



CITY OF DALLAS  
CITY PLAN COMMISSION  
Thursday, June 6, 2013  
AGENDA

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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.

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

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**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S123-147**  
(CC District 6)

An application to replat all of lots 6 through 11 and all of lots 21 through 30 in City Block D/7171 into one 2.388 acre lot on property located on Drew Street at Cartwright Street, southwest corner.  
Applicant/ Owner: Larry G. Burross, Jane B. Burross  
Surveyor: Votex Surveying Company  
Application Filed: May 8, 2013  
Zoning: PD 406  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S123-149**  
(CC District 4)

An application to replat a 0.542 acre tract of land containing all of Lots 18A and 19A in City Block 6/4058 into one lot on property located at 3225 and 3231 Lancaster Road at Oakley Avenue, west corner.  
Applicant/ Owner: Hutton Growth One, LLC  
Surveyor: Kadlek & Associates  
Application Filed: May 13, 2013  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S123-152**  
(CC District 2) An application to replat all of Lots 4 and 5, and a tract of land in City Block 2317, into one 3.325 acre tract of land on property located at 2727 Kings Road.  
Applicant/ Owner: Bridgeview Real Estate/Kings Road Townhomes, LLC  
Surveyor: Bury Partners-DFW, Inc.  
Application Filed: May 13, 2013  
Zoning: PD 193 (MF-2)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S123-153**  
(CC District 2) An application to replat a 26.756 acre tract of land containing all of Lots 1 and 2, two abandoned alleys situated, and abandoned Cole Manor Place and abandoned Atoka Street, all within City Block 18/2006 into one 10.6 acre lot, one 1.872 acre lot, and one 14.284 acre lot located on U.S. Highway No. 75 between Carroll Avenue and Haskell Avenue.  
Applicant/Owner: Xerox Business Services, LLC  
Surveyor: Kimley-Horn & Associates, Inc.  
Application Filed: May 13, 2013  
Zoning: PD 889  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S123-154**  
(CC District 8) An application to create one lot from a 46.425 acre tract of land in City Blocks 7558, 7619, and 7620 on property located on Beckleymeade Avenue, west of Polk Street.  
Applicant/ Owner: Penn Brothers Realty/Penn Farm Ltd.  
Surveyor: Halff & Associates  
Application Filed: May 14, 2013  
Zoning: PD 240 Subdistricts 2A, 4A, 4B, and 4C  
Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S123-155**  
(CC District 1) An application to create five lots ranging in size from 2,914 square feet to 4,043 square feet from a 0.415 acre tract of land in City Block 3387 on property located on Cedar Hill Avenue at Fifth Street, southwest corner.  
Applicant/Owner: Bishop Arts Development, LP  
Surveyor: Kadleck & Associates  
Application Filed: May 14, 2013  
Zoning: PD No. 830, Sub-district 4  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.



- (7) **S123-158**  
(CC District 1) An application to create four lots ranging in size from 3,477 square feet to 4,307 square feet from a 0.319 acre tract of land in City Block 3387 on property located on Cedar Hill Avenue between Van Buren Avenue and Fifth Street.  
Applicant/Owner: Bishop Arts Development, LP  
Surveyor: Kadleck & Associates  
Application Filed: May14, 2013  
Zoning: PD 830, Sub-district 4  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S123-159**  
(CC District 1) An application to create four lots ranging in size from 3,251 square feet to 4,228 square feet from a 0.344 acre tract of land in City Block 3387 on property located on Cedar Hill Avenue at Van Buren Avenue.  
Applicant/Owner: Bishop Arts Development, LP  
Surveyor: Kadleck & Associates  
Application Filed: May14, 2013  
Zoning: PD No. 830, Sub-district 4  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S123-160**  
(CC District 1) An application to create one 0.152 acre lot from a tract of land in City Block 3387 on property located on Van Buren Avenue at Canty Street.  
Applicant/Owner: Bishop Arts Development, LP  
Surveyor: Kadleck & Associates  
Application Filed: May 14, 2013  
Zoning: PD No. 830, Sub-district 4  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S123-161**  
(CC District 1) An application to create one 6.881 acre lot from a tract of land in City Block 8013 on property located at 4732 West Illinois Avenue, west of Knoxville Street.  
Applicant/Owner: Templo de Alabanza  
Surveyor: Raymond L. Goodson, Jr., Inc.  
Application Filed: May 14, 2013  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (11) **S123-163**  
(CC District 6)
- An application to replat a 17.126 acre tract of land containing all of Lots 1 through 29 in City Block 9/7160, all of Lots 15 through 23 in City Block 6/6170; all of Lots 10 through 14 in City Block 7/7160; all of Lots 1 through 18 in City Block 8/7160; part of abandoned Pluto Street, part of abandoned Homeland Street, Elva Warren Drive and abandoned easements on property located on Schofield Drive between McBroom Street and Mican Drive.  
Applicant/Owner: Michael and Ginger Jacobs  
Surveyor: Peiser & Mankin Surveying, LLC  
Application Filed: May 14, 2013  
Zoning: IM  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S123-164**  
(CC District 6)
- An application to replat a 0.746 acre tract of land containing all of Lots 16, 17, 18, 19, and 20 in City Block O/7171 and located at 2411 through 2431 Winnequah Street.  
Applicant/Owner: Larry and Jane Burros  
Surveyor: Votex Surveying Co.  
Application Filed: May 14, 2013  
Zoning: PD 406  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Reductions:

- (13) **S123-165**  
(CC District 9)
- An application to remove the existing 10 foot platted building line along the west line of Cambria Street on a 0.18 acre tract of land containing all of Lot 10 in City Block 12/2971 on property located at 6551 Winton Street.  
Applicant/Owner: Heritage Developments  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: May 14, 2013  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (14) **S123-148**  
(CC District 2)
- An application to replat a 4.41 acre tract of land containing all of Lots 1 through 12 in City Block A/2360; an abandoned 10 foot alley adjacent to Lots 1 through 12; a tract of land in City Block 4858; a tract of land in City Block 2360; and a 1.88 acre tract of land in City Block 2360 located at 7625 Cortland Avenue between Bombay Street and Anson Road.  
Applicant/ Owner: The Roman Catholic Diocese of Dallas  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: May 9, 2013  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (15) **S123-151**  
(CC District 7)
- An application to replat a 0.77 acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block 2520, and Lots 8 and 9 in City Block 2/2522 into one 0.77 acre lot at 4911 Wanda Street.  
Applicant/ Owner: Freeman Chapel Primitive Baptist Church  
Surveyor: XCES Chapa Engineering/Surveying  
Application Filed: May 13, 2013  
Zoning: PD 595 (R-5)(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (16) **S123-156**  
(CC District 1)
- An application to replat a 0.107 acre tract of land containing part of Lot 2 in City Block 3387 into one 4,648 square foot lot on property located on 5<sup>th</sup> Street west of Cedar Hill Avenue.  
Applicant/Owner: Bishop Arts Development, LP  
Surveyor: Kadleck & Associates  
Application Filed: May 14, 2013  
Zoning: PD No. 830, Sub-district 4  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (17) **S123-157**  
(CC District 1)
- An application to replat a 0.108 acre tract of land containing part of Lot 4 in City Block 3387 into one 4,720 square foot lot on property located on 5<sup>th</sup> Street west of Cedar Hill Avenue.  
Applicant/Owner: Bishop Arts Development, LP  
Surveyor: Kadleck & Associates  
Application Filed: May 14, 2013  
Zoning: PD No. 830, Sub-district 4  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M123-024**  
Richard Brown  
(CC District 14)
- An application for a minor amendment to the development plan for Planned Development District No. 8 on the southeast corner of Oak Lawn Avenue and Irving Avenue.  
Staff Recommendation: **Approval**  
Applicant: T C Propco I, L. P.  
Representative: Jonathan Vinson
- M123-025**  
Richard Brown  
(CC District 6)
- An application for a minor amendment to the site plan for Specific Use Permit No. 1965 for a Metal salvage facility on the north line of Northwest Highway, east of Luna Road.  
Staff Recommendation: **Approval**  
Applicant: Thanasi Mantas  
Representative: PNYX, Ltd.
- D123-010**  
Olga Torres Holyoak  
(CC District 14)
- An application for a development plan for Planned Development District No. 873 on the southwest corner of Skillman Street and Sandhurst Lane.  
Staff Recommendation: **Approval**  
Applicant: JLB Amesbury Partners, LP  
Representative: Robert Baldwin, Baldwin and Associates
- D123-011**  
Olga Torres Holyoak  
(CC District 14)
- An application for a development plan for Planned Development District No. 873 on the north side of Amesbury Drive, south of Sandhurst Lane.  
Staff Recommendation: **Approval**  
Applicant: JLB Amesbury Partners, LP  
Representative: Robert Baldwin, Baldwin and Associates
- D123-012**  
Olga Torres Holyoak  
(CC District 6)
- An application for a development plan for Planned Development District No. 741 on the north side of Ranch Trail, at Lost Canyon Road.  
Staff Recommendation: **Approval**  
Applicant: Coppell Independent School District  
Representative: Glenn Engineering

Certificates of Appropriateness for Signs

Downtown Special Provision Sign District

- 1304254002**  
Carrie Gordon  
(CC District 14)
- An application for a Certificate of Appropriateness by Scott Reynolds for the relocation of an existing kiosk (Permit No. 0401285017) from Main Street to 2020 Ross Avenue.  
Applicant: Scott Reynolds  
Staff Recommendation: **Approval**  
SSDAC Recommendation: **Approval**

Thoroughfare Plan Amendments – Under Advisement:

Trinity Groves

Tanya Brooks  
(CC District 6)

Amendments to the City of Dallas Thoroughfare Plan to: (1) Change the dimensional classification of Singleton Boulevard from Sylvan Avenue to Canada Drive from a six lane divided {M-6-D(A)} roadway within 100 feet of right of way to a special four lane divided (SPCL 4D) roadway with bicycle lanes within 88 feet of right of way; (2) Add Bataan Street from Singleton Boulevard to Commerce Street to the Thoroughfare Plan as a special two lane (SPCL 2U) roadway with on-street parking within 54 feet of right of way; (3) Add Herbert Street from Singleton Boulevard to Commerce Street to the Thoroughfare Plan as a special two lane (SPCL 2U) roadway with on-street parking within 56 feet of right of way; and (4) Add Amonette Street from Singleton Boulevard to Commerce Street to the Thoroughfare Plan as a two lane (SPCL 2U) roadway with on-street parking within 54 feet of right of way.

Staff Recommendation: **Approval**

CPC Transportation Committee Recommendation: **Approval**

U/A From: May 2, 2013

Zoning Cases – Consent:

1. **Z123-143(RB)**

Richard Brown  
(CC District 8)

An application for a Specific Use Permit for a Recycling buy-back center limited to the collection of household metals, on property zoned a CS Commercial Service District on the northeast line of C. F. Hawn Freeway, west of Garden Springs Drive.

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

Applicant/Representative: Jessie Patino

2. **Z123-164(RB)**

Richard Brown  
(CC District 6)

An application for an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District and an MU-3 Mixed Use District on the west line of Newberry Street, north of Crown Road.

Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.

Applicant: 11517 Newberry, LP

Representative: Luis Ortiz

3. **Z123-170(RB)**  
Richard Brown  
(CC District 11)

An application for a Planned Development District for certain Residential and Utility and Public Service Uses and the termination of existing deed restrictions that require certain landscape requirements on property zoned an MC-4 Multiple Commercial District on the north line of Bent Tree Forest Drive, between Dallas North Tollway and Knoll Trail Drive.  
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions, and **approval** of the termination of deed restrictions.  
Applicant: Wood Partners West Acquisition, LLC  
Representative: Mark Housewright
4. **Z123-198(RB)**  
Richard Brown  
(CC District 5)

An application for an amendment to and expansion of Planned Development District No. 855, on property zoned a CR Community Retail District, an R-7.5(A) Single Family District, and Planned Development District No. 855 on property generally bounded by Mentor Avenue, Lancaster Road, both sides of Atlas Drive, and Denley Avenue.  
Staff Recommendation: **Approval**, subject to a conceptual plan, Tract 1A development plan and revised conditions.  
Applicant: Sapphire Road Development LLC  
Representative: Yigal Lelah
5. **Z123-234(RB)**  
Richard Brown  
(CC District 12)

An application for a Specific Use Permit for a Swap or buy shop on property zoned a CR Community Retail District on the southeast corner of Midway Road and Frankford Road.  
Staff Recommendation: **Approval** for a three-year period, subject to conditions.  
Applicant/Representative: Cynthia Clark
6. **Z123-242(RB)**  
Richard Brown  
(CC District 13)

An application for an amendment to Planned Development District No. 457 for a Home improvement center, lumber, brick, or building material sales yard and certain Mixed Uses on the east line of Inwood Road, north of Forest Lane.  
Staff Recommendation: **Approval**, subject to a revised development plan and revised conditions.  
Applicant: Kirk Hermansen  
Representative: Michael Herrera

7. **Z123-249(AB)**  
Audrey Butkus  
(CC District 9)
- An application for the renewal of Specific Use Permit No. 1864 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 CR Community Retail District with a D-1 Liquor Control Overlay located north of Centerville Road, west of Aledo Drive.
- Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal of additional five-year periods, subject to conditions.
- Applicant: John Matthews  
Representative: Parvez Malik
8. **Z123-232(MW)**  
Megan Wimer  
(CC District 8)
- An application for a Specific Use Permit for a handicapped group dwelling unit on property zoned an R-5(A) Single Family District on the north side of Talco Drive, east of Bronx Avenue.
- Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.
- Applicant/Representative: Margaret Smoot

Zoning Cases – Under Advisement:

9. **Z123-204(MW)**  
Megan Wimer  
(CC District 2)
- An application to expand Subdistrict 1 of Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on property zoned an IR Industrial Research District on the west side of Market Center Boulevard, north of Turtle Creek Boulevard.
- Staff Recommendation: **Approval**, subject to conditions.
- Applicant: Alliance Realty Partners, LLC  
Representative: Karl Crawley, Masterplan  
U/A From: May 2, 2013 and May 16, 2013
10. **Z123-173(WE)**  
Warren Ellis  
(CC District 7)
- An application for a Planned Development District for Industrial Manufacturing District uses and outside metal salvage on property zoned an IM Industrial Manufacturing District on the west line of South Lamar Street, northeast of the Trinity River.
- Staff Recommendation: **Denial**
- Applicant: 5901 South Lamar Street, LLC  
Representative: Peter Kavanagh, Zone Systems, Inc.  
U/A From: May 16, 2013



11. **Z112-319(RB)**  
Richard Brown  
(CC District 6)
- An application for a Planned Development District for certain Mixed Uses on property zoned an IR Industrial Research District in an area generally bounded by Singleton Boulevard, both sides of Amonette Street, the Union Pacific Railroad, and Parvia Avenue.  
Staff Recommendation: **Approval**, subject to an Area Regulating Plan and staff's recommended conditions.  
Applicant: West Dallas Investment, LP  
Representative: Susan Mead, Suzan Kedron  
U/A From: May 2, 2013

Zoning Cases – Individual:

12. **Z123-255(RB)**  
Richard Brown  
(CC District 2)
- An application for the renewal of Specific Use Permit No. 1913 for a Bar, lounge or tavern on property within the Tract A portion of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the south line of Elm Street, east of Good Latimer Expressway.  
Staff Recommendation: **Approval** for a three-year period, subject to revised conditions.  
Applicant: Anvil Pub  
Representative: Audra Buckley
13. **Z123-163(WE)**  
Warren Ellis  
(CC District 14)
- An application for a new subarea within Planned Development District No. 298, the Bryan Area Special Purpose District and a Specific Use Permit for a vehicle or engine repair or maintenance use on property within Subdistrict 1 of Planned Development District No. 298, the Bryan Area Special Purpose District on the south corner of Ross Avenue and Villars Street.  
Staff Recommendation: **Denial**  
Applicant/Representative: Hinga Mgogo Dedan
14. **Z123-222(MW)**  
Megan Wimer  
(CC District 14)
- An application for a Specific Use Permit for a bank or saving and loan office with a drive-in window on property zoned a GR General Retail Subdistrict in Planned Development District No. 193, the Oak Lawn Special Purpose District on the north corner of Lemmon Avenue and Douglas Avenue.  
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site/landscape plan and conditions.  
Applicant: Capital One Bank c/o Brian Smith  
Representative: Robert Reeves and Associates, Inc.



Authorization of Hearings:

Neva Dean  
(CC District 3)

Consideration of a public hearing to decide whether to authorize a public hearing to determine the proper zoning on property zoned an R-7.5(A) Single Family District in an area bound by Kessler Parkway, Dealey Avenue, northern and eastern property lines of property on the north and east sides of Rio Vista Court, Handley Drive, Greenbriar Lane, Haines Avenue, Colorado Boulevard, and Sylvan Avenue with consideration being given to a Conservation District. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

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Other Matters

Minutes: May 16, 2013

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

None

### 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 06, 2013****FILE NUMBER:** S123-147**Subdivision Administrator:** Paul Nelson**LOCATION:** Drew Street at Cartwright Street, southwest corner**DATE FILED:** May 8, 2013**ZONING:** PD 406**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 2.388 Acres**MAPSCO:** 42N**OWNER:** Larry G. Burross, Jane B. Burross

**REQUEST:** An application to replat all of lots 6 through 11 and all of lots 21 through 30 in City Block D/7171 into one 2.388 acre lot on property located on Drew Street at Cartwright Street, southwest corner.

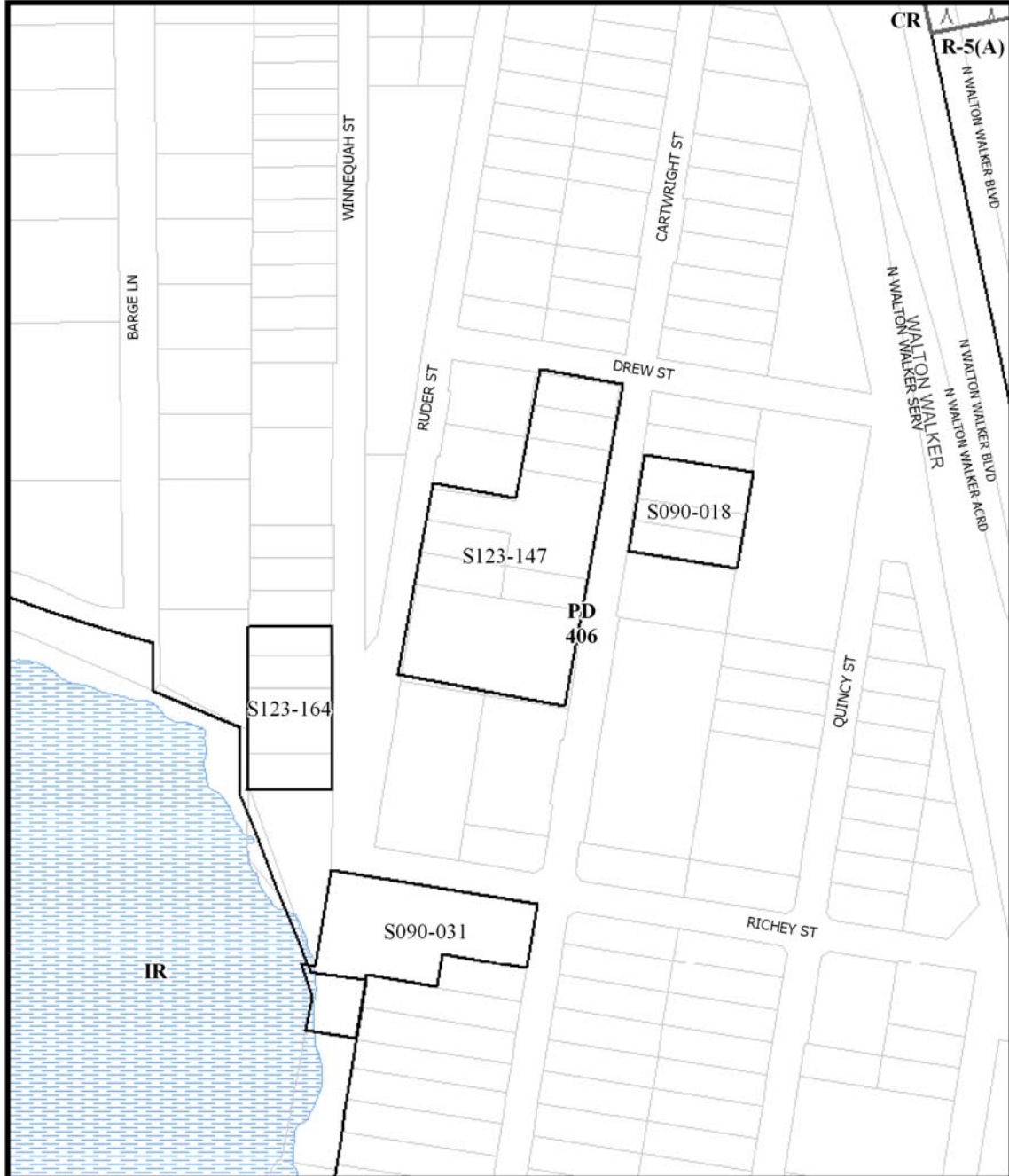
**SUBDIVISION HISTORY:**

1. S123-164 is an application to replat a 0.746 acre tract of land containing all of Lots 16, 17, 18, 19 and 20 in City Block O/7171 and located at 2411 through 2431 Winnequah Street. It is also scheduled to be heard on June 6, 2013.

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 406; therefore, staff recommends approval subject to compliance with the following conditions:

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

8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 28 feet of right-of-way from the established centerline of Ruder Street.
14. On the final plat dedicate 28 feet of right-of-way from the established centerline of Cartwright Street.
15. On the final plat dedicate a 10 foot by 10 foot corner clip at the intersection of Cartwright Street and Drew Street.
16. On the final plat show the recording information on all existing easements within 150 feet of the property.
17. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information.
18. Prior to submittal of the final plat for the chairman's signature verify that the building on existing Lots 21 and 27 does not overlap the lot line or adjust the lot line so the structure does not overlap the lot line.
19. Prior to submittal of the final plat for the Chairman's signature verify that the easement created by Volume 309, page 813 affects the property.
20. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
21. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
22. Water/wastewater main extension is required by Private Development Contract.
22. On the final plat identify the property as Lot 6A.in City Block D/7171.



1:2,400

### ZONING MAP


- Area of Request
- Recent History

Case no: S123-147

Date: 5/28/2013





 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>          <b>S123-147</b>          </u> Date: <u>          <b>5/28/2013</b>          </u>
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**CITY PLAN COMMISSION****THURSDAY, JUNE 06, 2013****FILE NUMBER:** S123-149**Subdivision Administrator:** Paul Nelson**LOCATION:** 3225 and 3231 Lancaster Road at Oakley Avenue, west corner.**DATE FILED:** May 13, 2013**ZONING:** CR**CITY COUNCIL DISTRICT:** 4    **SIZE OF REQUEST:** 0.542 Acres**MAPSCO:** 55X**OWNER:** Hutton Growth One, LLC

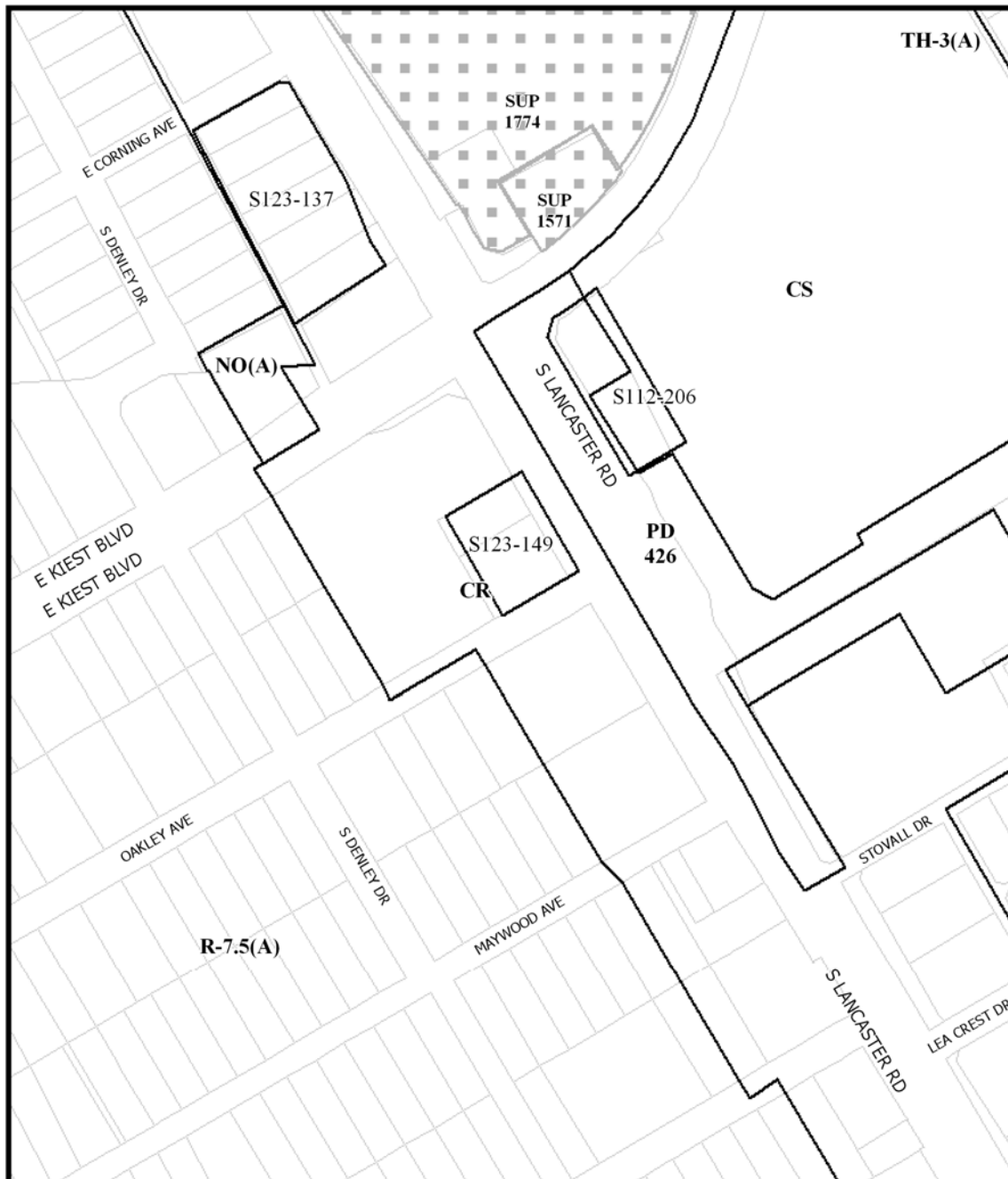
**REQUEST:** An application to replat a 0.542 acre tract of land containing all of Lots 18A and 19A in City Block 6/4058 into one lot on property located at 3225 and 3231 Lancaster Road at Oakley Avenue, west corner.

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

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

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

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate a 15 foot by 15 foot corner clip at the intersection of Oakley Avenue at Lancaster Road.
14. On the final plat show how all adjoining right-of-way was created.
15. On the final plat show the recording information on all existing easements within 150 feet of the property.
16. On the final plat dedicate the five feet wide street easement in fee simple.
17. On the final plat relocate the corner clip at Lancaster Road and Oakley Avenue from the inside edge of the street easement.
18. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
19. Water/wastewater main extension maybe required by Private Development Contract.
20. On the final plat identify the property as Lot 18B.in City Block C/4058.



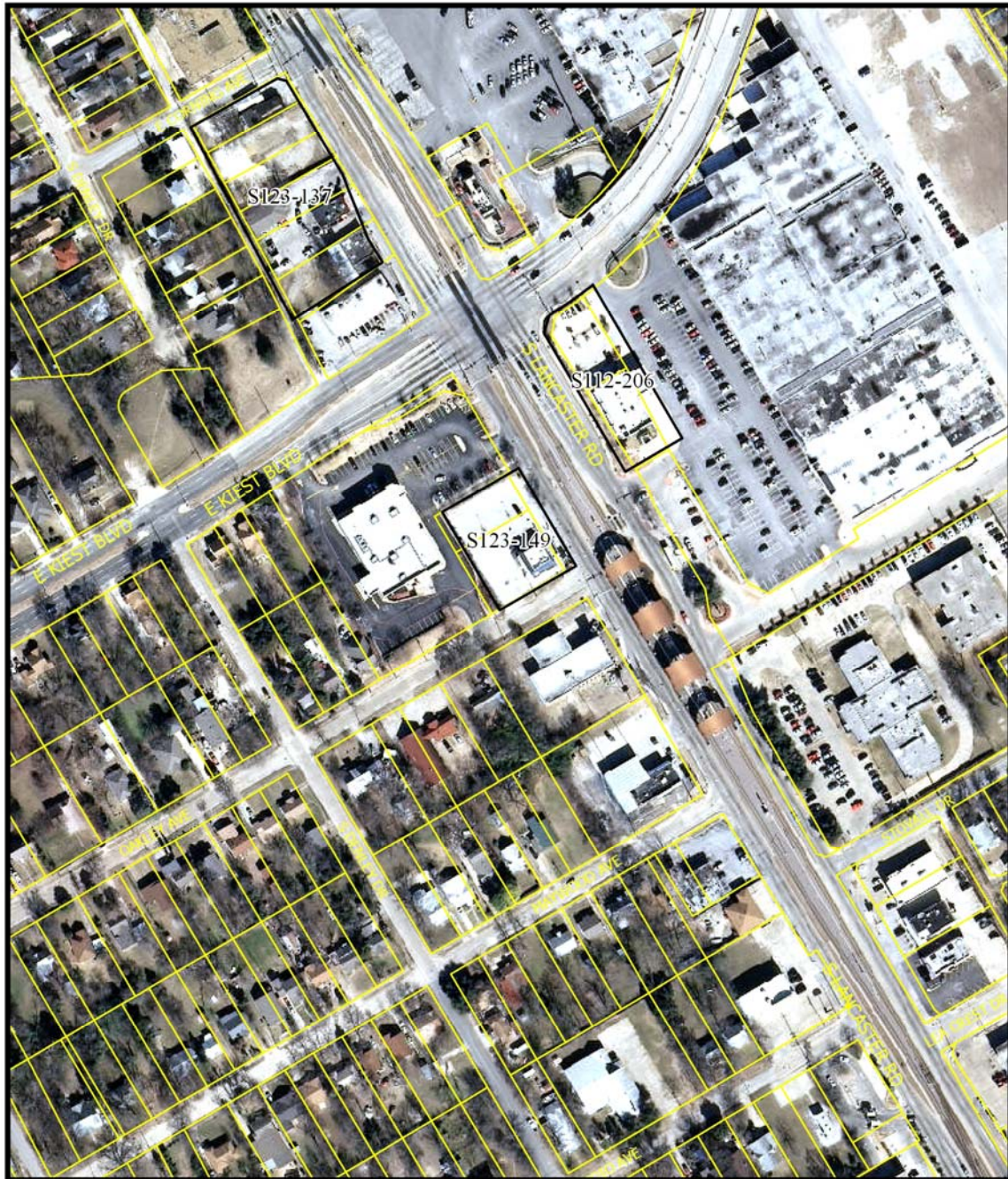
1:2,400

### ZONING MAP

- Area of Request
- Recent History

Case no: S123-149

Date: 5/21/2013



1:2,400

## AERIAL MAP

- Area of Request
- Recent History

Case no: S123-149

Date: 5/21/2013





**CITY PLAN COMMISSION****THURSDAY, JUNE 06, 2013****FILE NUMBER:** S123-152**Subdivision Administrator:** Paul Nelson**LOCATION:** 2727 Kings Road**DATE FILED:** May 13, 2013**ZONING:** PD 193 (MF-2)**CITY COUNCIL DISTRICT:** 2      **SIZE OF REQUEST:** 3.325 Acres      **MAPSCO:** 34V**OWNER:** Bridgeview Real Estate/Kings Road Townhomes, LLC

**REQUEST:** An application to replat all of Lots 4 and 5, and a tract of land in City Block 2317, into one 3.325 acre tract of land on property located at 2727 Kings Road.

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

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

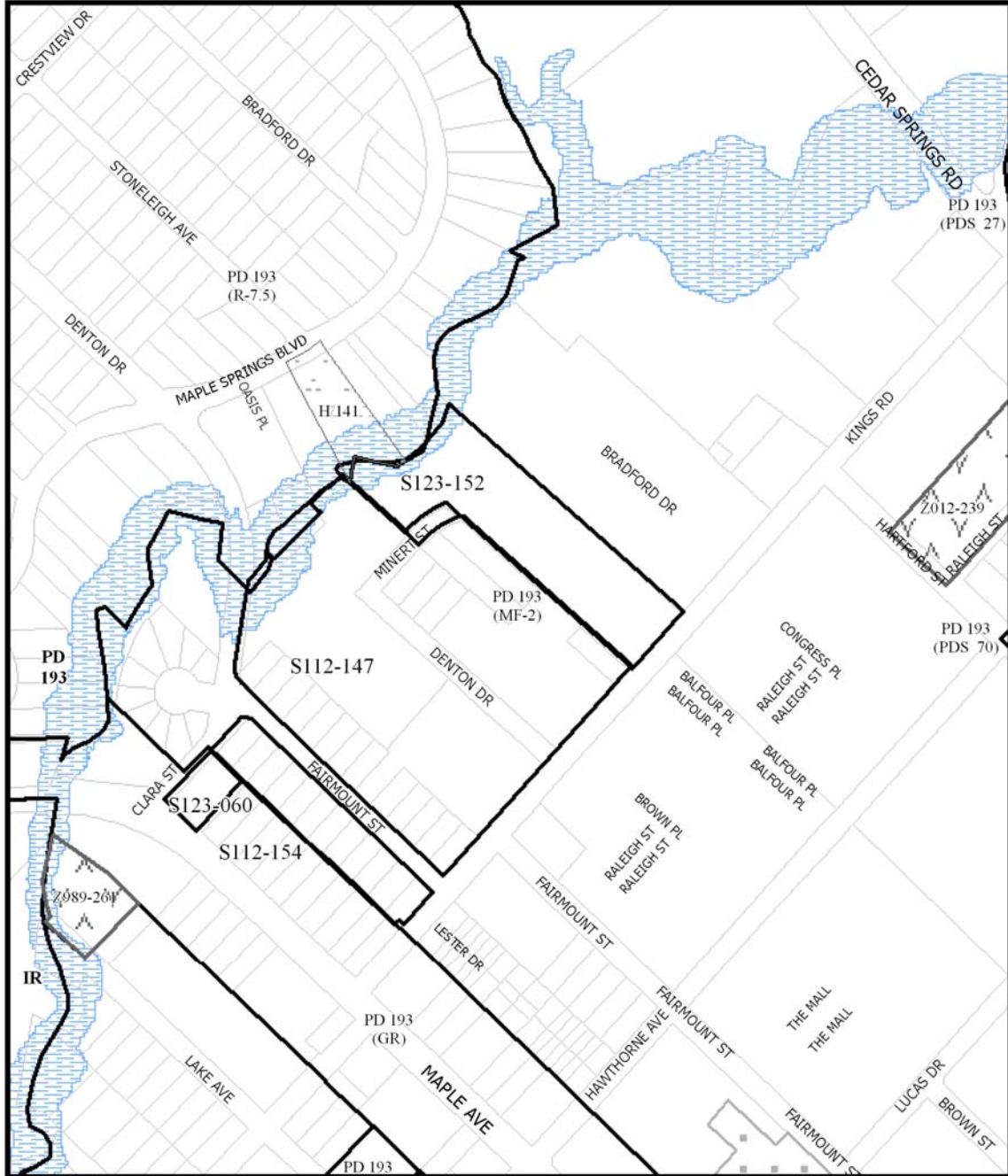
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with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

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

10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate a 10 foot by 10 foot corner clip at the intersection of Kings Road and Minert Street.
14. On the final plat determine the 100 year water surface elevation across the plat.
15. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
16. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
17. On the final plat specify minimum fill and minimum finished floor elevations.
18. On the final plat show the natural channel set back from the crest of the natural channel.
19. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
20. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
21. On the final plat monument all set corners per the monumentation ordinance.
22. On the final plat all utility easement abandonments must be shown.
23. On the final plat show and label "Denton Drive", with any information as to proposed abandonments/ dedications.
24. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
25. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer.
26. On the final plat identify the property as Lot 1 in City Block A/2317.
27. On the final plat show Ordinance No.28718 for abandonment of Miner Street and show utilities retained as part of the abandonment; Drainage easement and fire lane, Utility Easement are currently being processed thru Real Estate refer to Real Estate City Log No. 39211; Label all abandonments on plat as follows:

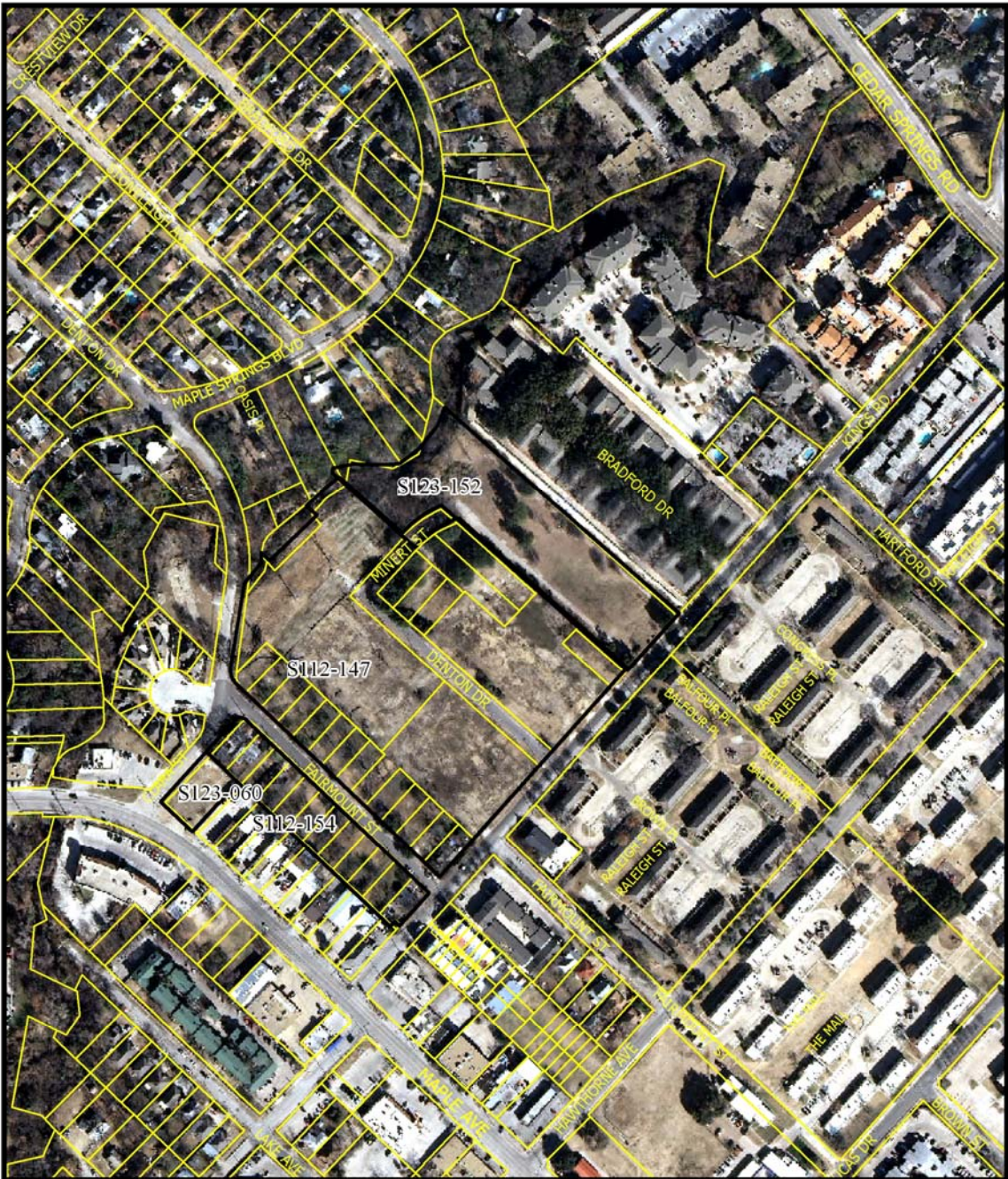
“Abandonment authorized be Ordinance No.\_\_\_\_\_ and recorded as  
Instrument No.\_\_\_\_\_ Utility easement retained.”






 1:3,600	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <li> Area of Request</li> <li> Recent History</li> </ul>	Case no: <u>          <b>S123-152</b>          </u> Date: <u>          <b>5/29/2013</b>          </u>
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 1:3,600	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>          <b>S123-152</b>          </u> Date: <u>          <b>5/29/2013</b>          </u>
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**CITY PLAN COMMISSION****THURSDAY, JUNE 06, 2013****FILE NUMBER:** S123-153**Subdivision Administrator:** Paul Nelson**LOCATION:** U.S. Highway No. 75 between Carroll Avenue and Haskell Avenue**DATE FILED:** May 13, 2013      **ZONING:** PD 305 Sub district E, MU-3(SAH), GO(A)**CITY COUNCIL DISTRICT:** 2    **SIZE OF REQUEST:** 26.756 Acres    **MAPSCO:** 35Y,Z**OWNER:** Xerox Business Services, LLC

**REQUEST:** An application to replat a 26.756 acre of land containing all of Lots 1 and 2, two abandoned alleys situated, and abandoned Cole Manor Place and abandoned Atoka Street, all within City Block 18/2006 into one 10.6 acre lot, one 1.872 acre lot, and one 14.284 acre lot located on U.S. Highway No. 75 between Carroll Avenue and Haskell Avenue.

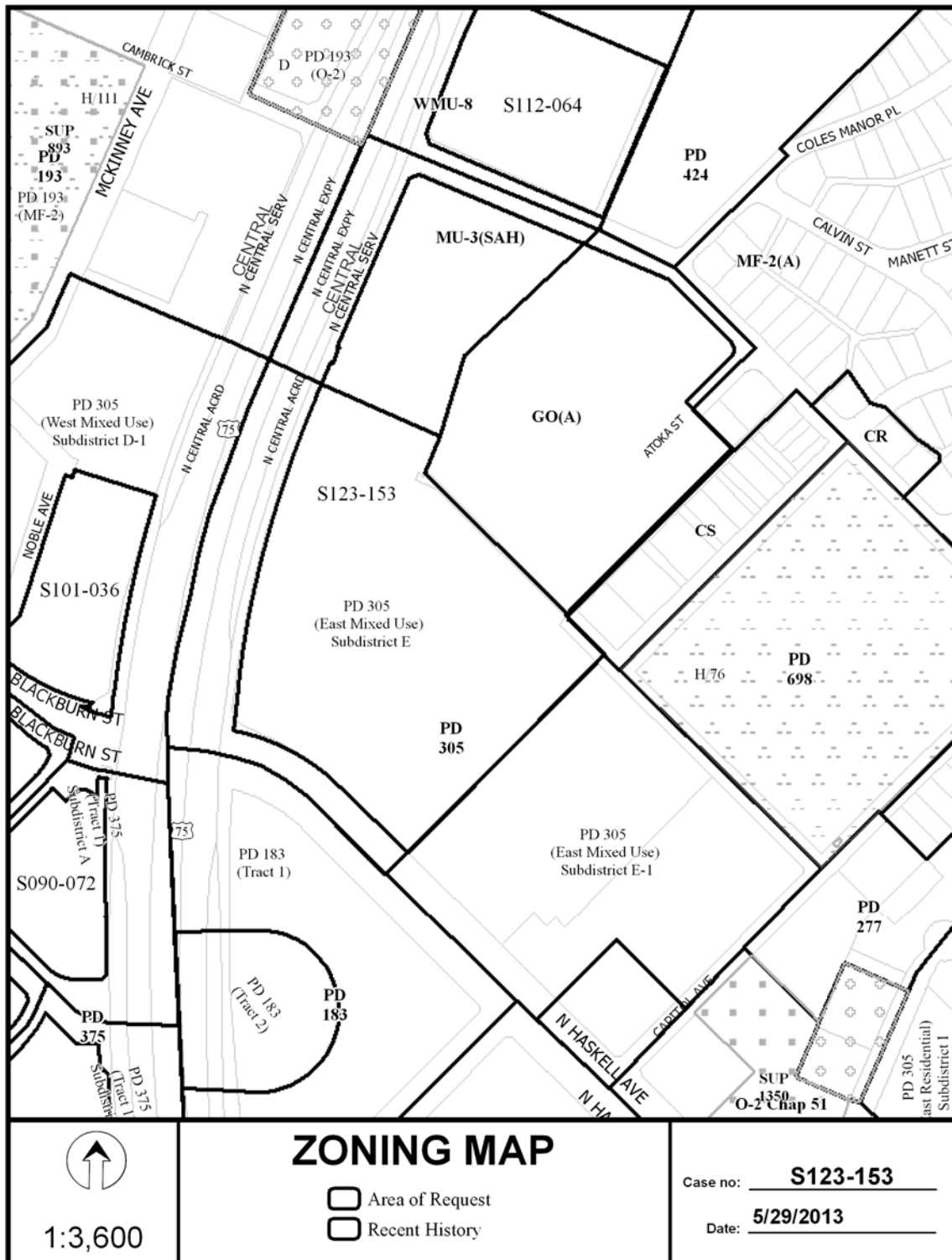
**SUBDIVISION HISTORY:** There has been no recent subdivision activity within close proximity to this request.

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 305 Sub district E, MU-3(SAH) District, and GO(A) Districts; therefore, staff recommends approval subject to compliance with the following conditions:

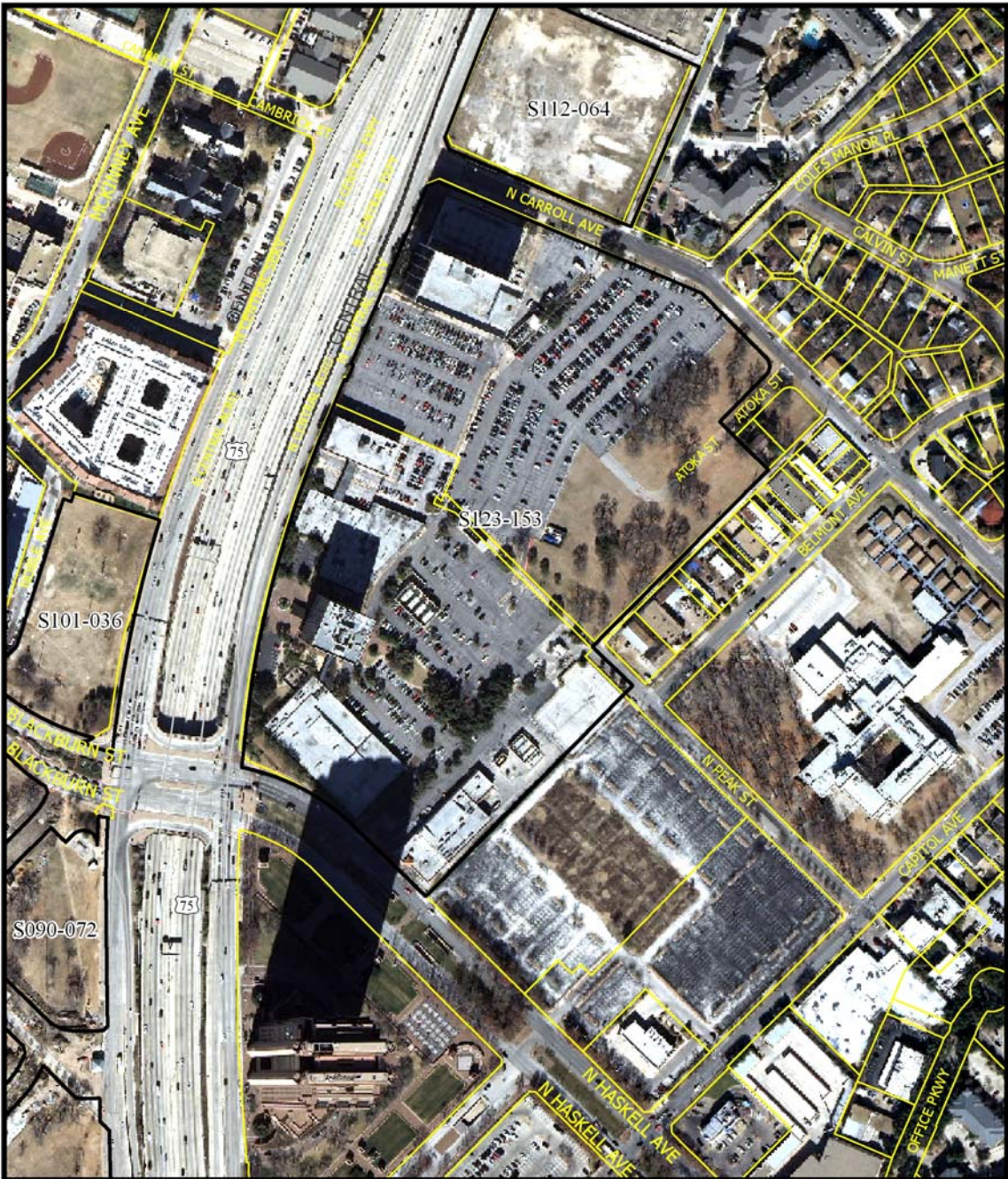
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with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

8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 3.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 28 feet of right-of-way from the established centerline of Peak Street.
14. On the final plat dedicate a 20 foot by 20 foot corner clip at Haskell Avenue and U.S. Highway 75.
15. On the final plat add the following note: "Any access or modification of U.S. Highway 75 requires TxDOT approval."
16. On the final plat chose a different addition name.
17. On the final plat list all utility easement abandonments with their recording information.
18. On the final plat dedicate all street easements in fee simple.
19. On the final plat show abandonment ordinance No. 19482 for Haskell Avenue.
20. On the final plat change "Haskell Mall" to "Haskell Avenue".
21. On the final plat change "Central Expressway (U.S. Highway 75)" to "North Central Expressway (U.S. Highway 75)", and make the text larger.
22. On the final plat change "Carrol Avenue" to "Carroll Avenue (named by plat "dedication of Carroll Avenue", filed August 16, 1950.
23. On the final plat note the abandonment for any ally, an alley easement, and an alley sight easement is currently being processed, log#39130. The abandonment should be noted on the plat as follows: "Abandonment authorized by Ordinance No. \_\_\_\_\_ and recorded as Instrument No. \_\_\_\_\_. Also note retention of utility easement as part of the right-of-way abandonment area(s) on the plat as well.
24. On the final plat remove "abandoned in ordinance "From the reservation for street purposes notations on the plat and replace with "Released by Volume 74023 Page 1772".

25. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
26. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
27. Existing water and wastewater mains must be shown on the plat per Chapter 51A-8.403(A)(1)(a)(xii).
28. 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.
29. Water/wastewater main extension is required by Private Development Contract.
30. On the final plat identify the property as Lots 1A, 1B and Lot 2A .in City Block 18/2006.







 1:3,600	<h2 style="margin: 0;">AERIAL MAP</h2> <p style="margin: 5px 0 0 20px;"> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>          <b>S123-153</b>          </u> Date: <u>          <b>5/29/2013</b>          </u>
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**CITY PLAN COMMISSION****THURSDAY, JUNE 06, 2013****FILE NUMBER:** S123-154**Subdivision Administrator:** Paul Nelson**LOCATION:** Beckleymeade Avenue, west of Polk Street**DATE FILED:** May 14, 2013**ZONING:** PD 240 Subdistricts 2A, 4A, 4B, and 4C**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 46.425 Acres **MAPSCO:** 74E, F**OWNER:** Penn Brothers Realty/Penn Farm Ltd

**REQUEST:** An application to create one lot from a 46.425 acre tract of land in City Blocks 7558, 7619, and 7620 on property located on Beckleymeade Avenue, west of Polk Street.

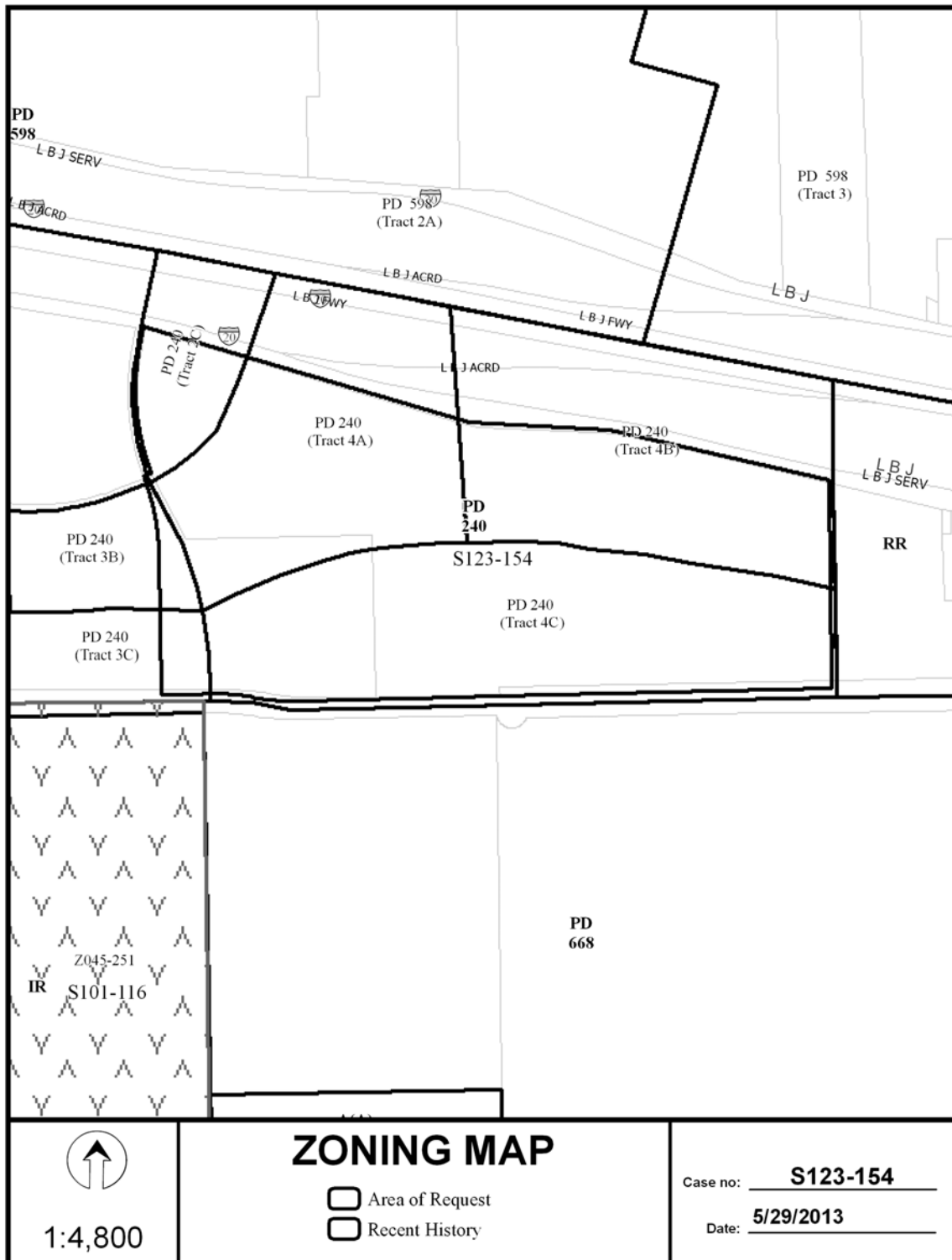
**SUBDIVISION HISTORY:** There has been no recent subdivision activity within close proximity to this request.

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 240 Subdistricts 2A, 4A, 4B, and 4C; therefore, staff recommends approval subject to compliance with the following conditions:

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

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
14. On the final plat dedicate a 15 foot by 15 foot corner clip at Beckleymeade Avenue and Penn Farm Road.
15. On the final plat dedicate a 15 foot by 15 foot corner clip at Penn Farm Road and Interstate 20.
16. Design and construct Penn Farm Road to City of Dallas specifications.
17. On the final plat add the following note: "Any access or modification to IH-20 requires TxDOT approval".
18. On the final plat monument all set corners per the monumentation ordinance.
19. On the final plat all utility easement abandonments must be shown with the recording information.
20. On the final plat chose a different addition name.
21. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
22. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
23. Water/wastewater main extension is required by Private Development Contract.
24. On the final plat identify the property as Lot 1 in City Block A/7620.
25. On the final plat change "Interstate Highway No. 20 (also known as Lyndon B. Johnson Freeway" to "Lyndon B. Johnson Freeway / Interstate Highway No. 20".
26. Make the text for "Lyndon B. Johnson" as large or larger than text for "Interstate Highway No. 20".
27. On the final plat change the text "Exhibit H Street B-I" to "Penn Farm Road".
28. On the final plat change the text "Exhibit H Street B-II" to "Penn Farm Road".
29. On the final plat change the text "Exhibit H Street C " to an approved street name. Contact Dallas Enterprise GIS to determine an approved name.

30. On the final plat make the text for the name of the newly dedicated street the same size as for the existing "Penn Farm Road"







1:4,800

### AERIAL MAP

- Area of Request
- Recent History

Case no: S123-154

Date: 5/29/2013





**CITY PLAN COMMISSION****THURSDAY, JUNE 06, 2013****FILE NUMBER:** S123-155**Subdivision Administrator:** Paul Nelson**LOCATION:** Cedar Hill Avenue at Fifth Street, southwest corner**DATE FILED:** May 14, 2013**ZONING:** PD No. 830, Sub district 4**CITY COUNCIL DISTRICT: 1    SIZE OF REQUEST: 0.415 Acres    MAPSCO: 54C****OWNER:** Bishop Arts Development, LP

**REQUEST:** An application to create five lots ranging in size from 2,914 square feet to 4,043 square feet from a 0.415 acre tract of land in City Block 3387 on property located on Cedar Hill Avenue at Fifth Street, southwest corner.

**SUBDIVISION HISTORY:**

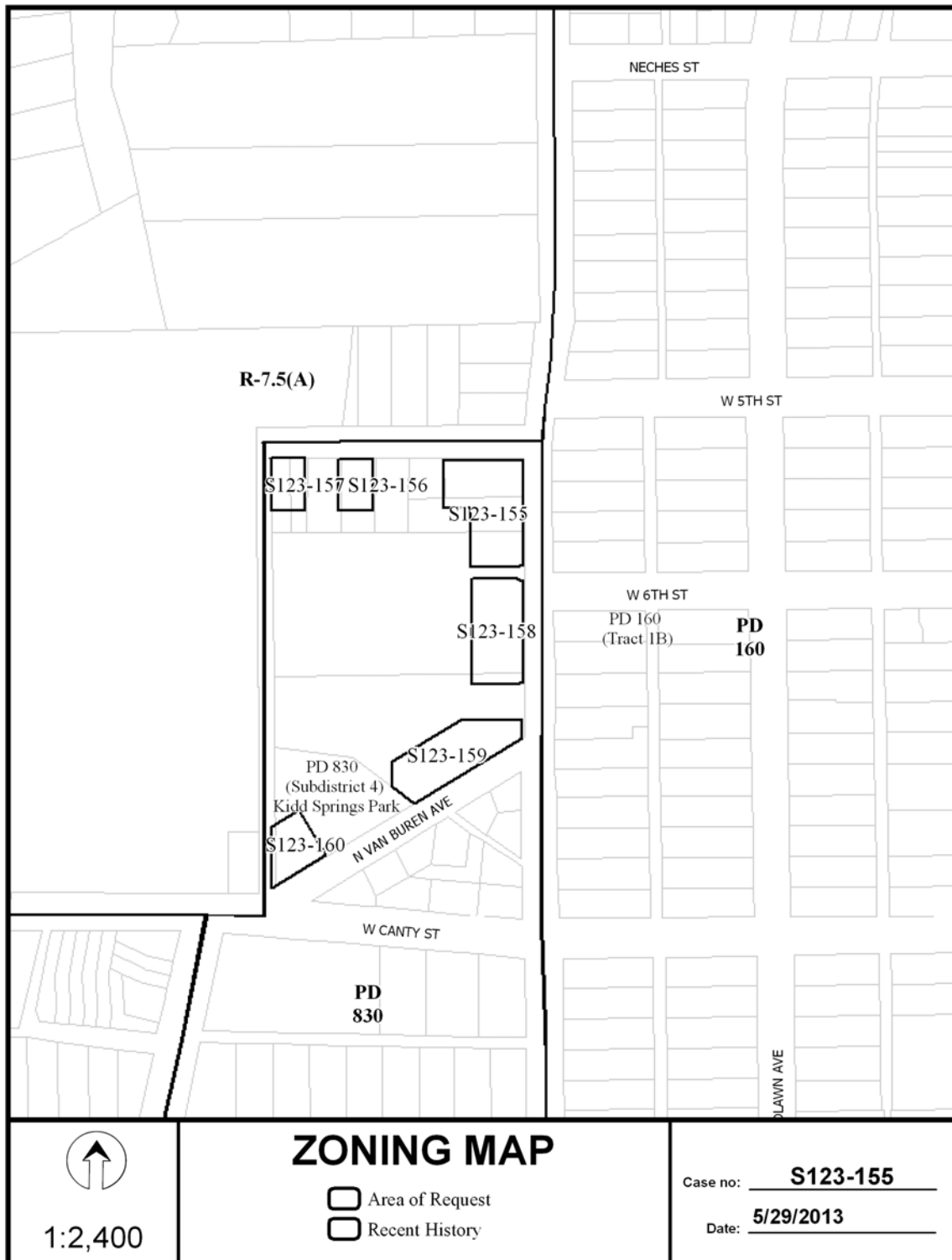
1. S123-156 is an application to replat a 0.107 acre tract of land containing part of Lot 2 in City Block 3387 into one 4,648 square foot lot on property located on 5<sup>th</sup> Street west of Cedar Hill Avenue. This request is also scheduled to be heard on June 6, 2013.
2. S123-157 is an application to replat a 0.108 acre tract of land containing part of Lot 4 in City Block 3387 into one 4,720 square foot lot on property located on 5<sup>th</sup> Street west of Cedar Hill Avenue. This request is scheduled to be heard on June 6, 2013.
3. S123-158 is an application to create 4 lots ranging in size from 3,477 square feet to 4,307 square feet from a 0.319 acre tract of land in City Block 3387 on property located on Cedar Hill Avenue between Van Buren Avenue and Fifth Street. This request is scheduled to be heard on June 6, 2013.
4. S123-159 is an application to create four lots ranging in size from 3,477 square feet to 4,307 square feet from a 0.344 acre tract of land in City Block 3387 on property located on Van Buren Avenue and Cedar Hill Avenue . This request is scheduled to be heard on June 6, 2013.
5. S123-160 is an application to create one 0.152 acre lot from a tract of land in City Block 3387 on property located on Van Buren Avenue at Canty Street. This request is scheduled to be heard on June 6, 2013.

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 830 Subdistrict 4; therefore, staff recommends approval subject to compliance with the following conditions:

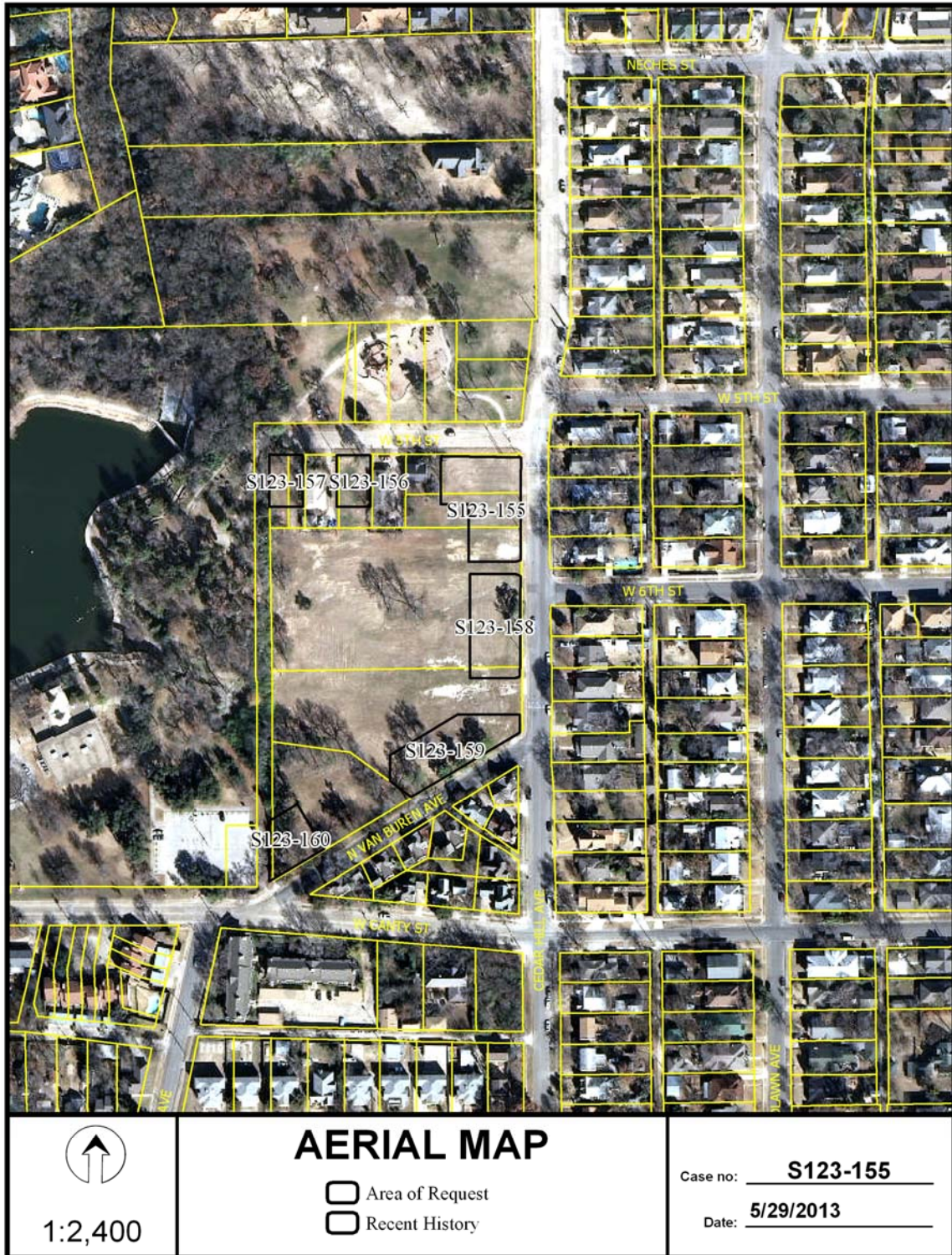
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.

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

19. On the final plat provide a key map including surrounding development.
20. On the final plat change the addition name to "Bishop Springs No. 1 Addition".
21. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
22. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
23. Water/wastewater main extension is required by Private Development Contract.
24. A "Fire Protection Certificate" must be signed and approved by the Building Inspection Chief Plans Examiner (or assigned representative) in Room 105 of the Oak Cliff Municipal Center, 320 E. Jefferson Blvd. and must be submitted to the Manager of Water and Sewer Services, Engineering Division, in Room 200, 320 E. Jefferson Blvd. prior to submittal of the final plat for signature by the Chairperson of the City Plan Commission or the approval of an "Early Release Building Permit" application whichever occurs first.
25. On the final plat identify the property as Lots 5, 6, 7, 8, and 9.in City Block 3387.











**CITY PLAN COMMISSION****THURSDAY, JUNE 06, 2013****FILE NUMBER:** S123-158**Subdivision Administrator:** Paul Nelson**LOCATION:** Cedar Hill Avenue at Fifth Street, southwest corner**DATE FILED:** May 14, 2013**ZONING:** PD 830, Sub district 4**CITY COUNCIL DISTRICT:** 1    **SIZE OF REQUEST:** 0.319 Acres    **MAPSCO:** 54C**OWNER:** Bishop Arts Development, LP

**REQUEST:** An application to create four lots ranging in size from 3,477 square feet to 4,307 square feet from a 0.319 acre tract of land in City Block 3387 on property located on Cedar Hill Avenue between Van Buren Avenue and Fifth Street.

**SUBDIVISION HISTORY:**

1. S123-155 is an application to create 5 lots ranging in size from 2,914 square feet to 4,043 square feet from a 0.415 acre tract of land in City Block 3387 on property located on Cedar Hill Road at Fifth Street, southwest corner. This request is also scheduled to be heard on June 6, 2013.
2. S123-156 is an application to replat a 0.107 acre tract of land containing part of Lot 2 in City Block 3387 into one 4,648 square foot lot on property located on 5<sup>th</sup> Street west of Cedar Hill Avenue. This request is also scheduled to be heard on June 6, 2013.
3. S123-157 is an application to replat a 0.108 acre tract of land containing part of Lot 4 in City Block 3387 into one 4,720 square foot lot on property located on 5<sup>th</sup> Street west of Cedar Hill Avenue. This request is scheduled to be heard on June 6, 2013.
4. S123-159 is an application to create four lots ranging in size from 3,477 square feet to 4,307 square feet from a 0.344 acre tract of land in City Block 3387 on property located on Cedar Van Buren Avenue and Cedar Hill Avenue. This request is scheduled to be heard on June 6, 2013.
5. S123-160 is an application to create one 0.152 acre lot from a tract of land in City Block 3387 on property located on Van Buren Avenue at Canty Street. This request is scheduled to be heard on June 6, 2013.

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 830; therefore, staff recommends approval subject to compliance with the following conditions:

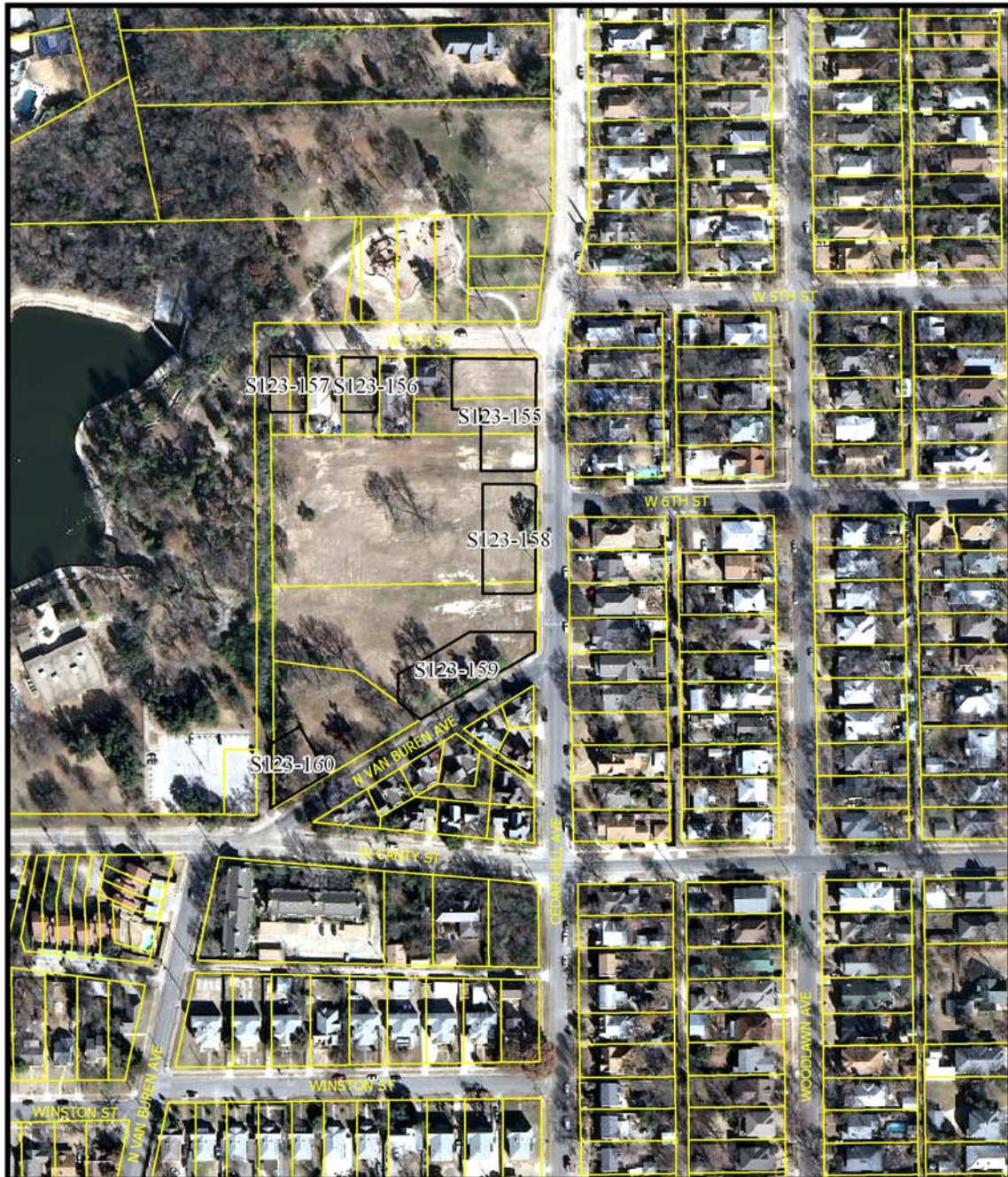
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.


2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 4.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat show how all adjoining right-of-way was created.
14. On the final plat monument all set corners per the monumentation ordinance.
15. On the final plat monument provide a key map including adjacent properties.
16. On the final plat reword the addition name to read "Bishop Springs No. 5 Addition".
17. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
18. Water/wastewater main extension is required by Private Development Contract.

19. A "Fire Protection Certificate" must be signed and approved by the Building Inspection Chief Plans Examiner (or assigned representative) in Room 105 of the Oak Cliff Municipal Center, 320 E. Jefferson Blvd. and must be submitted to the Manager of Water and Sewer Services, Engineering Division, in Room 200, 320 E. Jefferson Blvd. prior to submittal of the final plat for signature by the Chairperson of the City Plan Commission or the approval of an "Early Release Building Permit" application whichever occurs first.
20. On the final plat identify the property as Lots 10, 11, 12 and lot 13.in City Block 3387.
21. On the final plat change Cedar Hill Road to Cedar Hill Avenue.







 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>          <b>S123-158</b>          </u> Date: <u>          <b>5/29/2013</b>          </u>
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**CITY PLAN COMMISSION****THURSDAY, JUNE 06, 2013****FILE NUMBER:** S123-159**Subdivision Administrator:** Paul Nelson**LOCATION:** Van Buren Avenue Cedar Hill Avenue**DATE FILED:** May 14, 2013**ZONING:** PD 830, Sub district 4**CITY COUNCIL DISTRICT:** 1 **SIZE OF REQUEST:** 0.344 Acre**MAPSCO:** 54C**OWNER:** Bishop Arts Development, LP

**REQUEST:** An application to create four lots ranging in size from 3,251 square feet to 4,043 square feet from a 0.344 acre tract of land in City Block 3387 on property located on Van Buren Avenue at Cedar Hill Avenue.

**SUBDIVISION HISTORY:**

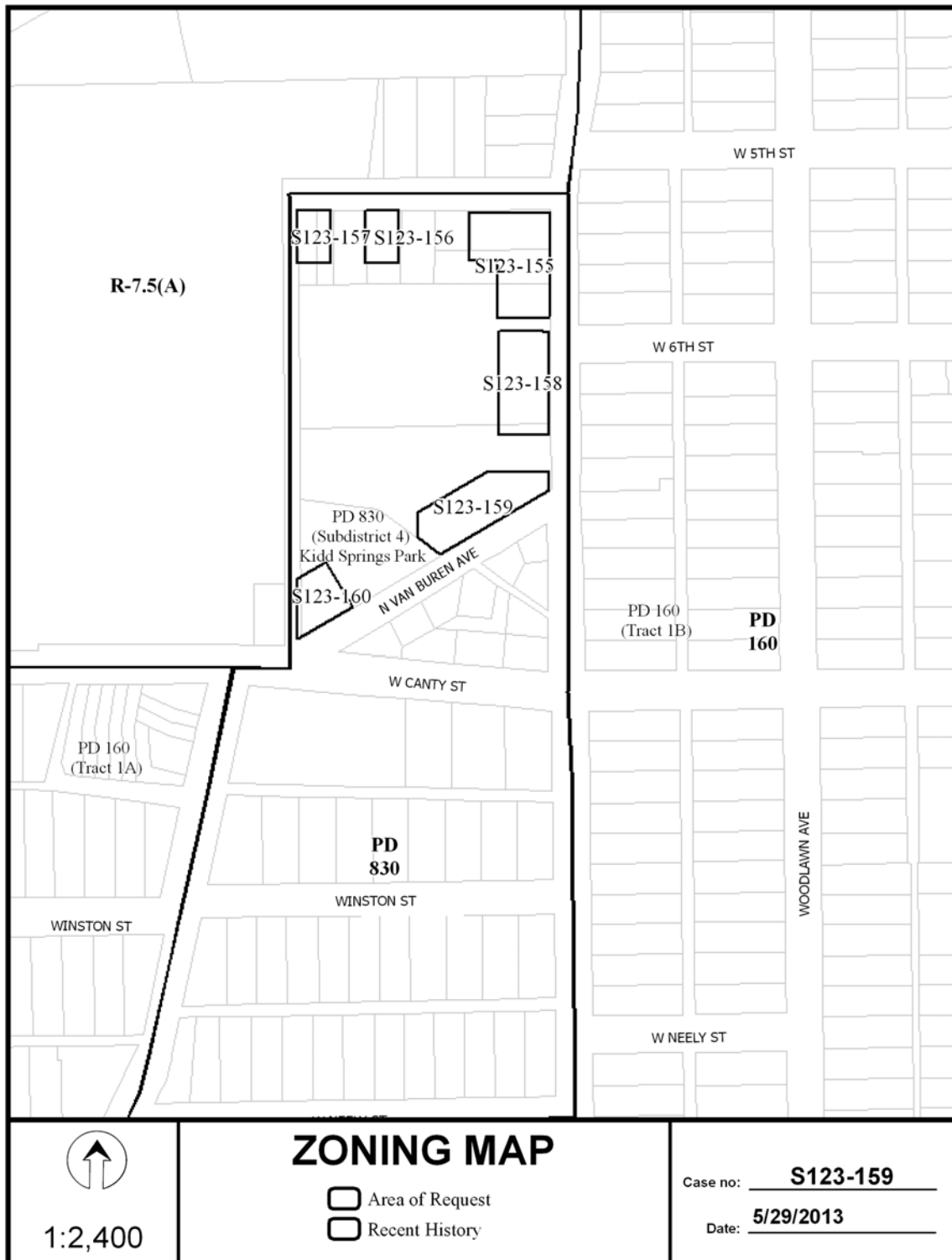
1. S123-155 is an application to create 5 lots ranging in size from 2,914 square feet to 4,043 square feet from a 0.415 acre tract of land in City Block 3387 on property located on Cedar Hill Avenue at Fifth Street, southwest corner. This request is also scheduled to be heard on June 6, 2013.
2. S123-156 is an application to replat a 0.107 acre tract of land containing part of Lot 2 in City Block 3387 into one 4,648 square foot lot on property located on 5<sup>th</sup> Street west of Cedar Hill Avenue. This request is also scheduled to be heard on June 6, 2013.
3. S123-157 is an application to replat a 0.108 acre tract *of land containing part of* Lot 4 in City Block 3387 into one 4,720 square foot lot on property located on 5<sup>th</sup> Street west of Cedar Hill Avenue. This request is scheduled to be heard on June 6, 2013.
4. S123-158 is an application to create four lots ranging in size from 3,477 square feet to 4,307 square feet from a 0.319 acre tract of land in City Block 3387 on property located on Cedar Hill Avenue between Van Buren Avenue and Fifth Street. This request is scheduled to be heard on June 6, 2013.
5. S123-160 is an application to create one 0.152 acre lot from a tract of land in City Block 3387 on property located on Van Buren Avenue at Canty Street. This request is scheduled to be heard on June 6, 2013.

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 830, Sub-district 4; therefore, staff recommends approval subject to compliance with the following conditions:

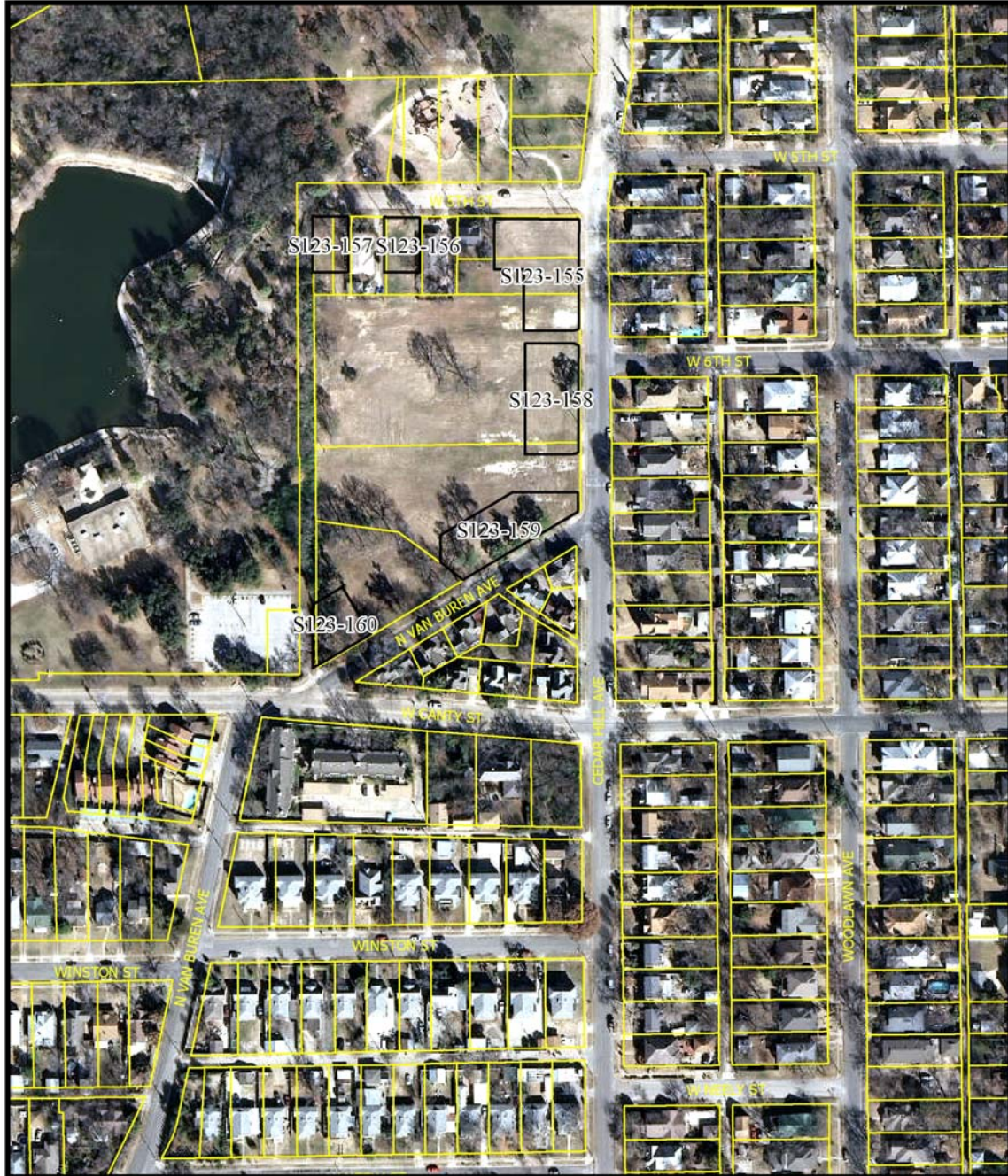
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.


2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 4.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 28 feet of right-of-way from the established line of Van Buren Avenue.
14. On the final plat dedicate a 10 foot by 10 foot corner clip at Cedar Hill Avenue and Van Buren Avenue.
15. On the final plat show how all adjoining right-of-way was created.
16. On the final plat show the recording information on all existing easements within 150 feet of the property.
17. On the final plat monument all set corners per the monumentation ordinance.
18. On the final plat show two control monuments.

19. On the final plat provide a key map that includes adjoining properties.
20. On the final plat reword the addition name to read "Bishop Springs No. 6 Addition".
21. On the final plat change Cedar Hill Road to Cedar Hill Avenue.
22. On the final plat identify the property as Lots 14, 15, 16 and lot 17.in City Block 3387.







 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>          <b>S123-159</b>          </u> Date: <u>          <b>5/29/2013</b>          </u>
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**CITY PLAN COMMISSION****THURSDAY, JUNE 06, 2013****FILE NUMBER:** S123-160**Subdivision Administrator:** Paul Nelson**LOCATION:** Van Buren Avenue at Canty Street.**DATE FILED:** May 14, 2013**ZONING:** PD 830, Sub district 4**CITY COUNCIL DISTRICT:** 1    **SIZE OF REQUEST:** 0.152 Acres    **MAPSCO:** 54C**OWNER:** Bishop Arts Development, LP

**REQUEST:** An application to create one 0.152 acre lot from a tract of land in City Block 3387 on property located on Van Buren Avenue at Canty Street.

**SUBDIVISION HISTORY:**

1. S123-155 is an application to create 5 lots ranging in size from 2,914 square feet to 4,043 square feet from a 0.415 acre tract of land in City Block 3387 on property located on Cedar Hill Road at Fifth Street, southwest corner. This request is also scheduled to be heard on June 6, 2013.
2. S123-156 is an application to replat a 0.107 acre tract of land containing part of Lot 2 in City Block 3387 into one 4,648 square foot lot on property located on 5<sup>th</sup> Street west of Cedar Hill Road. This request is also scheduled to be heard on June 6, 2013.
3. S123-157 is an application to replat a 0.108 acre tract of land containing part of Lot 4 in City Block 3387 into one 4,720 square foot lot on property located on 5<sup>th</sup> Street west of Cedar Hill Road. This request is scheduled to be heard on June 6, 2013.
4. S123-158 is an application to create four lots ranging in size from 3,477 square feet to 4,307 square feet from a 0.319 acre tract of land in City Block 3387 on property located on Cedar Hill Road between Van Buren Avenue and Fifth Street. This request is scheduled to be heard on June 6, 2013.
5. S123-159 is an application to create four lots ranging in size from 3,477 square feet to 4,307 square feet from a 0.344 acre tract of land in City Block 3387 on property located on Cedar Hill Road between Van Buren Avenue and Cedar Hill Road. This request is scheduled to be heard on June 6, 2013.

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 830; therefore, staff recommends approval subject to compliance with the following conditions:

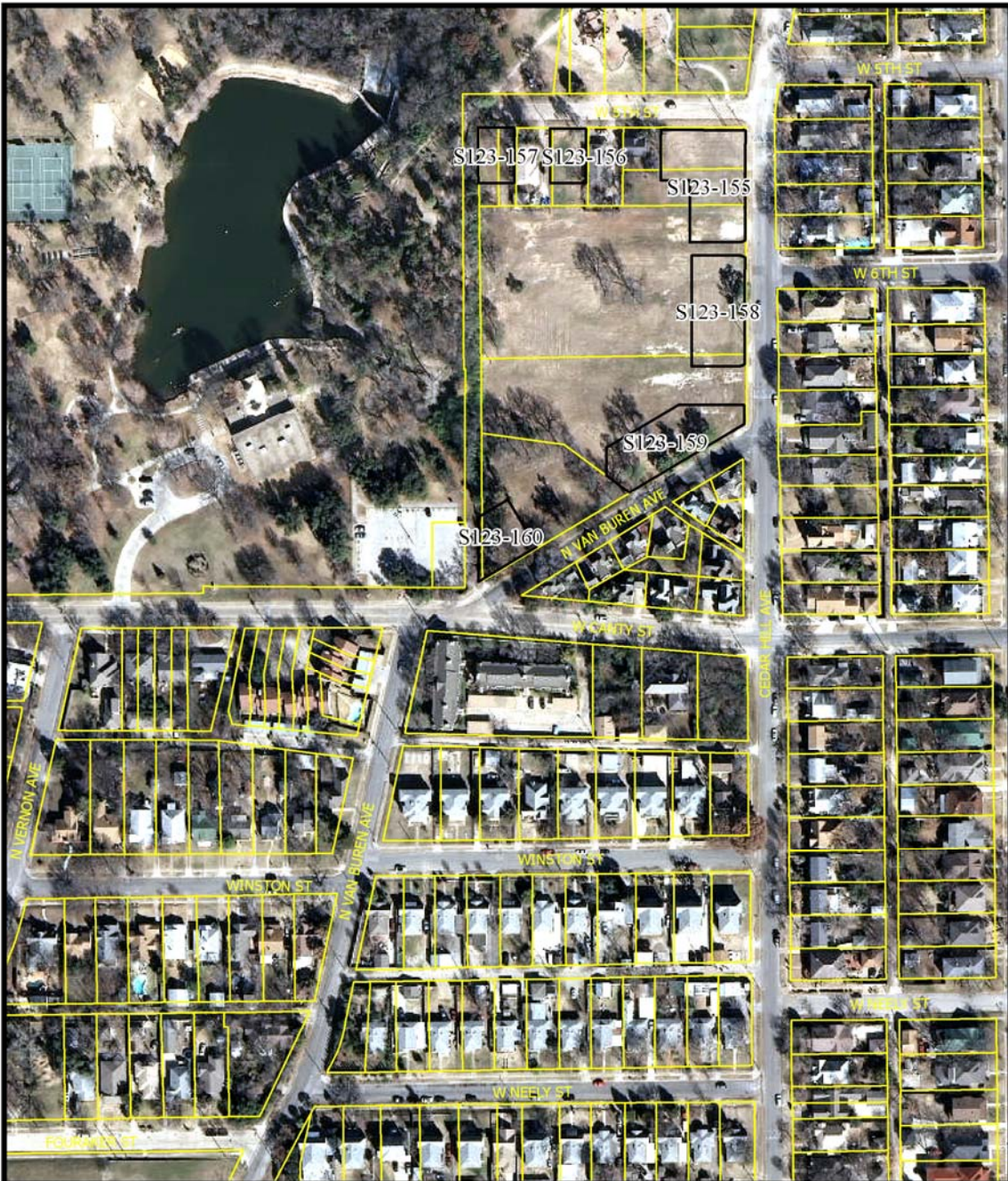
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.


2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate a 10 foot by 10foot corner clip at the intersection of McKee Street and Van Buren Avenue.
14. On the final plat dedicate 28 feet of right-of-way from the established center line of Van Buren Avenue.
15. On the final plat show how all adjoining right-of-way was created.
16. On the final plat show the recording information on all existing easements within 150 feet of the property.
17. On the final plat monument all set corners per the monumentation ordinance.
18. On the final plat provide a key map that includes adjoining property.

19. On the final plat reword the addition name to read "Bishop Springs No. 7 Addition.
20. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
21. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
22. Water/wastewater main extension is required by Private Development Contract.
23. On the final plat identify the property as Lot 18.in City Block 3387.
24. On the final plat change McKee Street to Fifth Street.







 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>          <b>S123-160</b>          </u> Date: <u>          <b>5/29/2013</b>          </u>
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**CITY PLAN COMMISSION****THURSDAY, JUNE 06, 2013****FILE NUMBER:** S123-161**Subdivision Administrator:** Paul Nelson**LOCATION:** 4732 West Illinois Avenue, west of Knoxville Street**DATE FILED:** May 14, 2013**ZONING:** CR**CITY COUNCIL DISTRICT:** 1 **SIZE OF REQUEST:** 6.881 Acres**MAPSCO:** 54U**OWNER:** Templo de Alabanza

**REQUEST:** An application to create one 6.881 acre lot from a tract of land in City Block 8013 on property located at 4732 West Illinois Avenue, west of Knoxville Street.

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

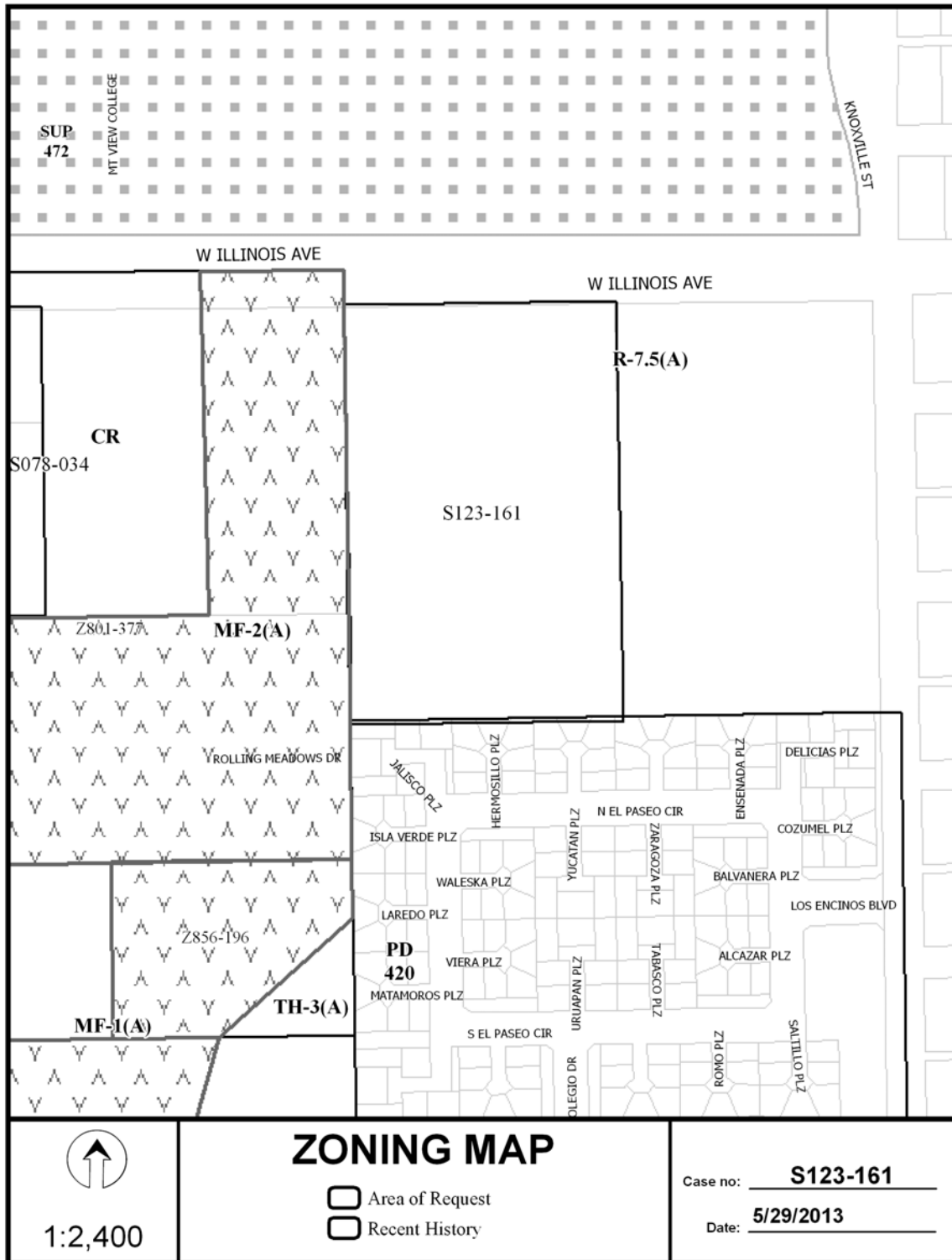
The property was rezoned from an R-7.5(A) zoning district to a CR Community Retail District by the City Council on April 10, 2013.

**STAFF RECOMMENDATION:** The request complies with the CR District regulations; therefore, staff recommends denial subject to compliance with the following conditions:


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

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
14. On the final plat dedicate 50 feet of right-of-way from the established center line of Illinois Avenue.
15. On the final plat show how all adjoining right-of-way was created.
16. On the final plat show the recording information on all existing easements within 150 feet of the property.
17. On the final plat show the correct recording information for the subject property.
18. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
19. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
20. Water/wastewater main extension is required by Private Development Contract.
21. On the final plat show and label Rolling Meadows Drive.
22. On the final plat identify the property as Lot 1 in City Block B/8013.







 1:2,400	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>          <b>S123-161</b>          </u> Date: <u>          <b>5/29/2013</b>          </u>
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**CITY PLAN COMMISSION****THURSDAY, JUNE 06, 2013****FILE NUMBER:** S123-163**Subdivision Administrator:** Paul Nelson**LOCATION:** Schofield Drive between McBroom Street and Mican Drive**DATE FILED:** May 14, 2013**ZONING:** IM**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 17.126 Acres **MAPSCO:** 42M,43J**OWNER:** Michael and Ginger Jacobs

**REQUEST:** An application to replat a 17.126 acre tract of land containing all of Lots 1 through 29 in City Block 9/7160; all of Lots 15 through 23 in City Block 6/6170; all of Lots 10 through 14 in City Block 7/7160; all of Lots 1 through 18 in City Block 8/7160; part of abandoned Pluto Street; part of abandoned Homeland Street, Elva Warren Drive, and abandoned easements on property located on Schofield Drive between McBroom Street and Mican Drive.

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

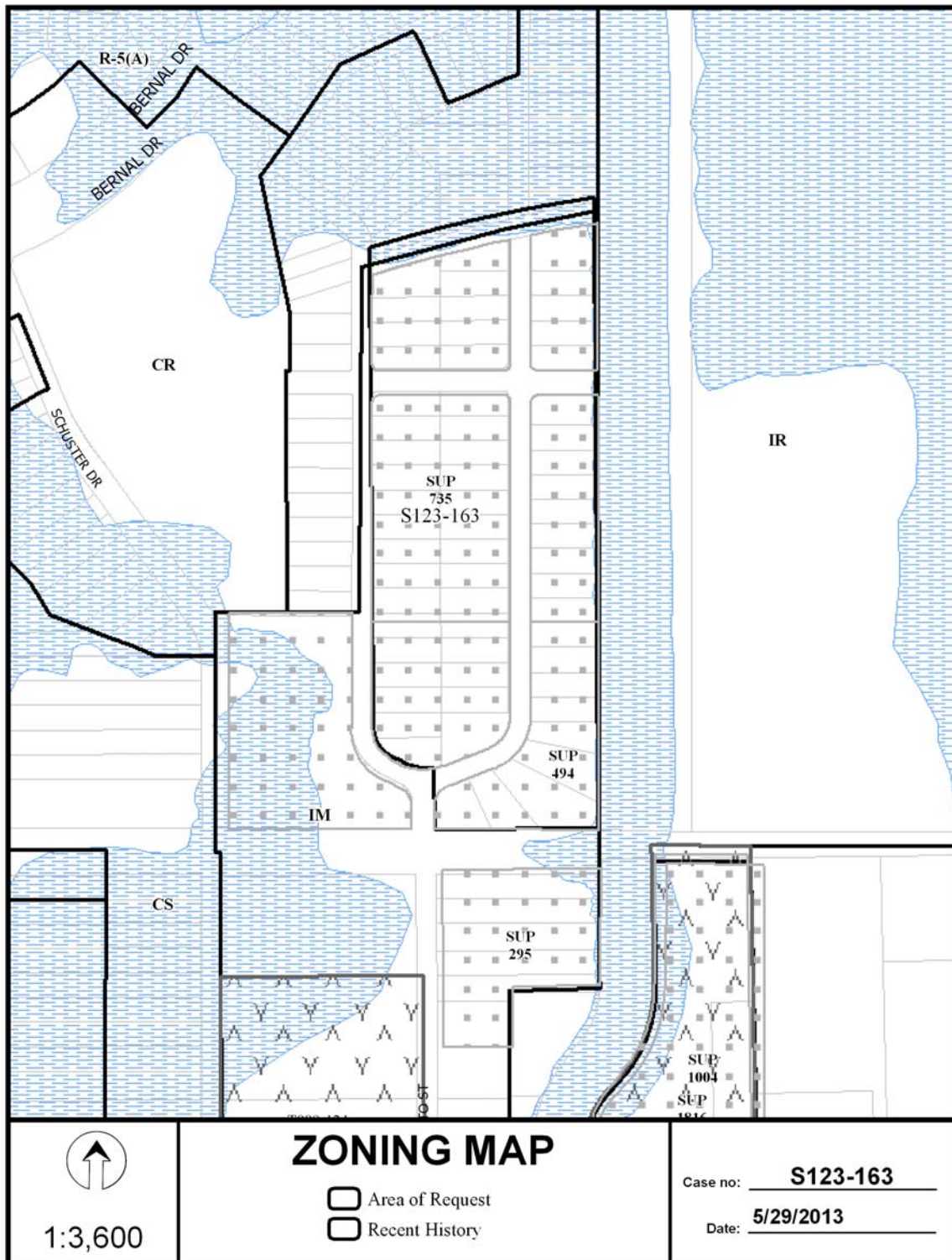
**STAFF RECOMMENDATION:** The request complies with the requirements of the IM District; therefore, staff recommends approval subject to compliance with the following conditions:

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

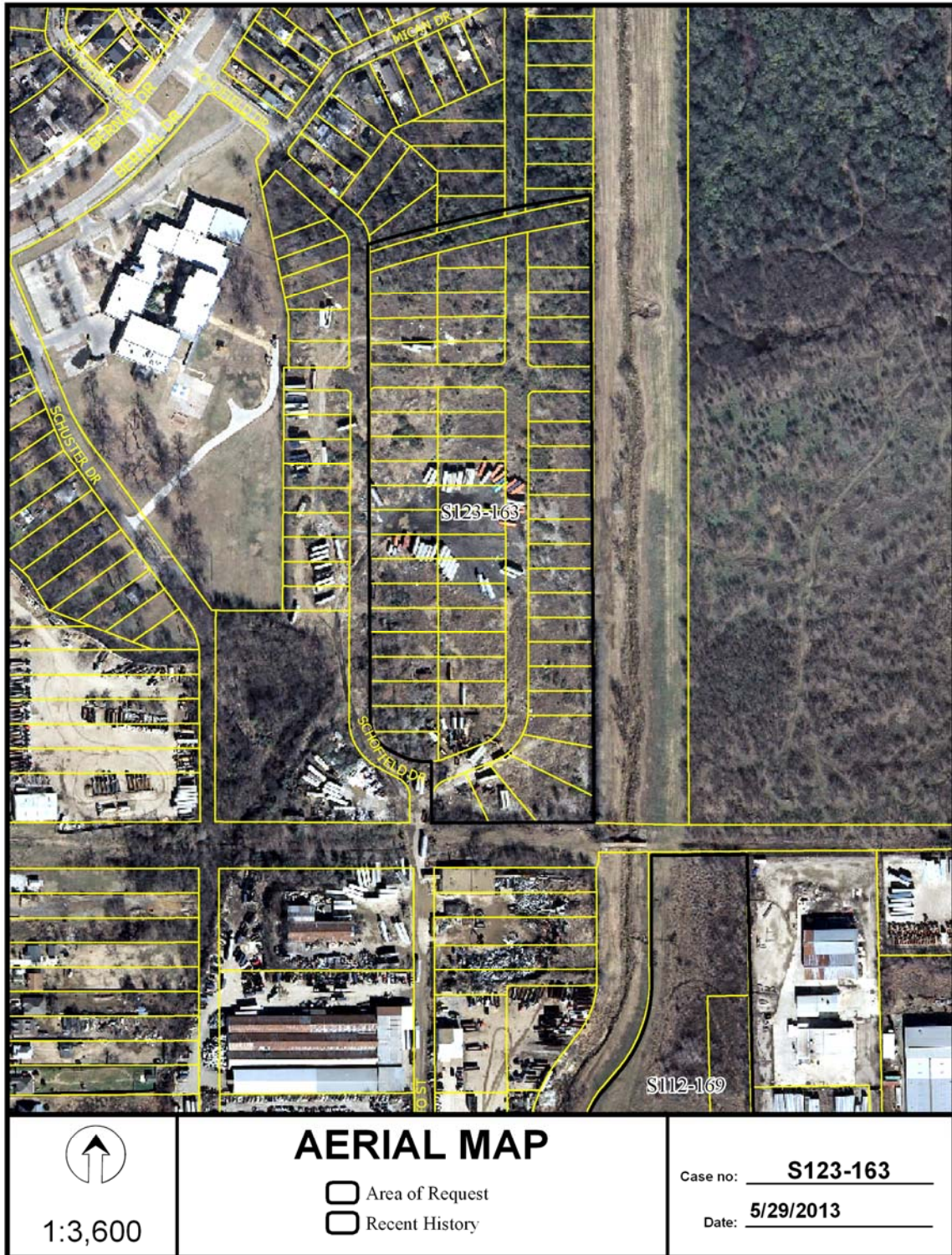
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 28 feet of right-of-way from the established center line of Schofield Drive.
14. On the final plat dedicate a 10 foot by 10 foot corner clip at the intersection of Morris Street and Schofield Drive.
15. Design and construct to City of Dallas standard 20 feet of pavement for Schofield Drive.
16. On the final plat determine the 100 year water surface elevation across the plat.
17. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
18. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
19. On the final plat specify minimum fill and minimum finished floor elevations.
20. On the final plat show the natural channel set back from the crest of the natural channel.
21. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
14. On the final plat show how all right-of-way was created.
15. On the final plat list utility easements as retained within street abandonments when stated in the abandonment ordinance.
16. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.



17. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
18. A "Fire Protection Certificate" must be signed and approved by the Building Inspection Chief Plans Examiner (or assigned representative) in Room 105 of the Oak Cliff Municipal Center, 320 E. Jefferson Blvd. and must be submitted to the Manager of Water and Sewer Services, Engineering Division, in Room 200, 320 E. Jefferson Blvd. prior to submittal of the final plat for signature by the Chairperson of the City Plan Commission or the approval of an "Early Release Building Permit" application whichever occurs first.
19. Water/wastewater main extension is required by Private Development Contract.
20. On the final plat label the portion of Pluto Street from south of McBroom Street to Schofield Drive with an arrow pointing from the label into the Pluto Street right-of-way, with any information as to existing or proposed improvements, abandonments, and/or dedications.
21. Prior to submittal of the final plat for recording provide the Real Estate Division a copy of abandonment ordinance No. 15232 along with the recorded quitclaim deed and ordinance, if applicable, and note the recording information on the plat.
22. A release from Real Estate is required prior to submitting the final plat for the Chairman's signature.
23. On the final plat identify the property as Lot 15A in City Block 6/7160.









**CITY PLAN COMMISSION****THURSDAY, JUNE 06, 2013****FILE NUMBER:** S123-164**Subdivision Administrator:** Paul Nelson**LOCATION:** 2411 through 2431 Winnequah Street**DATE FILED:** May 14, 2013**ZONING:** PD 406**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 0.746 Acres**MAPSCO:** 42N**OWNER:** Larry and Jane Burros

**REQUEST:** An application to replat a 0.746 acre tract of land containing all of Lots 16, 17, 18, 19 and 20 in City Block O/7171 and located at 2411 through 2431 Winnequah Street.

**SUBDIVISION HISTORY:**

1. S123-147 is an application east of the present request to replat all of lots 6 through 11 and all of lots 21 through 30 in City Block D/7171 into one 2.388 acre lot on property located on Drew Street at Cartwright Street, southwest corner. This request is also on the agenda for the June 6, 2013 hearing.

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 406; therefore, staff recommends approval subject to compliance with the following conditions:

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



8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 28 feet of right-of-way from the established center line of Winnequah Street.
14. Location is in the Eagle Ford Sump (WSE 417.2). All construction for any proposed development must be above the 417.2 foot elevation. For the areas where the existing elevation is below 417.2 feet, and any improvement is proposed, there must be a fill permit applied for and approved by Public Works and Transportation Department and Minimum Finish Floor elevation for those areas will have to be established thru the process and placed on the face of the final plat.
15. On the final plat show all additions or tracts within 150 feet of the property.
16. On the final plat show and dedicate in fee simple the street easement contained in Volume 5632, page 401.
15. On the final plat monument all set corners per the monumentation ordinance.
16. On the final plat identify the property as Lot 15A in City Block O/7171.



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>          <b>S123-164</b>          </u> Date: <u>          <b>5/29/2013</b>          </u>
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## AERIAL MAP

- Area of Request
- Recent History

Case no: S123-164

Date: 5/29/2013





**CITY PLAN COMMISSION**

**THURSDAY, MAY 16, 2013**

**FILE NUMBER:** S123-165

**Subdivision Administrator:** Paul Nelson

**LOCATION:** 6551 Winton Street

**DATE FILED:** may 14, 2013

**ZONING:** R-7.5(A)

**CITY COUNCIL DISTRICT:** 9

**SIZE OF REQUEST:** 0.18 Acres

**MAPSCO:** 36M

**APPLICANT:** Heritage Development

**REQUEST:** An application to remove the existing 10 foot platted building line along the west line of Cambria Street on a 0.18 acre tract of land containing all of Lot 10 in City Block 12/2971 on property located at 6551 Winton Street.

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

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

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

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

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

- The removal of the side building line of 10 feet will allow the side-yard setback of the R-7.5(A) zoning district to govern the development.

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

- On May 20, 2013, 30 notices were sent to property owners within 200 feet of the request with x replying in favor and X replying in opposition.

“(iii) adversely affect neighboring properties; and”

- The removal of the building line will allow development on this property to encroach five feet closer to the street than other properties within the original subdivision that have a platted 10 foot building.

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

- The plat “Bob-O-Links Downs No. 3” has a platted 10 foot building line on the long side of all of the corner lots within the subdivision.

**STAFF RECOMMENDATION OF BUILDING LINE REMOVAL:** The request to remove the 10 foot platted building line is not consistent with the established pattern of the recorded plat, and development of the subdivision; therefore, staff recommends **denial** of the removal of the 10 foot building line.

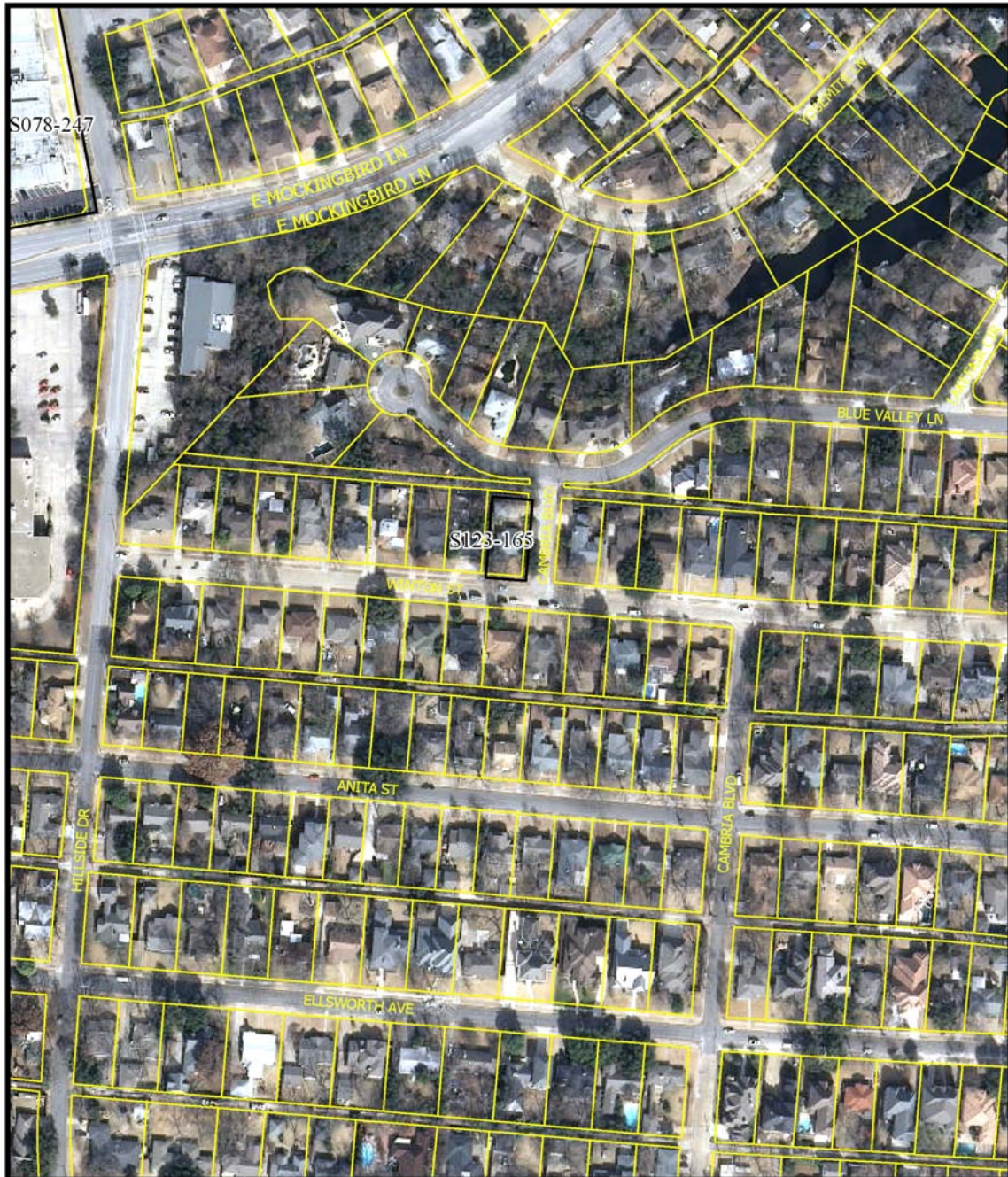



**STAFF RECOMMENDATION FOR PLAT:** The request does not comply with the requirements for the removal or relocation of the building line; therefore, staff recommends **denial** of the removal of the 10 foot building line; however, should the commission approve the request staff recommends that the approval be subject to compliance with the following conditions:

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

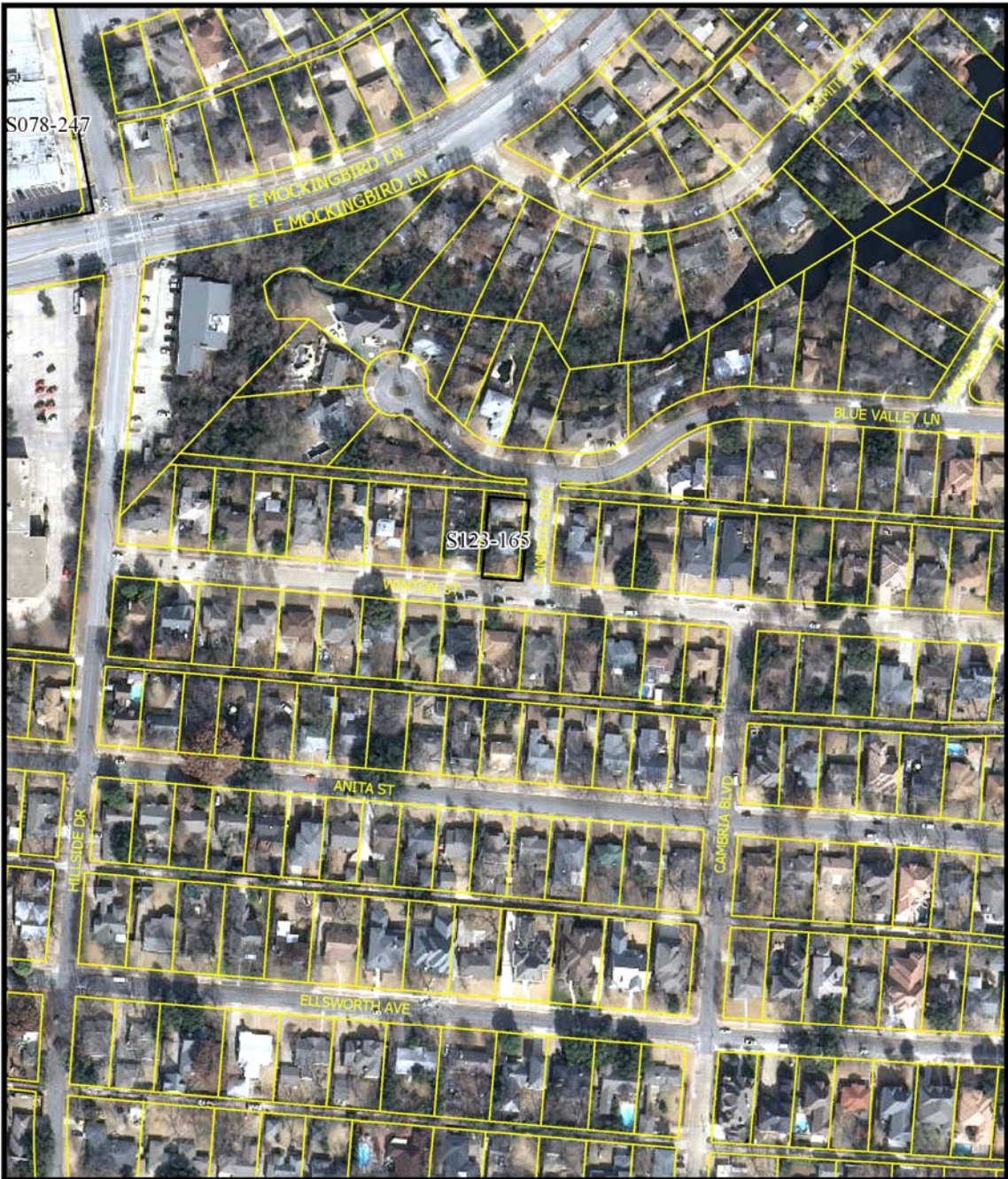
14. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Cambria Boulevard and the alley..
15. On the final plat show the building line as removed, not abandoned.
16. On the final plat extend the existing 30 foot building line to Cambria Street.
17. On the final plat spread the words in the label Blue Valley Lane further apart.
18. On the final plat identify the property as Lot 10, City Block 12/2971.





