



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, June 20, 2013
AGENDA

WORKSHOP:	5ES	9:00 a.m.
BRIEFINGS:	5ES	11:30 a.m.
PUBLIC HEARING	Council Chambers	1:30 p.m.

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

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

WORKSHOP:

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S123-168**
(CC District 6)

An application to create one 12 acre lot and one 0.984 acre lot from a 13.3 acre tract of land in City Block 8467 located on Ranch Trail at Lost Canyon Road, if extended.

Applicant/Owner: Coppell ISD

Surveyor: Survey Group, LLC

Application Filed: May 23, 2013

Zoning: PD No. 741, Subdistrict D

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

- (2) **S123-171**
(CC District 2) An application to replat a 0.620 acre tract of land containing all of Lots 4, 5, and 6 in City Block 8/695 into a 17 lot shared access area development with lots ranging in size from 1,114.12 square feet to 2,401.11 square feet in size on property located on Fitzhugh Avenue at Deere Street, if extended.
Applicant/Owner: Larkspur Fitzhugh, LP
Surveyor: Gonzalez & Schneeberg
Application Filed: May 28, 2013
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S123-172**
(CC District 1) An application to create a 3 lot shared access area development containing lots ranging in size from 5,106 square feet to 13,224 square feet from a 0.614 acre tract of land in City Block 3387 on property located on Van Buren Avenue southwest of Cedar Hill Avenue.
Applicant/Owner: Bishop Arts Development, LP
Surveyor: Kadleck & Associates
Application Filed: May 29, 2013
Zoning: PD 830, Subdistrict 4
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S123-173**
(CC District 9) An application to create a 5 lot shared access area development containing lots ranging in size from 0.2399 acre to 0.8520 acre in size from a 2.579 acre tract of land in City Block 2984 on property located on Frontier Lane north of Irongate Lane.
Applicant/Owner: Joy and Russell Miller
Surveyor: Votex Surveying Company
Application Filed: May 29, 2013
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S123-175**
(CC District 9) An application to replat a 1.237 acre tract of land in City Block 13/7498 to create a 1.237 acre lot on property located at 10835 Ferguson Road northeast of Shiloh Road.
Applicant/Owner: Richard E. Royal
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: May 29, 2013
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal:

- (6) **S123-169**
(CC District 11)
- An application to remove the existing platted 25 foot building line along the north line of Walnut Hill Lane and to remove the 25 foot building line along the west line of N. Central Expressway; and to replat a 41.1085 acre tract of land containing all of Lots 1 and 1A in City Block S/5454 to create 145 single family lots; and to create 9 nonresidential lots from a 42.1085 acre tract of land on property located at the northwest corner of U.S. Highway 75 North at Walnut Hill Lane.
- Applicant/Owner: 75 and Walnut Hill, LLC
Surveyor: David R. Petree
Application Filed: May 24, 2013
Zoning: PD 750
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (7) **S123-167**
(CC District 5)
- An application to replat a 0.33 acre tract of land containing all of Lots 21 and 22 in City Block R/6256 into one lot located at 643 Bethpage Avenue, south of Lucy Avenue.
- Applicant/Owner: Margarito, Maria, and Jose Salinas
Surveyor: Texas Heritage Surveying, LLC
Application Filed: May 22, 2013
Zoning: R-75(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S123-170**
(CC District 3)
- An application to replat a 2.902 acre tract of land containing Part of Lot 2A and Lot 4A in City Block 3387 to create a 26 lot Shared Access Development on property located on Cedar Hill Avenue between Van Buren Avenue and Fifth Street.
- Applicant/Owner: Bishop Arts Development, LP
Surveyor: Kadleck & Associates
Application Filed: May 28, 2013
Zoning: PD 830, Subdistrict 4
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (9) **S123-174**
(CC District 10) An application to replat a 0.500 acre tract of land containing all of Lots 13 and 14 in City Block R/7527 into one 0.303 acre lot and one 0.197 acre lot on property located at 9984 Greenfield Drive at Larchcrest Drive.
Applicant/Owner: Kenneth A. Bradley
Surveyor: Peiser & Mankin Surveying LLC
Application Filed: May 29, 2013
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S123-176**
(CC District 14) An application to replat part of Lot 2 and all of Lot 3, in City Block K/2871 into one 0.208 acre lot on property located at 6263 Malcolm Drive.
Applicant/Owner: Aaron & Michelle Aldinger
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: May 30, 2013
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S123-177**
(CC District 3) An application to replat part of Lots 1, 2, 3, 4, and 5 in City Block 2/4622 into nine lots ranging in size from 3,976 square feet to 5,319 square feet on property located on Kings Highway between Mary Cliff Road and Montclair Avenue.
Applicant/Owner: Bishop Arts Development, LP
Surveyor: Kadleck & Associates
Application Filed: May 30, 2013
Zoning: Conservation District No. 1, Subarea 6
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S123-178**
(CC District 3) An application to replat part of Lots 2, 3, 4, 5, 7, 8, and 9 in City Block 2/4622 into a 16 lot Shared Access Development with lots ranging in size from 3,372 square feet to 6,331 square feet on property located between Kings Highway, and Kyle Street and between Montclair Avenue and Mary Cliff Road.
Applicant/Owner: Bishop Arts Development, LP
Surveyor: Kadleck & Associates
Application Filed: May 30, 2013
Zoning: Conservation District No. 1, Subarea 6
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (13) **S123-179**
(CC District 3)
- An application to replat part of Lots 7, 8, and 9 in City Block 2/4622 into a 6 lot development with lots ranging in size from 3,277 square feet to 4,846 square feet on property located on Kyle Street between Montclair Avenue and Mary Cliff Road.
Applicant/Owner: Bishop Arts Development, LP
Surveyor: Kadleck & Associates
Application Filed: May 30, 2013
Zoning: Conservation District No. 1, Subarea 6
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M123-028**
Richard Brown
(CC District 14)
- An application for a minor amendment to the development plan for Subarea II of Planned Development District No. 799 for certain mixed uses on the northeast corner of Matilda Street and Milton Street.
Staff Recommendation: **Approval**
Applicant: Lovers Traditional, LP
Representative: Gladys Bowens

- M123-029**
Richard Brown
(CC District 11)
- An application for a minor amendment to the development plan for Planned Development District No. 719 on the north line of Forest Lane, west of Forest Lakes Lane.
Staff Recommendation: **Hold under advisement until July 11, 2013.**
Applicant/Representative: Isaac Molina

- M123-031**
Richard Brown
(CC District 10)
- An application for a minor amendment to the development plan for Planned Development District No. 788 for MF-1(A) Multifamily District Uses on the south line of Skillman Street, east of Merriman Parkway.
Staff Recommendation: **Approval**
Applicant: WRT/DK Residential, LP
Representative: David Dierkes

- D123-013**
Olga Torres Holyoak
(CC District 6)
- An application for a development plan for Planned Development District No. 741, east of Dynamo Drive, north of Hackberry Road.
Staff Recommendation: **Approval**
Applicant: AT & T Mobility
Representative: Dave Kirk

D123-016

Olga Torres Holyoak
(CC District 2)

An application for a development plan for Planned Development Subdistrict No. 75 within Planned Development District No. 193, the Oak Lawn Special Purpose District on the west side of Cotton Belt Avenue, between Lucas Drive and Arroyo Avenue.

Staff Recommendation: **Approval**

Applicant: Trinsic Residential Group

Representative: Robert Baldwin, Baldwin and Associates

Z112-294(RB)

Richard Brown
(CC District 4)

Extension of the six month time period for scheduling a zoning request for City Council consideration of an application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an NS(A) Neighborhood Service District in an area bounded by Illinois Avenue, Alaska Avenue, Montana Avenue and Marsalis Avenue.

Staff Recommendation: **Approval**

Applicant: Huttonco Development, L.P.

Representative: Frank Youmans

Zoning Cases – Consent:

1. **Z123-236(RB)**

Richard Brown
(CC District 13)

A City Plan Commission authorized hearing for the Tract III and IV portions of Planned Development District No. 463, with consideration being given to an increase in floor area and structure height for the Lodging and Similar Uses use designation on the southwest quadrant of North Central Expressway and Northwest Highway.

Staff Recommendation: **Approval**, subject to a revised conceptual plan, a Tract III (Zone A and B) development plan, and conditions.

2. **Z123-229(WE)**

Warren Ellis
(CC District 6)

An application for the renewal of Specific Use Permit No. 1750 for a commercial motor vehicle parking on property zoned a CS Commercial Service District on the northwest corner of Chalk Hill Road and Fitchburg Street.

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

Applicant/Representative: Gamaliel Albarran

3. **Z123-235(WE)**
Warren Ellis
(CC District 8)
- An application for the renewal of Specific Use Permit No. 1858 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the south side of Great Trinity Forest Way (Loop 12), southwest of C.F. Hawn Freeway.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant: Abha Chevron
Representative: MASTERPLAN
4. **Z123-243(MW)**
Megan Wimer
(CC District 7)
- An application to expand Planned Development District No. 323, the Urbandale Special Purpose District, on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the northwest side of Hunnicut Road, southwest of Lawnview Avenue.
Staff Recommendation: **Approval**, subject to conditions with retention of the D-1 Liquor Control Overlay.
Applicant: Victor and Henry Martinez
Representative: Santos Martinez, Masterplan
5. **Z123-245(MW)**
Megan Wimer
(CC District 6)
- An application for an LI Light Industrial District on property zoned an MU-3 Mixed Use District on the northwest corner of LBJ Freeway and Stemmons Freeway.
Staff Recommendation: **Approval**
Applicant/Representative: George Billingsley

Zoning Cases – Under Advisement:

6. **Z123-234(RB)**
Richard Brown
(CC District 12)
- An application for a Specific Use Permit for a Swap or buy shop on property zoned a CR Community Retail District on the southeast corner of Midway Road and Frankford Road.
Staff Recommendation: **Approval** for a three-year period, subject to conditions.
Applicant/Representative: Cynthia Clark
U/A From: June 6, 2013

Zoning Cases – Individual:

7. **Z123-221(RB)**
Richard Brown
(CC District 7)
- An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an R-7.5(A) Single Family District on the east line of La Prada Drive, north of Oates Drive.
Staff Recommendation: **Denial**
Applicant: Verizon Wireless
Representative: Peter Kavanagh

8. **Z123-252(MW)**
Megan Wimer
(CC District 1)

An application to create a new subdistrict within Subdistrict 1 (Bishop Avenue) of Planned Development District No. 830, the Davis Street Special Purpose District on the northwest corner of North Bishop Avenue and West 5th Street.

Staff Recommendation: **Approval**, subject to conditions.

Applicant: Oak Cliff Chamber of Commerce

Representative: Bob Stimson

Other Matters

Minutes: June 6, 2013

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

None

EXECUTIVE SESSION NOTICE

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

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

CITY PLAN COMMISSION**THURSDAY, JUNE 20, 2013****FILE NUMBER:** S123-168**Subdivision Administrator:** Paul Nelson**LOCATION:** Ranch Trail at Lost Canyon Road**DATE FILED:** May 23, 2013**ZONING:** PD 741D**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 13.3 Acres**MAPSCO:** 11A-Q**OWNER:** Coppell ISD

REQUEST: An application to create one 12 acre lot and one 0.984 acre lot from a 13.3 acre tract of land in City Block 8467 located on Ranch Trail at Lost Canyon Road, if extended.

SUBDIVISION HISTORY:

1. S101-111 was an application to create one 2.91 acre lot, one 1.456 acre lot, one 7.146 acre lot, and one 6.229 acre lot from a 34.222 acre tract of land out of the G.W. Laws Survey, Abstract No. 843, and the Jon L. Whitman Survey, Abstract No. 1521 in the City of Dallas, Dallas County, on property in the vicinity of Belt Line Road north of Hackberry Lane and was approved on June 16, 2011 and has not been recorded.
2. S101-137 was an application to create a 2.902 acre lot from a tract of land in City Block 8467 located approximately 2,200 feet east of the intersection of Ranch Trail Lane at Hackberry Drive and was approved on July 21, 2011 and has not been recorded.
3. S123-012 was an application to create one 38.174 acre lot, one 10.595 acre lot and one 56.878 acre lot from a 113.291 acre tract of land in City Block 8465 on property in the vicinity of Belt Line Road, north of Hackberry Lane and was approved on October 23, 2012 and has not been recorded.

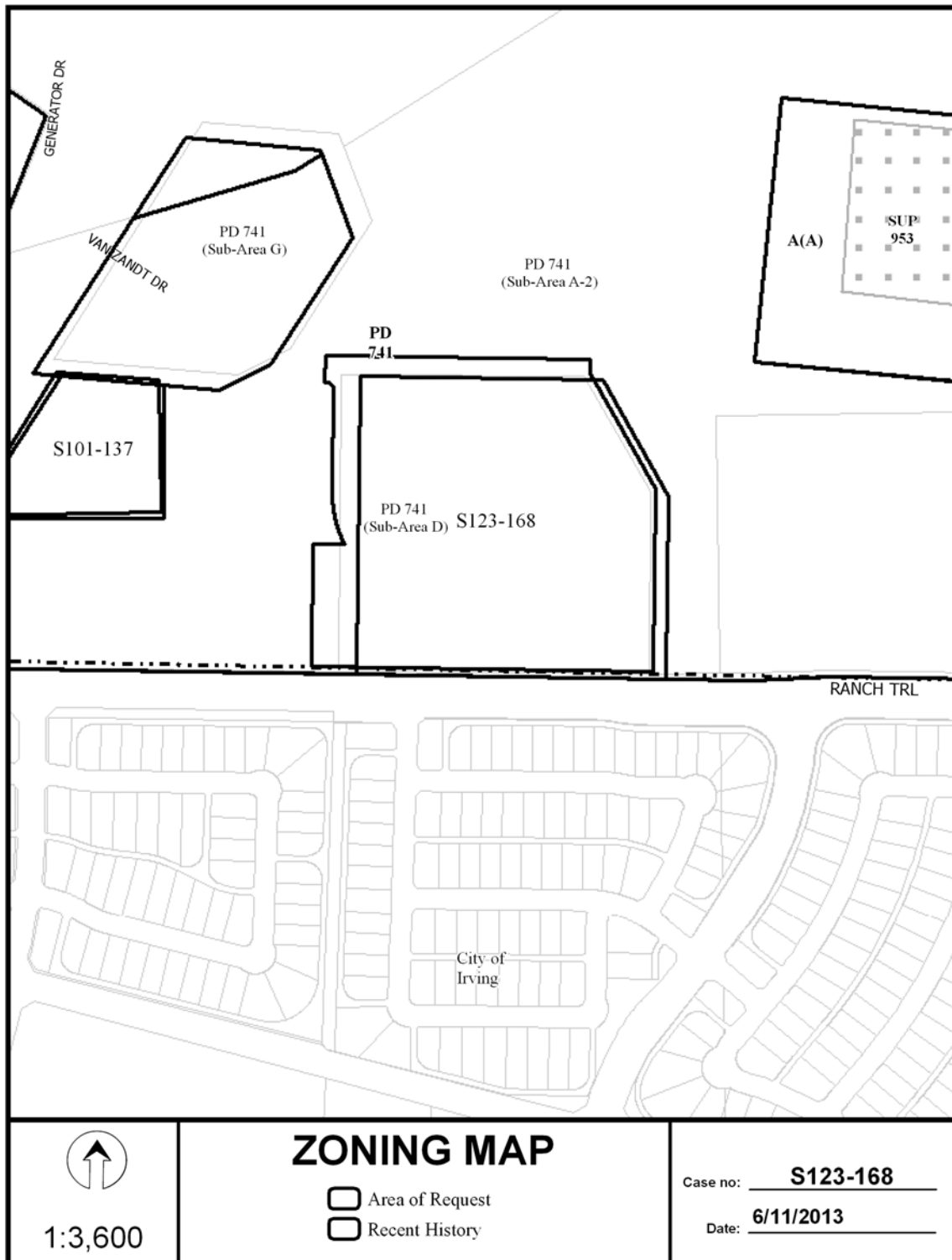
STAFF RECOMMENDATION: The request complies with the requirements of PD 741, Sub district D; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a

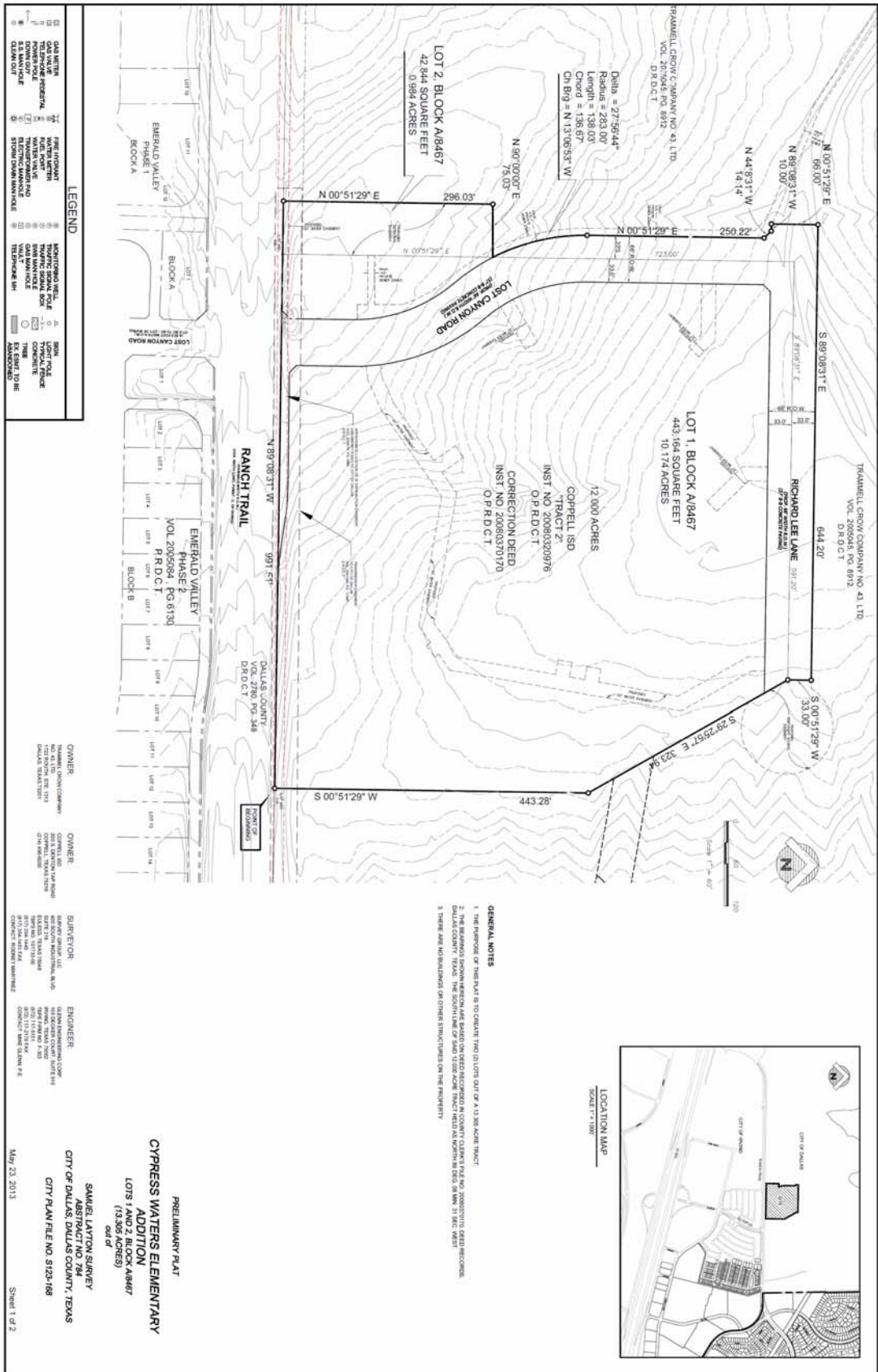
format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.

