



CITY OF DALLAS  
CITY PLAN COMMISSION  
Thursday, June 7, 2012  
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) **S112-123**  
(CC District 10)

An application to replat a 7.25 acre tract of land containing all of Bock C/8130 into one 1.26 acre lot and one 7.25 acre lot located at the northwest corner of Skillman Street and Walnut Hill Lane.

Applicant/Owner: Dunhill Partners / Kingsley Square Dunhill Ltd.

Surveyor: Texas Heritage Surveying, LLC

Application Filed: May 7, 2012

Zoning: CR

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

- (2) **S112-124**  
(CC District 2) An application to replat a 1.7045 acre tract of land containing all of Lots 6 through 15 and part of Lot 45 in City Block 21/7890 into one 1.7045 acre lot located at 161 Riveredge Drive.  
Applicant/ Owner: La Zona Verde, LLC  
Surveyor: Raymond L. Goodson, Jr. Inc.  
Application Filed: May 7, 2012  
Zoning: PD 621, Subdistrict 1A  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S112-125**  
(CC District 4) An application to create a 1.069 acre lot from a tract of land in City Block 6206 on property located on Norvell Drive at 3424 Buckner Boulevard, southeast corner.  
Applicant/ Owner: Abdul Alzouvi  
Surveyor: Salcedo Group  
Application Filed: May 8, 2012  
Zoning: PD 366 Subarea 6  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S112-126**  
(CC District 8) An application to create a 0.9667 acre lot from a tract of land in City Block 6265 on property located at 7810 and 7812 Great Trinity Forest Way.  
Applicant/Owner: Samuel Cecil Mitchell  
Surveyor: Miller Surveying  
Application Filed: May 8, 2012  
Zoning: RR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S112-128**  
(CC District 14) An application to replat a 4.1160 acre tract of land into a 26 lot Shared Access Development in City Block 2/2703 on property located on Shadyside Lane between Lindsley Avenue and Vivian Avenue.  
Applicant/ Owner: Megatel Homes / DHA Development, LLC  
Surveyor: Spiars Engineering, Inc.  
Application Filed: May 9, 2012  
Zoning: CD 6, Tract II A  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal:

- (6) **S112-127**  
(CC District 14) An application to replat a 3.7436 acre tract of land containing all of City Block 2/2703 into 28 lots and to remove the existing 30 foot platted building line on East Grand Avenue at Shadyside Lane between Lindsley Avenue and East Grand Avenue.  
Applicant/ Owner: Megatel Homes / DHA Development, LLC  
Surveyor: Spiars Engineering, Inc.  
Application Filed: May 9, 2012  
Zoning: CD 6, Tract IIA  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Docket

- D112-006**  
Neva Dean  
(CC District 14)5 An application for a development plan for Planned Development District No. 799 on Amesbury Drive, between the west side of Milton Street and East Lovers Lane.  
Staff Recommendation: **Approval**

- D112-007**  
Neva Dean  
(CC District 2) An application for a development plan for Planned Development District No. 862 on the west side of Maple Avenue, at the terminus of Butler Street.  
Staff Recommendation: **Approval**

- W112-014**  
Carrie Gordon  
(CC District 2, 14) An application for a waiver of the two-year waiting period to allow for the submittal of an application to amend the Downtown Special Provision Sign District to allow placement of videoboards on buildings with lodging uses and parking structures within the Retail Core on property bounded by Jackson Street, Lamar Street, Pacific Street, and Cesar Chavez Boulevard.  
Staff Recommendation: **Denial**

Certificates of Appropriateness for Signs

- 1203191071**  
Carrie Gordon  
(CC District 14) An application for a Certificate of Appropriateness by John Eitson of Austin Commercial, LP for a 20 square foot detached monument sign at 1014 Main Street (Griffin Street, west elevation).  
Applicant: John Eitson of Austin Commercial, LP  
Staff Recommendation: **Approval**  
SSDAC Recommendation: **Approval**

Zoning Cases – Consent

1. **Z112-201(RB)** Item #1 was withdrawn and will not be heard by CPC
  
2. **Z112-207(RB)**  
Richard Brown  
(CC District 5)  
An application for a Specific Use Permit for a Machinery, heavy equipment, or truck sales and service use on property within the Subdistrict 3 portion of Planned Development District No. 533, the C. F. Hawn Special Purpose District No. 1 on the northeast line of C. F. Hawn Freeway, southeast of Lake June Road.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.  
Applicant: Hector Hernandez  
Representative: Elias Rodriguez
  
3. **Z112-212(RB)**  
Richard Brown  
(CC District 5)  
An application to amend the development plan and conditions for Planned Development District No. 103 for Church Uses on the east line of Pastor Bailey Drive, north of Camp Wisdom Road.  
Staff Recommendation: **Approval**, subject to a development plan and conditions.  
Applicant: Concord Missionary Baptist Church  
Representative: John Blacker
  
4. **Z112-222(RB)**  
Richard Brown  
(CC District 2)  
An application for the renewal of Specific Use Permit No. 1765 for a Recycling buy-back center use on property zoned an IM Industrial Manufacturing District on the northwest line of Hickory Street, east of Malcolm X Boulevard.  
Staff Recommendation: **Approval** for a two-year period, subject to conditions.  
Applicant/Representative: Rafael Jamaica
  
5. **Z112-223(RB)**  
Richard Brown  
(CC District 2)  
An application for an amendment to and expansion of the Tract 1 portion of Planned Development District No. 486 for a Community service center and CH Clustered Housing District Uses on property zoned a CH Clustered Housing District and Planned Development District No. 486 in an area generally bounded by Bank Street, Gurley Avenue, Carroll Avenue, and Parry Avenue.  
Staff Recommendation: **Approval**, subject to a conceptual plan, Tract 1 development plan and conditions.  
Applicant: Jubilee Park Community Center Corporation  
Representative: Brad Shipman

6. **Z112-205(MW)**  
Megan Wimer  
(CC District 5)
- A City Plan Commission authorized hearing to determine proper zoning on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay and Specific Use Permit No. 1940 for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet with consideration given to providing for automatic renewal for Specific Use Permit No. 1940, on the southwest corner of Bruton Road and Masters Drive.  
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
7. **Z101-371(WE)**  
Warren Ellis  
(CC District 2)
- An application for a Specific Use Permit for a bar, lounge, or tavern on property zoned Planned Development District No. 296, the Deep Ellum/Near East Side Special Purpose District on the north side of Elm Street, between Malcolm X Boulevard and Crowds Street.  
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.  
Applicant: Frank Edwards  
Representative: John Hamilton

Zoning Cases – Under Advisement

8. **Z112-197(WE)**  
Warren Ellis  
(CC District 4)
- An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned a CS-D Commercial Service District with a D Liquor Control Overlay on the north line of Bruton Road, between Jim Miller Road and Mack Lane.  
Staff Recommendation: **Approval** of a D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.  
Applicant: Mehdi Rezaeizadeh  
Representative: Audra Buckley  
U/A From: May 3, 2012 and May 17, 2012.
9. **Z112-206(JH)**  
Jennifer Hiromoto  
(CC District 2)
- An application for a Specific Use Permit for a bar, lounge, or tavern and commercial amusement (inside) for a dance hall use on property zoned Planned Development District No. 269, Tract A, on the southwest corner of Elm Street and North Crowds Street.  
Staff Recommendation: **Approval** for a one-year period, subject to a site plan and staff conditions.  
Representative: Chuck Hixson  
U/A From: May 17, 2012.

10. **Z101-271(MG)**  
Neva Dean  
(CC District 4)
- An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use less than 3,500 square feet on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the southwest corner of East R. L. Thornton Freeway and North Jim Miller Road.  
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.  
Applicant: Racetrac Petroleum, Inc  
Representative: Masterplan - Santos Martinez  
U/A From: September 15, 2011, December 1, 2011 and February 16, 2012.
11. **Z112-191(MW)**  
Megan Wimer  
(CC District 1)
- An application for a Specific Use Permit for a convenience store with drive-through on property zoned a CR Community Retail District on the south side of West Clarendon Drive, west of Hampton Road.  
Staff Recommendation: **Denial**  
Applicant: Woo J. Seo, President, CSS Creative Enterprises, LLC  
Representative: Tailim Song Law Firm  
U/A From: May 17, 2012.
12. **Z112-211(MW)**  
Megan Wimer  
(CC District 6)
- An application for a Specific Use Permit for an open-enrollment charter school on property zoned a Light Mixed Use Subdistrict in Planned Development District No. 631, the West Davis Special Purpose District with deed restrictions and an R-7.5(A) Single Family District on the southwest corner of West Davis Street and North Dwight Avenue.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, traffic management plan and conditions.  
Applicant: Honors Academy  
Representative: Peter Kavanagh  
U/A From: May 17, 2012.

Zoning Cases – Individual

13. **Z112-217(MW)**  
Megan Wimer  
(CC District 14)
- An application for a Specific Use Permit for a restaurant with drive-in or drive-through service on property zoned a GR General Retail Subdistrict in Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northeast side of Lemmon Avenue, southeast of Throckmorton Street.  
Staff Recommendation: **Denial**  
Applicant: Taco Bell of America c/o Icon Engineering  
Representative: Robert Baldwin

14. **Z112-208(WE)**  
Warren Ellis  
(CC District 8)
- An application for an NO(A) Neighborhood Office District on property zoned an R-7.5(A) Single Family District with deed restrictions volunteered by the applicant on the northeast corner of St. Augustine Road and Cushing Drive.  
Staff Recommendation: **Denial**  
Applicant: Betty & Chung Hsu  
Representative: Betty Hsu
15. **Z112-214(WE)**  
Warren Ellis  
(CC District 7)
- An application for a Planned Development District for a public school other than an open-enrollment charter school and MF-2(A) Multifamily Subdistrict uses on property zoned an MF-2(A) Multifamily Subdistrict, an NC Neighborhood Commercial Subdistrict and an CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the north side of Grand Avenue, between South Good Latimer Expressway and South Malcolm X Boulevard.  
Staff Recommendation: **Approval**, subject to a revised development plan, landscape plan, traffic management plan and conditions.  
Applicant: Dallas Independent School District  
Representative: MASTERPLAN - Karl Crawley

Authorization of Hearings

**Expand Planned Development District No. 730**

Donna Moorman  
(CC District 7)

Consideration of a public hearing to decide whether to authorize a public hearing to determine the proper zoning on property zoned Planned Development District No. 730, and an R-5(A) Single Family Subdistrict and an NC Neighborhood Commercial Subdistrict with deed restrictions within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, with consideration being given to expanding Planned Development District No. 730, generally on both sides of Bexar Street, between Brigham Lane and C.F. Hawn Freeway, and generally bounded by Harding Street, Macon Street, Stark Avenue, and Hooper Street on the southwest and Macon Street, Stark Avenue, and Hooper Street on the east including the lot on the northeast corner of Brigham Lane and Harding Street. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Other Matters

Minutes: May 17, 2012

Adjournment



**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, June 7, 2012**

**SUBDIVISION REVIEW COMMITTEE (SRC) MEETING** - Thursday, June 7, 2012, City Hall, 1500 Marilla Street, in the Council Chambers, at 10:30 a.m., to consider (1) **NC112-001** – Application to change the name of La Prada Drive (east) between John West Road on the south and La Prada Drive on the north to “Deansgate Lane”.

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING** – Tuesday, June 12, 2012, City Hall, 1500 Marilla Street.

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

### EXECUTIVE SESSION NOTICE

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

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

**CITY PLAN COMMISSION****THURSDAY, JUNE 7, 2012****FILE NUMBER:** S112-123**Subdivision Administrator:** Paul Nelson**LOCATION:** Skillman Street and Walnut Hill Lane, northwest corner**DATE FILED:** May 7, 2012**ZONING:** CR**CITY COUNCIL DISTRICT:** 10**SIZE OF REQUEST:** 8.51 Ac.**MAPSCO:** 27N**APPLICANT/OWNER:** Dunhill Partners / Kingsley Square Dunhill Ltd.

**REQUEST:** An application to replat an 8.51 acre tract of land containing all of Bock C/8130 into one 1.26 acre lot and one 7.25 acre lot located at the northwest corner of Skillman Street and Walnut Hill Lane.

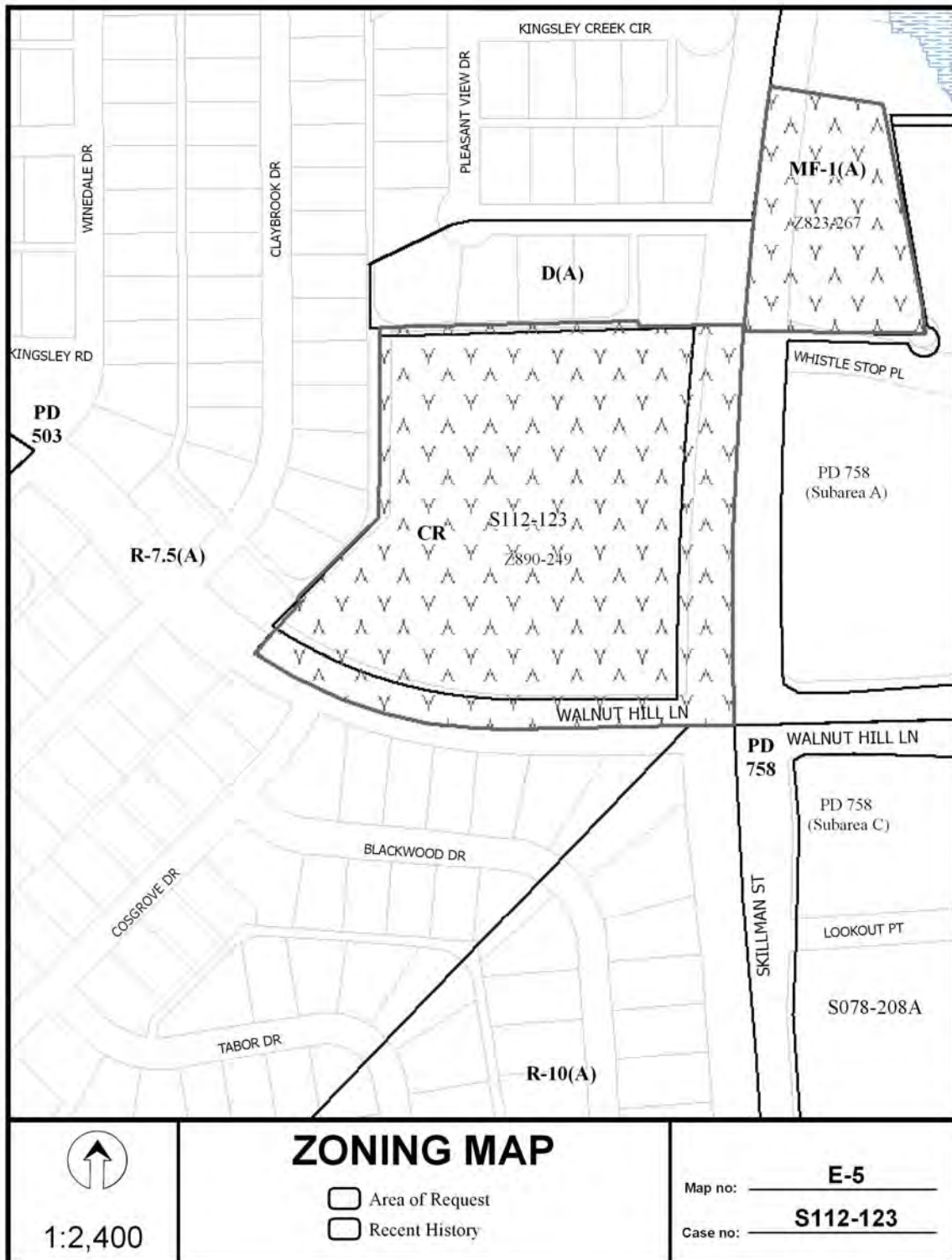
**SUBDIVISION HISTORY:**

1. S078-208 was an application southeast of the present request to remove platted building lines and to replat Lot 1 and 2 in City Block 2/8125 and Lot 1-A and 1-C in City Block 1/8125 into 14 lots ranging in size from 0.501 acre to 15.271 acres in size and generally located at the intersection of Skillman Avenue on the north and south sides of Walnut Hill Lane. The request was approved on June 20, 2008 and the first phase was recorded on May 5, 2009.


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

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

8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.
10. The maximum number of lots permitted by this plat is 2.
11. 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 50 feet of ROW from the established center line of Skillman Street.
14. On the final plat dedicate a 20 foot by 20 foot corner clip at Walnut Hill Lane and Skillman Street.
15. On the final plat dedicate a 40 foot radius corner clip at the alley to alley intersection.
16. 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.
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. On the final plat change "Walnut Hill Road" to "Walnut Hill Lane".
19. On the final plat identify the property as Lots 1 and 2 in City Block C/8130.





 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Map no: <u>      E-5      </u> Case no: <u>      S112-123      </u>
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5/27/2012



**CITY PLAN COMMISSION**

**THURSDAY, JUNE 7, 2012**

**FILE NUMBER:** S112-124

**Subdivision Administrator:** Paul Nelson

**LOCATION:** 161 Riveredge Drive

**DATE FILED:** May 7, 2012

**ZONING:** PD 621, Subdistrict 1A

**CITY COUNCIL DISTRICT:** 2      **SIZE OF REQUEST:** 1.7045 Ac.      **MAPSCO:** 44H

**APPLICANT/OWNER:** La Zona Verde, LLC

**REQUEST:** An application to replat a 1.7045 acre tract of land containing all of Lots 6 through 15 and part of Lot 45 in City Block 21/7890 into one 1.7045 acre lot located at 161 Riveredge Drive.

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

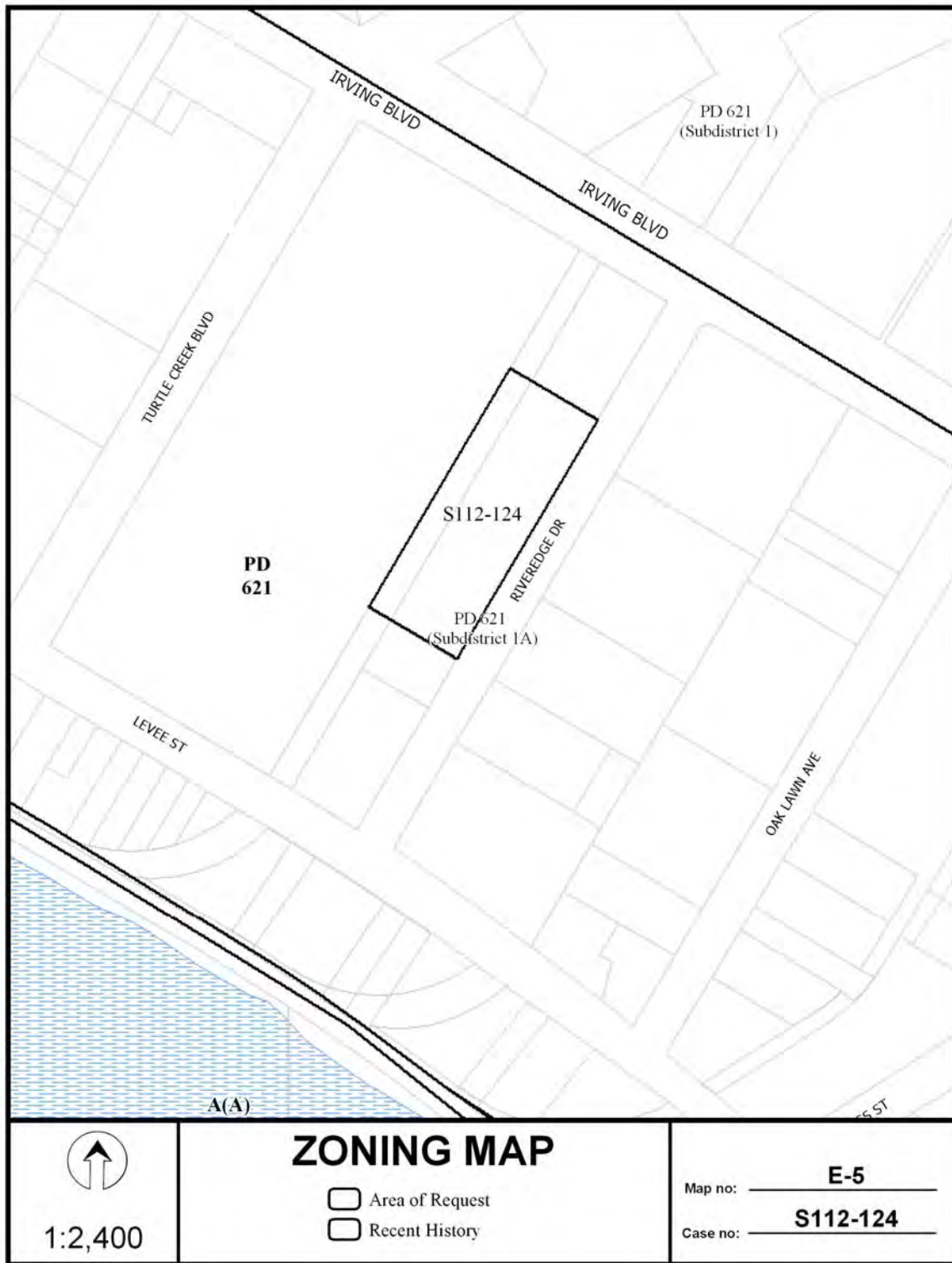
**STAFF RECOMMENDATION:** The proposed subdivision complies with the requirements of PD 621 Subdistrict 1A; therefore, staff recommends approval subject to compliance with the following conditions:

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



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

10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. Location is in the Industrial Boulevard Sump (WSE 400.1 feet). All construction for any proposed development must be above the 400.1 foot elevation. For the areas where the existing elevation is below 400.1 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.
14. On the final plat monument all set corners per the Monumentation Ordinance and show 2 control monuments. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
15. On the final plat add a 20 foot wide wastewater easement for the existing 8" wastewater line in Lot 45.
16. On the final plat chose a different addition name.
17. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
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. New water and/or wastewater easements need to be shown.
20. Water main extension is required by Private Development Contract.
21. On the final plat identify the property as Lot 6A, City Block 21/7890.



5/27/2012



1:2,400

## AERIAL MAP

- Area of Request
- Recent History

Map no:           E-5          

Case no:           S112-124          

5/27/2012



**CITY PLAN COMMISSION****THURSDAY, JUNE 7, 2012****FILE NUMBER:** S112-125**Subdivision Administrator:** Paul Nelson**LOCATION:** 3424 Buckner Blvd., southeast corner**DATE FILED:** May 8, 2012**ZONING:** PD 366, Subarea 6**CITY COUNCIL DISTRICT:** 4**SIZE OF REQUEST:** 1.069 Ac.**MAPSCO:** 48U**APPLICANT/OWNER:** Abdul Alzouvi

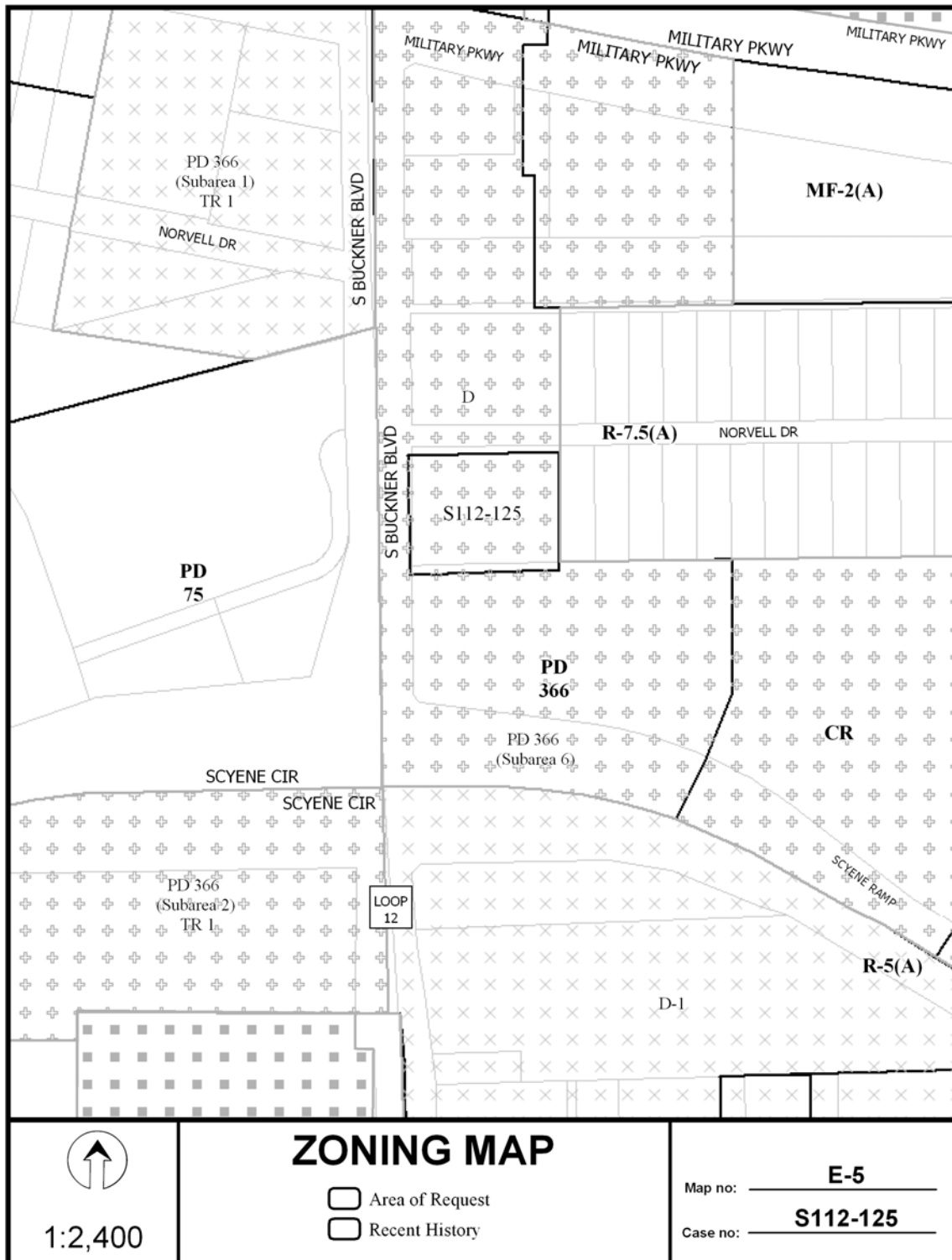
**REQUEST:** An application to create a 1.069 acre lot from a tract of land in City Block 6206 on property located on Norvell Drive at 3424 Buckner Blvd., southeast corner.

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

**STAFF RECOMMENDATION:** The proposed subdivision complies with the requirements of PD 366, Subarea 6; therefore, staff recommends approval subject to compliance with the following conditions:

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

10. The maximum number of lots permitted by this plat is 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 ROW from the established centerline of Norvell Street.
14. On the final plat dedicate a 15 foot by 15 foot corner clip at Buckner Blvd. and Norvell Street.
15. On the final plat add a note stating: "access or modification to Buckner Boulevard requires TXDOT approval."
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 shown.
18. On the final plat remove "South" from Buckner Boulevard on the face of the plat and from the Owner's Certificate.
19. On the final plat note that Buckner Boulevard is also State Highway Loop No. 12.
20. On the final plat show how all adjoining ROW was created.
21. On the final plat monument all set corners per the Monumentation Ordinance. and show 2 control monuments. 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.
22. On the final plat identify the property as Lot 18, City Block B/6206.









**CITY PLAN COMMISSION****THURSDAY, JUNE 7, 2012****FILE NUMBER:** S112-126**Subdivision Administrator:** Paul Nelson**LOCATION:** 7810 and 7812 Great Trinity Forest Way**DATE FILED:** May 8, 2012**ZONING:** RR**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 0.9667 Ac.**MAPSCO:** 58X**APPLICANT/OWNER:** Samuel Cecil Mitchell

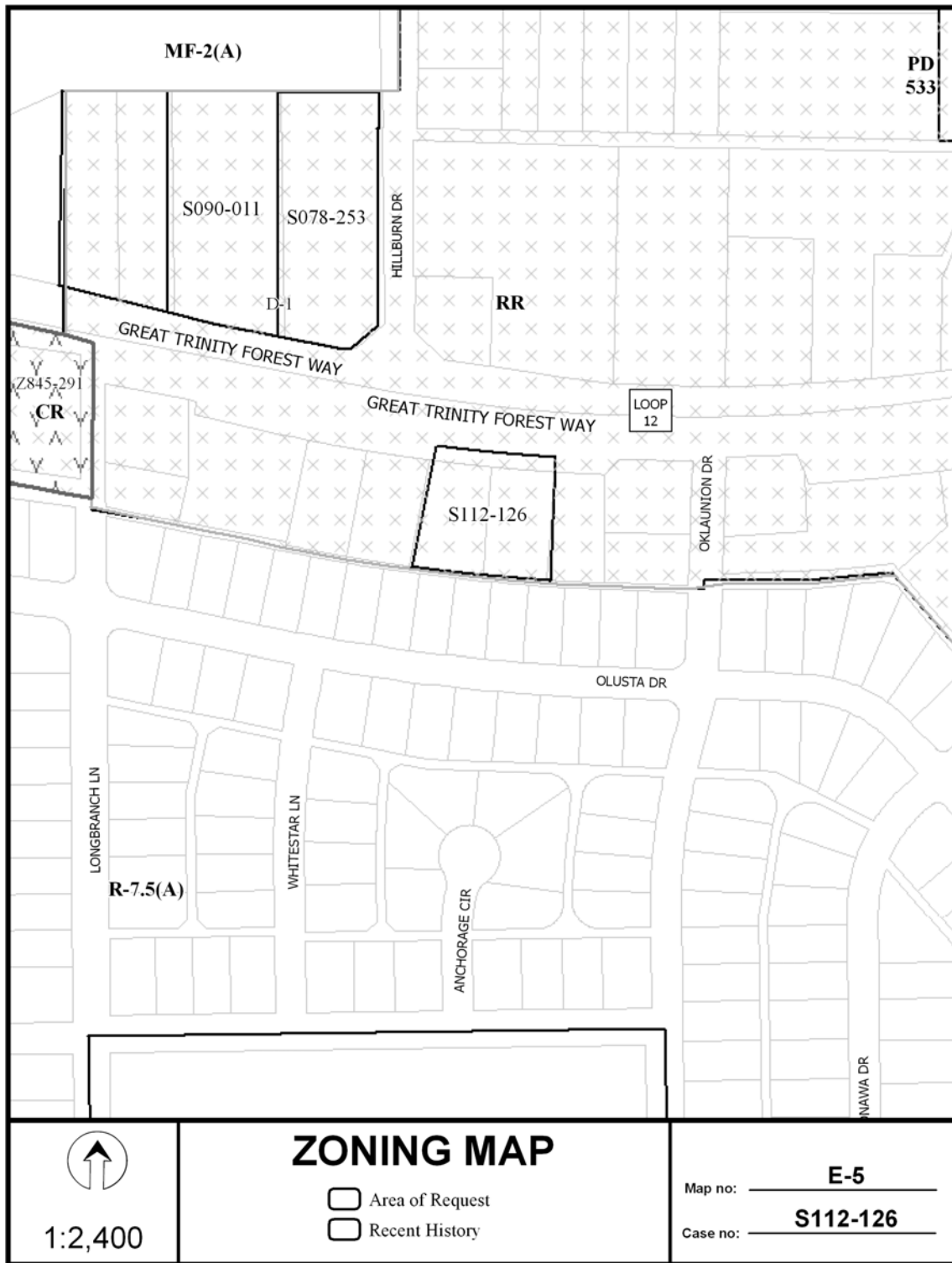
**REQUEST:** An application to create a 0.9667 acre lot from a tract of land in City Block 6265 on property located at 7810 and 7812 Great Trinity Forest Way.

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

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


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

10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 7.5 feet of ROW from the established center line of the alley.
13. On the final plat show how all adjoining ROW was created.
14. On the final plat monument all set corners per the Monumentation Ordinance. and show 2 control monuments. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
15. On the final plat chose a different addition name.
16. On the final plat show the distances/width of ROW across Loop 12.
17. On the final plat dedicate the existing street easement in fee simple.
18. Prior to submittal of the final plat documentation must be submitted that the existing structure has a fire rated demising wall at the east boundary line.
19. Prior to submittal of the final plat for the Chairman's signature documentation must be provided showing that proper permits have been obtained for the illegal paving and no landscaping has been provided for the area shown as "Existing Concrete Parking" on the preliminary plat. A new Certificate of Occupancy must be issued for 7812 Great Trinity Forest Way prior to the Chairman signing the final plat.
20. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
21. A 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, City Block K/6265.
24. On the final plat change "Great Trinity Forest Boulevard" to "Great Trinity Forest Way".

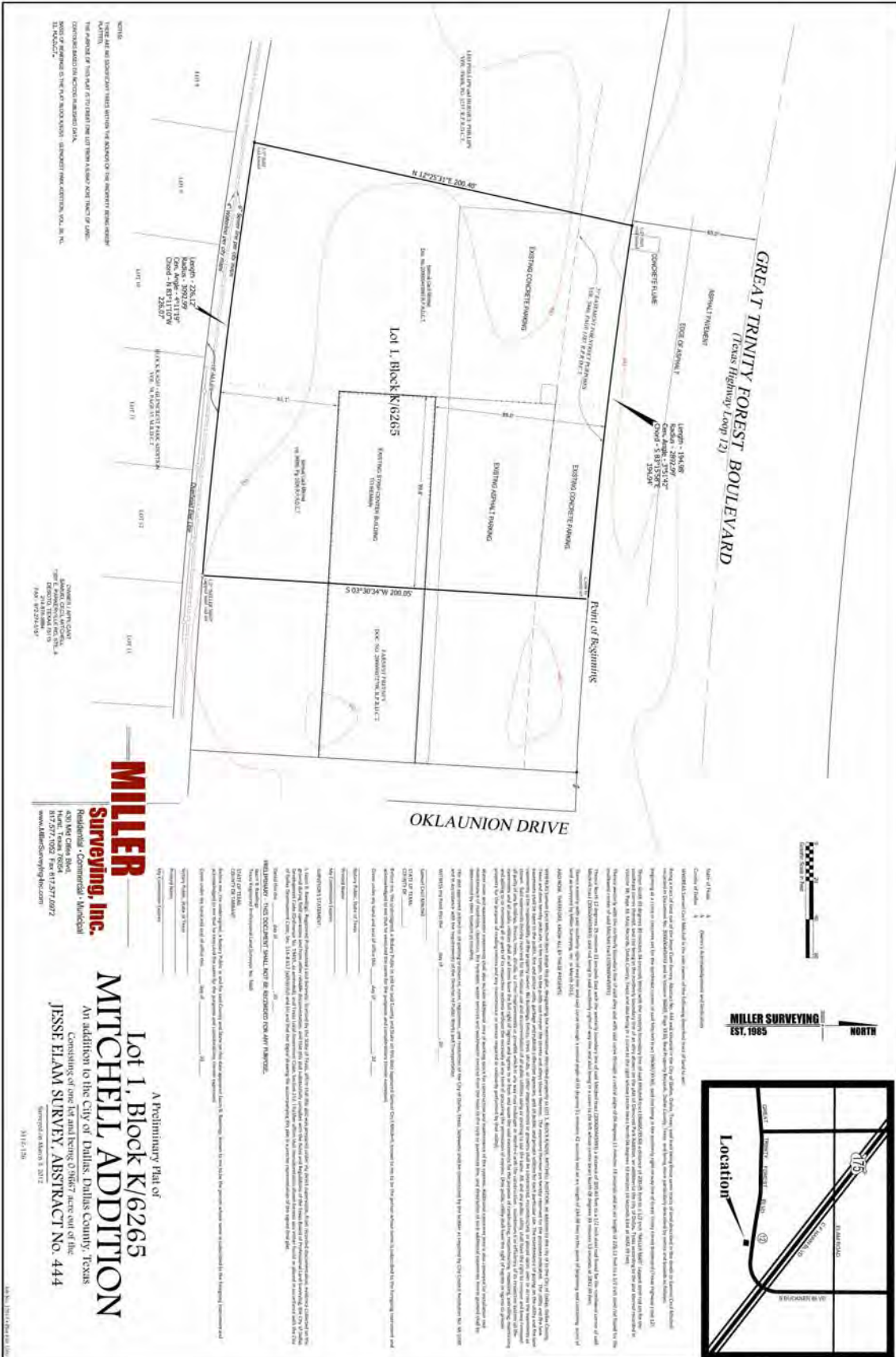


5/27/2012



 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Map no: <u>      E-5      </u> Case no: <u>      S112-126      </u>
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5/27/2012



NOTES:  
 1. THIS PLAT IS A PRELIMINARY PLAT AND IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN TO SHOW THE GENERAL LAYOUT OF THE PROPERTY.  
 2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.  
 3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.  
 4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.  
 5. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.

**MILLER**  
**Surveying, Inc.**  
 Residential • Commercial • Municipal  
 4300 Midway Court  
 Houston, Texas 77057  
 Phone: 281.416.1111  
 www.millersurveying.com

**Lot 1, Block K/6265**  
**MITCHELL ADDITION**  
 An addition to the City of Dallas, Dallas County, Texas  
 Consisting of One (1) Acre and Being 0.1867 Acre out of the  
**JESSE ELAM SURVEY, ABSTRACT NO. 444**  
 Surveyed as shown on 11/11/12

**CITY PLAN COMMISSION**

**THURSDAY, JUNE 7, 2012**

**FILE NUMBER:** S112-128

**Subdivision Administrator:** Paul Nelson

**LOCATION:** Shadyside Lane between Lindsley Avenue and Vivian Avenue

**DATE FILED:** May 9, 2012

**ZONING:** CD 6, Tract IIA

**CITY COUNCIL DISTRICT:** 14    **SIZE OF REQUEST:** 4.1160 Ac.    **MAPSCO:** 37W

**APPLICANT/OWNER:** Megatel Homes / DHA Development, LLC

**REQUEST:** An application to replat a 4.1160 acre tract of land into a 26 lot Shared Access Development in City Block 2/2703 on property located on Shadyside Lane between Lindsley Avenue and Vivian Avenue.

**SUBDIVISION HISTORY:**

1. S112-127 is an application to replat a 3.7436 acre tract of land containing all of City Block 2/2703 into 28 lots and to remove the existing 30 foot platted building line on East Grand Avenue at Shadyside Lane between Lindsley Avenue and East Grand Avenue. This request is scheduled for a public hearing on June 7 2012 also.

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

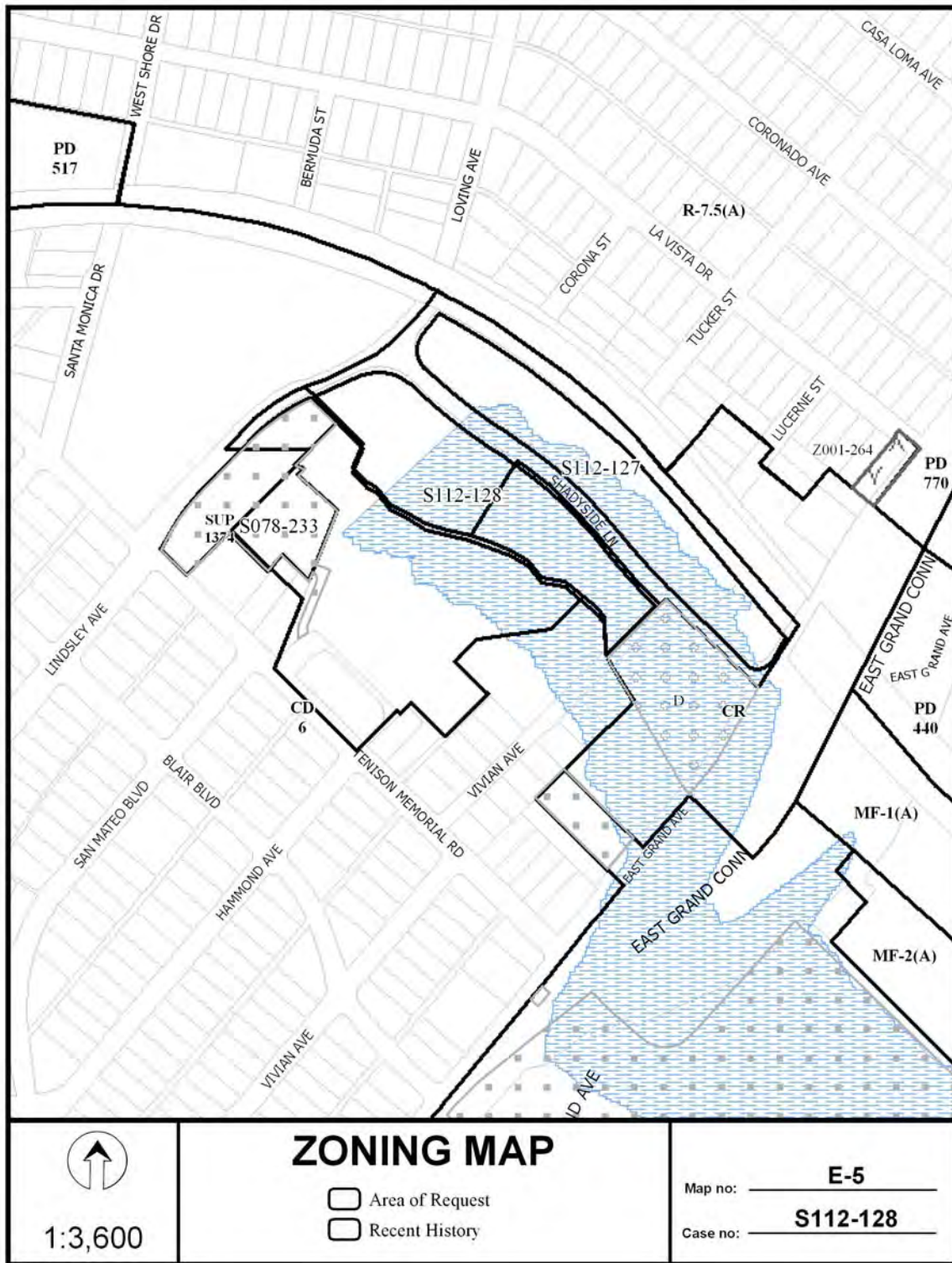
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with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

8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.
10. The maximum number of lots permitted by this plat is 26.
11. The Shared Access Area easement must be at least 20 feet wide and contain a minimum paving width of 16 feet.
12. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement & labeled on the plat.
13. No building permit may be issued to authorize work in the shared access development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and all requirements of the shared access area have been met.
14. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411 of the Dallas Development Code, as amended.
15. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area and a map as part of an attachment to the document.
16. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot.
17. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley.
18. Include the words "Shared Access Development" in the title block of the final plat.
19. Add a note to the final plat stating "This development is restricted to single family dwellings only."
20. The final plat shall limit the number of lots to a maximum of 26 single family lots.
21. On the final plat show 0.125 guest parking spaces per lot on the plat. Such spaces may be provided in the Shared Access Area as long as they are not located over a water/wastewater easement.



22. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved private street."
23. If a guard house is provided, it must be at least 30 feet from the shared access point.
24. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or R.O.W.
25. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Public Works and Transportation Department, GIS Section to obtain an approved street name.
26. 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.
27. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
28. On the final plat dedicate 28 feet of ROW/Street Easement, Public Utility, Sidewalk Easement from the established center line of Shadyside Lane and Vivian Avenue.
29. On the final plat dedicate a 10 foot by 10 foot corner clip at Shadyside Lane and Vivian Avenue.
30. On the final plat dedicate a 10 foot by 10 foot corner clip at San Clemente and Shadyside Lane (both sides) and at San Clemente and Lindsley Avenue.
31. On the final plat determine the 100 year water surface elevation across the plat.
32. 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.
33. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
34. On the final plat specify minimum fill and minimum finished floor elevations.
35. On the final plat show the natural channel set back from the crest of the natural channel.
36. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
37. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
38. On the final plat show how all adjoining ROW was created.
39. On the final plat show all utility easement abandonments with the recording information for each.

40. On the final plat monument all set corners per the Monumentation Ordinance. and show 2 control monuments. 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.
41. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
42. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
43. Water/wastewater main extension is required by Private Development Contract.
44. DWU standards for water and wastewater must be complied with.
45. On the final plat change "Exist. Lindsley Avenue" to "Lindsley Avenue".
46. On the final plat change "Exist. Vivian Avenue" to "Vivian Avenue".
47. On the final plat change "Exist. Shadyside Lane" to "Shadyside Lane".
48. On the final plat all lots must have a minimum area of 1,200 square feet, a minimum depth of 50 feet and a minimum width of 18 feet. Lot depth in this development may be measured to the centerline of the shared access area.
49. On the final plat a minimum of 2 off street parking spaces are required for each dwelling unit, and guest parking must be provided at 0.125 unassigned spaces per dwelling unit.
50. On the final plat identify the property as Lots 1 through 26, Common Areas as Area "A" and "B".





 1:3,600	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	<p>Map no: <u>          E-5          </u></p> <p>Case no: <u>          S112-128          </u></p>
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5/27/2012



Line #	Length	Direction
L1	127.79	N40°07'00" W
L2	46.97	S80°07'00" E
L3	71.24	S40°07'00" E
L4	70.24	S40°07'00" E
L5	21.32	N40°07'00" E
L6	10.00	N40°07'00" E
L7	10.00	N40°07'00" E
L8	10.00	N40°07'00" E
L9	10.00	N40°07'00" E
L10	10.00	N40°07'00" E
L11	10.00	N40°07'00" E
L12	10.00	N40°07'00" E
L13	10.00	N40°07'00" E
L14	10.00	N40°07'00" E
L15	10.00	N40°07'00" E
L16	10.00	N40°07'00" E
L17	10.00	N40°07'00" E
L18	10.00	N40°07'00" E
L19	10.00	N40°07'00" E
L20	10.00	N40°07'00" E
L21	10.00	N40°07'00" E
L22	10.00	N40°07'00" E

Curve #	Length	Radius	Chord	Chord Bearing	Chord
C1	6.70	514.48	3.50	N40°07'00" E	3.50
C2	7.67	504.48	3.70	N40°07'00" E	3.70
C3	40.37	150.00	20.00	S40°07'00" E	20.00
C4	10.00	100.00	10.00	S40°07'00" E	10.00
C5	10.00	100.00	10.00	S40°07'00" E	10.00
C6	10.00	100.00	10.00	S40°07'00" E	10.00
C7	10.00	100.00	10.00	S40°07'00" E	10.00
C8	10.00	100.00	10.00	S40°07'00" E	10.00
C9	10.00	100.00	10.00	S40°07'00" E	10.00
C10	10.00	100.00	10.00	S40°07'00" E	10.00
C11	10.00	100.00	10.00	S40°07'00" E	10.00
C12	10.00	100.00	10.00	S40°07'00" E	10.00
C13	10.00	100.00	10.00	S40°07'00" E	10.00
C14	10.00	100.00	10.00	S40°07'00" E	10.00
C15	10.00	100.00	10.00	S40°07'00" E	10.00
C16	10.00	100.00	10.00	S40°07'00" E	10.00
C17	10.00	100.00	10.00	S40°07'00" E	10.00
C18	10.00	100.00	10.00	S40°07'00" E	10.00
C19	10.00	100.00	10.00	S40°07'00" E	10.00
C20	10.00	100.00	10.00	S40°07'00" E	10.00
C21	10.00	100.00	10.00	S40°07'00" E	10.00
C22	10.00	100.00	10.00	S40°07'00" E	10.00
C23	10.00	100.00	10.00	S40°07'00" E	10.00

**PRELIMINARY PLAT**  
**SHADYSIDE II ADDITION**  
**A SHARED ACCESS DEVELOPMENT**  
 BEING A REPLAT OF BLOCK 27703 - 43160 ACRES  
 IN THE A1 NANNY SURVEY, ABSTRACT NO. 1094  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

Scale: 1"=50'  
 May 2, 2012  
 381 No. 13-002

Lot #	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	10,000	10,000	10,000
2	10,000	10,000	10,000
3	10,000	10,000	10,000
4	10,000	10,000	10,000
5	10,000	10,000	10,000
6	10,000	10,000	10,000
7	10,000	10,000	10,000
8	10,000	10,000	10,000
9	10,000	10,000	10,000
10	10,000	10,000	10,000
11	10,000	10,000	10,000
12	10,000	10,000	10,000
13	10,000	10,000	10,000
14	10,000	10,000	10,000
15	10,000	10,000	10,000
16	10,000	10,000	10,000
17	10,000	10,000	10,000
18	10,000	10,000	10,000
19	10,000	10,000	10,000
20	10,000	10,000	10,000
21	10,000	10,000	10,000
22	10,000	10,000	10,000
23	10,000	10,000	10,000
24	10,000	10,000	10,000
25	10,000	10,000	10,000
26	10,000	10,000	10,000

**CITY PLAN COMMISSION**

**THURSDAY, JUNE 7, 2012**

**FILE NUMBER:** S112-127

**Subdivision Administrator:** Paul Nelson

**LOCATION:** East Grand Ave. at Shadyside Lane between Lindsley Avenue and East Grand Avenue

**DATE FILED:** May 9, 2012

**ZONING:** CD 6, Tract IIA

**CITY COUNCIL DISTRICT:** 14    **SIZE OF REQUEST:** 3.7436 Ac.    **MAPSCO:** 37W

**APPLICANT/OWNER:** Megatel Homes / DHA Development, LLC

**REQUEST:** An application to replat a 3.7436 acre tract of land containing all of City Block 2/2703 into 28 lots and to remove the existing 30 foot platted building line on East Grand Avenue at Shadyside Lane between Lindsley Avenue and East Grand Avenue.

**SUBDIVISION HISTORY:**

1. S112-128 is an application to replat a 4.1160 acre tract of land into a 26 lot Shared Access Development in City Block 2/2703 on property located on Shadyside Lane between Lindsley Avenue and Vivian Avenue. This request is also scheduled to be heard and acted on by the commission on June 7, 2012.

**BUILDING LINE REMOVAL STANDARD:** The commission may approve a 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 the platted building line will not:

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

- This request is for removal not approval of a building line.
- The required front yard setback is 10 feet; the required side yard setback is 5 feet, and the cornerside yard setback is 10 feet.

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

- The Conservation District was amended on August 7, 2007 by the City Council to provide for the above setbacks.

“(iii) adversely affect neighboring properties; and”

- Removal of the building line will not impact the adjoining properties.

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

- The removal of the building line will allow the property to be developed as intended by the amendment.

**STAFF RECOMMENDATION OF BUILDING LINE REMOVAL:** The request to remove the building line does not negatively affect the neighborhood; therefore, staff recommends approval of the building line removal.

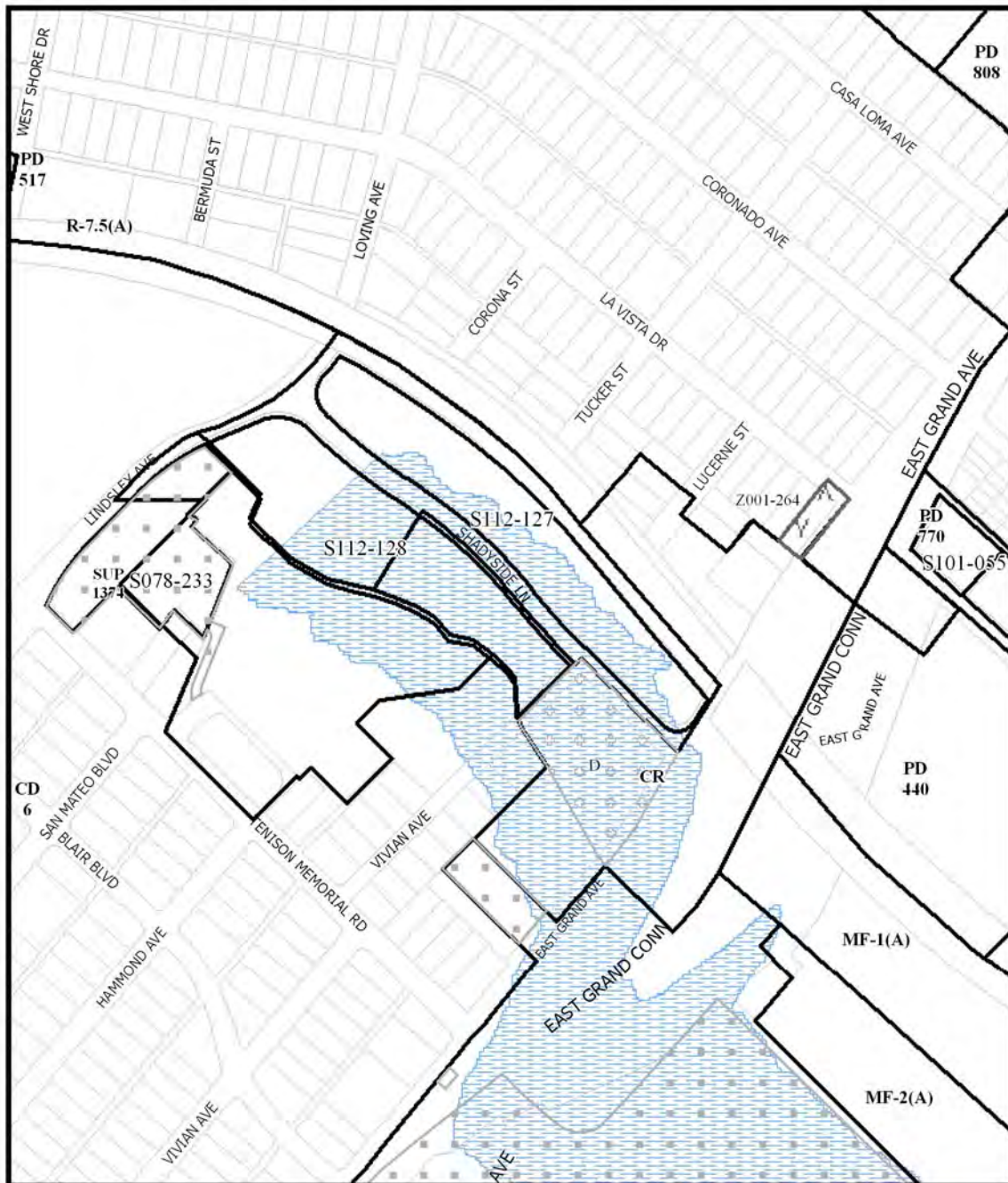
**STAFF RECOMMENDATION:** The proposed subdivision complies with the requirements of CD 6; therefore, staff recommends approval subject to compliance with the following conditions:




1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.
10. The maximum number of lots permitted by this plat is 28 and one common area.
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 ROW from the established centerline of Shadyside Lane.

14. On the final plat dedicate 50 feet of ROW from the established center line of East Grand Avenue.
15. On the final plat add a note stating: "access or modification to East Grand Avenue requires TXDOT approval."
13. On the final plat show how all adjoining ROW was created.
14. On the final plat monument all set corners per the Monumentation Ordinance. and show 2 control monuments. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
15. On the final plat chose a different addition name.
16. On the final plat determine the 100 year water surface elevation across the plat.
17. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
18. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
19. On the final plat specify minimum fill and minimum finished floor elevations.
20. On the final plat show the natural channel set back from the crest of the natural channel.
21. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
23. On the final plat show how all adjoining ROW was created.
24. On the final plat show all utility easement abandonments with the recording information for each.
25. On the final plat show distances/width of ROW across East Grand Avenue.
26. On the final plat verify that East Grand Avenue was dedicated as East Grand Avenue or Grand Avenue.
27. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
28. On the final plat change ""Exist. Loving" to "Loving Place"
29. On the final plat change ""Exist. Corona" to "Corona Street".
30. On the final plat change ""Exist. Tucker" to "Tucker Street".
31. On the final plat change ""Exist. Lucerne" to "Lucerne Street".
32. On the final plat change ""Exist. Lindsley" to "Lindsley Avenue".
33. On the final plat change ""Exist. Vivian Avenue" to "Vivian Avenue".



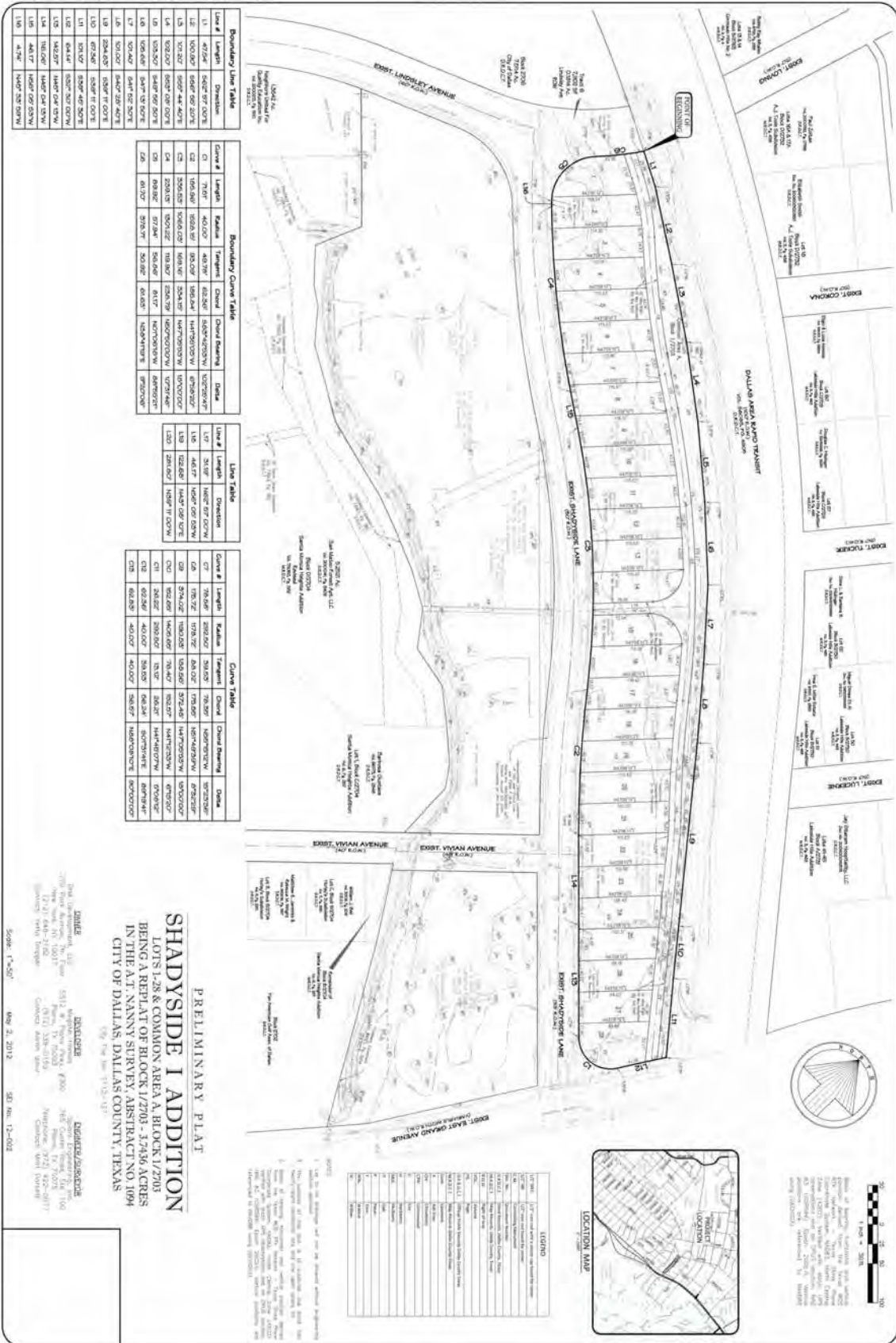
34. On the final plat change “Exist. East Grand Avenue” to “East Grand Avenue (State Highway No. 78)”.
35. On the final plat change “Exist. Shadyside Lane” to “Shadyside Lane”.
36. On the final plat all lots must have a minimum area of 1,200 square feet, a minimum depth of 50 feet and a minimum width of 18 feet.
37. On the final plat identify the properties as Lots 1 through 28 Block 1/2703 and Common area as “A”.



 1:3,600	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <li> Area of Request</li> <li> Recent History</li> </ul>	Map no: <u>      E-5      </u> Case no: <u>      S112-127      </u>
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5/27/2012





Lot #	Length	Direction
L1	473.07'	S69° 57' 20" W
L2	1000.00'	S69° 57' 20" W
L3	1000.00'	S69° 57' 20" W
L4	1000.00'	S69° 57' 20" W
L5	1000.00'	S69° 57' 20" W
L6	1000.00'	S69° 57' 20" W
L7	1000.00'	S69° 57' 20" W
L8	1000.00'	S69° 57' 20" W
L9	1000.00'	S69° 57' 20" W
L10	1000.00'	S69° 57' 20" W
L11	1000.00'	S69° 57' 20" W
L12	1000.00'	S69° 57' 20" W
L13	1000.00'	S69° 57' 20" W
L14	1000.00'	S69° 57' 20" W
L15	1000.00'	S69° 57' 20" W
L16	1000.00'	S69° 57' 20" W
L17	1000.00'	S69° 57' 20" W
L18	1000.00'	S69° 57' 20" W
L19	1000.00'	S69° 57' 20" W

Curve #	Length	Radius	Chord	Chord Bearing	Data
C1	78.07'	40.00'	48.79'	S24° 34' 30" W	100° 00' 00"
C2	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C3	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C4	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C5	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C6	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C7	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C8	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C9	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C10	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C11	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C12	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C13	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C14	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C15	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C16	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C17	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C18	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C19	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C20	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"

Lot #	Length	Direction
L1	473.07'	S69° 57' 20" W
L2	1000.00'	S69° 57' 20" W
L3	1000.00'	S69° 57' 20" W
L4	1000.00'	S69° 57' 20" W
L5	1000.00'	S69° 57' 20" W
L6	1000.00'	S69° 57' 20" W
L7	1000.00'	S69° 57' 20" W
L8	1000.00'	S69° 57' 20" W
L9	1000.00'	S69° 57' 20" W
L10	1000.00'	S69° 57' 20" W
L11	1000.00'	S69° 57' 20" W
L12	1000.00'	S69° 57' 20" W
L13	1000.00'	S69° 57' 20" W
L14	1000.00'	S69° 57' 20" W
L15	1000.00'	S69° 57' 20" W
L16	1000.00'	S69° 57' 20" W
L17	1000.00'	S69° 57' 20" W
L18	1000.00'	S69° 57' 20" W
L19	1000.00'	S69° 57' 20" W

Curve #	Length	Radius	Chord	Chord Bearing	Data
C1	78.07'	40.00'	48.79'	S24° 34' 30" W	100° 00' 00"
C2	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C3	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C4	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C5	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C6	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C7	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C8	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C9	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C10	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C11	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C12	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C13	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C14	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C15	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C16	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C17	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C18	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C19	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"
C20	100.00'	50.00'	60.00'	S30° 00' 00" W	100° 00' 00"

**PRELIMINARY PLAT**  
**SHADYSIDE I ADDITION**  
 LOTS 1-28 & COMMON AREA A, BLOCK 17203  
 BEING A REPLAT OF BLOCK 12703 - 3.7536 ACRES  
 IN THE AT NANNY SURVEY ABSTRACT NO 1094  
 CITY OF DALLAS DALLAS COUNTY, TEXAS

DATE: 08/21/2012  
 TIME: 11:50 AM  
 SCALE: 1"=50'

PREPARED BY: [Firm Name]  
 CHECKED BY: [Firm Name]  
 APPROVED BY: [Firm Name]

Lot #	Area	Acres
L1	1000.00'	0.0228
L2	1000.00'	0.0228
L3	1000.00'	0.0228
L4	1000.00'	0.0228
L5	1000.00'	0.0228
L6	1000.00'	0.0228
L7	1000.00'	0.0228
L8	1000.00'	0.0228
L9	1000.00'	0.0228
L10	1000.00'	0.0228
L11	1000.00'	0.0228
L12	1000.00'	0.0228
L13	1000.00'	0.0228
L14	1000.00'	0.0228
L15	1000.00'	0.0228
L16	1000.00'	0.0228
L17	1000.00'	0.0228
L18	1000.00'	0.0228
L19	1000.00'	0.0228
L20	1000.00'	0.0228
L21	1000.00'	0.0228
L22	1000.00'	0.0228
L23	1000.00'	0.0228
L24	1000.00'	0.0228
L25	1000.00'	0.0228
L26	1000.00'	0.0228
L27	1000.00'	0.0228
L28	1000.00'	0.0228
Common Area A	1000.00'	0.0228
Total		0.6792

**FILE NUMBER:** D112-006

**DATE FILED:** April 9, 2012

**LOCATION:** On Amesbury Drive, between the west side of Milton Street and East Lovers Lane

**COUNCIL DISTRICT:** 14

**MAPSCO:** 36-B

**SIZE OF REQUEST:** 4.169 acres

**CENSUS TRACT:** 79.13

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**MISCELLANEOUS DOCKET ITEM**

Development plan

On September 24, 2008, the City Council passed Ordinance No. 27357 which established Planned Development District No. 799 on area bounded by Matilda Avenue, Lovers Lane, Amesbury Drive, and Milton Street. The size of the PD is approximately 12.85 acres.