 1:2,400	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>    <b>S123-165</b>    </u> Date: <u>    <b>5/29/2013</b>    </u>
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 1:2,400	<h3>AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>    <b>S123-165</b>    </u> Date: <u>    <b>5/29/2013</b>    </u>
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1:2,400

# NOTIFICATION

**200'** AREA OF NOTIFICATION  
**28** NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **S123-165**

Date: **5/29/2013**



**LOCATION:** 7625 Cortland Avenue between Bombay Avenue and Anson Road**DATE FILED:** May 9, 2013**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 4.41 Acres**MAPSCO:** 34J**APPLICANT:** The Roman Catholic Diocese of Dallas

**REQUEST:** An application to replat a 4.41 acre tract of land containing all of Lots 1 through 12 in City Block A/2360; an abandoned 10 foot alley adjacent to Lots 1 through 12; a tract of land in City Block 4858; a tract of land in City Block 2360 and a 1.88 acre tract of land in City Block 2360 located at 7625 Cortland Avenue between Bombay Avenue and Anson Road.

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

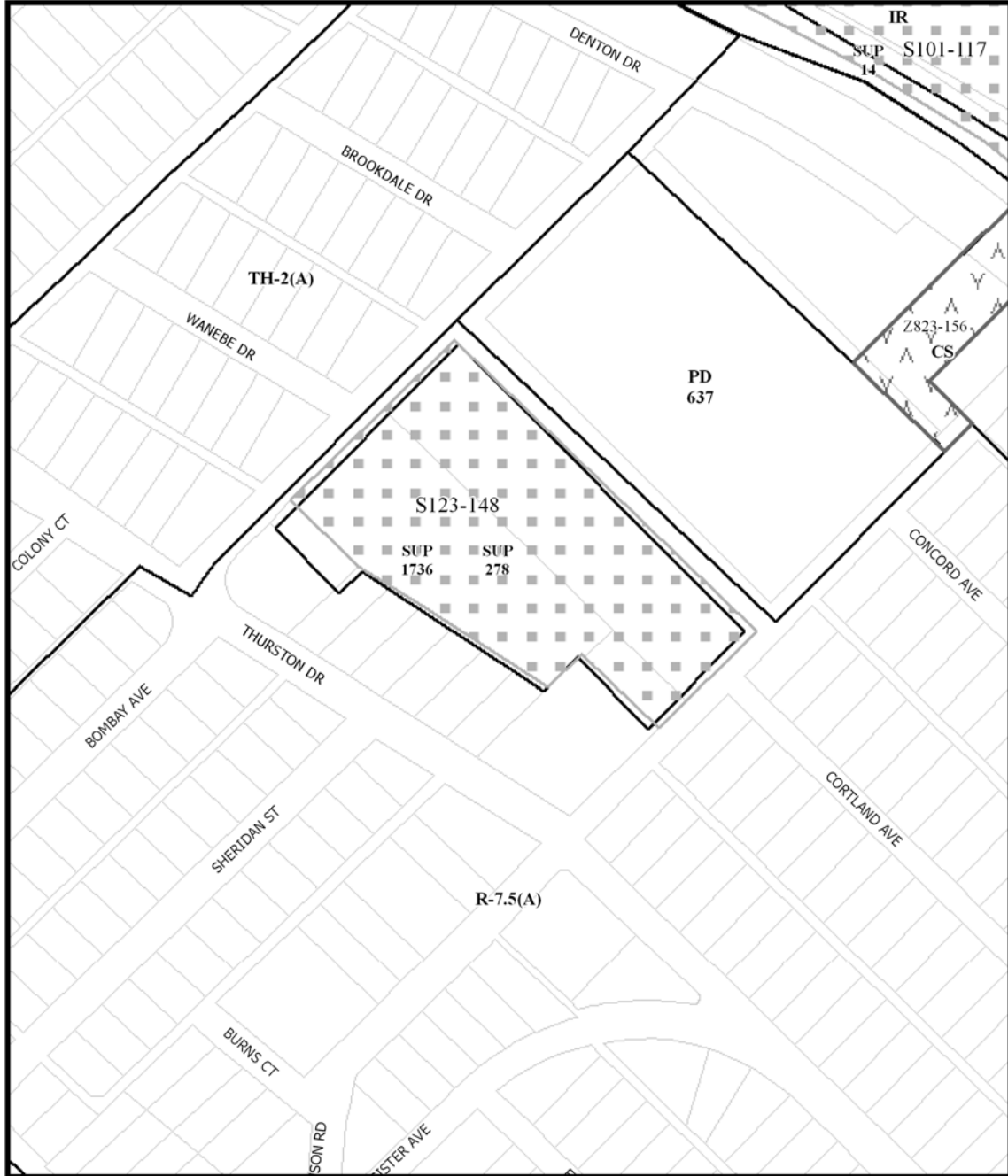
**STAFF RECOMMENDATION:** Section 51A-8.503(a) indicates that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural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

The request combines parcels presently governed by SUP No. 1736 for a private school into one platted lot and is similar to the public school site contiguous to the property on the northeast; therefore, staff recommends approval subject to compliance with the following conditions:

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


7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate a 10 foot by 10 foot corner clip at Bombay Avenue and Cortland Avenue.
14. On the final plat dedicate a 10 foot by 10 foot corner clip at Anson Street and Cortland Avenue.
15. On the final plat show how all adjoining right-of-way was created.
16. On the final plat show Ordinance 4465 for the alley abandonment on the plat and show the recording information on the plat, Vol. 3132 Pg.297.
17. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
18. Water/wastewater main extension may be required by Private Development Contract.
19. On the final plat change "THURSTON Avenue" to "Thurston Drive".
20. On the final plat change "Wanabe Drive" to "Wanebe Drive".
21. On the final plat change "Bombay Street" to " Bombay Avenue" as named by Commissioners Court Order 1933-0319.
22. On the final plat identify the property as Lot 1A in City Block A/2360.



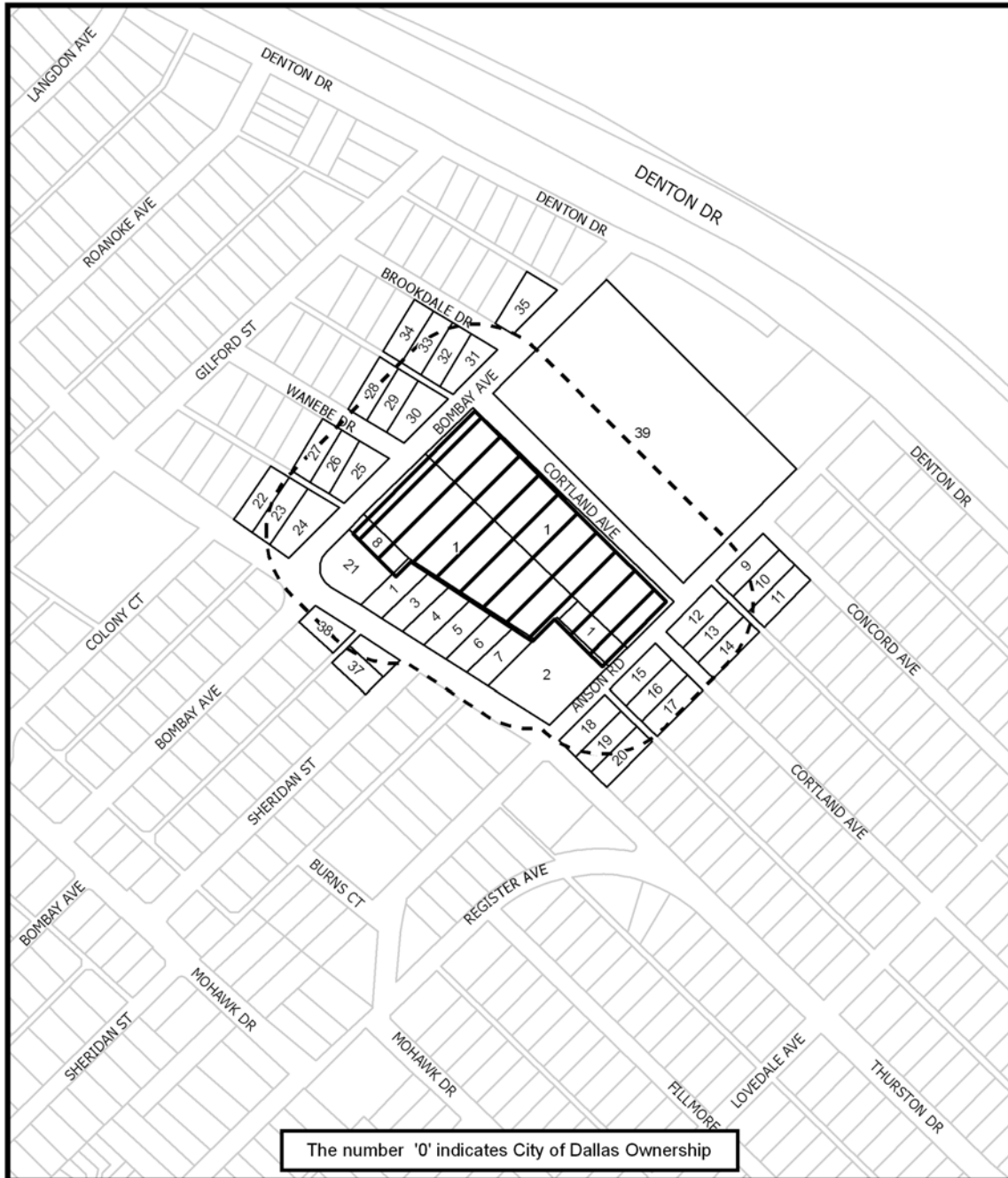


 1:2,400	<h2>ZONING MAP</h2>	Case no: <u>    <b>S123-148</b>    </u> Date: <u>    <b>5/29/2013</b>    </u>
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 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>    <b>S123-148</b>    </u> Date: <u>    <b>5/29/2013</b>    </u>
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 1:3,600	<h2 style="text-align: center;">NOTIFICATION</h2> <p> <span style="border: 1px solid black; padding: 2px;">200'</span> AREA OF NOTIFICATION  <span style="border: 1px solid black; padding: 2px;">39</span> NUMBER OF PROPERTY OWNERS NOTIFIED         </p>	Case no: <u>          <b>S123-148</b>          </u> Date: <u>          <b>5/29/2013</b>          </u>
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## Notification List of Property Owners

S123-148

39 Property Owners Notified

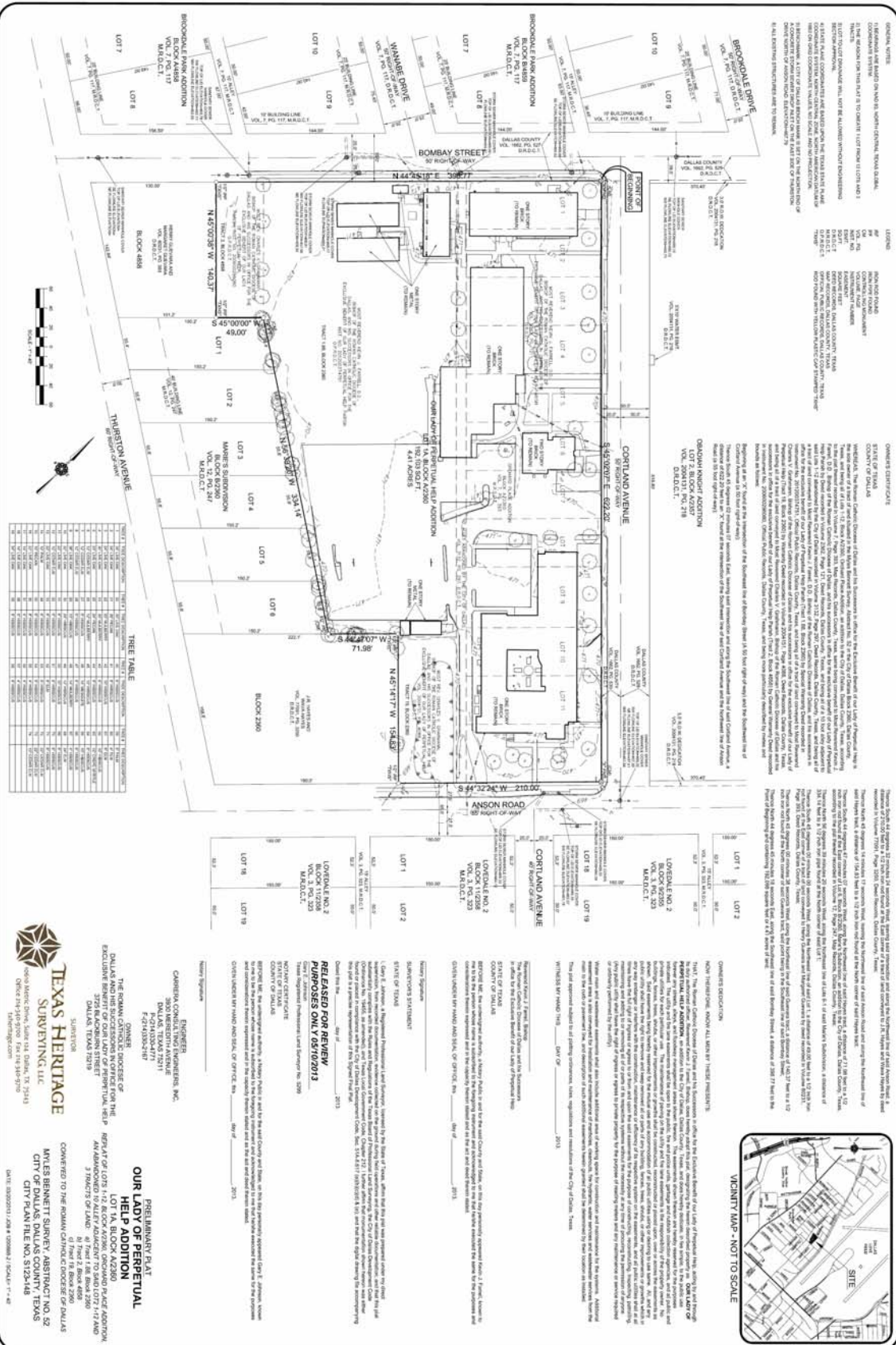
Label #	Address	Owner
1	7710 THURSTON DR	ROMAN CATH DIOCESE DALLAS % BISHOP KEVIN FARRELL
2	2505 ANSON RD	HAYES WAVA
3	7706 THURSTON DR	CALVILLO EUGENE
4	7702 THURSTON DR	ROMAN CATH DIOCESE DALLAS FBO: OUR LADY OF PER HE
5	7624 THURSTON DR	ROMAN CATHOLIC DIOCESE OF DALLAS % MIKE WEIS CFO
6	7620 THURSTON DR	LOPEZ BEN JR
7	7614 THURSTON DR	GUERRA JOE AND PAULINE REVOCABLE TRUST
8	2514 BOMBAY AVE	GRAHMANN CHARLES V MOST REV BISHOP OF THE ROMAN
9	7515 CONCORD AVE	FEDERAL HOME LOAN MTG
10	7511 CONCORD AVE	ZEPEDA JUAN M & CELIA ZEPEDA
11	7505 CONCORD AVE	ZEPEDA ROBERTO & JUAN N ZEPEDA
12	7514 CORTLAND AVE	TIRADO VICENTE & SANDRA
13	7510 CORTLAND AVE	GUERRA JOSE
14	7506 CORTLAND AVE	ZEPEDA JOSE LUIS & HERMELINDA
15	7515 CORTLAND AVE	MUNOZ ISIDRO &
16	7511 CORTLAND AVE	ESTRADA JAVIER C & MARGARITA
17	7507 CORTLAND AVE	PEREZ MANUEL V EST OF % LISA LEFFINGWELL ATTY
18	7518 THURSTON DR	GUERRA JOE & PAULINE TR REVOCABLE TRUST
19	7514 THURSTON DR	FRANCO CAROLINE O
20	7510 THURSTON DR	RIVAS CARMEN
21	7714 THURSTON DR	GUEVARA HENRY
22	7808 THURSTON DR	MORALES CESAR & MARIA G
23	7804 THURSTON DR	GARZA RAUL L
24	7800 THURSTON DR	BRIZUELA CESAR A & MARTHA B BRIZUELA
25	7805 WANEBE DR	HERNANDEZ JOE M
26	7809 WANEBE DR	BROWN MARY N

Wednesday, May 29, 2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7813 WANEBE DR	ROJANO EDMUNDO & SARA
28	7810 WANEBE DR	ORTEGA J JESUS & LETICIA
29	7806 WANEBE DR	BROWN MARY NONA
30	7802 WANEBE DR	ORTIZ JOSE & DELFINA
31	7805 BROOKDALE DR	OCHOA MANUEL G
32	7809 BROOKDALE DR	GARCIA MARIA DE LA LUS
33	7811 BROOKDALE DR	LOPEZ JUAN C ETAL
34	7815 BROOKDALE DR	GOMEZ MANUEL & ISIDRA
35	7802 BROOKDALE DR	CONTRERAS LUIS A & ELSY Y
36	2429 SHERIDAN ST	OROSCO JOSE L
37	2425 SHERIDAN ST	AVID SERVICES INC
38	2424 BOMBAY AVE	ROBLES OSWALDO
39	2615 ANSON RD	Dallas ISD ATTN OFFICE OF LEGAL SERVICES

Wednesday, May 29, 2013





**LOT TABLE**

LOT NO.	ACRES	AREA (SQ. FT.)	AREA (SQ. METERS)
1	0.12	3,267	0.0003
2	0.12	3,267	0.0003
3	0.12	3,267	0.0003
4	0.12	3,267	0.0003
5	0.12	3,267	0.0003
6	0.12	3,267	0.0003
7	0.12	3,267	0.0003
8	0.12	3,267	0.0003
9	0.12	3,267	0.0003
10	0.12	3,267	0.0003
11	0.12	3,267	0.0003
12	0.12	3,267	0.0003
13	0.12	3,267	0.0003
14	0.12	3,267	0.0003
15	0.12	3,267	0.0003
16	0.12	3,267	0.0003
17	0.12	3,267	0.0003
18	0.12	3,267	0.0003
19	0.12	3,267	0.0003

**OWNER CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF DALLAS  
 I, \_\_\_\_\_, County Clerk, do hereby certify that the above described premises are the property of \_\_\_\_\_, as shown on the plat of \_\_\_\_\_, Dallas County, Texas, and that the same are subject to the lien of the \_\_\_\_\_, as shown on the plat of \_\_\_\_\_, Dallas County, Texas.

**OWNER CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF DALLAS  
 I, \_\_\_\_\_, County Clerk, do hereby certify that the above described premises are the property of \_\_\_\_\_, as shown on the plat of \_\_\_\_\_, Dallas County, Texas, and that the same are subject to the lien of the \_\_\_\_\_, as shown on the plat of \_\_\_\_\_, Dallas County, Texas.

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 I, \_\_\_\_\_, County Clerk, do hereby certify that the above described premises are the property of \_\_\_\_\_, as shown on the plat of \_\_\_\_\_, Dallas County, Texas, and that the same are subject to the lien of the \_\_\_\_\_, as shown on the plat of \_\_\_\_\_, Dallas County, Texas.

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STATE OF TEXAS  
 COUNTY OF DALLAS  
 I, \_\_\_\_\_, County Clerk, do hereby certify that the above described premises are the property of \_\_\_\_\_, as shown on the plat of \_\_\_\_\_, Dallas County, Texas, and that the same are subject to the lien of the \_\_\_\_\_, as shown on the plat of \_\_\_\_\_, Dallas County, Texas.

**TEXAS HERITAGE SURVEYING, LLC**  
 3727 BELMONT STREET  
 DALLAS, TEXAS 75219  
 (214) 343-7272  
 www.texasheritagesurveying.com

**OUR LADY OF PERPETUAL HELP ADDITION**  
 PRELIMINARY PLAT  
 LOT 1A, BLOCK AZ280  
 3 TRACTS OF LAND  
 41 TRACTS, 186,826 SQ. FT.  
 4.26 ACRES  
 COMPLETED BY THE ROMAN CATHOLIC DIOCESE OF DALLAS  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. 1524-148

City Plan Commission Date: 06/06/2013  
 5/30/2013 1:03:10 PM

14(h)

S123-148

**CITY PLAN COMMISSION****THURSDAY, JUNE 6, 2013****FILE NUMBER:** S123-151**Subdivision Administrator:** Paul Nelson**LOCATION:** 4911 Wanda Street**DATE FILED:** May 13, 2013**ZONING:** PD 595 (R-5(A))**CITY COUNCIL DISTRICT:** 7      **SIZE OF REQUEST:** 0.77 Acres      **MAPSCO:** 56C**APPLICANT:** Freeman Chapel Primitive Baptist Church

**REQUEST:** An application to replat a 0.77 acre tract of land containing all of Lots 1, 2, 3, 4 in City Block 2520, and Lots 8 and 9 in City Block 2/2522 into one 0.77 acre at 4911 Wanda Street.

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

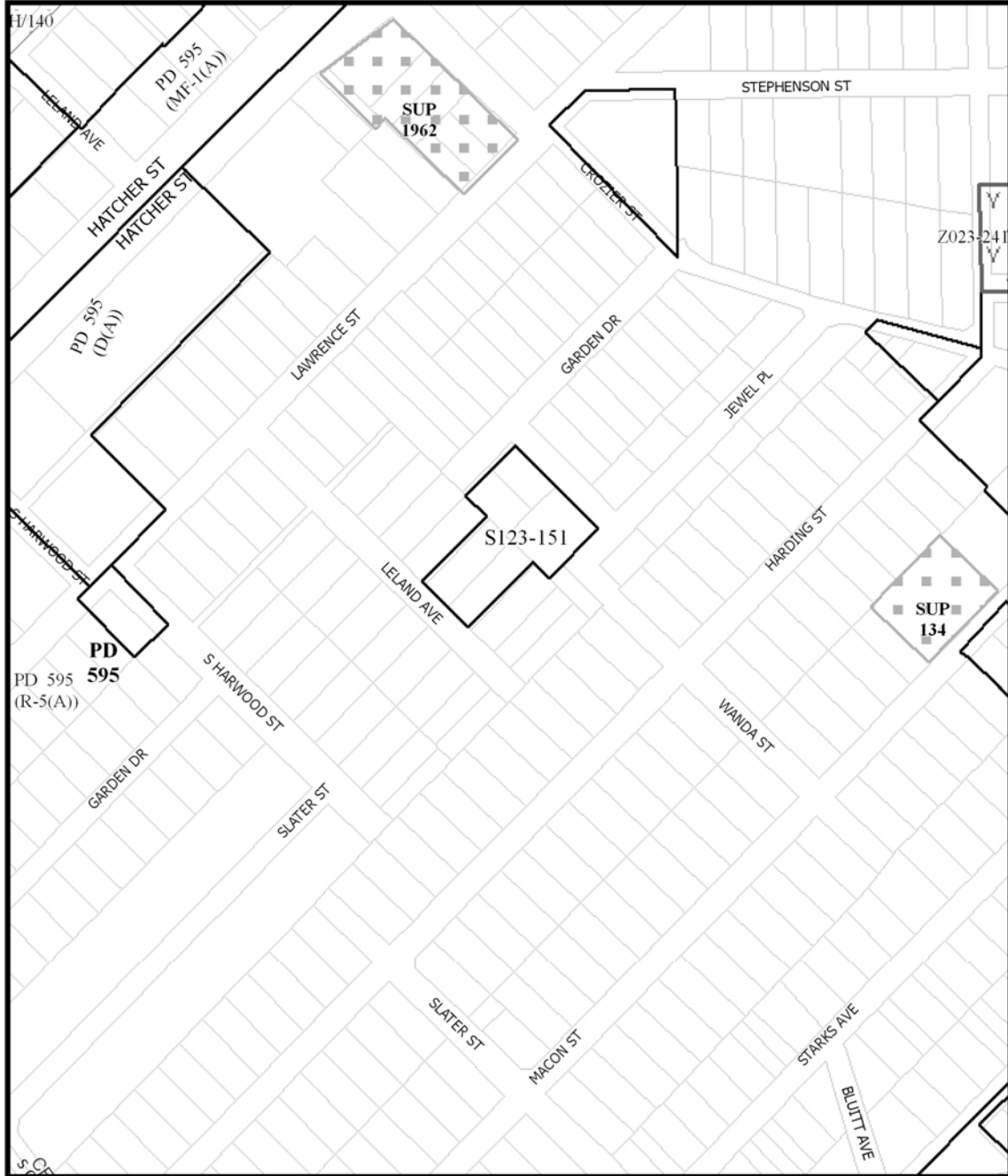
**STAFF RECOMMENDATION:** Section 51A-8.503(a) indicates that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural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

The request combines parcels presently used for the existing church into one platted lot and is similar in size to other institutional uses in the area; therefore, staff recommends approval subject to compliance with the following conditions:

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

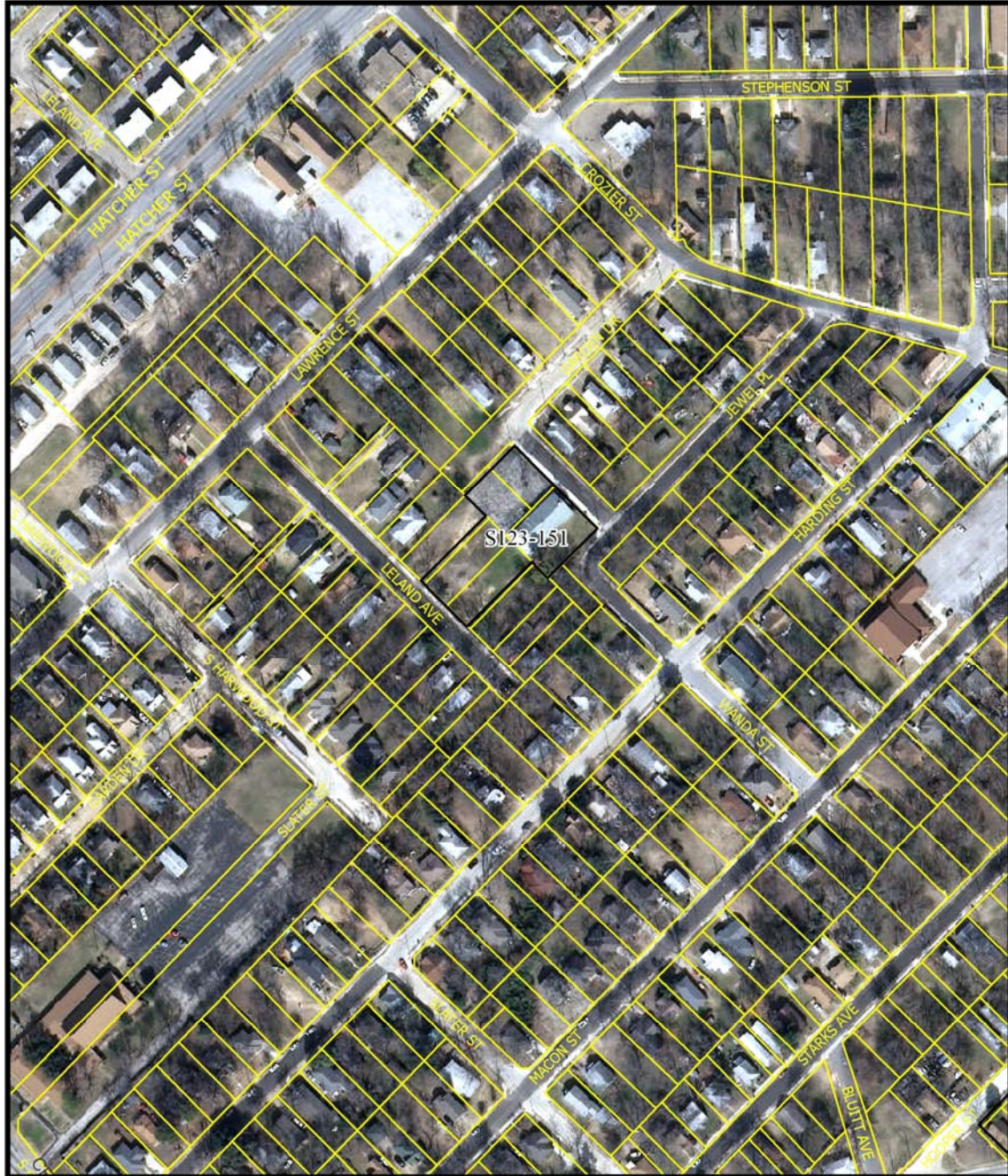
- plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
  9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
  10. The maximum number of lots permitted by this plat is 1.
  11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
  12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
  13. On the final plat dedicate 28 feet of right-of-way from the established center line of Wanda Street.
  14. On the final plat dedicate 28 feet of right-of-way from the established center line of Jewell Place.
  15. On the final plat dedicate a 10 foot by 10 foot corner clip at the intersection of Garden Street and Wanda Street.
  16. On the final plat show how all adjoining right-of-way was created.
  17. On the final plat show the correct recording information for the subject property.
  18. On the final plat monument all set corners.
  19. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development
  20. A "Fire Protection Certificate" must be signed and approved by the Building Inspection Chief Plans Examiner (or assigned representative) in Room 105 of the Oak Cliff Municipal Center, 320 E. Jefferson Blvd. and must be submitted to the Manager of Water and Sewer Services, Engineering Division, in Room 200, 320 E. Jefferson Blvd. prior to submittal of the final plat for signature by the Chairperson of the City Plan Commission or the approval of an "Early Release Building Permit" application whichever occurs first.
  21. Water/wastewater main extension maybe required by Private Development Contract.
  - 22.. On the final plat change "Jewel Drive" to "Jewel Place" as named by plat of "Jewel Couth Addition", Block 2530.
  23. On the final plat identify the property as Lot 1A in City Block 2520.


16. On the final plat dedicate a 10 foot by 10 foot corner clip at the intersection of Jewell Place and Wanda Street.

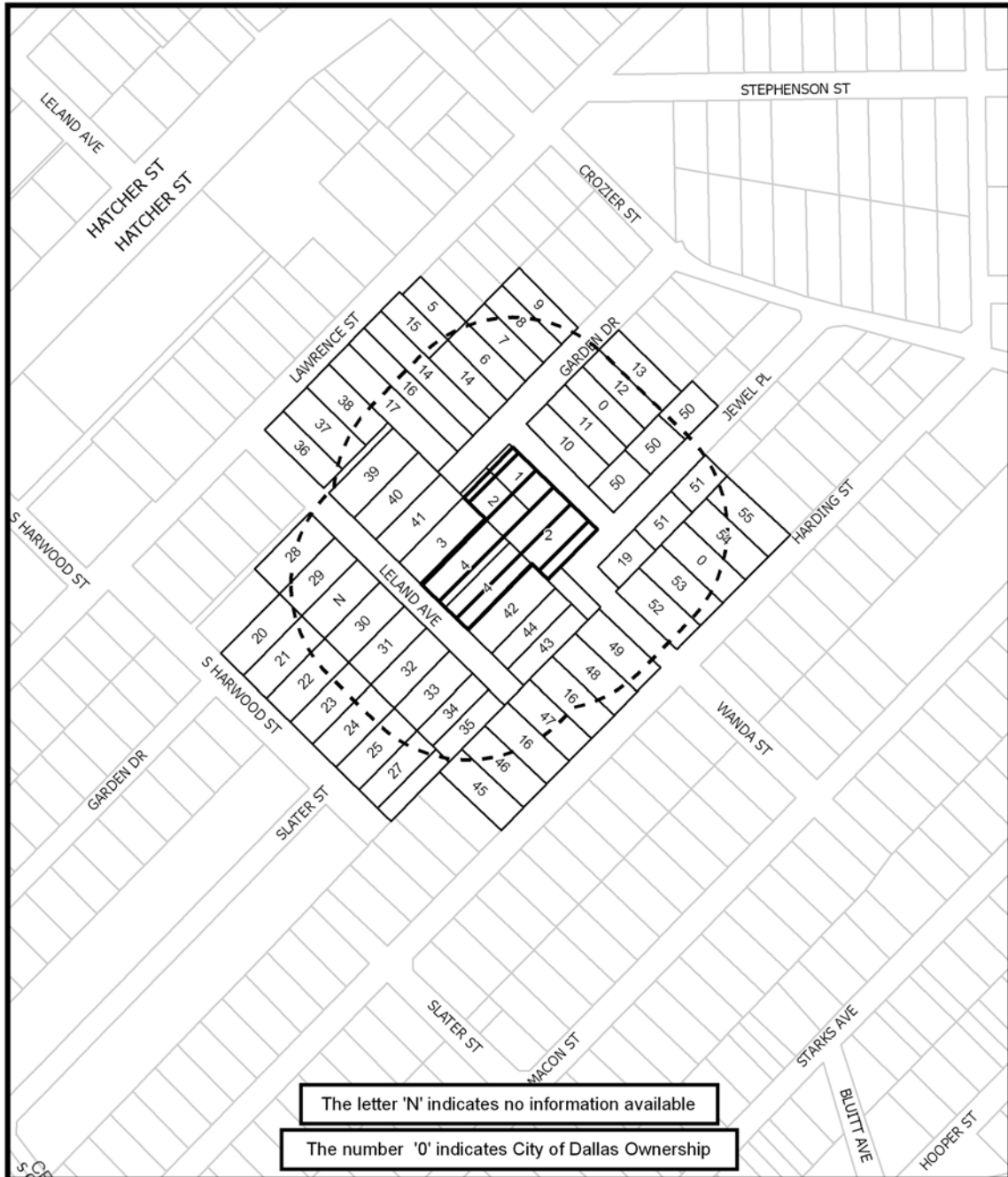


 1:2,400	<h2>ZONING MAP</h2>	Case no: <u>      <b>S123-151</b>      </u> Date: <u>      <b>5/29/2013</b>      </u>
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 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>          <b>S123-151</b>          </u> Date: <u>          <b>5/29/2013</b>          </u>
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The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership



1:2,400

# NOTIFICATION

**200'**

AREA OF NOTIFICATION

**55**

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **S123-151**

Date: **5/29/2013**

## Notification List of Property Owners

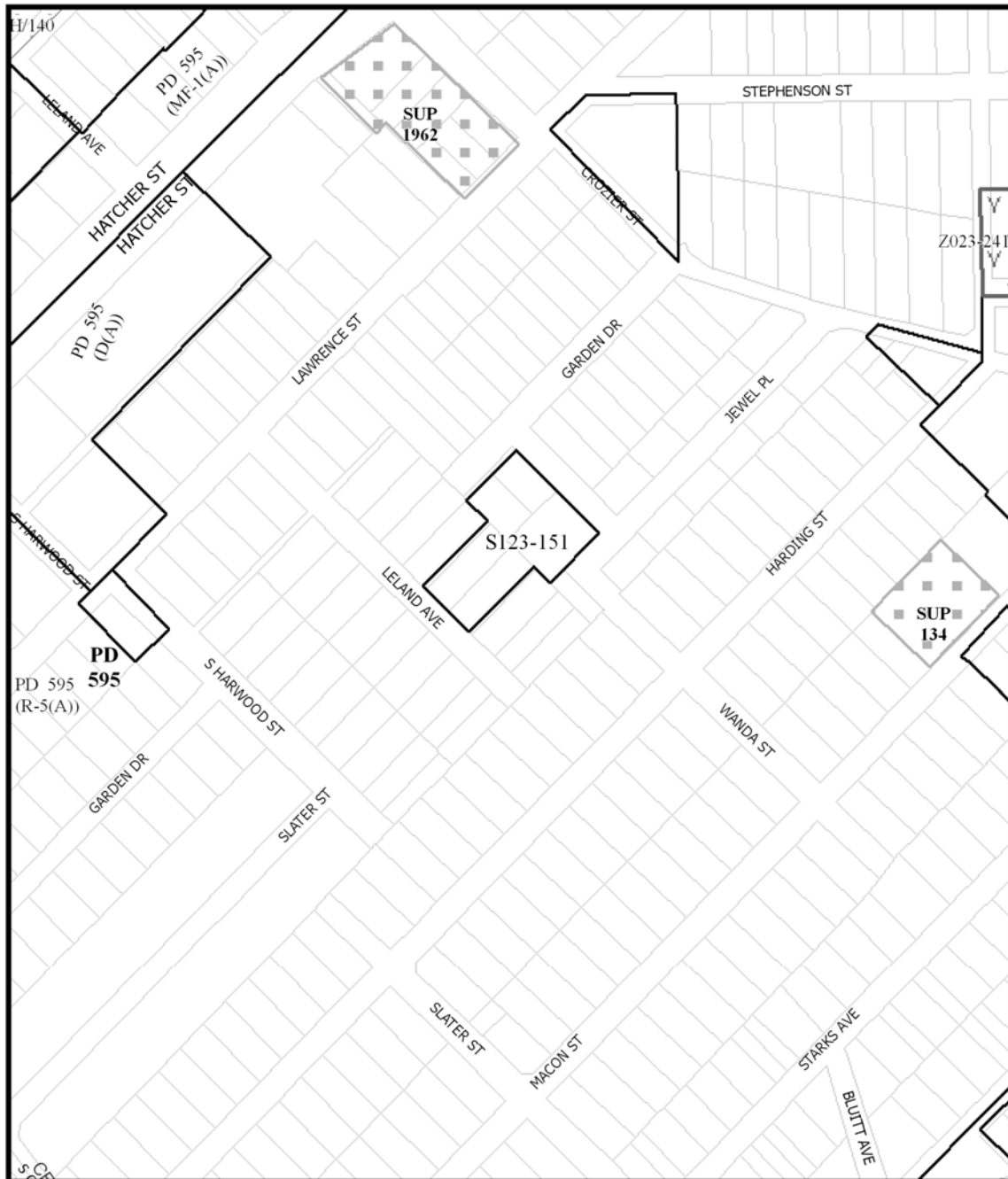
S123-151

55 Property Owners Notified

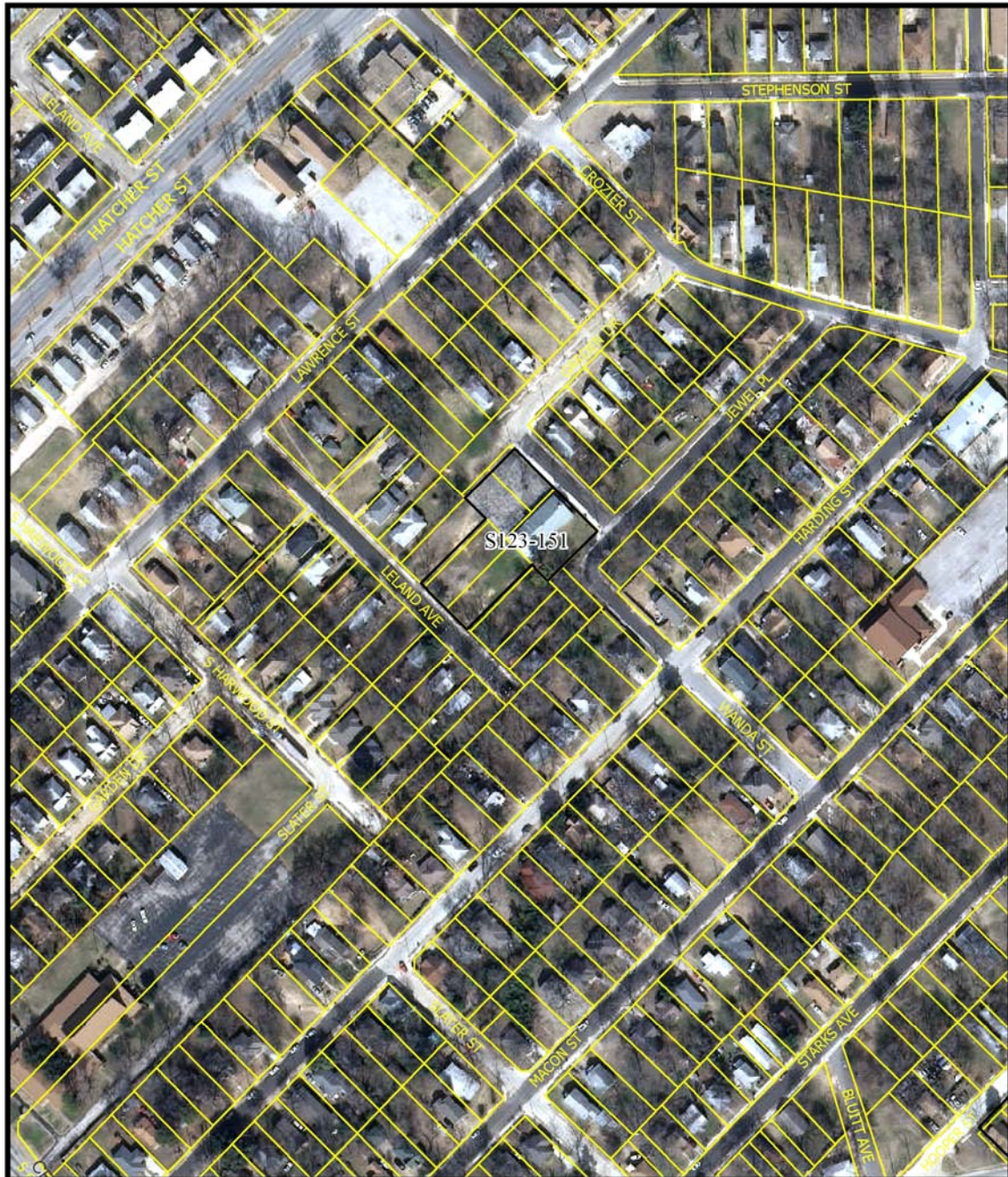
Label #	Address	Owner
1	2340 GARDEN DR	FREEMAN PRIMITIVE BAPTIST CHURCH
2	4911 WANDA ST	FREEMAN CHAPEL PRIMITIVE BAPTIST CHURCH
3	4906 LELAND AVE	STEWART RENITA
4	4914 LELAND AVE	FREEMAN CHAPEL PB CHURCH
5	2426 LAWRENCE ST	AVENUE LIVING BY CARLAS STE 203
6	2403 GARDEN DR	TR HOOVER COMM DEV CORP
7	2405 GARDEN DR	STEWART MILDRED EST OF
8	2407 GARDEN DR	DALLAS HOUSING ACQUISITION & DEV CORP CITY HALL 6D
9	2411 GARDEN DR	DALLAS CITY OF & ETAL
10	2402 GARDEN DR	R & B HOMES LLC %WILLIAM EDWARD BALDRIDGE
11	2404 GARDEN DR	MURRAY EVERLINE F
12	2410 GARDEN DR	TJBA VENTURES LLC
13	2414 GARDEN DR	PEAVY DOROTHY
14	2418 LAWRENCE ST	HUNN STELLA % HERMAN J HUNN
15	2422 LAWRENCE ST	HUNN STELLA
16	2416 LAWRENCE ST	TOPLETZ INVESTMENTS SUITE 301
17	2414 LAWRENCE ST	WASHINGTON F D TR ET AL
18	4917 WANDA ST	HUNN STELLA R % HERMAN J HUNN
19	2406 JEWELL PL	ROBERTS & ASSOCIATES INC
20	4818 HARWOOD ST	KOLOMBOTOS ANGELOS SUITE 585
21	4902 HARWOOD ST	BUSBY RUBY K
22	4906 HARWOOD ST	LEWIS AMBER N
23	4910 HARWOOD ST	NELSON CLADIE M
24	4914 HARWOOD ST	COLEMAN MARGARET
25	4918 HARWOOD ST	FASORO AYOTUNDE
26	4926 HARWOOD ST	BARNETT R C JR


Wednesday, May 29, 2013



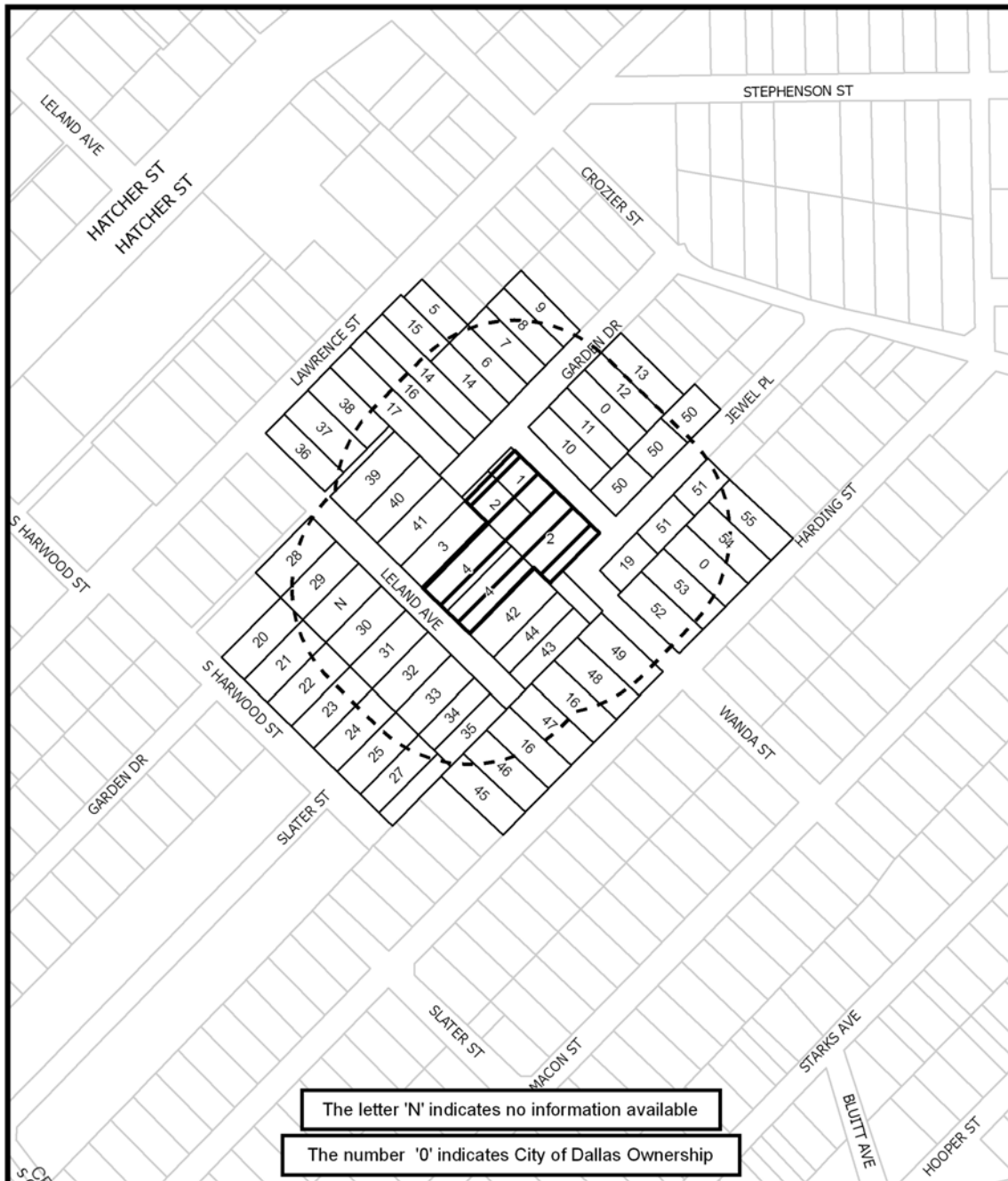


 1:2,400	<h2>ZONING MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>      <b>S123-151</b>      </u> Date: <u>      <b>5/21/2013</b>      </u>
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 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>          <b>S123-151</b>          </u> Date: <u>          <b>5/21/2013</b>          </u>
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 1:2,400	<b>NOTIFICATION</b>	Case no: <b>S123-151</b>			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">55</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	55	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
55	NUMBER OF PROPERTY OWNERS NOTIFIED				

## Notification List of Property Owners

S123-151

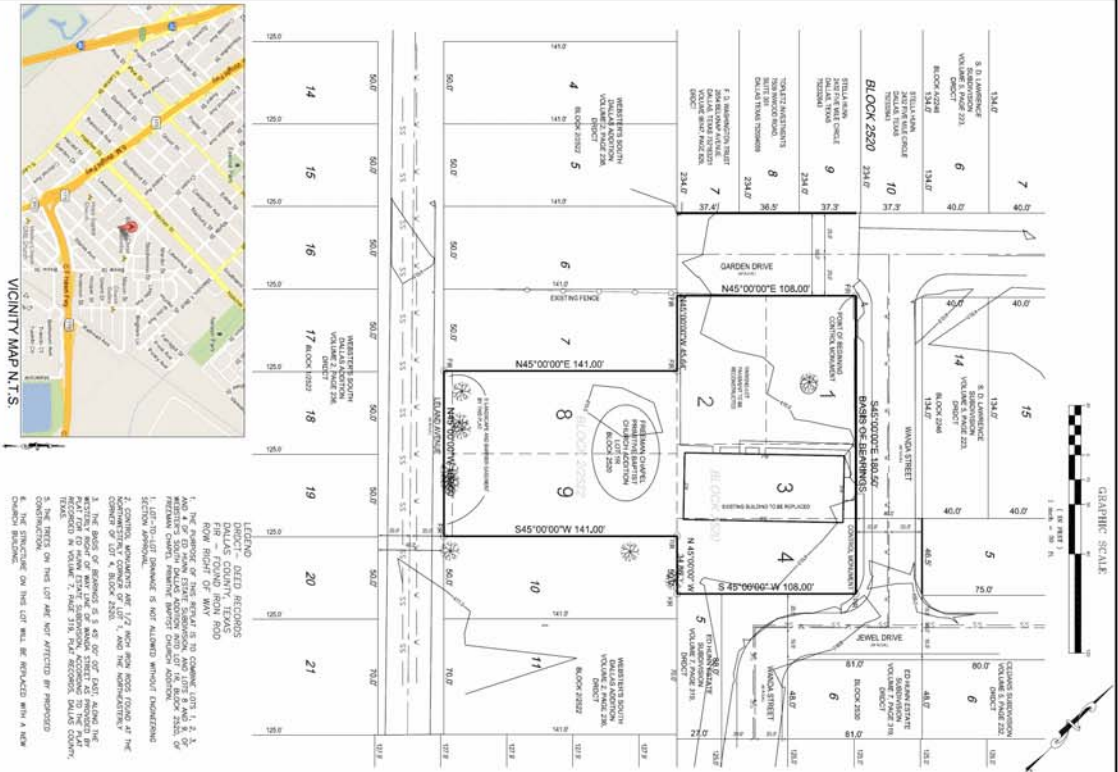
55 Property Owners Notified

Label #	Address	Owner
1	2340 GARDEN DR	FREEMAN PRIMITIVE BAPTIST CHURCH
2	4911 WANDA ST	FREEMAN CHAPEL PRIMITIVE BAPTIST CHURCH
3	4906 LELAND AVE	STEWART RENITA
4	4914 LELAND AVE	FREEMAN CHAPEL PB CHURCH
5	2426 LAWRENCE ST	AVENUE LIVING BY CARLAS STE 203
6	2403 GARDEN DR	TR HOOVER COMM DEV CORP
7	2405 GARDEN DR	STEWART MILDRED EST OF
8	2407 GARDEN DR	DALLAS HOUSING ACQUISITION & DEV CORP CITY HALL 6D
9	2411 GARDEN DR	DALLAS CITY OF & ETAL
10	2402 GARDEN DR	R & B HOMES LLC %WILLIAM EDWARD BALDRIDGE
11	2404 GARDEN DR	MURRAY EVERLINE F
12	2410 GARDEN DR	TJBA VENTURES LLC
13	2414 GARDEN DR	PEAVY DOROTHY
14	2418 LAWRENCE ST	HUNN STELLA % HERMAN J HUNN
15	2422 LAWRENCE ST	HUNN STELLA
16	2416 LAWRENCE ST	TOPLETZ INVESTMENTS SUITE 301
17	2414 LAWRENCE ST	WASHINGTON F D TR ET AL
18	4917 WANDA ST	HUNN STELLA R % HERMAN J HUNN
19	2406 JEWELL PL	ROBERTS & ASSOCIATES INC
20	4818 HARWOOD ST	KOLOMBOTOS ANGELOS SUITE 585
21	4902 HARWOOD ST	BUSBY RUBY K
22	4906 HARWOOD ST	LEWIS AMBER N
23	4910 HARWOOD ST	NELSON CLADIE M
24	4914 HARWOOD ST	COLEMAN MARGARET
25	4918 HARWOOD ST	FASORO AYOTUNDE
26	4926 HARWOOD ST	BARNETT R C JR

Tuesday, May 21, 2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4922 HARWOOD ST	BEVERS LANNIE MARIE
28	4813 LELAND AVE	DIRCIO VICTOR &
29	4819 LELAND AVE	WRIGHT LOLA B LIFE EST REM:JOHN H WRIGHT EST OF
30	4907 LELAND AVE	SMITH COLUMBUS E JR
31	4911 LELAND AVE	DALLAS HOUSING ACQUISTION & DEVELOPMENT
32	4915 LELAND AVE	JOHNSON ELAINE
33	4919 LELAND AVE	MARQUEZ JORGE
34	4923 LELAND AVE	JACKSON JOECEFAS
35	4925 LELAND AVE	JAMES CLARESE
36	2402 LAWRENCE ST	TAYLOR JACQUELYN D
37	2406 LAWRENCE ST	ADAMS LUCILLE
38	2410 LAWRENCE ST	EANS DOROTHY ET AL
39	4814 LELAND AVE	WATSON WAYMAN L & HAZEL G WATSON
40	4818 LELAND AVE	BLACK FLOYD L LIFE ESTATE REM: MARY LEE BLACK ETAL
41	4900 LELAND AVE	WATSON WAYMAN L & HAZEL G
42	4918 LELAND AVE	RECTOR PINKIE L
43	4926 LELAND AVE	GARNER MARVIN E
44	4922 LELAND AVE	JONES GWINNETT THOMAS EST % JOSEPH HOWARD # 2023
45	2323 HARDING ST	NEELY RICHARD
46	2327 HARDING ST	BEXAR EQUITY LP
47	2335 HARDING ST	OWENS LINWOOD APT 602
48	2343 HARDING ST	RODGERS RICHARD & RAYMOND RODGERS
49	2347 HARDING ST	PINSON DANNELE
50	2423 JEWELL PL	HOOD JAMES & BESSIE HOOD
51	2416 JEWELL PL	FREEMAN KENNETH M
52	2403 HARDING ST	LIMAS ARTURO DBA A JACQ
53	2407 HARDING ST	TURNER CLEM LEWIS
54	2415 HARDING ST	HOLLOWAY RUBY
55	2419 HARDING ST	FAIRLEY RUDOLPH

Tuesday, May 21, 2013



**OWNER:** FREEMAN CHAPEL PRIMITIVE BAPTIST CHURCH  
**LOT 11, BLOCK 2520**  
 OF ED HUNN ESTATE SUBDIVISION, AND LOTS 8 AND 9, BLOCK 22522, OF WEBSTERS SOUTH DALLAS ADDITION,  
 CITY OF DALLAS,  
 DALLAS COUNTY, TEXAS.

**PRELIMINARY PLAT**  
**FREEMAN CHAPEL PRIMITIVE BAPTIST CHURCH ADDITION**  
**LOT 11, BLOCK 2520**

**OWNER:** FREEMAN CHAPEL PRIMITIVE BAPTIST CHURCH  
**4911 WANDA ST**  
**DALLAS, TEXAS 75215**

**C/O PASTOR JAMES WILEY**  
**214/620-7022**

**OWNER:** FREEMAN CHAPEL PRIMITIVE BAPTIST CHURCH  
**4911 WANDA ST**  
**DALLAS, TEXAS 75215**

**C/O PASTOR JAMES WILEY**  
**214/620-7022**

**OWNER:** FREEMAN CHAPEL PRIMITIVE BAPTIST CHURCH  
**4911 WANDA ST**  
**DALLAS, TEXAS 75215**

**C/O PASTOR JAMES WILEY**  
**214/620-7022**

**OWNER:** FREEMAN CHAPEL PRIMITIVE BAPTIST CHURCH  
**4911 WANDA ST**  
**DALLAS, TEXAS 75215**

**C/O PASTOR JAMES WILEY**  
**214/620-7022**

**OWNER:** FREEMAN CHAPEL PRIMITIVE BAPTIST CHURCH  
**4911 WANDA ST**  
**DALLAS, TEXAS 75215**



**CITY PLAN COMMISSION****THURSDAY, JUNE 6, 2013****FILE NUMBER:** S123-156**Subdivision Administrator:** Paul Nelson**LOCATION:** 5<sup>th</sup> Street west of Cedar Hill Road**DATE FILED:** May 14, 2013**ZONING:** PD No. 830, Sub-district 4**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.77 Acres**MAPSCO:** 54C**APPLICANT:** Bishop Arts Development, LP

**REQUEST:** An application to replat a 0.107 acre tract of land containing part of Lot 2 in City Block 3387 into one 4,647 square foot lot on property located on 5<sup>th</sup> Street west of Cedar Hill Road.

**SUBDIVISION HISTORY:**

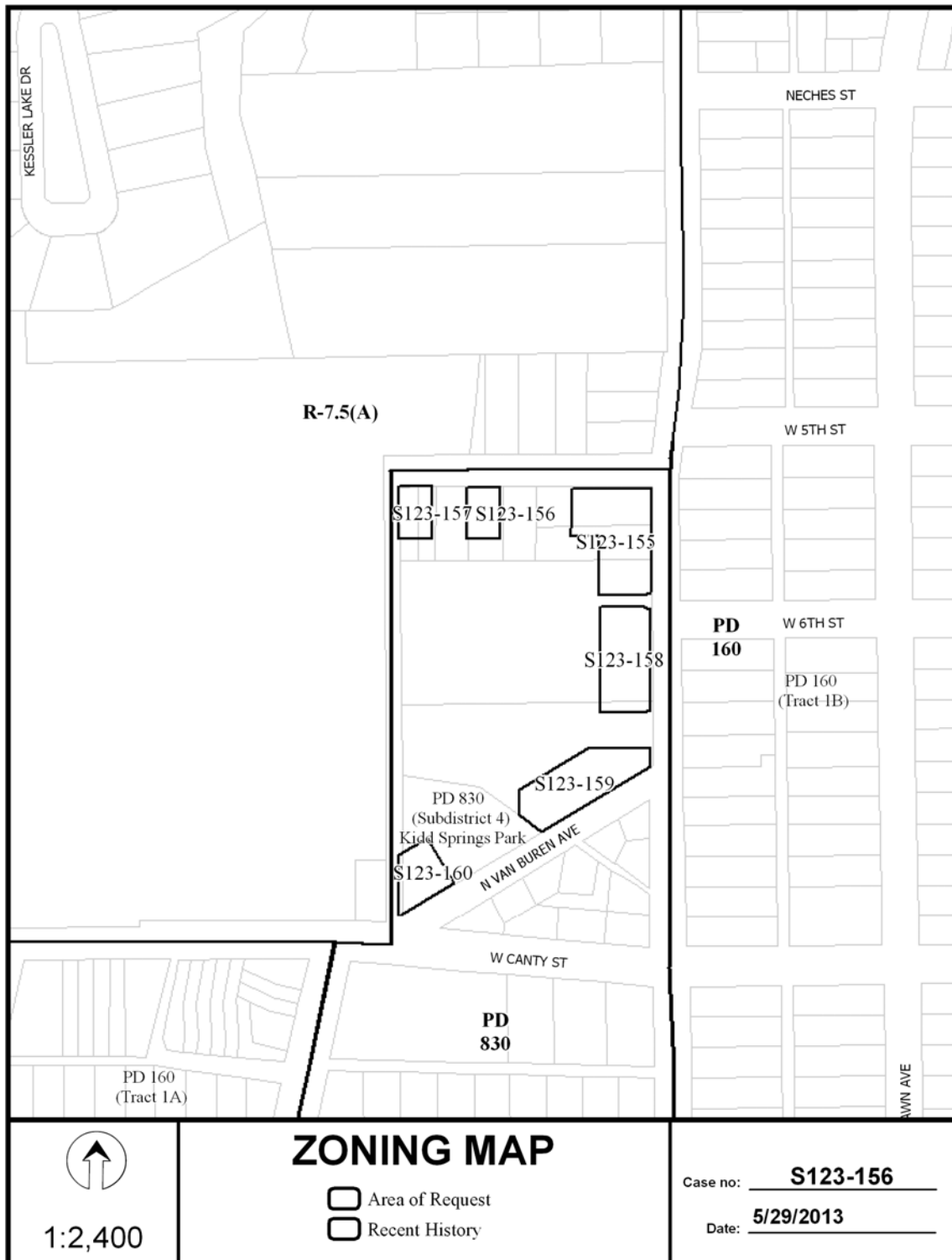
1. S123-155 is an application to create 5 lots ranging in size from 2,914 square feet to 4,043 square feet from a 0.415 acre tract of land in City Block 3387 on property located on Cedar Hill Road at Fifth Street, southwest corner.
2. S123-157 is an application to replat a 0.108 acre tract of land containing part of Lot 4 in City Block 3387 into one 4,720 square foot lot on property located on 5<sup>th</sup> Street west of Cedar Hill Road. This request is scheduled to be heard on June 6, 2013.
3. S123-158 is an application to create 4 lots ranging in size from 3,477 square feet to 4,307 square feet from a 0.319 acre tract of land in City Block 3387 on property located on Cedar Hill Road between Van Buren Avenue and Fifth Street. This request is scheduled to be heard on June 6, 2013.
4. S123-159 is an application to create four lots ranging in size from 3,477 square feet to 4,307 square feet from a 0.344 acre tract of land in City Block 3387 on property located on Cedar Hill Road between Van Buren Avenue and Cedar Hill Road. This request is scheduled to be heard on June 6, 2013.
5. S123-160 is an application to create one 0.152 acre lot from a tract of land in City Block 3387 on property located on Van Buren Avenue at Canty Street. This request is scheduled to be heard on June 6, 2013.

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

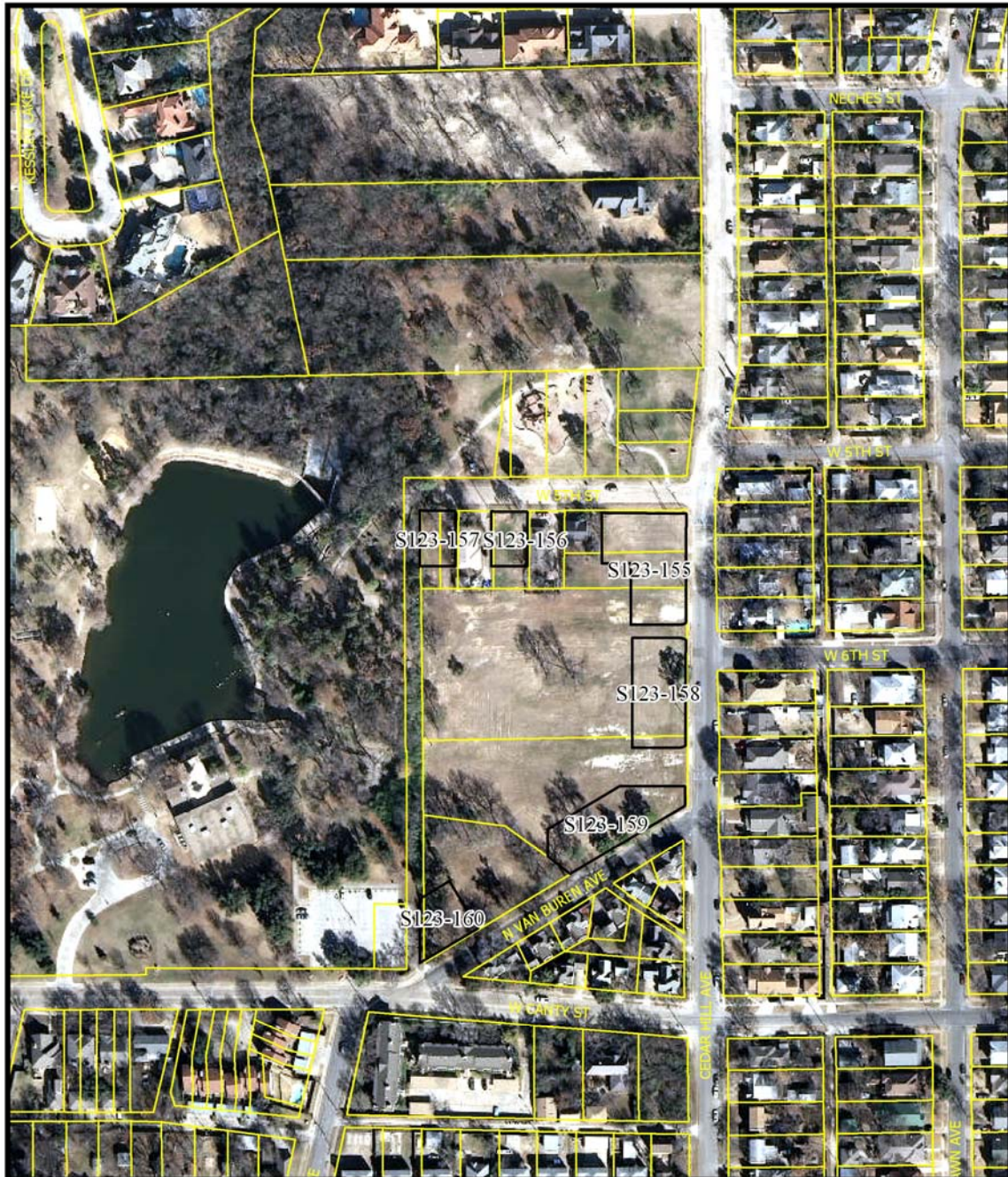
The request complies with the requirements of PD No. 830, Sub district 4; therefore, staff recommends approval subject to compliance with the following conditions:


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

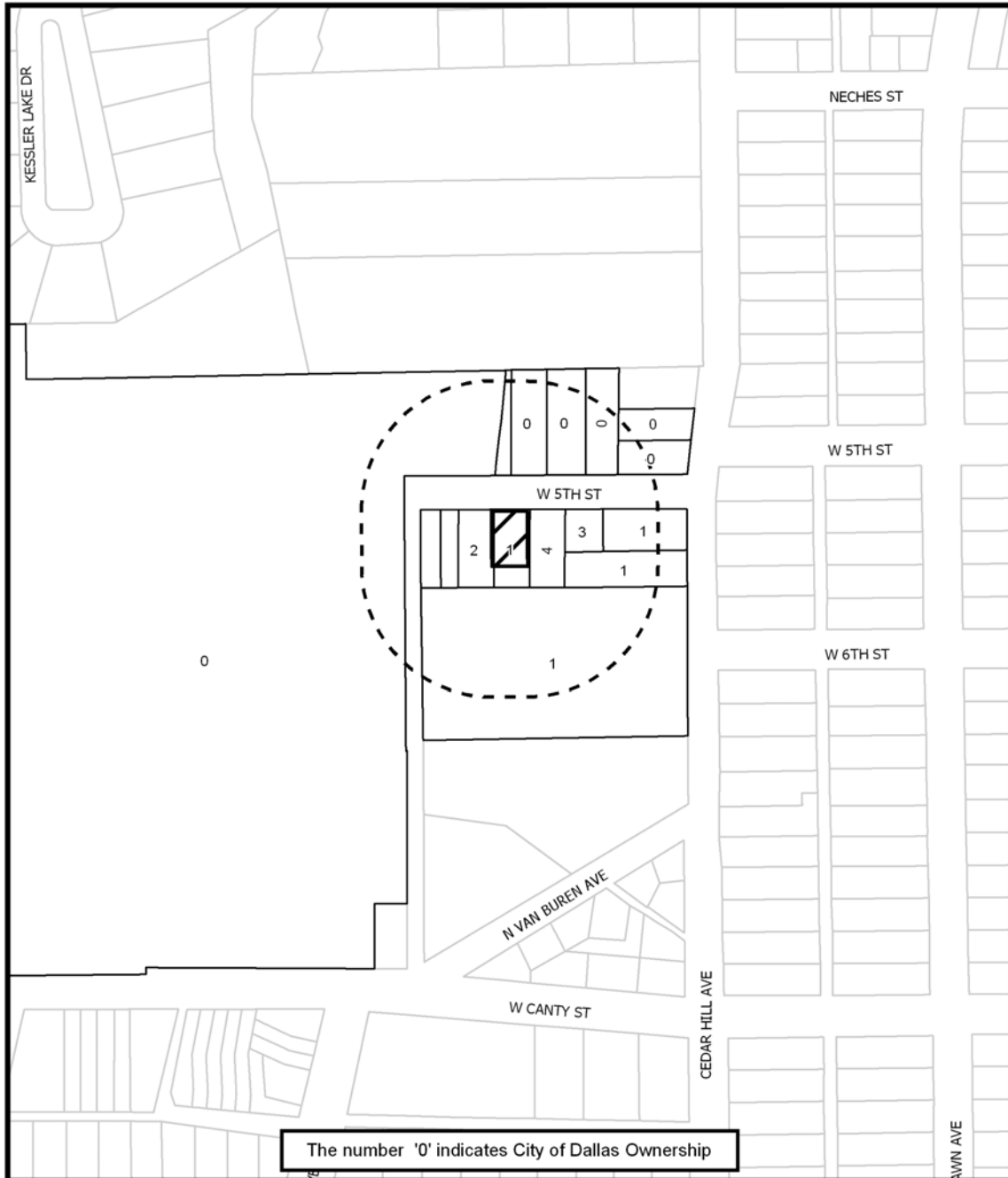
18. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
19. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
20. Water/wastewater main extension is required by Private Development Contract.
21. A fire hydrant is required by private development contract.
22. On the final plat identify the property as Lot 2A in City Block 3387.







 1:2,400	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>          <b>S123-156</b>          </u> Date: <u>          <b>5/29/2013</b>          </u>
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 1:2,400	<b>NOTIFICATION</b>		Case no: <b>S123-156</b>
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">4</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <b>5/29/2013</b>	

**Notification List of Property Owners**  
**S123-156**

**4 Property Owners Notified**

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
1	915 CEDAR HILL AVE	AMERICAN BANK OF TEXAS PO BOX 1234
2	622 5TH ST	BROWN KAREN L
3	612 5TH ST	RODRIGUEZ VELIA
4	614 5TH ST	TREVINO JUANITA &





**CITY PLAN COMMISSION****THURSDAY, JUNE 6, 2013****FILE NUMBER:** S123-157**Subdivision Administrator:** Paul Nelson**LOCATION:** 5<sup>th</sup> Street west of Cedar Hill Avenue**DATE FILED:** May 14, 2013**ZONING:** PD No. 830, Sub-district 4**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.108 Acres**MAPSCO:** 54C**APPLICANT:** Bishop Arts Development, LP

**REQUEST:** An application to replat a 0.108 acre tract of land containing part of Lot 4 in City Block 3387 into one 4,648 square foot lot on property located on 5<sup>th</sup> Street west of Cedar Hill Avenue.

**SUBDIVISION HISTORY:**

1. S123-155 is an application to create 5 lots ranging in size from 2,914 square feet to 4,043 square feet from a 0.415 acre tract of land in City Block 3387 on property located on Cedar Hill Avenue at Fifth Street, southwest corner. This request is also scheduled to be heard on June 6, 2013.
2. S123-156 is an application to replat a 0.107 acre tract of land containing part of Lot 2 in City Block 3387 into one 4,648 square foot lot on property located on 5<sup>th</sup> Street west of Cedar Hill Avenue. This request is also scheduled to be heard on June 6, 2013.
3. S123-158 is an application to create four lots ranging in size from 3,477 square feet to 4,307 square feet from a 0.319 acre tract of land in City Block 3387 on property located on Cedar Hill Avenue between Van Buren Avenue and Fifth Street. This request is scheduled to be heard on June 6, 2013.
4. S123-159 is an application to create four lots ranging in size from 3,251 square feet to 4,228 square feet from a 0.344 acre tract of land in City Block 3387 on property located on Van Buren Avenue at Cedar Hill Avenue. This request is scheduled to be heard on June 6, 2013.
5. S123-160 is an application to create one 0.152 acre lot from a tract of land in City Block 3387 on property located on Van Buren Avenue at Canty Street. This request is scheduled to be heard on June 6, 2013.

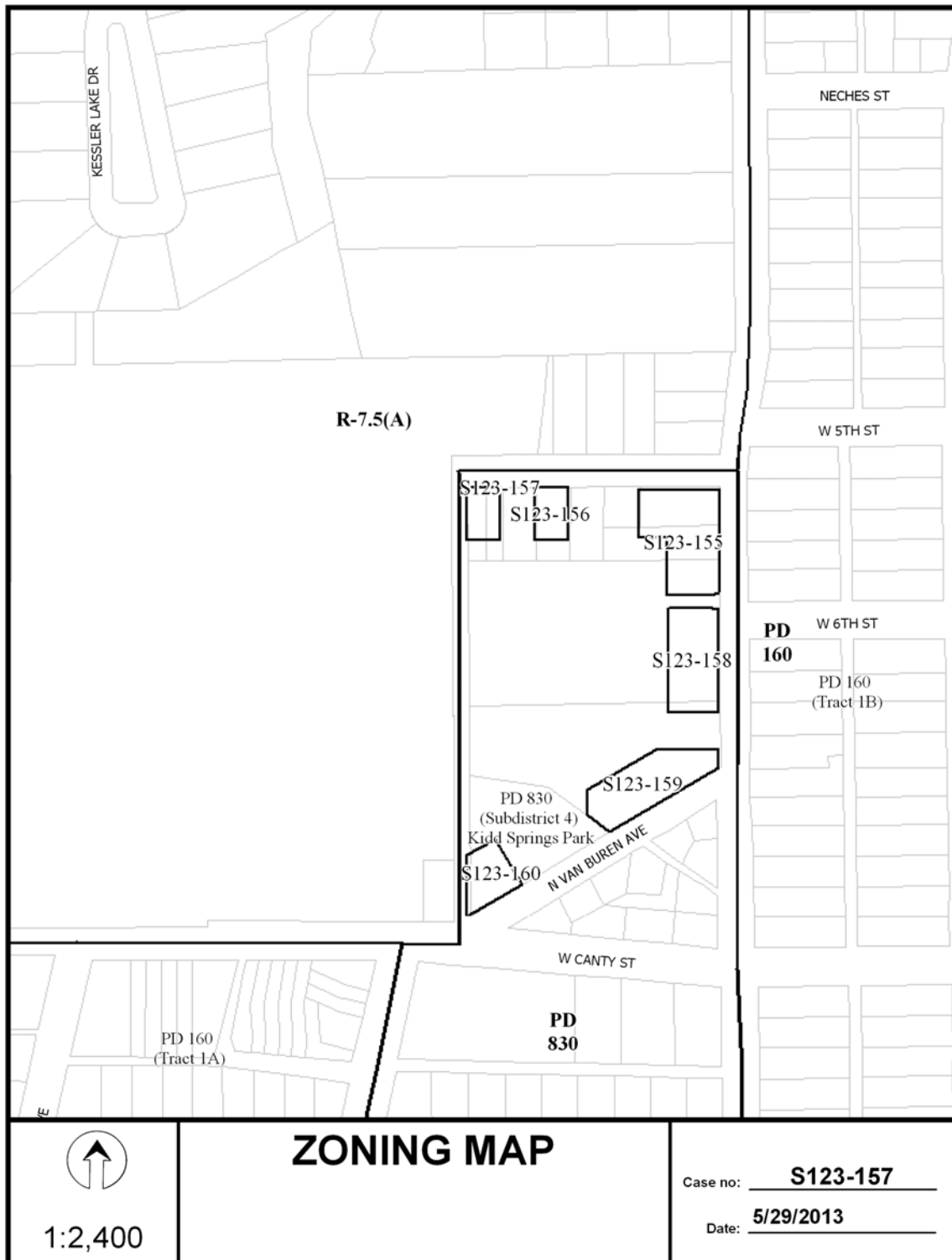
**STAFF RECOMMENDATION:** Section 51A-8.503(a) indicates that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural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

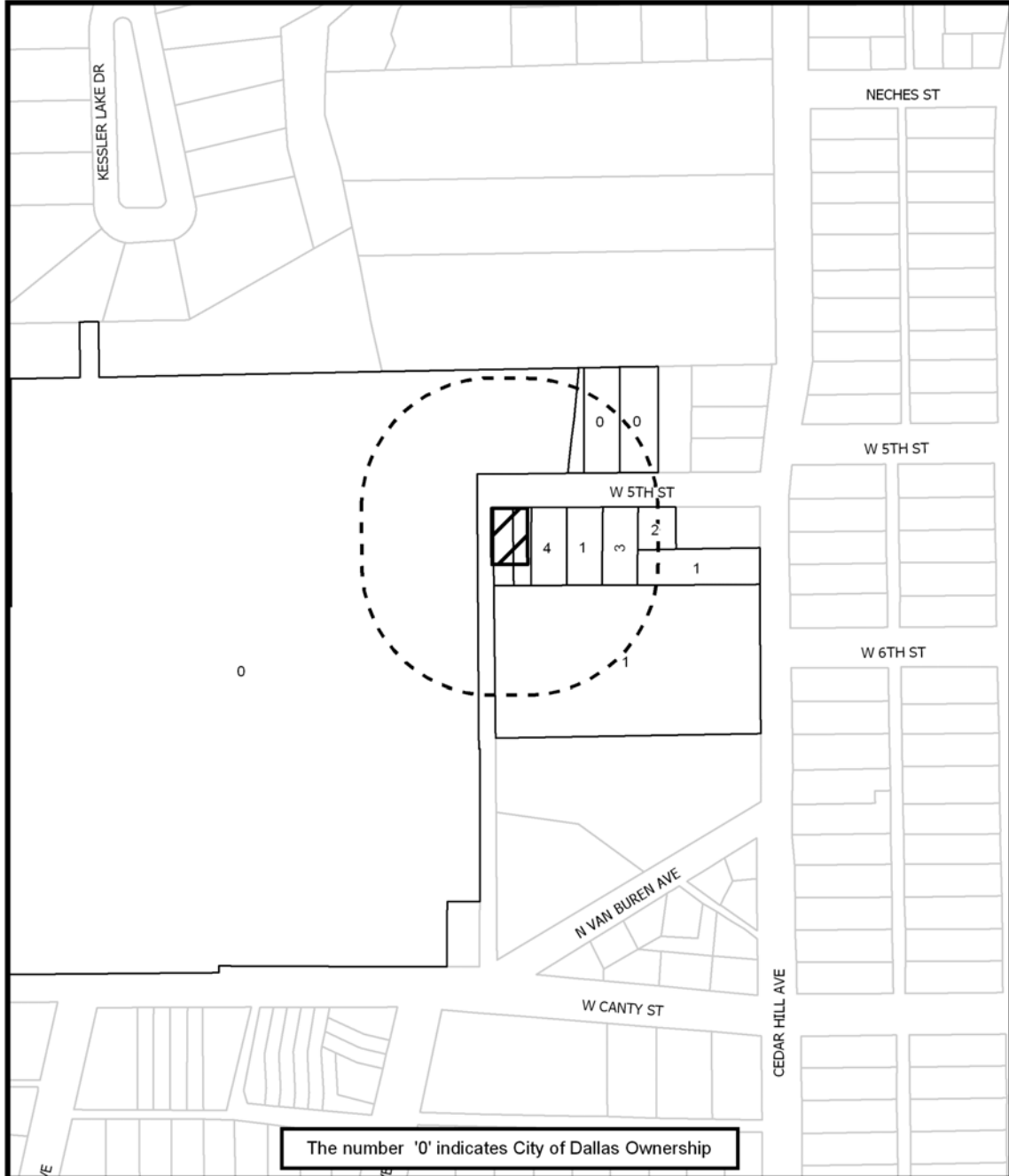
The request creates a lot that is in compliance with the lot size requirements of PD 830; therefore, staff recommends approval subject to compliance with the following conditions:



1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
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. On the final plat dedicate a 10 foot by 10 foot corner clip at Mckee Street and Fifth Street.
13. On the final plat show how all adjoining right-of-way was created.
14. On the final plat show two control monuments.
15. On the final plat provide a key map including surrounding development.
16. On the final plat change the addition name to "Bishop Springs No. 3 Addition".

17. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
18. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
19. Water/wastewater main extension is required by Private Development Contract.
20. A fire hydrant is required by private development contract.
21. On the final plat change McKee Street to Fifth Street.
22. On the final plat change W. Fifth Street to Fifth Street.
23. On the final plat identify the property as Lot 4A in City Block 3387.





 1:2,400	<h2>NOTIFICATION</h2> <table border="1"> <tr> <td style="padding: 2px;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="padding: 2px;">4</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	4	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>S123-157</u> Date: <u>5/29/2013</u>
200'	AREA OF NOTIFICATION					
4	NUMBER OF PROPERTY OWNERS NOTIFIED					

## ***Notification List of Property Owners***

***S123-157***

***4 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	909 CEDAR HILL AVE	AMERICAN BANK OF TEXAS PO BOX 1234
2	612 5TH ST	RODRIGUEZ VELIA
3	614 5TH ST	TREVINO JUANITA &
4	622 5TH ST	BROWN KAREN L

Wednesday, May 29, 2013





**FILE NUMBER:** M123-024

**DATE FILED:** April 10, 2013

**LOCATION:** Oak Lawn Avenue and Irving Avenue, Southeast Corner

**COUNCIL DISTRICT:** 14

**MAPSCO:** 35 T

**SIZE OF REQUEST:** Approx. 4.6 Acres

**CENSUS TRACT:** 6.06

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**APPLICANT/OWNER:** T C Propco I, L. P.

**REPRESENTATIVE:** Jonathan Vinson

**MISCELLANEOUS DOCKET ITEM**

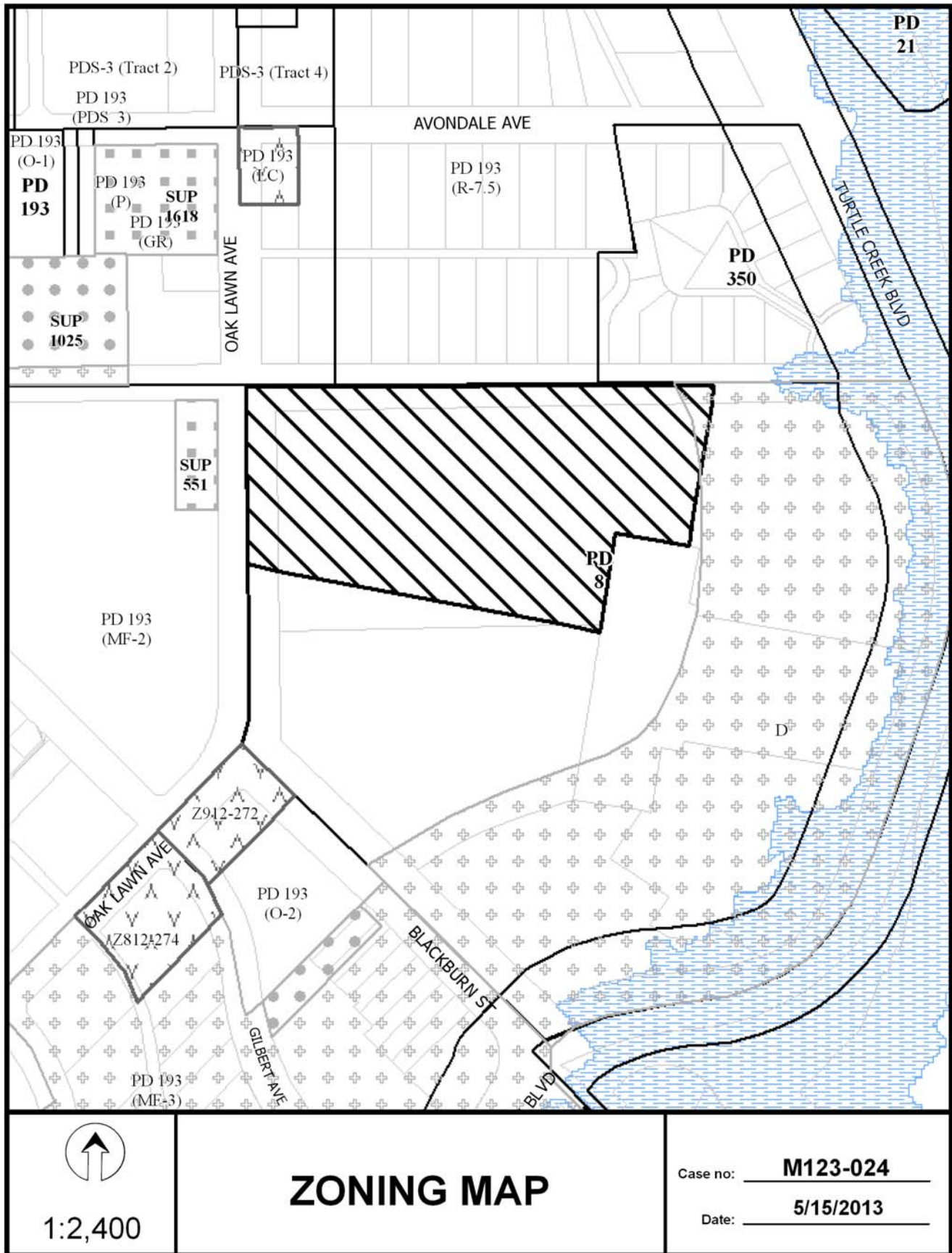
**Minor Amendment for Development Plan**

Planned Development District No. 8 was established as a special permit by Ordinance No. 8289, passed by the Dallas City Council on December 7, 1959. The special permit was converted to Planned Development District No. 8 by Comprehensive General Zoning Ordinance No. 10962, passed by the Dallas City Council on March 29, 1965. On October 4, 2007, the City Plan Commission approved a development plan and landscape plan on this portion (4.6 acres) of PDD No. 8 (23 acres) providing for residential, office, and retail uses. The most recent amendment to this portion of the PDD was a minor amendment approved by the City Plan Commission on May 15, 2008.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to provide for a revision to the footprint within the northeast quadrant. The proposed retail use requires a different footprint, thus while the building pushes to the 20 foot building setback, previously approved floor area does not change.

The request does not impact any of the other provisions of the ordinance governing the property and has been determined to meet the provisions for consideration of a minor amendment to a development plan.

**STAFF RECOMMENDATION:** Approval



1:2,400

# ZONING MAP

Case no: M123-024

Date: 5/15/2013

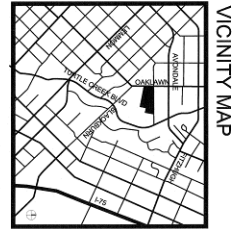
SUMMARY		PROPOSED BUILDING AREA	REQUIRED	PROPOSED
SPACE	AREA -	RES. UNITS	KEYS	PROPOSED
RETAIL/PER SVC USES	145,000 SF	0 UNITS	AT 1,200 SF = 73 SPACES	73 SPACES
RESIDENTIAL	383,700 SF	244 UNITS	AT 1,570 SF = 488 SPACES	488 SPACES
HOTEL	150,000 SF	150	AT 1,000 SF = 150 SPACES	150 SPACES
TOTAL	678,700 SF	244 UNITS	2,183 SPACES	2,183 SPACES

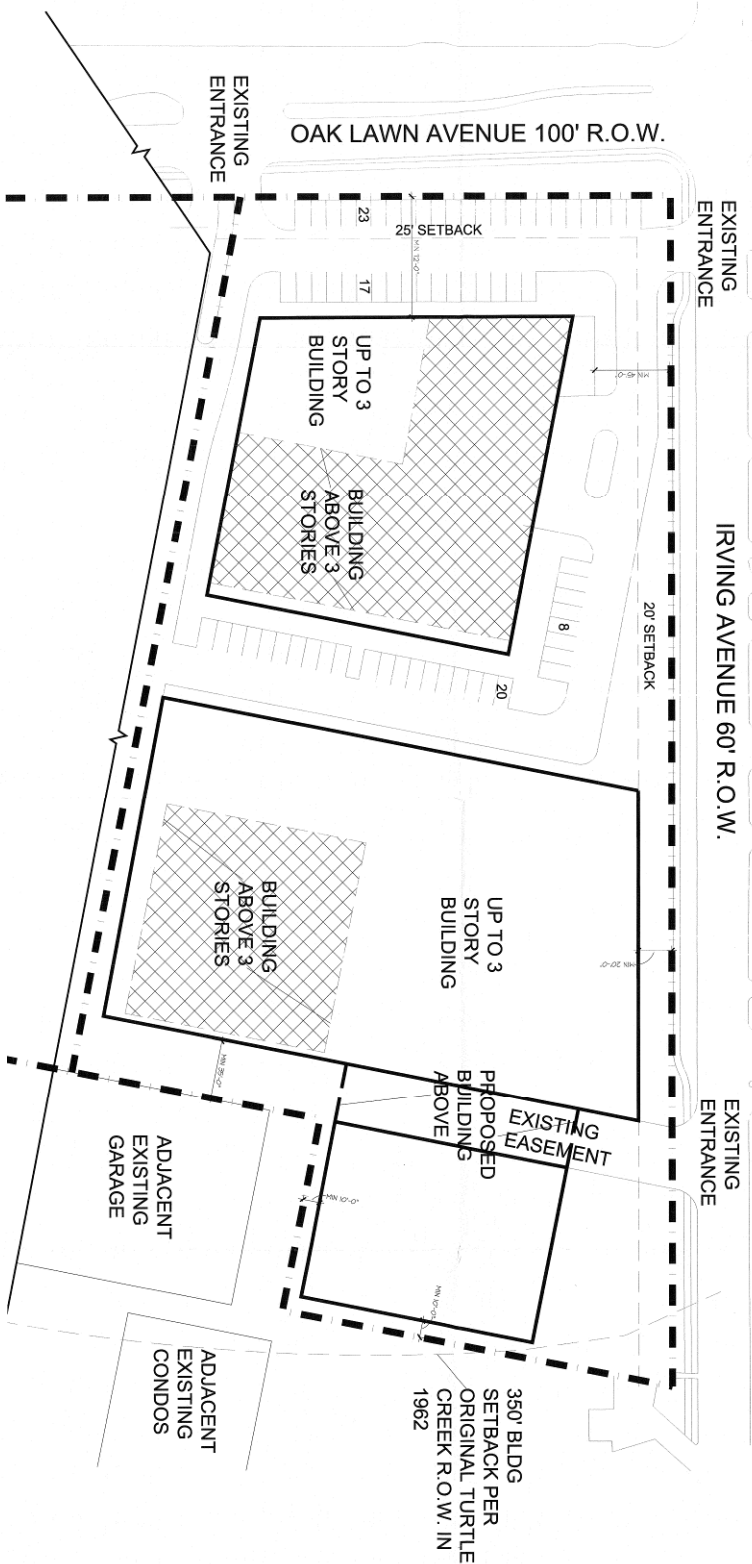
ALLOWED	PROPOSED	
RETAIL/PERSONAL SERVICE USES	725 SPACES X 10% = 73 SPACES	73 SPACES
OFFICE	970 SPACES X 10% = 97 SPACES	97 SPACES
TOTAL PARKING REDUCTION:	170 SPACES	1,593 SPACES

MIXED USE PARKING REDUCTION (614-401)  
 RETAIL/PERSONAL SERVICE USES: 725 SPACES X 10% = 73 SPACES  
 OFFICE: 970 SPACES X 10% = 97 SPACES  
 TOTAL PARKING REDUCTION: 170 SPACES  
 PROPOSED: 1,593 SPACES

1. THE PROPOSED BUILDING HEIGHT ABOVE 3 STORIES ARE 289 FEET ABOVE AVERAGE GRADE.  
 2. 68 PARKING SPACES ARE PROPOSED TO BE PROVIDED AT GRADE. 1,837 PARKING SPACES ARE PROPOSED TO BE PROVIDED IN THE STAIRWELL PARKING GARAGES.



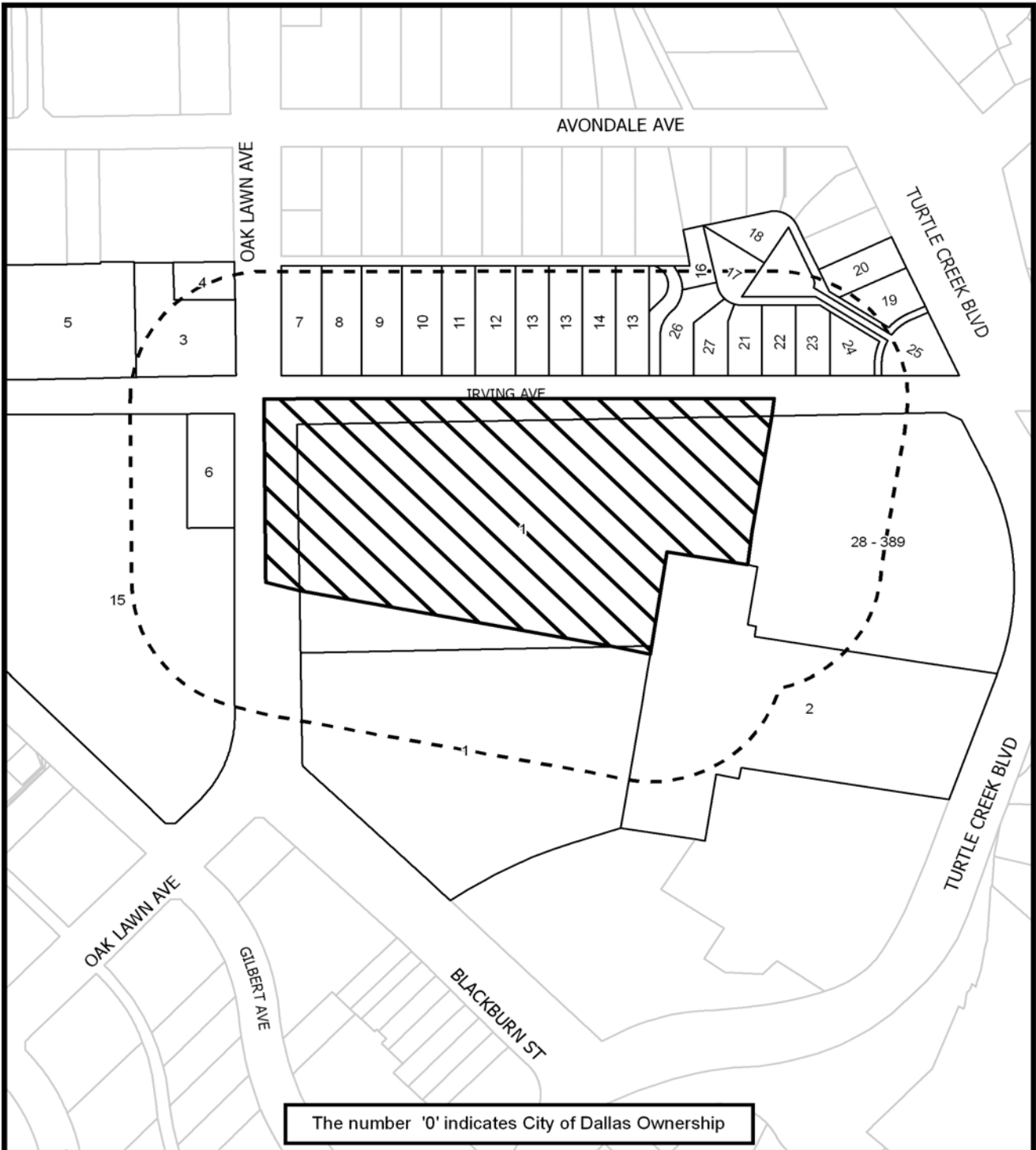
- BUILDING AREAS OVER 3 STORIES  
MAXIMUM OF 47,140 CSF @ MAXIMUM OF 20% OF SITE  
MAXIMUM OF 88,865 CSF ALLOWABLE IN  
PD-4 (25% OF OVERALL 235,700 SF SITE MORE OR LESS)
- BUILDING AREAS 3 STORIES OR LESS  
MAXIMUM OF 17,860 CSF @ 25% OF SITE  
MAXIMUM OF 88,865 CSF ALLOWABLE IN  
PD-3 (25% OF OVERALL 235,700 SF SITE MORE OR LESS)
- TOTAL ALLOWED SITE COVERAGE = APPROX. 45% OF SITE  
TOTAL ALLOWED SITE COVERAGE = 45% OF SITE  
(25% 3 STORIES OR LESS + 20% ABOVE 3 STORIES)



**TURTLE CREEK VILLAGE** DALLAS, TEXAS  
**LINCOLN PROPERTY COMPANY**  
**DEVELOPMENT PLAN**  
 SCALE: 1"=30'-0" • JOB# 12014 • ISSUE DATE: 06/07/13  
 APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 NORTH  
 0' 3" 1" 6" N







1:2,400

# NOTIFICATION

**200'**

AREA OF NOTIFICATION

**389**

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M123-024**

Date: **5/15/2013**

5/15/2013

## ***Notification List of Property Owners***

***M123-024***

***389 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3800 IRVING AVE	TC PROPCO I LP
2	3883 TURTLE CREEK BLVD	METROPOLITAN LIFE INSURANCE CO STE 1310
3	3905 OAK LAWN AVE	OAKLAWN P & J LLC
4	3911 OAK LAWN AVE	ESMAILI M REZA & ALI ESMAELI
5	4211 IRVING AVE	SOUTHWESTERN BELL SBC COMM INC PPTY TAX
6	3845 OAK LAWN AVE	LEE JOHN RIDINGS
7	3900 OAK LAWN AVE	HUFF ROSALYN C MESSINA
8	4309 IRVING AVE	IA IRVING AVENUE INVESTORS LLC
9	4313 IRVING AVE	IA IRVING AVENUE INVESTORS LLC
10	4317 IRVING AVE	POER STANLEY MONROE
11	4323 IRVING AVE	BRIDWELL JENNIFER S REVOCABLE TRUST
12	4325 IRVING AVE	GANNON CLAIR H III & BARBARA K
13	4327 IRVING AVE	HOLZEM JAMES O JR &
14	4339 IRVING AVE	HERMANOVSKI CAROLYN K
15	3815 OAK LAWN AVE	HOLY TRINITY PARISH SCHOOL
16	3901 TURTLE CREEK BLVD	TCG PARTNERS LP STE 400
17	3901 TURTLE CREEK BLVD	STEELMAN ALAN W & SUSAN
18	3901 TURTLE CREEK BLVD	MURPHY EMMETT M & LILA A
19	3901 TURTLE CREEK BLVD	GIBBONS LINDA HARRIS
20	3901 TURTLE CREEK BLVD	TRAFF DAVID & RITA
21	3901 TURTLE CREEK BLVD	WATKINS J B & ROSEMARY
22	3901 TURTLE CREEK BLVD	MOORE W LEE & DANA KAREN BLDG 14
23	3901 TURTLE CREEK BLVD	MURPHY EMMETT M
24	3901 TURTLE CREEK BLVD	HOUSER RAYMOND DOUGLAS & JENNIFER A
25	3901 TURTLE CREEK BLVD	PLACE DES VOSGES HOMEOWNERS ASSOC INC #1
26	3901 TURTLE CREEK BLVD	WAGHORNE RICHARD C & CAROLYN J WAGHORNE

5/15/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3901	TURTLE CREEK BLVD SHARIF & MUNIR ENTERP INC SUITE 200
28	3883	TURTLE CREEK BLVD EICHNER DEBORAH J UNIT T10
29	3883	TURTLE CREEK BLVD EICHNER DEBORAH JEAN # T10
30	3883	TURTLE CREEK BLVD ROURK GORDON ALLEN & H JORDAN STYLOGLOU
31	3883	TURTLE CREEK BLVD BAXLEY STAN & SUE UNIT T14
32	3883	TURTLE CREEK BLVD LANE RICHARD HARRY UNIT 101
33	3883	TURTLE CREEK BLVD GUEDES CARLOS M & LUISA T BLDG A UNIT 10
34	3883	TURTLE CREEK BLVD 21 TURTLE CRK CONDO ASSOC %PRINCIPLE MGM
35	3883	TURTLE CREEK BLVD TWENTY ONE TURTLE CREEK %PRINCIPLE MGMT
36	3883	TURTLE CREEK BLVD OLIVER MARGARET BLDG A UNIT 108
37	3883	TURTLE CREEK BLVD CHAMBERS CURTIS BLDG A UNIT 109
38	3883	TURTLE CREEK BLVD SMAJSTRLA CAMILLA UNIT 110
39	3883	TURTLE CREEK BLVD COTTRELL ALICE E BLDG A UNIT 111
40	3883	TURTLE CREEK BLVD SOKOLOSKY FRANK D & VALERIE JEAN
41	3883	TURTLE CREEK BLVD SOKOLOSKY F D & VALERIE UNIT 114
42	3883	TURTLE CREEK BLVD LEWIS JUDY G
43	3883	TURTLE CREEK BLVD BOYD SUSAN E
44	3883	TURTLE CREEK BLVD TWENTY ONE TURTLE CREEK CONDO
45	3883	TURTLE CREEK BLVD NOLL BETTY J
46	3883	TURTLE CREEK BLVD GIBSON KAHRON R BLDG A UNIT 201
47	3883	TURTLE CREEK BLVD AVIVA INVESTMENTS LP
48	3883	TURTLE CREEK BLVD PARKER ERNEST R JR &
49	3883	TURTLE CREEK BLVD MUGICA TERESA CHAVARRIA BLDG A UNIT 204
50	3883	TURTLE CREEK BLVD PEAUVY J KEVIN 210
51	3883	TURTLE CREEK BLVD TUNG JOHN & MINQI LI
52	3883	TURTLE CREEK BLVD PERALTA CATHERINE
53	3883	TURTLE CREEK BLVD CHEATHAM LINDSAY BLDG A UNIT 208
54	3883	TURTLE CREEK BLVD DAHOUK ALBERT K APT 209
55	3883	TURTLE CREEK BLVD ZINZI NICHOLAS L BLDG A UNIT 210
56	3883	TURTLE CREEK BLVD BACA RICHARD #211
57	3883	TURTLE CREEK BLVD BALLARD DERRYL R BLDG A UNIT 212

5/15/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3883 TURTLE CREEK BLVD	STEINER ALBERT E
59	3883 TURTLE CREEK BLVD	SEIDEL LEE A & JENNIFER M ESQUIVEL
60	3883 TURTLE CREEK BLVD	SCHULHOFF EMILY B #216
61	3883 TURTLE CREEK BLVD	VANDERKROON MARY E
62	3883 TURTLE CREEK BLVD	HATCHETT DON & CYNTHIA BLDG A UNIT 218
63	3883 TURTLE CREEK BLVD	RILEY CHARLOTTE & RILEY RON
64	3883 TURTLE CREEK BLVD	HARTSFIELD SHELLEY
65	3883 TURTLE CREEK BLVD	FRENCH PAUL E & SUSIE FRENCH
66	3883 TURTLE CREEK BLVD	SOLOMON CHARLES JR 100-727
67	3883 TURTLE CREEK BLVD	HAYDEN PATRICK D #305
68	3883 TURTLE CREEK BLVD	MASER JAMES ELLISON & CYNTHIA ANN
69	3883 TURTLE CREEK BLVD	SUMRALL TIMOTHY LYNN BLDG A UNIT #307
70	3883 TURTLE CREEK BLVD	DAY NATALIE A UNIT 308
71	3883 TURTLE CREEK BLVD	UPTMORE ERNEST & DEBRA UNIT 309A
72	3883 TURTLE CREEK BLVD	BAEHR WILLIAM M & PATRICIA A BLDG A #31
73	3883 TURTLE CREEK BLVD	SCHOENBAUM DAVID BLDG A UNIT 311
74	3883 TURTLE CREEK BLVD	HADEN MASTER TRUST 2004
75	3883 TURTLE CREEK BLVD	WIER JEFFREY A
76	3883 TURTLE CREEK BLVD	HART JULI MILLER
77	3883 TURTLE CREEK BLVD	ARHRAMEIKA NATALLIA A
78	3883 TURTLE CREEK BLVD	CARTER DORIS REEDY BLDG A UNIT 317
79	3883 TURTLE CREEK BLVD	BIRD BARBARA HEDDEN EST OF INDEPENDENT E
80	3883 TURTLE CREEK BLVD	BAIAMONTE MARIA T BLDG A UNIT 401
81	3883 TURTLE CREEK BLVD	SHAW ALICE R UNIT 404
82	3883 TURTLE CREEK BLVD	HILL BILLY B JR
83	3883 TURTLE CREEK BLVD	BOUGENO JAMES B BLDG A UNIT 405
84	3883 TURTLE CREEK BLVD	RICHARDS EDWARD
85	3883 TURTLE CREEK BLVD	MCKINNON MELINA M APT 407
86	3883 TURTLE CREEK BLVD	DAVIES RICHARD E SR
87	3883 TURTLE CREEK BLVD	KANNAN VIJAY C & TERRY L
88	3883 TURTLE CREEK BLVD	HEARNE CATHERINE M

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3883 TURTLE CREEK BLVD	BURKHEAD MARY A #411
90	3883 TURTLE CREEK BLVD	SEELY ANN E BLDG A UNIT 412
91	3883 TURTLE CREEK BLVD	WOOD ELIZABETH M APT 414
92	3883 TURTLE CREEK BLVD	NETTLE BEATRICE M BLDG A UNIT 415
93	3883 TURTLE CREEK BLVD	MICHALSKA MARIOLA BLDG A UNIT 1215
94	3883 TURTLE CREEK BLVD	CURTIS ROSY Z BLDG A UNIT 417
95	3883 TURTLE CREEK BLVD	TURPIN SARAH LYNN
96	3883 TURTLE CREEK BLVD	SMITH WILLIAM S ET AL
97	3883 TURTLE CREEK BLVD	IRVIN GILBERT T
98	3883 TURTLE CREEK BLVD	HALLMARK MITZI C UNIT 503
99	3883 TURTLE CREEK BLVD	SEIDEL LEE A UNIT #504
100	3883 TURTLE CREEK BLVD	MALIN THOMAS E
101	3883 TURTLE CREEK BLVD	JJ APPAREL INC
102	3883 TURTLE CREEK BLVD	MIKALOFKY HILARION SUITE 508
103	3883 TURTLE CREEK BLVD	BRERETON SARA E
104	3883 TURTLE CREEK BLVD	JENKINS JAMES E
105	3883 TURTLE CREEK BLVD	HICKMAN JAMES RANDALL
106	3883 TURTLE CREEK BLVD	GLOVER CODY W UNIT 512
107	3883 TURTLE CREEK BLVD	JENKINS NANCY ANN UNIT 514
108	3883 TURTLE CREEK BLVD	ATIQUE MOHAMMAD JAWWAD UNIT 515
109	3883 TURTLE CREEK BLVD	MORRIS BETTY THERESA UNIT 516
110	3883 TURTLE CREEK BLVD	CABALLERO ELIZABETH #517
111	3883 TURTLE CREEK BLVD	JONES ANTHEA J
112	3883 TURTLE CREEK BLVD	CRAWFORD JERRY EST OF BLDG A UNIT 601
113	3883 TURTLE CREEK BLVD	VOLF VONNI S
114	3883 TURTLE CREEK BLVD	BONDS LAURA N
115	3883 TURTLE CREEK BLVD	WIGNALL PAUL G
116	3883 TURTLE CREEK BLVD	SHAMS FARKHONDEH FARRAH
117	3883 TURTLE CREEK BLVD	ROPPLO THOMAS J TRUSTEE
118	3883 TURTLE CREEK BLVD	HIGGINS HILLARY BLDG A UNIT 607
119	3883 TURTLE CREEK BLVD	HINOJOSA ALFREDO A608 %21 TURTLE CRK CO



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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	3883 TURTLE CREEK BLVD	COOPERLARA PETER A & COOPERLARA JOHN
121	3883 TURTLE CREEK BLVD	WIEMERS ROBERT W & TINA STACY UNIT 610
122	3883 TURTLE CREEK BLVD	LODGE FAWTI Y BLDG A UNIT 2110
123	3883 TURTLE CREEK BLVD	CROWN JODY UNIT 0612
124	3883 TURTLE CREEK BLVD	CURRY DAVID A & SCOTT B ZIRBEL APT 61
125	3883 TURTLE CREEK BLVD	IRVIN DEBORAH M & FESS IRVIN UNIT 615A
126	3883 TURTLE CREEK BLVD	KOETTING CHARLES
127	3883 TURTLE CREEK BLVD	CHAPMAN JAMES C & HOLLY JEAN
128	3883 TURTLE CREEK BLVD	IMBORDINO CHARLES J & PHYLLIS J 618
129	3883 TURTLE CREEK BLVD	MORGAN STEVEN H #701
130	3883 TURTLE CREEK BLVD	CHAPA CARMEN UNIT 702
131	3883 TURTLE CREEK BLVD	DISHMAN EDNA N BLDG A UNIT 703
132	3883 TURTLE CREEK BLVD	DISHMAN O KEITH & DELBERT WILSON APT
133	3883 TURTLE CREEK BLVD	CHIKAKO TEREDA SUITE 705
134	3883 TURTLE CREEK BLVD	DAVIS DOUGLAS
135	3883 TURTLE CREEK BLVD	WALLACE KENNETH RAY
136	3883 TURTLE CREEK BLVD	LEONARD VINCE SUITE 708
137	3883 TURTLE CREEK BLVD	WAITE LINDA BLDG A UNIT 709
138	3883 TURTLE CREEK BLVD	BOI LAURA MACDONALD
139	3883 TURTLE CREEK BLVD	BENTLEY MICHAEL C UNIT 711
140	3883 TURTLE CREEK BLVD	RAGNO FRANCINE M APT 712
141	3883 TURTLE CREEK BLVD	HAMILTON JOEY
142	3883 TURTLE CREEK BLVD	ARRANT VAN BRUCE
143	3883 TURTLE CREEK BLVD	GREEN KAREN SUE APT 716
144	3883 TURTLE CREEK BLVD	KOETTING CHARLES M & KOETTING RHONDA J
145	3883 TURTLE CREEK BLVD	SOLONOI LLC % ALBERTO MORO UNIT 718
146	3883 TURTLE CREEK BLVD	BLAIR STEVEN BLDG A UNIT #801
147	3883 TURTLE CREEK BLVD	GAMBEE ILAH L APT 802
148	3883 TURTLE CREEK BLVD	LEI DAVID
149	3883 TURTLE CREEK BLVD	YOUNG AUSTIN & GLORIA REVOCABLE TRUST AU
150	3883 TURTLE CREEK BLVD	SPENCER LINDA #805

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	3883 TURTLE CREEK BLVD	ELPHAND LIVING TRUST THE
152	3883 TURTLE CREEK BLVD	TURTLE CREEK 3883 #807 LAND TRUST PMB 35
153	3883 TURTLE CREEK BLVD	DRAKE ANNIE N UNIT 808
154	3883 TURTLE CREEK BLVD	MCCAFFREE DIANA
155	3883 TURTLE CREEK BLVD	ELDRIDGE JAMES C
156	3883 TURTLE CREEK BLVD	ROSENBACH LOUIS # 714
157	3883 TURTLE CREEK BLVD	CHENEY ALLISON A #812
158	3883 TURTLE CREEK BLVD	CASSINA FRANCISCO
159	3883 TURTLE CREEK BLVD	MARTINEZ VINCENT BLDG A UNIT 815
160	3883 TURTLE CREEK BLVD	MORO ISABELLE A #816
161	3883 TURTLE CREEK BLVD	DEAN KAREN E UNIT 1406
162	3883 TURTLE CREEK BLVD	THOMPSON BRENDA #901
163	3883 TURTLE CREEK BLVD	YEUNG SHIU F ET AL
164	3883 TURTLE CREEK BLVD	MORGAN SANDRA BLDG A UNIT 903
165	3883 TURTLE CREEK BLVD	RILEY RONALD DALE & CHARLOTTE L
166	3883 TURTLE CREEK BLVD	QUIROZ MANUEL A # 905
167	3883 TURTLE CREEK BLVD	KRIKORIAN JULIA E BLDG A UNIT 906
168	3883 TURTLE CREEK BLVD	WESTLAKE CATHERINE S
169	3883 TURTLE CREEK BLVD	TEIGHAM STEVE VAN #0908
170	3883 TURTLE CREEK BLVD	SOLOMON CHARLES JR
171	3883 TURTLE CREEK BLVD	CAMPBELL WILLARD D UNIT 910
172	3883 TURTLE CREEK BLVD	BARTON ALISON N % ALISON MCINTOSH
173	3883 TURTLE CREEK BLVD	RAPHAELLEYGUES CELINE UNIT # 912
174	3883 TURTLE CREEK BLVD	ROACH ED D & ELIZABETH DARLENE
175	3883 TURTLE CREEK BLVD	TURTLE 915 MANAGEMENT LLC
176	3883 TURTLE CREEK BLVD	JUDY STEVEN D BLDG A UNIT 916
177	3883 TURTLE CREEK BLVD	JASCO PPTIES LLC
178	3883 TURTLE CREEK BLVD	CARROLL MARY MARTHA
179	3883 TURTLE CREEK BLVD	CAUTHEN ROBERT C UNIT 1001
180	3883 TURTLE CREEK BLVD	GILLETT GROVER JR & MARY MARGARET L
181	3883 TURTLE CREEK BLVD	WPV INV OF THE METROPLEX #1003

