shall determine if the current traffic management plan is sufficient.

(A) If the Director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

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

SEC. 51P-____. ____ . LANDSCAPING.

(a) General. Except as provided in this section, landscaping, tree mitigation, and tree preservation must be provided in accordance with Article X.

(b) Mandatory provisions for selected pre-existing uses.

(1) Trees must be planted on center not closer than 2.5 feet from any curb or paved surface. Large trees must be planted on center not closer than 10 feet from a building or wall and not closer than 20 feet from another large tree.

(2) Parkway Trees.

(A) Tree planting zone. In this section, the tree planting zone is that area parallel to and between two-and-one-half and 10 feet from the back of the street curb. (The tree planting zone is in the parkway. Note that the property owner must apply for a parkway landscape permit before any required trees may be planted in the parkway. See Paragraph (____) for more details regarding the parkway landscape permit.)

(B) Number, location, and type of trees required. The Property must have one or more trees whose trunks are located wholly within the tree planting zone. The number of required trees is determined by dividing the number of feet of lot frontage exclusive of visibility triangles by 30. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next higher whole number. All required trees must be large trees from the replacement list and recommended for local area use by the building official.

(C) Minimum tree height and trunk caliper. Required trees must have a minimum height of 14 feet and a minimum trunk caliper of three-and-one-half inches measured at a point 12 inches above the root ball at the time of installation. In this section, "height" is measured from the top of the root ball.

(D) Tree spacing requirements. Required trees must be spaced as uniformly as practicable. The trunk of a required tree must be within 50 feet of the trunk of another required tree.

(3) Other plant material screening. Excluding driveways and visibility triangles, a minimum of 50 percent of the street frontage along South Lamar Street between the sidewalk and screening fence must have turf, ground cover, shrubs, trees, seasonal planting, or a combination of these plant materials.

(4) Protection of landscape areas. Required landscape areas must be protected from vehicular traffic through the use of concrete curbs, wheel stops, or other permanent barriers.

Staff recommended:

(5) When landscaping must be completed. Landscaping must be installed no later than ____ (18 months from the passage of this ordinance).

Applicant proposed:

(5) When landscaping must be completed. Landscaping must be installed no later than ____ (two years from the passage of this ordinance).

(c) Tree mitigation for selected pre-existing uses may be accomplished by planting replacement trees anywhere on the Property, except that replacement trees planted in a parkway may be counted towards tree mitigation only if planted at least 2.5 feet away from any utility easement.

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

SEC. 51P-____. ____ SIDEWALKS AND PEDESTRIAN AMENITIES.

(a) Pedestrian scale lighting. Pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 footcandles must be provided along sidewalks and adjacent to internal streets at one lighting fixture per 100 linear feet of frontage. In this subsection, pedestrian scale lighting means that the light emanates from a source that is no more than 14 feet above the grade of the sidewalk or a pedestrian light fixture approved by the director of public works and transportation. The design and placement of both the standards and fixtures must be approved by the director of public works and transportation. Unless otherwise provided, each property owner is responsible for the cost of installation, operation and maintenance of the lighting on their property or in the public right-of-way adjacent to their property.

(b) Sidewalks. A minimum six foot sidewalk must be provided along Lamar Street frontages.

Staff recommendation:

(c) Implementation. Pedestrian scale lighting and sidewalks must be installed by (18 months.)

Applicant proposed:

(c) Implementation. Pedestrian scale lighting and sidewalks must be installed by June 15, 2013.

SEC. 51P-____.____. LANDSCAPING IN THE PARKWAY.

(a) Private license granted.

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

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

(3) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and

\$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

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

(b) Parkway landscape permit.

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

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

(3) If compliance or partial compliance with the parkway landscaping requirement is made impossible due to the building official's denial of a parkway landscape permit, the director may approve an alternate landscaping that meets the intent of the parkway landscaping requirement, including but not limited to replacing a requirement for large trees with small trees where overhead utilities exist. If no alternative exists, the director may waive all or part the parkway landscaping requirement.