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

In conjunction with the above requirement, the attached development plan is for the construction of 336 multifamily units in Subarea III.

**STAFF RECOMMENDATION:** Approval

# List of Applicant, Owner and Representative

## **LIST OF PARTNERS/PRINCIPLES/OFFICERS**

**Carbon Landmark Construction, Ltd.**

**Carbon Construction Corporation, its general partner**

Kurt Jones, President

Edmund H. Garahan, Chief Executive Officer

John Hood, Secretary/Treasurer

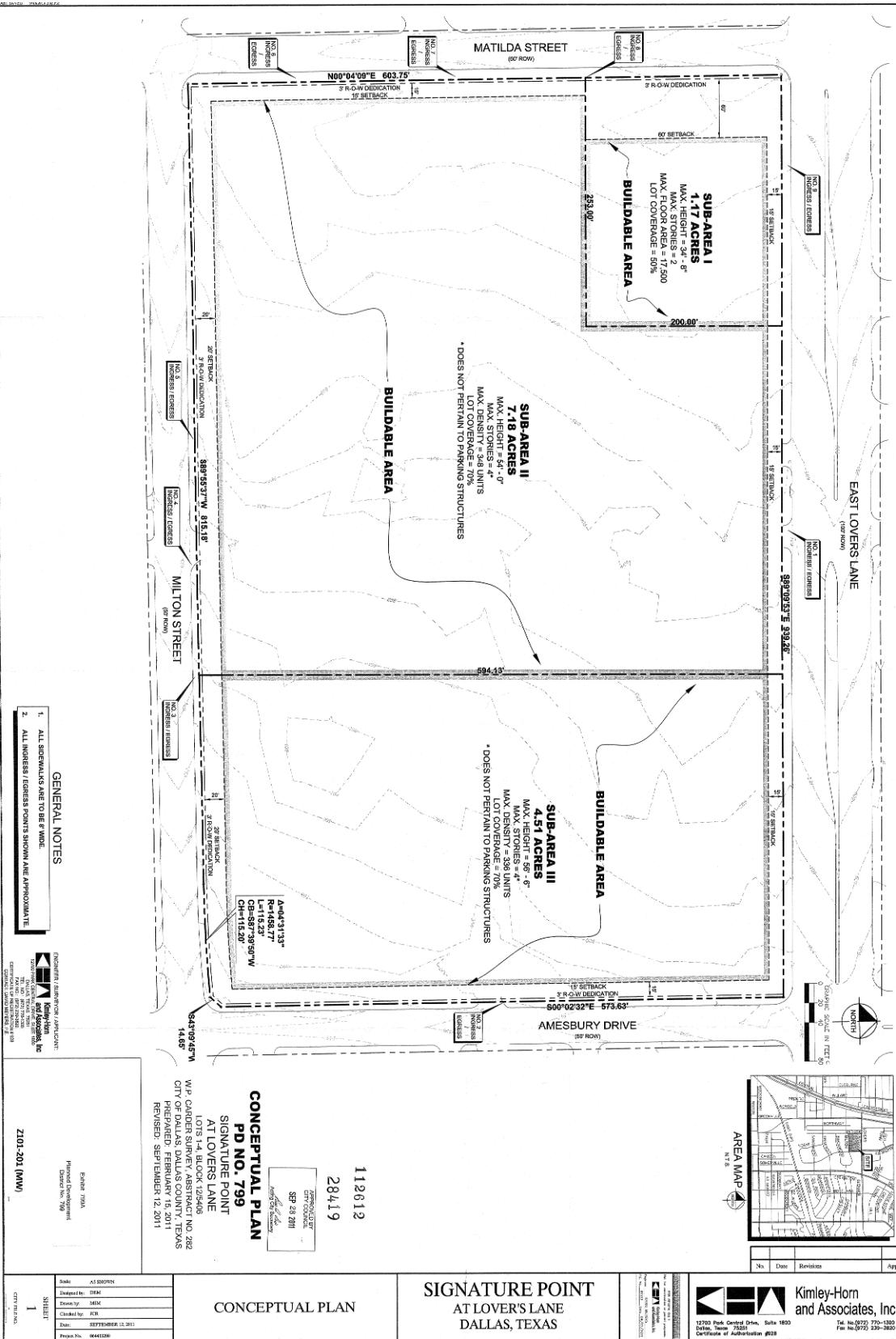
## **LIST OF PARTNERS/PRINCIPLES/OFFICERS**

**TRADITION SENIOR LIVING, LP**

Jonathan Perlman, Founder and Chief Executive Officer

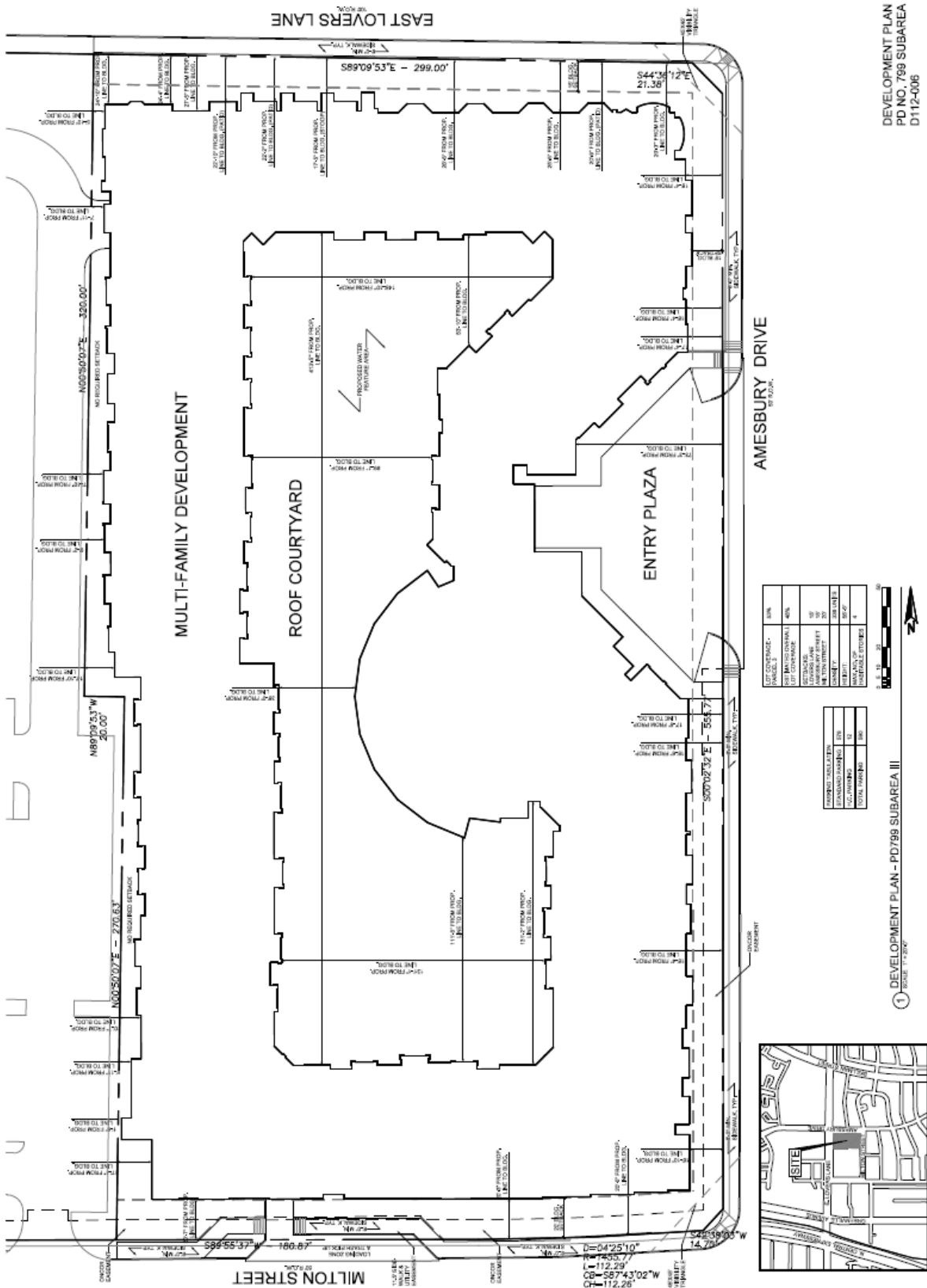


# EXISTING CONCEPTUAL PLAN





# Proposed Development Plan



**Planner: Olga Torres-Holyoak**

**FILE NUMBER:** D112-007

**DATE FILED:** April 13, 2012

**LOCATION:** On the west side of Maple Avenue, at the terminus of Butler Street.

**COUNCIL DISTRICT:** 2

**MAPSCO:** 34-T, U

**SIZE OF REQUEST:** Approx. 6 acres

**CENSUS TRACT:** 4.01

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**MISCELLANEOUS DOCKET ITEM**

Development plan

On December 14, 2011, the City Council passed Ordinance No. 28513 which established Planned Development District No. 862. PD No. 862 is located on the west line of Maple Avenue, at the terminus of Butler Street and contains approximately 6.006 acres of land.

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

In conjunction with the above requirement, the attached development plan is for the construction of a 342 dwelling unit multifamily project and a parking garage structure.

**STAFF RECOMMENDATION:** Approval

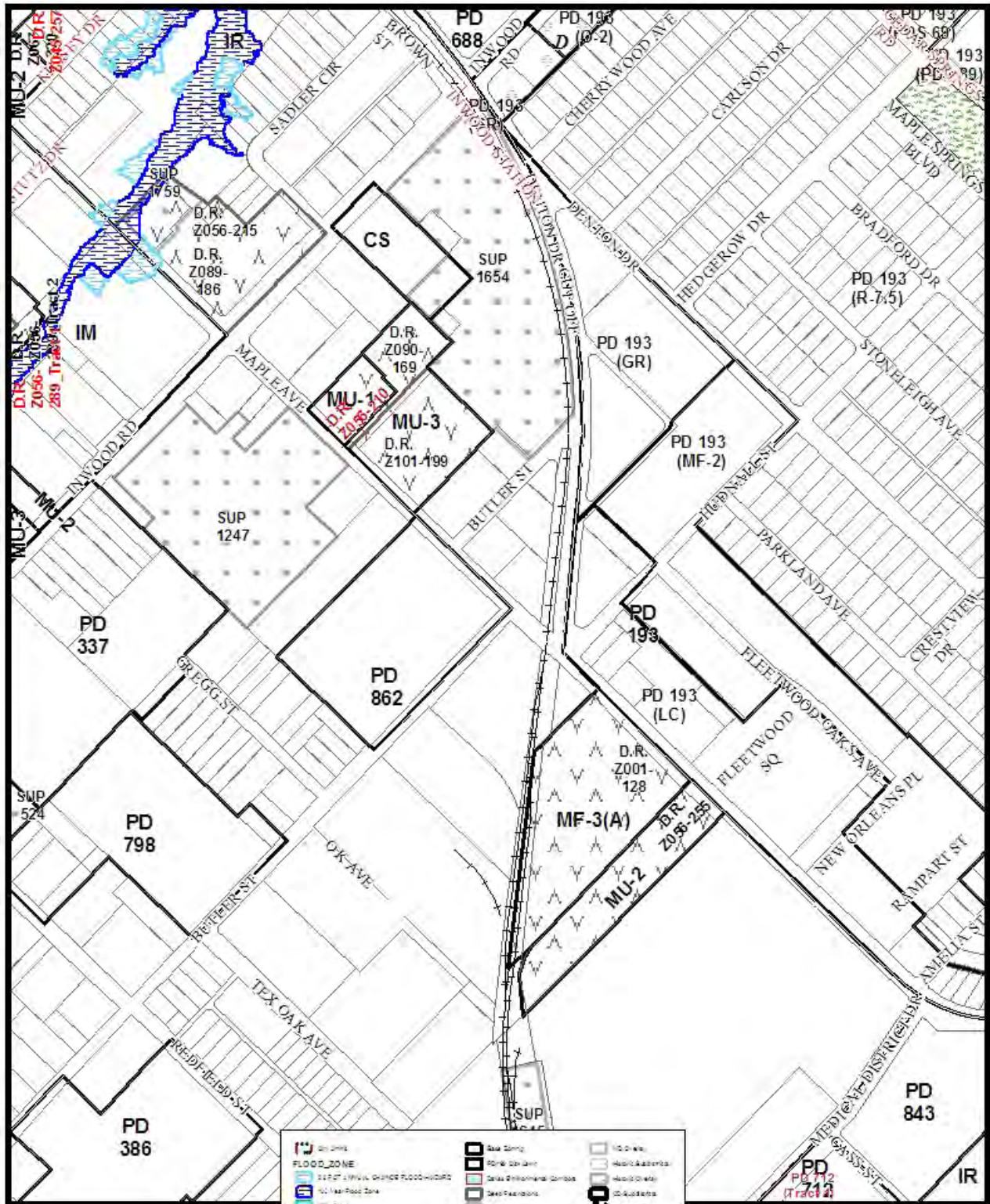
## List of Applicant, Owner and Representative

LIST OF PARTNERS/PRINCIPALS/OFFICERS  
DEVELOPMENT PLAN – PD 862  
APRIL 10, 2012

Applicant: Overcrest Partners, LP  
Guy Brignon, General Partner and Managing Member

Owner: UCF Maple, LLC  
Member of UCF I Trust I  
Timothy J. Reimink, Manager  
Alexander Penn Hill Wyrrough, Manager

# ZONING MAP

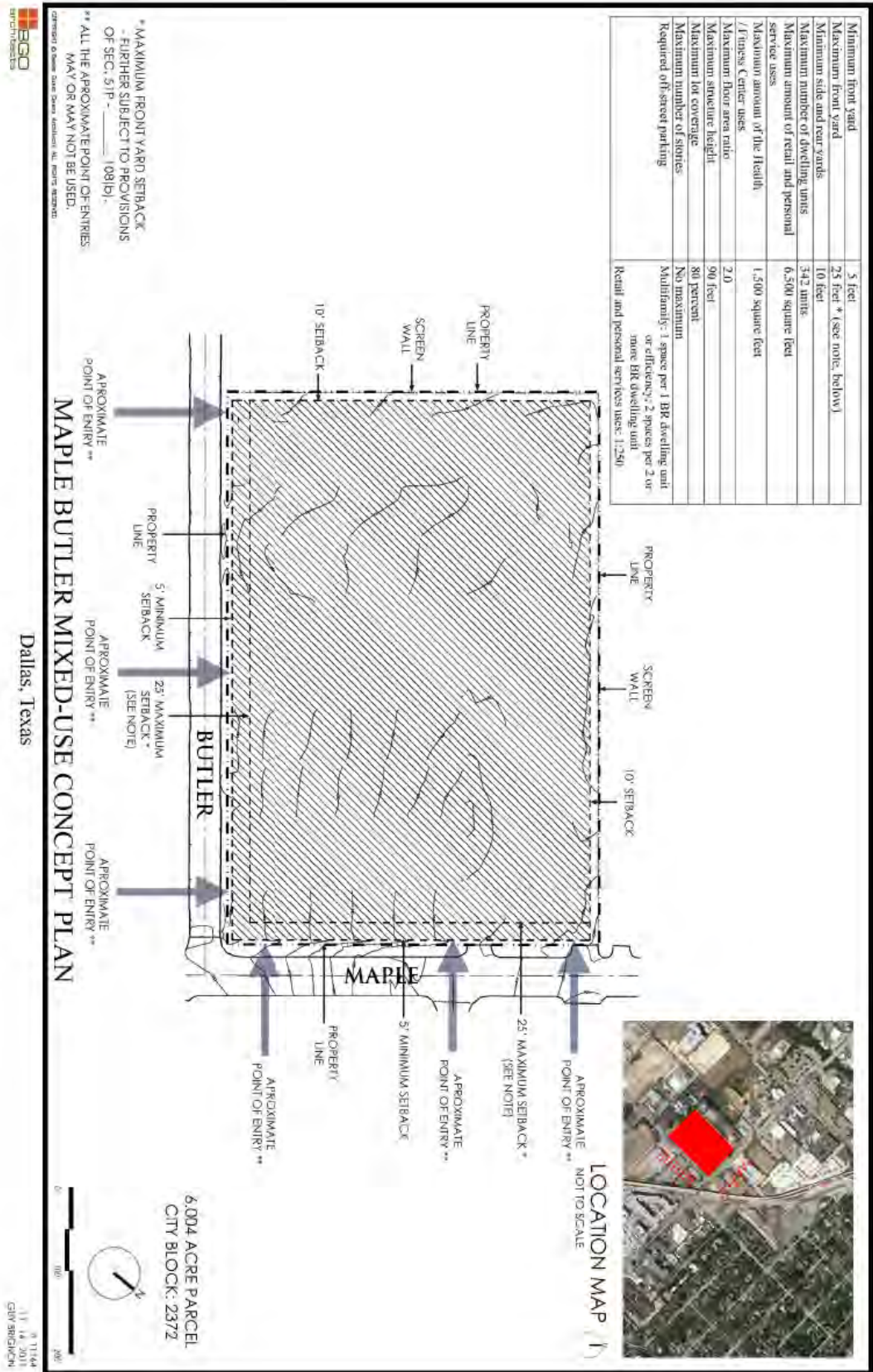


1:4,800

	Zoning District		Lot Line		Easement
	FLOOD_ZONE		Base Contour		100 Year Flood Zone
	100 Year Flood Zone		50 Year Flood Zone		15 Minute Flood Zone
	15 Minute Flood Zone		Other Flood Zone		Other Flood Zone
	Other Flood Zone		Other Flood Zone		Other Flood Zone
	Other Flood Zone		Other Flood Zone		Other Flood Zone
	Other Flood Zone		Other Flood Zone		Other Flood Zone
	Other Flood Zone		Other Flood Zone		Other Flood Zone
	Other Flood Zone		Other Flood Zone		Other Flood Zone
	Other Flood Zone		Other Flood Zone		Other Flood Zone

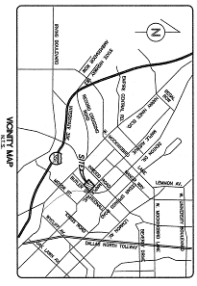
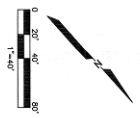
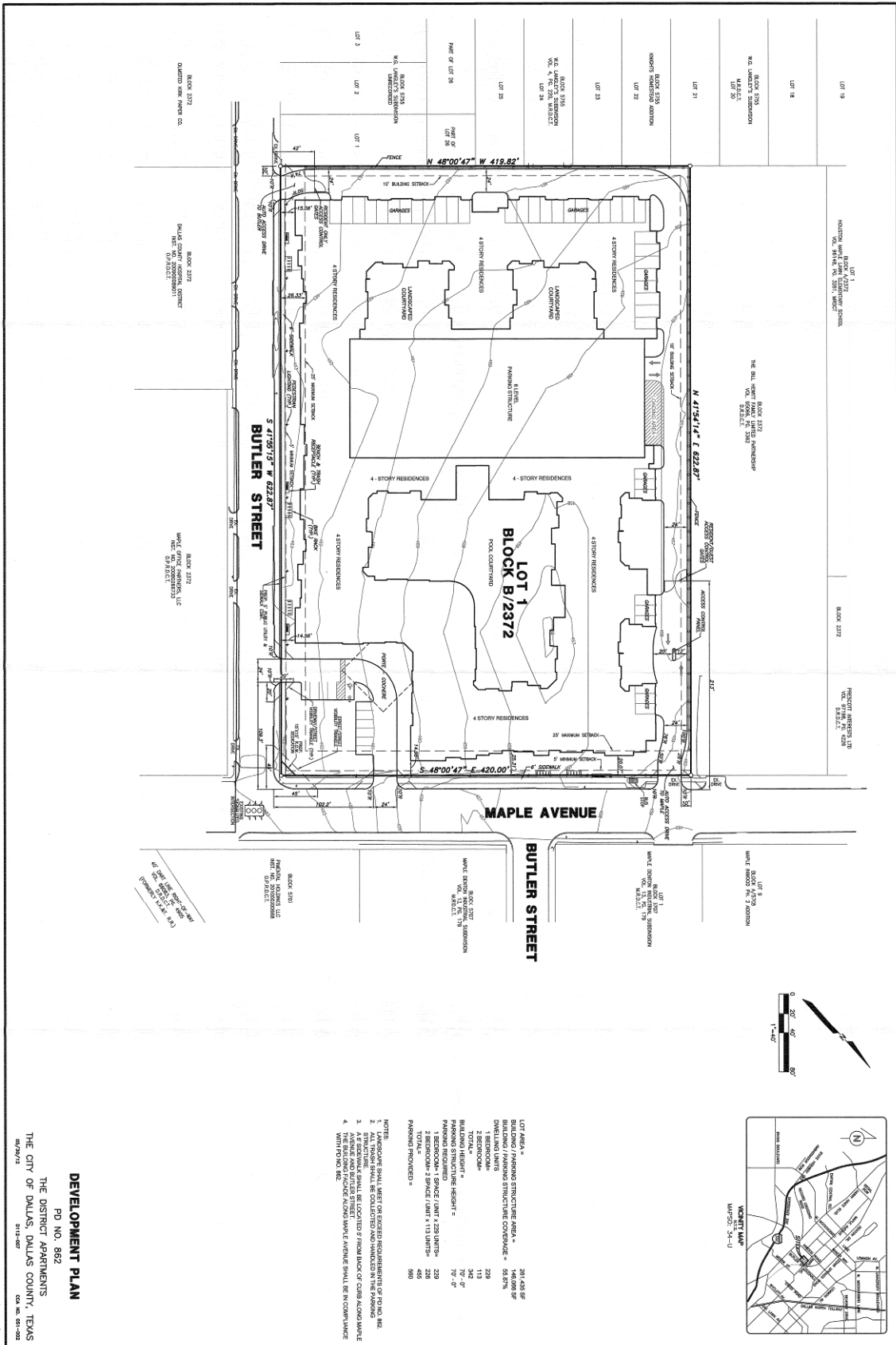
Case ID: D112-007  
Printed: 5-25-12

# EXISTING CONCEPTUAL PLAN



# Proposed Development Plan

North



LOT 1 AREA = 201,438 SF  
 BUILDING / PARKING STRUCTURE AREA = 146,098 SF  
 DWELLING UNITS = 55,679

1 BEDROOM - TOTAL =	229
2 BEDROOM - TOTAL =	342
3 BEDROOM - TOTAL =	77
4 BEDROOM - TOTAL =	426
5 BEDROOM - TOTAL =	950

NOTES:  
 1. ALL EXISTING UTILITIES SHALL BE MAINTAINED OR RELOCATED AS NECESSARY.  
 2. ALL EXISTING UTILITIES SHALL BE COLLECTED AND HANDLED IN THE PARKING.  
 3. A FENCED AREA SHALL BE LOCATED AT THE BACK OF CURB ALONG MAPLE AVENUE.  
 4. THE BUILDING FOOTPRINT ALONG MAPLE AVENUE SHALL BE IN COMPLIANCE WITH PD NO. 862.

**DEVELOPMENT PLAN**  
 PD NO. 862  
 THE DISTRICT APARTMENTS  
 THE CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 01/15/2023  
 01/15/2023

**FILE NUMBER:** W112-014

**DATE FILED:** May 9, 2012

**LOCATION:** Bounded by Jackson Street, Lamar Street, Pacific Street, and Cesar Chavez Boulevard

**COUNCIL DISTRICT:** 2, 14

**MAPSCO:** 45-K, L, P & Q

**SIZE OF REQUEST:** Approx. 63.45 acres

**CENSUS TRACT:** 31.01

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**MISCELLANEOUS DOCKET ITEM:**

Waiver of Two-Year Waiting Period

On August 24, 2011, the City Council approved an amendment to the Downtown Special Provision Sign District generally bounded by Woodall Rogers to the north, Interstate 45/US 75 to the east, Interstate 30 / R.L. Thornton to the south and Interstate 35 / Stemmons Freeway to the west. According to Section 51A-4.701(d) of the Dallas Development Code, a new application on property within this area related to the SPSD cannot be filed prior to August 24, 2013, without a waiver of the two-year waiting period.

The applicant is requesting a waiver of the two-year period to allow the submittal of an application to amend the Retail Core within the Downtown SPSD to allow placement of videoboards on buildings with lodging uses and parking structures within the Retail Core that were not originally permitted. The applicant indicated the change of circumstances was an oversight in not allowing videoboard signs on hotels and parking garages.

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

**Staff Recommendation:** Denial

W112-014

**APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD**

Zoning File No.

Location: Downtown Special Provision Sign District

Date of last CPC or CC Action: August 24, 2011

Applicant's Name, Address & Phone Number:

Downtown Dallas, Inc., 2200 Ross Avenue, Suite 4600E, Dallas, TX 75201, 214-744-6636

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

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

When the building occupancy requirements for non-premise district activity boards was approved several years ago, it was written to allow placement of the videoboard only on buildings with certain uses. It now is clear that buildings with lodging uses and parking structures should have been included. It was originally intended to not allow videoboard on vacant buildings; parking and lodging uses are clearly not vacant.

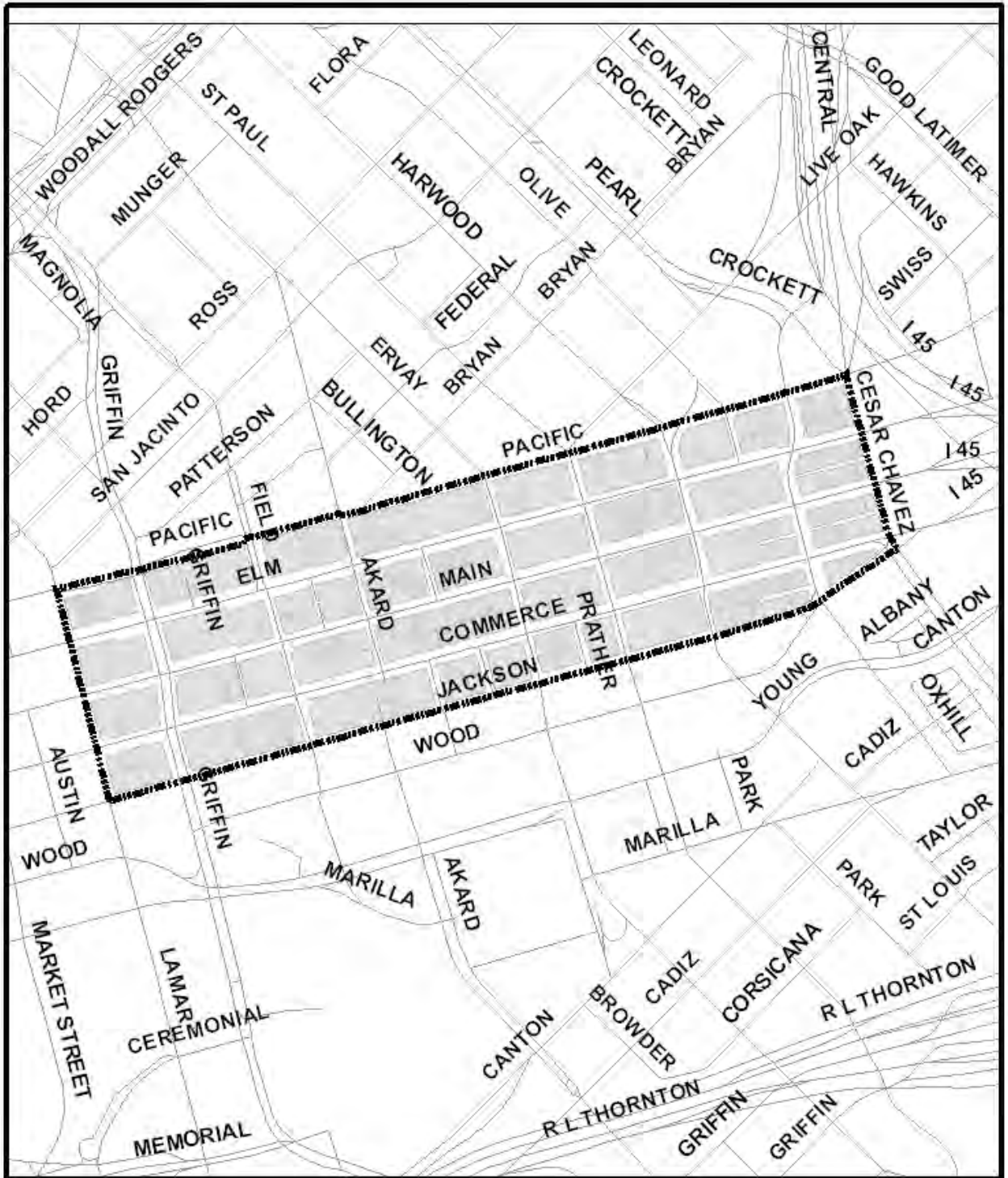
  
Applicant's Signature  
John F. Crawford, President and CEO  
Downtown Dallas, Inc.

RECEIVED BY  
MAY - 9 2012  
Current Planning

\_\_\_\_\_  
Owner's Signature (if individual) or  
Letter of Authorization (from corporate representative)

\_\_\_\_\_  
Date Received  
Fee: \$300.00





**Case No. W112-014**

CPC: 6-7-12

## LOCATION

DOWNTOWN SPSD - RETAIL CORE



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

**DOWNTOWN DISTRICT**

**CASE NUMBER:** 1203191071

**DATE FILED:** April 19, 2012

**LOCATION:** 1014 Main Street, West elevation

**SIZE OF REQUEST:** 20 sq. ft.

**COUNCIL DISTRICT:** 14      **ZONING:** PD 619

**MAPSCO:** 45-P

**APPLICANT:** John Eitson

**CONTRACTOR:** Austin Commercial, LP

**OWNER/TENANT:** City of Dallas (Department of Park and Recreation)

**REQUEST:** Install one (1) 20 square foot detached monument sign (Griffin Street, west elevation)

**SUMMARY:** The applicant will construct a detached granite monument sign on a solid stone pad at the SW corner of Griffin @ Commerce Streets (Subdistrict B - Retail Core). The sign will read, "Belo Garden". Construction of the monument sign is in accordance with SPSP regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.912. DETACHED PREMISE SIGNS:

- Unless otherwise provided, all detached premise signs must be monument signs or landscape signs.
- No detached premise sign may be located within five feet of a public right-of-way, except for monument signs or landscape signs, which may be located at the building line.
- Detached premise signs located within 15 feet of a public right-of-way may not exceed 20 square feet in effective area, or five feet in height.
- A detached premise sign may contain only the name, logo, and address of the premise building and its occupants.
- A premise having more than 450 feet of frontage along a street may have no more than one additional detached premise sign for each additional 100 feet of frontage or fraction thereof. For purposes of this subsection, "street" means a right-of-way that provides primary access to adjacent property.

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE RECOMMENDATION:** Approval.

**STAFF RECOMMENDATION:** Approval.



DATE: April 10, 2012



**BELO**  
CITY OF DALLAS  
DEPARTMENT OF PARKS AND RECREATION



**BELO GARDEN**



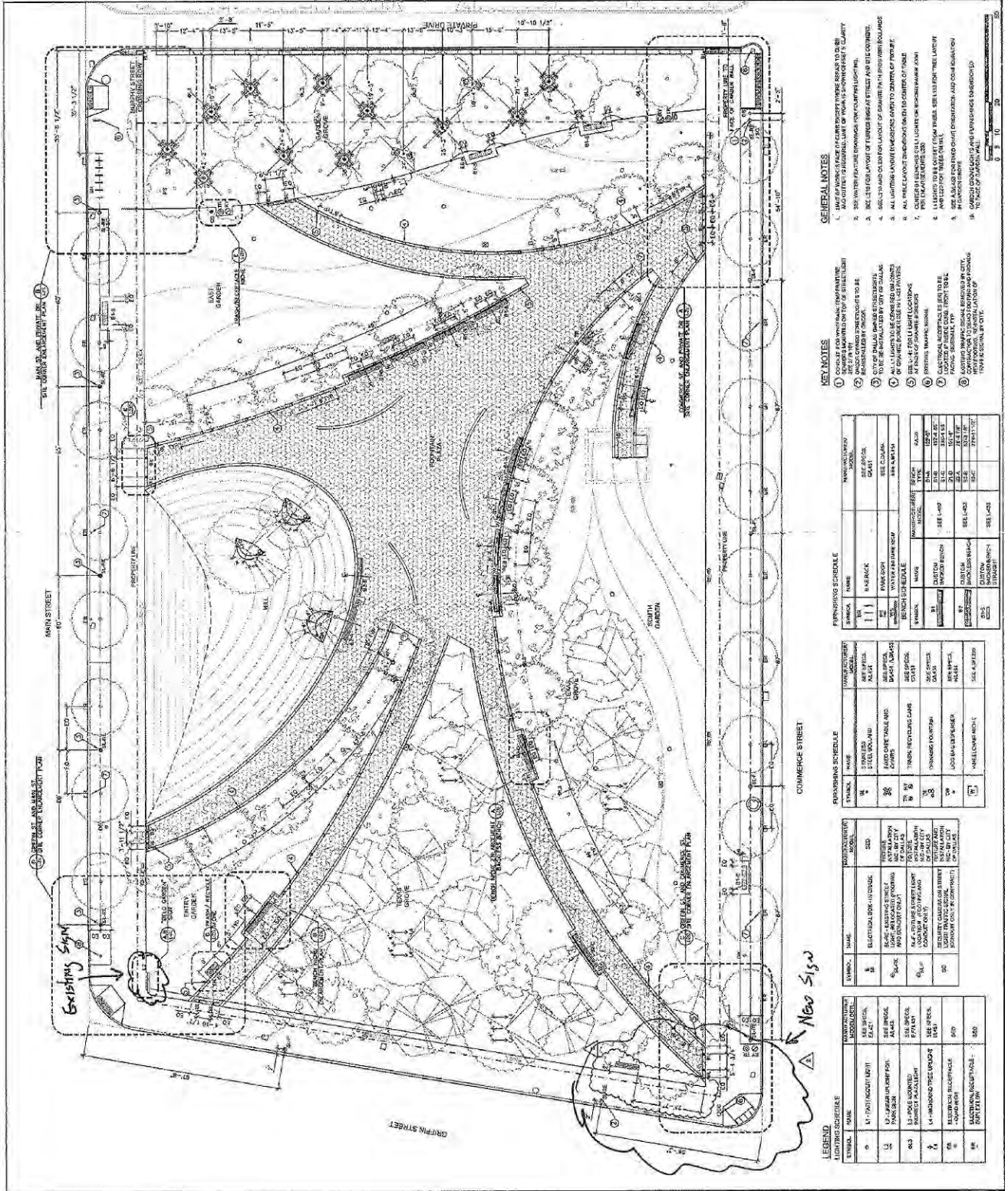
**ASSOCIATES**  
188 W. WASHINGTON  
DALLAS, TEXAS 75201  
PH: 214.760.1100  
WWW.ASSOCIATES.COM





**FURNISHING AND LIGHTING PLAN**

**L-151**



- GENERAL NOTES**
1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF DALLAS PLANTING SPECIFICATIONS AND THE CITY OF DALLAS PLANTING SCHEDULE.
  2. SEE THE PLANTING SCHEDULE FOR PLANT SPECIFICATIONS AND PLANTING SCHEDULE.
  3. SEE THE PLANTING SCHEDULE FOR PLANT SPECIFICATIONS AND PLANTING SCHEDULE.
  4. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF DALLAS PLANTING SPECIFICATIONS AND THE CITY OF DALLAS PLANTING SCHEDULE.
  5. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF DALLAS PLANTING SPECIFICATIONS AND THE CITY OF DALLAS PLANTING SCHEDULE.
  6. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF DALLAS PLANTING SPECIFICATIONS AND THE CITY OF DALLAS PLANTING SCHEDULE.
  7. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF DALLAS PLANTING SPECIFICATIONS AND THE CITY OF DALLAS PLANTING SCHEDULE.
  8. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF DALLAS PLANTING SPECIFICATIONS AND THE CITY OF DALLAS PLANTING SCHEDULE.
  9. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF DALLAS PLANTING SPECIFICATIONS AND THE CITY OF DALLAS PLANTING SCHEDULE.
  10. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF DALLAS PLANTING SPECIFICATIONS AND THE CITY OF DALLAS PLANTING SCHEDULE.

- KEY NOTES**
1. SEE THE PLANTING SCHEDULE FOR PLANT SPECIFICATIONS AND PLANTING SCHEDULE.
  2. SEE THE PLANTING SCHEDULE FOR PLANT SPECIFICATIONS AND PLANTING SCHEDULE.
  3. SEE THE PLANTING SCHEDULE FOR PLANT SPECIFICATIONS AND PLANTING SCHEDULE.
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  7. SEE THE PLANTING SCHEDULE FOR PLANT SPECIFICATIONS AND PLANTING SCHEDULE.
  8. SEE THE PLANTING SCHEDULE FOR PLANT SPECIFICATIONS AND PLANTING SCHEDULE.
  9. SEE THE PLANTING SCHEDULE FOR PLANT SPECIFICATIONS AND PLANTING SCHEDULE.
  10. SEE THE PLANTING SCHEDULE FOR PLANT SPECIFICATIONS AND PLANTING SCHEDULE.

**FURNISHING SCHEDULE**

SYMBOL	NAME	MANUFACTURER
1	TABLE	SEE SCHEDULE
2	SEAT	SEE SCHEDULE
3	BACKREST	SEE SCHEDULE
4	TABLE	SEE SCHEDULE
5	SEAT	SEE SCHEDULE
6	BACKREST	SEE SCHEDULE
7	TABLE	SEE SCHEDULE
8	SEAT	SEE SCHEDULE
9	BACKREST	SEE SCHEDULE
10	TABLE	SEE SCHEDULE

**LANDSCAPING SCHEDULE**

SYMBOL	NAME	MANUFACTURER
1	TABLE	SEE SCHEDULE
2	SEAT	SEE SCHEDULE
3	BACKREST	SEE SCHEDULE
4	TABLE	SEE SCHEDULE
5	SEAT	SEE SCHEDULE
6	BACKREST	SEE SCHEDULE
7	TABLE	SEE SCHEDULE
8	SEAT	SEE SCHEDULE
9	BACKREST	SEE SCHEDULE
10	TABLE	SEE SCHEDULE

**LEGEND**

SYMBOL	DESCRIPTION
1	EXISTING SIGN
2	NEW SIGN
3	...
4	...
5	...
6	...
7	...
8	...
9	...
10	...

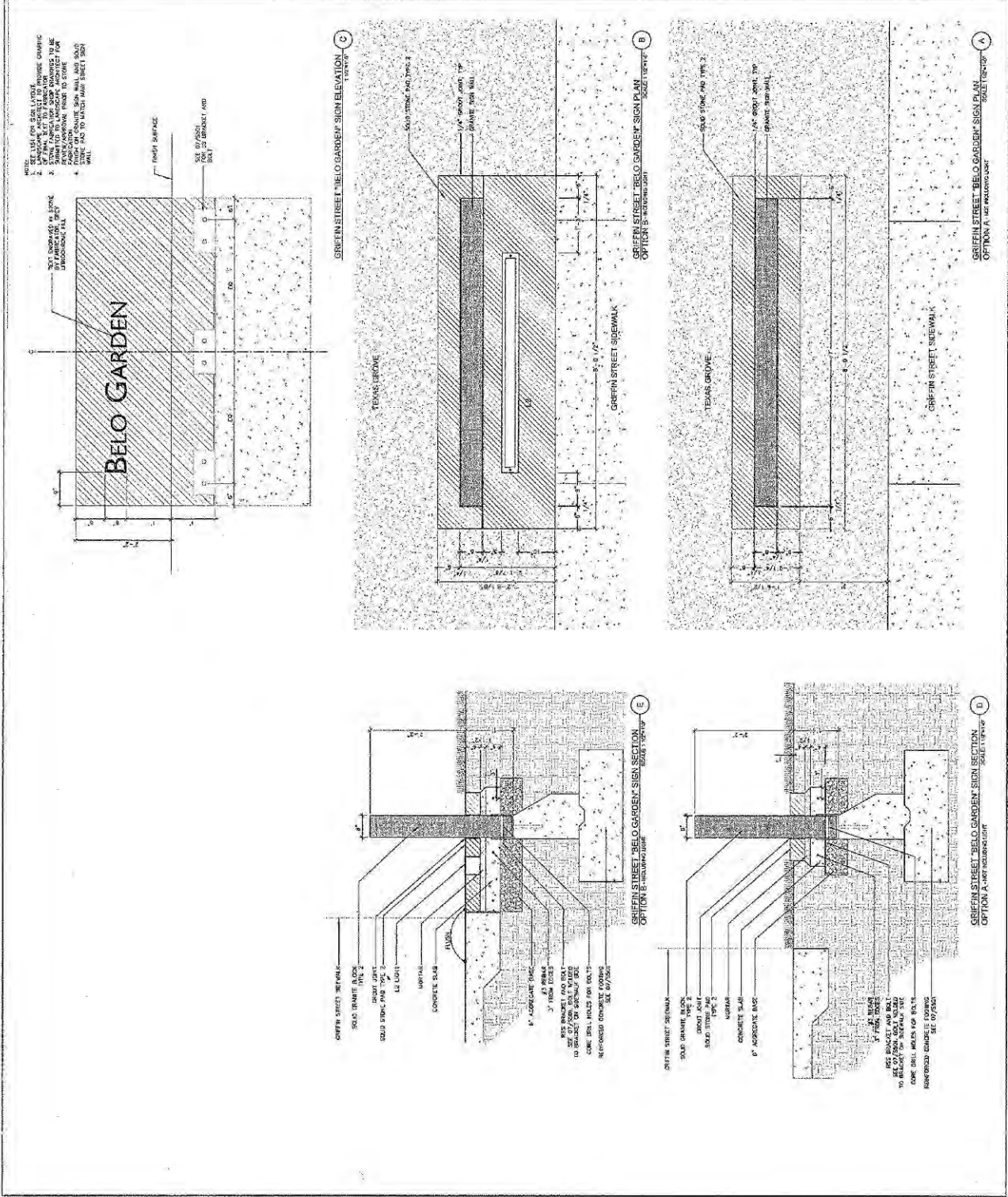
**BELO**  
 CITY OF DALLAS  
 DEPARTMENT OF PUBLIC AFFAIRS

**BELO GARDEN**

**WARGREAVES ASSOCIATES**  
 THE ARCHITECTS  
 1004 HANCOCK AVENUE, SUITE 1100  
 DALLAS, TEXAS 75206  
 PHONE: 214.751.1000  
 FAX: 214.751.1001

PROJECT NO. 1203191071  
 SHEET NO. L-443-B  
 DATE: 08/11/2011  
 SCALE: AS SHOWN

**SIGNAGE WALL DETAILS**



**FILE NUMBER:** Z112-207(RB)

**DATE FILED:** March 23, 2012

**LOCATION:** Northeast line of C. F. Hawn Freeway, Southeast of Lake June Road

**COUNCIL DISTRICT:** 5

**MAPSCO:** 57 M

**SIZE OF REQUEST:** Approx. 34,893 Sq. Ft.

**CENSUS TRACT:** 93.03

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**APPLICANT:** Hector Hernandez

**REPRESENTATIVE:** Elias Rodriguez

**OWNER:** Herdez Trucking Company; Hector Hernandez, Sole Officer

**REQUEST:** An application for a Specific Use Permit for a Machinery, heavy equipment, or truck sales and service use on property within the Subdistrict 3 portion of Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1.

**SUMMARY:** The applicant proposes to continue to utilize the improvements for a machinery, heavy equipment, or truck sales and service use.

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

BACKGROUND INFORMATION:

- The request site is improved with various areas supporting the requested use.
- The applicant is requesting an SUP to continue the existing use.

**Zoning History:**

<b><u>File No.</u></b>	<b><u>Request, Disposition, and Date</u></b>
1. Z101-193	SUP for Vehicle or engine repair or maintenance. On May 28, 2008, City Council approved the request for a three-year period, and on October 26, 2011, approved a renewal for a two-year period.
2. Z112-195	SUP for Outside salvage or reclamation. Pending a CPC public hearing.

<b><u>Thoroughfare</u></b>	<b><u>Designation; Existing &amp; Proposed ROW</u></b>
C. F. Hawn Freeway	Freeway; Variable ROW

**Area Plans:**

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

**STAFF ANALYSIS:**

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

a mix of low-and medium-density industrial buildings and industrial yards and have large surface parking for cars and trucks. Industrial Areas rely on quality road access and may be linked to rail for freight purposes. Street lanes are wide and intersections are large. Transit, sidewalks and other pedestrian improvements are limited.

### LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

**Land Use Compatibility:** The request site is developed with various improvements that support a machinery, heavy equipment, or truck sales and service use. Subdistrict 3 within PDD No. 533 requires an SUP for this use.

Other than DART's Lake June Transit Center to the north and a strip of undeveloped parcels fronting directly across the freeway from the applicant's property, the site is situated in an area that possesses various commercial/industrial and auto related uses that front on both the north and south lines of C. F. Hawn Freeway.

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 operational characteristics associated with the requested use are generally consistent with other uses in close proximity to the site. In an effort to minimize visual clutter, staff is recommending all mechanical work be conducted within a structure or under a canopy. As noted below, while the request does not trigger landscape requirements as outlined in PDD No. 533, the applicant has agreed to provide the PDD's parkway landscaping requirements, which is consistent with the vision of both the area plan (see above) and staff's desire to soften the C. F. Hawn Freeway corridor by



Z112-207(RB)

recommending certain aspects of the landscaping/buffering requirements when presented with a zoning application.

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

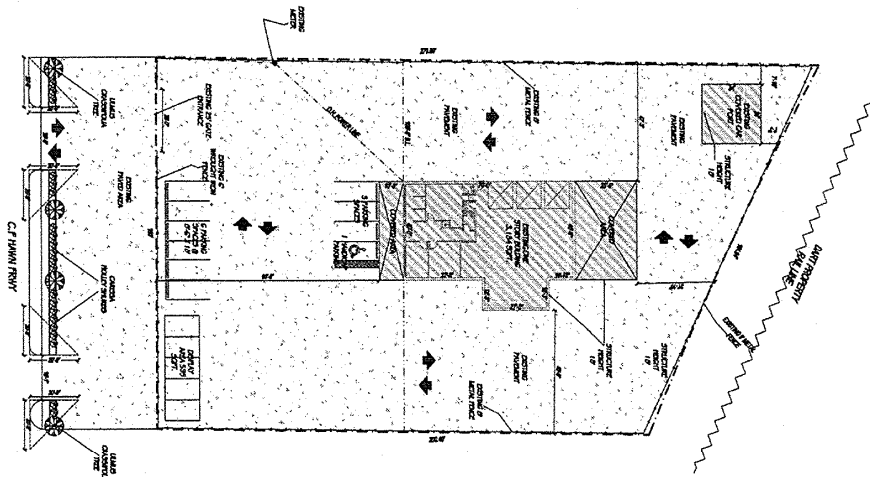
**Parking:** The applicant will be required to provide for additional nonpermeable surface areas to accommodate proposed display, required parking, and maneuvering areas.

**Landscaping:** PDD No. 533 requires Article X and certain parkway and front yard strip landscaping areas for development that triggers such compliance (floor area and/or expanded nonpermeable surface area).

The applicant will utilize existing improvements, thus the landscape requirements of the PDD are not required. Staff has determined that application of the parkway landscape requirements (as delineated on the attached site plan) can serve to soften the presence of the use, and as a result, will require compliance within 90 days of favorable City Council action to approve the request.

**PROPOSED CONDITIONS FOR A  
SPECIFIC USE PERMIT FOR A MACHINERY, HEAVY EQUIPMENT, OR TRUCK  
SALES AND SERVICE**

1. USE: The only use authorized by this specific use permit is a Machinery, heavy equipment, or truck sales and service
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five years from the passage of the ordinance), but is eligible for automatic renewal for additional 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. MECHANICAL AND MAINTENANCE WORK: Any mechanical or maintenance work on equipment or vehicles must be performed within a structure or under a canopy.
5. LANDSCAPING: By (90 days after City Council approval), landscaping must be provided as shown on the attached site plan. Plant materials must be maintained in a healthy, growing condition.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance at all times.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



**PLANT LEGEND**

SYMBOL	TYPE	SCIENTIFIC NAME	COMMON NAME	HEIGHT	SPACING	REMARKS
(Symbol)	Tree	Quercus sp.	White Oak	12' - 17' Ht.	10' x 10'	
(Symbol)	Shrub	Quercus sp.	White Oak	3' - 5' Ht.	3' x 3'	
(Symbol)	Grass					

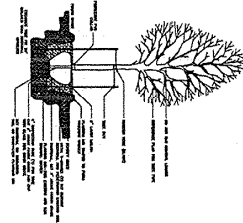
NOTE: ALL REPAIR & MAINTENANCE WILL BE DONE UNDER A CANOPY OR INSIDE THE BUILDING.

NOTE: ALL STRUCTURE HEIGHTS MUST BE FIELD VERIFIED.

STEEL EROSION DETAIL  
Not to Scale



TREE PLANTING DETAIL  
Not to Scale



**PARKING ANALYSIS**

BUILDING	SPACE	SQUARE FOOTAGE	TOTAL SPACES	PARKING REQUIRED
BUILDING 1	OFFICE	1,000 SQ. FT.	100	40
BUILDING 2	OFFICE	2,000 SQ. FT.	200	80
TOTAL BUILDINGS		3,000 SQ. FT.	300	120
PARKING PROVIDED			110	

**SQUARE FOOTAGE**

EXISTING BUILDING	3,000 SF
FRONT COVERED AREA	400 SF
REAR COVERED AREA	1,000 SF

NOT TO SCALE  
Reference only



CAGE # Z112-207

LEGAL DESCRIPTION:  
Q1D INDIANA PLANTATIONS  
BLK. 6241  
LOTS: 53 & 54

Project	SITE
Date	5/21/14
Scale	1"=0'-4"
Drawn By	ER

Project Name & Address  
6428 C. F. HAWN FRWY  
DALLAS, TX  
75217

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, CONSTRUCTION CONCEPTS, INC. WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCTION OF THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

**CONSTRUCTION CONCEPTS INC.**  
"Planning and Designing a Better Tomorrow"

317 E. JEFFERSON BLVD.  
DALLAS, TX. 75203  
TEL. (214) 946-4300  
FAX. (214) 946-9544



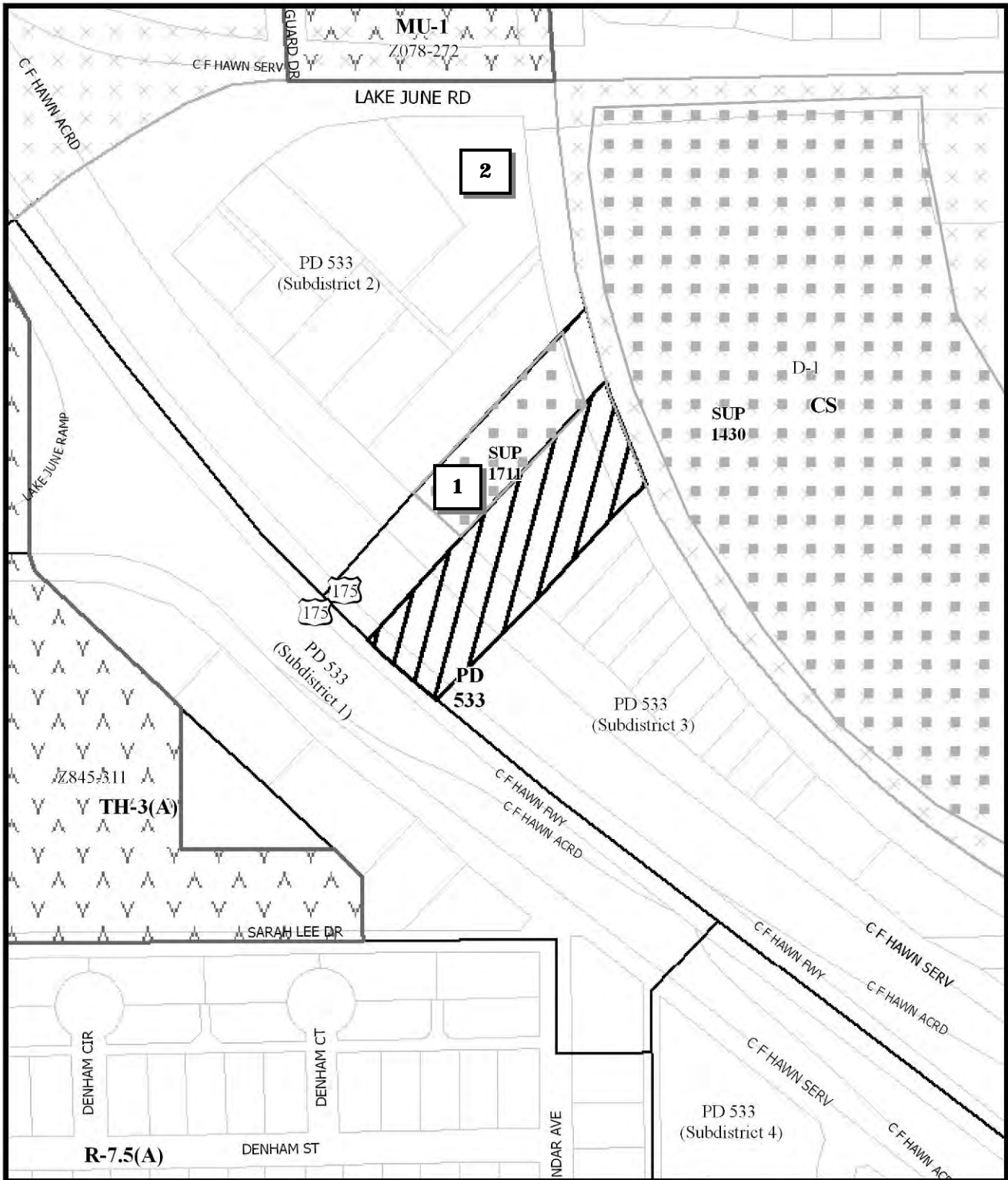
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# VICINITY MAP

Case no: Z112-207

Date: 4/5/2012






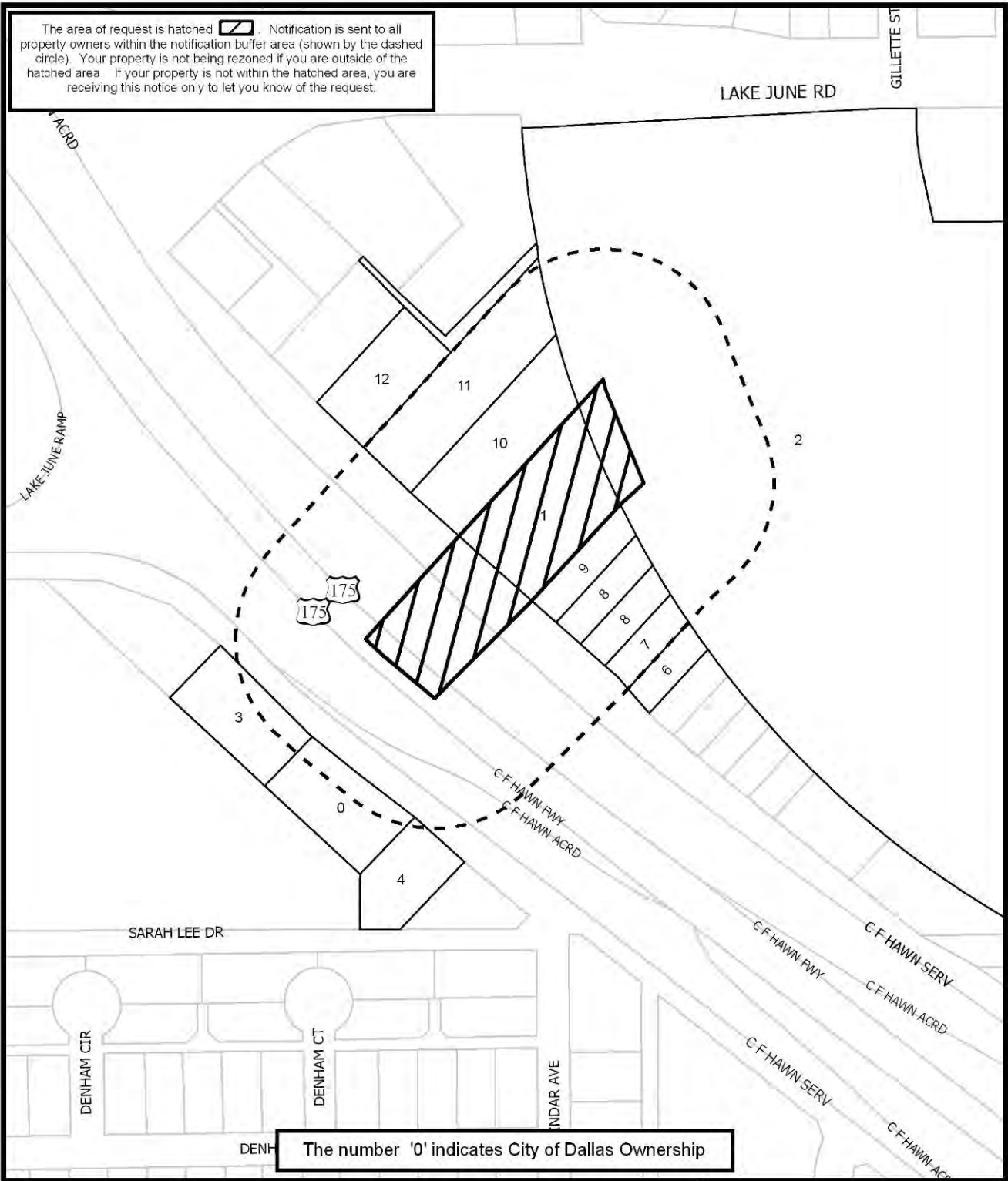
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# ZONING HISTORY


Case no:       Z112-207      

Date:       4/5/2012

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



The number '0' indicates City of Dallas Ownership

  
1:2,400

## NOTIFICATION

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

Case no: **Z112-207**  
 Date: **4/5/2012**

4/5/2012

***Notification List of Property Owners***

***Z112-207***

***12 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	6426 C F HAWN FWY	HERDEZ TRUCKING CO
2	6414 LAKE JUNE RD	DALLAS AREA RAPID TRANSIT
3	6419 C F HAWN FWY	MARTINEZ JOSE J JR & FERNANDO MARTINEZ
4	6441 C F HAWN FWY	SHARP T H
5	6312 LAKE JUNE RD	SCOTT MARTHA TRUSTEE SCOTT LIVING TRUST
6	6500 C F HAWN FWY	SANCHEZ REYNOLDO
7	6444 C F HAWN FWY	SANCHEZ REYNALDO A
8	6440 C F HAWN FWY	BRYANT VEDA
9	6434 C F HAWN FWY	ETHRIDGE CINDY TR
10	6414 C F HAWN FWY	TINOCO GERARDO
11	6406 C F HAWN FWY	HENDERSON BILLY J
12	6356 C F HAWN FWY	BROWN RICHARD E



**FILE NUMBER:** Z112-212(RB)

**DATE FILED:** March 28, 2012

**LOCATION:** East Line of Pastor Bailey Drive, North of Camp Wisdom Road

**COUNCIL DISTRICT:** 5

**MAPSCO:** 63 T, U

**SIZE OF REQUEST:** Approx. 24.084 Acres

**CENSUS TRACT:** 109.04

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**APPLICANT/OWNER:** Concord Missionary Baptist Church

**REPRESENTATIVE:** John Blacker

**REQUEST:** An application to amend the development plan and conditions for Planned Development District No. 103 for Church Uses.

**SUMMARY:** The applicant proposes to provide for a second cross tower and designated outside activity/event area.

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

**BACKGROUND INFORMATION:**

- The site is developed with a church structure and is further improved with outside activity areas and surface parking.
- On April 12, 1978, the City Council approved the creation of PDD No. 103 for Church Uses. On November 7, 2011, the City Council approved an amendment to provide for a new worship center adjacent to the southeast façade of the main church structure.
- On March 1, 2012, the City Plan Commission recommended approval of a waiver for the two-year waiting period, thus providing for consideration of this request.
- The purpose of the request is to permit the location of a new cross tower (89 foot height) as well as designated outside activity/event area within the southeast quadrant of the property.
- No additional amendments to the PDD are being requested at this time.

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

<u>Street</u>	<u>Designation; Existing &amp; Proposed ROW</u>
Pastor Bailey Drive	Local; 100' ROW

**STAFF ANALYSIS:**

**Comprehensive Plan:** PDD No. 103 is located within an area considered 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 Compatibility:** The site is developed with a church structure and is further improved with outside activity areas and surface parking. The applicant is requesting to

permit the location of a new cross tower (89 foot height) as well as designated outside activity/event area within the southeast quadrant of the property.

The site is surrounded by Redbird Airport (SUP No. 169) to the north, undeveloped property east and south, with office, surface parking, and an church use to the west along Pastor Bailey Drive. Community serving retail uses are found south of the site at the intersection of Pastor Bailey Drive and Camp Wisdom Road.

Staff has determined the requested amendment will be in scale with existing development rights and the built environment in close proximity to the site. Furthermore, the proposed outside amenity/event area will consist of open space (void of permanent structures but will provide a canopy for environmental protection), utilizing an existing stand of trees to enhance this area. The applicant has indicated this area will permit special events associated with the main use.