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	3883 TURTLE CREEK BLVD	KRUEGER WILLIAM P & REBECCA C KRUEGER
183	3883 TURTLE CREEK BLVD	KRAFT PAUL G & UNIT 1005
184	3883 TURTLE CREEK BLVD	ASSEM OLA L APT 1006
185	3883 TURTLE CREEK BLVD	BOWERS MARINA H UNIT 1007
186	3883 TURTLE CREEK BLVD	CLORE GREGORY D UNIT 1008
187	3883 TURTLE CREEK BLVD	BORCHARDT FLOYD C UNIT 1009
188	3883 TURTLE CREEK BLVD	LANGFORD GINGA A UNIT 1010 BLDG 1
189	3883 TURTLE CREEK BLVD	DECKER STEPHANIE M UNIT 1011
190	3883 TURTLE CREEK BLVD	COX MARCIA K ESTATE OF % STEVEN K COX
191	3883 TURTLE CREEK BLVD	HANKS RANDALL R &
192	3883 TURTLE CREEK BLVD	JONES STEPHEN L APT 1015
193	3883 TURTLE CREEK BLVD	HARRISON JOSHUA A #1016
194	3883 TURTLE CREEK BLVD	TUCKER MEGAN BLDG A UNIT 1017
195	3883 TURTLE CREEK BLVD	RYDER CHARLES D FAMILY TR MARY LYNN M RY
196	3883 TURTLE CREEK BLVD	MARSHALL NANCY J #1101
197	3883 TURTLE CREEK BLVD	BRAMBLETT GEORGE W
198	3883 TURTLE CREEK BLVD	GILLETT GROVER JR ET AL MARY MARGARET
199	3883 TURTLE CREEK BLVD	HECHT RICHARD EMANUEL UNIT 1104
200	3883 TURTLE CREEK BLVD	FISHER BRANDY UNIT 1105
201	3883 TURTLE CREEK BLVD	OSBORNE NESYA #1106
202	3883 TURTLE CREEK BLVD	STARNES BRYAN L UNIT 1107
203	3883 TURTLE CREEK BLVD	DUNKLE ROBERT J UNIT 1108 A
204	3883 TURTLE CREEK BLVD	MOBLEY CHRIS UNIT 1109A
205	3883 TURTLE CREEK BLVD	STONE SARA BENCHOFF TR BENCHOFF FAMILY T
206	3883 TURTLE CREEK BLVD	CALDWELL JANET LYNN
207	3883 TURTLE CREEK BLVD	CRISMON SARA FRASER UNIT 2005
208	3883 TURTLE CREEK BLVD	SCHRAGIN GREGOR
209	3883 TURTLE CREEK BLVD	GRAY MICHAEL
210	3883 TURTLE CREEK BLVD	JESSEN KAREN K NO 1117 A
211	3883 TURTLE CREEK BLVD	COVINGTON ROBERT LEE JR
212	3883 TURTLE CREEK BLVD	REED BLAKE M UNIT 1201

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	3883 TURTLE CREEK BLVD	LATHAM SUE BLDG A UNIT #1202
214	3883 TURTLE CREEK BLVD	WADE RICHARD P BLDG A UNIT 1203
215	3883 TURTLE CREEK BLVD	WADE RICHARD UNIT 1204A
216	3883 TURTLE CREEK BLVD	SCIMECA HOLLY N UNIT 1205
217	3883 TURTLE CREEK BLVD	REID DOROTHY J
218	3883 TURTLE CREEK BLVD	RAMOS LORRAINE
219	3883 TURTLE CREEK BLVD	RENDON CECILIA UNIT 1208
220	3883 TURTLE CREEK BLVD	GUSTAFSON KEVIN L APT 1209
221	3883 TURTLE CREEK BLVD	FERNANDES SANDRA F UNIT 1210 BLDG A
222	3883 TURTLE CREEK BLVD	HINOJOSA JORGE HECTOR %21 TURTLE CRK CON
223	3883 TURTLE CREEK BLVD	BURGESS GEORGE III UNIT 1212A
224	3883 TURTLE CREEK BLVD	STURNS SHARON K BLDG A UNIT 1214
225	3883 TURTLE CREEK BLVD	LEITCH BENJAMIN B III
226	3883 TURTLE CREEK BLVD	OVERLORD INVESTMENTS LLC STE D-111
227	3883 TURTLE CREEK BLVD	KLEIN HOWARD YALE REVOCABLE TRUST APT 12
228	3883 TURTLE CREEK BLVD	SHIELDS BENJAMIN BLDG A UNIT 1401
229	3883 TURTLE CREEK BLVD	HICKEY MARK E BLDG A UNIT 1402
230	3883 TURTLE CREEK BLVD	THOMAS DOROTHY J
231	3883 TURTLE CREEK BLVD	LIESE WILLIAM J UNIT 1404
232	3883 TURTLE CREEK BLVD	WALLACE KENNETH R
233	3883 TURTLE CREEK BLVD	LORENZO ARMANDO G # 1408
234	3883 TURTLE CREEK BLVD	TWENTY ONE TURTLE CREEK CONDO ASSOC % WO
235	3883 TURTLE CREEK BLVD	EICHNER ELSIE JOAN APT 1410
236	3883 TURTLE CREEK BLVD	FRIED JOSH # 1412
237	3883 TURTLE CREEK BLVD	EHRHARDT BRUCE W BLDG A UNIT 1414
238	3883 TURTLE CREEK BLVD	SUNDGAARD PATRICIA A & STEPHEN R
239	3883 TURTLE CREEK BLVD	GARTSIDE LIAM & MARTINE B BURLINSON
240	3883 TURTLE CREEK BLVD	BILHEIMER DAVID W & DIANA L
241	3883 TURTLE CREEK BLVD	PETERS CREMMEN A #1418
242	3883 TURTLE CREEK BLVD	ALLEN SUSAN M & JOHN M UNIT 1501
243	3883 TURTLE CREEK BLVD	MILLER J THOMAS UNIT 1502

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244	3883 TURTLE CREEK BLVD	WILLIAMS VERNETHA DIONNE UNIT 1503
245	3883 TURTLE CREEK BLVD	HILL KARON
246	3883 TURTLE CREEK BLVD	KKBLANCK INVESTMENTS LP
247	3883 TURTLE CREEK BLVD	GODAT MILANNA KASSING UNIT 1507
248	3883 TURTLE CREEK BLVD	DUNN ANN
249	3883 TURTLE CREEK BLVD	SPARKS KERRIE R BLDG A UNIT 1510
250	3883 TURTLE CREEK BLVD	WESTBROOK RAYMOND T UNIT 1511
251	3883 TURTLE CREEK BLVD	HARRISON DONALD MARK UNIT 1512
252	3883 TURTLE CREEK BLVD	CANTRELL SCOTT
253	3883 TURTLE CREEK BLVD	WILLIAMS EDDIE W APT #1515
254	3883 TURTLE CREEK BLVD	KING ALLEN A & PATSY J
255	3883 TURTLE CREEK BLVD	COX GARRY LEE APT 9E
256	3883 TURTLE CREEK BLVD	GRAHAM VICTORINE A BLDG A UNIT 1518
257	3883 TURTLE CREEK BLVD	ZIMMANCK JACK W JR #1601
258	3883 TURTLE CREEK BLVD	HEATH JULIE
259	3883 TURTLE CREEK BLVD	VONSTAUFFENBERG CLAUS # 1603
260	3883 TURTLE CREEK BLVD	WILLIAMS RONALD D & PAULA UNIT #1604
261	3883 TURTLE CREEK BLVD	TALKINGTON KYLE C # 1605
262	3883 TURTLE CREEK BLVD	SMK REAL ESTATE LLC
263	3883 TURTLE CREEK BLVD	UNGER ROGER H & MARLISE A TRUSTEES UNIT
264	3883 TURTLE CREEK BLVD	ROE ROBERT E
265	3883 TURTLE CREEK BLVD	TWENTY ONE TURTLE CREEK CONDO ASN %WORTH
266	3883 TURTLE CREEK BLVD	RASOR SABRINA J &
267	3883 TURTLE CREEK BLVD	BULLARD HENRY UNIT 1614
268	3883 TURTLE CREEK BLVD	GREGG SHEILA # 1615
269	3883 TURTLE CREEK BLVD	MILLER BONNIE J # 1616
270	3883 TURTLE CREEK BLVD	NOWELL SALINDA K BLDG A UNIT 1617
271	3883 TURTLE CREEK BLVD	BOWERS CARLA UNIT 1618
272	3883 TURTLE CREEK BLVD	MOORE CAROL A # 1701
273	3883 TURTLE CREEK BLVD	CANTRELL CHRISTOPHER BLDG A UNIT 1702
274	3883 TURTLE CREEK BLVD	LEDNICKY TANEIA J UNIT 1703



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275	3883 TURTLE CREEK BLVD	SAHWANI STEVE
276	3883 TURTLE CREEK BLVD	MESSINA MARIO & JENNIFER %MESSINA LK64 S
277	3883 TURTLE CREEK BLVD	MESSINA MARIO L & ET AL %MESSINA INC LK6
278	3883 TURTLE CREEK BLVD	MESSINA MARY %MESSINA STE 180
279	3883 TURTLE CREEK BLVD	WESNER GREGORY J & #1708
280	3883 TURTLE CREEK BLVD	FOSTER JOHN D BLDG A UNIT 1709
281	3883 TURTLE CREEK BLVD	REIMERS LEON % HENRY PEARSON
282	3883 TURTLE CREEK BLVD	EVANS GRANT
283	3883 TURTLE CREEK BLVD	RAMOS RANON LTD STE 12D
284	3883 TURTLE CREEK BLVD	COLLIER MICHAEL E & TERI J UNIT1714
285	3883 TURTLE CREEK BLVD	CARRELL EDWIN & KAREN BLDG A UNIT 1715
286	3883 TURTLE CREEK BLVD	SCHEID DARRIN & PAULA C #1716
287	3883 TURTLE CREEK BLVD	KHOSHNOUDI MAHBOOBEH UNIT 1717
288	3883 TURTLE CREEK BLVD	ULERY PAULA G
289	3883 TURTLE CREEK BLVD	WOLTHER TRAVIS J #1801
290	3883 TURTLE CREEK BLVD	KEARNEY BARBARA UNIT 1802 BLDG A
291	3883 TURTLE CREEK BLVD	AUSTIN WILLIAM UNIT 1803
292	3883 TURTLE CREEK BLVD	PANG ANDY
293	3883 TURTLE CREEK BLVD	WILSON AVA RENON
294	3883 TURTLE CREEK BLVD	SHEBAN GEORGE UNIT 1806
295	3883 TURTLE CREEK BLVD	LEON MARIBEL APT 2
296	3883 TURTLE CREEK BLVD	VERONA DANIEL
297	3883 TURTLE CREEK BLVD	CARROLL NATALIE MARIE UNIT 1809
298	3883 TURTLE CREEK BLVD	DYNAMIC PROPERTIES LTD
299	3883 TURTLE CREEK BLVD	LAKE JOHN &
300	3883 TURTLE CREEK BLVD	BIEDIGER JOSEPH D UNIT 1812
301	3883 TURTLE CREEK BLVD	WILLMETH GREGG S BLDG A UNIT 1814
302	3883 TURTLE CREEK BLVD	RODGERS PATRICK C ETUX
303	3883 TURTLE CREEK BLVD	TURTLE CREEK 3883 #1816 LAND TR PMB 350
304	3883 TURTLE CREEK BLVD	DAVENPORT KEITH #1817
305	3883 TURTLE CREEK BLVD	HEARNE CATHERINE M JT WRO

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306	3883 TURTLE CREEK BLVD	OWENS AUTUMN M &
307	3883 TURTLE CREEK BLVD	MCHENRY FLOYD R UNIT 1902
308	3883 TURTLE CREEK BLVD	GOPEZ NANCY N BLDG A UNIT 1903
309	3883 TURTLE CREEK BLVD	SMITH KENNETH G
310	3883 TURTLE CREEK BLVD	GORDON MITCHELL
311	3883 TURTLE CREEK BLVD	OBRIEN JOHN B &
312	3883 TURTLE CREEK BLVD	COLEMAN GREGORY SCOTT & UNIT 1907
313	3883 TURTLE CREEK BLVD	BOBO CHRISTIAN W
314	3883 TURTLE CREEK BLVD	LUDLOW TAMIA K UNIT 1909
315	3883 TURTLE CREEK BLVD	WIND DONALD C 1910
316	3883 TURTLE CREEK BLVD	MURPHY DENNIS J UNIT #1911
317	3883 TURTLE CREEK BLVD	EVANS JUSTIN &
318	3883 TURTLE CREEK BLVD	SIFF BONNIE L
319	3883 TURTLE CREEK BLVD	SORRELLS MARK A #1915
320	3883 TURTLE CREEK BLVD	EVANS HAROLD M II
321	3883 TURTLE CREEK BLVD	FARIS FRANCES BLDG A UNIT 1917
322	3883 TURTLE CREEK BLVD	SPENO FRED H & CAROL M APT 1918
323	3883 TURTLE CREEK BLVD	JOHNSTON BROOKS APT 2001
324	3883 TURTLE CREEK BLVD	SWENSON GENE W UNIT 2002
325	3883 TURTLE CREEK BLVD	WOOD JOHN W BLDG A UNIT 2003
326	3883 TURTLE CREEK BLVD	DIAL KENT EDWARD UNIT 2004
327	3883 TURTLE CREEK BLVD	MCCONNELL RUTH L & JOHN C MCCONNELL
328	3883 TURTLE CREEK BLVD	FORTUNA JAMES L
329	3883 TURTLE CREEK BLVD	ANDRADE BRANDI HOFFMAN UNIT 2007
330	3883 TURTLE CREEK BLVD	MCBRIDE KAREN & G STEPHEN UNIT 2008-2009
331	3883 TURTLE CREEK BLVD	MODABBERI LIF E STE 2010
332	3883 TURTLE CREEK BLVD	HARRISON JAMES W &
333	3883 TURTLE CREEK BLVD	BRADFORD CONNIE L UNIT 2012
334	3883 TURTLE CREEK BLVD	OVERLORD INVESTMENTS LLC
335	3883 TURTLE CREEK BLVD	PETTIT JACK M # 2015
336	3883 TURTLE CREEK BLVD	BORCHERT DONALD LEE BLDG A UNIT #2016

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337	3883 TURTLE CREEK BLVD	JOHNSON CHRISTOPHER WAYNE BLDG A UNIT 20
338	3883 TURTLE CREEK BLVD	HUDSPETH CAROLYN STE 2018
339	3883 TURTLE CREEK BLVD	JONES GAIL M #2101
340	3883 TURTLE CREEK BLVD	PETTETT GEORGE L # 2102
341	3883 TURTLE CREEK BLVD	BIBB RANDY UNIT 2103
342	3883 TURTLE CREEK BLVD	BUGGENHOUT CHRISTIAN & BUGGENHOUT JACQUE
343	3883 TURTLE CREEK BLVD	KNIGHT KEVIN J
344	3883 TURTLE CREEK BLVD	WARD JOHN D UNIT 2106
345	3883 TURTLE CREEK BLVD	CANTRELL CHRISTOPHER G
346	3883 TURTLE CREEK BLVD	FLADELAND ANN MARIE BLDG A UNIT 2108
347	3883 TURTLE CREEK BLVD	MCALISTER MAURINE 2109
348	3883 TURTLE CREEK BLVD	LODGE FAWTI UNIT 2110
349	3883 TURTLE CREEK BLVD	DAW CHRISTIAN
350	3883 TURTLE CREEK BLVD	LOFTIS LARRY M BLDG A UNIT 2112
351	3883 TURTLE CREEK BLVD	NEAL RALPH C & SANDRA D
352	3883 TURTLE CREEK BLVD	KERN ROBERT FRED UNIT 2115
353	3883 TURTLE CREEK BLVD	FITZSIMMONS THOMAS R LIVING TRUST
354	3883 TURTLE CREEK BLVD	JACOBI IRVINE PAUL BLDG A UNIT 2117
355	3883 TURTLE CREEK BLVD	TUCKER ELISABETH B UNIT 2118
356	3883 TURTLE CREEK BLVD	CAMP LARRY ALLEN
357	3883 TURTLE CREEK BLVD	KLEIN MICHAEL N UNIT 2202
358	3883 TURTLE CREEK BLVD	GRISHAM GARY DON & DIANE
359	3883 TURTLE CREEK BLVD	CASNER DOUGLAS R UNIT 2204
360	3883 TURTLE CREEK BLVD	ROYAL DONOVAN UNIT 2205
361	3883 TURTLE CREEK BLVD	STATER BRAD S 2206
362	3883 TURTLE CREEK BLVD	CLELAND RICHARD &
363	3883 TURTLE CREEK BLVD	WALLENSTEIN DAVID % CHURCHILL CAPITAL CO
364	3883 TURTLE CREEK BLVD	KANNO YUMIKO BLDG A UNIT 2209
365	3883 TURTLE CREEK BLVD	JUNKER MATTHIAS P
366	3883 TURTLE CREEK BLVD	MARTIN DYLAN BLDG A UNIT 2211
367	3883 TURTLE CREEK BLVD	STUTES JOHN M BLDG A UNIT 2212

5/15/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
368	3883	TURTLE CREEK BLVD CROWN JODY
369	3883	TURTLE CREEK BLVD LANGFORD DAVID UNIT 2215
370	3883	TURTLE CREEK BLVD KAPPES GARY L
371	3883	TURTLE CREEK BLVD HO PATRICK K W & HOLO MIRANDA 374-376 DE
372	3883	TURTLE CREEK BLVD RAMOS OSCAR & UNIT 2218 BLDG A
373	3883	TURTLE CREEK BLVD BRESIN SHARON M
374	3883	TURTLE CREEK BLVD SMOTZER JOAN D PH 2302
375	3883	TURTLE CREEK BLVD SADLER NICOLE & JESTIN UNIT 2303
376	3883	TURTLE CREEK BLVD ADAMS FRED A JO UNIT 2304
377	3883	TURTLE CREEK BLVD TWENTY ONE TURTLE CREEK CONDO ASN % WORT
378	3883	TURTLE CREEK BLVD BIRDSONG CHARLES G
379	3883	TURTLE CREEK BLVD JOHNSON JOSEPHINE UNIT 2307
380	3883	TURTLE CREEK BLVD DUNN EDGAR L UNIT PH8
381	3883	TURTLE CREEK BLVD HERR CHARLOTTE UNIT 2309
382	3883	TURTLE CREEK BLVD EBHOMIELEN JOY & WILLIAM
383	3883	TURTLE CREEK BLVD HULTIN ALLAN C
384	3883	TURTLE CREEK BLVD KAHANER NANCY SUE RM 9C60 US TRUSTEES OF
385	3883	TURTLE CREEK BLVD LAWRENCE SCARBOUGH APT 2314
386	3883	TURTLE CREEK BLVD SHAW JERRELL WAYNE JR
387	3883	TURTLE CREEK BLVD GALYEAN JOHN C
388	3883	TURTLE CREEK BLVD GEE DAMON E
389	3883	TURTLE CREEK BLVD WASHAM C RANDY UNIT 18

**FILE NUMBER:** M123-025

**DATE FILED:** April 17, 2013

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

**COUNCIL DISTRICT:** 6

**MAPSCO:** 22 T

**SIZE OF REQUEST:** Approx. 4.689 Acres

**CENSUS TRACT:** 99

---

**APPLICANT/REPRESENTATIVE:** Thanasi Mantas

**OWNER:** PNYX, Ltd.

**MISCELLANEOUS DOCKET ITEM**

Minor Amendment for Site Plan

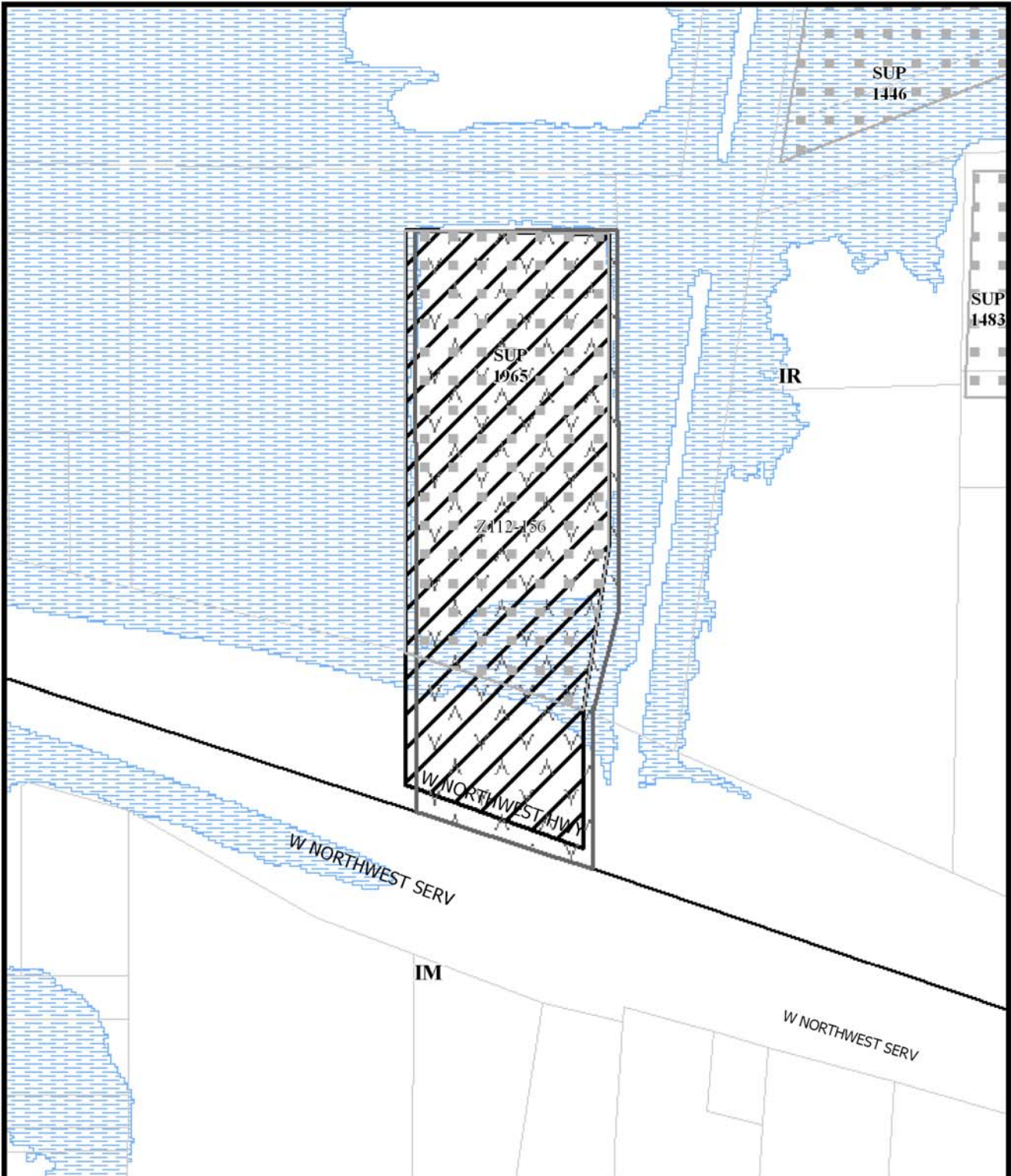
On June 27, 2012, the City Council passed Ordinance No. 28699 which established Specific Use Permit No. 1965 for a Metal salvage facility on property at the above location.

At this time, the property owner has submitted an application for consideration of a minor amendment to the site plan to provide for revised footprints and off-street parking areas.

The requested minor amendment does not impact any of the other provisions of the ordinance permitting this use.

**STAFF RECOMMENDATION:** Approval





1:2,400

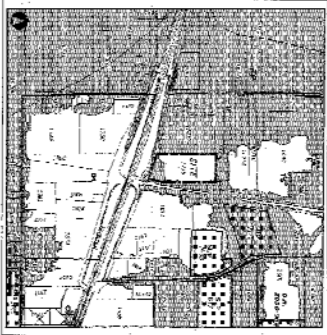
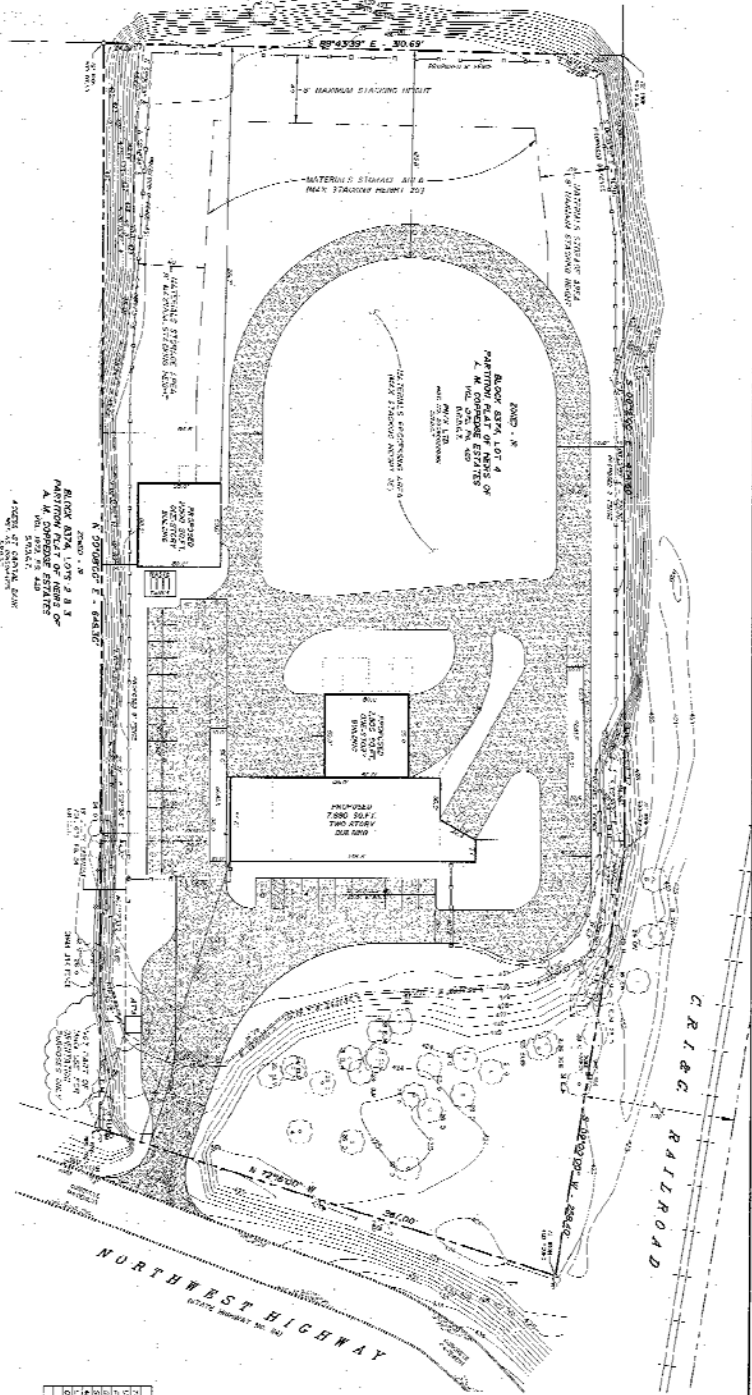
# ZONING MAP

Case no: M123-025

Date: 5/1/2013



ZONES - R  
 BLOCK 874, LOTS 1-4  
 CITY OF DALLAS  
 VOL. 141, PG. 947  
 2002.7



Block 874, Lot 1, 2, 3 & 4  
 A.M. CORRODOR SYSTEMS  
 2002.7

Block 874, Lot 1, 2, 3 & 4  
 A.M. CORRODOR SYSTEMS  
 2002.7

ENGINE  
 JOHN J. LEE, P.E.  
 11111 LBJ Fwy.  
 Dallas, TX 75243

URS Solutions, L.L.C.  
 6000 Ross Ave., Suite 200  
 Dallas, TX 75206  
 Phone: 972.342.2200  
 Fax: 972.342.2201

NO.	DESCRIPTION	DATE
1	PRELIMINARY	11/11/03
2	REVISED	11/11/03
3	REVISED	11/11/03
4	REVISED	11/11/03
5	REVISED	11/11/03
6	REVISED	11/11/03
7	REVISED	11/11/03
8	REVISED	11/11/03
9	REVISED	11/11/03
10	REVISED	11/11/03
11	REVISED	11/11/03
12	REVISED	11/11/03
13	REVISED	11/11/03
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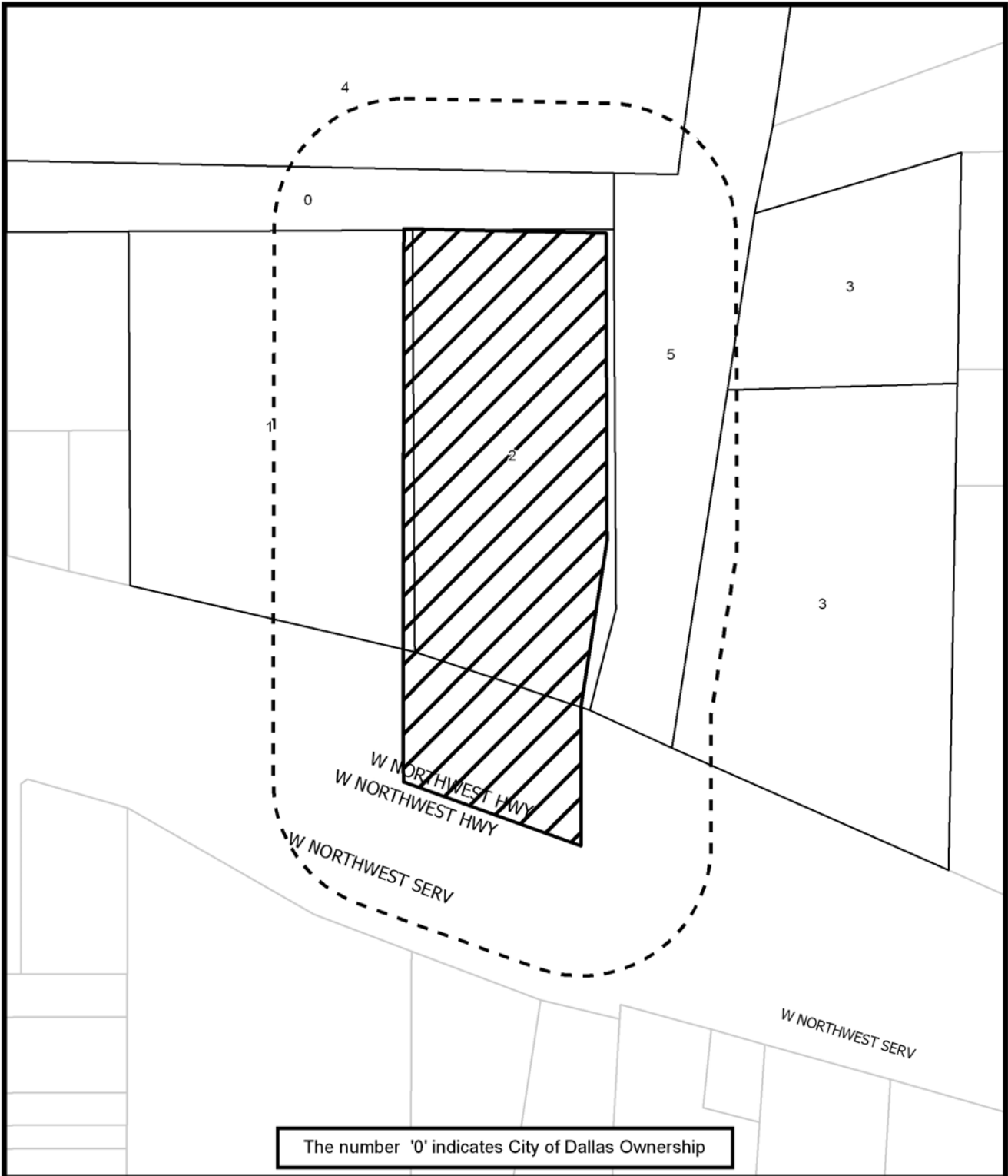
SITE PLAN Z112-156

12-1697  
 28699  
 11/11/03

URS Solutions, L.L.C.  
 6000 Ross Ave., Suite 200  
 Dallas, TX 75206  
 Phone: 972.342.2200  
 Fax: 972.342.2201

GERDAU AMERISTEEL SCRAP  
 HANDLING NORTH TEXAS  
 TRACT 4, BLOCK 8974  
 2002.7  
 A.M. CORRODOR SYSTEMS ADDITION  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

Existing Site Plan



The number '0' indicates City of Dallas Ownership



1:2,400

# NOTIFICATION

**200'**

AREA OF NOTIFICATION

**5**

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M123-025**

Date: **5/1/2013**

5/1/2013

## ***Notification List of Property Owners***

***M123-025***

### ***5 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1717 NORTHWEST HWY	ACCESS 1ST CAPITAL BANK
2	1755 NORTHWEST HWY	PNYX LTD
3	1811 NORTHWEST HWY	ALLIED GRAHAM LP BLDG A
4	10714 LUNA RD	RUCKER HUGH W
5	2300 GRAND AVE	BNSF RAILWAY % PROPERTY TAX DEPT



**Planner: Olga Torres-Holyoak**

**FILE NUMBER:** D123-010

**DATE FILED:** April 1, 2013

**LOCATION:** Southwest corner of Skillman Street and Sandhurst Lane.

**COUNCIL DISTRICT:** 14

**MAPSCO:** 36-F, G

**SIZE OF REQUEST:** ± 4.301 acres

**CENSUS TRACT:** 79.14

---

**MISCELLANEOUS DOCKET ITEM**

**Owner/ Applicant:** JLB Amesbury Partners, LP

**Representative:** Robert Baldwin, Baldwin and Associates.

**Development Plan:**

On November 14, 2012, the City Council established Planned Development District No. 873 by Ordinance No. 28843. PD No. 873 is established on property located at the southwest corner of Skillman Street and Sandhurst Lane, and containing approximately 19.11 acres.

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

In conjunction with the above requirement, the attached development plan is submitted for the City Planning Commission's consideration. The plan provides for the construction of 320 multifamily units.

**STAFF RECOMMENDATION:** Approval

## **List of Applicant/Owner Officers**

### **Maple Avenue Rezoning List of Entities and Officers**

#### **Perry Homes, A Joint Venture**

Bob Perry, Director and CEO  
Po Box 34306  
Houston, TX 77234-4306

Jerry Zamzow, Vice President  
Po Box 34306  
Houston, TX 77234-4306

Gerald Noteboom , Vice President and Secretary  
Po Box 34306  
Houston, TX 77234-4306

#### **JLB Realty, LLC**

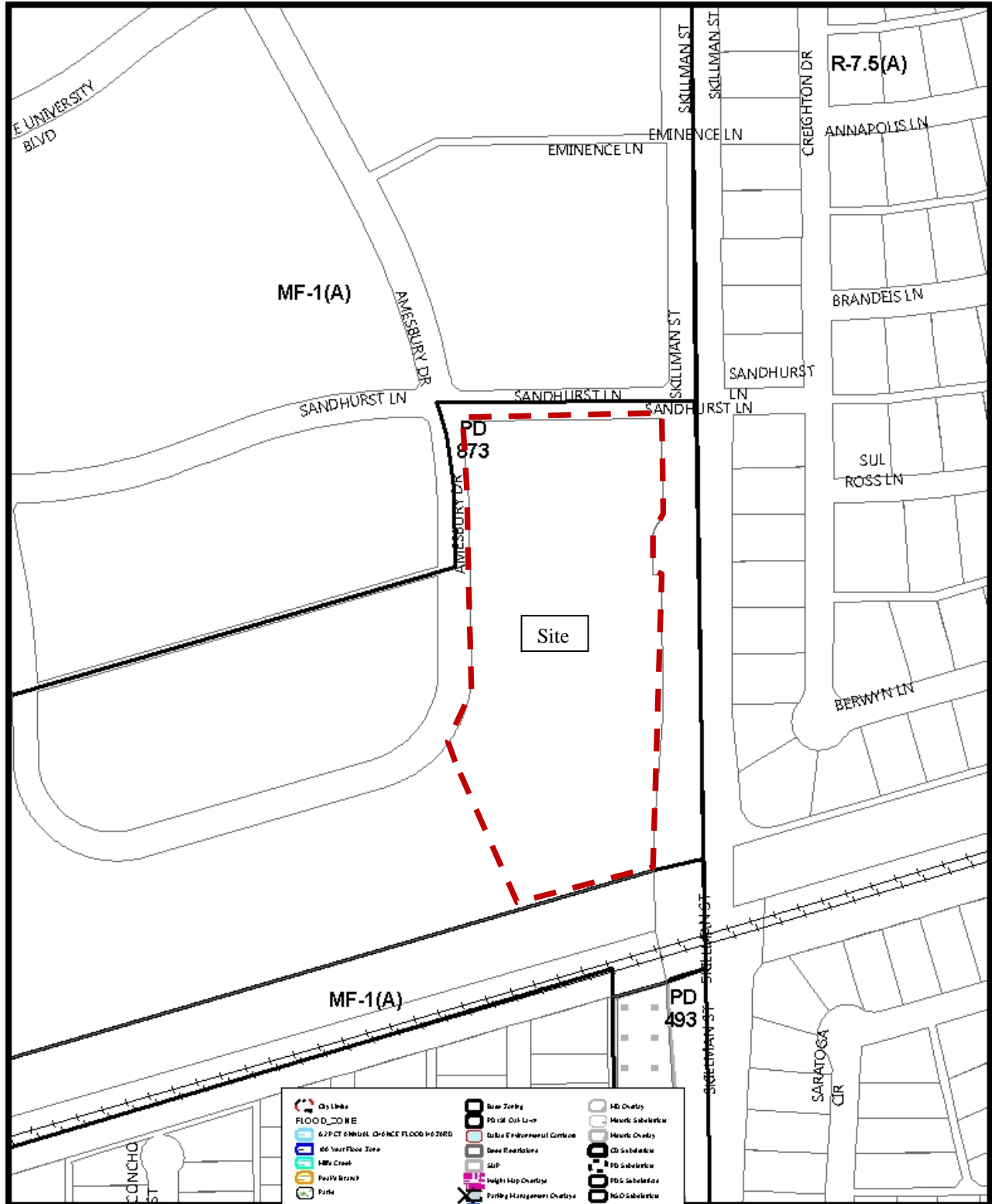
Bay Miltenberger – Manager  
909 Lake Carolyn Parkway, Suite 960  
Irving, TX 75039

Glenn Jones – Manager  
909 Lake Carolyn Parkway, Suite 960  
Irving, TX 75039

Scott Sherwood – Executive Vice President  
909 Lake Carolyn Parkway, Suite 960  
Irving, TX 75039

Bay Miltenberger – Manager  
909 Lake Carolyn Parkway, Suite 960  
Irving, TX 75039

Glenn Jones – Manager  
909 Lake Carolyn Parkway, Suite 960  
Irving, TX 75039



1:2,500

	City Lines		Bike Lanes		HO Overlay
	FLOOD_ZONE		PD 100 Overlay		Historic Substructure
	6.75 FT 6 MONTH CHANCE FLOOD 14.75 FT		Duke Environmental Corridor		Historic Overlay
	60 Year Flood Zone		Duke Resilience		CD Substructure
	Mills Creek		dUP		PD Substructure
	Parks Branch		Height Map Overlay		PD Substructure
	Parks		Parks Management Overlay		HO Substructure
			Shop Floor Overlay		HO Overlay
			D		Escarpment Overlay
			D-1		Severe
			D-2		
			D-3		
			D-4		

D123-010

# EXISTING CONCEPTUAL PLAN

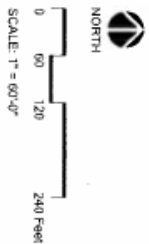
122796

Exhibit 873A

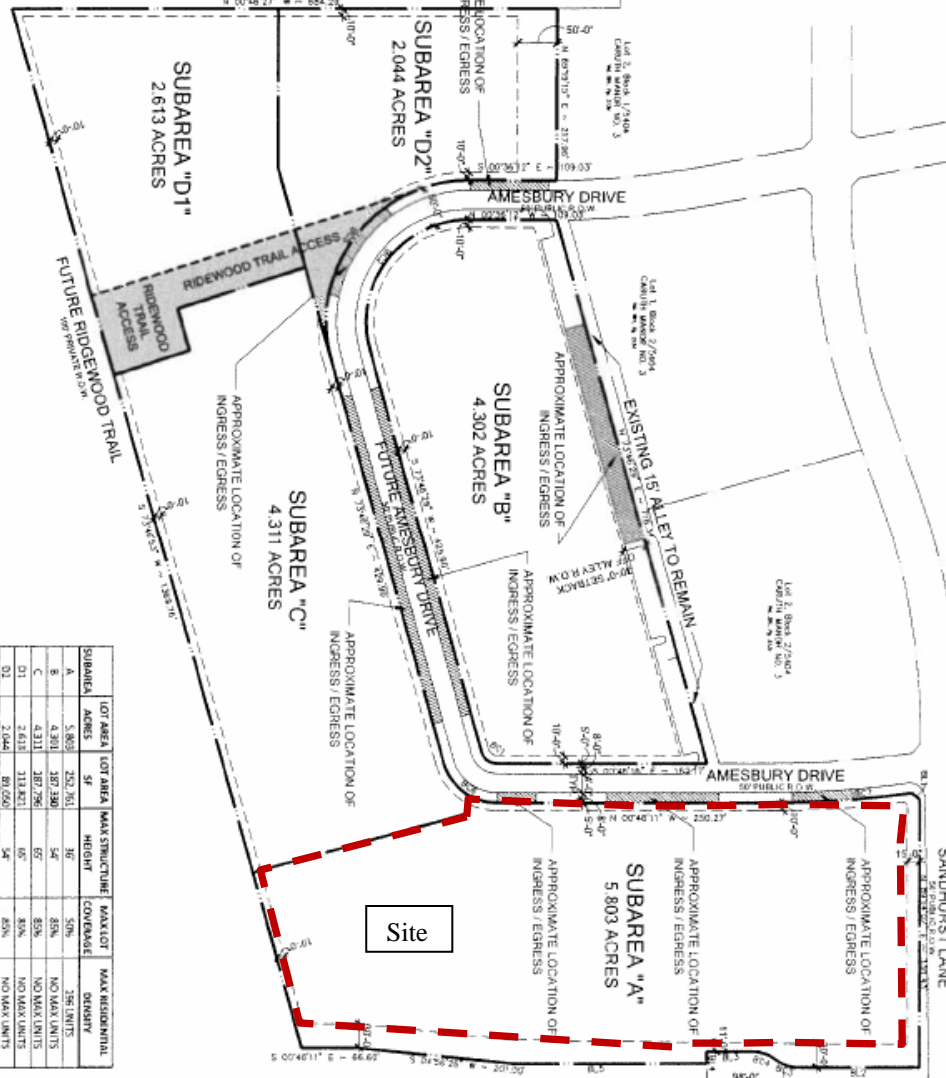
28843



Point / Line	Bearing	Distance	Point No.
101	N 89° 51' 15" E	217.95'	102
102	S 89° 51' 15" E	217.95'	103
103	S 0° 00' 00" E	100.00'	104
104	N 89° 51' 15" E	217.95'	105
105	S 89° 51' 15" E	217.95'	106
106	S 0° 00' 00" E	100.00'	107
107	N 89° 51' 15" E	217.95'	108
108	S 89° 51' 15" E	217.95'	109
109	S 0° 00' 00" E	100.00'	110
110	N 89° 51' 15" E	217.95'	111
111	S 89° 51' 15" E	217.95'	112
112	S 0° 00' 00" E	100.00'	113
113	N 89° 51' 15" E	217.95'	114
114	S 89° 51' 15" E	217.95'	115
115	S 0° 00' 00" E	100.00'	116
116	N 89° 51' 15" E	217.95'	117
117	S 89° 51' 15" E	217.95'	118
118	S 0° 00' 00" E	100.00'	119
119	N 89° 51' 15" E	217.95'	120
120	S 89° 51' 15" E	217.95'	121
121	S 0° 00' 00" E	100.00'	122
122	N 89° 51' 15" E	217.95'	123
123	S 89° 51' 15" E	217.95'	124
124	S 0° 00' 00" E	100.00'	125
125	N 89° 51' 15" E	217.95'	126
126	S 89° 51' 15" E	217.95'	127
127	S 0° 00' 00" E	100.00'	128
128	N 89° 51' 15" E	217.95'	129
129	S 89° 51' 15" E	217.95'	130
130	S 0° 00' 00" E	100.00'	131
131	N 89° 51' 15" E	217.95'	132
132	S 89° 51' 15" E	217.95'	133
133	S 0° 00' 00" E	100.00'	134
134	N 89° 51' 15" E	217.95'	135
135	S 89° 51' 15" E	217.95'	136
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138	S 89° 51' 15" E	217.95'	139
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140	N 89° 51' 15" E	217.95'	141
141	S 89° 51' 15" E	217.95'	142
142	S 0° 00' 00" E	100.00'	143
143	N 89° 51' 15" E	217.95'	144
144	S 89° 51' 15" E	217.95'	145
145	S 0° 00' 00" E	100.00'	146
146	N 89° 51' 15" E	217.95'	147
147	S 89° 51' 15" E	217.95'	148
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150	S 89° 51' 15" E	217.95'	151
151	S 0° 00' 00" E	100.00'	152
152	N 89° 51' 15" E	217.95'	153
153	S 89° 51' 15" E	217.95'	154
154	S 0° 00' 00" E	100.00'	155
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156	S 89° 51' 15" E	217.95'	157
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168	S 89° 51' 15" E	217.95'	169
169	S 0° 00' 00" E	100.00'	170
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171	S 89° 51' 15" E	217.95'	172
172	S 0° 00' 00" E	100.00'	173
173	N 89° 51' 15" E	217.95'	174
174	S 89° 51' 15" E	217.95'	175
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180	S 89° 51' 15" E	217.95'	181
181	S 0° 00' 00" E	100.00'	182
182	N 89° 51' 15" E	217.95'	183
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193	S 0° 00' 00" E	100.00'	194
194	N 89° 51' 15" E	217.95'	195
195	S 89° 51' 15" E	217.95'	196
196	S 0° 00' 00" E	100.00'	197
197	N 89° 51' 15" E	217.95'	198
198	S 89° 51' 15" E	217.95'	199
199	S 0° 00' 00" E	100.00'	200



City of Amesbury  
 Planning & Development  
 August 21, 2012



SUBAREA	LOT AREA ACRES	LOT AREA SF	MAX STRUCTURE HEIGHT	MAX LOT COVERAGE	MAX RESIDENTIAL DENSITY
A	5,803	252,761	35'	50%	75 UNITS
B	4,302	187,340	35'	50%	NO MAX UNITS
C	4,311	187,792	35'	50%	NO MAX UNITS
D1	2,613	113,921	35'	50%	NO MAX UNITS
D2	2,044	89,050	35'	50%	NO MAX UNITS
TOTAL	19,073	890,726			

DENSITY CAPPED AT 1,000 UNITS/ACROSS ALL SUBAREAS

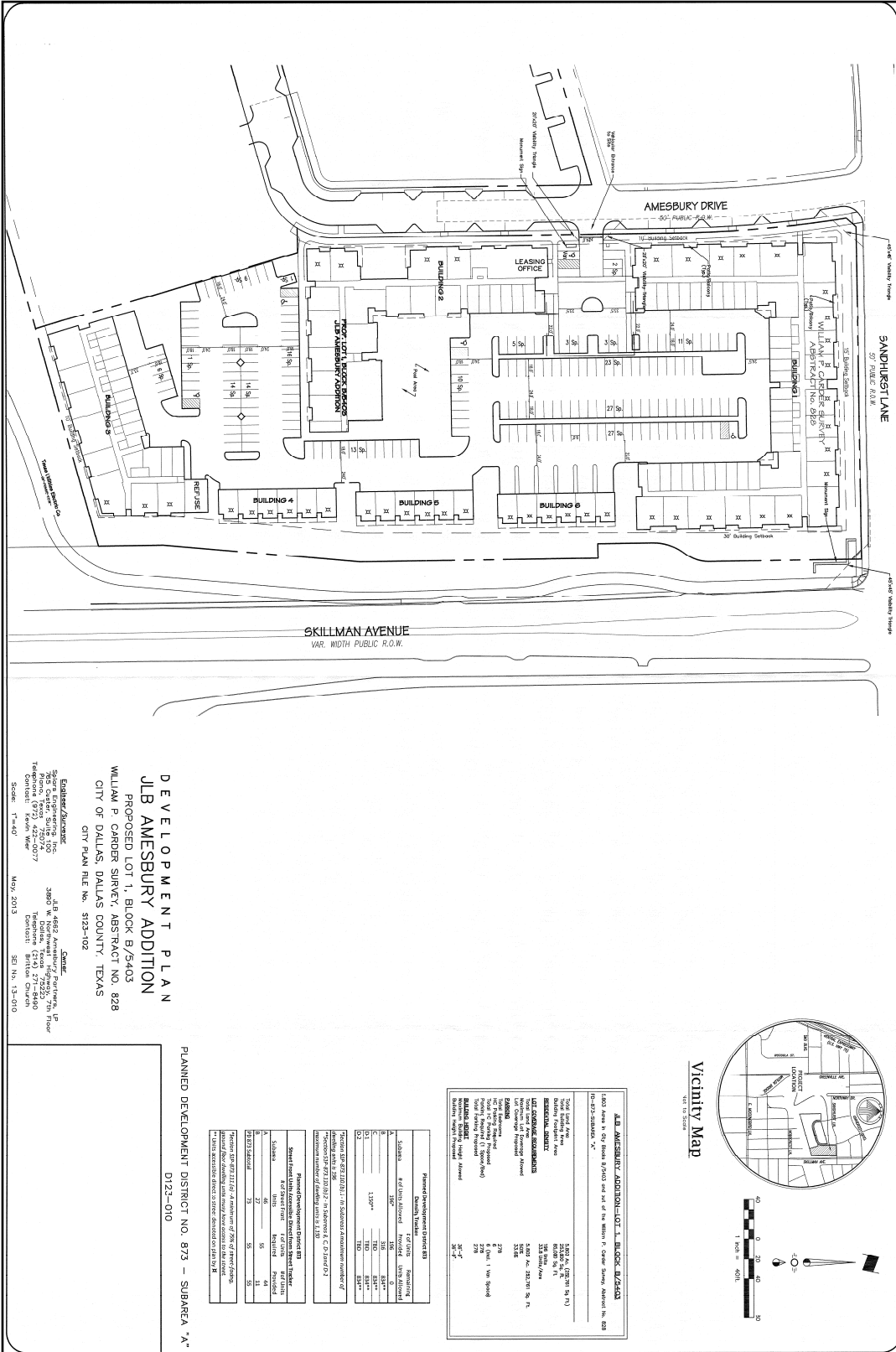
Conceptual Plan - Staff  
 Z112-225  
 August 21, 2012

Planned Development  
 District No. 873

Approved  
 City Plan Commission  
 August 16, 2012

APPROXIMATE LOCATION OF INGRESS / EGRESS

# PROPOSED DEVELOPMENT PLAN



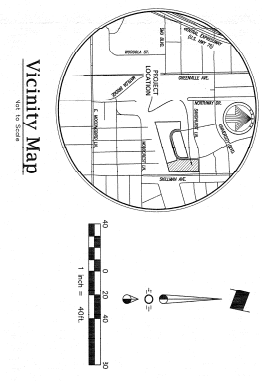
**D E V E L O P M E N T   P L A N**  
**JLB AMESBURY ADDITION**  
 PROPOSED LOT 1, BLOCK B/5403  
 WILLIAM P. CARDER SURVEY, ABSTRACT NO. 828  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. 5123-102

**Engineer/Architect:**  
 Sironi Engineering, LLC  
 3800 W. Bowles  
 Suite 2225  
 Dallas, Texas 75247  
 Phone: 972.252.7277  
 Fax: 972.252.7277  
 Email: info@sironi.com  
 Scale: 1"=40'

**City:**  
 JLB, 4812 Amhurst, Dallas, TX  
 75246  
 3800 W. Bowles, Suite 2225  
 Dallas, Texas 75247  
 Phone: 972.252.7277  
 Fax: 972.252.7277  
 Email: info@sironi.com  
 Scale: 1"=40'

Map No. 13-010

PLANNED DEVELOPMENT DISTRICT NO. 873 - SUBAREA "A"  
 D123-010



**JLB AMESBURY ADDITION-LOT 1, BLOCK B/5403**  
 1.683 Acres in 042 Block B/Block one out of the William P. Carder Survey, Abstract No. 828 in the 3073 Subdistrict, "A"

Tract Total Area	1.683 Acres (72,914 sq. ft.)
Building Footprint Area	60,078 sq. ft.
Lot Coverage	35.1%
Lot Area	53,936 sq. ft.
Lot Coverage Proposed	35.1%
Lot Area Proposed	53,936 sq. ft.
Tract Total Area	1.683 Acres (72,914 sq. ft.)
Building Footprint Area	60,078 sq. ft.
Lot Coverage	35.1%
Lot Area	53,936 sq. ft.
Lot Coverage Proposed	35.1%
Lot Area Proposed	53,936 sq. ft.

Sublot	Acres	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
A	1.683	72,914	72,914	72,914
B	1.683	72,914	72,914	72,914
C	1.683	72,914	72,914	72,914
D	1.683	72,914	72,914	72,914
E	1.683	72,914	72,914	72,914
F	1.683	72,914	72,914	72,914
G	1.683	72,914	72,914	72,914
H	1.683	72,914	72,914	72,914
I	1.683	72,914	72,914	72,914
J	1.683	72,914	72,914	72,914
K	1.683	72,914	72,914	72,914
L	1.683	72,914	72,914	72,914
M	1.683	72,914	72,914	72,914
N	1.683	72,914	72,914	72,914
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Q	1.683	72,914	72,914	72,914
R	1.683	72,914	72,914	72,914
S	1.683	72,914	72,914	72,914
T	1.683	72,914	72,914	72,914
U	1.683	72,914	72,914	72,914
V	1.683	72,914	72,914	72,914
W	1.683	72,914	72,914	72,914
X	1.683	72,914	72,914	72,914
Y	1.683	72,914	72,914	72,914
Z	1.683	72,914	72,914	72,914



**Planner: Olga Torres-Holyoak**

**FILE NUMBER:** D123-011

**DATE FILED:** April 1, 2013

**LOCATION:** North side of Amesbury Drive, South of Sandhurst Lane.

**COUNCIL DISTRICT:** 14

**MAPSCO:** 36-F

**SIZE OF REQUEST:** ± 5.803 acres

**CENSUS TRACT:** 79.14

---

**MISCELLANEOUS DOCKET ITEM**

**Owner/ Applicant:** JLB Amesbury Partners, LP

**Representative:** Robert Baldwin, Baldwin and Associates.

**Development Plan:**

On November 14, 2012, the City Council established Planned Development District No. 873 by Ordinance No. 28843. PD No. 873 is established on property located at the southwest corner of Skillman Street and Sandhurst Lane, and containing approximately 19.11 acres.

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

In conjunction with the above requirement, the attached development plan is submitted for the City Planning Commission's consideration. The plan provides for the construction of 196 multifamily units.

**STAFF RECOMMENDATION:** Approval

## **List of Applicant/Owner Officers**

### **Maple Avenue Rezoning List of Entities and Officers**

#### **Perry Homes, A Joint Venture**

Bob Perry, Director and CEO  
Po Box 34306  
Houston, TX 77234-4306

Jerry Zamzow, Vice President  
Po Box 34306  
Houston, TX 77234-4306

Gerald Noteboom , Vice President and Secretary  
Po Box 34306  
Houston, TX 77234-4306

#### **JLB Realty, LLC**

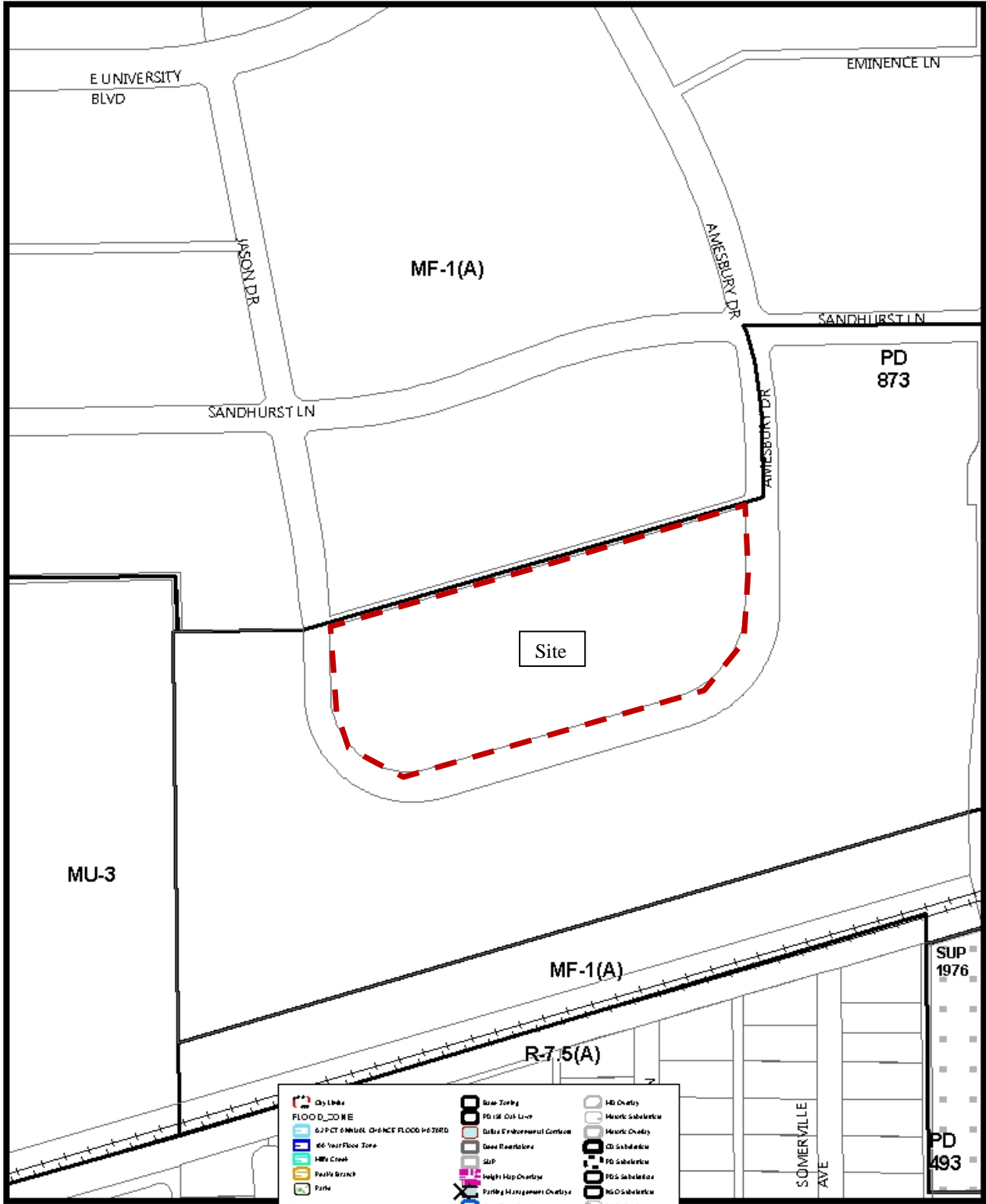
Bay Miltenberger – Manager  
909 Lake Carolyn Parkway, Suite 960  
Irving, TX 75039

Glenn Jones – Manager  
909 Lake Carolyn Parkway, Suite 960  
Irving, TX 75039

Scott Sherwood – Executive Vice President  
909 Lake Carolyn Parkway, Suite 960  
Irving, TX 75039

Bay Miltenberger – Manager  
909 Lake Carolyn Parkway, Suite 960  
Irving, TX 75039

Glenn Jones – Manager  
909 Lake Carolyn Parkway, Suite 960  
Irving, TX 75039



1:2,400

	City Line		Bare Zone		MB Overlay
	FLOOD_ZONE		PD 1st Out Line		Historic Subalterna
	6 FT CT 6 INCH DI 6 INCE FLOOD HAZARD		Duke Enforcement Corridor		Historic Overlay
	10 Year Flood Zone		Duke Reservation		CD Subalterna
	MBV Creek		SIP		PD Subalterna
	Paddy Branch		Height Map Overlay		PD 2 Subalterna
	Park		Parking Management Overlay		NSO Subalterna
			Shop Front Overlay		NSO Overlay
			D		Equipment Overlay
			D-1		Green
			D-2		
			SP		

D123-011

# EXISTING CONCEPTUAL PLAN

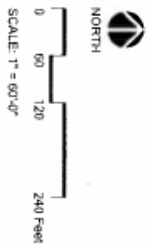
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Exhibit 873A

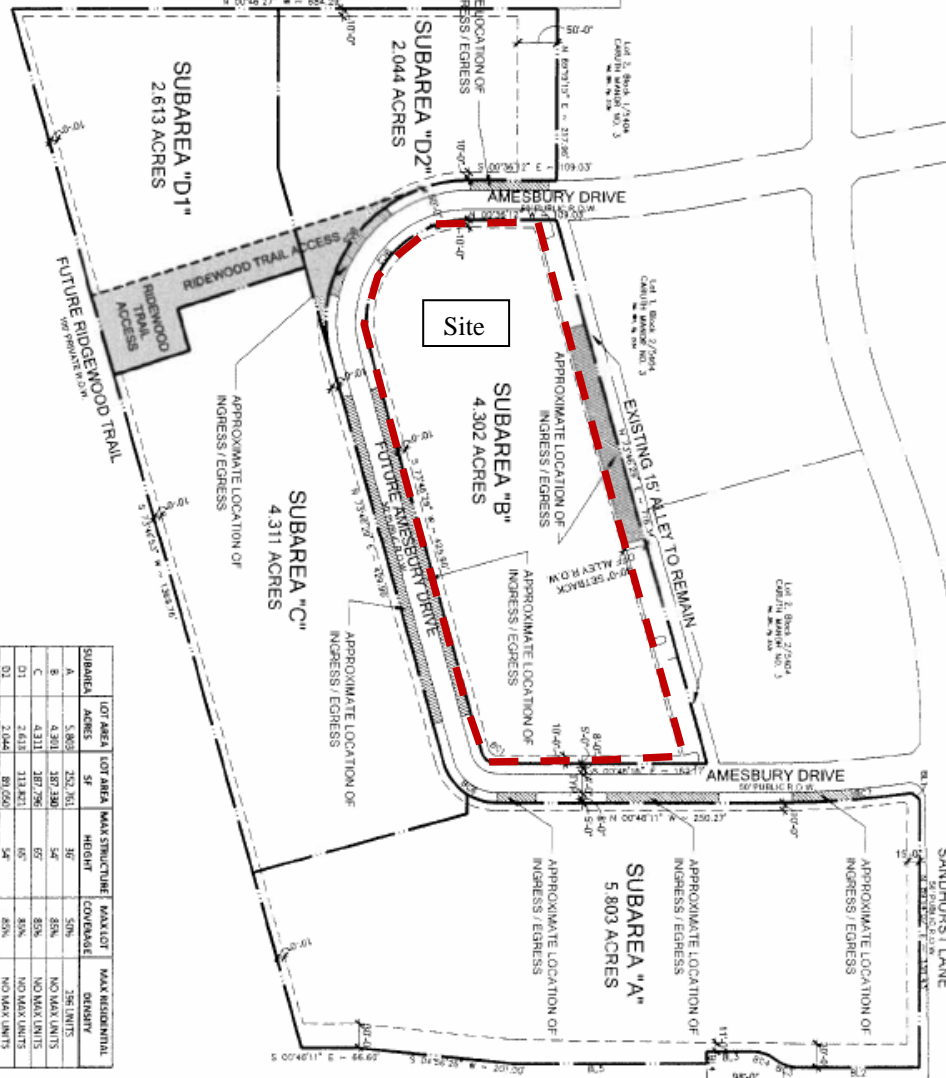
28843



Lot #	Area	Area	Area	Area	Area	Area	Area	Area	Area
101	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
102	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
103	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
104	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
105	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
106	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
107	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
108	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
109	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
110	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000



City of Amesbury  
 Planning & Development  
 1816  
 August 21, 2012



SUBAREA	LOT AREA ACRES	LOT AREA SF	MAX STRUCTURE HEIGHT	MAX LOT COVERAGE	MAX RESIDENTIAL DENSITY
A	5,803	252,761	35'	50%	75 UNITS
B	4,302	187,340	35'	50%	NO MAX UNITS
C	4,311	187,796	35'	50%	NO MAX UNITS
D1	2,613	113,921	35'	50%	NO MAX UNITS
D2	2,044	89,026	35'	50%	NO MAX UNITS
TOTAL	19,073	830,778			DENSITY CAPPED AT 1,000 UNITS/ACROSS ALL SUBAREAS

EXHIBIT A  
 Amesbury Parc

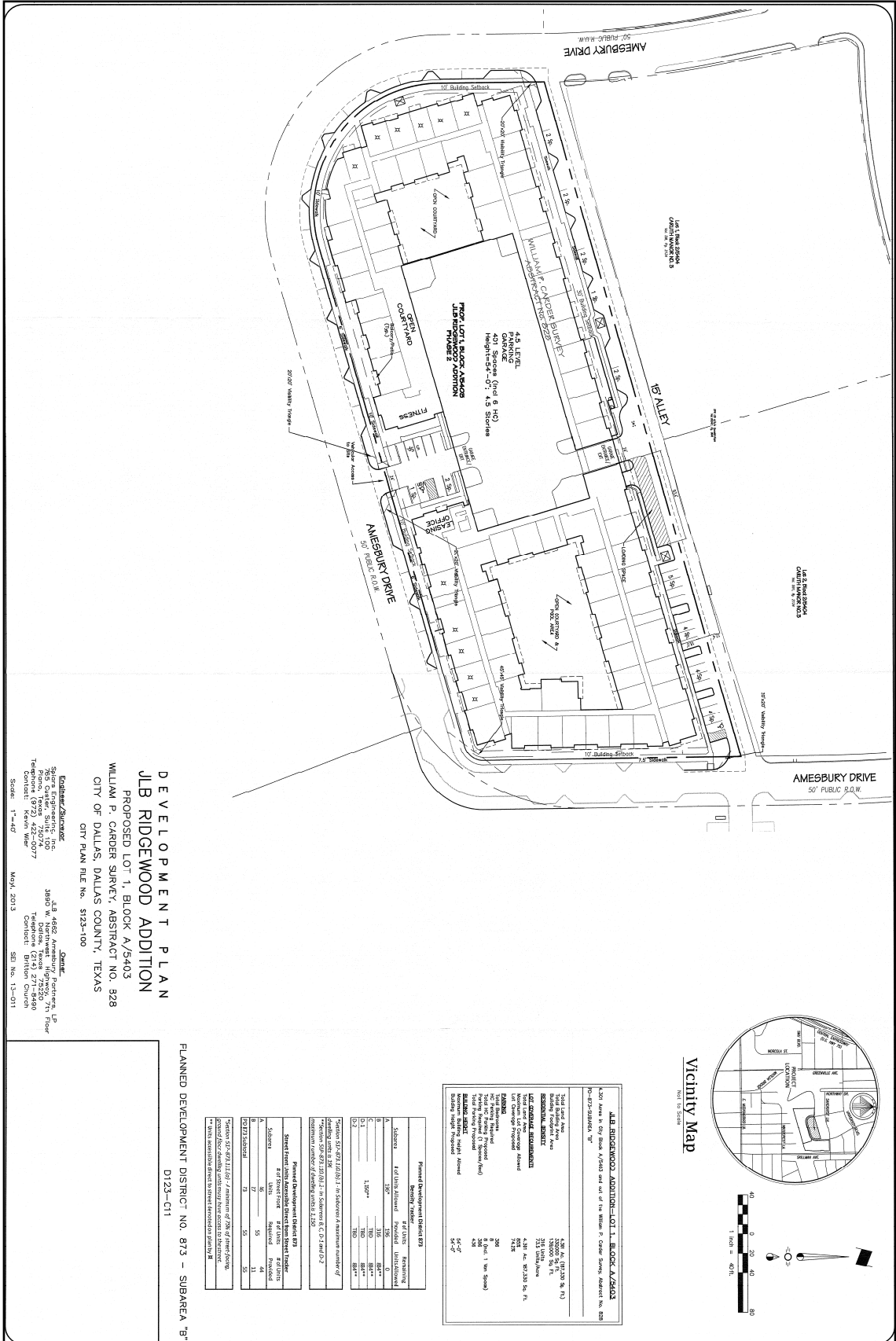
Conceptual Plan - Staff  
 Z112-225  
 August 21, 2012

Planned Development  
 District No. 873

Approved  
 City Plan Commission  
 August 16, 2012

APPROXIMATE LOCATION OF INGRESS / EGRESS

# PROPOSED DEVELOPMENT PLAN



**DEVELOPMENT PLAN**  
**JLB RIDGEWOOD ADDITION**  
 PROPOSED LOT 1, BLOCK A/S403  
 WILLIAM P. CORDER SURVEY, ABSTRACT NO. 828  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. 8723-100

**Engineer/Architect:**  
 Squire Engineering, Inc.  
 3809 N. Dallas, Texas 75219  
 Telephone: 972-350-7777  
 Consultant: Kevin Wiper

**Owner:**  
 JLB RidgeWood Addition, L.P.  
 3809 N. Dallas, Texas 75219  
 Telephone: 972-350-7777  
 Consultant: Britton Church

Scale: 1"=40'  
 MAY, 2013  
 SE No. 13-011

PLANNED DEVELOPMENT DISTRICT NO. 873 - SUBAREA "B"  
 D123-C11

Category	Planned Development District 873	Subarea "B"
Lot Area	4,320	4,320
Lot Coverage	0.25	0.25
Height	35	35
Setback	10	10
Use	Office	Office

**JLB RIDGEWOOD ADDITION - LOT 1, BLOCK A/S403**  
 4,320 sq. ft. (100' x 43.2')  
 100' x 43.2' (100' x 43.2')

**PROPOSED DEVELOPMENT:**  
 4,320 sq. ft. (100' x 43.2')  
 100' x 43.2' (100' x 43.2')

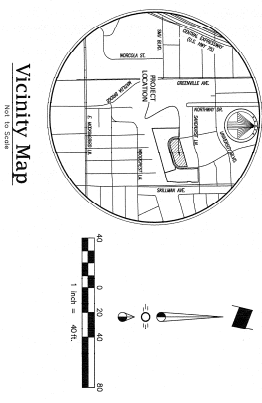
**PROPOSED USE:**  
 Office

**PROPOSED HEIGHT:**  
 35'

**PROPOSED LOT COVERAGE:**  
 0.25

**PROPOSED SETBACKS:**  
 10'

**PROPOSED USES:**  
 Office





**Planner: Olga Torres-Holyoak**

**FILE NUMBER:** D123-012

**DATE FILED:** April 5, 2013

**LOCATION:** On the north side of Ranch Trail, at Lost Canyon Road

**COUNCIL DISTRICT:** 6

**MAPSCO:** 11 A-R

**SIZE OF REQUEST:** ± 12 acres

**CENSUS TRACT:** 141.27

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**MISCELLANEOUS DOCKET ITEM**

**Owner/ Applicant:** Coppell Independent School District

**Representative:** Glenn Engineering

**Development Plan:**

On January 25, 2006, Dallas City Council established Planned Development District No. 741 by Ordinance No. 26233. The size of the PD is approximately 1,030.08 acres of land and it is located on the north side of Hackberry Road, east of Belt Line Road.

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

In conjunction with the above requirement, the attached development plan and landscape plan are submitted for the City Planning Commission's consideration. The plan provides for the construction of a Coppell ISD elementary school, the facilities will cover an area of approximately 63,175 square feet.

**STAFF RECOMMENDATION:** Approval

## List of Applicant/Owner Officers

### Coppell ISD Board of Trustees

**Anthony Hill**  
President  
[Place3@coppellisd.com](mailto:Place3@coppellisd.com)

**David Apple**  
Vice-President  
[Place2@coppellisd.com](mailto:Place2@coppellisd.com)

**Susie Kemp**  
Secretary  
[Place1@coppellisd.com](mailto:Place1@coppellisd.com)

**Thom Hulme**  
[Place4@coppellisd.com](mailto:Place4@coppellisd.com)

**Amy Dungan**  
[Place5@coppellisd.com](mailto:Place5@coppellisd.com)

**Judy Barbo**  
[Place6@coppellisd.com](mailto:Place6@coppellisd.com)

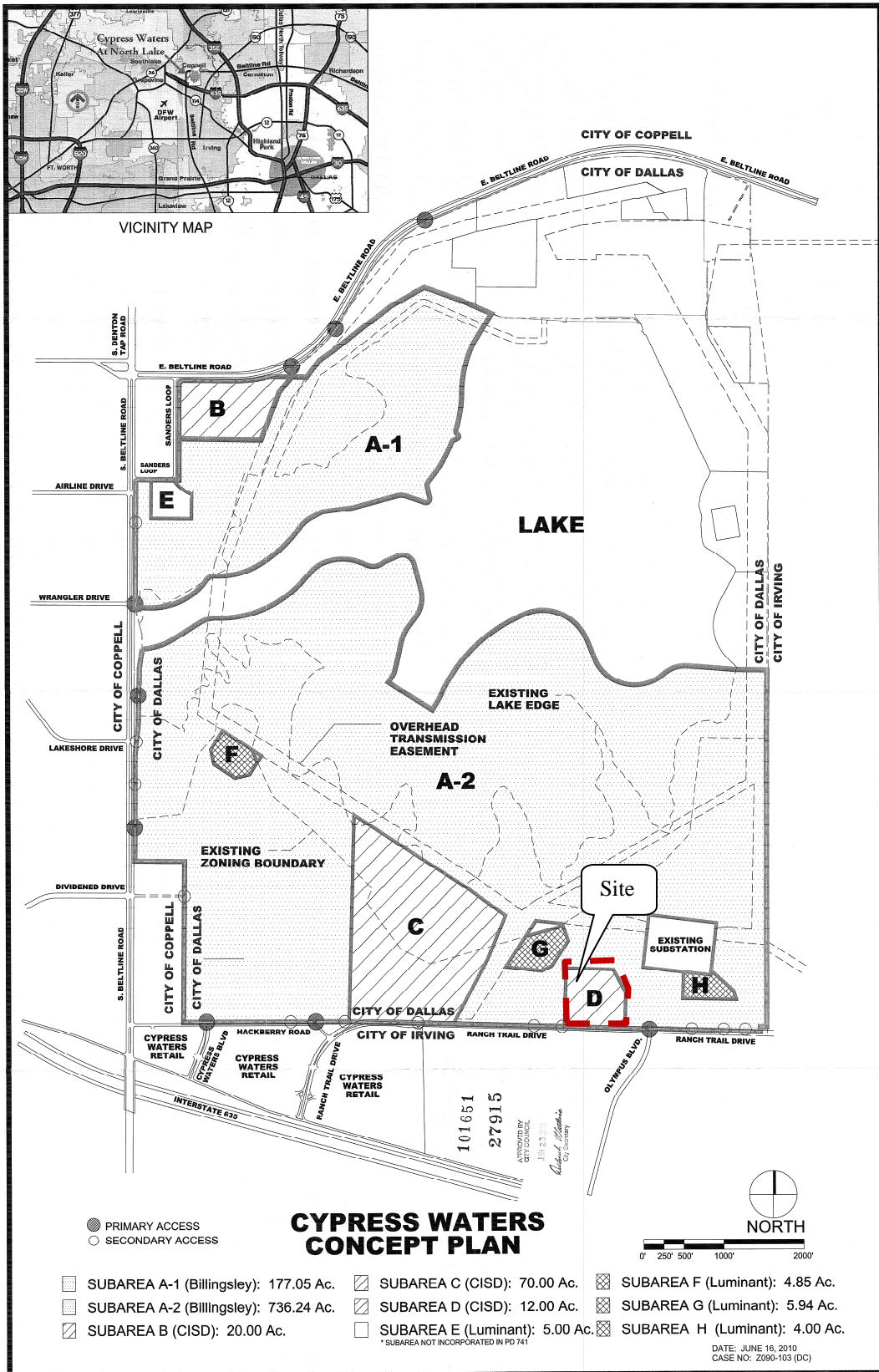
**Tracy Fisher**  
[Place7@coppellisd.com](mailto:Place7@coppellisd.com)

### Administrative Leadership

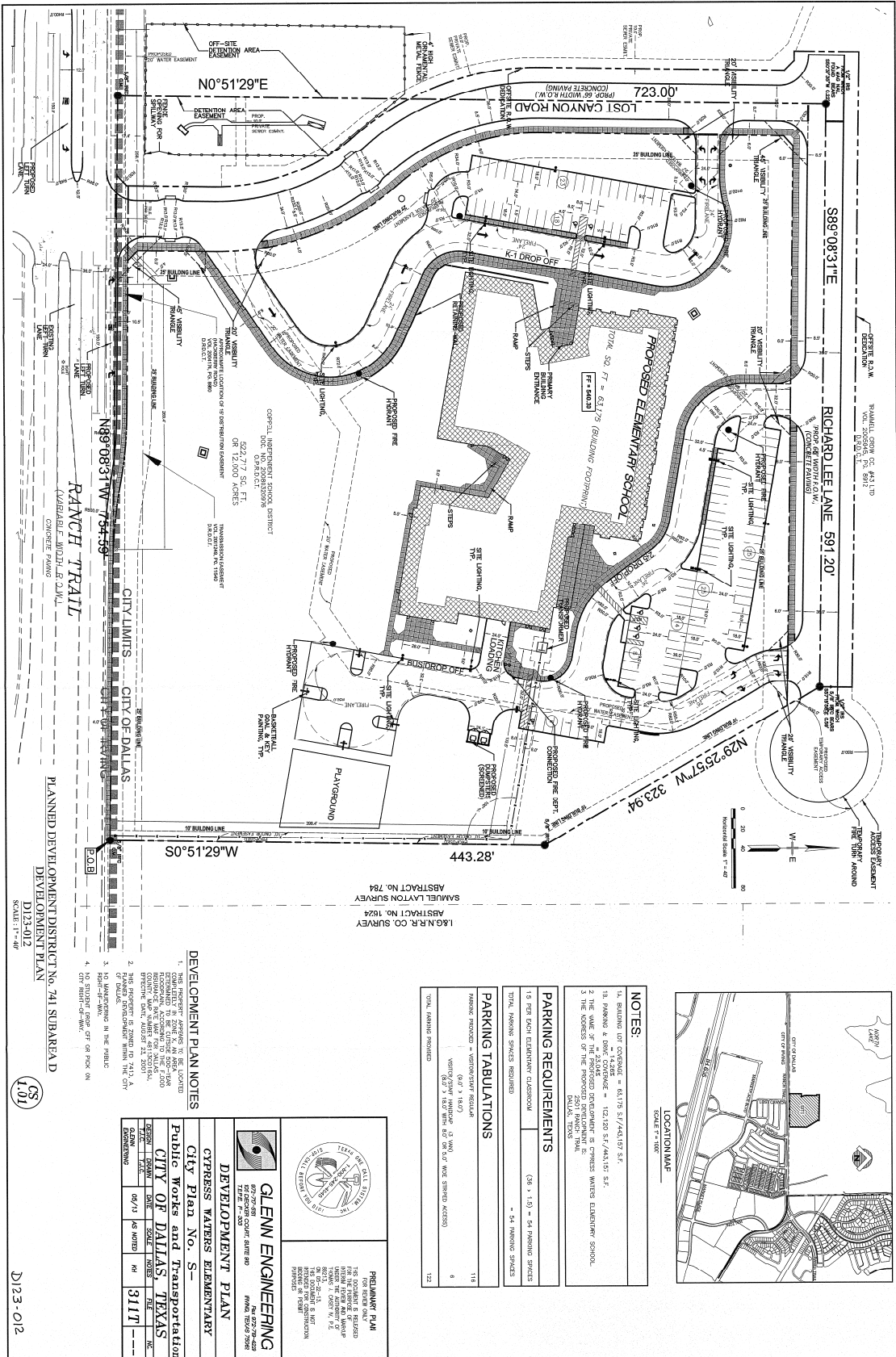
Turner	Jeff	Superintendent of Schools	214.496.8002	<a href="mailto:jturner@coppellisd.com">jturner@coppellisd.com</a>
Grant	Sid	Assistant Superintendent for Business and Support Services	214.496.6006	<a href="mailto:sgrant@coppellisd.com">sgrant@coppellisd.com</a>
Penny	Kelly	Chief Financial Officer	214.496.6006	<a href="mailto:kpenny@coppellisd.com">kpenny@coppellisd.com</a>
Denison	Marilyn	Assistant Superintendent for Curriculum and Instruction	214.496.7044	<a href="mailto:mdenison@coppellisd.com">mdenison@coppellisd.com</a>
Hunt	Brad	Assistant Superintendent for Administration	214.496.6039	<a href="mailto:bhunt@coppellisd.com">bhunt@coppellisd.com</a>
Branum	Chad	Executive Director of Technology	214.496.6900	<a href="mailto:cbranum@coppellisd.com">cbranum@coppellisd.com</a>
Carr	Rhonda	Executive Director of Intervention Services	214.496.6955	<a href="mailto:rcarr@coppellisd.com">rcarr@coppellisd.com</a>
Wallace	Tracey	Executive Director of Human Resources	214.496.6080	<a href="mailto:twallace@coppellisd.com">twallace@coppellisd.com</a>



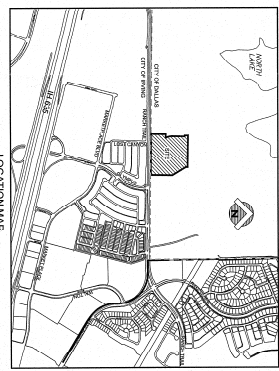
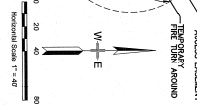
# EXISTING CONCEPTUAL PLAN



# PROPOSED DEVELOPMENT PLAN



LAGARR CO. SURVEY  
 ABSTRACT NO. 1824  
 SAMUEL LAVTON SURVEY  
 ABSTRACT NO. 784



**NOTES:**  
 1. EXISTING LOT COVERAGE = 43.17% S.F./44,157.5 S.F.  
 2. EXISTING LOT COVERAGE = 1.42% S.F./101,289 S.F.  
 3. PARKING & DRIVEWAY COVERAGE = 102,129 S.F./44,157.5 S.F.  
 4. THE WORKS OF THE PROPOSED DEVELOPMENT IS TO BE COMPLETED WITHIN THE 2011 SCHOOL YEAR.  
 5. SEE EXHIBIT FOR MORE DETAILS.

**PARKING REQUIREMENTS**  
 (ON 1.10) = 64 PARKING SPACES  
 1-1/2 SPER EACH ELEMENTARY CLASSROOM  
 TOTAL PARKING SPACES REQUIRED = 64 PARKING SPACES

**PARKING TABULATIONS**  
 PROPOSED PROVIDED \* VENTRILISTRY REQUIRED  
 (0.07' x 18.17') @ 3' TRAIL  
 VENTRILISTRY REQUIRED \* 60' TRAIL @ 60' WIDE (SHOULDER ACCESS)  
 TOTAL PARKING PROVIDED = 122

		<p><b>PROFESSIONAL PLAN</b>                  THIS DOCUMENT IS RELEASED FOR THE CITY OF DALLAS AND MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE ENGINEER OR ARCHITECT.</p>
<p><b>DEVELOPMENT PLAN</b>                  CITY PLAN NO. S-                  CYPRESS WATERS ELEMENTARY</p>		
<p>City of Dallas, Texas                  Public Works and Transportation                  City of Dallas, Texas</p>		
DESIGN	DATE	NO.
GLAUN	09/11	45
REVISION	DATE	NO.
		3117

**DEVELOPMENT PLAN NOTES**  
 1. THE TOTAL AREA OF THE SITE IS 1,000,000 SQ. FT. (22.72 ACRES).  
 2. THE PROJECT IS ZONED TO 4211. A  
 3. THE PROJECT IS TO BE COMPLETED WITHIN THE CITY  
 4. NO MAINTENANCE IN THE PUBLIC  
 5. THE PROJECT IS TO BE COMPLETED WITHIN THE CITY  
 6. THE PROJECT IS TO BE COMPLETED WITHIN THE CITY



D123-012



**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR  
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

**DOWNTOWN DISTRICT**

---

**CASE NUMBER:** 1304254002

**FILED:** April 25, 2013

**LOCATION:** 2020 Ross Avenue

**SIZE OF REQUEST:** ± 0.2918 acs.

**COUNCIL DISTRICT:** 14

**ZONING:** CA-1(A)

**MAPSCO:** 45-L, K

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**APPLICANT:** Scott Reynolds

**CONTRACTOR:** Reynolds Outdoor Media

**OWNER/TENANT:** TerraPark IV LP

**REQUEST:** An application for a Certificate of Appropriateness to relocate an existing kiosk (Permit #0401285017) from Main Street to Ross Avenue.

**SUMMARY:** The applicant will relocate and erect a new detached premise business changeable copy kiosk sign at the southwest corner of Ross Avenue and Olive Street.

**STAFF RECOMMENDATION:** Approval.

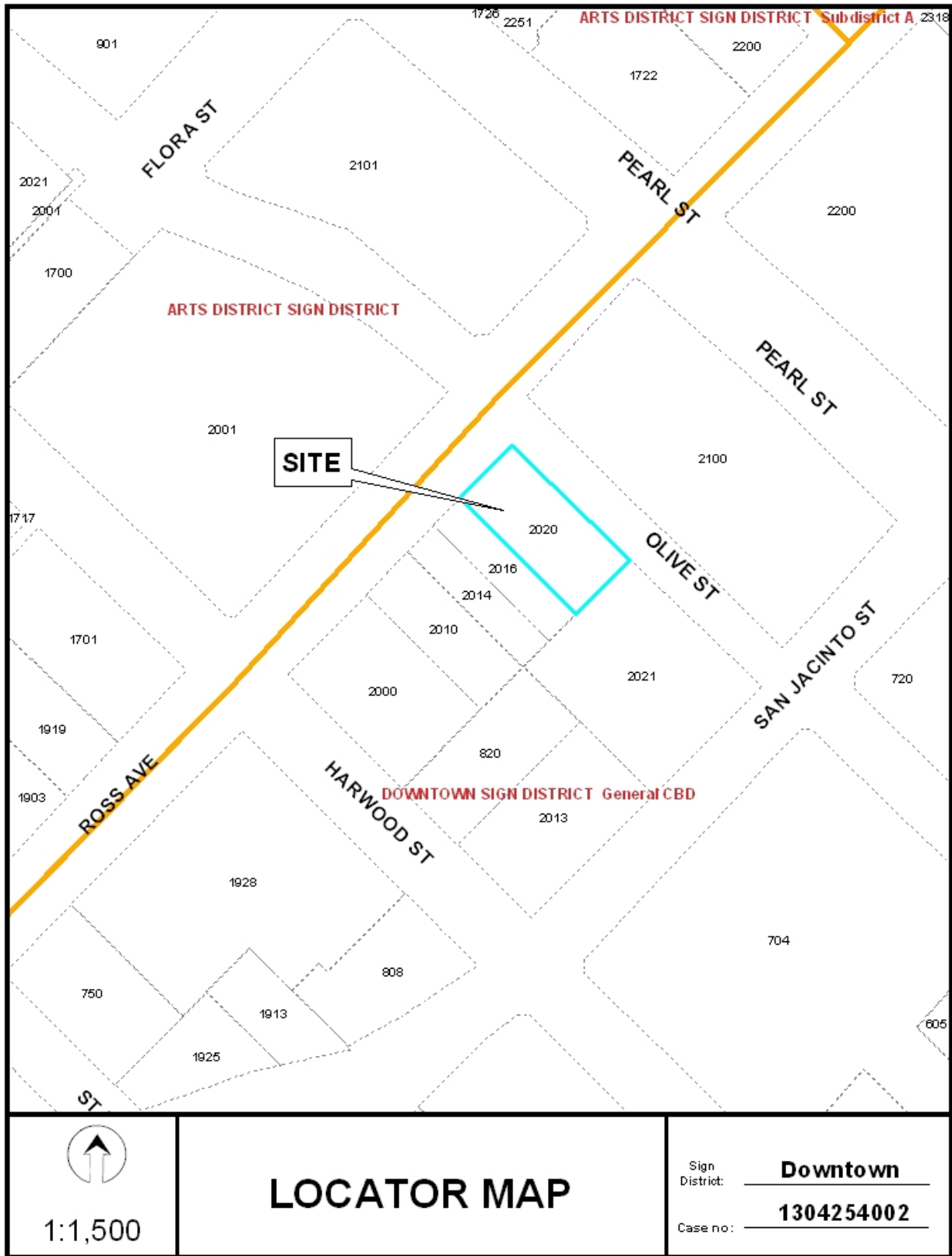
**SSDAC RECOMMENDATION:** Approval.

**BACKGROUND:**

- The existing kiosk (permit #0401285017) was issued on March 16, 2004, and is currently located at 2125 Main Street.
- Northern Bank is located on the subject site and is currently being demolished to construct surface parking. The applicant proposes to relocate the existing kiosk sign from Main Street to the southwest corner of Ross Avenue and Olive Street.
- The Special Sign District Advisory Committee (SSDAC) approved this request on May 14, 2013.
- Construction of the kiosk sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.918. KIOSKS:

(b) Kiosks for which permits were issued on or before March 9, 2005.

- (1) Kiosks may display premise or non-premise messages.
- (2) Kiosks must be spaced at least 300 feet apart.
- (3) No kiosk may be illuminated by a detached, independent external light source.
- (4) Kiosks may not be located on sidewalks unless:
  - (A) an unobstructed sidewalk width of 10 feet is maintained on any side with a message area; or
  - (B) an unobstructed sidewalk width of seven feet is maintained with no message area.
- (5) Kiosks must be securely anchored.
- (6) Except as provided in this section, kiosks must meet the design standards of a city-wide kiosk program approved by the city council.
- (7) Kiosks may contain coin-operated public toilets.
- (8) Kiosks may not exceed:
  - (A) 10 feet in height;
  - (B) 80 square feet in effective area; or
  - (C) 100 square feet in effective area if a kiosk contains a coin-operated public toilet.
- (9) The effective area of a kiosk is measured using the rule for measuring the effective area of detached signs.
- (10) The message area of a kiosk may not exceed 60 percent of the effective area of the kiosk.
  - (A) One-third of the message area of a kiosk must identify a district activity or be an area way-finding map. The message area identifying a district activity or containing an area way-finding map must be oriented to be visible from a sidewalk within the public right-of-way.
  - (B) There is no limit as to the number of words containing characters of a height equal to or exceeding four inches on a kiosk.
- (11) Kiosks with area way-finding maps must have the word "information" or an information symbol above the message area.
- (12) Kiosks may be relocated within this district, provided the new location and kiosk design complies with this section.  
(Ord. Nos. 24606; 24925; 25926)



  
1:1,500

# LOCATOR MAP

Sign District: **Downtown**  
Case no.: **1304254002**

Date: May 14, 2013



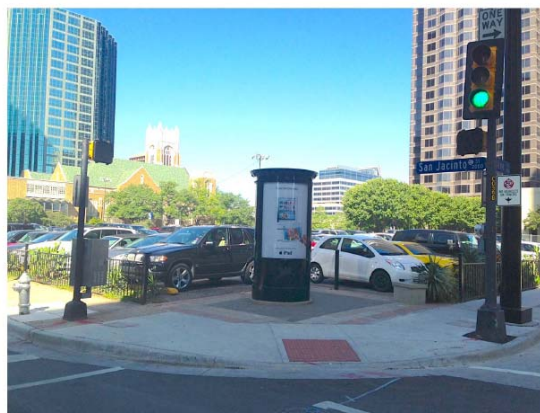
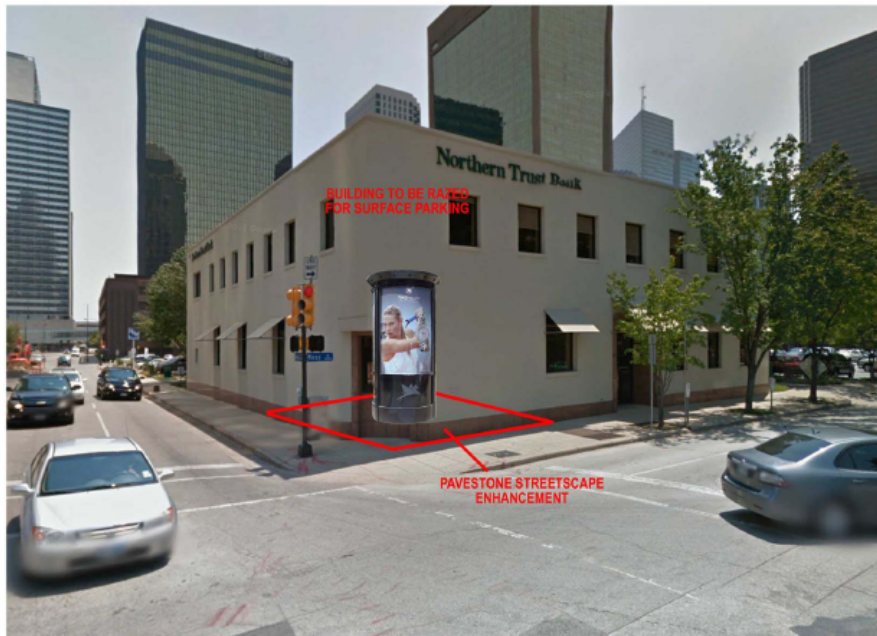
Date: May 14, 2013



Existing kiosk location: 2125 Main (Permit #0401285017)



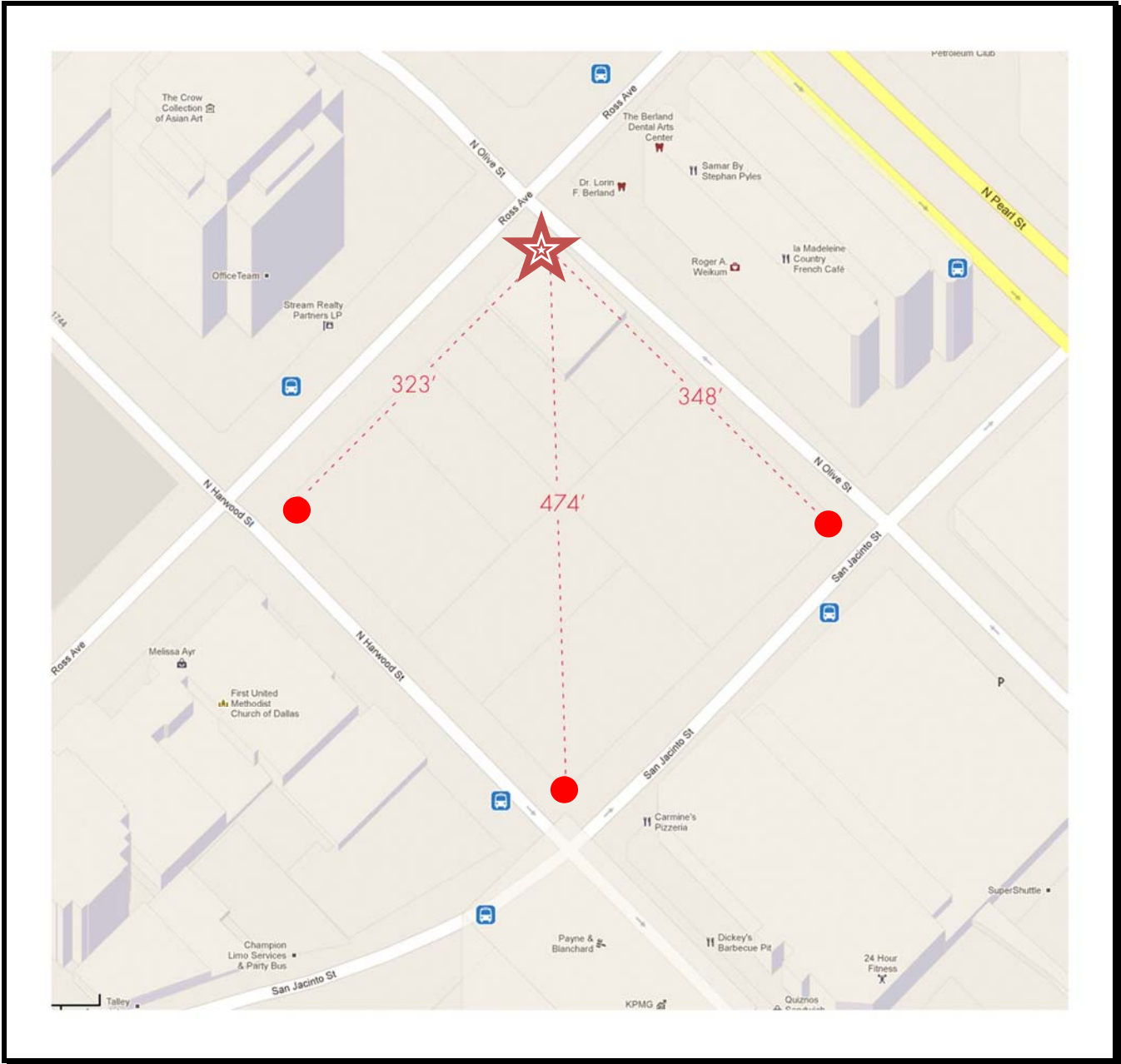
Replacement kiosk location (2020 Ross Ave) : current conditions





Upon completion, the kiosk and corner improvements will mirror the adjacent corners on the same property.



# KIOSKS SIGNAGE



-  Proposed Kiosk
-  Existing Kiosk

**LOCATION:** (1) Singleton Boulevard from Sylvan Avenue to Canada Drive; (2) Bataan Street from Singleton Boulevard to Commerce Street; (3) Herbert Street from Singleton Boulevard to Commerce Street; and (4) Amonette Street from Singleton Boulevard to Commerce Street.

**COUNCIL DISTRICT:** 6

**MAPSCO:** 44Q

**PLANNER** Tanya Brooks

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**REQUEST**

Amendments to the City of Dallas Thoroughfare Plan to: (1) Change the dimensional classification of Singleton Boulevard from Sylvan Avenue to Canada Drive from a six lane divided {M-6-D(A)} roadway within 100 feet of right of way to a special four lane divided (SPCL 4D) roadway with bicycle lanes within 88 feet of right of way; (2) Add Bataan Street from Singleton Boulevard to Commerce Street to the Thoroughfare Plan as a special two lane (SPCL 2U) roadway with on-street parking within 54 feet of right of way; (3) Add Herbert Street from Singleton Boulevard to Commerce Street to the Thoroughfare Plan as a special two lane (SPCL 2U) roadway with on-street parking within 56 feet of right of way; (4) Add Amonette Street from Singleton Boulevard to Commerce Street to the Thoroughfare Plan as a two lane (SPCL 2U) roadway with on-street parking within 54 feet of right of way.

**SUMMARY**

West Dallas Investments has submitted applications requesting amendments to the City of Dallas Thoroughfare Plan to facilitate proposed development projects in West Dallas. Staff has worked with West Dallas Investments and the City of Dallas Design Studio to establish a street design and circulation plan that meets the needs of these developments, existing property owners and is consistent with the West Dallas Vision that was approved by City Plan Commission and City Council. Specifically there has been emphasis on establishing a design that balances vehicle movement while incorporating amenities that accommodate pedestrians, cyclists and public transit users.

The proposed amendments include reducing the designated number of travel lanes on Singleton Boulevard from six to four and adding a bicycle facility along the corridor. Singleton Boulevard currently exists as a four lane roadway with a sub-standard median and minimal sidewalk accommodations within 75 feet of right of way. As recommended in the West Dallas Urban Structure Guidelines, Herbert Street, Amonette Street and Bataan Street, not currently designated on the City's Thoroughfare Plan, will be designated as two lane undivided roadways with parking on each side and parkways wide enough to accommodate landscaping and sidewalks.

**STAFF RECOMMENDATION**

Staff recommends approval of the amendment to the Thoroughfare Plan to (1) Change the dimensional classification of Singleton Boulevard from Sylvan Avenue to Canada Drive from a six lane divided {M-6-D(A)} roadway within 100 feet of right of way to a special four lane divided (SPCL 4D) roadway with bicycle lanes within 88 feet of right of way; (2) Add Bataan Street from Singleton Boulevard to Commerce Street to the Thoroughfare Plan as a special two lane (SPCL 2U) roadway with on-street parking within 54 feet of right of way; (3) Add Herbert Street from Singleton Boulevard to Commerce Street to the Thoroughfare Plan as a special two lane (SPCL 2U) roadway with on-street parking within 56 feet of right of way; (4) Add Amonette Street from Singleton Boulevard to

Commerce Street to the Thoroughfare Plan as a two lane (SPCL 2U) roadway with on-street parking within 54 feet of right of way.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

City Plan Commission

Held Under Advisement from May 2, 2013

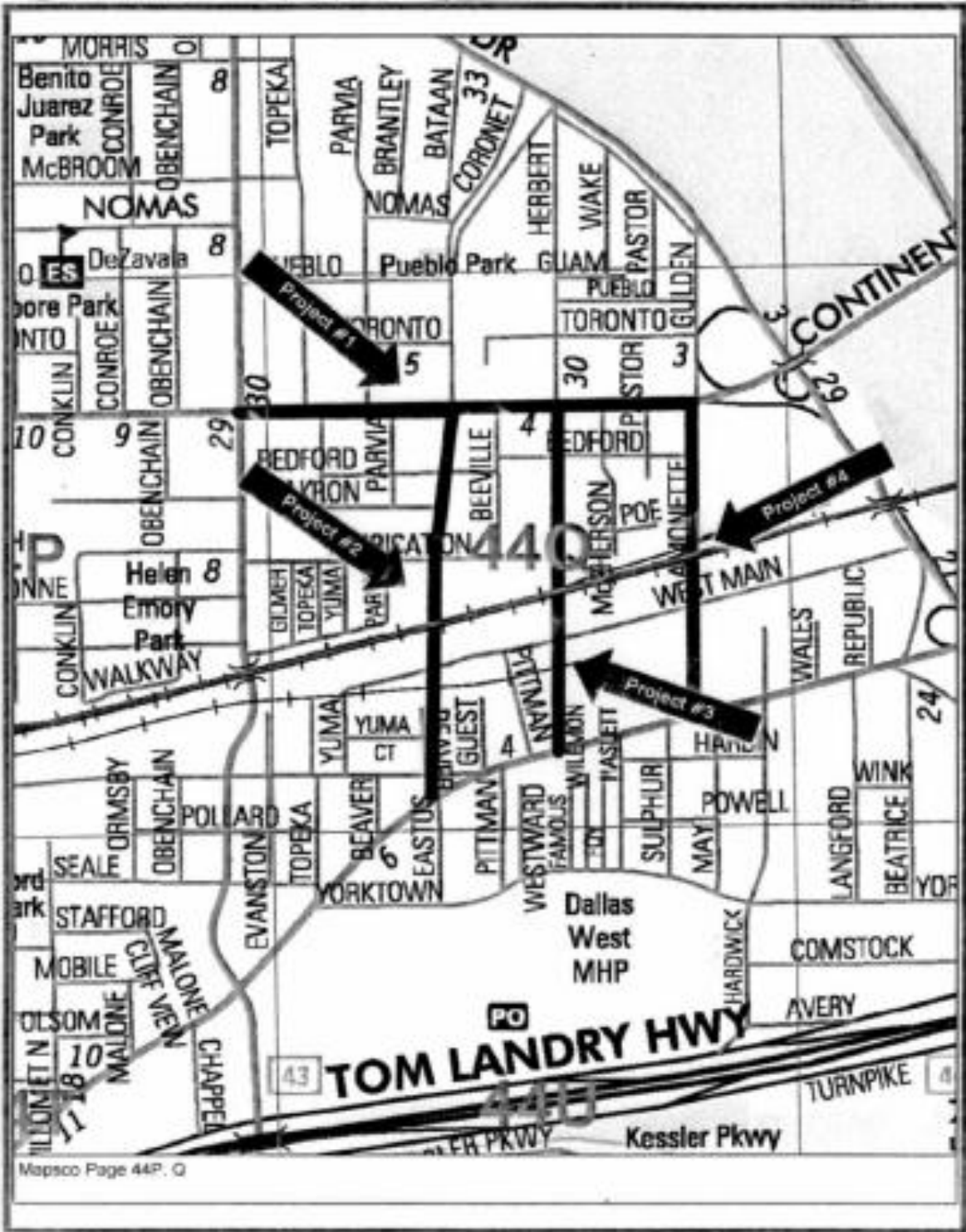
City Plan Commission  
Transportation Committee

April 18, 2013  
Recommendation Approval

**MAPS**

Attached

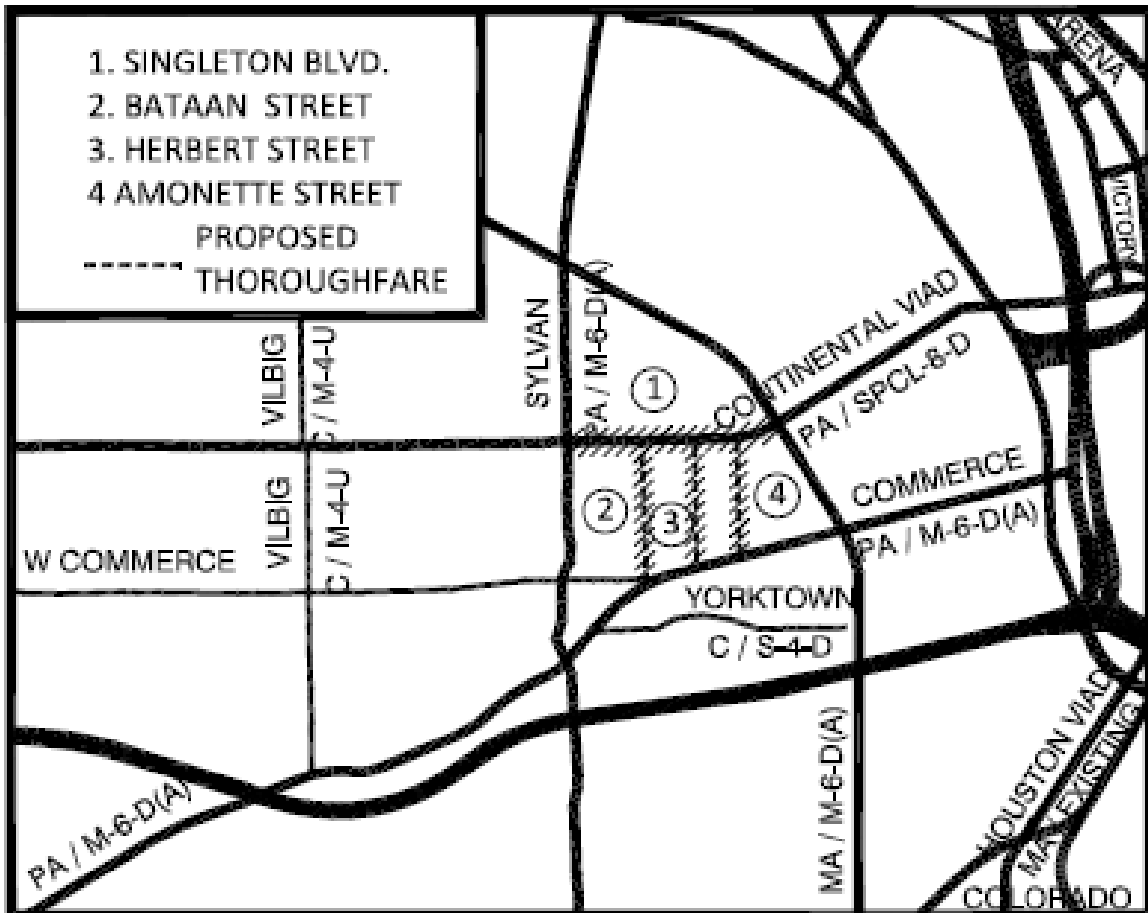
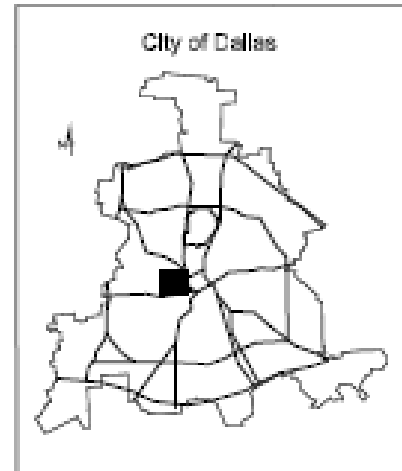
**Amonette - Bataan - Herbert - Singleton**



**Mapsco Page 44P, Q**

# AMONETTE - BATAAN - HERBERT - SINGLETON

Thoroughfare Plan Amendment  
Thoroughfare Map

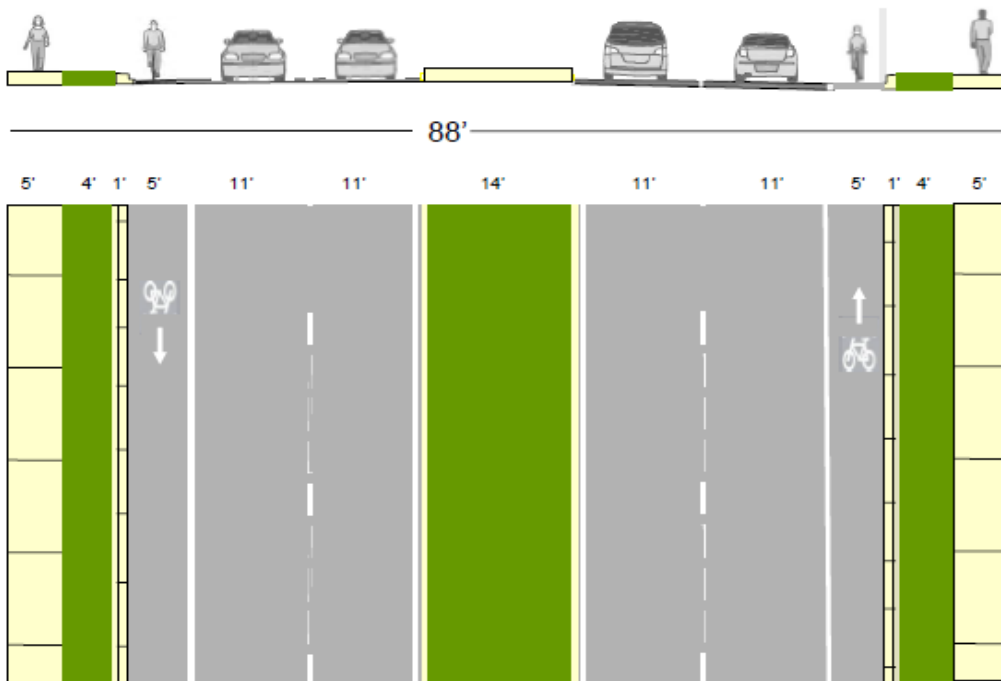


LOCATOR MAP  
NOT TO SCALE



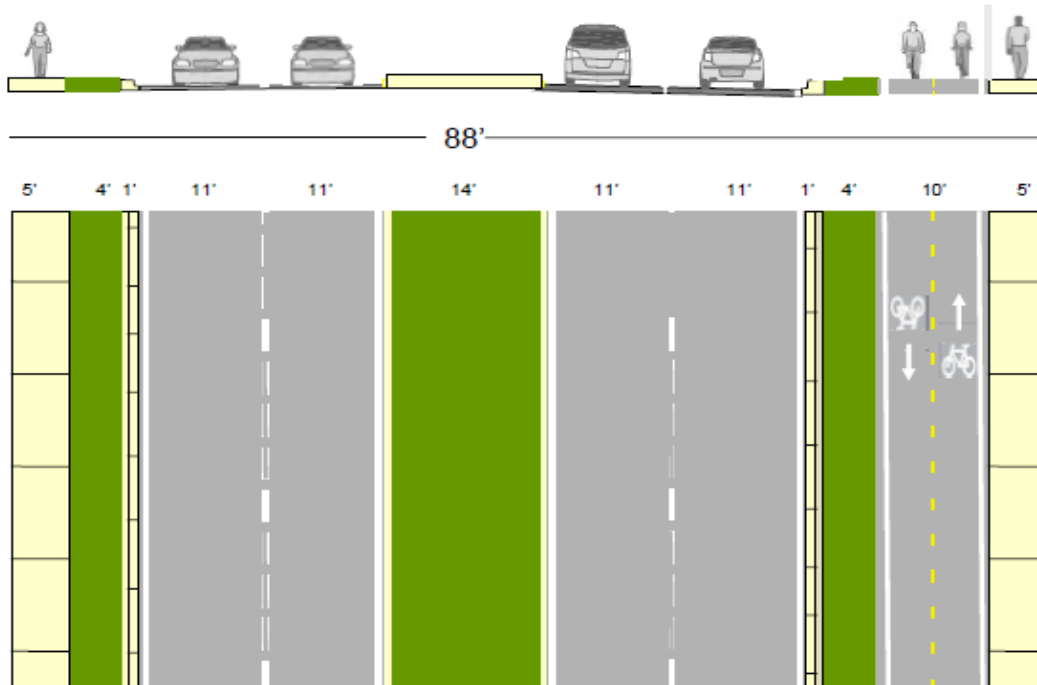
### Singleton Avenue

4-Lane Divided Roadway with Sidewalks and Bike Lanes  
Typical Plan View and Cross-Section



### Singleton Avenue

4-Lane Divided Roadway with Sidewalks and 2-Way Cycle Track  
Typical Plan View and Cross-Section



**FILE NUMBER:** Z123-143(RB)

**DATE FILED:** November 20, 2012

**LOCATION:** Northeast Line of C. F. Hawn Freeway, West of Garden Springs Drive

**COUNCIL DISTRICT:** 8

**MAPSCO:** 69A E

**SIZE OF REQUEST:** Approx. 3.83 Acres.

**CENSUS TRACT:** 171.01

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**APPLICANT/OWNER:** Jessie Patino, Representative

**REQUEST:** An application for a Specific Use Permit for a Recycling buy-back center limited to the collection of household metals, on property zoned a CS Commercial Service District

**SUMMARY:** The applicant proposes to provide for the requested use within a 4,330 square foot structure on a portion of the site.

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

**BACKGROUND INFORMATION:**

- The request site is developed with various structures, outside vehicle storage areas, an off-street parking area, and unimproved maneuvering areas associated with a legally nonconforming outside salvage and reclamation use.
- The applicant proposes to utilize a portion of an existing structure to provide for an approximate 4,330 square foot recycling buy-back center limited to the collection of household metals.
- The underlying zoning district permits the requested use by SUP.
- The attached site plan provides for existing improvements along with the designated area for the recycling buy-back center.

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

**Thoroughfare**

**Designation; Existing & Proposed ROW**

C. F. Hawn Freeway

Freeway; Variable ROW

**STAFF ANALYSIS:**

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

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 applicant is requesting an SUP in order to provide for a recycling buy-back center limited to household metals. Household metals are those items that are customarily used in a residential dwelling, exclusive of those items considered as Industrial Metals (i.e., bulky appliances, auto parts, construction materials).

As the property fronts along a freeway, the majority of the uses in the immediate area consist of various industrial, commercial, and auto related uses. Legally nonconforming single family uses are scattered along Ravenview Road to the north. For orientation purposes, the property line of the closest residential use is located approximately 200 feet north of the structure to be used for the requested use and approximately 425 feet to the rear façade of the single family dwelling. These residential uses are not accessible from the site. Additionally, the site is buffered from adjacent properties with a six-foot tall solid screening 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.