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

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

SEC. 51P-____. ____. **SIGNS.**

(a) All signs must comply with the provisions for business zoning districts contained in Article VII.

(b) The existing sign shown on the Property is a premise sign.

SEC. 51P-____. ____ FENCES AND REQUIRED SCREENING.

(a) Required screening selected pre-existing uses.

(1) A solid screening fence must be located within 25 feet of the property line adjacent to Lamar Street. To prevent visual monotony, any screening fence must have one or more of the following every 60 linear feet:

(A) alternating materials or textures

(B) have offsets of at least 18 inches

(2) Materials permitted. The material of required screening is limited to masonry or concrete. The material of vehicular gates is limited to metal.

(3) Height. Required screening must be a minimum of 8 feet in height.

(b) Fences for selected pre-existing uses.

(1) The maximum fence height is 15 feet within 30 feet of Lamar Street. Maximum height for all other fencing is 10 feet except where screening is required for the Highway Beautification Act adjacent to TxDOT right-of-way.

(c) Fences must be properly maintained so that:

(1) the screening is not out of vertical alignment more than one foot from the vertical, measured at the top of the screening; and any rotted, fire damaged, or broken slats or support posts; any broken or bent metal posts; any torn, cut, bent, or ripped metal screening; any loose or missing bricks, stones, rocks, mortar, or similar materials; and any dead or damaged landscaping materials are repaired or replaced.

(2) All fences must be painted or finished in a consistent manner.

(d) Barbed wire or concertina may not be visible from the Lamar Street right-of-way.

Staff recommendation:

(e) Implementation. Required screening and fencing must comply with this section by (18 months.)

Applicant proposed:

(e) Implementation. Required screening and fencing must comply with this section by June 15, 2013.

(f) For all other uses, fences and screening must comply with Sec. 51A-4.602.

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

See Article VI.

SEC. 51P-____. ____ ADDITIONAL PROVISIONS.

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(a) The requirements of Section 51A-4.123(d)(8), entitled “Additional Provisions,” apply to the Property.

(b) No smelting of lead, breaking of batteries, or storage of battery parts are permitted on the Property.

SEC. 51P-___. ___. GENERAL REQUIREMENTS.

Use of the Property must comply with the requirements of all applicable ordinances, rules, and regulations of the city.

SEC. 51P-___. ___. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the city.

**Exhibit B
Traffic Management Plan
Okon Metals
4717 South Lamar**

Traffic consists of personal vehicles such as automobiles and pickup trucks. The vehicles drive in the main gate. If the amount of metal to be sold is small then the vehicle is unloaded and the commodity is weighed on a scale. The driver of the vehicle gets a receipt for the commodity and presents it to the office person who in turn processes the sale. After the sale the person returns to the vehicle and leaves the property.

Vehicles that deliver a commodity to the property (this is generally a pickup truck) that is too heavy to handle on the small scale will go to the large scale and get weighed. The vehicle then exits the scale and goes to the unloading area on the north side of the property and unloads. The vehicle then returns to the scale and is weighed again. The person is paid for the commodity and leaves the premises.

Each vehicle and each person is identified through digital photo when on the property. This is done to prevent crime and to abide by city laws that are intended to prevent theft of metals in the city.

All vehicles are processed as fast as possible on the property. Loading areas on the south side of the property are now striped for easy separation of parked vehicles. Persons in the office that process weigh tickets and payments for commodities do nothing but those tasks. Employees that handle the commodities only handle commodities. The separation of responsibilities provides for a shorter time that customers must be on the property.

Okon Metals removes commodities with its own trucks. Those trucks are staged at a different location to make their trips to the site as short as possible. Trucks properly staged spend less time on the property than they do if they are sent only to load when commodity levels are high enough to load.