As a result of this analysis, staff has determined the requested amendments will not impact the built environment and supports the request, subject to the attached development plan and conditions.

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

**Off-Street Parking:** The applicant's request will not generate an additional off-street parking requirement.

**Landscaping:** PDD No. 103 does not require specific landscape requirements, thus Article X applies to the property. No additional landscaping is required nor recommended at this time.



**Concord Church**

# Resolution

of the  
Council of Elders  
to

6808 Pastor Bailey Dr | Dallas, Texas 75237  
Tel 214.331.8522 | Fax 214.333.3597  
Rev. Bryan L. Carter, Senior Pastor  
[www.ConcordDallas.org](http://www.ConcordDallas.org)

## Update Property's Development Plan

**WHEREAS**, the Concord Missionary Baptist Church (Church), a 501(C)3 corporation, through its Council of Elders (Elders), has agreed to update its property development plan.

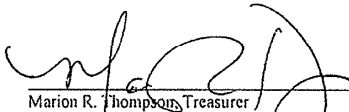
**BE IT HEREBY KNOWN**, that the officers of corporation (Church) are Bryan L. Carter, President, Wright Lassiter, Vice President, Billy J. Bass Sr., Secretary, and Marion Renee Thompson, Treasurer.

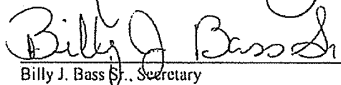
**BE IT FURTHER KNOWN**, that the Elders of the Church are Rev. Bryan L. Carter, Kason Branch, Grover Carter, RC Clack, Randy Clark, Mark Cooks, Larry Foxx, Anthony Long, Mark Porter, Henry Scott, and Chester Vaughn.

**BE IT FURTHER RESOLVED**, that the officers of the corporation (Church), and owner of the property located at 6808 Pastor Bailey Dr, Dallas, Texas, hereby authorize and give permission to John D. Blacker, P.E. of Hart, Gaugler & Associates to act as our agent in securing an amendment to our Property's Development Plan.

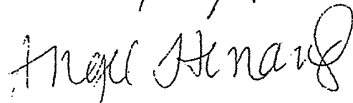
I, Billy J. Bass, Sr., do hereby certify that I am the duly elected and qualified Secretary and the keeper of the records (minutes) of the Church, a nonprofit organization, duly organized and existing under the laws of the State of Texas, and that the above is a true and correct copy of a resolution duly adopted by agreement of the Elders, convened and held in accordance with the law and the Bylaws of said organization (Church) on April 26, 2011 and that such resolution is now in full force and effect without modification or rescission.

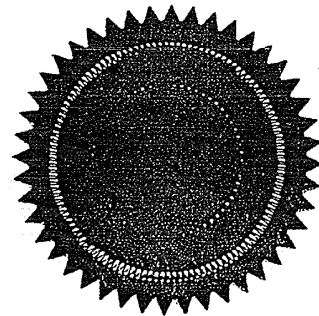
**IN WITNESS WHEREOF**, we have affixed our names and corporate seal:

  
\_\_\_\_\_  
Marion R. Thompson, Treasurer

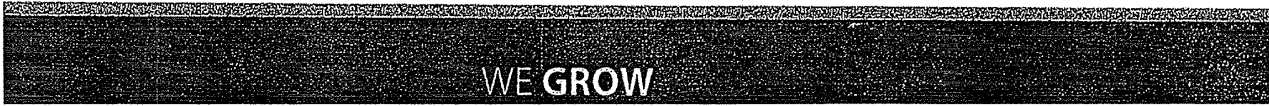
  
\_\_\_\_\_  
Billy J. Bass Sr., Secretary

Dated: 4/27/11

  
\_\_\_\_\_  
expires 6-20-2013



Z112-212



**STAFF'S RECOMMENDED AMENDING CONDITIONS**  
**ARTICLE 103.**  
**PD 103.**

**SEC. 51P-103.101. LEGISLATIVE HISTORY.**

PD 103 was established by Ordinance No. 15802, passed by the Dallas City Council on April 12, 1978. Ordinance No. 15802 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Ordinance No. 15802 was amended by Ordinance No. 18787, passed by the Dallas City Council on July 10, 1985. (Ord. Nos. 10962; 15802; 18787; 25423)

**SEC. 51P-103.102. PROPERTY LOCATION AND SIZE.**

PD 103 is established on property generally located along the easterly line of Boulder Drive, north of Camp Wisdom Road. The size of PD 103 is approximately 24.084 acres. (Ord. Nos. 15802; 25423)

**SEC. 51P-103.103. DEFINITIONS AND INTERPRETATIONS.**

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51 apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article refer to articles, divisions, or sections in Chapter 51. (Ord. 25423)

**SEC. 51P-103.104. DEVELOPMENT PLAN.**

Utilization of the Property must be in accordance with the development plan (Exhibit 103A). (Ord. Nos. 18787; 25423)

**SEC. 51P-103.105. MAIN USES.**

- a. Except as provided in this section, the only permitted use on the Property is a church. (Ord. Nos. 18787; 25423)
- b. The area identified as Outside activity/performance area on the development plan is only permitted in conjunction with the main use.

**SEC. 51P-103.106. OFF-STREET PARKING.**

Parking must be provided in accordance with Chapter 51. (Ord. Nos. 18787; 25423)

**SEC. 51P-103.107. FLOOD PLAIN.**

The flood plain, as defined by the 100-year flood line, must be left in its natural state. (Ord. Nos. 18787; 25423)

**SEC. 51P-103.108. SIGNS.**

All signs must comply with the sign regulations in Chapter 51. (Ord. Nos. 18787; 25423)

**SEC. 51P-103.109. MAINTENANCE.**

The entire premises must be properly maintained in a state of good repair and neat appearance at all times. (Ord. Nos. 18787; 25423)

**SEC. 51P-103.110. GENERAL REQUIREMENTS.**

Utilization of the Property must be in compliance with the requirements of the department of environmental health and conservation and with all other applicable codes and regulations of the city. (Ord. Nos. 18787; 25423; 26102)

**SEC. 51P-103.111. STREETS AND PAVING.**

Z112-212(RB)

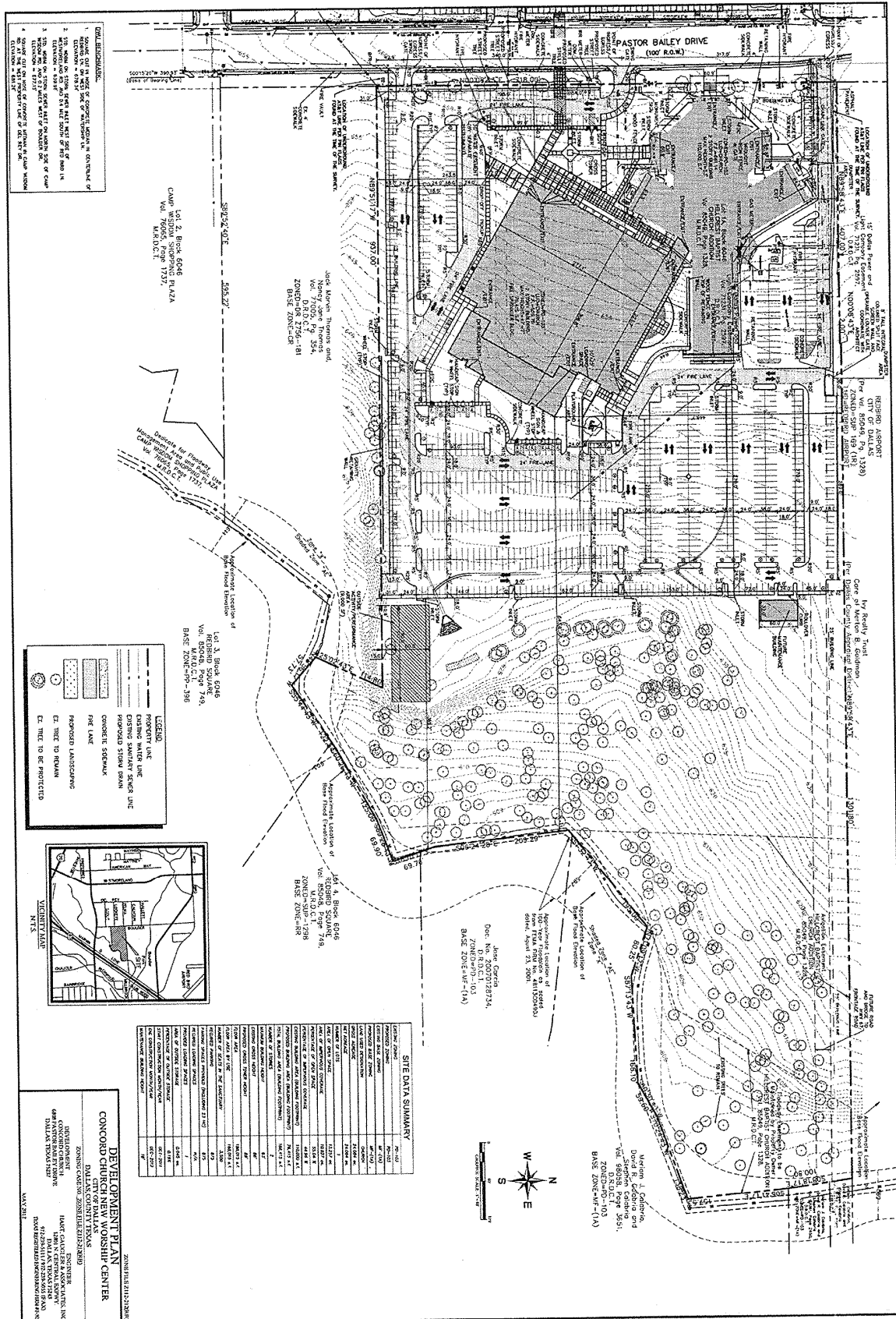
All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications to the satisfaction of the director of public works and transportation. (Ord. Nos. 18787; 25423; 26102)

**SEC. 51P-103.112. COMPLIANCE WITH CONDITIONS.**

The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 18787; 25423; 26102)

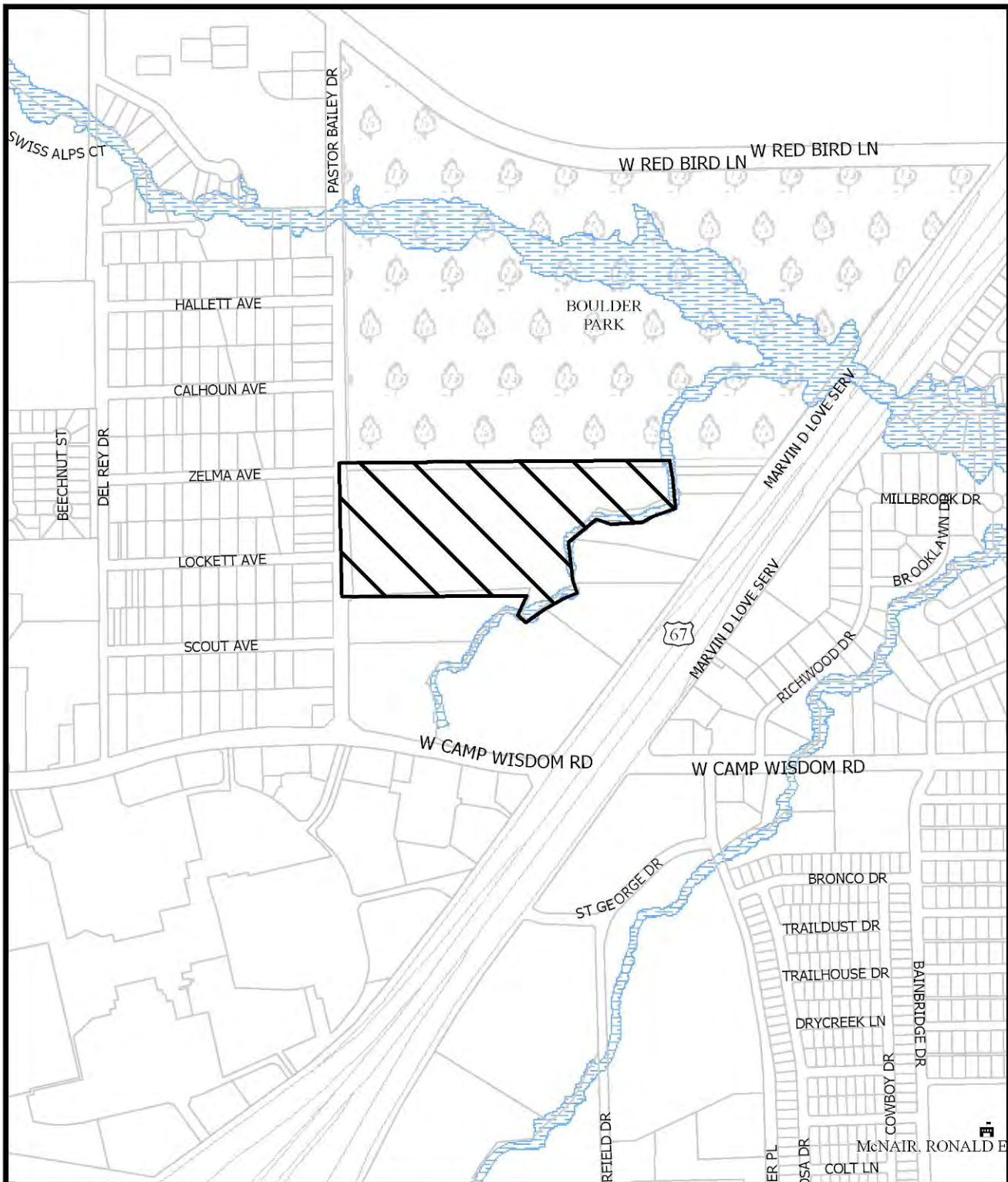
**~~SEC. 51P-103.113. ZONING MAP.~~**

~~PD 103 is located on Zoning Map Nos. O-5 and P-5. (Ord. 25423)~~







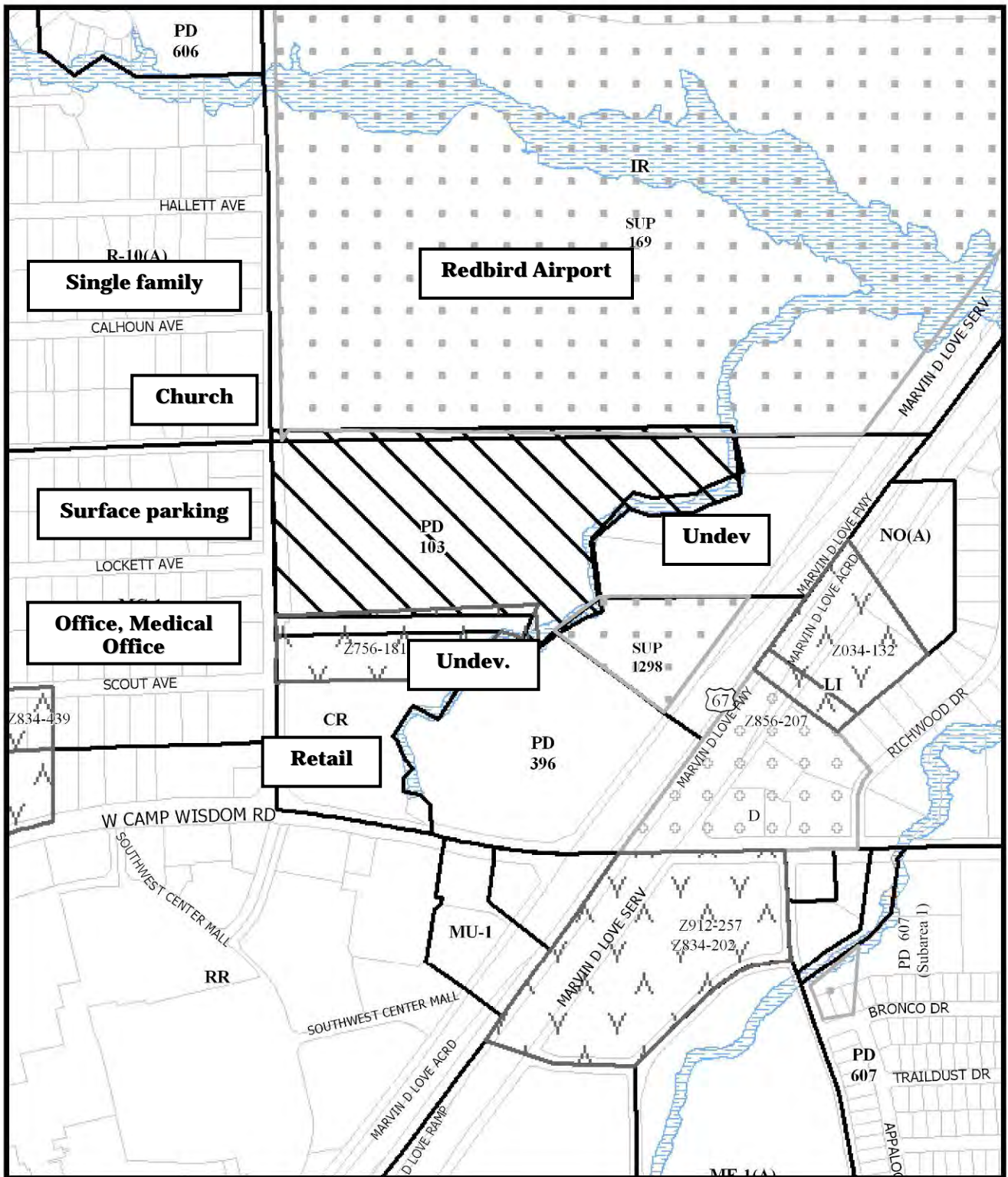


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# VICINITY MAP

Case no:           **Z112-212**          

Date:           **4/26/2012**




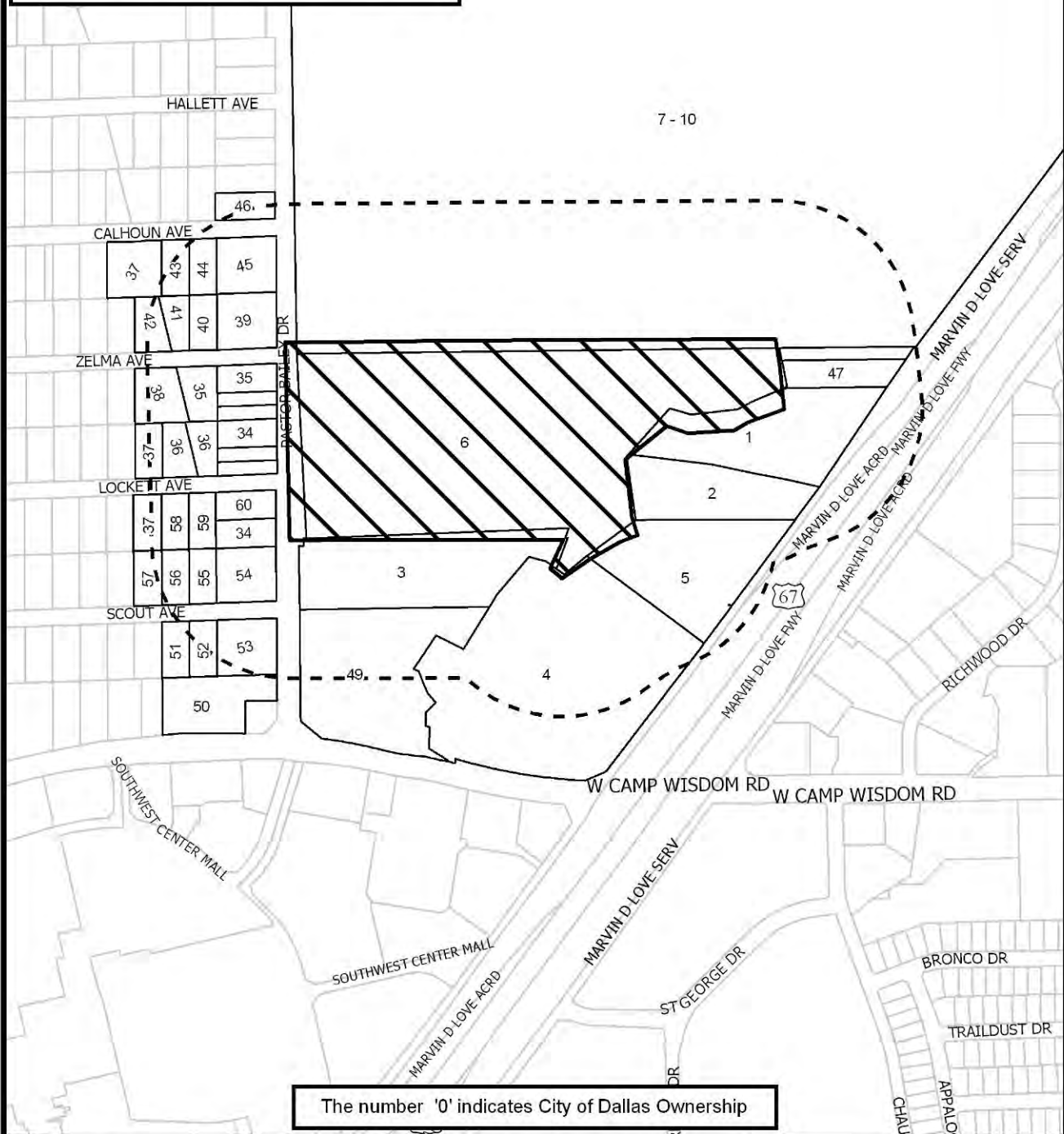
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# ZONING AND LAND USE

Case no:           Z112-212          

Date:           4/26/2012

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



The number '0' indicates City of Dallas Ownership



1:6,000

# NOTIFICATION

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

Case no: **Z112-212**  
 Date: **4/26/2012**

4/26/2012

***Notification List of Property Owners******Z112-212******61 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	6721 MARVIN D LOVE FWY	CALABRIA MERIAM J TR STE 1718
2	6829 MARVIN D LOVE FWY	GARCIA JOSE
3	6908 BOULDER DR	THOMAS JACK MARVIN & NANCY JANE THOMAS
4	3107 CAMP WISDOM RD	BONIUK INTERESTS LTD
5	7011 MARVIN D LOVE FWY	ALAMO SELF STOR PTNRS II % DAN BRAUN AME
6	6808 PASTOR BAILEY DR	CONCORD MISSIONARY BAPTIST CHURCH
7	5787 HAMPTON RD	IVY REALTY TRUST % MERTON B GOLDMAN
8	4831 HAMPTON RD	SERVION LOVE FIELD TERMINAL BLDG
9	4831 HAMPTON RD	MODERN AERO OF TEXAS R/B AIRPORT LB37
10	4831 HAMPTON RD	J C AVIATION INV DALLAS EXECUTIVE AIRPOR
11	2418 CLARENDON DR	MIDWAY AUTO SUPPLY INC
12	2418 CLARENDON DR	HUSSAIN FAREED & UZAIR
13	2422 CLARENDON DR	915 & 917 LLC
14	2430 CLARENDON DR	SORIA MANUAL
15	2434 CLARENDON DR	GUTIERREZ JULIA V
16	2438 CLARENDON DR	ZUNIGA DAVID
17	2439 KINGSTON ST	HARRIS JOSH & AMBER L
18	2435 KINGSTON ST	BARRERA NIEVES & PAULA
19	2431 KINGSTON ST	DELATORRE BONIFIACIO & MARIA M
20	2427 KINGSTON ST	CHAVEZ MARIA ISABEL &
21	2423 KINGSTON ST	BONILLA LUIS & REBECCA GAITAN
22	2419 KINGSTON ST	MANRIQUEZ ABIMELEC & MONICA PANIAGUA
23	2415 KINGSTON ST	CASTILLO FIDEL & MARIA
24	2411 KINGSTON ST	MEYER WILLIAM E PROP LLC
25	1011 HAMPTON RD	AMADOR JOE A & HELEN R
26	1010 EPENARD ST	FLORES JOANN

4/26/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1014 EPENARD ST	LOPEZ FRANKIE J T
28	1023 HAMPTON RD	KING KASH INVESTORS 1996 LIMITED
29	1022 EPENARD ST	ROJAS MANUEL
30	1011 EPENARD ST	PONCE ARTURO D & MARGARITA L
31	1015 EPENARD ST	YESCAS LEONARDO
32	1019 EPENARD ST	FAUBION PAUL W
33	1023 EPENARD ST	DORANTES JUAN L
34	6819 BOULDER DR	CONCORD MISSIONARY BAPTIST CHURCH
35	6823 BOULDER DR	CONCORD MISSIONARY BAPT CH
36	3323 LOCKETT AVE	CONCORD MISSIONARY BAPTIST CHURCH
37	3407 LOCKETT AVE	MAZZMANIA LP
38	3408 ZELMA AVE	HORNSBY VIRGINIA J TR
39	6723 BOULDER DR	LOVE BIBLE CHURCH
40	3325 ZELMA AVE	LOVE BIBLE CHURCH
41	3331 ZELMA AVE	JOHNSON MILTON & ETHEL
42	3409 ZELMA AVE	STEINER EDWARD C M JR
43	3332 CALHOUN AVE	COSTON HELEN J REVOCABLE LVG TR STE 120
44	3338 CALHOUN AVE	GILES CYNTHIA E
45	6707 BOULDER DR	GREATER FELLOWSHIP CHURCH OF GOD IN CHRI
46	6631 BOULDER DR	JEFFERSON P
47	6711 MARVIN D LOVE FWY	CALABRIA MERIAM J TR SUITE 1718
48	6715 MARVIN D LOVE FWY	CALABRIA MERIAM J TRUSTEE MERIAM J CALAB
49	3203 CAMP WISDOM RD	MACLAY RED BIRD LTD
50	3333 CAMP WISDOM RD	WEITZMAN HERBERT & LOUIE % CENCOR REALTY
51	3332 SCOUT AVE	CONCORD MISSIONARY BAPT C
52	3324 SCOUT AVE	THE NEW GENERATION CHURCH
53	7005 BOULDER DR	PASO A PASO INC
54	6969 BOULDER DR	CONCORD MISSIONARY BAPT CHURCH
55	3325 SCOUT AVE	RADMAN W PAUL & JUDY S
56	3333 SCOUT AVE	ARMSTRONG SUZANNE &
57	3407 SCOUT AVE	ABBOTT THELMA GAIL EVANS

Z112-212(RB)

4/26/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3300 LOCKETT AVE	CONCORD MISSIONARY BPT CH
59	3300 LOCKETT AVE	BURLESON NUEL
60	6801 BOULDER DR	CONCORD MISSIONARY BAPT
61	7000 MARVIN D LOVE FWY	OUTDOOR SYSTEMS INC % KIM HALVORSEN

**FILE NUMBER:** Z112-222(RB)

**DATE FILED:** April 18, 2012

**LOCATION:** Northwest Line of Hickory Street, East of Malcolm X Boulevard

**COUNCIL DISTRICT:** 2

**MAPSCO:** 46 N

**SIZE OF REQUEST:** Approx. 4,792 Sq. Ft. **CENSUS TRACT:** 204

---

**APPLICANT/OWNER:** Rafael Jamaica, Representative

**REQUEST:** An application for the renewal of Specific Use Permit No. 1765 for a Recycling buy-back center use on property zoned an IM Industrial Manufacturing District.

**SUMMARY:** The applicant proposes to continue the recycling buy-back center use for the collection of household and industrial metals.

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

**BACKGROUND INFORMATION:**

- The request site is currently developed with a recycling buy-back center use. The recycling buy-back center use has been operating on the request site since July 27, 1994.
- The request site has been collecting household metals and industrial metals, which require an SUP.
- The applicant applied for a Specific Use Permit for an outside salvage or reclamation use in 2001 which was denied by the City Plan Commission on July 12, 2001. The applicant did not appeal the request.
- On June 24, 2009, the City Council approved SUP No. 1765 for a Recycling buy-back center for a one-year period. On August 11, 2010, the City Council approved a renewal of SUP No. 1765 for a two-year period.

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

<u>Street</u>	<u>Designation; Existing &amp; Proposed ROW</u>
Hickory Street	Local; 60' ROW

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The applicant's use is a recycling buy-back center use, which the comprehensive plan supports recycling and environmental sustainability. However, the request site is located in an urban mixed use building block of the comprehensive plan. The urban mixed use building block is intended to be an area that will provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. The industrial use, while complying with the current IM Industrial Manufacturing District zoning, does not comply with the vision building block.

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

**Land Use Compatibility:**

The request site is zoned an IM Industrial Manufacturing District and currently provides for SUP No. 1765 for a Recycling buy-back center use. The applicant is proposing to



continue the collection of household and industrial metals on the property, requiring a Specific Use Permit.

The surrounding land uses are single family (legally nonconforming), institutional and a DISD natatorium, and undeveloped land. request site is adjacent to non-conforming single family residential uses, a DISD natatorium, institutional uses, and undeveloped land.

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 recycling buy-back center use is permitted by right in the IM Industrial Manufacturing District, limited to the collection of aluminum cans, steel cans, glass, paper, clothing, and plastics. In order to collect household metals or industrial metals, a Specific Use Permit is required. Household metals mean items that are customarily used in a residential dwelling not including cookware, gardening tools, or aluminum foil. Industrial metals means pipes, wires, coils, condensers, automotive parts, bulky appliances and similar materials.

The purchasing, collecting, or soliciting of metals is regulated under Chapter 40B of the Dallas City Code, secondary metal recyclers. Chapter 40B requires a secondary metal recycler's license and specifies operations for secondary metal recyclers. The purpose of the regulations in Chapter 40B is to promote the recovery of stolen property, particularly property composed of certain metals.

The general concerns with a recycling buy-back center use include the noise impact on nearby properties, keeping the property in a good state of repair and neat appearance, traffic, and the operator buying materials that are not stolen. The site plan shows the development of the site contains the use with a structure. The required parking is located within this structure and is gated when the recycling buy-back center is closed.

As noted below, the applicant has been compliance with Chapter 40B regulations.

As a result of this analysis, staff supports the renewal of this SUP for a two-year period, subject to the attached site plan and conditions.

**Off-Street Parking:** A recycling buy-back center use requires one space per 500 square feet of floor area. The request site has 2,493 square feet of floor area, an office and enclosed material storage area, requiring five off-street parking spaces within the building.

**Traffic:** The Engineering Section of the Department of Sustainable Development and Construction has reviewed the requested renewal of SUP No. 1765 and determined that it will not significantly impact the surrounding street system.

**Licensing:** The requested use requires compliance with Chapter 40B, Secondary Metal Recyclers, of the Dallas Development Code. These requirements provide Dallas Police the ability to regulate and recover stolen property.

Dallas Police have determined the applicant is in good standing as to the above referenced requirements for the most recent two-year period, consistent with the period in which SUP No. 1765 was most recently renewed. It should be noted that while annual inspections are required for these uses, Dallas Police generally make numerous random site visits to facilities to ensure compliance with Chapter 40B. This applicant has entertained approximately twelve site visits the past year, all of which reflected full compliance with the licensing requirements.

102006

8-4-10

ORDINANCE NO. 27940

An ordinance amending Ordinance No. 27570, passed by the Dallas City Council on June 24, 2009, which amended the zoning ordinances of the City of Dallas, and granted Specific Use Permit No. 1765 for a recycling buy-back center for the collection of household metals, industrial metals, and recyclable materials; amending the conditions in Section 2 of that ordinance; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to Specific Use Permit No. 1765; and

WHEREAS, the city council finds that it is in the public interest to amend Specific Use Permit No. 1765; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the conditions in Section 2 of Ordinance No. 27570 are amended to read as follows:

- “1. USE: The only use authorized by this specific use permit is a recycling buy-back center for the collection of household metals, industrial metals, and recyclable materials. No other materials may be collected or recycled.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit automatically terminates on August 11, 2012 [~~June 24, 2010~~].
4. GATE: The driveway gate adjacent to Hickory Street must remain open during the hours of operation.

27940

102006

5. HOURS OF OPERATION: The recycling buy-back center may only operate between 8:00 a.m. and 7:00 p.m., Monday through Sunday.
6. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
7. PARKING: Parking must be located as shown on the attached site plan.
8. REGULATED PROPERTY LICENSE: The operator of this use must have a secondary metal recyclers license under Dallas City Code Chapter 40B.
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.”

SECTION 2. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 3. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 4. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 5. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

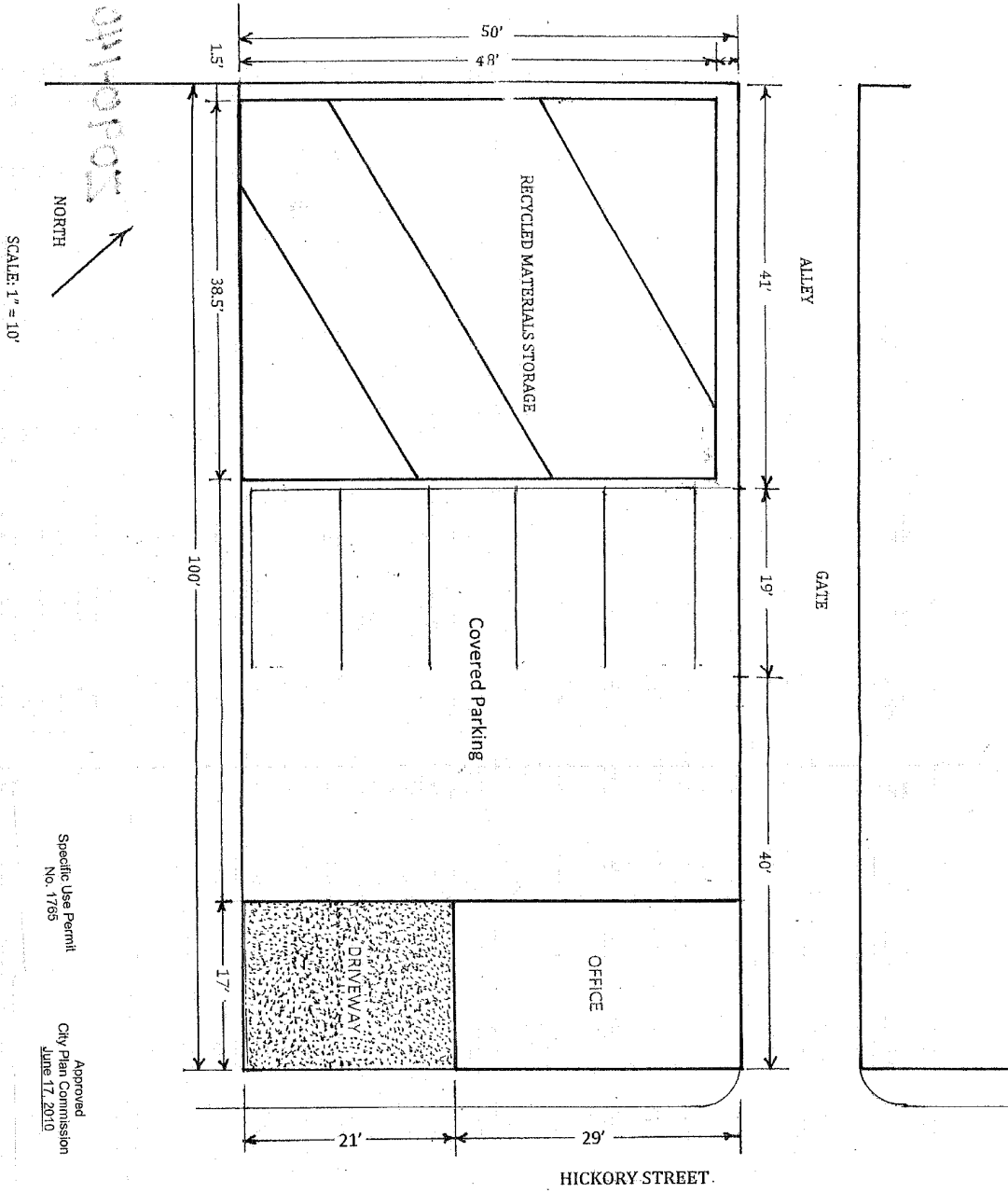
THOMAS P. PERKINS, JR., City Attorney

By Carey B. Myers  
Assistant City Attorney

Passed AUG 11 2010

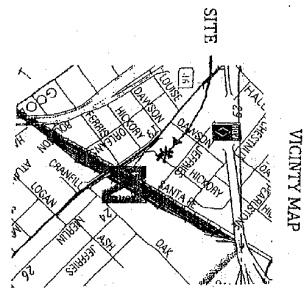
**STAFF RECOMMENDED AMENDING CONDITIONS FOR SUP NO. 1765**

3. TIME PERIOD: This specific use permit automatically terminates on \_\_\_ (two years) ~~August 11, 2012~~.



Specific Use Permit  
No. 1765

Approved  
City Plan Commission  
June 17, 2010



Site Data  
 Use: Recycle Buy Back Center  
 Zoning: IM  
 Lot Area: 5,000 s.f.  
 Use Area: 2,000 s.f.  
 Parking: 5  
 Required: 5  
 Provided: 5

102006  
27940

APPROVED BY  
CITY COUNCIL

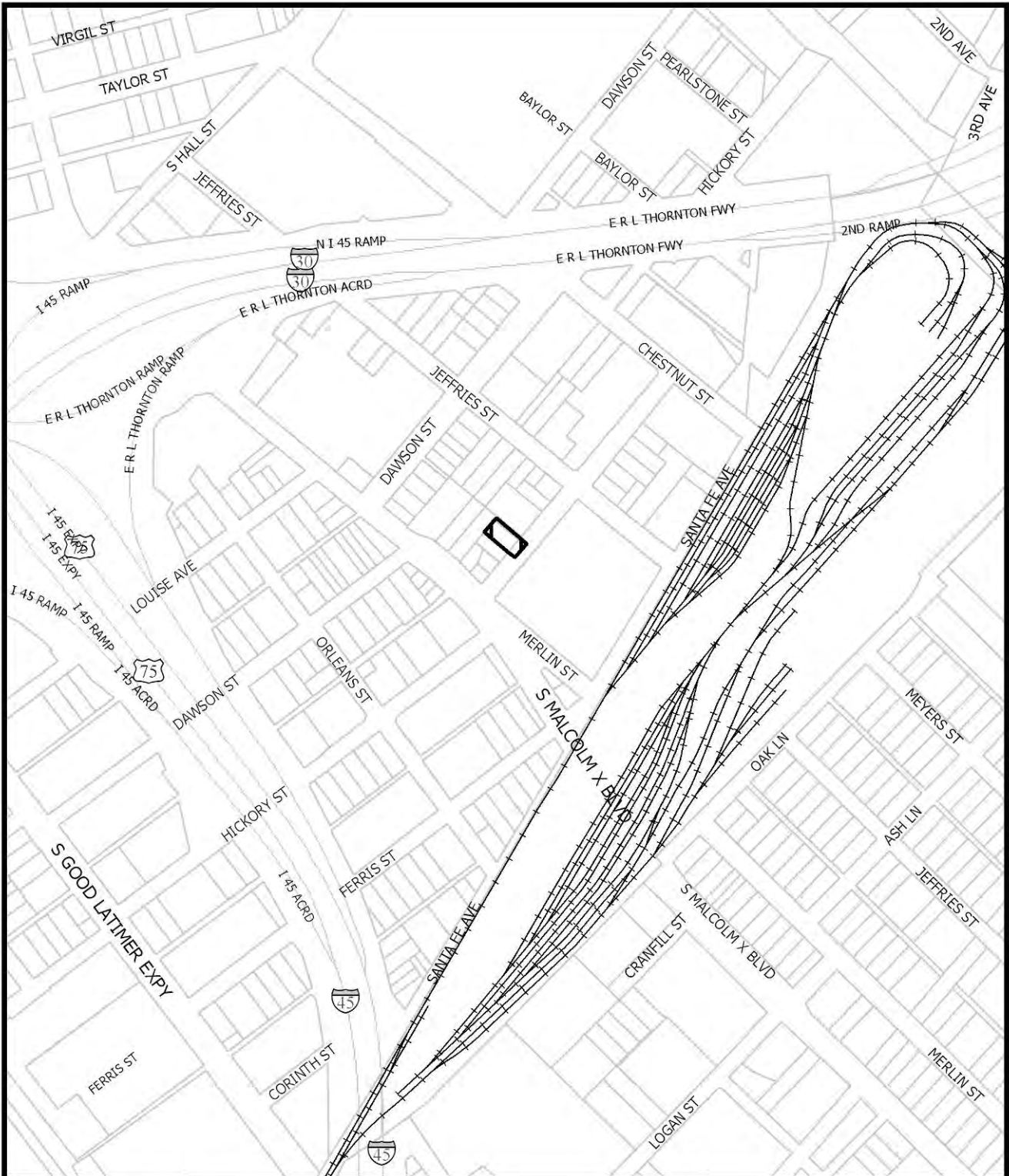
AUG 11 2010

*Robert Williams*  
City Secretary

Z090-146

SITE PLAN

**Existing Site Plan-  
(No revisions requested)**

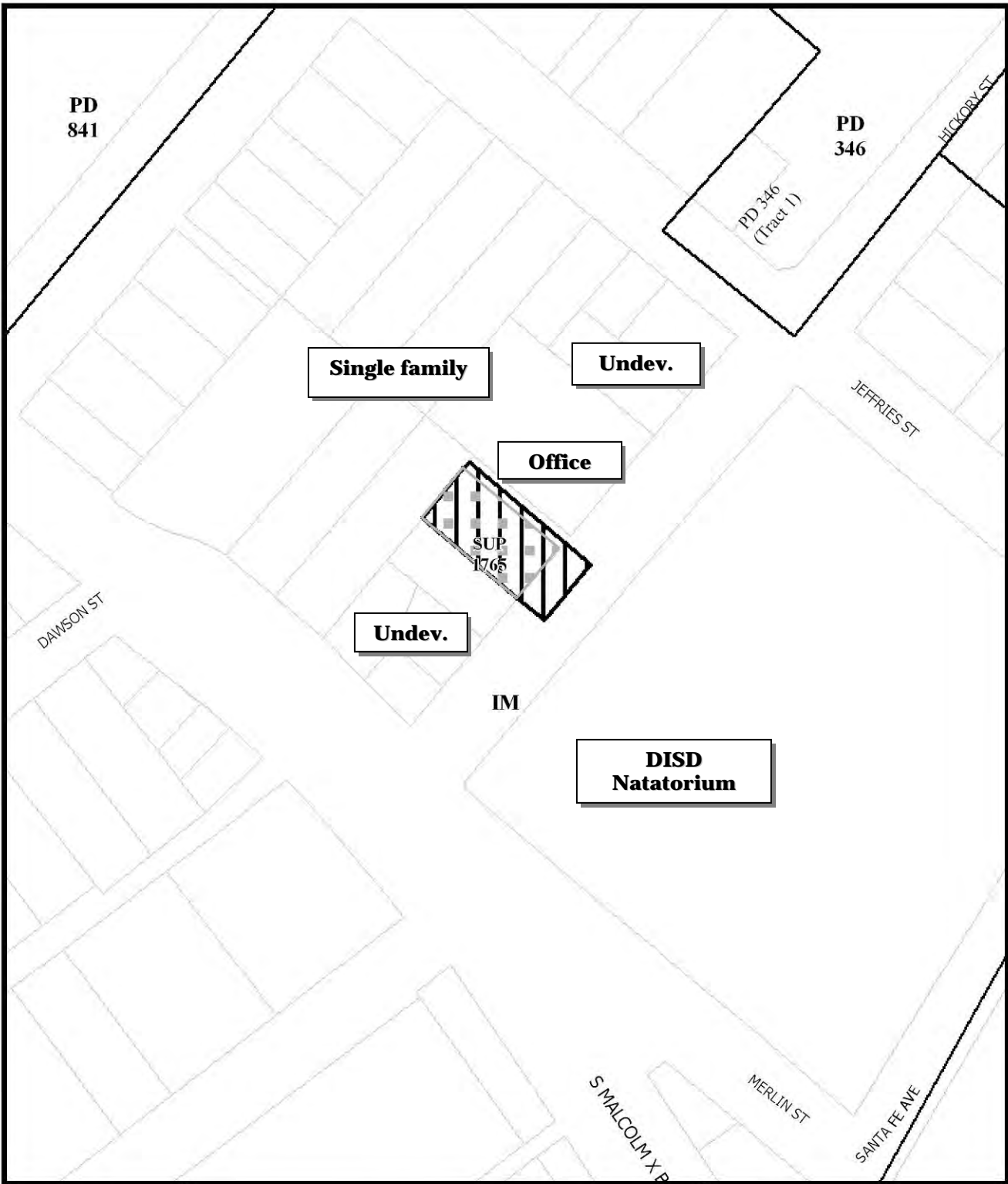


1:4,800

# VICINITY MAP

Case no:           Z112-222          

Date:           5/3/2012




1:1,200

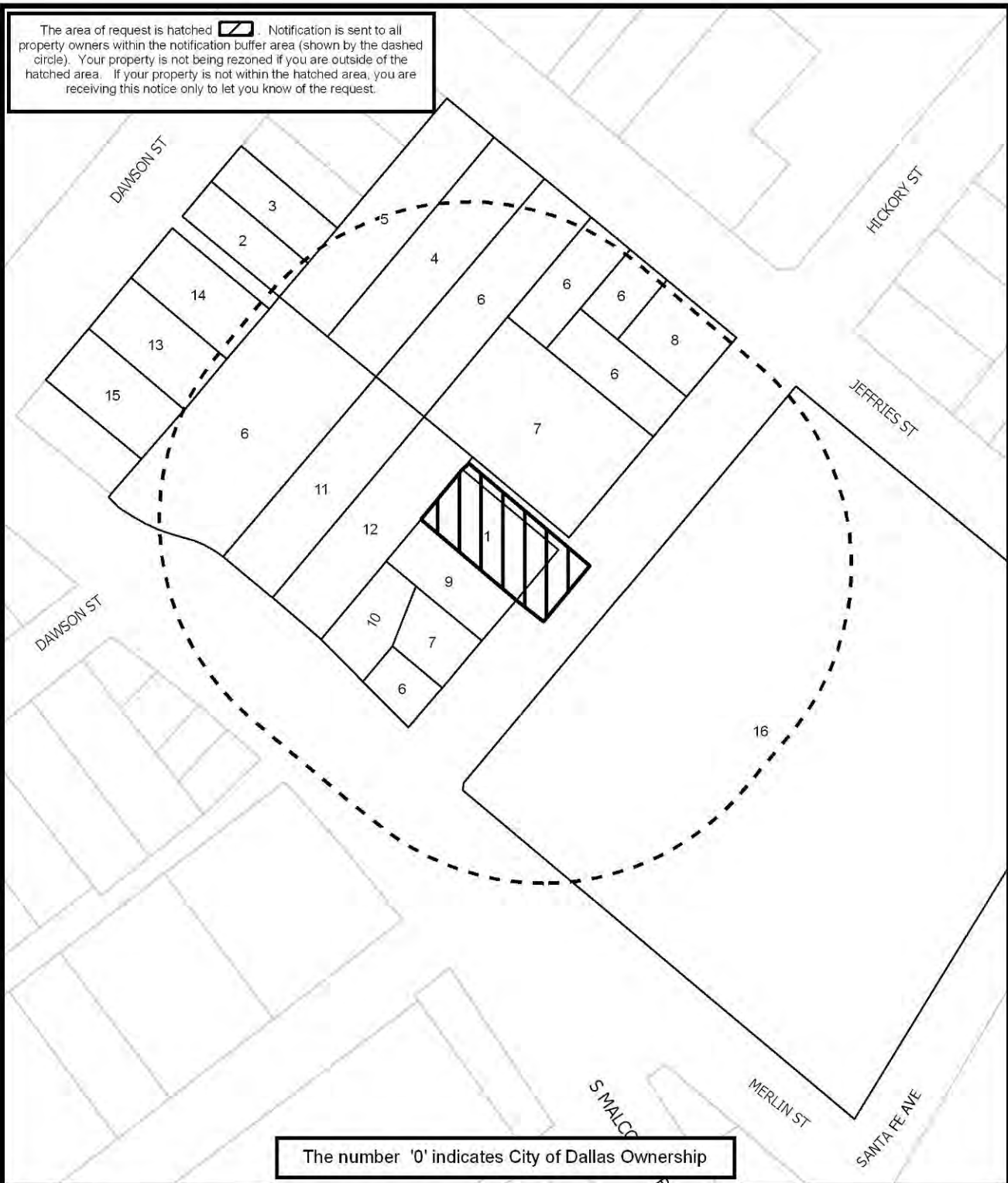
# ZONING AND LAND USE

Case no:           Z112-222          

Date:           5/3/2012



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



The number '0' indicates City of Dallas Ownership



1:1,200

# NOTIFICATION

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

Case no: **Z112-222**  
 Date: **5/3/2012**

5/3/2012

***Notification List of Property Owners******Z112-222******16 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2813 HICKORY ST	JAMAICA RAFAEL & HENRIETTA
2	2814 DAWSON ST	CRABTREE J M EST
3	2816 DAWSON ST	TOVAR DOMINGA &
4	1715 JEFFRIES ST	HERNANDEZ ALLEN ET AL % KIRK SHEET METAL
5	1711 JEFFRIES ST	SALAZAR DANIEL
6	1717 JEFFRIES ST	KIRK SHEET METAL CO INC
7	2819 HICKORY ST	KIRK SHEET METAL CO
8	2827 HICKORY ST	DURON MARCIANO
9	2811 HICKORY ST	JAMAICA RAFAEL & HENRIETTA
10	1824 MALCOLM X BLVD	HEARD CHESTER LYNN
11	1814 MALCOLM X BLVD	HEARD CHESTER
12	1818 MALCOLM X BLVD	HEARD CHESTER L
13	2808 DAWSON ST	RAMIREZ HERMAN
14	2812 DAWSON ST	GARCIA FRED
15	2804 DAWSON ST	RODRIGUEZ PHILLIP
16	1940 MALCOLM X BLVD	Dallas ISD

**FILE NUMBER:** Z112-223(RB)

**DATE FILED:** March 30, 2012

**LOCATION:** Area generally bounded by Bank Street, Gurley Avenue, Carroll Avenue, and Parry Avenue

**COUNCIL DISTRICT:** 2

**MAPSCO:** 46 L

**SIZE OF REQUEST:** Approx. 7.527 Acres

**CENSUS TRACT:** 25

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**APPLICANT:** Jubilee Park Community Center Corporation, Owner

**REPRESENTATIVE:** Brad Shipman

**REQUEST:** An application for an amendment to and expansion of the Tract 1 portion of Planned Development District No. 486 for a Community service center and CH Clustered Housing District Uses. The expansion area is zoned a CH Clustered Housing District.

**SUMMARY:** The applicant is requesting to amend and expand PDD No. 486 to provide for a child-care facility.

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

**BACKGROUND INFORMATION:**

- The request site is developed with a community service center, church, police substation, and retirement housing uses, while one tract (Tract1d) remains undeveloped. The ‘core’ area of Tract 1 provides for various outside activity areas.
- PDD No. 486 was approved by the City Council on September 24, 1997 along with subsequent amendments, most recently on February 9, 2011, which provided for an expansion of Tract 1c for retirement housing uses.
- The applicant proposes to expand the boundary of the PDD by adding two tracts, one along the Parry Avenue frontage (approx. 5,500 square feet) and one along the Gurley Avenue frontage (approx. 2,500 square feet).
- The applicant is proposing an approximate 9,605 square foot child-care facility within the Tract 1 portion of the property.
- On April 19, 2012, the City Plan Commission approved an application for the waiver of the two-year waiting period to submit a zoning request.

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

**PDD Summary**

<b><u>PDD No.</u></b>	<b><u>Permitted Uses</u></b>	<b><u>Density/ FAR</u></b>	<b><u>Structure Height</u></b>
601	CH, Child-care	0.5 FAR/No max. density	30 feet

**Thoroughfare/Street**

**Existing & Proposed ROW**

Bank Street	Local; 40’ ROW
Gurley Avenue	Local; 25’ ROW
Carroll Avenue	Local; 60’ ROW
Parry Avenue	Collector; 60’ & 60’ ROW
Lindsley Avenue	Collector; 60’ & 60’ ROW

**STAFF ANALYSIS:**

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

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The applicant is requesting an amendment to and expansion of PDD No. 486 to add two parcels to the site boundary; one parcel along the Parry Avenue frontage and one parcel along the Gurley Avenue frontage. The applicant proposes to construct an approximate 9,605 square foot child-care facility within the Tract1 portion of the property, with surface parking located on the Parry Avenue parcel being added to the PDD; the Gurley Avenue parcel will not provide for improvements but will add its land area to the existing outside amenity area. Bute Street, an unimproved right-of-way with access from Carroll Avenue, was abandoned by City Council in January, 2012. This land area becomes part of the Tract 1 portion of the PDD as reflected on the amending conceptual plan and Tract 1 development plan.

For purposes of clarification, PDD No. 486 is divided into six tracts (see attached Tract Map) as delineated on the proposed conceptual plan, and developed accordingly:

Tract 1-Outside activity areas and proposed child-care facility per this request

Tract 1a-Community service center

Tract 1b-Community service center

Tract 1c-Retirement housing

Tract 1d-Undeveloped

Tract 2-Police substation, Community service center

The predominate land use in the area north of Carroll Avenue consists of low density single family/duplex residential uses. There does exist a two-story multifamily

development along the east line of Gurley Avenue. The balance of the land use south and west of the site consists of institutional (church), community servicing retail, and a scattering of undeveloped parcels. PDD No. 601, utilized as a child-care facility, is wrapped by the site's southeastern quadrant.

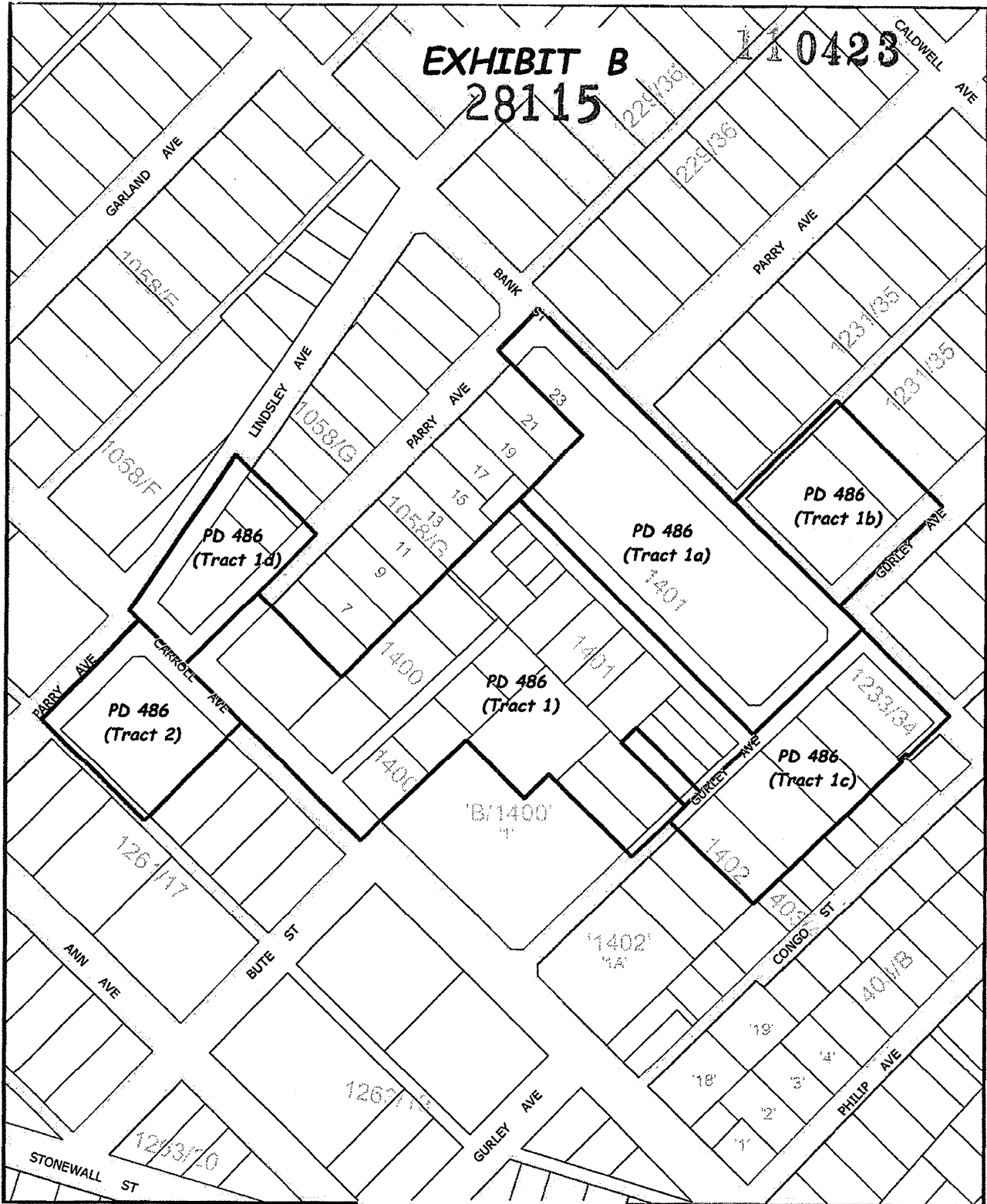
The applicant has worked with staff to address the proposed expansion of the PDD to ensure compatibility with the built environment in the immediate area. Specific consideration has been given to ensure the proposed off-street parking area that will support the child-care facility is adequately buffered from the abutting residential uses to the north, along the Parry Avenue frontage.

Based on the analysis of the requested amendments in context with its geographical location and existing presence in the immediate area, staff supports the request, subject to the attached plans and conditions.

**Traffic:** The Engineering Section of the Department of Sustainable Development and Construction has reviewed the requested expansion and amendment to PDD No. 486 and determined it will not significantly impact the street system.

**Landscaping:** The requested expansion and ultimate development of the above referenced child-care facility requires compliance with Article X.

**Sign Regulations:** PDD No. 486 currently provides for non-business zoning district sign regulations. The applicant is not proposing any revisions to the existing sign regulations.



**EXHIBIT B**  
**28115**

**110423**

**1:1,800**

*Matched to Parcel09 lines*

**PD 486 TRACT MAP (J8)**  
**Contains 6 Tracts:**  
**1, 1A, 1B, 1C, 1D, 2**

ORDINANCES: 23272, 26042, 27356, 27573, expansion

Printed: 9/28/2010

**Tract Map**



**List of Partners/Principles/Officers**

Owner: Jubilee Park and Community Center  
907 Bank Street  
Dallas, TX 75223  
(214) 887-1364

Tom Harbison	Chairman/President
David Martin	Vice President/Treasurer
Ben Leal	Executive Director

App: T. Howard & Associates Architects, Inc.  
1506 Griffin St. West  
Dallas, TX 75215  
(214) 522-1100

Todd Howard	President
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Z112-223



**AMENDING CONDITIONS**

**ARTICLE 486.**

**PD 486.**

**SEC. 51P-486.101. LEGISLATIVE HISTORY.**

PD 486 was established by Ordinance No. 23272, passed by the Dallas City Council on September 24, 1997. Ordinance No. 23272 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended.

**SEC. 51P-486.102. PROPERTY LOCATION AND SIZE.**

PD 486 is established on property generally bounded by Bank Street, Gurley Avenue, Carroll Avenue, and Parry Avenue. The size of PD 486 is approximately 7.34 7.46 acres.

**SEC. 51P-486.103. DEFINITIONS AND INTERPRETATIONS.**

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article refer to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a residential zoning district.

**SEC. 51P-486.103.1 EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit 486A: conceptual plan.
- (2) Exhibit 486B: Tract 1a development/landscape plan.
- (3) Exhibit 486C: Tract 2 development plan.
- (4) Exhibit 486D: Tract 1c development plan.
- (5) Exhibit 486E: Tract 1b development plan.
- (6) Exhibit 486F: Tract 1 development plan.

**SEC. 51P-486.104. CONCEPTUAL PLAN AND DEVELOPMENT PLAN.**

(a) Conceptual plan.

(1) Development and use of the Property must comply with the conceptual plan (Exhibit 486A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

(2) This district is divided into Tracts 1, 1a, 1b, 1c, 1d, and 2 as shown on the conceptual plan.

(3) Ingress and egress points must be provided as shown on the conceptual plan.

(b) Development plan.

(1) For Tracts ~~1, 1b, 1c, and 1d~~, 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 a conflict between the text of this article and the development plan, the text of the article controls. The six month requirement in Paragraph 51A-4.702(c)(4) to submit the development plan does not apply.

2) For Tract 1a, development and use of the Property must comply with the Tract 1a development/landscape plan (Exhibit 486B). If there is a conflict between the text of this article and the Tract 1a development/landscape plan, the text of this article controls.

(3) For Tract 1c, development and use of the Property must comply with the Tract 1c development plan (Exhibit 486D). If there is a conflict between the text of this article and the Tract 1c development plan, the text of this article controls.

(4) For Tract 2, development and use of the Property must comply with the Tract 2 development plan (Exhibit 486C). If there is a conflict between the text of this article and the Tract 2 development plan, the text of this article controls.

(5) For Tract 1b, development and use of the Property must comply with the Tract 1b development plan (Exhibit 486E). If there is a conflict between the text of this article and the Tract 1b development plan, the text of this article controls.

(6) For Tract 1, development and use of the Property must comply with the Tract 1 development plan (Exhibit 486F). If there is a conflict between the text of this article and the Tract 1 development plan, the text of this article controls.

**SEC. 51P-486.105. MAIN USES PERMITTED.**

(a) Tracts 1, 1a, 1b, 1d, and 2. The following uses are the only main uses permitted:

- Child-care facility.
- Community service center. *[The community service center use may include a residential component to house on-site managers/counselors employed by the community service center.]*
- Office.
- Police station.
- Private school or open-enrollment charter school. *[SUP]*
- Public school. *[SUP]*

(b) Tract 1c. The following use is the only main uses permitted:

- Retirement housing.

**SEC. 51P-486.106. ACCESSORY USES.**

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific 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 helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

**SEC. 51P-486.107. YARD, LOT, AND SPACE REGULATIONS.**

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

(a) Front yard.

(1) Tracts 1, 1a, and 1b. Except as provided in this paragraph, no minimum front yard. Minimum front yard along Gurley Avenue is 25 feet.

(2) Tract c. No minimum front yard on Gurley Avenue. Minimum front yard on Bank Street is seven feet.

(3) Tract 1d. No minimum front yard.

(4) Tract 2. No minimum front yard.

(b) Side and rear yard.

(1) Tracts 1, 1a, 1b, 1d, and 2. Minimum side and rear yard is:

(A) Ten feet where adjacent to or directly across an alley from a single family or duplex; and

(B) no minimum in all other cases.

(2) Tract 1c. Minimum side yard on Gurley Avenue is five feet and minimum side yard on Bank Street is 23 feet.

(2) no minimum in all other cases.

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

(d) Height.

(1) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope originating in an R, R(A), D, D(A), TH, or TH(A) district. (See Section 51A-4.412.) Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(2) Maximum height. Unless further restricted under Paragraph (1), maximum structure height is 36 feet.