With respect to this request, the majority of the daily operation will be confined to an enclosed structure. All materials received will be manipulated and stored in containers that must be removed within one week or upon obtaining capacity of the container, whichever occurs first.

As a result of staff's analysis, it has been determined the request is compatible with the surrounding uses, and subject to the restricted time period (two years), the renewal process for the SUP will ensure the operation remains in compliance with all regulations as well as requiring the public hearing process to ensure continuation of the use.

Additionally, the Dallas Development Code limits the time period for this use to a maximum of two years.

**Parking:** The Dallas Development Code requires one off-street parking space for each 500 square feet of floor area. The applicant will be providing the required nine spaces as delineated on the attached site plan.

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

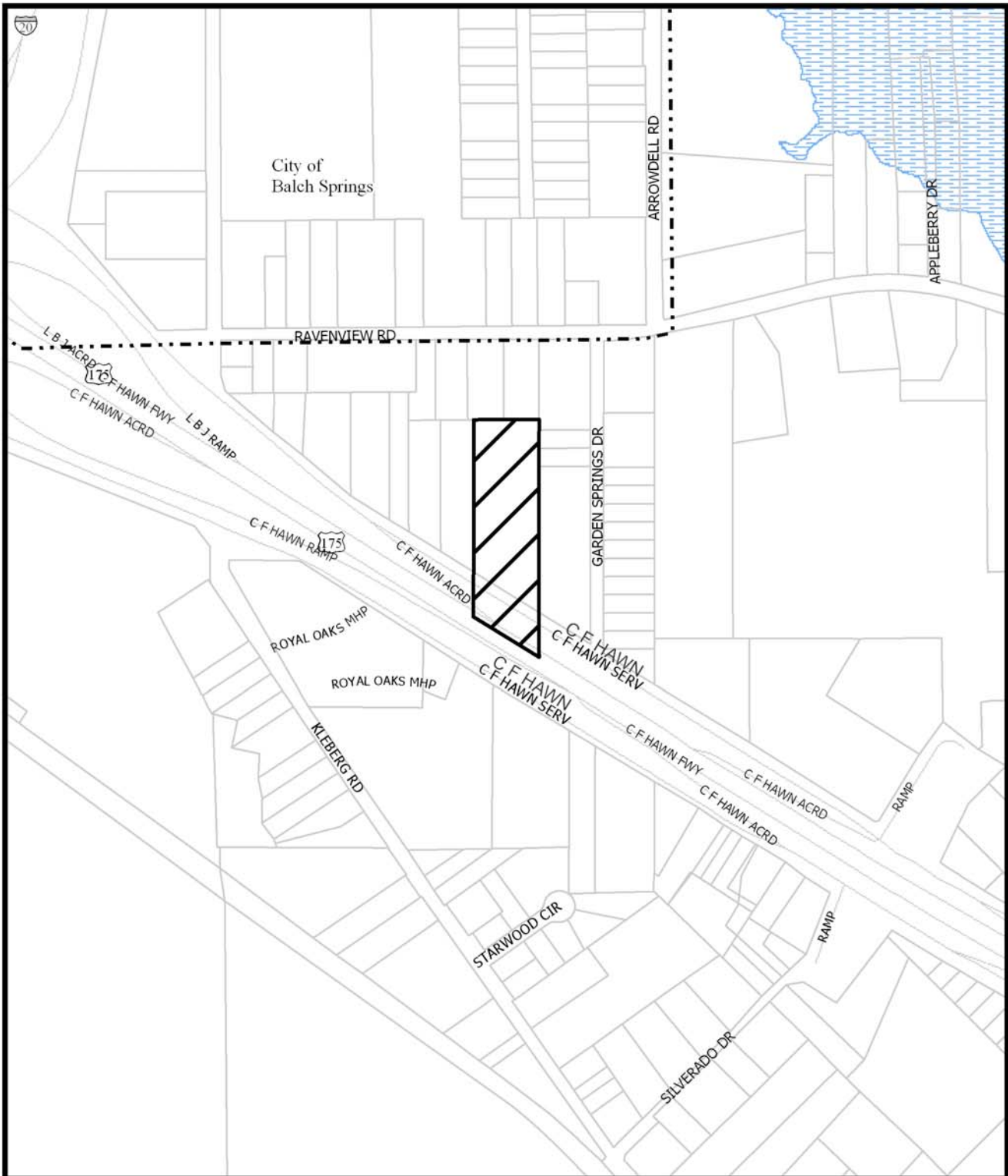
**Landscaping:** The site possesses existing mature trees located along the perimeter of the site. As there will be an increase in nonpermeable surface area greater than 2,000 square feet (maneuvering lanes and expanded surface parking area), Article X landscape requirements will be expected. It is envisioned the applicant will establish an artificial lot at time of permitting for the increased nonpermeable surface area improvements.



**CONDITIONS FOR A SPECIFIC USE PERMIT  
FOR A RECYCLING BUY-BACK CENTER**

1. **USE:** The only use authorized by this specific use permit is a recycling buy-back center limited to the collection of household metals.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan. Design of the monopole tower must comply with the elevation shown on the attached site plan.
3. **TIME LIMIT:** This specific use permit expires on (two years).
4. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
5. **GENERAL REQUIREMENTS:** Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.





1:6,000

# VICINITY MAP

Case no:           Z123-143          

Date:           5/1/2013

City of  
Balch Springs

R-10(A)

**Scattered Single family  
(legally nonconforming)**

IR

NS(A)

**Commercial,  
Auto-related**

**Commercial,  
Auto-related**

R-7.5(A)

175

175

C.F. HAWN FWY

C.F. HAWN ACRD

GARDEN SPRINGS DR

LO-1

ROYAL OAKS MHP

ROYAL OAKS MHP

**Manufactured  
housing**

MH(A)

CS

ROYAL OAKS MHP

C.F. HAWN  
C.F. HAWN SERV

D-1

**Commercial, Auto  
service center**

C.F. HAWN RAMP  
C.F. HAWN  
C.F. HAWN SERV

KLEBERG RD

C.F. HAWN ACRD

C.F. HAWN ACRD




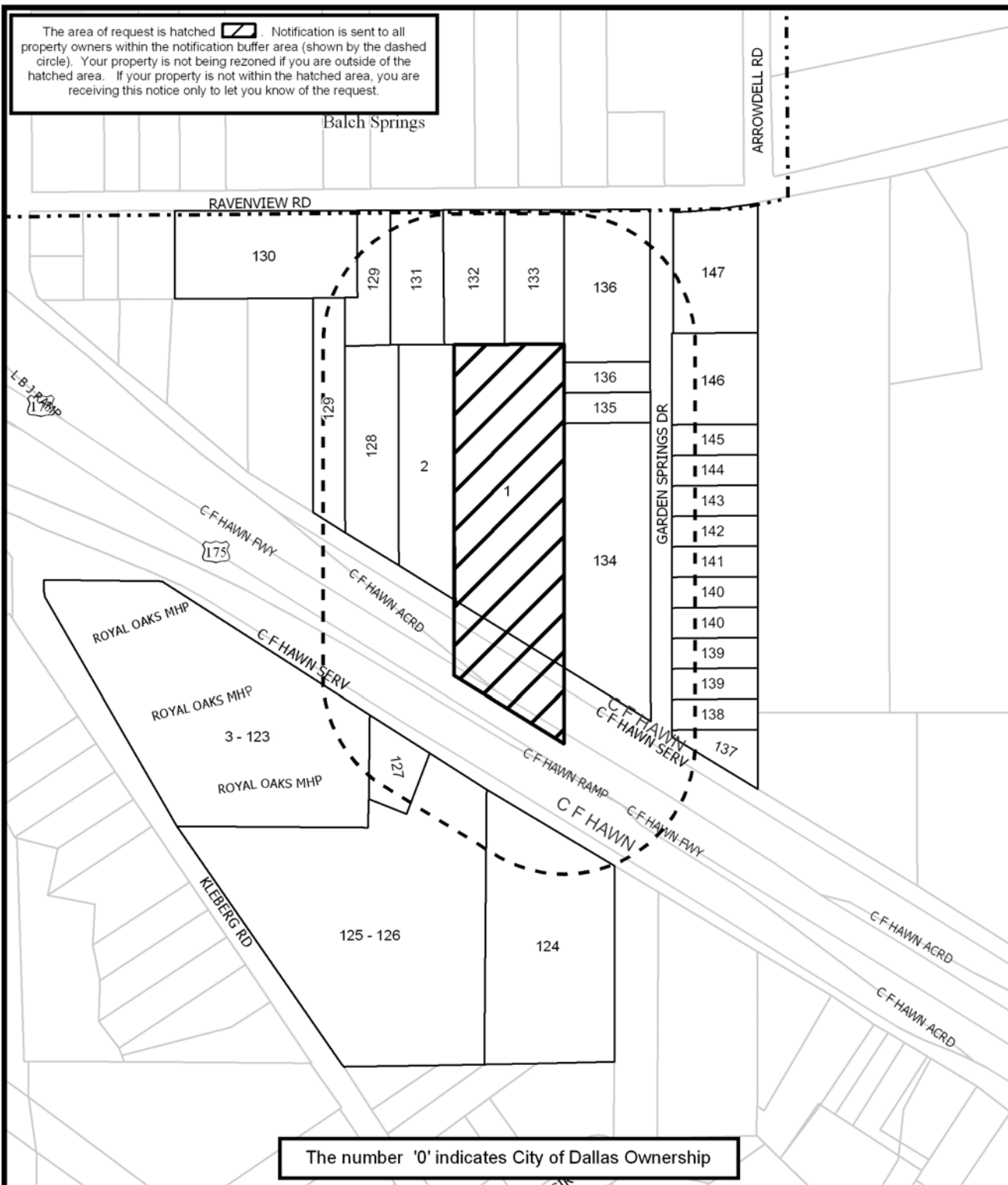
1:3,600

# ZONING AND LAND USE

Case no:           Z123-143          

Date:           5/1/2013

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

**300'**

AREA OF NOTIFICATION

**147**

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z123-143**

Date: **5/1/2013**

5/1/2013

***Notification List of Property Owners******Z123-143******147 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	11521 C F HAWN FWY	J & R TRUCK & EQUIPMENT
2	11505 C F HAWN FWY	ROBERTSON GLADYS M
3	11435 KLEBERG RD	ROYAL OAKS PARK LLC
4	11526 C F HAWN FWY	CORVANTEZ MIQUEL SPACE 52
5	11526 C F HAWN FWY	HERNANDEZ CARLOS SPACE 065
6	11435 KLEBERG RD	ROBERTS STEVEN WAYNE SPACE 236
7	11526 C F HAWN FWY	MARTINEZ ALFONSO SPACE 6
8	11526 C F HAWN FWY	MOJICA YANIVA SPACE 9
9	11526 C F HAWN FWY	SAUCEDO MAYELI SPACE 10
10	11526 C F HAWN FWY	PATLAN MARIA MAGDALELA SPACE 18
11	11526 C F HAWN FWY	ROMERO JUAN SPACE 21
12	11526 C F HAWN FWY	PALACIOS PABLO SPACE 25
13	11526 C F HAWN FWY	ABONZA ISIDRO SPACE 30
14	11526 C F HAWN FWY	JOAQUIN JORGE SPACE 35
15	11526 C F HAWN FWY	CASTILLO LAZARO SPACE 40
16	11526 C F HAWN FWY	GARCIA GUSTAVO SPACE 43
17	11526 C F HAWN FWY	MARTINEZ SONIA SPACE 44
18	11526 C F HAWN FWY	ZUNIGA JAUN SPACE 51
19	11526 C F HAWN FWY	BENITEZ MARIA SPACE 60
20	11526 C F HAWN FWY	GALLARDO RAMIRO SPACE 70
21	11526 C F HAWN FWY	MARTINEZ ROBERTO SPACE 76
22	11526 C F HAWN FWY	MIRANDA JORGE SPACE 78
23	11526 C F HAWN FWY	CASTRO DAVID SPACE 86
24	11526 C F HAWN FWY	BALDORAMA RAMON SPACE 87
25	11526 C F HAWN FWY	AYALA RAUL SPACE 096
26	11526 C F HAWN FWY	IBARRA JOSE ANTONIO SPACE 101



## Z112-143(RB)

5/1/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	11526 C F HAWN FWY	CANO EUSEBIO SPACE 103
28	11526 C F HAWN FWY	RAMIREZ SANTO SPACE 189
29	11526 C F HAWN FWY	CASTRO PORFIRIO AND SOURS AMBER SPACE 19
30	11526 C F HAWN FWY	VAZQUEZ ELISEO SPACE 196
31	11435 KLEBERG RD	VACIO MARTIN SPACE 202
32	11435 KLEBERG RD	AVILA JOSE SPACE 207
33	11435 KLEBERG RD	SILVA JUAN SPACE 209
34	11526 C F HAWN FWY	GALLEGOS ROGELIO SPACE 20A
35	11435 KLEBERG RD	VILLANUERA PORFIRIO SPACE 218
36	11435 KLEBERG RD	ORTIZ PEDRO SPACE 220
37	11435 KLEBERG RD	RODRIGUEZ ANTONIO VERONICA OVALLE
38	11435 KLEBERG RD	GARZA GRISELDA SPACE 222
39	11435 KLEBERG RD	ROSENDO AVILA SPACE 223
40	11435 KLEBERG RD	GILBREATH THOMAS SPACE 227
41	11435 KLEBERG RD	BARRIENTOS ROMALDO SPACE 228
42	11435 KLEBERG RD	LOPEZ ISABEL SPACE 230
43	11435 KLEBERG RD	GOMEZ MARIA SPACE 231
44	11435 KLEBERG RD	DUNCAN JANICE SPACE 233
45	11435 KLEBERG RD	VERDEEN RICHARD SPACE 234
46	11435 KLEBERG RD	PEREZ MARTIN SPACE 237
47	11435 KLEBERG RD	SUSTAITA F FERNANDO SPACE 240
48	1288 BAGLEY ST	CAMACHO JOSE SPACE 43
49	11526 C F HAWN FWY	GARRIGAN MICHAEL SPACE 241
50	11526 C F HAWN FWY	SERNA MARIBEL SPACE 084
51	11526 C F HAWN FWY	MARTINEZ MARIA SPACE 79
52	11435 KLEBERG RD	HERNANDEZ RAFAELA SPACE 219
53	11435 KLEBERG RD	LAZANO JORGE SPACE 235
54	11526 C F HAWN FWY	MORENO BERNARDO SPACE 27
55	11526 C F HAWN FWY	CASTILLO JOSE SPACE 83
56	11435 KLEBERG RD	ROACH SHIRLEY SPACE 212
57	11526 C F HAWN FWY	TELLEZ RICARDO SPACE 59

## Z112-143(RB)

5/1/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	11435 KLEBERG RD	SUSTAITA MARTINO SPACE 238
59	11526 C F HAWN FWY	CASTILLO CARLOS SPACE 007
60	11526 C F HAWN FWY	CHAVEZ NICHOLAS SPACE 8
61	11526 C F HAWN FWY	PRESTON DERYL SPACE 12
62	11526 C F HAWN FWY	VALLE MARTIN SPACE 15
63	11526 C F HAWN FWY	ALONSO MARIA SPACE 16
64	11526 C F HAWN FWY	GAONA ANTONIO SPACE 17
65	11526 C F HAWN FWY	ABONZA SIXTO SPACE 19
66	11526 C F HAWN FWY	ABONZA SIXTO SPACE 20
67	11526 C F HAWN FWY	MAURICIO PACACIOS SPACE 024
68	11526 C F HAWN FWY	ABONZA ALMA SPACE 26
69	11526 C F HAWN FWY	SUSTAYTA FAUSTINO SPACE 028
70	11526 C F HAWN FWY	GARCIA JUAN SPACE 37
71	11526 C F HAWN FWY	LUNA MARIA SPACE 39
72	11526 C F HAWN FWY	SALDIVAR ANITOTO SPACE 41
73	11526 C F HAWN FWY	COLLACO FRANSICA SPACE 42
74	11526 C F HAWN FWY	MARTINEZ ADRIAN SPACE 54
75	11526 C F HAWN FWY	DARES MARY ALMEN SPACE 58
76	11526 C F HAWN FWY	MALLIK GARY SPACE 63
77	11526 C F HAWN FWY	VEGA ANTONIO SPACE 71
78	11526 C F HAWN FWY	LOPEZ MIQUEL SPACE 77
79	11526 C F HAWN FWY	PACUNDO SAMUEL SPACE 082
80	11526 C F HAWN FWY	RODREGUEZ IVAN
81	11526 C F HAWN FWY	CERVANTES EUSTAQUIO SPACE 88
82	11526 C F HAWN FWY	ZUNIGA JUAN SPACE 89
83	11526 C F HAWN FWY	PEREZ CIRO SPACE 92
84	11526 C F HAWN FWY	HAWLEY MELVIN SPACE 94
85	11526 C F HAWN FWY	CASTRO AVRELIO SPACE 95
86	11435 C F HAWN FWY	BALDERUS J BEDA
87	11435 KLEBERG RD	PEREZ JOSE G SPACE 226
88	11526 C F HAWN FWY	ORTEGA FELIPE SPACE 104

## Z112-143(RB)

5/1/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	11526 C F HAWN FWY	RAMIREZ SANTOS SPACE 190
90	11526 C F HAWN FWY	GUSTAVO FELIX NORIEGA SPACE 191
91	11526 C F HAWN FWY	GONZALO URESTI
92	11526 C F HAWN FWY	ZUNIGA GENARO SPACE 194
93	11526 C F HAWN FWY	GUTIERREZ MARIO SPACE 200
94	11435 KLEBERG RD	CAYAXOIN DOMINGA SPACE 201
95	11435 KLEBERG RD	SAUIRRE RICARDO SPACE 203
96	11435 KLEBERG RD	SANTOS PENA SPACE 206
97	11435 KLEBERG RD	KENDRICK MILTON SPACE 210
98	11435 KLEBERG RD	CUMMINGS WILLIAM SPACE 211
99	11435 KLEBERG RD	GARCIA ANA SPACE 213
100	11435 KLEBERG RD	RAMIREZ FRANCISCO SPACE 214
101	11435 KLEBERG RD	PANTOJA MARIA SPACE 215
102	11435 KLEBERG RD	MURELLO MURELLO SPACE 216
103	11435 KLEBERG RD	JACOBES JOANA SPACE 217
104	11435 KLEBERG RD	TRAMELL LOLA SPACE 224
105	11435 KLEBERG RD	BENITEZ MARIA SPACE 229
106	11435 KLEBERG RD	ACEVEDO HUMBERTO SPACE 232
107	11435 KLEBERG RD	GUTIERREZ REFUGIO AND MARIA SPACE 243
108	11435 KLEBERG RD	HASTINGS TERESA SPACE 244
109	11435 KLEBERG RD	STRICKLAND CHERYL SPACE 245
110	11435 KLEBERG RD	GUZMAN RICHARD M
111	11526 C F HAWN FWY	HERNANDEZ PEDRO SPACE 102
112	11526 C F HAWN FWY	COPETILLO FERMIN SPACE 01
113	11526 C F HAWN FWY	SANCHEZ EDDIE SPACE 02
114	11526 C F HAWN FWY	MORALES OSCAR SPACE 03
115	11526 C F HAWN FWY	VILLAVERDE FIDEL SPACE 4
116	11526 C F HAWN FWY	DELGADO MIGUEL SPACE 5
117	11526 C F HAWN FWY	PALACIOS JOSE SPACE 93
118	11526 C F HAWN FWY	SANCHEZ YANET SPACE 187
119	11526 C F HAWN FWY	ZAVALA ISABELA C SPACE 188

## Z112-143(RB)

5/1/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	11435 KLEBERG RD	CONTRERAS ARMANDO SPACE 205
121	11526 C F HAWN FWY	CHAVEZ VALENTINA SPACE 69
122	11526 C F HAWN FWY	LEE FRANCIS SPACE 22
123	1321 SOLANA DR	FARMER BRANDON SPACE 042
124	11532 C F HAWN FWY	DER PROPERTIES LP
125	11526 C F HAWN FWY	ROYAL OAKS PARK LLC
126	11526 C F HAWN FWY	MORALES ELIDIA SPACE 36
127	11460 C F HAWN FWY	MCDANIEL TED
128	11461 C F HAWN FWY	ROBERTSON GLADYS
129	11457 C F HAWN FWY	ROBERTSON GLADYS M
130	11432 RAVENVIEW RD	PUTNEY CAROLYN D.
131	11510 RAVENVIEW RD	BASILIO JACOB
132	11524 RAVENVIEW RD	GILBERT JIMMY DALE & LURA DELL HARRIS
133	11532 RAVENVIEW RD	FRIER MARTHA ANN
134	1905 GARDEN SPRINGS DR	MUNIZ J RAMON
135	1835 GARDEN SPRINGS DR	MUNIZ RAMON
136	1829 GARDEN SPRINGS DR	A & M HAULERS LLC
137	11661 C F HAWN FWY	MCDANIEL JOE DOYLE
138	1928 GARDEN SPRINGS DR	MCDANIEL JOE D
139	1926 GARDEN SPRINGS DR	BROWN RONNY G
140	1922 GARDEN SPRINGS DR	BROWN DONNY P INC
141	1918 GARDEN SPRINGS DR	RODRIGUEZ JOSE LUIS & DORA
142	1916 GARDEN SPRINGS DR	MCDUGAL BETTY J
143	1914 GARDEN SPRINGS DR	MCDUGAL LEON CURTIS
144	1912 GARDEN SPRINGS DR	MCDUGAL LARRY CURTIS &
145	1900 GARDEN SPRINGS DR	MCDUGAL LEON C & BETTY
146	1830 GARDEN SPRINGS DR	BROWN RONNY G
147	1812 GARDEN SPRINGS DR	ALVIS INC

**FILE NUMBER:** Z123-164(RB)      **DATE FILED:** December 26, 2012

**LOCATION:** West Line of Newberry Street, North of Crown Road

**COUNCIL DISTRICT:** 6      **MAPSCO:** 22 C

**SIZE OF REQUEST:** Approx. 2.735 Acres      **CENSUS TRACT:** 99

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**APPLICANT/OWNER:** 11517 Newberry, LP

**REPRESENTATIVE:** Luis Ortiz

**REQUEST:** An application for an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District and an MU-3 Mixed Use District.

**SUMMARY:** The applicant proposes to continue operation of a sand, gravel, or earth sales and service use, commercial motor vehicle parking, and outside storage without visual screening. Additionally, the applicant has volunteered deed restrictions prohibiting certain uses and providing for specific operational regulations.

**STAFF RECOMMENDATION:** Approval, subject to deed restrictions volunteered by the applicant.

**BACKGROUND INFORMATION:**

- The site is developed with multiple uses consisting of office, sand, gravel, or earth sales and service use, commercial motor vehicle parking, and outside storage without visual screening.
- The applicant is requesting an IM District to permit the above referenced uses, excluding the office use (a permitted use under existing zoning), as permitted uses.
- In conjunction with the request, the applicant has volunteered deed restrictions that prohibit certain uses as well as provide for certain operational regulations.

**Zoning History:**

<b><u>File No.</u></b>	<b><u>Request, Disposition, and Date</u></b>
1. Z101-391	On August 22, 2012, the City Council approved an IM District, subject to volunteered deed restrictions that provide for screening and setback regulations as well as prohibiting certain uses on a portion of the property.

<b><u>Street</u></b>	<b><u>Designation; Existing &amp; Proposed ROW</u></b>
Newberry Street	Local; 40'-50' ROW

**STAFF ANALYSIS:**

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



and may be linked to rail for freight purposes. Street lanes are wide and intersections are large. Transit, sidewalks and other pedestrian improvements are limited.

GOAL 1.2 Promote desired development.

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

**Land Use Compatibility:** The request site consists of multiple parcels and is partially developed with vacant industrial buildings with what appears as an outside storage area utilized by the previous tenant. The northern three-quarters of the site is zoned for MU-3 District Uses, while the southern quarter is zoned an IR District. The applicant proposes to utilize the parcels for office, sand, gravel, or earth sales and service use, commercial motor vehicle parking, and outside storage without visual screening, all of which (excluding the office use) are not permitted by either of the existing zoning districts.

The site is generally surrounded by commercial/industrial uses (both inside and outside use classifications) and supporting administrative/office components in all directions. In addition to these uses, the recently approved zoning request (see Zoning History) that abuts the site's southern property line is not utilized for a contractor's maintenance yard, while the undeveloped land immediately north is being utilized to accommodate a significant amount of tree inventory.

This area of the city possesses a large percentage of industrial users that rely on convenient freeway accessibility (IH 35/IH 635/Loop 12) thus a significant amount of truck traffic is present in the area. The general area has somewhat smaller parcels, many of which utilize multi-tenant commercial buildings as well as smaller platted lots with single users. Additionally, some sensitivity should be considered for any zoning change in close proximity to the remaining single family uses located on properties south of the site's southwest corner. With regard to these issues, the applicant has worked with staff to address many of these concerns, thus the attached deed restrictions have been volunteered to mitigate for much of this.

As a result of this analysis, staff supports the request, subject to the attached volunteered deed restrictions.

**Landscaping:** The site possesses small stands of trees predominately located along portions of the site's southern perimeter. The applicant will be required to provide

Z123-164(RB)

nonpermeable surface areas for existing maneuvering and parking areas, thus landscaping per Article X will be required.

**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 significant impact on the surrounding street system.

**Miscellaneous-Site Improvements:** As noted above, the site is void of nonpermeable surface construction for all maneuvering and parking areas. Prior to issuance of a valid certificate of occupancy for three of the four uses currently operating on the property, paving of these areas must be completed, along with required landscaping.



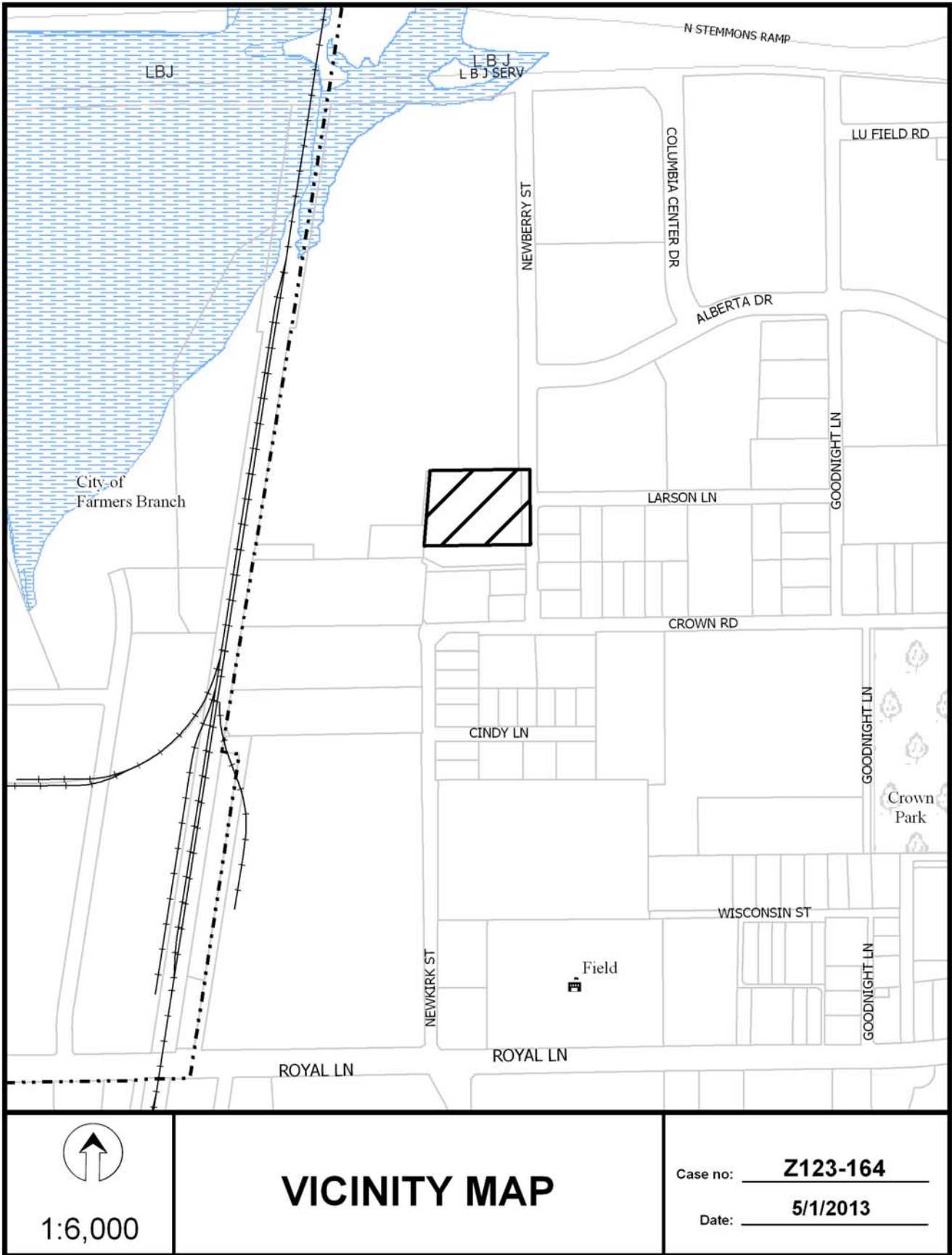
VOLUNTEERED DEED RESTRICTIONS

II.

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

- (1) The following uses are prohibited:
  - (A) Industrial uses.
    - Industrial (outside) potentially incompatible.
    - Metal salvage facility.
    - Mining.
    - Outside salvage or reclamation.
  - (B) Miscellaneous uses.
    - Hazardous waste management facility.
  - (C) Retail and personal use services.
    - Drive-in theater.
  - (D) Transportation uses.
    - Railroad yard, roundhouse, or shops.
  - (E) Utility and public service uses.
    - Electrical generating plant.
    - Refuse transfer station.
    - Sanitary landfill.
    - Sewage treatment plant.
  - (F) Wholesale, distribution, and storage uses.
    - Auto auction.
    - Livestock auction pens or sheds.
    - Outside storage (without visual screening).

- (2) Screening for any outside storage area for a permitted use must be provided as follows:
  - (A) Screening must be a minimum of six feet in height.
  - (B) Screening must be either a solid fence or a building.
  - (C) Screening is prohibited in a required visibility triangle.
  - (D) Access to any portion of the property is permitted through the screening fence.
  - (E) Materials or equipment stacked greater than six feet in height is prohibited within 15 feet of the required screening.



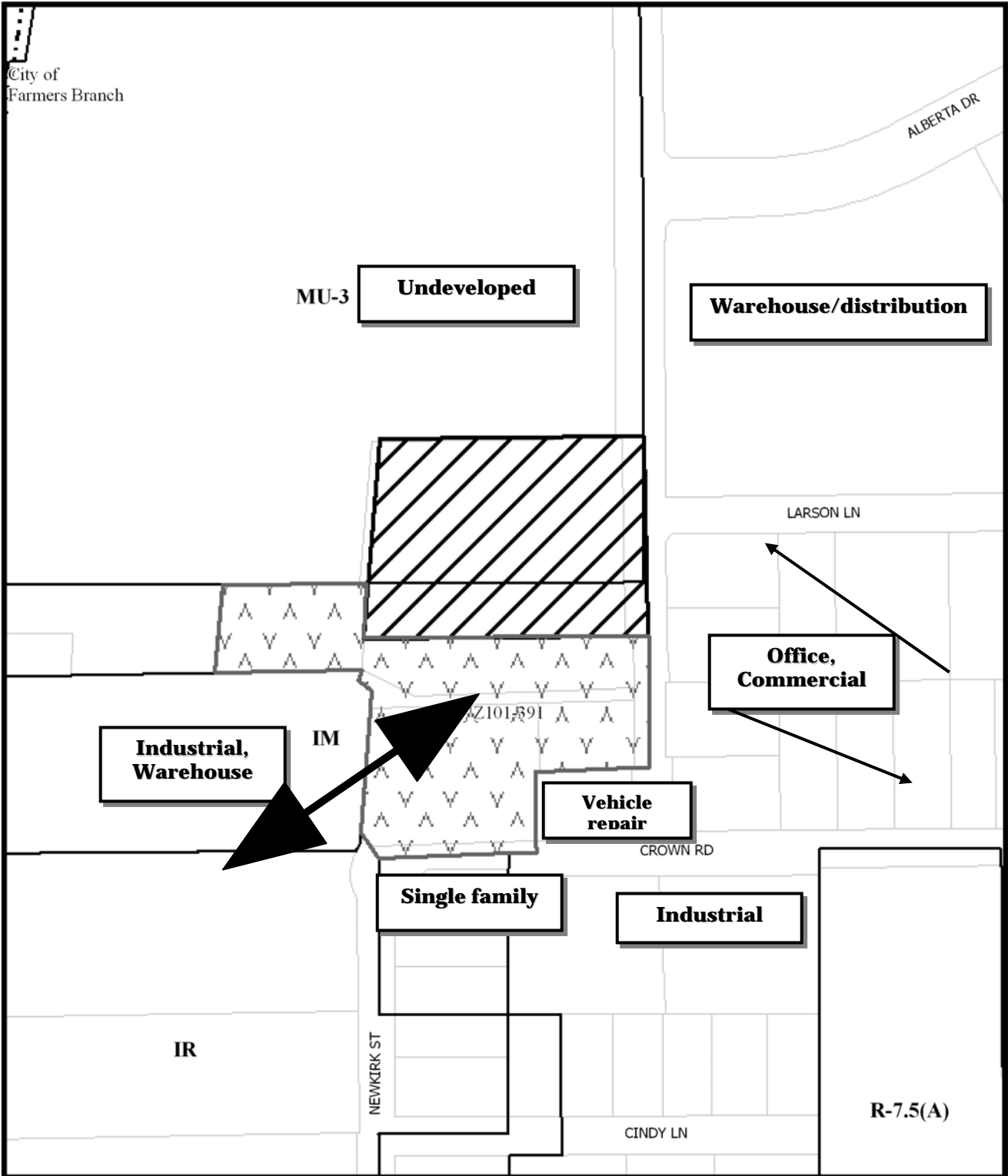
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# VICINITY MAP

Case no:           Z123-164          

Date:           5/1/2013





1:2,400

# ZONING AND LAND USE

Case no:     Z123-164    

Date:     5/1/2013

City of  
Farmers Branch

MU-3

ALBERTA DR

LARSON LN

IM

Z101391

1

CROWN RD

IR

NEWKIRK ST

CINDY LN

R-7.5(A)




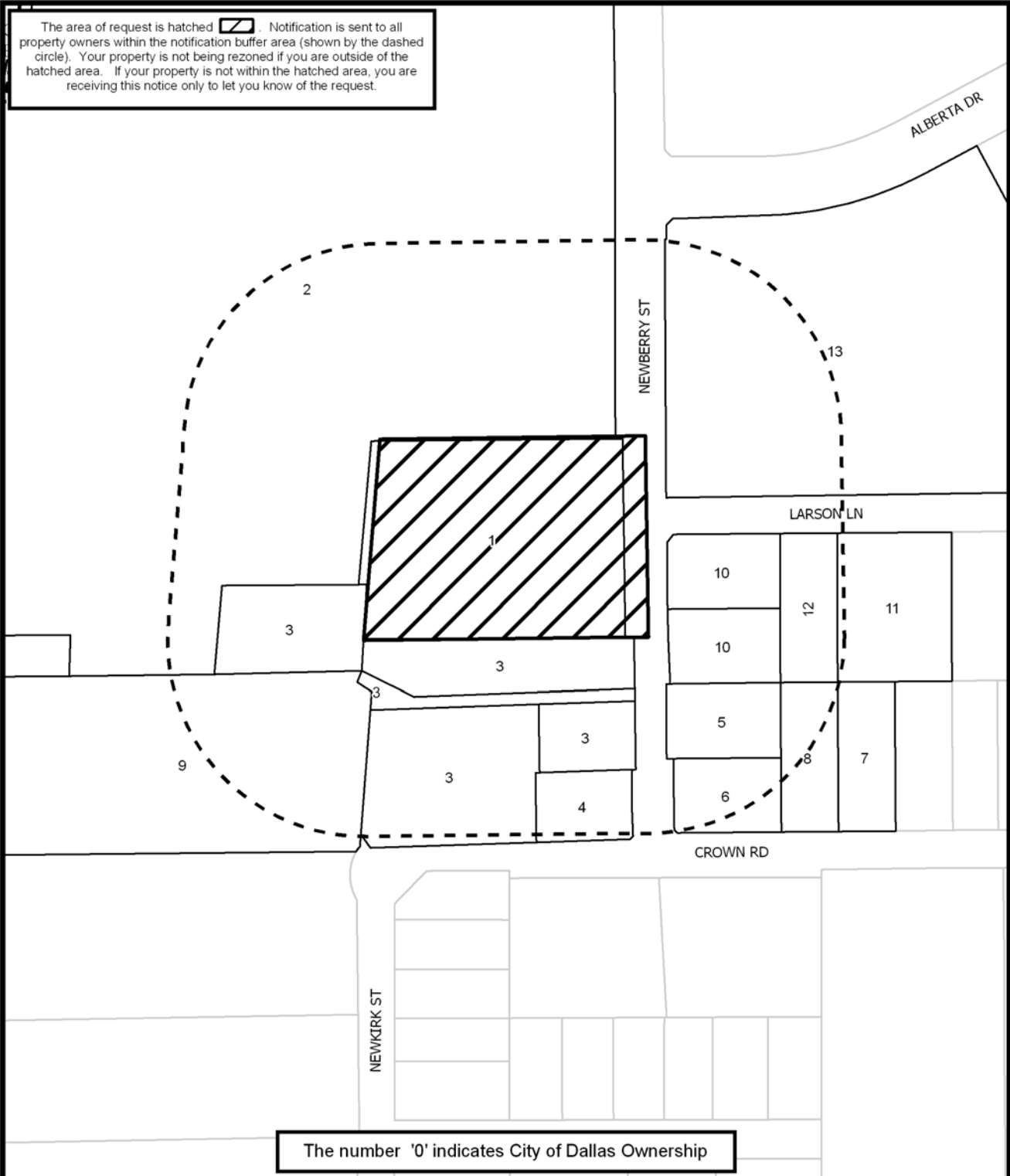
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# ZONING HISTORY


Case no: Z123-164

Date: 5/1/2013

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



The number '0' indicates City of Dallas Ownership

  
1:2,400

## NOTIFICATION

**300'** AREA OF NOTIFICATION  
**13** NUMBER OF PROPERTY OWNERS NOTIFIED

Case no:           **Z123-164**            
 Date:           **5/1/2013**

5/1/2013

## ***Notification List of Property Owners***

### ***Z123-164***

#### ***13 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	11517 NEWBERRY ST	11517 NEWBERRY LP %KEN GREEN & CO., CPA
2	11645 NEWBERRY ST	OCEAN BEACH PARTNERS LP
3	11509 NEWBERRY ST	11507 NEWBERRY LLC
4	2127 CROWN RD	LANKKENAU KIP & DEBRA
5	11506 NEWBERRY ST	BIGVAND MASTANEH
6	2211 CROWN RD	MARTINEZ ROLAND
7	2223 CROWN RD	STEVENS JACK FAMILY LIMITED PARTNERSHIP
8	2217 CROWN RD	STEVENS JACK G FAMILY LMT PARTNERSHIP
9	2101 CROWN RD	GATLIN DENTON PARTNERSHIP LP
10	11518 NEWBERRY ST	CAVER FAMILY TRUST
11	2232 LARSON LN	LARSON INVESTMENTS INC % THE JORDAN COMP
12	2224 LARSON LN	STEVENS JACK G FAMILY LIMITED PARTNERSHI
13	11550 NEWBERRY ST	PROLOGIS MACQUARIE TEXAS

**FILE NUMBER:** Z123-170(RB)

**DATE FILED:** December 28, 2012

**LOCATION:** North Line of Bent Tree Forest Drive, between Dallas North Tollway and Knoll Trail Drive

**COUNCIL DISTRICT:** 11

**MAPSCO:** 4 Z

**SIZE OF REQUEST:** Approx. 2.53 Acres

**CENSUS TRACT:** 136.20

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**APPLICANT:** Wood Partners West Acquisition, LLC

**REPRESENTATIVE:** Mark Housewright

**OWNER:** SPU56 Tollway Plaza, LP

**REQUEST:** An application for a Planned Development District for certain Residential and Utility and Public Service Uses and the termination of deed restrictions that require certain landscape requirements on property zoned an MC-4 Multiple Commercial District.

**SUMMARY:** The applicant is proposing to develop the site with multifamily uses and structured parking that supports the development as well as terminating the above referenced deed restrictions.

**STAFF RECOMMENDATION:** Approval, subject to a conceptual plan and conditions, and approval of the termination of deed restrictions

**BACKGROUND INFORMATION:**

- The request site is undeveloped. It is the remaining parcel previously envisioned as a third office structure to support the existing development immediately north.
- The applicant is proposing a 276 unit multifamily development and supporting parking structure to serve the development.
- A PDD is being requested for consideration of the following: 1) alternate landscape requirements; 2) increased lot coverage; 3) structure height exempt for the residential proximity slope; and 4) alternate off-street parking regulations.
- Existing deed restrictions that provide for specific landscape regulations are requested for termination.

**Zoning History:**

<b><u>File No.</u></b>	<b><u>Request, Disposition, and Date</u></b>
1. Z034-278	On December 8, 2004, the City Council approved an MC-4 District, subject to volunteered deed restrictions

<b><u>Thoroughfare/Street</u></b>	<b><u>Designation; Existing &amp; Proposed ROW</u></b>
Bent Tree Forest Drive	Local; 60' ROW
Dallas North Tollway	Freeway; Variable ROW
Knoll Trail Drive	Local; 65' ROW

**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.

**STAFF ANALYSIS:**

**Land Use Compatibility:** The request area is undeveloped and represents the remaining southernmost parcel of what was anticipated to become another office use, consistent with the development that abuts the site’s northern property line. The applicant is proposing to develop the site with multifamily uses; the existing MC-4 District does not permit residential uses.

Except for the low-density multifamily uses to the east and southeast, the site is surrounded by office uses and supporting surface and structured parking areas. The site’s western property line abuts the northbound service road of the Dallas North Tollway, with various office/lodging/structured parking uses (Towne of Addison) west of the depressed lanes of the tollway.

Staff generally supports the request and has determined a residential use will be less intrusive in terms of scale of development (that which is proposed) and overall trip generations as compared to the existing zoning. While there are some provisions that did not yield an acceptable compromise, staff is supporting the request subject to the attached conceptual plan and recommended conditions. With respect to that portion of the request to terminate existing deed restrictions, staff supports this as other means of landscaping along the western property line have been discussed with both the chief arborist and state officials. This has led to obtaining conditional approval from the Texas Department of Transportation to plant within their right-of-way.

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

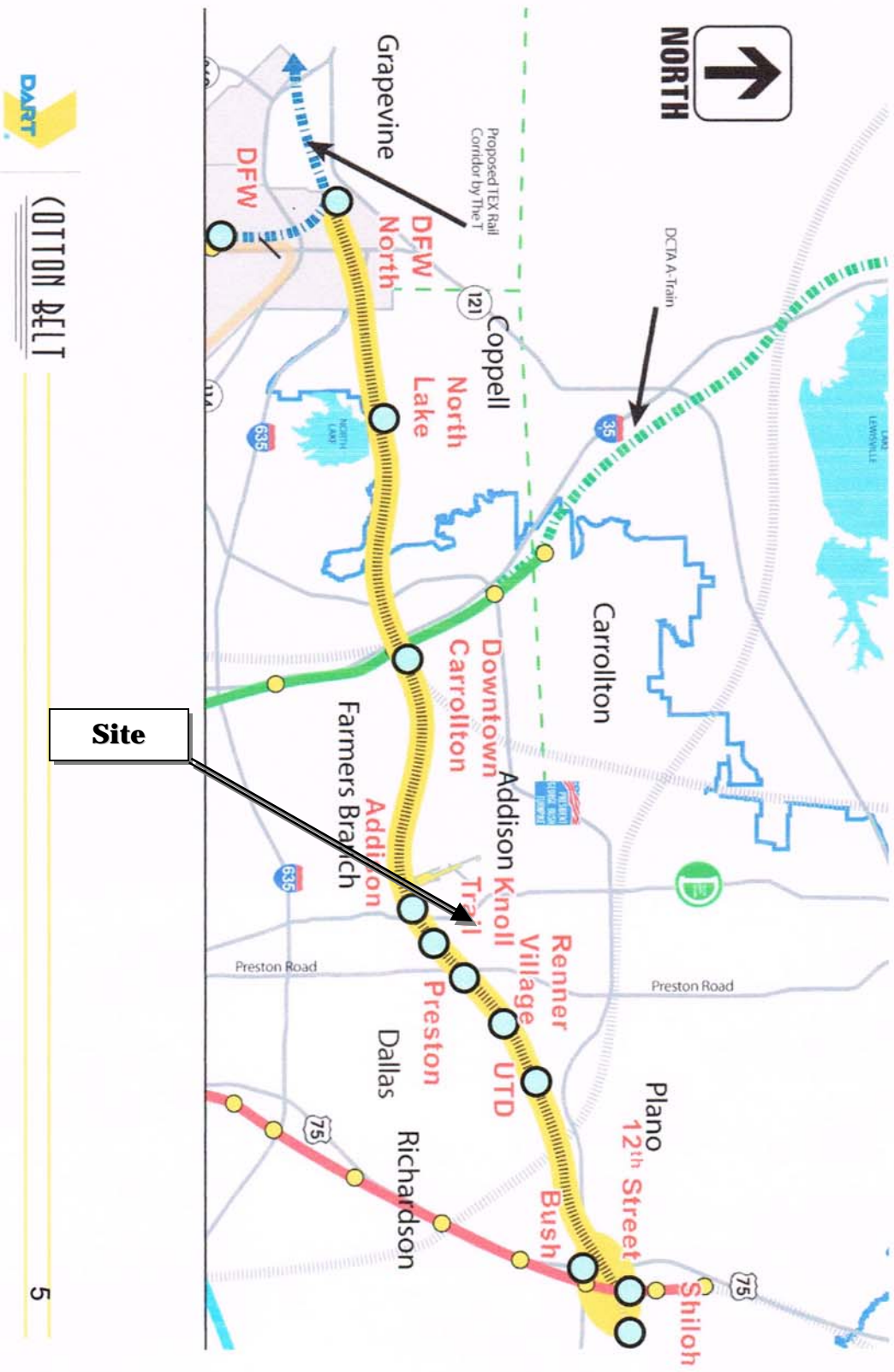
**Landscaping:** The site is void of landscape materials exclusive of a small stand of trees within the southwest quadrant. Due to existing utility easements that traverse the perimeter of the site, it will be difficult to provide typical streetscape planting areas. Staff has worked with the applicant to create non-evasive (i.e., minimal conflicts with existing easements) planting areas that utilize as much of the areas between the anticipated building facades and the parkway.

**Design Standards:** As noted above, perimeter landscaping will be difficult to provide under existing Article X regulations, thus the applicant has worked with staff to ensure a visually interesting façade wall to be generated along the site’s perimeter. It is

anticipated this will create interesting building notching and articulations that can include various planting areas and/or tenant amenity areas (i.e., benches, fountains).

**Mass Transit:** DART has been involved in various studies and analysis for extending the Cotton Belt Corridor. This approximate 26 mile rail line will connect DFW Airport to the Red Line at a station in Plano or Richardson. While this section was included in DART's 2030 operations plan, no defined timetable exists. For orientation, the closest station (Knoll Trail) to the site's southeast corner is approximately 1,100 feet, as measured along a typical pedestrian path (see attached DART Cottonbelt Alignment).

# Potential Station Locations



**SPUS6 Tollway Plaza, LP**

**List of Officers**

<u>Name</u>	<u>Title</u>
Vance G. Maddocks	President
John M. Gilb	Vice President, Treasurer and Secretary
Philip G. Hench	Vice President
Michael E. Burcher	Vice President
Mark Zikakis	Vice President
Ming Lee	Vice President
Darla Szalla	Vice President
Todd J. Frye	Vice President
Robert W. Jue	Assistant Vice President
Michael F. Kane	Assistant Vice President

Z123-170

**WP West Acquisitions, LLC**

**List of Officers**

<b><u>Name</u></b>	<b><u>Title</u></b>
Warren J. Durkin, Jr.	Chairman
Ryan L. Dearborn	Chief Executive Officer and President
Joseph Keough	Chief Financial Officer and Chief Operating Officer
Emily A. Stoots	Chief Accounting Officer
Charles K. Barrus	Vice President
Richard Dickason	Vice President
Gil J. Dominy	Vice President
Brian P. Hansen	Vice President
C. Todd McCulloch	Vice President
Timothy M. McEntee	Vice President
Frank B. Middleton	Vice President
Raymond J. Smith	Vice President
Patrick G. Trask	Vice President
Leonard W. Wood, Jr.	Vice President
Elizabeth G. Vollero	Vice President
Patrick Dennis	Assistant Vice President
Sue Mitro	Assistant Vice President
Curtis Walker	Assistant Vice President
Melanie Waters	Assistant Vice President

Z123-170

**APPLICANT REQUESTED/STAFF RECOMMENDED 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 north of Bent Tree Forest Drive and west of Knoll Trail Drive. The size of PD \_\_\_\_ is approximately 2.5 acres.

**SEC. 51P-\_\_\_\_.103. DEFINITIONS AND INTERPRETATIONS**

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

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

(1) **BLADE SIGN** means a sign projecting perpendicularly from a main building façade, visible from both sides, and made of rigid or soft materials

(2) **STOOP** means a small porch leading to the entrance of a residence.

(3) **TANDEM PARKING** means one parking space in front of another parking space, making it necessary to pass through one parking space to gain vehicular access to the other parking space.

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

**SEC. 51P- \_\_\_\_ .104. EXHIBITS.**

The following exhibit is incorporated into this article: Exhibit \_\_\_\_:  
development plan



**SEC. 51P-\_\_\_\_.105. DEVELOPMENT PLAN**

A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is conflict between the text of this article and the development plan, the text of this article controls. Development plans may be submitted in phases or for a portion of any part of the Property.

**SEC. 51P\_\_\_\_.106. MAIN USES PERMITTED.**

The following uses are the only main uses permitted:

- (1) Residential uses.
  - Multifamily.
  - Retirement housing.
  
- (2) Utility and public service uses.
  - Local utilities.
  - Tower/antenna for cellular communication, limited to a mounted cellular antenna.

**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 accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) The following accessory uses are not permitted:

- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

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

- Accessory helistop.
- Amateur communication tower

**SEC. 51P-\_\_\_\_.108. YARD, LOT, AND SPACE REGULATIONS.**

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

(a) Front yard.

(1) Except as provided in this section, minimum front yard is:

(A) 15 feet along the Dallas North Tollway.

(B) 20 feet along Bent Tree Forest Trail.

(C) 25 feet along Knoll Trail Drive.

(4) Balconies, bay windows, awnings, patios, and entryways may project up to five feet into the front yard.

(5) Blade signs may be located anywhere within the front yard.

(6) Stoops, retaining walls, transformers and other utility equipment, benches, pots, raised planters, sculptures, cabanas, and other decorative landscape items may be located anywhere within the front yard.

(b) Side yard. No minimum side or rear yard.

(c) Density. Maximum density for all residential uses is 276 dwelling units or suites.

(d) Floor area. No maximum floor area.

(e) Height.

(1) Except as provided in this subsection, maximum structure height is 75 feet.

(2) The following structures may project a maximum of 12 feet above the maximum structure height:

(A) Elevator penthouse or bulkhead.

(B) Mechanical equipment room.

(C) Visual screens which surround roof mounted mechanical equipment.

(f) Lot coverage. Maximum coverage is 75 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground structures are not.

(g) Lot size. No minimum lot size.

**SEC. 51P-\_\_\_\_.109. OFF-STREET PARKING**

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

(b) The use of tandem parking is permitted in parking areas that are restricted to resident use only.

**SEC. 51P-\_\_\_\_.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P-\_\_\_\_.111. LANDSCAPING**

AT THIS TIME, FINAL LANDSCAPE REGULATIONS ARE NOT FINAL. WILL BE PROVIDED DURING THE JUNE 6/13 STAFF BRIEFING.

**SEC. 51P-\_\_\_\_.112. SIGNS.**

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

(b) Multifamily. A maximum of three blade signs are permitted.

(1) Blade signs are only allowed in the following locations:

(A) A maximum of one blade sign is permitted along the Dallas North Tollway frontage.

(B) A maximum of one blade sign is permitted along the Bent Tree Forest Drive frontage.

(C) A maximum of one blade sign is permitted along the Knoll Trail frontage.

(2) Blade signs may project into a required yard.

(3) Each sign must be at least twelve feet above grade.

(4) Illuminated blade signs along Bent Tree Forest Drive and Knoll Trail are prohibited.

(5) Illumination of the blade sign along the Dallas North Tollway is limited to internal lighting.

(6) No blade sign may project above the top of an occupied floor or the highest point of a parking structure.

(7) Maximum effective area for a blade sign along the Dallas North Tollway is 92 square feet.

(8) Maximum effective area for blade signs on Bent Tree Forest Drive and Knoll Trail is 68 square feet each.

**SEC. 51P-\_\_\_\_.113. BUILDING FACADE MATERIALS.**

(a) In general. To ensure compatibility with surrounding uses, building facades facing a public right-of-way must be at least 70% masonry, excluding windows, entrances, and ingress and egress points. Masonry includes stone, brick, concrete, hollow clay tile, decorative concrete blocks or tile, glass block, other similar building materials, or a combination of those materials. For purposes of this subsection, stucco is considered masonry but Exterior Finish Insulations System (EFIS) materials are not.

(b) Facade wall design elements. Façade walls facing public rights-of-way must incorporate at least three of the following design elements. The cumulative length of these design elements must extend for at least 50 percent of the facade wall's horizontal length.

(1) A repeating pattern of wall recesses and projections, such as bays, offsets, reveals, or projecting ribs, that has a relief of at least eight inches.

(2) A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches or architectural or decorative columns.

(3) Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, ground-mounted accent lights, or decorative pedestal lights.

(4) Trim, molding, or accent elements using decorative contrasting colors or decorative neon lighting of at least five percent of the area of the facade wall.

(5) Decorative metal not to exceed 20% of any one elevation. The use of corrugated metal panels is prohibited.

(6) At least three of the following design elements at the primary entrance, so that the primary entrance is architecturally prominent and clearly visible from the abutting street:

(A) Architectural details such as arches, friezes, tile work, murals, or moldings.

(B) Integral planters or wing walls that incorporate landscaping or seating.

(C) Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, ground-mounted accent lights, or decorative pedestal lights.

(D) Arcades, awnings, canopies, covered walkways, or porticos.

(E) Prominent three-dimensional features, such as belfries, chimneys, clock towers, domes, spires, steeples, towers, or turrets.

(c) Facade wall changes. Facade walls must have a one or more of the following changes:

(1) Changes of color, texture, or material, either diagonally, horizontally, or vertically, at intervals of not less than 20 feet and not more than 100 feet.

(2) Changes in plane with a depth of at least 24 inches, either diagonally, horizontally, or vertically, at intervals of not less than 20 feet and not more than 100 feet.

**SEC51P-\_\_\_\_.114. ADDITIONAL PROVISIONS.**

(a) Except as provided in this subsection, a temporary leasing office may operate on the Property for up to 180 days from the date the building permit is issued. If construction of the residential uses has not been completed within that 180 days, the building official may grant additional 30-day extensions for the temporary leasing office.

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

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

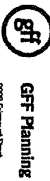
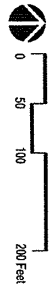
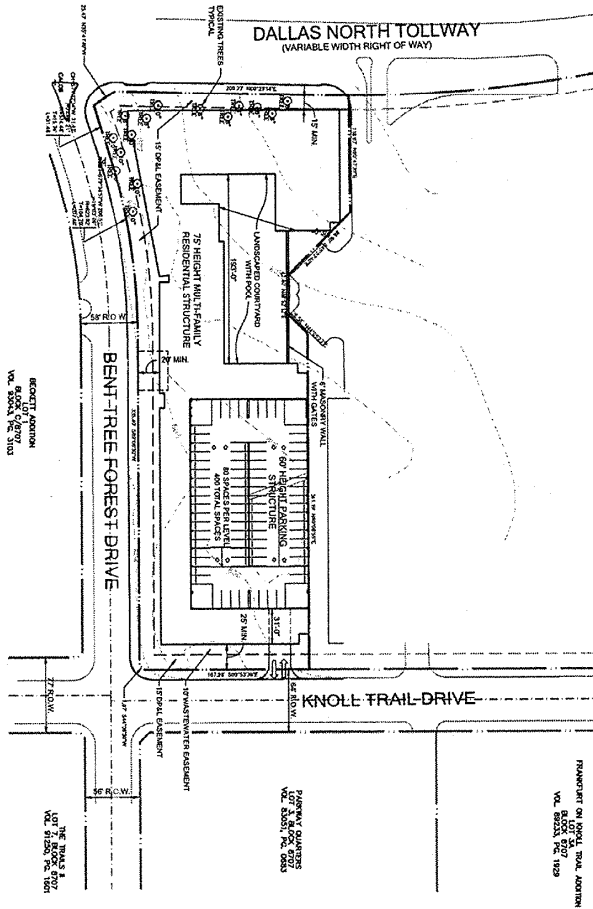
**SEC51P-\_\_\_\_.115. COMPLIANCE WITH CONDITIONS.**

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

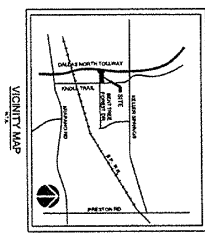
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

Z123-170(RB) DEVELOPMENT PLAN  
 Alta-Tollway Plaza Multi-Family  
 Dallas, Texas

Job #: 1222  
 File Name: SiteZoningPlan.dwg  
 Date: 05/21/13  
 Drawn by: R.C. JMS



**GFF Planning**  
 2028 Fairwood Court  
 Dallas, Texas 75201  
 214.353.1200  
 www.gff.com



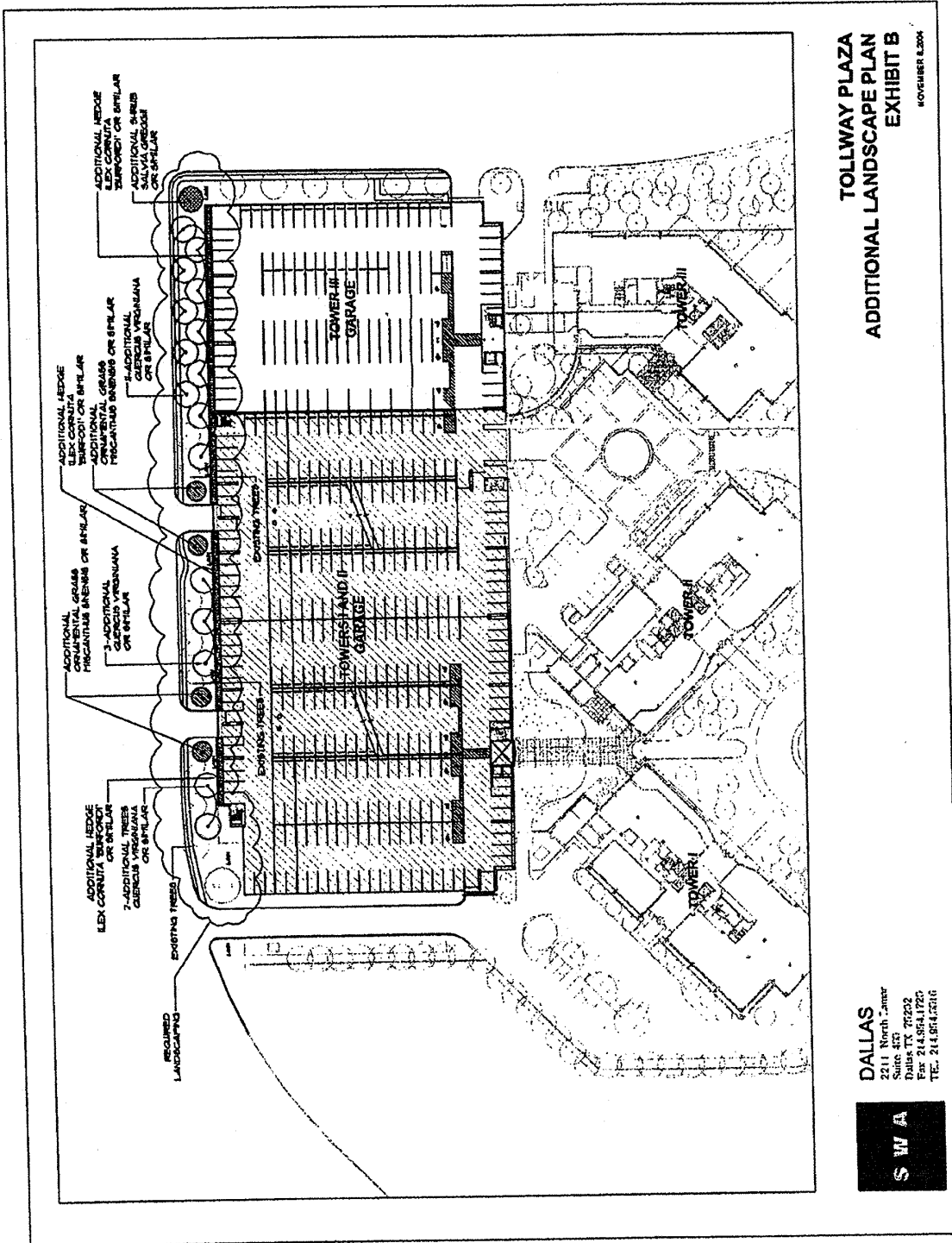
**LOT 38**  
**BLOCK B/8707**  
**2.53 ACRES**

Site Data Table	
Use	Multifamily
Density	276 units
1 Bedroom Units	75% (207 units)
2 Bedroom Units	25% (69 units)
Height	75 feet
Stories	5
Lot Coverage	70%
Off Street Parking	Required
Provided	345 spaces
Unrestricted parking will be provided on the ground level of the garage. 90 spaces, approx.)	400 spaces

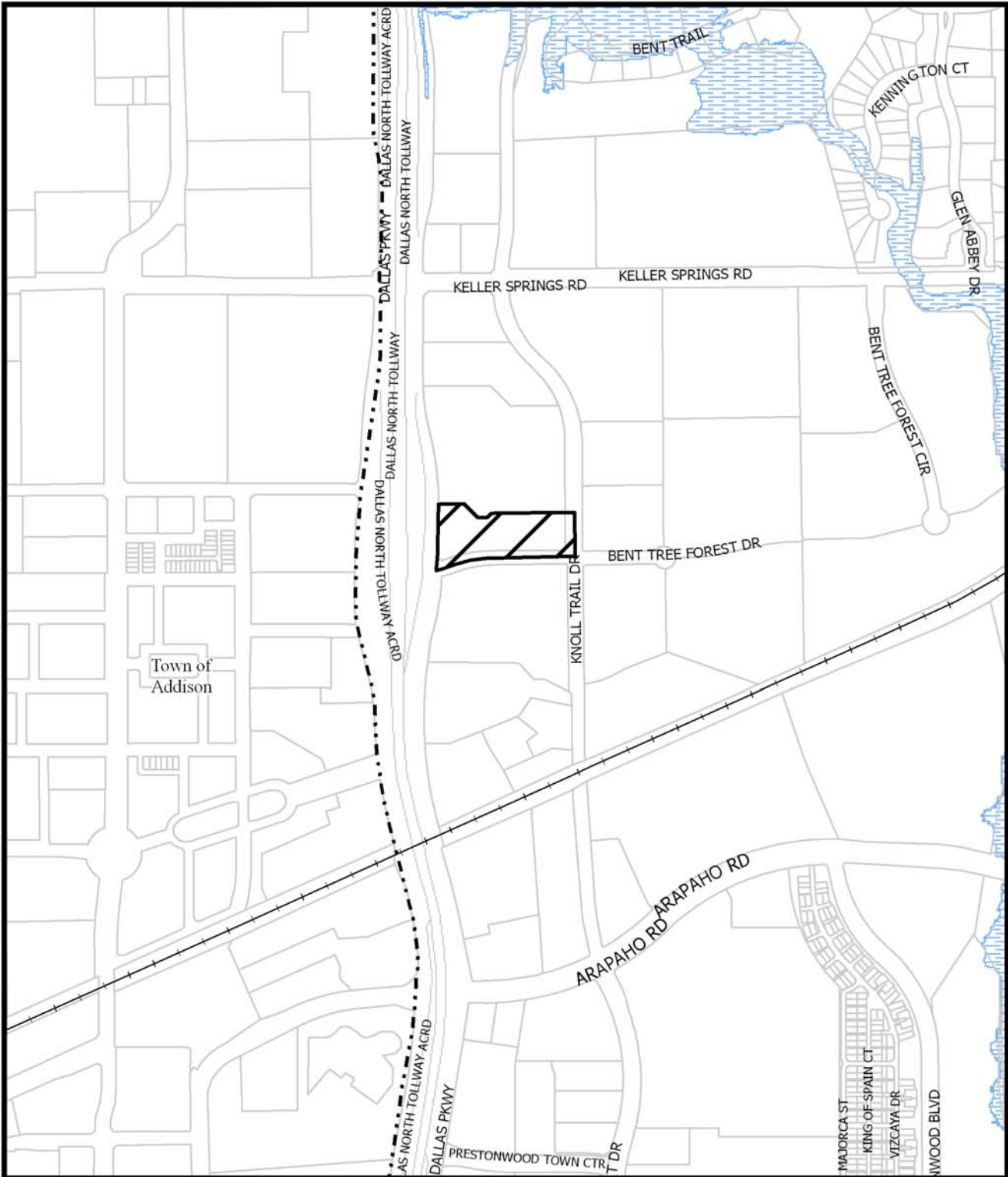
**Proposed Development Plan**







2005 110 04589

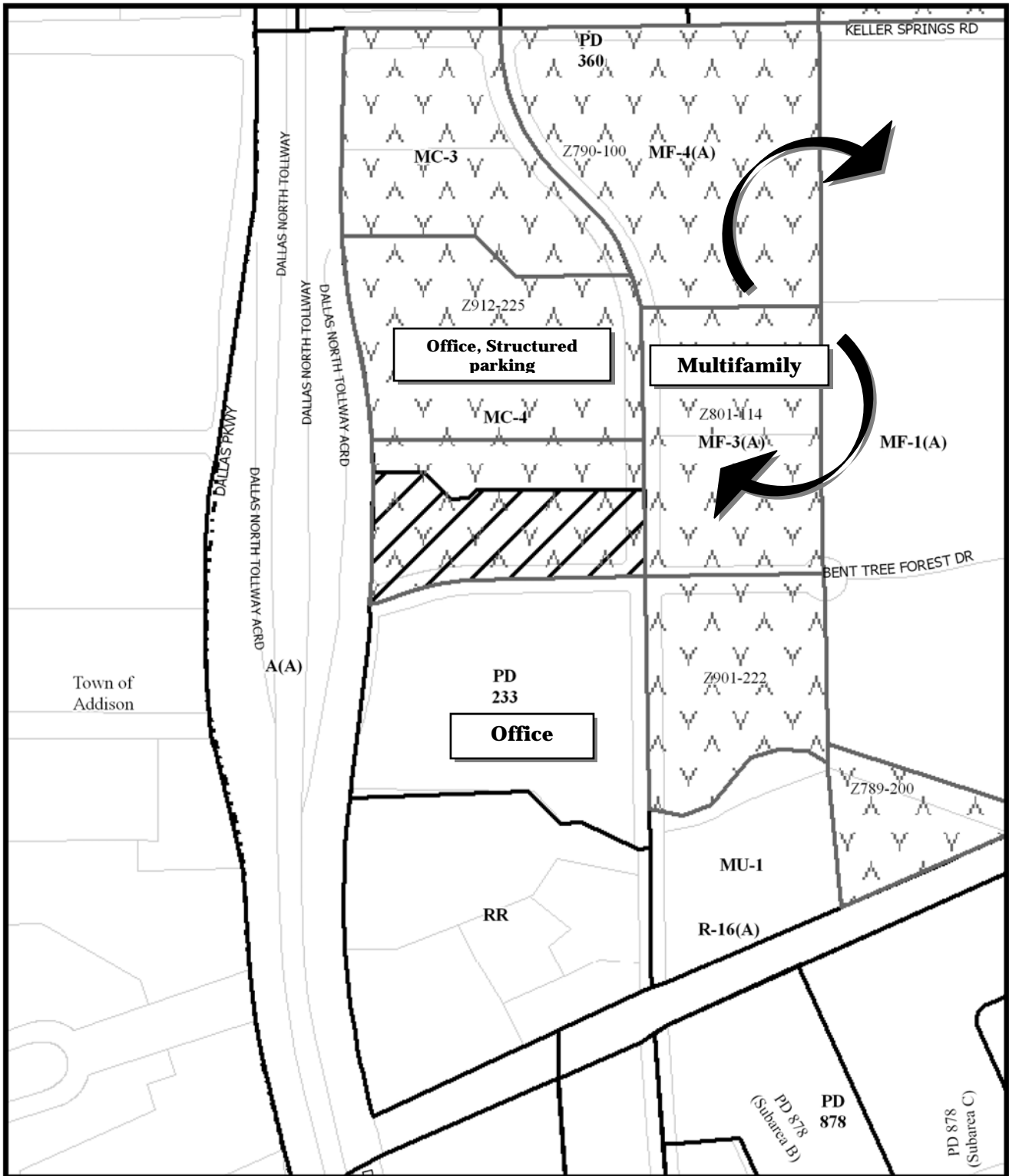


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# VICINITY MAP

Case no:           Z123-170          

Date:           5/1/2013

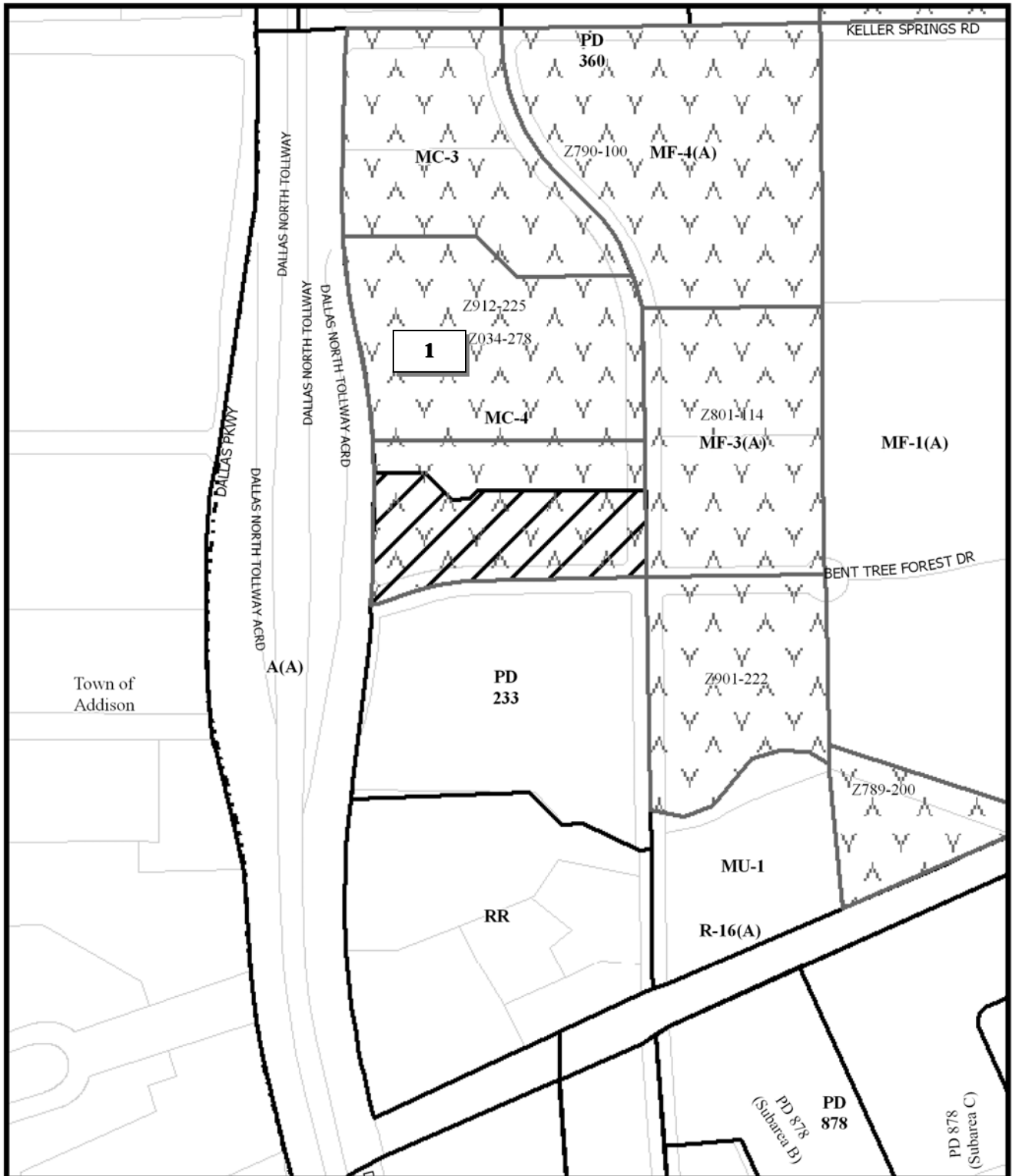


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# ZONING AND LAND USE

Case no: Z123-170

Date: 5/1/2013




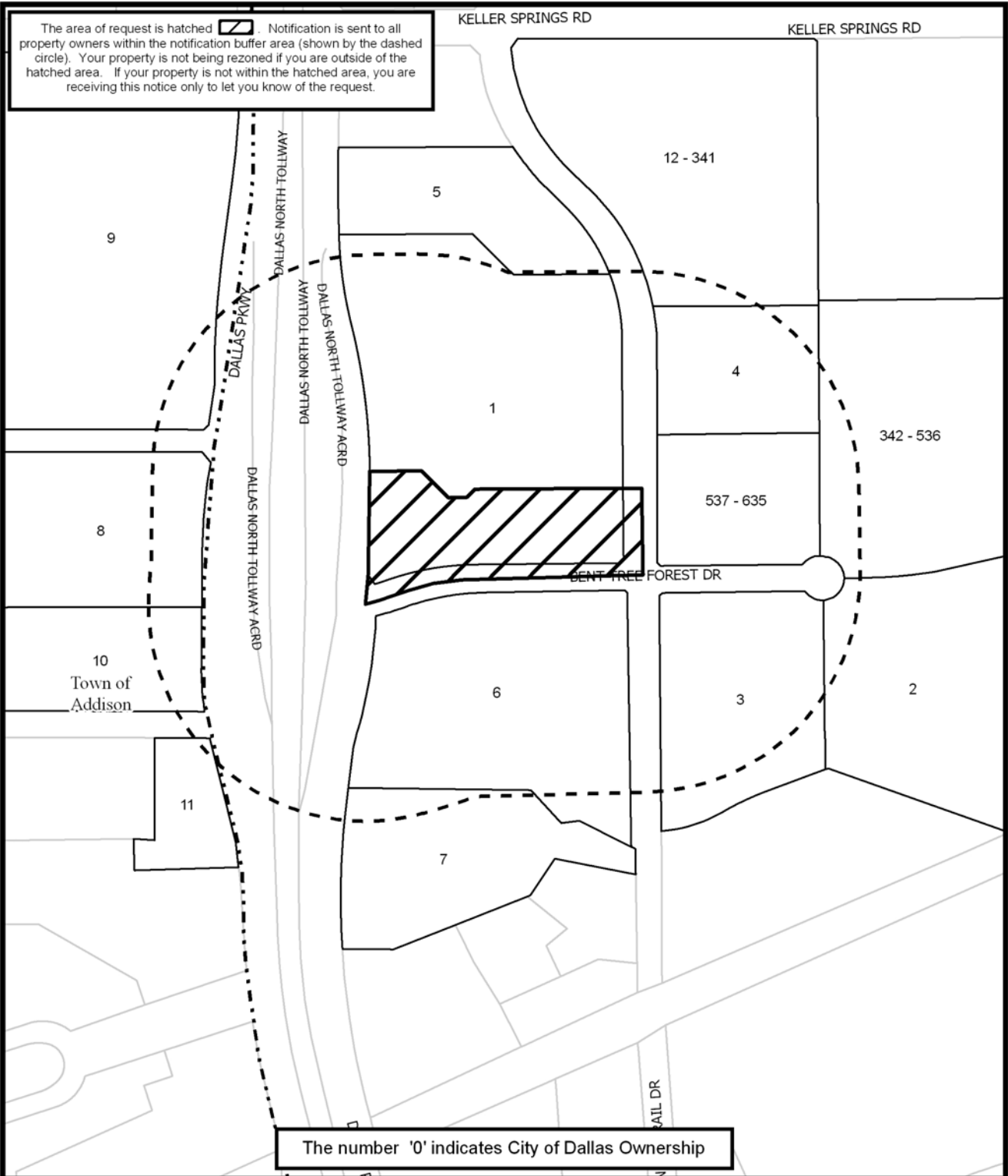
1:3,600

# ZONING HISTORY

Case no: Z123-170

Date: 5/1/2013

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



The number '0' indicates City of Dallas Ownership



1:3,600

# NOTIFICATION

**500'**

AREA OF NOTIFICATION

**635**

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z123-170**

Date: **5/1/2013**



## *Notification List of Property Owners*

**Z123-170**

### *635 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	16000 DALLAS PKWY	CARR NP TX PROPERTIES LP %A/P TEAM LEAD
2	5330 BENT TREE FOREST DR	SPP COVINGTON POINTE LTD STE 140
3	15550 KNOLL TRAIL	HOWSEA USA INC APT OFFICE
4	15678 KNOLL TRAIL DR	MERCE PARTNERS LLC
5	16060 DALLAS PKWY	GFII DVI CARDEL DALLAS LP % DVI CARDEL F
6	15850 DALLAS PKWY	15850 HOLDINGS LLC
7	15770 DALLAS PKWY	ONE WEST LTD
8	15851 DALLAS PKWY	GPI TOLLWAY MADISON LLC
9	16001 DALLAS PKWY	M B N A TEXAS PPTIES INC ATTN ACCOUNTS P
10	15800 SPECTRUM DR	BEHRINGER HARVARD ADDISON CIRCLE LLC
11	15605 DALLAS PKWY	BEHRINGER HARVARD ADDISON CIRCLE
12	5200 KELLER SPRINGS RD	SUNSET CTR LTD
13	5200 KELLER SPRINGS RD	RAPHAEL JOSEPH & ESTELLA UNIT 331
14	5200 KELLER SPRINGS RD	WEISS IRENE TR WEISS FAMILY TRUST
15	5200 KELLER SPRINGS RD	RITZ STUART T & KAREN T STE 114
16	5200 KELLER SPRINGS RD	BONAVENTURE CONDOS INC ATTN HOA OFFICE
17	5200 KELLER SPRINGS RD	OWNERS ASSN BONAVENTURE CONOMINIUMS INC
18	5200 KELLER SPRINGS RD	OWNERS ASSN BONAVENTURE CONDOMINIUMS INC
19	5200 KELLER SPRINGS RD	BAKST LEON REVOCABLE TRUST LEON & PAULET
20	5200 KELLER SPRINGS RD	ROBINOWITZ DANIEL P
21	5200 KELLER SPRINGS RD	OWNERS ASSN BONAVENTURE CONDOS INC
22	5200 KELLER SPRINGS RD	GAVILANES LUIS
23	5200 KELLER SPRINGS RD	MURAT CORPORATION
24	5200 KELLER SPRINGS RD	HURST TIMOTHY WAYNE
25	5200 KELLER SPRINGS RD	BIR LOIS APT 134
26	5200 KELLER SPRINGS RD	MADISON CHARLOTTE UNIT 135

5/1/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5200 KELLER SPRINGS RD	KIM JEONG N UNIT 136
28	5200 KELLER SPRINGS RD	AUGUST SUSIE D #137
29	5200 KELLER SPRINGS RD	YOUNG MARY JETER BLAKEY #210
30	5200 KELLER SPRINGS RD	BROWN BENJAMIN A APT 1225
31	5200 KELLER SPRINGS RD	GOLDEN BETTY KOPPEL
32	5200 KELLER SPRINGS RD	SMOLINSKY RUBY TRUSTEE UNIT 213
33	5200 KELLER SPRINGS RD	RUTSTEIN EVELYN
34	5200 KELLER SPRINGS RD	BENDAYAN PINHAS PENTHOUSE 30-H
35	5200 KELLER SPRINGS RD	REED LOIS
36	5200 KELLER SPRINGS RD	KOUVELIS CHRIS & GEORGEAN UNIT 217
37	5200 KELLER SPRINGS RD	STRICKLER ROBERT L TR APT 220
38	5200 KELLER SPRINGS RD	WEISS IRENE TRUSTEE THE WEISS FAMILY TRU
39	5200 KELLER SPRINGS RD	SATISKY PHILLIP UNIT 222
40	5200 KELLER SPRINGS RD	SMITH WESLEY T EST OF
41	5200 KELLER SPRINGS RD	TUCKER JACK J UNIT #224
42	5200 KELLER SPRINGS RD	EICHNER FELICIA EST OF
43	5200 KELLER SPRINGS RD	BACKUS RICHARD P ET AL 226
44	5200 KELLER SPRINGS RD	PELLIZZI AUGUST J JR & KAREN
45	5200 KELLER SPRINGS RD	PAISAN JUAN J
46	5200 KELLER SPRINGS RD	DAVES DON MICHAEL ET AL UNIT 231
47	5200 KELLER SPRINGS RD	COWGER GARY L & KAY C TRUST UNIT 232
48	5200 KELLER SPRINGS RD	HENSLEY BERTHA % KAREN HOSKINS-MC6596
49	5200 KELLER SPRINGS RD	EISENBERG DAVID & FRANCES UNIT 234 & 236
50	5200 KELLER SPRINGS RD	GARCIA JOSEFINA
51	5200 KELLER SPRINGS RD	KHAJEHNOORI TARANEH APT 237
52	5200 KELLER SPRINGS RD	KELLEY LINDA D & NOEL B UNIT 310
53	5200 KELLER SPRINGS RD	SMITH MILDRED #311
54	5200 KELLER SPRINGS RD	RAPP RICHARD J & SUMA TR UNIT 312-A
55	5200 KELLER SPRINGS RD	WOJCIK JAMES F UNIT 313
56	5200 KELLER SPRINGS RD	STOCKSTILL HAROLD L ET AL # 314
57	5200 KELLER SPRINGS RD	STEELE MAMIE F #315

5/1/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5200 KELLER SPRINGS RD	SCHNEIDER MARILYN L & PHILIP
59	5200 KELLER SPRINGS RD	OAKS STEVE R &
60	5200 KELLER SPRINGS RD	BROWN BARRY S &
61	5200 KELLER SPRINGS RD	WHITE STEVEN J # 321
62	5200 KELLER SPRINGS RD	KISEL REYNA #322
63	5200 KELLER SPRINGS RD	SHERMAN MURIEL
64	5200 KELLER SPRINGS RD	HILL JANETTE R UNIT 324
65	5200 KELLER SPRINGS RD	WEINBERG LENORE C MANAGEMENT TRUST THE
66	5200 KELLER SPRINGS RD	DUBOIS PAM
67	5200 KELLER SPRINGS RD	STONE TOBY K
68	5200 KELLER SPRINGS RD	KIRK FAMILY PARTNERS LTD
69	5200 KELLER SPRINGS RD	LAU CHAI FAI & JACKIE UNIT 334
70	5200 KELLER SPRINGS RD	FISCHL EULA LIFE ESTATE REM: EMILE DRITC
71	5200 KELLER SPRINGS RD	KIRK LAUREN ASHLEY
72	5200 KELLER SPRINGS RD	AUSTIN JOSEPH ET AL
73	5200 KELLER SPRINGS RD	VIDAUD WILLIAM
74	5200 KELLER SPRINGS RD	ZIDELL HEATHER I UNIT 337
75	5200 KELLER SPRINGS RD	HENRY J & W FAMILY LTD UNIT 410
76	5200 KELLER SPRINGS RD	ESCORIZA JACINTO & ADRIANA VELAZQUEZ
77	5200 KELLER SPRINGS RD	RUBEN SAMUEL & NORMAN APT 412
78	5200 KELLER SPRINGS RD	KARALLA PAT UNIT 413
79	5200 KELLER SPRINGS RD	MARLOW LINDA K APT 414
80	5200 KELLER SPRINGS RD	VAGVOLGYI ANDREW L & MARIA
81	5200 KELLER SPRINGS RD	MANNING E C & SHIRLEY UNIT 416
82	5200 KELLER SPRINGS RD	LEE SANGHUN STE 230
83	5200 KELLER SPRINGS RD	SMALL HELEN APT 420
84	5200 KELLER SPRINGS RD	MCKENNEY THOMAS & ARLENE J
85	5200 KELLER SPRINGS RD	POLAKOFF RICHARD & ROSLYN TRUSTEES RICHA
86	5200 KELLER SPRINGS RD	STOLLER JACK & CHARLENE A UNIT 423
87	5200 KELLER SPRINGS RD	ISHAKOV AMOS & AYALA
88	5200 KELLER SPRINGS RD	KINDER JACK JR & MARY SUE

5/1/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	5200 KELLER SPRINGS RD	WALDMAN MAXINE UNIT 431
90	5200 KELLER SPRINGS RD	MILLER RODNEY G
91	5200 KELLER SPRINGS RD	LECCA PEDRO J # 433
92	5200 KELLER SPRINGS RD	HOFFMAN SAM E & BESS #434
93	5200 KELLER SPRINGS RD	PYLES RONALD L & URSULA BLDG A UNIT 435
94	5200 KELLER SPRINGS RD	FELDMAN CHARLES B & HELEN # 437
95	5200 KELLER SPRINGS RD	STERLING TRUST UNIT 510
96	5200 KELLER SPRINGS RD	RANDLE JANET
97	5200 KELLER SPRINGS RD	ANDERSON SHARON UNIT 512
98	5200 KELLER SPRINGS RD	GARDNER FROST E & SHEILA UNIT 513
99	5200 KELLER SPRINGS RD	RUBIN MAURICE & HELEN M #514
100	5200 KELLER SPRINGS RD	SILANDER BETTY K UNIT 515
101	5200 KELLER SPRINGS RD	M & L KOHN LIMITED PARTNERSHIP
102	5200 KELLER SPRINGS RD	MILLER S RICK & VANETTA M % BONAVENTURE
103	5200 KELLER SPRINGS RD	RICCARDI MARGUERITE A
104	5200 KELLER SPRINGS RD	GANJI DARAB & AZARDOKHT APT 521
105	5200 KELLER SPRINGS RD	GOLDSTEIN DAVID M APT 522
106	5200 KELLER SPRINGS RD	TEITELBAUM TERRY R & MARILYN C
107	5200 KELLER SPRINGS RD	HERSON ISREAL & NAOMI
108	5200 KELLER SPRINGS RD	AKGERMAN LEYLA
109	5200 KELLER SPRINGS RD	ROPHAIL SAMI
110	5200 KELLER SPRINGS RD	ESSENFELD FAMILY TRUST UNIT 530
111	5200 KELLER SPRINGS RD	LEVINE JEROME & BARBARA SUITE 531
112	5200 KELLER SPRINGS RD	ACHTMAN AUDREY L
113	5200 KELLER SPRINGS RD	HARRIS ASTRID STE 533
114	5200 KELLER SPRINGS RD	BRASE D ROLAND & P RUTH UNIT #534
115	5200 KELLER SPRINGS RD	JOE JANE UNIT 535
116	5200 KELLER SPRINGS RD	TERRILLION HOWARD J UNIT 536
117	5200 KELLER SPRINGS RD	STEIN MORRIS A # 537
118	5200 KELLER SPRINGS RD	LANE CLIFT C & DOROTHY P UNIT 610
119	5200 KELLER SPRINGS RD	HANNOVER ESTATES LTD PMB 80

5/1/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	5200 KELLER SPRINGS RD	DURHAM WILLIAM & TAMARA UNIT 612
121	5200 KELLER SPRINGS RD	CUNNINGHAM PAUL S UNIT 613
122	5200 KELLER SPRINGS RD	HERMAN SOLOMON & BARBARA TRUSTEES LIFE E
123	5200 KELLER SPRINGS RD	GREENFIELD NELSON E ET AL UNIT 615
124	5200 KELLER SPRINGS RD	SHAYESTEH NEZHAT S # 616
125	5200 KELLER SPRINGS RD	MAZANDARANI NOOSHEEN SHARLEEN
126	5200 KELLER SPRINGS RD	MCCUTCHIN RONALD LEE
127	5200 KELLER SPRINGS RD	BERRY W DAL TR & PEGGY J TR UNIT 621
128	5200 KELLER SPRINGS RD	STRINGER PAULA # 622
129	5200 KELLER SPRINGS RD	GOLMAN STANLEY J & LOIS UNIT #623
130	5200 KELLER SPRINGS RD	GALLETTA NANCY J
131	5200 KELLER SPRINGS RD	BAARTMANS GEERRUIDA UNIT 625
132	5200 KELLER SPRINGS RD	CALIFORNIA LAND IND
133	5200 KELLER SPRINGS RD	LEVIN EUGENE & MARGIE UNIT 630
134	5200 KELLER SPRINGS RD	GOLDBERG ROBERT L
135	5200 KELLER SPRINGS RD	RUBIN LOYCE UNIT 632
136	5200 KELLER SPRINGS RD	DANGELO FAMILY LIMITED PS
137	5200 KELLER SPRINGS RD	ZIDELL ROSE M SUITE 730
138	5200 KELLER SPRINGS RD	DIEB JAMES G & MAUREEN DIEB APT 635
139	5200 KELLER SPRINGS RD	HOOK DAVID J UNIT 636
140	5200 KELLER SPRINGS RD	SACHAR EILEEN UNIT 632
141	5200 KELLER SPRINGS RD	ESKENAZI MOSES & FORTUNA UNIT 710
142	5200 KELLER SPRINGS RD	NORMAN NANCY CAROLYN UNIT 711
143	5200 KELLER SPRINGS RD	GOLDSTEIN MARTIN R #712
144	5200 KELLER SPRINGS RD	CAMPBELL SHIRLEY APT 713
145	5200 KELLER SPRINGS RD	VLAMIDES MARY
146	5200 KELLER SPRINGS RD	BART IRA & RICHARD UNIT 715
147	5200 KELLER SPRINGS RD	BINDER WILLIAM D APT 232
148	5200 KELLER SPRINGS RD	ARAGON EUNICE R & MODESTO #717
149	5200 KELLER SPRINGS RD	COHEN LEON & TRUDY UNIT 720
150	5200 KELLER SPRINGS RD	THUM SEYMOUR R & BARBARA UNIT 721

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	5200 KELLER SPRINGS RD	SABOUR SHAKYB UNIT 722
152	5200 KELLER SPRINGS RD	PESKIND STANLEY M
153	5200 KELLER SPRINGS RD	SELTZER LINKIE LIV TR
154	5200 KELLER SPRINGS RD	RABURN MARY E # 725
155	5200 KELLER SPRINGS RD	PEEPLER R R JR & BETTIMAE UNIT 726
156	5200 KELLER SPRINGS RD	MOND KEITH & I ELSA UNIT 727
157	5200 KELLER SPRINGS RD	ZIDELL ROSE M UNIT 730
158	5200 KELLER SPRINGS RD	SARNA JITTU & SHIRLEY UNIT 731
159	5200 KELLER SPRINGS RD	MOUSSA A H LIVING REV TR APT 732
160	5200 KELLER SPRINGS RD	EADS PATTI L APT 733
161	5200 KELLER SPRINGS RD	VIDAUD QUILLERMO ETAL UNIT 734
162	5200 KELLER SPRINGS RD	HANDLE GLORIA B UNIT 735
163	5200 KELLER SPRINGS RD	TORKIYA ADI
164	5200 KELLER SPRINGS RD	HILL PEGGY S STE 737
165	5200 KELLER SPRINGS RD	TOMALONIS JOSEPH D
166	5200 KELLER SPRINGS RD	FRY ANNIE L
167	5200 KELLER SPRINGS RD	SILVESTRI CLAUDIO A ETAL UNIT 812
168	5200 KELLER SPRINGS RD	THIEBAUD NORBERT F # 813
169	5200 KELLER SPRINGS RD	BEVIL MARY M
170	5200 KELLER SPRINGS RD	SCHULTZ ANDREW HAROLD
171	5200 KELLER SPRINGS RD	HUGHES JASON W UNIT 816
172	5200 KELLER SPRINGS RD	AHN BOK KYOUN APT 1617
173	5200 KELLER SPRINGS RD	CHEN FAMILY LIVING TRUST UNIT 820
174	5200 KELLER SPRINGS RD	GILMAN EDMUND S & BEVERLY E GILMAN
175	5200 KELLER SPRINGS RD	ARD JAMES E & ARD SARAH I UNIT 822
176	5200 KELLER SPRINGS RD	TEHERANI SIROOS & VICKY
177	5200 KELLER SPRINGS RD	SHWARTS MALCOLM C & JOAN APT 824
178	5200 KELLER SPRINGS RD	BOLGER SUSAN R UNIT 825
179	5200 KELLER SPRINGS RD	BROWN HENRY F & HELEN UNIT 826
180	5200 KELLER SPRINGS RD	RADCLIFFE RODNEY L # 827
181	5200 KELLER SPRINGS RD	WINE HARVEY I & GAIL #830



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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	5200 KELLER SPRINGS RD	HOFFMAN SUSAN R UNIT 831
183	5200 KELLER SPRINGS RD	RUDIS CAROLYN J UNIT 832
184	5200 KELLER SPRINGS RD	PHILLIPS NORMA C #833
185	5200 KELLER SPRINGS RD	DAVID PAULINE B # 834
186	5200 KELLER SPRINGS RD	SPRINKLE TOMMY L & SHARON # 835
187	5200 KELLER SPRINGS RD	BYRNES FAMILY TR
188	5200 KELLER SPRINGS RD	HAAS ELEANOR S EST OF # 837
189	5200 KELLER SPRINGS RD	BERG PENELOPE A
190	5200 KELLER SPRINGS RD	SANDITEN LUPE B UNIT 911
191	5200 KELLER SPRINGS RD	RICCI EUGENE & KUEIFUNG UNIT 912
192	5200 KELLER SPRINGS RD	GOJER JULIO & RACHEL # 913
193	5200 KELLER SPRINGS RD	HUNTER MARLOW C UNIT 914
194	5200 KELLER SPRINGS RD	SMART DAWN UNIT 915
195	5200 KELLER SPRINGS RD	WIMAN ROSALIE UNIT 916
196	5200 KELLER SPRINGS RD	BORSCHOW DOROTHY UNIT 917
197	5200 KELLER SPRINGS RD	GENECOV SELMA G
198	5200 KELLER SPRINGS RD	JAEGER JO ANNE C UNIT 921
199	5200 KELLER SPRINGS RD	ROGERS ANNA L UNIT 922
200	5200 KELLER SPRINGS RD	ZILBERMANN MARK & PEGGY
201	5200 KELLER SPRINGS RD	COHEN ABRAHAM & YEMILE # 924
202	5200 KELLER SPRINGS RD	FISHER RISA W #925
203	5200 KELLER SPRINGS RD	VLAMIDES MARY
204	5200 KELLER SPRINGS RD	FRIEDMAN SHLOMO & LUCILLE
205	5200 KELLER SPRINGS RD	GLASER BARTON A & GEANE L # 931
206	5200 KELLER SPRINGS RD	FRIEDENSOHN LIVING TRUST SHARON TRUSTEES
207	5200 KELLER SPRINGS RD	SOBEK NORBERT & MARLENE UNIT 933
208	5200 KELLER SPRINGS RD	MONSHOWER RONALD S & CAROL R UNIT 935
209	5200 KELLER SPRINGS RD	DANIEL BARBARA UNIT 936
210	5200 KELLER SPRINGS RD	PEROULAS HELEN G UNIT 937
211	5200 KELLER SPRINGS RD	BONAVENTURE CONDO INC ATTN HOA OFFICE
212	5200 KELLER SPRINGS RD	LEWIS VERNON B JR & PATSY #1010

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	5200 KELLER SPRINGS RD	WEINSTEIN LEW E & DOROTHY UNIT 1011
214	5200 KELLER SPRINGS RD	BRUCK MELVIN & MARALYNNE
215	5200 KELLER SPRINGS RD	TREATCH JAMES E & #1013
216	5200 KELLER SPRINGS RD	BYRNES KATHLEEN ET AL # 1014
217	5200 KELLER SPRINGS RD	COOPER CALVIN H & HARRIETT D #1016
218	5200 KELLER SPRINGS RD	COLEMAN JULIUS H & FRANCES
219	5200 KELLER SPRINGS RD	MUNVES SARAH APT 245
220	5200 KELLER SPRINGS RD	LEANSE FRANCES W UNIT 1021
221	5200 KELLER SPRINGS RD	BAKST PAULETTE UNIT 1022
222	5200 KELLER SPRINGS RD	KRATZER LOUIS A & RUTH L UNIT 1023
223	5200 KELLER SPRINGS RD	DAVID JUDY R UNIT 1024
224	5200 KELLER SPRINGS RD	GOLDBLATT LOIS RUTH # 1025
225	5200 KELLER SPRINGS RD	CLARK RANDALL M & REGINA P #1026
226	5200 KELLER SPRINGS RD	ALBERTS SANFORD TR UNIT 1027
227	5200 KELLER SPRINGS RD	GADASALLI RENTAL PS LTD
228	5200 KELLER SPRINGS RD	ROSENTHAL GARY I #1031
229	5200 KELLER SPRINGS RD	LAMBERT JOHN R UNIT 1032
230	5200 KELLER SPRINGS RD	BISHKIN GLORIA #1033
231	5200 KELLER SPRINGS RD	BACKUS MILO # 1034
232	5200 KELLER SPRINGS RD	PANCER FELA LIFE ESTATE REM: NOSNIK ANIT
233	5200 KELLER SPRINGS RD	FELLER JOSEPH P EST OF % DOLORIS FELLER
234	5200 KELLER SPRINGS RD	1037 KELLER SPRINGS LLC
235	5200 KELLER SPRINGS RD	GOLMAN DONALD & DOLORES UNIT 1110
236	5200 KELLER SPRINGS RD	KONNEKER J RICHARD & CARMEN C UNIT 1111
237	5200 KELLER SPRINGS RD	LEREW GARY A & UNIT 1112
238	5200 KELLER SPRINGS RD	LAVERTY JOHN J UNIT 1113
239	5200 KELLER SPRINGS RD	MAGID ESTELLE APT. 1114
240	5200 KELLER SPRINGS RD	PRAGER MORTON D & JACQUELINE L BUDOW
241	5200 KELLER SPRINGS RD	WEINGARTEN CELIA UNITE 1116
242	5200 KELLER SPRINGS RD	WEINBERG ARTHUR UNIT 1120
243	5200 KELLER SPRINGS RD	LEVY BERNARD W & RUTH S

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	5200 KELLER SPRINGS RD	ROSEN CECILIA #1122
245	5200 KELLER SPRINGS RD	WEISS IRENE TRUSTEE WEISS FAMILY TRUST
246	5200 KELLER SPRINGS RD	FRAZIER NANCY G UNIT 1124 BLDG A
247	5200 KELLER SPRINGS RD	LANDSBERG ISADORE & SHIRLEY
248	5200 KELLER SPRINGS RD	WITT DOROTHY K #1126
249	5200 KELLER SPRINGS RD	ROUSE ELIZABETH B # 1127
250	5200 KELLER SPRINGS RD	ODONNELL DONNA M NO 1130
251	5200 KELLER SPRINGS RD	GOLDSTEIN SALLI J #1131
252	5200 KELLER SPRINGS RD	ELIASZ MICHAEL R
253	5200 KELLER SPRINGS RD	GOLDSTEIN DIANE UNIT 1133
254	5200 KELLER SPRINGS RD	BASHARA JOE M JR ET AL UNIT 1134
255	5200 KELLER SPRINGS RD	CASHMAN RICHARD C
256	5200 KELLER SPRINGS RD	BLUMENFELD PETER STEPHEN EST OF
257	5200 KELLER SPRINGS RD	WALLENSTEIN JAMES H & MARCIA F WALLENSTE
258	5200 KELLER SPRINGS RD	LO DERRICK
259	5200 KELLER SPRINGS RD	ARCHER BUDDY LLOYD
260	5200 KELLER SPRINGS RD	GLASGOW CHARLES W BONNIE JEAN LOYD
261	5200 KELLER SPRINGS RD	BEST CLAIRE
262	5200 KELLER SPRINGS RD	RAPHAEL JOSEPH & ESTELLA RAPHAEL # 331
263	5200 KELLER SPRINGS RD	GLAZER LA RUE UNIT 1217
264	5200 KELLER SPRINGS RD	BLANK LYNN TESSA UNIT 1220
265	5200 KELLER SPRINGS RD	TRACHTENBERG ISAAC & APT 1221
266	5200 KELLER SPRINGS RD	JACOBSON HAROLD & FLORENCE G UNIT 1222
267	5200 KELLER SPRINGS RD	REID DAVID & NELDA R UNIT 1223 BLDG A
268	5200 KELLER SPRINGS RD	WIGGINS BETTYE N UNIT 1224
269	5200 KELLER SPRINGS RD	BROWN BENJAMIN & ELINORE UNIT 1225
270	5200 KELLER SPRINGS RD	CLARK RANDALL M & REGINA 1226
271	5200 KELLER SPRINGS RD	ZELZER MANNY & JANIS RESIDENCE TRUST #1
272	5200 KELLER SPRINGS RD	KINDER GARY D & JANET T LIVING TRUST
273	5200 KELLER SPRINGS RD	LOWERY BENNIE LAMAR UNIT 1232
274	5200 KELLER SPRINGS RD	LISSBERGER ALBERT III TR UNIT 1233

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	5200 KELLER SPRINGS RD	SCALA VANCE GLORIA A
276	5200 KELLER SPRINGS RD	KASE JANE UNIT 1235
277	5200 KELLER SPRINGS RD	GRABOWSKI LESZEK
278	5200 KELLER SPRINGS RD	SOKOL SAUL & GLADYS # 1310
279	5200 KELLER SPRINGS RD	FLORENCE HELEN L # 1311
280	5200 KELLER SPRINGS RD	COX CAROL W
281	5200 KELLER SPRINGS RD	CLEMONS CATHY A UNIT 1313
282	5200 KELLER SPRINGS RD	LEVENTHAL MILTON UNIT 1314
283	5200 KELLER SPRINGS RD	WINTROUB DAVIDA #1315
284	5200 KELLER SPRINGS RD	VISBAL CHRISTY MOELLER
285	5200 KELLER SPRINGS RD	SAVADKOUHI FRANCO S UNIT 1317
286	5200 KELLER SPRINGS RD	WASSERMAN FREDERICK ET UX # 1320
287	5200 KELLER SPRINGS RD	SMITH SYDNIE G & ANN H STE 1321
288	5200 KELLER SPRINGS RD	WARSHAUER MARK M & LYNNE UNIT 1322
289	5200 KELLER SPRINGS RD	BROTHMAN STEPHEN GUY & FLORA U
290	5200 KELLER SPRINGS RD	LEVINE MARSHA UNIT 1324
291	5200 KELLER SPRINGS RD	BLUM DAVID UNIT 1325
292	5200 KELLER SPRINGS RD	CARROLL JAMES F & SUZANNE UNIT 1326
293	5200 KELLER SPRINGS RD	IZZEDIN LEILA UNIT 1237
294	5200 KELLER SPRINGS RD	LANER ALLEN REVOCABLE TRUST ALLEN LANER
295	5200 KELLER SPRINGS RD	YAMINI SARA M
296	5200 KELLER SPRINGS RD	KHALIFA ISMAIL I # 1332
297	5200 KELLER SPRINGS RD	LIENER ALEXANDER & AGNES UNIT 1333
298	5200 KELLER SPRINGS RD	GEORGIU THALES & JULIA
299	5200 KELLER SPRINGS RD	BOWMAN JAMES F
300	5200 KELLER SPRINGS RD	GLASSER MARLENE KATZ TR UNIT 1336
301	5200 KELLER SPRINGS RD	ZAUCHA EDWARD V & REV TR APT 337
302	5200 KELLER SPRINGS RD	HANI PEDRO P # 1410
303	5200 KELLER SPRINGS RD	BOORHEM WILLIAM & PATSY S TRUST UNIT 141
304	5200 KELLER SPRINGS RD	PARKS SUNNY D & MARGARET L PARKS
305	5200 KELLER SPRINGS RD	POLAKOFF FAYE R & POLAKOFF HOWARD D

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	5200 KELLER SPRINGS RD	RIPSTEIN JERENE REVOCABLE TRUST UNIT 141
307	5200 KELLER SPRINGS RD	LAWRENCE SYLVIA
308	5200 KELLER SPRINGS RD	SAYLES ALVIN EST OF
309	5200 KELLER SPRINGS RD	GOLDBERG RITA
310	5200 KELLER SPRINGS RD	GOLDMINZ MITCHELL & MINNA UNIT 1421
311	5200 KELLER SPRINGS RD	GATES OF GLORY CHURCH #132
312	5200 KELLER SPRINGS RD	AZOULAY ABRAHAM
313	5200 KELLER SPRINGS RD	ALEXANDER HELEN R LIV TR UNIT 1424
314	5200 KELLER SPRINGS RD	YABLON CAROLYN J UNIT 1431
315	5200 KELLER SPRINGS RD	BEOUGHER RITCHIE
316	5200 KELLER SPRINGS RD	SPITTAL MARGARET UNIT 1433
317	5200 KELLER SPRINGS RD	SEWELL MARTHA #1434
318	5200 KELLER SPRINGS RD	GLAZER MARGIE Z UNIT1435
319	5200 KELLER SPRINGS RD	BARTON S BRUCE
320	5200 KELLER SPRINGS RD	WECHSLER LAWRENCE ET AL UNIT 1437
321	5200 KELLER SPRINGS RD	TTEE FREDERICK K TR ETAL UNIT 1510
322	5200 KELLER SPRINGS RD	ARONOFF MELVIN S UNIT 1511
323	5200 KELLER SPRINGS RD	WEBBERMAN MARIAN C UNIT 1512
324	5200 KELLER SPRINGS RD	BRADFIELD R STEVEN APT 1513
325	5200 KELLER SPRINGS RD	GOODMAN BENNETT A & PATRICIA S GOODMAN
326	5200 KELLER SPRINGS RD	GLAZER FONDA APT 1515
327	5200 KELLER SPRINGS RD	DALE DEBRA DIANE
328	5200 KELLER SPRINGS RD	SILVESTRI CLAUDIO A ET AL UNIT 1521
329	5200 KELLER SPRINGS RD	GILBERT KATHLEEN E UNIT 1522
330	5200 KELLER SPRINGS RD	QUINT GEORGE & SHIRLEY UNIT 1523
331	5200 KELLER SPRINGS RD	SPEER CHRISTI H UNIT 1524
332	5200 KELLER SPRINGS RD	HENRY JAMES O JR & WINNA UNIT 1527
333	5200 KELLER SPRINGS RD	DECKARD HARRY M ET AL NO 1530
334	5200 KELLER SPRINGS RD	PEARLMAN AARON S & JENEANE G APT
335	5200 KELLER SPRINGS RD	BAYULKEN H ALP UNIT 1532
336	5200 KELLER SPRINGS RD	HARWATH BETTY J ETAL UNIT 1533

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
337	5200 KELLER SPRINGS RD	ROSENBLOOM BRIAN ET AL
338	5200 KELLER SPRINGS RD	ARONOFF MELVIN S & MIMI G UNIT 1535-37
339	5200 KELLER SPRINGS RD	MCKENZIE FAMILY TRUST UNIT 1601
340	5200 KELLER SPRINGS RD	ALTSHULER P J UNIT 1602A
341	5200 KELLER SPRINGS RD	BONAVENTURE CONDOMINIUMS UNIT 121
342	5335 BENT TREE FOREST DR	HENDERSON RONI
343	5335 BENT TREE FOREST DR	ABTAHI AMIR N #102
344	5335 BENT TREE FOREST DR	ROE S PATRICK BLDG A UNIT 103
345	5335 BENT TREE FOREST DR	LANGFORD RICHARD & SANDRA BLDG A UNIT 10
346	5335 BENT TREE FOREST DR	HOUSTON SHARETHA UNIT 201
347	5335 BENT TREE FOREST DR	TOVAR ALFRED
348	5335 BENT TREE FOREST DR	WOLF MICHAEL E #203
349	5335 BENT TREE FOREST DR	RICKRICH WHITE LLC
350	5335 BENT TREE FOREST DR	SOMMER JANET A UNIT 105
351	5335 BENT TREE FOREST DR	PASCO JOHN % BANK OF OKLAHOMA TR
352	5335 BENT TREE FOREST DR	FRANK RAKEL H # 107
353	5335 BENT TREE FOREST DR	WILLIFORD JERRY
354	5335 BENT TREE FOREST DR	ANDERSON MONICA M STE 205
355	5335 BENT TREE FOREST DR	MOORE JAMES K
356	5335 BENT TREE FOREST DR	GILBERTSON ANSEL & PATRICIA UNIT 207
357	5335 BENT TREE FOREST DR	FORNEY TIFFANY BLDG B UNIT #208
358	5335 BENT TREE FOREST DR	CHIASSON JEANINE S
359	5335 BENT TREE FOREST DR	RLC NORTH DALLAS PROPETIES LLC
360	5335 BENT TREE FOREST DR	ABTAHI ABBAS
361	5335 BENT TREE FOREST DR	YANG JUSTIN
362	5335 BENT TREE FOREST DR	ZACKERY MARGARET & WEBSTER JR
363	5335 BENT TREE FOREST DR	WILLSEY JOHN A # 210
364	5335 BENT TREE FOREST DR	MARTINEZ RICHARD G JR UNIT 211C
365	5335 BENT TREE FOREST DR	OLSHANSKY SEMYON & DORA OLSHANSKY
366	5335 BENT TREE FOREST DR	HARRIS MAURY N ETUX UNIT 9 C
367	5335 BENT TREE FOREST DR	GARGES PAMELA K APT 114



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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
368	5335	BENT TREE FOREST DR PETTEGRUE BETTY S
369	5335	BENT TREE FOREST DR HOLLINGSWORTH CHESTER & CATHERINE D APT
370	5335	BENT TREE FOREST DR BILLINGSLEY ALESSANDRA BLDG D UNIT 213
371	5335	BENT TREE FOREST DR BARFIELD ANN & DON
372	5335	BENT TREE FOREST DR PETTEGRUE LAURA UNIT 215
373	5335	BENT TREE FOREST DR APONTE MIGUEL A & MAGDALENA E SANCHEZ
374	5335	BENT TREE FOREST DR ERPILLO CARLO N
375	5335	BENT TREE FOREST DR SOLLY DAVID M BLDG E UNIT #118
376	5335	BENT TREE FOREST DR GREER BELINDA LEA UNIT 119
377	5335	BENT TREE FOREST DR AGUSTIN EMERITA Q # 120
378	5335	BENT TREE FOREST DR GENTRY VICTORIA #121
379	5335	BENT TREE FOREST DR ROBERTSON JENNIFER
380	5335	BENT TREE FOREST DR OLIVER MALCOM K
381	5335	BENT TREE FOREST DR TEJANI AZIZ
382	5335	BENT TREE FOREST DR SHAVER ROY & LOUELLEN TR
383	5335	BENT TREE FOREST DR FARNSWORTH LETA F222
384	5335	BENT TREE FOREST DR OU LEU LEE YE & UNIT 223
385	5335	BENT TREE FOREST DR THACH SOPHANY
386	5335	BENT TREE FOREST DR DANGELO JOHN UNIT 125
387	5335	BENT TREE FOREST DR MCCAFFREY EVELYN M APT 126
388	5335	BENT TREE FOREST DR BOTOS PETER BLDG G UNIT 127
389	5335	BENT TREE FOREST DR LOWES TAMMY # 128
390	5335	BENT TREE FOREST DR AMINI BEHDOKHT BLDG G UNIT 225
391	5335	BENT TREE FOREST DR LESASSIER LINDA V # 226
392	5335	BENT TREE FOREST DR ARMOUR LUBA UNIT 227
393	5335	BENT TREE FOREST DR DAROUE SARA APT 228
394	5335	BENT TREE FOREST DR TEJANI AZIZ & HAMIDA
395	5335	BENT TREE FOREST DR NICKERSON JOHN D TRUSTEE JOHN NICKERSON
396	5335	BENT TREE FOREST DR NEMES SANDRA LIAT BLDG H UNIT 131
397	5335	BENT TREE FOREST DR THOMPSON ROGER L UNIT 132
398	5335	BENT TREE FOREST DR NANDA VIJAY & RAJ K

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
399	5335	BENT TREE FOREST DR KONNEKER CARMEN C
400	5335	BENT TREE FOREST DR FARHOOD ROSE M
401	5335	BENT TREE FOREST DR TRUONG LOAN NGOC THI BLDG H UNIT 232
402	5335	BENT TREE FOREST DR SATURNIEWICZ JOHN S ETAL BLDG I UNIT 133
403	5335	BENT TREE FOREST DR ROYAL LES N & MARTHA J STE # 102-295
404	5335	BENT TREE FOREST DR BARRON NANCY
405	5335	BENT TREE FOREST DR RATUSHYNSKY IRYNA BLDG I UNIT 136
406	5335	BENT TREE FOREST DR KREIGER MELANIE BLDG I UNIT 233
407	5335	BENT TREE FOREST DR FRAGALE SAM
408	5335	BENT TREE FOREST DR SULLIVAN JONATHAN D # 235
409	5335	BENT TREE FOREST DR IBRAHIMPASIC ELVIR &
410	5335	BENT TREE FOREST DR ECJ REAL ESTATE LLC SARACA CT # 07-08
411	5335	BENT TREE FOREST DR RIDGE KENNETH A & SUSAN G
412	5335	BENT TREE FOREST DR TREVINO JOE JR
413	5335	BENT TREE FOREST DR BARFIELD DON & ANN TRUST
414	5335	BENT TREE FOREST DR CALIGIURI YVONNE
415	5335	BENT TREE FOREST DR WATROUS GARY P UNIT 238 BLDG J
416	5335	BENT TREE FOREST DR YUEN RAYMOND UNIT J-239
417	5335	BENT TREE FOREST DR OLIVERIA OMAR G UNIT 141
418	5335	BENT TREE FOREST DR SHLIKER DAVID & ADELIA SHLIKER
419	5335	BENT TREE FOREST DR BINTER VICTOR G & KAREN S BLDG K UNIT 14
420	5335	BENT TREE FOREST DR MOON BARBARA JEAN BLDG K UNIT 144
421	5335	BENT TREE FOREST DR SULLIVAN JONATHAN & KELLY ROYAL-SULLIVAN
422	5335	BENT TREE FOREST DR TURNER DAVID UNIT 242
423	5335	BENT TREE FOREST DR PHAN TRINA #243
424	5335	BENT TREE FOREST DR HATTON BRIAN
425	5335	BENT TREE FOREST DR CHOW ATSUKO
426	5335	BENT TREE FOREST DR KHENOKH KONSTANTIN L & OLGA UNIT 146
427	5335	BENT TREE FOREST DR SHNAYDERMAN YEFIM & GITYA APT 1
428	5335	BENT TREE FOREST DR HARDIE BARBARA BLDG L UNIT 148
429	5335	BENT TREE FOREST DR KO MAENG SEOG