Vehicle routes are shown on the site plan and are followed. All visitors to the property are properly identified. Identity of persons and vehicles are made and maintained per City of Dallas regulations.

All vehicles are directed to unload and or park in an efficient process to limit the time a vehicle spends on the property.

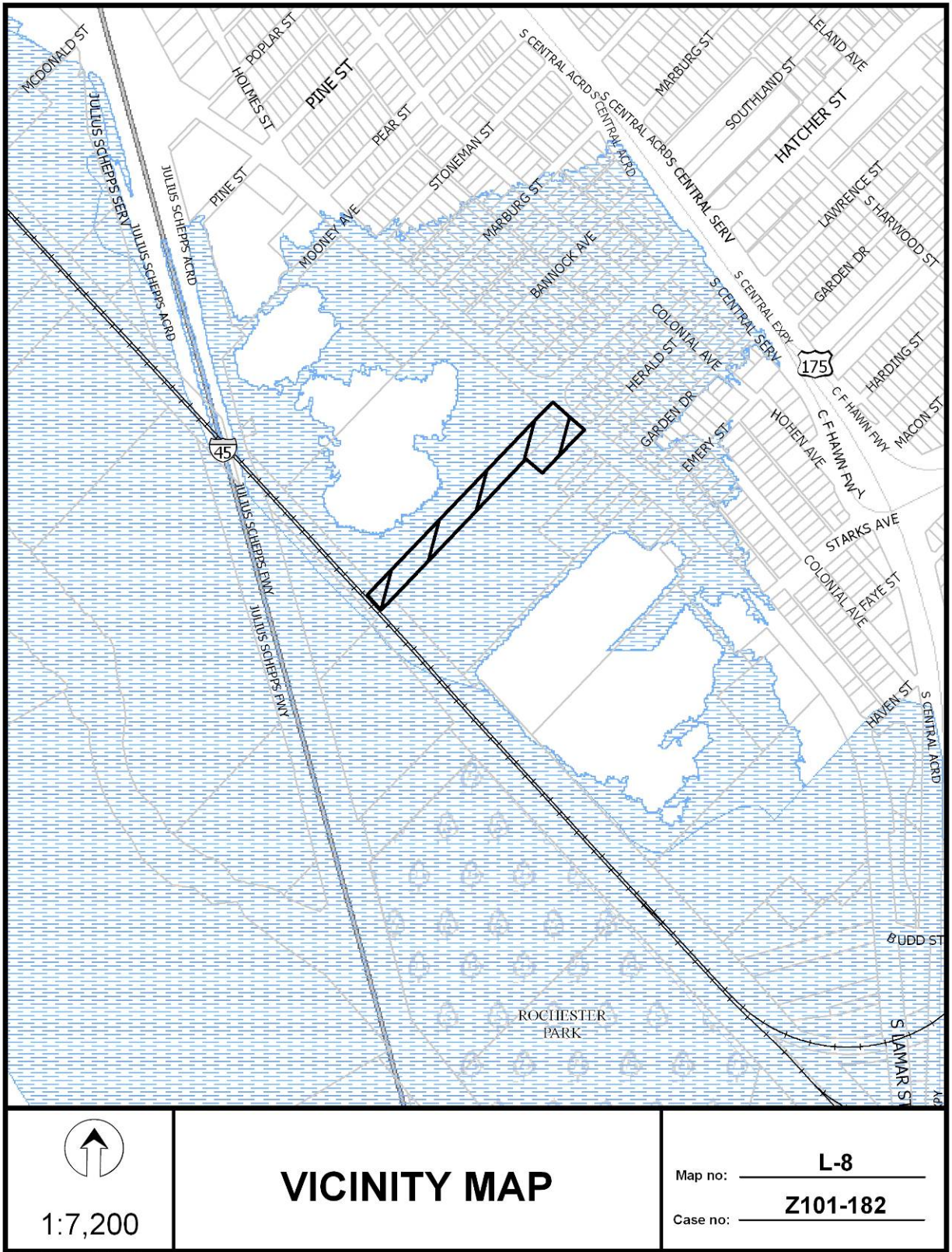
New striping along the commodity intake area will be done to properly separate vehicles and control unloading.