(e) Lot coverage.

(1) Tracts 1, 1a, 1b, 1c, and 1d. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(2) Tract 2. Maximum lot coverage is 70 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(f) Lot size. No minimum lot size.

(g) Stories.

- (1) Tracts 1, 1a and 1d. Maximum number of stories is two.
- (2) Tracts 1b. Maximum number of stories is one.
- (3) Tract 1c. Maximum number of stories is two.
- (4) Tract 2. No maximum number of stories.

**SEC. 51P-486.108. OFF-STREET PARKING AND LOADING.**

- (a) For the community service center use, off-street parking must be provided at a ratio of one parking space for each 450 square feet of floor area. Parking may be provided in the required yards.
- (b) For all other permitted uses, consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements.
- (c) Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street loading generally.
- (d) For purposes of this section, Tracts 1, 1a, 1b, 1c, 1d, and 2 are considered one lot.

**SEC. 51P-486.109. FENCING.**

Fencing may be provided in the required yards and may not exceed nine feet in height. Solid fencing is not required.

**SEC. 51P-486.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P-486.111. LANDSCAPING.**

- (a) Except as provided in this section, landscaping and tree preservation must be provided in accordance with Article X.
- (b) For Tract 1a, landscaping must comply with the Tract 1a development/landscape plan.
- (c) For purposes of this article, an artificial lot is the land area that includes any new building footprint and a minimum of 25 feet around the building footprint. The artificial lot does not require public street frontage. Artificial lots can contain an aggregate land area exceeding 50 percent of the total land area contained in the district.
- (d) A landscape plan that meets the following requirements must be submitted with each application for a building permit on the Property:

(1) One site tree, with a minimum caliper of three inches must be provided for each 4,000 square feet of land area, or fraction thereof.

(2) Surface parking spaces may not be located more than 120 feet from the trunk of a large tree.

(3) A minimum of two design standards must be provided as outlined in Section 51A-10.126, as amended.

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

#### **SEC. 51P-486.112. SIGNS.**

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

#### **SEC. 51P-486.113. ADDITIONAL PROVISIONS.**

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

(b) 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.

(c) Pavement markings. Pavement markings must be provided at all pedestrian crossings.

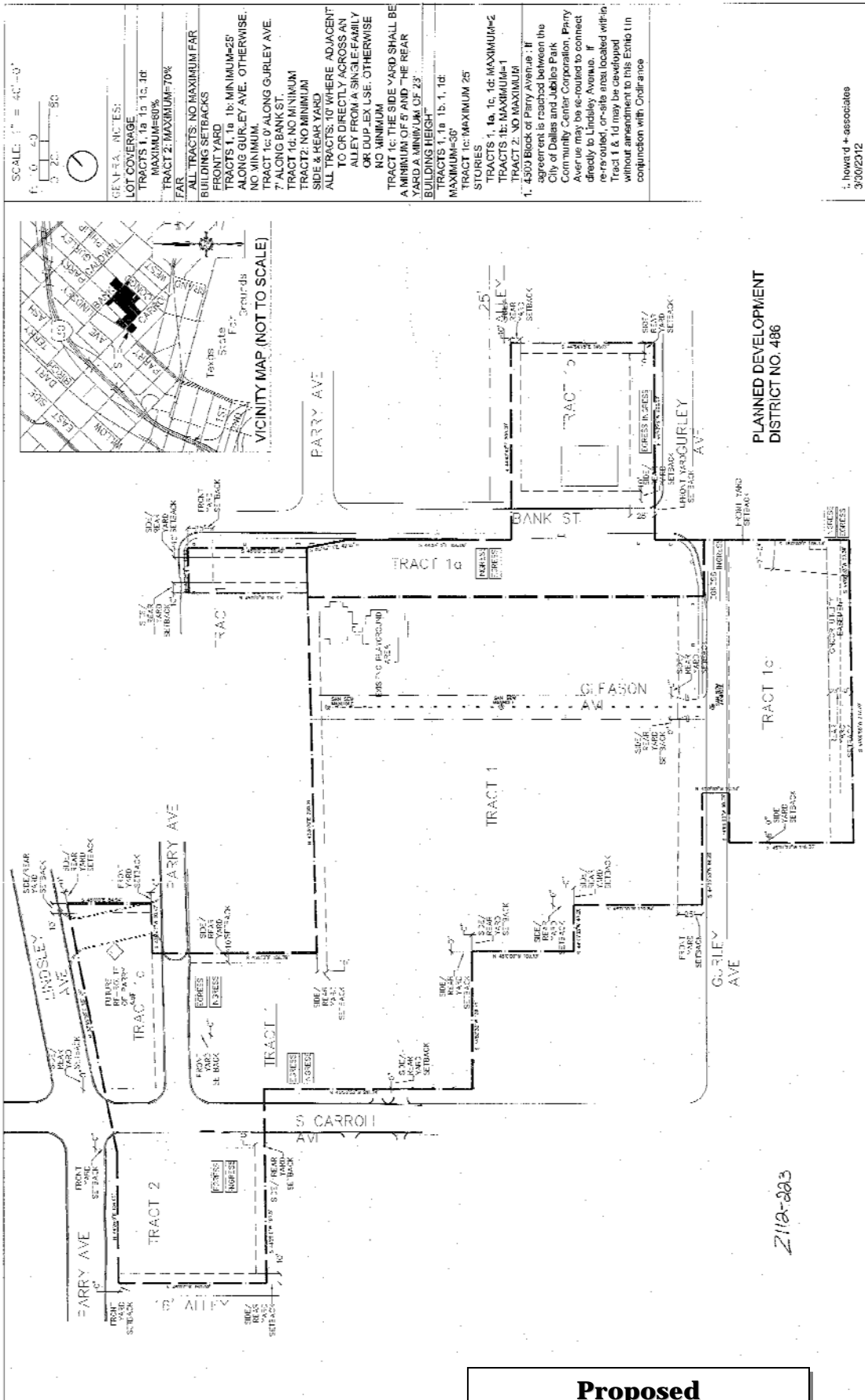
(d) Driveway approaches. Driveway approaches may not be located at street intersections or at established pedestrian crossings.

#### **SEC. 51P-486.114. 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. Permeable surface materials such as porous asphalt, porous concrete, and block or grass pavers may be used in lieu of traditional paving materials in pedestrian areas and in low-volume, low-speed vehicular areas such as parking areas, driveways, alleys, and parking stalls.

(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.

CONCEPTUAL PLAN



SCALE: 1" = 40'-0"

GENERAL NOTES:

LOT COVERAGE

TRACTS 1, 1a, 1b, 1c, 1d: MAXIMUM=80%

TRACT 2: MAXIMUM=70%

FAR

ALL TRACTS: NO MAXIMUM FAR

BUILDING SETBACKS

FRONT YARD

TRACTS 1, 1a, 1b, 1c, 1d: MINIMUM=25' ALONG GURLEY AVE. OTHERWISE, NO MINIMUM.

TRACT 1c: 0' ALONG GURLEY AVE

TRACT 1d: NO MINIMUM

TRACT 2: NO MINIMUM

TRACTS 1, 1a, 1b, 1c, 1d: ALL TRACTS: 10' WHERE ADJACENT TO OR DIRECTLY ACROSS AN ALLEY FROM A SINGLE-FAMILY OR DUP-EX LSE. OTHERWISE NO MINIMUM

TRACT 1c: THE SIDE YARD SHALL BE A MINIMUM OF 5' AND THE REAR YARD A MINIMUM OF 23'

BUILDING HEIGHT

TRACTS 1, 1a, 1b, 1c, 1d: MAXIMUM=30'

TRACT 1c: MAXIMUM 25 STORIES

TRACTS 1, 1a, 1c, 1d: MAXIMUM=2

TRACTS 1b: MAXIMUM=1

TRACT 2: NO MAXIMUM

1. 4500 Block of Parry Avenue: If agreement is reached between the City of Dallas and Jubilee Park Community Center Corporation, Parry Avenue may be re-routed to connect directly to Lindley Avenue. If re-routed, on-site area located within Tract 1 & 1d may be developed without amendment to this EIR in conjunction with Ordinance

i. howard + associates  
3/30/2012

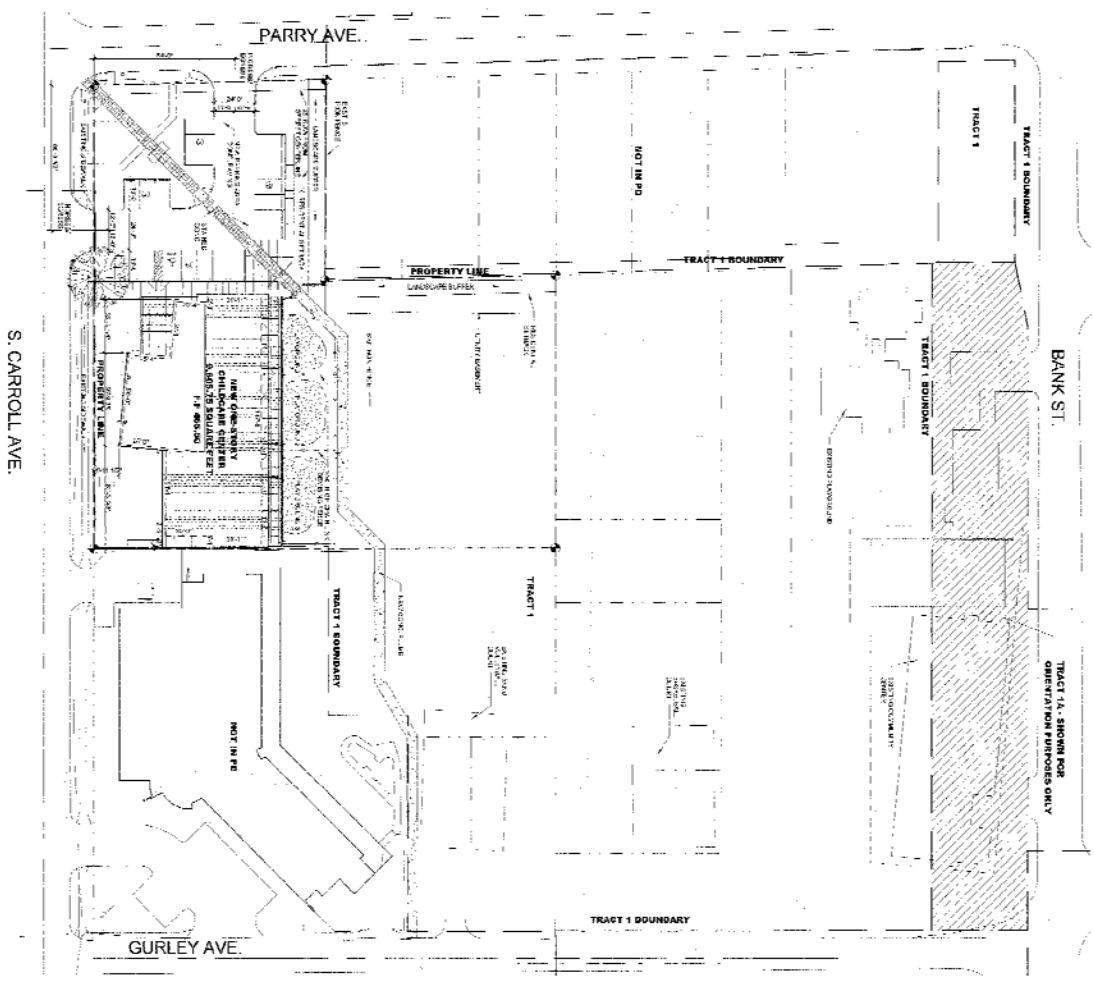
PLANNED DEVELOPMENT  
DISTRICT NO. 486

**Proposed  
Conceptual Plan**

PROJECT NO. 2017-0010  
 DATE: 08/14/17  
 DRAWN BY: J. H. HARRIS  
 CHECKED BY: J. H. HARRIS



**TRACT 1 SITE INFORMATION**  
 USE: CHILD CARE FACILITY  
 LAND AREA: 142,797 SQ. FT.  
 FLOOR AREA: 61,850 SQ. FT.  
 TRACT COVERABLE: 75%  
 BUILDING HEIGHT: 20'-0" (ONE STORY)  
 PARKING PROVIDED: 29 SPACES (1 SHV)



**DEV-1**

SCALE: 1" = 200'  
 1/8" = 10'  
 1/4" = 20'  
 1/2" = 40'  
 3/4" = 60'  
 1" = 80'

PD 468 - Tract 1  
 Development Plan  
 Z112-223(RB)

THE JEANIE LAUBE EARLY  
 HEADSTART SCHOOL  
 AT JUBILEE PARK  
 CORNER OF PARRY AVE.  
 & S. CARROLL AVE.  
 DALLAS, TX 75223

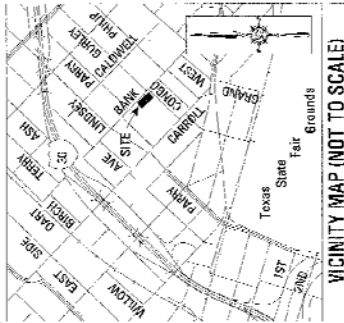
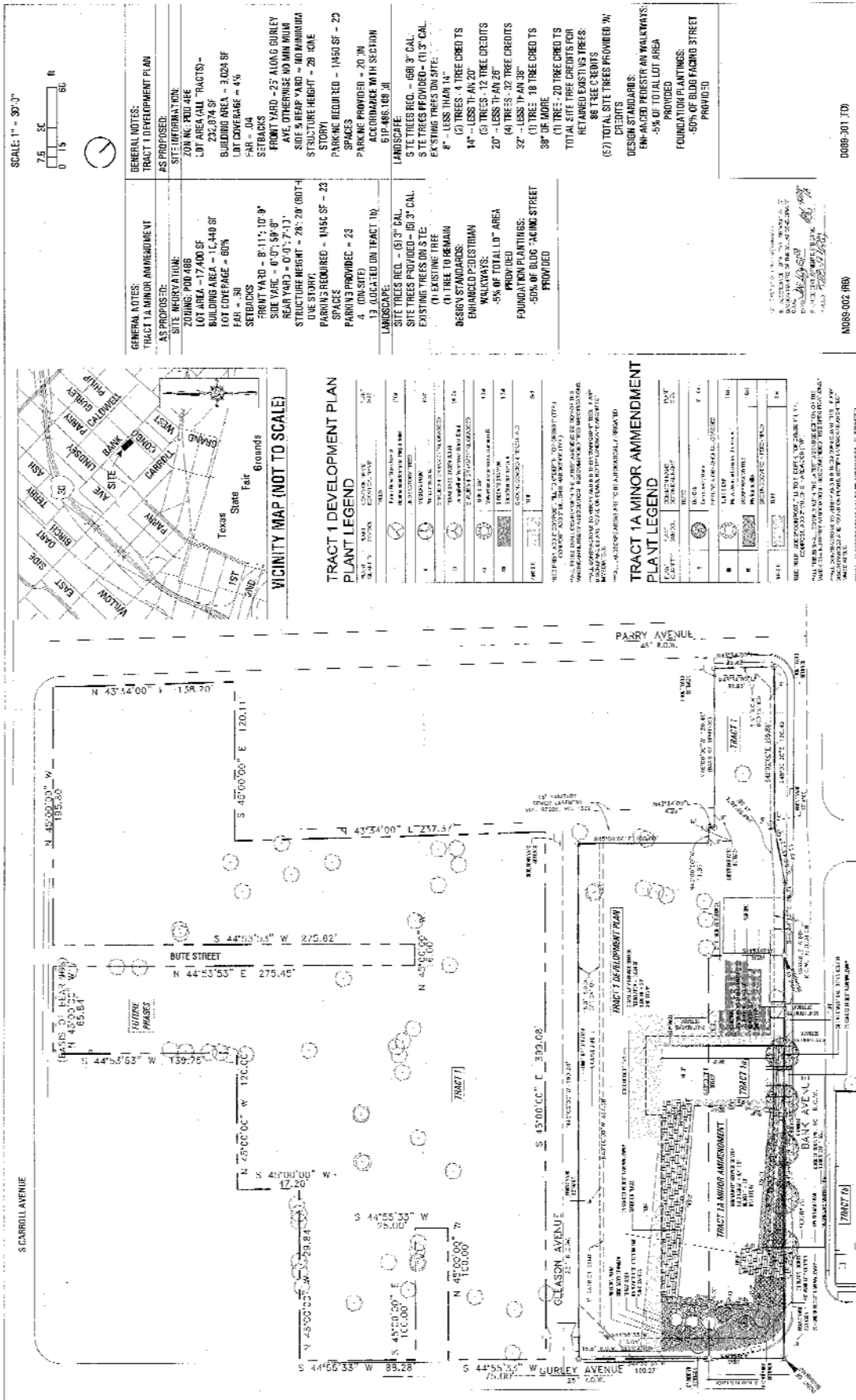
**Proposed Tract 1  
 Development Plan**







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



TRACT 1 DEVELOPMENT PLAN

PLANT LEGEND

1	1" TREE	1" TREE
2	2" TREE	2" TREE
3	3" TREE	3" TREE
4	4" TREE	4" TREE
5	5" TREE	5" TREE
6	6" TREE	6" TREE
7	7" TREE	7" TREE
8	8" TREE	8" TREE
9	9" TREE	9" TREE
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TRACT 1A MINOR AMMENDMENT

PLANT LEGEND

1	1" TREE	1" TREE
2	2" TREE	2" TREE
3	3" TREE	3" TREE
4	4" TREE	4" TREE
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84	84" TREE	84" TREE
85	85" TREE	85" TREE
86	86" TREE	86" TREE
87	87" TREE	87" TREE
88	88" TREE	88" TREE

<p>GENERAL NOTES: TRACT 1 DEVELOPMENT PLAN</p> <p>AS PROPOSED:</p> <p>SITE INFORMATION: ZONING PD 40B LOT AREA - 17,400 SF BUILDING AREA - 11,440 SF FOOT COVERAGE - 65% SETBACKS: FRONT YARD - 20' - 8'11" TO 9' SIDE YARD - 6' TO 5'8" TO 6' REAR YARD - 6' TO 5'7" TO 6' STRUCTURE HEIGHT - 28' TO 28' (ROOF TO STORY) PARKING REQUIRED - 4855 SF - 23 SPACES PARKING PROVIDED - 23 SPACES 13 (ON SITE) 13 (OFF SITE ON TRACT 1B) LANDSCAPE: SITE TREES REQ. - (5) 3" CAL. SITE TREES PROVIDED - (6) 3" CAL. EXISTING TREES ON SITE: (1) EXISTING TREE (1) TREE TO REMAIN DESIGN STANDARDS: ENHANCED PEDESTRIAN WALKWAYS: - 5% OF TOTAL LOT AREA PROVIDED FOUNDATION PLANTINGS: - 50% OF BLDG. FACING STREET PROVIDED</p>	<p>GENERAL NOTES: TRACT 1 DEVELOPMENT PLAN</p> <p>AS PROPOSED:</p> <p>SITE INFORMATION: ZONING PD 40B LOT AREA - 17,400 SF BUILDING AREA - 11,440 SF FOOT COVERAGE - 65% SETBACKS: FRONT YARD - 20' - 8'11" TO 9' SIDE YARD - 6' TO 5'8" TO 6' REAR YARD - 6' TO 5'7" TO 6' STRUCTURE HEIGHT - 28' TO 28' (ROOF TO STORY) PARKING REQUIRED - 4855 SF - 23 SPACES PARKING PROVIDED - 23 SPACES 13 (ON SITE) 13 (OFF SITE ON TRACT 1B) LANDSCAPE: SITE TREES REQ. - (5) 3" CAL. SITE TREES PROVIDED - (6) 3" CAL. EXISTING TREES ON SITE: (1) EXISTING TREE (1) TREE TO REMAIN DESIGN STANDARDS: ENHANCED PEDESTRIAN WALKWAYS: - 5% OF TOTAL LOT AREA PROVIDED FOUNDATION PLANTINGS: - 50% OF BLDG. FACING STREET PROVIDED</p>
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NO88-002 (RB)

brownarchitects

Existing Tract 1a Development Plan



JUBILEE PARK RETIREMENT HOUSING

DEVELOPMENT PLAN FOR TRACT 1C

AS PROPOSED:  
TRACT 1C DEVELOPMENT PLAN

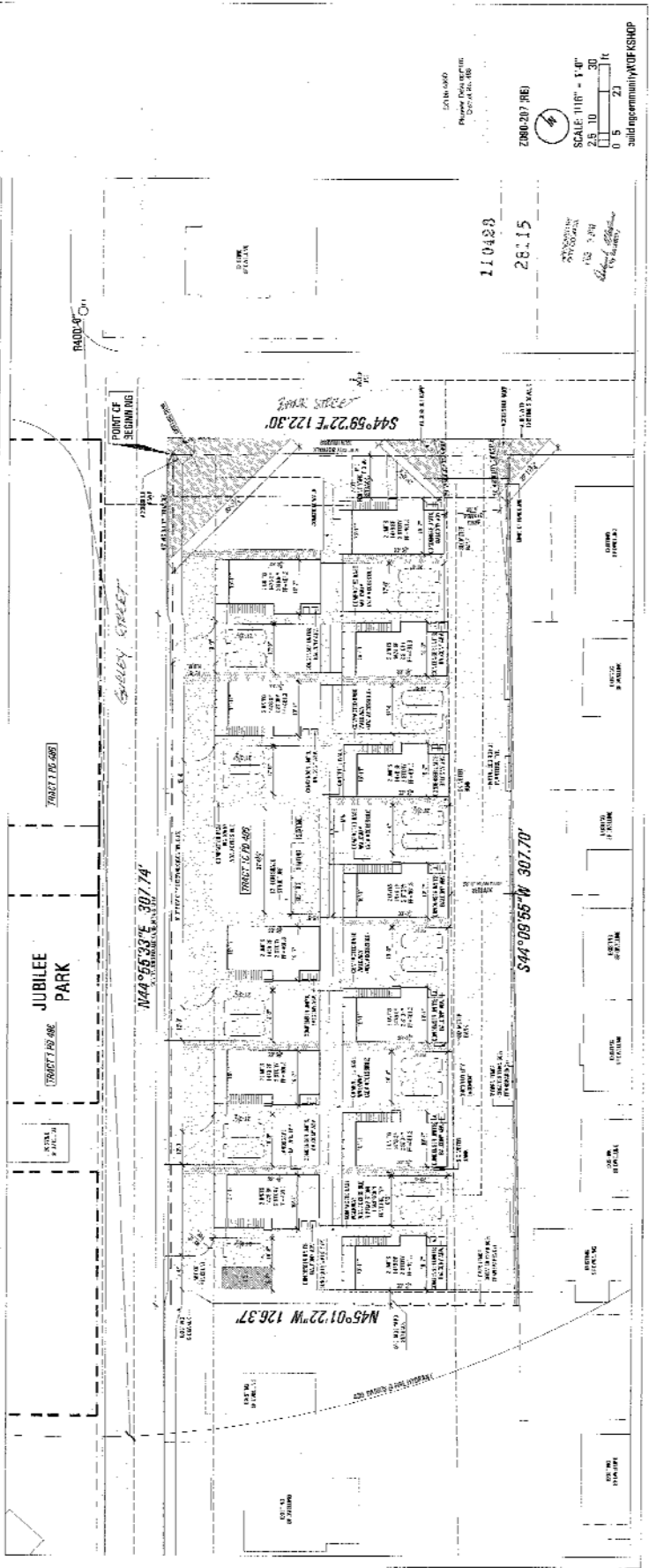
NEIGHBORHOOD: JUBILEE PARK

POD 466  
RETIREMENT HOUSING

USE:  
LOT AREA = 38,288 SF  
BUILDING AREA = 10,338 SF  
LOT COVERAGE = 23.8%  
DOWELING LIMITS = 24  
STORIES = 2  
SETBACKS:  
FRONT YARD: 0'-0" A-LONG GURLEY AVE  
SIDE YARD: 7'-0" A-LONG BANK ST.  
REAR YARD: 5'-0"  
HEIGHT: 23'-0"

DEVELOPMENT: 17,617 SPACES UNIT SENIOR HOUSING  
PROX. UBI = 21

VELOCITY MAP NOT TO SCALE



SCALE: 1/8" = 1'-0"  
2.5 10 20 30  
0 5 10 15 20 25 30  
ft

2016-2017 REI

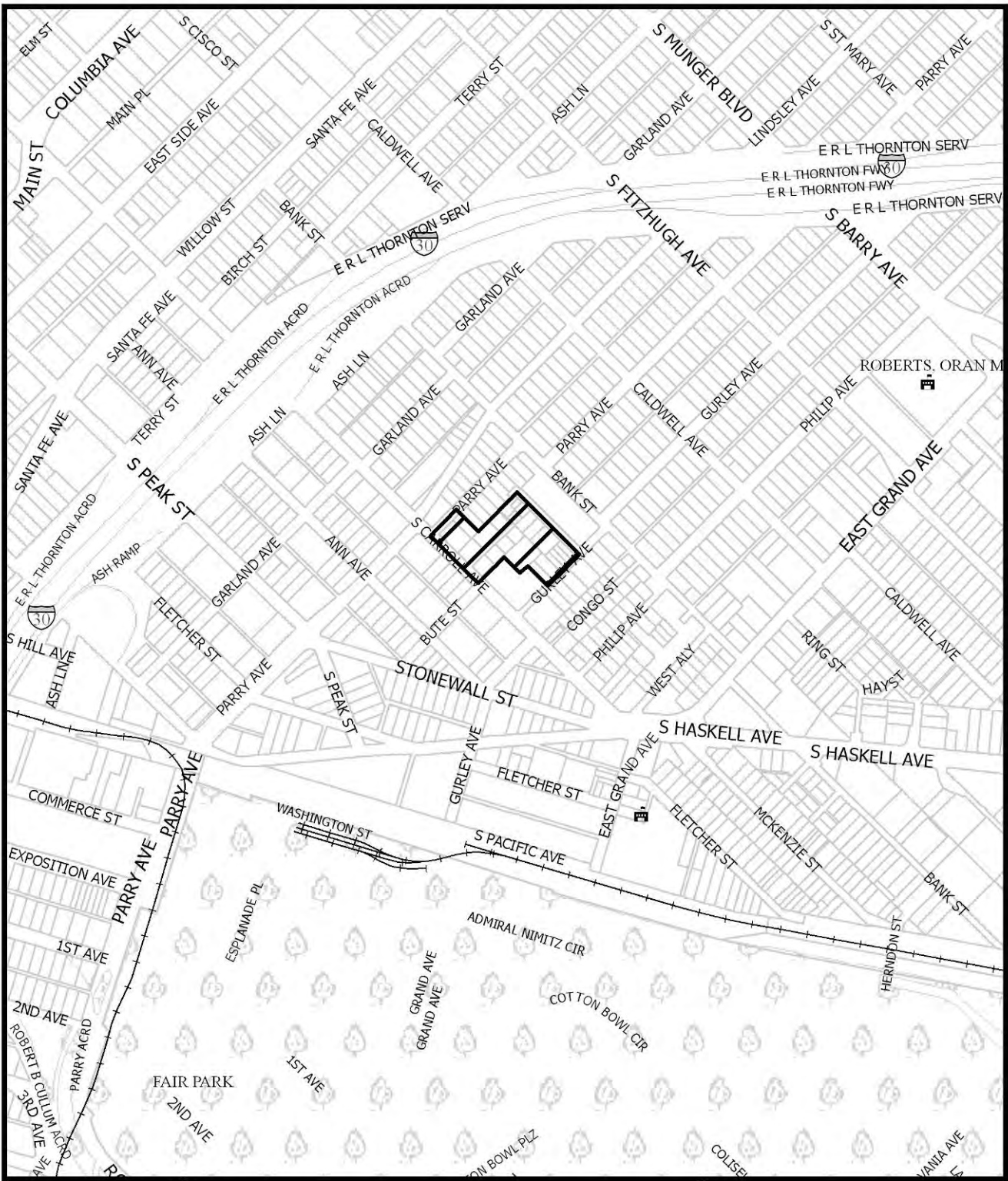
110429  
26.15

DATE: 11/15/16  
BY: [Signature]

PROJECT: Jubilee Park Retirement Housing

**Existing Tract 1c  
Development Plan**



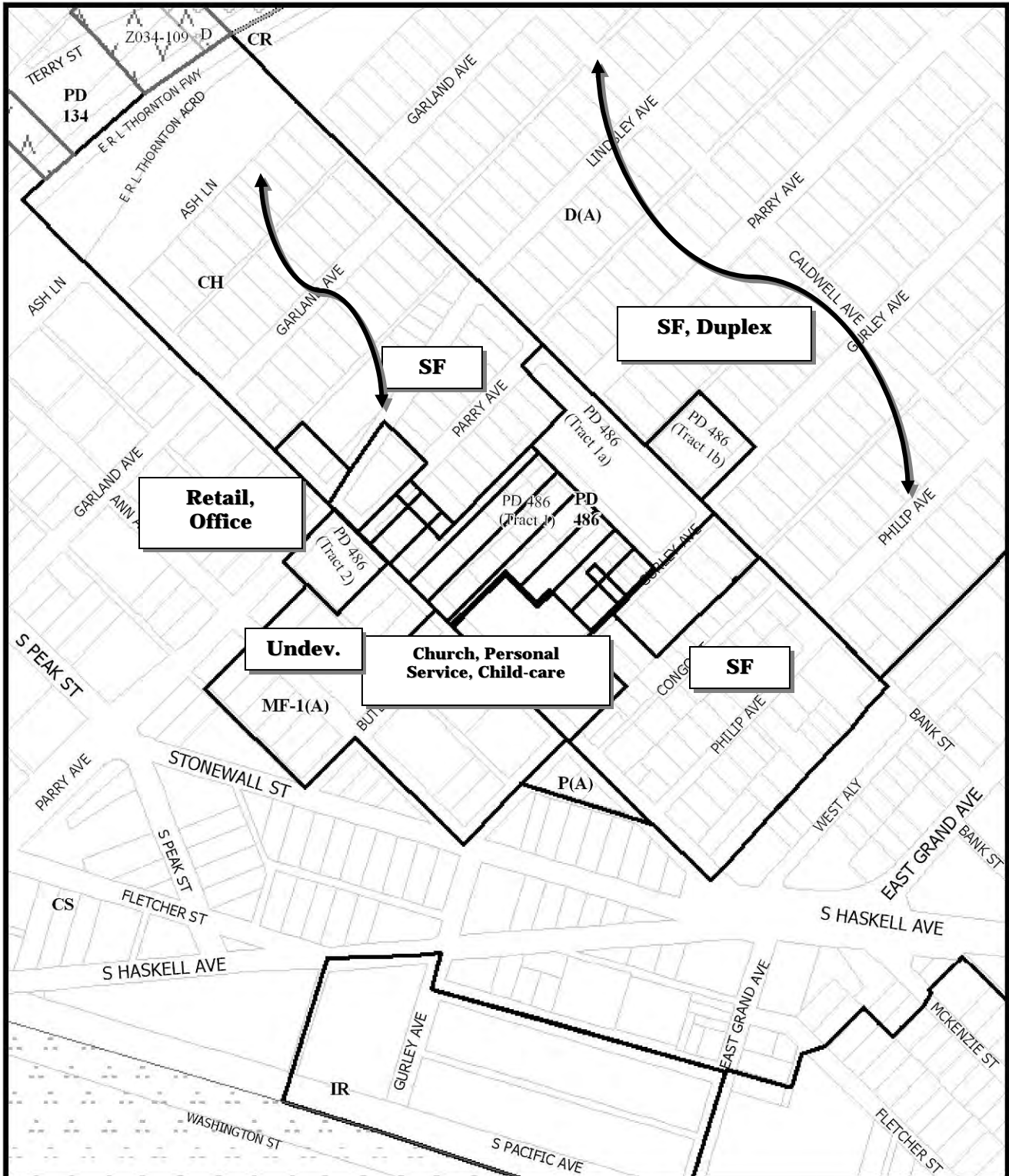


1:7,200

# VICINITY MAP

Case no:           Z112-223          

Date:           5/24/2012




1:3,600

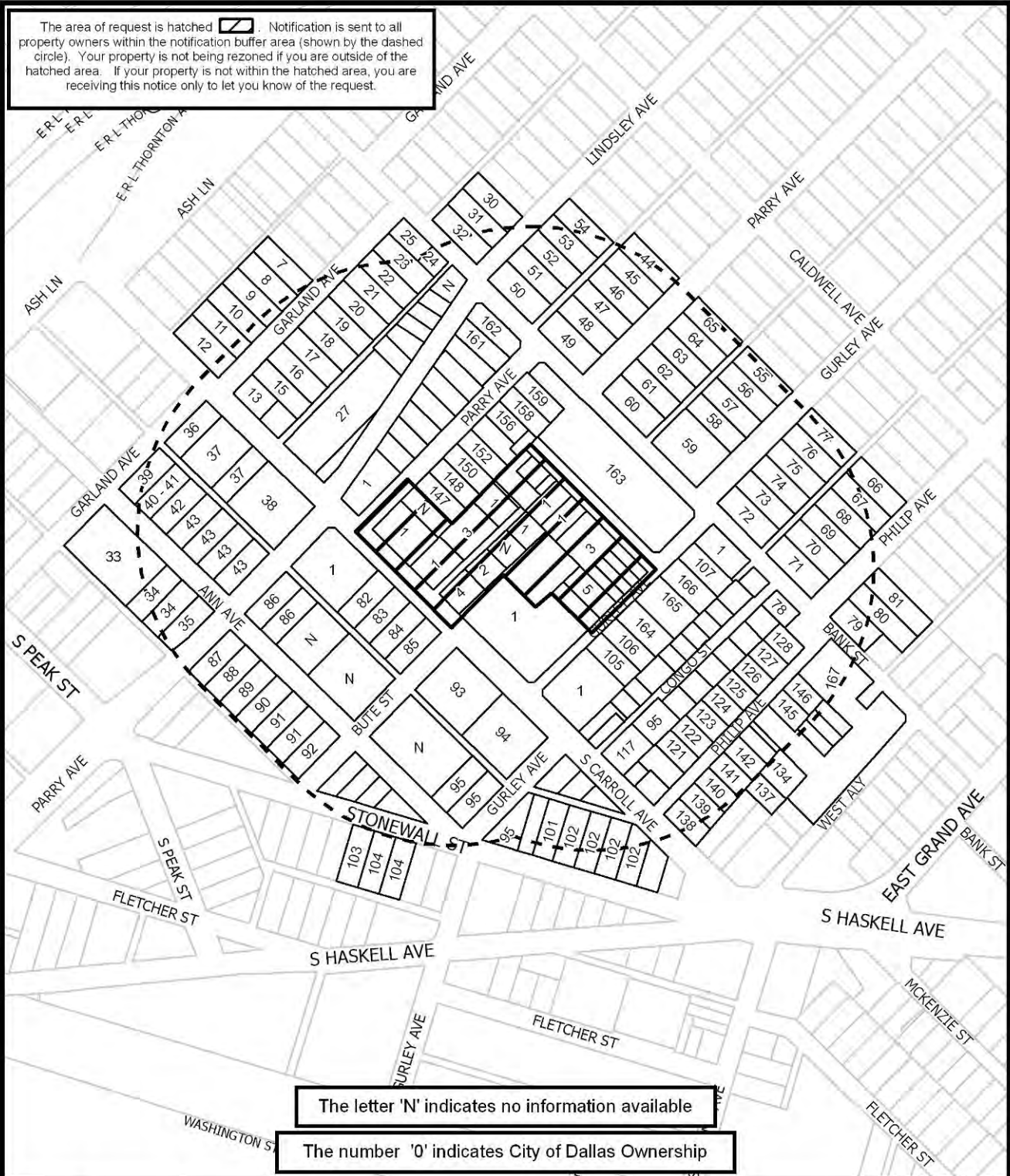
# ZONING AND LAND USE

Case no: Z112-223

Date: 5/24/2012



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



The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership



1:3,600

# NOTIFICATION

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

Case no:           **Z112-223**          

Date:           **5/24/2012**

5/24/2012

***Notification List of Property Owners******Z112-223******167 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	900 CARROLL AVE	JUBILEE PARK & COMMUNITY CENTER CORP
2	4508 BUTE ST	JUBILEE PARK & COMMU CENT
3	4507 BUTE ST	JUBILEE PARK & COMMUNITY CENTER CORPORAT
4	916 CARROLL AVE	JUBILEE PARK & COMMUNITY CENTER CORPORATI
5	4519 GURLEY AVE	JUBILEE PARK & CTR CO % WALTER J HUMANN
6	4523 GURLEY AVE	MARTIN LISA DIANA
7	4521 GARLAND AVE	CERVANTES RUSSELL H & ZUEMY CASTILLO
8	4517 GARLAND AVE	CASTRO ESTHER
9	4513 GARLAND AVE	PEREZ ALEJANDRO & SANDRA
10	4509 GARLAND AVE	OSORIO CARLOS & MARIA M
11	4505 GARLAND AVE	ST JOHN CHURCH OF GOD IN CHRIST
12	4501 GARLAND AVE	RODRIGUEZ SECUNDINO R
13	4500 GARLAND AVE	J ACENCIO GUERRERO &
14	804 CARROLL AVE	PRIDE DANIEL JR
15	4504 GARLAND AVE	LUNA ALONSO & MARIA
16	4512 GARLAND AVE	BERNAL SANDRA
17	4514 GARLAND AVE	SMITH NIGEL
18	4516 GARLAND AVE	BARRERA MIRIAM
19	4520 GARLAND AVE	CALDERON RENE
20	4524 GARLAND AVE	MENDOZA AMALIA O
21	4528 GARLAND AVE	SANTANA JOSE LUIS & ALICIA
22	4532 GARLAND AVE	CASTILLO JOSE & MERCEDES
23	4536 GARLAND AVE	MANCIA ROSE
24	700 BANK ST	MAGANA ANTONIO &
25	4540 GARLAND AVE	GUINEA RAQUEL
26	4523 LINDSLEY AVE	GUERRERO DANIEL & DAN DAVID GUERRERO

5/24/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	820 CARROLL AVE	INTERRANTE SALVADORE & ANTHONY
28	4535 LINDSLEY AVE	MCGILL WALTER E
29	4528 PARRY AVE	BIBLE DOVIE T C ET AL % CARRIE L RUSSELL
30	4607 LINDSLEY AVE	JERONIMO ANA E & JOAQUIN JERONIMO
31	4605 LINDSLEY AVE	JERONIMO JOAQUIN ETAL
32	4601 LINDSLEY AVE	SEGURA ELOY P & IRMA
33	809 ANN AVE	INPERIAL CAPITAL BANK
34	815 ANN AVE	GONZALES MIGUEL
35	4323 PARRY AVE	LUNA TERESA
36	803 CARROLL AVE	AGUILERA JESUS
37	807 CARROLL AVE	NINO LUIS
38	817 CARROLL AVE	BALLAS VICTOR
39	800 ANN AVE	GONZALEZ TEODORO & MARIA M GONZALEZ
40	804 ANN AVE	AGUILAR DOMINGA
41	806 ANN AVE	AGUILAR DOMINGA
42	808 ANN AVE	WESSON MARY L
43	812 ANN AVE	MACIAS JOSE J & MARTHA E
44	4703 PARRY AVE	GRAHAM LARRY JR
45	4617 PARRY AVE	TORRES MARY ANN
46	4615 PARRY AVE	TREJO EMILIANO O
47	4611 PARRY AVE	GUERRERO MANUAL J
48	4607 PARRY AVE	RODRIQUEZ GREGORIO & MARIA L RODRIQUEZ
49	4605 PARRY AVE	NANDLAL SHANE G
50	4602 LINDSLEY AVE	BELTRAN SEGISMUNDO & GLORIA ESTELA
51	4606 LINDSLEY AVE	HODGE WILLIE
52	4610 LINDSLEY AVE	ZAMORA MANUEL ALVAREZ & SILVIA SORIA
53	4614 LINDSLEY AVE	JERONIMO ANA E & JOAQUIN
54	4618 LINDSLEY AVE	CABRERA MARIA DEL CARMEN ARMANDO JR
55	4703 GURLEY AVE	MEJIA OSCAR & MARTHA
56	4619 GURLEY AVE	GARCIA GUADALUPE F & MARIA CASTANDA F
57	4615 GURLEY AVE	WEATHERALL VIRGINIA R

5/24/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4611 GURLEY AVE	JUBILEE PARK & CNT CORP % WALTER J HUMAN
59	4603 GURLEY AVE	JUBILEE PARK & CENTER COR C/O WALTER J H
60	910 BANK ST	LASTER YVETTE
61	4606 PARRY AVE	ALONZO MARIA
62	4610 PARRY AVE	MURGUIA EUFRONCIA
63	4612 PARRY AVE	AVILEZ RAFAEL
64	4616 PARRY AVE	TORRES J CARMEN
65	4702 PARRY AVE	MALONE OSCAR D
66	4703 PHILIP AVE	ALVARADO AARON & ROSEMARIE OLIVARES
67	4619 PHILIP AVE	MARTINEZ RICARDO
68	4615 PHILIP AVE	GUTIERREZ JOSE ARTURO & GEORGINA GUTIERR
69	4611 PHILIP AVE	CAMP IDELL B
70	4605 PHILIP AVE	DARBY ELSON III ET AL
71	4603 PHILIP AVE	PEREZ ELSIE
72	4600 GURLEY AVE	HOLLINS JAMES R EST OF % CYNTHIA D FOSTE
73	4604 GURLEY AVE	DUARTE MARISELA
74	4608 GURLEY AVE	RODRIGUEZ MAURICIO
75	4614 GURLEY AVE	TIMMINS CURTIS & EVELYN
76	4618 GURLEY AVE	SCROGGINS KATHRYN &
77	4702 GURLEY AVE	JONES ELMER
78	4540 CONGO ST	WILLIAMS BEVERLY
79	4602 PHILIP AVE	HOOKS DENNIS &
80	4606 PHILIP AVE	WEST CLAUDIA
81	4610 PHILIP AVE	PEREZ SIRA
82	913 CARROLL AVE	WEBB DEBRA JOYCE
83	917 CARROLL AVE	ANGLIN KENNETH & BERNICE
84	921 CARROLL AVE	KNOX WILLIAM T STE 300
85	925 CARROLL AVE	AGU BONIFACE H
86	900 ANN AVE	NEGRETE MARTIN
87	901 ANN AVE	FRETWELL CHERYL M
88	905 ANN AVE	RODRIGUEZ APOLINAR

5/24/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	911 ANN AVE	TORRES MARISOL
90	915 ANN AVE	KHRAISH KHRAISH H
91	917 ANN AVE	KHRAISH H KHRAISH
92	923 ANN AVE	MATA RENE R
93	1001 CARROLL AVE	EAST DALLAS CHURCH OF CHRIST INC
94	1015 CARROLL AVE	EAST DALLAS CHURCH OF CHRIST INC
95	1018 ANN AVE	TOPLETZ INVESTMENTS SUITE 301
96	1007 ANN AVE	MATA EDGAR
97	1010 STONEWALL ST	SCHWEIGER ROY A
98	1009 ANN AVE	MATA EDGAR W
99	1109 CARROLL AVE	EAST DALLAS CHURCH CHRIST INC
100	1106 STONEWALL ST	JOHNSON DON
101	1112 STONEWALL ST	GONZALEZ NOE O
102	1114 STONEWALL ST	LEWIS GRADY JOHN
103	1023 STONEWALL ST	RUBIO TOM JR
104	1029 STONEWALL ST	BLUE SKY MANAGMENT INC
105	4512 GURLEY AVE	BURNETT STEVEN EST OF % KATHLEEN BURNETT
106	4516 GURLEY AVE	JONES LULA FAY
107	4538 GURLEY AVE	JUBILEE PARK AND COMMUNITY CTR CORPORATI
108	1020 CARROLL AVE	MBOGO DEDAN H
109	4515 CONGO ST	TAVE JOHNNY
110	4517 CONGO ST	WORKS GEORGE W STE 4580
111	4523 CONGO ST	GARRETT VERNESSIA R
112	4525 CONGO ST	GARRETT EARNEST LAMAR & PATRICIA
113	4537 CONGO ST	BUILDING COMMUNITY WORKSHOP
114	4529 CONGO ST	GARRETT ANNIE PEARL EST % FRANKIE GARRET
115	4533 CONGO ST	GARRETT ELLA MAE
116	4539 CONGO ST	BOWIE FRED DOUGLAS
117	1026 CARROLL AVE	COUCH ENTERPRISES LLP
118	1036 CARROLL AVE	FAIR PARK CHURCH OF GOD IN CHRIST
119	1032 CARROLL AVE	FAIR PARK CHURCH OF GOD IN CHRIST

5/24/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4507 PHILIP AVE	FAIR PARK CHURCH OF GOD IN CHRIST
121	4509 PHILIP AVE	RABAGO ALONZO & LILIA FERNANDEZ ROCHA
122	4511 PHILIP AVE	MARTINEZ EDUARDO & GARCIA MARIA FABIOLA
123	4515 PHILIP AVE	JEFFREY A M JR
124	4519 PHILIP AVE	PEREZ DANIEL C
125	4523 PHILIP AVE	DALLAS HOUSING ACQUISTION & DEV CORP
126	4531 PHILIP AVE	ADAMS ARTEMUS
127	4533 PHILIP AVE	OWEN HOWARD D
128	4535 PHILIP AVE	RUIZ JESUS
129	4536 CONGO ST	SMITH VENITA CAROL
130	4532 CONGO ST	SMITH VENITA CAROL
131	4528 CONGO ST	J & K ROACH INVESTMENTS LLC
132	4522 CONGO ST	BEXAR EQUITY LP
133	4518 CONGO ST	DIAMOND M LAND COMPANY LLC
134	4518 PHILIP AVE	BAILEY CARRIE MAE
135	4540 PHILIP AVE	ST MARK MISSIONARY BAPTIST CHURCH
136	4538 PHILIP AVE	ST MARK BAPTIST CH TR
137	1112 CARROLL AVE	TURNER NAOMI H % ROBOT BAKER
138	4500 PHILIP AVE	ORTIZ NORMA
139	4504 PHILIP AVE	AMADOR JOSE A & MARIA J
140	4508 PHILIP AVE	JOBE WARREN B
141	4512 PHILIP AVE	FIGUEROA LUIS
142	4516 PHILIP AVE	BLAIR DONALD & BRADY WILLIS
143	4520 PHILIP AVE	LYONS EZELL
144	4524 PHILIP AVE	WHORLEY HAMMOND &
145	4530 PHILIP AVE	DALLAS HOUSING ACQUISITION & DEV CORP
146	4534 PHILIP AVE	ST MARK MISSIONARY BAPTIST CHURCH ETAL
147	4512 PARRY AVE	ARREAGA ELVIA
148	4514 PARRY AVE	RICO JUAN & M GUADALUPE SALAS
149	4513 PARRY AVE	RICO ANGELINA
150	4516 PARRY AVE	JIMENEZ RAUL & ROSA M

5/24/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	4515 PARRY AVE	DENMARK DEVERICK ELAINE
152	4522 PARRY AVE	GRANGER ROBERT & YVONNE
153	4523 PARRY AVE	AYALA JOSE & MANUELA
154	4526 PARRY AVE	CALDERON LIA T & RIGOBERTO
155	4525 PARRY AVE	GALLAMORE JEFF & MARIA DEL CARMEN
156	4530 PARRY AVE	RICHARDSON LASHAWNDA
157	4533 PARRY AVE	BLANCO JUANITA
158	4534 PARRY AVE	SOTO ROGELIO & ROSA RENTERIA
159	4536 PARRY AVE	RODRIGUEZ JESUS & MARIA RODRIGUEZ
160	4535 PARRY AVE	CARMONA MARIA ALVAREZ
161	4537 PARRY AVE	LOPEZ J CARMELO & BERTHA
162	4539 PARRY AVE	RUIZ JOSE A & MARIA
163	4538 PARRY AVE	JUBILEE PARK & COMMUNITY CENTER
164	4520 GURLEY AVE	JULIBEE PARK & COMMUNITY CTR CORP
165	4524 GURLEY AVE	JULIBEE PARK COMMUNITY CENTER CORP
166	4528 GURLEY AVE	JUBILEE PARK & COMMUNITY CENTER CORP
167	4536 PHILIP AVE	ST MARK MISSIONARY BC OF DALLAS INC

**FILE NUMBER:** Z112-205(MW)

**DATE AUTHORIZED:** March 22, 2012

**LOCATION:** Southwest corner of Bruton Road and Masters Drive

**COUNCIL DISTRICT:** 5

**MAPSCO:** 59-C

**SIZE OF REQUEST:** ±0.396 acre

**CENSUS TRACT:** 119.00

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**REQUEST:** A City Plan Commission authorized hearing to determine proper zoning on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay and Specific Use Permit No. 1940 for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet with consideration given to providing for automatic renewals for SUP No. 1940

**SUMMARY:** On February 8, 2012, the City Council approved Specific Use Permit No. 1940 for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet for a two-year period. On March 22, 2011, the City Plan Commission authorized a public hearing to consider automatic renewals for the SUP.

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



**BACKGROUND INFORMATION:**

- The ±0.396-acre request site is developed with a ±2,583-square foot general merchandise or food store (convenience store) with gas pumps.
- On February 8, 2012, the City Council approved Specific Use Permit No. 1940 for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet for a two-year period.
- On March 22, 2011, the City Plan Commission authorized a public hearing to consider automatic renewals for the SUP.
- The request site is surrounded by undeveloped land and single family residential to the north; undeveloped land and retail and personal service uses to the east and retail and personal service uses to the south and west.

**Zoning History:**

- 1. Z101-226:** On August 10, 2011, the City Council approved a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned a CR-D Community Retail District with a D Liquor Control Overlay (SUP No. 1874).

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Bruton Road	Principal Arterial	Variable Width
Masters Drive	Minor Arterial	Variable Width

**Land Use:**

	Zoning	Land Use
<b>Site</b>	CR-D-1	Convenience store with gas pumps
<b>North</b>	CR-D-1; R-7.5(A)	Undeveloped; single family
<b>East</b>	R-7.5(A); MF-2(A)	Undeveloped; retail and personal services
<b>South</b>	CR-D-1	Retail and personal services
<b>West</b>	CR-D-1; SUP 1874	Retail and personal services

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

The subject site is identified as being within a Residential Neighborhood Building Block on the *forwardDallas! Vision Illustration*. While single family dwellings are the dominate land use in such areas, shops, restaurants, or institutional land uses that serve residents may be located at the edges or at key intersections.

In general, the applicant's request for Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet at this key intersection, is consistent with the following goals and policies of the Comprehensive Plan.

**LAND USE ELEMENT**

Goal 1.1: Promote desired development.

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

**Land Use Compatibility:**

The ±0.396-acre request site is developed with a ±2,583-square foot general merchandise or food store (convenience store) with gas pumps. Specific Use Permit No. 1940, approved by City Council on February 8, 2012 to allow for the sale of alcoholic beverages in conjunction with the convenience store.

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

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

applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the City.

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

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

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

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

**Development Standards:**

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

**Traffic:**

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

**Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use is one (1) space per 200 square feet of floor area; the requirement for a motor vehicle fueling station is two (2) spaces. Therefore, the ±2,583-square foot convenience store with gas pumps requires a total of 15 parking spaces, as depicted on the site plan.

**Landscaping:**

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

**Police Report:**

An online search of the Dallas Police Department's offense incident reports for the period from February 8, 2012 (City Council approval of SUP 1940) to May 14, 2012 revealed the following results:

Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
<a href="#">0045984-Z</a>	02/24/2012	MESHESHA, MICHAEL	AGGRAVATED ASSA...	10100		BRUTON...	328	1256	04171	
<a href="#">0052875-Z</a>	03/04/2012	*SEVEN ELEVEN	OTHER OFFENSES	10100		BRUTON...	328	1256	26530	
<a href="#">0066889-Z</a>	03/20/2012	@CITY OF DALLAS	FOUND PROPERTY	10100		BRUTON...	328	1256	43020	
<a href="#">0072931-Z</a>	03/27/2012	@CITY OF DALLAS	FOUND PROPERTY	10100		BRUTON...	328	1256	43020	
<a href="#">0093205-Z</a>	04/18/2012	SIMON, AMBER	DISORDERLY CON...	10100		BRUTON...	328	1256	24230	
<a href="#">0109503-Z</a>	05/05/2012	GIBBS, NATALIE	OTHER OFFENSES	10100		BRUTON...	328	1256	26000	

Page 1 of 1 (6 items)

Offense Records

**DALLAS POLICE DEPARTMENT** UCR Codes Year Codes Property Class Codes

Virtual Viewer - Public Access Welcome

Search Records - Offense Filter

Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
<a href="#">0253153-Y</a>	09/23/2011	STOREY,JOHN,	FOUND PROPERTY	10100		BRUTON...	328	1256	43020	
<a href="#">0253154-Y</a>	09/23/2011	FIERRO,RUBEN	FOUND PROPERTY	10100		BRUTON...	328	1256	43020	
<a href="#">0253362-Y</a>	09/24/2011	*SEVEN ELEVEN	OTHER OFFENSES	10100		BRUTON...	328	1256	26530	
<a href="#">0271765-Y</a>	10/14/2011	@CITY OF DALLAS	FOUND PROPERTY	10100		BRUTON...	328	1256	43020	
<a href="#">0274522-Y</a>	10/16/2011	*SEVEN-ELEVEN	THEFT	10100		BRUTON...	328	1256	06934	
<a href="#">0280913-X</a>	10/08/2010	*7-11 STORE #34446	THEFT	10100		BRUTON...	328	1256	06934	
<a href="#">0285283-Y</a>	10/28/2011	*SEVEN-ELEVEN	THEFT	10100		BRUTON...	328	1256	06934	
<a href="#">0287283-Y</a>	10/30/2011	ARZOLA,HENRY	TRAFFIC MOTOR VE...	10100		BRUTON...	328	1256	32090	
<a href="#">0287325-Y</a>	10/30/2011	@HARRIS CO SO	FOUND PROPERTY	10100		BRUTON...	328	1256	43030	
<a href="#">0289980-Y</a>	11/02/2011	NICKERSON,DONNETTA,FEL...	ASSAULT	10100		BRUTON...	328	1256	08411	
<a href="#">0290848-X</a>	10/19/2010	NWACHUKWU,RICHARD	THEFT	10100		BRUTON...	328	1256	06941	
<a href="#">0294723-X</a>	10/23/2010	HERNANDEZ, MARIA	THEFT	10100		BRUTON...	328	1256	06902	
<a href="#">0300584-X</a>	10/29/2010	DECKARD, TIFFANY, R	ASSAULT	10100		BRUTON...	328	1256	08421	
<a href="#">0317126-Y</a>	12/04/2011	*7 ELEVEN STORE 24466	THEFT	10100		BRUTON...	328	1256	06935	
<a href="#">0321969-X</a>	11/22/2010	GARZA,SYLVIA,	TRAFFIC MOTOR VE...	10100		BRUTON...	328	1256	32090	

Page 3 of 4 (49 items)

Offense Records

**DALLAS POLICE DEPARTMENT** UCR Codes Year Codes Property Class Codes

Virtual Viewer - Public Access Welcome

Search Records - Offense Filter

Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
<a href="#">0324686-X</a>	11/25/2010	*7-ELEVEN STORE#24466	THEFT	10100		BRUTON...	328	1256	06934	
<a href="#">0336271-X</a>	12/08/2010	BATES, TRIVAYLEE	OTHER OFFENSES	10100		BRUTON...	328	1256	26000	
<a href="#">0343842-X</a>	12/16/2010	*SEVEN-ELEVEN	THEFT	10100		BRUTON...	328	1256	06935	
<a href="#">0344686-X</a>	12/17/2010	*SEVEN-ELEVEN #24466	THEFT	10100		BRUTON...	328	1256	06934	

Page 4 of 4 (49 items)

## **List of Partners/Principals/Officers**

### **7-Eleven Inc. Officers and Directors**

#### **Corporate Address**

1722 Routh Street, Suite 1000  
Dallas, Texas 75201

#### **Officers of the Board**

Toshifumi Suzuki – Chairman of the Board

#### **Senior Officers**

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

#### **Other Officers**

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

#### **Directors**

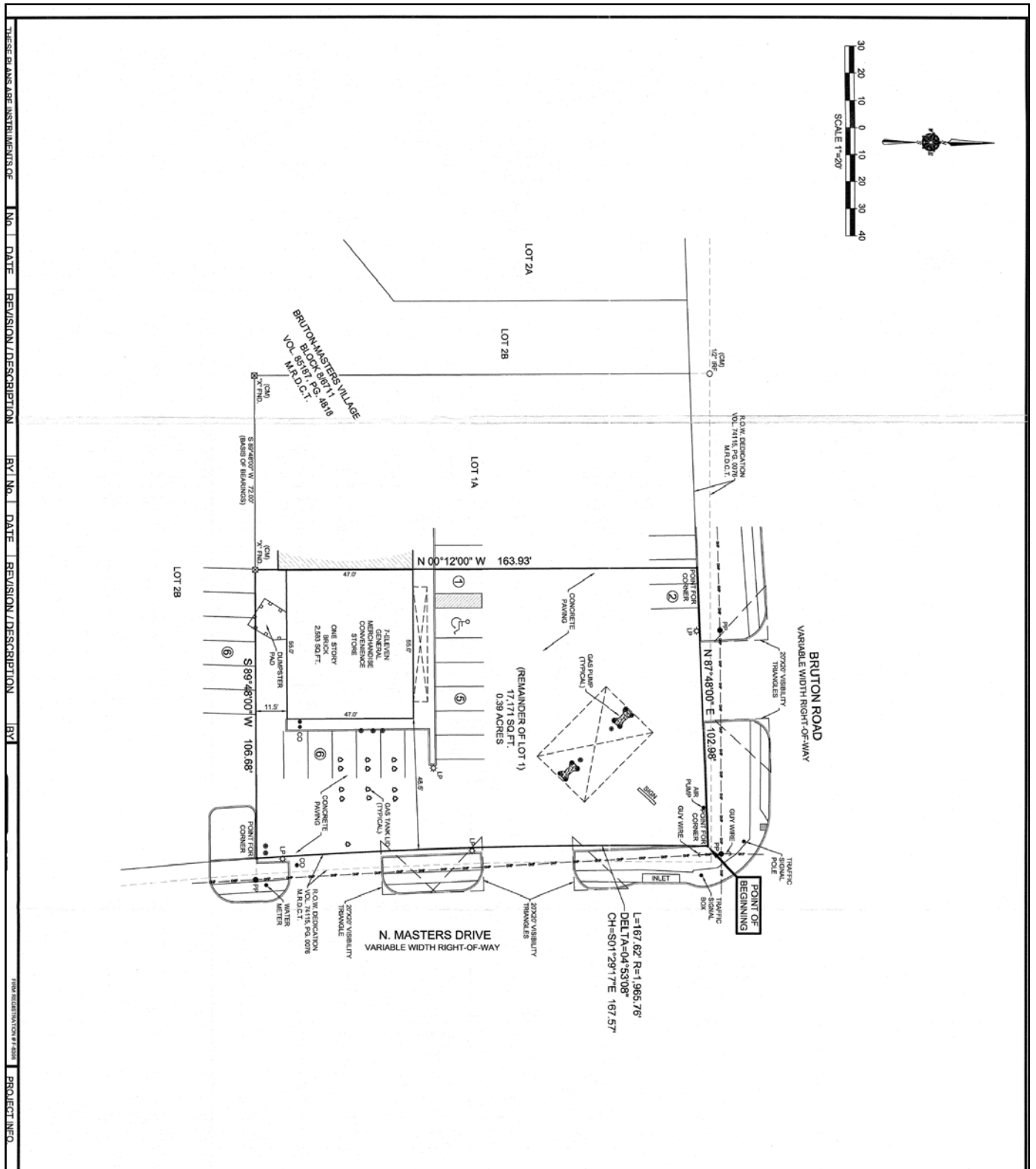
Toshifumi Suzuki – Chairman of the Board  
Jay W. Chai – Director  
Joseph M. DePinto – Director, President and Chief Executive Officer  
Masaaki Kamata – Director  
Nobutake Sato – Director

**Z112-205**  
**Proposed SUP Conditions**

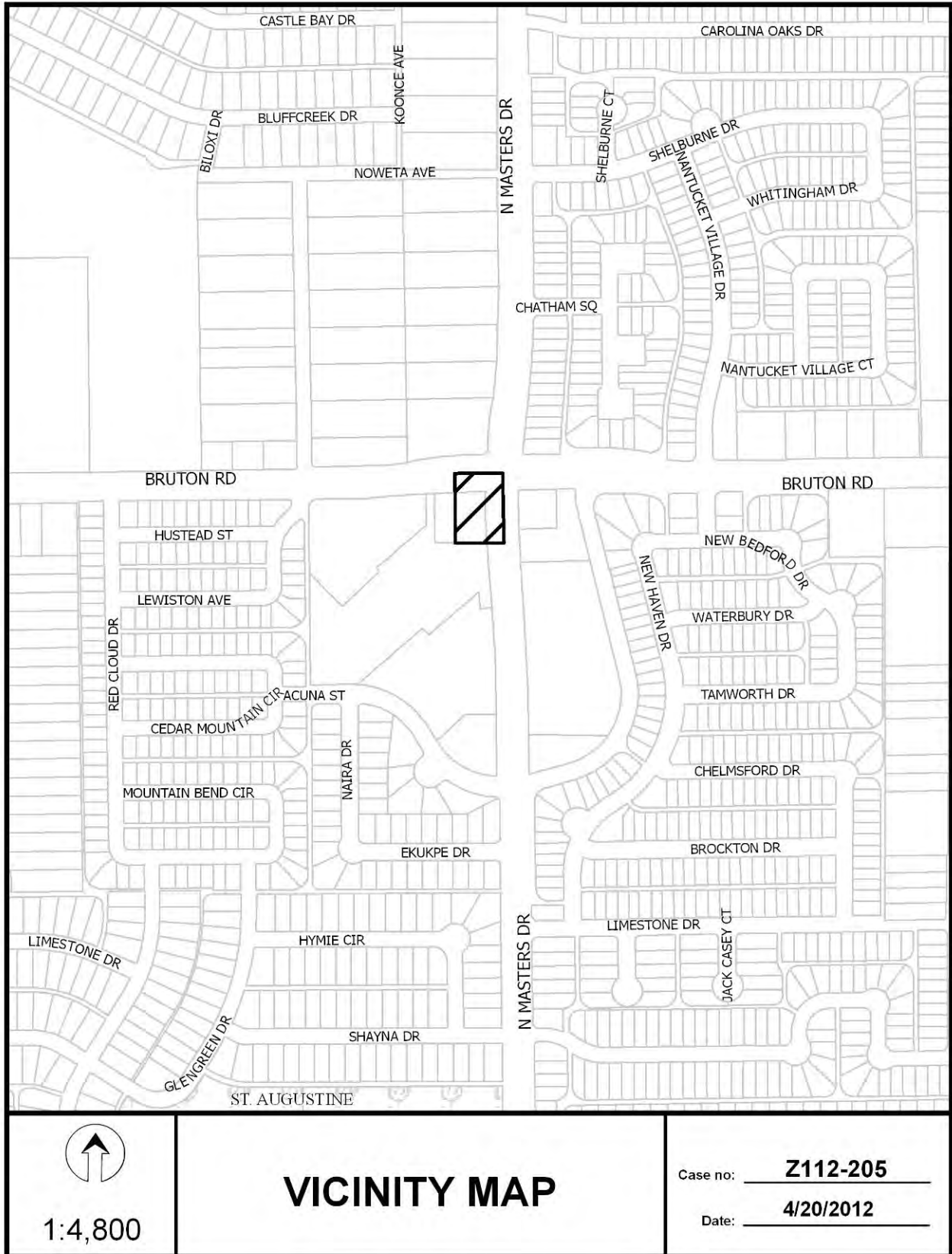
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: ~~This specific use permit expires on February 8, 2014.~~ This specific use permit expires on (two years), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