5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 2.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. Design and construct a cul-de-sac at Richard Lee Lane to City of Dallas standards.
14. On the final plat show how all adjoining right-of-way was created.
15. On the final plat show the recording information on all existing easements within 150 feet of the property.
16. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information
17. On the final plat monument all set corners per the monumentation provisions of Section 51A-8.617 of the Dallas Development Code. 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.
18. On the final plat show the distance/width of right-of-way for Ranch Trail.
19. On the final plat show and label city limits.
20. On the final plat show and label all street right of way dedications and easements for Ranch Trail.

21. Prior to final plat verify Airport Zoning Ordinance Number 71-100 and its impact on this plat.
22. On final plat verify if Van Zandt Road encroaches on the northwest corner of this plat.
23. Water/wastewater main extension is required by Private Development Contract.
- 24.. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
25. Water/wastewater main extension is required by Private Development Contract.
26. Prior to final plat contact Dwayne Taylor 214-671-9057 for approval of proposed street name "Richard Lee Lane."
27. Prior to final plat show dedication language for Lost Canyon Road and Richard Lee Lane in the in the owners dedication.
28. On the final plat identify the property as lot 1 and 2, City Block B/8467.







CITY PLAN COMMISSION**THURSDAY, JUNE 20, 2013****FILE NUMBER:** S123-171**Subdivision Administrator:** Paul Nelson**LOCATION:** Fitzhugh Avenue at Deere Street**DATE FILED:** May 28, 2013**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.620**MAPSCO:** 45D**OWNER:** Larkspur Fitzhugh, LP

REQUEST: An application to replat a 0.620 acre tract of land containing all of Lots 4, 5, and 6 in City Block 8/695 into a 17 lot shared access area development with lots ranging in size from 1,114.12 square feet to 2,401.11 square feet on property located on Fitzhugh Avenue at Deere Street, if extended.

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

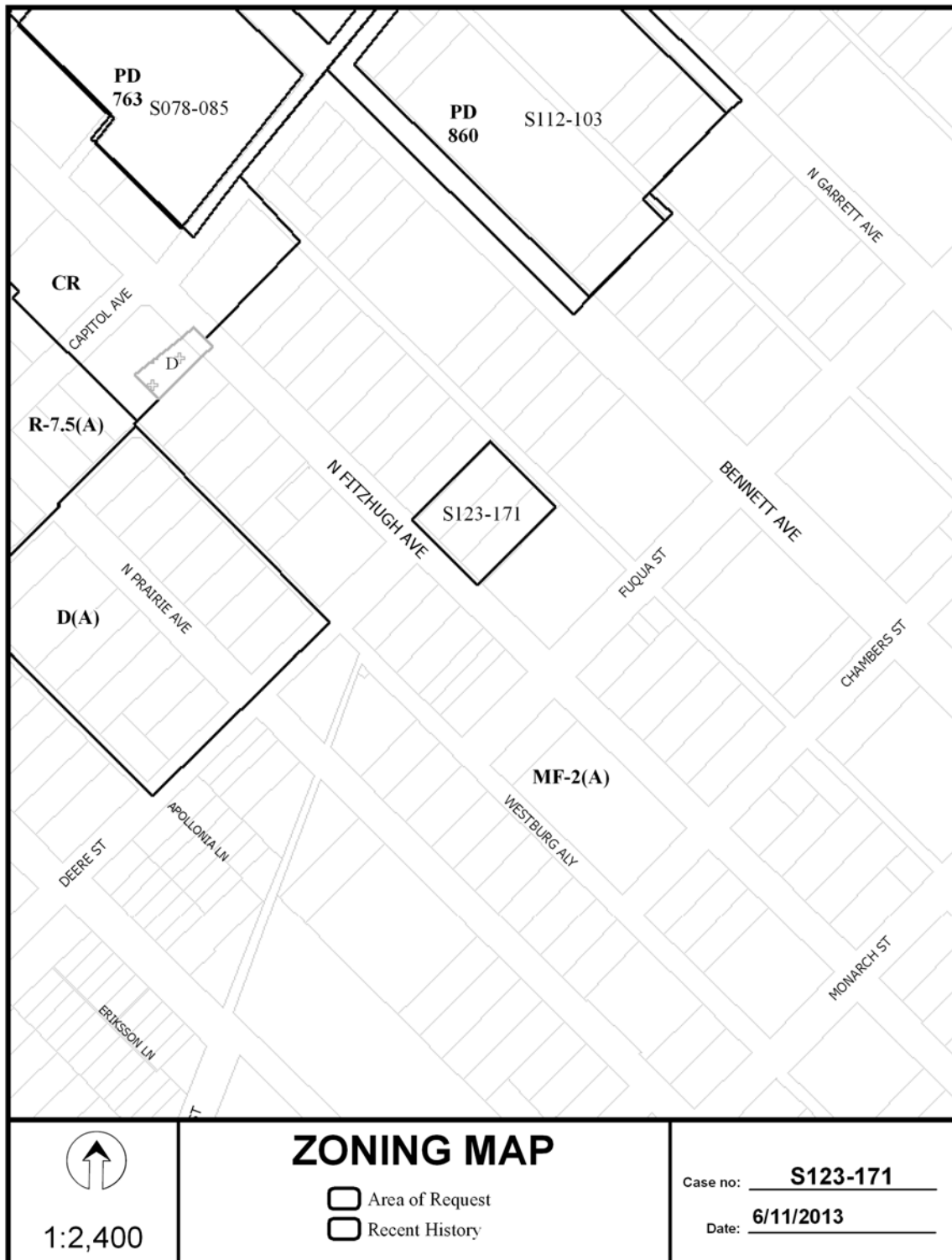
STAFF RECOMMENDATION: The request complies with the requirements of the MF-2(A) District and the Shared Access Area requirements; therefore, staff recommends approval subject to compliance with the following conditions:

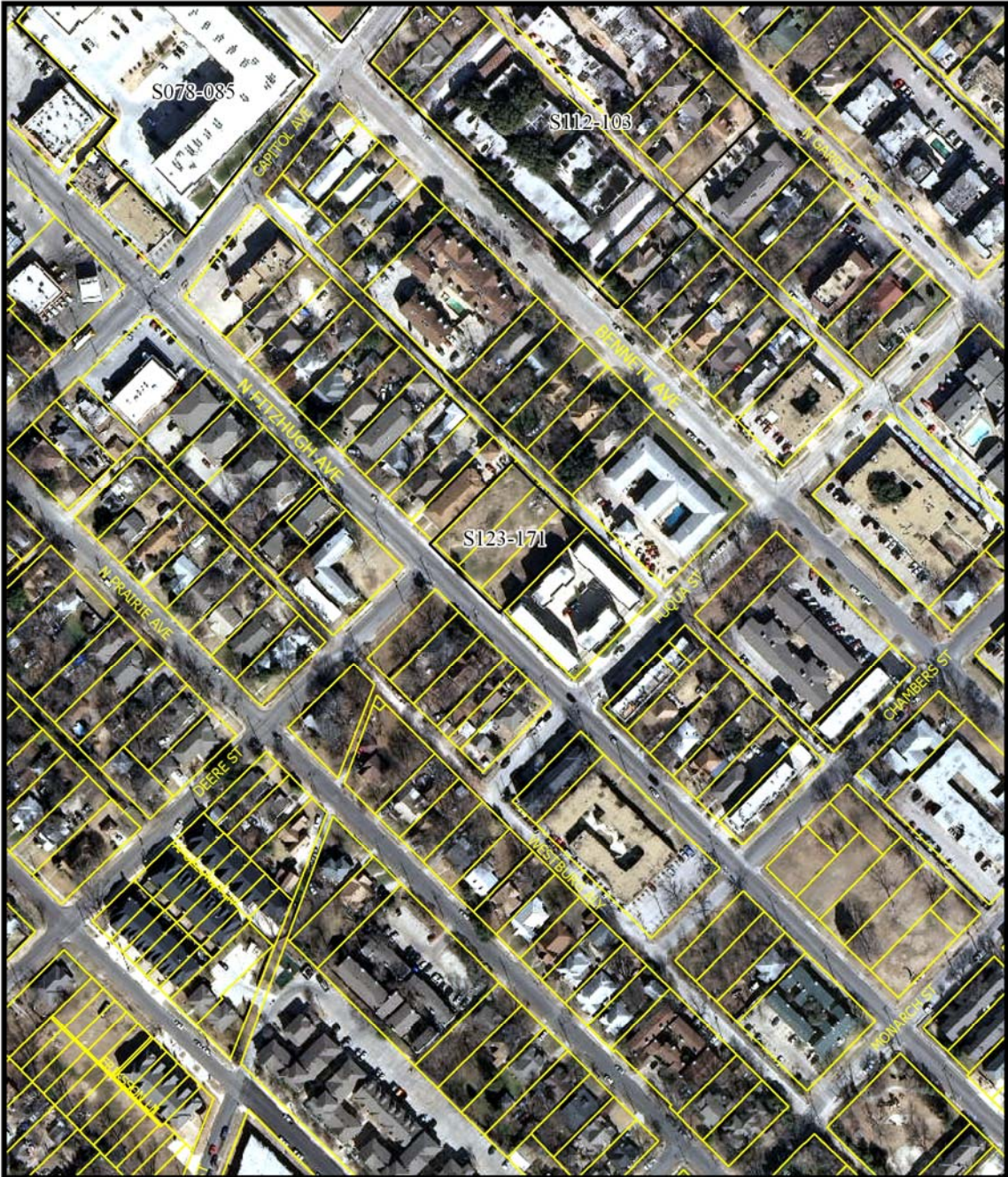
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with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

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 17.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
14. Comply with the Mill Creek drainage study.
15. On final plat show minimum finish floor elevation, three feet above nearest inlet, top of curb.
16. The shared access area must front a minimum width of 20 feet on Fitzhugh Avenue Street.
17. The Shared Access Area easement must be at least 20 feet wide and contain a minimum paving width of 16 feet.
18. 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.
19. 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.
20. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411 of Volume Three of the Dallas City Code, as amended.
21. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document.
22. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot.
23. 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

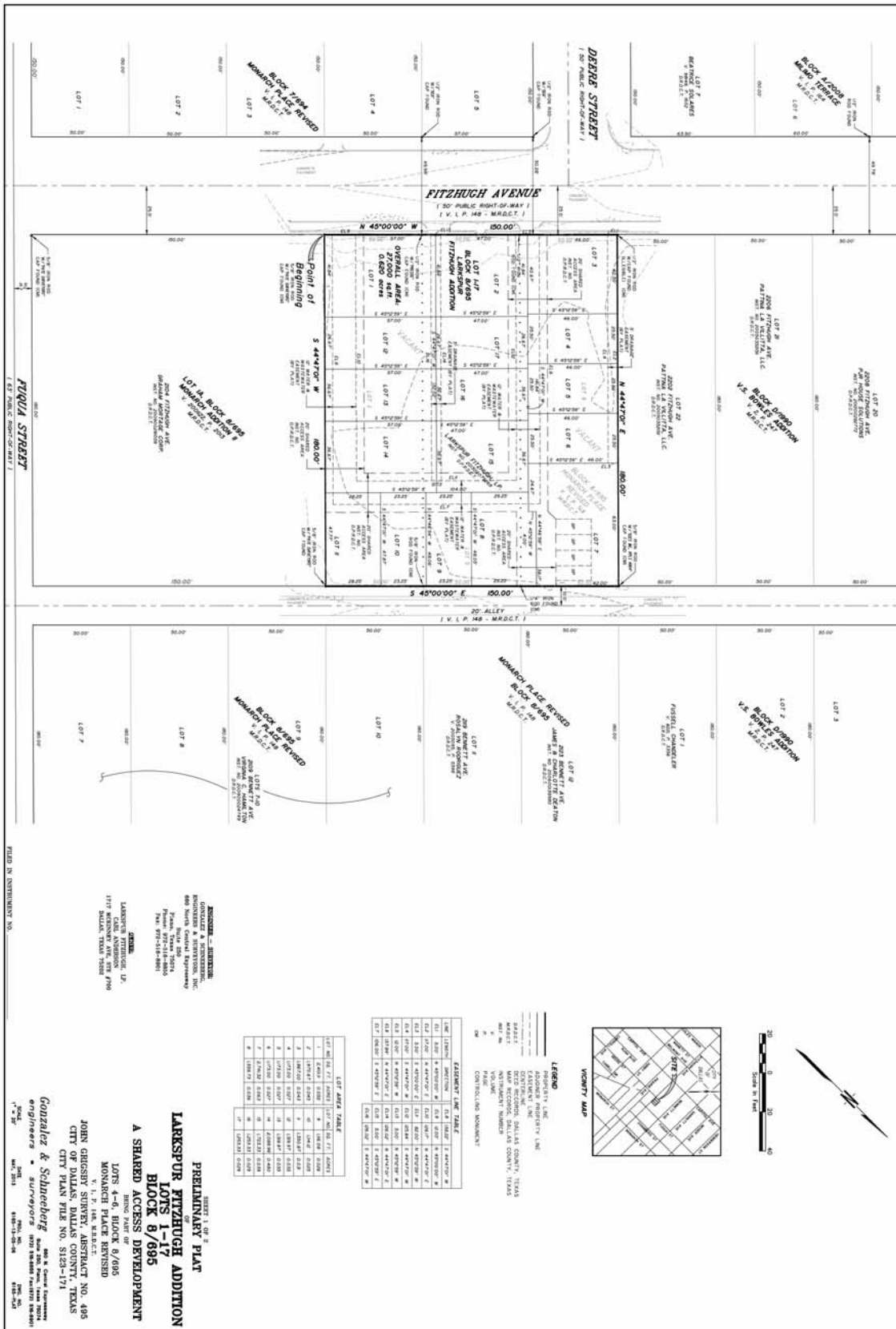
structure and if the space faces upon or can be entered directly from the street or alley.

24. Include the words "Shared Access Development" in the title block of the final plat.
25. Add a note to the final plat stating "This development is restricted to single family dwellings only."
26. On the final plat show 0.25 guest parking spaces per lot on the plat. Such spaces may be provided in the Shared Access Area as long as they are not located over a water/wastewater easement.
27. 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 street or a City Council approved private street."
28. If a guard house is provided, it must be at least 30 feet from the shared access point.
29. The Shared Access Area Easement must be terminated a minimum of three feet from the adjacent property or right of way.
30. 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.
31. On the final plat show how all adjoining Right-of-way was created.
32. On the final plat show the recording information on all existing easements within 150 feet of the property.
33. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
34. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
35. Water and wastewater main extension is required by Private Development Contract.
36. On the final plat identify the property as Lot 4A, through 4F, 5A through 5F, and Lots 6A through 6E.in City Block 8/695.