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
430	5335	BENT TREE FOREST DR ELY SHELLY DIANE BLDG L UNIT 246
431	5335	BENT TREE FOREST DR PARTEE KRISTIN UNIT 247
432	5335	BENT TREE FOREST DR DO DAO
433	5335	BENT TREE FOREST DR MCCOY ALICE D NO 149
434	5335	BENT TREE FOREST DR LEYRER ELLEN A UNIT 150 M
435	5335	BENT TREE FOREST DR WU KAI UNIT 151 BLDG M
436	5335	BENT TREE FOREST DR SHANKS ANGELA & BLDG M UNIT 152
437	5335	BENT TREE FOREST DR FABIAN NOEL R BLDG M UNIT 249
438	5335	BENT TREE FOREST DR TIEMERSMA KIMBERLY A BLDG M UNIT 250
439	5335	BENT TREE FOREST DR WITT JESSICA ELIZABETH #251
440	5335	BENT TREE FOREST DR JOHNSON MARK ALLEN
441	5335	BENT TREE FOREST DR EWALL MARJORIE S
442	5335	BENT TREE FOREST DR OCTOBER PROPERTIES LLC
443	5335	BENT TREE FOREST DR BRADDOCK KENNETH J #155
444	5335	BENT TREE FOREST DR MANSOORI HEIDI A & AMIR M
445	5335	BENT TREE FOREST DR JAOQUIN EMILIA & ROBERT
446	5335	BENT TREE FOREST DR DUPUY WALTER BLDG N UNIT 254
447	5335	BENT TREE FOREST DR COOPER LOUIS
448	5335	BENT TREE FOREST DR BECKWITH ALEXANDER
449	5335	BENT TREE FOREST DR RHEA JANETTE A
450	5335	BENT TREE FOREST DR FELDMAN HOWARD PMB 212
451	5335	BENT TREE FOREST DR ROMO JESUS
452	5335	BENT TREE FOREST DR LEE LI KWONG
453	5335	BENT TREE FOREST DR PELAEZ ARMANDO
454	5335	BENT TREE FOREST DR BRAGG BARBARA BLDG O #260
455	5335	BENT TREE FOREST DR ORMAN MICHAEL M
456	5335	BENT TREE FOREST DR ANDERSON SARAH BLDG P UNIT 162
457	5335	BENT TREE FOREST DR GETTMAN MARIANNE BLDG P UNIT 163
458	5335	BENT TREE FOREST DR WALL ELAINE M BLDG P UNIT #164
459	5335	BENT TREE FOREST DR DODGEN GAIL M FACTOR BLDG P UNIT 261
460	5335	BENT TREE FOREST DR MORAN JAMES A & PATRICIA 1986 FAMILY TRU

5/1/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
461	5335	BENT TREE FOREST DR LONGEST JOEL S
462	5335	BENT TREE FOREST DR OSLON MARIYA #264
463	5335	BENT TREE FOREST DR TOVAR ALFRED BLDG Q UNIT 165
464	5335	BENT TREE FOREST DR LOWRANCE DANIEL SCOTT & EMILY E
465	5335	BENT TREE FOREST DR TROTMAN DONNA
466	5335	BENT TREE FOREST DR GREER ROXANNE M
467	5335	BENT TREE FOREST DR BURTON CHARLOTTE UNIT 265
468	5335	BENT TREE FOREST DR GLOWELL PROPERTIES LLC
469	5335	BENT TREE FOREST DR KOUHGILANI MASOUD UNIT 268
470	5335	BENT TREE FOREST DR FRIEDMAN ROBYN H UNIT R-169
471	5335	BENT TREE FOREST DR GECKER MARVIN & MARLENE #170
472	5335	BENT TREE FOREST DR SMITH RITA UNGER ESTATE % SHEEN SMITH
473	5335	BENT TREE FOREST DR LAY AMIE L BLDG R UNIT 172
474	5335	BENT TREE FOREST DR HAJ EZZAT BLDG R UNIT 269
475	5335	BENT TREE FOREST DR BRADLEY SARAH BLDG R APT 270
476	5335	BENT TREE FOREST DR LEVEY STEPHEN H
477	5335	BENT TREE FOREST DR LARIDJANI AREZOU #272
478	5335	BENT TREE FOREST DR ATKINSON KAREN JOAN UNIT # 173
479	5335	BENT TREE FOREST DR SCHWEYKOWSKI EDWARD ETUX BLDG S UNIT 17
480	5335	BENT TREE FOREST DR LICON RENE UNIT 175
481	5335	BENT TREE FOREST DR MUSSELL JANE S BLDG S UNIT 176
482	5335	BENT TREE FOREST DR KALBO LLC
483	5335	BENT TREE FOREST DR LOZANO CHRIS STARR BLDG S UNIT 274
484	5335	BENT TREE FOREST DR BROWN FRANCINE B BLDG S UNIT 275
485	5335	BENT TREE FOREST DR CHAING YUUHURNG
486	5335	BENT TREE FOREST DR DODGEN DAVID E
487	5335	BENT TREE FOREST DR DRENNAN ROBBY JR BLDG T UNIT 178
488	5335	BENT TREE FOREST DR ANZALOTA WANDA M #179
489	5335	BENT TREE FOREST DR CHEN CHUAN CHUAN UNIT 180
490	5335	BENT TREE FOREST DR KUDLA PRZEMYSLAW A UNIT 277
491	5335	BENT TREE FOREST DR DRENNAN R B JR BLDG T UNIT 278

5/1/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
492	5335	BENT TREE FOREST DR ALTHOFF FRANCIS JR
493	5335	BENT TREE FOREST DR DANGELO JOHN
494	5335	BENT TREE FOREST DR GOTSDINER ALEXANDER ET AL
495	5335	BENT TREE FOREST DR LEWANDOSKI MEEM # 182
496	5335	BENT TREE FOREST DR ROSEN MARY M BLDG U UNIT 183
497	5335	BENT TREE FOREST DR PARK SUMALIN UNIT 184
498	5335	BENT TREE FOREST DR VELEZ JOSE LIONEL BLDG U UNIT 281
499	5335	BENT TREE FOREST DR SEPEHRI SARAH
500	5335	BENT TREE FOREST DR GONZALES SAMANTHA M & BLDG U UNIT 283
501	5335	BENT TREE FOREST DR AGEE CHRIS M
502	5335	BENT TREE FOREST DR SCHILL ARNOLD G & UNIT 185
503	5335	BENT TREE FOREST DR RONGEY BRADFORD UNIT 186
504	5335	BENT TREE FOREST DR WINTERS ARNETTA D
505	5335	BENT TREE FOREST DR SMITH LEONARD & MIRIAM SMITH UNIT V286
506	5335	BENT TREE FOREST DR HELMS RICHARD T
507	5335	BENT TREE FOREST DR PHILLIPS LISA PAT G BLDG W UNIT 188
508	5335	BENT TREE FOREST DR JOYCE PATRICIA L ETAL BLDG W UNIT 189
509	5335	BENT TREE FOREST DR JUDIKINAS ROBERT
510	5335	BENT TREE FOREST DR RUEDEMANN NANCY S
511	5335	BENT TREE FOREST DR DECKER JOSHUA L
512	5335	BENT TREE FOREST DR HWANG WENDY
513	5335	BENT TREE FOREST DR TOVAR ALFRED # 290
514	5335	BENT TREE FOREST DR SHACKELFORD BONNIE JEAN
515	5335	BENT TREE FOREST DR KARLAN DENNIS GARY
516	5335	BENT TREE FOREST DR MCCARTHY C DAVID
517	5335	BENT TREE FOREST DR ISAACSON JAMES A
518	5335	BENT TREE FOREST DR BAILEY INA R UNIT 193
519	5335	BENT TREE FOREST DR ROSEN SEARLE L BLDG Y UNIT 194
520	5335	BENT TREE FOREST DR IMES BETTY J UNIT 195
521	5335	BENT TREE FOREST DR TOVAR ALFRED K
522	5335	BENT TREE FOREST DR MCCALLUM JOE APT 293

5/1/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
523	5335	BENT TREE FOREST DR DAVIES DARREN BLDG Y UNIT 294
524	5335	BENT TREE FOREST DR AZMOUDEH AZIZ & LAGHA AZMOUDEH
525	5335	BENT TREE FOREST DR TEJANI AZIZ A
526	5335	BENT TREE FOREST DR STIRRETT MARY ANGELA Z197
527	5335	BENT TREE FOREST DR YANG CHARLES C
528	5335	BENT TREE FOREST DR STOLKOVA LUCIE BLDG Z UNIT 199
529	5335	BENT TREE FOREST DR JOINER RONALD D
530	5335	BENT TREE FOREST DR KONNEKER CARMEN C
531	5335	BENT TREE FOREST DR BENAMI LYNN M TR
532	5335	BENT TREE FOREST DR GARZA SANDRA LINDA UNIT 299
533	5335	BENT TREE FOREST DR NAGHIAN AMIR APT 300
534	5335	BENT TREE FOREST DR LARSON MICHELLE K
535	5335	BENT TREE FOREST DR SIGNATURE LEASING & MANAGEMENT INC
536	5335	BENT TREE FOREST DR AZARIAN FARIDEH
537	5325	BENT TREE FOREST DR HEAD MICHELE W
538	5325	BENT TREE FOREST DR ABRAHAM HEBER
539	5325	BENT TREE FOREST DR STANFIELD WILLIAM G UNIT 1103
540	5325	BENT TREE FOREST DR NGUYEN ANN
541	5325	BENT TREE FOREST DR MAGEE LINDA K # 1105
542	5325	BENT TREE FOREST DR NADIR ZEESHAN
543	5325	BENT TREE FOREST DR JRAR JV
544	5325	BENT TREE FOREST DR MALACHI SARAH BLDG A UNIT 1108
545	5325	BENT TREE FOREST DR ST REBOR INVESTMENTS
546	5325	BENT TREE FOREST DR SHIRAZI HOSSEIN P APT 1110
547	5325	BENT TREE FOREST DR JRAR JOINT VENTURE
548	5325	BENT TREE FOREST DR PANMENEER PATCHARAPORN BLDG A UNIT 1112
549	5325	BENT TREE FOREST DR MALACHI SARA BLDG A UNIT 1113
550	5325	BENT TREE FOREST DR HILLEL URI
551	5325	BENT TREE FOREST DR HILL JOHN D SR
552	5325	BENT TREE FOREST DR ABRAHAM SALLY BLDG A UNIT 1116
553	5325	BENT TREE FOREST DR ABRAHAM SALLY BLDG A UNIT 1117

5/1/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
554	5325	BENT TREE FOREST DR ARATO MAGI
555	5325	BENT TREE FOREST DR NAMAZI ALI BLDG A UNIT 2201
556	5325	BENT TREE FOREST DR GRAFE NATHAN #2202
557	5325	BENT TREE FOREST DR KHANANI MOHAMMED
558	5325	BENT TREE FOREST DR AUSTIN JON C UNIT 2204
559	5325	BENT TREE FOREST DR FREDERICKSON SHARON UNIT 2205 BLDG A
560	5325	BENT TREE FOREST DR NIAMATALI RIAD &
561	5325	BENT TREE FOREST DR DAVIS KEMEYON D UNIT 307
562	5325	BENT TREE FOREST DR GAAL PETER
563	5325	BENT TREE FOREST DR LUNA ALLEN R UNIT 2209
564	5325	BENT TREE FOREST DR MAZAHERI SONIA M & MARTIN #2210
565	5325	BENT TREE FOREST DR PANTELLO PATRICIA A BLDG A UNIT 2211
566	5325	BENT TREE FOREST DR NIMELSTEIN SCOTT & NIMELSTEIN LISA R
567	5325	BENT TREE FOREST DR TCHOBANIAN NATHALIE A & EDOUARD H BLDG A
568	5325	BENT TREE FOREST DR BARSALOU STEVEN J BLDG A UNIT 2214
569	5325	BENT TREE FOREST DR PELLIZZI ROBERT & SIMONE # A-2215
570	5325	BENT TREE FOREST DR FREDERICK SUMMER J UNIT A 2216
571	5325	BENT TREE FOREST DR PERSCHON KATHERINE N
572	5325	BENT TREE FOREST DR ARATO MORAN
573	5325	BENT TREE FOREST DR LYNCH TERENCE J UNIT 2220-A
574	5325	BENT TREE FOREST DR LANE MICHAEL
575	5325	BENT TREE FOREST DR GEKIERE ROGER UNIT 2222
576	5325	BENT TREE FOREST DR MEEK JULIE T #2223
577	5325	BENT TREE FOREST DR CICHOCKI LANCE A #2224
578	5325	BENT TREE FOREST DR PHIFER JEANETTE
579	5325	BENT TREE FOREST DR CLARK BARBARA D BLDG B UNIT 1120
580	5325	BENT TREE FOREST DR ROMANO NINA T #1121
581	5325	BENT TREE FOREST DR HENRY FAMILY LIVING TR % G B HENRY
582	5325	BENT TREE FOREST DR SIMONSON JILLIAN BLDG B UNIT 2226
583	5325	BENT TREE FOREST DR KLINE CHAD BLDG B UNIT 2227
584	5325	BENT TREE FOREST DR ABRAHAM SALLY #2228-B



5/1/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
585	5325	BENT TREE FOREST DR TFHSP LLC SERIES 3301 182A PMB 352
586	5325	BENT TREE FOREST DR LIVSEY JANIS UNIT 3302
587	5325	BENT TREE FOREST DR ABRAHAM HEBER & SALLY
588	5325	BENT TREE FOREST DR SINGER ARTURO
589	5325	BENT TREE FOREST DR CHENG MAI SEN UNIT 1125 C
590	5325	BENT TREE FOREST DR ABRAHAM HEBER ETAL BLDG C UNIT 1126
591	5325	BENT TREE FOREST DR ROMANO NINA T
592	5325	BENT TREE FOREST DR FIELD JASON
593	5325	BENT TREE FOREST DR ABARGILE MEIR BLDG C UNIT 1129
594	5325	BENT TREE FOREST DR ABRAHAM HEBER
595	5325	BENT TREE FOREST DR GARWELL LTD PS
596	5325	BENT TREE FOREST DR ABARGIL MEIR 1132
597	5325	BENT TREE FOREST DR CHAN LOMINA
598	5325	BENT TREE FOREST DR LOTFIAN ALADDIN
599	5325	BENT TREE FOREST DR HOARD FLOYCE Y
600	5325	BENT TREE FOREST DR BARNUM SCOTT R #1136
601	5325	BENT TREE FOREST DR HOLT KENNETH D TRUSTEE UNIT 1137C
602	5325	BENT TREE FOREST DR MONCADA MA DE LOURDES & BRETHERTON REGIN
603	5325	BENT TREE FOREST DR ELLIS STEPHANIE BLDG C UNIT #1139
604	5325	BENT TREE FOREST DR KIM DONG Y UNIT 1140
605	5325	BENT TREE FOREST DR NADOLSKY AYLIN NO 2229 C
606	5325	BENT TREE FOREST DR SPALDING SHAWN UNIT #2230
607	5325	BENT TREE FOREST DR ARATO MAGGIE
608	5325	BENT TREE FOREST DR DORCHUCK JORDAN D & CHRISTINE L DORCHUCK
609	5325	BENT TREE FOREST DR TFHSP LLC SERIES 2233 182A PMB 352
610	5325	BENT TREE FOREST DR BROWN TERRY ANNE APT2234
611	5325	BENT TREE FOREST DR CARLYLE JOHN K & SUSAN R
612	5325	BENT TREE FOREST DR ELLISON TERRY UNIT 2236
613	5325	BENT TREE FOREST DR PRIDMORE SHELBY L #2237
614	5325	BENT TREE FOREST DR LY HONG TUYET
615	5325	BENT TREE FOREST DR MAREK KERSTIN

5/1/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
616	5325	BENT TREE FOREST DR DOMINGUEZ DEBORAH % RONNIE SKIDMORE
617	5325	BENT TREE FOREST DR BENTON JOHN C
618	5325	BENT TREE FOREST DR MASON STEVEN D BLDG C UNIT 2242
619	5325	BENT TREE FOREST DR STANSBURY REBECCA TAYLOR #2243C
620	5325	BENT TREE FOREST DR MILLER MEKALA
621	5325	BENT TREE FOREST DR EDWARDS VALERIE J BLDG C UNIT 2245
622	5325	BENT TREE FOREST DR BARNES WILLIAM JOE
623	5325	BENT TREE FOREST DR PAJOOHI SHIRIN
624	5325	BENT TREE FOREST DR SCHWAB JEREMY J #2248
625	5325	BENT TREE FOREST DR SURTEES KATHRYN
626	5325	BENT TREE FOREST DR ARATO ELAD
627	5325	BENT TREE FOREST DR HOLMES WANDA UNIT #2252
628	5325	BENT TREE FOREST DR NIKODEMUS FRANK R UNIT 1027
629	5325	BENT TREE FOREST DR GONZALES ISMAEL BLDG D UNIT 1142
630	5325	BENT TREE FOREST DR CRAWFORD DONNA RENEE UNIT 1143
631	5325	BENT TREE FOREST DR TNG PROPERTIES LLC
632	5325	BENT TREE FOREST DR JETER JASON C #2253
633	5325	BENT TREE FOREST DR GONZALEZ ISMAEL BLDG D UNIT 2254
634	5325	BENT TREE FOREST DR TATE BRADLEY #2255
635	5325	BENT TREE FOREST DR TATE BRADLEY M UNIT 2256

**FILE NUMBER:** Z123-198(RB)

**DATE FILED:** January 31, 2013

**LOCATION:** Property generally bounded by Mentor Avenue, Lancaster Road, both sides of Atlas Drive, and Denley Avenue

**COUNCIL DISTRICT:** 5

**MAPSCO:** 65 G

**SIZE OF REQUEST:** Approx. 7.53 Acres

**CENSUS TRACT:** 57

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**APPLICANT/OWNER:** Sapphire Road Development LLC

**REPRESENTATIVE:** Yigal Lelah

**REQUEST:** An application for an amendment to and expansion of Planned Development District No. 855, on property zoned a CR Community Retail District, an R-7.5(A) Single Family District, and Planned Development District No. 855.

**SUMMARY:** The applicant is proposing to develop the entire site with a mix of multifamily, office, and retail uses.

**STAFF RECOMMENDATION:** Approval, subject to a conceptual plan, Tract 1A development plan, and revised conditions.

**BACKGROUND INFORMATION:**

- The existing PDD No. 855 (approved by the City Council on August 10, 2011) boundary consists of 3.28 acres and encompasses the southern portion of the expanded site. The expansion area consists of 4.25 acres and encompasses the balance of the blockface, north to Mentor Avenue. Two additional tracts fronting on Atlas Avenue are being added.
- On October 4, 2012, the City Plan Commission approved a request for waiver of the two-year waiting period between zoning applications on the same property.
- The applicant proposes to develop the entire site with a mix of uses, inclusive of multifamily, office, and retail uses. Increases in total development rights are being requested to accommodate a total site area in excess of twice that incorporated into the current PDD boundary.
- The site is located within the designated transit-oriented development (TOD) tax increment financing (TIF) Lancaster Corridor Subdistrict, and is part of the recently approved Lancaster Corridor Station Area Plan, adopted by the City Council in March, 2013.

**Zoning History:** There has been no recent zoning activity in the immediate area (other than creation of two PDD's as noted below) relevant to this request.

<u>Thoroughfare/Street</u>	<u>Designation; Existing &amp; Proposed ROW</u>
Lancaster Avenue	Principal Arterial; 80' & 80' ROW
Denley Drive	Local; 50' ROW
Mentor Avenue	Local; 50' ROW
Atlas Drive	Local; 50' ROW

**STAFF ANALYSIS:**

**Comprehensive Plan:** Due to the site's unique physical boundary, it actually shares characteristics that traverse two established built environments. The site's eastern property line abuts an area designated as a Transit Center or 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.

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

GOAL 1.2 Promote desired development.

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

**Area Plan:** The site is located within the boundary of the Lancaster Corridor Station Area Plan, adopted by the City Council in March, 2013. The City of Dallas was awarded a Housing and Urban Development (HUD) Community Challenge Planning Grant to enhance transit-oriented development (TOD) through focused planning aimed at developing workforce, mixed income, and mixed-use housing at multiple DART light rail stations. With respect to the V.A. Medical Center Station, anticipated development

will provide for a more urban environment in close proximity to the station, with mixed uses along the corridor transitioning to residential.

**Land Use Compatibility:** The request site consists of the existing boundary of PDD No. 855 and an expansion area, northward, completing the blockface. Additionally, two tracts along Atlas Avenue are being added. For purposes of orientation (see attached Tract Map), the existing/expanded land area bounded by Mentor Avenue, Lancaster Road, Atlas Drive, and Denley Drive will be considered Tract 1A with the portion of the expansion area to the north designated as Tract 1B. The southwest corner of Lancaster Road and Atlas Avenue will be considered Tract 2, while the southeast corner of Atlas Drive and Denley Drive will be considered Tract 3.

Tracts 1A and 1B is surrounded by a financial institution with drive-through lanes and Urban Village, a mixed use development currently under construction (PDD No. 832) to the north, Veterans Hospital (SUP No. 173) along with the VA Station (DART Blue Line) to the east, the applicant's Tracts 2 and 3 (with a leave-out tract for DART's utility infrastructure), and residential uses to the west.

Tract 2 is situated south of Tract 1A, with retail uses south along Lancaster Avenue, PDD 823 for Darrell Male Leadership Academy, southeast of the tract, and the leave-out parcel to its west.

Lastly, Tract 3 is also situation south of Tract 1A, with the leave-out parcel along its eastern property line. Low density single family uses complete its adjacency.

As a matter of background related to the redevelopment vision for the immediate area, the site is situated within one of four designated subdistricts (Lancaster Corridor) of the City's transit-oriented development, tax increment financing district (TOD TIF District), which was established by City Council in December, 2008. Creation of these subdistricts, all conveniently served by specific rail stations, will encourage mixed use development that benefits from the mass transit system. The Lancaster Corridor includes the abutting VA Medical Center Station, along with the following DART station areas: 8<sup>th</sup> & Corinth, Illinois, Kiest, and Ledbetter. Increased densities for all residential subcategories (single family, multifamily, affordable housing, assisted living, retirement housing) as well as supporting office and retail opportunities are encouraged.

Staff has worked with the applicant to address the various development standards requested for the project, while balancing compatibility with existing development and those permitted on the undeveloped single family parcels. While the applicant has requested an increase in residential densities and structure heights greater than permitted by existing zoning (across both parcels), significant commitments have been

made to provide for a more pedestrian feel to the proposed development (ie, increased presence of planting areas, pedestrian facilities, and design criteria). As a result, staff supports the request, subject to the attached conceptual plan, Tract 1A development plan, and recommended conditions. It should be noted the existing development plan will be terminated and replaced by the referenced Tract 1A development plan.

**Traffic:** The Engineering Section of the Department of Sustainable Development and Construction has reviewed the applicant's requested amendment and submitted Traffic Impact Analysis. The proposed development will not significantly impact the surrounding street system.

**Landscaping:** The site possess pockets of native trees and vegetation. Existing tree mitigation regulations exist for all species other than Bois d'Arc.

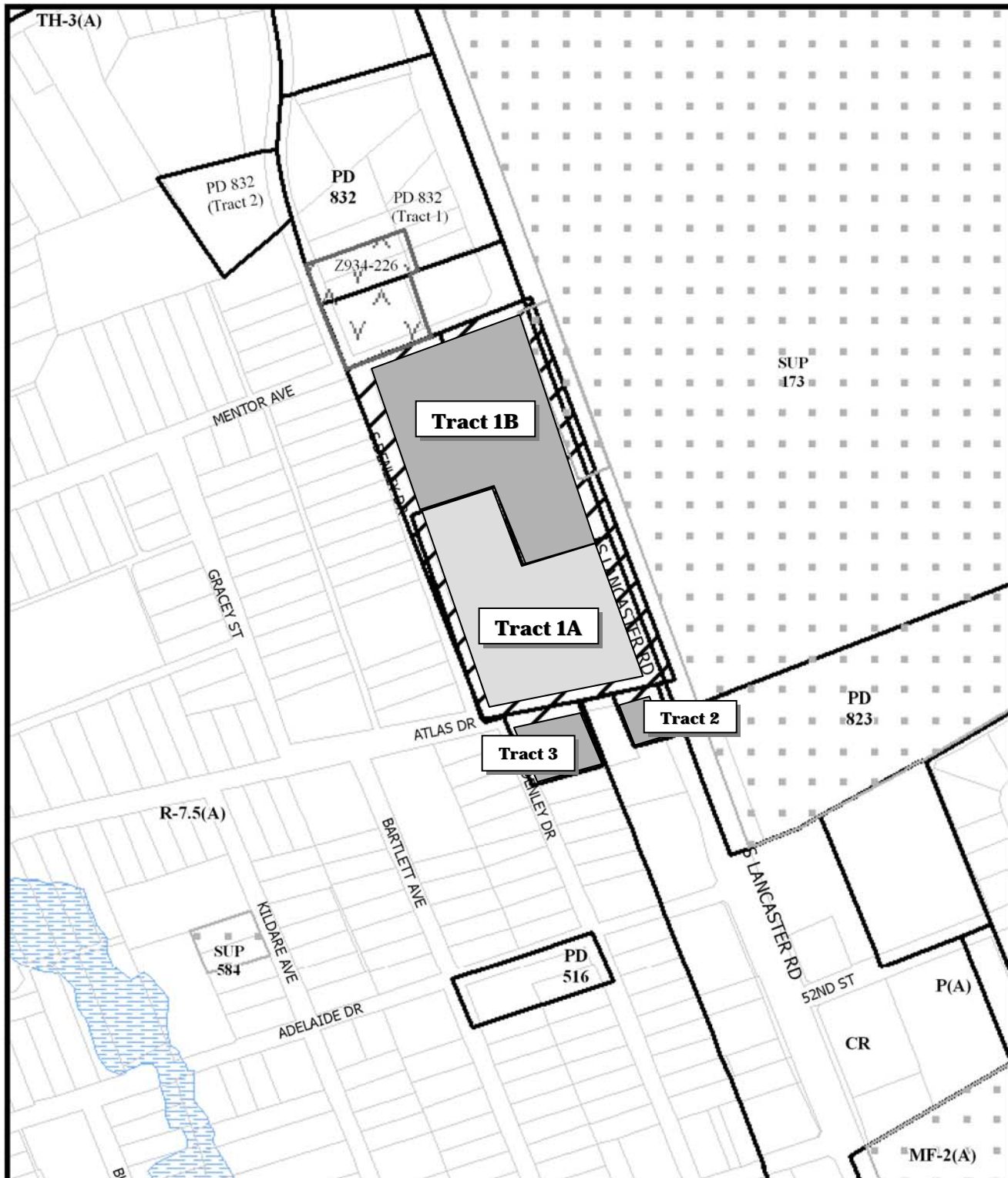
Staff had previously worked with the applicant to create a focus of perimeter planting areas due to the proposed development being unable to accommodate typical site tree requirements. The existing landscape provisions remain as previously approved will apply to the expanded areas being brought forward at this time.

**Pedestrian Amenities:** In conjunction with the self-imposed site constraints addressed during landscape discussions, the applicant was able to address a stronger commitment to providing for pedestrian amenities. They, like the above referenced landscape provisions, remain applicable for the expansion area.

**Off-Street Parking:** Staff recognizes the commitment to development strategies that enjoy close proximity to mass transit infrastructure. In continuation of the public/private efforts to create transit oriented developments and the fact this development is situated across from rail platform for the Veterans Station, staff is supporting an off-street parking reduction (excluding bar and restaurant uses) for permitted uses.

**Miscellaneous-Denley Drive abandonment/realignment:** Currently the north/south alignment of Denley Drive north of the site's northwest corner is being realigned (mid-block between Mentor Drive and Ann Arbor Avenue) to permit east/west access to Lancaster Road (see attached Zoning Map). While these improvements have no impact of access to and from the site, it is anticipated that some north/south traffic along Denley Drive will be minimized, which will benefit the residential uses along this street.



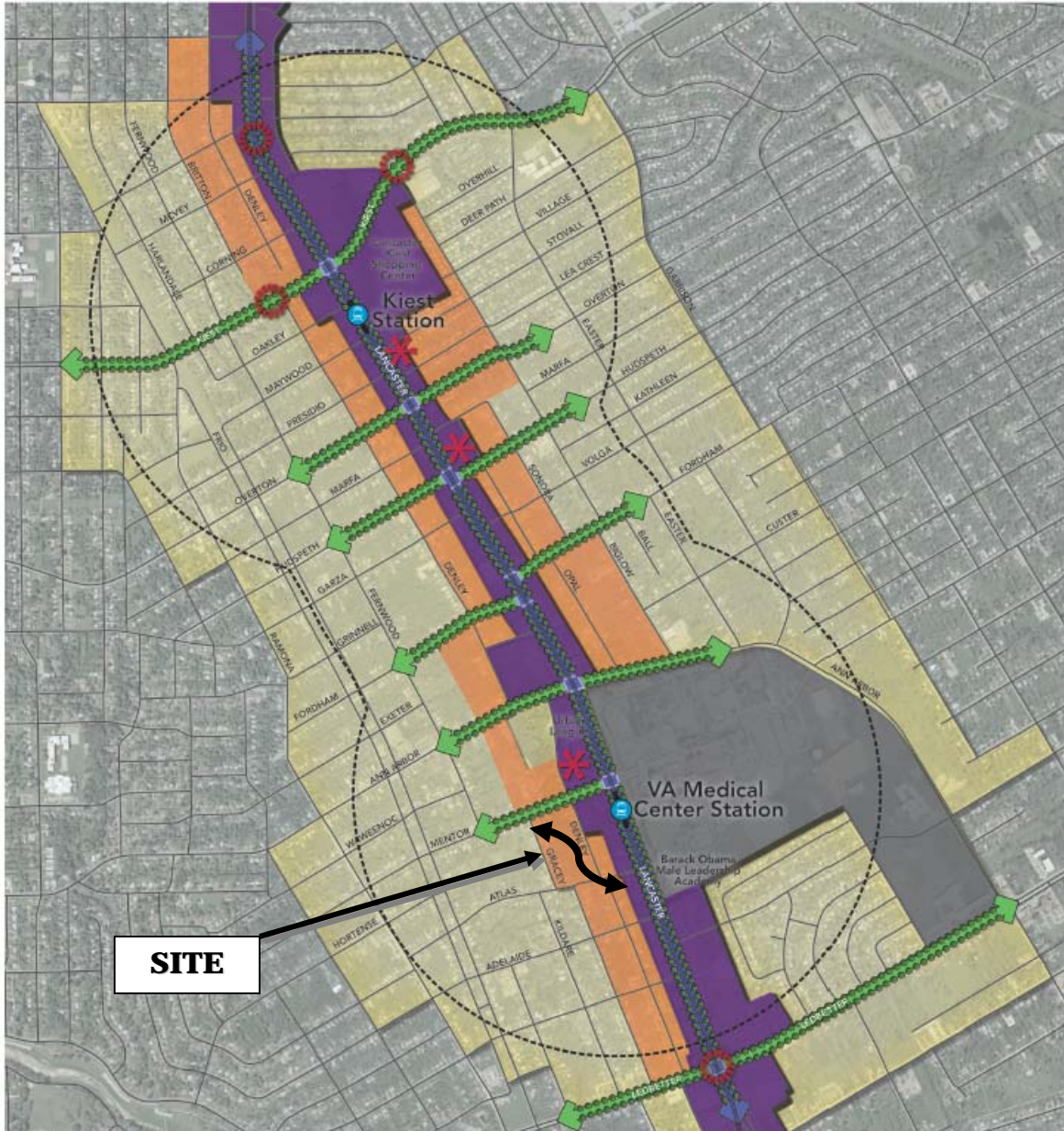


1:3,600

# Tract Map

Case no: Z123-198

Date: 3/7/2013



### Lancaster Corridor Land Use Concept Plan

- DART Stations 
- 1/2 mile radius around stations 
- Priority Intersection/Crosswalk 
- Complete Streets Priority Area 
- Secondary Streetscape Area 
- Gateway 
- Example Catalyst Sites 
- Urban Mixed-Use 
- Urban Neighborhood 
- Residential Neighborhood 
- Campus District 



# SAPPHIRE ROAD DEVELOPMENT, LLC

R. List of partners/principals/officers

The Partners, Principals and Officers of Sapphire Road Development, LLC are Yigal Lelah, Owner and Manager and Tracey Lelah, Owner and Manager and no others.

Z123-198

**AMENDING CONDITIONS**

**ARTICLE 855.**

**PD 855.**

**SEC. 51P-855.101. LEGISLATIVE HISTORY.**

PD 855 was established by Ordinance No. 28301, passed by the Dallas City Council on August 10, 2011. (Ord. 28301)

**SEC. 51P-855.102. PROPERTY LOCATION AND SIZE.**

PD 855 is established on property generally ~~located at the northwest corner of Lancaster Road and Atlas Drive bounded by Mentor Avenue, Lancaster Road, both sides of Atlas Drive, and Denley Avenue.~~ located at the northwest corner of Lancaster Road and Atlas Drive bounded by Mentor Avenue, Lancaster Road, both sides of Atlas Drive, and Denley Avenue. The size of PD 855 is approximately ~~3.28~~ 7.531 acres.

**SEC. 51P-714.102.1. CREATION OF TRACTS.**

This district is divided into the following tracts:

- (1) Tract 1A.
- (2) Tract 1B.
- (3) Tract 2.
- (4) Tract 3.

**SEC. 51P-855.103. DEFINITIONS AND INTERPRETATIONS.**

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

A-FRAME SIGN means a portable detached premise sign that is hinged at the top and is made primarily of durable, rigid materials such as wood, plastic, or metal.

ARCADE SIGN means a sign that is mounted under a canopy or awning and is perpendicular to the building to which the canopy or awning is attached. This sign is intended to be read from the pedestrian walkway that the canopy or awning covers.

(2.1) ASSISTED LIVING FACILITY means a permanent residential facility which furnishes (in single or multiple facilities) food, shelter, laundry and other assistance in activities of daily living to five or more persons who are not related by blood, marriage, or adoption to the owner or proprietor of the establishment. Food is prepared in a central kitchen. Individual dwelling units do not have kitchen facilities (i.e. do not have cook tops, ranges, or full size appliances, but may contain bar sinks, small refrigerators, or microwave ovens). Assisted living facilities must be licensed as Personal Care Facilities under Chapter 247 of the Texas Health and Safety Code. Assisted living facilities do not include other licensed health facilities under Subtitle B, "Licensing of Health Facilities," of Title 4, "Health Facilities," of the Texas Health and Safety Code, specifically nursing homes. For purposes of this district, this use is considered a residential use.

ATTACHED SIGN means any sign attached to, applied on, or supported by any part of a building (such as a wall, parapet, window, canopy, awning, arcade, or marquee) that encloses or covers usable space, and any sign attached to, applied on, or supported by mounted antennas, water reservoirs on buildings, and chimneys. The term attached sign also means any sign attached to, applied on, or supported by the exterior structural framing of a building or architectural elements of a building, whether or not the exterior structural framing or architectural elements enclose or cover usable space.

AWNING means a fabric or vinyl surface supported by a metal structure that is applied to the face of a building.

AWNING SIGN means a sign attached to, painted on, or otherwise applied to an awning.

BANNER means a sign applied on a strip of cloth, vinyl, or similar material and attached to a building or structure. Awning signs, canopy signs, and flags are not banners.

CANOPY means a permanent, non-fabric architectural element projecting from the face of a building intended to shelter pedestrian areas.

CANOPY SIGN means a sign attached to, applied on, or supported by a canopy.

GENERIC GRAPHICS means any pattern of shape, colors, or symbols that does not commercially advertise.

LANDSCAPE AREA means a publicly or privately-owned plaza or outdoor areas open to the public, including the roof of a structure, and areas between buildings that include pedestrian amenities.



(11) MONUMENT SIGN means a detached premise sign applied directly onto a grade-level support structure (instead of a pole support) with no separation between the sign and grade.

(12) MOVEMENT CONTROL SIGN means a sign that directs vehicular and pedestrian movement within this district.

(13) WALKING DISTANCE means a distance measured from the primary entrance of the use to the rail platform using the most convenient pedestrian path.

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

(c) This district is considered to be a residential zoning district. (Ord. 28301)

**SEC. 51P-855.104. EXHIBIT.**

The following exhibits are [~~is~~] incorporated into this article:

(a) Exhibit 855A: ~~development~~ conceptual plan. (~~Ord. 28301~~)

(b) Exhibit 855B: Tract 1A development plan.

**SEC. 51P-855.105. DEVELOPMENT CONCEPTUAL PLAN.**

Development and use of the Property must comply with the ~~development~~ conceptual plan (Exhibit 855A). If there is a conflict between the text of this article and the development plan, the text of this article controls. (Ord. 28301)

**SEC. 51P-855.105.1 DEVELOPMENT PLAN.**

(a) Tract 1A. Development and use of Tract 1A [~~the Property~~] must comply with the Tract 1A development plan (Exhibit 855B[~~A~~]). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) Tracts 1B, 2, and 3. A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in Tracts 1B, 2, and 3. If there is a conflict between the text of this article and the development plan, the text of this article controls.

**SEC. 51P-855.106. MAIN USES PERMITTED.**

(a) Except as provided in this section, ~~The~~ only main uses permitted are those main uses permitted in the ~~MF-2(A) Multifamily~~ MU-2 Mixed Use District, subject

to the same conditions applicable in the ~~MF-2(A) Multifamily~~ MU-2 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the ~~MF-2(A) Multifamily~~ MU-2 Mixed Use District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the ~~MF-2(A) Multifamily~~ MU-2 Mixed Use District is subject to DIR in this district; etc. (Ord. 28301)

- (b) Assisted living facility is permitted by right.
- (c) Liquor store is prohibited.

**SEC. 51P-855.107. ACCESSORY USES.**

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 28301)

**SEC. 51P-855.108. YARD, LOT, AND SPACE REGULATIONS.**

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

- (a) Front yard. Minimum front yard is five feet.
  - (1) Tract 1A. Minimum front yard is five feet on Denley Drive and Atlas Drive and 15 feet on Lancaster Road.
  - (2) Tract 1B. Minimum front yard is ten feet on Denley Drive, five feet on Mentor Avenue, and 15 feet on Lancaster Road.
  - (3) Tract 2. Minimum front yard is five feet on Atlas Drive and Lancaster Road.
  - (4) Tract 3. Minimum front yard is five feet on Atlas Drive and ten feet on Denley Drive.
- (b) Side and rear yard. Minimum side and rear yard is seven feet.
  - (1) Tracts 1A, 1B, and 2. No minimum side or rear yard.
  - (2) Tract 3. No minimum side yard along Atlas Drive, and 20 feet along Denley Drive. No minimum rear yard.
- (c) Density. Maximum number of dwelling units is 450 250 for all tracts combined.



(d) Floor area. Except as provided in this subsection, the maximum floor area for all nonresidential uses is 375,000 square feet for all tracts combined.

(1) Maximum floor area for all office uses is 107,000 square feet for all tracts combined.

(2) Maximum floor area for all retail and personal service uses, excluding restaurant uses, is 21,000 square feet for all tracts combined.

(3) Maximum floor area for all restaurant uses is 11,500 square feet for all tracts combined.

(4) Maximum floor area for museums is 8,500 square feet for all tracts combined.

(5) Maximum floor area for all residential uses is 227,000 square feet for all tracts combined.

(e) Height.

(1) Except as provided in this section, maximum structure height is: 50 feet.

(A) Tracts 1A and 1B. Along Denley Drive, 50 feet within 100 feet from the Property line, otherwise, 60 feet.

(B) Tracts 2 and 3. 36 feet.

(2) The residential proximity slope requirements in Section 51A-4.412 do not apply.

(3) Stair penthouses, wind generating and solar equipment, and the structures listed in Section 51A-4.408(a)(2) may project a maximum of 12 feet above the maximum structure height specified in Paragraph (1).

(f) Lot coverage.

(1) Tracts 1A and 1B. Maximum lot coverage is 80 percent.

(2) Tract 2. Maximum lot coverage is 43 percent.

(3) Tract 3. Maximum lot coverage is 37 percent.

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

- (g) Lot size.
  - (1) For single family uses, minimum lot size is 7,500 square feet.
  - (2) For all other permitted uses, ~~n~~[N]o minimum lot size.
- (h) Stories. No maximum number of stories. (Ord. 28301)
  - (1) Tracts 1A and 1B. Maximum number of stories is five.
  - (2) Tracts 2 and 3. Maximum number of stories is three.

**SEC. 51P-855.109. OFF-STREET PARKING AND LOADING.**

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

~~(b) Nonresidential uses. One space per 250 square feet of floor area is required. A parking reduction of 15 percent of required parking for all uses other than alcoholic beverage establishment and restaurant uses is permitted for a main use located between 601 feet and 1,320 feet from a rail transit station.~~

~~(c) Multifamily. Two parking spaces per dwelling unit are required.~~

~~(d) Setback. Required parking may be located within the front yard.~~

(e c) Lot. The entire district is considered one lot for parking purposes. (Ord. 28301)

**SEC. 51P-855.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. 28301)

**SEC. 51P-855.111. LANDSCAPING.**

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

(b) Site trees. Site trees are not required.

(c) Tree spacing. Trees must be planted no closer than two-and-a-half feet on center from any curb or paved surface.

(d) Street trees.

(1) Except as provided in this subsection, street trees must be planted on center in the area parallel to and between two-and-a-half feet and 10 feet from a street curb.

(2) Street trees may be planted in a landscaping island protected with curbing adjacent to parallel or angled head-in parking.

(3) Small trees may be used as street trees if there is a conflict with an existing or proposed utility easement.

(4) Except for small trees, street trees must have a caliper of at least four inches. Small trees must have a caliper of at least two inches.

(5) Except on Lancaster Road, one street tree must be provided for each 30 feet of frontage. Trees may be clustered or spaced at a uniform standard to achieve a desired design effect.

(e) Landscape areas.

(1) At least 10 percent of the Property must be devoted to landscape areas.

(2) Landscape areas may be consolidated on one lot, or separated into multiple areas across the Property.

(3) Calculations of total landscape area must be noted on each landscape plan submitted to the building official under Article X.

(f) Perimeter landscape buffer strips. Perimeter landscape buffer strips are not required.

(g) Additional landscape provisions.

(1) Except for trees located in tree grates, planting areas in a protected landscaping island must be covered with ground cover, natural mulch, crushed rock, or other natural plant materials.

(2) Article X design standards may be provided in the parkway.

~~(h) 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 amenity 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 or pedestrian amenity 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 or pedestrian amenities, 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 pedestrian amenities and related landscape 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, pedestrian amenities, related landscape amenities, or the premises. The granting of a license for landscaping, pedestrian amenities, and related landscape amenities under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, pedestrian amenities, and related landscape amenities in the public right-of-way.~~

~~\_\_\_\_\_ (i) 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, pedestrian amenities, or~~

~~related landscape amenities in the parkway. An application for a parkway landscape permit must be made to the building official. The application must be in writing on a form approved by the building official and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.~~

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

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

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

(j) Plant materials must be maintained in a healthy, growing condition. (Ord. 28301)

**SEC. 51P-855.112. TREE PRESERVATION.**

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

(b) The male Osage Orange/Bois d'Arc (*Maclura pomifera*) is not a protected tree.

(c) Trees located in rights-of-way or landscape areas will receive a 1:1 caliper inch credit which may be applied toward meeting the tree mitigation requirements. (Ord. 28301)

**SEC. 51P-855.113. PEDESTRIAN AMENITY AREAS.**

(a) For the portions of the development that front Lancaster Road or Denley Drive, a minimum of three pedestrian amenity areas must be provided.

(b) Each pedestrian amenity area must contain the following:

(1) trash receptacles (one for each 150 feet of frontage).

(2) seating areas (one for each 150 feet of frontage).

(3) street lights (one for each 85 feet of frontage).

(c) Canopies, awnings, and street lamp fixtures must have a minimum clearance of eight feet over the sidewalk.

(d) Final design of pedestrian crossings, amenities, streets, and parking is subject to the approval of the director of public works and transportation.

(e) Pedestrian amenities may be used to comply with the pedestrian facilities design standard under Article X. (Ord. 28301)

**SEC. 51P-855.114. SIGNS.**

(a) In general.

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

(2) Except for movement control signs and temporary protective signs, all signs must be within 150 feet of the Lancaster Road frontage.

(3) Except as provided in this subsection, all signs must be premise signs.

(4) Signs may project into, or be located in, the sidewalk, subject to minimum clearance and unobstructed sidewalk width requirements.

(b) Signs in the public right-of-way or street easement.

(1) Signs may be located within the public right-of-way subject to the franchise requirements of Chapter XIV of the City Charter, Article VI of Chapter 43 of the Dallas City Code, the Dallas Building Code, and the requirements of all other applicable laws, codes, ordinances, rules, and regulations.

(2) The director of public works and transportation must review the location of any sign located in or overhanging the public right-of-way to insure that the sign will not pose a traffic hazard or visibility obstruction.

(3) No portion of a sign may be located less than two feet from a vertical plane extending upward from the back of a street curb.

(c) Construction information signs.

(1) Construction information signs, as defined in Section 602.1 of Chapter 52 of the Dallas City Code, are permitted on construction barricades and screens.

(2) Construction information signs affixed to a construction barricade or screen may be illuminated with back, up, down, or other similar lighting, except that no strobe lighting is permitted.

(3) Changeable messages are prohibited on construction information signs affixed to a construction barricade.

(d) Temporary protective signs. In addition to protective signs, temporary protective signs may be erected anywhere on a construction site at anytime during construction subject to the following provisions:

(1) There is no limit on the number of temporary protective signs on a construction site.

(2) Temporary protective signs may be illuminated, but no lighting source may project more than three inches from the vertical surface or six inches above the top of the sign.

(3) All temporary protective signs must be removed upon completion of the construction.

(4) The maximum effective area for each temporary protective sign within 15 feet of the Property line is two square feet.

(5) Advertising or logos are prohibited on temporary protective signs.

(e) Projecting signs.

(1) A maximum of three projecting signs are permitted.

(2) The maximum effective area per projecting sign is 45 square feet.

(3) The top of a projecting sign may not be located higher than 45 feet above grade.



(4) Projecting signs may not project more than five feet from a facade.

(5) Projecting signs may be internally or externally illuminated, mounted horizontal or vertical, and may be perpendicular to or parallel to the building to which they are attached.

(f) Arcade signs.

(1) An arcade sign must be located at least 15 feet from another arcade sign.

(2) No arcade sign may exceed six square feet in effective area.

(3) No arcade sign may be lower than eight feet above grade as measured to the bottom of the sign.

(g) Attached signs. Attached signs must comply with Section 51A-7.305(c) and (d).

(h) Awning signs.

(1) An awning sign may project five feet from the surface of the awning.

(2) An awning sign may not be lower than 10 feet above grade as measured to the bottom of the sign.

(3) The total effective area for any one awning sign may not exceed eight square feet.

(i) Canopy signs.

(1) Canopy signs may not exceed 50 percent of the length of the facade to which they are attached.

(2) A canopy sign may project five feet horizontally from the surface of the canopy.

(3) A canopy sign may not be lower than eight feet above grade as measured to the bottom of the sign.

(4) The total effective area for all canopy signs may not exceed 1,500 square feet.

(5) No canopy sign may project vertically above the surface of the canopy more than 15 percent of the overall length of the sign.

(6) A canopy sign may only be located over a pedestrian entrance to a building.

(7) Changeable messages are prohibited on canopy signs.

(j) Special purpose signs.

(1) Special purpose signs may be externally or internally illuminated.

(2) Only one attached special purpose sign is permitted.

(3) An attached special purpose sign must:

(A) be maintained for no more than 60 days;

(B) conform to all other regulations for attached signs; and

(C) not have an effective area that exceeds 20 percent of the facade area to which it is located.

(4) There is no limit to the number of words permitted on an attached special purpose sign.

(5) Detached special purpose signs are prohibited.

(k) Detached premise signs.

(1) In general.

(A) Except for A-frame signs, all detached premise signs must be monument signs.

(B) Detached premise signs located within 15 feet of a public right-of-way may not exceed 30 square feet in effective area or eight feet in height.

(C) A detached premise sign with a setback of 15 feet or greater from a public right-of-way may not exceed 50 square feet in effective area or 15 feet in height.

(D) A detached premise sign may be externally or internally illuminated.

(2) A-frame signs.

(A) A-frame signs may identify a business located in this district.

(B) An A-frame sign may not exceed 32 inches in width and 36 inches in height.

(C) The maximum effective area for an A-frame sign is five square feet.

(D) A-frame signs may only be displayed when the business it identifies is open.

(E) A-frame signs may be located on the sidewalk or in the front yard of the business that it is identifying, provided a minimum of four feet of unobstructed sidewalk area is provided, and all necessary licenses and permits have been obtained.

(F) Only one A-frame sign is permitted for each business.

(G) An A-frame sign may not be located within 25 feet of another A-frame sign or a street intersection.

(H) A-frame signs may not be located in a visibility triangle.

(I) No sign permit is required to erect or remove an A-frame sign.

(I) Banners.

(1) A banner may only display a promotional message, a welcome message, or generic graphics.

(2) Up to 20 percent of the effective area of a banner may contain:

(A) words or logos that identify a sponsor of a cultural event or activity if the sponsor's name is part of the name of the activity or event; or

(B) the logo of the company that owns a business entity that owns a portion of the property.

(3) The sign hardware for a banner may be left in place between displays of a banner.

(4) A banner and its sign hardware must:

(A) be mounted on a streetlight pole or building;

(B) meet the sign construction and design standards in the Dallas Building Code;

(C) be at least 12 feet above grade, unless it overhangs a roadway, in which case it must be at least 15 feet above grade;

(D) be made out of weather-resistant and water-proof material;  
and

(E) obtain approval through the special events process when  
attached to a streetlight.

(5) A sign permit is only required for a banner in excess of 20 square  
feet of effective area.

(m) Movement control signs.

- (1) Movement control signs may be externally or internally illuminated.
- (2) Movement control signs may not exceed 10 feet in height.
- (3) Movement control signs may be located in a public right-of-way.
- (4) No sign permit is required to erect or remove a movement control  
sign.

(n) Property identification signs.

- (1) Property identification signs may only be detached signs.
- (2) Property identification signs must not exceed 20 feet in height.
- (3) Property identification signs may contain a maximum effective area  
of 36 square feet.
- (4) Property identification signs may be located in the public right-of-  
way subject to city licensing.
- (5) A maximum of four property identification signs are permitted. (Ord.  
28301)

**SEC. 51P-855.115.           SIDEWALKS.**

(a) Except as provided in this section, sidewalks must be provided as required  
by the Dallas Development Code.

(b) The following are not considered obstructions for calculating minimum  
unobstructed sidewalk width:

- (1) fire hydrants,
- (2) power poles,

- (3) street lights and street curbs,
- (4) tree grates,
- (5) signalization,
- (6) regulatory signs,
- (7) building entrances,
- (8) car overhangs,
- (9) necessary appurtenances such as site steps and railings due to grading requirements.

(c) An unobstructed sidewalk may traverse through or under a covered arcade or architectural element provided a minimum 10 feet of unobstructed vertical clearance is provided.

(d) No waivers or variances may be granted to the sidewalk requirements. (Ord. 28301)

**SEC. 51P-855.116. ADDITIONAL PROVISIONS.**

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

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 28301)

**SEC. 51P-855.117. COMPLIANCE WITH CONDITIONS.**

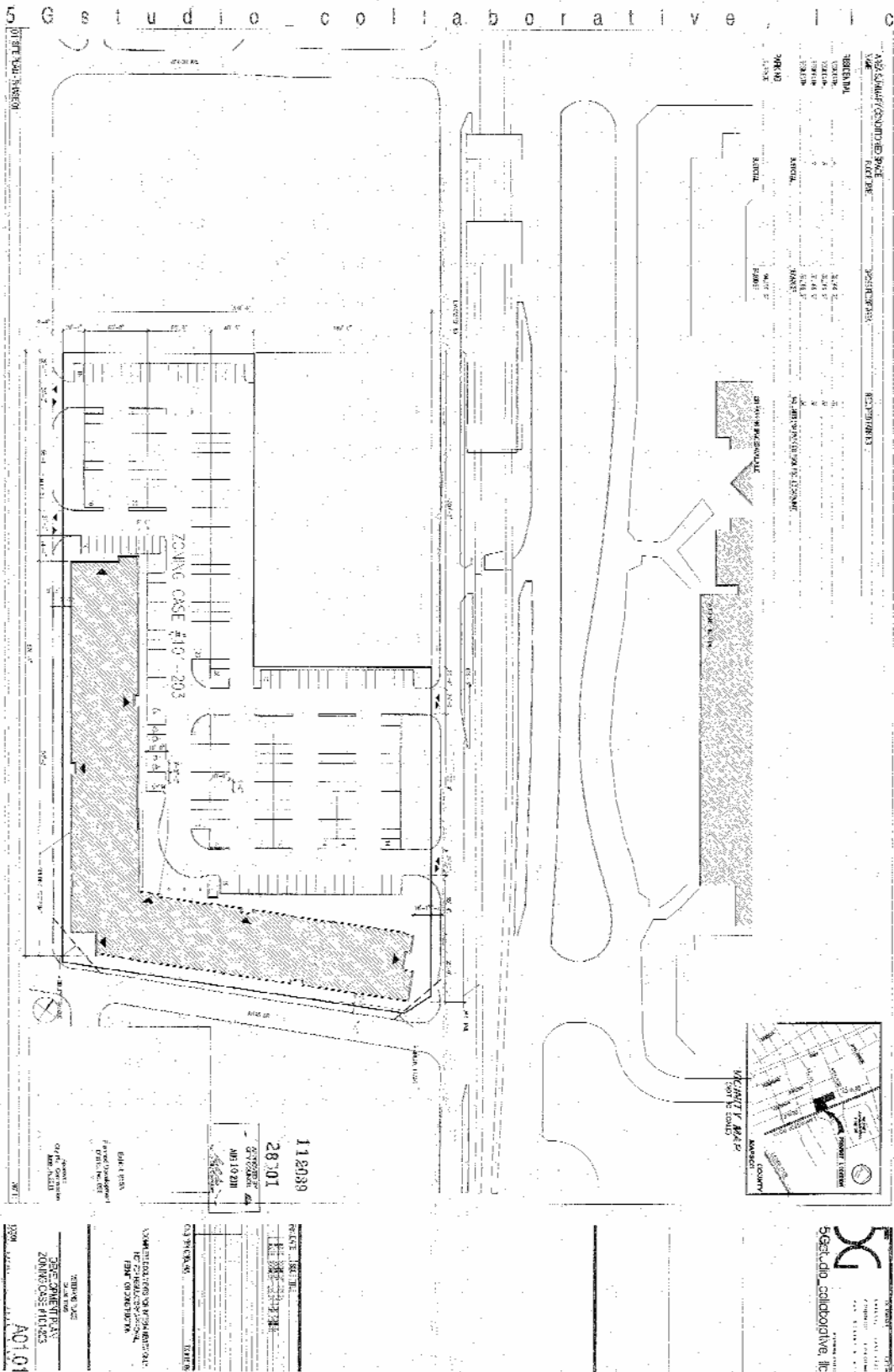
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

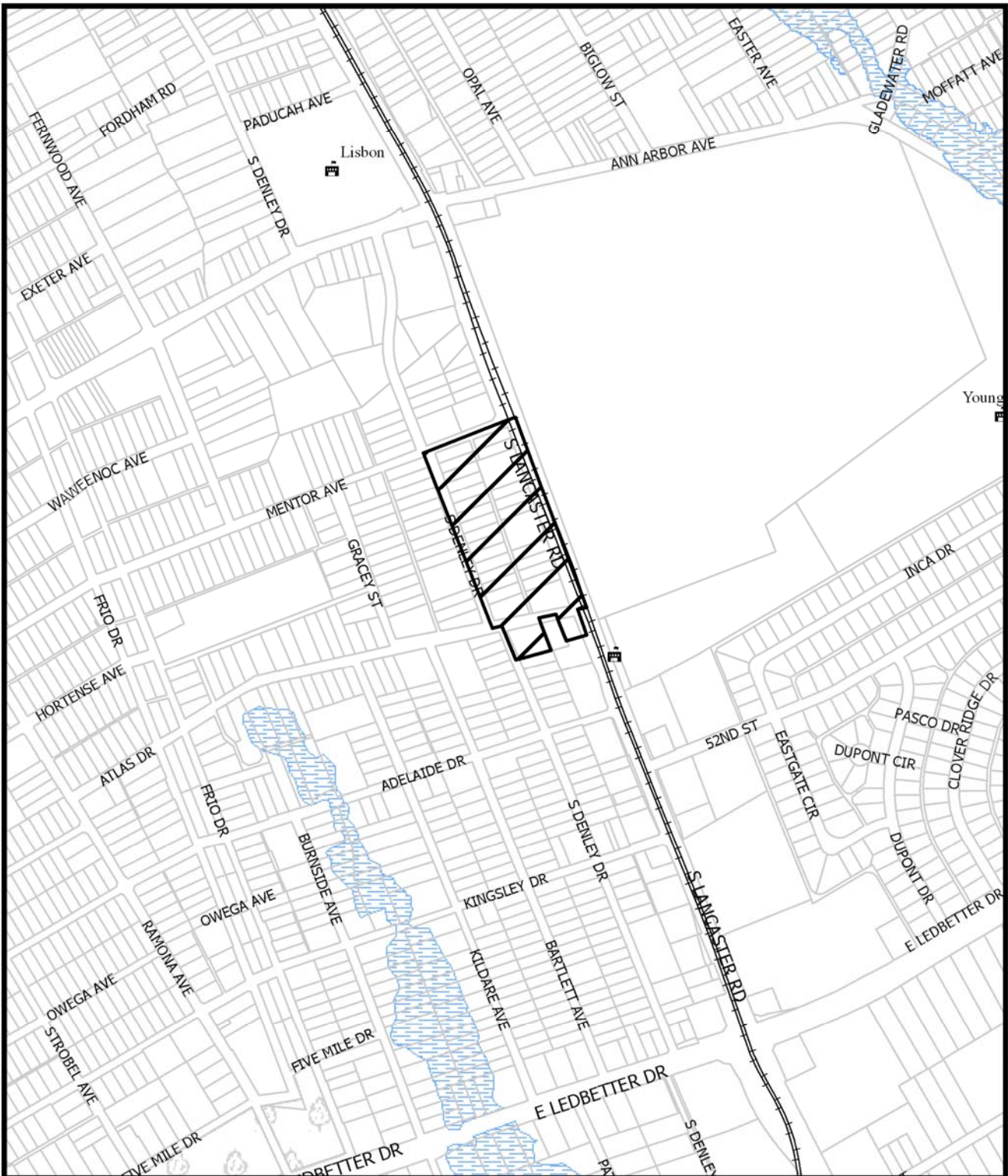
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 28301)









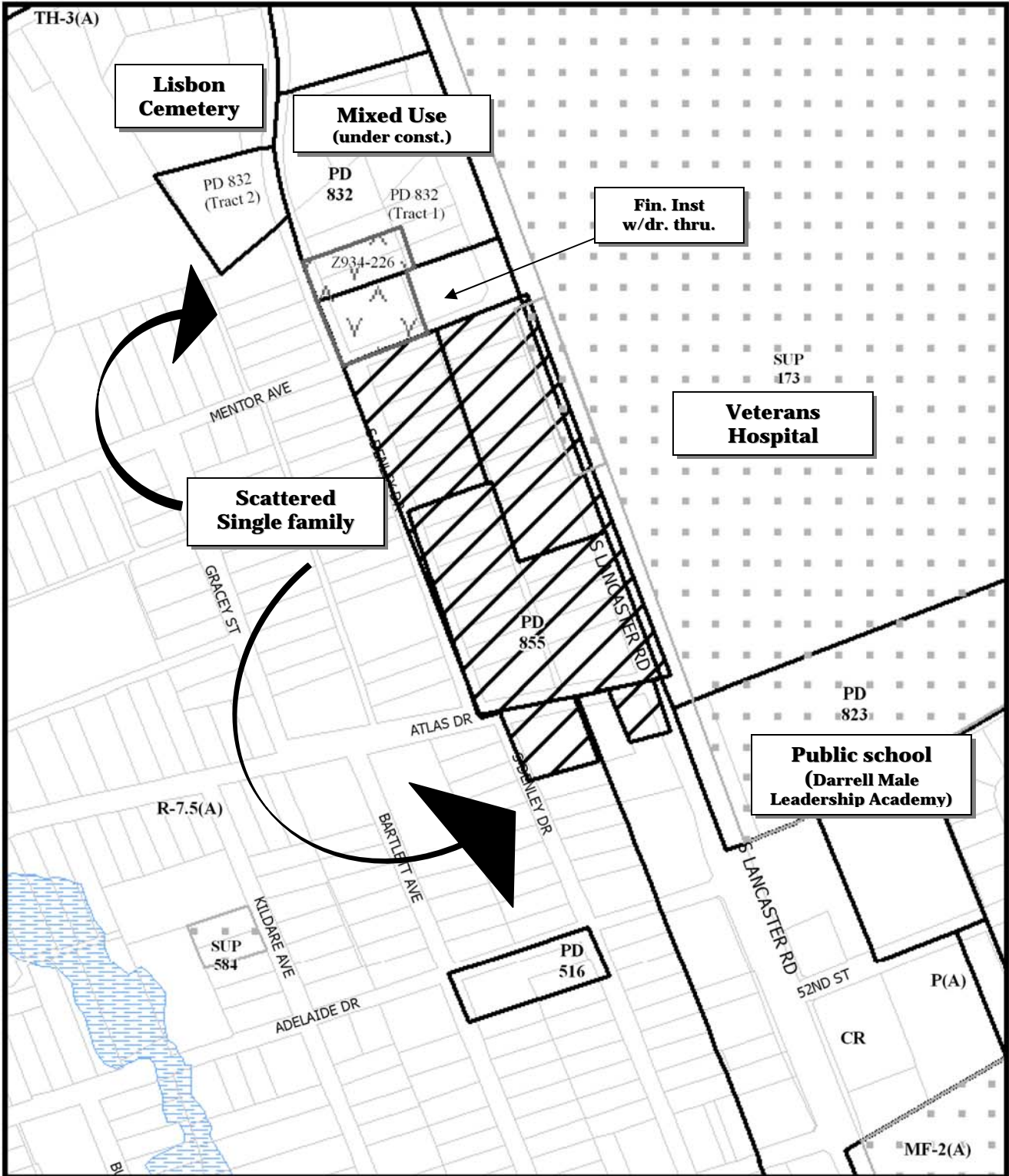


1:7,200

# VICINITY MAP

Case no:           Z123-198          

Date:           3/7/2013




1:3,600

# ZONING AND LAND USE

Case no: Z123-198

Date: 3/7/2013

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



The number '0' indicates City of Dallas Ownership



1:3,600

# NOTIFICATION

**500'** AREA OF NOTIFICATION  
**102** NUMBER OF PROPERTY OWNERS NOTIFIED

Case no:     **Z123-198**      
 Date:     **3/7/2013**

3/7/2013

***Notification List of Property Owners******Z123-198******102 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4634 DENLEY DR	SAPPHIRE ROAD DEVELOPMENT LLC
2	2014 ATLAS DR	DART
3	4605 GRACEY ST	WILLIAMS A A SR TR
4	4611 GRACEY ST	HARMON E V
5	1833 ATLAS DR	HANSON ROOSEVELT
6	4525 GRACEY ST	BROCK ROBERT E & EMMANUEL JAMES
7	4521 GRACEY ST	BRIGGS DOROTHY M LIFE EST JOHNSON SHAUNN
8	4531 GRACEY ST	PICKENS PATRICIA ANN
9	4533 GRACEY ST	HOWARD SANDRA
10	1826 MENTOR AVE	HANDY WILLIAM C
11	4345 DENLEY DR	CITY WIDE COMMUNITY DEVELOPMENT CORP
12	4344 DENLEY DR	CITY WIDE COMMUNITY DEVELOPMENT CORP
13	4338 FERNWOOD AVE	CITY WIDE COMMUNITY DEV CORP
14	1839 MENTOR AVE	QUINTANA ALMA PATRICIA
15	1901 MENTOR AVE	LOPEZ FRANCISCO
16	1911 MENTOR AVE	MORGAN CURTIS
17	1911 MENTOR AVE	BANK OF NEW YORK TRUSTEE CERTIFICATE HOL
18	1919 MENTOR AVE	GRIFFIN RODERICK L
19	1919 MENTOR AVE	MORGAN A T ESTATE OF
20	4425 DENLEY DR	ALVAREZ DAVID CORTEZ TRUSTEE DAVID & ROB
21	4423 DENLEY DR	SMITH MARGARET ANN
22	4419 DENLEY DR	KYSER DICK D & MARGIE A KYSER
23	4417 DENLEY DR	PRINCE WENDELL % MINNIE LEE
24	4403 DENLEY DR	MITCHELL EVA D
25	4411 LANCASTER RD	CITY WIDE COMMUNITY DEV CORP STE 100
26	4435 LANCASTER RD	HATLEY A D



3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4420 DENLEY DR	CHASE BANK OF TX NA
28	4400 DENLEY DR	CITY WIDE COMMUNITY DEV CORP
29	4415 LANCASTER AVE	CITY WIDE COMMUNITY DE CORP
30	1905 ATLAS DR	BELLEVUE FIRST BAPT CH
31	4618 GRACEY ST	HERNANDEZ ROSA MARIA
32	4610 GRACEY ST	WILLIS KENNETH W & LAVERNE
33	4606 GRACEY ST	DUNCAN KATIE M
34	4600 GRACEY ST	DUNAN KATIE M
35	4526 GRACEY ST	STROUPES DOROTHY BONDS
36	4522 GRACEY ST	ESPINOZA JOSE J & MARIA L OVALLE
37	4514 GRACEY ST	PRICE MARY C &
38	4510 GRACEY ST	PATTINA EQUITIES LLC
39	1906 MENTOR AVE	RODRIGUEZ NICASIO
40	1902 MENTOR AVE	FOSTER PHILLIP DERRELL
41	1914 MENTOR AVE	GALLOWAY GLORIA M
42	4501 DENLEY DR	ELORZA TEODORA
43	4507 DENLEY DR	PETROFF NICHOLAS
44	4511 DENLEY DR	LARSEN LISA LYNNE
45	4515 DENLEY DR	DARECO SERVICES
46	4519 DENLEY DR	HOPE BARRY EUGENE
47	4521 DENLEY DR	ARELLANO JUAN &
48	4527 DENLEY DR	ARELLANO JUAN & PATRICIA
49	4531 DENLEY DR	ARELLANO JOSE LUIS
50	4603 DENLEY DR	SILVA LAURENCIA & SILVA ROSA
51	4607 DENLEY DR	SILVA LAURENCIO
52	4615 DENLEY DR	BELL MATTIE Y
53	4623 DENLEY DR	ARTEAGA JOSE LUIS &
54	4627 DENLEY DR	IVD FINANCIAL LP
55	4631 DENLEY DR	DALLAS HOUSING ACQUISITION & DEV CORP CI
56	4709 LANCASTER RD	LEVINE RLTY
57	4735 LANCASTER RD	SOH KUM SOOK

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4728 DENLEY DR	GARCIA JOSE J MARTINEZ
59	4720 DENLEY DR	GREEN SAMUEL III
60	4724 DENLEY DR	GREEN SAM
61	4732 DENLEY DR	RAMOS SIMON & MARIA DELCARMEN
62	4718 DENLEY DR	CORTEZ JUAN
63	4714 DENLEY DR	SMITH MICHELLE &
64	4715 DENLEY DR	PRIDE EQUITY MTG CORP % MARGIE HUNTER
65	4709 DENLEY DR	ESPINOZA MAURICIO & MARIA ESPINOZA
66	4723 DENLEY DR	BIGGER BILLY
67	4701 DENLEY DR	BIGGER BILLY & CAROL ANN
68	4719 DENLEY DR	WALKER WILLIE J
69	4705 DENLEY DR	TOPLETZ DENNIS D
70	4727 DENLEY DR	BAGGETT THOMAS ARTHUR JR
71	4729 DENLEY DR	ROSALES ELIAS
72	4737 DENLEY DR	DAVIS MATTIE L & ROBERT L DAVIS
73	4733 DENLEY DR	KNIGHT BOBBY D
74	4722 BARTLETT AVE	HUCKABY MARVIN R SR & WESSIE L
75	4726 BARTLETT AVE	DOUGLAS EMMA JEAN
76	4730 BARTLETT AVE	SCOTT JACQUELYNNE
77	4734 BARTLETT AVE	WILLIAMS SARAH ANN
78	4738 BARTLETT AVE	GARCIA PORFIRIA
79	1914 ATLAS DR	HANSEN ROOSEVELT
80	1834 ATLAS DR	LOPEZ JESUS D
81	4739 BARTLETT AVE	LOPEZ HONORIO
82	4735 BARTLETT AVE	WOODARD PHYLLIS
83	4723 BARTLETT AVE	FLETCHER ROBERT A & MARGIE M
84	4727 BARTLETT AVE	ORTEGA ARMANDO & ERICKA
85	4731 BARTLETT AVE	NEWHOUSE LAVERA D
86	4714 KILDARE AVE	ADAMS LARRY J & RACHEL
87	4715 BARTLETT AVE	HOWARD SAMUEL
88	4707 BARTLETT AVE	HERNANDEZ JUAN RAMON & ESPERANZA RUIZ



Z123-198(RB)

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4718 KILDARE AVE	JANKOWIAK PATRICK JOSEPH
90	4719 BARTLETT AVE	JOHNSON TROY G
91	4807 DENLEY DR	NEW PEACE MISSIONARY BAPTIST CHURCH
92	4811 DENLEY DR	AURORA BANK FSB
93	4802 DENLEY DR	PRESTON LA QUITA
94	4806 DENLEY DR	KNOX JEWEL ESTATE OF
95	4810 DENLEY DR	ESTRELLA MOISES
96	4500 LANCASTER RD	U S VETERANS HOSPITAL
97	1910 ADELAIDE DR	NEW PEACE MISSIONARY BAPTIST CHURCH INC
98	4811 LANCASTER RD	SUNG YOUNG
99	2121 52ND ST	JDA COMMUNITY INVESTMENTS LLC
100	4730 LANCASTER RD	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
101	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
102	4810 LANCASTER RD	JDA COMMUNITY INVESTMENTS LLC

**FILE NUMBER:** Z123-234(RB)

**DATE FILED:** March 20, 2013

**LOCATION:** Midway Road and Frankford Road, Southeast Corner

**COUNCIL DISTRICT:** 12

**MAPSCO:** 4F

**SIZE OF REQUEST:** Approx. 3,946 Sq. Ft.

**CENSUS TRACT:** 317.04

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**APPLICANT:** Cynthia Clark, Representative

**OWNER:** Frankford Center, Ltd.

**REQUEST:** An application for a Specific Use Permit for a Swap or buy shop on property zoned a CR Community Retail District.

**SUMMARY:** The applicant is proposing to operate a swap or buy shop within a suite within a multi-tenant retail center.

**STAFF RECOMMENDATION:** Approval, for a three-year period, subject to conditions.

**BACKGROUND:**

- The request site represents approximately 1,995 square feet of lease space within a multi-tenant retail center.
- The applicant is requesting an SUP for a swap or buy shop within the extreme western portion of the retail development.
- SUP No. 1682 for a private club-bar exists within the multi-tenant retail center (see Zoning and Land Use Map).

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

**Thoroughfare**

**Designation; Existing & Proposed ROW**

Midway Road

Principal Arterial; 100' & 100' ROW

Frankford Road

Principal Arterial; 100' & 100' ROW

**STAFF ANALYSIS:**

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

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

**Land Use Compatibility:** The request site represents approximately 1,995 square feet of lease space within a multi-tenant retail center. The applicant is requesting an SUP for a swap or buy shop.

A swap or buy shop is defined as an entity for the purchase and retail sale or exchange of new or used regulated property where more than 25% of inventory is obtained from sources other than a manufacturer or authorized vendor.

Surrounding land use consists of retail and scattered office/medical office uses in all four quadrants of the intersection of Frankford Road and Midway Road. The area to the east and south of the site is developed with low-to-medium density residential uses

(multifamily uses-condominium ownership). Multifamily uses are developed to the west/southwest across Midway Road.

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

Staff has determined the proposed use is consistent in terms of intensity (i.e., storefront presence) and operational characteristics of other retail uses typically found in multi-tenant retail centers. All operations are contained inside the lease space. As a result of this analysis, staff supports the request, subject to the attached site plan and conditions.

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

**Parking:** The existing multi-tenant development will provide for the required parking for this use (ten spaces).

**Landscaping:** The overall development possesses landscaping along its perimeter that complies with Article X. It should be noted the request site represents an internal suite within the multi-tenant development and does not contain landscape materials. The applicant's request does not trigger additional landscaping on the site.

Z123-234(RB)

Landlord: Frankford Center, Ltd.

General Partner: Frankford Center GP, Inc.

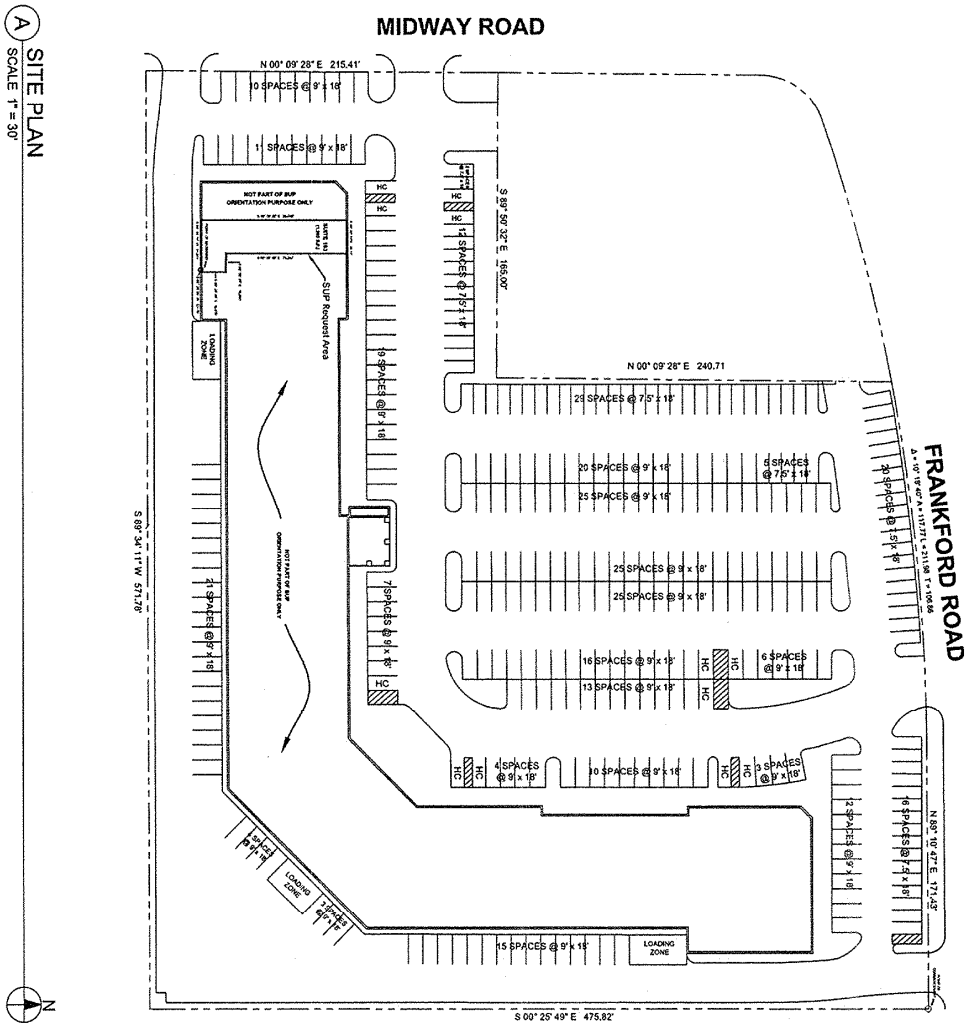
President: Jeffrey L. Olyan

Secretary: Kay Mead

**RECOMMENDED CONDITIONS FOR A SPECIFIC USE PERMIT  
FOR A SWAP OR BUY SHOP**

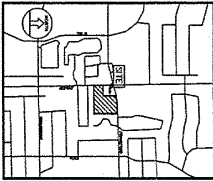
1. **USE:** The only use authorized by this specific use permit is a swap or buy shop.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site and landscape plan.
3. **TIME LIMIT:** This specific use permit expires on (three years).
4. **FLOOR AREA:** Maximum floor area is 1,995 square feet.
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.

**A SITE PLAN**  
SCALE 1" = 30'



**PARKING REQUIREMENTS**  
REQUIRED PARKING: 10  
PROVIDED PARKING: 10

**AREA OF REQUEST**  
SUP AREA: 1,995 sf  
FLOOR AREA: 1,995 sf



VICINITY MAP  
NOT TO SCALE

Date/Revision	By	Checked	Division
11/11/11	AK	AK	ARCHITECTURE
11/11/11	AK	AK	MECHANICAL
11/11/11	AK	AK	ELECTRICAL
11/11/11	AK	AK	PLUMBING
11/11/11	AK	AK	STRUCTURE

**TOP GOLD BUYERS**  
18110 MIDWAY ROAD, SUITE 103  
DALLAS, TEXAS 75287

Michael R. Coker Company  
2700 Cedar Street, Suite 100  
Dallas, Texas 75201  
214.625.0100  
www.mrcoker.com

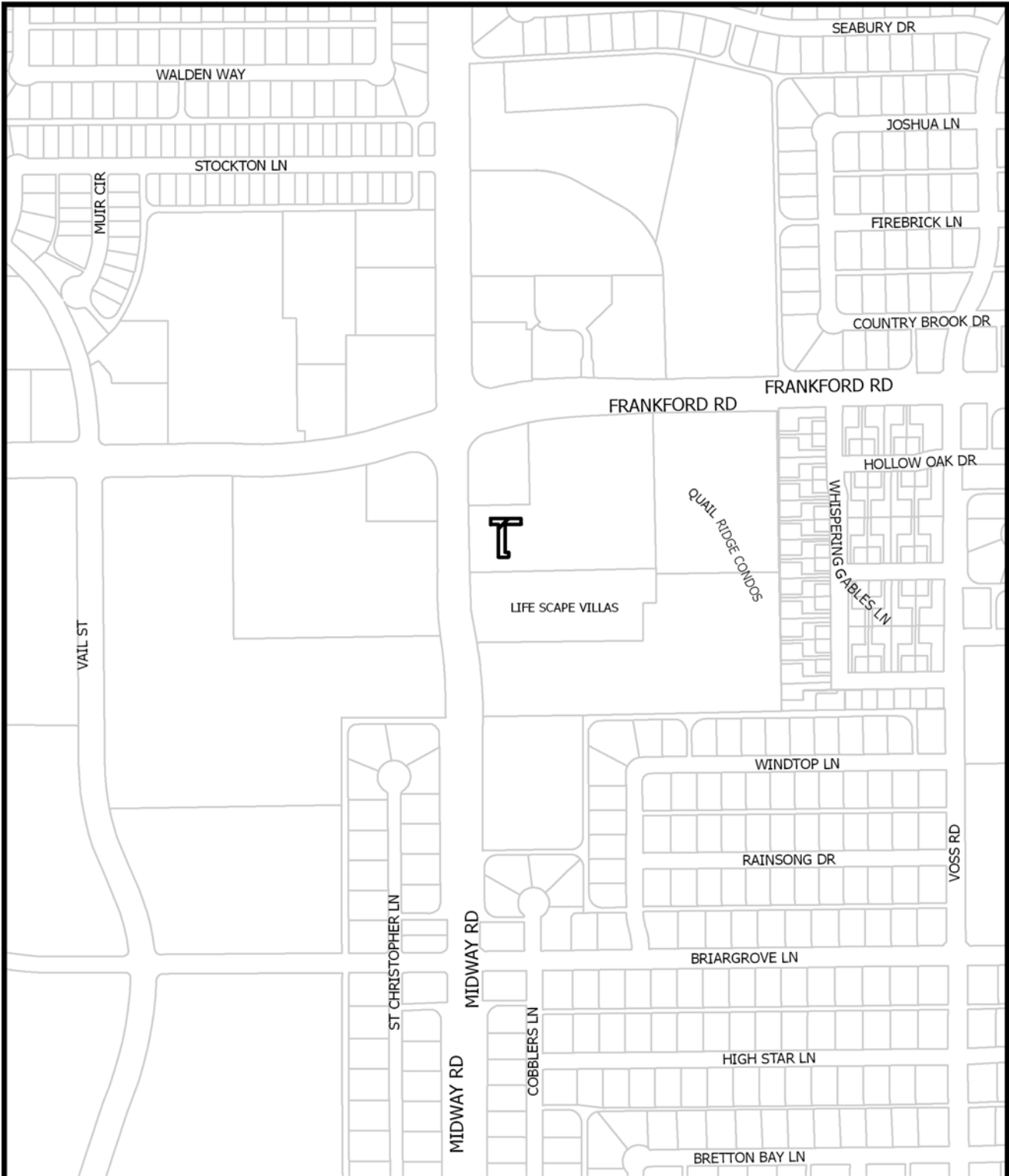


**Z123-234(RB)**  
Drawing Title  
**SITE PLAN**  
Issue Date: March 14, 2013  
Client Co Project: 21310  
Reviewed By: MRC  
Drawn By: aks  
Drawing Number: **S-1**

Professional Seal/Stamp  
Michael R. Coker  
Professional Engineer  
No. 12345  
State of Texas  
Exp. 12/31/2015

**Proposed Site Plan**



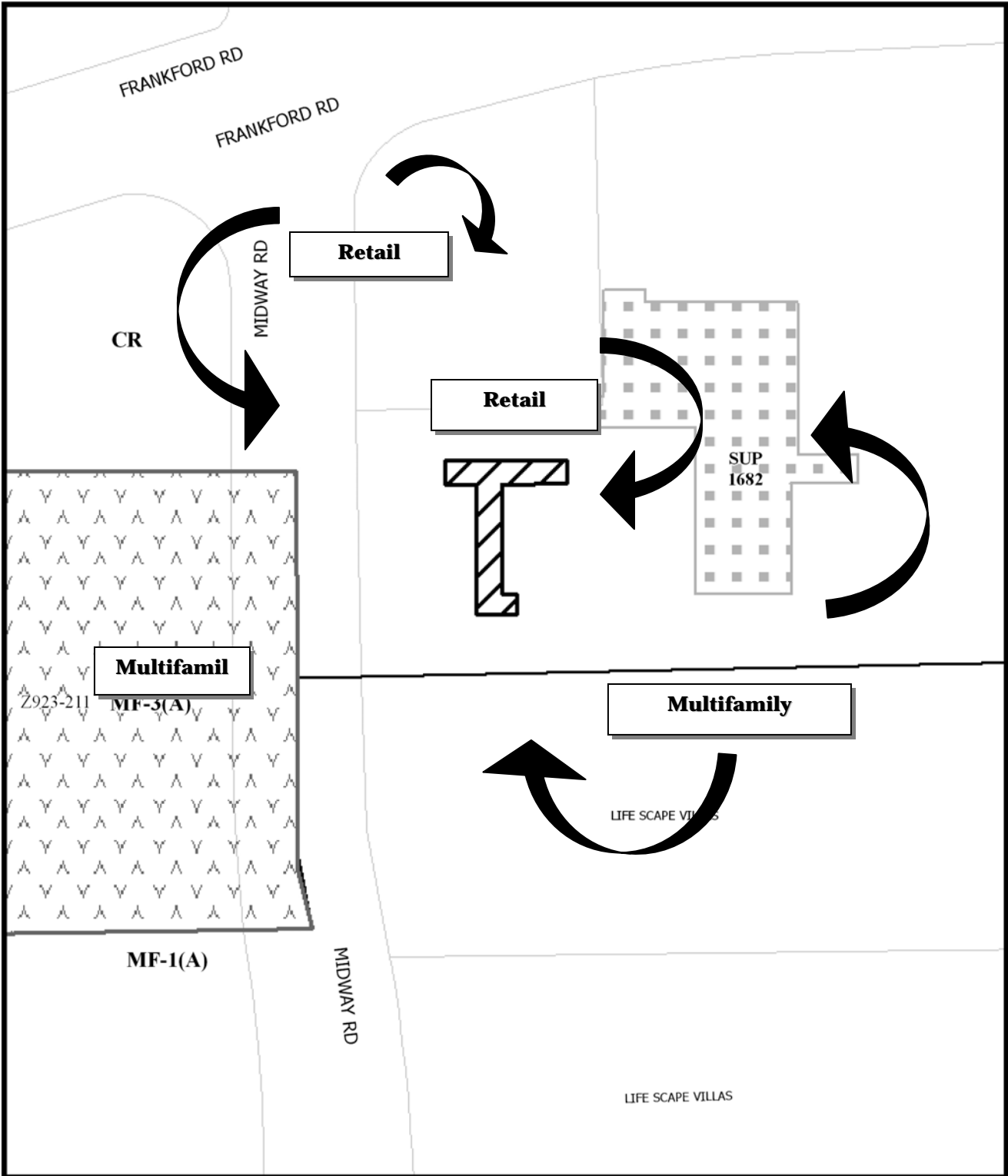


1:4,800

# VICINITY MAP

Case no:           **Z123-234**          

Date:           **4/10/2013**




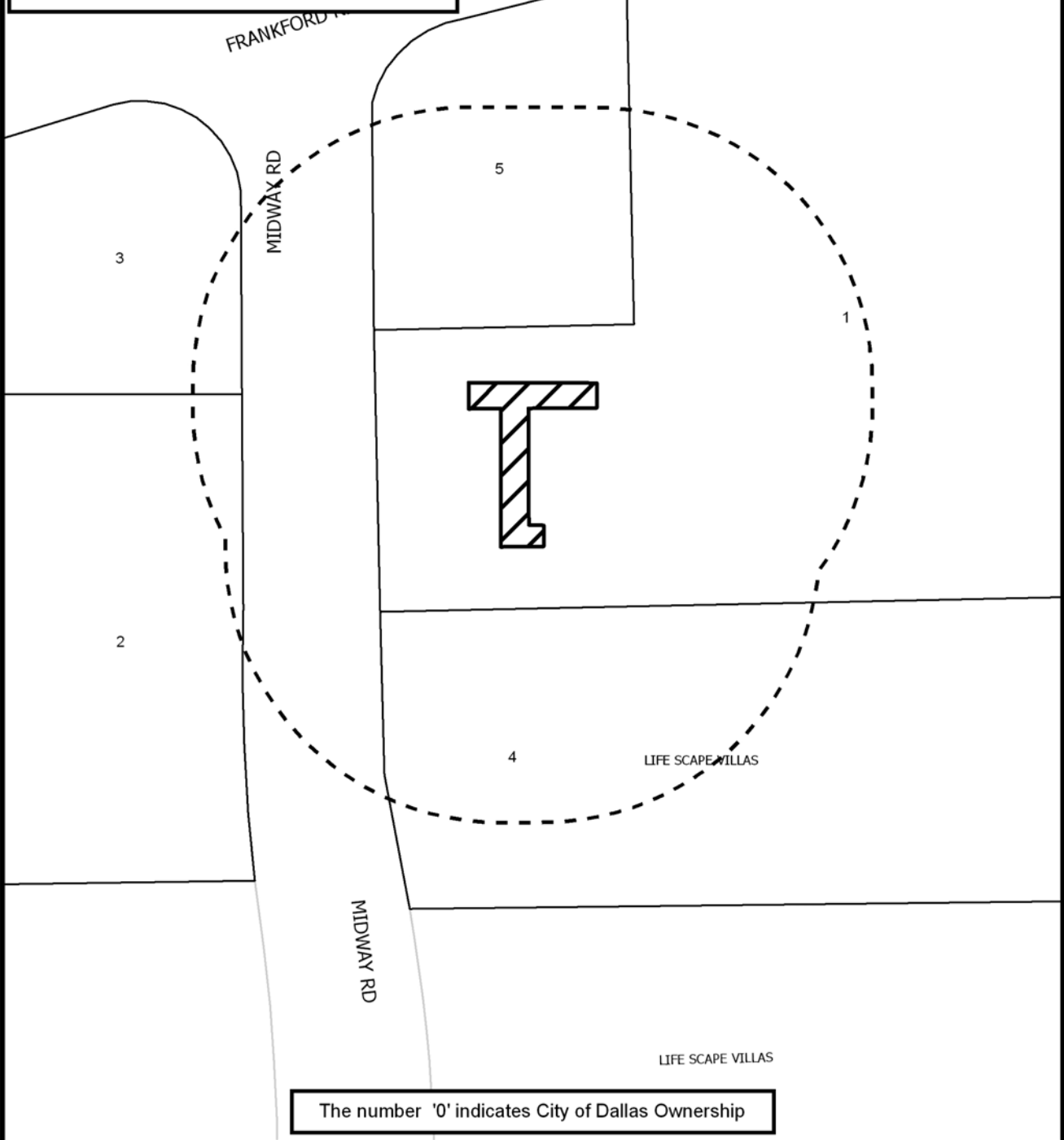
1:1,200

# ZONING AND LAND USE

Case no:     Z123-234    

Date:     4/10/2013

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



The number '0' indicates City of Dallas Ownership



1:1,200

# NOTIFICATION

**200'**

AREA OF NOTIFICATION

**5**

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no:     **Z123-234**    

Date:     **4/10/2013**

Z123-234(RB)

4/9/2013

## *Notification List of Property Owners*

*Z123-234*

### *5 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	18110 MIDWAY	FRANKFORD CENTER LTD C/O RETAIL PLAZAS I
2	18175 MIDWAY	NORTHLAND STANFORD COURT LP
3	18181 MIDWAY	HUFFMAN BUILDERS LP
4	18040 MIDWAY	ROTTER TRACY
5	18118 MIDWAY	SOUTHLAND CORPORATION THE AD VALOREM TAX

**FILE NUMBER:** Z123-242(RB)

**DATE FILED:** March 27, 2013

**LOCATION:** East Line of Inwood Road, North of Forest Lane

**COUNCIL DISTRICT:** 13

**MAPSCO:** 14 Z, 15 W

**SIZE OF REQUEST:** Approx. 14.88 Acres

**CENSUS TRACT:** 96.03

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**APPLICANT:** Kirk Hermansen

**REPRESENTATIVE:** Michael Herrera

**OWNER:** Lowe's Home Centers, Inc.

**REQUEST:** An application for an amendment to Planned Development District No. 457 for a Home improvement center, lumber, brick, or building material sales yard and certain Mixed Uses.

**SUMMARY:** The applicant is proposing to provide for a restaurant without drive-through service as well as revising the off-street parking regulations for a home improvement center. The existing deed restrictions (mirror the conditions governing PDD No. 457) that encumber the property will remain in force.

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

**BACKGROUND INFORMATION:**

- PDD No. 457 is developed with a home improvement center and surface parking areas.
- PDD No. 457 was approved by the City Council on October 23, 1996.
- The applicant proposes to provide for a restaurant without drive-in or drive-through service within the northwest quadrant. Additionally, off-street parking regulations for the existing home improvement center are being amended to track with current Dallas Development Code provisions.
- The property is encumbered with deed restrictions that provide for certain prohibited uses as well as specific operational regulations for various uses.
- No other revisions are being requested at this time.

**Zoning History:**

**Zoning File No.**

**Request, Disposition, and Date**

1. Z990-233

An amendment to PDD No. 457 to provide for a motor vehicle fueling station. On March 24, 2011, the City Plan Commission recommended denial of the request. The applicant did not appeal the recommendation to the City Council.

**Thoroughfare**

**Existing & Proposed ROW**

Inwood Road

Principal Arterial; 100' & 100' 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 property is developed with a home improvement center and surface parking areas. The applicant is proposing to provide for a restaurant without drive-in or drive-through service within the northwest quadrant. Additionally, the applicant is requesting an amendment to the off-street parking requirements for the home improvement center to comply with current Dallas Development Code parking regulations. Lastly, deed restrictions encumber the property that parallel much of the PDD language. No amendments or termination of these deed restrictions are requested at this time.

Existing development in the immediate area is somewhat predicated on its orientation to Inwood Lane. Development west of Inwood Road is predominately low density residential (single family and multifamily structures) as well as two institutional uses northwest and southwest (across Forest Lane) of the site. Various office and retail uses are developed east of Inwood; this includes the areas north and south of the request site. Low density residential uses east of the property are separated from the site (eastern façade and parking/outside storage areas for the home improvement center) by the elevated travel lanes of the Dallas North Tollway.

PDD No. 457 is somewhat unique in that it permits a mix of uses, with a limit of three nonresidential uses within 100 feet of the Inwood Road property frontage (this request represents the first of those uses), yet is very tightly written with regard to exercising additional permitted development rights:

*Off-street parking for a home improvement center, lumber, brick, or building materials sales yard must be provided as shown on the development plan.*

This provision prevents what typically could be considered as a minor amendment being utilized where applicable. To put this in perspective, the proposed restaurant would



normally be considered as a minor amendment, however since the 'required' off street parking is based on that shown on the development plan (single use-home improvement center) and not a specified parking ratio, a zoning change is required for the proposed restaurant.

A parking study for the existing home improvement center was submitted in conjunction with the referenced request in the Zoning History section. In summary, average parking demand for the existing store was 207 spaces for the three sample time periods of the study date; 834 spaces are required by the development plan.

**Traffic:** The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the requested amendment/expansion and determined it will not significantly impact the surrounding street system.

**Landscaping:** PDD No. 457 requires landscaping per Article X as well as provisions for required Inwood Road plantings and screening materials. No revisions are requested at this time.

With respect to the proposed restaurant, it is anticipated an artificial lot will be established at the time of permitting to address required landscaping.

**EXHIBIT B  
TO  
LOWE'S HOME CENTERS, INC.  
UNANIMOUS WRITTEN CONSENT  
OF THE BOARD OF DIRECTORS  
IN LIEU OF ANNUAL MEETING**

**Corporate Officers**

Robert A. Niblock	Chairman
Ricky D. Damron	President and Chief Operating Officer
Benjamin S. Adams, Jr.	VP and Treasurer
Maureen K. Ausura	Chief Human Resources Officer
Gregory M. Bridgeford	Chief Customer Officer
Marshall A. Croom	Chief Risk Officer
Timothy L. Cooksey	VP, Retail Facility Management
Staci N. Dennis	VP and Corporate Controller
William W. Edwards	SVP, Store Operations
Robert J. Gfeller, Jr.	Customer Experience Design and Merchandising Executive
Richard Goodman	VP, Real Estate Operations
David R. Green	VP, Tax
Gary E. Gross	VP, Installed and Special Order Sales
Thomas M. Harless	VP, Engineering and Construction
Michael J. Horn	VP, Commercial Sales
Robert F. Hull, Jr.	Chief Financial Officer
Gihad Jawhar	VP, Lowes.com
Terry W. Johnson	SVP, Store Operations
Gaither M. Keener, Jr.	Chief Legal Officer, Chief Compliance Officer and Secretary
Chad L. Keller	Assistant Treasurer
Brent G. Kirby	Sales & Service Executive
Dennis R. Knowles	US Stores Executive
Thomas J. Lamb	Chief Marketing Officer
J. Michael Mabry, Jr.	Digital Interface Executive
Richard D. Maltsbarger	Business Development Executive
John R. Manna, Jr.	VP and Operational Controller
N. Brian Peace	Corporate Administration Executive
James W. Potter	VP, Associate General Counsel and Assistant Secretary
Scott Purvis	VP, Human Resources - Stores
Cynthia M. Reins	Assistant Treasurer
Kevin Summers	Chief Information Officer
Gary E. Whitman	VP, Human Resources - RDC

**RECOMMENDED AMENDING CONDITIONS**

**ARTICLE 457.**

**PD 457.**

**SEC. 51P-457.101. LEGISLATIVE HISTORY.**

PD 457 was established by Ordinance No. 22932, passed by the Dallas City Council on October 23, 1996. Ordinance No. 22932 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 22932; 26042)

**SEC. 51P-457.102. PROPERTY LOCATION AND SIZE.**

PD 457 is established on property generally located on the east line of Inwood Road, north of Forest Lane. The size of PD 457 is approximately 15.026 acres. (Ord. Nos. 22932; 26042)

**SEC. 51P-457.103. DEFINITIONS AND INTERPRETATIONS.**

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

(b) In this article:

(1) DANCE HALL means a dance hall as defined in Chapter 14 of the Dallas City Code, as amended.

(2) SEXUALLY ORIENTED BUSINESS means a sexually oriented business as defined in CHAPTER 41A of the Dallas City Code, as amended.

(3) VIDEO ARCADE means a facility housing "coin operated amusement devices." For a definition of "coin operated amusement device," see Chapter 6A of the Dallas City Code, as amended.

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

(d) For purposes of determining the applicability of regulations in this article and in Chapter 51A triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR and RAR requirements of Division 51A-4.800, this district is considered to be a nonresidential zoning district. (Ord. Nos. 22932; 26042)

**SEC. 51P-457.104. DEVELOPMENT PLAN.**

(a) For a home improvement center, lumber, brick, or building material sales yard, development and use of the Property must comply with the development plan (Exhibit 457A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

(b) For other permitted uses, the provisions of Section 51A-4.702 regarding submission of or amendments to a conceptual plan, development plan, site analysis plan, or landscape plan do not apply. (Ord. Nos. 22932; 26042)

**SEC. 51P-457.105. MAIN USES PERMITTED.**

(a) Commercial and business service uses.

- Catering service.
- Custom business services.
- Electronics service center.
- Medical or scientific laboratory. *[SUP]*

(b) Institutional and community service uses.

- Adult day care facility.
- Cemetery or mausoleum. *[SUP]*
- Child-care facility.
- Church.
- Community service center. *[SUP]*
- Convalescent and nursing homes, hospice care, and related institutions. *[RAR]*
- Convent or monastery.
- Foster home.
- Hospital. *[SUP]*
- Library, art gallery, or museum.
- Public or private school. *[RAR]*

(c) Miscellaneous uses.

- Temporary construction or sales office.

(d) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. *[DIR]*
- Medical clinic or ambulatory surgical center.
- Office.

(e) Recreation uses.

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

(f) Residential uses.

- Duplex.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Multifamily.
- Retirement housing.
- Single family.

(g) Retail and personal service uses.

- Animal shelter or clinic without outside run. *[RAR]*
- Auto service center. *[RAR]*
- Business school.
- Car wash. *[RAR]*
- Commercial amusement (inside). *[SUP required in instances where an SUP would be required in the MU-1(SAH) Mixed Use (Standard Affordable Housing) District. See Section 51A-4.210(b)(7)(B). Also, see Subsections 51P-457.106, 51P-457.107, and 51P-457.115 of this article which further regulate this use.]*
- 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.
- Home improvement center, lumber, brick or building materials sales yard.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.

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-- Personal service uses, except that tattooing or body piercing salons are prohibited.

-- Restaurant without drive-in or drive-through service. *[RAR]*

-- Swap or buy shop. *[SUP]*

-- Temporary retail use.

-- Theater, limited to the staging of theatrical performances to an audience inside an enclosed structure.

(h) Transportation uses.

-- Transit passenger shelter.

-- Transit passenger station or transfer center. *[By SUP or city council resolution. Authorization by city council resolution must strictly comply with the procedures outlined in Section 51A-4.211(10)(E).]*

(i) Utility and public service uses.

-- Commercial radio or television transmitting station.

-- Electrical substation.

-- Local utilities.

-- Police or fire station.

-- Post office.

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

-- Tower/antenna for cellular communication. *[SUP required if an SUP would be required in the MU-1(SAH) Mixed Use (Standard Affordable Housing) District under Section 51A-4.212(10.1).]*

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

(j) Wholesale, distribution, and storage uses.

-- Mini-warehouse. *[SUP]*

-- Recycling drop-off container. *[SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]*

(Ord. Nos. 22932; 26042)

**SEC. 51P-457.106. MAIN USES PROHIBITED.**

As in all zoning districts, those main uses not specifically listed as permitted main uses are prohibited. Prohibited main uses include, but are not limited to, the following:

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- Bar, lounge, or tavern.
- Bingo parlor or other state permitted gambling establishment.
- Carnival or circus (temporary) or any special event regulated pursuant to a special event permit.
- College dormitory, fraternity, or sorority house.
- Dance hall, unless the dance hall occupies less than 10 percent of the floor area of a restaurant or is used solely for dance instruction.
- Group residential facility.
- Hotel or motel.
- Labor hall.
- Mortuary, funeral home, or commercial wedding chapel.
- Motion picture theater.
- Overnight general purpose shelter.
- Pawn shop.
- Personal service uses which provide tattooing or body piercing.
- Residential hotel.
- Sexually oriented business.
- Temporary concrete or asphalt batching plant.

(Ord. Nos. 22932; 26042)

**SEC. 51P-457.107. 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 contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

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

- Accessory pathological waste incinerator.
- Accessory medical/infectious waste incinerator.
- Private stable.
- Bar, lounge, or tavern.



Z123-242(RB)

- Bingo parlor or other state permitted gambling establishment.
- Carnival or circus (temporary) or any special event regulated pursuant to a special event permit.
- College dormitory, fraternity, or sorority house.
- Dance hall, unless the dance hall occupies less than 10 percent of the floor area of a restaurant or is used solely for dance instruction.
- Group residential facility.
- Hotel or motel.
- Labor hall.
- Mortuary, funeral home, or commercial wedding chapel.
- Motion picture theater.
- Overnight general purpose shelter.
- Pawn shop.
- Personal service uses which provide tattooing or body piercing.
- Residential hotel.
- Sexually oriented business

(c) The following commercial amusement (inside) uses are only permitted as accessory uses:

- Billiard parlor.
- Video arcade.
- State sponsored gambling.

(d) The temporary concrete or asphalt batching plant use is permitted as an accessory use when operated in conjunction with on-site construction. (Ord. Nos. 22932; 26042)

#### **SEC. 51P-457.108. YARD, LOT, AND SPACE REGULATIONS.**

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

(a) Except as provided in Subsection (b) and (c) below, the yard, lot, and space regulations of the MU-1(SAH) Mixed Use (Standard Affordable Housing) District contained in Section 51A-4.125 apply to this PD.

(b) For a home improvement center, lumber, brick, or building materials sales yard, the front, side, and rear yards are as shown on the development plan.

(c) A maximum of three free-standing buildings which contain nonresidential uses are permitted within 100 feet of Inwood Road. For purposes of this provision, a building containing a nonresidential use is within the 100 foot area if any part or portion of the building is erected within the 100 foot area. (Ord. Nos. 22932; 26042)

**SEC. 51P-457.109. OFF-STREET PARKING AND LOADING.**

~~[(a) Off-street parking for a home improvement center, lumber, brick, or building materials sales yard must be provided as shown on the development plan.~~

~~(b) For all other permitted uses, c]~~Consult the use regulations in [(Division 51A-4.200)] for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations in [(Division 51A-4.300 [et seq])] for information regarding off-street parking and loading generally. (Ord. Nos. 22932; 26042)

**SEC. 51P-457.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. Nos. 22932; 26042)

**SEC. 51P-457.111. ACCESS.**

Ingress and egress for a home improvement center, lumber, brick, or building materials sales yard must be provided as shown on the development plan. (Ord. Nos. 22932; 26042)

**SEC. 51P-457.112. LANDSCAPING.**

Landscaping must be provided in accordance with Article X. (Ord. Nos. 22932; 26042)

**SEC. 51P-457.113. SCREENING.**

All surface parking must be screened from Inwood Road by using one or more of the following three methods to separately or collectively attain a minimum height of three and one-half feet above the parking surface:

(1) Earthen berm planted with turf grass or ground cover recommended for local area use by the director of parks and recreation. The berm may not have a slope that exceeds one foot of height for each two feet of width.

(2) Solid wood or masonry fence or wall.

(3) Hedge-like evergreen materials recommended for local area use by the director of parks and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed 24 inches on center over the entire length of the bed, unless the building official recommends an alternative planting density that is capable of providing a solid appearance within three years. (Ord. Nos. 22932; 26042)

**SEC. 51P-457.114. SIGNS.**

Signs must comply with the provisions for business zoning districts contained in Article VII, except that up to nine words with letters that exceed four inches in height are allowed for attached premise signs located on the building facade parallel to Inwood Road. (Ord. Nos. 22932; 26042)

**SEC. 51P-457.115. HOURS OF OPERATION.**

(a) The permitted hours of operation for a commercial amusement (inside) use are 5:00 a.m. to midnight.

(b) The permitted hours of operation for the dance floor portion of a restaurant with or without drive-in or drive-through service and a dance hall used solely for dance instruction are 8:00 a.m. to midnight. (Ord. Nos. 22932; 26042)

**SEC. 51P-457.116. ADDITIONAL PROVISIONS.**

(a) Development impact review. A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work in this district if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation.

(b) Visual intrusion. No portion of any balcony or opening that faces an R(A), D(A), TH(A), CH, MF-1(A), MF-1(SAH), MF-2(A), or MF-2(SAH) district may penetrate or be located above a residential proximity slope which originates in that district. (See Section 51A-4.412.) For purposes of this subsection, the term "opening" means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use.