Approved Site Plan (No Changes Proposed)



THREE PLANS ARE INSTRUMENTS OF NO DATE REVISION/DESCRIPTION RY/NO DATE REVISION/DESCRIPTION RY FROM REGISTRATION # 5288 PROJECT INFO

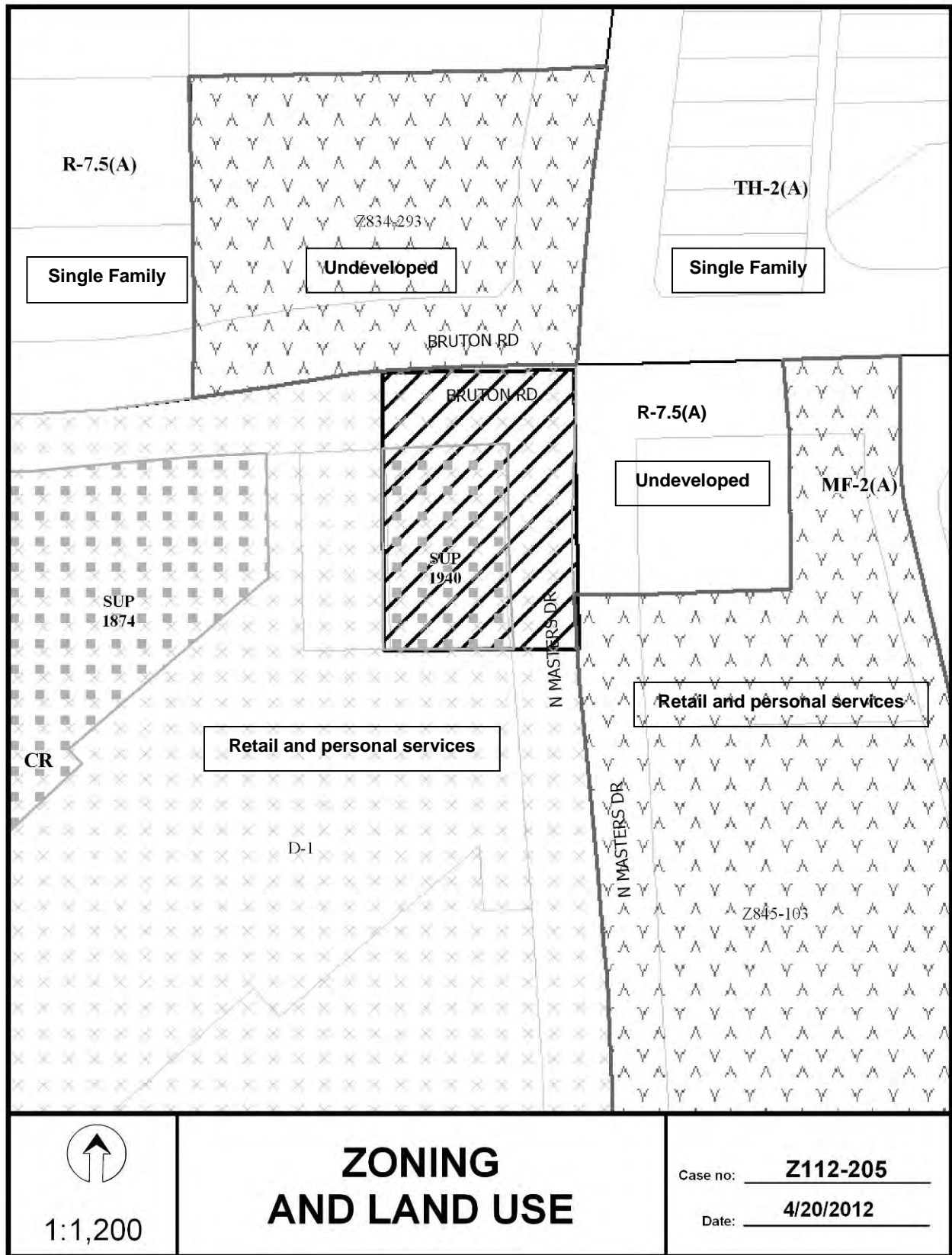


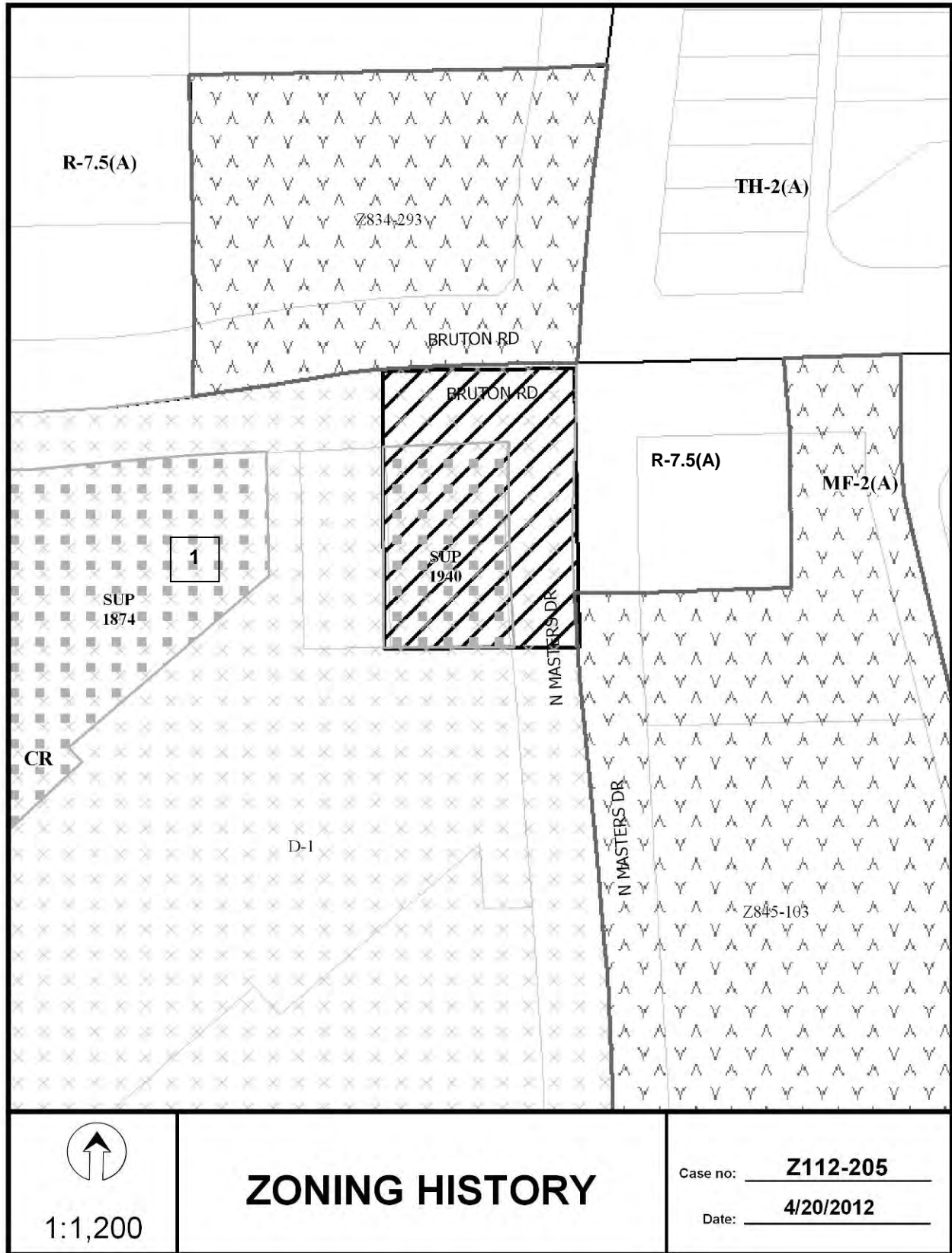
1:4,800

### VICINITY MAP

Case no: Z112-205

Date: 4/20/2012

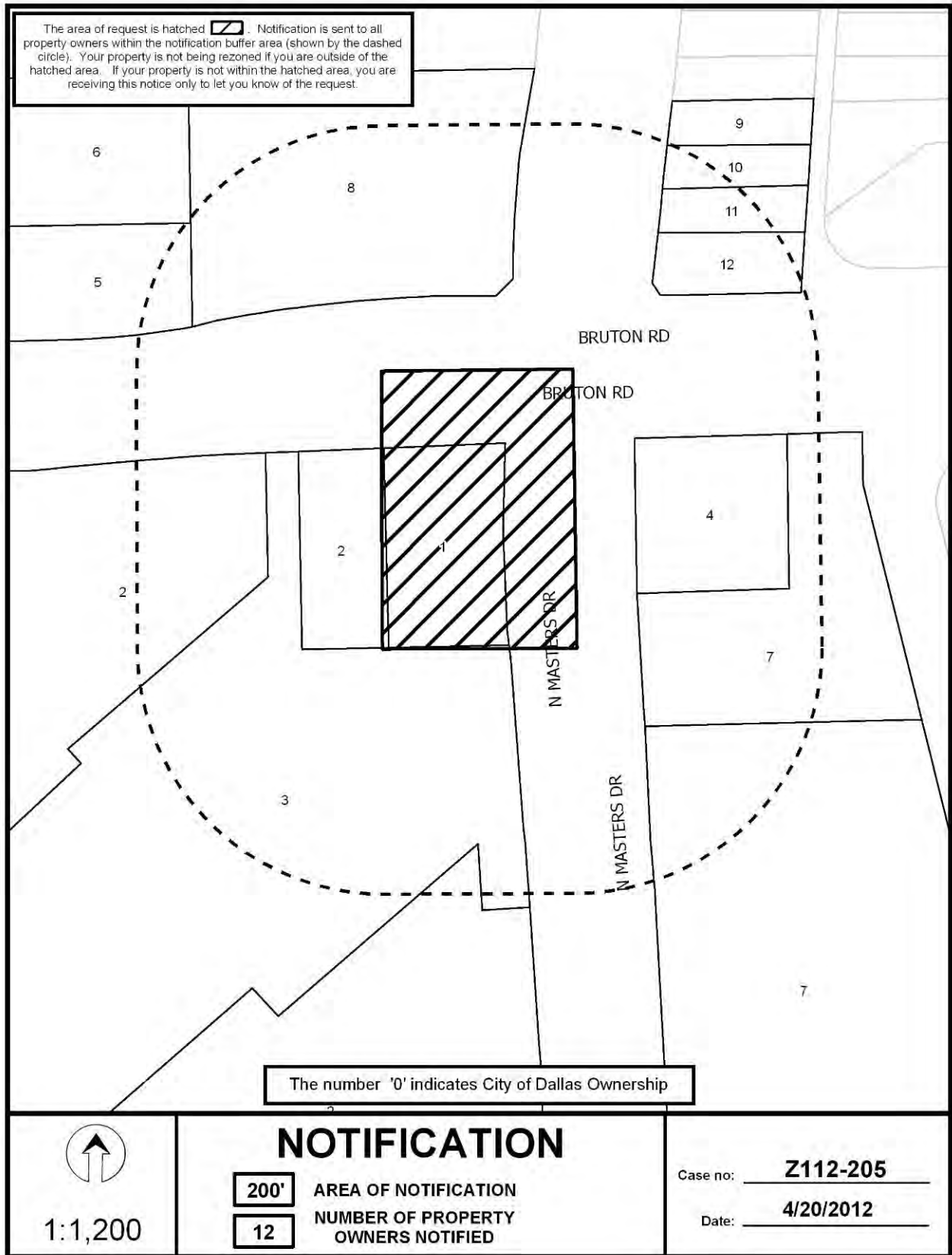




# ZONING HISTORY

Case no: Z112-205

Date: 4/20/2012



***Notification List of Property Owners***

***Z112-205***

***12 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	10100 BRUTON RD	SOUTHLAND CORP 24466 % AD VALOREM
2	10060 BRUTON RD	HUYNH INVESTMENTS
3	2019 MASTERS DR	FALK LOTTE M TRUSTEE ETAL % RICHARD M FA
4	10200 BRUTON RD	CARVER CEMETERY
5	2102 LEWISTON AVE	SELL HIGH INVESTMENTS
6	2110 LEWISTON AVE	4335 DEVELOPMENT LTD
7	2022 MASTERS DR	MB DALLAS CARVER CREEK LTD PS
8	2107 MASTERS DR	HEAD INVESTMENT CO
9	2116 MASTERS DR	FEDERAL NATIONAL MTG ASSOC
10	2112 MASTERS DR	APEX FINANCIAL CORP
11	2108 MASTERS DR	OKERE VICTOR
12	2104 MASTERS DR	CONZALEZ PATRICIO ETAL

**FILE NUMBER:** Z101-371 (WE)                      **DATE FILED:** August 31, 2011

**LOCATION:** North side of Elm Street between Malcolm X Boulevard and  
Crowdus Street

**COUNCIL DISTRICT:** 2                                      **MAPSCO:** 45-M

**SIZE OF REQUEST:** Approx. 2,500 sq. ft.              **CENSUS TRACT:** 204

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**APPLICANT:** Frank Edwards

**OWNER:** Don Blanton (Sole Owner)

**REPRESENTATIVE:** John Hamilton

**REQUEST:** An application for a Specific Use Permit for a bar, lounge, or  
tavern on property zoned Planned Development District No.  
296, the Deep Ellum/Near East Side Special Purpose  
District.

**SUMMARY:** The purpose of this request is to permit the use of a bar,  
tavern or lounge to continue to operate within the Deep  
Ellum District.

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

**BACKGROUND INFORMATION:**

- The applicant's request for a Specific Use Permit is to allow for a bar, lounge or tavern to operate within the Deep Ellum District.
- In June 2006, the City Council amended the Deep Ellum Planned Development District to require certain businesses to have Specific Use Permits to operate and to sunset the non-conforming rights for those establishments.
- In March 2008, the City Council approved Specific Use Permit No. 1705 for a three year period on the request site. In March 2011, SUP No. 1705 expired. The applicant has filed a new SUP application to allow for the bar, lounge or tavern to continue operating.
- The request site is located within a one-story multi-tenant mixed use development. The development consists of a variety of retail and commercial uses that shares surface parking spaces on Elm Street and a small off-street parking lot on the north side of request site.

**Zoning History:** There have been 13 zoning changes requested within Planned Development District No. 296, the Deep Ellum/Near East Side Special Purpose District.

1. Z067-289 On October 24, 2007, the City Council approved a Specific Use Permit for an alcoholic beverage establishment for a bar, lounge or tavern for an 18-month time period, subject to a site plan and conditions on the north corner of Crowdus Street and July Alley.
2. Z067-290 On October 24, 2007, the City Council approved a Specific Use Permit for a Tattoo Studio and Body Piercing Studio for a three year period with eligibility for automatic renewals for three year periods, subject to a site plan and conditions on the north side of Elm Street, west of Malcolm X Boulevard.
3. Z067-343 On December 12, 2007, the City Council approved a Specific Use Permit for a bar, lounge or tavern for a three-year time period, subject to a site plan and conditions on the south side of Elm Street, east of Crowdus Street.
4. Z067-347 On December 12, 2007, the City Council approved a Specific Use Permit for a bar, lounge or tavern and an Inside commercial amusement limited to a live music venue for a five-year time period, subject to a site plan and conditions on the southwest line of Elm Street, west of Crowdus Street.



5. Z078-122 On Wednesday, March 26, 2008 approved a Specific Use Permit for a Tattoo Studio and Body Piercing Studio on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the north side of Main Street, east of Crowdus Street.
6. Z078-136 On Wednesday, March 26, 2008, the City Council approved a Specific Use Permit for a bar, lounge or tavern within Planned Development District No. 269, on the north side of Elm Street between Malcolm X Boulevard and Crowdus Street (request site)
7. Z089-181 On Wednesday, June 10, 2009, the City Council approved a Specific Use Permit for a bar, lounge, or tavern and an Inside commercial amusement for a live music venue on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.
8. Z089-212 On Wednesday, June 10, 2009, the City Council approved a Specific Use Permit for a bar, lounge, or tavern and an Inside commercial amusement for a live music venue on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.
9. Z089-271 On Wednesday, December 9, 2009, the City Council approved a Specific Use Permit for a bar, lounge, or tavern on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District. (not shown on map)
- 10.Z089-273 On Wednesday, December 9, 2009, the City Council approved a Specific Use Permit for a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.
- 11.Z089-181 On Wednesday, May 25, 2011, the City Council approved a renewal of Specific Use Permit No. 1757 for a Bar, lounge, or tavern and Inside commercial amusement use for a Live music venue on property within the Tract A portion of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

12.Z101-123 On Wednesday, August 10, 2011, the City Council approved a renewal of Specific Use Permit No. 1696 for a bar, lounge, or tavern on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

13.Z112-184 On Wednesday, May 9, 2012, the City Council approved a renewal of Specific Use Permit No. 1696 for a bar, lounge, or tavern on property zoned Planned Development District No. 269, on the South side of Elm Street, east of Crowds Street

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Elm Street	Local Street	70 ft.	70 ft.
Crowds Street	Local Street	35 ft.	35 ft.
Malcolm X	Local Street	50 ft.	50 ft.

**Land Use:**

	Zoning	Land Use
<b>Site</b>	PDD No. 269, Tract A	Bar, lounge or Tavern
<b>North</b>	PDD No. 269 Tract A	Restaurant
<b>South</b>	PDD No. 269 Tract A	Bar, Restaurant, off-street parking
<b>East</b>	PDD No. 269 Tract A	Bakery, Restaurant
<b>West</b>	PDD No. 269 Tract A	Restaurant, Machinery shop

**COMPREHENSIVE PLAN:**

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

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.

**STAFF ANALYSIS:**

**Land Use Compatibility:** The 2,500 square foot site is located within a one-story multi-tenant mixed use development and is adjacent to a variety of retail and commercial uses. The request for Specific Use Permit for a bar, lounge or tavern will allow the applicant to continue to operate within the existing structure. The request site received a certificate of occupancy in 1996.

In March 2008, the City Council approved Specific Use Permit No. 1705 for a three year period on the request site. However, in March 2011, SUP No. 1705 expired. The applicant filed a new Specific Use Permit application to allow for the bar, lounge or tavern to continue operate within the Deep Ellum area. Staff is recommending approval of the applicant's request for a Specific Use Permit for a bar, lounge or tavern for a three year period. The March 2008 Council approved conditions will be used to establish the current Specific Use Permit conditions for the request site.

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

PDD No. 269 provided a compliance date of December 14, 2007 for bar, lounge or tavern and dance hall uses to receive a Specific Use Permit. In addition, PDD No. 269 specifies that no off-street parking spaces are required for the first 2,500 square feet of floor area in a ground level use that has a separate certificate of occupancy.

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

**Landscaping:** The request site is located within an existing structure and the landscaping requirements will not be triggered.

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

**Parking:** PDD No. 269 gives a credit for the first 2,500 square feet of bar, lounge, or tavern uses when located on the first floor in an original building. No parking is required or provided on-site for this use.

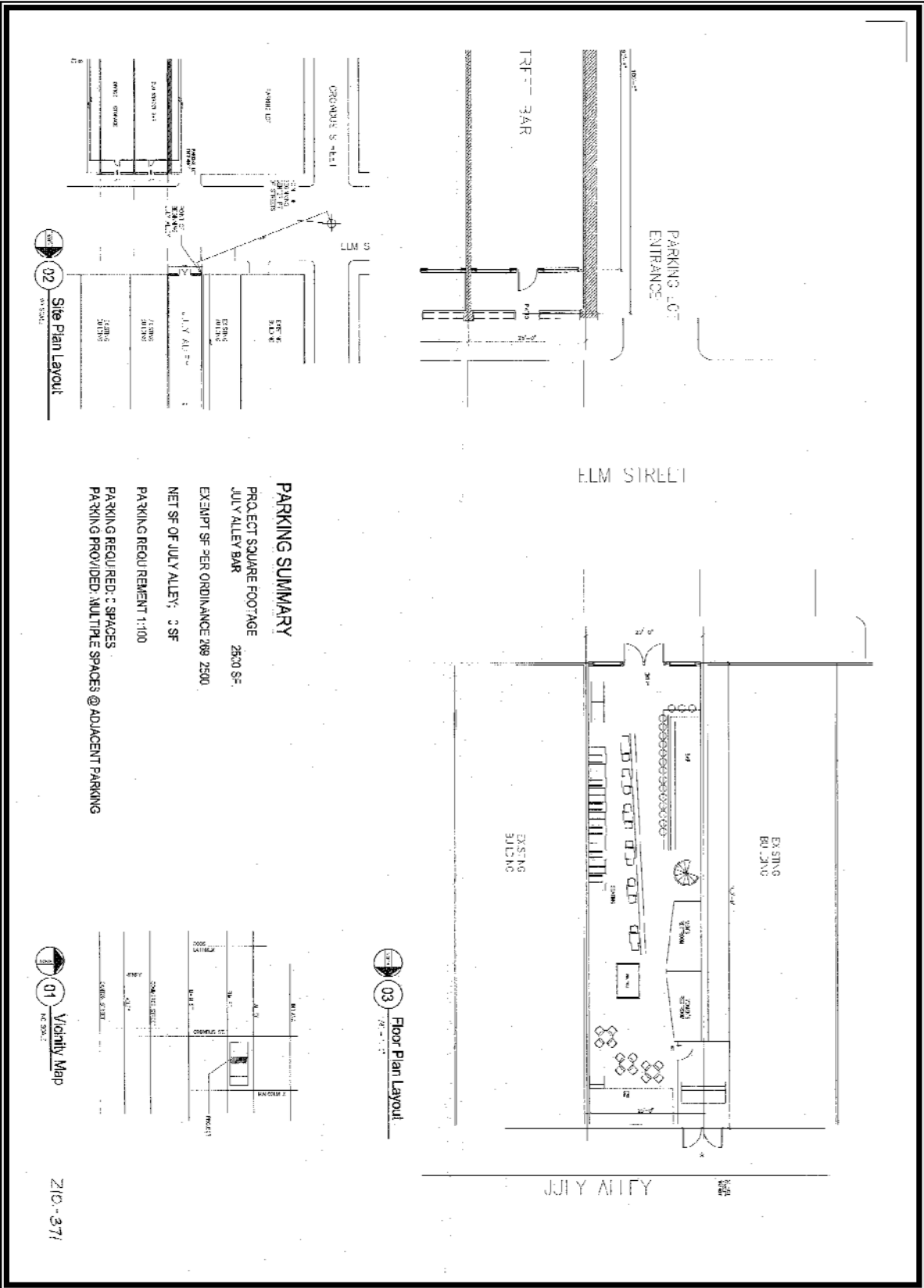
**Dallas Police Department:** A copy of a police report of the past 5 years of offenses is provided below.

DALLAS POLICE DEPARTMENT												
										UCR Codes	Year Codes	Property Class C
Virtual Viewer - Public Access												
  												
Search Records - Offense										Filter		
Service #	Offense Date	Complainant	Offense	Block	Dir	Stree	Beat	Reporting Area	UCR1	UCR2		
<a href="#">0022631-X</a>	01/22/2010	*JULY ALLEY	FRAUD	02809		EL...	153	2066	11020			
<a href="#">0029273-Y</a>	02/04/2011	KONOWALOW, DAVID,	ASSAULT	02809		EL...	153	2066	08111			
<a href="#">0029274-Y</a>	02/04/2011	HARPER, BENJAMIN,	ASSAULT	02809		EL...	153	2066	08111			
<a href="#">0036312...</a>	02/06/2009	ALFT, JENNIFER	THEFT	02809		EL...	153	2066	06902			
<a href="#">0045091...</a>	02/16/2009	*JULY ALLEY	BURGLARY	02809		EL...	153	2066	05331			
<a href="#">0083341...</a>	03/24/2009	ROSALES, ROBERT	ASSAULT	02809		EL...	153	2066	08121			
<a href="#">0085420-X</a>	03/10/2010	VOLLMER, TIFFANY	THEFT	02809		EL...	153	2066	06902	42020		
<a href="#">0098969...</a>	04/10/2009	MACLEOD, WILLIAM	ASSAULT	02809		EL...	153	2066	08121			
<a href="#">0121804-V</a>	04/15/2008	*JULY ALLEY	BURGLARY	02809		EL...	135	2066	05311	12011		
<a href="#">0121882-V</a>	04/21/2008	*JULY ALLEY	BURGLARY	02809		EL...	135	2066	05391	12011		
<a href="#">0121883-V</a>	04/24/2008	*JULY ALLEY	BURGLARY	02809		EL...	135	2066	05211	12015		
<a href="#">0144456-Y</a>	06/03/2011	*JULY ALLEY	FRAUD	02809		EL...	153	2066	11020			
<a href="#">0273658-X</a>	10/01/2010	LOCKETT, MONICA	LOST PRO...	02809		EL...	153	2066	42020			
<a href="#">0280960-X</a>	10/09/2010	SISCO, CHARLES,	ASSAULT	02809		EL...	153	2066	08121			
<a href="#">0311664-X</a>	11/10/2010	OLIVER, ROBIN LYNN	THEFT	02809		EL...	153	2066	06901			
<a href="#">0333578-V</a>	10/29/2008	**JULY ALLEY	BURGLARY	02809		EL...	135	2066	05362			

**PROPOSED SUP CONDITIONS**

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.
3. TIME LIMIT: This specific use permit automatically terminates on (three years from passage of ordinance).
4. FLOOR AREA: The maximum floor area is 2,500 square feet.
5. HOURS OF OPERATION: The bar, lounge, or tavern may only operate between 2:00 p.m., and 2:00 a.m., (the following morning), Monday through Sunday.
6. MAINTENANCE: The [~~entire~~] Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas

**PROPOSED SITE PLAN**

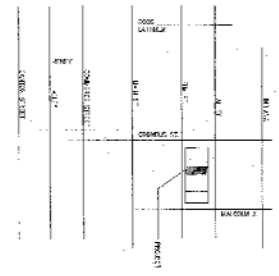


02 Site Plan Layout

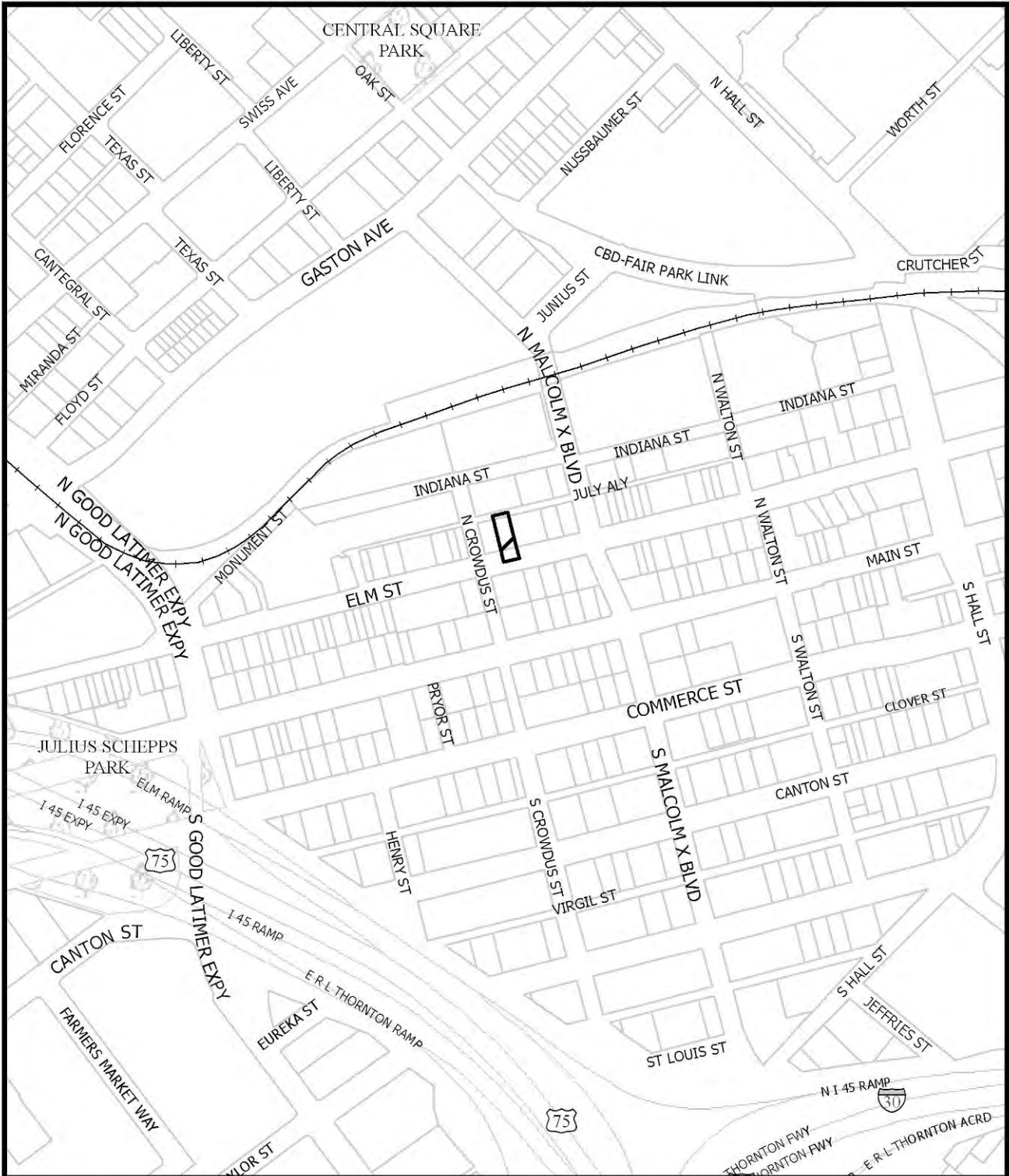
**PARKING SUMMARY**  
 PRO. ECT SQUARE FOOTAGE 2500 SF.  
 JULY ALLEY BAR  
 EXEMPT SF -PER ORDINANCE 2099 2500  
 NET SF OF JULY ALLEY: 3 SF  
 PARKING REQUIREMENT 1:100  
 PARKING REQUIRED: 3 SPACES  
 PARKING PROVIDED: MULTIPLE SPACES @ ADJACENT PARKING


03 Floor Plan Layout

01 Vicinity Map



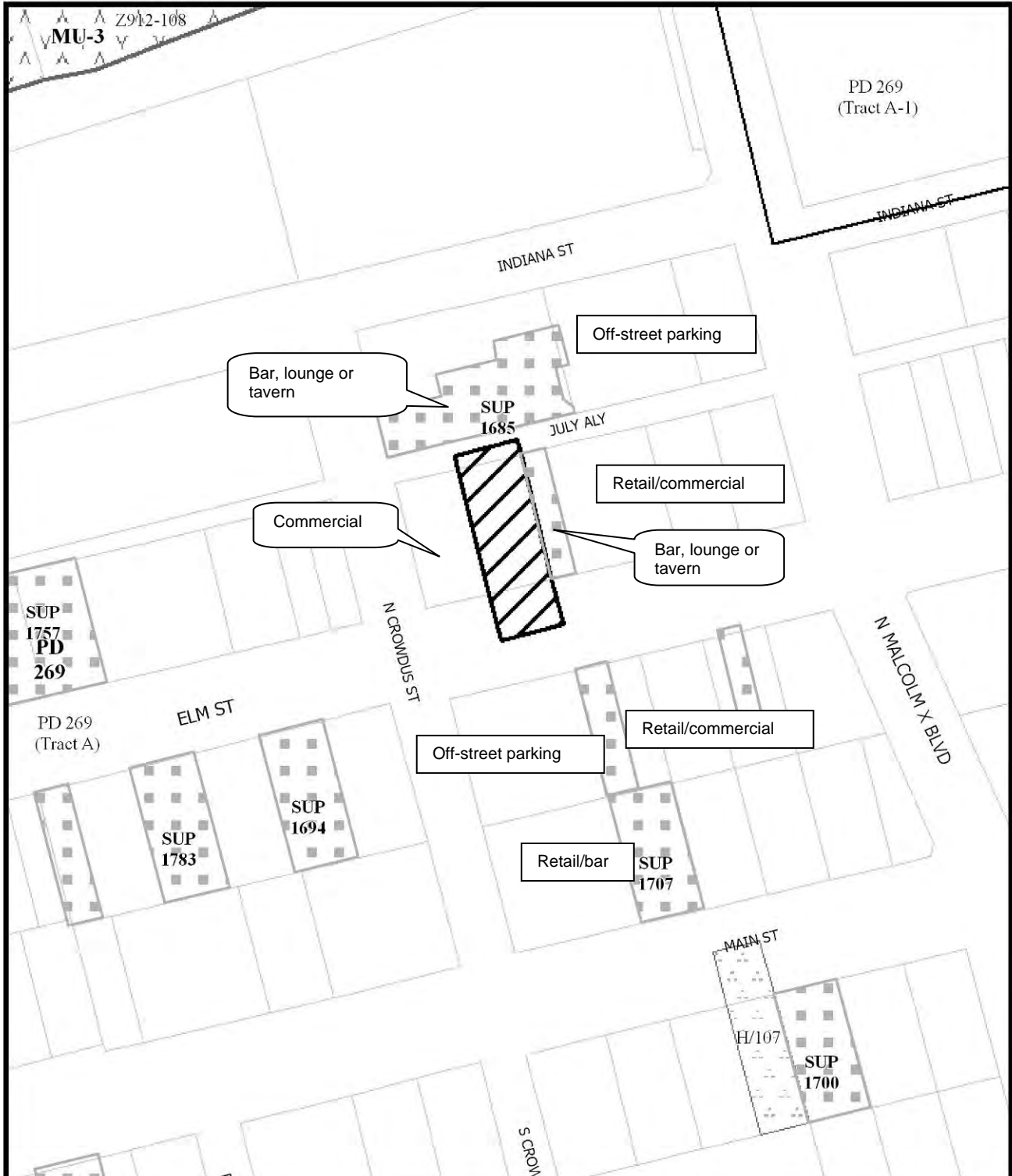
Z101-371



  
1:4,800

# VICINITY MAP

Case no:           Z101-371            
Date:           4/27/2012

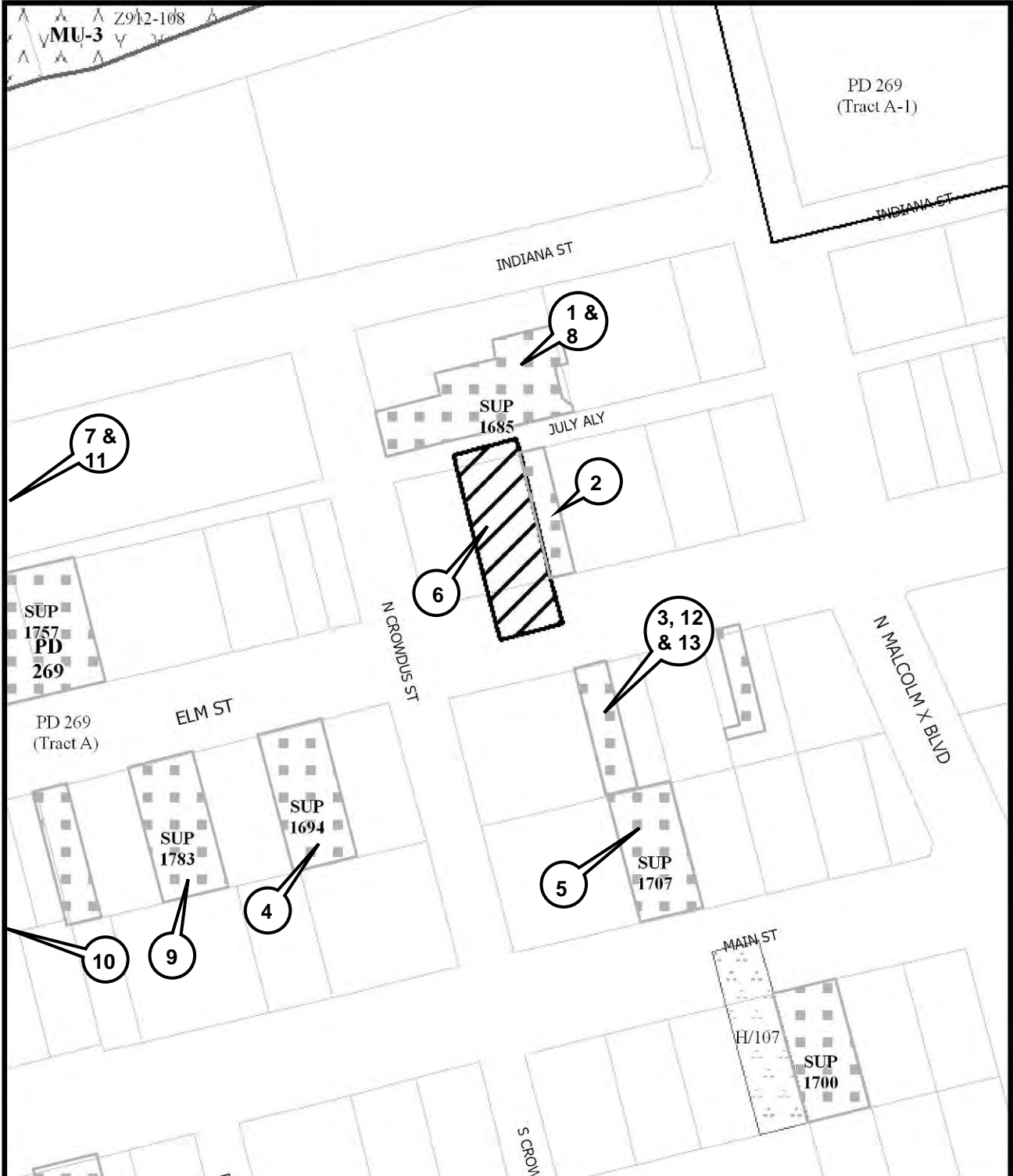


  
1:1,200

# ZONING AND LAND USE

Case no:           Z101-371            
Date:           4/27/2012





  
1:1,200

# ZONING HISTORY

Case no:           Z101-371            
Date:           4/27/2012



 1:1,200	<b>NOTIFICATION</b>	Case no: <u>          Z101-371          </u>			
	<table border="1" style="display: inline-table;"> <tr> <td style="padding: 2px;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="padding: 2px;">16</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	16	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
16	NUMBER OF PROPERTY OWNERS NOTIFIED				

## **Notification List of Property Owners**

### **Z101-371**

**16**      *Property Owners Notified*

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
1	2821 MAIN ST	BLANTON DON
2	2625 ELM ST	HRT PROPERTIES OF TX LTD
3	2724 ELM ST	WESTDALE PROPERTIES AMERICA I LTD
4	2720 ELM ST	ELM STREET REALTY LTD
5	2715 MAIN ST	MAIN PROPERTIES LLC
6	2826 ELM ST	BLANTON DONNY G
7	2806 ELM ST	DEEP ELM I LTD % DON E CASS
8	2815 MAIN ST	CASS DON E TR STE B
9	2809 MAIN ST	BLANTON DON G
10	2803 MAIN ST	DEEP ELM JV 1 % DON E CASS
11	2723 ELM ST	2723 ELM STREET JV ATTN JOHN BROUDE
12	2717 ELM ST	WESTDALE PPTIES AMERICA LTD
13	2717 ELM ST	DANIELL JAMES PARKER
14	2819 ELM ST	MCCORMICK ARTHUR SR LFEST REM: A MCCORMI
15	2801 ELM ST	MAGERS SCOTT E & DOUGLAS E ALDRIDGE
16	301 CROWDUS ST	BCS DALLAS LLC SUITE 101

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

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

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

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

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**APPLICANT / OWNER:** Mehdi Rezaeizadeh

**REPRESENTATIVE:** Audra Buckley

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

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

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

**PREVIOUS ACTION:** On May 3, 2012, and May 17, 2012, the City Plan Commission held this case under advisement until June 7, 2012, to allow the representative to conduct a neighborhood meeting to discuss the proposed zoning request.

**BACKGROUND INFORMATION:**

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

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

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

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

**Thoroughfares/Streets:**

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

**Land Use:**

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

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

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

**LAND USE**

**GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

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

## **STAFF ANALYSIS:**

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

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

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

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

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

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

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

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

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

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

**Development Standards:**

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

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

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

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



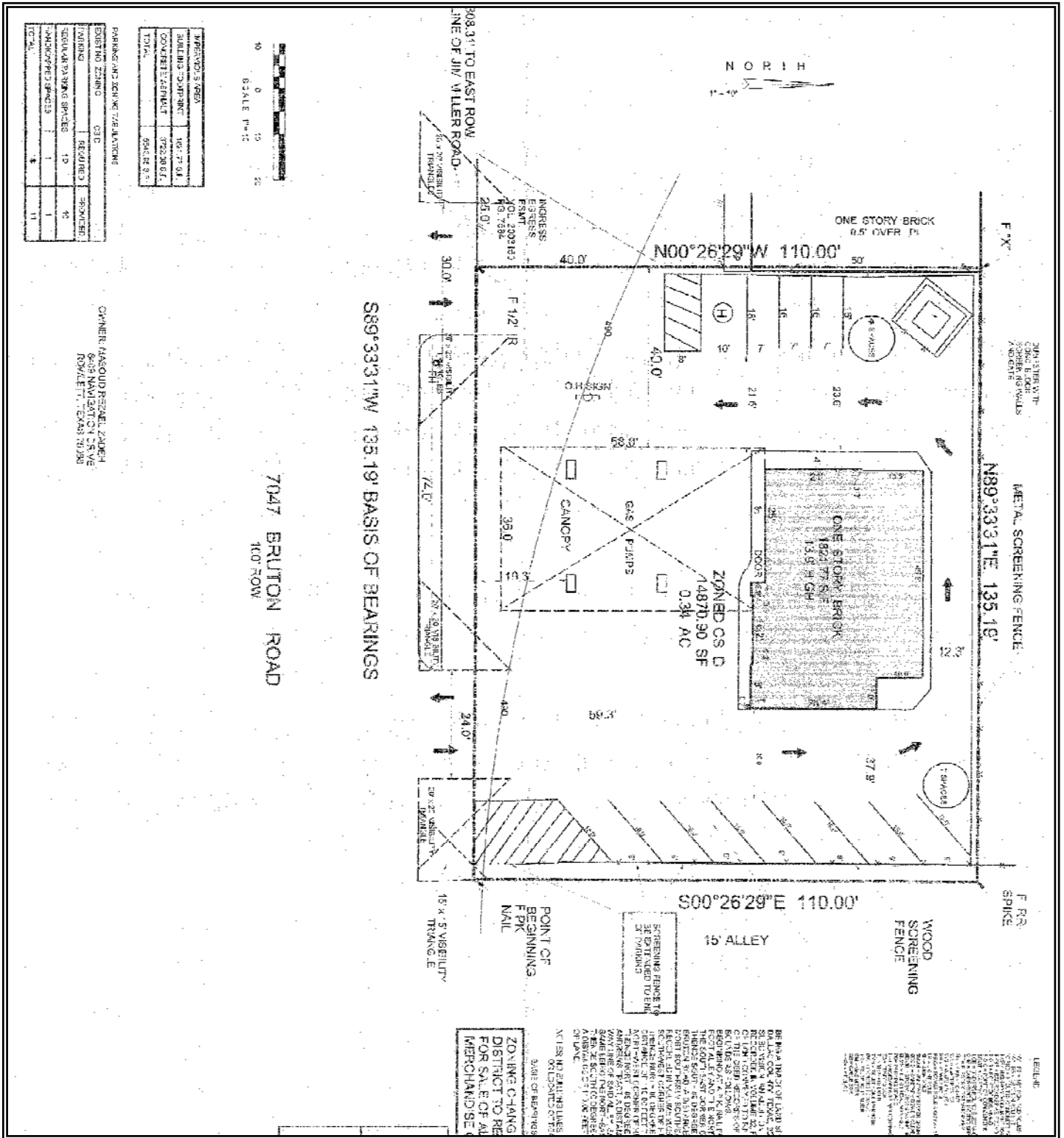
**Dallas Police Department:** A copy of a police report of the past 5 years of offenses is provided below.

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

**PROPOSED SUP CONDITIONS**

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

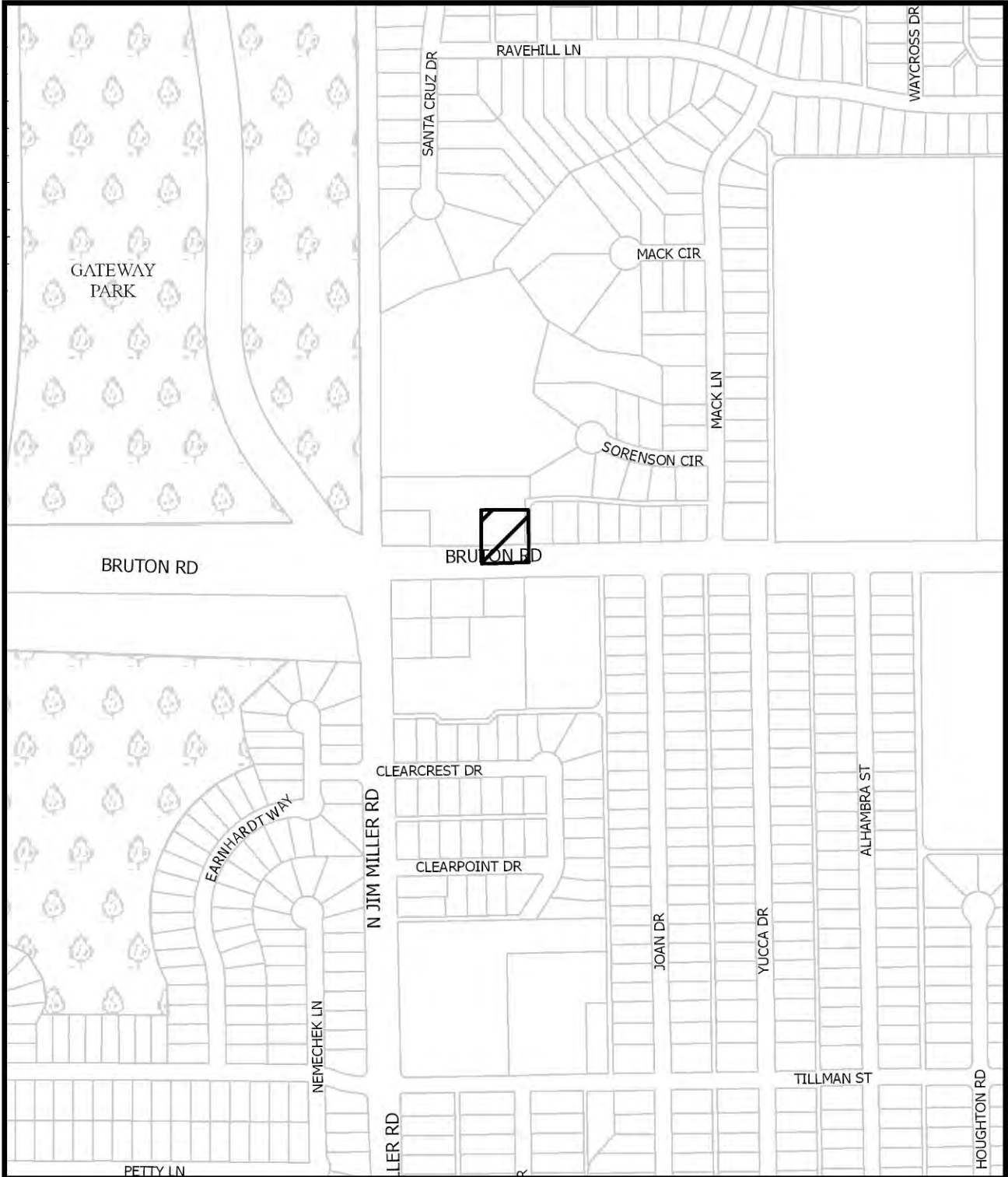
**PROPOSED SITE PLAN**



PARKING AND ZONING REQUIREMENTS	
EXISTING ZONING	CED
REQUIRED ZONING	RECOMMENDED
REQUIRED PARKING SPACES	13
PROVIDED PARKING SPACES	11
TOTAL	564.62 S.F.

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

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

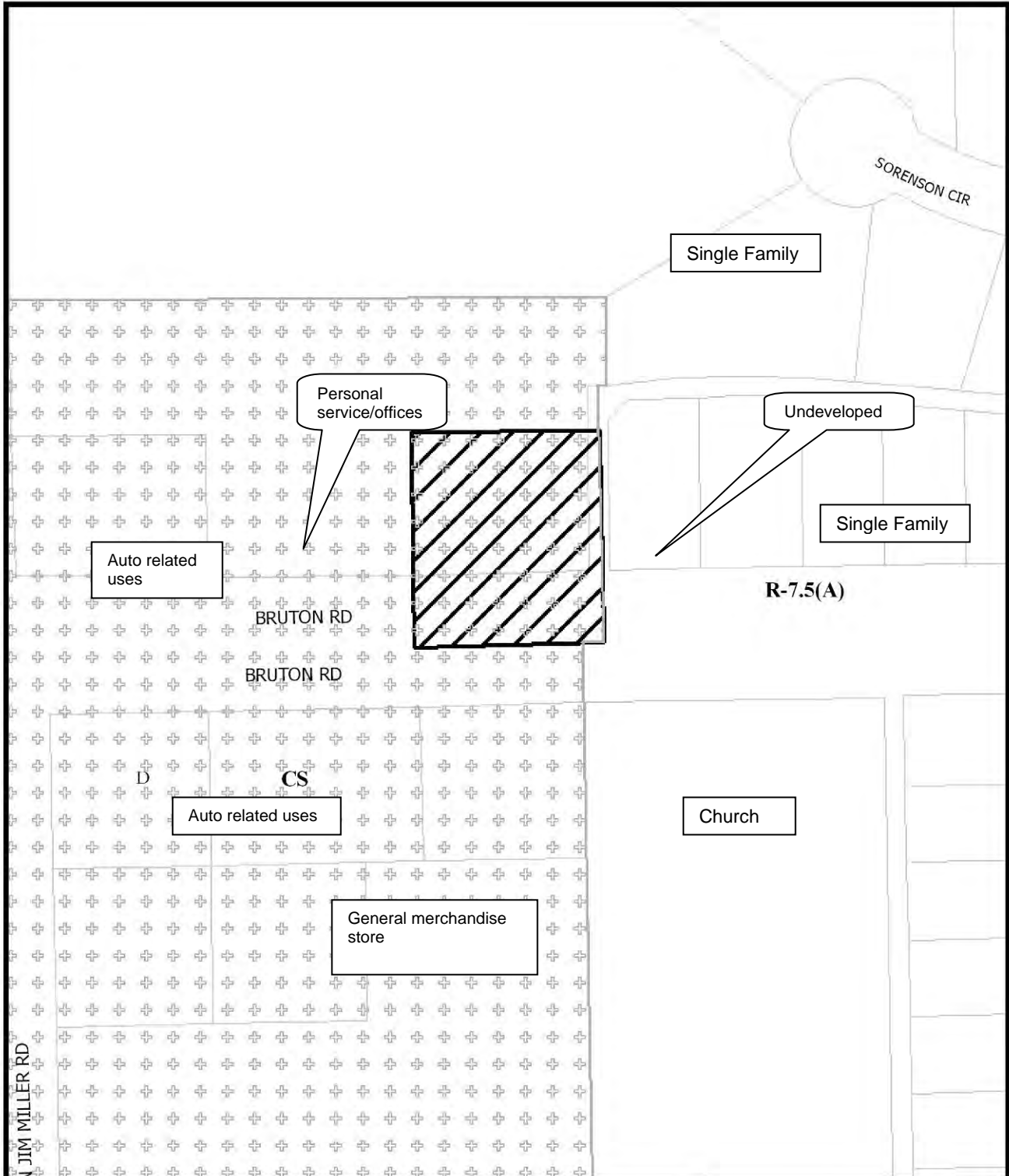


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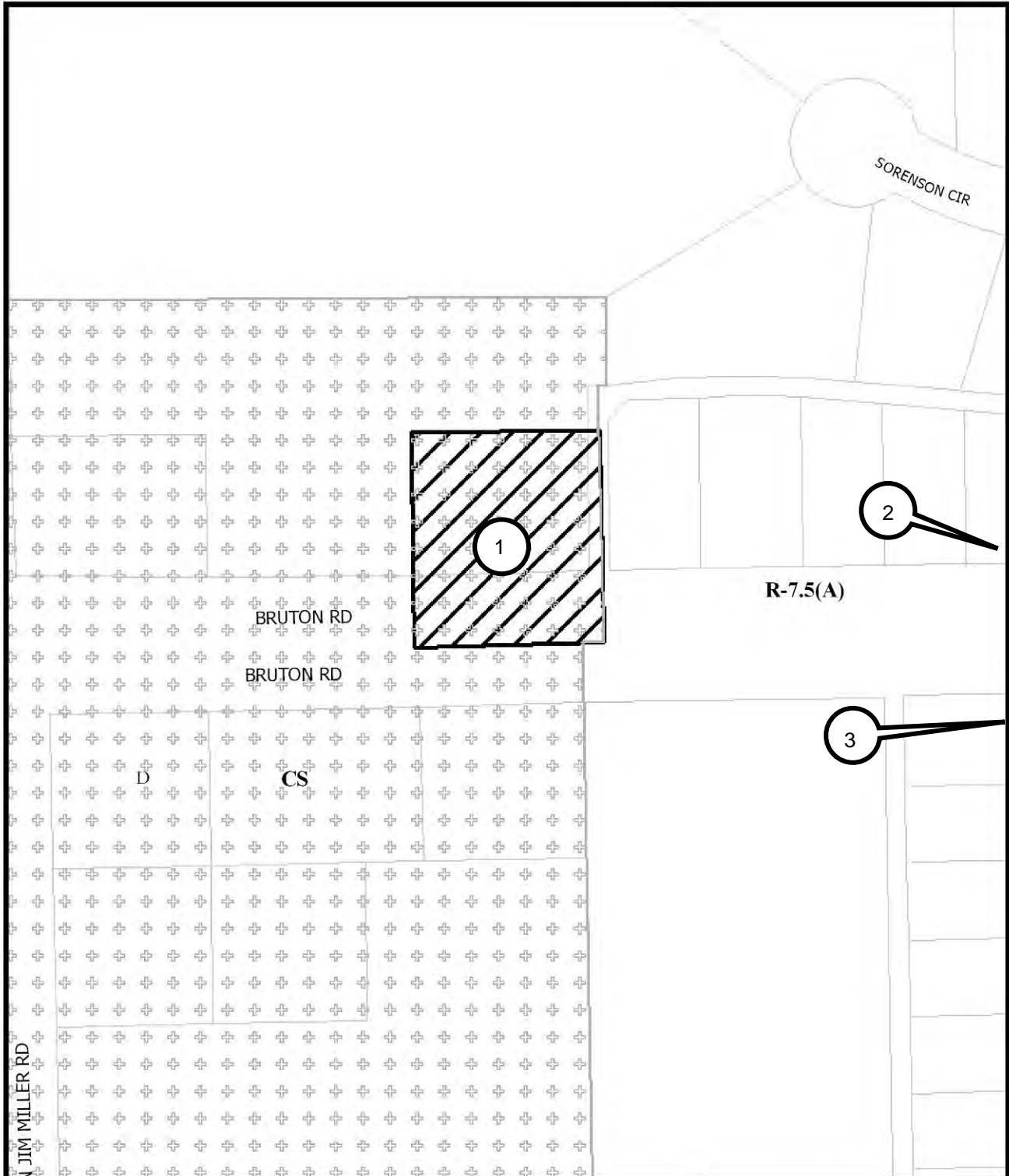
# VICINITY MAP

Case no: Z112-197

Date: 3/22/2012



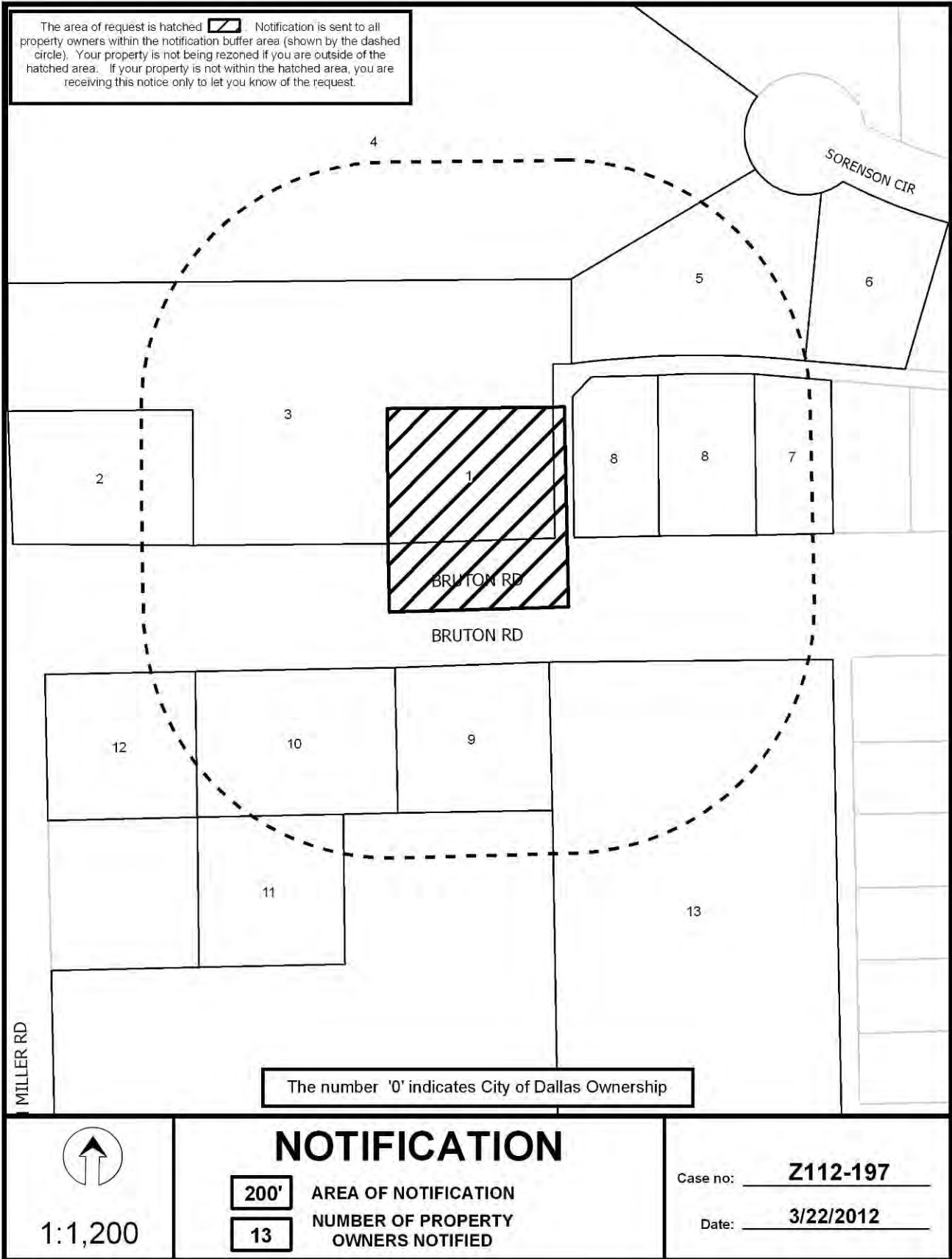
 1:1,200	<h1>ZONING AND LAND USE</h1>	Case no: <u>          Z112-197          </u> Date: <u>          3/22/2012          </u>
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1:1,200

# ZONING HISTORY

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



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

### ***Z112-197***

***13 Property Owners Notified***

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



**FILE NUMBER:** Z112-206 (JH)

**DATE FILED:** March 23, 2012

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

**COUNCIL DISTRICT:** 2

**MAPSCO:** 45-M

**SIZE OF REQUEST:** Approx. 0.11 acres

**CENSUS TRACT:** 204.00

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**REPRESENTATIVE:** Chuck Hixson

**OWNER:** Westdale Properties America I, Ltd.

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

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

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

**PREVIOUS ACTION:** On May 17, 2012, the City Plan Commission held this under advisement with the public hearing kept open.

**BACKGROUND INFORMATION:**

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

**Zoning History:**

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

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

**Thoroughfares/Streets:**

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

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

**LAND USE ELEMENT**

**GOAL 1.2 Promote desired development.**

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

**Land Use Compatibility:**

The approximately 5,000 square foot request site is zoned Planned Development District No. 269 Tract A and is currently developed with a commercial building. The building has been vacant since February 2012. The applicant is proposing to operate a bar and dance hall on the property, which requires a Specific Use Permit by the existing zoning. The ground floor has approximately 4,697 square feet of floor area. The building has an approximately 2,300 square foot roof deck and approximately 96 square

feet of floor area for a bar and stairwell on the roof. The total floor area for this property is 4,793 square feet. The proposed dance floor is a maximum of 120 square feet.