 1:2,400	<h3>AERIAL MAP</h3> <p><input checked="" type="checkbox"/> Area of Request <input type="checkbox"/> Recent History</p>	Case no: <u>S123-171</u> Date: <u>6/11/2013</u>
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ENGINEER - ARCHITECT:
 GONZALEZ & SCHNEIBERG
 ENGINEERS & ARCHITECTS, P.C.
 800 North Central Expressway
 Suite 200
 Dallas, Texas 75208
 Phone: 972-414-8850
 Fax: 972-414-8900

OWNER:
 LARKSPUR FITZHUGH, L.P.
 1117 MONROE AVE., 8TH FLOOR
 DALLAS, TEXAS 75208

PRELIMINARY PLAT
LARKSPUR FITZHUGH ADDITION
LOTS 1-17
BLOCK 8/695
A SHARED ACCESS DEVELOPMENT

BEING PART OF
 BLOCKS 4-6, BLOCK 8/695
 MORNING STAR SUBDIVISION
 JOHN DRESSBY SIMPSON, ABSTRACT NO. 405
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S123-171

Gonzalez & Schneiberg
 800 N. Central Expressway
 Suite 200
 Dallas, Texas 75208
 Phone: 972-414-8850
 Fax: 972-414-8900

FILED IN INSTRUMENT NO. _____

LOT AREA TABLE
LOT 1: 0.6200 ACRES
LOT 2: 0.0000 ACRES
LOT 3: 0.0000 ACRES
LOT 4: 0.0000 ACRES
LOT 5: 0.0000 ACRES
LOT 6: 0.0000 ACRES
LOT 7: 0.0000 ACRES
LOT 8: 0.0000 ACRES
LOT 9: 0.0000 ACRES
LOT 10: 0.0000 ACRES
LOT 11: 0.0000 ACRES
LOT 12: 0.0000 ACRES
LOT 13: 0.0000 ACRES
LOT 14: 0.0000 ACRES
LOT 15: 0.0000 ACRES
LOT 16: 0.0000 ACRES
LOT 17: 0.0000 ACRES

EXISTING LOT TABLE
LOT 1: 0.6200 ACRES
LOT 2: 0.0000 ACRES
LOT 3: 0.0000 ACRES
LOT 4: 0.0000 ACRES
LOT 5: 0.0000 ACRES
LOT 6: 0.0000 ACRES
LOT 7: 0.0000 ACRES
LOT 8: 0.0000 ACRES
LOT 9: 0.0000 ACRES
LOT 10: 0.0000 ACRES
LOT 11: 0.0000 ACRES
LOT 12: 0.0000 ACRES
LOT 13: 0.0000 ACRES
LOT 14: 0.0000 ACRES
LOT 15: 0.0000 ACRES
LOT 16: 0.0000 ACRES
LOT 17: 0.0000 ACRES

LEGEND

PROPERTY LINE
 ADJOINING PROPERTY LINE
 DIVERGENT
 CONTOUR
 MAP RECORDING DALLAS COUNTY, TEXAS
 VOLUME
 PLAT
 CONTROLLED INSTRUMENT



CITY PLAN COMMISSION**THURSDAY, JUNE 20, 2013****FILE NUMBER:** S123-172**Subdivision Administrator:** Paul Nelson**LOCATION:** Van Buren Avenue southwest of Cedar Hill Avenue**DATE FILED:** May 29, 2013**ZONING:** PD No. 830, Sub district 4**CITY COUNCIL DISTRICT:** 1 **SIZE OF REQUEST:** 0.614 Acres **MAPSCO:** 54C**OWNER:** Bishop Arts Development, LP

REQUEST: An application to create a three lot Shared Access Development containing lots ranging in size from 5,106 square feet to 13,224 square feet from a 0.614 acre tract of land in City Block 3387 on property located on Van Buren Avenue southwest of Cedar Hill Avenue.

SUBDIVISION HISTORY:

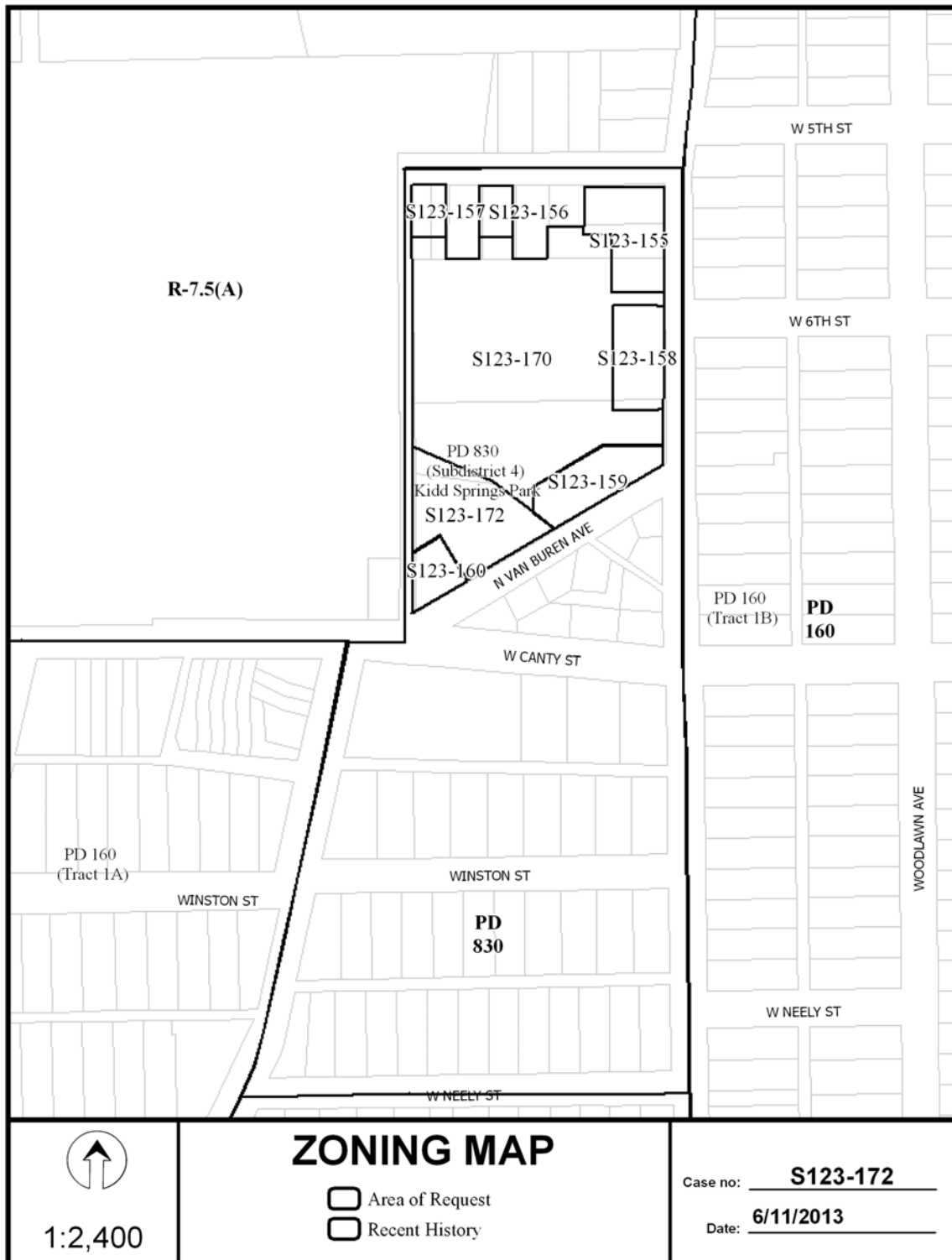
1. S123-170 is an application to replat a 2.902 acre tract of land containing Part of Lot 2A and Lot 4A in City Block 3387 to create a 26 lot Shared Access Development on property located on Cedar Hill Avenue between Van Buren Avenue, and Fifth Street. This request is also scheduled to be heard on June 20, 2013.
2. S123-156 is an application to replat a 0.107 acre tract of land containing part of Lot 2 in City Block 3387 into one 4,648 square foot lot on property located on 5th Street west of Cedar Hill Avenue. This request was approved on June 6, 2013.
3. S123-157 is an application to replat a 0.108 acre tract of land containing part of Lot 4 in City Block 3387 into one 4,720 square foot lot on property located on 5th Street west of Cedar Hill Avenue. This request was approved on June 6, 2013.
4. S123-158 is an application to create 4 lots ranging in size from 3,477 square feet to 4,307 square feet from a 0.319 acre tract of land in City Block 3387 on property located on Cedar Hill Avenue between Van Buren Avenue and Fifth Street. This request was approved on June 6, 2013.
5. S123-159 is an application to create four lots ranging in size from 3,477 square feet to 4,307 square feet from a 0.344 acre tract of land in City Block 3387 on property located on Van Buren Avenue and Cedar Hill Avenue. This request was approved on June 6, 2013.
6. S123-160 is an application to create one 0.152 acre lot from a tract of land in City Block 3387 on property located on Van Buren Avenue at Canty Street. This request was approved on June 6, 2013.

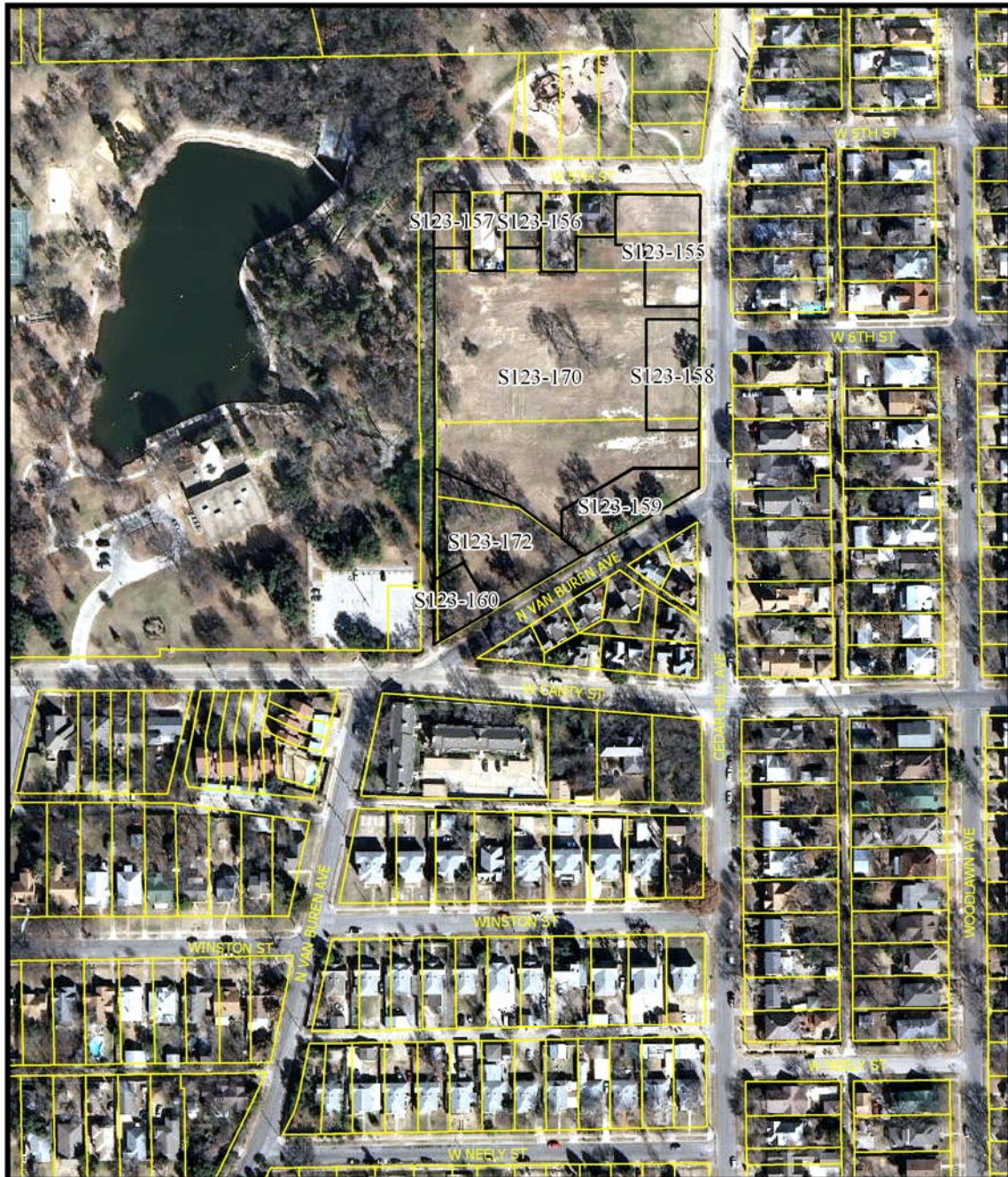
STAFF RECOMMENDATION: The request complies with the requirements of PD 830 Subdistrict 4; and the Shared Access Development regulations; therefore, staff recommends approval subject to compliance with the following conditions:


1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 3.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. Comply with shared access development regulations.
14. On the final plat show how all adjoining right-of-way was created.
15. On the final plat show the recording information on all existing easements within 150 feet of the property.
16. On the final plat verify the east 25 feet of right-of-way for McKee Street.
17. On the final plat monument all set corners per the monumentation ordinance.

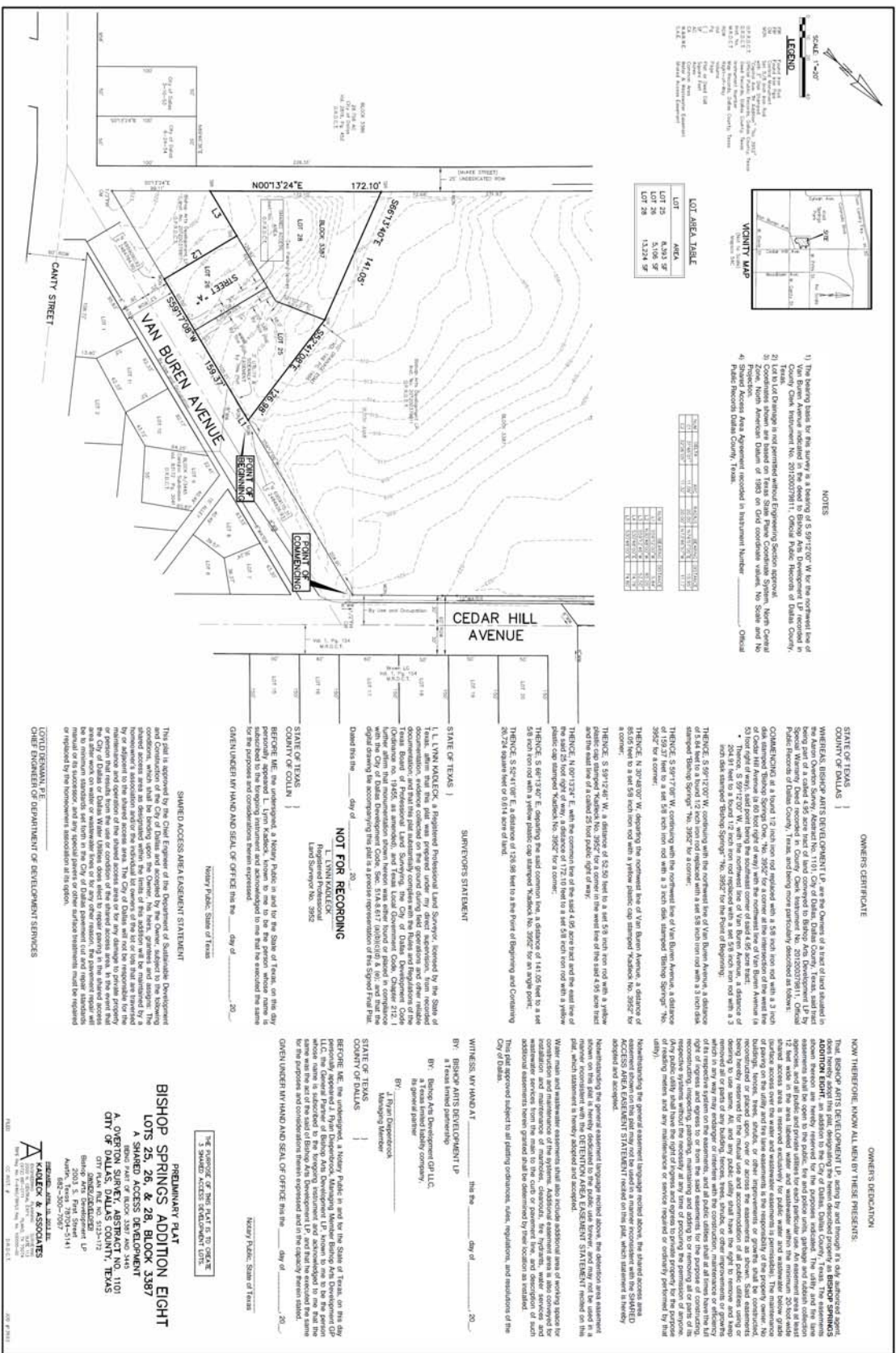
18. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement & labeled on the plat.
19. On the final plat verify the east right-of-way line of McKee Street.
20. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411 of the Dallas City Code, as amended.
21. The shared access area must front a minimum width of 20 feet on Van Buren Avenue.
22. The Shared Access Area easement must be at least 20 feet wide and contain a minimum paving width of 16 feet.
23. 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.
24. 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.
25. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411 of the Dallas City Code, as amended.
26. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document.
27. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot.
28. 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.
29. Include the words "Shared Access Development" in the title block of the final plat.
30. Add a note to the final plat stating "This development is restricted to single family dwellings only."
31. On the final plat show 0.25 guest parking spaces per lot on the plat. Such spaces may be provided in the Shared Access Area as long as they are not located over a water/wastewater easement.
32. 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."

33. If a guard house is provided, it must be at least 30 feet from the shared access point.
34. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Public Works and Transportation Department, GIS Section to obtain an approved street name.
35. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
36. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
37. Water and wastewater main extension is required by Private Development Contract.
38. The Shared Access standards for water & wastewater design must be complied with.
39. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
40. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
41. Water and wastewater main extension is required by Private Development Contract.
42. On the final plat identify the property as Lots 45, 46, and 47 in City Block 3387.