The entry will be redone when the fence is moved back to accommodate two entry drives and one exit drive. The scale will have its own entry drive. There will be no backup due to waits at the scale. Traffic for the scale and other activity will be separated to more quickly get vehicles onto the property.

The security guard will direct traffic if needed during peak times if traffic is delayed off site.

SUP Conditions
(Staff Recommendation Only)

1. USE: The only uses authorized by this specific use permit are a metal salvage facility, outside salvage or reclamation, outside storage, and recycling buy-back center.
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).
4. HOURS OF OPERATION:
 - a. The metal salvage facility, outside salvage and reclamation, and recycle buy-back center may only operate between 7:00 a.m. and 7:00 p.m., Monday through Friday, and between 8:00 a.m. and 7:00 p.m., Saturday and Sunday.
 - b. Commercial motor vehicles may be parked on the property at any time, but commercial motor vehicles may only enter or exit the property between 7:00 a.m. and 6:00 p.m., Monday through Friday, and between 8:00 a.m. and 3:00 p.m., Saturday.
5. INGRESS-EGRESS: Ingress and egress must be provided in the location shown in the attached site plan. No other ingress or egress is permitted.
6. LIGHTING: Security lighting must be installed for nighttime security.
7. PARKING: Parking must be located as shown on the attached site plan.
8. OUTSIDE SPEAKERS: Outside speakers are prohibited.
9. RECYCLING BUY-BACK CENTER COLLECTION MATERIALS: A recycling buy-back center may only collect household metals, industrial metals, and recyclable material. No other materials may be collected.
10. REGULATED PROPERTY LICENSE: The operator of the recycling buy-back center use must have a regulated property license under Dallas City Code Chapter 40B.
11. VEHICLE SERVICING: Servicing or repair of vehicles used in the operation of this use is prohibited.
12. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
13. 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.