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

(d) Compliance with laws. Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 22932; 26042)

**SEC. 51P-457.117. GENERAL REQUIREMENTS.**

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

(b) The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 22932; 26042)

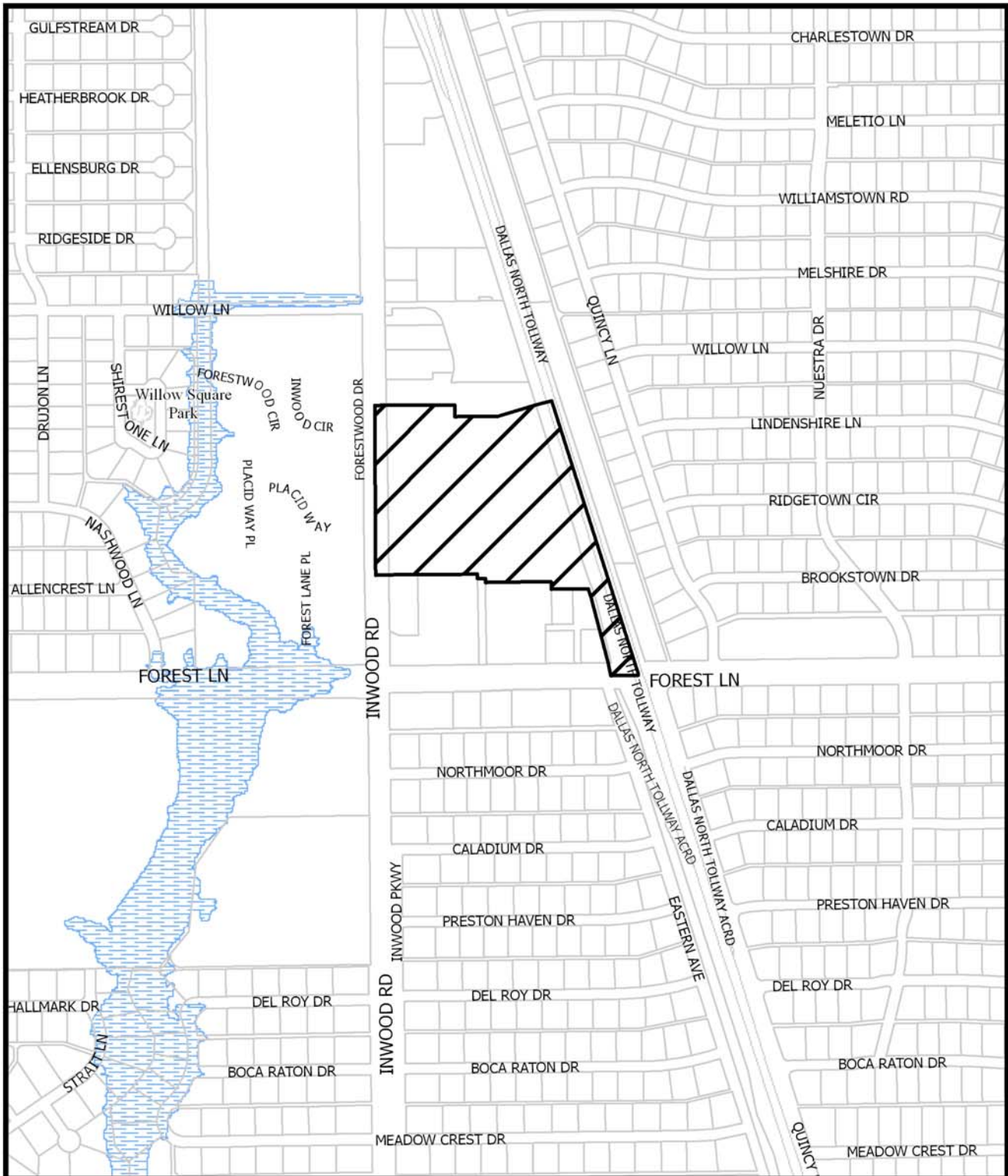
**~~SEC. 51P-457.118. ZONING MAP.~~**

Z123-242(RB)

~~PD 457 is located on Zoning Map No. D-7. (Ord. Nos. 22932; 26042)~~







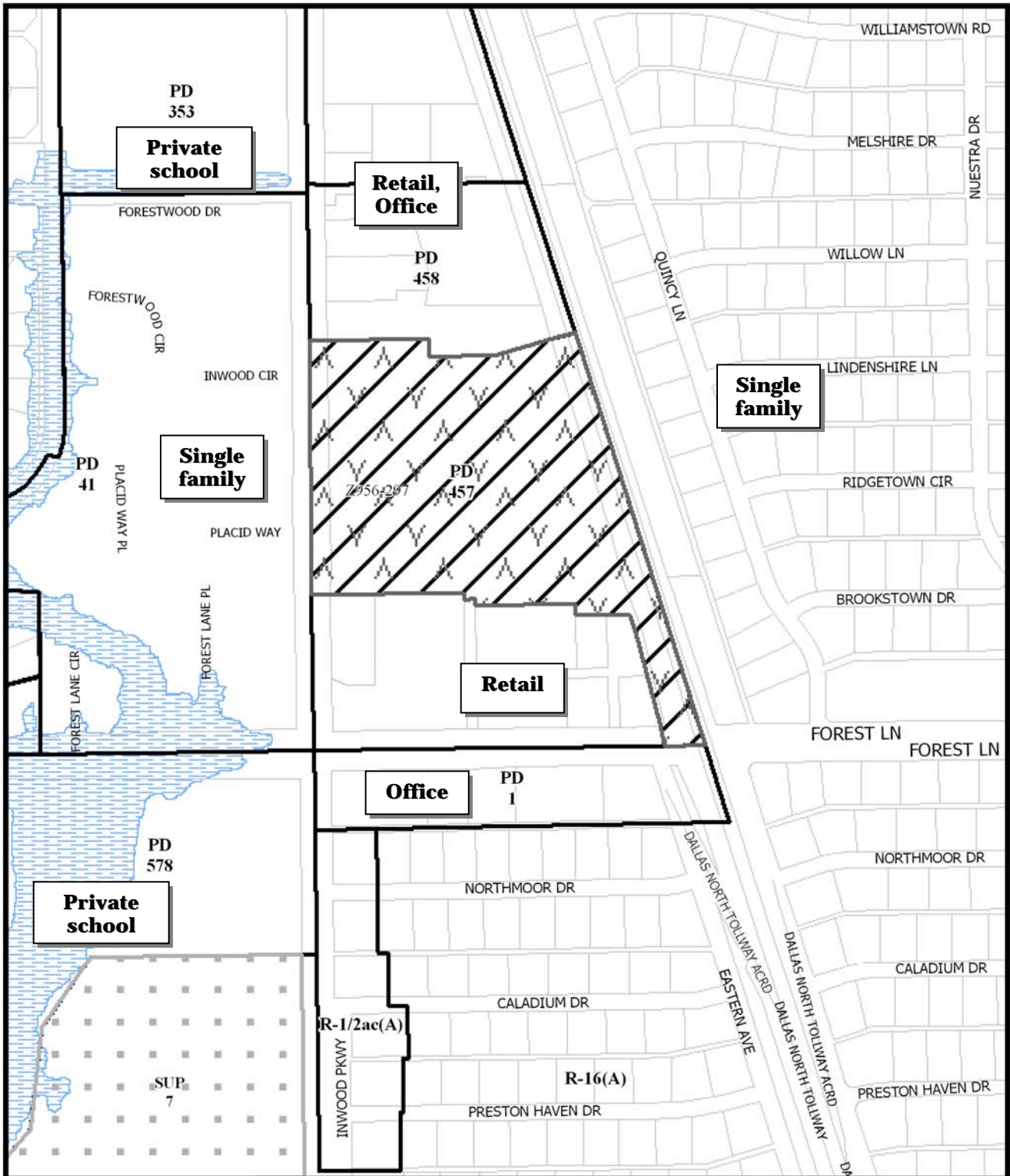
1:7,200

# VICINITY MAP

Case no:           **Z123-242**          

Date:           **4/17/2013**



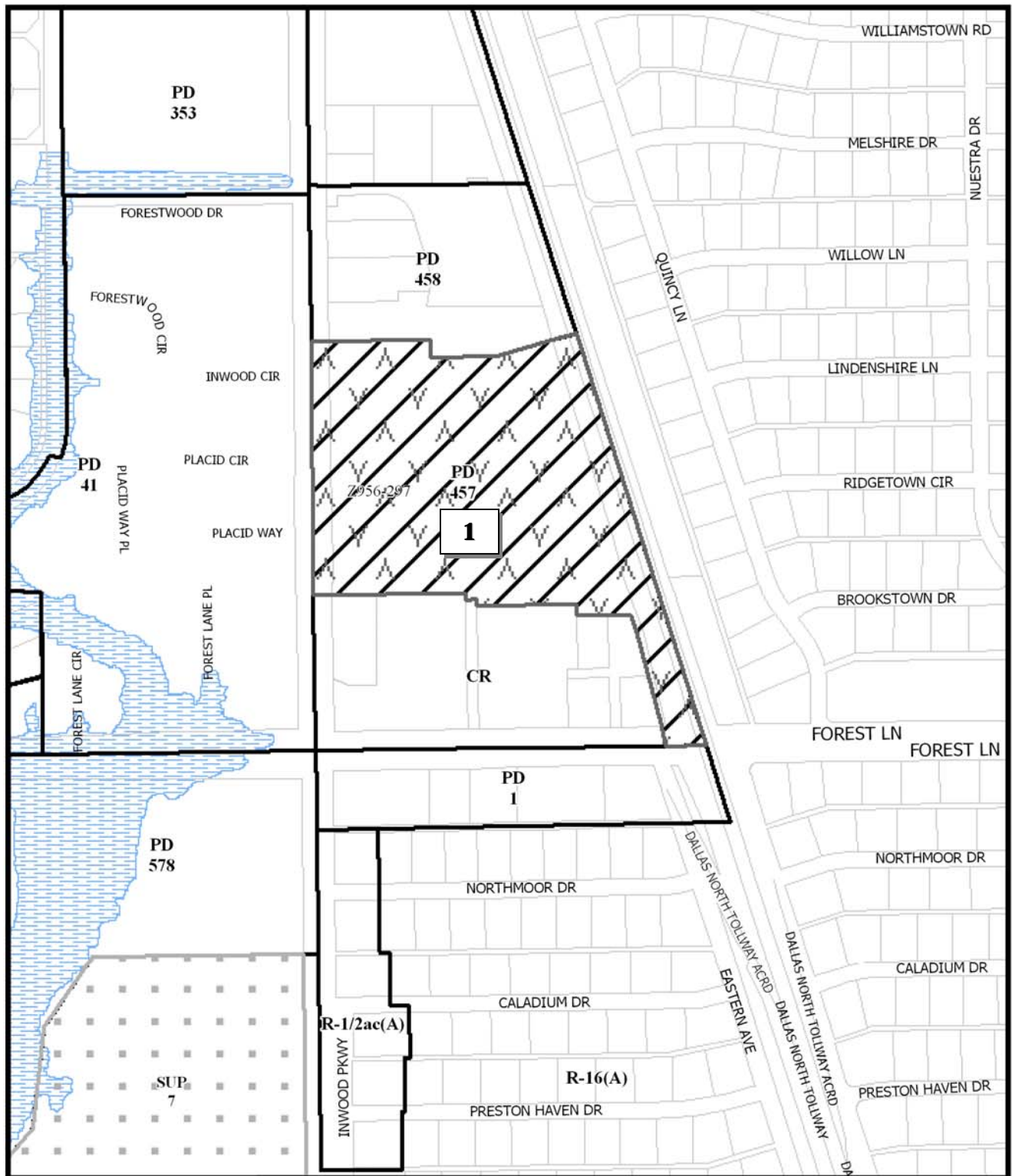


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# ZONING AND LAND USE

Case no: Z123-242

Date: 4/17/2013




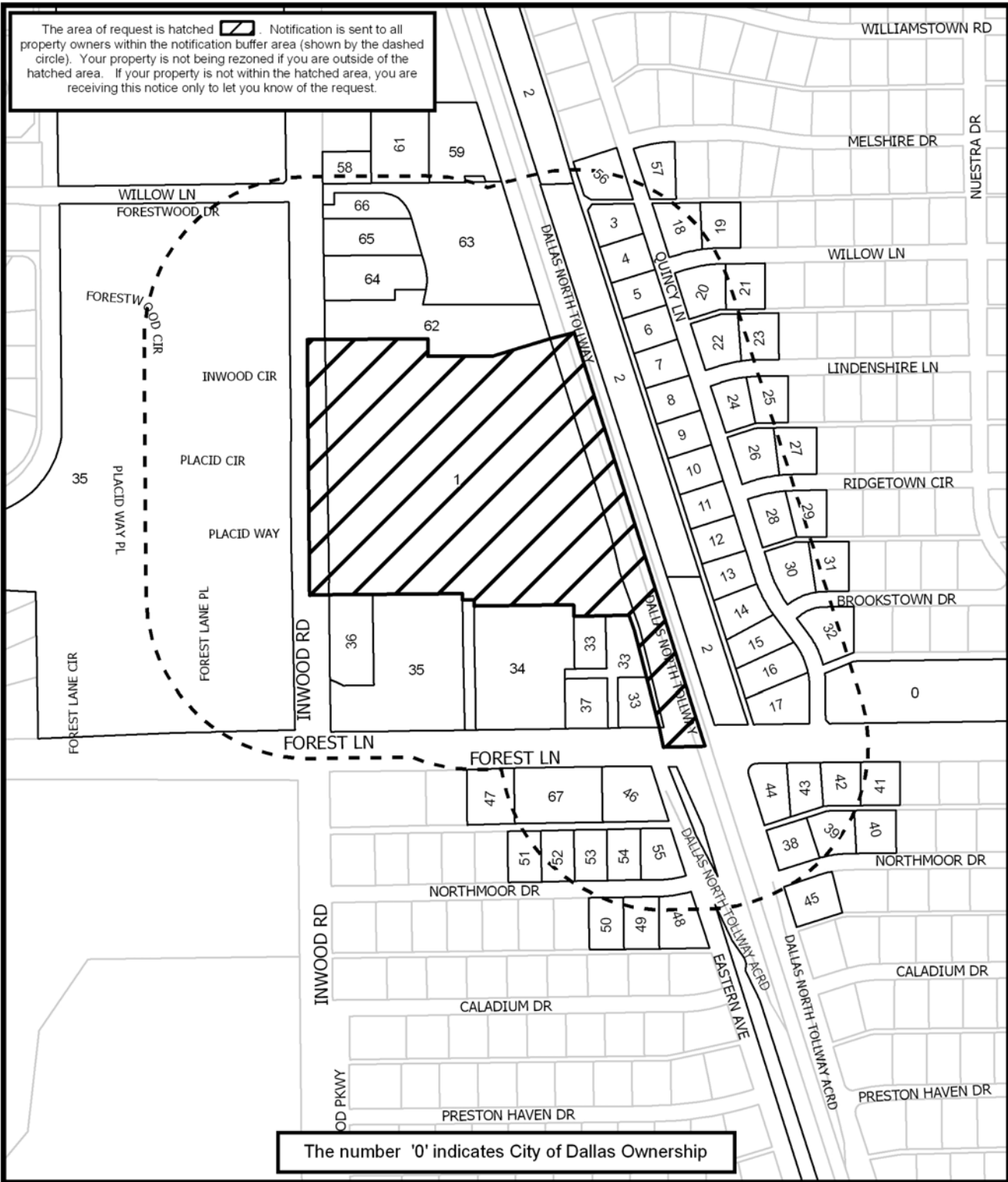
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# ZONING HISTORY

Case no: **Z123-242**

Date: **4/17/2013**

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



The number '0' indicates City of Dallas Ownership



1:4,800

# NOTIFICATION

**500'**

AREA OF NOTIFICATION

**68**

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z123-242**

Date: **4/17/2013**

4/16/2013

***Notification List of Property Owners******Z123-242******68 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	11920 INWOOD RD	LOWES HOME CENTERS INC
2	5500 FOREST LN	TEXAS UTILITIES ELEC CO % STATE & LOCAL
3	12117 QUINCY LN	NASH JOSEPH F & HERDERCINE A
4	12109 QUINCY LN	KOGUTT JUDITH &
5	12023 QUINCY LN	KHASGIWALA VAIBHAV & MANUSHI
6	12015 QUINCY LN	CALDWELL RICHARD
7	12007 QUINCY LN	FAGAN RUSSELL
8	11955 QUINCY LN	BORINO SARAH
9	11947 QUINCY LN	GOLDSTEIN DONALD B & ARIELA G
10	11939 QUINCY LN	GOLDSTEIN DONALD B & ARIELA G
11	11931 QUINCY LN	BROWN RICHARD L & BONNIE J BROWN
12	11923 QUINCY LN	GUION LOUIS I III
13	11915 QUINCY LN	HERBERT DANIEL C & THYANN C JOHNSON
14	11907 QUINCY LN	HILL CYNTHIA A
15	11825 QUINCY LN	DUARTE JOSE A & LOURDES
16	11817 QUINCY LN	BRUDER MELVYN C
17	11809 QUINCY LN	CRANSHAW JOSEPH P III & ANA CRANSHAW
18	5509 WILLOW LN	ROHAN RICHARD A & TERRI L
19	5517 WILLOW LN	TRIZZINO DARREN S & JULIA
20	5510 WILLOW LN	BURFORD GARY W & SHELL W STEGALL
21	5520 WILLOW LN	KOCHERSPERGER GREGORY M & JOANNE R MARSE
22	5509 LINDENSHIRE LN	GRAIVIER LEONARD TR & PAULINE P GRAIVIER
23	5519 LINDENSHIRE LN	INGRAHAM EDITH A
24	5510 LINDENSHIRE LN	MYER CHRISTOPHER
25	5520 LINDENSHIRE LN	BREIHAN VIRGINIA ALLEN
26	5507 RIDGETOWN CIR	LEMONS THOMAS E & CAROLYN COX ZAMORANO

4/16/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5515 RIDGETOWN CIR	WIMBERLY CHRISTOPHER P & DIANA Y WIMBERL
28	5508 RIDGETOWN CIR	JAMES TASCAL ANN
29	5516 RIDGETOWN CIR	BURKS MICHAEL B & JENNIFER B
30	5607 BROOKSTOWN DR	MOORE HARRY E & MOORE SAMMIE S
31	5615 BROOKSTOWN DR	THOMPSON CHRISTIANE
32	5614 BROOKSTOWN DR	PLUMLEE BETTY ANN
33	5337 FOREST LN	FORESTWOOD CENTER JV
34	5333 FOREST LN	FOREST VILLAGE INC % PROP DEV ASSOC 91-5
35	11804 INWOOD RD	DANIEL A H
36	11804 INWOOD RD	FORESTWOOD CENTER LLP
37	5341 FOREST LN	FORESTWOOD CENTER
38	5509 NORTHMOOR DR	STRONG STEVEN M
39	5517 NORTHMOOR DR	KIRBY MATTHEW W & LISA A
40	5525 NORTHMOOR DR	CENTALA RICHARD A & LISA G
41	5536 FOREST LN	WHITE DOUGLAS HAMILTON & LAURA E
42	5526 FOREST LN	GAJDICA DAN
43	5516 FOREST LN	CATE GLENN M TRUSTEE CATE FMLY REV LVG T
44	5508 FOREST LN	CANTU EDELMIRA
45	5510 NORTHMOOR DR	ALVARADO MANUEL D & JANE
46	5414 FOREST LN	KECHEJIAN TRUST SUITE 201
47	5300 FOREST LN	DEGRAZIER JOHN L LODGE
48	5436 NORTHMOOR DR	WEBB ROBERT J
49	5426 NORTHMOOR DR	WINN BARRY N & STEPHANIE ROBINSON
50	5416 NORTHMOOR DR	BRANDT CARL P & NATALIE M
51	5329 NORTHMOOR DR	DANIEL FRANK ALAN
52	5405 NORTHMOOR DR	GUTTRIDGE DOROTHY J
53	5415 NORTHMOOR DR	TREVINO ISAAC P & REBECCA
54	5425 NORTHMOOR DR	GOTHARD NICHOLAS TR & MIRJANA BEBA GOTHA
55	5435 NORTHMOOR DR	OPPENHEIMER BARRIE R
56	12123 QUINCY LN	SMITH MARILYN JEAN
57	5506 MELSHIRE DR	MELETIO MARIE F TRUSTEE

Z123-242(RB)

4/16/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	12206 INWOOD RD	JESUIT COLLEGE PREPARATORY SCHOOL OF DAL
59	12250 INWOOD RD	SUMMER TREE JV PMB 275
60	12250 INWOOD RD	ALBERT SUMMERTREE JV PMB 275
61	12240 INWOOD RD	LUTADOR LLC STE 300
62	12100 INWOOD RD	COLE MP PM PORTFOLIO LLC
63	12200 INWOOD RD	EXTRA SPACE PPTIES 26 LLC PTA EX # 514
64	12120 INWOOD RD	CHICK FIL A INC
65	12130 INWOOD RD	SRI REAL ESTATE PROPERTIES
66	12170 INWOOD RD	K & M PRIVETT INC
67	5310 FOREST LN	PARK PAD LP % MICHAEL L CARTER
68	12345 INWOOD RD	JESUIT HIGH SCHOOL

**FILE NUMBER:** Z123-249 (AB)

**DATE FILED:** April 8, 2013

**LOCATION:** North of Centerville Road, west of Aledo Drive

**COUNCIL DISTRICT:** 9

**MAPSCO:** 38-G

**SIZE OF REQUEST:** Approx. 0.12 acres

**CENSUS TRACT:** 127.01

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**REPRESENTATIVE:** Parvez Malik

**APPLICANT:** John Matthews

**OWNER:** Amedio Centerville, LLC

**REQUEST:** An application to renew Specific Use Permit No. 1864 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 CR Community Retail District with a D-1 Liquor Control Overlay.

**SUMMARY:** The applicant proposes to continue to sell alcohol for off-premise consumption in conjunction with the existing approximately 5,158 square foot convenience store.

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



**BACKGROUND INFORMATION:**

- The request site is currently developed with a multi-tenant commercial building.
- The proposed use is to continue to sell alcohol for off-premise consumption in conjunction with the existing approximately 5,158 square foot general merchandise use on the property.
- On August 10, 2011 Specific Use Permit No. 1864 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet was approved for a two-year period with eligibility for automatic renewal for additional five-year periods. The applicant did not submit their renewal application until after the deadline to file for automatic renewal, necessitating a full renewal process.
- The general merchandise use is permitted by right. The sale of alcoholic beverages on property is permitted through a D-1 Liquor Control Overlay.

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

**Thoroughfares/Streets:**

Thoroughfares/Street	Type	Existing ROW
Centerville Road	Collector	60 feet

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. 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. Neighborhood "pocket parks" provide open space for families. These areas rely primarily on cars for access, although traffic on neighborhood streets is expected to be low. Cut-through traffic or spill over from commercial areas will be strongly discouraged. While public transit may be available, typically it involves longer walks to bus stops or the need to drive to park-and-ride facilities. Newly developed neighborhoods may provide better pedestrian access to community services through shorter block lengths, narrower streets, sidewalks and greenbelts with hike and bike trails and might also provide improved access to transit service. Public investment will

focus on protecting quality of life by providing amenities such as parks, trails, road improvements and strong code enforcement.

## **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 0.12-acre request site is zoned CR Community Retail District with a D-1 Liquor Control Overlay and is currently developed with a general merchandise or food store greater than 3,500 square feet use within a multi-tenant commercial building. The applicant is proposing to continue the sale of alcohol for off-premise consumption in conjunction with the general merchandise use on the property.

On August 10, 2011 Specific Use Permit No. 1864 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet was approved for a two-year period with eligibility for automatic renewal for additional five-year periods. The applicant did not submit their renewal application until after the deadline to file for automatic renewal, necessitating a full renewal process.

The adjacent land uses are single family residential to the north, east, and southeast; retail and personal service uses and auto service center to the south; and office to the west.

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 previously approved site plan is currently inconsistent with the striped off-street parking on the ground. The applicant will be required to re-stripe the parking lot to match the site plan before the case can proceed to City Council. The lack of consistency between the site plan and the site on the ground also creates the need for a shorter time frame. The applicant's request, subject to the attached conditions and on-the-ground improvements, is consistent with the intent of the Dallas Development Code.

**Development Standards:**

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
<b>Existing</b>							
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

**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. The site plan shows that 57 off-street parking spaces are provided for the strip shopping center. A parking analysis provided by the applicant indicates that 79 off-street parking spaces are required. The strip shopping center was constructed in approximately 1953 according to DCAD records. It appears that the request site has approximately 22 delta credits.

Z123-249(AB)

**Landscaping:**

Landscaping required per Article X of the Dallas Development Code.

Z123-249(AB)

**List of Partners/Principals/Officers**

Amedio Centerville, LLC, a Texas Limited Liability Company

Leiva McBride, Managing Partner

DPD Report

The following is the police report from August 10, 2009 to August 10, 2011 before the original SUP for alcohol sales was granted:

DALLAS POLICE DEPARTMENT										
Virtual Viewer - Public Access										Welcome
Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
<a href="#">0006995-Y</a>	01/08/2011	DORRIS,DEBORAH,	FOUND PROPERTY	01551		CENTERVILLERD	226	1129	43020	
<a href="#">0103194-Y</a>	04/23/2011	ALVARADO,IRMA	AGGRAVATED ASSAULT	01551		CENTERVILLERD	226	1129	04361	
<a href="#">0131026-Y</a>	05/21/2011	JOHN, MATHEWS	TRAFFIC MOTOR VEHICLE	01551		CENTERVILLERD	226	1129	32090	
<a href="#">0165493-X</a>	06/13/2010	SUDEATH,JAMES	OTHER OFFENSES	01551		CENTERVILLERD	226	1129	26000	
<a href="#">0173202-Y</a>	07/02/2011	AGUIRE, CECILIO	THEFT	01551		CENTERVILLERD	226	1129	06951	

The following is the police report from August 11, 2011 to May 22, 2013, after the original SUP for alcohol sales was granted:

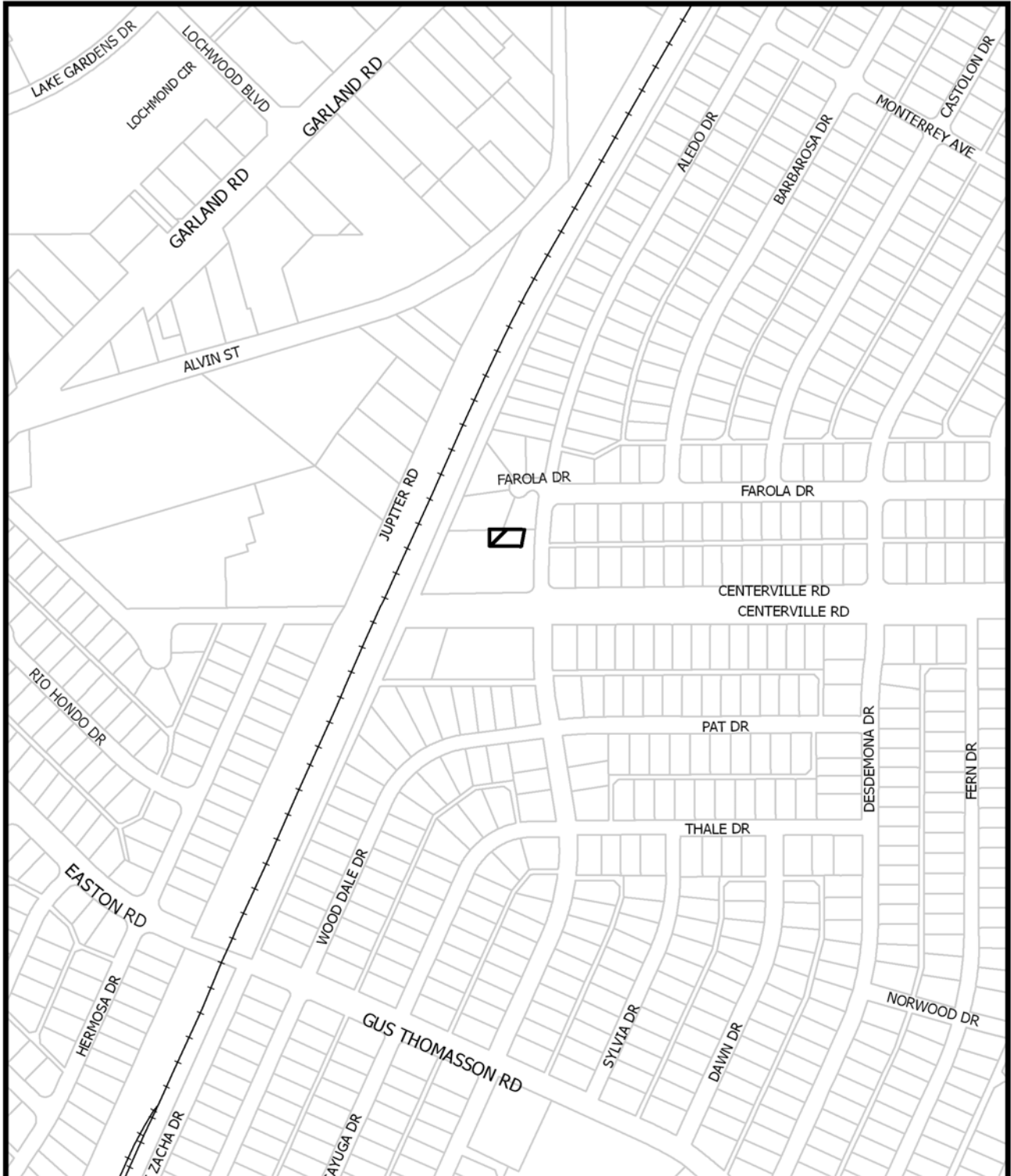
DALLAS POLICE DEPARTMENT										
Virtual Viewer - Public Access										Welcome
Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
<a href="#">0048561-A</a>	02/28/2013	*NEW DAIRYWAY GROCERY	FORGERY & COUNTERFEITING	01551		CENTERVILLERD	226	1129	10021	
<a href="#">0069018-A</a>	03/23/2012	BALDERAS,JESUS	AUTO THEFT-UUMV	01551		CENTERVILLERD	226	1129	07271	
<a href="#">0267370-Y</a>	10/09/2011	*NEW DAIRY WAY	BURGLARY	01551		CENTERVILLERD	226	1129	05128	
<a href="#">0292211-Y</a>	11/05/2011	*DAIRY WAY	BURGLARY	01551		CENTERVILLERD	226	1129	05128	
<a href="#">0293968-Z</a>	10/27/2012	*NEW DAIRY WAY	LOST PROPERTY	01551		CENTERVILLERD	226	1129	42020	

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 must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ~~(August 18, 2013)~~(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. SCREENING: A minimum six-foot-high solid screening fence must be maintained along the northern boundary of the Property. The screening fence must be located outside of the visibility obstruction triangle. Screening must be constructed before issuance of a building permit, alcohol measurement certification, or certificate of occupancy.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.





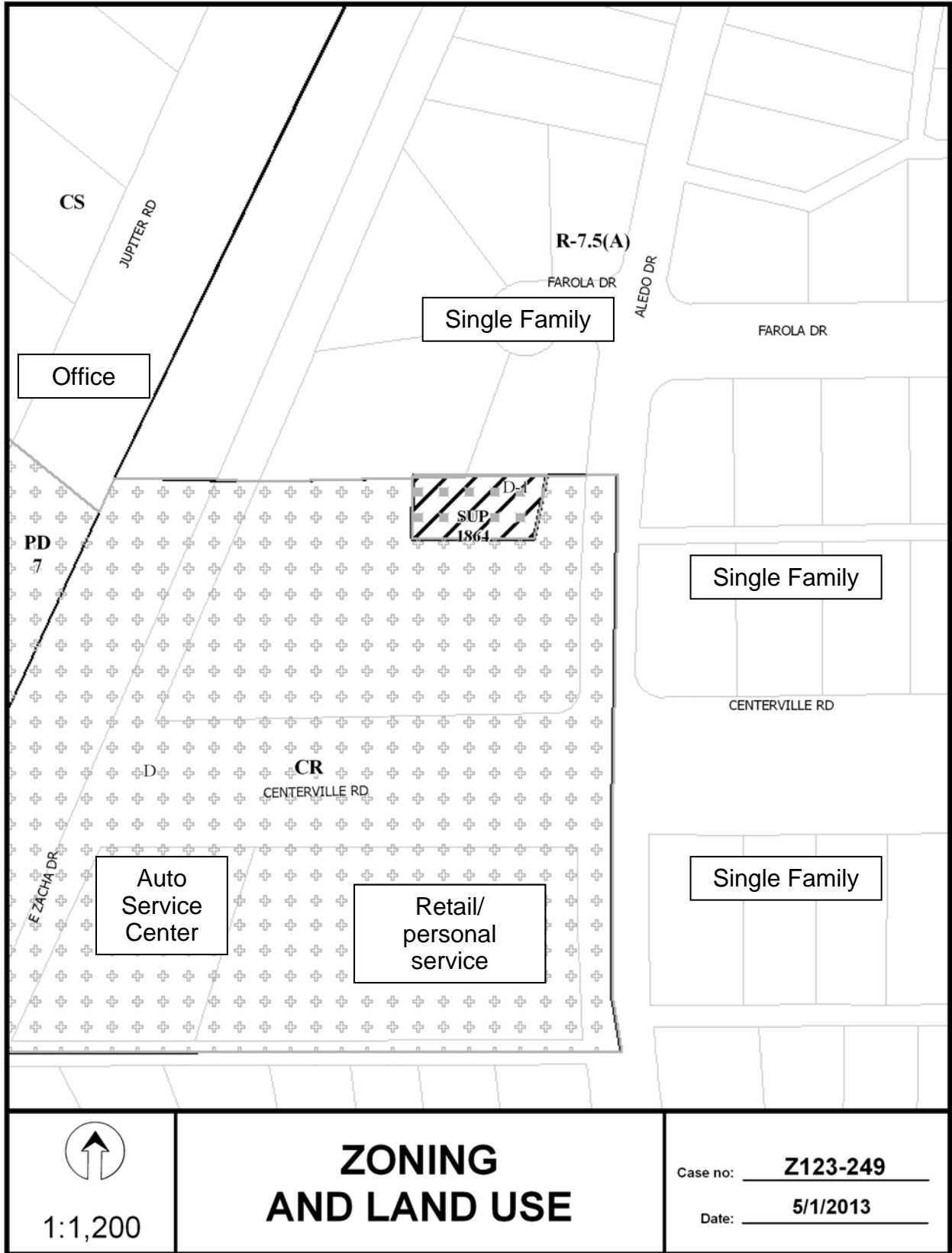


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# VICINITY MAP

Case no: **Z123-249**

Date: **5/1/2013**

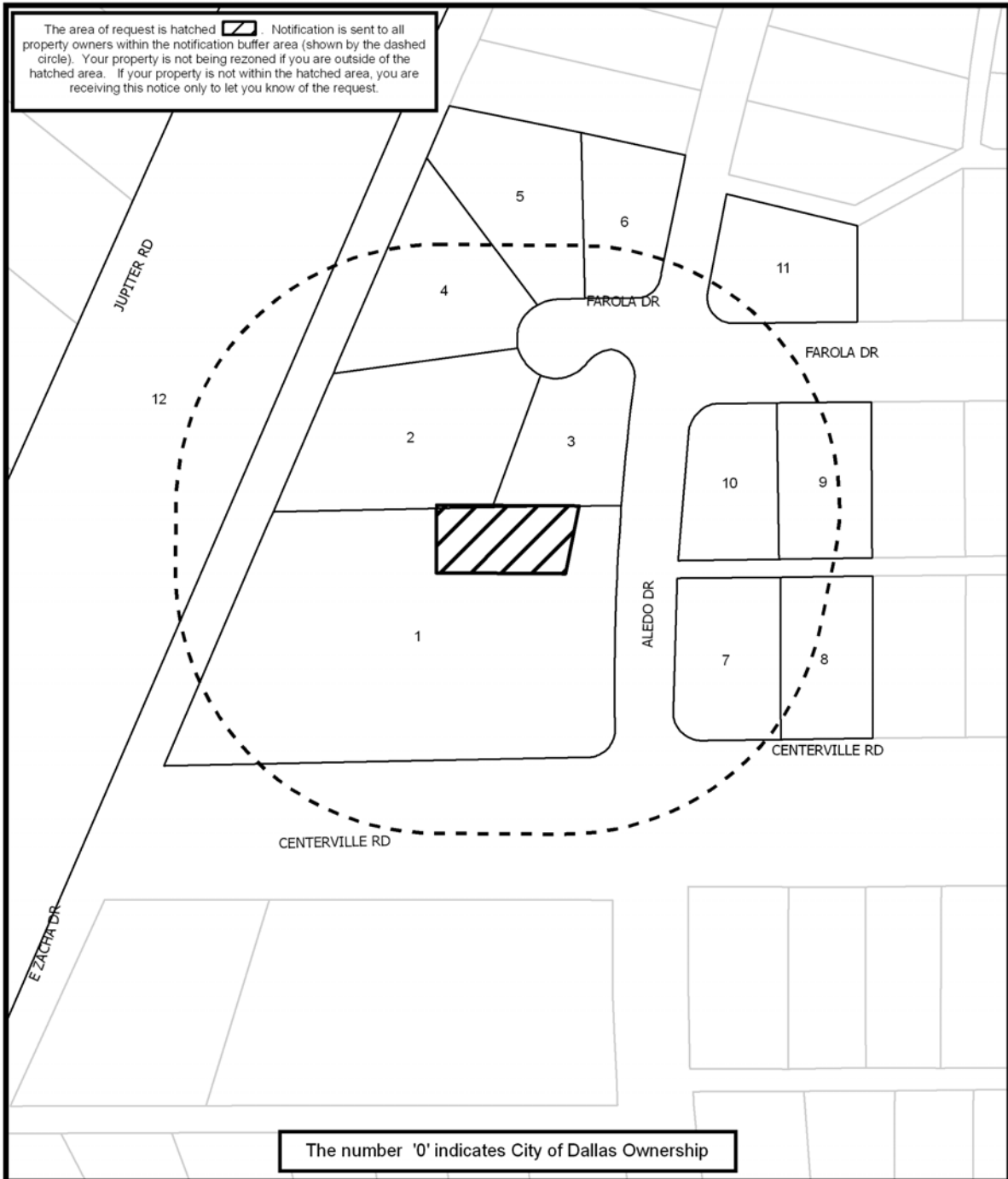


1:1,200

# ZONING AND LAND USE

Case no:     Z123-249    

Date:     5/1/2013



 1:1,200	<h2>NOTIFICATION</h2> <table border="1"> <tr> <td><b>200'</b></td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td><b>12</b></td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	<b>200'</b>	AREA OF NOTIFICATION	<b>12</b>	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>    <b>Z123-249</b>    </u> Date: <u>    <b>5/1/2013</b>    </u>
<b>200'</b>	AREA OF NOTIFICATION					
<b>12</b>	NUMBER OF PROPERTY OWNERS NOTIFIED					

5/1/2013

***Notification List of Property Owners***

***Z123-249***

***12 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1503 CENTERVILLE RD	AMEDIO CENTERVILLE LLC
2	1510 FAROLA DR	818 GRANDVIEW LTD
3	1514 FAROLA DR	MENDOZA MARIA E
4	1511 FAROLA DR	PARIS RUTH EVELYN %STEPHEN N PARIS
5	1515 FAROLA DR	BELITERE NICHOLAS JR
6	1519 FAROLA DR	GARCIA JOSE A
7	1605 CENTERVILLE RD	BELLEW LISA Y
8	1611 CENTERVILLE RD	ANDERSON NILS CHRISTIAN
9	1610 FAROLA DR	MEDINA RICARDO JR & NELLY
10	1602 FAROLA DR	PARIS RUTH RIGGS
11	10806 ALEDO DR	GUZMAN RAQUEL O
12	99999 NO NAME ST	KANSAS CITY SOUTHERN RR

**FILE NUMBER:** Z123-232(MW)

**DATE FILED:** March 20, 2013

**LOCATION:** North side of Talco Drive, east of Bronx Avenue

**COUNCIL DISTRICT:** 8

**MAPSCO:** 65-M

**SIZE OF REQUEST:** ±6,702 square feet

**CENSUS TRACT:** 87.05

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**APPLICANT/REPRESENTATIVE/OWNER:** Margaret Smoot

**REQUEST:** An application for a Specific Use Permit for a handicapped group dwelling unit on property zoned an R-5(A) Single Family District

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

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

**BACKGROUND INFORMATION:**

- The ±6,702-square foot request site is developed with a ±1,214-square foot single family home.
- A handicapped group dwelling is allowed by right in the R-5(A) Single Family District when located at least 1,000 feet from all other group residential facilities and licensed handicapped group dwelling units; otherwise, a Specific Use Permit is required. The request site is within 130 feet of an existing handicapped group dwelling unit, located at 2328 Talco Drive, which triggers the Specific Use Permit requirement.
- A certificate of occupancy is not required for this use. However, pursuant to Chapter 8A of the Dallas Development Code, a boarding home facility license is required for a handicapped group dwelling, a lodging/boarding house, a residential hotel, or a group residential facility.
- The request site is surrounded by single family residential to the north, east, south, and west.

**Zoning History:**

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

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Talco Drive	Local	50 feet

**Land Use:**

	Zoning	Land Use
<b>Site</b>	R-5(A)	Single family
<b>North</b>	R-5(A)	Single family
<b>East</b>	R-5(A)	Single family
<b>South</b>	R-5(A)	Single family
<b>West</b>	R-5(A)	Single family

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

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

**LAND USE ELEMENT**

**GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

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

**Land Use Compatibility:**

The ±6,702-square foot request site is developed with a ±1,214-square foot single family home. The request site is surrounded by single family residential to the north, east, south, and west.

A handicapped group dwelling is allowed by right in the R-5(A) Single Family District when located at least 1,000 feet from all other group residential facilities and licensed handicapped group dwelling units; otherwise, a Specific Use Permit is required. The request site is within 130 feet of an existing handicapped group dwelling unit, located at 2328 Talco Drive, which triggers the Specific Use Permit requirement.

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

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

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be compatible with the adjacent property and consistent with the character of the neighborhood; (2) Each SUP



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

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

**Development Standards:**

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
R-5(A) Single Family	20'	5'	1 Dwelling Unit/ 5,000 sq. ft.	30'	45%		Single family

**Traffic:**

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

**Parking:**

A handicapped group dwelling unit requires one off-street parking space in the R-5(A) Single Family District. However, if a Specific Use Permit is required, the off-street parking requirement may be established in the ordinance granting the Specific Use Permit. The site plan depicts one parking space.

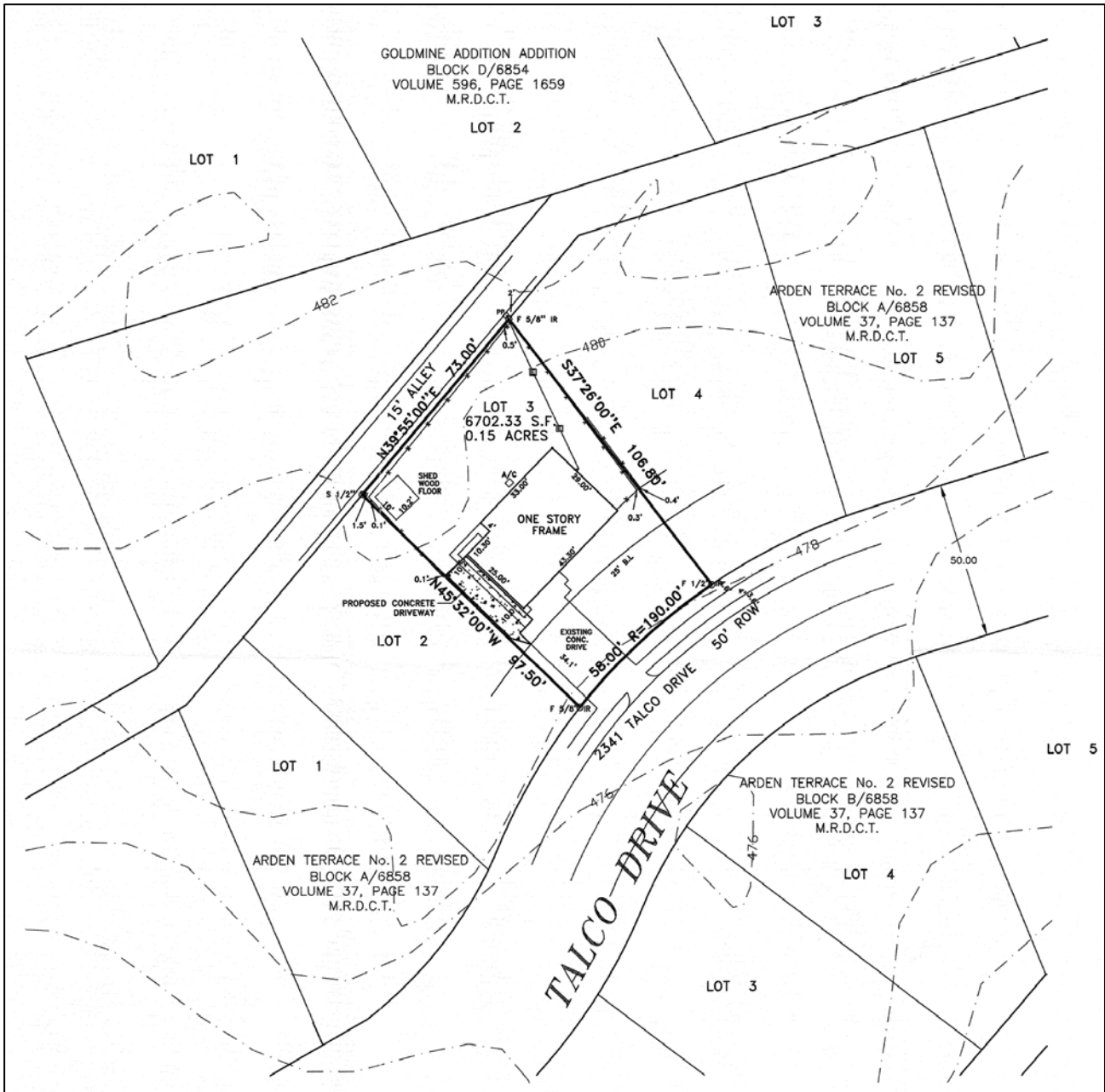
**Landscaping:**

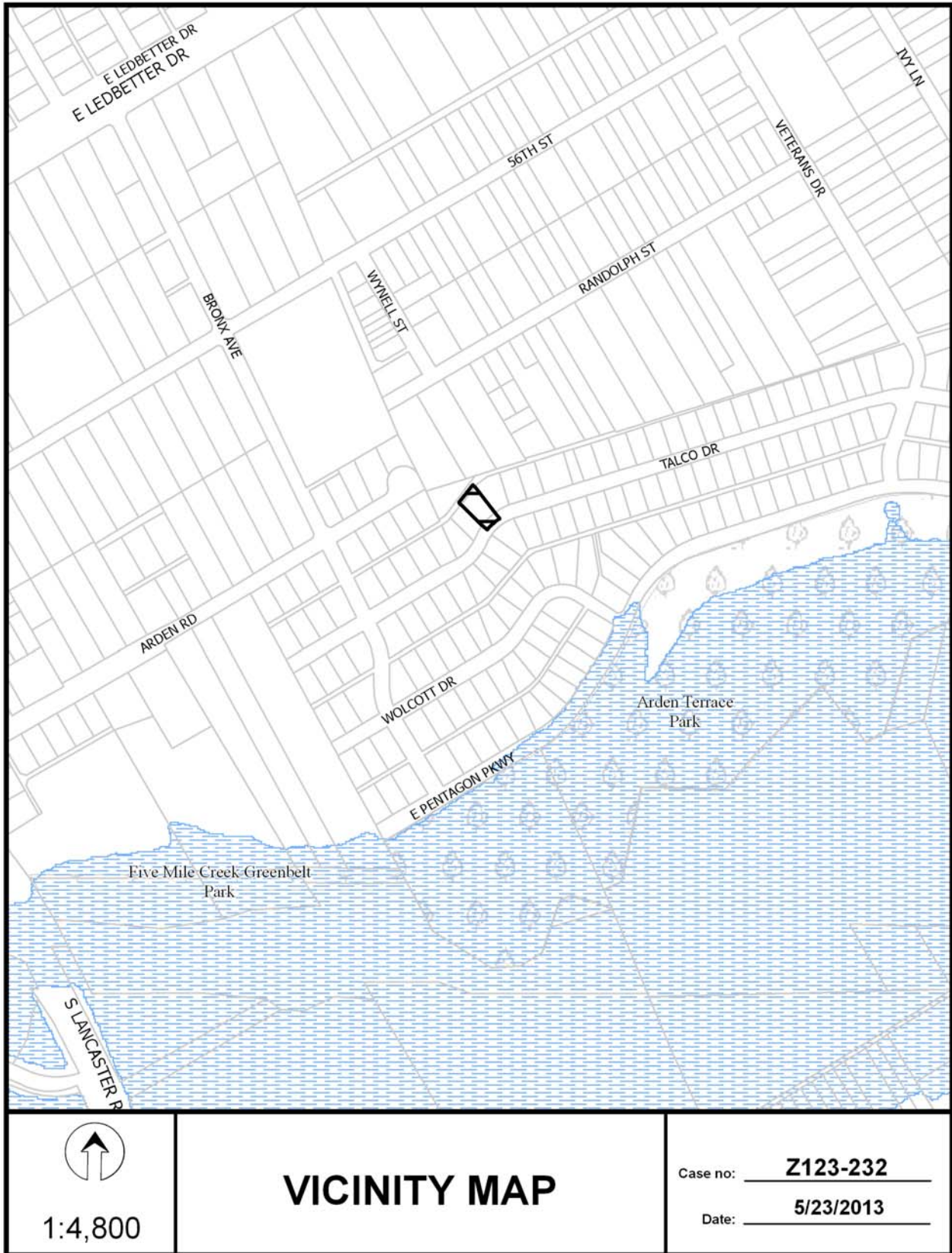
New development on the site would require landscaping pursuant to Article X of the Dallas Development Code. No new development is proposed by this application.

**Z123-232  
Proposed Conditions**

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

### Proposed Site Plan



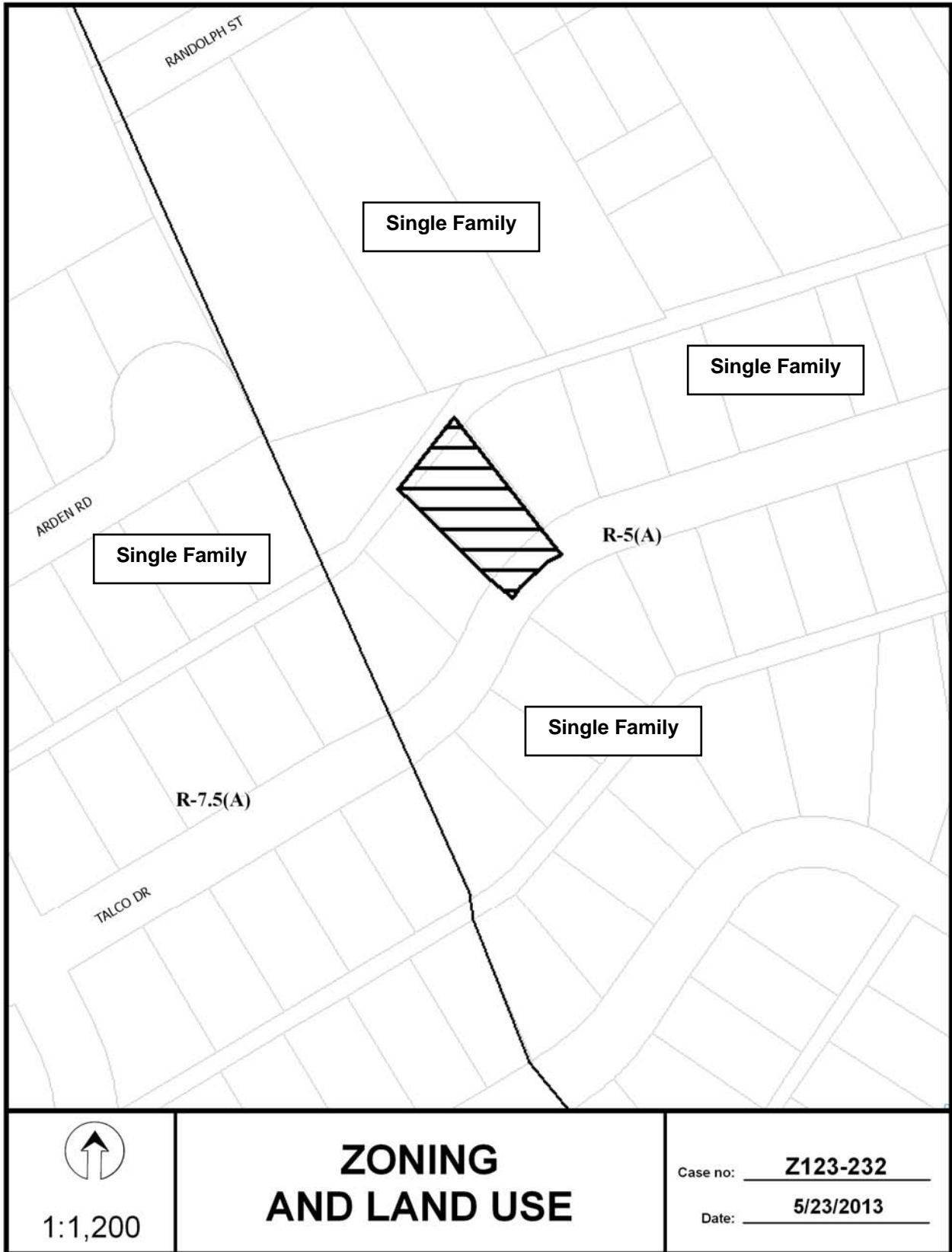


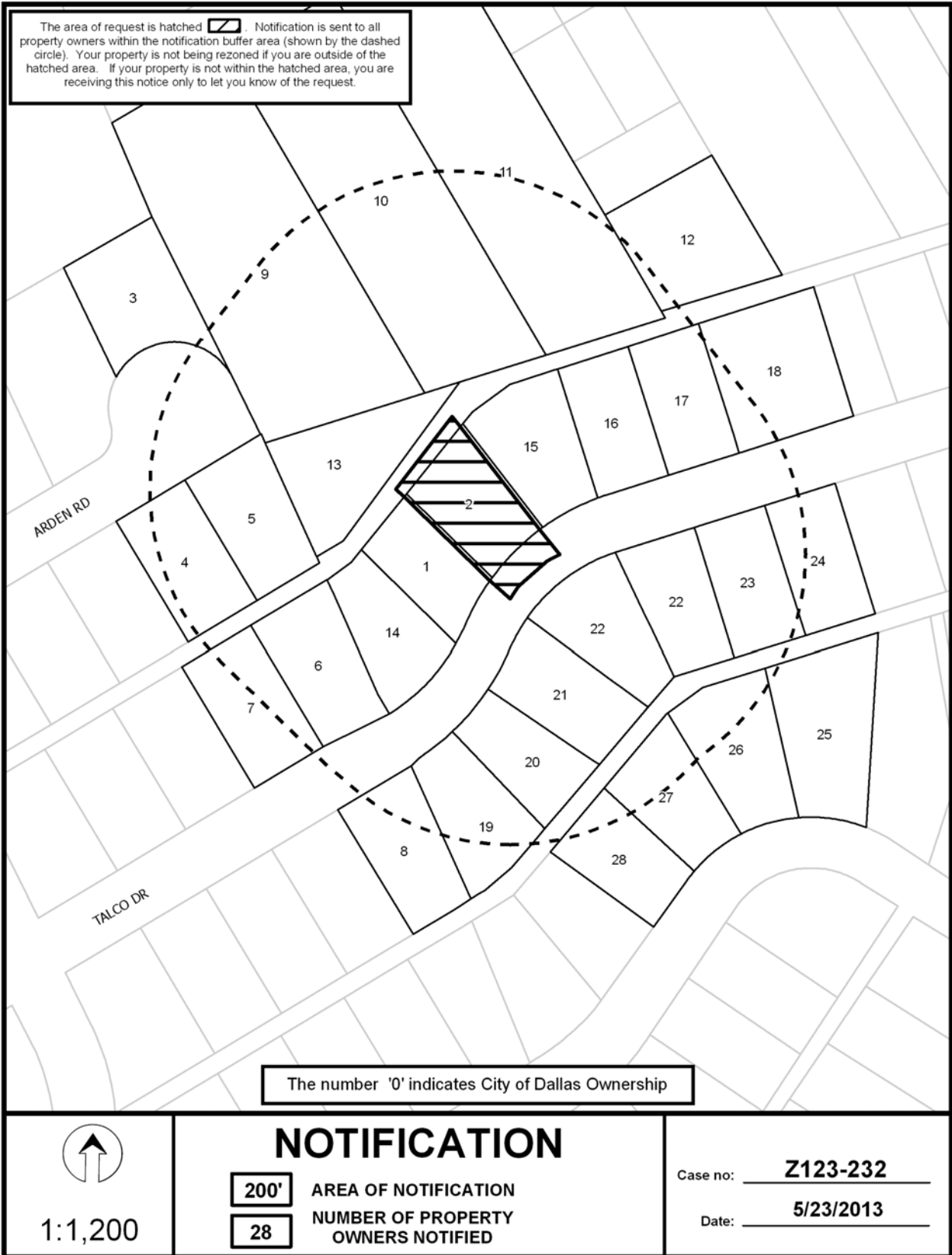
1:4,800

### VICINITY MAP

Case no: Z123-232

Date: 5/23/2013





5/23/2013

***Notification List of Property Owners******Z123-232******28 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2337 TALCO DR	JB III INVESTMENTS INC
2	2341 TALCO DR	SMOOT MARGARET MARIE
3	2325 ARDEN RD	REMNANT GRACE MINISTRIES
4	2320 ARDEN RD	KINGSFORD HOUSING LLC
5	2324 ARDEN RD	MITCHELL LUTHER
6	2325 TALCO DR	COFER HERMAN JR
7	2319 TALCO DR	SANTAMARIA BENITO & MARIA ROSALINDA
CARL		
8	2324 TALCO DR	WEBB RILEY
9	2404 RANDOLPH ST	CUELLAR FULGENCIO & GRACIELA R
10	2412 RANDOLPH ST	WILLIAMS ORESTIA & LINDA
11	2420 RANDOLPH ST	HARTS EDNA JUANITA
12	2424 RANDOLPH ST	HICKS CHARLIE
13	1 NO NAME ST	GRANT ALEXANDER & CO SUITE 1800
14	2331 TALCO DR	BENNETT ROBERT & MINNIE
15	2345 TALCO DR	OSINAIKE ABAYOMI
16	2349 TALCO DR	MILLS OSCAR E
17	2353 TALCO DR	JOHNSON HERBERT
18	2359 TALCO DR	JEFFERY DORA L EST OF & THERESA A JEFFER
19	2328 TALCO DR	SCOTT EDITH RUTH HUNT
20	2332 TALCO DR	BROCK ALFRED JR
21	2336 TALCO DR	MILES TERRANCE D &
22	2342 TALCO DR	GASSAWAY TIMOTHY
23	2352 TALCO DR	COFER ELMER M
24	2356 TALCO DR	HARRIS LAKEITH D
25	2361 WOLCOTT DR	JOHNSON ALDRIN
26	2357 WOLCOTT DR	PETERSON ELVEN
27	2353 WOLCOTT DR	BROWN BETTY J
28	2349 WOLCOTT DR	HYMAN LOUIS

**FILE NUMBER:** Z123-204(MW)

**DATE FILED:** February 11, 2013

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

**COUNCIL DISTRICT:** 2

**MAPSCO:** 44-G; H

**SIZE OF REQUEST:** ±5.9 acres

**CENSUS TRACT:** 100.00

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**REPRESENTATIVE:** Karl Crawley, Masterplan

**APPLICANT:** Alliance Realty Partners, LLC

**OWNER:** 1931 Market Center Boulevard, LLC

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

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

**STAFF RECOMMENDATION:** Approval; subject to conditions

**PREVIOUS ACTION:** Under advisement from May 16, 2013



**BACKGROUND INFORMATION:**

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

**Zoning History:**

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

**Thoroughfares/Streets:**

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

**Land Use:**

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

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

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

**LAND USE ELEMENT**

**GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

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

**GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS**

Policy 1.3.1 Create housing opportunities throughout Dallas

**ECONOMIC ELEMENT**

**GOAL 2.1 PROMOTE BALANCED GROWTH**

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

**GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT**

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

**URBAN DESIGN ELEMENT**

**GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

**Land Use Compatibility:**

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

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

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

**Development Standards:**

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

**Traffic:**

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

**Parking:**

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

**Landscaping:**

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

**Conditions:**

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

Z123-204(MW)

**List of Partners/Principals/Officers:**

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

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

**ARTICLE 621.**

**PD 621.**

**Old Trinity and Design District Special Purpose District**

**SEC. 51P-621.101. LEGISLATIVE HISTORY.**

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

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

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

**SEC. 51P-621.102.1. CREATION OF SUBDISTRICTS.**

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

(b) Creation of subdistricts.

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

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

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

**SEC. 51P-621.103. DEFINITIONS AND INTERPRETATIONS.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

**SEC. 51P-621.103.1. EXHIBITS.**

The following exhibits are incorporated into this article:

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

**SEC. 51P-621.104. CONCEPTUAL PLAN.**

There is no conceptual plan for this special purpose district.

**SEC. 51P-621.105. DEVELOPMENT PLAN.**

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

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

**SEC. 51P-621.106. MAIN USES PERMITTED.**

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

(1) Agricultural uses.

None permitted.

(2) Commercial and business service uses.

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

(3) Industrial uses.

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

(4) Institutional and community service uses.

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

(5) Lodging uses.

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

(6) Miscellaneous uses.

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

(7) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. [SUP, except with RAR only for lots adjacent to Oak Lawn Avenue, Market Center Boulevard, or Turtle Creek Boulevard.]
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

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

(9) Residential uses.

- College dormitory, fraternity, or sorority house. [SUP]
- Duplex.
- Group residential facility. [SUP required if the spacing component of Section 51A-4.209(3) is not met. Permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District.]
- Handicapped group dwelling unit. [SUP required if the spacing component of Section 51A-4.209(3.1) is not met. Permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District.]
- Multifamily.
- Retirement housing. [SUP]
- Single family.

(10) Retail and personal service uses.

- Alcoholic beverage establishments. [SUP. See Section 51A-4.210(b)(4).]
- Ambulance service. [RAR]
- Animal shelter or clinic without outside run. [RAR]
- Animal shelter or clinic with outside run. [SUP]
- Antique shop.
- Art gallery.
- Art or craft production facility. [Limited to 5,000 square feet or less of floor area.]
- Auto service center. [SUP]
- Billiard hall. [SUP]
- Bingo parlor. [SUP]
- + -- Business school.
- Car wash. [SUP]
- Commercial amusement (inside). [See Section 51A-4.210(b)(7). Except as otherwise provided, permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District. Class E dance halls, as defined in Chapter 14 of the Dallas City Code, are not permitted. Billiard hall by SUP only. Bingo parlor by SUP only.]
- Commercial parking lot or garage.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Home improvement center, lumber, brick, or building materials sales yard.
- Household equipment and appliance repair.

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

(11) Transportation uses.

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

(12) Utility and public service uses.

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

(13) Wholesale, distribution, and storage uses.

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

(b) Subdistrict 2.

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

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

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

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

-- Commercial bus station and terminal. [SUP]

#### **SEC. 51P-621.107. ACCESSORY USES.**

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

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

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

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

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

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

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

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

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

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

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

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

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

(1) Front yard. No minimum front yard.

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

(3) Density. No maximum density.

(4) Floor area.

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

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

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

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

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

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

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

(i) in Subdistrict 1A and 1D.

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

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

(ii) in Subdistrict 1B:

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

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

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

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

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

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

(C) LEED rating.

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

(ii) Determination of eligibility.

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

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

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

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

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

(6) Building site coverage.

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

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

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

(8) Stories. No maximum number of stories.

(b) Subdistrict 2.

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

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

(A) Front yard. No minimum front yard.

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

(C) Density. No maximum density.

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

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

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

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

(H) Stories. No maximum number of stories.

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

(a) General requirements applicable to all subdistricts.

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

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

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



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

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

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

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

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

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

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

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

(G) Duplex.

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

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

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

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

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

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

(K) Multifamily.

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

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

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

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

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

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

(P) Single family.

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

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

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

(2) Parking reductions.

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

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

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

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

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

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

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

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

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

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

(3) Delta theory.

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

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

(4) Special parking.

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

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

(C) Remote parking for nonresidential uses.

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

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

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

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

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

afternoon is greater than the number of spaces required during any other time of day, then the number of spaces required in the late afternoon must be provided.

Table 1: Shared Parking Table

(For calculating the parking requirement for shared parking)

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

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

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

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

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

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

**SEC. 51P-621.111. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P-621.112. LANDSCAPING.**

(a) General requirements applicable to all subdistricts.

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

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

(2) Prohibited trees.

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

Scientific name	Common name
Populus deltoides	Cottonwood
Albizia julbrissen	Mimosa

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

(3) Street trees.

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

(B) Street trees must be located on the building site within 50 feet of the projected street curb, except that street trees may be located in the public right-of-way if all private licensing requirements of the city code and charter are met and a right-of-way landscape permit is obtained from the city. For purposes of this subparagraph, "projected street curb" means the future location of the street curb consistent with the City of Dallas Thoroughfare Plan as determined by the director of public works and transportation.

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

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

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

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

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

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

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

damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

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

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

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

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

(2) Landscaping in railbeds.

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

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

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

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

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

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

(C) Artificial plant materials may not be used.

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

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

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

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

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

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

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

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

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



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

(A) Make a payment into the Old Trinity and Design District Open Space Fund. The department shall administer a city account to be known as the Old Trinity and Design District Open Space Fund. Funds from the Old Trinity and Design District Open Space Fund must be used only for acquiring and maintaining property for parks and open-space within this special purpose district. The amount of the payment required per tree not planted is calculated by using the formula for appraising the value of a two-inch-caliper tree, as derived from the most recent edition of the Guide for Establishing Values of Trees and Other Plants published by the Council of Tree and Landscape Appraisers, unless another publication is designated by the building official, and adding the cost of planting and maintaining a two-inch tree for two years.

(B) Plant trees within:

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

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

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

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

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

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

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

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

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

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

**SEC. 51P-621.113. ARCHITECTURAL DESIGN GUIDELINES.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(C) Awnings/canopies along the front facade.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **SEC. 51P-621.114. SITE DESIGN REQUIREMENTS.**

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

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

(c) Sidewalk standards for new construction.

(1) In general.

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

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

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

(2) Location.

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

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

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

(3) Width.

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

(B) Sidewalks must have an unobstructed minimum width of four feet, except that sidewalks on Oak Lawn Avenue, Irving Boulevard, Market Center Boulevard, and Turtle Creek Boulevard must have an unobstructed minimum width of six feet. For purposes of this provision, "unobstructed" means by structures or landscaping, excluding utility poles and service boxes.

(d) License to allow compliance with ADA requirements.

(1) If there is no other way to install ramps required by the Americans with Disabilities Act or similar state laws other than to install the ramps in the public right-of-way, the city council hereby grants a non-exclusive revocable license to the owners or tenants (with written consent of the owner) of all property within this special purpose district for the exclusive purpose of authorizing compliance with the Americans with Disabilities Act or similar state laws. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a building permit in accordance with the Dallas Building Code. This private license will not terminate at the end of any specific time period; however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, at any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

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

(3) Each owner or tenant is responsible for maintaining any ramps in good condition and repair, at no expense to the city, and the city is absolutely exempt from any requirements to make repairs or maintain any ramps. The granting of a license for ramps under this subsection does not release the owner or tenant from liability for the installation or maintenance of ramps in the public right-of-way.

(e) Exemption for Subdistrict 2. The site design requirements of this section do not apply to a bus or rail transit vehicle maintenance or storage facility use in Subdistrict 2.

#### **SEC. 51P-621.115. SCREENING REGULATIONS.**

(a) Parking lot screening.

(1) Except as otherwise provided in this section, Section 51A-4.301(f), "Screening Provisions for Off-Street Parking," applies to all parking lots and parking structures.

(2) Fences may complement but not substitute for parking lot trees and shrubbery screening.

(3) The provision of screening for surface parking only applies to new construction. All surface parking must be screened from a street or access easement by using one or more of the following three methods to separately or collectively attain a minimum height of three feet above the parking surface:

(A) Earthen berm planted with turf grass or groundcover recommended for local area use by the director of parks and recreation. The berm may not have a slope that exceeds one foot of height per three feet of width.

(B) A fence constructed of one or more of the following: brick, stone, concrete masonry, stucco, concrete, wood, or other durable material. Wrought iron fences are allowed.

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

density that the building official determines is capable of providing a solid appearance within three years.

(b) Screening of off-street loading spaces, dumpsters, and garbage storage areas.

(1) Except as otherwise provided in this subsection, screening of off-street loading spaces, dumpsters, and garbage storage areas must be provided in compliance with Section 51A-4.602, "Fence, Screening, and Visual Obstruction Regulations."

(2) All off-street loading spaces, dumpsters, and garbage storage areas must be screened from all public streets adjacent to the building site. Screening is not required on sides that are not visible from a public street.

(3) Screening of all off-street loading spaces, dumpsters, and garbage storage areas must be at least six feet in height.

(4) Screening is not required in the railbeds.

(c) Outdoor storage areas. Except for vehicle display, sales, and service uses and nursery, garden shop, and plant sales uses, all outdoor storage areas for commercial and business services uses and industrial uses must be entirely screened by an eight-foot solid screening fence, vegetative materials, or other alternative deemed appropriate by the building official.

(d) Exemption for Subdistrict 2. The screening regulations of this section do not apply to a bus or rail transit vehicle maintenance or storage facility use in Subdistrict 2.

#### **SEC. 51P-621.116. SIGNS.**

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

(b) In Subdistrict 2, detached premise signs existing on the date of establishment of this special purpose district may remain, provided the sign and sign supports are maintained in a state of good repair and neat appearance at all times. See Section 51A-7.210, "General Maintenance."

(c) Projecting attached premise signs for retail and personal service uses are allowed, provided they do not project more than five feet from the building façade and are between nine and 15 feet above the sidewalk. For purposes of this provision, a "projecting attached premise sign" means an attached premise sign projecting more than 12 inches from a building at an angle other than parallel to the façade.

#### **SEC. 51P-621.117. ADDITIONAL PROVISIONS.**

(a) The entire Property and any improvements in the public right-of-way must be properly maintained in a state of good repair and neat appearance. The city may remove any improvements in the public right-of-way that are not maintained in a state of good repair and neat appearance at the sole expense of the property owner, and may use any available legal remedy to recover the cost of removal from the property owner.

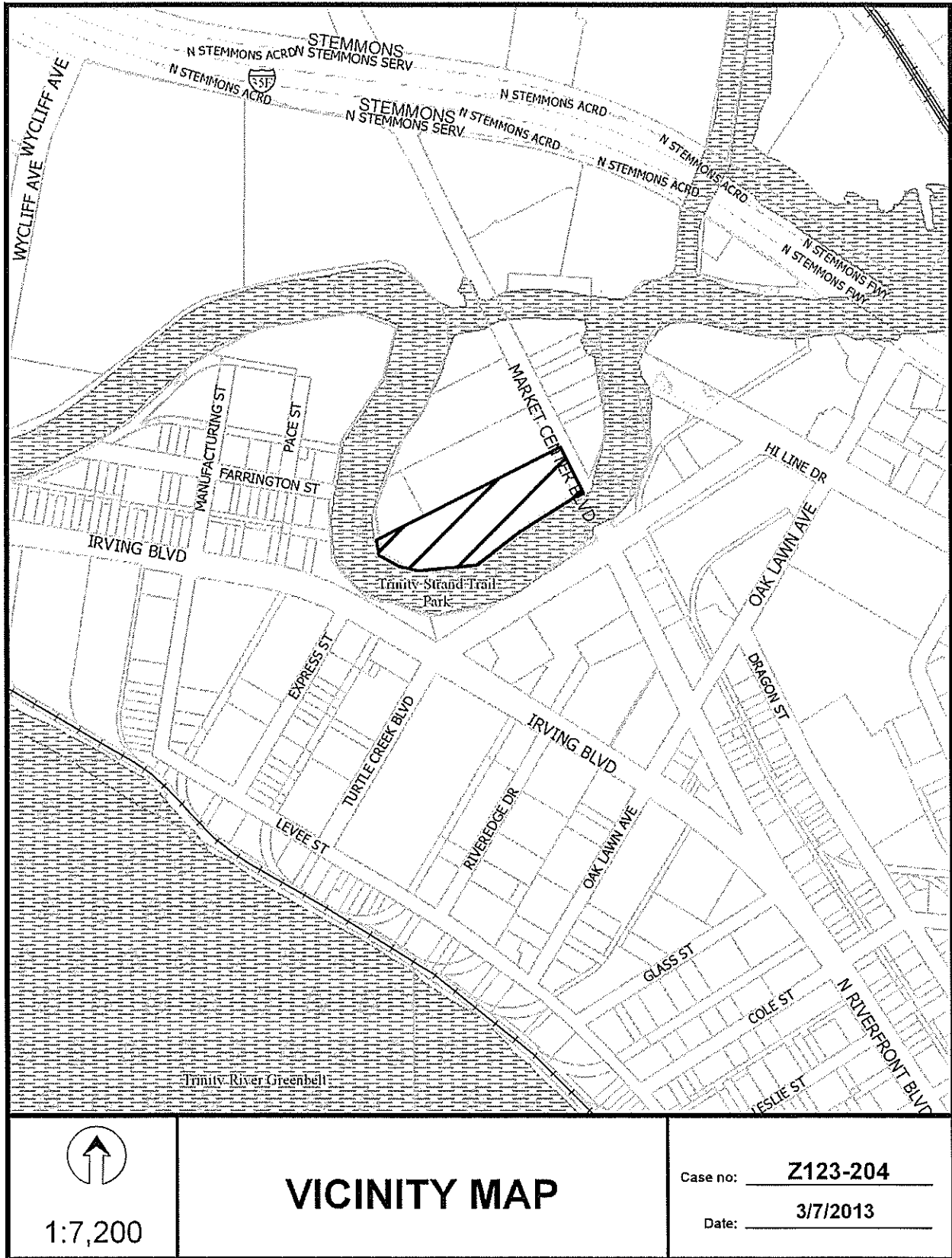
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

**SEC. 51P-621.118. COMPLIANCE WITH CONDITIONS.**

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

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



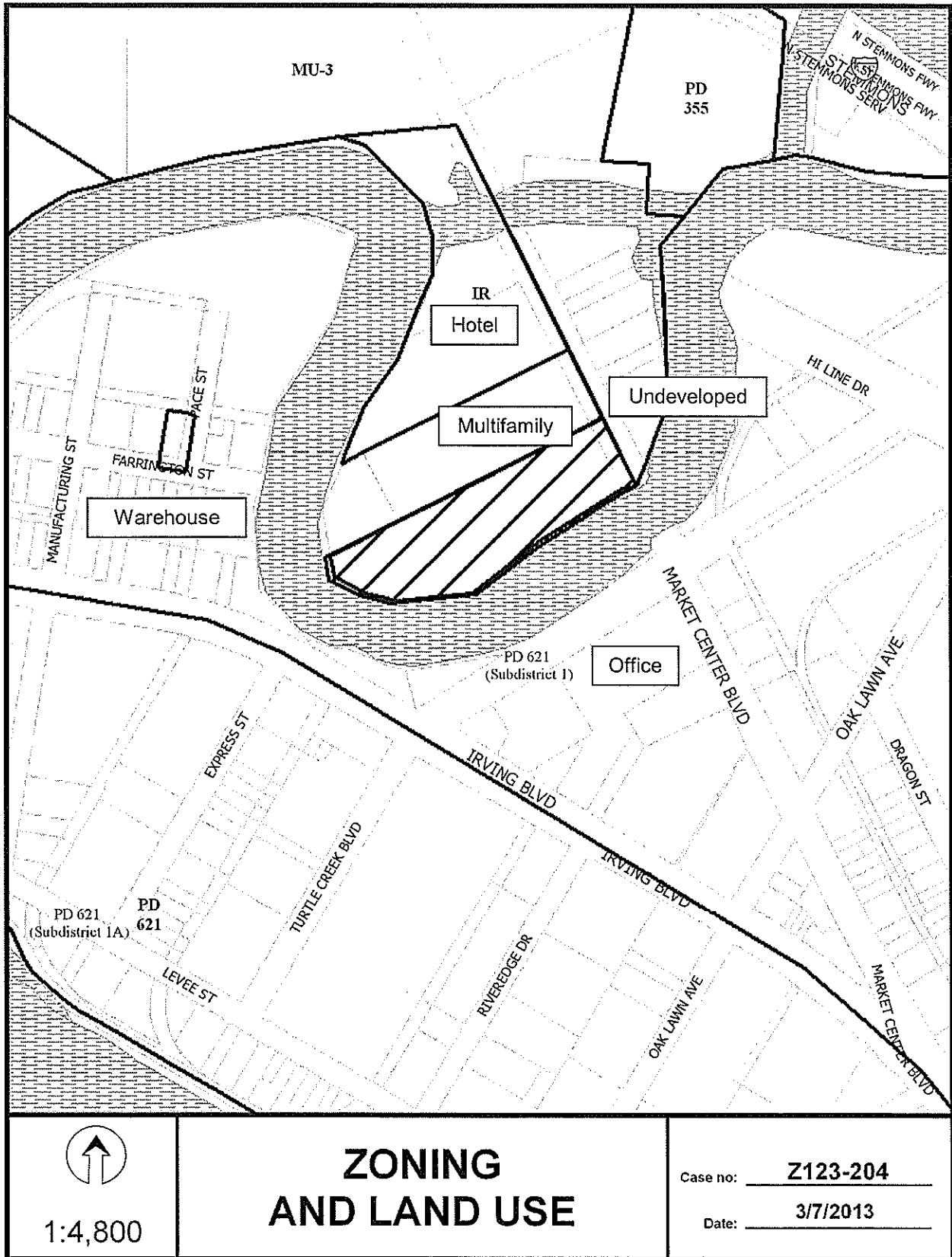


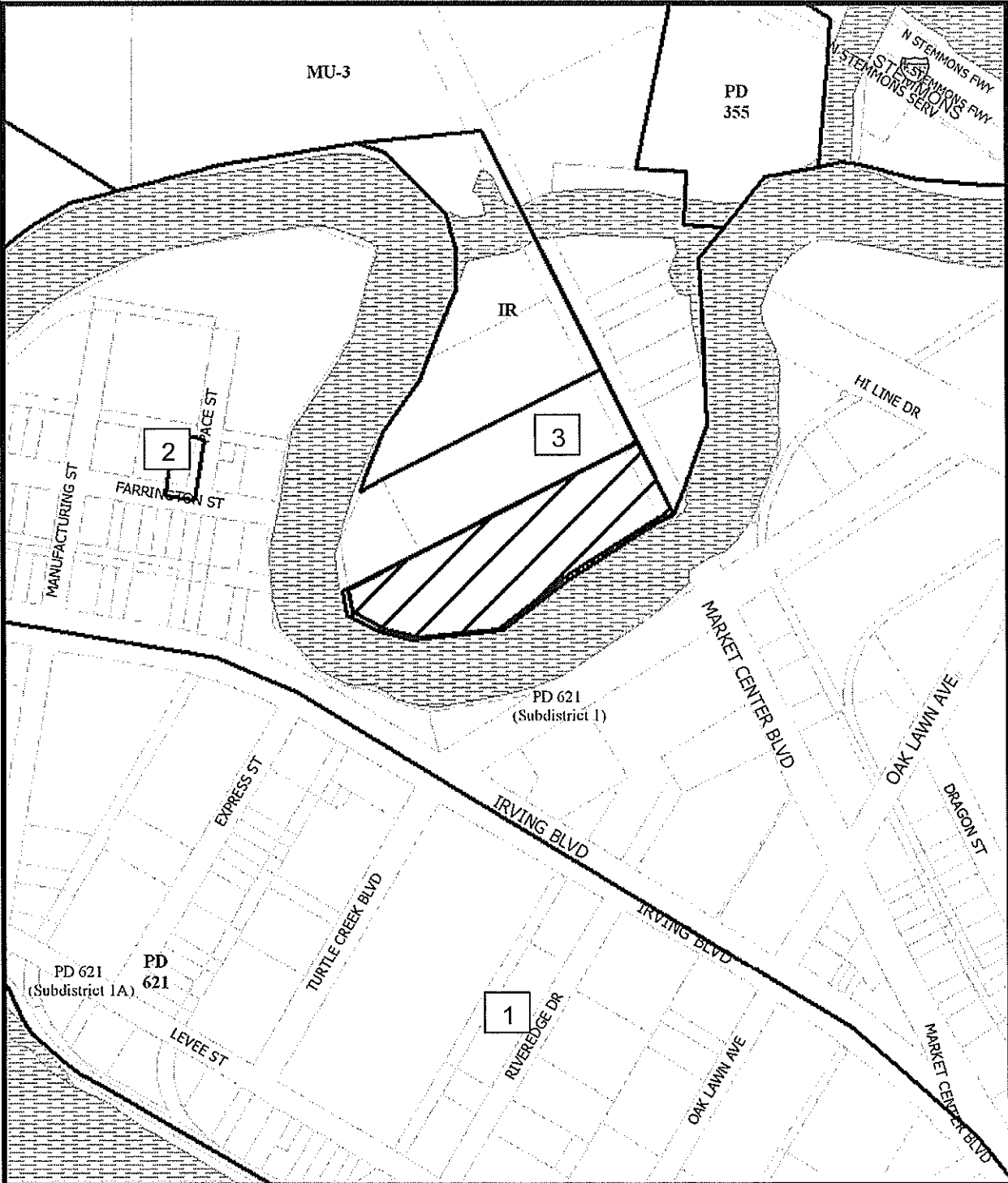
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### VICINITY MAP

Case no: Z123-204

Date: 3/7/2013

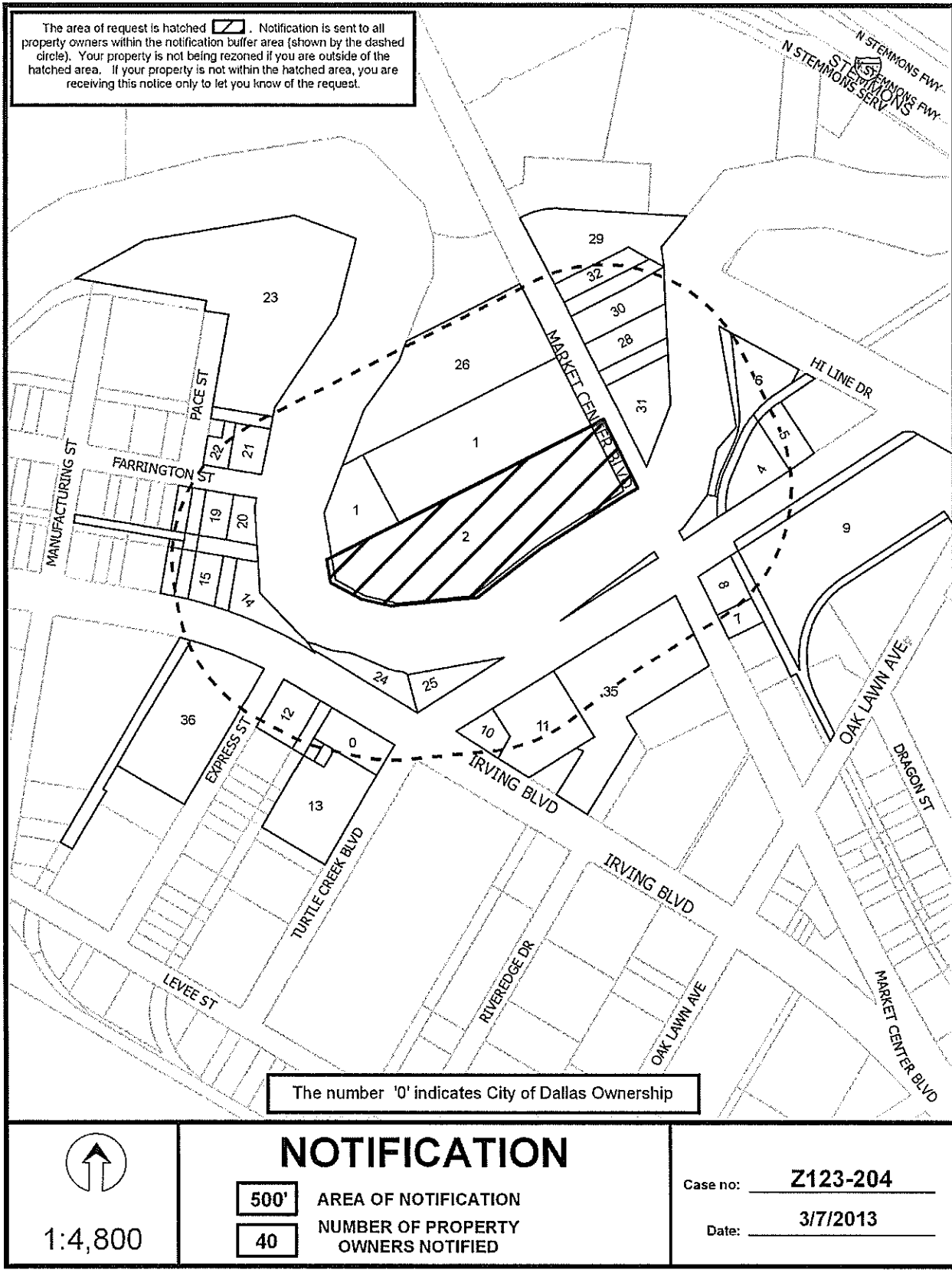




  
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# ZONING HISTORY

Case no:           Z123-204            
 Date:           3/7/2013



3/7/2013

***Notification List of Property Owners******Z123-204******40 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1955 MARKET CENTER BLVD	BROADSTONE MARKET CENTER OWNER LP
2	1931 MARKET CENTER BLVD	BOWNE OF DALLAS INC
3	1900 MARKET CENTER BLVD	MELNIC LTD
4	1401 TURTLE CREEK BLVD	AZOFF IRVING CO TR RED OAK TRUST
5	1405 TURTLE CREEK BLVD	LUI2 DALLAS OAK LAWN V LP
6	1935 HI LINE DR	FEIZY PROPERTIES INC
7	1810 MARKET CENTER BLVD	ITZIG JERRY M & ITZIG BONNIE L
8	1330 TURTLE CREEK BLVD	NICENE PROPERTIES LLC
9	1551 OAK LAWN AVE	FUND DESIGN DISTRICT LLC
10	1838 IRVING BLVD	RED BARN HOLDINGS LP % STEVEN M DAVIS, E
11	1212 TURTLE CREEK BLVD	TEXAS SECURITY BANK
12	1901 IRVING BLVD	1937 IRVING LLC C/O CHUCK IRWIN
13	1901 IRVING BLVD	URBAN PROFESSIONALS GROUP LLC
14	2014 IRVING BLVD	TONAN II INC DBA MAMAS DAUGHTERS DINER I
15	2026 IRVING BLVD	PROCACCINI VICENT ANTHONY
16	2030 IRVING BLVD	CHAMBERS THOMAS W & MARGARET B CHAMBERS
17	2034 IRVING BLVD	LANE BRUCE R JR
18	2021 FARRINGTON ST	FARRINGTON STREET LP
19	2009 FARRINGTON ST	FLOREZ DONALD R & PAMELA K
20	2005 FARRINGTON ST	FARRINGTON PROPERTIES LLC
21	2006 FARRINGTON ST	ESOR GROUP PARTNERS LTD
22	2012 FARRINGTON ST	EMERALD DENTON PPTIES LTD
23	1350 MANUFACTURING ST	TTMC LIMITED
24	1900 IRVING BLVD	MOKS INC

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
25	1201 TURTLE CREEK BLVD	MOKS LLC
26	2015 MARKET CENTER BLVD	MARKET CENTER LODGING LP % AXIS HOSPITAL
27	1944 MARKET CENTER BLVD	CHARALAMBOPOULOS FAYE
28	1950 MARKET CENTER BLVD	CHARALAMBOPOULOS FAY
29	2026 MARKET CENTER BLVD	KALAN INC
30	2006 MARKET CENTER BLVD	SHENDELMAN CHUNG
31	1926 MARKET CENTER BLVD	MARKET CENTER BLVD LLC
32	2014 MARKET CENTER BLVD	DUKE DANIEL J & CHRISTINA
33	2010 MARKET CENTER BLVD	CHANDIRAMANI NARAIN ETAL
34	1300 TURTLE CREEK BLVD	AZOFF IRVING CO TR RED OAK TRUST
35	1825 MARKET CENTER BLVD	1825 MARKET CENTER LP SUITE 388
36	2001 IRVING BLVD	BRADEN EUGENE N
37	2011 IRVING BLVD	USA TRINITY PPTIES INC
38	1200 MANUFACTURING ST	JLC X PROPERTY FUND LTD SUITE 79
39	1200 MANUFACTURING ST	CHAMBERS MARGARET & TOM CHAMBERS
40	1300 PACE ST	JONES LAKE CO NO 7 SUITE 101

**FILE NUMBER:** Z123-173(WE)      **DATE FILED:** January 7, 2013

**LOCATION:** West line of South Lamar Street, northeast of the Trinity River

**COUNCIL DISTRICT:** 7      **MAPSCO:** 56 - L

**SIZE OF REQUEST:** Approx. 18.8 acres      **CENSUS TRACT:** 40

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**APPLICANT:** 5901 South Lamar Street, LLC

**OWNER:** Okon Metals

**REPRESENTATIVE:** Peter Kavanagh  
Zone Systems, Inc.

**REQUEST:** An application for a Planned Development District for Industrial Manufacturing District uses and outside metal salvage on property zoned an IM Industrial Manufacturing District.

**SUMMARY:** The purpose of this request is to permit, by right, several industrial uses. The uses consist of an outside salvage facility and outside salvage or reclamation use. The materials will be processed, stored and transported from the site.

**STAFF RECOMMENDATION:** Denial

**PREVIOUS ACTION:** On May 16, 2013, the City Plan Commission held this case under advisement to allow for the applicant to submit a revised development plan.

**BACKGROUND INFORMATION:**

- The applicant’s request for a Planned Development District for metal recycling related uses will permit a multitude of industrial uses to processed, stored and transported from the site.
- The various industrial uses being proposed are a metal salvage facility, outside salvage and reclamation, recycling collection center for industrial and household metals and outside storage (with visual screening). The industrial type uses are permitted by a Specific Use Permit in the IM Industrial Manufacturing District; however, the applicant is requesting the uses be permitted by right.
- The request site is predominately located within a flood zone and is adjacent to the Great Trinity Forest.

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

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
South Central Expressway		Variable width lanes	Variable width lanes

**Land Use:**

	Zoning	Land Use
<b>Site</b>	IM	Vacant buildings, Stored tracker trailers
<b>North</b>	RS-I w/in PD 595	Railroad tracks, Industrial
<b>South</b>	CS, IM w/SUP No. 132 on a portion	Great Trinity Forest
<b>East</b>	CS, RS-I w/in PDD No. 595	Retail
<b>West</b>	IM	Great Trinity Forest

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

Industrial Areas, which offer important employment opportunities, occupy large areas of land and usually are near major roads and heavy rail lines. Evolving technology and the



need for freight movement through Dallas to the rest of the country and internationally means this sector can offer good opportunities for jobs. Logistics and warehousing, a growing industry with strong potential for upward mobility of skilled workers, would thrive in such areas. Examples include Southport and the Agile Port, parts of West Dallas along I-30, and the Stemmons industrial area. These areas include a mix of low- and medium-density industrial buildings and industrial yards and have large surface parking for cars and trucks. Industrial Areas rely on quality road access and may be linked to rail for freight purposes. Street lanes are wide and intersections are large. Transit, sidewalks and other pedestrian improvements are limited.

The request site is located within an industrial area that is within the flood plain. The request site is also adjacent to the Great Trinity Forest. The applicant proposes to operate a metal salvage facility and an outside salvage and reclamation use on site. The applicant's request is not in compliance with the goals and policies in the forwardDallas! Comprehensive Plan because of the location and type of uses that are being proposed on site.

## **LAND USE**

### **GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

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

**Area Plans:** The request site is not part of the study areas within the Trinity River Corridor Comprehensive Land Use Plan. In March 2005, the City Council adopted the Land Use Plan.

### **STAFF ANALYSIS:**

**Land Use Compatibility:** The 18.8 acre site is primarily undeveloped but has several abandoned industrial structures and tractor trailers stored on site. The applicant will use the existing structures that are on site to support the proposed metal salvage facility.

The applicant's request for a Planned Development District for metal recycling related uses will permit industrial type uses to operate, by right, on site. The materials will be processed, stored and transported from the site. The industrial uses being proposed include a metal salvage facility, outside salvage and reclamation, recycling collection center for industrial and household metals and outside storage (with visual screening). These industrial type uses are permitted by a Specific Use Permit in the IM Industrial Manufacturing District; however, the applicant is requesting the uses be permitted by right.

In addition, the applicant proposes a few changes to the IM Industrial Manufacturing development rights that warrant a Planned Development District: to permit the uses by right, reduce the lot coverage from 80 percent to 50 percent, and reduce the overall floor area ratio from 2.0 to 0.5.

The request site is located within an industrial area that is within the flood plain and is adjacent to the Great Trinity Forest. An existing rail line is located along the northeastern boundaries of the request site. Even though the request site has been used for industrial uses, staff is concerned that the various materials proposed on site could negatively impact the Great Trinity Forest and the flood plain. In addition, staff cannot support a Planned Development District or a Specific Use Permit because the applicant has not clearly delineated the flood plain’s location on the site as to determine the actual site locations for such an operation. The applicant has delineated an area within the site that is used to process and store the materials. There is anticipation by the applicant that the remaining portion of the site will be acquired to develop a proposed levee extension.

Staff’s recommendation is for denial of a Planned Development District for Industrial Manufacturing District uses and metal recycling related uses. The proposed uses may have an impact on the surrounding areas because of its adjacency to the Great Trinity Forest and potential run-off into the flood plain.

**Development Standards:**

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
IM Industrial manufacturing	15' 0' on minor	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	110' 8 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
PDD - Proposed Industrial manufacturing	15' 0' on minor	30' adjacent to residential OTHER: No Min.	0.5 retail	110' 8 stories	50%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

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

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

**Article V (Floodplain):** Any fill work in the flood plain will require application to the Public Works Department. The fill permit will be reviewed for compliance under Article V of the Dallas Development Code. The Public Works Department will determine the impact and type of mitigation measures on the floodplains and forward their recommendation to the City Council.

**LIST OF OFFICERS**  
5901 South Lamar Street, LLC

- Louis Okon Director
- Melanie Okon Director

**LIST OF OFFICERS**  
Okon Metals, LLC

- Louis Okon President & Director

**APPLICANT'S PROPOSED PDD  
CONDITIONS**

**“ARTICLE**

**PD**

**SEC. 51P - \_\_\_\_\_.101.                      LEGISLATIVE HISTORY.**

PD District \_\_\_\_ was established by Ordinance No.\_\_\_\_\_, passed by the Dallas City Council on \_\_\_\_\_.

**SEC. 51P- \_\_\_\_\_.102.                      PROPERTY LOCATION AND SIZE.**

PD District No.\_\_\_\_ is established on property on the west line of South Lamar Street, northeast of the Trinity River. The size of PDD No.\_\_\_\_ is approximately 18.8 acres.

**SEC. 51P - \_\_\_\_\_.103.                      DEFINITIONS AND INTERPRETATIONS.**

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

(1) CUTTING / CONDENSING means the physical separation of materials from received state to one that may be crushed and bailed for purposes of shipping. It does not involve any chemical processing.

(2) METAL RECYCLING-RELATED USES means any combination of one or more of the following uses: a metal salvage facility, recycling collection center for the collection and processing of household or industrial metals, outside salvage or reclamation, outside storage (with visual screening), and recyclable materials and commercial motor vehicle parking. PROCESSING includes crushing, bailing, and shredding of all recycling materials, including automobiles and automobile parts, but excludes metal smelting.

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

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

(d) For purposes of issuing building permits, this district is considered a building site.

**SEC. 51P - \_\_\_\_\_.104. EXHIBIT.**

The following exhibit is incorporated into this article:

- (a) Exhibit \_\_\_\_A: development plan.

**SEC. 51P - \_\_\_\_\_.105. DEVELOPMENT PLAN.**

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

(b) For metal recycling-related uses, development and use of the Property must comply with the attached development plan (Exhibit S-\_\_\_\_A). If there is a conflict between the text of this division and the development plan, the text of this division controls

**SEC. 51P - \_\_\_\_\_.106. MAIN USES PERMITTED.**

(a) Except as otherwise provided in this section, the only main uses permitted are those main uses permitted in the IM Industrial Manufacturing District, as set out in Chapter 51A. For example, a use permitted in the IM Industrial Manufacturing District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the IM Industrial Manufacturing District is subject to DIR in this district; etc.

- (b) The following additional main uses are permitted:

- Metal salvage facility
- Outside salvage or reclamation
- Outside storage (with visual screening).
- Recycling collection center for the collection of household and industrial metals

**SEC. 51P - \_\_\_\_\_.107. ACCESSORY USES.**

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108, Accessory Uses. For more information regarding accessory uses, consult Section 51A-4.217.

- (a) The following accessory uses are not permitted:

- Accessory community center (private)
- Accessory pathological waste incinerator

- Home occupation
- Private stable

(c) The following accessory uses are permitted by SUP only.

- Accessory medical/infectious waste incinerator [See Section 51A-4.217(3.1)]

**SEC. 51P - \_\_\_\_\_.108. YARD, LOT, AND SPACE REGULATIONS.**

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

Except as provided below, the yard, lot, and space regulations for the IM Industrial Manufacturing District apply.

- (a) Floor area ratio. Maximum floor area ratio is 0.5.
- (b) Lot coverage. Maximum lot coverage is 50 percent. Above ground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

**SEC. 51P - \_\_\_\_\_.109. OFF-STREET PARKING AND LOADING.**

(a) Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.

**SEC. 51P - \_\_\_\_\_.110. STACKING HEIGHT FOR OUTSIDE STORAGE.**

Except as provided in this section, for a metal recycling-related uses:

- (1) Maximum stacking height is 30 feet
- (2) Outside storage is prohibited within 200 feet of South Lamar Street.

**SEC. 51P - \_\_\_\_\_.111. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P - \_\_\_\_\_.112. LANDSCAPING AND SCREENING.**

- (a) Landscaping must be provided in accordance with Article X, as amended
- (b) Plant materials must be maintained in a healthy, growing condition.

**SEC. 51P - \_\_\_\_ .113.                      SIGNS.**

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

**SEC. 51P - \_\_\_\_ .114.                      SCREENING AND FENCING.**

For a metal recycling-related uses, a minimum nine-foot high solid screening fence must be provided along the property line to screen storage areas in the location shown on the attached development plan.

**SEC. 51P - \_\_\_\_ .115.                      ADDITIONAL PROVISIONS.**

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

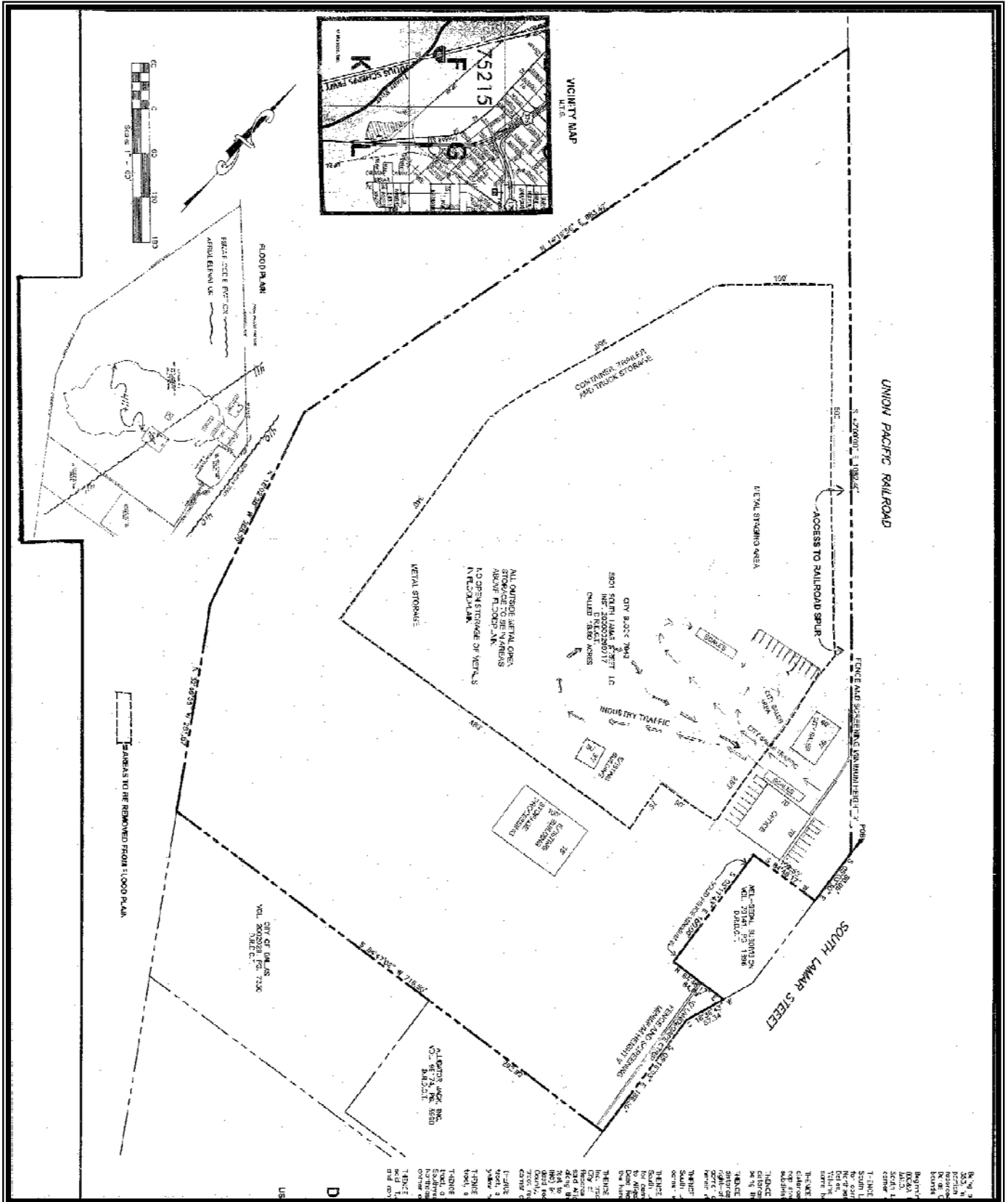
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

**SEC. 51P - \_\_\_\_ .116.                      COMPLIANCE WITH CONDITIONS.**

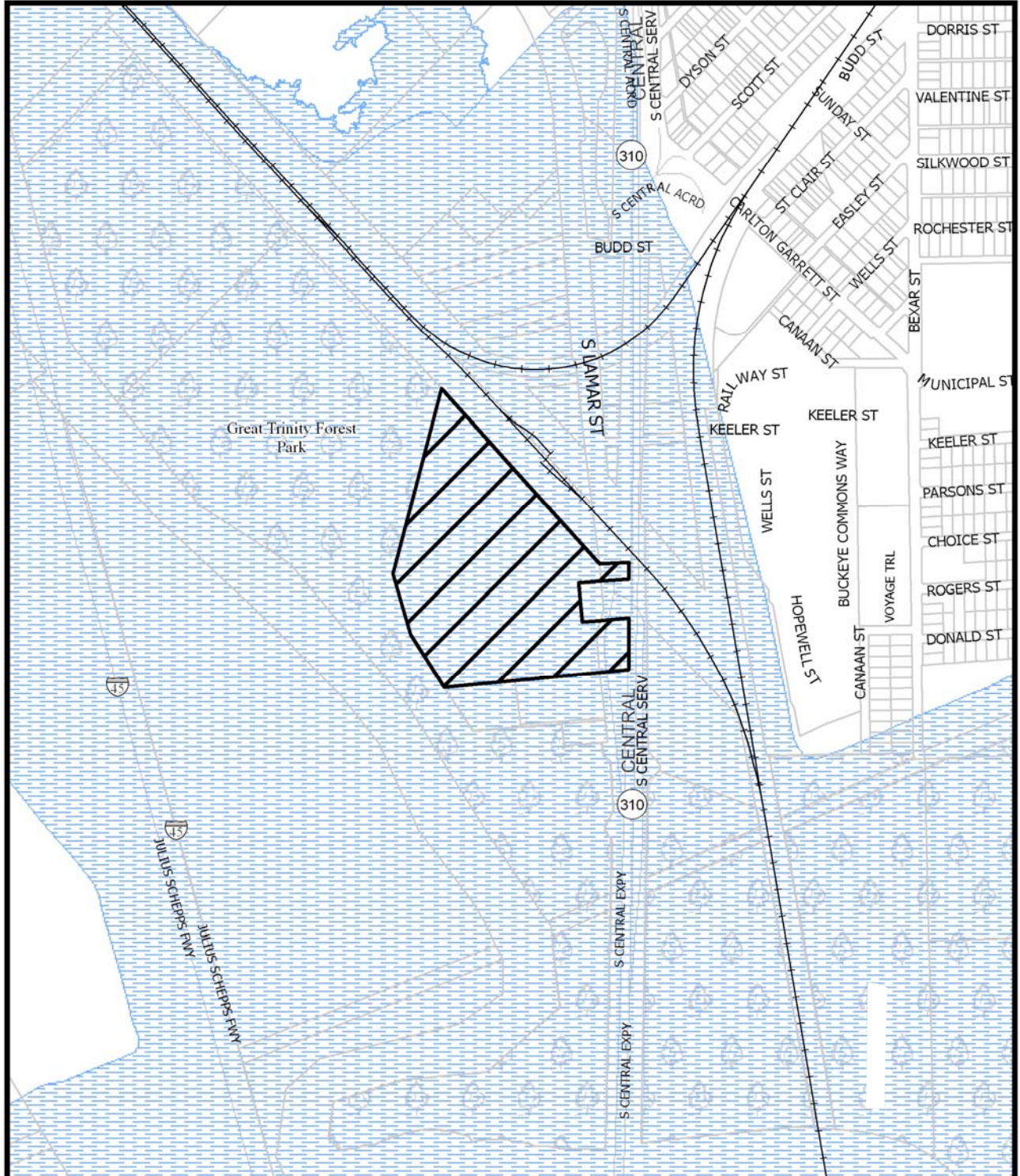
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard City of Dallas specifications, and completed to the satisfaction of the director of public works and transportation.

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

**PROPOSED DEVELOPMENT PLAN**







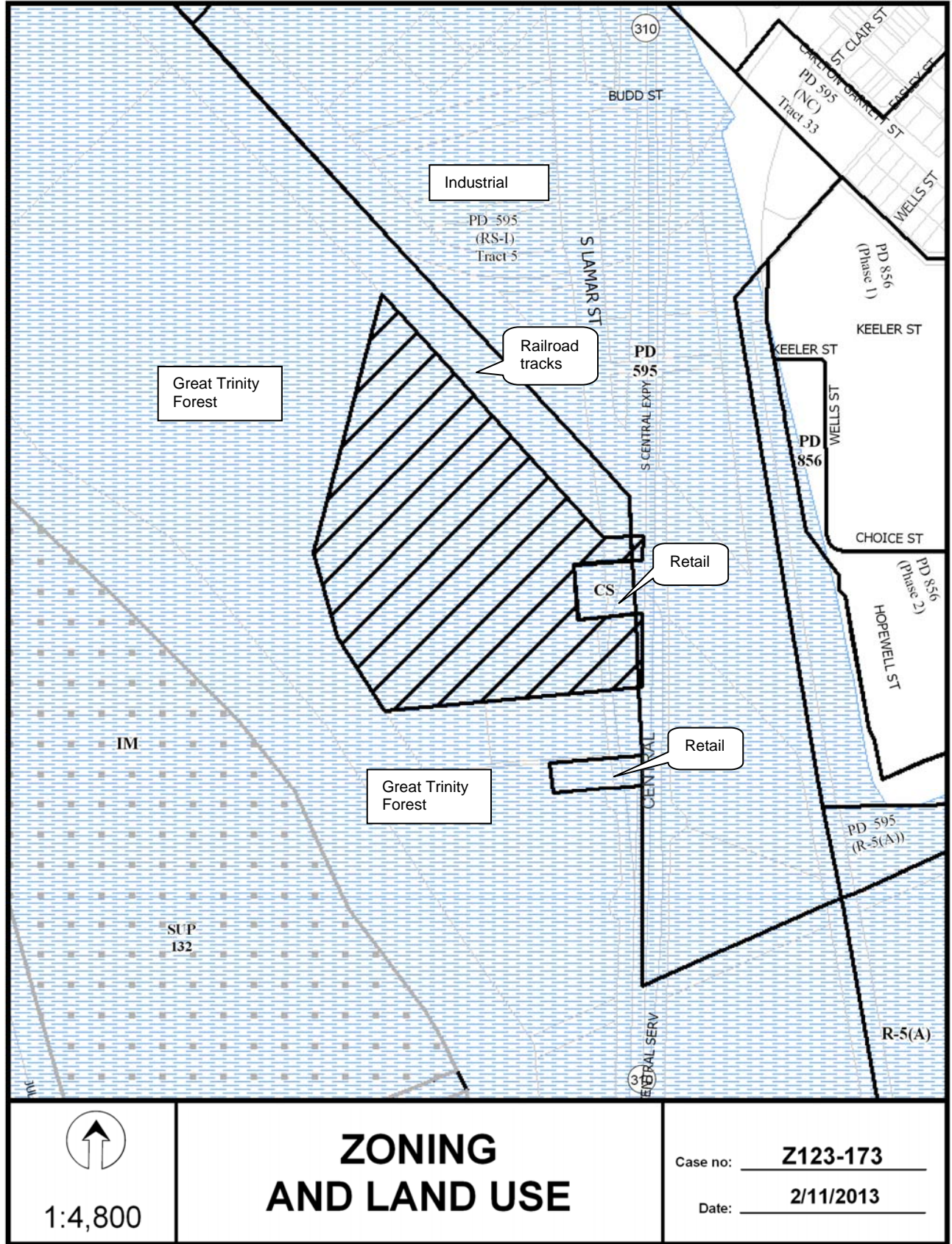
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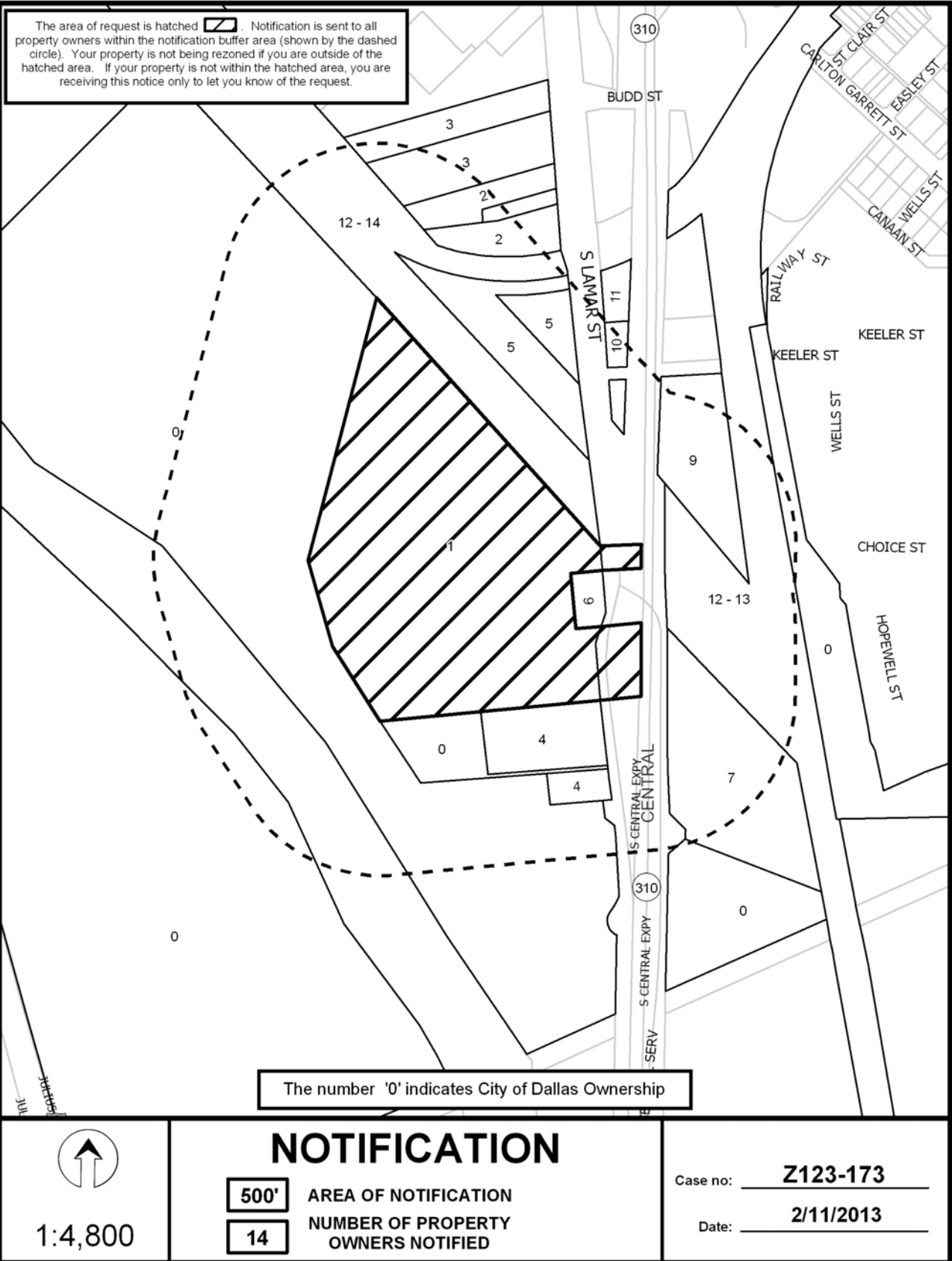
# VICINITY MAP

Case no: **Z123-173**

Date: **2/11/2013**







## **Notification List of Property Owners**

### **Z123-173**

#### **14 Property Owners Notified**

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
1	5901 LAMAR ST	5901 SOUTH LAMAR STREET LLC
2	5433 LAMAR ST	VAM341 LLC
3	5425 LAMAR ST	5427 LAMAR LLC
4	6043 LAMAR ST	ALLIGATOR JACK INC
5	5501 LAMAR ST	CUSTOM MANUFACTURING CO
6	5815 LAMAR ST	5901 LAMAR LP
7	6000 LAMAR ST	ARMSTRONG JERRY DALE SR
8	5608 LAMAR ST	LAY LANG TENG & SRENG LAY
9	5610 LAMAR ST	HODGES STANDARD L
10	5600 LAMAR ST	LAY SRUN
11	5506 LAMAR ST	GIANSON INC
12	9999 NO NAME ST	UNION PACIFIC RR CO % TAX DEPT
13	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO % UNION PACIFIC
14	9999 NO NAME ST	UNION PACIFIC RR CO % TA

**FILE NUMBER:** Z112-319(RB)

**DATE FILED:** September 8, 2012

**LOCATION:** Property generally bounded by Singleton Boulevard, both sides of Amonette Street, the Union Pacific Railroad, and Parvia Avenue

**COUNCIL DISTRICT:** 6

**MAPSCO:** 44 Q

**SIZE OF REQUEST:** Approx. 30.95 Acres

**CENSUS TRACT:** 43

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**APPLICANT:** West Dallas Investments, LP

**REPRESENTATIVES:** Susan Mead, Suzan Kedron

**OWNERS:** See attached

**REQUEST:** An application for a Planned Development District for certain Mixed Uses on property zoned an IR Industrial Research District.

**SUMMARY:** The applicant proposes to create a Planned Development District providing for an increase in development rights over that currently permitted, while addressing certain design criteria, landscaping, open space requirements, and various pedestrian amenity requirements across the property boundary.

**STAFF RECOMMENDATION:** Approval, subject to an Area Regulating Plan and staff's recommended conditions.

**PRIOR CPC ACTION:** On May 2, 2013, the City Plan Commission recommended to hold this request under advisement until June 6, 2013.

**BACKGROUND INFORMATION:**

- The site is partially developed with certain uses permitted by the underlying IR District zoning. Additionally, there are some legally nonconforming single family uses generally located along the southern line of the request area.
- The applicant proposes to create a Planned Development District that creates a high density, pedestrian friendly mixed use development that will be postured to benefit from significant public infrastructure improvements that will serve the immediate area.
- The majority owner of the land area within the request site participated with other landowners in the ultimate adoption by the City Council of the West Dallas Urban Structure and Guidelines, the template for redevelopment of an area generally bounded by Canada Drive/Beckley Avenue, IH30, and Sylvan Avenue.
- SUP No. 573 for a Concrete batching plant was approved by the City Council for a permanent time period on January 17, 1972. At this time, the use continues to exist, however the applicant has indicated the property will be redeveloped consistent with this request.

**Zoning History:**

<b><u>Thoroughfare/Street</u></b>	<b><u>Existing &amp; Proposed ROW</u></b>
Singleton Boulevard	Principal Arterial; 100' & 100' ROW*
Amonette Street	proposed Collector; 54' ROW with on-street parking**
Herbert Street	proposed Collector; 56' ROW with on-street parking**
Bataan Street	proposed Collector; 54' ROW with on-street parking**

\*Proposed Thoroughfare Plan amendment to reduce right-of-way for the section between Sylvan Avenue and Canada Drive from six lane divided to four lane divided with dedicated bicycle lanes.

\*\*Proposed Thoroughfare Plan amendment to provide for north/south connections, from

Singleton Boulevard to Commerce Street through/under the Union Pacific Railroad along these three respective alignments, as part of the City of Dallas 2012 Bond Program.

See Roadway Improvements section, below, for additional detail.

**STAFF ANALYSIS:**

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

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 site consists of a mix of uses along with undeveloped parcels. In creating the vision for this request, the applicant was an active participant in the crafting of what has been adopted by the City Council (March, 2011) as the blueprint for redevelopment of West Dallas - the West Dallas Urban Structure and Guidelines. It should be noted that at the time of submission, there remain multiple 'leave-out' parcels, with an aggregate land area of approximately 1.6 acres.

The predominant land use surrounding the request site, like those uses within the request area remaining at the time of submission of the application, consists of a mix of commercial/industrial uses. Additionally, there are some legally nonconforming single family uses within the request area (southern portion) as well as west of the site. The majority of the development north of the site, across Singleton Boulevard, consists of a mix of retail and commercial uses. Beckley Avenue and the Margaret Hill Hunt Bridge define the western adjacency, with the Union Pacific Railroad right-of-way (much of it



elevated through its linear adjacency) and an electrical substation framing the site to the south.

Staff has determined that a mixed use development is appropriate at this location. The applicant and staff have continued to refine PD conditions to bring the request more in line with the West Dallas Urban Structure and Guidelines.

**Urban Structure:** The West Dallas Urban Structure and Guidelines [the Structure], adopted by City Council in March 2011, was developed using a collaborative community-based process under the guidance of the Dallas CityDesign Studio. Public input was a cornerstone of the Structure's development, with over 40 community meetings as well as detailed discussion and interaction with the applicant in order to reach a consensus around the vision for the area.

The three primary objectives of the Structure are to enhance and protect La Bajada, encourage incremental development, and foster new development that complies with the vision. The key to achieving these objectives successfully lies in the concept of reorienting development pressure away from La Bajada and concentrating the opportunities for density along a newly-established Herbert Street spine that runs from Singleton to West Commerce Street. As an investment in this key move to reformat the built environment in the area, the City of Dallas included \$34 million in the 2012 Bond Program to design and construct underpasses under the existing Union Pacific Railroad. This improved connectivity places the target for growth south of Singleton Boulevard; however, its success hinges on concentrating growth in a manner that establishes Herbert Street as the "high" street.

The Structure supports the overall vision of high-density, mixed use development on the property. The Structure divides the area into a number of 'neighborhoods' each with their own vision and desired development characteristics. The request site sits primarily within the Herbert Street and Trinity Point 'neighborhoods.' Ultimate build-out capacity for Trinity Point is approximately 6M square feet and for Herbert Street is 7M square feet, for a total of 13M square feet. In each case, the request site comprises less than half of the land area identified for each neighborhood. A small portion of the site lies in the 'Singleton Neighborhood' that is a more modest density area. Based upon the vision in the plan, this translates roughly to approximately 6.5M to 7M square feet of new development supported for the request site. As part of the ongoing conversations that have occurred since the May 2 CPC hearing the applicant and staff requested have agreed upon development rights. The proposed conditions include a tiered approach for development rights as public amenities come on line that allows the applicant to develop up to 9M square feet that provide the greatest allowable development along the Herbert Street corridor.



To provide scale and context to the amount of development being considered for this request, a similar mixed use development can provide some clarity. The Victory PDD encompasses approximately 87 acres and provides for a maximum of 10.6 million square feet of development rights as well as required publicly and privately accessible open space across the district. To date, approximately 4.85 million square feet have been developed since City Council's approval in August 2000.

In addition to establishing the amount and phasing of development, the adopted Structure is organized around three main regulatory areas to emphasize the importance of urban design and placemaking as development priorities:

- **Defining Street Character.** Mobility functions must be balanced with creating economically vibrant and viable neighborhoods that contribute to a physically beautiful environment and a sustainable ecology. Streets must support all modes of travel, provide a high level of connectivity, accommodate development flexibility over time, and encourage pedestrian activity.
- **Organizing a Network of Open Space Opportunities.** The Structure calls for accommodating demand on land for development and infrastructure in a manner that provides for livability for the community. To that end, the Structure details the need for a hierarchy of open space of a variety of characters to serve the anticipated population in the area, as well as including public, semi-private and private open space distributed throughout the community.
- **Architecture.** Development standards should focus on how buildings relate to form and public space.

Successfully achieving the vision relies heavily upon PD conditions that ensure each of these development priorities is achieved. Regulations should guarantee the transformation of the built environment to realize the Structure's vision and build a strong sense of place. The applicant and staff have continued to work through a significant number of items. The table below outlines key provisions in the proposed PDD as they relate to the underlying organization of the plan and these three development priorities.

<b>Analysis of Plan Priorities vs. Proposed PD</b>	
Issue	Proposed PD
<b>Plan Fundamentals</b>	
Establish Herbert Street Spine and ensure that phase 1 of new development is focused along this corridor	Development rights are tiered such that the largest portion of allowed development is the core of the Herbert Street area, with provisions for the majority of frontage along Herbert Street to be "active" uses. In order for all development rights to be achieved, open space amenities must be provided.
<b>Street network and Character</b>	
Street pattern and network	Provision for maximum 1,600' block perimeter with options to increase to 2,400' under certain conditions to provide an interconnected street grid and ensure that connectivity in this redeveloping area is improved over time.
Street cross-sections	Street cross-sections are consistent with the adopted plan
Pedestrian priority	Use of bulb-outs and crosswalk demarcation are consistent with the adopted plan
Accommodating all modes of travel	Accommodation of bicycle traffic is consistent with adopted plan and provision of off-street network fulfills a need for the area.
<b>Open Space</b>	
Open Space	While the adopted plan calls for a distributed pattern of public open space, staff agrees with the applicant's proposed public open space framework, given that additional development ensure concentration of development and active uses along Herbert Street. There are additional provisions that the trail along Muncie extend to Beckley in order to provide a meaningful pedestrian connection, and in the event that constraints prevent the connection to Beckley, an off-street connection may be provided to connect the trail along Muncie to the intersection of Amonette Street and Singleton Boulevard.
<b>Architectural Guidelines</b>	
Development Standards Table	Proposed development standards are largely consistent with adopted plan recommendations
Views	Tower proportion restrictions apply to the entire district, with tower orientation requirements applying to the area east of Herbert Street.

**Traffic:** The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the requested development vision in conjunction with the required Traffic Impact Analysis and determined that the proposed development will not significantly impact the street system, subject to certain improvements being completed prior to the final inspection

for development that exceeds 80 percent of that anticipated by the TIA.

(1) A second (one existing) left-turn lane onto Sylvan Avenue on westbound Singleton Boulevard, with design and construction approved by the Department of Sustainable Development and Construction.

(2) A third (two existing) through lane on eastbound Singleton Boulevard at Beckley Avenue, with design and construction approved by the Department of Sustainable Development and Construction.

(3) If a vehicular connection exists between Singleton Boulevard and Commerce Street along Herbert Street (see below), Nos. 1 and 2 are considered satisfied.

**Thoroughfare Plan Amendment:** On a parallel to the request, certain infrastructure will be required to support anticipated redevelopment of the area. With respect to this request, amendments to the City of Dallas Thoroughfare Plan (see attached Exhibit) are being requested to: (1) change the designation of Singleton Boulevard from Sylvan Avenue to Canada Drive from a six lane divided {M-6-D(A)} roadway within 100 feet of right of way to a special four lane divided (SPCL 4D) roadway with bicycle lanes within 88 feet of right of way; (2) add Bataan Street from Singleton Boulevard to Commerce Street to the Thoroughfare Plan as a special two lane (SPCL 2U) roadway with on-street parking within 54 feet of right of way; (3) add Herbert Street from Singleton Boulevard to Commerce Street to the Thoroughfare Plan as a special two lane (SPCL 2U) roadway with on-street parking within 56 feet of right of way; and, (4) add Amonette Street from Singleton Boulevard to Commerce Street to the Thoroughfare Plan as a two lane (SPCL 2U) roadway with on-street parking within 54 feet of right of way.