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S123-172 </u> Date: <u> 6/11/2013 </u>
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**LOT AREA TABLE**

LOT	AREA
LOT 25	4,500 SF
LOT 26	5,108 SF
LOT 28	13,274 SF

NOTES
1) The bearing for the survey is a bearing of S 91°12'07" W for the increased lot of Van Buren Avenue indicated in the deed to Bishop Arts Development LP recorded in Public Records of Dallas County, Texas, Instrument No. 20100207811. Official Public Records of Dallas County, Texas.
2) Lot 25 of this plat is not permitted without Engineering Section approval. North Central Zone, North American Datum of 1983 on Grid coordinates values. No State and No Public Records of Dallas County, Texas.
3) See map of the project area and the plat for the proposed easement.
4) Public Records of Dallas County, Texas.**OWNERS CERTIFICATE**
I, the undersigned, being the owner of the land indicated in this instrument, do hereby certify that the facts stated herein are true and correct to the best of my knowledge and belief, and that the same are true and correct to the best of my knowledge and belief, and that the same are true and correct to the best of my knowledge and belief, and that the same are true and correct to the best of my knowledge and belief.**NOT FOR RECORDING**
This instrument is not to be recorded in the Public Records of Dallas County, Texas, and shall be void if recorded in said records.**PRELIMINARY PLAT**
BISHOP SPRINGS ADDITION EIGHT
LOTS 25, 26, & 28, BLOCK 3387
A SHARED ACCESS DEVELOPMENT
 PART OF BLOCK 3387 AND 3145
 CITY PLAN DISTRICT NO. 1101
 CITY PLAN NO. 512-1712
 BISHOP SPRINGS DEVELOPMENT LP
 2003 S. Fair Street
 Dallas, Texas 75201
 817-809-2027**OWNER'S DECLARATION**
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, being the owner of the land indicated in this instrument, do hereby certify that the facts stated herein are true and correct to the best of my knowledge and belief, and that the same are true and correct to the best of my knowledge and belief, and that the same are true and correct to the best of my knowledge and belief.**STATE OF TEXAS**
COUNTY OF DALLAS
I, L. LYNN MADLOCK, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that the facts stated herein are true and correct to the best of my knowledge and belief, and that the same are true and correct to the best of my knowledge and belief, and that the same are true and correct to the best of my knowledge and belief.**NOT FOR RECORDING**
This instrument is not to be recorded in the Public Records of Dallas County, Texas, and shall be void if recorded in said records.**PRELIMINARY PLAT**
BISHOP SPRINGS ADDITION EIGHT
LOTS 25, 26, & 28, BLOCK 3387
A SHARED ACCESS DEVELOPMENT
 PART OF BLOCK 3387 AND 3145
 CITY PLAN DISTRICT NO. 1101
 CITY PLAN NO. 512-1712
 BISHOP SPRINGS DEVELOPMENT LP
 2003 S. Fair Street
 Dallas, Texas 75201
 817-809-2027

CITY PLAN COMMISSION**THURSDAY, JUNE 20, 2013****FILE NUMBER:** S123-173**Subdivision Administrator:** Paul Nelson**LOCATION:** Frontier Lane north of Irongate Lane**DATE FILED:** May 29, 2013**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 9 **SIZE OF REQUEST:** 2.579 Acres **MAPSCO:** 37J**OWNER:** Joy and Russell Miller

REQUEST: An application to create a 5 lot shared access area development containing lots ranging in size from 0.2399 acre to 0.8520 acre from a 2.579 acre tract of land in City Block 2984 on property located on Frontier Lane north of Irongate Lane.

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

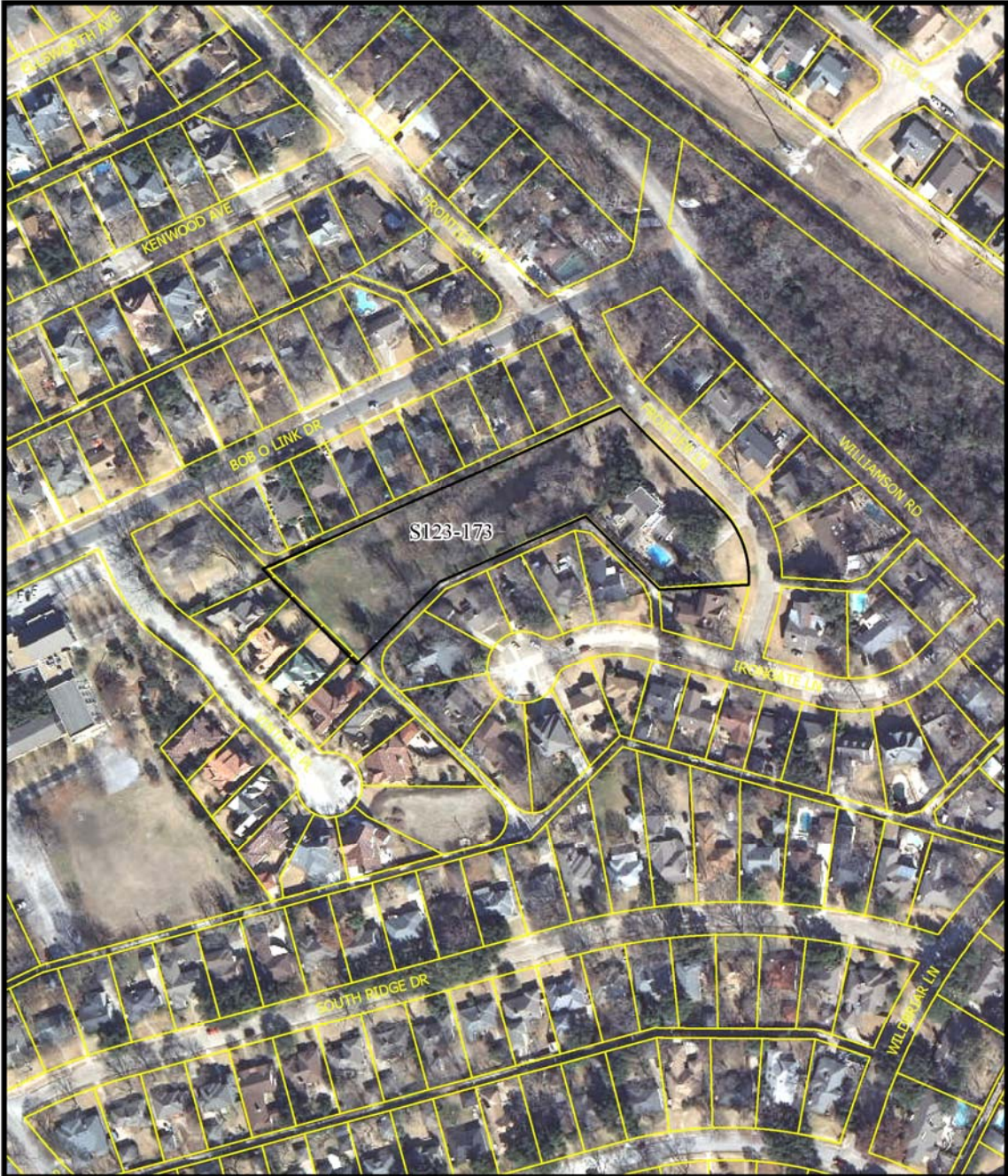
STAFF RECOMMENDATION: The request complies with the requirements of the R-7.5(A) District; and the Shared Access Area Development requirements; therefore, staff recommends approval subject to compliance with the following conditions:

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

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 5.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Frontier Lane.
14. On the final plat show the recording information on all existing easements within 150 feet of the property.
15. On the final plat show how all adjoining right-of-way was created.
16. On the final plat two control monuments must be shown.
17. The shared access area must front a minimum width of 20 feet on Frontier Lane.
18. The Shared Access Area easement must be at least 20 feet wide and contain a minimum paving width of 16 feet.
19. 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.
20. 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.
21. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411 of the Dallas City Code, as amended.
22. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document.
23. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot.
24. 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.

25. On the final plat include the words "Shared Access Development" in the title block of the final plat.
26. Add a note to the final plat stating "This development is restricted to single family dwellings only."
27. On the final plat show 0.25 guest parking spaces per lot on the plat. Such spaces may be provided in the Shared Access Area as long as they are not located over a water/wastewater easement.
28. 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 street or a City Council approved private street."
29. If a guard house is provided, it must be at least 30 feet from the shared access point.
30. 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.
31. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
32. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
33. Water and wastewater main extension is required by Private Development Contract.
34. On the final plat identify the property as Lots 26 through 30, and the common area as "CA"A" .in City Block 3/2984.



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AERIAL MAP

- Area of Request
- Recent History

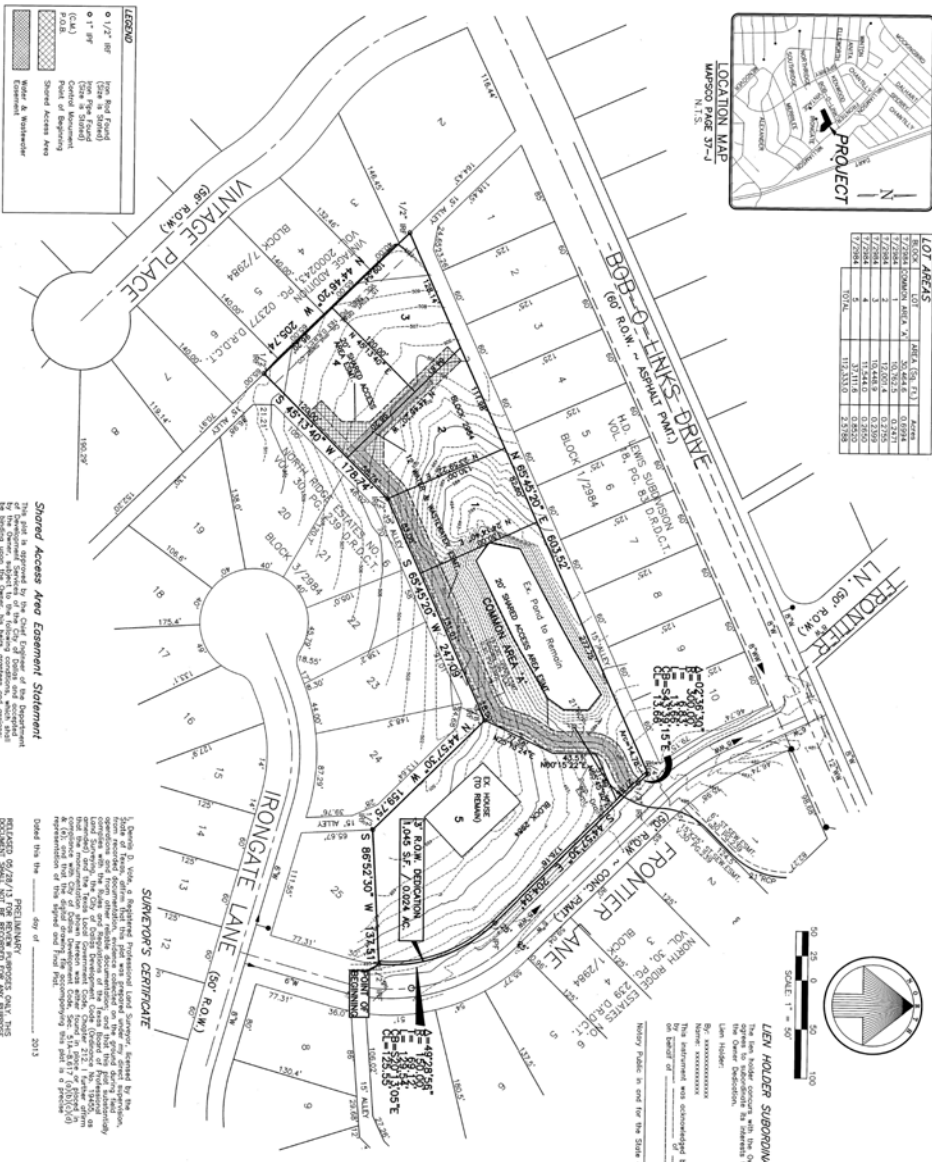
Case no: S123-173

Date: 6/11/2013



LOT AREAS

LOT NO.	AREA (S.F.)	AREA (S.F.)	AREA (S.F.)
1	10,542.5	10,542.5	10,542.5
2	10,542.5	10,542.5	10,542.5
3	10,542.5	10,542.5	10,542.5
4	10,542.5	10,542.5	10,542.5
5	10,542.5	10,542.5	10,542.5
6	10,542.5	10,542.5	10,542.5
7	10,542.5	10,542.5	10,542.5
8	10,542.5	10,542.5	10,542.5
9	10,542.5	10,542.5	10,542.5
10	10,542.5	10,542.5	10,542.5
11	10,542.5	10,542.5	10,542.5
12	10,542.5	10,542.5	10,542.5
13	10,542.5	10,542.5	10,542.5
14	10,542.5	10,542.5	10,542.5
15	10,542.5	10,542.5	10,542.5
16	10,542.5	10,542.5	10,542.5
17	10,542.5	10,542.5	10,542.5
18	10,542.5	10,542.5	10,542.5
19	10,542.5	10,542.5	10,542.5
20	10,542.5	10,542.5	10,542.5
21	10,542.5	10,542.5	10,542.5
22	10,542.5	10,542.5	10,542.5
23	10,542.5	10,542.5	10,542.5
24	10,542.5	10,542.5	10,542.5
25	10,542.5	10,542.5	10,542.5
26	10,542.5	10,542.5	10,542.5
27	10,542.5	10,542.5	10,542.5
28	10,542.5	10,542.5	10,542.5
29	10,542.5	10,542.5	10,542.5
30	10,542.5	10,542.5	10,542.5
31	10,542.5	10,542.5	10,542.5
32	10,542.5	10,542.5	10,542.5
33	10,542.5	10,542.5	10,542.5
34	10,542.5	10,542.5	10,542.5
35	10,542.5	10,542.5	10,542.5
36	10,542.5	10,542.5	10,542.5
37	10,542.5	10,542.5	10,542.5
38	10,542.5	10,542.5	10,542.5
39	10,542.5	10,542.5	10,542.5
40	10,542.5	10,542.5	10,542.5
41	10,542.5	10,542.5	10,542.5
42	10,542.5	10,542.5	10,542.5
43	10,542.5	10,542.5	10,542.5
44	10,542.5	10,542.5	10,542.5
45	10,542.5	10,542.5	10,542.5
46	10,542.5	10,542.5	10,542.5
47	10,542.5	10,542.5	10,542.5
48	10,542.5	10,542.5	10,542.5
49	10,542.5	10,542.5	10,542.5
50	10,542.5	10,542.5	10,542.5



- GENERAL NOTES:**
- No lot-to-lot drainage will be permitted without Engineering Station approval.
 - Block of Easement of South 44 degrees 02 minutes 30 seconds East, being the southeast line of Frontier Lane (60' R.O.W.)
 - This development is restricted to single family dwellings only.
 - No vehicular access other than that of the plat is permitted from the street.
 - Shared Property Records Dallas County, Texas.
 - The purpose of this plat is to establish a single family lots and 1 common area within 5 shared access area, plus 1 single family lot on an existing track.

Shared Access Area Easement Statement

This plat is approved by the Chief Engineer of the Department of Public Safety, State of Texas, under the authority of the Texas Property Code, Chapter 201, Subchapter C, Section 201.005, which provides that the Department of Public Safety shall issue a plat if the plat complies with the provisions of this subchapter and the plat is approved by the Chief Engineer of the Department of Public Safety.

The shared access area is depicted within the limits of this plat. The shared access area is a common area for the use and enjoyment of the lots within the plat. The shared access area is a common area for the use and enjoyment of the lots within the plat. The shared access area is a common area for the use and enjoyment of the lots within the plat.



LEN HOLDER SUBORDINATION AGREEMENT

I, LEN HOLDER, do hereby agree to subordinate my interest in the above described property to the interest of the City of Dallas, Texas, in the event of a foreclosure sale of the property.

Dated this _____ day of _____, 2013.

LEN HOLDER

OWNER'S ACKNOWLEDGMENT

I, _____, do hereby acknowledge that I am the owner of the above described property and that I have executed this instrument as my free and voluntary act and deed.

Dated this _____ day of _____, 2013.

OWNER

DEVELOPER'S ACKNOWLEDGMENT

I, _____, do hereby acknowledge that I am the developer of the above described property and that I have executed this instrument as my free and voluntary act and deed.

Dated this _____ day of _____, 2013.

DEVELOPER

SURVEYOR'S ACKNOWLEDGMENT

I, _____, do hereby certify that I am a duly licensed surveyor in the State of Texas and that I have surveyed the above described property in accordance with the provisions of the Texas Property Code.

Dated this _____ day of _____, 2013.