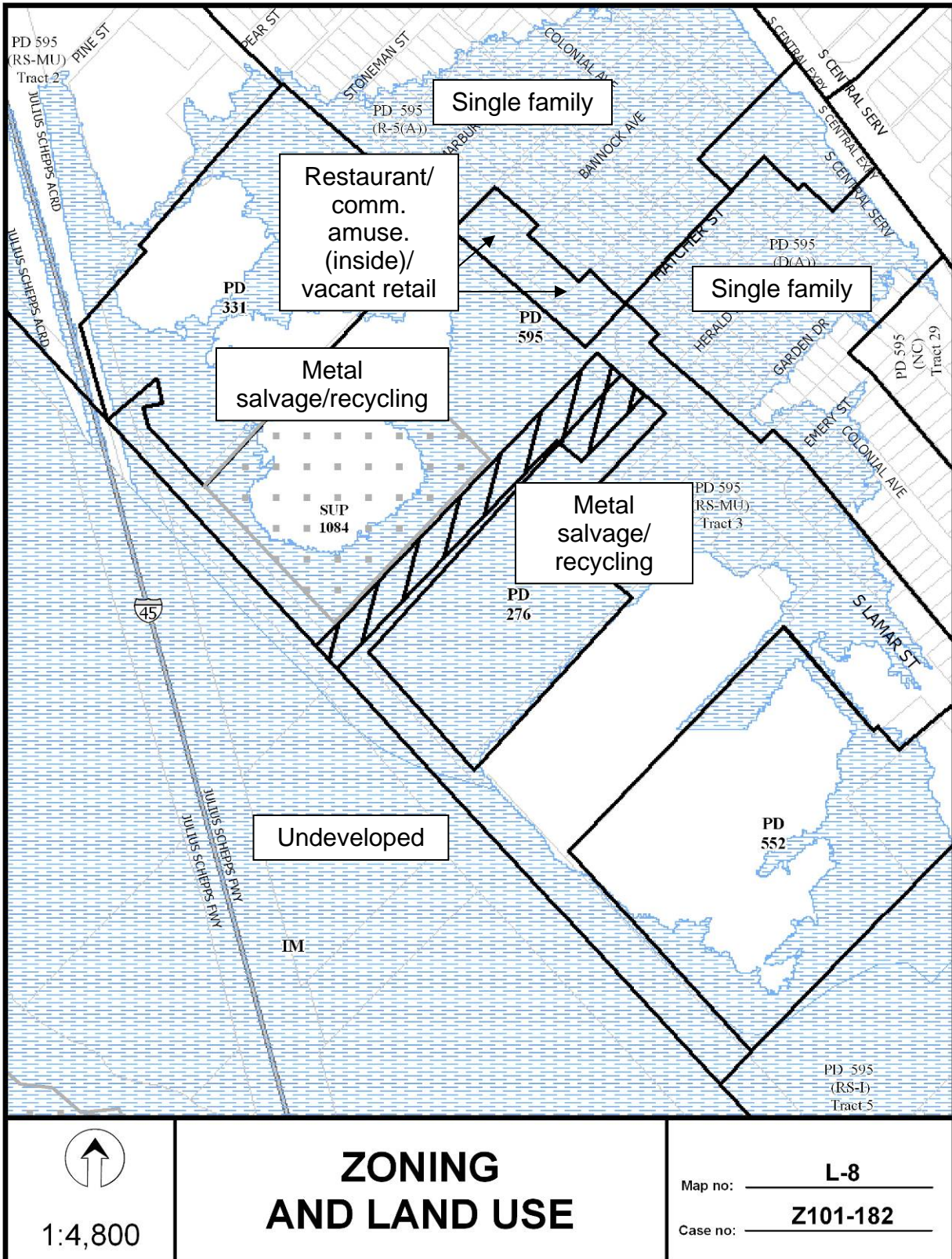


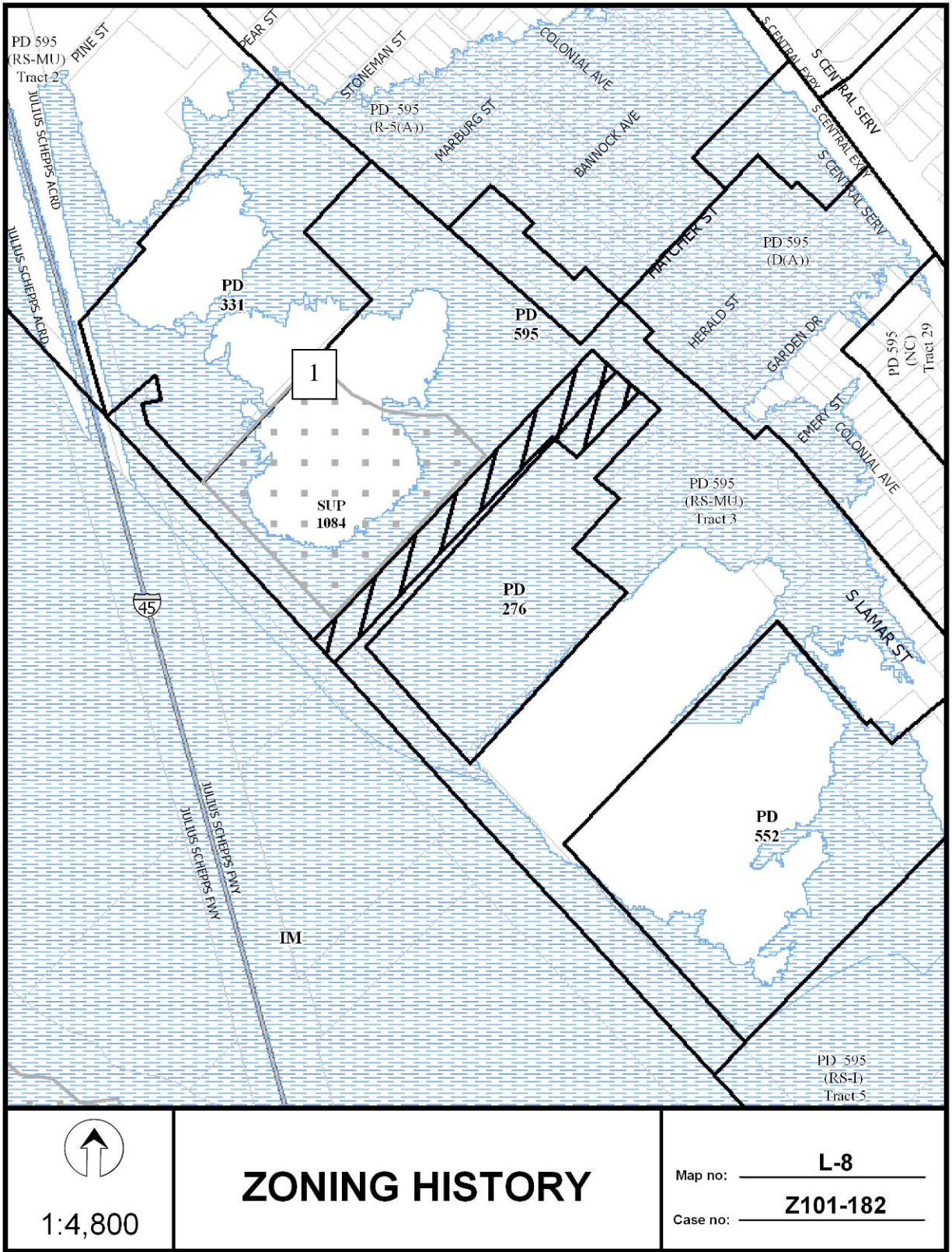
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VICINITY MAP