West Dallas Investments has submitted these applications requesting amendments to the City of Dallas Thoroughfare Plan to facilitate their proposed development projects within this portion of West Dallas. Staff has worked with West Dallas Investments and the City of Dallas Design Studio to establish a street design and circulation plan that meets the needs of the proposed development, recognizes required infrastructure of adjacent property owners, and is consistent with infrastructure necessary to support the City Council approved West Dallas Urban Structure and Guidelines. Specifically, there has been an emphasis on establishing a design that balances vehicular movements while incorporating amenities that accommodate pedestrians, cyclists and public transit users.

The proposed amendments include reducing the designated number of travel lanes on Singleton Boulevard from six to four and adding a bicycle facility along the corridor.

As recommended in the West Dallas Urban Structure and Guidelines, Herbert Street, Amonette Street and Bataan Street, not currently designated on the City's Thoroughfare Plan, will be designated as two lane undivided roadways with parking on each side and parkways wide enough to accommodate landscaping and sidewalks. These links, in conjunction with the city's bond program to provide three north/south thoroughfares under the Union Pacific Railroad right-of-way, will enhance connectivity for this portion of West Dallas to other areas of the city.

It is anticipated these amendments have been/will be considered by the Transportation Committee (April 18, 2013), City Plan Commission (June 6, 2013), and ultimately City Council (yet to be scheduled).

**Landscaping:** The applicant has worked with the chief arborist to ensure the commitment to increased development rights do not come at the expense of a diminished pedestrian/tenant/resident experience. As a result, the attached recommended conditions will ensure a commitment to an enjoyable street level pedestrian experience while ensuring that the anticipated development will accommodate landscaped areas to help break up the building massing.

**Bicycle parking.** With respect to the development introducing approximately 5,800 multifamily dwelling units, approximately 1.4 million square feet of retail/entertainment uses, and three million square feet of office uses, staff has worked with the applicant to encourage alternative, environmental friendly modes of transportation with the goal of minimizing vehicular traffic to and from the area. DART currently serves the immediate area along Singleton Boulevard via two designated bus routes. Future plans call for a station to serve the area as well although at this time, specifics (location, opening date) are not known at this time.

The City Council adopted the 2011 Dallas Bike Plan in June, 2011. Additionally, the Green Building Code, adopted by the City Council in April, 2008, encourages bicycle parking and offers credits towards satisfying Green Building Certification. Staff is currently working through a development code amendment (CPC approved on April 18, 2013; City Council is tentatively targeted for an August, 2013 public hearing) that will mirror the above commitments by requiring bicycle parking as well as providing for a reduction in required off-street parking.

As this code amendment has yet to reach the City Council for final consideration, the recommended ordinance will reference compliance with all provisions of the Dallas Development Code, thus the final set of provisions will be applicable within the requested PDD site boundary.

Additionally, certain regulations required of development across the city have been requested to not apply to this district. For purposes of clarity, the following table provides in general terms the provisions specifically addressed in the attached conditions for those respective areas of where a compromise was not achieved.

COMPARATIVE REVIEW OF DEVELOPMENT STANDARDS/REGULATIONS		
	EXISTING IR DISTRICT	PROPOSED PDD <i>(STAFF COMMENTS-BOLD AND ITALICS)</i>
USES	NONRESIDENTIAL USES	GENERALLY CONSISTENT WITH EXISTING USES, HOWEVER INTRODUCTION OF MF USES ALONG WITH A STRONGER COMMITMENT TO RETAIL; ALLOW RENOVATION, REMODEL, EXPANSION, CHANGE OF USE FOR EXISTING LEGALLY NONCONFORMING STRUCTURES.
CREATION OF A BUILDING SITE	ESTABLISHING A BUILDING SITE REQUIRED WHERE APPLICABLE	PLAT ONLY NEW CONSTRUCTION; PROVIDE FOR COMBINED EXISTING BUILDING SITES SUBJECT TO CERTAIN CRITERIA  <b><i>PROVIDES FLEXIBILITY FOR INCREMENTAL EXPANSION OF EXISTING USES.</i></b>
AREA REGULATING PLAN	N/A	DIRECTOR APPROVED PROVISIONS FOR CITY INITIATED REVISED STREET ALIGNMENTS; PROPERTY OWNER GENERATED-FOLLOW DEVELOPMENT PLAN APPROVAL PROCESS IF >100' REALIGNMENT

OFF-STREET PARKING	BASED ON USE; SPECIAL PARKING SUBJECT TO PARKING AGREEMENTS AND LIMITED WALKING DISTANCES FROM USE	VARIOUS USES WITH REVISED PARKING RATIOS; DISTRICT IS CONSIDERED ONE LOT FOR ALL PARKING; NO PARKING AGREEMENTS WHEN SPECIAL PARKING LOCATED IN THE DISTRICT; REDUCTIONS FOR PROXIMITY TO MASS TRANSIT; BDA-SPECIAL EXCEPTION TO REQUIRED PARKING; CHARGE FOR REQUIRED PARKING WHEN LOCATED IN A STRUCTURE  <b>NO BDA SPECIAL EXCEPTION</b>
SUBSURFACE PARKING	N/A	PERMIT ACROSS LOT LINES
BICYCLE PARKING	N/A	ORDINANCE REFERENCE TO DALLAS DEVELOPMENT CODE WILL CAPTURE FINAL CITY COUNCIL ACTION
SIDEWALKS	DALLAS CITY CODE	EXCEPT AS PROVIDED FOR IN STREETScape STANDARDS EXHIBITS, MINIMUM UNOBSTRUCTED WIDTH OF FOUR FEET.
LANDSCAPING	ARTICLE X PLUS SPECIFIC STREETScape, PLANTING AREAS	SPIRIT OF ARTICLE X IS RETAINED, WITH SPECIFIC DEVIATIONS TO ACCOMMODATE PEDESTRIAN FRIENDLY, HIGH DENISTY DEVELOPMENT

**LIST OF PARTNERS/PRINCIPALS/OFFICERS**

**(updated April 24, 2013)**

**APPLICANT/OWNER: WEST DALLAS INVESTMENTS, L.P.**

**General Partner: PSL Managment, LLC**

Larry B. McGregor  
Philip J. Romano  
Stuart Fitts

**L.P.: Samson Inv. LP**

Larry B. McGregor  
Philip J. Romano  
Stuart Fitts

**OWNER: OTHER OWNERSHIP ENTITIES OWNED 100% BY  
WEST DALLAS INVESTMENTS, LP. (See Above)**

Trinity Groves, LLC  
E.Z.'s Trucking, Inc.  
Commerce Properties West, LLC

**OTHER OWNERS:**

Blue Ribbon Industries, Inc.  
Mark Longoria – President, Director  
Jeff Magid – Vice President, Director

Juan Almaraz Garcia, Individual

Alvino Morales, Individual

Spicer Holdings LLC  
Donald R. Spicer

Hanson Aggregates  
Dan Harrington – CEO  
Clifford Hahne – President  
Glenn Heller – CFO  
Amy C. Li – Assistant Secretary  
Philip Holland – Vice President, General Manager

Andres Estrada, Jr., Individual

Humberto L. DeLeon, Individual

Cruz P. DeLeon, Individual

David B. Jenson, Individual

Adelaide T. Choraneq, Individual

Robert Choraneq, Individual

Melesio Perez, Individual

Martha Garcia, Individual

Albert Garcia, Individual

Felipe Hernandez, Individual

Mary Lee Hernandez, Individual

Larry Gibson, Individual

Juanita Martinez, Individual

TR Guadalupe Rios, Individual

Guadalupe Cavazos, Individual.

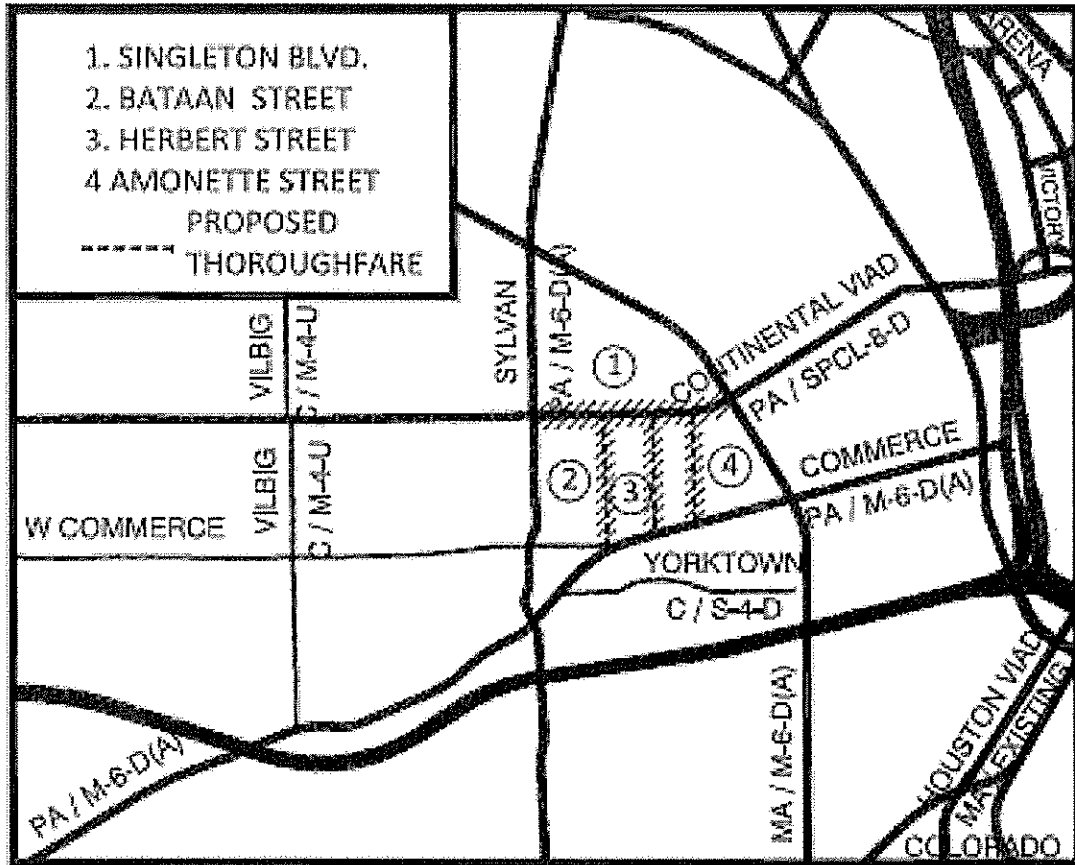
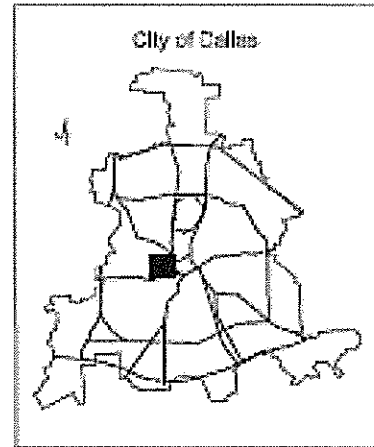
Margaret Rogers, Individual

Joe D. DeLeon, Individual



# AMONETTE - BATAAN - HERBERT - SINGLETON

Thoroughfare Plan Amendment  
Thoroughfare Map



LOCATOR MAP  
NOT TO SCALE

Proposed  
Thoroughfare Plan Amendments

## APPLICANT REQUESTED/STAFF RECOMMENDED CONDITIONS

ARTICLE \_\_\_\_.

PD \_\_.

### SEC.51P-\_\_.101. LEGISLATIVE HISTORY.

PD\_\_ was established by Ordinance No. \_\_\_\_\_, passed by the Dallas City Council on \_\_\_\_\_, 2012.

### SEC.51P-\_\_.102. PROPERTY LOCATION AND SIZE.

The property is generally bounded by Singleton Boulevard, Amonette Street, the Union Pacific Railroad, and Bataan Street. The size of the property is approximately 30.95 acres.

### SEC.51P-\_\_.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) ADAPTIVE REUSE means rehabilitation or renovation of existing building(s) for any use(s) other than the present use.

(2) ALTERNATIVE ENERGY PLANT means a plant creating power from alternative energy sources using solar panels, turbines, and other power creating means which then returns the newly created power to the energy grid off-site.

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

(4) AREA REGULATING PLAN means a planning document that sets forth policies and programs regulating development in a local area.

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

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

(7) BULB-OUT means location where the sidewalk edge is extended from the prevailing curb line into the roadway at sidewalk grade, effectively increasing pedestrian space.

(10) CUSTOM VEHICLE SHOP means a facility for the restoration, fabrication, modification, and sale and display of customized or modified automobiles, boats, trucks, motorcycles, motor scooters, recreational vehicles, or trailers.

(11) ENTERTAINMENT COMPLEX means a public, multi-use sports, entertainment, and convention facility where people view and participate in events and performances, including, but not limited to, theatrical, musical, and dramatic performances, professional or amateur sporting events, and meetings and assemblages

(12) FACADE means the exterior wall of a building, facing or oriented to a public street, park or public open space.

(13) GOURMET MARKETPLACE means a facility that offers prepared meals, catered meals, and retail grocery items that may include the sale of alcoholic beverages for consumption on-premise or off-premise and which may also allow customers in motor vehicles to pick-up food for off premise consumption. The display area for the sale of alcoholic beverages may not exceed 40 percent of the square footage for this use

(14) IDENTIFICATION SIGN means an attached premise sign that identifies the name or logo of the district, business, or tenant.

(15) LINER DEVELOPMENT means a development specifically designed to mask a parking structure from a frontage on a public street or public space.

(16) LIVE-WORK UNIT means an interior space that combines a residential and an office or retail and personal service use, exclusive of an alcoholic beverage establishment and a restaurant without drive-in or drive-through service. A live/work unit is considered a nonresidential use.

(17) MASSAGE ESTABLISHMENT and MASSAGE mean a massage establishment or massage as defined by the Texas Occupation Code 455, as amended.

(18) MEWS means the public or private right-of-way for pedestrians and/or vehicles within a block that provides access to the building, serves as a small street, and may provide access to vehicle parking.

(19) MIXED USE DEVELOPMENT means more than one main use on a building site.

(20) **MOBILE FOOD ESTABLISHMENT** means a container or vehicle-mounted food establishment that is designed to be readily moveable and from which food is distributed, sold, or served to an ultimate consumer. The term includes, but is not limited to, mobile food preparation vehicles and pushcarts.

(21) **NEW CONSTRUCTION** means an application for a building permit to expand floor area, excluding uncovered porches and uncovered patios, if the expansion is over 50 percent for nonresidential projects, over 65 percent for mixed use projects, or over 75 percent for residential projects.

(22) **PROJECT ANNOUNCEMENT SIGN** means an attached premise sign constructed of rigid material, mesh or fabric surface, or a projection of a light image onto a wall face with the use of layers that announces a project, tenant or activity in the district.

(23) **STREETSCAPE** means the area between the buildings and edge of the vehicular or parking lanes. The principal streetscape components are curbs, sidewalks, street trees, tree planters, bicycle racks, litter containers, benches, and street lights. Treatments may also include a range of provisions such as paving materials, street/pedestrian wayfinding signs, parking meters, public art, water features, bollards and other elements.

(24) **STREETWALL** means a building facade or collection of building facades that faces the street.

(25) **TOWER DIMENSION** means the measurement taken along the longest axis of that portion of the structure subject to tower orientation regulations.

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

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

(d) If there is a conflict between the text of this article and any charts, guidelines, exhibits, graphic displays, or maps, the text of this article controls.

(e) If there is a conflict between the text of this article and the West Dallas Urban Structure and Guidelines, the text of this article controls. The West Dallas Urban Structure and Guidelines are to be used as a guide and is conceptual in nature.

#### **SEC.51P-\_\_\_.104. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit \_\_\_A: Area Regulating Plan
- (2) Exhibit \_\_\_B: Table of Development Standards

- (3) Exhibit \_\_\_C: CBD View Control Map
- (4) Exhibit \_\_\_D: High-rise Tower Floor Plate Proportion and Orientation Diagram
- (5) Exhibit \_\_\_E: Mixed Use Development Parking Chart
- (6) Exhibit \_\_\_F: Streetscape Standards
- (7) Exhibit \_\_\_G: Master Parking Plan and Floor Area Plan
- (8) Exhibit \_\_\_H: Mixed Income Housing Guidelines
- (9) Exhibit \_\_\_I: Tower Floor Plate Proportion Diagram
- (10) Exhibit \_\_\_J: Site Plan Development Table

**SEC.51P-\_\_\_.105. AREA REGULATING PLAN.**

(a) Development and use of the Property must comply with the area regulating plan (Exhibit \_\_\_A). If there is a conflict between the text of this article and the area regulating plan, the text of this article controls.

(b) An area regulating plan must show:

- (1) District boundaries.
- (2) Location of existing thoroughfares and general location of proposed thoroughfares, if any. If a proposed thoroughfare differs from the thoroughfare plan, an amendment to the thoroughfare plan is required.
- (3) Location of existing minor streets and general location of proposed minor streets, if any.
- (4) Location of any existing public open space and general location of any proposed open space.
- (5) Location of any proposed rail transit station or trolley station.

**SEC.51P-\_\_\_.106. MINOR AMENDMENTS TO THE AREA REGULATING PLAN.**

(a) Except as provided in Section 51P-\_\_\_.117(d), the City Plan Commission may approve minor amendments to an area regulating plan for modification by following the development plan approval process when:

(1) the City alters a street alignment for Amonette Street, Herbert Street, or Bataan Street, or

(2) the applicant request to alter a street alignment by no more than 100 feet by the applicant.

**SEC.51P-\_\_\_.107. CONCEPTUAL PLAN AND DEVELOPMENT PLAN.**

No conceptual plan or development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

**SEC.51P-\_\_\_.108. SITE PLAN.**

(a) A site plan must accompany any application for a building permit that provides for new or additional floor area within the district.

(b) Site plans must include a table listing the following: **(This section will be provided separately)**

(c) An example of the format for subparagraph (b) may be found on the Site Plan Development Table, Exhibit \_\_\_ J.

**SEC.51P-\_\_\_.109. CREATION OF A BUILDING SITE.**

(a) Except as provided in this section, the provisions of Section 51A-4.601 apply.

(b) Combined building site. A building site may be established by agreement between two adjacent lots or building sites subject to the following:

(1) The area of the combined building site may not exceed one acre;

(2) Only one combined building site may be created per block (for purposes of this section, block is an area surrounded on all sides by a street, alley, or railroad right-of-way);

(3) The proposed work is an addition to an existing structure for which a building permit was authorized for development of the existing structure;

(4) The proposed work does not increase the floor area of the existing structure by more than 50 percent; and,

(5) The proposed work is for a ground level addition of no greater than one story.

**SEC.51P-\_\_\_.110. MAIN USES PERMITTED.**

(a) In general. Unless further restricted on street level along Herbert Street in subsection (b), the following uses are the only main uses permitted:

(1) Agricultural uses.

-- Crop production [Limited to community gardens only.]

(2) Commercial and business service uses.

-- Building repair and maintenance shop. [RAR]

-- Catering service.

-- Commercial cleaning or laundry plant. [SUP]

-- Custom business services.

-- Custom woodworking, furniture construction, or repair.

-- Electronics service center.

-- Job or lithographic printing. [RAR]

-- Labor hall. [SUP]

-- Medical or scientific laboratory.

-- Technical school.

-- Tool or equipment rental. [SUP required if use is operated outside, otherwise by right.]

(3) Industrial uses.

-- Alcoholic beverage manufacturing.

-- Industrial (inside) for light manufacturing.

-- Industrial (inside). [RAR]

-- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]

(4) Institutional and community service uses.

-- Adult day care facility.

-- Child-care facility.

-- Church.

-- College, university, or seminary.

-- Community service center.

-- Convent or monastery.

-- Halfway house. [SUP]

-- Hospital. [RAR]

-- Library, art gallery, or museum.

-- Open-enrollment charter school. [SUP]

-- Private school. [SUP]

-- Public school other than open-enrollment charter school. [SUP]

(5) Lodging uses.

- Extended stay hotel or motel *[Limited to internal entry guest rooms only. Interior courtyard-entry guest rooms are permitted. Guest rooms with direct access to the street or parking area are prohibited. [SUP]*
- Hotel or motel. *[RAR]*
- Lodging or boarding house. *[SUP]*

(6) Miscellaneous uses.

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

(7) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. *[SUP]*
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

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

(9) Residential uses.

- College dormitory, fraternity, or sorority house. *[SUP]*
- Duplex.
- Group residential facility. *[SUP required if the spacing component of Section 51A-4.209(b)(3) is not met. Permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District.]*
- Handicapped group dwelling unit. *[SUP required if the spacing component of Section 51A-4.209(b)(3.1) is not met. Permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District.]*
- Multifamily.
- Retirement housing.
- Single family.

(10) Retail and personal service uses.

- Aquarium.
- Alcoholic beverage establishments. *[Maximum of 10,000 square feet for a distillery or winery by right, and 6,000 square feet of floor area per all other uses by right . Otherwise, by SUP]*
- Ambulance service. *[RAR]*



- Animal shelter or clinic without outside runs. [RAR]
- Animal shelter or clinic with outside runs. [SUP]
- Antique shop.
- Art gallery (retail). [may include outside display]
- Art or craft production facility. [may include outside display]
- Auto service center. [SUP]
- Business school.
- Car wash. [Tunnel-type only]
- Commercial amusement (inside). [See Section 51A-4.210(b)(7). Except as otherwise provided, permitted in this subdistrict subject to the same requirements as if located in an MU-3 Mixed Use District. Class E dance halls, as defined in Chapter 14 of the Dallas City Code, are not permitted. Billiard hall by SUP only. Bingo parlor by SUP only.]
- Commercial amusement (outside). [SUP]
- Commercial parking lot or garage. [SUP required for commercial parking lot]
- Convenience store without drive-through.
- Convenience store with drive-through. [SUP]
- Custom vehicle shop.
- Dry cleaning or laundry store.

*Applicant requested:*

- |   |
|---|
| -- Entertainment complex. [Allowed by right up to 1,500 seats; otherwise, by SUP only.] |
|---|

*Staff recommended:*

- |   |
|---|
| -- Entertainment complex. [Allowed by right up to 500 seats; otherwise, by SUP only.] |
|---|

- Furniture store.
- General merchandise or food store 3,500 square feet or less. [may include outside display]
- General merchandise or food store greater than 3,500 square feet.
- Gourmet marketplace.
- Home improvement center, lumber, brick, or building materials sales yard [By SUP only if greater than 10,000 square feet; otherwise by right]
- Household equipment and appliance repair.
- Liquor store.
- Massage establishment. [SUP]
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station. [SUP]
- Mobile food establishments.
- Nursery, garden shop, or plant sales.
- Outside sales.
- Personal service uses [excluding piercing salon and tattoo studio].

- Piercing salon. [SUP]
  - Restaurant without drive-in or drive-through service.
  - Restaurant with drive-in or drive-through service. [SUP]
  - Swap or buy shop. [SUP]
  - Taxidermist.
  - Tattoo studio. [SUP]
  - Temporary retail use.
  - Theater.
  - Vehicle display, sales, and service. [SUP]
- (11) Transportation uses.
- Heliport. [SUP]
  - Helistop. [SUP]
  - Private street or alley. [SUP]
  - Railroad passenger station.
  - Transit passenger shelter.
  - Transit passenger station or transfer center.
- (12) Utility and public service uses.
- Alternative energy plant. [SUP]
  - Commercial radio or television transmitting station.
  - Electrical substation.
  - Local utilities.
  - Police or fire station.
  - Post office.
  - Radio, television, or microwave tower. [RAR] [SUP]
  - Tower/antenna for cellular communication. [SUP]
  - Utility or government installation other than listed. [SUP]
- (13) Wholesale, distribution, and storage uses.
- Auto auction. [SUP]
  - Contractor's maintenance yard. [RAR] [SUP]
  - Mini-warehouse. [SUP]
  - Office showroom/warehouse.
  - Recycling drop-off container. [SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]
  - Trade center.
  - Warehouse. [SUP]

(b) Street level uses with primary entrances facing Herbert Street. For new construction, the uses listed in this subsection are the only main uses permitted at street level for at least 75 percent of the required streetwall frontage listed in Exhibit \_\_\_\_B. These uses at street level must have a minimum depth of 20 feet.

- (1) Institutional and community service uses.

- Library, art gallery or museum.
- (2) Office uses.
  - Financial institution without drive-in window.
  - Office.
- (3) Lodging uses.
  - Hotel or Motel [RAR]
- (4) Recreation uses.
  - Public park, playground, or golf course.
- (5) Retail and personal service uses.
  - Aquarium.
  - Alcoholic beverage establishments. *[Maximum of 10,000 square feet for a distillery or winery by right, and 6,000 square feet of floor area per all other uses by right. Otherwise, by SUP.]*
  - Antique shop.
  - Art gallery.
  - Art or craft production facility.
  - Commercial amusement (inside). *[SUP]*
  - Convenience store without drive-through.
  - 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.
  - Gourmet market place
  - Liquor store.
  - Mobile food establishments.
  - Nursery, garden shop, or plant sales.
  - Outside sales.
  - Personal service uses [excluding piercing salon and tattoo studio].
  - Restaurant without drive-in or drive-through service.
  - Temporary retail use.
  - Theater.
- (6) Utility and public service uses.
  - Commercial radio or television transmitting station.
  - Post Office.

(c) Street level uses with primary entrances facing Akron Street. In order to ensure Herbert Street remains the primary commercial corridor in the district, retail and personal service uses located at street level and greater than 100 feet from an intersection are limited to 4,000 square feet in size.

**SEC.51P-\_\_\_.111. ACCESSORY USES.**

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

(b) The following are accessory uses to an office or mixed use development:

- Heliport, Heli-stop [SUP]
- Cellular Tower [SUP]
- Antenna or satellite [SUP]
- Alternate energy plant.

**SEC.51P-\_\_\_.112. YARD, LOT, AND SPACE REGULATIONS.**

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

(a) In general.

(1) The development standards not referenced in this section are referenced in the table of development standards (Exhibit \_\_\_\_\_B). If there is a conflict between this section the table of development standards, the table of development standards controls.

(2) Belt courses, cornices, window sills, bay windows, awnings, arcades, fireplace chimneys, unenclosed balconies, enclosed and unenclosed porches and patios, unenclosed stairs, unenclosed ingress/egress ladders, unenclosed mechanical access ladders, stoops, and other architectural features may project a maximum of six feet into a required front, side, or rear yard.

(b) Front yard. See table of development standards.

(c) Side and rear yard. See table of development standards.

(d) Density.

(1) Except as provided in this subsection, no maximum or minimum density.

(2) For Herbert Street:

(A) No minimum multifamily density applies for a development with a minimum floor area ratio of 2.0:1.

(B) Prior to the completion of construction of the Union Pacific Railroad underpasses on Amonette Street, Herbert Street, and Bataan Street, minimum density for multifamily is 70 dwelling units per acre.

(C) Minimum density for multifamily uses constructed after completion of construction of the Union Pacific Railroad underpasses on Amonette Street, Herbert Street, and Bataan Street is 100 dwelling units per acre.

(e) Floor area.

(1) Maximum floor area west of Beeville Street. Maximum floor area west of Beeville Street is 1 million square feet. Projects meeting TIF Mixed Income Housing Guidelines (Exhibit \_\_H) do not count against the 1 million square foot maximum. Maximum floor area for the area west of Beeville Street increases to 2 million square feet upon the issuance of Certificates of Occupancy for all open space located west of Beeville Street as shown on the area regulating plan.

(2) Maximum floor area east of McPherson Street. Maximum floor area east of McPherson Street is 1.5 million square feet. Projects meeting TIF Mixed Income Housing Guidelines (Exhibit \_\_H) do not count against the 1.5 million square foot maximum. Maximum floor area for the area east of McPherson Street increases to 3 million square feet upon the issuance of Certificates of Occupancy for all open space located east of McPherson Street as shown on the area regulating plan.

(3) Maximum floor area between Beeville Street and McPherson Street. Maximum floor area between Beeville Street and McPherson Street is 2.5 million square feet. Projects meeting TIF Mixed Income Housing Guidelines (Exhibit \_\_H) do not count against the 2.5 million square foot maximum. Maximum floor area between Beeville Street and McPherson Street does not apply upon the issuance of Certificates of Occupancy for all open space located between Beeville Street and McPherson Street as shown on the area regulating plan.

(4) At no time will maximum floor area exceed 9,000,000 square feet for the entire District.

(f) Height.

(A) Except as provided in this subsection, no maximum structure height.

(B) If any portion of a structure is over 26 feet in height, that portion of a structure may not be located above a residential proximity slope.

(C) The following structures may project a maximum of eight feet above the residential proximity slope provided they do not exceed 25 percent of the roof area:

- (i) Elevator penthouse or bulkhead.
- (ii) Mechanical equipment room.
- (iii) Cooling tower.
- (iv) Tank designed to hold liquids.
- (v) Ornamental cupola or dome.
- (vi) Skylights.
- (vii) Clearstory.
- (viii) Visual screens which surround roof mounted mechanical equipment.
- (ix) Chimney and vent stacks.

(D) Residential proximity slope does not apply for any development located within 200 feet south of Singleton Boulevard between Beeville Street and McPherson Street, and for any development south of Akron Street between McPherson Street and Amonette Street.

(g) Lot coverage. See table of development standards.

(h) Lot size. No minimum lot size.

(i) Stories. No maximum number of stories.

**SEC.51P-\_\_\_.113. HIGH-RISE TOWER FLOOR PROPORTION AND ORIENTATION.**

(a) Portions of any building above 75 feet in height have floor plate size and orientation restrictions. Any portion of a building greater than 75 feet in height must comply with the following:

(1) For a tower with a floor plate average of 12,500 square feet or less, there are no tower dimension or orientation restrictions.

(2) For a tower with a floor plate average greater than 12,500 square feet [Exhibit \_\_\_\_I]:

(A) For office uses, the longest tower dimension may not exceed two times the shortest tower dimension;

(B) For all other uses, the longest tower dimension may not exceed three times the shortest tower dimension;

(C) In no case, will floor plate configurations exceed 130 feet by 260 feet.

(3) Towers may not have floor plates greater than 30,000 square feet

(4) Only portions of a building above 75 feet in height and located within the CBD View Control Area (Exhibit \_\_\_\_C) must comply with tower orientation requirements (Exhibit \_\_\_\_D).

(b) Minimum tower separation is 70 feet.

**SEC.51P-\_\_\_.114. OFF-STREET PARKING AND LOADING.**

(a) General requirements.

(1) Except as otherwise 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.

(2) Except for residential uses, required off-street parking for any use within the Property may be located anywhere within the district, even if on another building site or lot, and without regard to distance. If the required parking is not provided anywhere on the Property, a parking agreement is required in accordance with Division 51A-4.320.

(b) Off-street parking ratios. Off-street parking must be provided at the following ratios:

(1) Alternative energy plant. Parking requirement to be set by SUP conditions.

(2) Antique shop. One space per 600 square feet of floor area is required.

(3) Art gallery (retail). One space per 600 square feet of floor area is required.

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

(5) Custom vehicle shop. One space per 500 square feet of floor area and outdoor area where the use is operated, exclusive of parking area.

(6) Entertainment complex. One space for each four seats.

(7) Gourmet marketplace. One space per 220 square feet of floor area is required.

(8) Live/work unit. One space per live/work unit. If the nonresidential component of this use exceeds 1,000 square feet of floor area, off-street parking must be provided as if it is a main use.

(9) Mobile food establishment. One space per 200 square feet of floor area is required.

(a) Master parking plan and floor area plan.

(1) Purpose. Because off-street parking requirements for uses in this district may be provided in remote locations on the Property without the use of a parking agreement, the master parking plan and floor area plan identifies the locations of all off-street parking, determines the amount of required off-street parking, identifies available off-street parking, and ensures that each use within the district meets the off-street parking requirements.

(2) Master parking plan and floor area plan supplement.

(A) To maintain adequate required off-street parking for all new construction, a master parking plan and floor area plan supplement (Exhibit \_\_\_G) must be submitted to and approved by the building when:

- (i) a site plan is submitted;
- (ii) required off-street parking spaces are relocated; or
- (iii) parking spaces are added or removed.

(B) A master parking plan and floor area plan supplement must include:

(i) the number of existing required off-street parking spaces;

(ii) the number and location of required off-street parking spaces added, deleted, or relocated;

(iii) the number and location of all parking spaces;

(iv) a revised master parking plan and floor area plan that shows;

(aa) changes to a site plan; and



(bb) other changes to the master parking plan and floor area plan since the last update, including changes to floor area and revisions to streets, alleys, or private drives.

(C) The building official shall maintain a copy of each approved master parking plan and floor area supplement.

(D) The Property owner must deliver a copy of each approved master parking plan and floor area plan supplement to the director of sustainable development and construction within five days of the building official's approval of each supplement.

(g) Proximity to public transit.

(A) Office uses.

(i) The off-street parking requirement for an office use may be reduced by three percent if the office use is within 1,200 feet, measured as a pedestrian would walk, from a DART commuter rail station at which DART commuter rail service is available or a DART bus stop where DART bus service is available, during the morning and evening peak periods (between 7:00 a.m. and 8:30 a.m. and between 4:30 p.m. and 6:00 p.m., Monday through Friday).

(ii) The off-street parking requirement for an office use may be reduced by ten percent if the office use is within 1,200 feet, measured as a pedestrian would walk, from a DART light rail station at which DART light rail service is available with train headways at least every 20 minutes during the morning and evening peak periods (between 7:00 a.m. and 8:30 a.m. and between 4:30 p.m. and 6:00 p.m., Monday through Friday), or DART bus stop at which DART bus service is available with bus headways at least every 20 minutes during the morning and evening peak periods (between 7:00 a.m. and 8:30 a.m. and between 4:30 p.m. and 6:00 p.m., Monday through Friday).

(iii) The total transit reduction for an office use may not exceed 10 percent.

(B) All other uses. Except for restaurant and alcoholic beverage establishment uses, the off-street parking requirement for all other uses may be reduced by ten percent if the use is within 1,200 feet, measured as a pedestrian would walk, from a DART light rail station at which DART light rail service is available with train headways at least every 20 minutes during the morning and evening peak periods (between 7:00 a.m. and 8:30 a.m. and between 4:30 p.m. and 6:00 p.m., Monday *through Friday*) or DART bus stop at which DART bus service is available with bus headways at least every 20 minutes during the morning and evening peak periods (between 7:00 a.m. and 8:30 a.m. and between 4:30 p.m. and 6:00 p.m., Monday *through Friday*).

(h) On-street parking.

(1) On-street parking spaces adjacent to a building site may be credited toward the off-street parking requirement of uses on the building site, even if the parking, backing, or maneuvering must be performed in the public right-of-way. All on-street parking must be approved as to design and construction by the director of public works and transportation. On-street parking must be striped in accordance with standard city specifications.

(2) Each on-street parking space permitted by this subparagraph may be credited towards required parking for the use in which the parking space abuts.

*Applicant requested:*

(i) <u>Special exception.</u> The board of adjustment may grant a special exception to reduce the number of off-street parking spaces required in accordance with Section 51A-4.311.
--

*Staff recommended:*

(i) Special exceptions for required off-street parking requirements are not permitted.
--

(j) Mixed use development parking reduction.

(1) In general.

(A) The off-street parking requirement for a mixed use development may be reduced in accordance with the mixed use development (MUD) parking chart (Exhibit \_\_\_E).

(B) For purposes of this subsection, mixed use development means any development on the same building site in this district.

(C) This reduction may be used in combination with other parking reductions, except that the requirement for a mixed use development may not be reduced by more than 30 percent.

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

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

(A) The parking demand for each use is determined for each of the six times of day shown in the MUD parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to the category of use. If a use in the development does not fall within one of the categories shown in the MUD parking chart, the percentage assigned to that use is 100 percent for all six times of day unless other factors can be demonstrated by a parking study and approved by the building official.

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

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

(k) Fees for required parking. Fees may be charged for use of required parking only when located within a parking structure.

(l) Below grade parking structures may project to the lot line.

#### **SEC.51P-\_\_\_.115. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

#### **SEC.51P-\_\_\_.116. LANDSCAPING.**

(a) In general. Landscaping must be provided in accordance with this section.

(b) Application. Except as provided, this section applies only to building permits for new construction or surface parking lots of 2,000 square feet or greater.

(c) Definitions and standards. Except as provided in this section, the definitions of Article X apply. The landscaping standards for this district are to be applied to conform to the intent of the West Dallas Urban Structure Guidelines and the street sections attached as Exhibit \_\_\_\_F, Streetscape Standards. If there is a conflict, the text of this section prevails.

(d) Board of adjustment. The board of adjustment may grant a special exception to the requirements of this section in accordance with the standard set out in Section 51A-102(d)(10).

(e) Landscape plan. A landscape plan must accompany any building permit for new construction or surface parking lots that are 2,000 square feet or greater.

(f) Mandatory landscaping requirements. Lots containing a use other than single family or duplex must comply with the following:

(1) Perimeter landscape buffer strip. A landscape buffer strip must be provided along the entire length of the portion of the perimeter of the lot where a

residential adjacency exists, exclusive of driveways and accessways at points of ingress and egress to and from the lot. The buffer strip must be at least 10 feet wide, except that any portion of the buffer strip adjacent to public street frontage need not exceed 10 percent of the lot depth.

(2) Parking lot buffer. If parking is set back less than 30 feet from curb, a minimum five-foot-wide landscaped strip must be located along any edge of a surface parking lot or parking structure that is visible at grade level from a street. A minimum two-inch-caliper tree must be located every 20 feet, or fraction thereof, or clustered every 30 feet within the landscaped strip. The buffer may be inclusive of the perimeter landscape buffer strip.

(3) Surface parking screening. All surface parking must be screened from the street by using one or more of the following three methods to separately or collectively attain a minimum height of three and one-half feet above the parking surface:

(A) Earthen berm planted with turf grass or ground cover recommended for local area use by the director of park and recreation. The berm may not have a slope that exceeds one foot of height for each three feet of width.

(B) Solid wood or masonry fence or wall.

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

(4) Surface parking screening with single-family or duplex adjacency. The three methods of providing screening listed in Paragraph (3) must be used to provide screening to separate a surface parking area from an adjacent single-family or duplex zoned property if the screening barrier is at least six feet in height.

(5) Off-street loading and garbage storage area screening.

(A) Off-street loading spaces and garbage storage areas for all uses except single-family and duplex uses must be screened from:

(i) a public street that is adjacent to the lot; and

(ii) property in a single-family or duplex zoned district that is adjacent to or directly across an alley from the lot.

(B) Screening required by this subparagraph must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space or garbage storage area.

(C) Required screening must be constructed of:

(i) for off-street loading spaces, any of the materials described in Paragraph (f)(3) to separately or collectively attain the minimum height of six feet; and

(ii) for garbage storage areas, a solid wood or masonry fence or wall.

(D) Access through required screening may be provided only by a solid gate that equals the height of the screening. The gate must remain closed at all times except when in actual use.

(6) Surface parking lot trees. No required parking space on a surface parking lot may be located more than 75 feet from the trunk of a large tree. No excess parking space on a surface parking lot may be located more than 100 feet from the trunk of a large tree. Each tree must have a caliper of at least two inches and may not be planted closer than two and one-half feet from any pavement. Each large tree must be provided a minimum of 160 square feet of surface area.

(g) Landscape areas. For buildings with residential uses on the ground floor, the following regulations apply:

(1) Designated landscape areas. Required landscape areas for a residential use may not be counted toward open space requirements. For purposes of this section:

(A) Landscape site area consists of permeable and non-permeable areas, alternate planting areas, and pedestrian pavement. Street furniture, site/street amenities, public art space, and street lights are allowed in front yard landscape site areas. Landscape site areas may be located in the right-of-way as shown on Exhibit \_\_\_\_F, Streetscape Standards.

(B) General planting area consists of shrub, vine, flower and groundcover beds. Turf grass does not count toward meeting this requirement.

(C) Special planting area consists of shrub and vine beds only containing evergreen shrubs or vines capable of reaching a minimum height of 24 inches within three years.

(D) Parkway planting area consists of turf grass, flowers, or groundcover vegetation sufficient to cover a minimum of 75 percent of this area within three years, and may be one contiguous area, or multiple non-contiguous areas.

(2) Minimum planting requirements.

(A) At least 10 percent of a lot, including at least 60 percent of the required front yard, must be designated on a landscape plan as landscape site area. The parkway may be included in the landscape site area designation on a landscape plan, in addition to the required front yard, when at least 20% of the parkway planting area is landscaped.

(B) At least 12 percent of the required front yard must be designated on a landscape plan as general planting area.

(C) At least six percent of the required front yard must be designated on a landscape plan as special planting area. One shrub or vine must be planted for each six square feet of this area.

(h) Street trees.

(1) Tree planting zone. The tree planting zone is that area parallel to the back of street curb and 15 feet from the back of the projected street curb, or if there is no street curb, from the edge of street pavement. Tree planting zones may be located in the right-of-way and is subject to the City's licensing requirements.

(2) Tree planting strip. Except when tree grates are required in sidewalks, trees must be planted within a tree planting strip which is a minimum four feet wide and a minimum 10 feet in length, or otherwise provided a minimum horizontal root expansion area of 60 square feet, which is wholly or partially within the tree planting zone. Tree planting strips may be located in the right-of-way and is subject to the City's licensing requirements.

(3) Number, location, and type of trees required.

(A) Each lot must have a minimum of one large tree with its trunk located wholly with the tree planting zone.

(B) The number of required trees is calculated by dividing the number of feet of lot frontage along a public street by 30. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next higher whole number. Driveway entrances, calculated where the entrance cross the property line, are not included in lot frontage calculations.

(C) Except as otherwise provided in this item, required trees may not be spaced more than 75 feet apart. The city arborist may approve tree spacing between 75 and 100 feet apart as necessary for the health of a tree.

(D) All required trees must be selected from the list of recommended tree species.

(E) If the property owner is unable to locate a tree within the tree planting zone due to overhead or underground utility conflicts, the owner must locate the tree(s) on the lot as near as practicable to the front lot line.

(5) Street tree spacing. Minimum street tree spacing is determined by the mature size of the tree. Street trees must be spaced as follows:

(A) Small trees. Minimum 15 feet on center.

(B) Large trees. Minimum 30 feet on center.

(6) Minimum clearance above pavement. The property owner shall maintain street trees five years of age or older in compliance with the following vertical height requirements:

(A) Fourteen feet above street pavement.

(B) Eight feet above a public sidewalk located on public or private property.

(7) Tree grates required in sidewalks. Tree grates must be provided for all trees with trunks not located within a tree planting strip located in a sidewalk. Suspended brick, pave stones, or similar materials may be used instead of a grate to protect tree roots and provide a pedestrian surface. These materials must conform to state standards and specifications adopted to eliminate, insofar as possible, architectural barriers encountered by aged, handicapped, or disabled persons. The grates or containment areas must be large enough to permit healthy tree growth.

(8) Alternate street tree requirements.

(A) Lots fronting Singleton Boulevard, Herbert Street, Bedford Street, and Bataan Street. For a maximum of 20 percent of required trees, the property owner may substitute two small trees for one large required tree. A maximum of 50 percent of the small trees may be planted in containers made out of ceramic, concrete, masonry or other similar material, with a minimum 16 square feet surface area and a minimum depth of 30 inches.

(B) Lots fronting all other streets within the district. For a maximum of 50 percent of required trees, the property owner may substitute two small trees for one large required tree. A maximum of 50 percent of the small trees may be planted in containers made out of ceramic, concrete, masonry or other similar material, with a minimum 16 square feet surface area and a minimum depth of 30 inches.

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

- (1) A large evergreen shrub must have the ability to grow to a minimum height of three feet within three years.
- (2) Solid sod or hydro-mulch grass may be used.
- (3) Artificial plant materials may not be used.
- (4) Any required landscaping that dies must be replaced.

(j) Recommended site and street tree species. All required site and street trees should be from the following list of Texas native or adapted species:

<u>Scientific name</u>	<u>Common name</u>
Acer sp.	Maple (Bigtooth, Shantung, Summer Red, October Glory)
Aesculus glaba v. arguta	Texas buckeye
Aesculus pavia	Red buckeye
Carya illinoensis	Pecan
Cercis sp.	Redbud (Mexican, Texas, Oklahoma, Eastern)
Chilopsis linearis	Desert Willow
Fraxinus sp.	Ash (Texas, Urbanite)
Ilex decidua	Deciduous holly
Ilex vomitoria	Yaupon holly
Juniperus virginiana	Eastern red cedar
Lagerstromea indica	Crape Myrtle
Magnolia sp.	Magnolia (Little Gem, D.D. Blanchard, etc)
Myrica cerifera	Wax myrtle
Prunus mexicana	Mexican plum
Quercus macrocarpa	Bur oak
Quercus muhlenbergia	Chinquapin Oak
Quercus shumardii	Shumard red oak
Quercus virginiana	Live Oak
Rhamnus caroliniana	Carolina buckthorn
Rhus copallina	Flameleaf sumac
Rhus virens	Evergreen sumac
Sapindus drummondii	Western soapberry
Sophora affinis	Eve's necklace
Taxodium distichum	Bald cypress
Taxodium ascendens	Pond Cypress
Ulmus americana	American elm
Ulmus crassifolia	Cedar elm
Ulmus parvifolia	Lacebark Elm (Allee, Bosque)
Viburnum rufidulum	Rusty blackhaw viburnum



Scientific name  
Vitex agnus castus

Common name  
Vitex, Chaste Tree

(k) Completion. All landscaping must be completed in accordance with the approved landscape plan before the final certificate of occupancy for the new construction or surface parking lot.

(l) Tree preservation, removal, and replacement.

(1) Except as provided, tree preservation, removal and replacement must meet the requirements of Division 51A-10.130.

(2) In addition to the approved replacement trees allowed in Section 51A-10.134, a replacement tree may also be the additional species from list of recommended site and street tree species.

(3) Approved replacement trees planted in the street that are not in conflict with the space for a utility may be counted toward tree replacement.

#### **SEC.51P-\_\_117. SITE DESIGN REQUIREMENTS.**

(a) Above-grade off-street parking. Parking is permitted on any level of a building. Except for the portions of an above grade parking structure facing Muncie Street, a mews, or an alley, parking structures must comply with the following:

1) parking levels must be screened through use of vegetation, metal panels, or other architectural elements to obscure sloping ramps from view; or

2) parking levels must be concealed in a structure with a facade similar in appearance to the main structure's façade through use of building materials; and.

3) liner development must be provided along the street level of the garage in compliance with the development standards established for the street in Exhibit \_\_\_F provided along the façade street

(b) Above-grade off-street parking facing Muncie Street. Above grade parking structures may not comprise more than 40% of the facade length measured linearly along the right-of-way line.

(c) Highly reflective glass. Highly reflective glass may not be used as an exterior building material for more than 25 percent of a facade on any building or structure in this district. For purposes of this subsection, "highly reflective glass" means glass with exterior visible reflectance percentages in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.)

(d) Block standards. Block layouts must generally conform as shown on the area regulating plan. Additional streets not shown on the regulating plan are allowed, if they are needed to meet minimum block standards. Additional streets will have to be developed in accordance with one of the street sections identified in Exhibit \_\_\_\_F.

(1) Block standards apply during the subdivision process through street abandonment or dedication of street right-of-way when the existing parcel of land or block is greater than the block perimeters described in this section. .

(2) Except as provided in this section, block perimeters may not exceed 1,600 linear feet as measured along the inner edges of each street right-of-way. The block may be broken by a civic building or open space lot provided the lot containing the civic building or open space lot is at least 50 feet wide and provides perpetual pedestrian access through the block.

(A) Block perimeters may exceed 1,600 feet up to a maximum perimeter of 2,400 feet, if one or more of the following conditions apply:

(i) The block has at least one block face on a street not considered a minor street;

(ii) The block has a mid-block Mews Street constructed in accordance with this article that connects to another street;

(ii) The block has a pedestrian passage available at all times to the public. The pedestrian passage must comply with the following conditions:

(aa) The pedestrian passage has a continuous delineated path that is a minimum of 10-feet wide.

(bb) The pedestrian passage contains lighting at an interval to ensure a minimum illumination on the surface of the path of no less than ½ foot candle

(cc) The passage may be partially covered by a structure, if the following conditions are met:

(1) the total covered portion of each pedestrian passage is not longer than 70 feet;

(2) the portions of the façade of the structure are treated architecturally the same through the use of materials, colors and architectural style as the adjoining building;

(3) the portion of the structure covering the pedestrian passage has a minimum setback of 15 feet. The portion of the passage within the setback is treated as a mews as shown in Exhibit \_\_\_\_F;

(4) the portion of the pedestrian passage under the structure has a minimum clearance of 14 feet and contains a clearly demarcated continuous pedestrian passage; and

(5) the area between the covered portion of the pedestrian path and the street is treated architecturally like a courtyard through changes in ground surface materials, colors, or textures.

(3) Any single blockface longer than 500 feet include a pedestrian passage available at all times to the general public, that complies with paragraph (ii) above.

(e) Street standards. Streets and mews must comply with cross-sections in Exhibit \_\_\_\_F, streetscape standards.

(1) Bulb-outs. Bulb-outs are required at all intersections, except where parking is used as a lane of traffic during peak hours.

(2) Crosswalks. Crosswalks must be delineated through the use of contrasting pavement, texture, material, or color.

(3) Curb cuts. Curb cuts are limited to a maximum of two per block face, except no curb cuts are allowed on Herbert Street. Maximum width of curb cut is 20 feet. Sidewalk material and level must be maintained across the curb cut in order to create a continuous pedestrian experience.

(4) Building access. Building access must be provided as shown in the table of development standards. Maximum entrance spacing is 150 feet.

(f) Sidewalk standards for new construction.

(1) In general.

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

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

(2) Location.

(A) For all new construction, sidewalks must be located along the entire length of the street frontage.

(B) On state highways, sidewalks must be provided, subject to Texas Department of Transportation approval. If Texas Department of Transportation approval cannot be obtained, sidewalks may be located on private property.

(C) Except for existing buildings that do not have room between the building and the street, sidewalks must be located as show on Exhibit F streetscape standards. Sidewalks may be located farther from the projected street curb to the extent necessary to preserve existing trees or structures or to comply with landscaping requirements.

(3) Width.

(A) Sidewalks must comply with Exhibit F, Streetscape Standards.

(B) For required sidewalks not provided for in subsection (A), Sidewalks must have an unobstructed minimum width of four feet. For purposes of this provision, "unobstructed" means by structures or landscaping, excluding tree grates, utility poles and service boxes.

**SEC.51P-.118. SCREENING REGULATIONS.**

(a) Screening of dumpsters and garbage storage areas.

(1) Except as otherwise provided in this subsection, screening of dumpsters and garbage storage areas must be provided in compliance with Section 51A-4.602, "Fence, Screening, and Visual Obstruction Regulations."

(2) All dumpsters and garbage storage areas must be screened from all public streets adjacent to the building site. Screening is not required on sides that are not visible from a public street.

(b) Outdoor storage areas. Except for retail and personal service uses, all outdoor storage areas must be screened by an eight-foot solid screening fence, vegetative materials consisting of evergreen plant materials, or other alternative deemed appropriate by the building official.

**SEC.51P-.119. OPEN SPACE.**

(a) In general.

(1) Open space requirements are intended to create active open spaces within developed areas and provide natural relief to the urban environment.

(2) Active open spaces are those areas that compliment developed areas, include shade structures and other pedestrian amenities, and encourage pedestrian traffic. Active open spaces may be graded to compliment the surrounding development.

(3) Required front, side, or rear yards may not be counted toward open space requirements.

(4) A certificate of occupancy for public open space is required for all sites contributing toward meeting the public open space requirements.

(5) The Property owner is responsible for development and maintenance of open space.

(b) Public open space.

(1) Open space must be provided in the location and size as shown on the regulating plan, and made available to the general public.

(2) Development of open space as shown on the regulating plan must comply with the following development standards.

(A) Height. Maximum height for structures in all public open spaces is 35 feet. Public art may exceed 35 feet, subject to the maximum height restrictions for the Property.

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

(C) Side and rear yard. Minimum side and rear yard is 10 feet.

(3) Muncie Street Linear Park.

(A) A linear park must be provided adjacent to Muncie Street as shown on the regulating plan and be designed for one or more modes of non-motorized travel such as pedestrian and bicycles.

(B) Minimum width of the linear park is 20 feet, unless restricted by site conditions along railroad embankment. Retaining walls are not required to meet this condition for bike paths or graded open space along Muncie Street in order to meet paved travel ways.

(C) The linear park must contain a paved travel way for non-motorized travel that is a minimum 12 feet wide.

(D) The linear park must extend from Beckley Avenue along the entire frontage of Muncie Street through the Property as shown on the regulating plan. If a connection cannot be made between Amonette Street and Beckley Avenue as shown on the regulating plan, then an alternate off-street connection must be made from Muncie to the intersection of Amonette Street and Singleton Boulevard, subject to approval of the director.

(E) The linear park must intersect Herbert Street, Amonette Street, and Bataan Street at grade. For at-grade street crossings, the trail must be clearly delineated as it crosses the street through changes in materials, color, or other pavement markings, and include trailhead amenities such as water fountains, benches and landscape areas.

(F) Pedestrian lighting is required along the trail at an interval to ensure a minimum illumination on the surface of the trail of no less than ½ foot candle.

(G) Landscaping must consist of informally arranged trees and shrubs.

(H) Perimeter street trees must be installed in accordance with the streetscape standard set forth in this Article.

(I) Site trees must be planted at the rate of one large canopy tree per 2,500 square feet of lot area. Each tree must have a caliper of at least two inches at the time of planting.

(J) The linear park must be constructed at the time Muncie Street is constructed.

(4) Herbert Plaza.

(A) Herbert Plaza is a formal open space defined by building frontages and abutting streets located contiguous to the intersection of Herbert Street at Muncie Street. The purpose of Herbert Plaza is to serve as a gateway to the area from the proposed underpass, provide a primary trailhead to the linear park along Muncie, and serve as a future gateway from a potential commuter rail stop. The exact location and configuration of Herbert Plaza must be located anywhere within the area noted on the regulating plan.

(B) The plaza must be a minimum 5,000 square feet. The plaza may not exceed a maximum of one acre.

(C) The plaza must be furnished with paths, benches, and open shelters.

(D) Trees and shrubs must be planted in formal patterns.

(E) Perimeter street trees and sidewalks must be installed in accordance with the streetscape standard set forth in this Article.

(F) Site trees must be planted at the rate of one large canopy tree per 2,500 square feet of lot area. Each tree must have a caliper of at least two inches at the time of planting. Trees may be planted in planters or tree grates.

(G) Lots that share a common lot line with Herbert Plaza must configure development as though the plaza were a primary street.

(H) The trailhead for Muncie/Herbert Street bike path must be completed within 18 months of completion of the Herbert Street and Muncie Street intersection. Herbert Plaza must be complete within 18 months of a transit station or as projects are completed adjacent to the proposed plaza, whichever is sooner. A temporary certificate of occupancy may be granted for development on blocks abutting

the Herbert Plaza if inclement weather affecting construction or seasonal issues prevents the final installation of plant materials.

(5) Akron Park Blocks.

(A) The Akron Park Blocks are informal open spaces abutting Akron Street as shown on the regulating plan.

(B) Minimum width of the Akron Park Blocks is 50 feet; however, minimum width may be reduced to no less than 40 feet or increased to no greater than 60 feet. Total aggregate area of open space designated as Akron Park Blocks must be a minimum of 55,000 square feet.

(C) Akron Park Blocks may be crossed by minor streets that are not shown on the regulating plan. A street that crosses an Akron Park Block must change in materials, color, or other pavement markings for the entire segment of the street as it crosses the open space to delineate the priority of the pedestrian in the area designated as public open.

(D) Akron Park Blocks must be furnished with paths, benches, and open shelters.

(E) Landscaping must consist of lawn and informally arranged trees and shrubs.

(F) Akron Park Blocks must contain a minimum of 60 percent turf, groundcover, soil, or mulch. The balance of the area may be any paved surface.

(G) Perimeter street trees and sidewalks must be installed in accordance with the streetscape standard set forth in this Article.

(H) Site trees must be planted at the rate of one large canopy tree per 2,500 square feet of lot area. Each tree must have a caliper of at least two inches at the time of planting. Site tree plantings may be informal.

(I) Lots that share a common lot line with the Akron Park Blocks must configure development as though the green were a primary street.

(J) No certificate of occupancy may be issued for any development on blocks abutting the Akron Street Park until a certificate of occupancy has been issued for the open space abutting the block containing the development. A temporary certificate of occupancy may be granted for development on blocks abutting the Akron Street Park if inclement weather affecting construction or seasonal issues prevents the final installation of plant materials.

(6) Additional open space. Additional public open space may be provided in the District, but are not required to be shown on the regulating plan.

**SEC.51P-\_\_\_.120. SIGNS.**

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

(b) Additional attached premise signs. The following attached premise signs are allowed.

(1) Identification signs.

(A) An SUP is required. In addition to the provisions of Section 51A-4.219 in determining whether or not to grant a specific use permit the following factors must be considered:

- (i) Impact on view corridors into and out from the district;
- (ii) Impact on view to and from area parks and landmarks including but not limited to the Trinity River Park and the Margaret Hunt Hill Bridge;
- (iii) Impact on public open space and parks; and,
- (iv) Impact on residential uses within the district.

(B) A maximum of two are allowed.

(C) May project 50 feet above the roof.

(D) Maximum effective area is 5,000 square feet.

(E) May contain a changeable message.

(2) Project announcement signs.

(A) A maximum of ten are allowed.

(B) Maximum effective area is 1,500 square feet.

(C) May contain a changeable message.

(D) May be maintained no more than 90 days before the project or activity in the district commences or the tenant moves in.

(E) Must be removed no more than 90 days after project or activity in the district is completed or the tenant moves in.



**SEC.51P-\_\_121. ROADWAY IMPROVEMENTS.**

(a) Except as provided in this section, before the issuance of a certificate of occupancy for 7,520,000 square feet of floor area, the following improvements must be completed:

(1) A second (one existing) left-turn lane onto Sylvan Avenue on westbound Singleton Boulevard, with design and construction approved by the Department of Sustainable Development and Construction.

(2) A third (two existing) through lane on eastbound Singleton Boulevard at Beckley Avenue, with design and construction approved by the Department of Sustainable Development and Construction.

(b) If a vehicular connection exists between Singleton Boulevard and Commerce Street along the Herbert Street thoroughfare at the time the regulations in this section become required, the regulations are considered satisfied.

**SEC.51P-\_\_122. ADDITIONAL PROVISIONS.**

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

(b) Maintenance. The Property and any improvements in the public right-of-way must be properly maintained in a state of good repair and neat appearance. The city may remove any improvements in the public right-of-way that are not maintained in a state of good repair and neat appearance at the sole expense of the property owner, and may use any available legal remedy to recover the cost of removal from the property owner.

(c) Frontage on a street. A lot in this district is not required to front upon either a dedicated public street or a private street if adequate access is provided by an access easement. A lot is deemed to have adequate access if the access easement is a minimum of 11 feet wide for a one-way access easement, and a minimum of 22 feet wide for a two-way access easement. The design and construction of the access easement must be approved by the director of public works and transportation in accordance with standard city rules and specifications. How do we ensure this?

(d) Use of conveyance as a building. Except as provided in this subsection, use of a conveyance as a building must comply with Section 51A-4.603.

(1) Use of conveyance may be a main use and is not required to be associated with another use on the property.

(2) Electrical service is not limited to temporary pole service.

(3) Signs are limited to an aggregate of 120 square feet of effective area, per facade, per conveyance.

(e) Live/work unit. The occupant of a live/work unit may:

(1) Not employ more than four persons on the premises other than the occupants;

(2) Only have customers and material deliveries and pickups on the premises between 8 a.m. and 6 p.m.;

(3) Conduct work-related activities on the premises only if conducted entirely within the live/work unit; or,

(4) Only have one sign. The sign must be affixed to the live/work unit and have a maximum effective area of 10 feet.

**SEC.51P-\_\_\_.123. COMPLIANCE WITH CONDITIONS.**

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. The director of public works and transportation may approve alternate surfaces such as decomposed granite.

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



**EXHIBIT \_\_\_ B**  
**Table of Development Standards**

	Herbert Street (retail street)	Singleton	Commerce	Park Drive (south/north side)	Beckley (section a)	Beckley (section b)	Sylvan (section a)	Sylvan (section b)	Local Street (mixed-use)	Balaan, Amonette, Akron and Muncie	Local Street (single family)	Mews
<b>LOT</b>												
Area per building (max sf)	none	none	NA	none	NA	NA	NA	NA	none	none	2,000	none
Width (max)	none	none	NA	none	NA	NA	NA	NA	none	none	none	none
Lot coverage (max)	100%	80%	NA	80%	NA	NA	NA	NA	80%	100%	45%	none
<b>BLDG. FRONT SETBACK AREA</b>												
Primary street (min/max)	8/8	6/10	NA	6/12 20	NA	NA	NA	NA	6/12	6/12	15/none	none/0
<b>REQUIRED STREETWALL FRONTAGE</b>												
Primary street (min)	80%	80%	NA	70%	NA	NA	NA	NA	70%	70%	none	80%
<b>PARKING SETBACK (GROUND FLOOR)</b>												
From primary street (min ft)	30	30	NA	30	NA	NA	NA	NA	30	30	20	5
Abutting single family (min ft)	NA	10	NA	NA	NA	NA	NA	NA	10	NA	none	10
<b>BLDG. SIDE SETBACK</b>												
Abutting single family (min ft)	NA	15	NA	NA	NA	NA	NA	NA	15	NA	5	15
Abutting multi-family (min ft)	0	0	NA	0	NA	NA	NA	NA	0	0	5	0
<b>BLDG. REAR SETBACK</b>												
Abutting single family (min ft)	NA	15	NA	NA	NA	NA	NA	NA	15	NA	5	15
Abutting multi-family (min ft)	5	5	NA	5	NA	NA	NA	NA	5	5	5	5
<b>PODIUM HEIGHT</b>												
Target Streetwall Height (min stories)	4	2	NA	NA	NA	NA	NA	NA	varies	2	NA	NA
<b>GROUND FLOOR TRANSPARENCY</b>												
Primary street façade (min)	75%	60%	NA	50%	NA	NA	NA	NA	50%	60%	30%	20%
<b>ENTRANCE</b>												
Primary street entrance	required	required	NA	required	NA	NA	NA	NA	required	required	required	allowed

EXHIBIT C  
CBD View Control Map

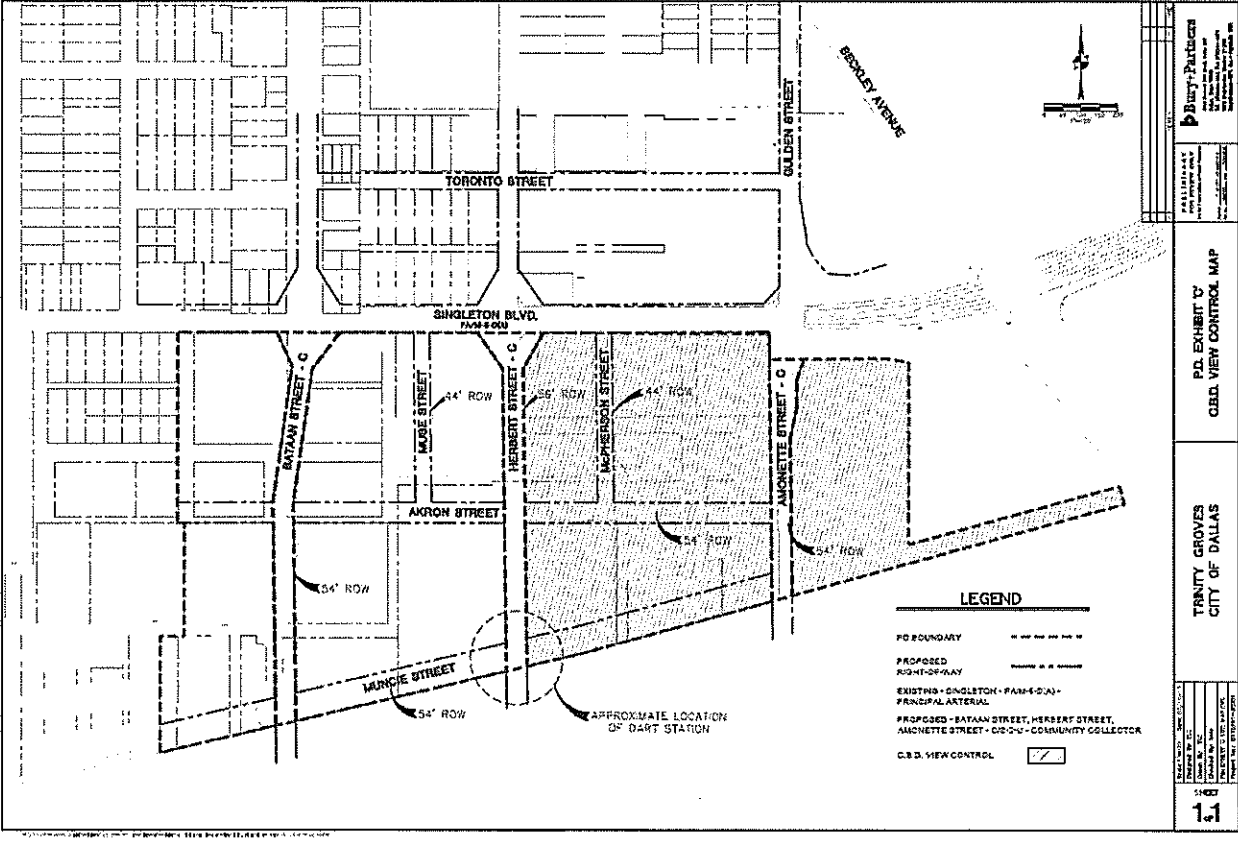


EXHIBIT \_\_\_D  
High-rise Tower Floor Plate Proportion and Orientation Diagram

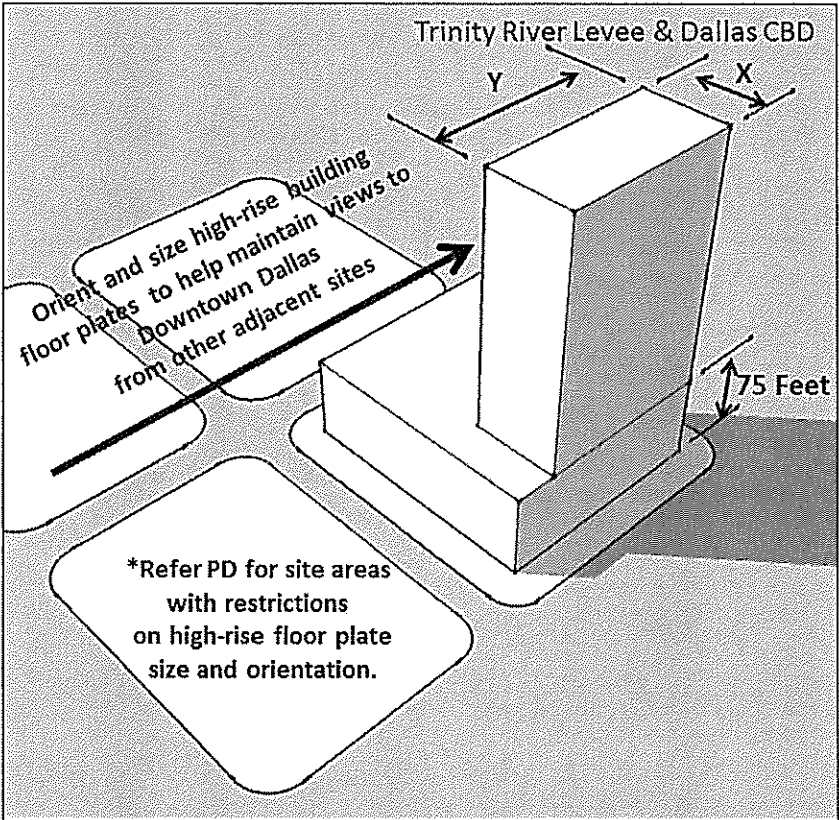


EXHIBIT \_\_E  
Mixed Use Development Parking Chart  
 (for calculating standard parking requirement)

USE CATEGORIES	STANDARD PARKING REQUIREMENT	PARKING ADJUSTMENT THE TIME OF DAY (weekday)				
		Morning	Noon	After-noon	Late After Noon	Evening
<u>Residential Uses</u> (excluding multi-family)	<u>per Code</u>	<u>80%</u>	<u>60%</u>	<u>60%</u>	<u>70%</u>	<u>100%</u>
<u>Multifamily Uses</u>	<u>1 space/unit</u>	<u>80%</u>	<u>60%</u>	<u>60%</u>	<u>70%</u>	<u>100%</u>
<u>Office Uses</u>	<u>per Code</u>	<u>100%</u>	<u>80%</u>	<u>100%</u>	<u>85%</u>	<u>35%</u>
<u>Retail &amp; Personal Service Uses</u>	<u>per Code</u>	<u>60%</u>	<u>75%</u>	<u>70%</u>	<u>65%</u>	<u>70%</u>
<u>Bar &amp; Restaurant Uses</u>	<u>per Code</u>	<u>20%</u>	<u>100%</u>	<u>30%</u>	<u>30%</u>	<u>100%</u>
<u>Any other use</u>	<u>per Code</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>

The adjusted standard off-street parking requirements for the development are the largest of the five “time of day” column sums.

Note: If the use does not fit into one of the first four categories listed above, 100 percent assignment must be used in each of the “time of day” columns. If one or more of the main uses in the development is a retail and personal service use, the minimum parking requirement for the development under this reduction option is the sum of the standard parking requirements for each of the retail and personal service uses in the development

EXHIBIT \_\_\_F (Page 1 of 8)  
Streetscape Standards

SINGLETON BOULEVARD

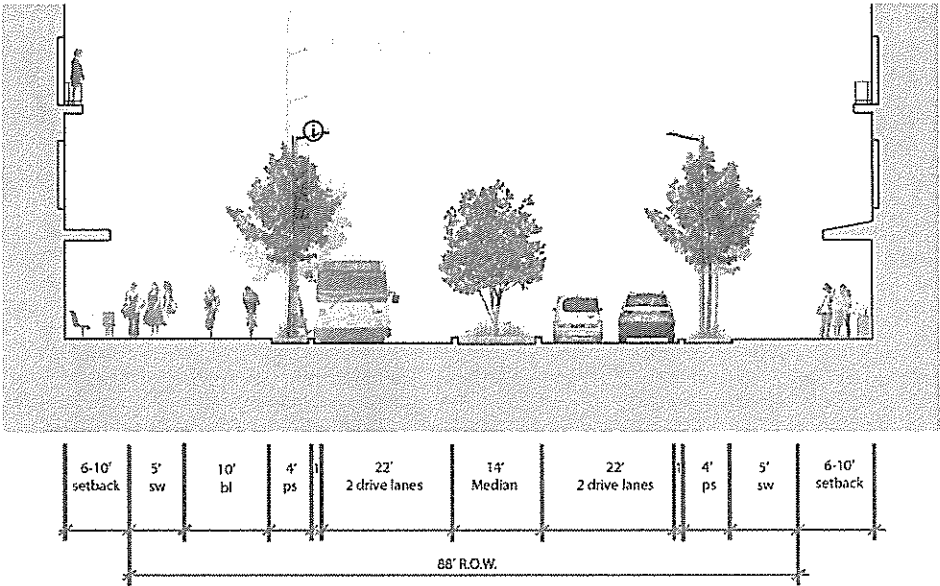
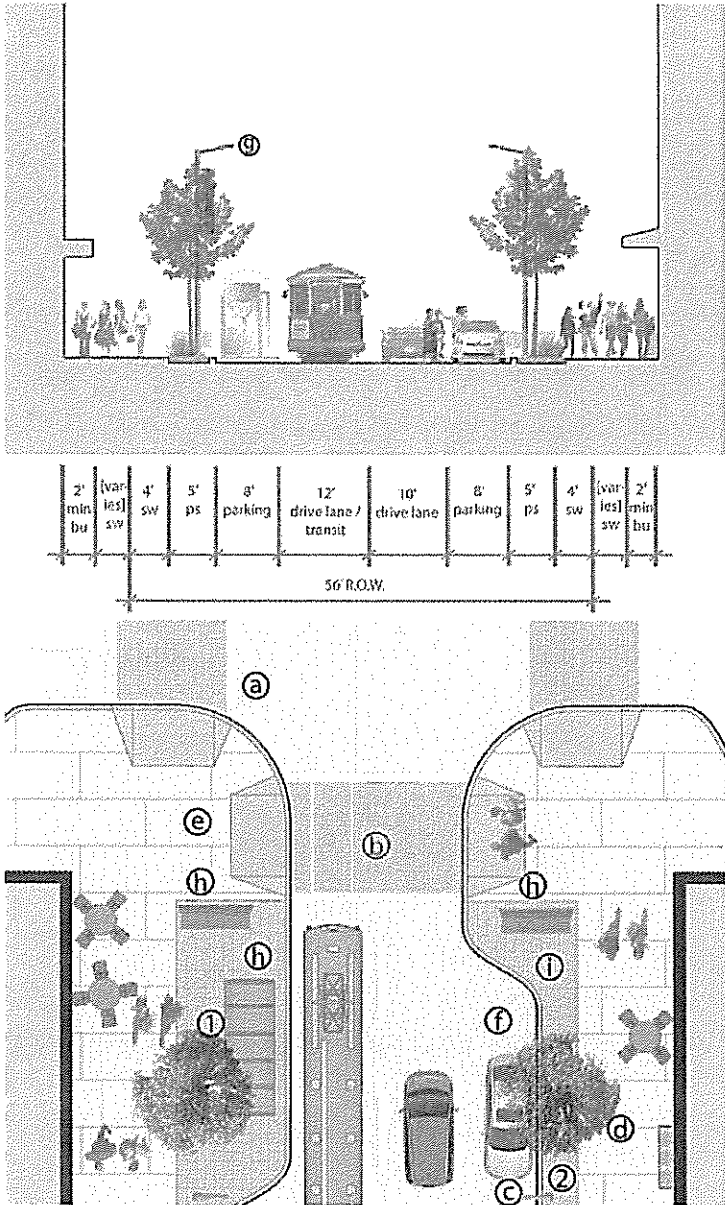




EXHIBIT \_\_\_F (Page 2 of 8)  
Streetscape Standards

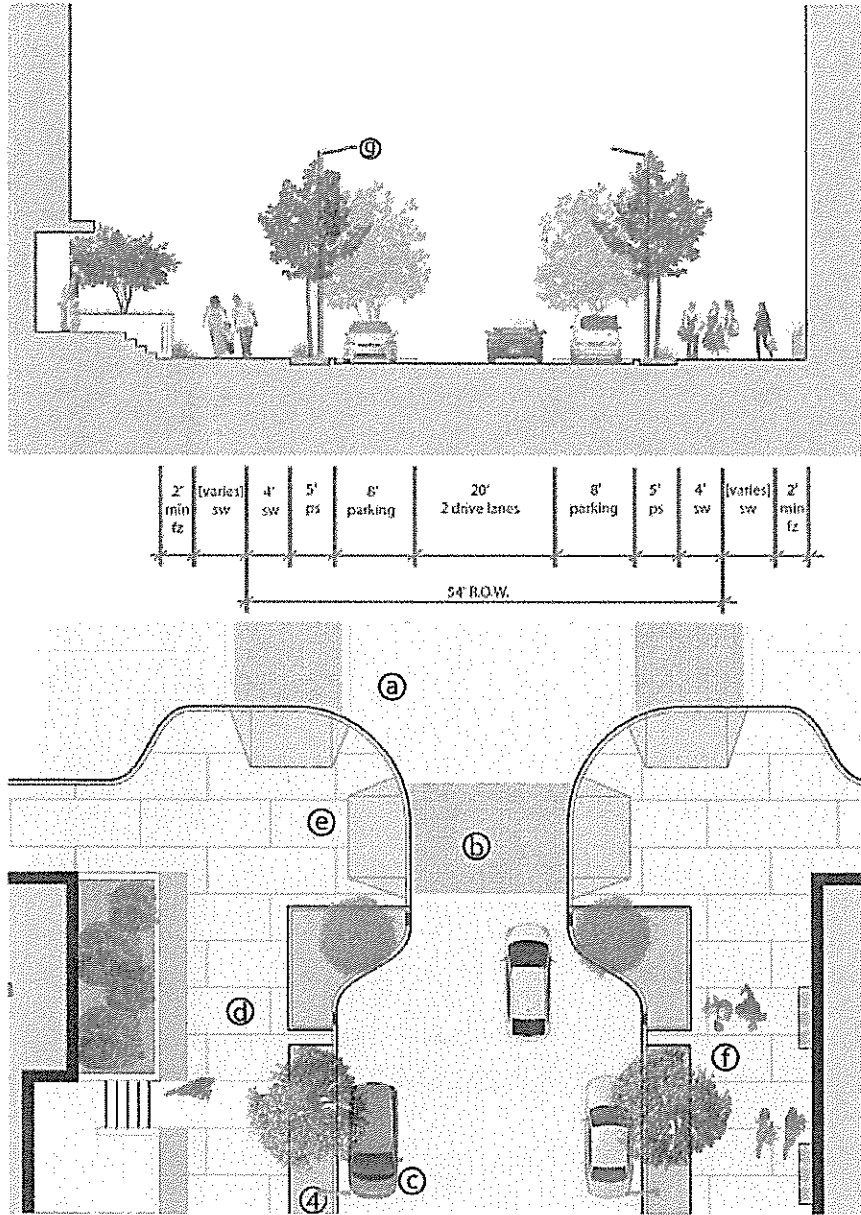
HERBERT STREET



Legend: (bu) Buffer; (sb) sidewalk buffer; (sw) sidewalk; (ps) planting strip; (bl) bike lane; (m) median; (rtw) raised tree well

EXHIBIT \_\_F (Page 3 of 8)  
Streetscape Standards

LOCAL STREET (Amonette, Bataan)



Legend: (bu) Buffer; (sb) sidewalk buffer; (sw) sidewalk; (ps) planting strip; (bl) bike lane; (m) median; (rtw) raised tree well

EXHIBIT \_\_\_F (Page 4 of 8)  
Streetscape Standards

AKRON STREET

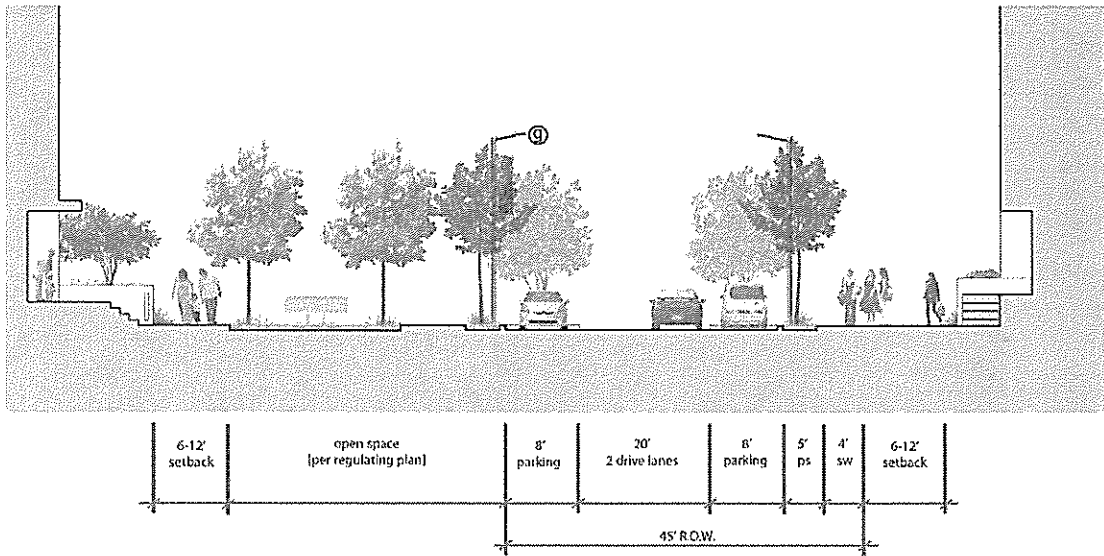


EXHIBIT \_\_\_F (Page 5 of 8)  
Streetscape Standards

MUNCIE AVENUE

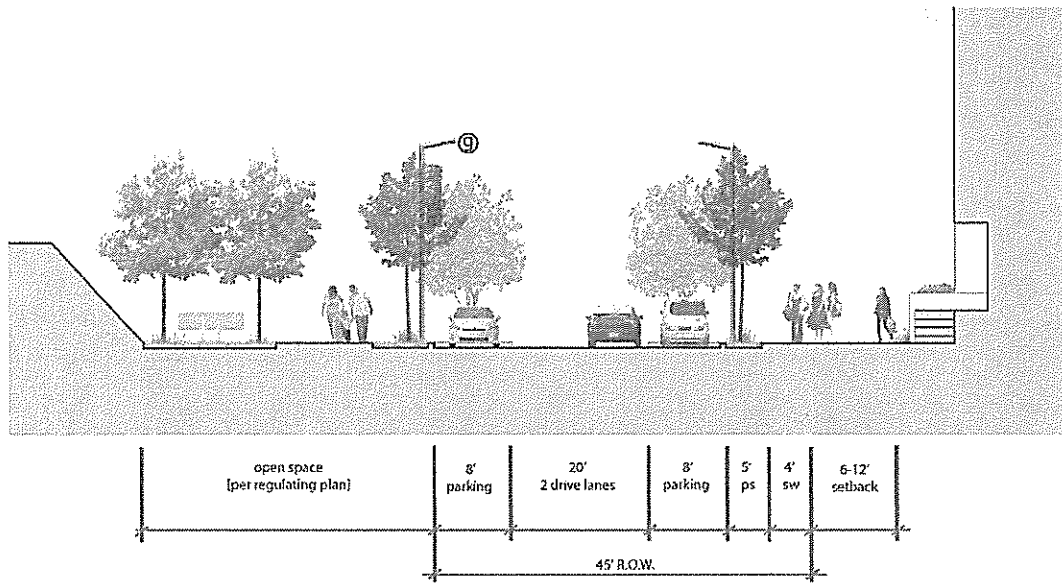
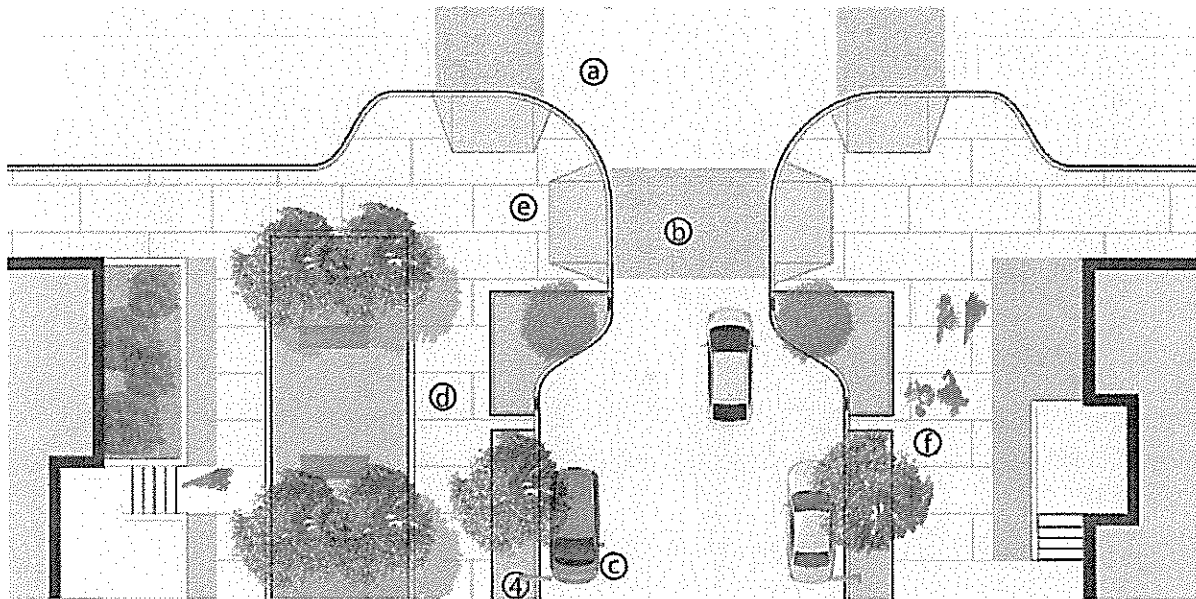
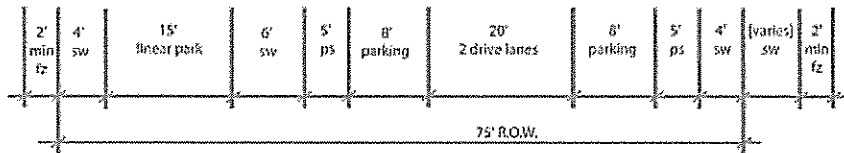
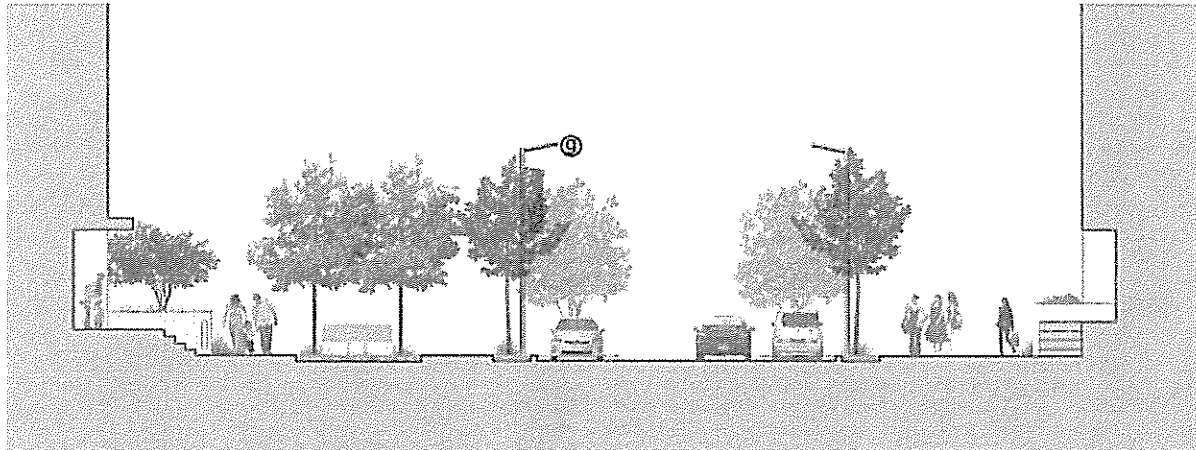


EXHIBIT \_\_\_F (Page 6 of 8)  
Streetscape Standards

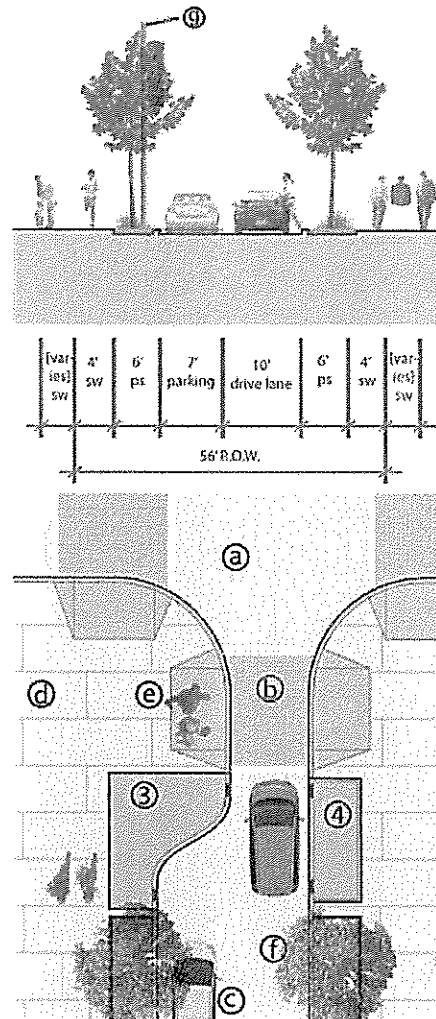
LOCAL STREET (with linear green)



Legend: (bu) Buffer; (sb) sidewalk buffer; (sw) sidewalk; (ps) planting strip; (bl) bike lane; (m) median; (rtw) raised tree well

EXHIBIT \_\_\_F (Page 7 of 8)  
Streetscape Standards

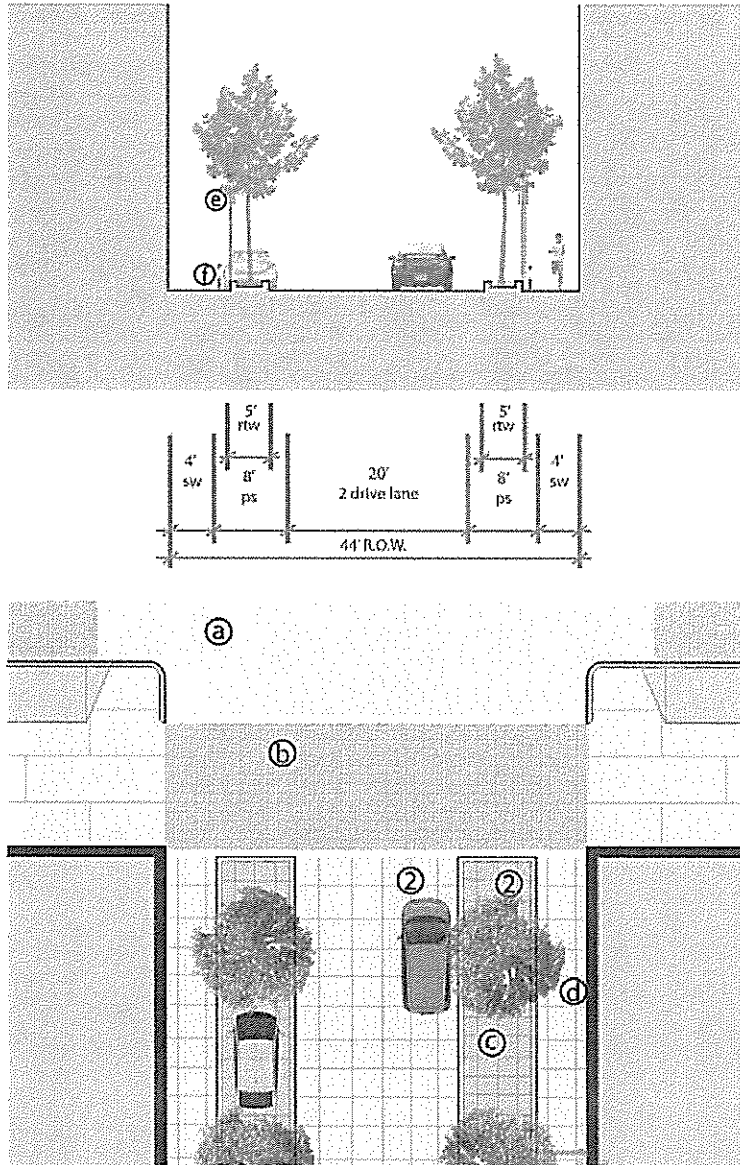
COUPLET



Legend: (bu) Buffer; (sb) sidewalk buffer; (sw) sidewalk; (ps) planting strip; (bl) bike lane; (m) median; (rtw) raised tree well

EXHIBIT \_\_\_F (Page 8 of 8)  
Streetscape Standards

MEWS



Legend: (bu) Buffer; (sb) sidewalk buffer; (sw) sidewalk; (ps) planting strip; (bl) bike lane; (m) median; (rtw) raised tree well

EXHIBIT \_\_\_\_ G

Master Parking and Floor Area Plan Supplement

Date: \_\_\_\_  
Number: \_\_\_\_

Before processing this supplement, the building inspection file for PDD No. \_\_ must be checked in order to ensure that the most recent current totals are being used.

Supplement to Master Parking and Floor Area Plan No. \_\_\_\_.

For Master Parking and Floor Area Plan tracking purposes, this supplement must be submitted to the building official if: (i) a site plan is approved that adds or removes floor area in the district; (ii) the location of required parking spaces are relocated; or, (iii) special parking spaces are added or removed.

Supplements must be numbered sequentially in order to track all previous applications. The Master Parking and Floor Area Plan supplement must be stamped as received by the building official to accurately reflect the receipt of the supplement and a copy of the supplement must be provided for filling with PDD No. \_\_ in the offices of the building official.

Parking Calculation

1. Required Parking:

- A. Existing required parking (as of last Master Parking and Floor Area Plan or supplement) \_\_\_\_\_
  - i. Existing shared parking spaces \_\_\_\_\_
  - ii. Existing remote parking spaces (outside of PDD No. \_\_) \_\_\_\_\_
  - iii. Existing packed parking spaces \_\_\_\_\_
- B. Increase or reduction in required parking spaces by a site plan or minor Amendment (Date approved: \_\_\_\_ ) \_\_\_\_\_
  - i. Shared parking spaces \_\_\_\_\_
  - ii. Remote parking spaces (outside of PDD No. \_\_) \_\_\_\_\_
  - iii. Packed parking spaces \_\_\_\_\_
- C. New total required parking \_\_\_\_\_

2. Provided Parking

- A. Existing provided parking (as of last Master Parking and Floor Area Plan supplement) \_\_\_\_\_
- B. Increase or reduction in provided parking spaces \_\_\_\_\_
- C. New total provided parking \_\_\_\_\_

3. Required parking spaces to be relocated \_\_\_\_\_

- A. Current location and number of spaces \_\_\_\_\_



B. New location and number of spaces

\_\_\_\_\_

\_\_\_\_\_

**4. New or relocated special parking**

A. Shared parking spaces\*

i. New shared parking spaces

\_\_\_\_\_

Recipient use A \_\_\_\_\_  
Floor area \_\_\_\_\_  
Required parking \_\_\_\_\_

Provider use B \_\_\_\_\_  
Floor area \_\_\_\_\_  
Required parking \_\_\_\_\_  
Location of required parking \_\_\_\_\_

ii. Revised location of shared parking spaces

\_\_\_\_\_

Recipient use A \_\_\_\_\_  
Location \_\_\_\_\_  
Floor area \_\_\_\_\_  
Required parking \_\_\_\_\_

Provider use B \_\_\_\_\_  
Location \_\_\_\_\_  
Floor area \_\_\_\_\_  
Required parking \_\_\_\_\_  
New location of required parking \_\_\_\_\_

\*Excludes residential uses if not located on the same lot as the residential use

B. Remote parking spaces (Excludes residential uses)

i. New remote parking spaces

\_\_\_\_\_

Location of remote parking \_\_\_\_\_  
\_\_\_\_\_  
Location of use \_\_\_\_\_  
Number of spaces \_\_\_\_\_  
Walking distance \_\_\_\_\_

Provider use B \_\_\_\_\_  
Floor area \_\_\_\_\_  
Required parking \_\_\_\_\_  
Location of required parking \_\_\_\_\_

ii. Revised location of remote parking spaces

Existing location of remote parking \_\_\_\_\_  
\_\_\_\_\_

New location of remote parking \_\_\_\_\_  
\_\_\_\_\_

Location of use \_\_\_\_\_  
Number of spaces \_\_\_\_\_  
Walking distance \_\_\_\_\_

C. Packed parking spaces

- i. New packed parking spaces \_\_\_\_\_  
(Operational plan must be approved by the building official)
- ii. Revised location of packed parking spaces \_\_\_\_\_  
(Operational plan must be approved by the building official)

Received by: \_\_\_\_\_  
Comments: \_\_\_\_\_  
Date: \_\_\_\_\_

EXHIBIT \_\_\_H

TIF Mixed Income Housing Guidelines

**City of Dallas Tax Increment Finance (TIF) Districts  
Downtown Connection and City Center TIF Districts  
Mixed Income Housing Guidelines**

Approved December 2011

**TIF Program Purpose**

The purpose of the City of Dallas' TIF program is to promote development in underutilized and vacant areas through the use of public investment to attract private investment. The goals for the districts include improving the infrastructure within the districts and adding apartments, single family homes, retail and commercial space, and office and professional space. Promoting housing for individuals and families at a variety of income levels is one of many policy considerations for the districts.

**General definitions**

Mixed income housing requires a minimum of 10% of all units to meet affordable housing standards.

Affordable housing units are those which are affordable to a household earning 80% or less of the median family income for the Dallas Area.

The 10% affordability requirement applies to both rental units and to units that are for sale. Requirements for for-sale units will be handled on a case-by-case basis. These guidelines primarily pertain to rental housing.

Affordability period and rent rates

Rental units must be affordable for a period of at least fifteen years, beginning from the date the project is complete per the development agreement.

Income levels and *maximum* rent will vary each year and are based on HUD's calculations for Area Median Family Income (AMFI), utility expenses, and Market Rent for the Dallas Area. Maximum rents are set each year at 30% of 80% of AMFI, including a utility allowance. Information pertaining to the maximum affordable rent and income levels that are currently in effect can be obtained from the Office of Economic Development.

Affordable units

A minimum of 10% of all occupied units shall be rented to qualifying households.

The developer may choose to offer any available unit to qualifying households. The 10% total requirement thus may be satisfied by any combination of units and need not apply to units of all sizes.

Affordable units shall be comparable in size and finish quality to market rate units and shall be dispersed throughout the development. Affordable units shall not be segregated into a particular section of the development and shall be a minimum of 500 square feet.

#### Qualifying households

A qualifying household is defined as a household making 80% or less of the AMFI.

Developers may include wages, salaries, tips, commissions, social security income, etc. to certify a household's income. The method used to determine income should be the same for qualifying and market rate households.

#### Lease terms

Households that qualify at the beginning of a lease will be assumed to qualify for the entirety of the term of that lease. Recertification is therefore only necessary during lease renewal.

At the end of the lease, the new lease rates will be set based on the household's current income at the time of renewal.

If the household no longer qualifies for an affordable unit, the lease may be renewed at market rate and another unit made available for a qualifying household in order to maintain the 10% affordability requirement.

#### Fees and leasing requirements

In general, all leasing requirements and all fees, utility charges, assessments, fines, etc. charged by the apartment community must be applied uniformly to qualifying households and market rate households, with the exception that the developer may choose to waive or reduce fees for qualifying households and the developer may choose to set specific lease lengths for affordable units.

### **Reporting Requirements**

Adequate reporting by developer, owner, or property manager shall be required to ensure that the City can appropriately monitor compliance with the guidelines. Projects receiving affordable housing funding under federal or state programs may choose to submit copies of compliance reports specific to the federal or state program in lieu of the TIF program report. Specific reporting requirements will be updated as necessary.

### **Compliance**

The developer assumes all liability for compliance with these requirements and with all applicable laws. By participating in the City's TIF program, the developer agrees to report all information accurately and on time. At the City's request, the developer agrees to produce necessary documentation for determining full compliance with this program.

The affordability period shall be extended by six months for any number of units by which the affordable housing provided during a semi-annual period falls short of the number of units required to meet the affordable housing requirements. Noncompliance may result in

termination of the development agreement, a reduction in TIF reimbursement, or other action as determined by the Office of Economic Development.

Request for waiver or minor modification of these requirements shall be submitted to the Office of Economic Development and will be negotiated on a project by project basis with the City and the County.

The City may consider retaining a percentage of TIF funding to ensure that in the event that the property is sold prior to the end of the 15 year compliance period, all subsequent owners will be required to provide affordable housing for the remainder of the affordability period.

The TIF program does not alter, modify, or reduce any affordable housing requirements, duties, or obligations imposed on the developer because of receipt of funds or other assistance from other programs or persons.

### **Alternative Methods**

A developer may propose alternative methods of meeting the requirements such as providing equivalent affordable housing units in a comparable location within or adjacent to the TIF district. All proposed alternative methods will be considered on a case by case basis and must be approved by both the City and Dallas County.

### **Affirmative Fair Housing Marketing Plan**

An affirmative fair housing marketing plan is required for all projects with a residential component that are supported with TIF funding. This requirement is detailed in each project's development agreement. Each project will be evaluated individually to ensure that it furthers affirmative fair housing goals.

### **Effective Date**

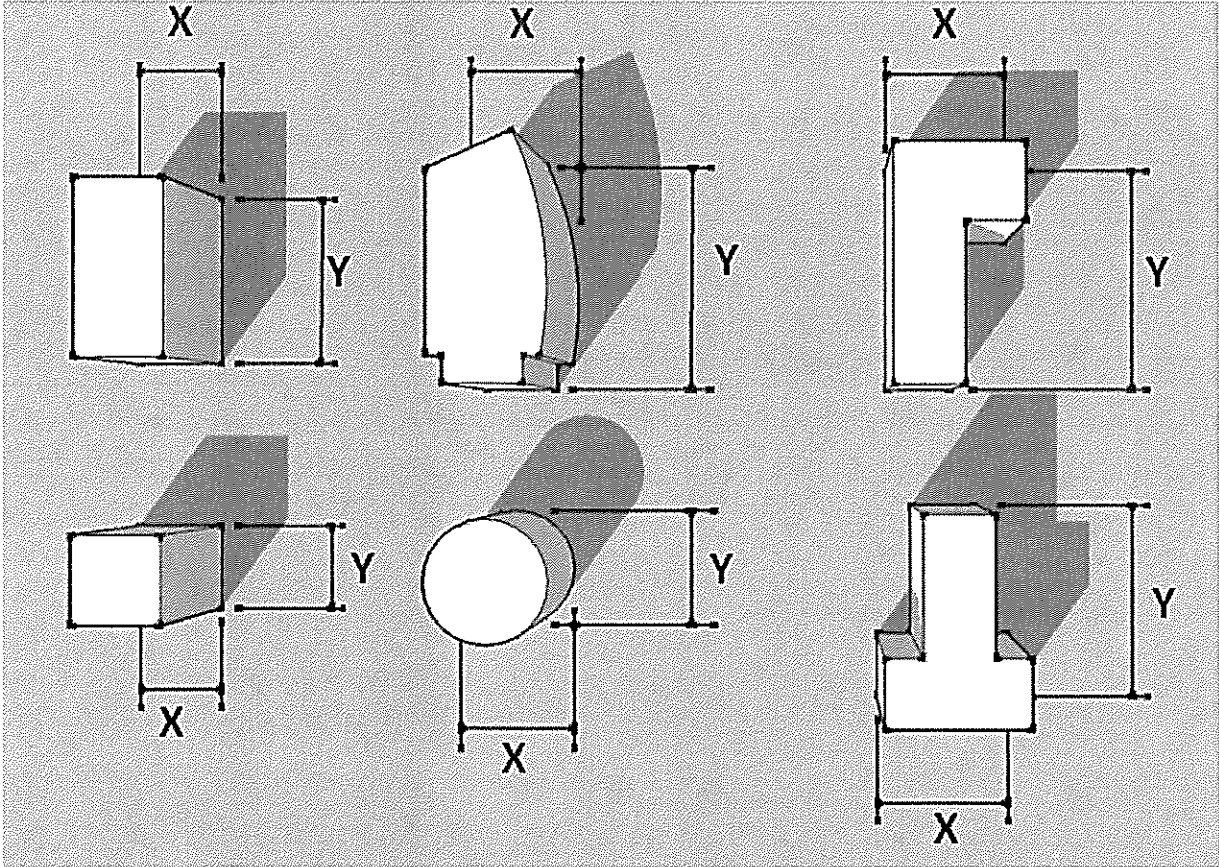
These guidelines are effective in each district as of the date they are approved by that district's TIF board. The guidelines apply to developments with first occupancy on October 1, 2011 or later. These guidelines will not alter the terms of development agreements authorized prior to the approval of this document.

### **Guideline Modifications**

As needed, the City may make modifications or corrections to these guidelines to increase their effectiveness. Where these guidelines may conflict with a district's Final Plan language concerning housing provisions, the Director of the Office of Economic Development will make a final determination of project requirements.