SURVEYOR

PRELIMINARY PLAT

FRONTIER PLACE

A SHARED ACCESS DEVELOPMENT

LOTS 1-5 & COMMON AREA A

BLOCK 2984

2.58 ACRES

IN THE COUNTY OF DALLAS, TEXAS, DISTRICT NO. 522

CITY OF DALLAS, TEXAS

DATE: 06/20/2013

SCALE: 1"=40'

CITY PLAN COMMISSION**THURSDAY, JUNE 20, 2013****FILE NUMBER:** S123-175**Subdivision Administrator:** Paul Nelson**LOCATION:** 10835 Ferguson Road northeast of Shiloh Road**DATE FILED:** May 29, 2013**ZONING:** CR**CITY COUNCIL DISTRICT:** 9 **SIZE OF REQUEST:** 1.237 Acres**MAPSCO:** 39E**OWNER:** Richard E. Royal

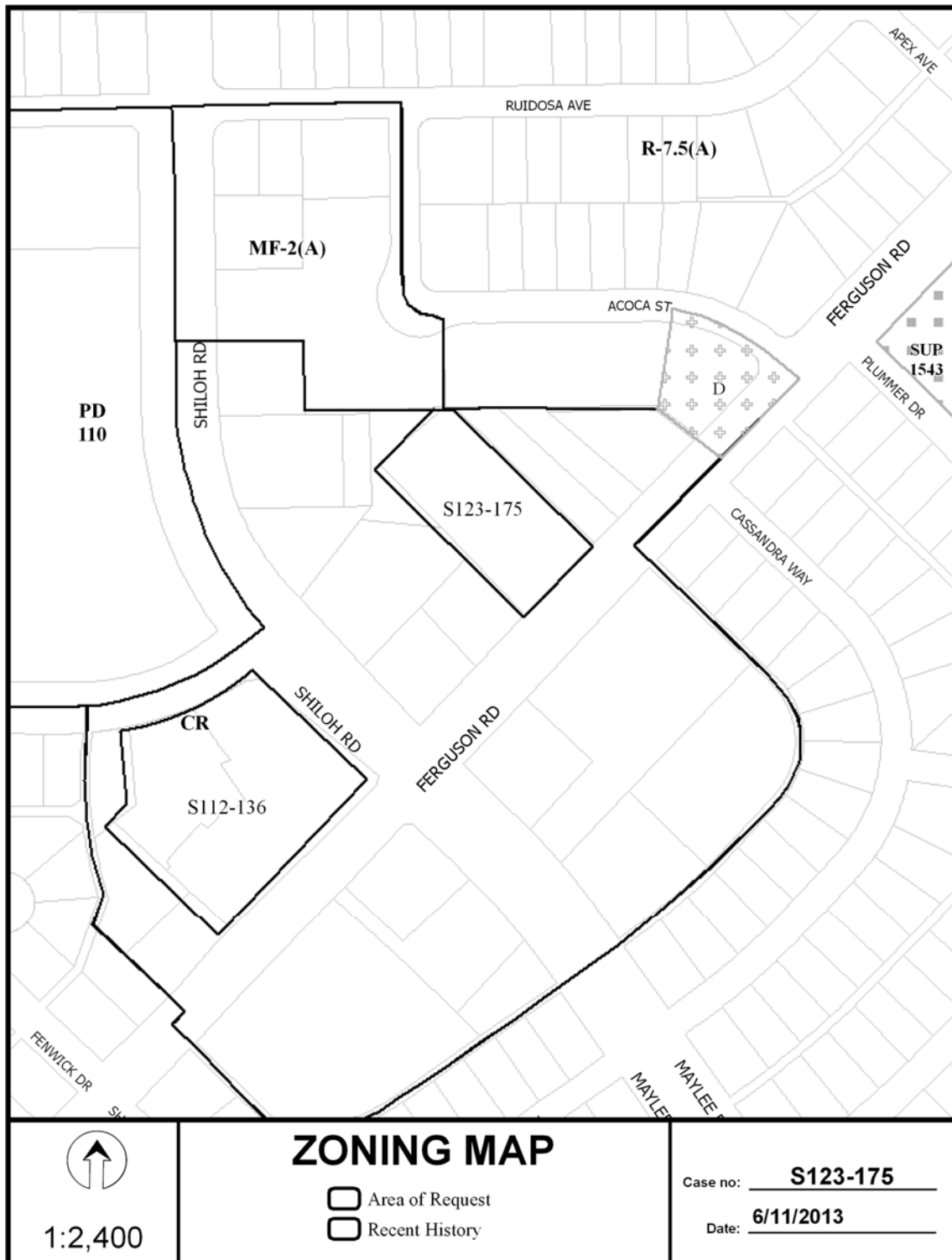
REQUEST: An application to replat a 1.237 acre tract of land in City Block 13/7498 to create a 1.237 acre lot on property located at 10835 Ferguson Road northeast of Shiloh Road.

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

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

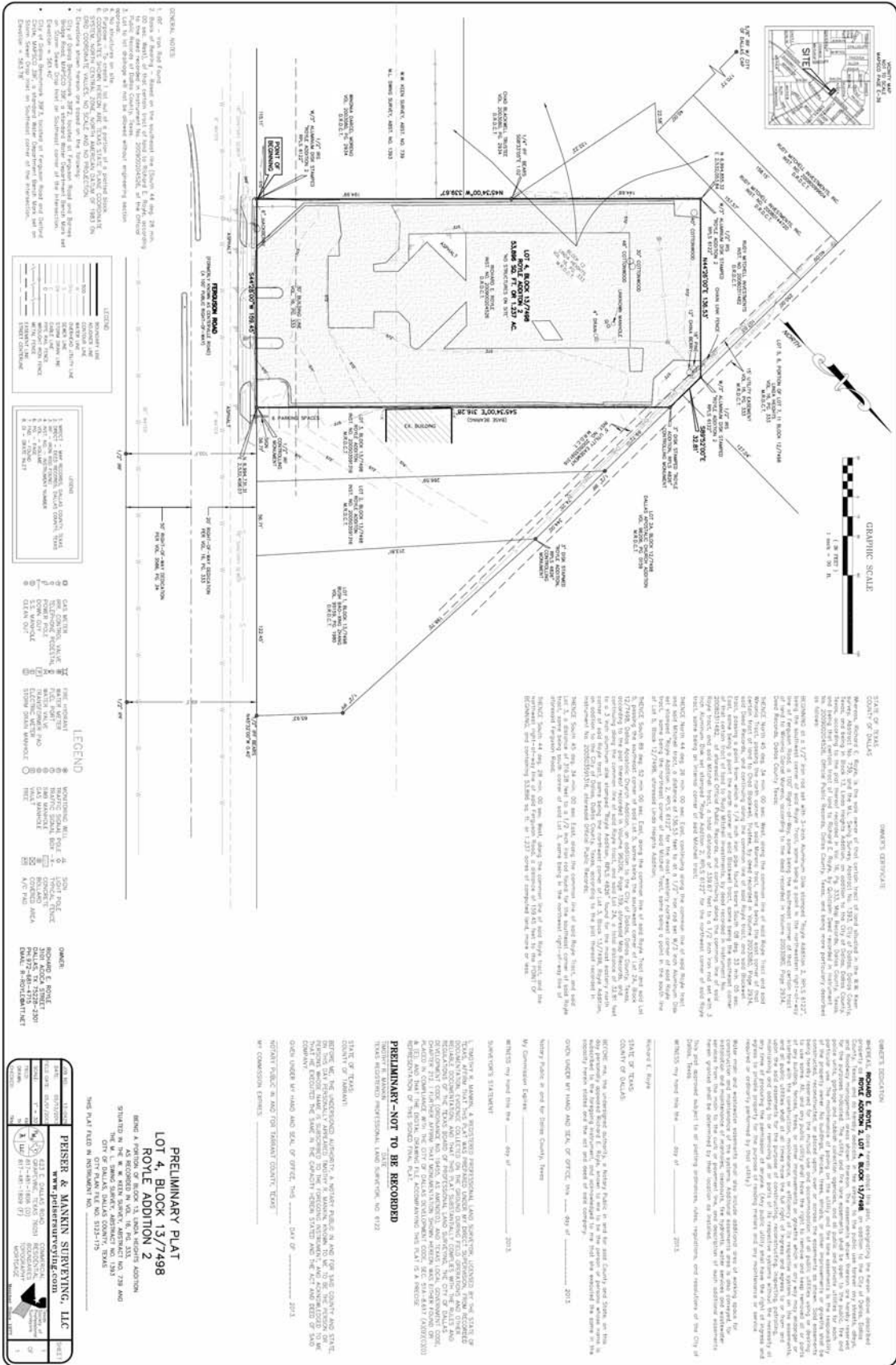
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with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

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 50 feet of right-of-way from the established centerline of Ferguson Road.
14. On the final plat show how all adjoining right-of-way was created.
15. On the final plat show the recording information on all existing easements within 150 feet of the property.
16. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information.
17. On the final plat change Block No. 12 to Block No. 13 for Linda Heights Addition shown on face plat.
18. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
19. On the final plat identify the property as Lot 4 in City Block 13/7498.





 1:2,400	<h3>AERIAL MAP</h3> <p><input checked="" type="checkbox"/> Area of Request <input type="checkbox"/> Recent History</p>	Case no: <u>S123-175</u> Date: <u>6/11/2013</u>
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GENERAL NOTES:

1. All work shall be in accordance with the City of Dallas Code of Ordinances, Title 25A, Chapter 100, and all applicable state and federal laws and regulations.
2. The applicant shall be responsible for obtaining all necessary permits from the City of Dallas, Tarrant County, and the State of Texas.
3. The applicant shall be responsible for obtaining all necessary easements from the City of Dallas, Tarrant County, and the State of Texas.
4. The applicant shall be responsible for obtaining all necessary approvals from the City of Dallas, Tarrant County, and the State of Texas.
5. The applicant shall be responsible for obtaining all necessary approvals from the City of Dallas, Tarrant County, and the State of Texas.
6. The applicant shall be responsible for obtaining all necessary approvals from the City of Dallas, Tarrant County, and the State of Texas.
7. The applicant shall be responsible for obtaining all necessary approvals from the City of Dallas, Tarrant County, and the State of Texas.
8. The applicant shall be responsible for obtaining all necessary approvals from the City of Dallas, Tarrant County, and the State of Texas.
9. The applicant shall be responsible for obtaining all necessary approvals from the City of Dallas, Tarrant County, and the State of Texas.
10. The applicant shall be responsible for obtaining all necessary approvals from the City of Dallas, Tarrant County, and the State of Texas.

LEGEND

Symbol	Description
(Symbol)	Utility Easement
(Symbol)	Drainage Easement
(Symbol)	Access Easement
(Symbol)	Setback
(Symbol)	Other

OWNER: PREISER & MANN STRIVING, LLC
 1311 S. GLENDALE AVENUE, SUITE 100
 DALLAS, TX 75242-2001
 PHONE: (214) 741-8888
 FAX: (214) 741-8889

PRELIMINARY NOT TO BE RECORDED

**LOT 4, BLOCK 13/7498
 ROYLE ADDITION 2**

PRELIMINARY PLAT

BEING A PORTION OF BLOCK 13, LINDA HEIGHTS ADDITION
 SITUATED IN THE CITY OF DALLAS, TARRANT COUNTY, TEXAS
 AND BEING PART OF THE CITY PLAT FILE NO. 5123-115

THIS PLAT FILED IN TARRANT COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF TARRANT
 I, _____, a Notary Public in and for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original plat as the same appears in my records.

WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2013.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS
 MY COMMISSION EXPIRES _____

PRELIMINARY NOT TO BE RECORDED

STATE OF TEXAS
 COUNTY OF TARRANT
 I, _____, a Notary Public in and for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original plat as the same appears in my records.

WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2013.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS
 MY COMMISSION EXPIRES _____

PRELIMINARY NOT TO BE RECORDED

STATE OF TEXAS
 COUNTY OF TARRANT
 I, _____, a Notary Public in and for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original plat as the same appears in my records.

WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2013.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS
 MY COMMISSION EXPIRES _____

PRELIMINARY NOT TO BE RECORDED

STATE OF TEXAS
 COUNTY OF TARRANT
 I, _____, a Notary Public in and for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original plat as the same appears in my records.

WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2013.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS
 MY COMMISSION EXPIRES _____

PRELIMINARY NOT TO BE RECORDED

STATE OF TEXAS
 COUNTY OF TARRANT
 I, _____, a Notary Public in and for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original plat as the same appears in my records.

WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2013.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS
 MY COMMISSION EXPIRES _____

LOCATION: N. Central Expressway; at Walnut Hill Lane, northwest corner

DATE FILED: May 24, 2013

ZONING: PDD 750

CITY COUNCIL DISTRICT: 11 **SIZE OF REQUEST:** 42.1085 ac. **MAPSCO:** 26N

APPLICANT: 75 and Walnut Hill, LLC

REQUEST: An application to remove the existing platted 25 foot building line along the north line of Walnut Hill Lane and to remove the 25 foot building line along the west line of N. Central Expressway; and to replat a 41.1085 acre tract of land containing all of Lots 1 and 1A in City Block S/5454 to create 145 single family lots; and to create 9 nonresidential lots from a 42.1085 acre tract of land on property located at the northwest corner of U.S. Highway 75 North at Walnut Hill Lane.

SUBDIVISION HISTORY:

1. S078-115 was an application to replat a 42.143 acre tract of land containing part of Lot 1, City Block S/5455 and all of Lot 1A, City Block S/5455 into one 17.341 acre lot, and one 24.801 acre lot on N. Central Expressway; at Walnut Hill Lane, northwest corner. The request was approved on February 28, 2008 but has not been recorded.

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

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

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

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

- The removal of the 25 feet building lines will allow the setbacks of the planned development district govern the development.

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

- Notices were not sent because this is a non residential development.

“(iii) adversely affect neighboring properties; and”

- The removal of the building lines will allow development on this property to be consistent with the development plan for the property.

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

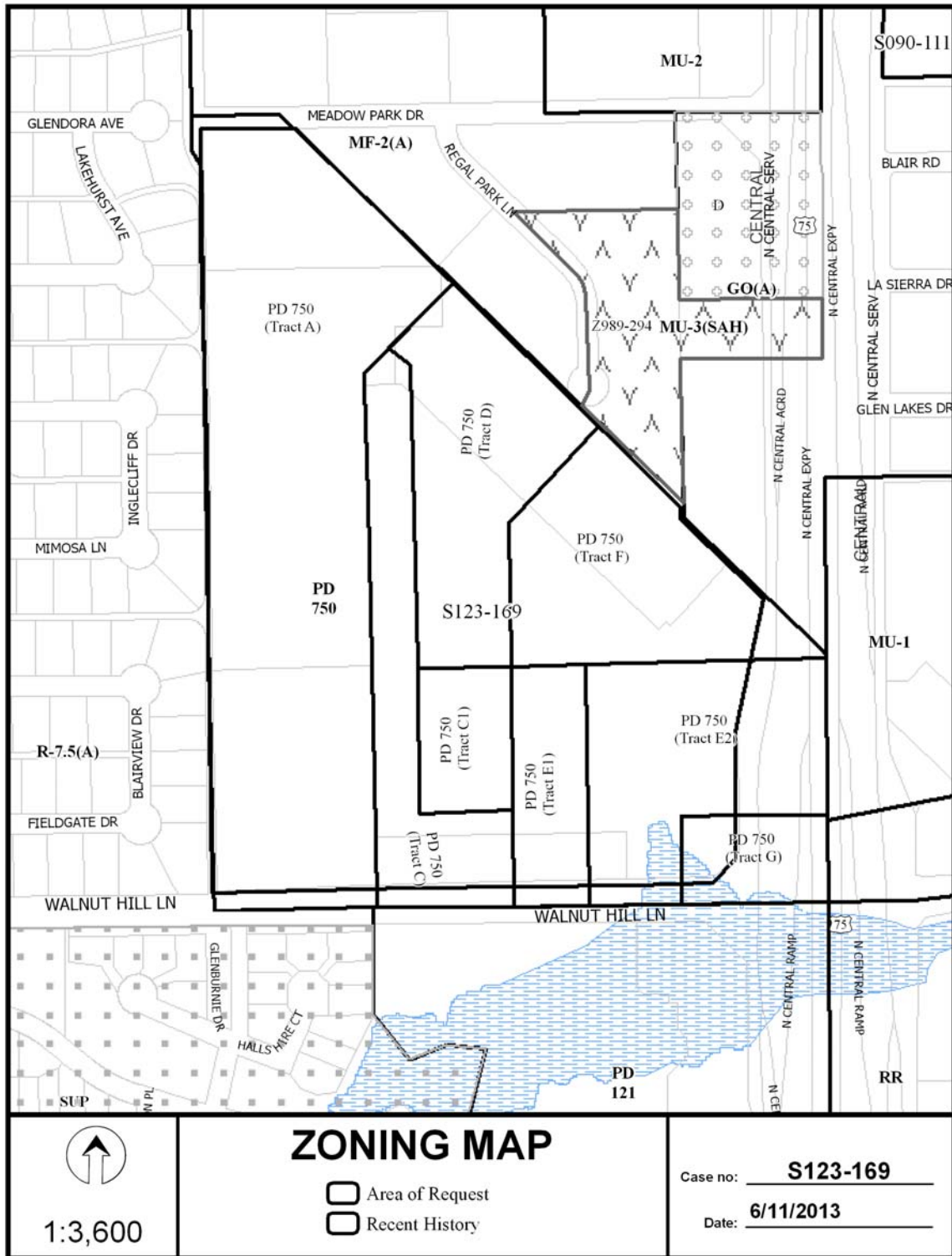
- The property will be developed in compliance with the development plan for the planned development district.

STAFF RECOMMENDATION: - BUILDING LINE REMOVAL: The staff recommends approval of the removal of both of the 25 foot building line because development of the property is governed by the conditions of the planned development district.