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

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

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

**Traffic:**

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

**Off-Street Parking:**

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

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

Z112-206(JH)

**Police Report:**

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

**Dallas Police Department Reports**  
**Public Offense Search Results**

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

**List of Partners/Principals/Officers**

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

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

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

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

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

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

Proposed SUP Conditions

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

Staff recommended:

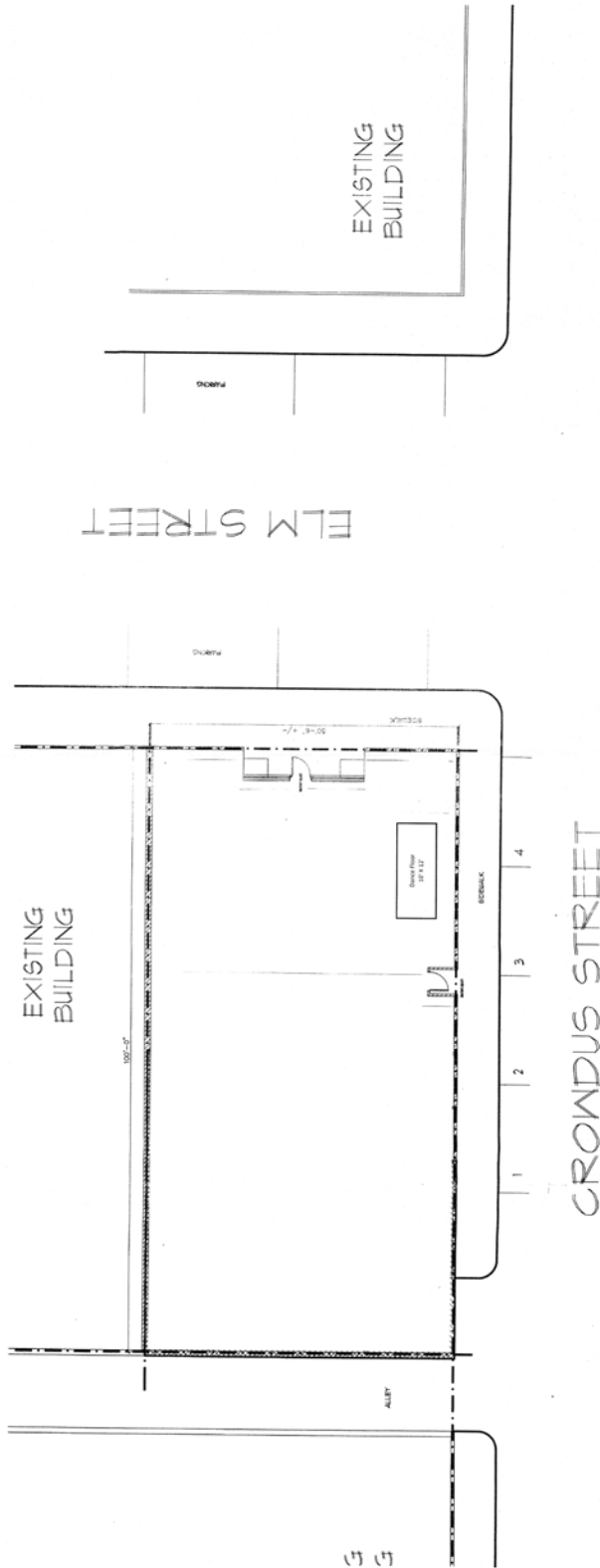
- |  |
|--|
| 3. <u>TIME LIMIT:</u> This specific use permit automatically terminates on (one year). |
|--|

Applicant proposed:

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

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

PROPOSED SITE PLAN



**SQUARE FOOTAGE SUMMARY**

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

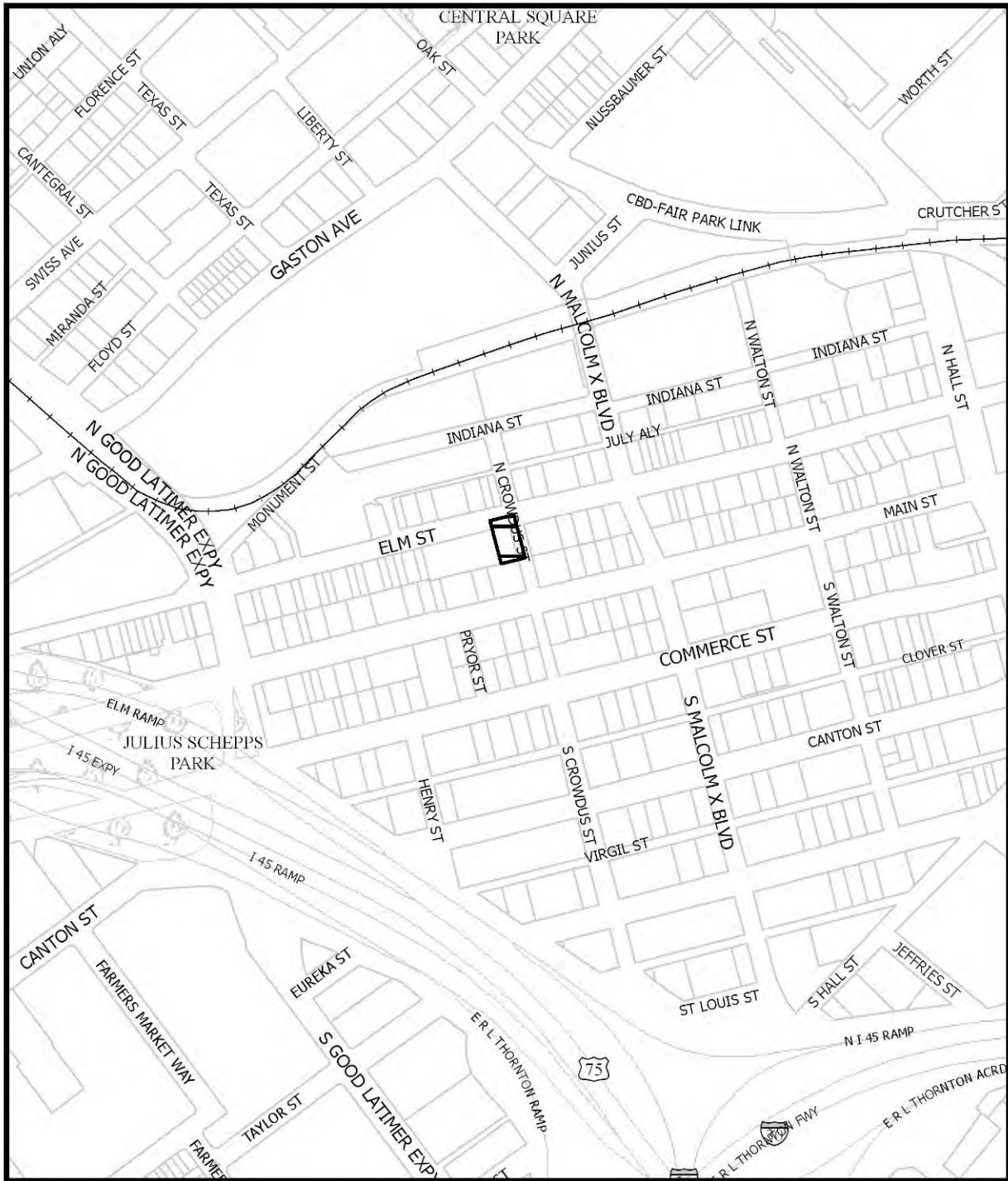
ALL OTHER REQUIRED PARKING TO BE PROVIDED ON REMOTE PARKING LOT

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



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

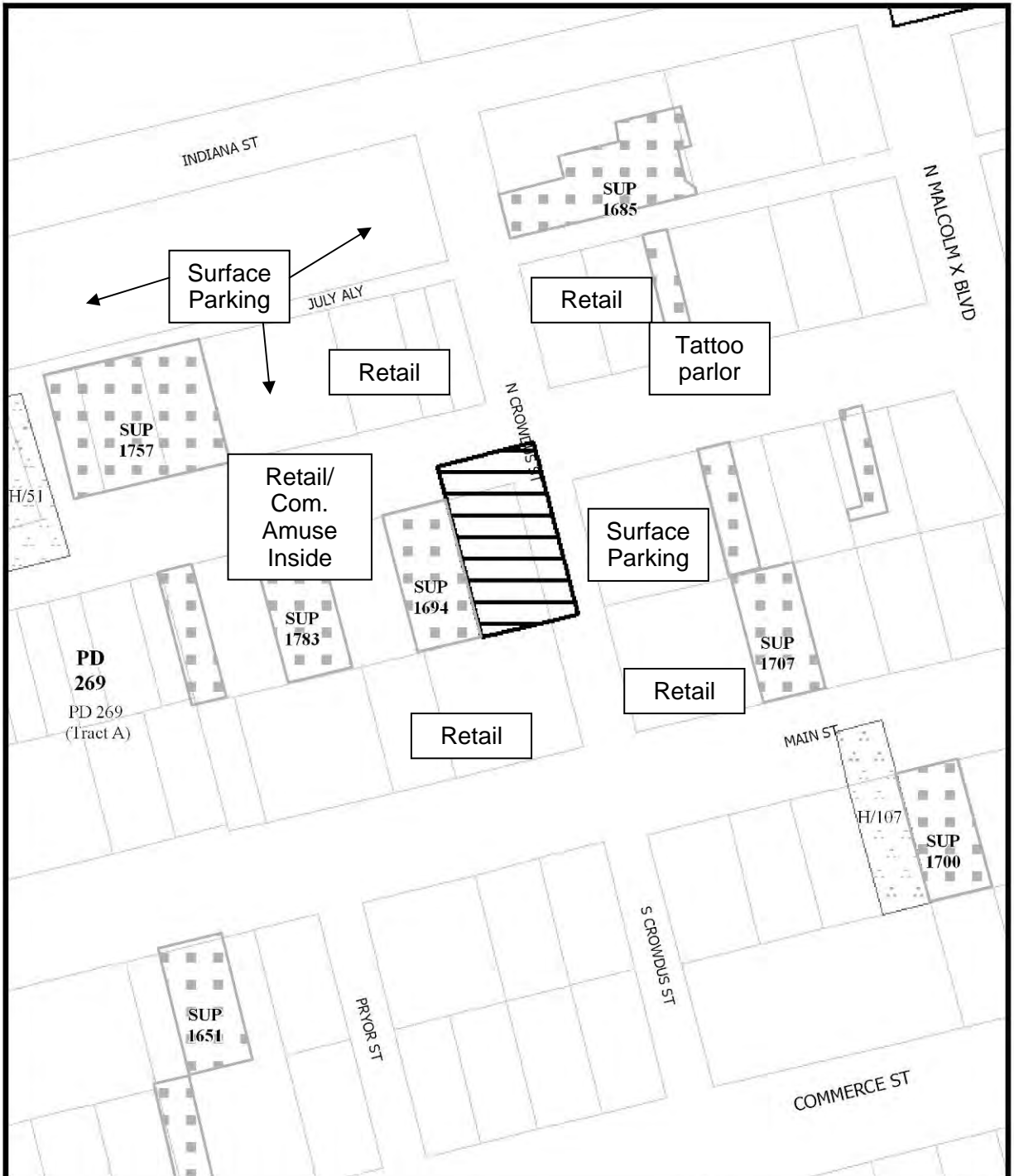




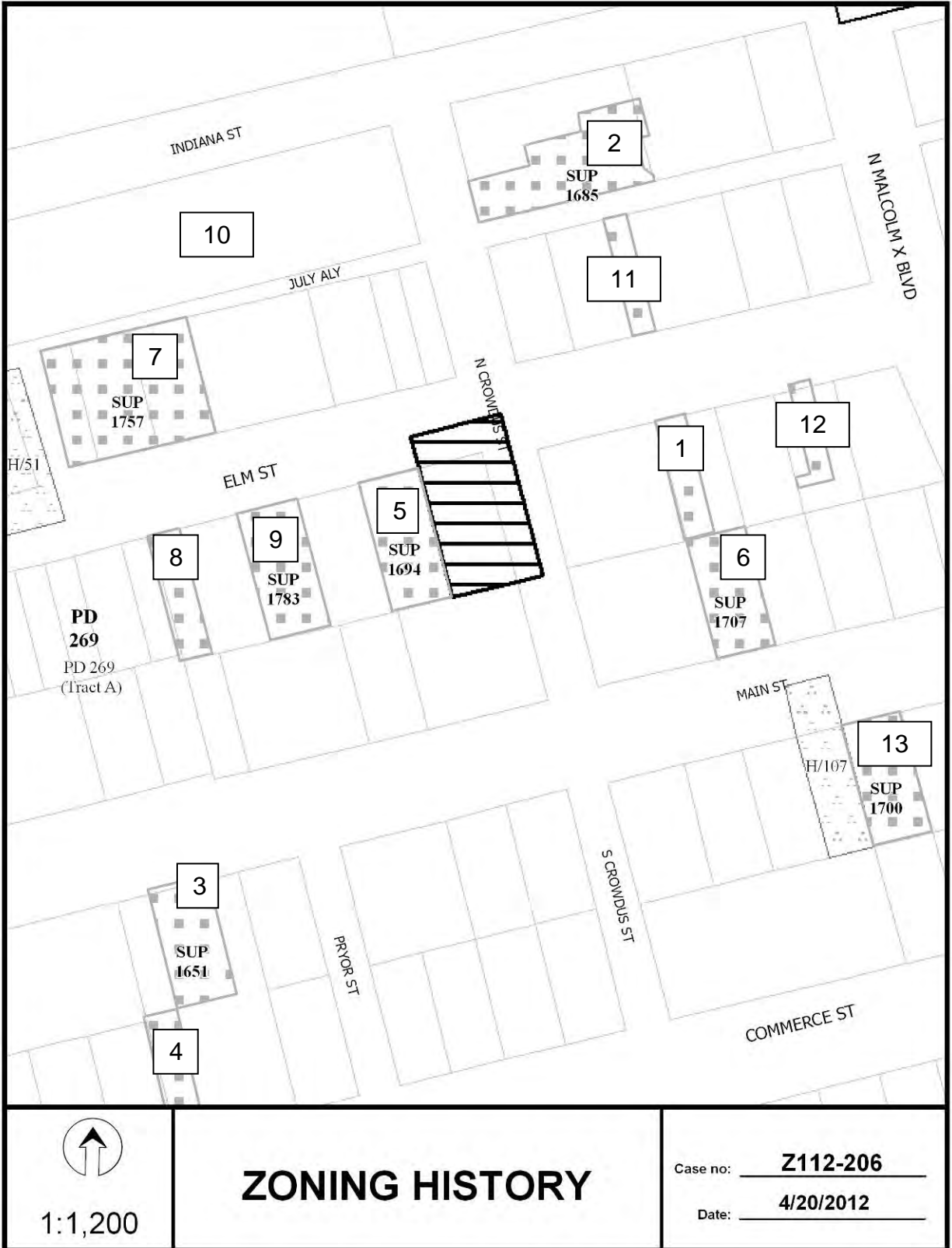
1:4,800

### VICINITY MAP

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



 1:1,200	<b>ZONING AND LAND USE</b>	Case no: <u>    Z112-206    </u> Date: <u>    4/20/2012    </u>
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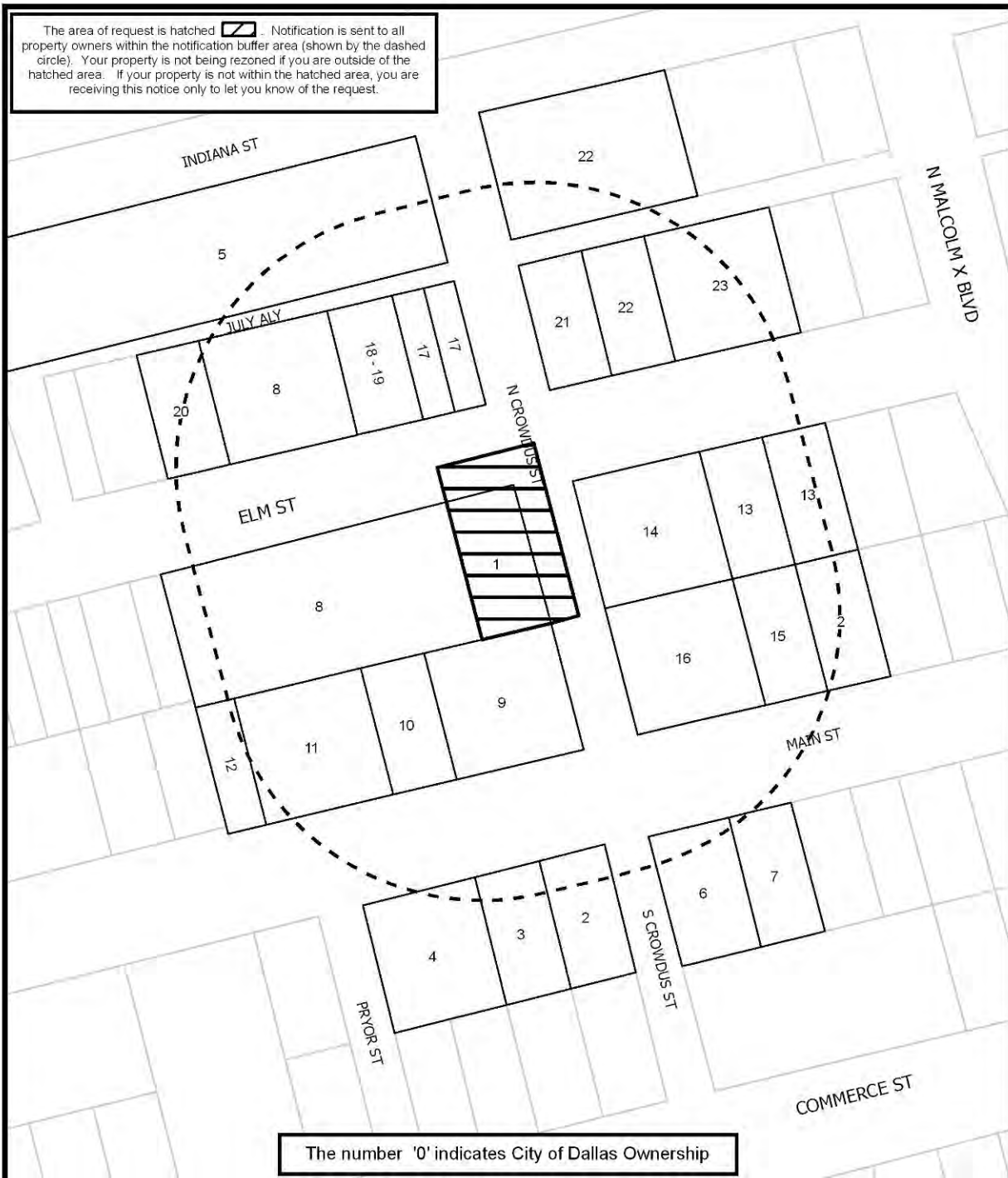


1:1,200

# ZONING HISTORY

Case no: Z112-206

Date: 4/20/2012



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

## Notification List of Property Owners

### Z112-206

#### 23 Property Owners Notified

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

**FILE NUMBER:** Z101-271 (MG)

**DATE FILED:** May 16, 2011

**LOCATION:** Southwest corner of E. R.L. Thornton Freeway and N. Jim Miller Road

**COUNCIL DISTRICT:** 4

**MAPSCO:** 48 E

**SIZE OF REQUEST:** Approx. 1.5379 acres

**CENSUS TRACT:** 122.06

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**REPRESENTATIVE:** Masterplan, Santos Martinez

**APPLICANT/OWNER:** Racetrac Petroleum, Inc.

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

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

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

**PREVIOUS ACTION:** On September 15, 2011; December 1, 2011; and February 16, 2012, the City Plan Commission held this case under advisement.

**BACKGROUND INFORMATION:**

- The request site is currently developed with an approximately 2,443 square foot general merchandise use (convenience store) and vehicle fueling station (gas station).
- The applicant proposes to sell alcohol for off-premise consumption in conjunction with the existing convenience store.
- The general merchandise use is permitted by right in the RR Regional Retail District. The sale of alcoholic beverages on property regulated by the D-1 Liquor Control Overlay requires a specific use permit.

**Zoning History:**

1. Z101-310

On September 1, 2011 the City Planning Commission recommended approval of an application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store greater than 3,500 square feet on property zoned a RR-D Regional Retail District with a D Liquor Control Overlay. (This case is scheduled for the October 10, 2011 City Council hearing.)

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>	<b>Proposed ROW</b>
N. Jim Miller	Arterial	100 ft.	100 ft.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
Site	RR-D-1	General Merchandise/Food Store/Motor Vehicle Fueling
North	RR	Restaurant
South	RR-D-1	Restaurant
East	RR-D-1	Car wash/restaurant/retail
West	RR-D-1	Restaurant

**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 Business Center Corridor Block.

This Building Block represents major employment or shopping destinations outside of Downtown. Examples include the Galleria area, the North Park Center area, Southwest Center Mall area at I-20 and US Hwy 67 and the Stemmons Corridor. Business Centers are usually at major intersections or along Highways or major arterials and rely heavily on car access. These areas typically include high-rise office towers and low- to mid-rise residential buildings for condos or apartments and may include multifamily housing. Land uses are typically separated from one another by parking lots, freeways or arterial roads. Streets in these areas emphasize efficient movement of vehicles. Bold lighting and linear landscaping features such as esplanades and tree-lined boulevards can all work to distinguish and identify these areas. Public spaces may be at key entry points and central locations. Gateway landscaping, monuments and other devices will provide visibility from the freeway and guide visitors to destinations. Public transit may play a role in these areas and help create some pockets of transit oriented development. Business Centers and Corridors provide important concentrations of employment within Dallas that compete with suburban areas.



## **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 1.5379 acre request site is zoned an RR Regional Retail District with a D-1 Liquor Control Overlay and is currently developed with a 2,443 square foot general merchandise and food store and associated motor vehicle fueling station. The applicant is proposing to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property, which requires a Specific Use Permit in the D-1 Liquor Control Overlay.

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

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

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

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

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

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

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

The applicant’s request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. The adjacent commercial uses are compatible with the existing and proposed use on the subject property. The applicant is proposing to maintain the general merchandise and food store and motor vehicle fueling station. The initial short time period will also require that the request be reevaluated to ensure the use is compatible in this location.

**Development Standards:**

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
RR- existing Regional Retail	15'/20'	20' adjacent to residential OTHER: No Min.	NA	70'	80%	Proximity Slope Visual Intrusion	Retail, personal service

**Parking/Traffic:**

The Dallas Development Code requires off-street parking to be provided for a general merchandise use at one space for each 200 square feet of floor and 2 spaces for a motor vehicle fueling station. While the existing development requires 14 spaces, 15 spaces are provided as shown on the attached site plan.

**Landscaping:**

Landscaping required per Article X of the Dallas Development Code.

DPD Report Page 1

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
0005674-T	01/03/2007	REEVES,MICHAEL	AGGRAVATED ASSAULT	08130	E	RLTHORNTONFRWY	322	1216	04121	
0008888-W	01/10/2009	*RACETRACK	FORGERY & COUNTERFEITING	08130	E	RLTHORNTONFRWY	317	1216	10022	
0027524-X	01/28/2010	CLINE, AUSTIN LENI	TRAFFIC MOTOR VEHICLE	08130	E	RLTHORNTONFRWY	317	1216	32090	
0027602-V	01/26/2008	NORWOOD, REGINA	AUTO THEFT-UUMV	08130	E	RLTHORNTONFRWY	322	1216	07121	
0030661-T	01/13/2007	SANDERS,SARA	THEFT	08130	E	RLTHORNTONFRWY	322	1216	06901	
0031670-Y	02/07/2011	ANDERSON,DENISE	CRIMINAL MISCHIEF/VANDALISM	08130	E	RLTHORNTONFRWY	317	1216	14082	
0035094-Y	02/08/2011	*COMMONWEALTH BRAND TOB...	THEFT	08130	E	RLTHORNTONFRWY	317	1216	06902	
0046387-W	02/18/2009	THOMPSON,MELVIN	ROBBERY	08130	E	RLTHORNTONFRWY	317	1216	03971	03971
0049766-V	02/18/2008	*RACEWAY	THEFT	08130	E	RLTHORNTONFRWY	322	1216	06903	
0052085-Y	03/02/2011	@CITY OF DALLAS	FOUND PROPERTY	08130	E	RLTHORNTONFRWY	317	1216	43020	
0055067-Y	03/03/2011	MARAMBA,MUNASHE,	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26000	
0056078-V	02/24/2008	WILSON, LADORA	THEFT	08130	E	RLTHORNTONFRWY	322	1216	06901	42020
0061153-W	03/05/2009	@CITY OF DALLAS	FOUND PROPERTY	08130	E	RLTHORNTONFRWY	317	1216	43020	
0071736-W	03/15/2009	CALHOUN,DELANEIVS	THEFT	08130	E	RLTHORNTONFRWY	317	1216	26000	06945
0078520-V	03/17/2008	*RACEWAY	ROBBERY	08130	E	RLTHORNTONFRWY	322	1216	03471	
0080540-Y	03/31/2011	LOCKE,LEROY,JR	THEFT	08130	E	RLTHORNTONFRWY	317	1216	06951	
0080860-Y	04/01/2011	DAVIS, CHARLES	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26000	
0080896-W	03/24/2009	*RACEWAY #967	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26530	
0082606-W	03/17/2009	WARDEN, MARK.	OTHER OFFENSES	08130	S	RLTHORNTONFRWY	748	4384	26000	
0083802-X	03/27/2010	*RACEWAY	CRIMINAL MISCHIEF/VANDALISM	08130	E	RLTHORNTONFRWY	317	1216	14082	
0104326-X	04/14/2010	DODD, LATOYA	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26000	
0117162-W	04/26/2009	MARTINEZ,DAVID	ROBBERY	08130	E	RLTHORNTONFRWY	317	1216	03A21	
0119048-X	04/29/2010	THOMPSON,STEVIE	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26000	
0124840-Y	05/15/2011	*RACEWAY	FOUND PROPERTY	08130	E	RLTHORNTONFRWY	317	1216	43020	
0127616-W	05/05/2009	*RACEWAY	THEFT	08130	E	RLTHORNTONFRWY	317	1216	06903	
0135875-W	05/13/2009	HAMID,MOHAMMED	AGGRAVATED ASSAULT	08130	E	RLTHORNTONFRWY	317	1216	04111	
0136689-T	02/27/2007	WILKINS,KEINETA	AUTO THEFT-UUMV	08130	E	RLTHORNTONFRWY	322	1216	07611	
0137003-W	05/14/2009	MARQUEZ, GABRIEL	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26000	
0140935-W	05/18/2009	@CITY OF DALLAS	FOUND PROPERTY	08130	E	RLTHORNTONFRWY	317	1216	43020	
0144442-Y	05/03/2011	RODRIGUEZ,MARIA	TRAFFIC MOTOR VEHICLE	08130	E	RLTHORNTONFRWY	317	1216	32090	
0147192-Y	05/02/2011	KING,ARBREYAN	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26000	
0150968-W	03/27/2009	@CITY OF DALLAS	FOUND PROPERTY	08130	E	RLTHORNTONFRWY	317	1216	43020	
0155248-V	03/26/2008	HAMID,MOHAMMED	ASSAULT	08130	E	RLTHORNTONFRWY	322	1216	08111	
0162184-V	05/01/2008	HERNANDEZ,MARIANO	ROBBERY	08130	E	RLTHORNTONFRWY	322	1216	03A11	
0182812-V	05/19/2008	*RACEWAY	FORGERY & COUNTERFEITING	08130	E	RLTHORNTONFRWY	322	1216	10022	
0188889-Y	07/18/2011	BLACKWELL, LINDA	THEFT	08130	E	RLTHORNTONFRWY	317	1216	06941	
0190108-R	03/14/2006	JAMES,DORAN	THEFT	08130	E	RLTHORNTONFRWY	322	1216	06901	
0196393-W	07/06/2009	*RACEWAY	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26530	
0205216-Y	08/01/2011	COOK, SINCERE	FRAUD	08130	E	RLTHORNTONFRWY	317	1216	11051	
0211878-R	03/23/2006	@CITY OF DALLAS	FOUND PROPERTY	08130	E	RLTHORNTONFRWY	322	1216	43020	
0219689-V	07/15/2008	GRAINGER,KENNETH	THEFT	08130	E	RLTHORNTONFRWY	322	1216	06941	
0226228-X	09/12/2010	BUDAK, SATHI	THEFT	08130	E	RLTHORNTONFRWY	317	1216	06905	42020
0226686-X	03/13/2010	VELAZQUEZ,JENNI	ROBBERY	08130	E	RLTHORNTONFRWY	317	1216	03931	
0236604-X	03/22/2010	PORRAS, MELANIE	TRAFFIC MOTOR VEHICLE	08130	E	RLTHORNTONFRWY	317	1216	32090	
0244050-T	04/06/2007	@MESQUITE POLICE DEPT	FOUND PROPERTY	08130	E	RLTHORNTONFRWY	322	1216	43030	

DPD Report Page 2

Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0246780-T	04/07/2007	*ROYAL TRUCKING	AUTO THEFT-UUMV	08130	E	RLTHORNTONFRWY	322	1216	07393	
0251474-W	08/24/2009	*RACEWAY	FORGERY & COUNTERFEITING	08130	E	RLTHORNTONFRWY	317	1216	10021	
0252619-W	08/24/2009	*RACEWAY	ROBBERY	08130	E	RLTHORNTONFRWY	317	1216	03411	
0252759-W	08/25/2009	*RACEWAY SERVICE STATION	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26530	
0254354-W	08/26/2009	MHABUB, ANJUMAN	ASSAULT	08130	E	RLTHORNTONFRWY	317	1216	08312	
0256382-W	08/31/2009	*RACEWAY	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26530	
0262444-W	09/03/2009	@CITY OF DALLAS	FOUND PROPERTY	08130	E	RLTHORNTONFRWY	317	1216	43020	
0263690-W	09/04/2009	*RACEWAY	FORGERY & COUNTERFEITING	08130	E	RLTHORNTONFRWY	317	1216	10021	
0273064-W	09/13/2009	SANCHEZ, ADRIAN	AGGRAVATED ASSAULT	08130	E	RLTHORNTONFRWY	317	1216	04111	26330
0281017-T	04/21/2007	BROWN, JAVON	AUTO THEFT-UUMV	08130	E	RLTHORNTONFRWY	322	1216	07131	
0282351-X	10/03/2010	MYERS,JENNIFER	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26000	
0296222-R	04/21/2006	*RACEWAY	TRAFFIC MOTOR VEHICLE	08130	E	RLTHORNTONFRWY	322	1216	32090	
0308571-V	10/04/2008	WILLIAMSON, MICHAEL LEE	ROBBERY	08130	E	RLTHORNTONFRWY	322	1216	03912	
0327283-W	11/03/2009	CHASTAIN , TRACY	THEFT	08130	E	RLTHORNTONFRWY	317	1216	06902	
0343848-V	11/08/2008	GODLOCK,PHILLIP	ASSAULT	08130	E	RLTHORNTONFRWY	322	1216	08221	

0351984-X	12/26/2010	*RACEWAY	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26000	
0370584-W	12/17/2009	*RACEWAY	FORGERY & COUNTERFEITING	08130	E	RLTHORNTONFRWY	317	1216	10021	
0371096-R	05/18/2006	@GARLAND COUNTY SHERIFFS	FOUND PROPERTY	08130	E	RLTHORNTONFRWY	322	1216	43030	
0401080-R	05/28/2006	MATTOON, MITZI	ROBBERY	08130	E	RLTHORNTONFRWY	322	1216	03931	
0409479-T	06/24/2007	*RACEWAY #967	FRAUD	08130	E	RLTHORNTONFRWY	322	1216	11051	
0525588-R	07/10/2006	BRANVILLE, CHRISTOPHER	LOST PROPERTY	08130	F	RLTHORNTONFRWY	322	1216	42020	
0538330-T	07/18/2007	*RACEWAY	FORGERY & COUNTERFEITING	08130	E	RLTHORNTONFRWY	322	1216	10022	
0557026-T	07/24/2007	NATIVIDAD,CRYSTAL	THEFT	08130	E	RLTHORNTONFRWY	322	1216	06121	
0588595-R	08/03/2006	HOOPER,DON	ASSAULT	08130	E	RLTHORNTONFRWY	322	1216	08122	
0590416-T	08/06/2007	DAVIS,CARLOS LARAY	ROBBERY	08130	E	RLTHORNTONFRWY	322	1216	03411	
0591038-T	08/07/2007	WALKER,TASHA	ASSAULT	08130	E	RLTHORNTONFRWY	322	1216	08411	
0636930-T	08/27/2007	*RACEWAY	FORGERY & COUNTERFEITING	08130	E	RLTHORNTONFRWY	322	1216	10021	
0643214-T	09/02/2007	*RACEWAY	FORGERY & COUNTERFEITING	08130	E	RLTHORNTONFRWY	322	1216	10021	
0681425-T	10/07/2007	SMITH, BRENDA	THEFT	08130	E	RLTHORNTONFRWY	322	1216	06941	
0695016-T	10/19/2007	CRISWELL, JEFFERTY	AUTO THEFT-UUMV	08130	E	RLTHORNTONFRWY	322	1216	07613	

0723237-R	09/23/2006	THOMAS,VERONICA	THEFT	08130	E	RLTHORNTONFRWY	322	1216	06941	
0724291-R	09/23/2006	*RACEWAY	FORGERY & COUNTERFEITING	08130	E	RLTHORNTONFRWY	322	1216	10011	
0744189-T	11/20/2007	*RACEWAY	THEFT	08130	E	RLTHORNTONFRWY	322	1216	06931	
0744491-T	11/20/2007	*RACEWAY	LOST PROPERTY	08130	E	RLTHORNTONFRWY	322	1216	42020	
0801187-P	10/05/2005	BOOKS,SHAWN	ROBBERY	08130	E	RLTHORNTONFRWY	322	1216	03941	
0823377-P	10/13/2005	AYE,TIMOTIOS	AGGRAVATED ASSAULT	08130	E	RLTHORNTONFRWY	322	1216	04211	
0823429-P	10/13/2005	MOODY,JIMMY	ASSAULT	08130	E	RLTHORNTONFRWY	322	1216	08121	
0843387-P	10/20/2005	GALINDO,PALOMA	THEFT	08130	E	RLTHORNTONFRWY	322	1216	06943	
0897151-R	11/29/2006	MUSHIN,MOHAMMED	ASSAULT	08130	E	RLTHORNTONFRWY	322	1216	08191	
0977870-P	12/10/2005	*RACEWAY #967	THEFT	08130	E	RLTHORNTONFRWY	322	1216	06931	
1029647-P	12/31/2005	LOZANO,MELISSA	TRAFFIC MOTOR VEHICLE	08130	E	RLTHORNTONFRWY	322	1216	32090	



Proposed SUP Conditions

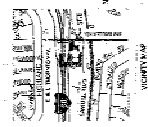
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use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

Kimley-Horn and Associates, Inc. 3900 Peachtree Road, Suite 1000 Atlanta, Georgia 30326

# RaceWay. SITE PLAN

Project No. 08374783  
Date: October 2004  
Prepared by: AMF  
Project No. 08374783  
Scale: 1" = 20'  
SHEET C-2  
OF 3

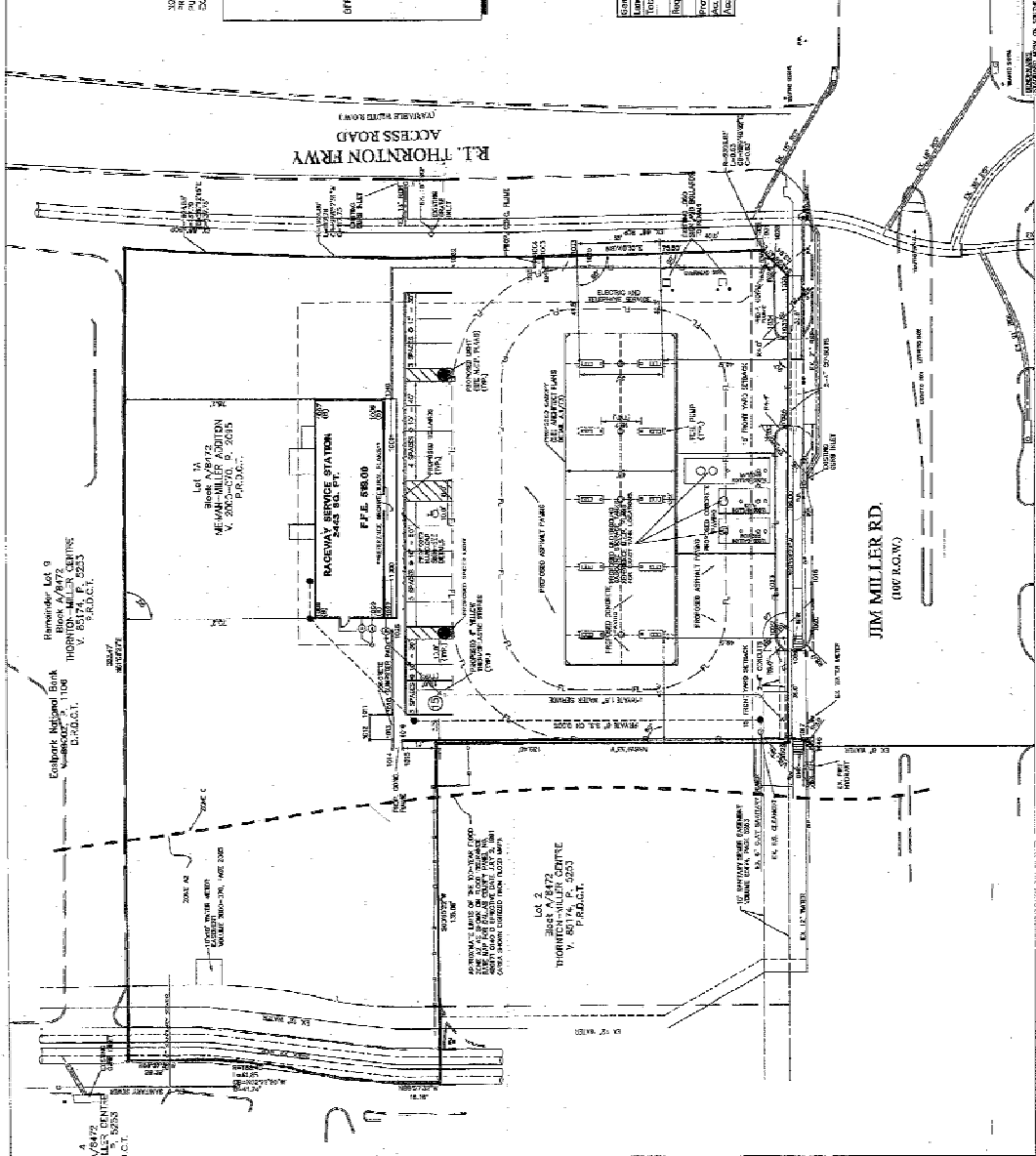
No.	Date	Revisions



**LEGEND**

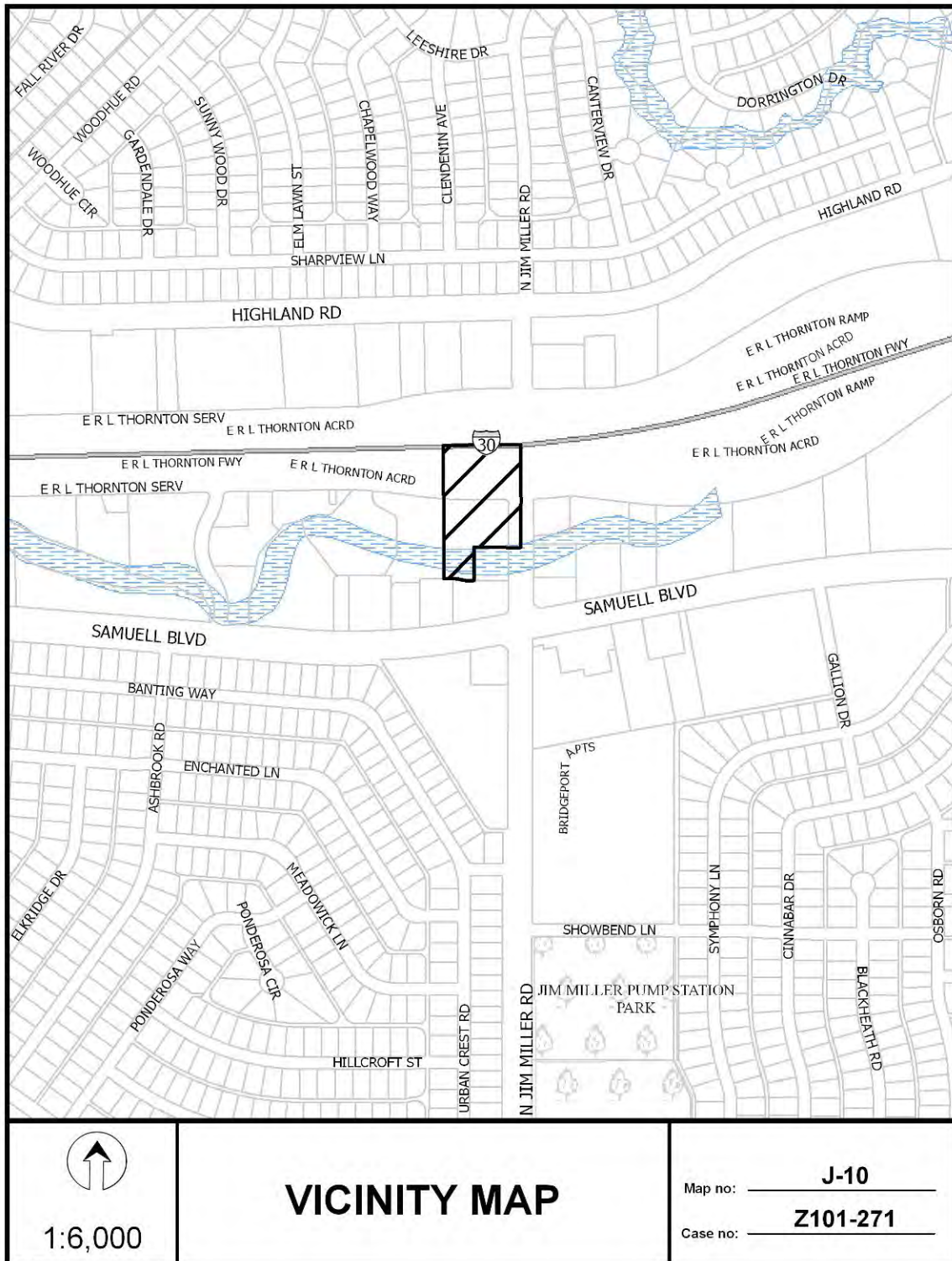
- PARKING SPACE COUNT
- HANDICAPPED PARKING SPACE
- PROPOSED BARRIER FREE RAMP (SEE SHEET C-1 FOR DETAILS)
- PROPOSED LIGHT
- PROPOSED CURBLINE (DASH OR CURB)
- PROPOSED BUILDING CORNER
- PROPOSED TREELINE

General Sheet Data	Contaminated Store with Docket Fee (Site)
Lot Area	2448.30
Total Grade Building Area	2448.30
Impervious Surface	2,448.30 sq. ft. (200.00 sq. ft. for Minimum Impervious)
Proposed Parking	15 (100.00)
Available Parking Provided	15 (100.00)

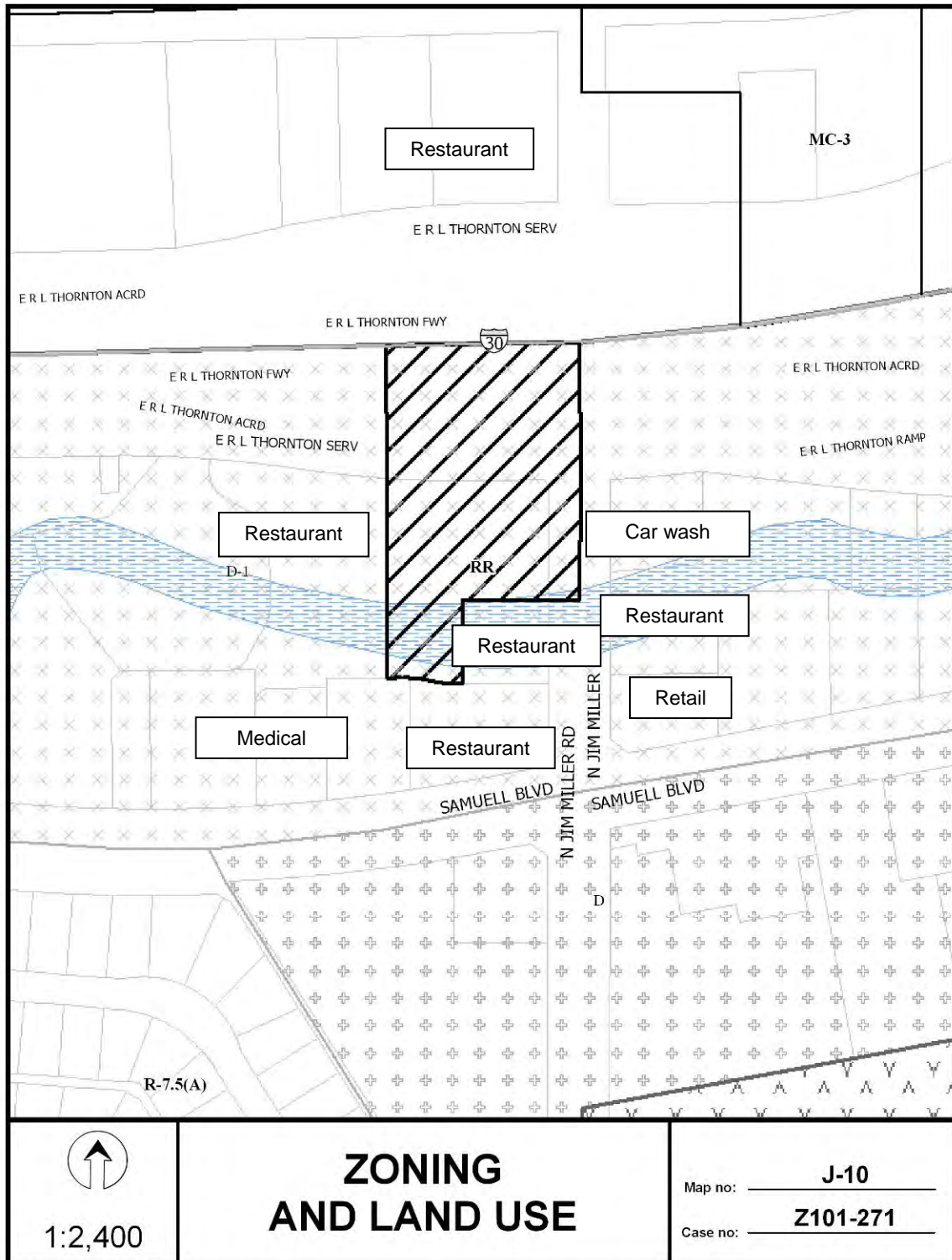


**NOTES:**

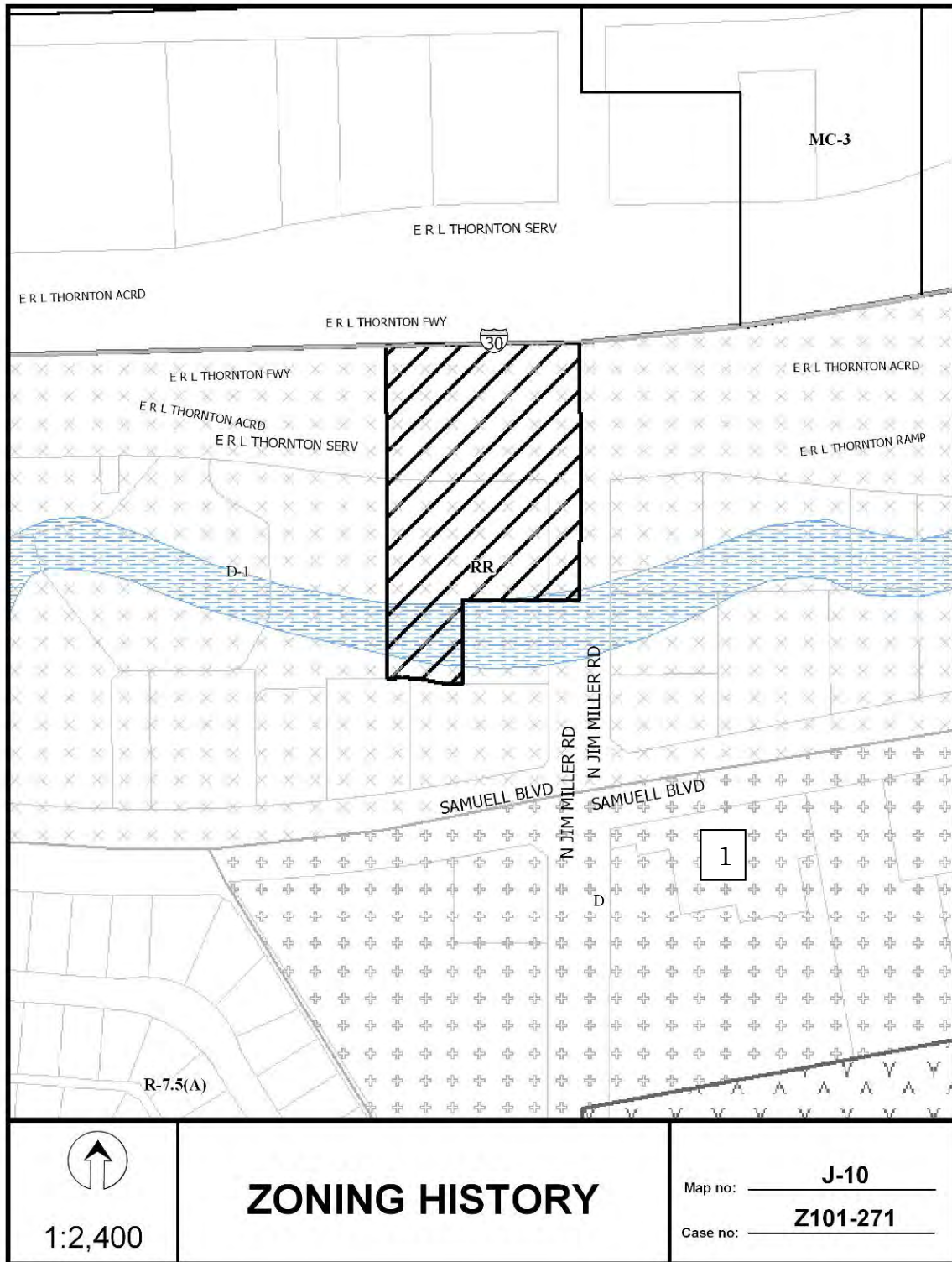
- See site plan for proposed building layout.
- See site plan for proposed parking layout.
- See site plan for proposed site plan.
- See site plan for proposed site plan.
- See site plan for proposed site plan.



DATE: August 30, 2011



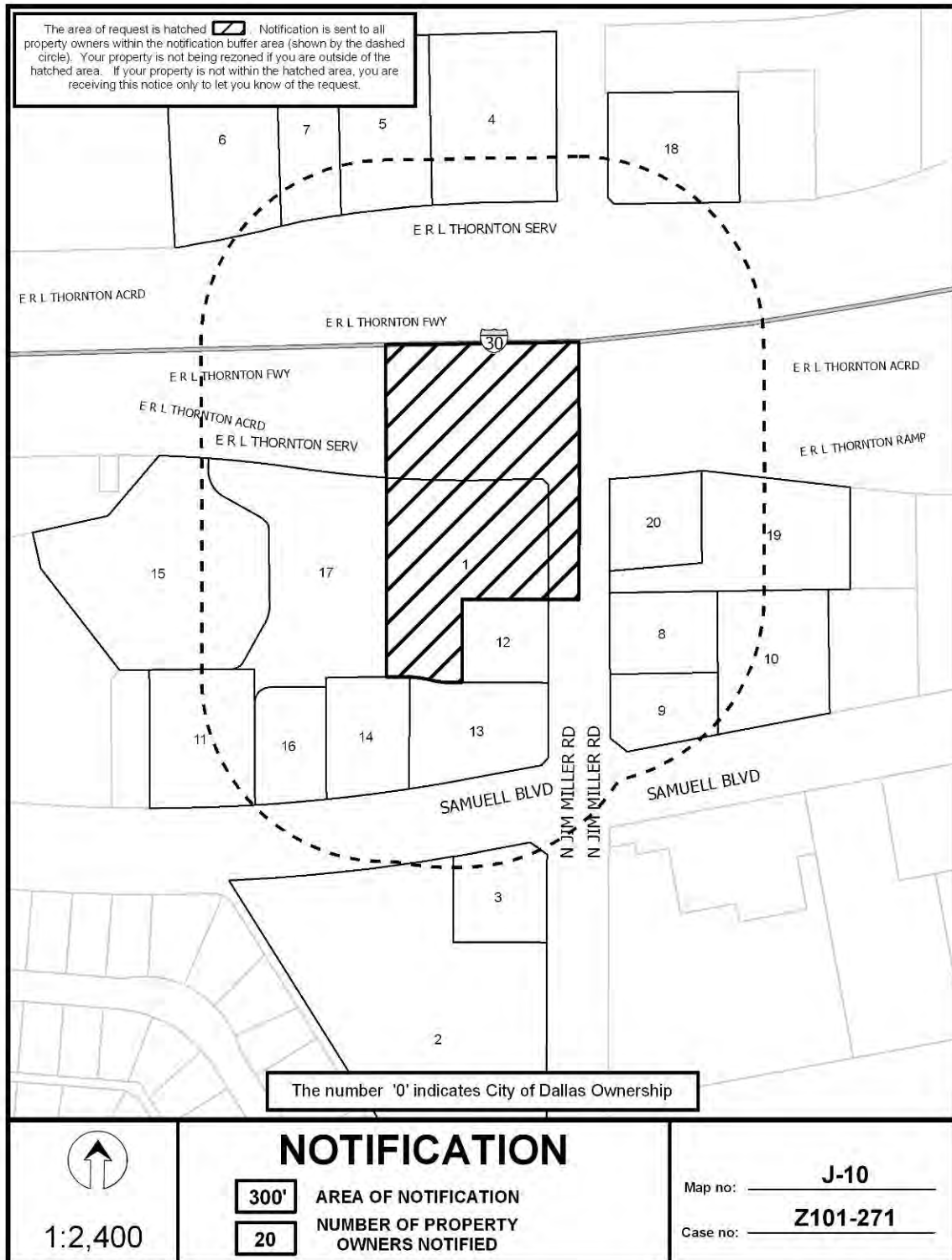




DATE: August 30, 2011

# ZONING HISTORY

Map no: J-10  
Case no: Z101-271



8/30/2011

***Notification List of Property Owners******Z101-271******20 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	8130 R L THORNTON	RACETRAC PETROLEUM INC
2	5409 JIM MILLER	JIM MILLER SHOPPING CENTER LP
3	5475 JIM MILLER	ISSA DAVID
4	5757 JIM MILLER	LIANG YU CHAO & FEI LIN
5	8117 R L THORNTON	MCDONALDS CORP 9742 % LAWRENCE INGRAM
6	8105 R L THORNTON	WILBANKS FRANCES YVONNE
7	8111 R L THORNTON	RETIREMENT REALTY EQUITIES LLC
8	5514 JIM MILLER	USRP FUNDING 2001 A LP
9	5510 JIM MILLER	DAY MARIE L
10	6885 SAMUELL	BURGER KING CORP 3997 % PPTY TAX ACCOUN
11	5757 SAMUELL	HI LO AUTO SUPPLY LP
12	5575 JIM MILLER	SIDERIS BASIL K ET AL % R W BALL INC
13	5555 JIM MILLER	SIDERIS BASIL K ET AL TAX DEPARTMENT 4
14	5877 SAMUELL	KENTUCKY FRIED CHICKEN % KFC TAX UNIT W1
15	8108 R L THORNTON	JIM MILLER HOSPITALITY LP
16	5859 SAMUELL	PIZZA HUT LTD % PPTY TAX DEPT
17	8120 R L THORNTON	POP HOLDINGS LP STE 120-221
18	8201 R L THORNTON	EXXON MOBIL CORP
19	8228 R L THORNTON	NELSON WILLIAM C JR % ALLISON AVE CORP
20	8200 R L THORNTON	QUIK WAY RETAIL AS II LTD

**FILE NUMBER:** Z112-191(MW)

**DATE FILED:** February 17, 2011

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

**COUNCIL DISTRICT:** 1

**MAPSCO:** 53-M

**SIZE OF REQUEST:** ±0.32 acre

**CENSUS TRACT:** 53

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**REPRESENTATIVE:** Tailim Song Law Firm

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

**OWNER:** CSS Creative Enterprise, LLC

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

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

**STAFF RECOMMENDATION:** Denial

**PREVIOUS ACTION:** Under advisement from May 17, 2012

**BACKGROUND INFORMATION:**

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

**Zoning History:**

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

**Thoroughfares/Streets:**

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

**Land Use:**

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

**STAFF ANALYSIS:**

**Area Plans:**

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

**Comprehensive Plan:**

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

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

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

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

**NEIGHBORHOOD ELEMENT**

**7.1: PROMOTE VIBRANT AND VIABLE NEIGHBORHOODS**

**7.1.2: Promote neighborhood-development compatibility.**

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

**Development Standards:**

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

**Land Use Compatibility:**

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

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

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

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

**Traffic:**

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

**Parking:**

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

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

**Landscaping:**

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

**Proposed Conditions:**

Z121-191(MW)

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

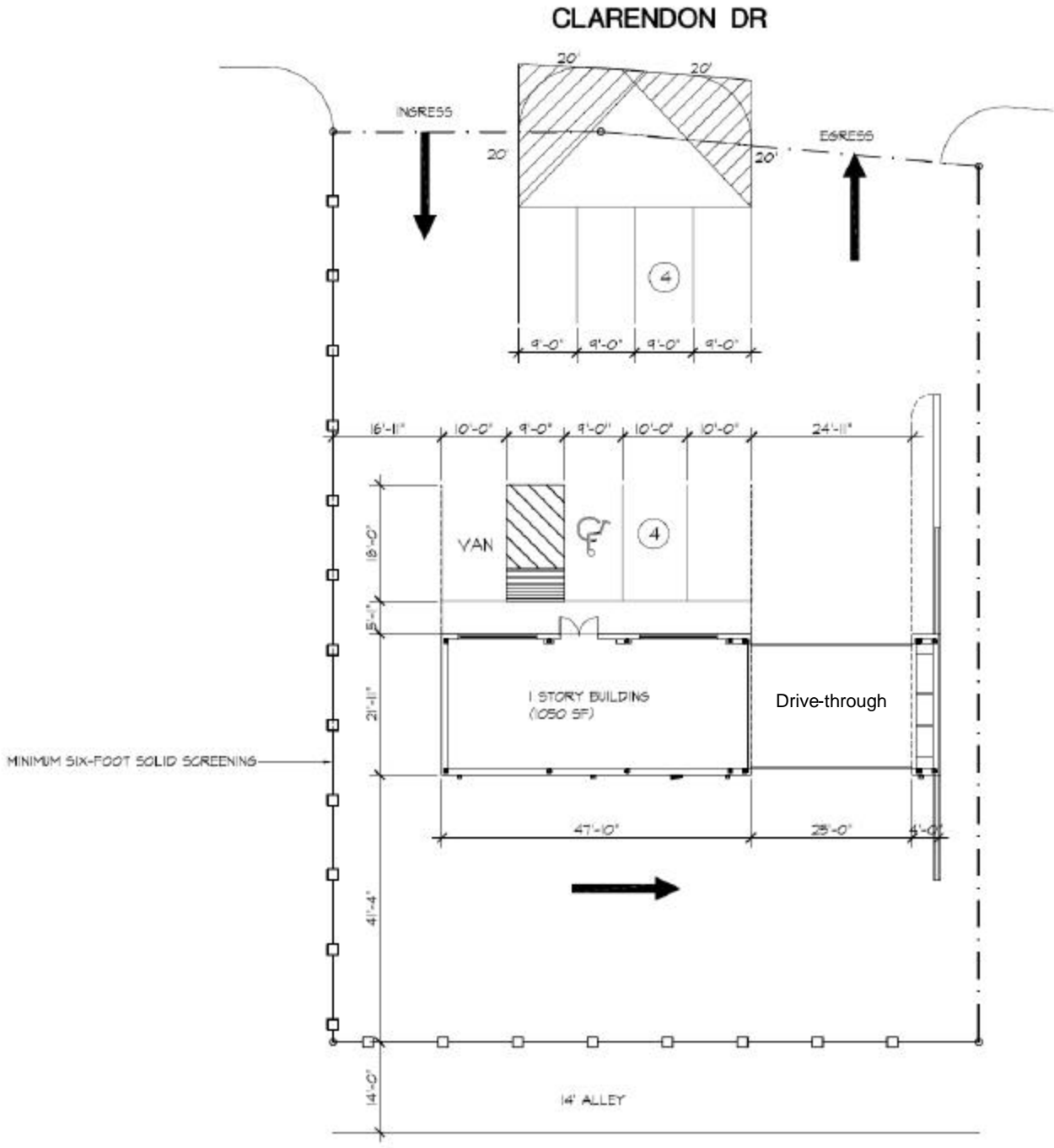


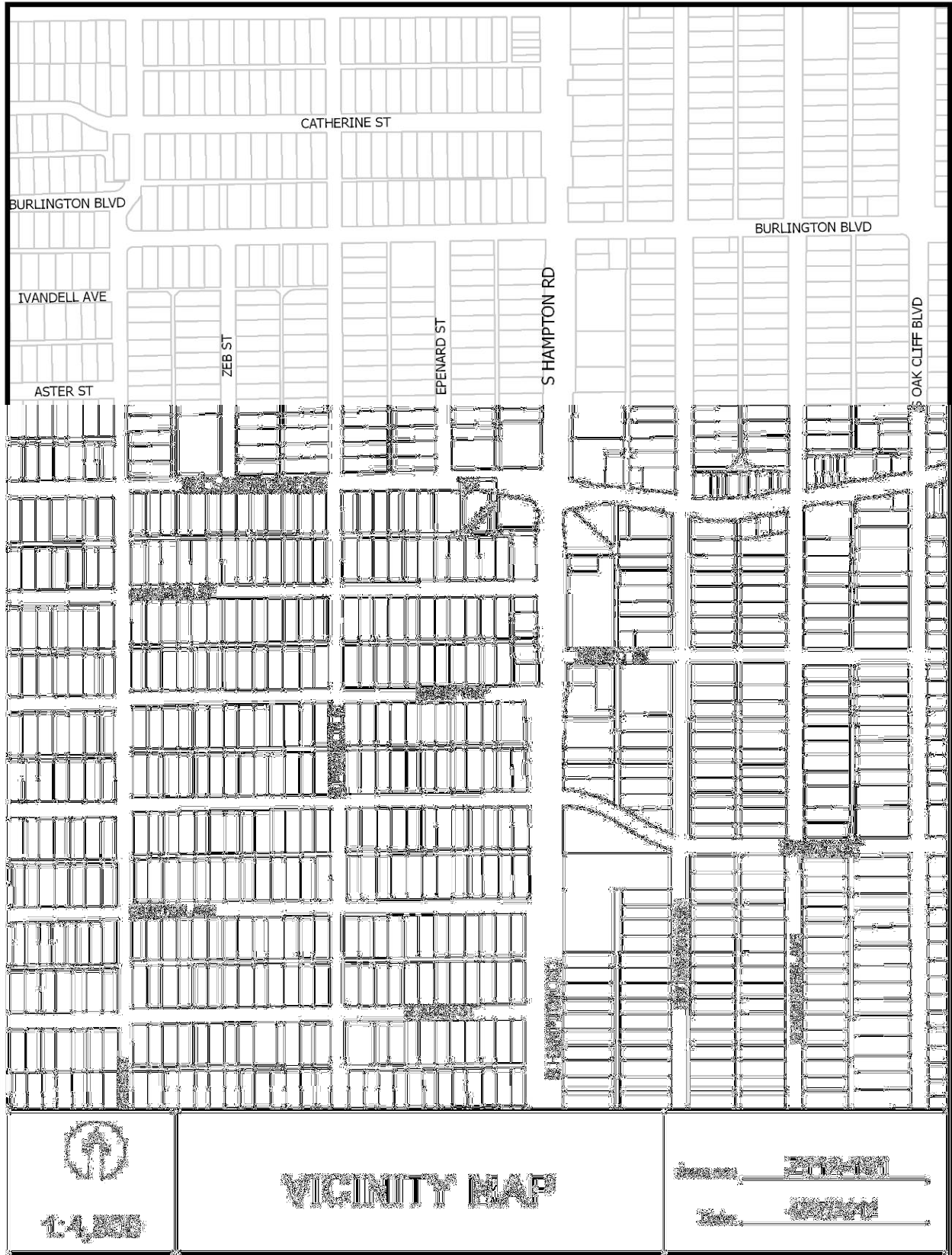
**Z112-191**  
**Applicant's Proposed SUP Conditions**

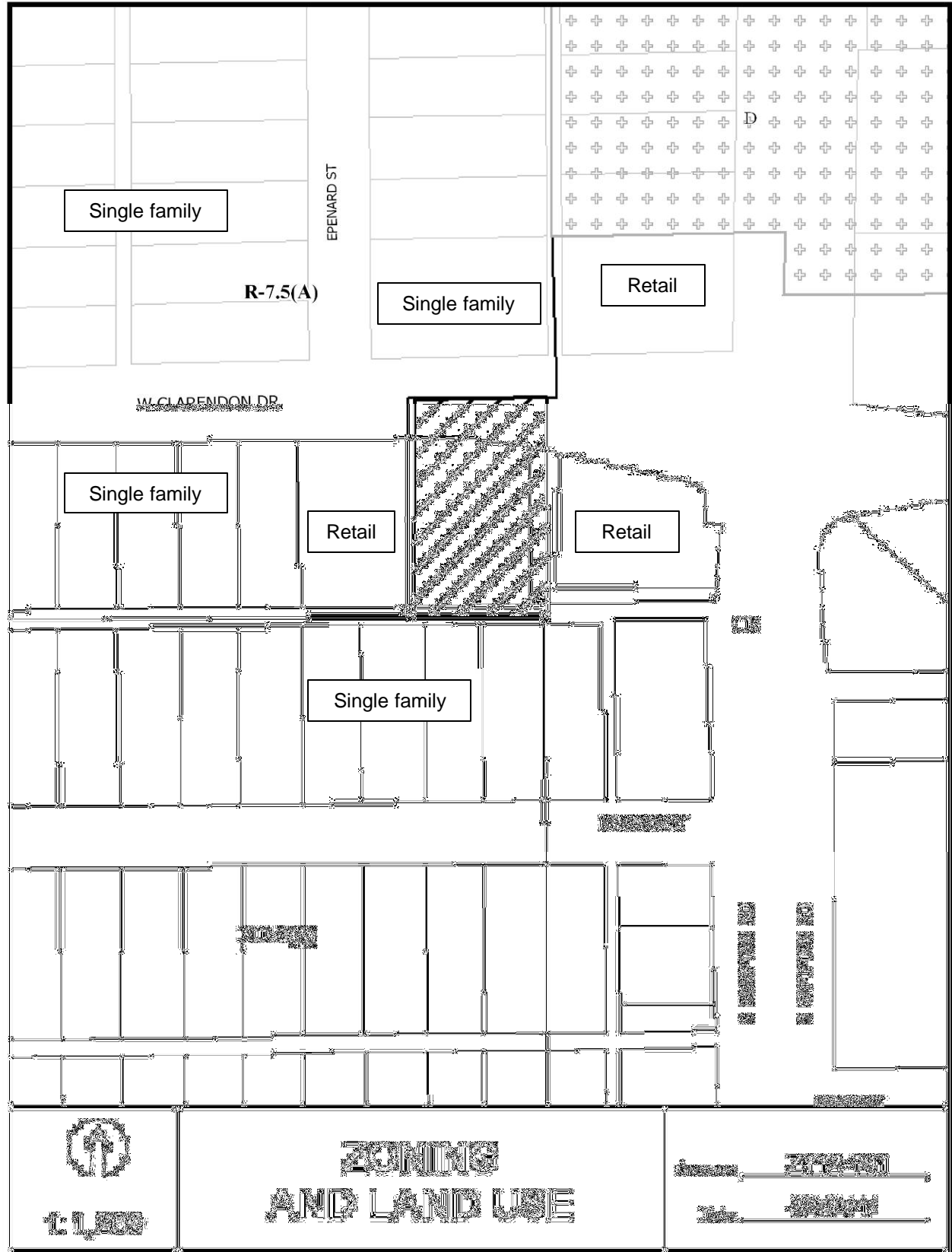
**Note:** While staff does not support the request, conditions, which have been reviewed by the City Attorney's Office, are provided for the Commission's consideration.