Map no: L-8
Case no: Z101-182

DATE: May 19, 2011





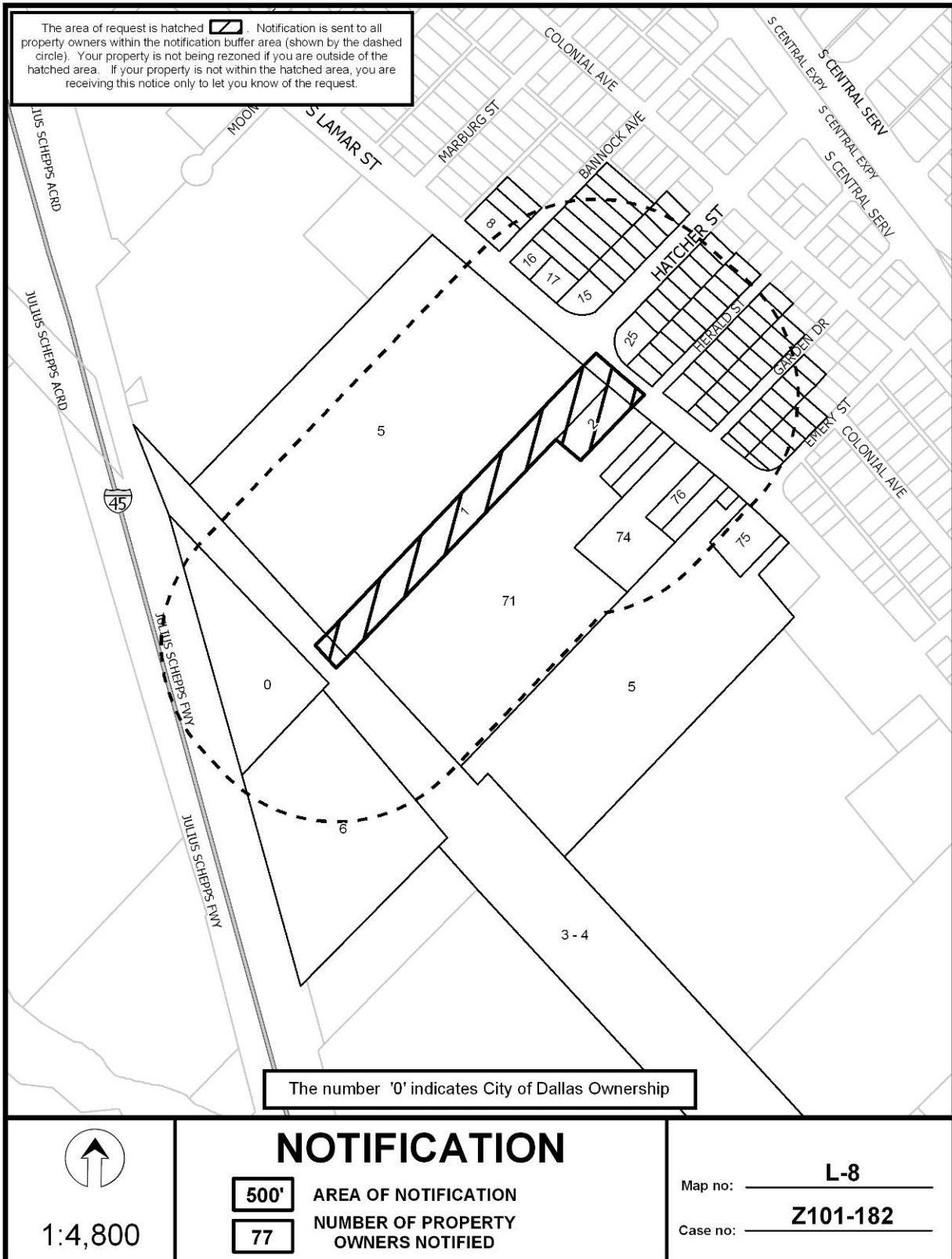
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ZONING HISTORY

Map no: L-8

Case no: Z101-182

DATE: May 19, 2011



DATE: May 19, 2011

Notification List of Property Owners

Z101-182

77 Property Owners Notified

Label #	Address	Owner
1	4605 LAMAR	MLO INC
2	4805 LAMAR	MLOK LLC
3	9999 NO NAME	UNION PACIFIC RR CO % TAX DEPT
4	4401 LINFIELD	ST LOUIS S W RAILWAY CO % UNION PACIFIC PPTY TAX
5	5003 LAMAR	LOSHEL COMPANY
6	4901 LAMAR	OKON BEN B TRUSTEE & OKON FAMILY PS THE
7	1615 BANNOCK	BOLT JODIE
8	4520 LAMAR	HELP LTD
9	1632 BANNOCK	WARD BERT TRUST %ROBERT WARD WILLIAMS
10	1628 BANNOCK	GAONA ESTHER
11	1626 BANNOCK	CHECKERED ENTERPRISES LP
12	1622 BANNOCK	REYNOLDS ERICA
13	1616 BANNOCK	RUNNELS SHERRY LYNN
14	1614 BANNOCK	GRAY ANDRE #125
15	4620 LAMAR	CANYON O C & DELMA
16	4600 LAMAR	LENAMOND LEE EUGENE
17	4614 LAMAR	MENDEZ MARIA CARMEN
18	1615 HATCHER	BAYLOCK WILLIE DOUGLAS
19	1619 HATCHER	LEFFALL ANDRE
20	1623 HATCHER	CLEAVER NORMAN LORENZA & JEWELL L
21	1625 HATCHER	ROBERTSON GERTRUDE TR
22	1629 HATCHER	ALLEN DOROTHY W
23	1635 HATCHER	SHIELDS ROBERT & ALICE J
24	1637 HATCHER	SHIELDS RONNIE
25	4702 LAMAR	VALDEZ CRESENCIO P & DAVID VALDEZ
26	1614 HATCHER	D W NORTON AND CO LLC