STAFF RECOMMENDATION: The proposed plat complies with the minimum zoning regulations in PDD No. 750; therefore, staff recommends approval subject to compliance with the following conditions:

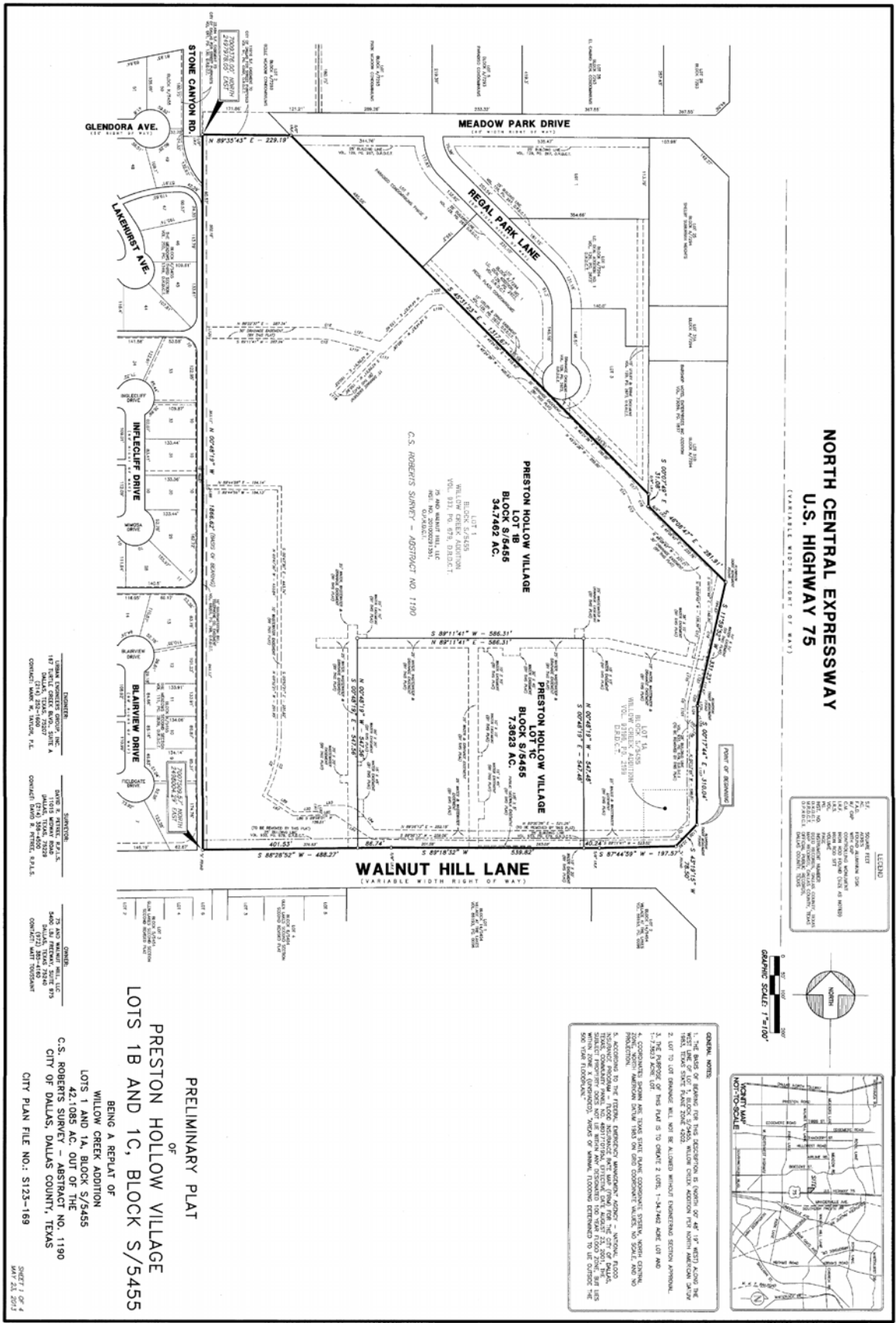
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with 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.
4. Fire apparatus access roads must comply with Article 10 Division II of the Dallas Fire Code.
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 unless any proposed construction, renovation, conversion, etc. of the building complies with the Dallas Building Code to permit the building to cross lot lines. In addition, any detached sign must be shown on the final plat.
7. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
8. On the final plat the total number of lots permitted is 154.
9. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
11. On the final plat dedicate a 10 foot by 10 foot corner clip at Stone Canyon Drive and Meadow Park Drive.
12. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Walnut Hill Lane and the alley.
13. On the final plat provide 15 foot by 15 foot corner clips at all private streets at Meadow Park, Walnut Hill Lane, and the Highway 75 frontage road.
14. On the final plat provided 10 foot by 10 foot corner clips at all intersections within the boundaries of this plat.

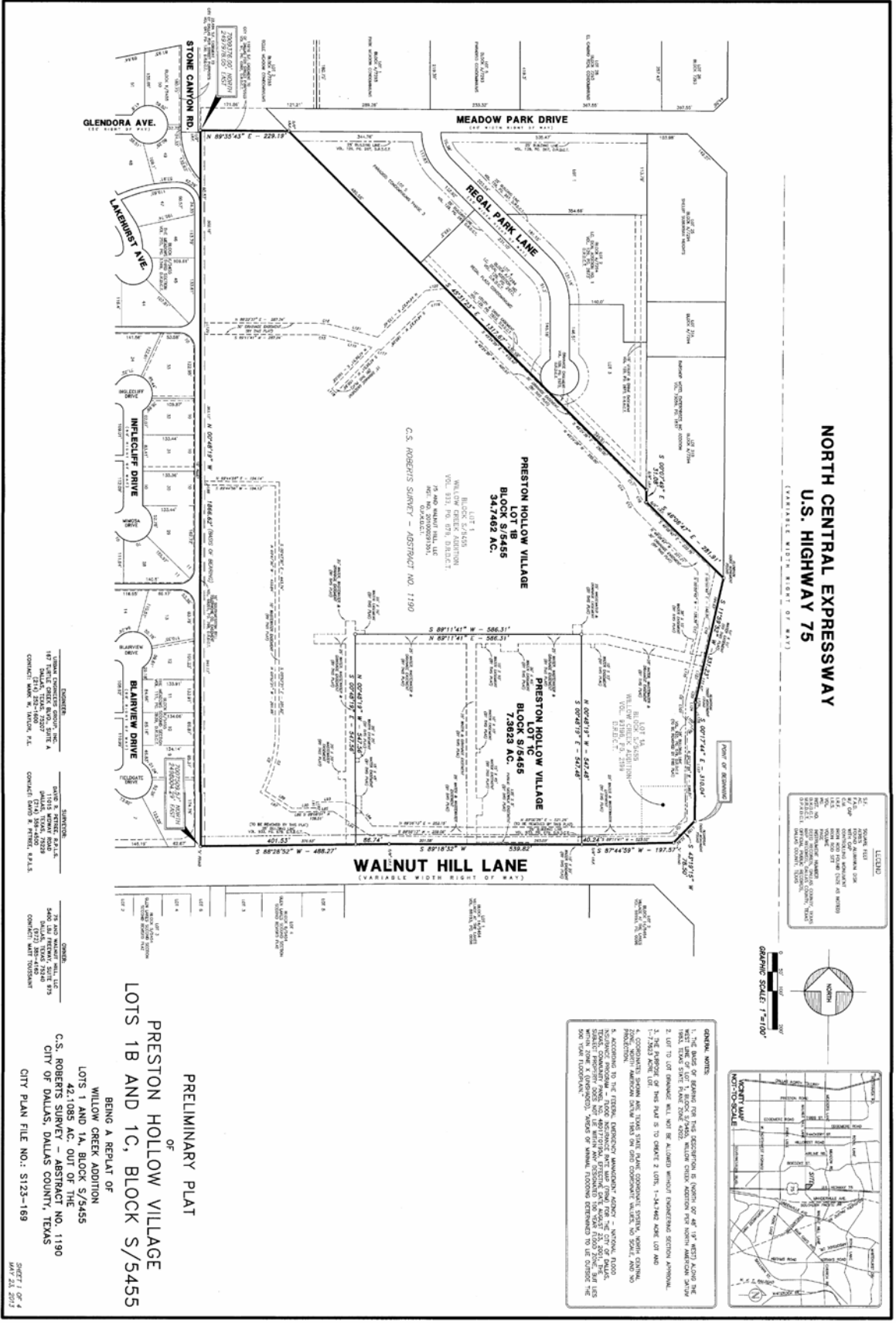
15. All private streets must comply with the City of Dallas requirements and the requirements of PD No. 750.
16. Place a note on the final plat that states: "All; modifications to the US Highway 75 frontage Road must comply with TxDOt requirements.
17. On the final plat show how all adjoining right-of-way was created.
18. On the final plat show the recording information on all existing easements within 150 feet of the property.
19. On the final plat show two control monuments.
20. On the final plat add a note: "The existing 25 foot building lines along the east and south property lines are removed by this plat."
21. On the final plat show the distances/width of right-of-way across Walnut Hill Lane and across Stone Canyon Drive.
22. On the final plat use corporate dedication statements in the owner's dedication.
23. On the final plat define the areas that are shown with an "X".
24. On the final plat define areas without any annotation.
25. Prepare the final plat using the SPRG checklist.
26. On the final plat add the Lot Area Summary chart for all of the lots.
27. On the final plat change Inflecliff Drive to Inglecliff Drive.
28. On the final plat change Mimosa Drive to Mimosa Lane.
29. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
31. Site plan needs to be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
32. Water/wastewater main extension is required by Private Development Contract.
33. On the final plat identify the property as Lots 1B through 1H, IJ, IK in City Block S/5455; Lots 1 through 145 in City Block T/5455.

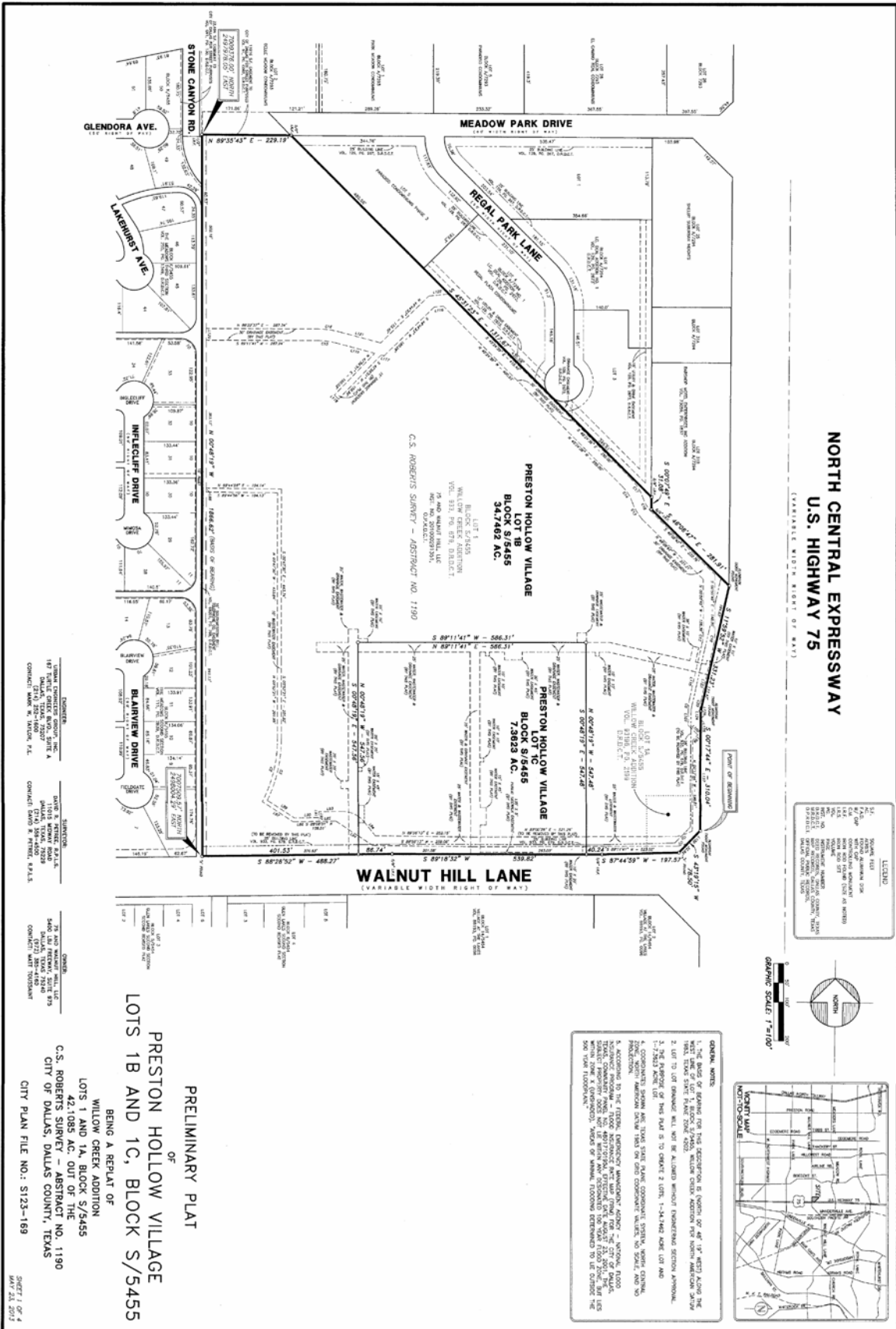




 1:3,600	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S123-169 </u> Date: <u> 6/11/2013 </u>
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CITY PLAN COMMISSION**THURSDAY, JUNE 20, 2013****FILE NUMBER:** S123-167**Subdivision Administrator:** Paul Nelson**LOCATION:** 643 Bethpage Avenue, south of Lucy Avenue**DATE FILED:** May 22, 2013**ZONING:** R-7.5 (A)**CITY COUNCIL DISTRICT:** 5 **SIZE OF REQUEST:** 0.33 Acres**MAPSCO:** 57-R**OWNER:** Margarito, Maria, and Jose Salinas

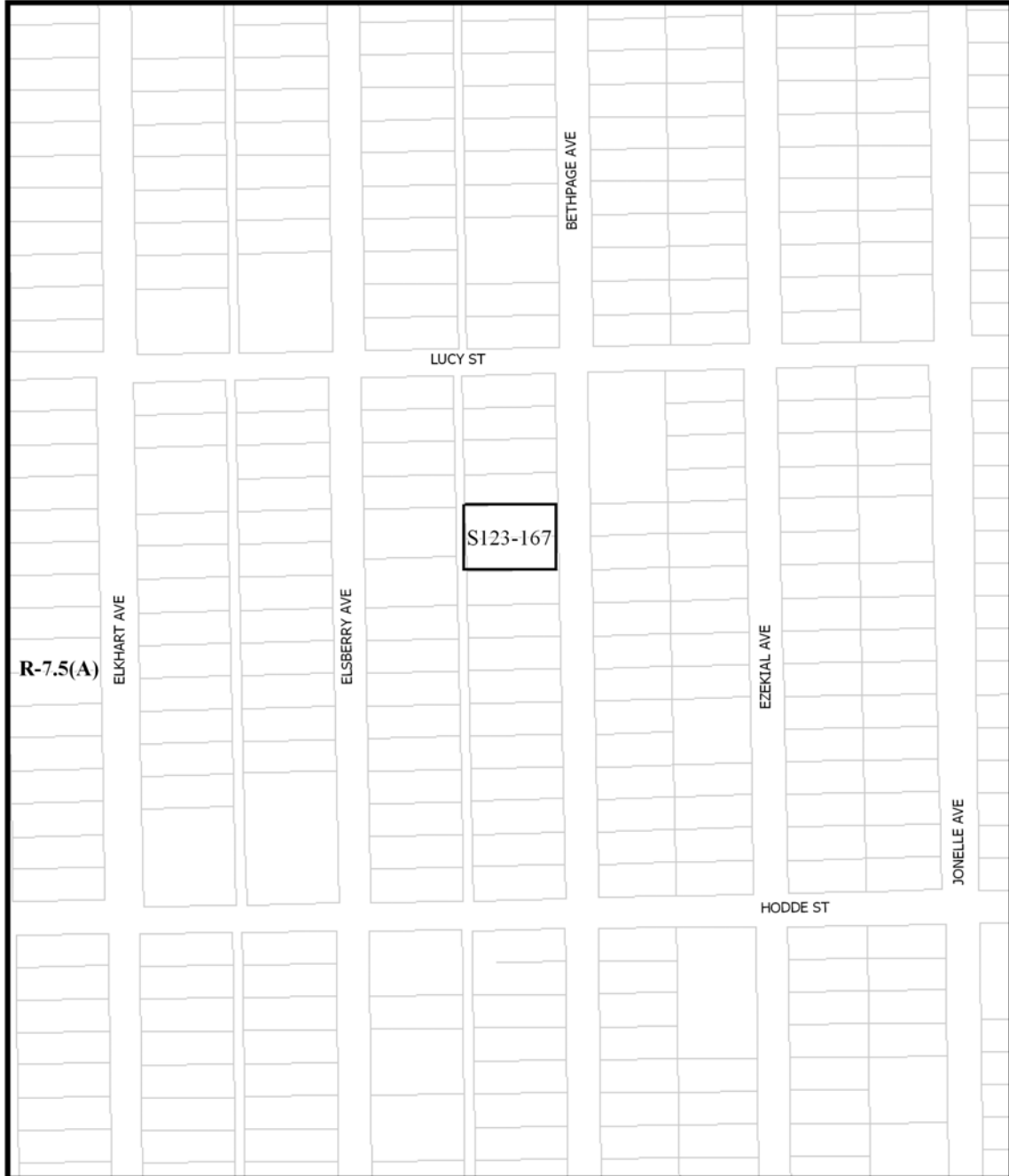
REQUEST: An application to replat a 0.33 acre tract of land containing all of Lots 21 and 22 in City Block R/6256 into one lot located at 643 Bethpage Avenue, south of Lucy Avenue.

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

STAFF RECOMMENDATION: The request complies with the requirements of R-7.5 (A) District; therefore, staff recommends approval subject to compliance with the following conditions:

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

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat identify the property as Lot 21A.in City Block R/6256.