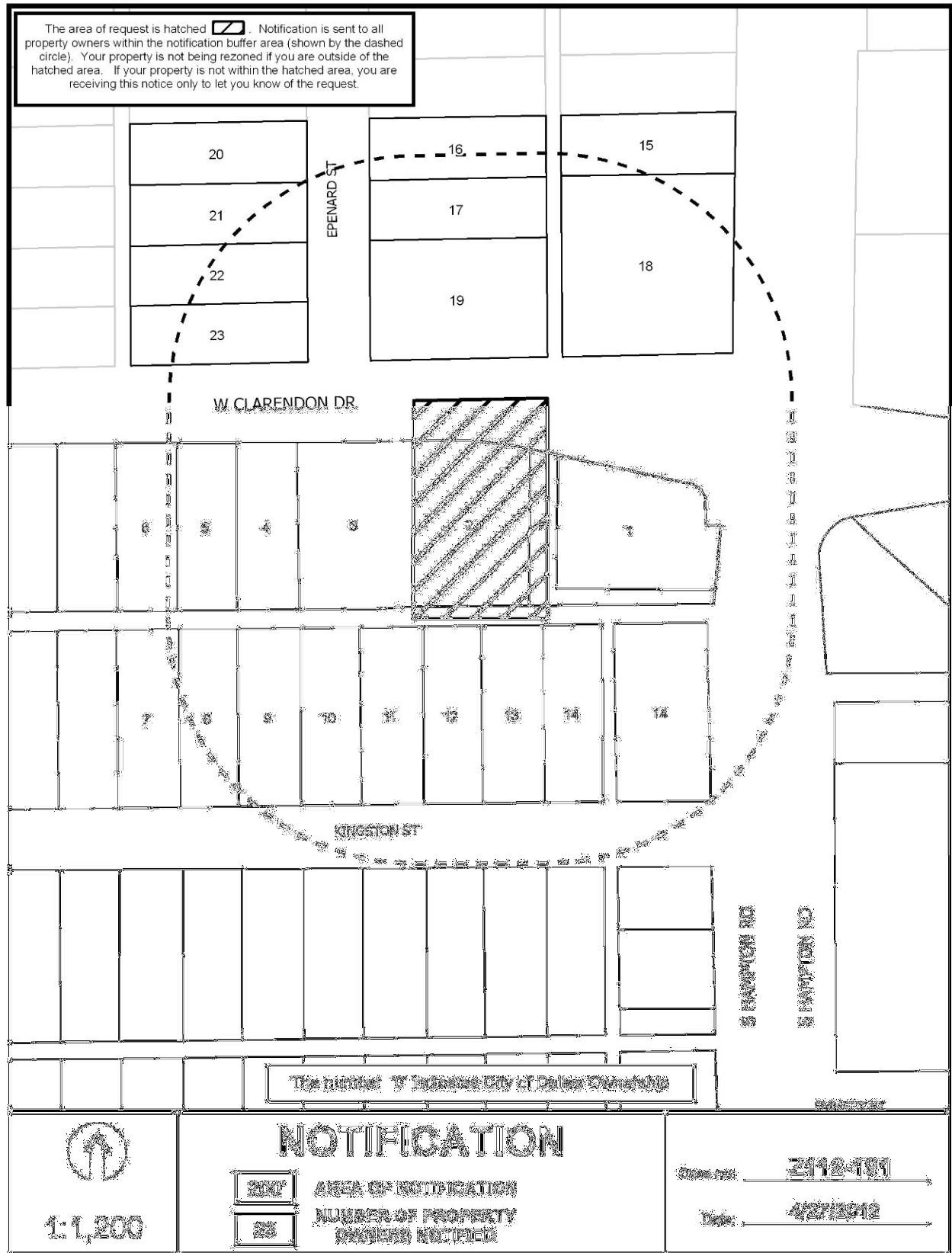
1. USE: The only use authorized by this specific use permit is a convenience store with drive-through.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit automatically terminates on\_\_\_\_\_.
4. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
5. HOURS OF OPERATION: The convenience store with drive-through may only operate between 8:00 a.m. and 12:00 a.m. (the next day), Monday through Sunday.
7. PARKING: Parking must be located as shown on the attached site plan.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan









4/27/2012

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

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

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**FILE NUMBER:** Z112-211(MW)                      **DATE FILED:** March 28, 2012  
**LOCATION:**            Southwest corner of W. Davis Street and N. Dwight Avenue  
**COUNCIL DISTRICT:** 6                              **MAPSCO:** 52-C  
**SIZE OF REQUEST:** ±1.3 acre                      **CENSUS TRACT:** 107.01

---

**REPRESENTATIVE:**     Peter Kavanagh

**APPLICANT/OWNER:**     Honors Academy

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

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

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

**PREVIOUS ACTION:**                      Under advisement from May 17, 2012

**BACKGROUND INFORMATION:**

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

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

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

**Zoning History:**

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

**Thoroughfares/Streets:**

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



**Land Use:**

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

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

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

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

**Land Use Element**

GOAL 1.1 Align land use strategies with economic development priorities.

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

**Urban Design Element**

GOAL 5.1 Promote a sense of place, safety, and walkability.

Policy 5.1.3 Encourage complementary building height, scale, design and

Z112-211(MW)

character.

GOAL 5.2 Strengthen community and neighborhood identity.

Policy 5.2.1 Maintain neighborhood scale and character.

### **Neighborhood Element**

GOAL 7.1 Promote vibrant and viable neighborhoods.

Policy 7.1.2 Promote neighborhood-development compatibility.

### **Land Use Compatibility:**

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

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

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

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

The applicant's request is consistent with the intent of the Dallas Development Code. Therefore, staff recommends approval for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.

**Traffic:**

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

**Parking:**

Pursuant to §51A-4.204 of the Dallas Development Code, the off-street parking requirement for a school is 3.5 spaces per junior high/middle school and 9.5 spaces per high school classroom. Therefore, the proposed open-enrollment charter school consisting of six (6) classrooms for grades six (6) through nine (9) and four (4) classrooms for grades ten (10) through twelve (12) will require 59 parking spaces. The applicant will provide 60 parking spaces, as depicted on the site plan.

**Landscaping:**

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

Z112-211(MW)

**Partners/Principals/Officers:**

Honors Academy Board of Directors

Michelle Metzger

Carol Donovan

Chester Vaughn

Nora Mercado

Hollis Brashear

John Dodd, President, Chief Executive Officer

**Z112-211  
Proposed SUP Conditions**

1. USE: The only use authorized by this specific use permit is an open-enrollment charter school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on \_\_\_\_\_(five years from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
6. HOURS OF OPERATION: The open-enrollment charter school may only operate between 7:30 a.m. and 4:30 p.m., Monday through Friday, for normal school activities.
7. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
8. PARKING: Parking must be located as shown on the attached site plan.
9. TRAFFIC MANAGEMENT PLAN:
  - A. In general. Operation of the open-enrollment charter school must comply with the attached traffic management plan.
  - B. Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.
  - C. Traffic study.
    - i. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by March 1, 2013. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director by March 1st of each odd-numbered year.
    - ii. The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at

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

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

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

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

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

D. Amendment process.

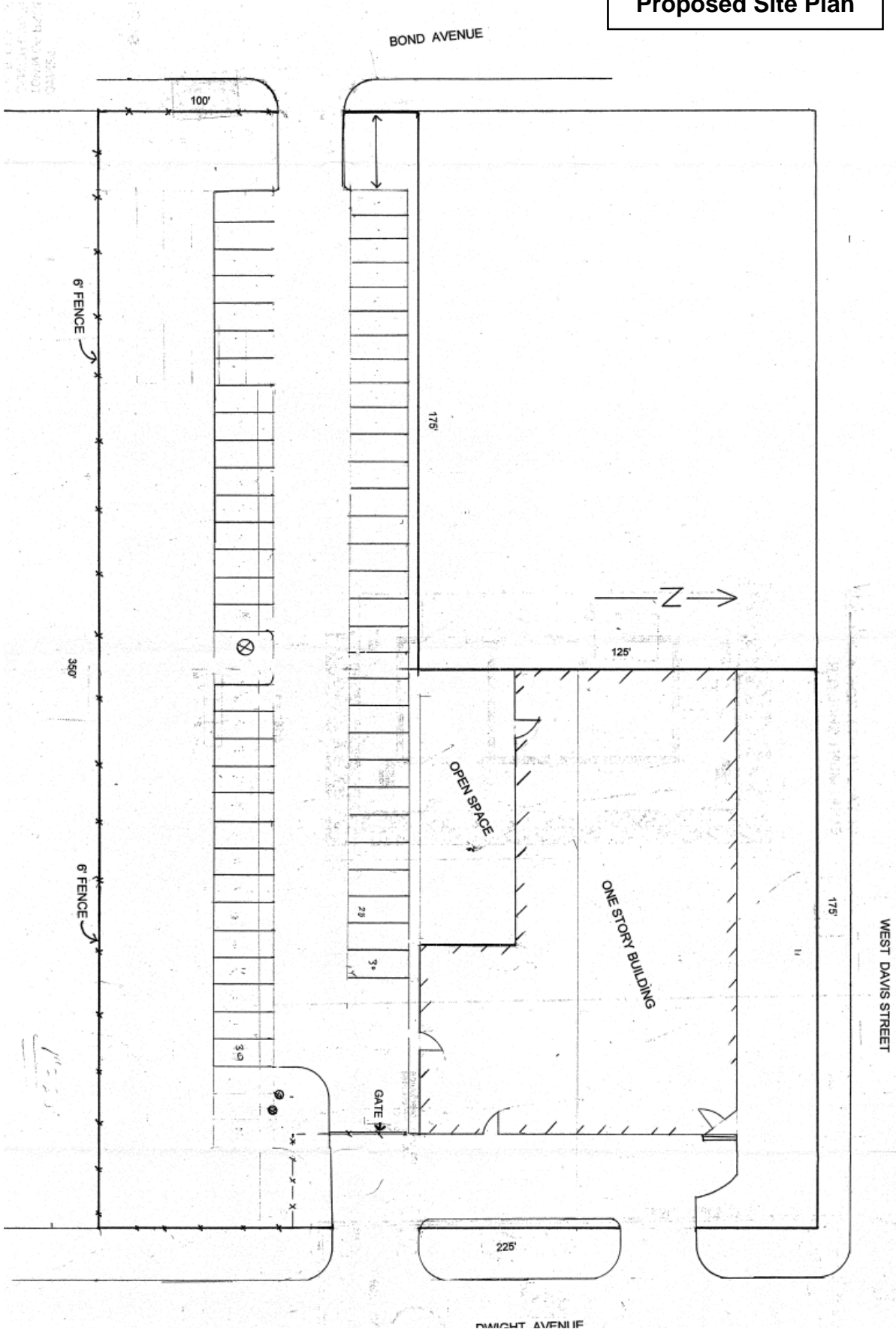
i. A traffic management plan may be amended using minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

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

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

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

Proposed Site Plan



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

**Organization and Schedule:**

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

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

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

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

**TMP Operation:**

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

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

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

**Queuing Analysis:**

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

Z112-211



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

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

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

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

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

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

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

**Parking:**

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

**Summary:**

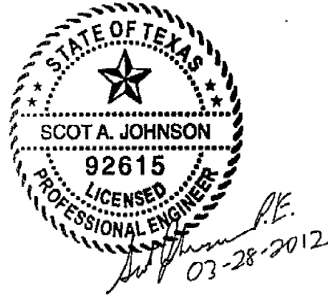
This TMP defines the drop-off and pick-up procedures for the Honors Academy with a maximum enrollment of 175 students. The TMP vehicle routes provide an available queue distance within the site that is greater than the projected maximum expected queue for the school's operations. The school traffic will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

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

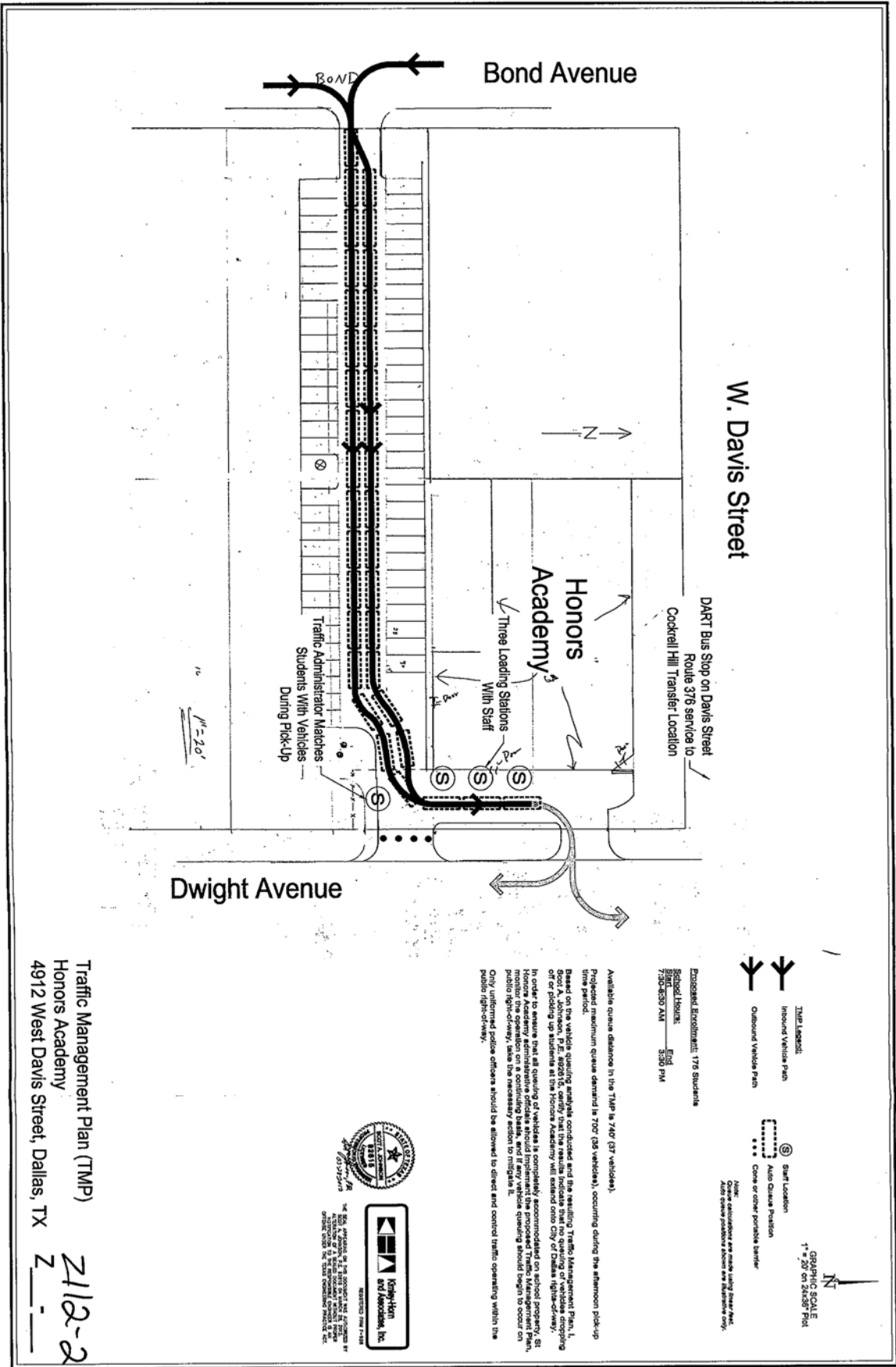
In order to ensure that all queuing of vehicles is completely accommodated on school property, Honors Academy administrative officials should implement the proposed Traffic Management Plan, monitor the operation on a continuing basis, and if any vehicle queuing should begin to occur on public right-of-way,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

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

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



**Proposed Traffic Management Plan**



**TRAFFIC LEGEND:**

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

**GRAPHIC SCALE**  
1" = 20' on 24x36" Plot

Proposed Event/Event: 170 Students  
 Proposed Hours: 7:30 AM - 5:30 PM

Available queue distance in the TMP is 740' (37 vehicles), occurring during the afternoon pick-up period.

Proposed maximum queue demand is 700' (35 vehicles), occurring during the afternoon pick-up period.

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

In order to ensure that all queuing of vehicles is completely accommodated on school property, the Honors Academy administrative officials should implement the proposed Traffic Management Plan, monitor the operation on a continuing basis, and adjust the queuing plan as needed to ensure that all vehicles are properly managed, and the queuing should begin to occur on school property, with the queuing should begin to occur on school property.

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



Traffic Management Plan (TMP)  
 Honors Academy  
 4912 West Davis Street, Dallas, TX  
 Z112-211  
 Z - - -



933750

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

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

III.

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

IV.

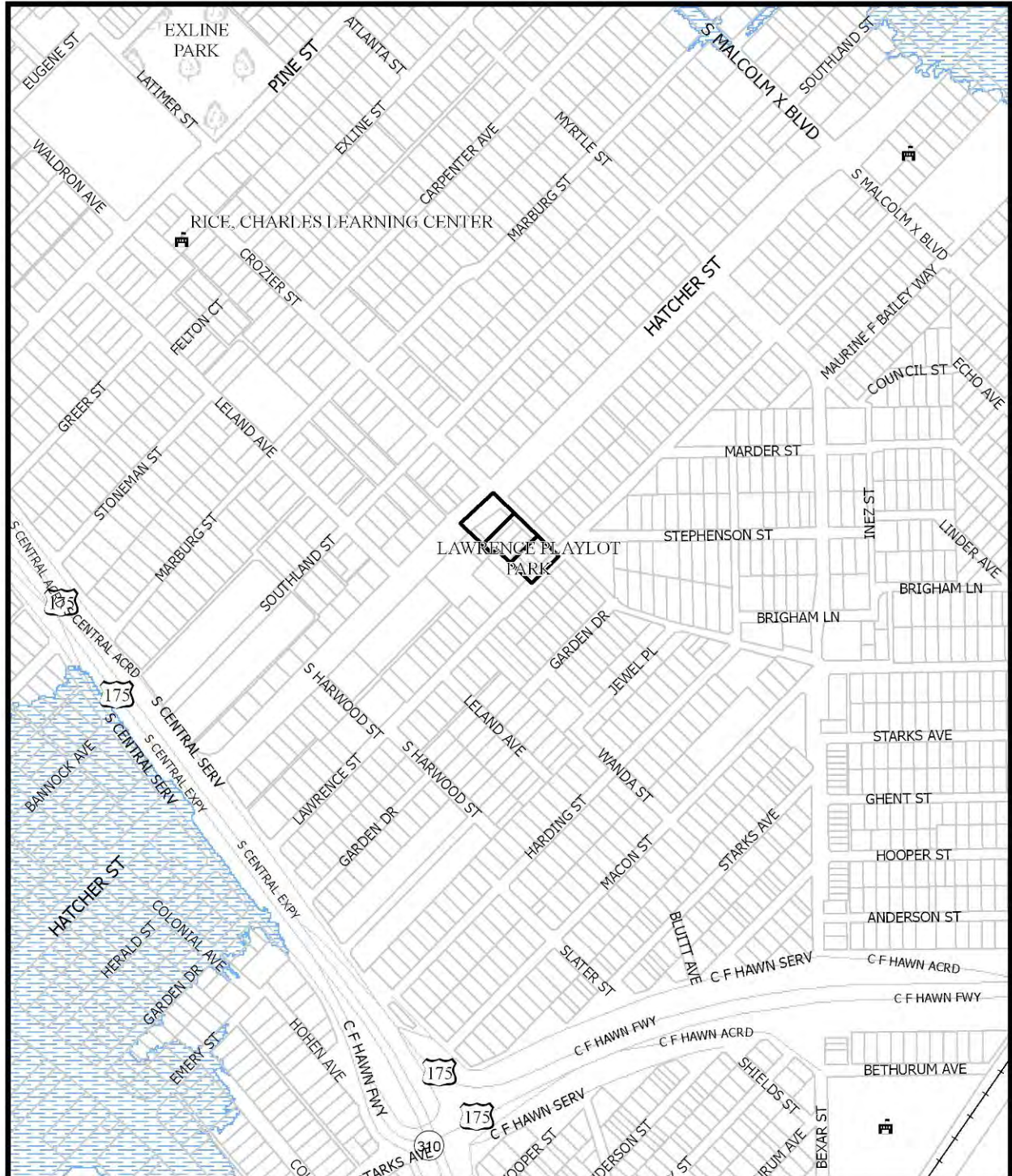
These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City of Dallas. Notice of the public hearings must be given as would be required by law for a zoning change on the Property.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

V.

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

VI.

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

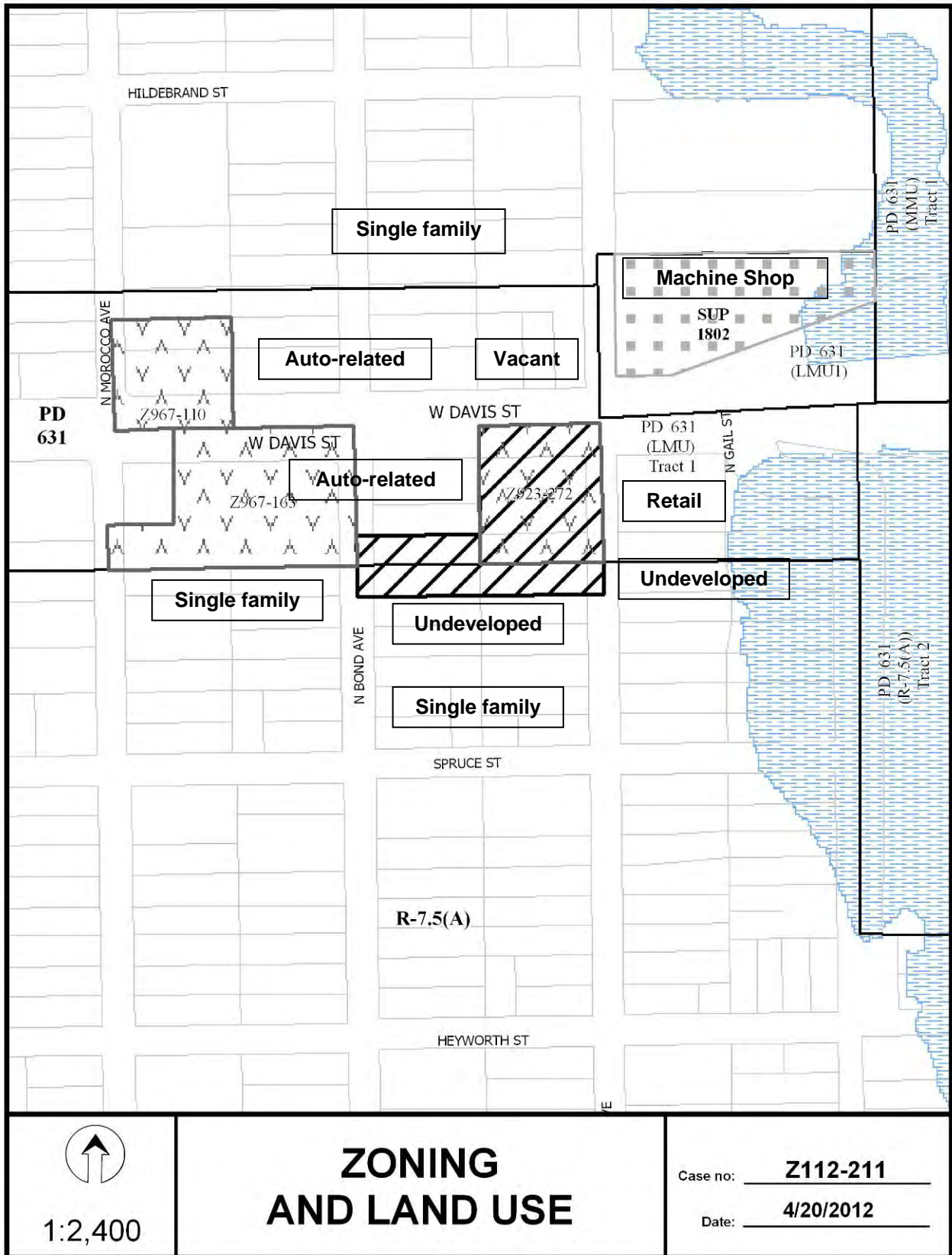


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# VICINITY MAP

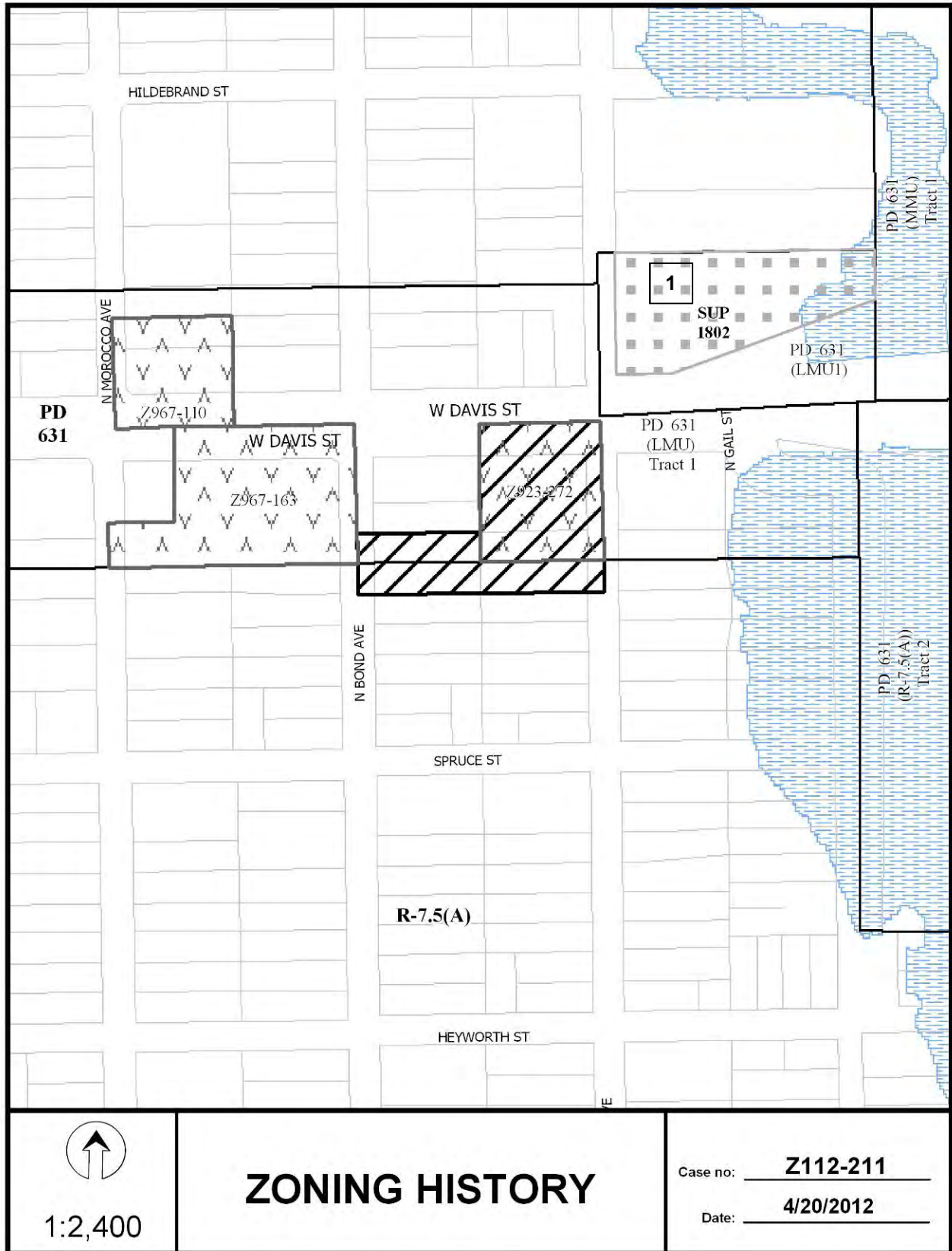
Case no: **Z112-181**

Date: **2/23/2012**



# ZONING AND LAND USE

Case no: Z112-211  
Date: 4/20/2012




1:2,400

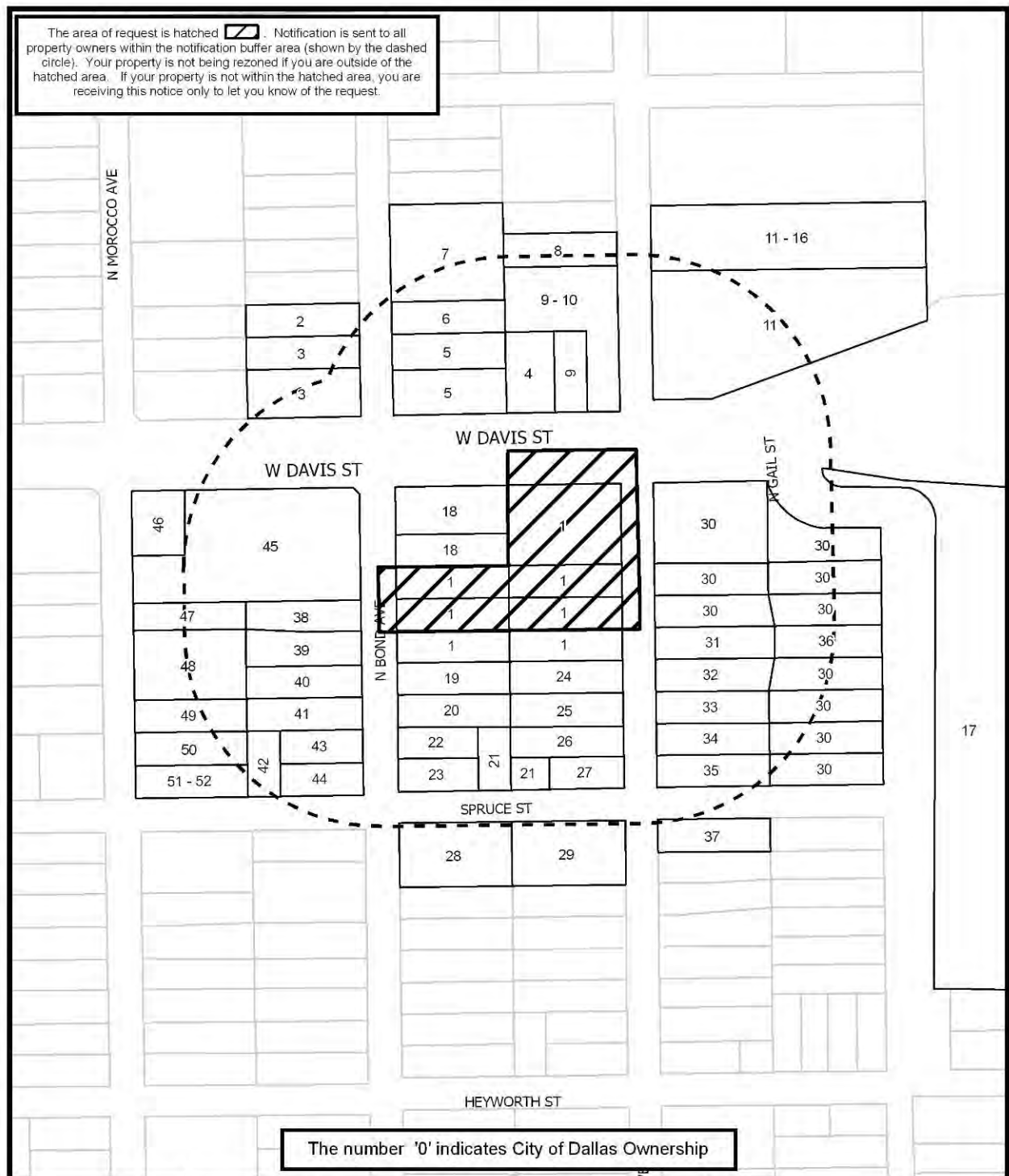
# ZONING HISTORY

Case no: Z112-211

Date: 4/20/2012



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



1:2,400

# NOTIFICATION

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

Case no: **Z112-211**

Date: **4/20/2012**

4/19/2012

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

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

Z112-211(MW)

4/19/2012

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

**FILE NUMBER:** Z112-217(MW)

**DATE FILED:** April 2, 2012

**LOCATION:** Northeast side of Lemmon Avenue, southeast of Throckmorton Street

**COUNCIL DISTRICT:** 14

**MAPSCO:** 35-X

**SIZE OF REQUEST:** ±0.3452 acre

**CENSUS TRACT:** 6.06

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**REPRESENTATIVE:** Robert Baldwin

**APPLICANT:** Taco Bell of America c/o Icon Engineering

**OWNER:** RP HH/Lemmon Properties, LP

**REQUEST:** An application for a Specific Use Permit for a restaurant with drive-in or drive-through service 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 restaurant with drive-through service.

**STAFF RECOMMENDATION:** Denial

**BACKGROUND INFORMATION:**

- The ±0.3452-acre request site is developed with a vacant ±3,026-square foot converted residence, which was constructed in 1915. The structure was most recently utilized as a furniture and gift shop (office showroom/warehouse per the 2002 the certificate of occupancy).
- The request site is surrounded by single family and multifamily residential to the north and east; surface parking and restaurant to the south; office and restaurant to the west and restaurant to the north.

**Zoning History:**

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

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Lemmon Avenue	Principal Arterial	80 feet

**Land Use:**

	Zoning	Land Use
Site	GR in PDD 193	Converted residence (vacant)
North	MF-2 in PDD 193	Single family; multifamily
East	MF-2 in PDD 193	Single family; multifamily
South	GR in PDD 193	Surface parking; restaurant
West	GR in PDD 193	Office; restaurant

**STAFF ANALYSIS:**

**Area Plans:**

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

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.

(3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

(6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

(7) To promote landscape/streetscape quality and appearance.

The applicant's proposal to develop the site with an auto-oriented use is not consistent with these objectives.

### **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 proposed auto-oriented use in this area of the City does not comply with the following goals and policies of the Comprehensive Plan.

**LAND USE ELEMENT**

**GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

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

**URBAN DESIGN ELEMENT**

**GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY**

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

**URBAN DESIGN**

**GOAL 5.2 Strengthen community and neighborhood identity**

Policy 5.2.1 Maintain neighborhood scale and character

**NEIGHBORHOOD ELEMENT**

**GOAL 7.1: PROMOTE VIBRANT AND VIABLE NEIGHBORHOODS**

Policy 7.1.2: Promote neighborhood-development compatibility.

Policy 7.1.3 Encourage a sense of community and identity.

**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 ±0.3452-acre request site is developed with a vacant ±3,026-square foot converted residence, which was constructed in 1915. The structure was most recently utilized as a furniture and gift shop (office showroom/warehouse per the 2002 the certificate of occupancy). The request site is surrounded by single family and multifamily residential to the north and east; surface parking and restaurant to the south; office and restaurant to the west and restaurant to the north.

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

**Traffic:**

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

**Parking:**

Pursuant to the PDD No. 193, a restaurant with drive-in or drive-through service requires one (1) space per 100 square feet of floor area. Therefore, the proposed ±1,600-square foot restaurant requires 16 spaces, as depicted on the proposed site plan.

**Landscaping:**

Landscaping must be provided in accordance the GR general Retail landscaping requirements of PDD No. 193, the Oak Lawn Special Purpose District.

**Proposed Conditions:**

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

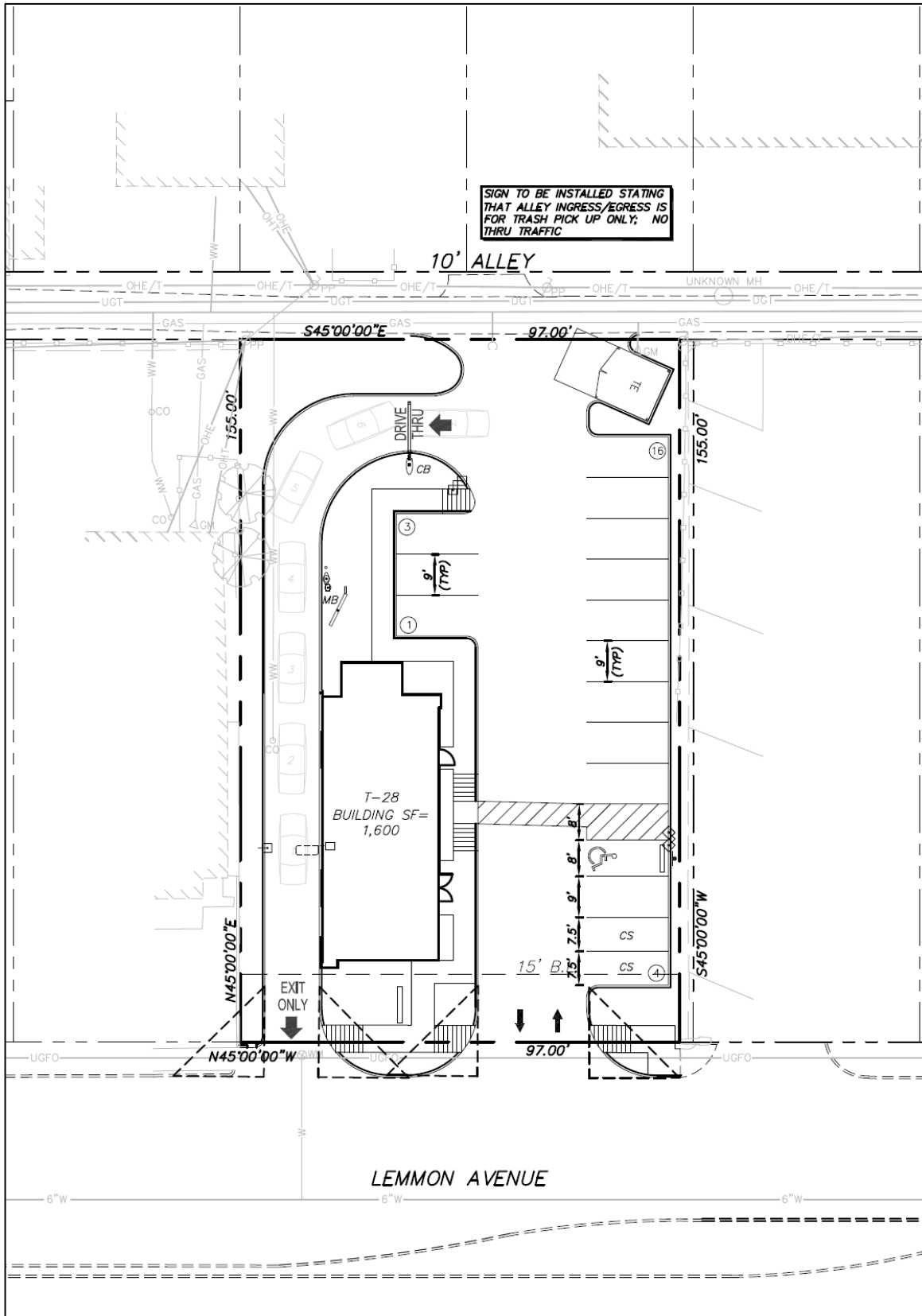


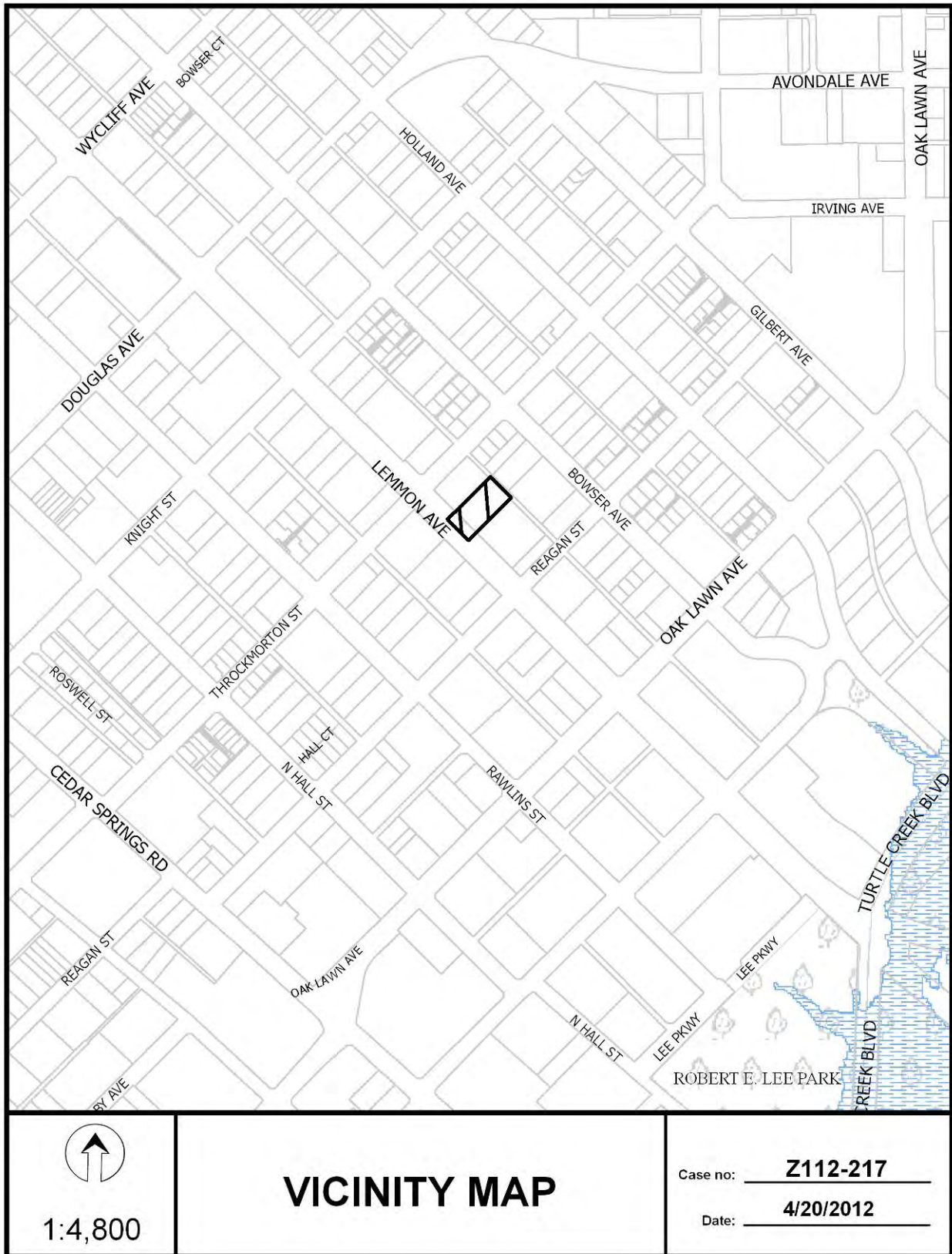
**Z112-217**  
**Applicant Proposed SUP Conditions**

**Note:** While staff does not support the request, conditions have been provided for the Commission's consideration.

1. USE: The only use authorized by this specific use permit is a restaurant with drive-in or drive-through service.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit automatically terminates on\_\_\_\_\_.
4. ALLEY ACCESS: Signage must be installed at the alley ingress/egress to inform customers that this ingress/egress is for trash pick-up only and not intended for through-traffic.
5. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
6. PARKING: Parking must be located as shown on the attached site plan.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

**Proposed Site Plan**



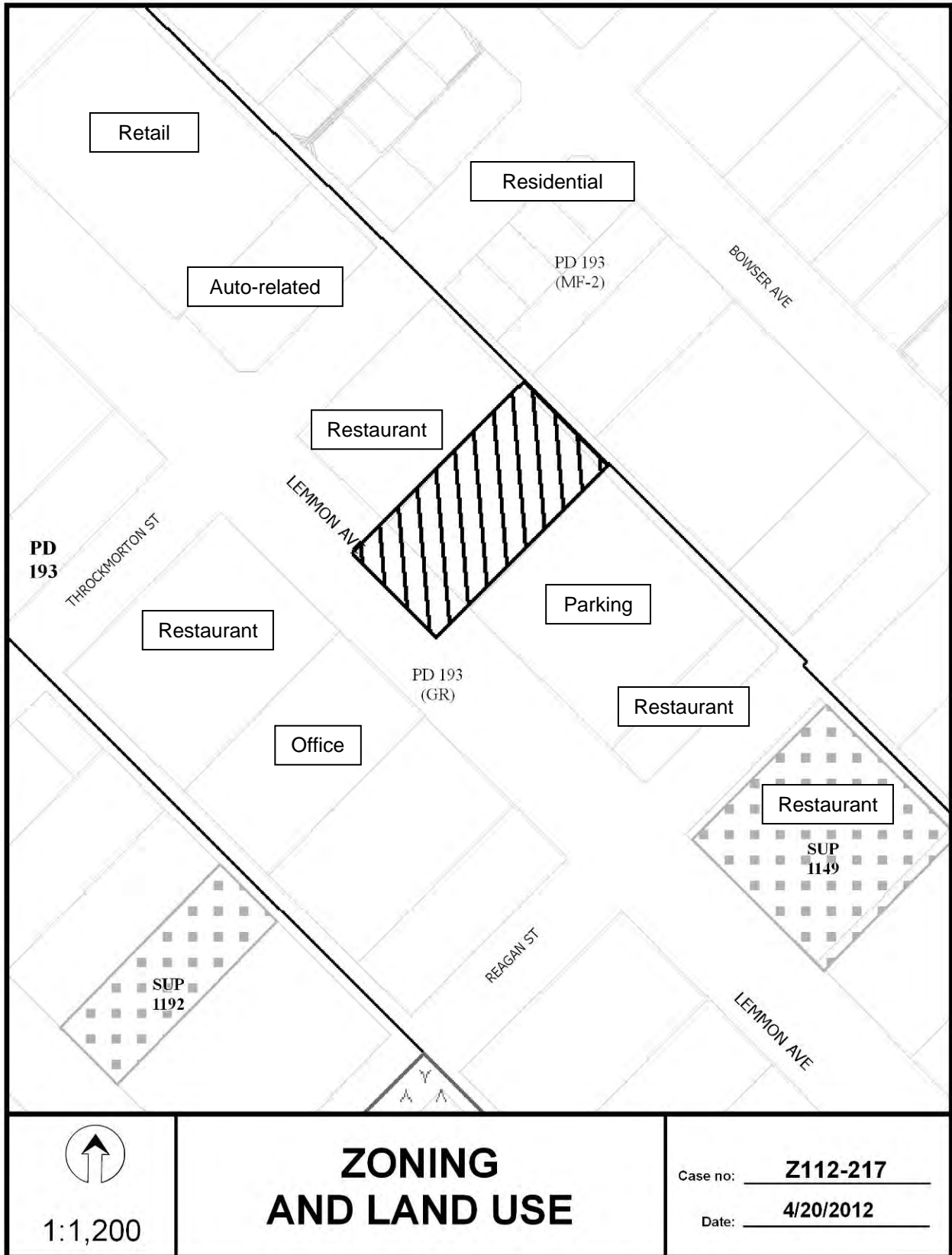


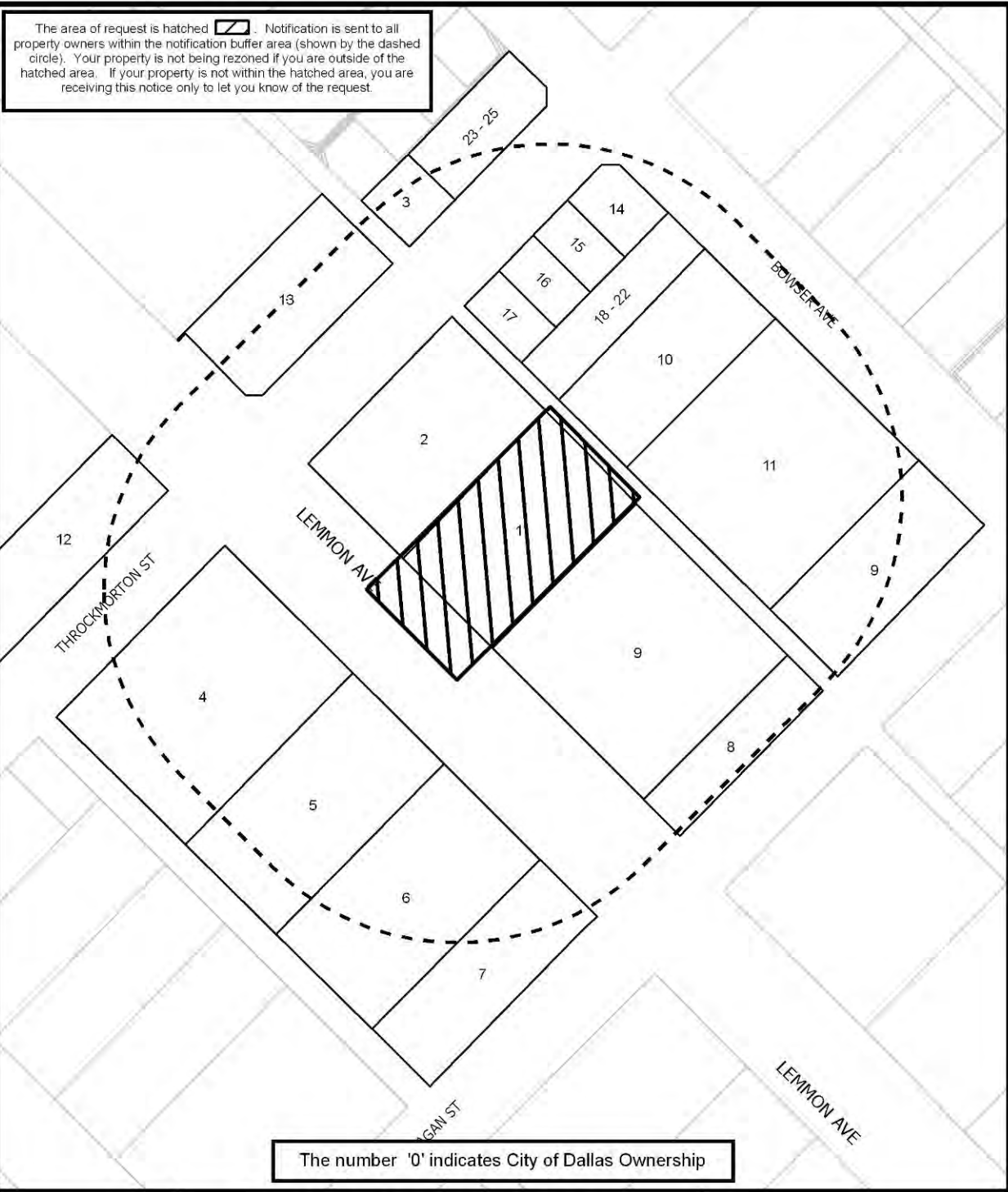
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### VICINITY MAP

Case no: Z112-217

Date: 4/20/2012





The number '0' indicates City of Dallas Ownership

  
1:1,200

**NOTIFICATION**

**200'** AREA OF NOTIFICATION

**25** NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z112-217**

Date: **4/20/2012**

***Notification List of Property Owners******Z112-217******25 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3922 LEMMON AVE	HJR INVESTMENTS LLC
2	3950 LEMMON AVE	TABU PROPERTY III LLC % US REALTY ADVISO
3	3515 THROCKMORTON ST	HERNANDEZ CARLOS
4	3923 LEMMON AVE	BLUE PROPERTIES LLC %MICHAEL SHEBAY
5	3915 LEMMON AVE	STANLEY GAINES & VICKIE
6	3911 LEMMON AVE	3911 LEMMON AVE ASSOCIATE % CONNIE COLEM
7	3903 LEMMON AVE	3903 LEMMON AVE LTD
8	3900 LEMMON AVE	PANOUSOPOULUS NICKOS
9	3906 LEMMON AVE	BERLIN RONALD P & GAIL M
10	3925 BOWSER AVE	GENTILE CARL & GINA M
11	3909 BOWSER AVE	DBS REAL ESTATE LP C/O S & S APARTMENTS
12	4001 LEMMON AVE	OLIVERIE DOMINICK
13	4004 LEMMON AVE	DALLAS LUBE VENTURE LLC
14	3929 BOWSER AVE	MORRISON CAROL
15	3520 THROCKMORTON ST	DITTO W PAUL JR & MARVELLE M
16	3516 THROCKMORTON ST	LUBIN DAVID A & MARY C JANOWIAK
17	3512 THROCKMORTON ST	VARGHESE SABU E & LEENA E
18	3927 BOWSER AVE	WOOLDRIDGE ANN F
19	3927 BOWSER AVE	CORBAN KENNETH EARL
20	3927 BOWSER AVE	SWANSON CARRIER E UNIT C
21	3927 BOWSER AVE	DORHERTY EDWARD D & ALISON F TRUSTEES UN
22	3927 BOWSER AVE	ROGERS JOHN NATHAN UNIT 3927E
23	4001 BOWSER AVE	DELACRUZ ROBERTO
24	4001 BOWSER AVE	HINOJOSA ARNOLD UNIT B
25	4001 BOWSER AVE	FRANZEN JASON A & LAURA M

**Planner: Warren F. Ellis**

**FILE NUMBER:** Z112-208(WE)                      **DATE FILED:** September 21, 2009

**LOCATION:** St. Augustine Road and Cushing Drive, northeast corner

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

**SIZE OF REQUEST:** Approx. 15,972 sq. ft.              **CENSUS TRACT:** 117.01

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**APPLICANT / OWNER:** Betty & Chung Hsu

**REPRESENTATIVE:** Betty Hsu

**REQUEST:** An application for an NO(A) Neighborhood Office District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District.

**SUMMARY:** The purpose of this request is to allow for a business to operate and serve the community. The proposed business will operate within an existing single family dwelling. The applicant has volunteered deed restrictions that prohibited specific uses on site.

**STAFF RECOMMENDATION:** Denial

**BACKGROUND INFORMATION:**

- The applicant’s request for an NO(A) Neighborhood Service District will allow for an existing single family dwelling to be used as an office use.
- The applicant has volunteered deed restrictions to limit the uses that may negatively impact the adjacent residential uses. The applicant will prohibit the following uses on site: adult day-care facility, cemetery or mausoleum, church, open-enrollment charter school or private school, public school other than an open-enrollment charter school, carnival or circus, and a medical clinic or ambulatory surgical center.
- The request site is surrounded by single family uses. The nearest retail district is located approximately 227 feet south of the request site.

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

1. Z089-283 On Thursday, November 19, 2009, the City Plan Commission recommended denial of an NS(A) Neighborhood Service District on property zoned an R-7.5(A) Single Family District (request site)

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
St. Augustine Road	Collector	60 ft.	60 ft.
Crush Drive	Local Street	80 ft.	80 ft.

**Land Use:**

	Zoning	Land Use
Site	R-7.5(A)	Single Family
North	R-7.5(A)	Single Family
South	R-7.5(A)	Single Family
East	R-7.5(A)	Single Family
West	R-7.5(A)	Single Family

**COMPREHENSIVE PLAN:** The *forwardDallas! Comprehensive Plan* is a guide or blueprint for existing and proposed developments throughout the City of Dallas. The request site is located on the outer edge of the Residential Neighborhoods building blocks. The Residential Neighborhood Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow,



Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections. Even though the Residential Building Block specifies that some shops, restaurants or institutional uses may be located at the edge of the single family neighborhood or at key intersections, the request site does not meet this provision of the Building Block. The nearest retail district is located approximately 227 feet south and approximately 850 feet north of the request site.

## **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.

### **STAFF ANALYSIS:**

**Land Use Compatibility:** The request site is located within a residential zoning district and is within an existing single family dwelling. The applicant is requesting to change the R-7.5(A) Single Family District to an NO(A) Neighborhood Service District to allow for an office use to operate within the one-story single family dwelling. The applicant is proposing to use an existing residential structure as an office use to provide services to the adjacent residential community.

In addition, the applicant has volunteered deed restrictions to limit the uses that may negatively impact the residential uses. The applicant will prohibit the following uses on site; an adult day-care facility, cemetery or mausoleum, church, open-enrollment charter school or private school, a public school other than an open-enrollment charter school, carnival or circus, and a medical clinic or ambulatory surgical center.

The NO(A) District is a use that is compatible to adjacent single family uses, however, because the location of the request site is surrounded by residential uses, the proposed zoning district is considered an encroachment of a non-residential district into a residential district. However, staff could be supportive of the NO(A) District if the request site was at the edge of the residential district.

There are several areas to the north and south of the request site that are zoned a CR Community Retail District. The CR Districts are located approximately 343 feet north and 227 feet south of the request site. An office use is a permitted use in the CR District.

The proposed use could have a negative impact on the surrounding residential uses because the location of the encroachment of an NO(A) District in a residential neighborhood.

**Development Standards:**

<b><u>DISTRICT</u></b>	<b>SETBACKS</b>		<b>Density</b>	<b>Height</b>	<b>Lot Coverage</b>	<b>Special Standards</b>	<b>PRIMARY Uses</b>
	<b>Front</b>	<b>Side/Rear</b>					
NO(A) – Proposed Neighborhood Office	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	50%	Proximity Slope Visual Intrusion	Office
R-7.5(A) – Existing Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family

**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 determined that it will not impact the surrounding street system for the proposed development.

**PROPOSED DEED RESTRICTIONS**

DEED RESTRICTIONS

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

I.

The undersigned, Chung-Chieh Hsu, a President ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the Noah Henderson Survey, Abstract No. 583, City Block A/7881, City of Dallas, Dallas County, Texas, and being that same tract of land conveyed to the Owner by FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION, by and through its Attorney –in–Fact, Brice, VanderLinden & Wernick, P.C., by deed dated, March 30, 2009 and recorded in Volume39 , Page139, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

Lot 1, Block A/7881, of EVELLYN LAVELLE HEIGHTS ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 39, Page139, Map/Plat Records of Dallas County, Texas.

II.