Thursday, May 19, 2011

Label #	Address	Owner
27	1616 HATCHER	FARMER ROBERT K
28	1620 HATCHER	MARTIN WILSEY
29	1624 HATCHER	DESOTO I AM COMPANIES INC
30	1628 HATCHER	GLADNEY IDELL C
31	1632 HATCHER	HILTON HEAD FINANCE LLC
32	1636 HATCHER	LEWIS ROSS E
33	4910 LAMAR	AHI REAL ESTATE CO % JOHN LEE
34	1611 EMERY	VALDEZ CRESENCIO P
35	1615 EMERY	SNOW JIM EDD
36	1621 EMERY	LOPEZ MANUEL
37	1630 GARDEN	VERACITY CAPITAL PS # 100-153
38	1626 GARDEN	FAM HERMAT STE 6
39	1622 GARDEN	HARDEMAN DOROTHY
40	1618 GARDEN	BROOKS TIMOTHY
41	1614 GARDEN	JACQUES NYKON ANNIE & CYNTHIA F HARRIS ETAL
42	1610 GARDEN	WILLIAMS LAURA P
43	1606 GARDEN	GUILLEN NORBERTO TR & MARGARITA P TR
44	4900 LAMAR	BARDALES CAYETANO
45	4814 LAMAR	BANDALES MAURICIO C
46	1607 GARDEN	CRUTCHER MATTIE M & RUTH % RUTH CRUTCHER
47	1611 GARDEN	HELTON J T
48	1615 GARDEN	WORKS G W & CO SUITE 4580
49	1619 GARDEN	JOHNSON JEFFREY
50	1623 GARDEN	CHANEY SHELIA B
51	1627 GARDEN	WADE THELMA
52	1631 GARDEN	CHANEY LEO V JR
53	1635 GARDEN	DANIEL & BROOK LAS VEGAS ONE LLC
54	1638 HERALD	HENRY MOSES
55	1634 HERALD	VALDEZ CRESENCIO P
56	1630 HERALD	JOHNSON RAYMOND L
57	1622 HERALD	FOREMAN BURLEIGH C STE 114

Thursday, May 19, 2011

Label #	Address	Owner
58	1618 HERALD	FENDER H R % THOMAS H SHARP
59	1612 HERALD	HOLLIE HENRY & WINFRED JOHNSON
60	1608 HERALD	DRESSER EDWIN R
61	4800 LAMAR	DEJULIAN JOSE L
62	4804 LAMAR	DEJULIAN JOSE L
63	1601 HERALD	VALDEZ CRESENCIO P & DAVID VALDEZ
64	1611 HERALD	VALDEZ MARIA
65	1615 HERALD	HAYES DAKARI
66	1621 HERALD	PERKINS FREDERICK & CHARLOTTE BANKS
67	1623 HERALD	VALDEZ CRESENCIO
68	1627 HERALD	ALVAREZ SAMUEL
69	1631 HERALD	HUTSON ELLIS
70	1639 HERALD	ROBINSON CURTIS JR
71	4801 LAMAR	MAHAJAN CORPORATION
72	4809 LAMAR	MALDONADO JAIME MALDONADO RAMON A
73	4915 LAMAR	CLARK ANN TRUSTEE
74	4819 LAMAR	MCCORMICK BETTY LYNN % PATRICIA BASKIN
75	5001 LAMAR	LA HUOT SENG & SUON HENG XIEU
76	4901 LAMAR	GOLD METAL RECYCLERS INC
77	5003 LAMAR	YANGTZE RIVER REALTY SUITE 154