1:2,400

ZONING MAP

- Area of Request
- Recent History

Case no: S123-167

Date: 6/12/2013



1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S123-167

Date: 6/12/2013



 1:2,400	<h2 style="margin: 0;">NOTIFICATION</h2> <table style="margin: 10px auto; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; padding: 2px 5px;">200'</td> <td style="padding: 2px 5px;">AREA OF NOTIFICATION</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px 5px;">33</td> <td style="padding: 2px 5px;">NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	33	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u> S123-167 </u> Date: <u> 6/12/2013 </u>
200'	AREA OF NOTIFICATION					
33	NUMBER OF PROPERTY OWNERS NOTIFIED					

Notification List of Property Owners

S123-167

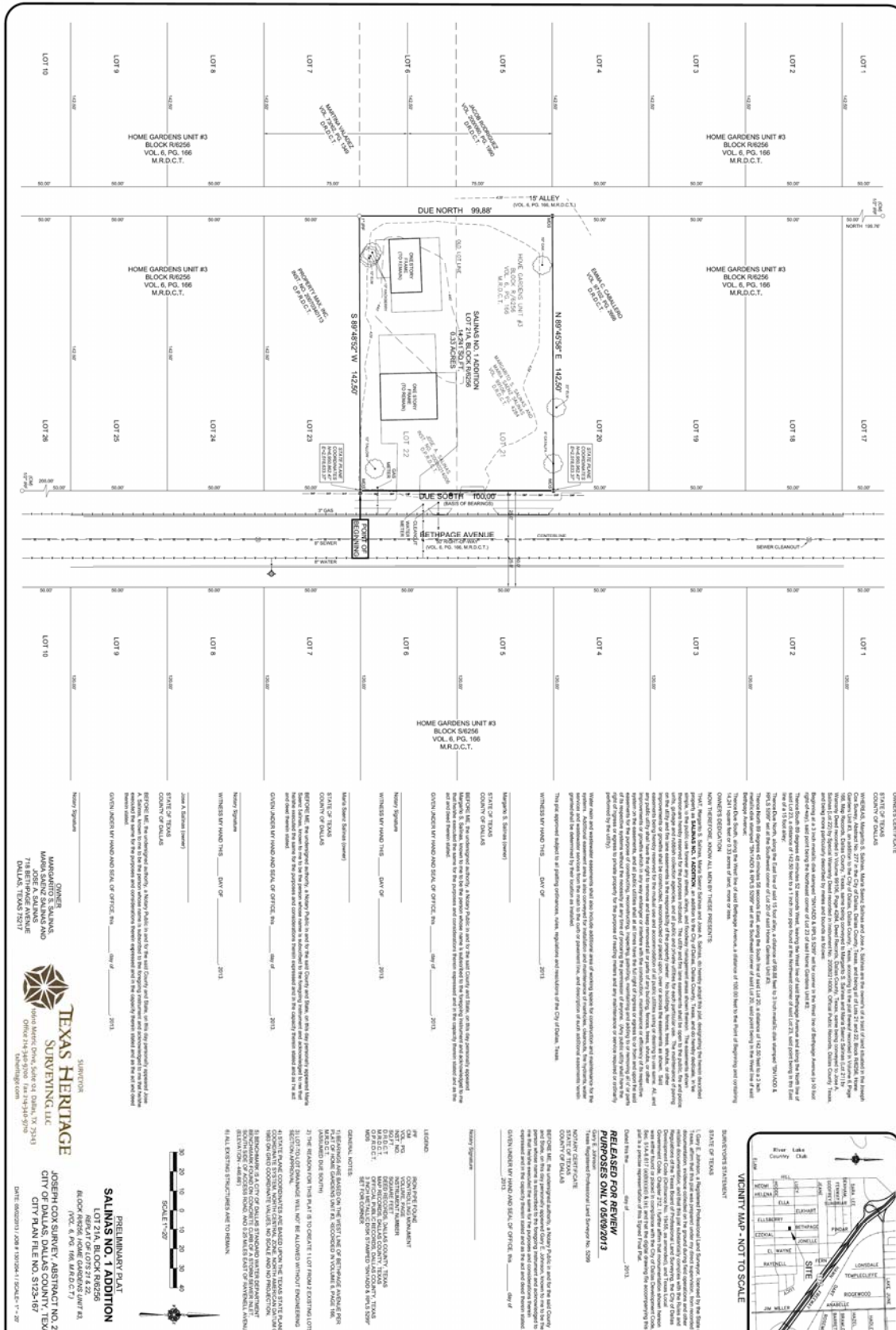
33 Property Owners Notified

Label #	Address	Owner
1	647 BETHPAGE AVE	SALINAS MARGARITO S & MARIA S
2	643 BETHPAGE AVE	SALINAS JOSE A
3	662 ELSBERRY AVE	HORAK EMIL J
4	660 ELSBERRY AVE	HORAK FRANK L
5	650 ELSBERRY AVE	PENA MARTIN & REGINA
6	642 ELSBERRY AVE	RODRIGUEZ JACOB
7	638 ELSBERRY AVE	VALADEZ MARTINA
8	634 ELSBERRY AVE	SANTOS CEFERINA M & GREGORIO
9	630 ELSBERRY AVE	HEREDIA NORA
10	626 ELSBERRY AVE	TONCHE FILIBERTO & MARIA
11	663 BETHPAGE AVE	POKORNY CHARLES
12	659 BETHPAGE AVE	GARCIA HOMERO C & OFELIA
13	655 BETHPAGE AVE	MORALES ZOILA
14	651 BETHPAGE AVE	CABALLERO EMMA C
15	639 BETHPAGE AVE	PROPERTY MAX INC
16	635 BETHPAGE AVE	CARRENO FELICIANO P & MA GUADALUPE GARCIA
17	631 BETHPAGE AVE	MARES RUTH
18	627 BETHPAGE AVE	BANK OF NEW YORK MELLON
19	654 BETHPAGE AVE	WOODS SANDRA GAYLE
20	646 BETHPAGE AVE	MARTINEZ MARIA OCANAS
21	642 BETHPAGE AVE	OCANANS JOSE DANIEL
22	638 BETHPAGE AVE	VALDEZ CRESNIO ESTATE OF
23	634 BETHPAGE AVE	DELAROSA ROSE MARIE
24	630 BETHPAGE AVE	OCHOA ROSE
25	626 BETHPAGE AVE	MARTINEZ LUIS & YOLANDA
26	659 EZEKIAL AVE	RUIZ MARIA ESTHER

Thursday, May 23, 2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	655 EZEKIAL AVE	RIOS FIDEL
28	651 EZEKIAL AVE	NAVA JULIAN & MARTHA C
29	647 EZEKIAL AVE	COSTILLO ARMANDO
30	643 EZEKIAL AVE	ARIAS MANUEL & LORENZA
31	639 EZEKIAL AVE	ARIAS MANUEL
32	635 EZEKIAL AVE	SOLIS MIGUEL A
33	631 EZEKIAL AVE	ANGEL JESUS DEL

Thursday, May 23, 2013



OWNER CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

I, _____, being the owner of the above described premises, do hereby certify that the above described premises are the same as those described in the original plat of _____, recorded in _____, Volume _____, Pages _____, of the Public Records of the County of Dallas, State of Texas, and that the same are now owned by me, my heirs, assigns, and assigns forever.

Witness my hand and seal of office this _____ day of _____, 2013.

Notary Signature: _____

Notary Seal: _____

RELEASED FOR REVIEW

PURPOSES ONLY 05/09/2013

This plat was prepared by _____, a Professional Surveyor, and was approved by the State Board of Professional Surveyors, State of Texas, on _____.

Notary Signature: _____

Notary Seal: _____

GENERAL NOTES:

1. THE BOUNDARIES OF THE PLOTS ARE TO BE DETERMINED BY THE SURVEYOR'S FIELD MEASUREMENTS.

2. THE BOUNDARIES OF THE PLOTS ARE TO BE DETERMINED BY THE SURVEYOR'S FIELD MEASUREMENTS.

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LEGEND:

--- BOUNDARY OF PLOTS

--- BOUNDARY OF PLOTS

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--- BOUNDARY OF PLOTS

PRELIMINARY PLAT

SALINAS NO. 1 ADDITION

LOT 21A BLOCK R6256

(VOL. 6, PG. 166 M.R.D.C.T.)

JOSEPH COX SURVEY ABSTRACT NO. 277

CITY OF DALLAS DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. 15723-167

DIST. RECORDS 1/281 / 12081 / 15723-1 / 2013

OWNER CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

I, _____, being the owner of the above described premises, do hereby certify that the above described premises are the same as those described in the original plat of _____, recorded in _____, Volume _____, Pages _____, of the Public Records of the County of Dallas, State of Texas, and that the same are now owned by me, my heirs, assigns, and assigns forever.

Witness my hand and seal of office this _____ day of _____, 2013.

Notary Signature: _____

Notary Seal: _____

RELEASED FOR REVIEW

PURPOSES ONLY 05/09/2013

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Notary Seal: _____

GENERAL NOTES:

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LEGEND:

--- BOUNDARY OF PLOTS

--- BOUNDARY OF PLOTS

--- BOUNDARY OF PLOTS

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--- BOUNDARY OF PLOTS

--- BOUNDARY OF PLOTS

PRELIMINARY PLAT

SALINAS NO. 1 ADDITION

LOT 21A BLOCK R6256

(VOL. 6, PG. 166 M.R.D.C.T.)

JOSEPH COX SURVEY ABSTRACT NO. 277

CITY OF DALLAS DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. 15723-167

DIST. RECORDS 1/281 / 12081 / 15723-1 / 2013

CITY PLAN COMMISSION**THURSDAY, JUNE 20, 2013****FILE NUMBER:** S123-170**Subdivision Administrator:** Paul Nelson**LOCATION:** Cedar Hill Avenue between Van Buren Avenue and Fifth Street**DATE FILED:** May 28, 2013**ZONING:** PD No. 830, Sub-district 4**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 2.902 Acres **MAPSCO:** 54C**APPLICANT:** Bishop Arts Development, LP

REQUEST: An application to replat a 2.902 acre tract of land containing part of Lots 2A and 4A in City Block 3387 to create a 26 lot Shared Access Development on property located on Cedar Hill Avenue between Van Buren Avenue and Fifth Street.

SUBDIVISION HISTORY:

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

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

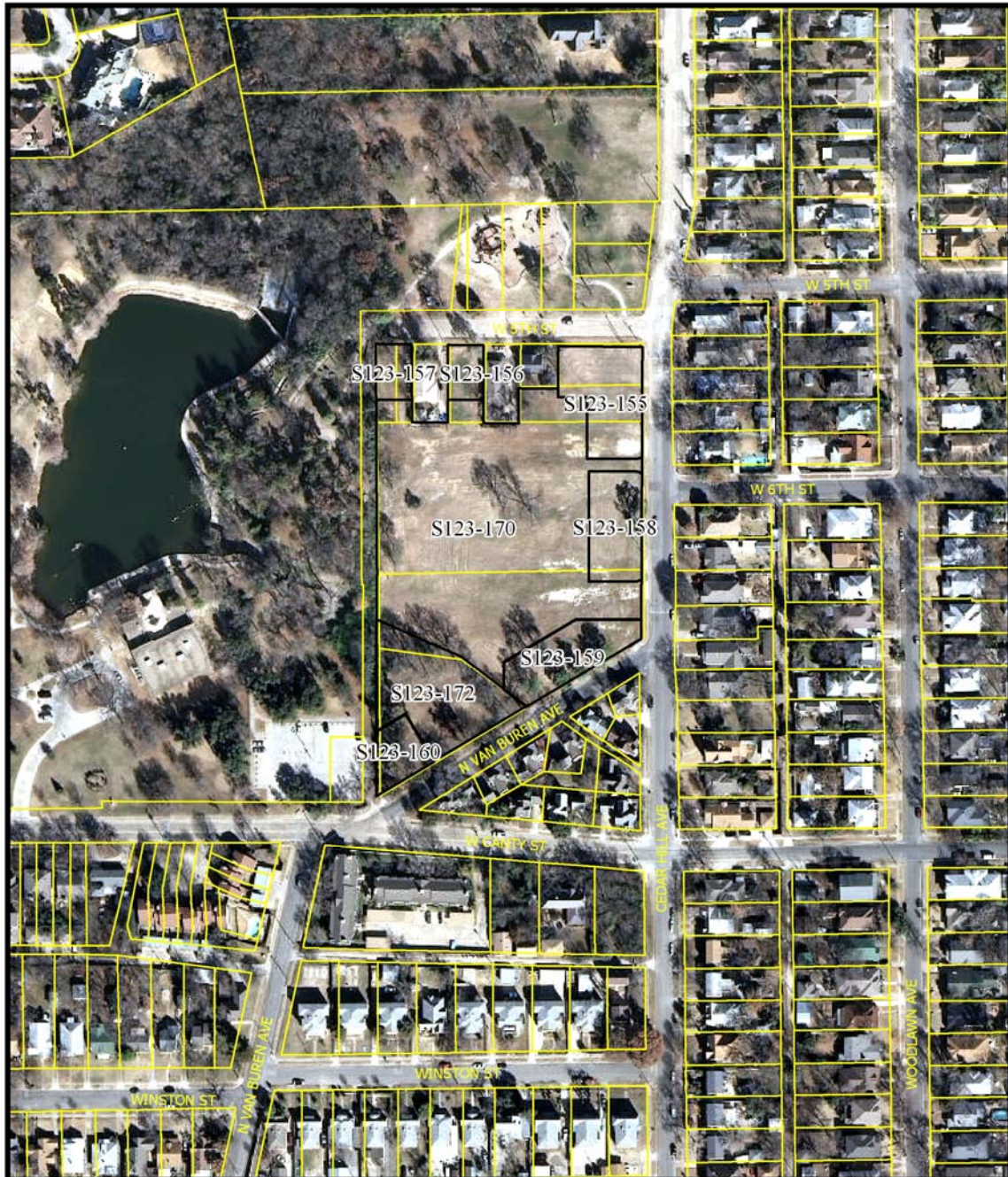
The request complies with the requirements of PD No. 830, Sub district 4 and the requirements of the Shared Access Development requirements; therefore, staff recommends approval subject to compliance with the following conditions:


1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 26.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. 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.
13. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
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 City Code, as amended.
15. On the final plat show how all adjoining right-of-way was created.
16. On the final plat monument all set corners per the monumentation ordinance.

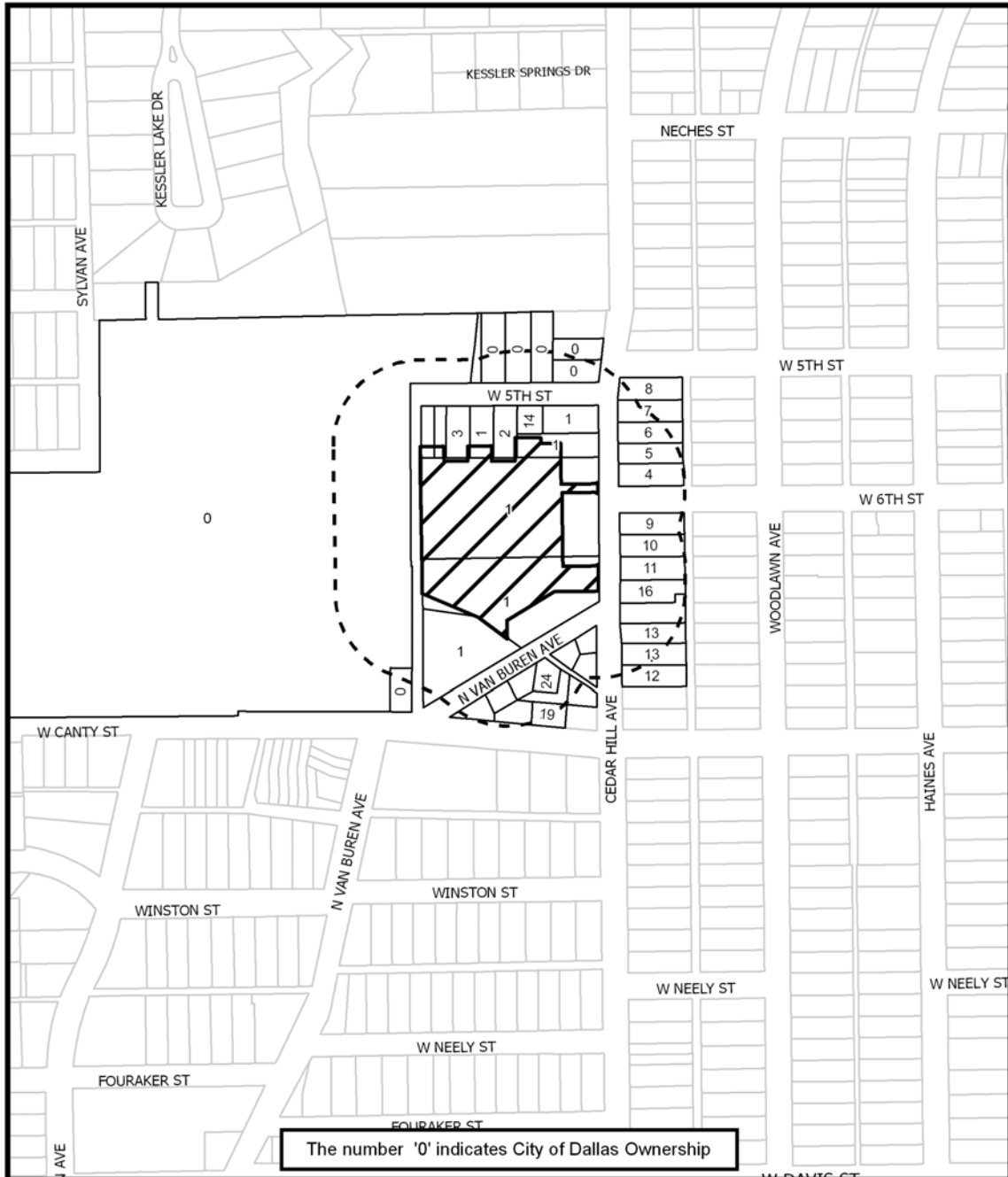
17. On the final plat show two control monuments.
18. On the final plat show the recording information on all existing easements within 150 feet of the property.
19. On final plat verify east 25 foot right-of-way of McKee Street.
20. The shared access area must front a minimum width of 20 feet on Cedar Hill Avenue.
21. The Shared Access Area easement must be at least 20 feet wide and contain a minimum paving width of 16 feet.
22. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement & labeled on the plat.
23. No building permit may be issued to authorize work in the shared access development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and all requirements of the shared access area have been met.
24. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411 of the Dallas City Code, as amended.
25. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document.
26. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot.
27. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley.
28. Include the words "Shared Access Development" in the title block of the final plat.
29. Add a note to the final plat stating "This development is restricted to single family dwellings only."
30. On the final plat show 0.25 guest parking spaces per lot on the plat. Such spaces may be provided in the Shared Access Area as long as they are not located over a water/wastewater easement.
31. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved private street."
32. If a guard house is provided, it must be at least 30 feet from the shared access point.

33. 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.
34. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
35. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
36. Water and wastewater main extension is required by Private Development Contract.
37. The Shared Access standards for water & wastewater design must be complied with.
38. On the final plat identify the property as Lots 19 through 44 inclusively in City Block 3387.