The Owner does hereby prohibit the following uses on the Property to wit:

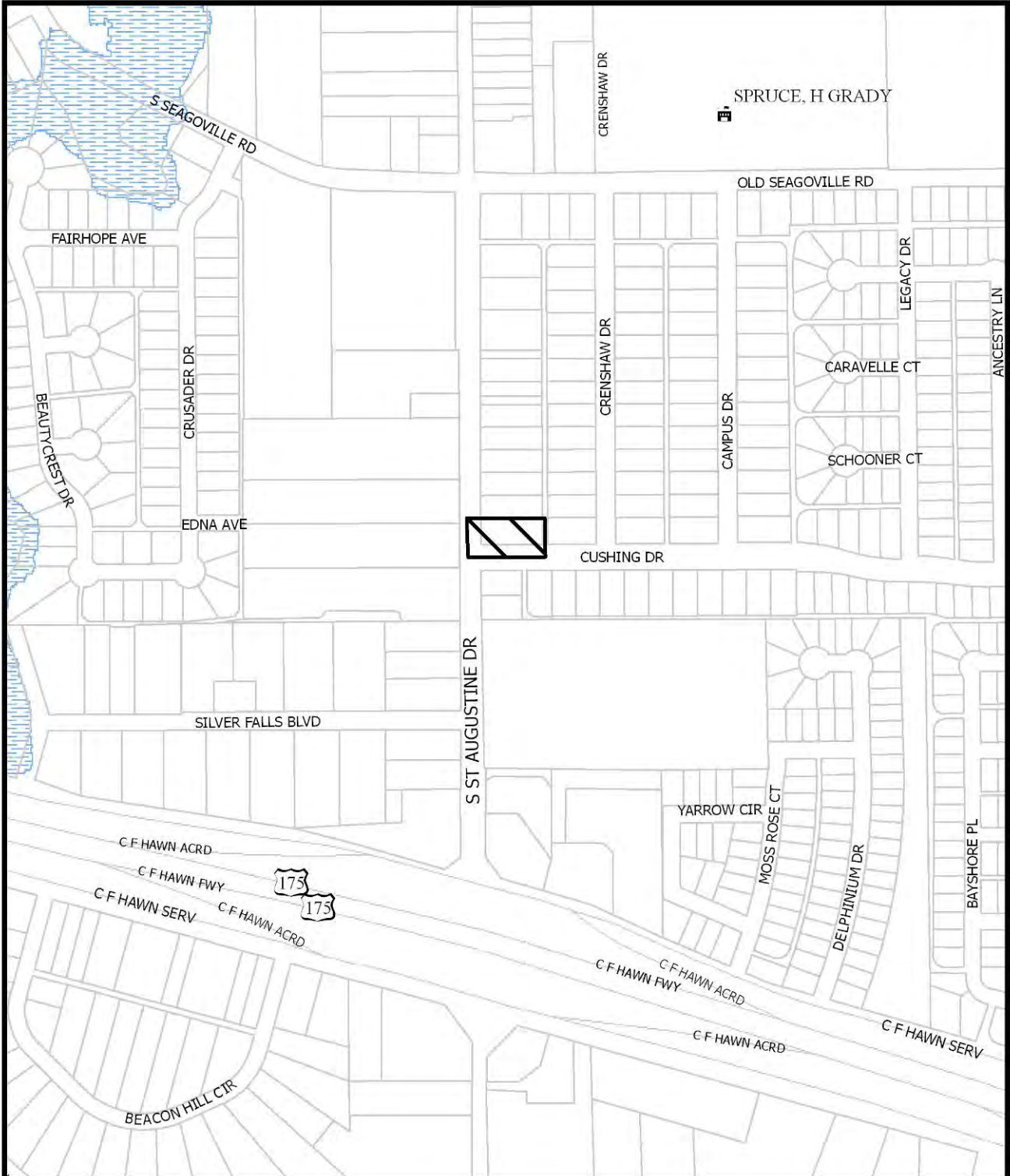
Adult day care facility, Cemetery or mausoleum, Church, open enrollment charter school or private school, public school other than an open –enrollment charter school, carnival or circus, Medical clinic or ambulatory surgical center Business School, Recycling drop-off container, Recycling drop-off special occasion collection.

III.

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

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

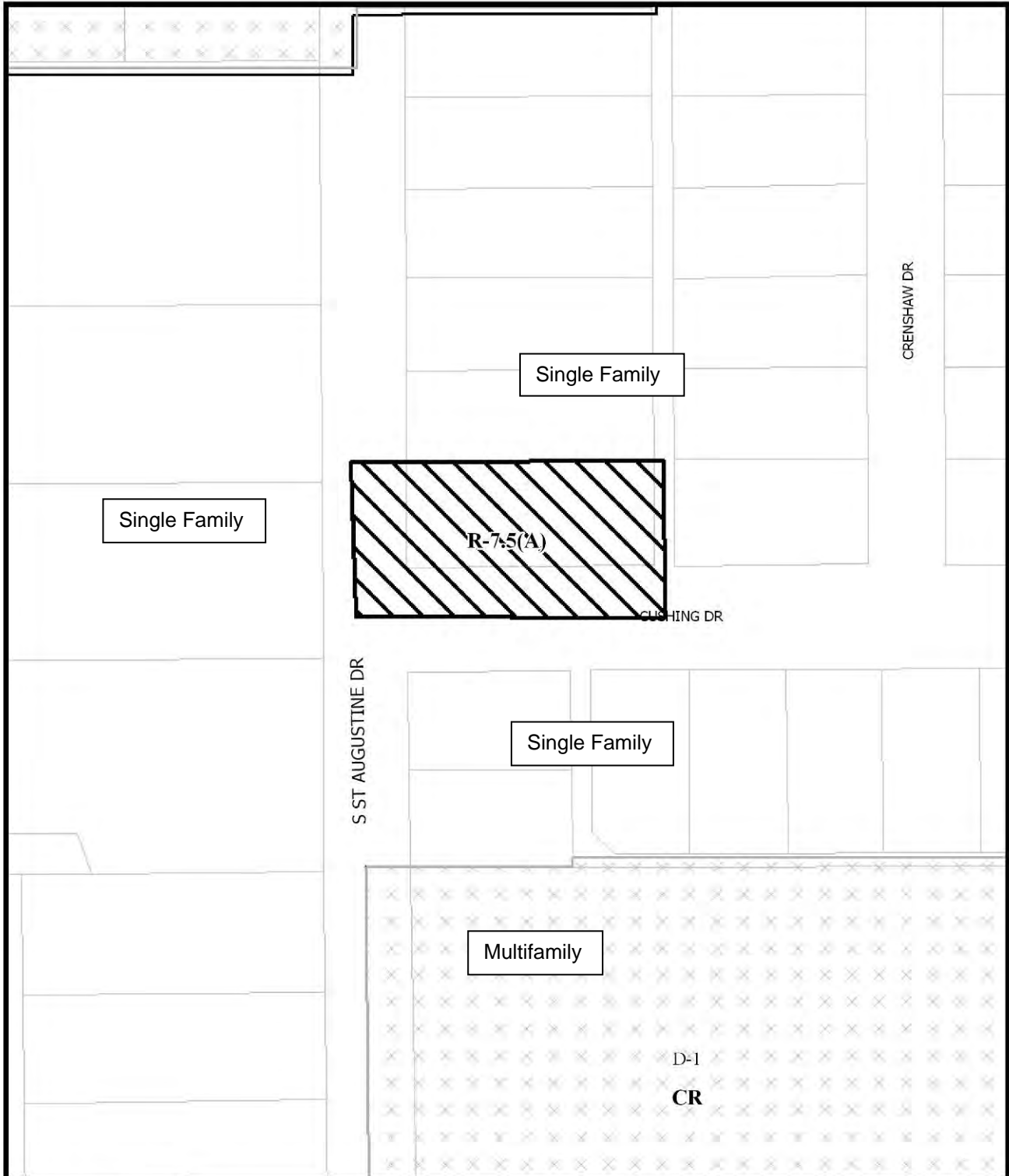


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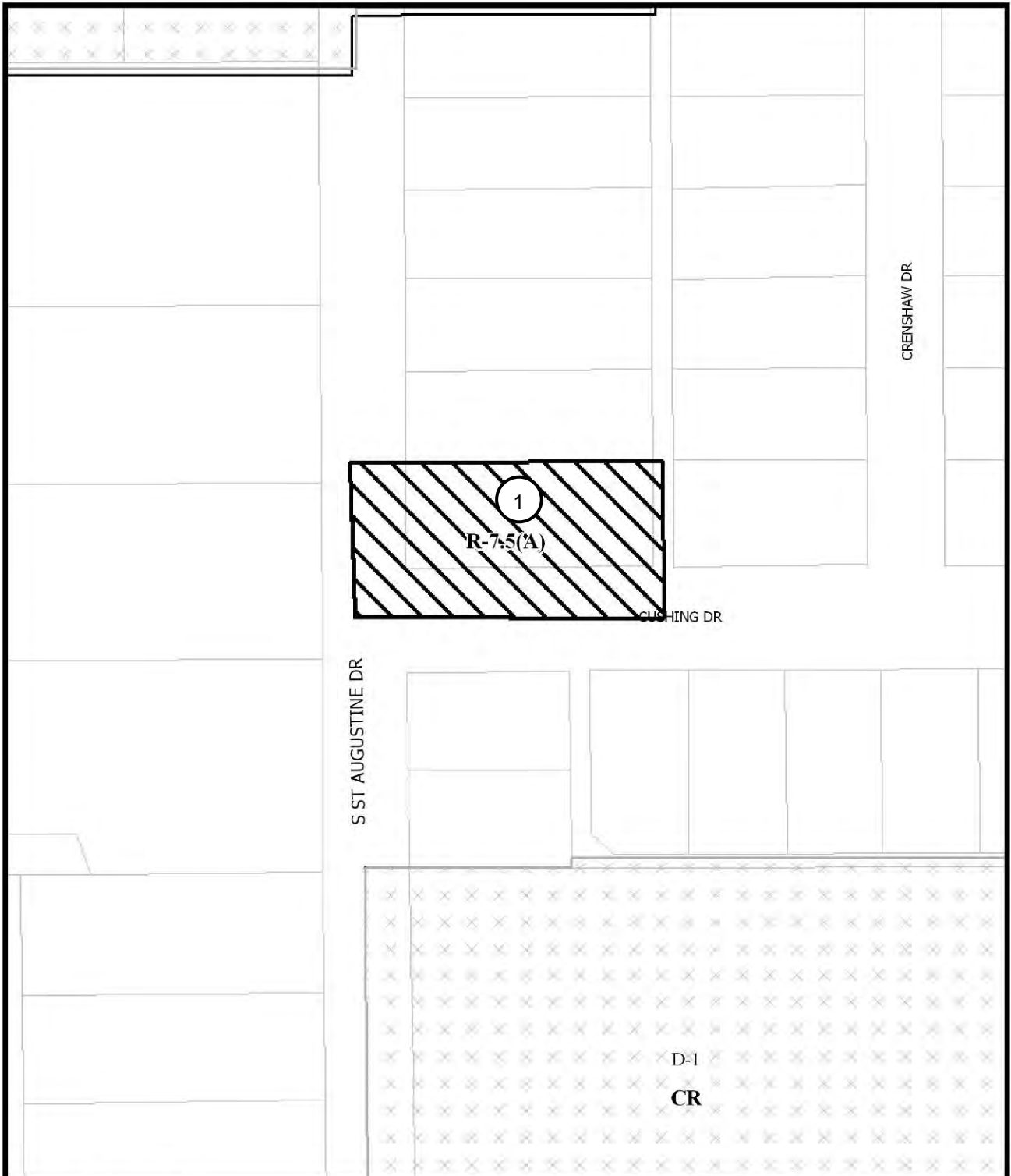
# VICINITY MAP


Case no: Z112-208

Date: 4/20/2012



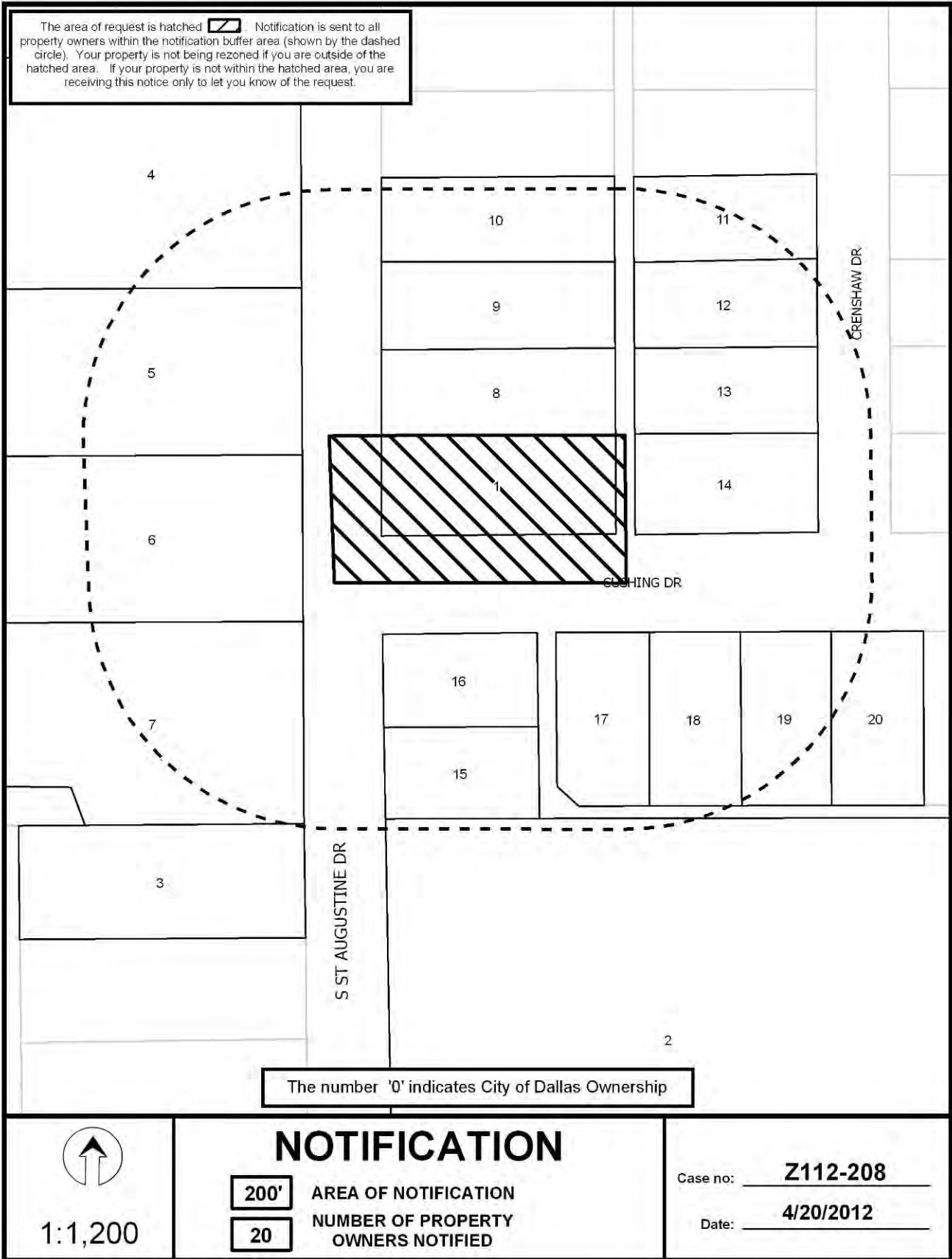
 1:1,200	<b>ZONING AND LAND USE</b>	Case no: <u>    Z112-208    </u> Date: <u>    4/20/2012    </u>
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1:1,200

# ZONING HISTORY

Case no: Z112-208  
Date: 4/20/2012





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

***Z112-208***

***20 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	376 ST AUGUSTINE RD	GALASYS INC
2	414 ST AUGUSTINE RD	SPRUCE SQUARE LLC
3	441 ST AUGUSTINE RD	ZUNIGA JOSE & MARTHA C
4	335 ST AUGUSTINE RD	SCOTT WILLIAM E
5	353 ST AUGUSTINE RD	CANALAS JUAN
6	411 ST AUGUSTINE RD	CARE CENTER MINISTRIES INC
7	431 ST AUGUSTINE RD	FEW SYLVESTER
8	370 ST AUGUSTINE RD	SANCHEZ ARTURO & MARIA
9	366 ST AUGUSTINE RD	LENAMOND ELAINE
10	362 ST AUGUSTINE RD	GARCIA JESUS R
11	361 CRENSHAW DR	OVALLE TEODORO & MARIA
12	365 CRENSHAW DR	VILLEGAS ISIDRO
13	369 CRENSHAW DR	CLEVINGER DEBRA
14	375 CRENSHAW DR	VELMA ALFRED
15	412 ST AUGUSTINE RD	FEW TAMMY
16	406 ST AUGUSTINE RD	CANAS MARIA G
17	9616 CUSHING DR	MORENO PEDRO
18	9620 CUSHING DR	ANDREWS RALPH E & DEBORAH D
19	9626 CUSHING DR	SALAZAR FIDEL & SALAZAR CARMEN
20	9630 CUSHING DR	WIPFEL THERESA A & LARRY

**Planner: Warren F. Ellis**

**FILE NUMBER:** Z112-214(WE)                      **DATE FILED:** March 15, 2012  
**LOCATION:** North side of Grand Avenue between South Good Latimer  
Expressway and South Malcolm X Boulevard  
**COUNCIL DISTRICT:** 7                                      **MAPSCO:** 46-S, U  
**SIZE OF REQUEST:** Approx. 12.93 acres              **CENSUS TRACT:** 203

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**APPLICANT / OWNER:** Dallas Independent School District (see attached list of  
Board Members)

**REPRESENTATIVE:** MASTERPLAN  
Karl Crawley

**REQUEST:** An application for a Planned Development District for a  
public school other than an open-enrollment charter school  
and MF-2(A) Multifamily Subdistrict uses on property zoned  
an MF-2(A) Multifamily Subdistrict, an NC Neighborhood  
Commercial Subdistrict and an CC Community Commercial  
Subdistrict within Planned Development District No. 595, the  
South Dallas/Fair Park Special Purpose District.

**SUMMARY:** The purpose of this request is to permit DISD to construct a  
250,000 square foot middle school.

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

**BACKGROUND INFORMATION:**

- The Dallas Independent School District is proposing to construct a three-story, 215,616 square foot middle school on approximately 12.93 acres. The campus will have a Youth and Family Center which will provide a variety of social, recreational and medical services to the students and their family members. The Youth and Family Center is considered an accessory use to the main campus.
- The applicant’s request for a Planned Development District is to modify the screening requirements for the off-street parking and loading areas and allow for fences in the required yard setback. The proposed middle school will comply with the development standards and regulations under an MF-2(A) Multifamily District.
- DISD has designated an expansion area on the development plan for the middle school that will allow for an additional 30,000 square feet of floor area on campus. The maximum floor area, including the expansion area for the middle school is approximately 245,616 square feet. The maximum student enrollment is anticipated to reach approximately 1,250 students.
- The surrounding land uses consist of a mix of commercial, residential and retail uses.

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

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
South Good Latimer Expressway	Principal Arterial	80 ft.	80 ft.
Grand Avenue	Collector	60 ft.	60 ft.
South Malcolm X Boulevard	Collector	65 ft.	65 ft.
Coombs Street	Local	36 ft.	36 ft.
Clarence Street	Local	50 ft.	50 ft.

**Land Use:**

	<b>Zoning w/in PDD No. 595</b>	<b>Land Use</b>
<b>Site</b>	MF-2(A), CC, NC	Undeveloped
<b>North</b>	NC, RS-C	Commercial
<b>South</b>	MF-2(A), NC, SUP No. 1348	Undeveloped, Single Family, Multifamily, Retail, Commercial Service Center
<b>East</b>	NC	Undeveloped, Auto Related uses
<b>West</b>	CC	Commercial

**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 Urban Mixed Use Building Block.

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

**LAND USE**

**GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

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

**STAFF ANALYSIS:**

**Land Use Compatibility:** The 12.93 acre site is undeveloped and adjacent to a mix of commercial and industrial uses; with additional land uses surrounding the request site of retail and residential uses. The Dallas Independent School District (DISD) is proposing to construct a three-story, 215,616 square foot middle school that will replace two

existing middle school campuses that were closed; Dade Middle School and Pearl C Anderson Middle School. The new campus is anticipating a maximum enrollment of approximately 1,250 students.

The proposed Middle School will also provide a multi-functional facility where a combination of social, recreational, welfare, health, rehabilitation, counseling, educational, referral, or out-patient medical, dental, or optical treatment services are provided to students and their family members. The service will be provided on campus in a Youth Service Center.

The applicant's request for a Planned Development District is twofold: 1) to modify the screening requirements for the off-street parking and loading areas; and 2) to permit fences in the required yard setbacks. These modifications involve eliminating screening of the school's off-street parking areas. The representative has indicated that DISD has a policy of not screening the parking areas due to the safety concerns for the students and faculty members.

The off-street parking area will be secured with a perimeter fence. The development code prohibits any fences above four feet in height in the required front yard. The proposed middle school will comply with the development standards and regulations as outlined in the MF-2(A) Multifamily District regulations except for the two exceptions mentioned above.

DISD has also designated an area for future modular of approximately 17,600 square feet on the development plan. This expansion area will permit DISD to construct and/or place additional modular buildings within the designated area.

Staff has reviewed and recommends approval of the applicant's request for a Planned Development District for a public school other than an open-enrollment charter school, subject to a revised development plan, landscape plan, traffic management plan and conditions. The proposed school should not adversely impact the surrounding area.

**Development Standards:**

DISTRICT w/in PDD No. 595	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
MF-2(A) - Existing Multifamily	15'	15'	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
NC - Existing Neighborhood Commercial	0'	15' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	40%		Retail & personal service, office
CC - Existing Community Commercial	0'	15' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 retail 0.75 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office
Proposed PDD Multifamily& Public School	50'	25'	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, Middle school

**Parking:** The requirement for off-street parking for a middle school, pursuant to the Dallas Development Code is one and three and one half space for each middle school classroom.

The number of required off-street parking spaces for the proposed middle school is 126 spaces and the applicant is proposing to provide 226 off-street parking spaces. The total number of proposed classrooms determines the number of required parking spaces. DISD is proposing approximately 36 classrooms for the middle school.

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

**Landscaping:** For a public school other than an open-enrollment charter school, landscaping will be in accordance with the landscape plan. However, for other uses, landscaping must be in accordance with the landscaping requirements in 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.

**Miscellaneous- conditions:** Staff has reviewed and supports the proposed conditions. However, there may be some minor changes to the attached development plan as it relates to the sidewalk widths and circulation near the bus lanes. Staff is working with the applicant’s representative to implement the “Complete Street Pilot Program” by creating a wider streetscape along Grand Avenue. A revised development plan will be handed out at the briefing session if the changes are made to the plan.

<b>BOARD OF TRUSTEES DISD</b>
-----------------------------------

<b>District 1</b>	Elizabeth Jones
<b>District 2</b>	Mike Morath
<b>District 3</b>	Dan Micciche
<b>District 4</b>	Nancy Bingham, Board Secretary
<b>District 5</b>	Lew Blackburn, Ph. D., President
<b>District 6</b>	Carla Ranger
<b>District 7</b>	Eric Cowan, Second Vice President
<b>District 8</b>	Adam Medrano, First Vice President
<b>District 9</b>	Bernadette Nutall

**PROPOSED PDD CONDITIONS**

**ARTICLE**

**PD**

**SEC. 51P-\_\_\_\_.101. LEGISLATIVE HISTORY.**

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

**SEC. 51P- \_\_\_\_ .102. PROPERTY LOCATION AND SIZE.**

PD \_\_\_\_ is established on property located at the north side of Grand Avenue between South Good Latimer Expressway and South Malcolm X Boulevard. The size of PD \_\_ is approximately 12.93 acres.

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

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

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

(c) In this district, ACCESSORY YOUTH AND FAMILY CENTER means a multi-functional facility sponsored or operated by a school as an accessory use to the school use where a combination of social, recreational, welfare, health, rehabilitation, counseling, educational, referral, or out-patient medical, dental, or optical treatment services are provided to students and their family members.

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

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

The following exhibits are incorporated into this article:

- (1) Exhibit \_\_\_\_A: development plan.
- (2) Exhibit \_\_\_\_B: landscape plan
- (3) Exhibit \_\_\_\_C: traffic management plan.



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

(a) For a public school other than an open-enrollment charter school, development and use of the Property must comply with the development plan (Exhibit \_\_\_\_A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

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

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

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the MF-2(A) Multifamily District, subject to the same conditions applicable in the MF-2(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-2(A) Multifamily 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 District is subject to DIR in this district; etc.

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

**SEC. 51P- \_\_\_\_ .107. ACCESSORY USES.**

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

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

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

(a) In general. Except as provided in his section, the yard, lot and space regulations for the MF-2(A) Multifamily District apply.

(b) Front yard. For a public school other than an open-enrollment charter school, minimum front yard is 50 feet as shown on the development plan.

(c) Side and rear yard. For a public school other than an open-enrollment charter school, minimum side and rear yard is 25 feet as shown on the development plan.

(d) Floor area. For a public school other than an open-enrollment charter school, maximum floor area is 250,000 square feet.

(e) Lot Coverage. Maximum lot coverage is

(1) 50 percent for a public school other than an open-enrollment charter school;

(2) 60 percent for residential structures; and

(3) 25 percent for nonresidential structures.

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

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

(a) 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) For a public school other than an open-enrollment charter school, a minimum of 126 off-street parking and loading spaces must be provided as shown on the development plan. Future expansion of the public school other than an open-enrollment charter school must adhere to the off-street parking requirements in Division 51A-4.200.

(c) For a public school other than an open-enrollment charter school, screening the parking and loading areas are not required.

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

See Article VI.

**SEC. 51P- \_\_\_\_\_.111. FENCING and ATHLETIC FIELDS.**

(a) A minimum 4-foot-high fence must be provided in the location shown on the development plan.

(b) For a public school other than an open-enrollment charter school, a 4-foot-high fence is permitted in the required yard.

(c) Athletic structures, such as dug outs are permitted in the front yard and in the location shown on the development plan.

**SEC. 51P-\_\_\_\_.112. LANDSCAPING AND TREE REPLACEMENT.**

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

(b) For a public school other than an open-enrollment charter school, landscaping must be provided as shown on the landscape plan.

(c) Replacement trees may be planted on any public school other than an open-enrollment charter school site within five miles of the Property

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

**SEC. 51P- \_\_\_\_.113. SIGNS.**

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

**SEC. 51P-\_\_\_\_.114. TRAFFIC MANAGEMENT PLAN.**

(a) In general. Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit \_\_\_\_B).

(b) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by **November 1, 2016**. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1 of each even-numbered year.

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

- (A) ingress and egress points;
- (B) queue lengths;
- (C) number and location of personnel assisting with loading and unloading of students;

- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level;
- (G) circulation;

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

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

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

(c) Phase II. Before issuance of a building permit for Phase II, the Property owner or operator shall:

(A) submit additional data to the director showing the number of students who live within walking distance of the school, how many students actually walk to school, and how many students use public transportation; and

(B) submit an amended traffic management plan.

(d) Amendment process.

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

(2) In order to amend a traffic management plan, the Property owner or operator must provide data showing the number of students who live within walking distance of the school, how many students actually walk to school, and how many students use public transportation.

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

**SEC. 51P- \_\_\_\_\_.115.**

**ADDITIONAL PROVISIONS.**

- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (a) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

**SEC. 51P- \_\_\_\_\_.116.**

**COMPLIANCE WITH CONDITIONS.**

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, 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.









**Traffic Management Plan**

**TRAFFIC MANAGEMENT PLAN**

A Traffic Management Plan (TMP) is important to maintain an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up.

The analysis summarized below utilizes the proposed site plan to identify the projected queuing (i.e., vehicle stacking) space needed on site to accommodate the projected peak demands related to drop-off/pick-up for the School. A concerted effort by the school administration and the parents is encouraged to provide and maintain safe and efficient traffic operations.

***School Hours***

The school is expected to operate on a uniform daily schedule. Classes on typical school days for all grades will begin at 8:30 AM and conclude at 3:30 PM. While these are the scheduled class times, it can be assumed that not all students will enter /exit the site at these exact times based upon normal distribution patterns. Occasional special events at the school that generate traffic may also occur outside the traditional peak drop-off and pick-up periods; while some of the measures presented in this report may be applicable in conjunction with special events, these traffic characteristics are not covered in this analysis.

***Passenger Vehicles***

**Queue Lengths**

A goal for any school is to accommodate all vehicular queuing and drop-off/pick-up procedures on private property (i.e., off public right-of-way). A standardized technique for projecting necessary queue length does not exist, however DeShazo has developed a proprietary methodology for estimating peak vehicular queue at public Middle Schools based upon historical studies conducted by DeShazo at various similar school sites. Maximum queuing at schools consistently occurs during the afternoon peak period when students are being picked-up by private automobile — the morning period is typically not a significant traffic issue since the drop-off activity is more temporally distributed and occurs much more quickly than student pick-up. The DeShazo model projects the peak queue conditions experienced during the afternoon peak hour.

Based upon the DeShazo model, the maximum number of vehicles in queue during the PM peak hour is equivalent to approximately 35% of the total inbound PM peak hour traffic volume. [NOTE: Since, this TMP is designed for the ultimate scenario, the total enrollment of 1,250 students was used to calculate the total inbound PM peak hour inbound volume.] The PM peak hour inbound volume is calculated as follows:

1. Calculate the site generated trip ends for “Middle Schools” based upon the projected number of students using the ITE *Trip Generation* equations. [ITE *Trip Generation* is a compilation of actual traffic generation data by land use as collected over several decades by creditable sources across the country, and it is accepted as the standard methodology to determine trip generation volumes for various land uses where sufficient data exists.]

2. Increase the peak hour trip ends by 25% (i.e. apply a factor of +1.25).

*NOTE: Application of the DeShazo-adjusted methodology described above yields trip generation values greater than the default trip totals otherwise derived using the standard ITE equations for “Middle Schools”.*

For the DISD-Billy Dade Middle School, the following assumptions were employed in the DeShazo Model:

- 1,250 total students
- Up to ten (10) school buses will be used at this location

Trip generation equations/rates for the ITE Land Use Code 522 - Middle School were used in the DeShazo model (excerpts from the ITE *Trip Generation* are provided in **Appendix A**).

Based on DeShazo’s methodology the maximum passenger vehicle queue for the school was estimated to be **76 vehicles** or 1,520 linear feet (@ 20 feet/vehicle). More information and detailed queue calculations are also provided in **Appendix A**.

## **Circulation**

Access to the school, including the primary site ingress (“School Driveway 1”) and two minor driveways (“Driveways 2 and 3”), will be located on Grand Avenue; one, egress-only driveway (“School Driveway 4”) will be provided on Malcolm X Boulevard and aligned with Clarence Street. A partially one-way internal roadway will connect Driveways 1 and 4 and provide access to the main parking lots and queuing area for parent vehicles during drop-off and pick-up periods. Driveways 2 and 3 will be connected internally by a small loop road and will provide the loading and queuing area for buses during peak drop-off and pick-up periods.

Passenger vehicles dropping-off/picking-up students will enter the school property at Driveway 1 via left turn or right turn from Grand Avenue. Once inside the site, vehicles shall form a single queue line, circulate through the staff parking lot before continuing on to the one-way, clockwise loop road along the northern perimeter of the school building to reach the designated drop-off/pick-up location. The designated loading/unloading area is located on the north side of the school building towards the eastern end of the loop road.

Student loading/unloading should occur from the first 4 to 6 vehicles of the queue lane. A single-lane queue should be sufficient for the morning drop-off activity as it is more temporally distributed. However, for the afternoon pick-up period, a two-lane queue formation is recommended along the loop road between the loading area and the staff parking lot. In this case, the student loading should occur from the first 4 to 6 vehicles from each of the two queue lanes. A two-lane loading procedure described herein would require greater oversight and active management in order to ensure pedestrian safety. The loop road from the start of the loading/unloading area to the northern access point of the staff parking lot is wide enough to accommodate three lanes. This will provide two lanes of queuing with the third (outermost) lane to be used as an “escape lane” between loading/unloading area and the staff parking lot. The remaining portion of the loop road between northern access point of the staff parking lot and Grand Avenue should facilitate two-way circulation. To exit, vehicles should continue straight and use Driveway 4/Clarence Street and turn right or left onto Malcolm X Boulevard.

Detailed illustrations of the proposed circulation plan are provided in **Exhibit 2**.

### **Staff Assistance**

To optimize safety, it is important to have a staff from the school present where- and whenever students are dropped-off or picked-up, including the bus area (if applicable). The general responsibility of the authorized staff is to ensure all vehicles in the immediate vicinity of the designated loading area are in a fully stopped condition before loading/unloading occurs and to provide general oversight and limited assistance (where practical to do so). At the appropriate interval, the authorized staff should instruct motorists when it is safe to advance/exit. In the morning, at least two staff members should be available at the designated passenger drop-off area to guide and assist vehicles to designated locations and direct students into the school building. Likewise, during the afternoon, at least two staff members should be available at the designated passenger loading area to facilitate orderly and expedient passenger loading. A greater presence is needed in the afternoon to manage the increased volume of vehicular and pedestrian traffic.

It is recommended that the staff should oversee operations and ensure traffic flows according to the TMP. Other general protocols to be imposed:

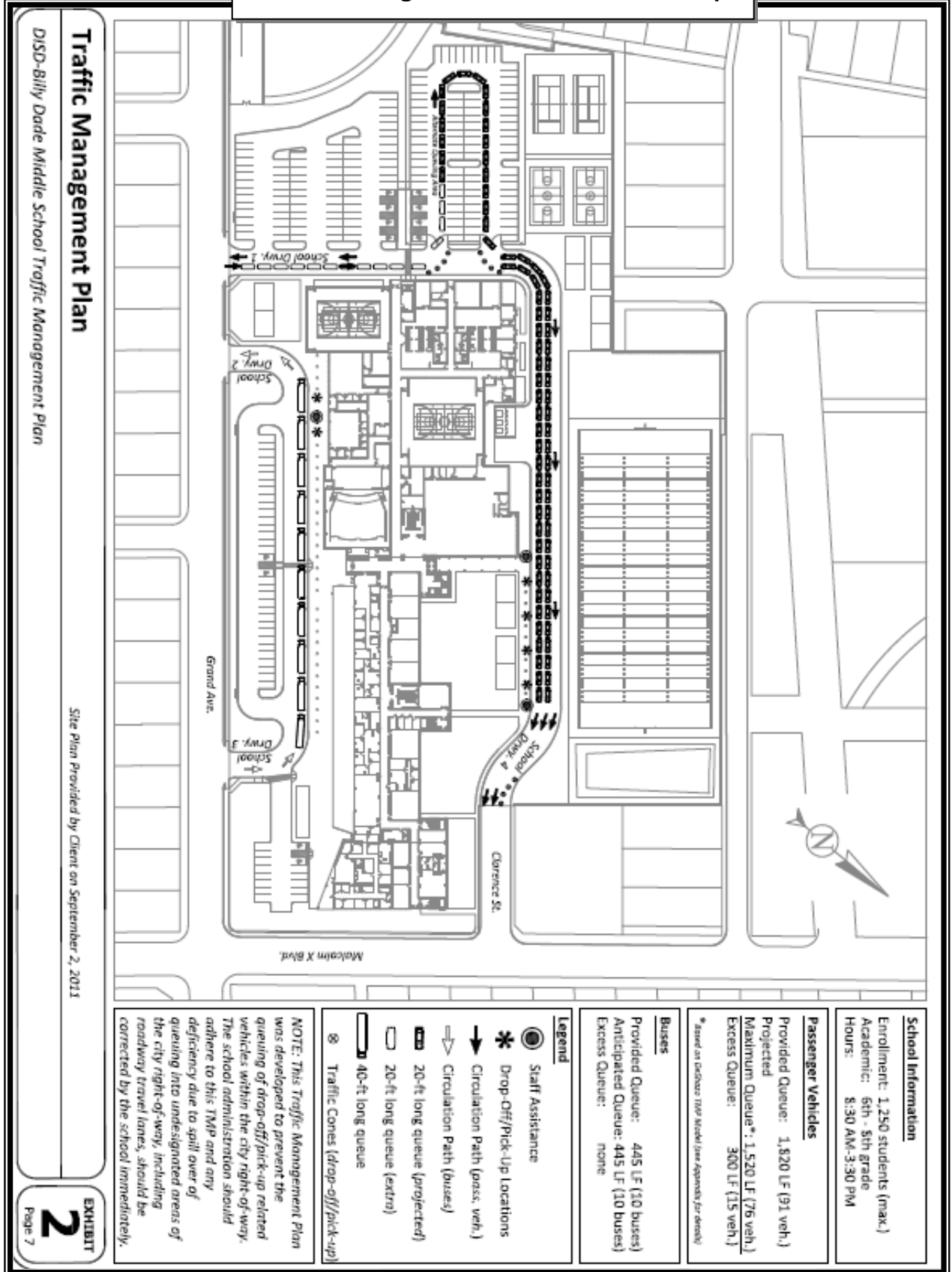
- parking in the queue lanes should be discouraged
- passenger unloading and loading should only occur as described in this TMP

### **Bus Circulation**

According to information provided by **Kell Muñoz|KAI Texas** architects, up to 10 school buses are planned to serve the peak hour student arrivals and departures for this school.

The site provides a separate, designated school bus drop-off/pick-up area on the south side of the school building. The bus loading area provides approximately 445 ft of queue length, which could accommodate up to ten school buses at a space allocation of 45 feet per bus (40 feet length per bus plus five feet gap between two buses). Buses should enter school bus dropoff/ pick-up area from east/westbound Grand Avenue by left/right-turn on Driveway 3 and exit the school from Driveway 2 on to Grand Avenue. At least two staff members should be present at the bus unloading/loading area to guide vehicles to designated location and direct students into the school building.

### Traffic Management Plan Circulation Map



### Traffic Management Plan

DISD-Billy Dade Middle School Traffic Management Plan

Site Plan Provided by Client on September 2, 2011

#### School Information

Enrollment: 1,250 students (max.)  
 Academic: 6th - 8th Grade  
 Hours: 8:30 AM-3:30 PM

#### Passenger Vehicles

Provided Queue: 1,820 LF (91 veh.)  
 Projected Maximum Queue\*: 1,520 LF (76 veh.)  
 Excess Queue: 300 LF (15 veh.)

\*Based on District TMAP Model (see Appendix for details)

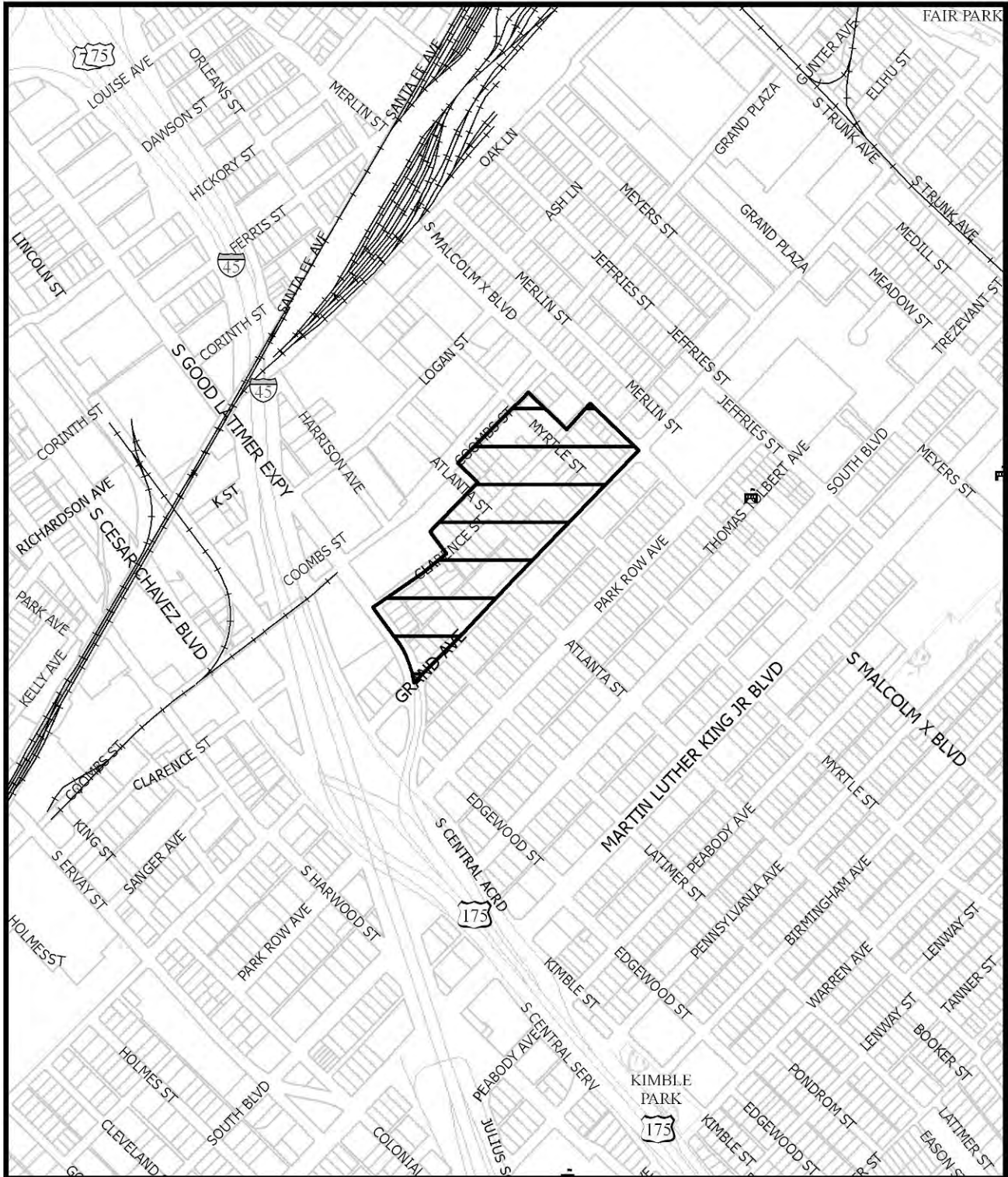
#### Buses

Provided Queue: 445 LF (10 buses)  
 Anticipated Queue: 445 LF (10 buses)  
 Excess Queue: none

#### Legend

- Staff Assistance
- \* Drop-Off/Pick-Up Locations
- Circulation Path (grass, veh.)
- ⇄ Circulation Path (buses)
- ▭ 20-ft long queue (projected)
- ▭ 20-ft long queue (extra)
- ▭ 40-ft long queue
- ⊗ Traffic Cones (drop-off/pick-up)

**NOTE:** This Traffic Management Plan was developed to prevent the queuing of drop-off/pick-up related vehicles within the city right-of-way. The school administration should adhere to this TMAP and any deficiency due to spill over of queuing into undesignated areas of the city right-of-way, including roadway travel lanes, should be corrected by the school immediately.

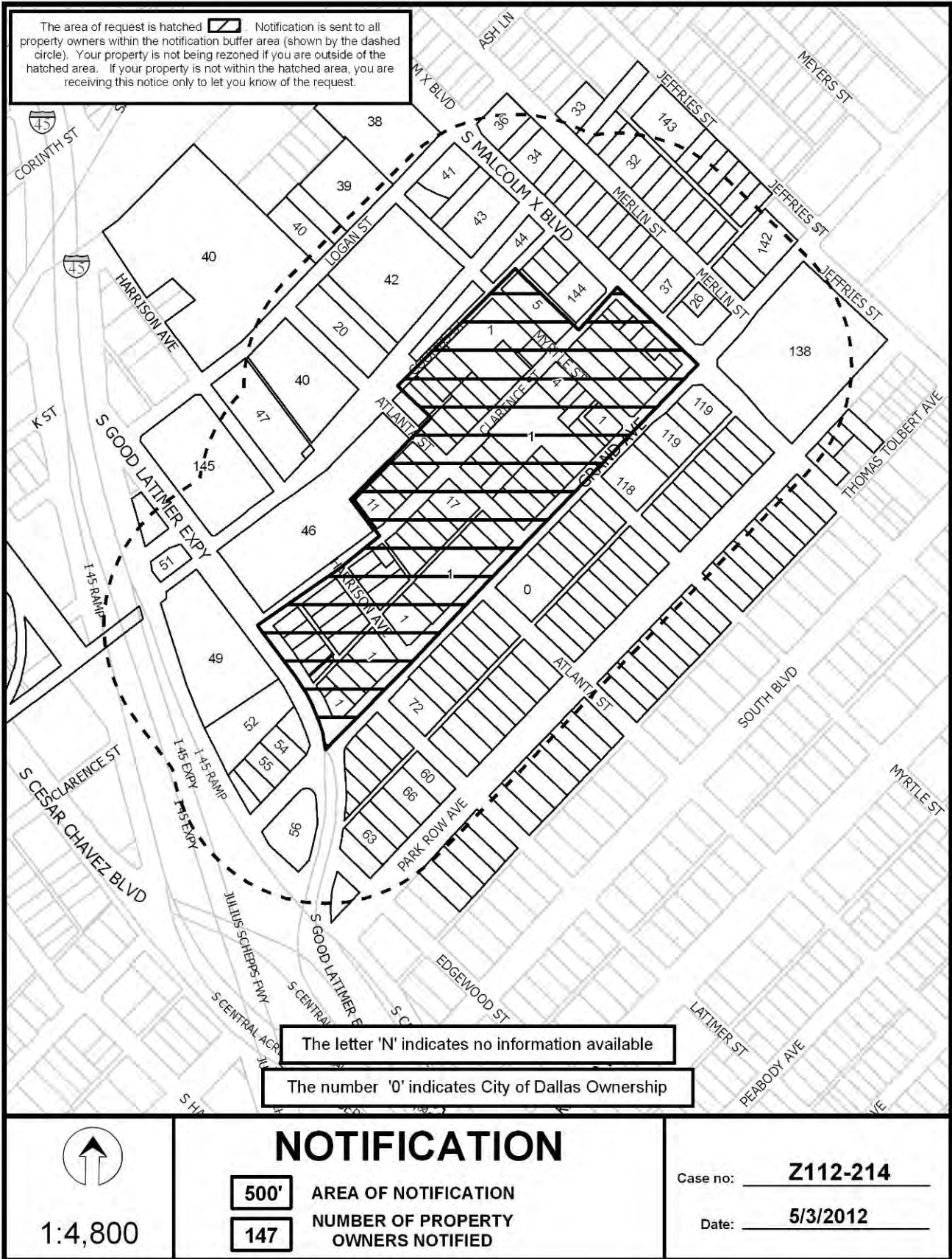


↑  
1:8,400

# VICINITY MAP

Case no: Z112-214  
Date: 5/3/2012





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

The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership



1:4,800

# NOTIFICATION

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

Case no: **Z112-214**

Date: **5/3/2012**



## **Notification List of Property Owners**

### **Z112-214**

**147 Property Owners Notified**

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
1	2713 CLARENCE ST	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
2	2731 CLARENCE ST	BECKLES ROBERT O
3	2737 CLARENCE ST	CHADAC LTD % DALLAS CNTY COMM ACTION
4	2737 CLARENCE ST	Dallas ISD
5	2741 CLARENCE ST	Dallas ISD ATTN OFFICE OF LEGAL AVENUE
6	2712 COOMBS ST	DALLAS CO COMMUNITY ACTION COMMITTEE INC
7	2615 MALCOLM X BLVD	HEMPHILLSINGLETON BETTIE A &
8	2723 GRAND AVE	Dallas ISD ATTN OFFICE OF LEGAL SERVICE
9	2608 GOOD LATIMER EXPY	CHILDRESS BARBARA J
10	2622 GOOD LATIMER EXPY	CHILDRESS BABARA J
11	2615 CLARENCE ST	HALL JUDGE M
12	2623 CLARENCE ST	Dallas ISD ATTN OFFICE OF LEGAL SVCS
13	2633 CLARENCE ST	Dallas ISD OFFICE OF LEGAL SVCS
14	2600 HARRISON ST	BROOKS BRUCE E
15	2612 CLARENCE ST	BUCKLEY DORIS J
16	2622 CLARENCE ST	BROOKS BETTY Q ROBINSON
17	2630 CLARENCE ST	DALLAS COUNTY COMMUNITY ACTION COMMITTEE
18	2627 GRAND AVE	Dallas ISD OFFICE OF LEGAL SERVICES
19	2708 COOMBS ST	SCHROEDER TERRY
20	2700 ATLANTA ST	GLOBAL PEAK LLC
21	2709 CLARENCE ST	JJW PROPERTIES
22	2701 CLARENCE ST	MCKINSTRY MINNIE
23	2608 ATLANTA ST	ESCOBEDO RUTH & ESPEDITO
24	2705 GRAND AVE	MORRIS J L ETAL
25	2821 GRAND AVE	SHARMA SUDHIR
26	2819 GRAND AVE	SOUTHFAIR COMUNITY DEV CO

5/3/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2643 JEFFRIES ST	PEREZ BLANCA
28	2633 JEFFRIES ST	MUHAMMAD NISSA
29	2629 JEFFRIES ST	ELSON DARBY
30	2627 JEFFRIES ST	LEINHOS INV LLC
31	2634 MERLIN ST	SOUTHFAIR COMMUNITY DEV CORP
32	2614 MERLIN ST	SOUTHFAIR COMMUNITY DEV CORP
33	2528 MERLIN ST	RISPOLI ANTHONY
34	2528 MALCOLM X BLVD	HOHN ERIC M
35	2522 MALCOLM X BLVD	ASPEN ACQUISTIONS INC
36	2856 LOGAN ST	ZUNIGA CYNTHIA
37	2642 MALCOLM X BLVD	BROWN DAVID A
38	2817 LOGAN ST	LOGAN ST LLC
39	2721 LOGAN ST	EVANS GARY & REBECCA
40	2701 LOGAN ST	ENSERCH CORP % ATMOS ENERGY / PPTY TAX
41	2800 LOGAN ST	AGUILAR BRAULIO C
42	2722 LOGAN ST	BGT PPTIES LLC
43	2424 MYRTLE ST	AQUILAR BRAULIO C
44	2425 MYRTLE ST	CAMACHO GABRIEL
45	2744 COOMBS ST	ESCOBAR PABLO O
46	2510 GOOD LATIMER EXPY	TAYLOR FARMS TEXAS INC ATTN: TOM BRYAN
47	2428 HARRISON ST	DJD OPERATING LLC
48	9999 COOMBS ST	BUDS SALADS INC
49	2551 GOOD LATIMER EXPY	PILGRIMS PRIDE CORP
50	2435 COOMBS ST	BOYD IRVIN
51	2425 GOOD LATIMER EXPY	KEMP J D
52	2615 GOOD LATIMER EXPY	RENFRO ROYCE
53	2631 GOOD LATIMER EXPY	HAWKINS CHARLIE D
54	2407 GRAND AVE	FREEMAN WILLIAM D & MARY M FREEMAN
55	2403 GRAND AVE	RENFRO ROYCE L & JANICE
56	2315 GRAND AVE	DALLAS TEXAS ROSE GARDEN INC
57	2311 GRAND AVE	THOMPSON GREGORY L & DONNA G REV FAM TR

5/3/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2317 PARK ROW AVE	BEXAR EQUITY LP
59	2412 GOOD LATIMER EXPY	LEVINE RUTH & ELIZABETH VALENTINE BERLI
60	2414 GRAND AVE	SHAW BERNARD & JULIA SIMON
61	2418 GRAND AVE	SHAW BERNARD
62	2407 PARK ROW AVE	DORSEY INVESTMENTS LLC
63	2409 PARK ROW AVE	MITCHELL C H
64	2415 PARK ROW AVE	WICKCLIFF GREGORY C JR
65	2417 PARK ROW AVE	J & I TRUST
66	2425 PARK ROW AVE	BUSH JOE ANDREA & VERONICA BUSH
67	2414 PARK ROW AVE	HOLMAN GARY K
68	2416 PARK ROW AVE	LOFTON DWIGHT B & JEAN
69	2420 PARK ROW AVE	BREWER NAPOLEON
70	2424 PARK ROW AVE	ROBERTSON VERNON M & DENISE
71	2428 PARK ROW AVE	WATTS NATHANIEL T JR & DAISY C
72	2502 GRAND AVE	MQM INV INC
73	2508 GRAND AVE	OBRIEN CAROL
74	2514 GRAND AVE	CHAMPION DAVID
75	2518 GRAND AVE	WANGO HANS
76	2522 GRAND AVE	TEXAS STATE FEDERATION OF GARDEN CLUBS I
77	2524 GRAND AVE	BANKS LEE ESTER & GLEN W BRUCE
78	2530 GRAND AVE	ROAL GLOBAL CORP SUITE 700
79	2534 GRAND AVE	ROAL GLOBAL CORPORATION
80	2503 PARK ROW AVE	HUNTER VIRGIE O
81	2507 PARK ROW AVE	JACKSON STEPHANIE Y J
82	2511 PARK ROW AVE	ROBINSON HANSON DEBRA ANN
83	2517 PARK ROW AVE	ASTON CUSTOM HOMES CORPORATION
84	2521 PARK ROW AVE	BOLDEN ISAAC C & JANETTE
85	2525 PARK ROW AVE	BARBER IMOGENE
86	2529 PARK ROW AVE	RICHARDSON CATHERINE ETAL
87	2535 PARK ROW AVE	JORDAN LILIAN VERA
88	2502 PARK ROW AVE	POLITE JODY

5/3/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2512 PARK ROW AVE	HUNTER VIVIAN J & RANDY & JOHNSON EDDIE
90	2516 PARK ROW AVE	WALKER MINNIE
91	2522 PARK ROW AVE	BAKER KATHLEEN
92	2524 PARK ROW AVE	SANDSCOLLINS ALICIA
93	2530 PARK ROW AVE	MURPHY LONNIE & BEATRICE
94	2532 PARK ROW AVE	JEFFREY FLORINE % PAMELA JEFFREY BATTLE
95	2508 PARK ROW AVE	ENGLISH MATTIE MARIE
96	2614 GRAND AVE	HARRIS JERREL
97	2618 GRAND AVE	REED BILLY MERRELL GEORGIA MAE
98	2622 GRAND AVE	BROWN ELMARIE YVONNE & WALTER R COIT JR
99	2628 GRAND AVE	BROWN JAMES RAY TR JAMES R BROWN REV TR
100	2603 PARK ROW AVE	COIT EVELYN
101	2607 PARK ROW AVE	RICHARDSON GWENDOLYN M
102	2611 PARK ROW AVE	REED VANDER ESTATE OF % ROY REED
103	2615 PARK ROW AVE	BROWN JOAN EVELYN EST OF &
104	2619 PARK ROW AVE	GEBREDINGIL TESFA
105	2623 PARK ROW AVE	YUEL INVESTMENTS LP
106	2627 PARK ROW AVE	JOHNSON PATRICIA A & BILLY R
107	2631 PARK ROW AVE	CITIMORTGAGE INC
108	2635 PARK ROW AVE	JOHNSON KENNETH & SARAH E
109	2602 PARK ROW AVE	HERODABNEY JACQUELYN
110	2606 PARK ROW AVE	TAYLOR SHARON D &
111	2610 PARK ROW AVE	ROBERTS CYNTHIA
112	2614 PARK ROW AVE	PRICE GWENDOLYN
113	2618 PARK ROW AVE	WILSON ELIZA
114	2622 PARK ROW AVE	WILLIAMS RAMENA
115	2626 PARK ROW AVE	TAYLOR CARL D & DOLLIE
116	2630 PARK ROW AVE	DOUBLE D INVESTMENTS DAVID C AXLEY
117	2634 PARK ROW AVE	ADAMS ADA
118	2700 GRAND AVE	TWO AVERAGE JOES LLC
119	2712 GRAND AVE	JACKSON GLENDA

5/3/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2703 PARK ROW AVE	CLARK YVONNE EST OF
121	2707 PARK ROW AVE	EDWARDS VEURMER CLARK &
122	2711 PARK ROW AVE	FRANKLIN RITA
123	2715 PARK ROW AVE	LEE CATHERINE
124	2717 PARK ROW AVE	LONGSHAW KEVIN & JACQUELYNN
125	2723 PARK ROW AVE	YOUNG CHARLES EDWARD EST
126	2727 PARK ROW AVE	MULLINS C LOU
127	2731 PARK ROW AVE	BROWN LEE OTIS JR ESTATE OF
128	2735 PARK ROW AVE	WELLS IDA MAE
129	2702 PARK ROW AVE	DAVIS RILEY H & CLAYTON MITCHELL TERRELL
130	2706 PARK ROW AVE	BLUITT ALFONSO & LUCILLE
131	2710 PARK ROW AVE	FREENEY HENRY JR & ANITA
132	2714 PARK ROW AVE	BRADFORD WARREN E & KIM J BRADFORD
133	2718 PARK ROW AVE	BYRD ERIC
134	2722 PARK ROW AVE	LONGSHAW KEVIN DR
135	2726 PARK ROW AVE	HOPKINS MINNIE FAYE ETAL
136	2730 PARK ROW AVE	ANDERSON ROSE LANELLE B
137	2734 PARK ROW AVE	SMITH MAYME A
138	2801 PARK ROW AVE	Dallas ISD JOHN HENRY BROWN PUBL SCH
139	2800 PARK ROW AVE	JONES QUINCY & YOLANDA
140	2814 PARK ROW AVE	DAVIS ALMA ONEAL H
141	2534 MALCOLM X BLVD	JOHNS TRAINS INC
142	2835 GRAND AVE	SOUTHFAIR COMMUNITY DEV CORP
143	2607 JEFFRIES ST	AYA SENIORS DEV INC
144	2751 CLARENCE ST	JOHNSON BERTRAN & BENNY JOHNSON
145	2424 GOOD LATIMER EXPY	TLC ASSET & PPTY MGMT GR %DARRYL QUIGLEY
146	9999 NO NAME ST	UNION PACIFIC RR CO % TAX DEPT
147	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO % UNION PACIFIC

# Memorandum



CITY OF DALLAS

DATE June 7, 2012

TO Joe Alcantar, Chair and  
City Plan Commissioners

SUBJECT City Plan Commission Authorized Hearing  
Generally located on both sides of Bexar Street, between Brigham Lane and C.F. Hawn Freeway, and generally bounded by Harding Street, Macon Street, Stark Avenue, and Hooper Street on the southwest and Macon Street, Stark Avenue, and Hooper Street on the east including the lot on the northeast corner of Brigham Lane and Harding Street.

Commissioners Bagley, Wolfish, and Abtahi are requesting that the City Plan Commission authorize a public hearing to determine the proper zoning on property zoned Planned Development District No. 730, and an R-5(A) Single Family Subdistrict and an NC Neighborhood Commercial Subdistrict with deed restrictions both within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, at the above location. Consideration will be given to expanding Planned Development District No. 730. 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.

Donna Moorman, Senior Planner  
Current Planning Division  
Sustainable Development and Construction Department



April 25, 2012

Mr. David Cossum, Assistant Director  
Department of Sustainable Development and Construction  
City of Dallas  
1500 Marilla, 5BN  
Dallas, Texas 75201

RE: Authorization of a Public Hearing to Consider the Expansion of PD 730, Bexar I

Dear Mr. Cossum:

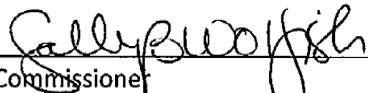
We respectfully request that the following item be placed on the City Plan Commission agenda and advertised as required by Section 51A-7.701(a)(1) of the City of Dallas Development Code.

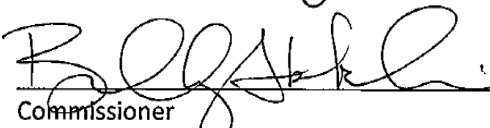
Consideration to authorize a public hearing to expand the boundary of PD 730 to include:

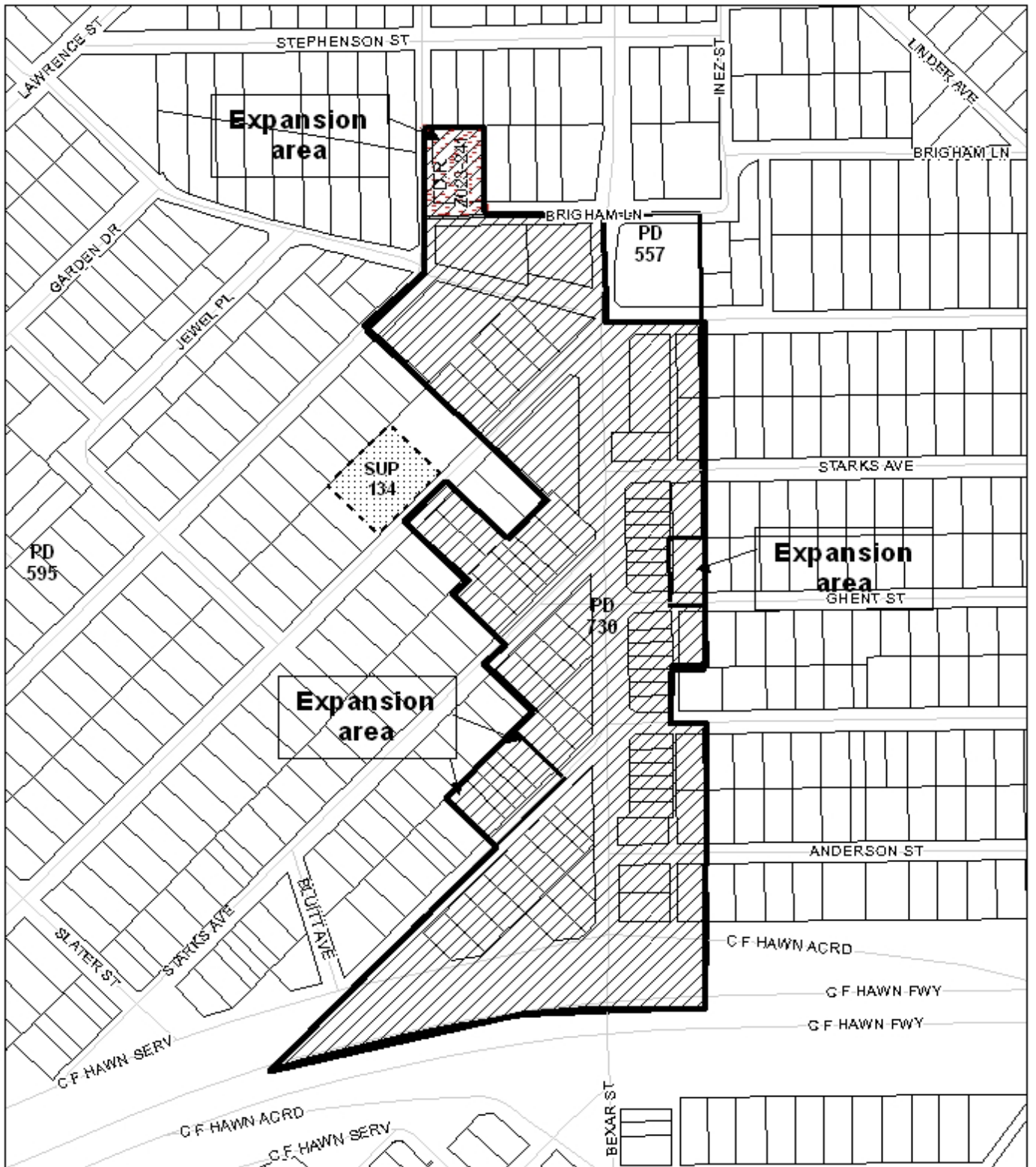
<u>DCAD ACCT</u>	<u>ADDRESS</u>	<u>LEGAL DESCRIPTION</u>
002489000F19A0000	2605 BRIGHAM LN	BLK F/2489 LT 19A
00000220147000000	2511 GHENT	BLK 9/2513 LT 32
00000221482000000	2439 HOOPER ST	BLK 2/2539 LTS 33 & 34
00000221485000000	2437 HOOPER ST	BLK 2/2539 LT 35
00000221488000000	2435 HOOPER ST	BLK 2/2539 LT 36
00253900020370000	2435 HOOPER ST	BLK 2/2539 LOT 37
00000221491000000	2431 HOOPER ST	BLK 2/2539 LTS 38 & 39

A map of the area to be considered is attached for reference. Thank you for your attention to this matter.

  
\_\_\_\_\_  
Ann C. Bagley, Commissioner (District 7)

  
\_\_\_\_\_  
Commissioner

  
\_\_\_\_\_  
Commissioner



1:3,000

**Proposed Authorized Hearing  
June 7, 2012**