EXHIBIT \_\_\_I

Tower Floor Plate Proportion Diagram



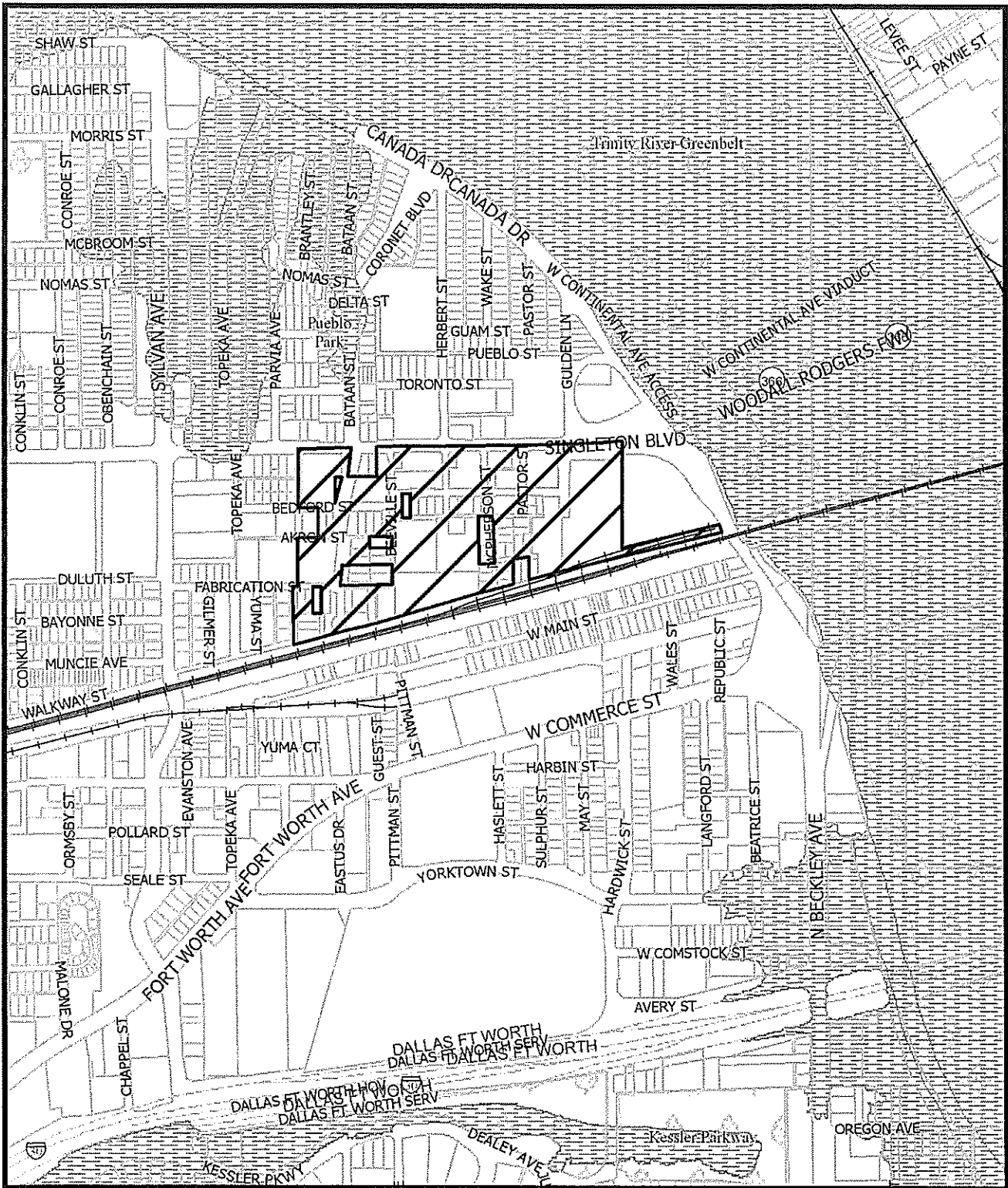
**COMPLIANT FLOOR PLATE PROPORTION & PROPER MEASUREMENT**

Z112-319(RB)

EXHIBIT \_\_\_J

Site Plan Development Table

**TO BE PROVIDED SEPARATELY**



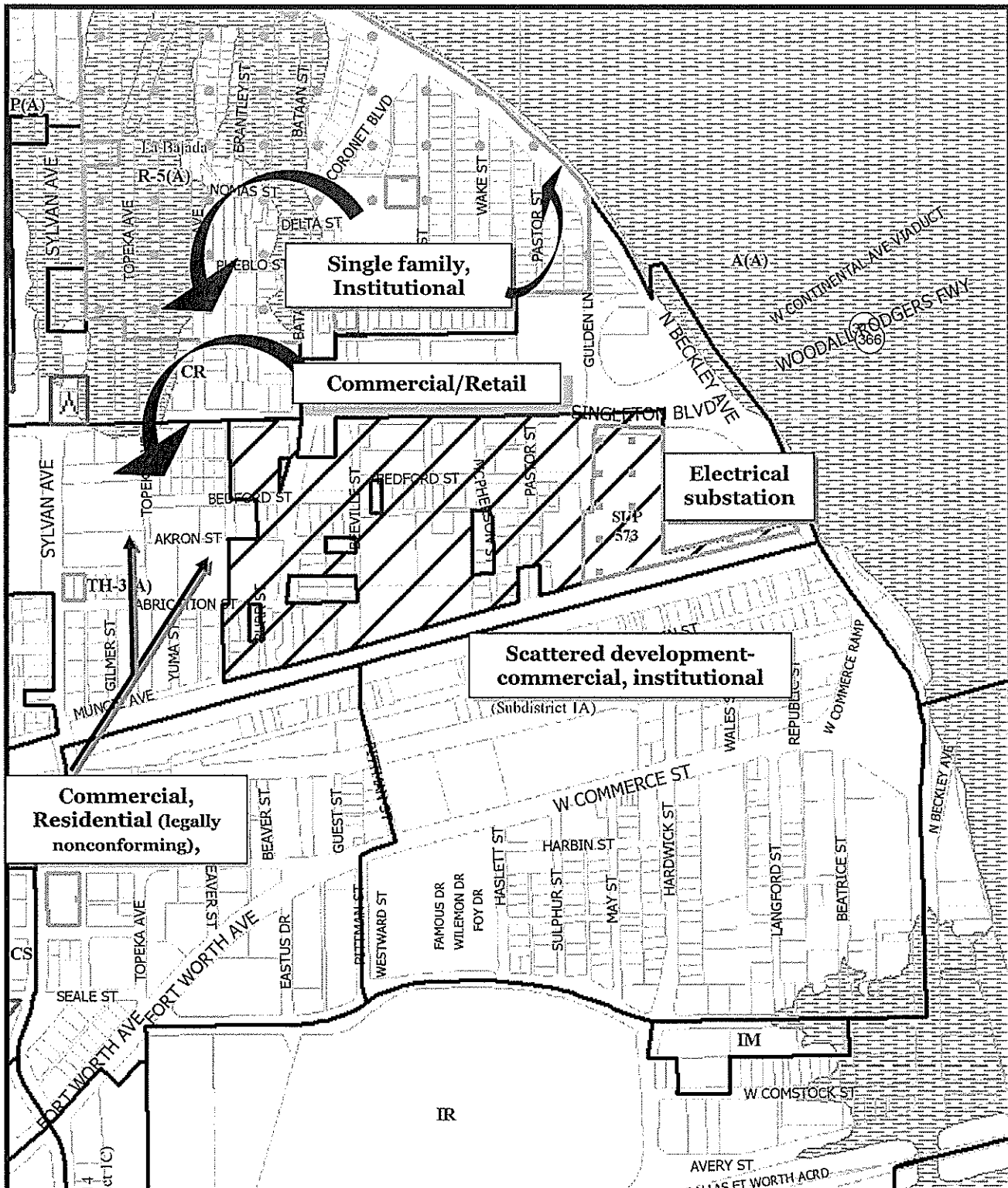
1:9,600

# VICINITY MAP

Case no: Z112-319

Date: 3/27/2013






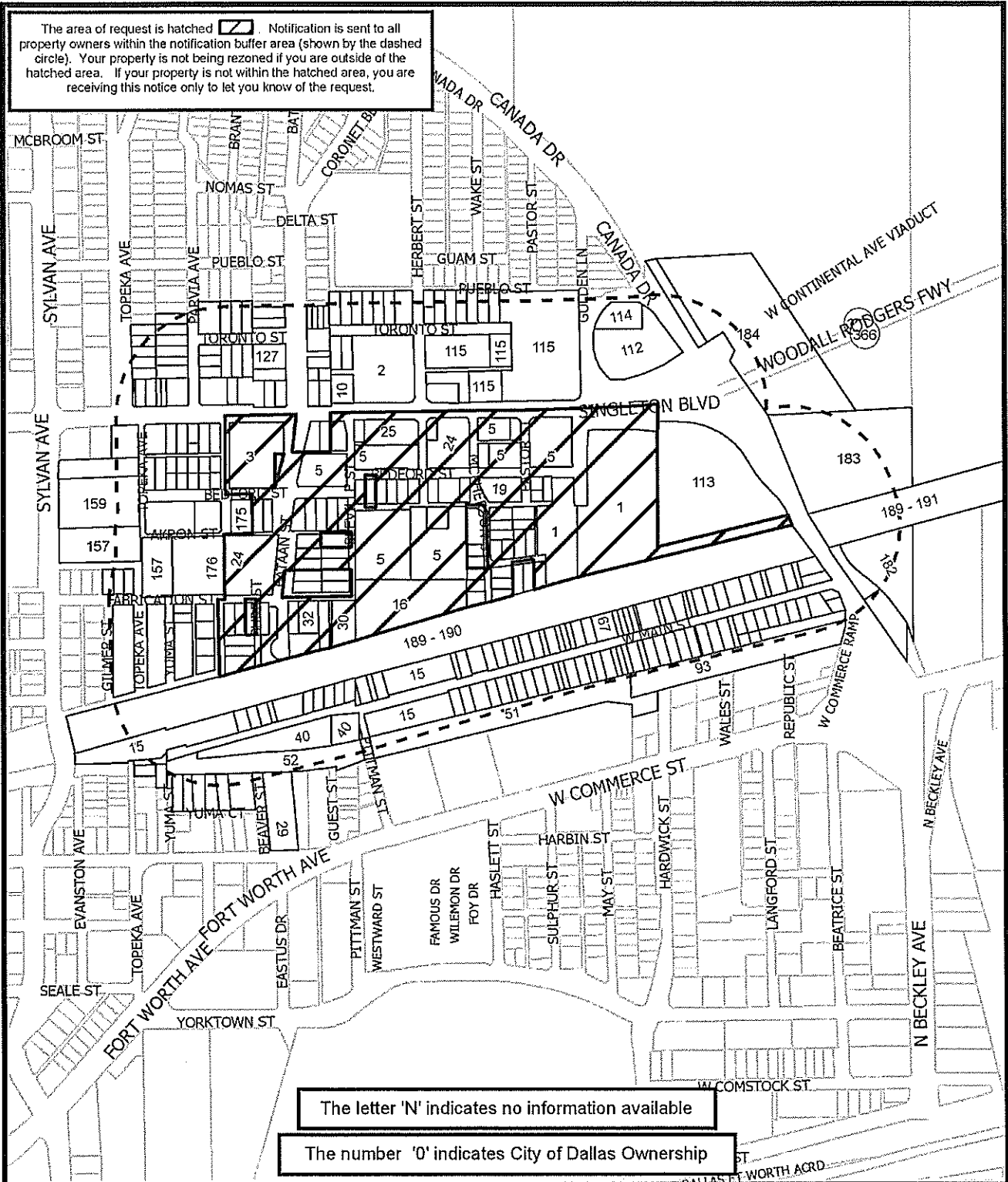
1:7,200

# ZONING AND LAND USE

Case no: Z112-319

Date: 3/27/2013

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



The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership



1:7,200

# NOTIFICATION

**500'** AREA OF NOTIFICATION  
**191** NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z112-319**  
 Date: **3/27/2013**

3/27/2013

***Notification List of Property Owners******Z112-319******191 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	240 SINGLETON BLVD	CORNERSTONE C & M INC % PROPERTY TAX DEP
2	2732 MCPHERSON ST	WEST DALLAS INVESTMENTS L
3	269 MAIN ST	WEST DALLAS INVESTMENTS LP
4	2728 MCPHERSON ST	MORALES ALVINO
5	2900 MCPHERSON ST	WEST DALLAS INV LP
6	2724 MCPHERSON ST	ESTRADA ANDRES JR
7	327 POE ST	CAVAZOS GUADALUPE B & ET AL
8	323 POE ST	MARTINEZ JUANITA
9	319 POE ST	MARTINEZ JUANITA
10	2710 MCPHERSON ST	WEST DALLAS INVESTMENTS
11	2706 MCPHERSON ST	ROGERS MARGARET
12	2702 MCPHERSON ST	DELEON JOE D % HUMBERTO DELON
13	316 POE ST	CASTRO ANDRES
14	2741 MCPHERSON ST	WEST DALLAS INV
15	2340 EVANSTON AVE	COMMERCE PROPERTIES WEST LC
16	2704 BEEVILLE ST	EZS TRUCKING INC % R M GINSBERG
17	308 BEDFORD ST	GARCIA JUAN ALMARAZ
18	312 BEDFORD ST	RIOS GUADALUPE TR
19	330 BEDFORD ST	WEST DALLAS INVESTMENT LP % LARRY MCGREG
20	342 BEDFORD ST	WEST DALLAS INV L P
21	402 BEDFORD ST	JENSEN DAVID
22	414 BEDFORD ST	WILONSKY ROBERT
23	322 SINGLETON BLVD	WEST DALLAS INVESTMENTS LP
24	340 SINGLETON BLVD	WEST DALLAS INVESTMENTS LP
25	408 SINGLETON BLVD	BLUE RIBBON INDUSTRIES INC
26	2714 BATAAN ST	CHOVANEC ROBERT H ETAL

3/27/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2710 BATAAN ST	GARCIA ALBERT & MARTHA GARCIA
28	2715 BEEVILLE ST	PEREZ MELESIO
29	511 COMMERCE ST	COMMERCE PPTIES WEST LC
30	402 FABRICATION ST	EZS TRUCKING INC % R M GINSBERG ESQ
31	406 FABRICATION ST	UNKNOWN
32	414 FABRICATION ST	WEST DALLAS INVESTMENTS LP
33	2606 BATAAN ST	GIBSON LARRY
34	422 FABRICATION ST	HERNANDEZ FELIPE & MARY LEE C
35	502 FABRICATION ST	GIBSON LARRY
36	512 FABRICATION ST	SPICER HOLDINGS LLC
37	2604 PARVIA AVE	EZ TRUCKING LP
38	2330 TOPEKA AVE	MOSTAFAVI LEYLA
39	501 MAIN ST	FENDER H R C/O MATT HARTMAN
40	506 MAIN ST	COMMERCE PROPERTIES WEST LC
41	513 MAIN ST	GREER THEODORE JR
42	515 MAIN ST	HOWARD JOHN JR
43	507 MAIN ST	HUTCHISON MAUREEN & APT 295
44	509 MAIN ST	LEFFALL VERDIE
45	521 MAIN ST	COMMERCE PROP WEST LC
46	539 MAIN ST	FLOREY W W C/O MATT HARTMAN
47	629 YUMA CT	CHAPMAN TRACI SHAWN
48	625 YUMA CT	CHAPMAN TRACY SHAWN
49	611 YUMA CT	SEMOS CHARLES TOM
50	605 YUMA CT	MCCOMAS ADA NELL BRAU
51	2500 HARDWICK ST	TEXAS OAKS HOLDINGS GROUP % RAILAMERICA
52	2500 HARDWICK ST	TEXAS OAKS HOLDINGS GROUP INC STE A
53	115 MAIN ST	BACON IRENE B
54	129 MAIN ST	THOMAS ETTA LEE
55	131 MAIN ST	RIOS DORA L
56	133 MAIN ST	TOPLETZ INVESTMENTS SUITE 301
57	207 MAIN ST	JOHNSON WILLIAM L & LINDA PATTERSON JOHN

3/27/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	211 MAIN ST	JOHNSON WILLIAM L &
59	215 MAIN ST	JOHNSON WILLIAM &
60	219 MAIN ST	REYNA PABLO &
61	223 MAIN ST	WEST DALLAS INVESTMENTS LP % MR LARRY MC
62	231 MAIN ST	WHITE LAURA MRS
63	235 MAIN ST	ROGERS TONY GARCIA
64	249 MAIN ST	SHERMAN KENNETH E
65	247 MAIN ST	SHERMAN KENNETH E & B CECILIA SHERMAN
66	249 MAIN ST	HMK LTD
67	253 MAIN ST	RAMBO CYNTHIA ANN
68	263 MAIN ST	NEALY CORINTHIA EST OF
69	267 MAIN ST	COMMERCE PROPERTIES WEST LC % MR. LARRY
70	271 MAIN ST	COMMERCE PPTIES WEST LLC
71	303 MAIN ST	BARR JOHN H TR
72	319 MAIN ST	LEWIS WILLIE CHARLES & ELIZABETH GRAYSON
73	323 MAIN ST	LONE STAR MISSION BAPTIST CHURCH
74	337 MAIN ST	KELLEY JOHN EARL
75	415 MAIN ST	HMK, LTD LP
76	423 MAIN ST	BOCK HOWARD M
77	425 MAIN ST	PLUMMER EMMERSON L JR
78	428 MAIN ST	BEVERS JOE II
79	338 MAIN ST	CUNNINGHAM J W
80	336 MAIN ST	LYNWOD SOPORIA C/O GEORGE SANDERS
81	330 MAIN ST	LONE STAR BAPTIST CHURCH
82	324 MAIN ST	SCOTT GEORGE ESTATE % JACQUELINE BROWN
83	322 MAIN ST	SCOTT JOE
84	314 MAIN ST	BARR JOHN H TRUSTEE
85	312 MAIN ST	JOHNSON JOE AND GRACE % ORA LEE LEWIS
86	302 MAIN ST	HAWS SCOTT R J ET AL
87	268 MAIN ST	CHAMBERS HASICELL J & DAVID CHAMBERS
88	266 MAIN ST	YOUNG SHARON DENISE ETAL

3/27/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	262 MAIN ST	JACKSON VELNERA J
90	258 MAIN ST	HOUSTON ESTELLA ESTATE OF
91	256 MAIN ST	LEAVELL S R & DON A
92	252 MAIN ST	LEAVELL S R & DON A LEAVELL
93	250 MAIN ST	CONTRACTORS IRON & STEEL CO
94	238 MAIN ST	CONTRACTORS IRON & STEEL
95	234 MAIN ST	CONTRACTORS IRON & STEEL COMPANY
96	228 MAIN ST	CONTRACTORS IRON & STEEL % M F LEAVELL
97	224 MAIN ST	CONTRACTORS IRON STEEL
98	216 MAIN ST	LEAVELL S R & D A LEAVELL
99	208 MAIN ST	HUNT JESSIE
100	204 MAIN ST	LEAVELL S R & D A
101	202 MAIN ST	DANIELS ELZO
102	202 MAIN ST	LENOV PROPERTIES
103	132 MAIN ST	CONTRACTORS IRON & STEEL
104	124 MAIN ST	GRAY DERWIN M
105	2701 BECKLEY AVE	COMMERCE PROPERTIES WEST
106	2634 BECKLEY AVE	MCGREGOR LARRY B
107	2516 BECKLEY AVE	FROST JACK W
108	324 POE ST	ROGERS PETE& MARIA
109	320 POE ST	VALDEZ DORA CABRAL
110	2731 MCPHERSON ST	2731 MC PROPERTIES CORP
111	418 BEDFORD ST	FULLER BESSIE EST % MRS W E BENTLEY
112	3016 GULDEN LN	HARGETT ELECTRIC CO
113	2901 BECKLEY AVE	TEXAS UTILITIES ELEC CO % STATE & LOCAL
114	3030 GULDEN LN	FLORES EDWARD
115	3011 GULDEN LN	WEST DALLAS INVMTS LP
116	353 SINGLETON BLVD	HMR INVESTMENT INC
117	453 TORONTO ST	WALKER MARY
118	424 TORONTO ST	ZUNIGA GILBERT
119	407 TORONTO ST	RAMIREZ JUSTO EST OF

3/27/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	417 TORONTO ST	ZUNIGA GILBERT
121	421 TORONTO ST	GUZMAN CELESTINO
122	331 TORONTO ST	NUNCIO MARGARET
123	351 TORONTO ST	NUNCIO EDWARD
124	437 SINGLETON BLVD	VALDEZ REBECCA
125	3001 BATAAN ST	HUERTA YSIDRO
126	507 SINGLETON BLVD	MOSESON SAM & WILONSKY ROBERT
127	3106 BATAAN ST	IGLESIA DE DIOS MANANTIA
128	3011 BATAAN ST	MOSESON SAM & ROBERT WILONSKY
129	3012 BATAAN ST	CASTILLO NATIVIDAD M & VALENTIN M CASTIL
130	3106 BATAAN ST	IGLESIA DE DIOS MANATIALE DE VIDA ETERNA
131	3115 BATAAN ST	CURZ ARMANDO
132	3111 BATAAN ST	PADILLA ESTHER ESTATE % MARY PADILLA
133	515 SINGLETON BLVD	MOSESON SAM
134	3006 TOPEKA AVE	FLOYD WILLIAM R ETAL
135	615 SINGLETON BLVD	GARCIA EDUARDO F % WILLIAM R FLOYD
136	613 SINGLETON BLVD	JONES CLARENCE
137	603 SINGLETON BLVD	MARTINEZ ANTONIO G
138	3022 TOPEKA AVE	MEDINA TOMASA
139	3102 TOPEKA AVE	NARVAEZ ERNESTINA A
140	3014 TOPEKA AVE	BOZQUEZ JUAN ARNULFO ROMAN
141	3010 TOPEKA AVE	JIMENEZ GLORIA & ROSA MARIA JIMENEZ
142	3018 TOPEKA AVE	GARZA JOSE % LUPE BILLINGSLEY
143	3107 PARVIA AVE	SALAZAR CATHERINE EST OF
144	3101 PARVIA AVE	CAZARES FORTUNATA EST OF % D & F INVESTM
145	3023 PARVIA AVE	OROZCO AMELIA
146	3019 PARVIA AVE	HUERTA WALTER A
147	3015 PARVIA AVE	LUNA PAULA & CIRILO LUNA
148	531 TORONTO ST	NEW MOUNT CORINTH BAPTIST CHURCH
149	523 TORONTO ST	HERRERA ZULEMA
150	519 TORONTO ST	GARCIA ELVIRA MORALES

3/27/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	515 TORONTO ST	GARCIA MACARIO
152	3016 PARVIA AVE	ANDERSON ORA % CAROLYN BRUMFIELD
153	3020 PARVIA AVE	MOON MARGARET P LUNA
154	518 TORONTO ST	GALVAN PASCUAL & LORENZA
155	514 TORONTO ST	IGLESIA DE DIOS MANANTIA
156	519 SINGLETON BLVD	SRJ INVESTMENTS
157	2720 SYLVAN AVE	WEST DALLAS INVESTS LP
158	720 SINGLETON BLVD	DURBIN PAMELA LYNN
159	2816 SYLVAN AVE	BIG D TRUCK & TRAILER SERVICES INC
160	2920 SYLVAN AVE	SALIBA SHUBERT & MCCLURE PARTNERSHIP
161	711 FABRICATION ST	CARDENAS ROSALIO & MARIA
162	707 FABRICATION ST	SHERARD M F
163	700 FABRICATION ST	DAVIS RALEIGH F JR & ANTHONY C DAVIS
164	620 FABRICATION ST	RALDAV ENTERPRISES
165	2626 YUMA ST	DAVIS HELEN & RALEIGH FAMILY TR B % DAVI
166	2603 PARVIA AVE	BOND BRENDA & SCOTT PARKER
167	2623 PARVIA AVE	PLEXSTAR INC
168	434 SINGLETON BLVD	FLOYD WILLIAM R ALLEAN
169	2901 BATAAN ST	TEXAS TRUCK TERMINALS
170	602 SINGLETON AVE	VARA JUAN & TERESA M
171	618 SINGLETON BLVD	SAN MIGUEL GLORIA E
172	626 SINGLETON BLVD	DELGADO TRINIDAD TR
173	619 BEDFORD ST	CARRANZA BENIGNO & CECILIA CARRANZA CRUZ
174	2903 PARVIA AVE	RICO ANGEL
175	516 BEDFORD ST	KELLY ROBERT L & TAMMY R KELLY
176	611 FABRICATION ST	SQUIRIE BROTHERS PPTY LLC
177	2703 BEEVILLE ST	CERVANTEZ LUPE EST OF
178	2706 BATAAN ST	CERVANTES LUPE L & ANDREA F
179	2719 BEEVILLE ST	BINGHAM WILEY ANN B % WILEY BINGHAM
180	2702 BATAAN ST	MEDINA PRIMITIVO
181	508 FABRICATION ST	CALVIN DARRELL W



Z112-319(RB)

3/27/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	1001	CONTINENTAL ST VIADUCT DALLAS COUNTY LID EXEMPT 1963
183	1001	CONTINENTAL ST VIADUCT DALLAS COUNTY LID EXEMPT
184	1001	CONTINENTAL ST VIADUCT DALLAS CITY & COUNTY JAYNE MORRELL CITY
185	241	MAIN ST MORALES PABLO C & GUADALUPE CARRILLO
186	2805	PARVIA AVE SALAZAR PLACIDO HUERTA &
187	620	BEDFORD ST HUERTA PLACIDO ET AL
188	2300	GRAND AVE BNSF RAILWAY % PROPERTY TAX DEPT
189	9999	NO NAME ST UNION PACIFIC RR CO % TAX DEPT
190	4401	LINFIELD RD ST LOUIS S W RAILWAY CO % UNION PACIFIC
191	9999	NO NAME ST UNION PACIFIC RR CO % TAX DEPT

**FILE NUMBER:** Z123-255(RB)

**DATE FILED:** April 12, 2013

**LOCATION:** South Line of Elm Street, East of Good Latimer Expressway

**COUNCIL DISTRICT:** 2

**MAPSCO:** 45 M

**SIZE OF REQUEST:** Approx. 5,009 Sq. Ft.

**CENSUS TRACT:** 204

---

**APPLICANT:** Anvil Pub

**REPRESENTATIVE:** Audra Buckley

**OWNER:** MGP Holdings, LLC-Margot Okowita, President

**REQUEST:** An application for the renewal of Specific Use Permit No. 1913 for a Bar, lounge or tavern on property within the Tract A portion of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

**SUMMARY:** The applicant is requesting renewal of SUP No. 1913 in order to continue operation of the existing bar.

**STAFF RECOMMENDATION:** Approval for a three-year period subject to revised conditions.

**BACKGROUND INFORMATION:**

- The request site is currently developed with a 4,500 square feet one-story structure used as a bar, lounge or tavern with a 500 square foot uncovered patio.
- On June 14, 2006, the City Council approved an amendment to PDD No. 269 which requires an SUP for this use category.
- On November 26, 2011, the City Council approved SUP No. 1913 for a two-year period.
- No revisions or expansion of the use is being requested.

**Zoning History:**

1. Z101-187 On May 25, 2011, City Council approved the renewal of SUP No. 1757 for a Bar, lounge, or tavern and an Inside commercial amusement use for a Live music venue for a three-year period.
2. Z123-109 On January 23, 2013, the City Council approved the renewal of SUP No. 1694 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 period.
3. Z101-347 On December 14, 2011, the City Council approved the renewal of SUP No. 1783 for a bar, lounge, or tavern for a three-year period.
4. Z101-348 On December 9, 2009, the City Council approved the renewal of SUP No. 1784 for a bar, lounge, or tavern and Inside commercial amusement for a Class A Dance hall for a three-year period.
5. Z123-137 On February 25, 2013, the City Council recommended approval of a Specific Use Permit for a bar, lounge, or tavern for a two-year period.

**Thoroughfare**

**Designation; Existing & Proposed ROW**

Elm Street

Minor Arterial; 80' & 80' ROW

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

**LAND USE ELEMENT**

**GOAL 1.2** Promote desired development.

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

**Land Use Compatibility:** The applicant is requesting the renewal of SUP No. 1913 in order to continue operation of an existing bar. The use incorporates an uncovered patio (500 square feet) abutting the southern façade (see attached site plan)

The request site consists of a one-story structure that is situated in a blockface consisting of similar architectural character (structures that existed prior to June, 1984), all of which have enjoyed adaptive reuse as this area has enjoyed a significant presence for entertainment venues and compatible retail uses. With the continued expansion of services provided by DART (i.e., completion of the Green Line that traverses this general area), construction and occupancy of medium-density residential projects have established that, in part, serve the hospital campus and downtown central business district. The site is surrounded by a mix of office/retail/restaurant uses that are served by various surface parking lots and metered spaces along Elm Street.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public

health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Continuation of the proposed use is consistent with not only the most recent use on the property, but is similar in operational characteristics of other entertainment/retail venue uses in the immediate area. As noted above, the general land use in the immediate area provides for a significant presence of various retail and entertainment venue uses that serve the new housing stock in Deep Ellum as well as serving as a destination for patrons outside of the area.

As a result of this analysis, the request complies with the general provisions for consideration of renewal of SUP No. 1913, subject to staff's revised conditions; no revisions are required to the existing site plan (see attached). It should be noted the applicant is requesting a five-year period.

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

**Off-Street Parking:** PDD No. 269 does not require off-street parking for the first 2,500 square feet of floor area for these uses on the first floor in an original building. The applicant occupies 4,500 square feet of floor area, thus a requirement of twenty spaces. The applicant provides for the required spaces via a city-approved parking agreement.

Additionally, it should be noted that a significant number of metered on-street parking spaces exist as well as surface parking lots throughout the immediate area west of the site.

**Police Activity:** There have been no reported offenses for the most recent two-year period associated with this location.

**AMENDING CONDITIONS FOR SUP NO. 1913**

1. USE: The only use authorized by this specific use permit is a bar, lounge, or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

*Staff recommended:*

3. TIME LIMIT: This specific use permit automatically terminates on ~~October 26, 2013~~ (three years).

*Applicant requested:*

3. TIME LIMIT: This specific use permit automatically terminates on ~~October 26, 2013~~ (five years).

4. FLOOR AREA:

A. Maximum floor area for the bar, lounge, and tavern is 4,500 square feet in the location shown on the attached site plan.

B. Maximum land area for the uncovered patio is 500 square feet in the location shown on the attached site plan.

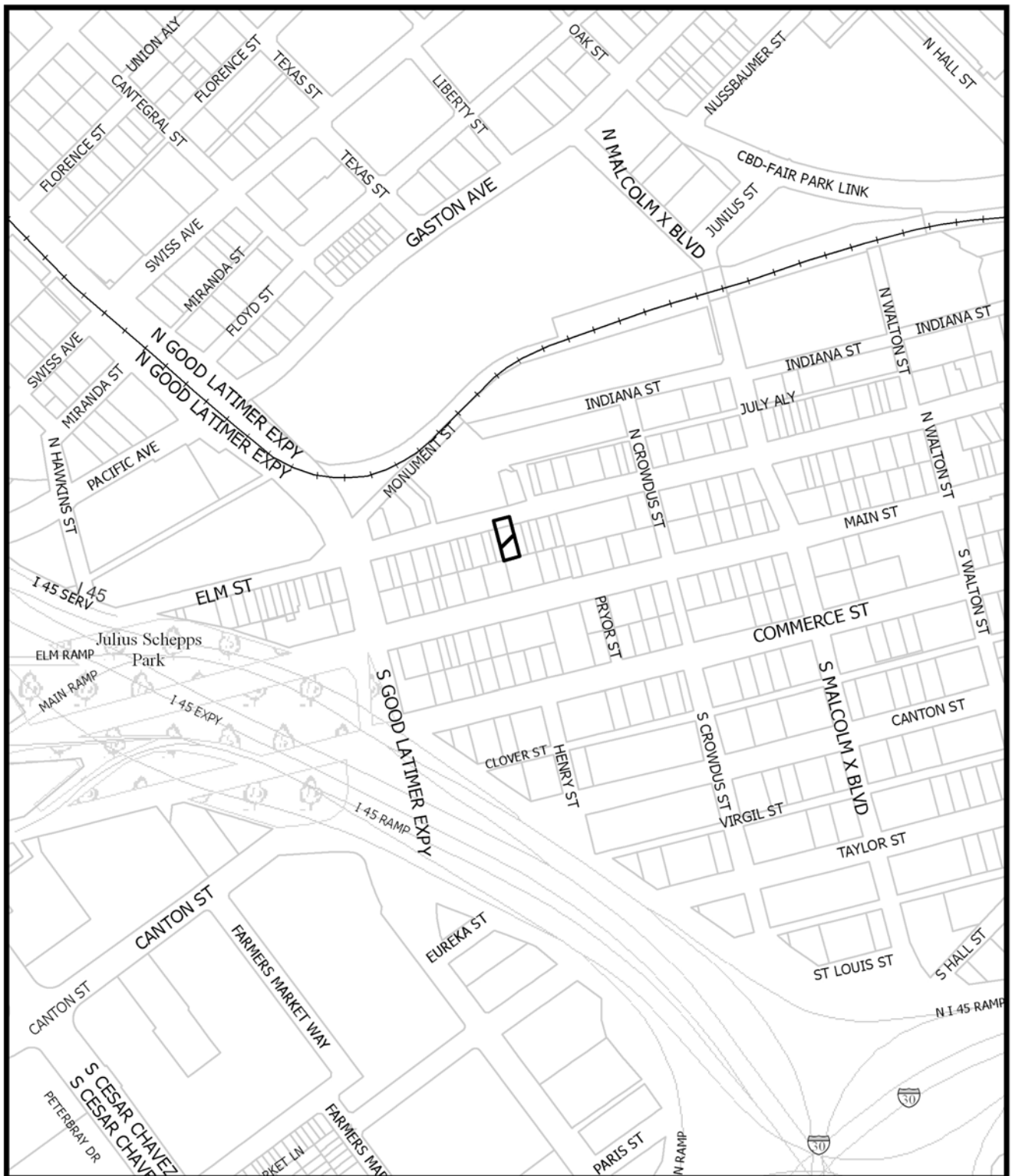
5. HOURS OF OPERATION: The bar, lounge, or tavern may only operate between 4:00 p.m. and 2:00 a.m. (the next day), Monday through Friday; and between 11:00 a.m. and 2:00 a.m. (the next day), Saturday and Sunday.

6. PARKING: Parking must be provided in accordance with the requirements of Planned Development District No. 269. Delta credits, as defined in Section 51AA4.704(b)(4), may not be used to meet the off-street parking requirement.

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

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





1:4,800

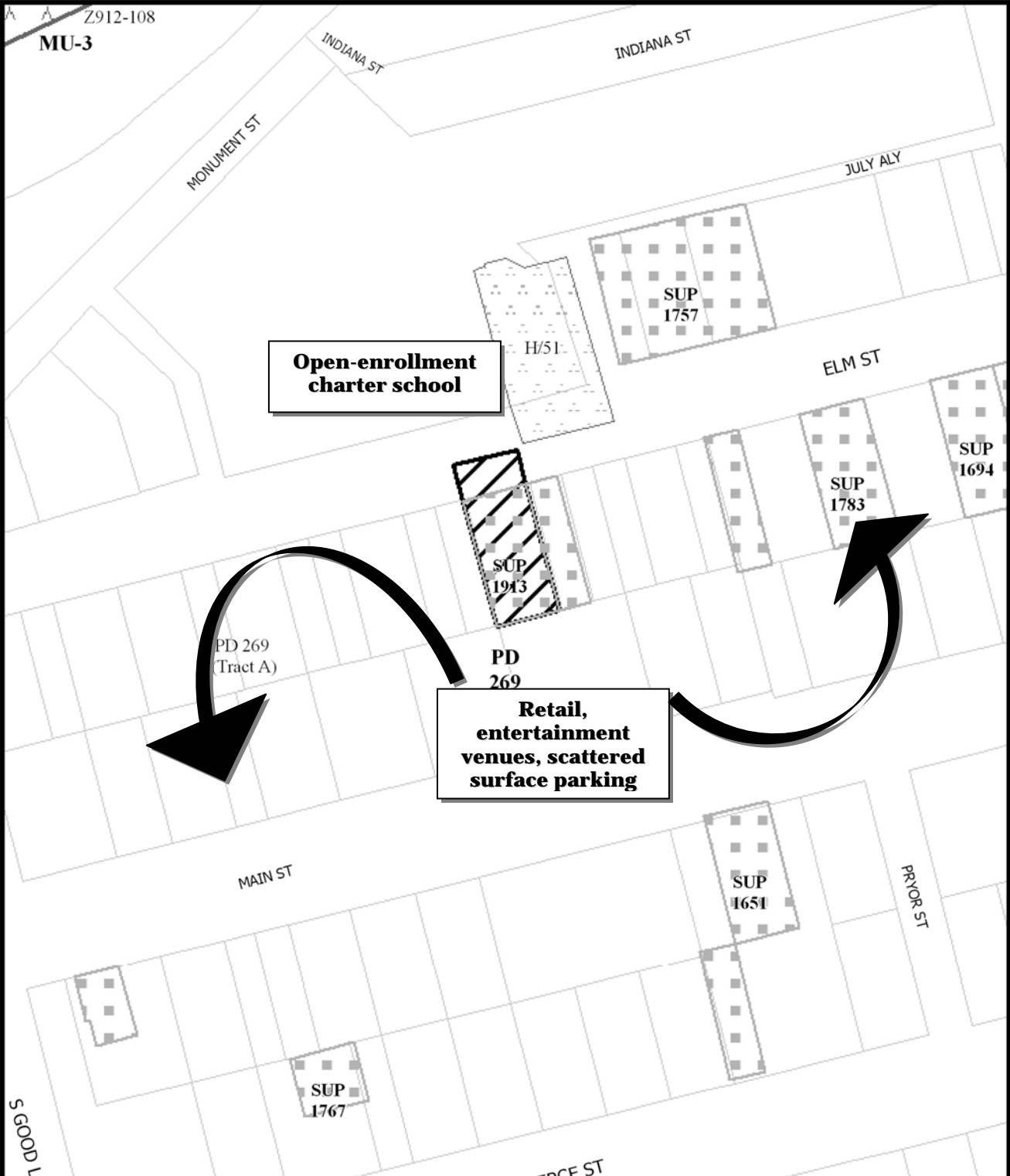
# VICINITY MAP

Case no:           Z123-255          

Date:           5/21/2013



Z912-108  
MU-3

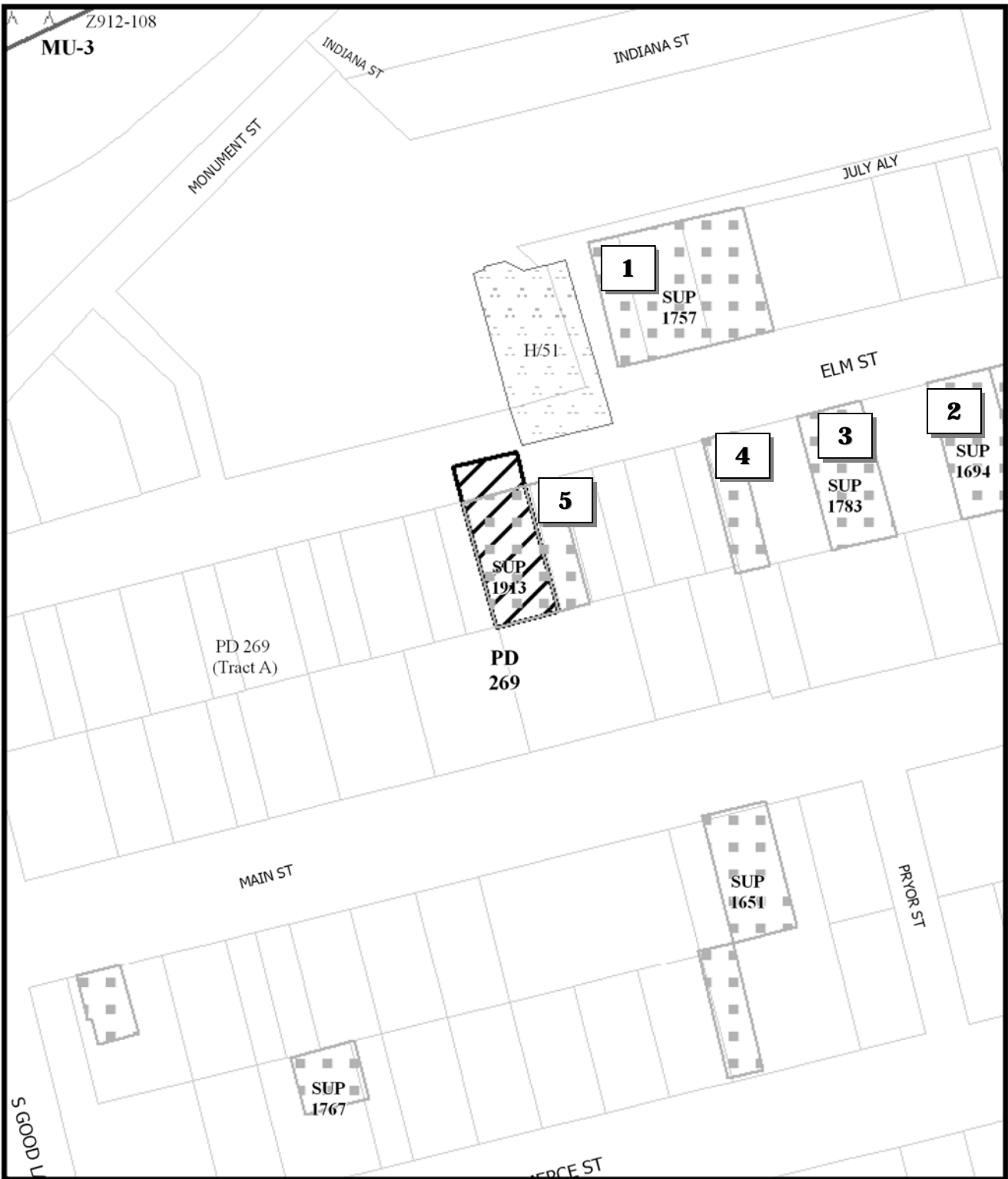


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# ZONING AND LAND USE

Case no: Z123-255

Date: 5/21/2013




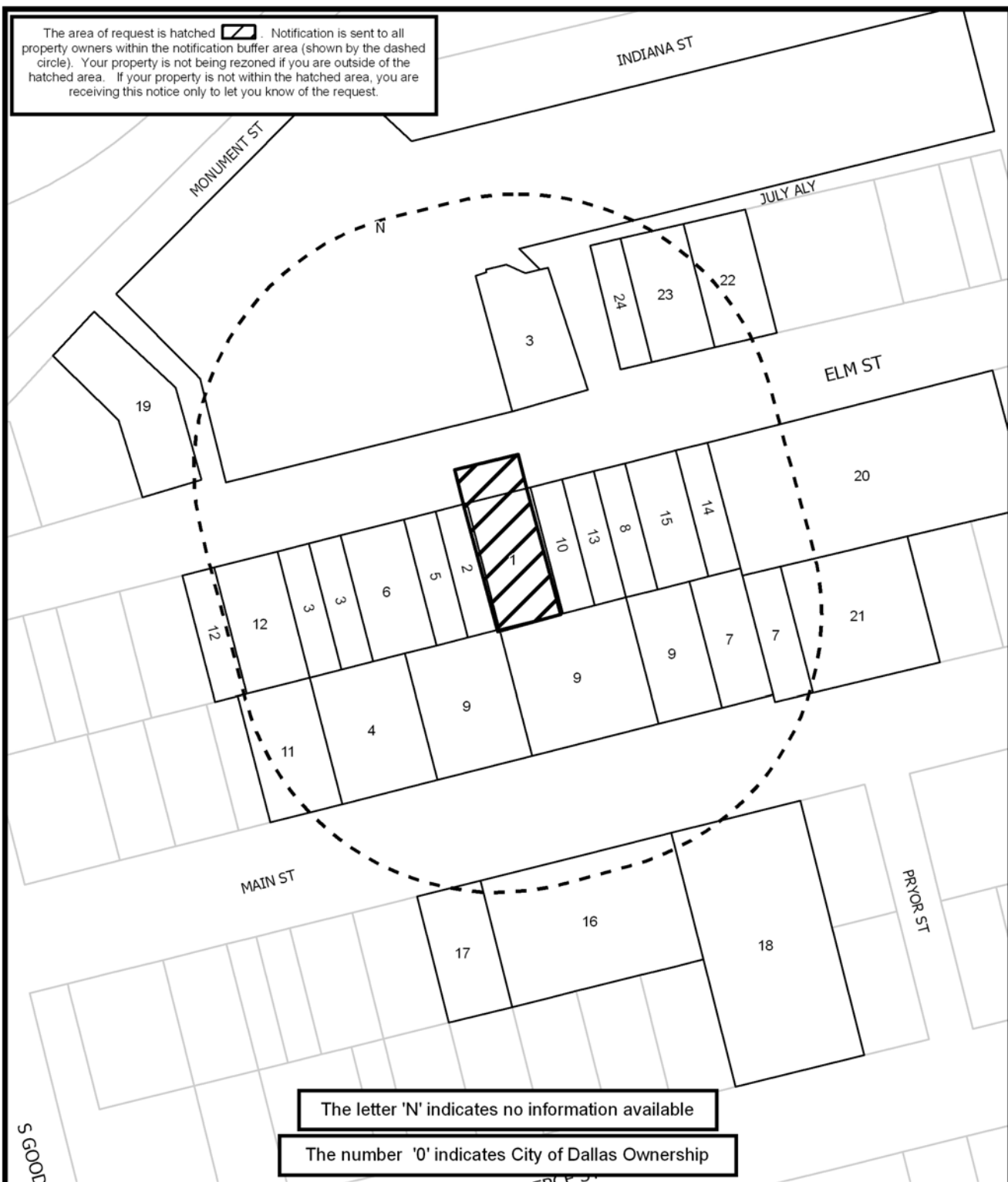
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# ZONING HISTORY

Case no:           Z123-255          

Date:           5/21/2013

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



The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership



1:1,200

# NOTIFICATION

**200'** AREA OF NOTIFICATION  
**24** NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z123-255**

Date: **5/21/2013**

5/21/2013

***Notification List of Property Owners******Z123-255******24 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2638 ELM ST	MGP HOLDINGS LLC
2	2634 ELM ST	BAZZLE S WAYNE & CHERYL C BAZZLE
3	2626 ELM ST	ELM STREET LOFTS LTD
4	2625 MAIN ST	EVANS HENRY J
5	2634 ELM ST	ROSE BARSHOP RESIDUARY TR % STEVEN SCHWA
6	2628 ELM ST	ROSE BARSHOP RESIDUARY TR % STEVE SCHWAR
7	2649 MAIN ST	PETERS WILSON G APT A
8	2644 ELM ST	CAMERON PAUL DARREN
9	2635 MAIN ST	MERRILL ROBERT
10	2640 ELM ST	AMERITRUST TEXAS NA AGENT FOR CAROLYN F
11	2623 MAIN ST	PARK A LOT LP
12	2620 ELM ST	WESTDALE PROPERTIES AMERICA I LTD
13	2642 ELM ST	LALCO INC
14	2650 ELM ST	ELM ELM LLC
15	2646 ELM ST	TEXAS AUTO RADIATOR CO
16	2642 MAIN ST	MERRILL ROBERT L & KAREN L MERRILL
17	2630 MAIN ST	COMMERCE STREET PS LTD
18	2650 MAIN ST	JERNIGAN REALTY PTNR LP
19	2615 ELM ST	GRAVES ALBERT JR ET AL
20	2720 ELM ST	ELM STREET REALTY LTD
21	2701 MAIN ST	42 2701 MAIN LP % SCOTT ROHRMAN
22	2707 ELM ST	BELMOR CORP % CARL SKIBELL
23	2703 ELM ST	BELMOR CORP % CARL SKIBELL
24	2701 ELM ST	BELMOR CORP

**Planner: Warren F. Ellis**

**FILE NUMBER:** Z123-163(WE)                      **DATE FILED:** December 24, 2012

**LOCATION:** Ross Avenue and Villars Street, south corner

**COUNCIL DISTRICT:** 14                              **MAPSCO:** 45-H

**SIZE OF REQUEST:** Approx. 17,340 sq. ft.      **CENSUS TRACT:** 16.00

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**APPLICANT / OWNER:** Hinga Mgogo Dedan, Representative

**REQUEST:** An application for a new subarea within Planned Development District No. 298, the Bryan Area Special Purpose District and a Specific Use Permit for a vehicle or engine repair or maintenance use on property within Subdistrict 1 of Planned Development District No. 298.

**SUMMARY:** A compliance date for the subject property was set for April 2013. The property owner is requesting an amendment to Planned Development District No. 298 to create a new subarea within Subdistrict 1 to permit a vehicle or engine repair or maintenance use by Specific Use Permit for 10-years with eligibility for one (1) automatic two-year renewal.

**STAFF RECOMMENDATION:** Denial

## **BACKGROUND INFORMATION:**

- The request for a new subarea and a Specific Use Permit for a vehicle or engine repair or maintenance use within Subarea 1 of Planned Development District No. 298 will allow for the applicant to continue operating a vehicle or engine repair or maintenance use. The applicant has been operating at this location for 27 years.
- Planned Development District (PD) No. 298 (Subdistrict 1) includes a provision specifically related to nonconforming uses (Section 51P-298.108). Ordinance No. 25960 (established on April 27, 2005) states that all nonconforming uses must be brought to conformance no later than April 26, 2008, except those uses that became nonconforming as a result of City Council action on April 27, 2005, must be brought into conformance no later than April 26, 2010. The ordinance states that the owner of a nonconforming use in Subdistrict 1 may appeal to the Board of Adjustment for a later compliance date at any time up to the respective conformance date. As a result of the above referenced action, the applicant appealed to the Board of Adjustment and was approved for a compliance date of April 13, 2013.
- On December 2012, the property owner filed a zoning change application to create a new subarea in PD No. 298 and a Specific Use Permit for vehicle or engine repair or maintenance.
- On April 15, 2010, City Plan Commission authorized a public hearing for a property north of the request site, across Ross Avenue with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations that would allow for a vehicle or engine repair use in addition to the existing permitted uses.
- On November 10, 2010, the City Council approved a new subarea within Planned Development District No. 298 and approved a Specific Use Permit for a vehicle or engine repair use for a ten-year period with eligibility for an automatic renewal for one additional two-year period for the property north of the request site.
- The property north of the request site (Subarea 1) has been recently purchased and is no longer in operation. The property is in the process of being redeveloped.
- The subject site is adjacent to a nursery, garden shop, or plant sales use to the west, and several surface parking lots to the south and east, across Villars Street. The surface parking lots are owned by the Dallas Independent School District. Properties north of the site, across Ross Avenue, are an auto repair and auto-related use, and office use.

**Zoning History:** There have been several zoning and Board of Adjustment cases in the area.

1. Z067-194                      On May 17, 2007, the City Plan Commission denied, without prejudice, a Planned Development District for a Community service center, a Private recreation center, club, or area and MF-2(A) Multifamily District Uses on property zoned MF-2(A) Multifamily District on the west Line of Johnson Place, between Munger Avenue and Roseland Avenue.
  
2. Z078-131                      On August 13, 2008, the City Council denied, without prejudice, the creation of a new subdistrict in PD No. 298, the Bryan Place Special Purpose District, and an ordinance granting a SUP for vehicle or engine repair or maintenance on property zoned Subdistrict 1 within PD No. 298, the Bryan Place Special Purpose District (SPD), on the northeast corner of Ross Ave. and McCoy St.
  
3. BDA 090-060                      On August 16, 2010, the Board of Adjustment Panel C set a compliance date of April 13, 2013, and that the owner's certificate of occupancy be revoked on April 13, 2013, for the nonconforming vehicle or engine repair or maintenance use currently operated on property located at 3516 Ross Ave (request site).
  
4. BDA 090-063                      On October 20, 2010, the Board of Adjustment Panel B held the appeal under advisement until November 17, 2010, to consider a later conformance date for a nonconforming vehicle or engine repair or maintenance use on property located at 3400 Ross Ave. (expired on April 26, 2010).
  
5. Z090-192                      On November 10, 2010, the City Council approved the creation of a new subdistrict within Planned Development District No. 298, the Bryan Place Special Purpose District and approved a Specific Use Permit for a vehicle or engine repair use for a ten-year period with eligibility for an automatic renewal for one additional two-year period on the northeast corner of Ross Avenue and McCoy.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Ross Avenue	Collector	80 ft.	80 ft.
Villar Street	Local	40 ft.	40 ft.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PDD No. 298 Subdistrict 1	Vehicle or engine repair or maintenance
<b>Northeast</b>	PDD No. 298 Subdistrict 7	DISD surface parking lot
<b>Southeast</b>	PDD No. 298 Subdistrict 7	DISD surface parking lot
<b>Southwest</b>	PDD No. 298 Subdistrict 1	Nursery, garden shop and plant sales
<b>Northwest</b>	PDD No. 298 Subarea 1 w/SUP No. 1819	Vehicle or engine repair or maintenance, Church

**Comprehensive Plan:** The requested land use does not comply with the following goals and policies of the Comprehensive Plan. Ross Avenue is an important gateway into East Dallas and the area is an extension of downtown. Further, the proposed subarea gives the property a land use that was determined detrimental to the Ross Avenue corridor, specifically counter to the planning effort of the Bryan Area Study of 2005. The site also has substandard sidewalk widths, which disrupts the pedestrian linkages the Bryan Area study envisioned.

The request to create a new subarea is contrary to the recommendations that set the compliance date. If it had been determined in the land use study that certain uses are acceptable and the land uses are appropriate under certain conditions, the change to PD No. 298 could have required a Specific Use Permit for auto-related uses instead of prohibiting them.

**LAND USE ELEMENT**

**GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

Policy 1.1.3 Build a dynamic and expanded Downtown.

**GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

Policy 1.2.2 Establish clear and objective standards for land use planning.

**ECONOMIC ELEMENT**

**GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN**

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



## **TRANSPORTATION ELEMENT**

### **GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS**

Policy 4.2.2 Promote a network of on-street and off street walking and biking paths.

### **GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

Policy 5.2.2 Promote the character of the city's significant districts, linkages and areas.

Policy 5.2.3 Ensure attractive gateways into the city.

## **NEIGHBORHOOD ELEMENT**

### **GOAL 7.1 PROMOTE VIBRANT AND VIABLE NEIGHBORHOODS**

Policy 7.1.6 Follow a consistent neighborhood planning framework.

**Area Plan:** The Bryan Area Study of 1988 determined that a Planned Development District was appropriate to help organize and enhance the development potential in an area of East Dallas adjacent to and northeast of the Central Business District. Beginning in March 2004, an evaluation study was conducted to determine if development was meeting the objectives of the Bryan Area Study and to make recommendations to adjust regulations that were falling short. The original study identified eight objectives: (1) promote urban character; (2) encourage residential development; (3) encourage redevelopment and commercial activity; (4) establish the Bryan Area as a regional health care complex of Dallas; (5) enhance the physical appearance and promote urban character within the Bryan Area; (6) reinforce the multi-cultural character of the Bryan Area; (7) focus commercial/retail redevelopment opportunities to the Village Center; and (8) establish linkages to regional activity centers.

Subsequent to that study, an evaluation study was conducted and found that objectives 3 and 7 were off track. Specifically, Ross Avenue was divided into a few subdistricts of differing regulations and the predominance of auto-related uses were identified as redevelopment inhibitors. The recommendations of the evaluation study identified changes to PD No. 298 to encourage the desired development for the Ross Avenue corridor, namely: (1) subdistricts 1, 2, and 3 were combined along Ross Avenue to encourage uniform regulations for this gateway corridor; (2) razor wire and barbed wired fencing was prohibited and desired fencing materials listed; and (3) compliance dates for nonconforming uses along Ross Avenue were determined necessary to achieve the desired urban scale development and improve opportunity to maximize development potential. Uses that became nonconforming on April 25, 2005, were issued a compliance date of April 26, 2010, and uses that were nonconforming prior to April 25,

2005, received a compliance date of April 26, 2008. The subject property's compliance date was April 13, 2013.

The exemption of this property from the evaluation study's recommendation is inconsistent and contrary to the recommendations that were adopted by City Council in 2005 as well as recommendations from *forwardDallas!* Comprehensive Plan. Redevelopment is occurring on Ross Avenue and this request could inhibit the desired urban character along this corridor.

**Land Use Compatibility:** The approximately 17,340 square foot site is zoned within Subdistrict 1 of Planned Development District No. 298, the Bryan Place Special Purpose District, and is currently developed with a vehicle or engine repair or maintenance use. The request for a new subarea within Planned Development District No. 298, and a Specific Use Permit for a vehicle or engine repair or maintenance use will allow the applicant to continue operating a vehicle or engine repair or maintenance use. The applicant has been operating at this location for 27 years.

In April 27, 2005, the City Council approved an ordinance that states that all nonconforming uses must be brought to conformance no later than April 26, 2008, except those uses that became nonconforming as a result of City Council action on April 27, 2005, must be brought into conformance no later than April 26, 2010. The ordinance also states that the owner of a nonconforming use in Subdistrict 1 may appeal to the Board of Adjustment for a later compliance date at any time up to the respective conformance date. As a result of the above referenced action, the applicant appealed to the Board of Adjustment and was approved for a compliance date of April 13, 2013.

The property owner's is requesting a new subarea to allow the vehicle or engine repair or maintenance use by Specific Use Permit for a 10-year period with eligibility for one (1) automatic two-year renewal. In November 2010, the City Council approved a similar request from an adjacent property owner on the north side of Ross Avenue. There are no additional changes that are being proposed to the development standards and regulation in Subdistrict 1 as this time.

The attached site plan shows the total floor area for the existing vehicle or engine repair or maintenance use as 20,439 square feet with ingress and egress on Ross Avenue. The location of the buildings does not meet the required front yard setbacks for Subdistrict 1. The PDD states that a minimum front yard setback of 5 feet and a maximum of 15 feet. The applicant building is setback approximately 16 feet from Ross Avenue.

Ross Avenue is a significant gateway from Downtown to East Dallas. PD No. 298 identifies the corridor as a pedestrian linkage street. The land use study calls for higher intensity and density uses on this important corridor. The scale of development recommended by the land use study is appropriate considering the proximity of Subdistrict 1 to the Central Business District. The *forwardDallas!* Comprehensive Plan, recommends (1) adopted land use plans to be followed and (2) more supports intensity

and density in appropriate areas. Ross Avenue is currently experiencing redevelopment.

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. To approve this case could be a setback for Ross Avenue redevelopment, especially for the request for a possible 12-year period.

**Development Standards:**

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
<b>Proposed</b>							
PD No. 298 Subdistrict 1B	Min. 0' Max. 0'	0/5'	4.0 FAR	120'	90%	Proximity Slope	Office, lodging, residential, retail and personal service uses, vehicle or engine repair or maintenance use
<b>Existing</b>							
PD No. 298 Subdistrict 1	Min. 5' Max. 15'	0/5'	4.0 FAR	120'	90%	Proximity Slope	Office, lodging, residential, retail and personal service uses

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

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

**SEC. 51P-298.108.**

**NONCONFORMING USES.**

(a) Except as provided in this section, the nonconforming use provisions in Chapter 51A apply.

(b) In Subarea 1, all nonconforming uses must be brought to conformance no later than April 26, 2008, except that those uses that became nonconforming as a result of city council action on April 27, 2005 must be brought to conformance no later than April 26, 2010. The owner of a nonconforming use in Subarea 1 may appeal to the board of adjustment for a later compliance date at any time up to the conformance date set forth in this subsection if the owner will not be able to recover his investment in the use (up to the date of nonconformance) by the conformance date set forth in this subsection. The fee for the appeal of the compliance date is the same as the fee for a nonresidential special exception before the board of adjustment as set forth in Chapter 51A. (Ord. Nos. 20049; 24914; 25960)

**Note:** Due to the size of the PDD No. 298, the Bryan Area Special Purpose District, only certain pertinent Section from the PDD conditions are included.

**PROPOSED PDD CONDITIONS**

**ARTICLE 298**

**PD 298.**

**SEC. 51P-298.104            CREATION OF SUBAREAS.**

A map showing the boundaries of the 17 [~~16~~] subareas of the Bryan Area SPD is provided as Exhibit 298A.”

**SEC. 51P-298.110.            MAXIMUM HEIGHTS.**

Unless further restricted under Section 51P-298.107(b) and 51P-298.109, maximum structure heights for each subarea within the Bryan Area SPD are as follows:

<u>Subarea</u>	<u>Maximum Structure Height (in feet)</u>
1, [ <del>and</del> ] <u>1A, and 1B</u>	120
3	160
4	54
5	270
6	36-40
7	39
8	100
10 and 10A	100
11 and 11A	100
12 and 12 A	160
13	54

**SEC.51P-298.112.            SETBACKS**

The setbacks in each subarea within the Bryan Area SPD are as follows:

(1) Front yard.

(A) Except as provided in this paragraph, the minimum front yard setback is five feet in all subareas.

(B) No minimum front yard setback is required in Subareas 1A and 1B for structures in existence on November 10, 2010.

(C) Except as provided in this paragraph, the maximum front yard setback is 15 feet in Subareas 1, 1A, 1B, 3, 4, 5, 8, 10, 10A, 12 and 13 in front yards fronting on Pedestrian Linkage Streets as shown on Exhibit 298C.

(D) No maximum front yard setback is required in Subareas 1A and 1B for structures in existence on November 10, 2010. 25-foot front yard setback may be provided in Subareas 6 and 7.

(E) Maximum front yard setback is 25-feet in Subareas 6 and 7.

(F) No maximum front yard setback is required in Subareas 11A and 12A.

(2) Side yard.

(A) Except as provided in this paragraph, no side yard setback is required in Subareas 1, 1A, 1B, 3, 4, 5, 7, 8,10,11,12, and 13; however, if a side yard setback is provided, it must be a minimum of 10 feet.

(B) No side yard setback is required in Subarea 6; however, if a side yard setback is provided, it must be a minimum of five feet.

(C) No side yard setback is required in Subareas 10A, 11A, and 12A.

(D) No side yard setback is required in Subareas 1A and 1B for structures in existence on November 10, 2010.

(3) Rear yard. The minimum rear setback is five feet in all subareas.

**SEC.51P-298.113. MAXIMUM COVERAGE**

Unless further restricted under Section 51P-298.107(b), maximum lot coverage in each subarea within the Bryan Area SPD is as follows:

<u>Subarea</u>	<u>Maximum Lot Coverage (percent)</u>
1, <del>and</del> <u>1A, and 1B</u>	90
3	70*
	80***
4	90

5	90
6	80
7	70*
	90**
8	70*
	80***
10 and 10A	90
11 and 11A	70*
	80***
12 and 12A	90
13	90

\*Applies if less than one-half of the floor area of the structure is occupied by residential uses.

\*\*Applies if at least one-half of the floor area of the structure is occupied by residential use.

\*\*\*Applies if at least 10 percent of the floor area of the structure is occupied by residential uses.

**SEC.51P-298.116. FLOOR AREA RATIO AND FLOOR AREA.**

(a) Maximum floor area ratios in each subarea within the Bryan Area SPD are as follows:

<u>Subarea</u>	<u>Maximum Floor Area Ratio</u>
1, <del>and</del> 1A, and 1B	4:1
3	4:1
4	2:1
5	4:1
6	None
7	3:1*
	2:1**
8	2.5:1
10 and 10A	3:1
11 and 11A	2.5:1
12 and 12A	4:1
13	2:1

\*Applies if at least one-half of the floor area of the structure is occupied by residential uses.

\*\*Applies in all other cases.

(b) The maximum total floor area permitted in Subarea 12A is 1,334,848 square feet

Exhibit 298E

		SUB DISTRICTS							
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS
4.202	COMMERCIAL AND BUSINESS SERVICE USES								
1	Building repair and maintenance shop				Ⓡ		Ⓡ		
2	Bus or rail transit vehicle maintenance or storage facility								
3	Catering service		Ⓛ	●	●	●	●	●	●
4	Commercial cleaning or laundry plant			●	●				●
5	Custom business services		Ⓛ	●	●	●	●	●	●
6	Custom woodworking, furniture construction, or repair			●	●				●
7	Electronics service center		Ⓛ	●	●	●	●	●	●
8	Job or lithographic printing			●	●	●	●		●
9	Machine or welding shop								
10	Machinery, heavy equipment, or truck sales and services								
11	Medical or scientific laboratory			●	●	●	●	●	●
12	Technical school			Ⓡ	Ⓡ	Ⓡ	Ⓡ		Ⓡ
13	Tool or equipment rental				●				
14	Vehicle or engine repair or maintenance			Ⓡ	Ⓡ				(1A & 1B - S)



**APPLICANT'S PROPOSED SUP CONDITIONS**

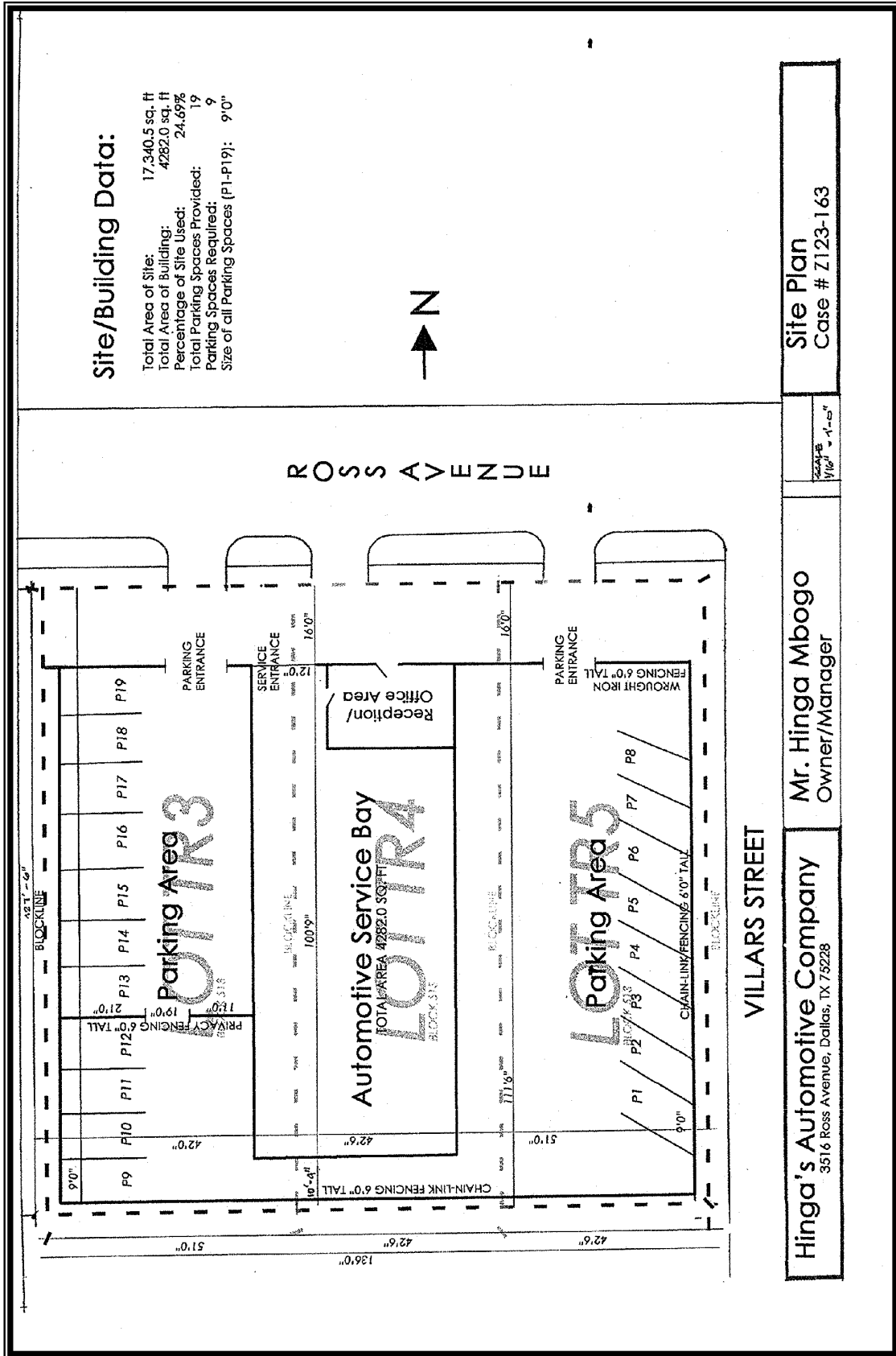
USE: The only use authorized by this specific use permit is a vehicle or engine repair or maintenance use.

1. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on\_\_\_\_\_ (ten-year period from the passage of this ordinance), but is eligible for one automatic renewal for additional two-year period 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 the requirements of Article 298.
5. FLOOR AREA: Maximum floor area is 4,282 square feet.
6. HOUR OF OPERATION: The vehicle or engine repair or maintenance use may only operate between 7:00 a.m. and 6:00 p.m., Monday through Friday, and between 7:00 a.m. and 5:00 p.m. on Saturday.
7. INGRESS – EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
8. PARKING: A minimum of 12 parking spaces must be provided.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

**PROPOSED SITE PLAN**

**Site/Building Data:**

Total Area of Site: 17,340.5 sq. ft  
 Total Area of Building: 4282.0 sq. ft  
 Percentage of Site Used: 24.67%  
 Total Parking Spaces Provided: 19  
 Parking Spaces Required: 9  
 Size of all Parking Spaces (P1-P19): 9'0"



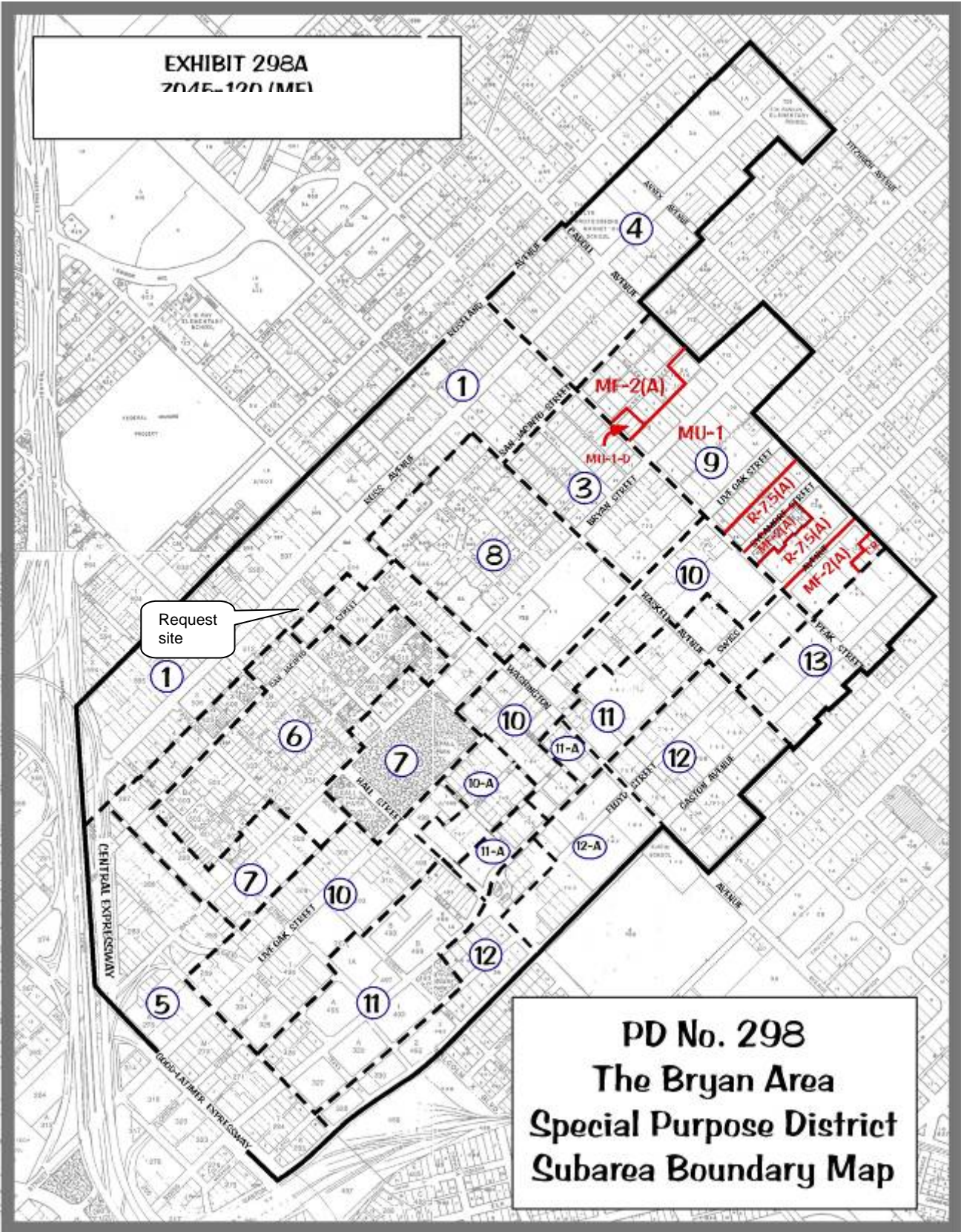
**Site Plan**  
 Case # Z123-163

SCALE  
 1/8" = 1'-0"

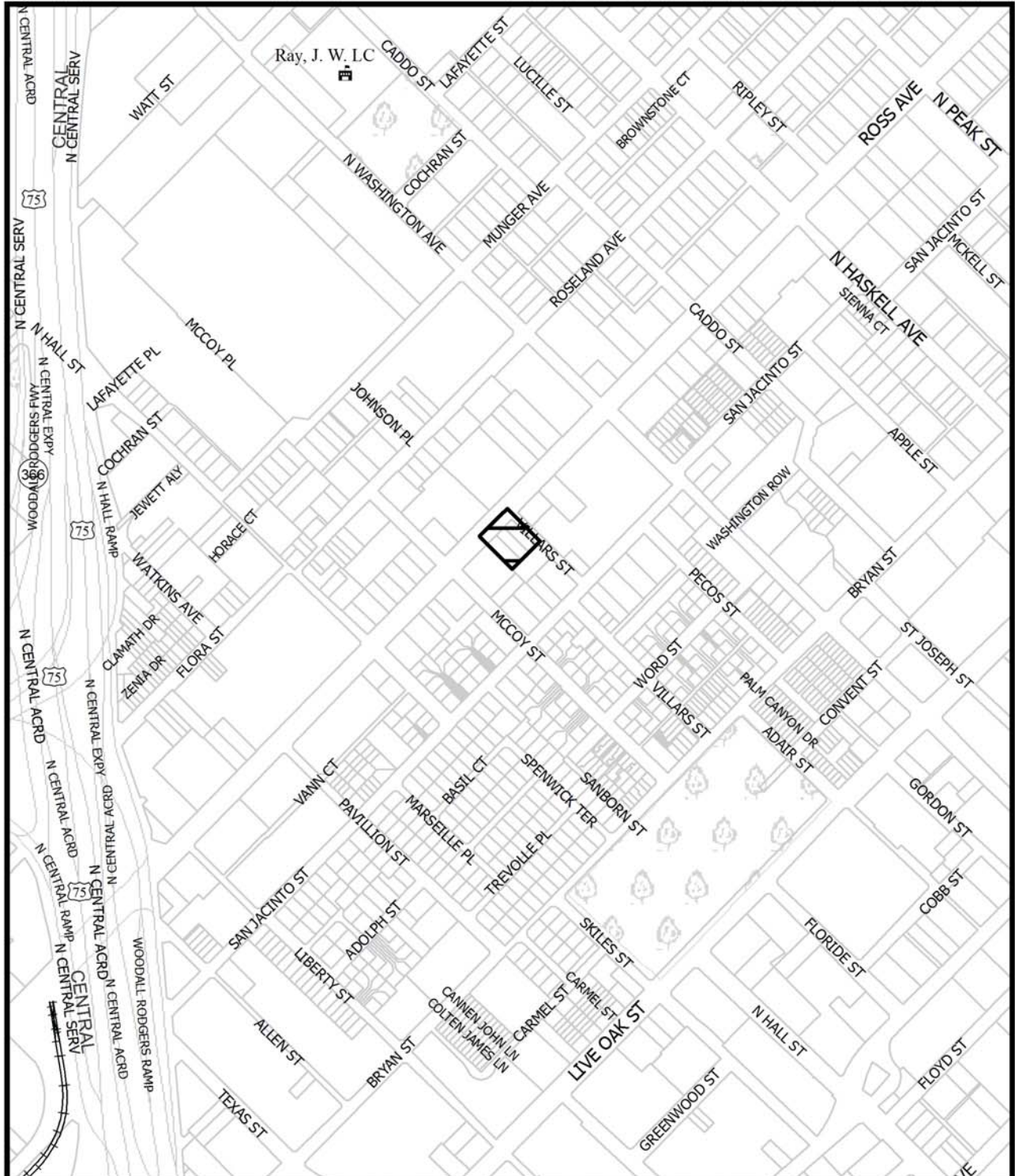
**Mr. Hinga Mbogo**  
 Owner/Manager

**Hinga's Automotive Company**  
 3516 Ross Avenue, Dallas, TX 75228

**EXISTING PD NO. 298 SUBAREA  
BOUNDARY MAP**





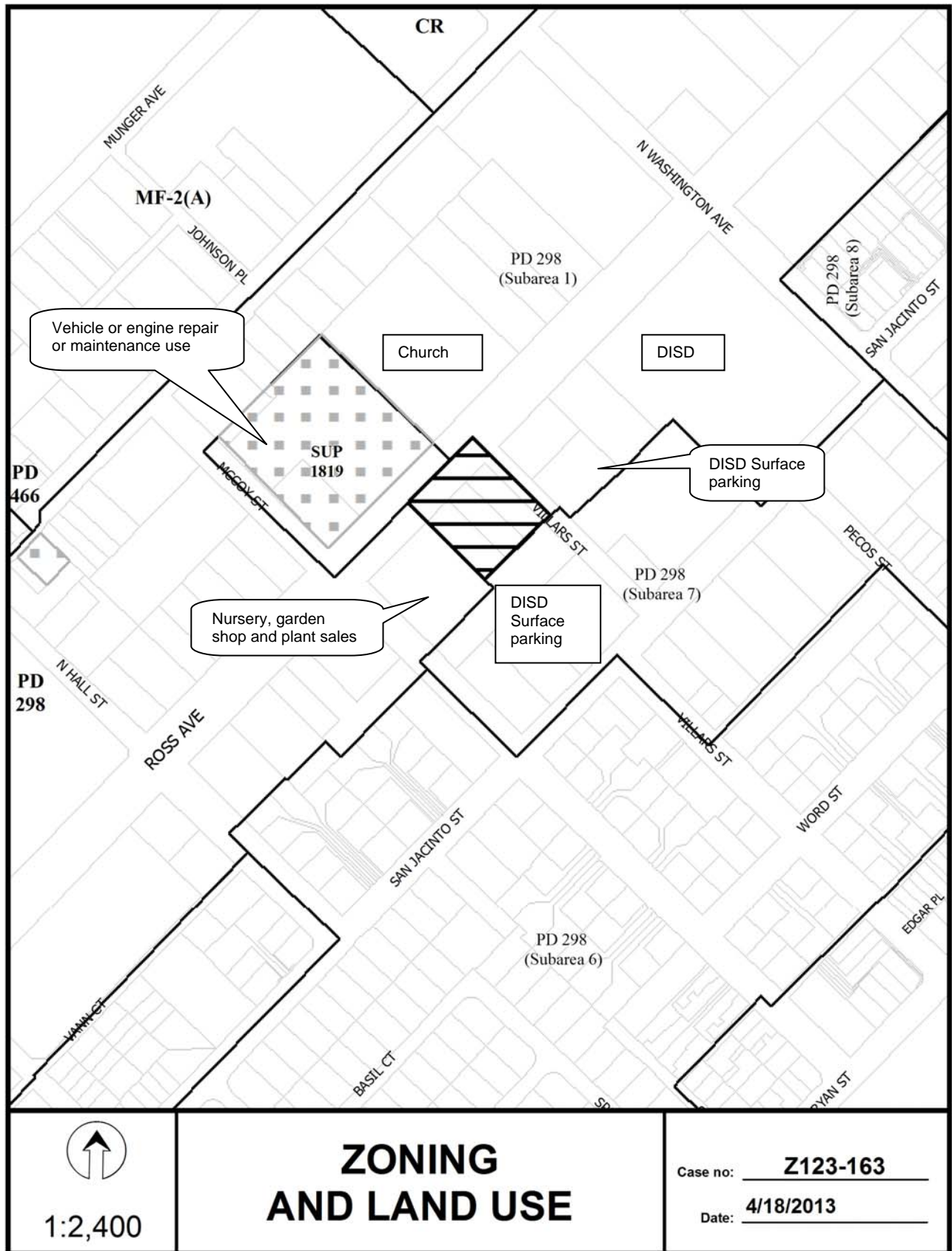


1:6,000

# VICINITY MAP

Case no: Z123-163

Date: 4/18/2013

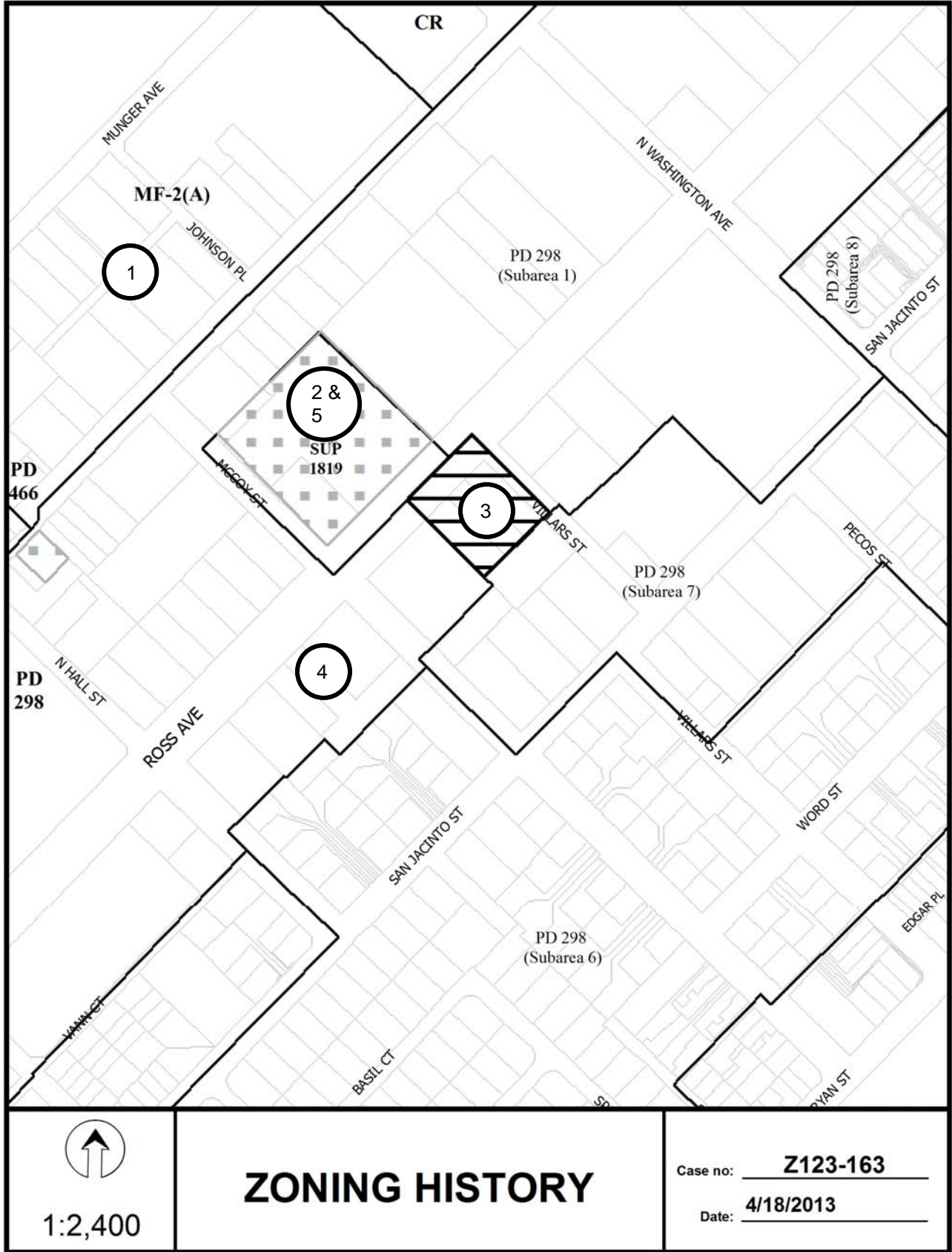


1:2,400

# ZONING AND LAND USE

Case no: Z123-163  
Date: 4/18/2013



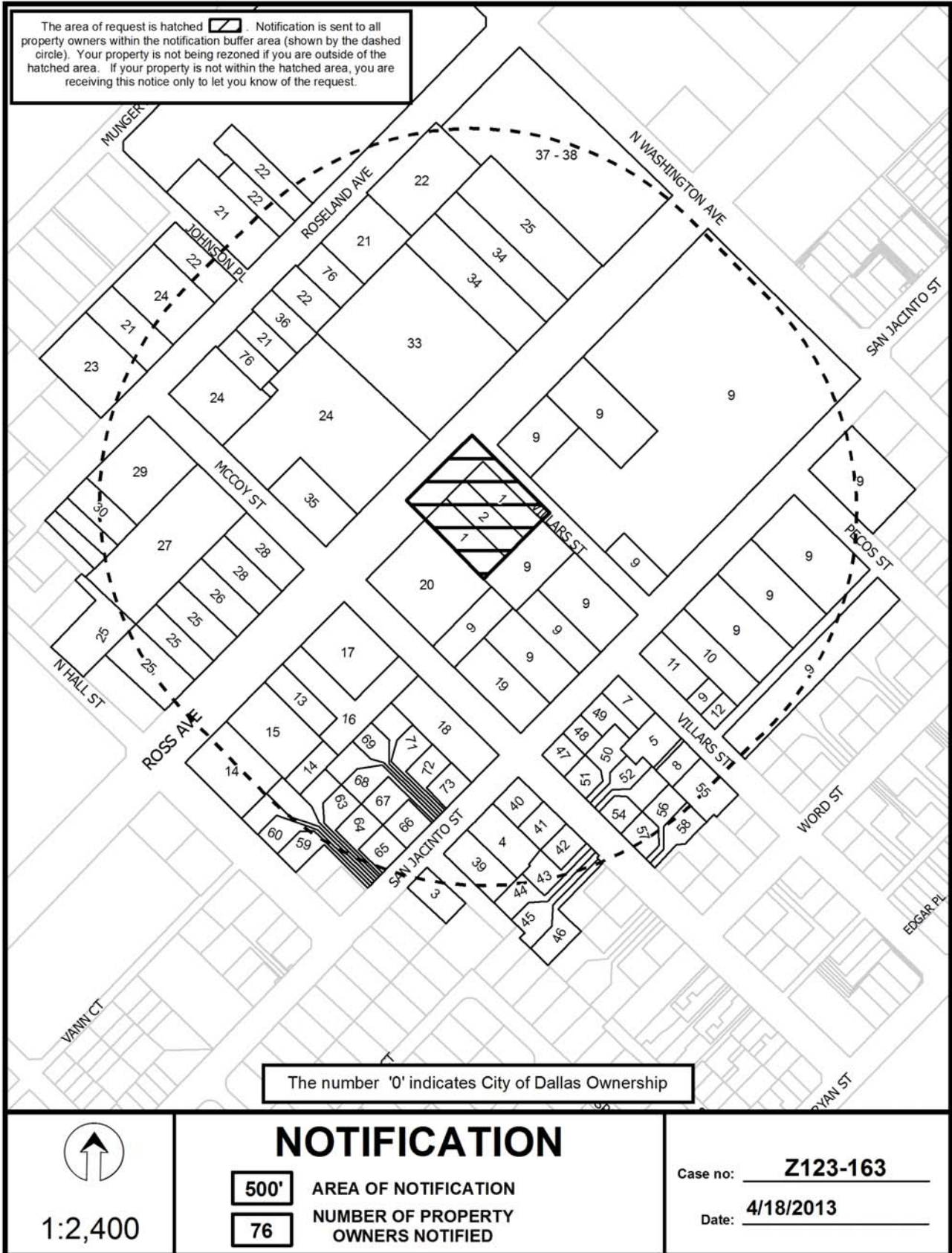


1:2,400

# ZONING HISTORY

Case no: Z123-163

Date: 4/18/2013



## **Notification List of Property Owners**

### **Z123-163**

**76      *Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3512 ROSS AVE	MBOGO HINGA ET AL
2	3516 ROSS AVE	MBOGO HINGA ET AL
3	3316 SAN JACINTO ST	AZFER ADNAN
4	3404 SAN JACINTO ST	CHAPPELL CHRIS
5	1521 VILLARS ST	MAYFIELD ANTIE SHARIE
6	1517 VILLARS ST	FRIAS BERENISEC
7	3512 SAN JACINTO ST	PARISI JOSEPH
8	1517 VILLARS ST	FRIAS BERENISEE
9	3624 SAN JACINTO ST	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
10	3604 SAN JACINTO ST	MCMILLAN MORGAN
11	3600 SAN JACINTO ST	ELDORADO PROPERTIES INC
12	1516 VILLARS ST	RIVAS ANTONIO
13	3400 ROSS AVE	HERNANDEZ JULIO
14	3300 ROSS AVE	BARSHOP ROSE RESIDUARY TR % STEVEN J SCH
15	3310 ROSS AVE	BARSHOP ROSE RESIDUARY TR % STEVEN J SCH
16	3404 ROSS AVE	PARKS JAMES B JR
17	3410 ROSS AVE	DFW MLA OPPORUNITY FUND
18	1607 MCCOY ST	MACEDONIA BAPTIST CHURCH
19	3501 SAN JACINTO ST	MACEDONIA BAPTIST CHURCH
20	3510 ROSS AVE	PARKS JAMES B JR
21	3603 ROSELAND AVE	PILGRIM REST VILLAGE
22	3521 ROSELAND AVE	PILGRIM REST BAPTIST CHURCH
23	3505 ROSELAND AVE	LAMPO CATALINA LILLIAN ROSE & ETAL JOSEP
24	3513 ROSELAND AVE	WOODARD JOHN O JR
25	3311 ROSS AVE	TOMAINO PPTIES LP STE 1515
26	3405 ROSS AVE	WARLICK CHARLES MACON



4/18/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1711 MCCOY ST	GIRMA ASKE
28	3415 ROSS AVE	R & F INVESTMENTS II LTD
29	1723 MCCOY ST	HOUSING AUTHORITY OF THE CITY OF DALLAS
30	3404 ROSELAND AVE	ROSE LIMITED PS
31	3402 ROSELAND AVE	KIM SOON
32	3400 ROSELAND AVE	WOODARD JOHN R JR
33	3603 ROSS AVE	PATRIOT BANK ATTN: TONY BARNARD
34	3615 ROSS AVE	GRIFFITH RUSSELL F & JUDITH W NELSON CO-
35	3501 ROSS AVE	WOODARD BILL
36	3516 ROSELAND AVE	WOODARD JOHN & ASSOC
37	3716 ROSELAND AVE	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
38	3716 ROSELAND AVE	DALLAS ISD ATTN TREASURER
39	3402 SAN JACINTO ST	HO AN DINH & THUAN PHAM
40	1563 MCCOY ST	MAYO CHERYL L
41	1559 MCCOY ST	MONROE ALFRED FALL & MONROE PAULA R
42	1555 MCCOY ST	MEDLEY ANTHONY R JR
43	1551 MCCOY ST	CALLISON LINDA B
44	1547 MCCOY ST	JOHNSTON ROBERT L
45	1543 MCCOY ST	SWINNEY BENJAMIN THOMAS & ALLISON NICOLE
46	1539 MCCOY ST	WAGNER BRENT A
47	3502 SAN JACINTO ST	FOSTER MONICA D
48	3506 SAN JACINTO ST	SMITH GREGORY
49	3510 SAN JACINTO ST	BARBER KEVIN MICHAEL
50	1540 MCCOY ST	CRAIG CHRISTOPHER R
51	1544 MCCOY ST	CHAPLOW ANASTACIA M &
52	1536 MCCOY ST	MACKIN RANDALL B
53	1532 MCCOY ST	SHEETS JANE & MANOLITO HERNANDO
54	1528 MCCOY ST	NGUYEN CHARLIE
55	1515 VILLARS ST	FLYNN EUGENE III
56	1520 MCCOY ST	MURPHY CHARLES & MICHELLE
57	1524 MCCOY ST	DORSEY MYRNA SUE

4/18/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1516 MCCOY ST	MOSER MICHAEL B
59	3311 SAN JACINTO ST	ABTAHI ROBERT
60	3315 SAN JACINTO ST	SINGER FLORIZA FLORES & ARNAUD G DESJARD
61	3319 SAN JACINTO ST	EVANS JENNIE M E
62	3323 SAN JACINTO ST	MAZZOLA RICHARD J & MAZZOLA RONNIE
63	3331 SAN JACINTO ST	HUGGHINS GAYLA J
64	3335 SAN JACINTO ST	KILLIAN AARON D
65	3339 SAN JACINTO ST	PURDY JUDY H
66	3343 SAN JACINTO ST	BARRON KENNETH L
67	3403 SAN JACINTO ST	MOORE TERRY L
68	3407 SAN JACINTO ST	WHITE NATHAN
69	3415 SAN JACINTO ST	SPETCH KURT
70	3419 SAN JACINTO ST	PFLEEGER DAVID JR
71	3423 SAN JACINTO ST	LEVITT MICHAEL E &
72	3427 SAN JACINTO ST	MACPHAIL ANDREW
73	3431 SAN JACINTO ST	LEVITT MICHAEL E & PATRICIA J
74	3327 SAN JACINTO ST	FRANCESCHETTI ALESSIO
75	3411 SAN JACINTO ST	URICH SEAN CARTER & TYANN FAYE
76	3606 ROSELAND AVE	PILGRIM REST BAPT CHURCH

**FILE NUMBER:** Z123-222(MW)

**DATE FILED:** March 4, 2013

**LOCATION:** North corner of Lemmon Avenue and Douglas Avenue

**COUNCIL DISTRICT:** 14

**MAPSCO:** 35-S

**SIZE OF REQUEST:** ±0.70 acre

**CENSUS TRACT:** 6.03

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**REPRESENTATIVE:** Robert Reeves and Associates, Inc.

**APPLICANT:** Capital One Bank c/o Brian Smith

**OWNER:** West Bay Investments LP

**REQUEST:** An application for a Specific Use Permit for a bank or saving and loan office with a drive-in window on property zoned a GR General Retail Subdistrict in Planned Development District No. 193, the Oak Lawn Special Purpose District

**SUMMARY:** The applicant intends to redevelop the site with a ±3,500-square foot bank with three drive-in windows (i.e., a teller window, a teller station, and an unmanned transaction station).

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

**BACKGROUND INFORMATION:**

- The ±0.70-acre request site is developed with a ±3,000-square foot restaurant with drive-through service which was constructed in 1969.
- A bank or saving and loan office is permitted by right in the GR General Retail Subdistrict but requires a Specific Use Permit if the use includes drive-in window service.
- The request site is surrounded by multifamily residential to the northeast; retail restaurant and dentist office to the southeast; retail and restaurant to northwest and restaurant and drive-through bank to the northwest.

**Zoning History:**

1. **Z067-325:** On March 26, 2008, the City Council approved a Specific Use Permit for a for a bank or saving and loan office with a drive-in window for a ten-year period with eligibility for automatic renewal for additional ten-year periods; subject to a site plan and conditions

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Lemmon Avenue	Principal Arterial	Variable width
Douglas Street	Collector	60 feet

**Land Use:**

	Zoning	Land Use
<b>Site</b>	GR Subdistrict in PDD No 193	Restaurant with drive-through
<b>Northeast</b>	MF-2 Subdistrict in PDD No 193	Multifamily
<b>Southeast</b>	GR Subdistrict in PDD No 193	Retail; restaurant; dentist
<b>Southwest</b>	GR Subdistrict in PDD No 193	Retail, restaurant
<b>Northwest</b>	GR Subdistrict in PDD No 193	Restaurant; bank with drive-through

**STAFF ANALYSIS:**

**Area Plan:**

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

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

While applicant's proposal to develop the site with an auto-oriented use is not completely consistent with objectives one (1) and three (3), the applicant proposes elements to ensure compatibility with surrounding development and to encourage walkability, consistent with objectives four (4), six (6) and seven (7). Specifically, the applicant proposes a six-foot masonry wall where adjacent to multifamily residential; a six-foot sidewalk along Lemmon Avenue and landscaping that exceeds PDD No. 193 requirements.

**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 request site is identified as being within an Urban Neighborhood Building Block on the ***forwardDallas! Vision Illustration***, adopted June 2006. Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are

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

The proposal generally complies with the following goals and policies of the Comprehensive Plan.

**LAND USE ELEMENT**

**GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

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

**URBAN DESIGN ELEMENT**

**GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY**

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

**Development Standards:**

District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
GR General Retail	10'	No min.	0.75 FAR overall 0.5 office	80'	80%	N/A	Retail & personal service, office

**Land Use Compatibility:**

The ±0.70-acre request site is developed with a ±3,000-square foot restaurant with drive-through service which was constructed in 1969. The applicant intends to redevelop the site with a ±3,500-square foot bank with a teller window, a teller station, and an unmanned transaction station.

The request site is surrounded by multifamily residential to the northeast; retail restaurant and dentist office to the southeast; retail and restaurant to northwest and restaurant and drive-through bank to the northwest.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas

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

The proposal is considered compatible with the existing development pattern of the area; therefore, staff recommends approval for a for a ten-year period with eligibility for automatic renewal for additional ten-year periods; subject to a site/landscape plan and conditions. It is noted that the applicant requests an initial twenty-five-year time period with eligibility for automatic renewal for additional ten-year periods to correspond to the terms of their lease.

**Traffic:**

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

**Parking:**

Pursuant to PDD No. 193, bank or saving and loan office with a drive-in window requires one (1) space per 366 square feet of floor area. Therefore, the proposed ±3,500-square foot bank requires 10 spaces; 17 spaces will be provided as depicted on the proposed site plan.

PDD No. 193 does not dictate specific stacking requirements. However, the stacking depicted on the site plan complies with the requirements of Chapter 51A; five spaces per teller window or station and two spaces per unmanned transaction station.

**Landscaping:**

Landscaping must be provided in accordance the GR general Retail landscaping requirements of PDD No. 193, the Oak Lawn Special Purpose District.

**Z123-222  
Proposed SUP Conditions**

1. **USE:** The only use authorized by this specific use permit is a bank or savings and loan office with drive-in window.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site/landscape plan.

**Staff recommended:**

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

**Applicant requested:**

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

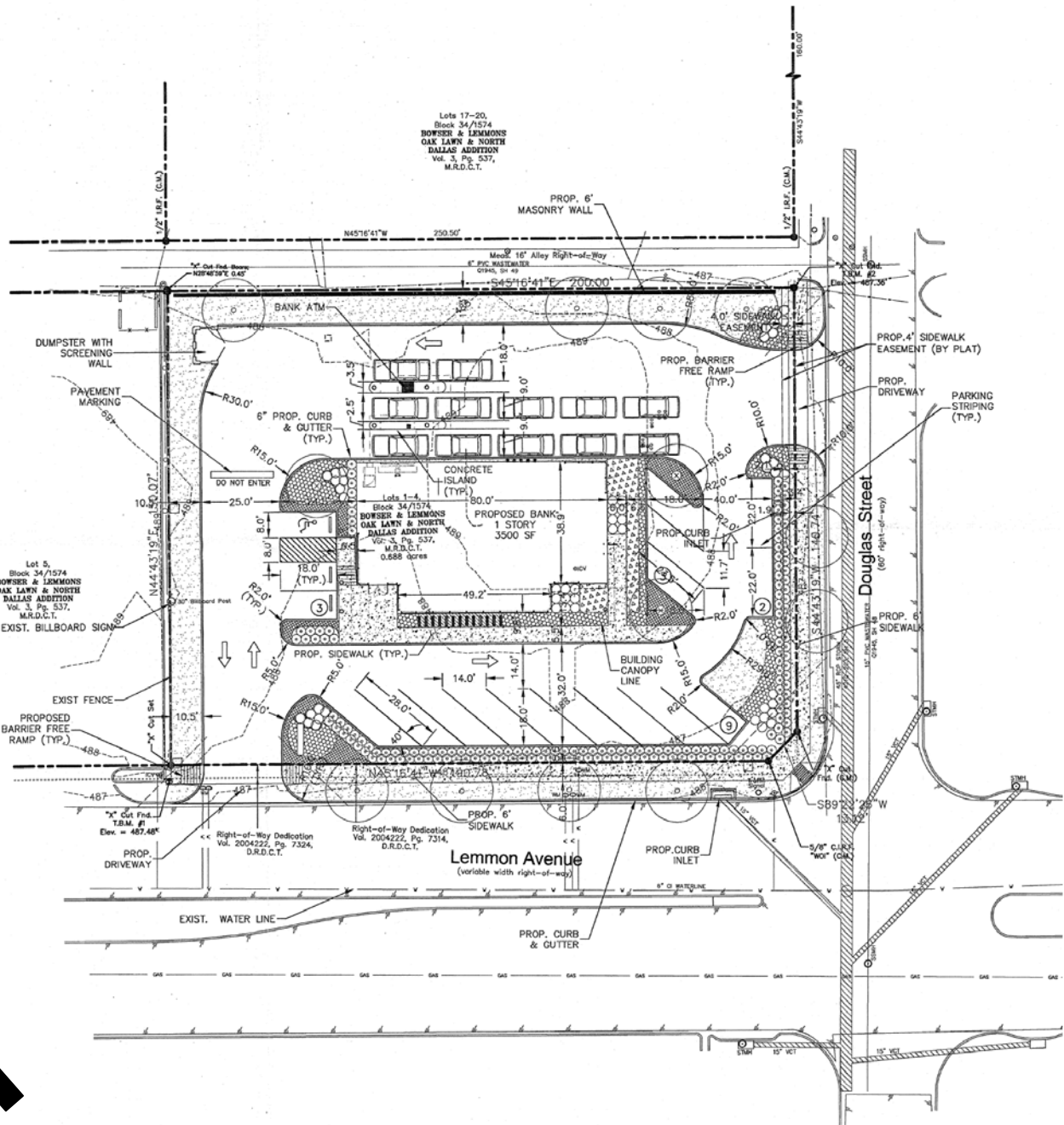
4. **LANDSCAPING:** Landscaping must be provided and maintained in accordance with Section 51P-193.126, as amended, and the attached site/landscape plan. If there is a conflict between Section 51P-193.126 and the site/landscape plan, the site/landscape plan controls. Plant material must be maintained in healthy, glowing condition.
5. **DIRECTIONAL SIGNAGE:** Directional signage and pavement markings must be provided and must clearly indicate ingress to and egress from the drive-in lanes.

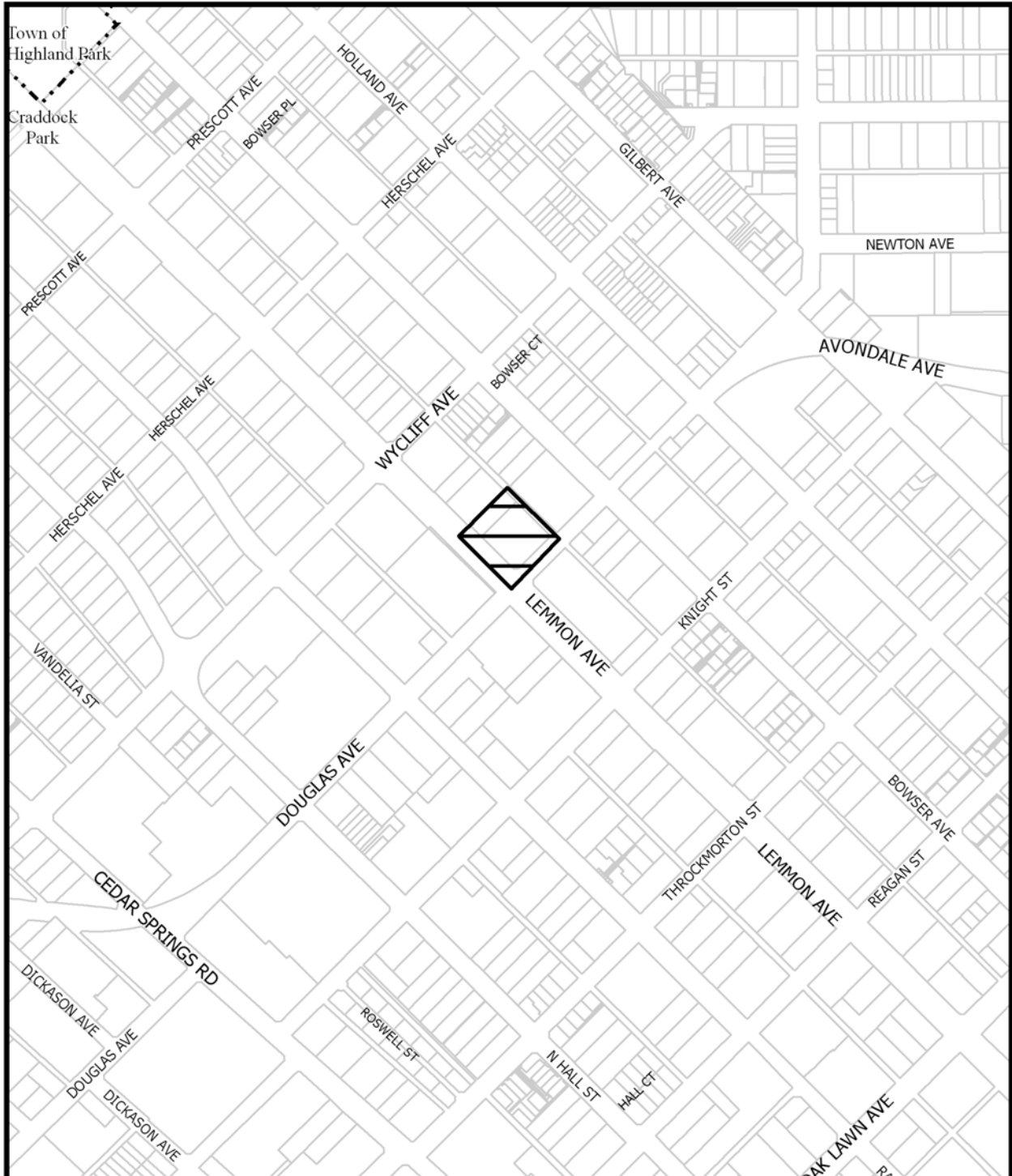


Final design of the signage and pavement markings must be approved by the building official before the issuance of a certificate of occupancy for a bank or savings and loan office with drive-in window.

6. INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site/landscape plan.
7. STACKING: Stacking spaces must be provided as shown on the attached site/landscape plan.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan



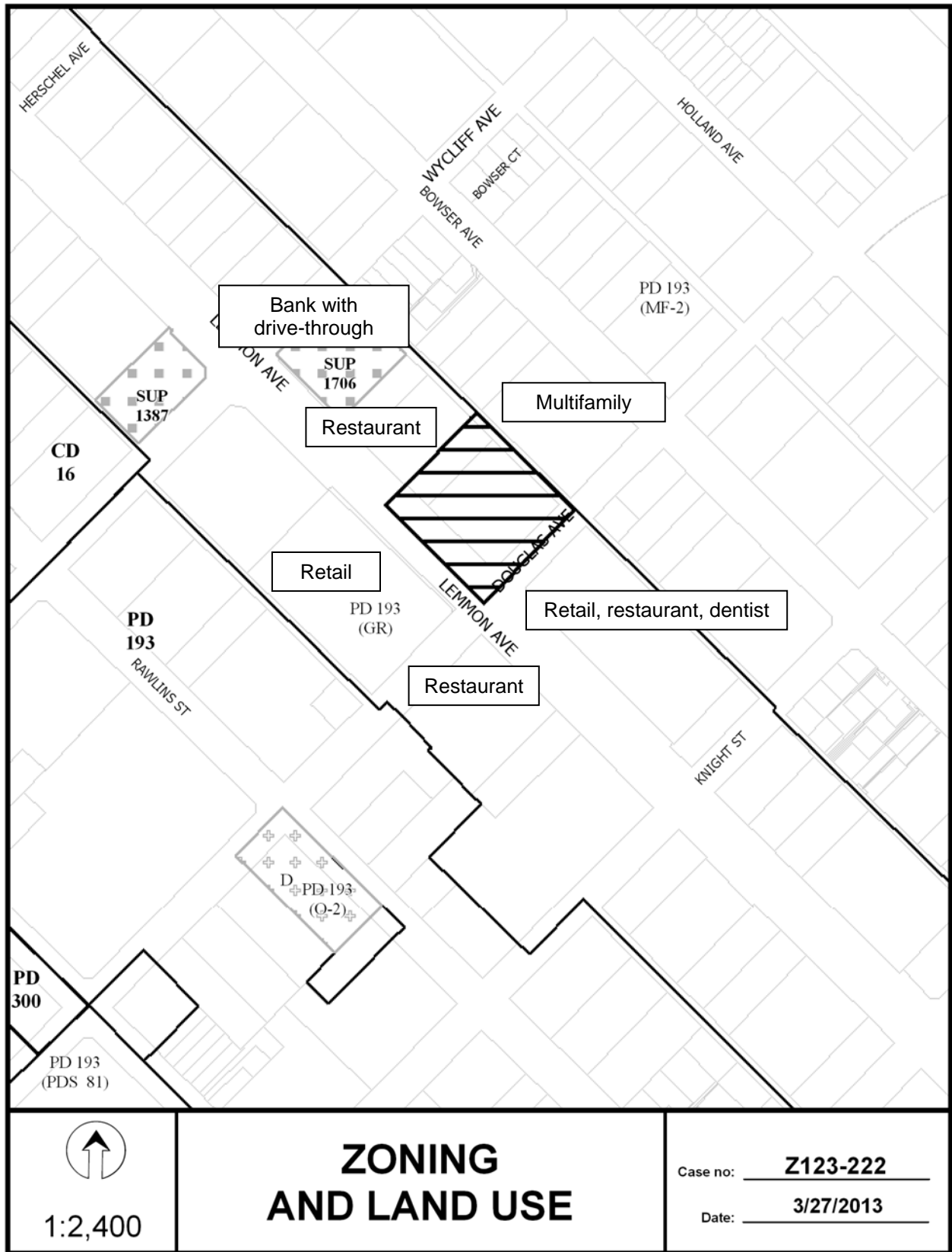


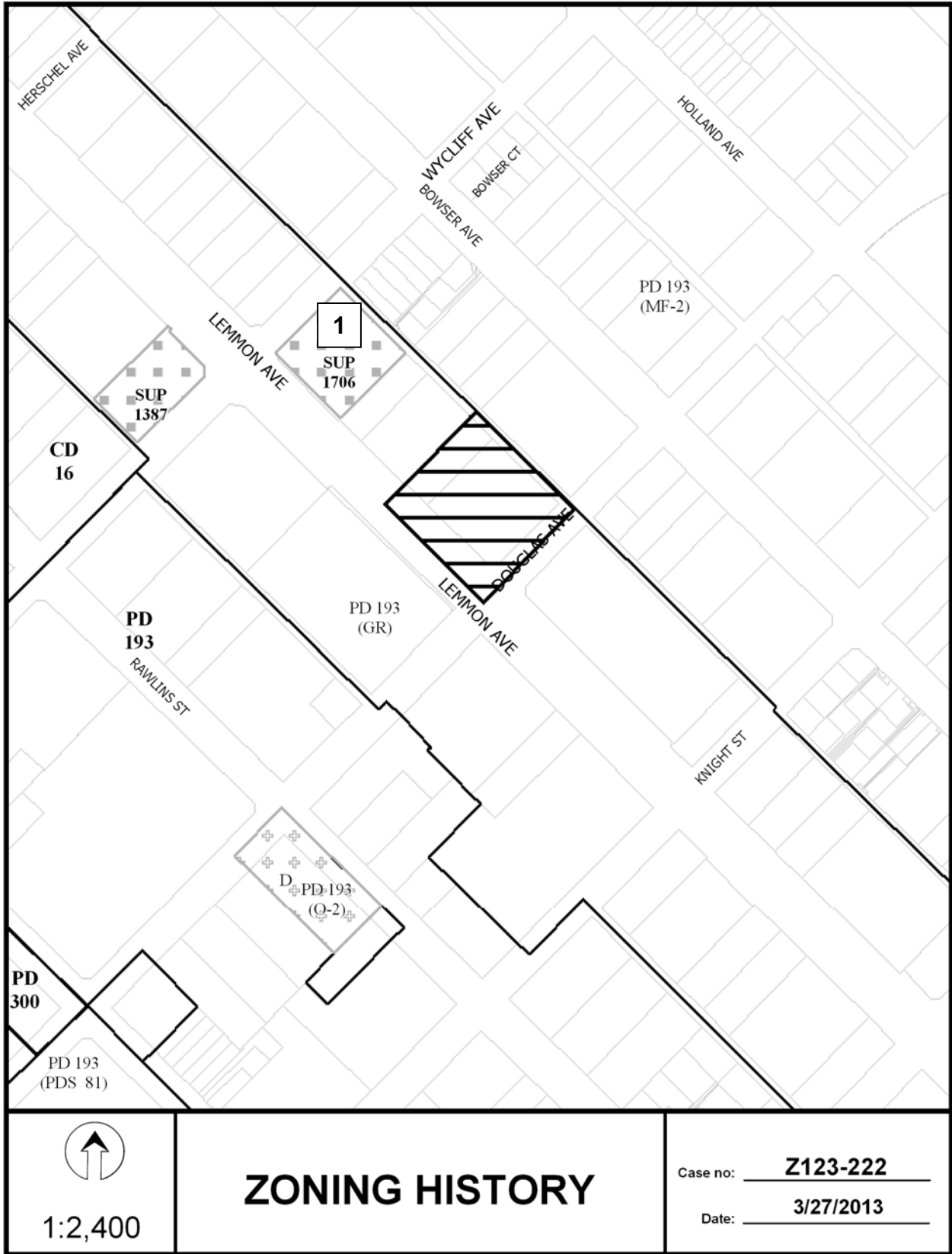
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# VICINITY MAP

Case no:     **Z123-222**    


Date:     **3/27/2013**

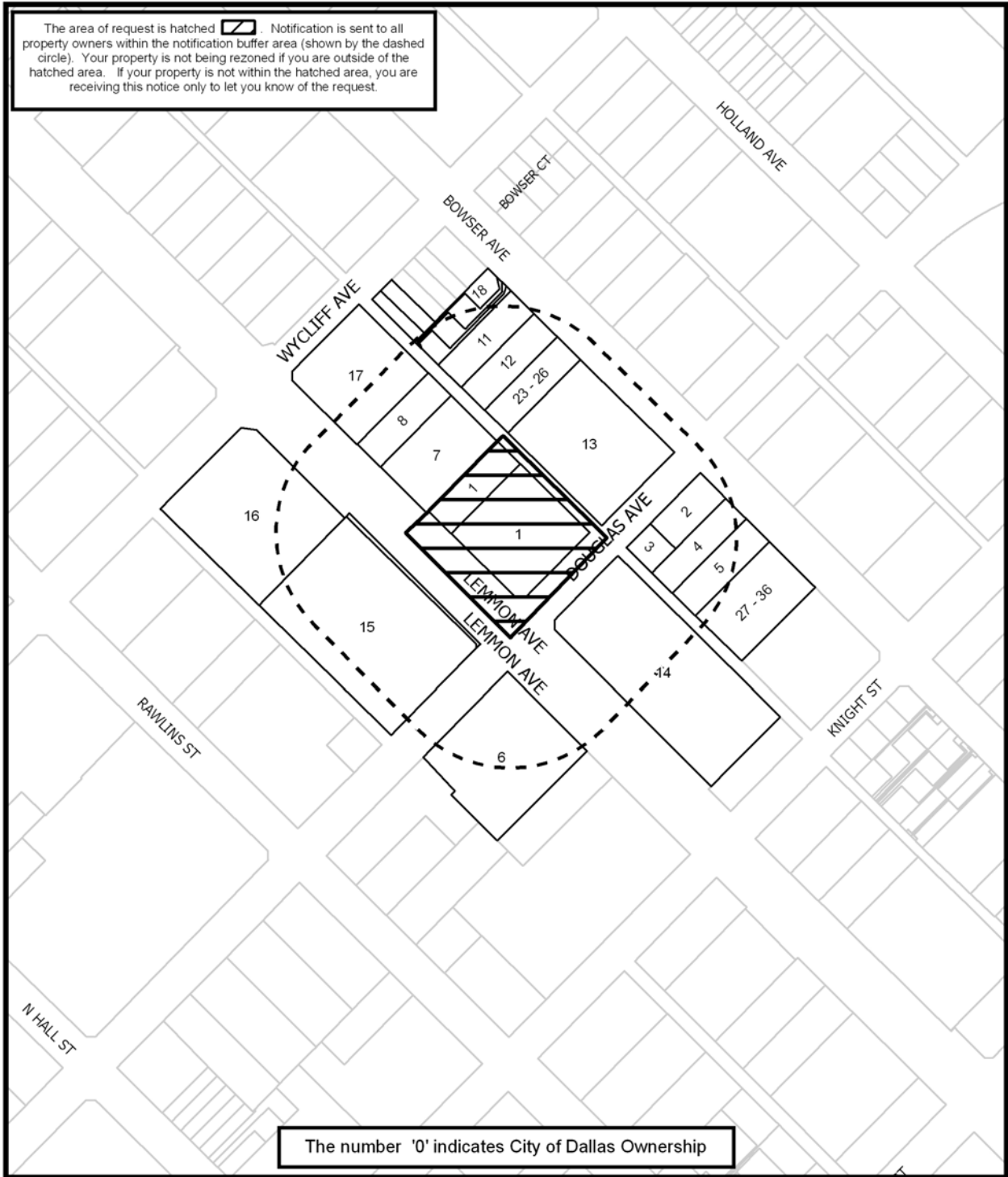




# ZONING HISTORY

Case no: Z123-222  
Date: 3/27/2013

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



  
1:2,400

**NOTIFICATION**

**200'** AREA OF NOTIFICATION  
**36** NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z123-222**  
Date: **3/27/2013**

3/27/2013

***Notification List of Property Owners******Z123-222******36 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4212 LEMMON AVE	WEST BAY INVESTMENTS LP
2	4129 BOWSER AVE	HARVEY JAMES C
3	3516 DOUGLAS AVE	LESZINSKI SLAWOMIR
4	4125 BOWSER AVE	SANDLAND IAN & DARA
5	4123 BOWSER AVE	SANDLAND IAN & DARA
6	4125 LEMMON AVE	H B PROPERTIES INC & S O PROPERTIES INC
7	4218 LEMMON AVE	JADEITE PRPERTY LLC
8	4226 LEMMON AVE	XAST INVESTMENTS INC
9	3502 WYCLIFF AVE	URBAN MATRIX PPTIES LP
10	3510 WYCLIFF AVE	MARTINDALE CATHY M
11	4227 BOWSER AVE	BOWSER AVE LTD PS
12	4221 BOWSER AVE	YOUNG EDWIN C
13	4207 BOWSER AVE	KANAWHA PROPERTIES LTD STE 100-325
14	4140 LEMMON AVE	ROSEBRIAR DOUGLAS CT
15	4207 LEMMON AVE	JOHNSON PAGE H & GERALD L JOHNSON JR
16	4239 LEMMON AVE	7 ELEVEN INC
17	4232 LEMMON AVE	XIE FAMILY TRUST
18	4243 BOWSER AVE	MASSO JADD F
19	4239 BOWSER AVE	NGUYEN ELIZABETH DAN CHAU & AN BINH TRON
20	4235 BOWSER AVE	VILIUNNY MARRY
21	4231 BOWSER AVE	THOMPSON STEPHEN B & KARLA C
22	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
23	4217 BOWSER AVE	JIMENEZ DOMINIC L UNIT #101
24	4217 BOWSER AVE	GARBER DAVID P
25	4217 BOWSER AVE	DAMBROGI RYAN
26	4217 BOWSER AVE	LANDRY BARBARA UNIT 104

Z123-222(MW)

3/27/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4115 BOWSER AVE	LILLARD ALICIA B
28	4115 BOWSER AVE	HITT JOHN E
29	4115 BOWSER AVE	TERRANOVA CHARISSA N
30	4115 BOWSER AVE	TAYLOR ELONIA Y
31	4115 BOWSER AVE	KARANAM PRASHANT
32	4115 BOWSER AVE	GORMAN TEERESA M
33	4115 BOWSER AVE	ROGERS WILLIAM E
34	4115 BOWSER AVE	MURRAY PATRICK H
35	4115 BOWSER AVE	MURCKO MICHAEL
36	4115 BOWSER AVE	BURNETT PATRICK W & JULIA UNIT J



# Memorandum



CITY OF DALLAS

DATE June 6, 2013

TO Joe Alcantar, Chair and  
City Plan Commissioners

SUBJECT City Plan Commission Authorized Hearing  
Area bound by Kessler Parkway, Dealey Avenue, northern and eastern  
property lines of property on the north and east sides of Rio Vista Court,  
Handley Drive, Greenbriar Lane, Haines Avenue, Colorado Boulevard, and  
Sylvan Avenue

Commissioners Anglin, Bagley, and Ridley are requesting that the City Plan Commission authorize a public hearing to determine the proper zoning on property zoned an R-7.5(A) Single Family District with consideration given to a Conservation District. Attached is a location map for your review.

This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Neva Dean, Planning Manager  
Current Planning Division  
Sustainable Development and Construction Department

# Memorandum



CITY OF DALLAS

DATE May 2, 2013

TO David Cossum, Assistant Director  
Department of Sustainable Development and Construction

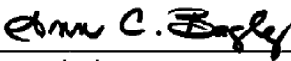
SUBJECT Request for Agenda Item for Authorized Hearing;  
Area bound by Kessler Parkway, Dealey Avenue, northern and eastern  
property lines of property on the north and east sides of Rio Vista  
Court, Handley Drive, Greenbriar Lane, Haines Avenue, Colorado  
Boulevard, and Sylvan Avenue

We respectfully request that the following item be placed on the City Plan Commission agenda and advertised as required by Section 51A-7.701(a)(1) of the City of Dallas Development Code.

Consideration of a hearing to authorize a public hearing to determine the proper zoning on property zoned an R-7.5(A) Single Family District in the abovementioned location. Consideration is to be given to a Conservation District. A map of the area to be considered is attached.

Thank you for your attention to this matter.

  
Michael Anglin, Commissioner

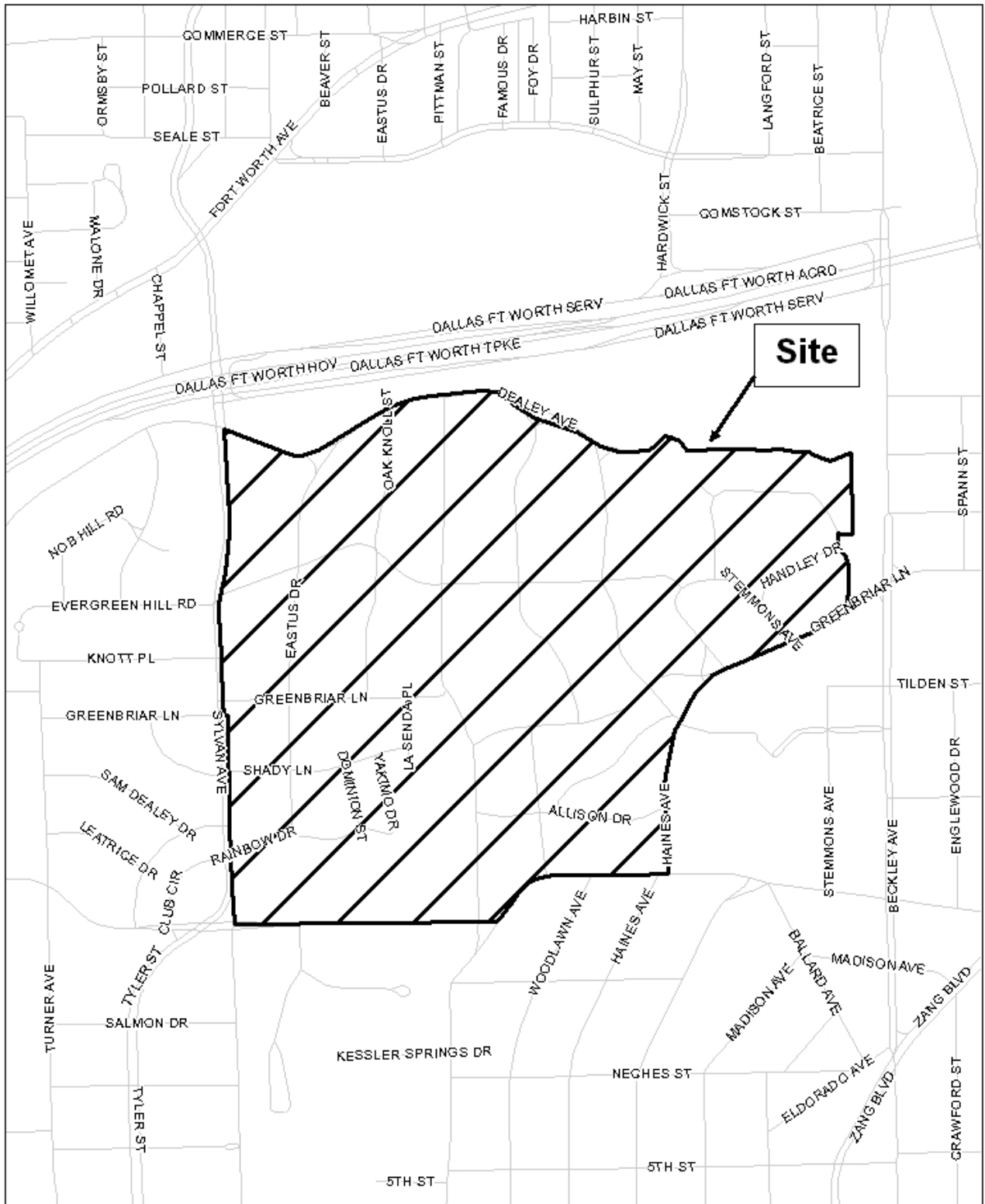
  
Commissioner

  
Commissioner

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MAY - 2 2013

Current Planning



1:9,000

**Proposed Authorized Hearing Area**