 1:2,400	<h2>AERIAL MAP</h2> <p> <input checked="" type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S123-170 </u> Date: <u> 6/11/2013 </u>
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 1:3,600	<h2>NOTIFICATION</h2> <p> 200' AREA OF NOTIFICATION 27 NUMBER OF PROPERTY OWNERS NOTIFIED </p>	Case no: <u> S123-170 </u> Date: <u> 6/11/2013 </u>
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Notification List of Property Owners

S123-170

27 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	915 VAN BUREN AVE	AMERICAN BANK OF TEXAS PO BOX 1234
2	614 5TH ST	TREVINO JUANITA &
3	622 5TH ST	BROWN KAREN L
4	902 CEDAR HILL AVE	PRINDABLE KATHLEEN F
5	906 CEDAR HILL AVE	PRINDIBLE KATHLEEN F & WILLIAM R
6	908 CEDAR HILL AVE	MCSPADDEN CAMERON W
7	914 CEDAR HILL AVE	FLORES ISMAEL
8	920 CEDAR HILL AVE	BURNEY RICHARD D
9	838 CEDAR HILL AVE	BRADLEY JUANITA CAROLYN
10	834 CEDAR HILL AVE	SANCHEZ SARA
11	830 CEDAR HILL AVE	ALEJOS FRED
12	810 CEDAR HILL AVE	MCDONALD DANIEL E
13	818 CEDAR HILL AVE	NAKAHARA LINA B
14	612 5TH ST	RODRIGUEZ VELIA
15	822 CEDAR HILL AVE	HART MICHAEL R
16	826 CEDAR HILL AVE	RACHMAN DANIEL J &
17	627 CANTY ST	SCHIMPF PATTI JO & REVIS DICKERSON JR
18	621 CANTY ST	BACHELOR EMILLIANN
19	615 CANTY ST	ROSS DAVID M
20	805 CEDAR HILL AVE	NYAMBI NYAMBI A & ATAI
21	811 CEDAR HILL AVE	MCDANIEL JAMES R & YVONNE
22	817 CEDAR HILL AVE	MORENO GONSALO
23	832 VAN BUREN AVE	HATHCOCK JOANNA
24	824 VAN BUREN AVE	GORDON RICHARD A
25	816 VAN BUREN AVE	SCHMIDT JOE M
26	808 VAN BUREN AVE	JOHNSTON LON B

Wednesday, June 12, 2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	820 VAN BUREN AVE	MCLEMORE & WALL CONST INC SUITE 103

Wednesday, June 12, 2013

CITY PLAN COMMISSION**THURSDAY, JUNE 20, 2013****FILE NUMBER:** S123-174**Subdivision Administrator:** Paul Nelson**LOCATION:** 9984 Greenfield Drive at Larchcrest Drive.**DATE FILED:** May 20, 2013**ZONING:** R-(7.5)A**CITY COUNCIL DISTRICT:** 10 **SIZE OF REQUEST:** 0.500 Acres **MAPSCO:** 27R**OWNER:** Kenneth A. Bradley

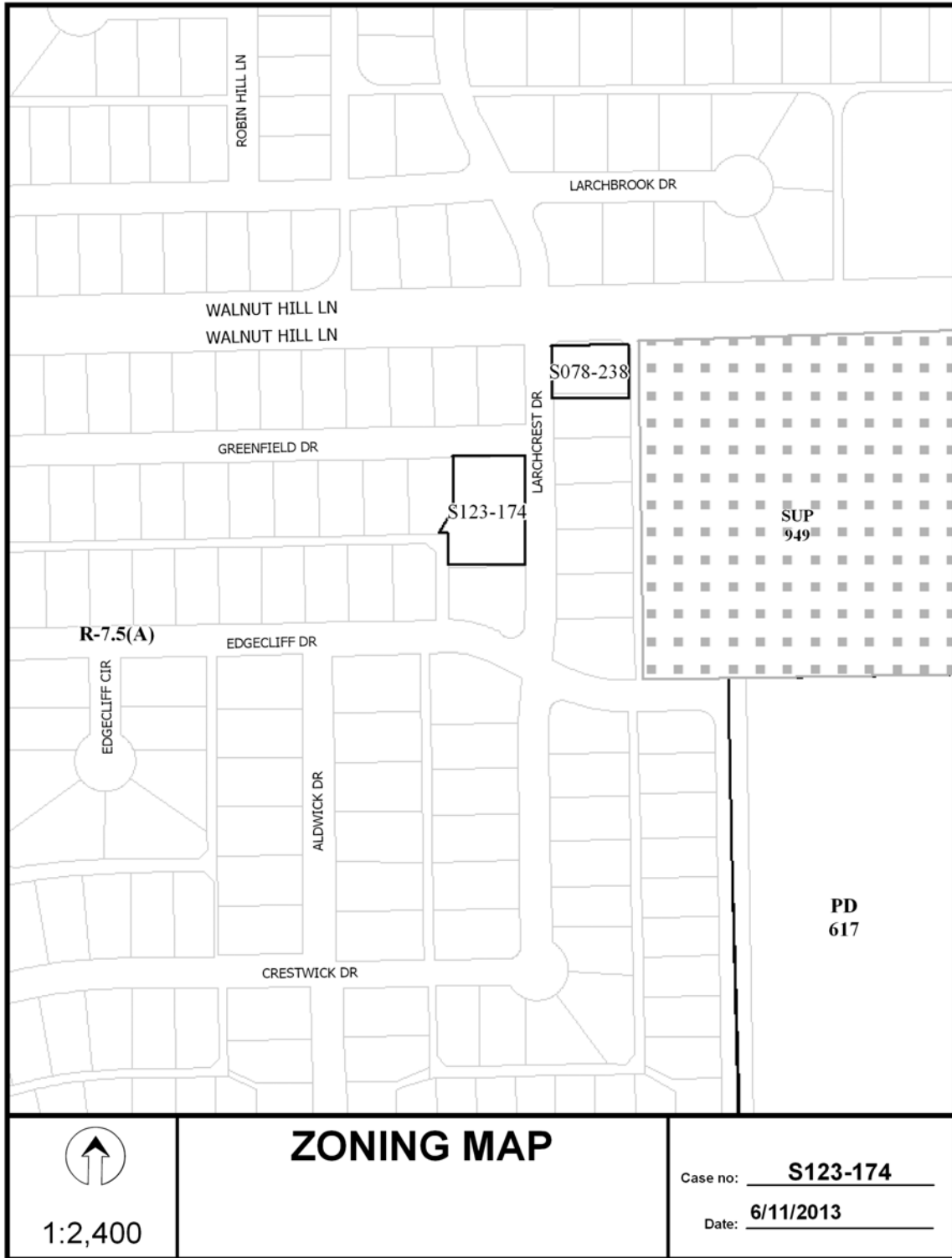
REQUEST: An application to replat a 0.500 acre tract of land containing all of Lots 13 and 14 in City Block R/7527 into one 0.303 acre lot and one 0.197 acre lot on property located at 9984 Greenfield Drive at Larchcrest Drive

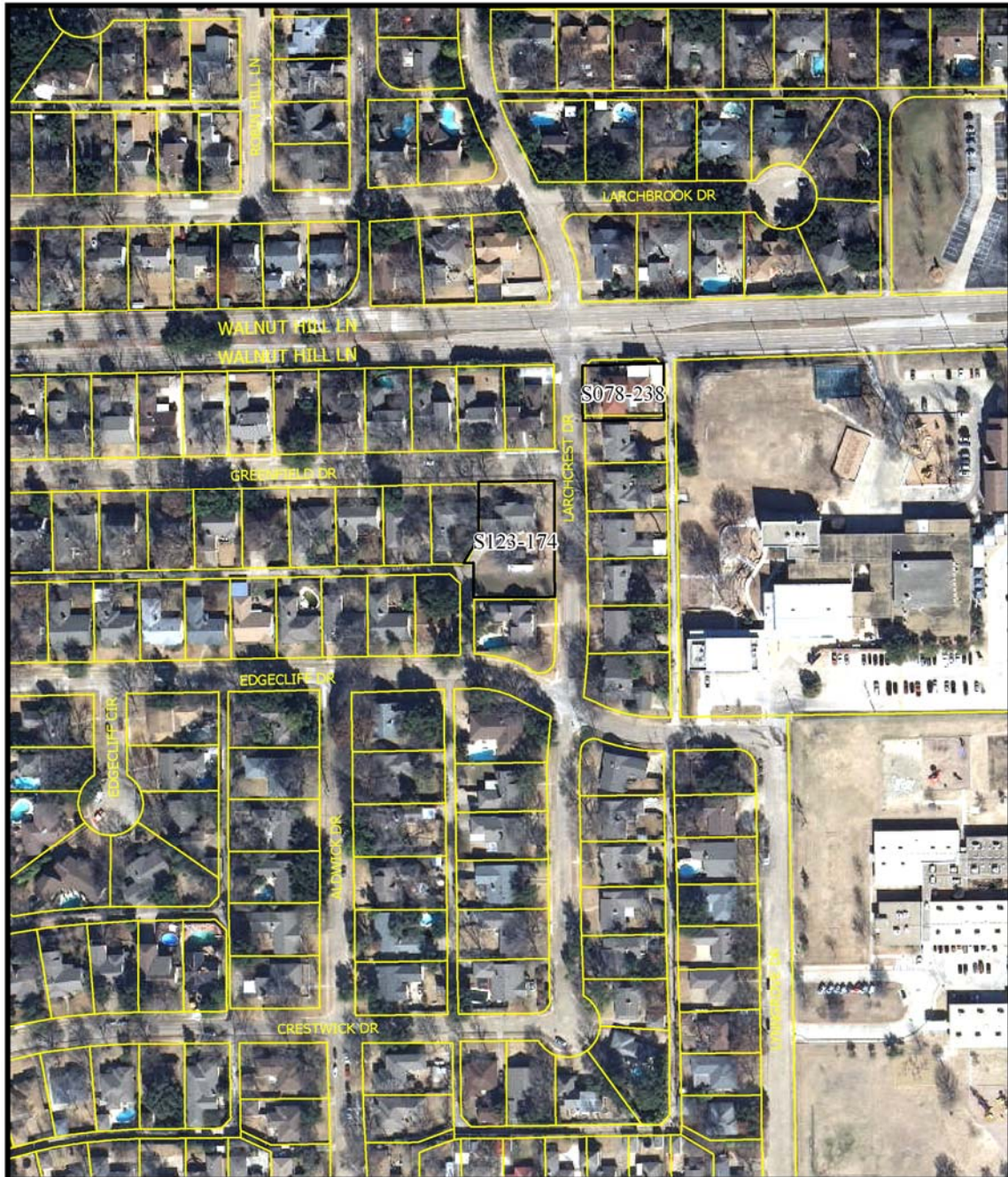
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.


STAFF RECOMMENDATION: The request complies with the requirements of the R7.5(A) District; therefore, staff recommends approval subject to compliance with the following conditions:

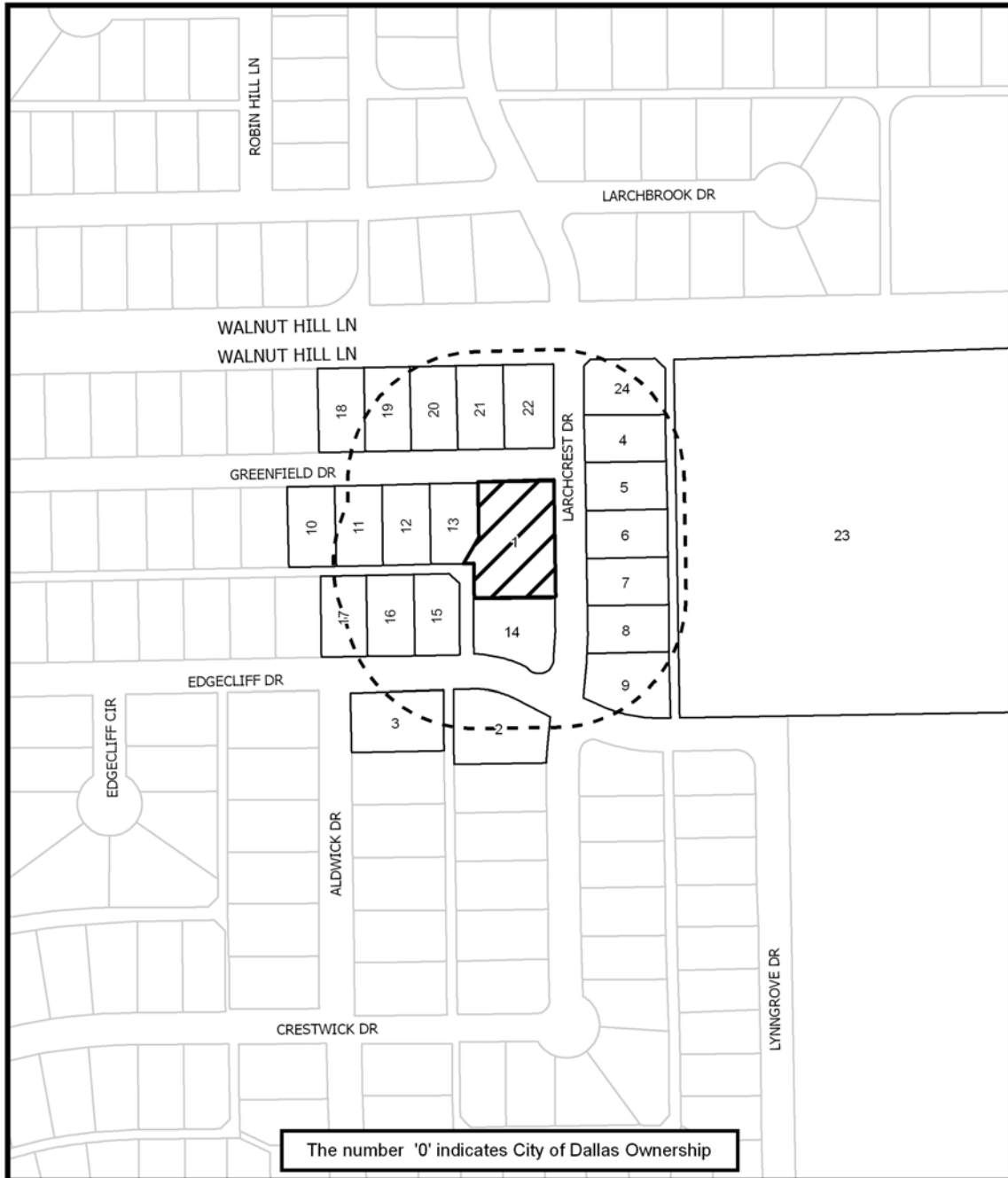
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with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

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 2.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.14.
13. On the final plat dedicate 28 feet of right-of-way from the established centerline of Cartwright Street.
14. On the final plat dedicate a 10 foot by 10 foot corner clip at the intersection of Greenfield Drive and Lancaster Drive.
15. On the final plat show the recording information on all existing easements within 150 feet of the property.
16. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information.
17. Prior to submittal of the final plat for the chairman's signature verify that the building on existing Lots 13 and 14 does not overlap the lot line or adjust the lot line so the structure does not overlap the lot line.
18. Prior to submittal of the final plat for the Chairman's signature verify that the easement created by Volume 309, Page 813 affects the property.
19. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
20. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
21. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer.
22. On the final plat identify the property as Lot 13A and Lot 14A in City Block R/7527.





 1:2,400	<h3>AERIAL MAP</h3> <p><input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History</p>	Case no: <u>S123-174</u> Date: <u>6/11/2013</u>
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 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <p> 200' AREA OF NOTIFICATION 24 NUMBER OF PROPERTY OWNERS NOTIFIED </p>	Case no: <u>S123-174</u> Date: <u>6/11/2013</u>
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Notification List of Property Owners

S123-174

24 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9984 GREENFIELD DR	BRADLEY KENNETH A & NINA JEANETTE REV LIV TR
2	9541 LARCHCREST DR	PARKIN DAVID A & LAURA A
3	9536 ALDWICK DR	HUGHES DAVID W & BEVERLY G
4	9636 LARCHCREST DR	POWERS LENNA
5	9630 LARCHCREST DR	HIGGINS BRYAN LEE & AMBER CHRISTINA
6	9624 LARCHCREST DR	PEEL HERBERT L TR
7	9618 LARCHCREST DR	WARD ANN ELIZABETH
8	9612 LARCHCREST DR	BRUNETTI KRISTIE
9	9606 LARCHCREST DR	MOHNEY DAVID W & BETTIE MOHNEY
10	9956 GREENFIELD DR	REECE ROSEANN
11	9962 GREENFIELD DR	BRICKELL JOEL EDWARD & CAROL G
12	9968 GREENFIELD DR	FERRELL BRIAN P & AMY M
13	9974 GREENFIELD DR	CUSTER KENNETH DALE & MARY J
14	9611 LARCHCREST DR	REISOR KENNETH E & SUSAN M REISOR
15	9991 EDGECLIFF DR	HARMON LARRY A
16	9985 EDGECLIFF DR	FITZGERALD BRIAN S JENNIFER M
17	9979 EDGECLIFF DR	BREWER GORMAN
18	9961 GREENFIELD DR	OLIVO HIRAM JR & LAURA
19	9967 GREENFIELD DR	VAUGHN MITCHELL DAVID & LINDA ANN
20	9973 GREENFIELD DR	WELCH JOHN MARK & TRELEGAN SUZANNE
21	9979 GREENFIELD DR	FRIEND JOHN G & PATRICIA
22	9985 GREENFIELD DR	WESTMORELAND BRUCE & JOAN
23	9635 FERNDAL RD	ROMAN CATH DIOCESE DALLAS % BISHOP KEVIN FARRELL
24	9642 LARCHCREST DR	MAZZELLA SILVIO & PAMELA

Wednesday, June 12, 2013

PEISER & MANIKIN STEVENING, LLC
PRELIMINARY PLAT
BRADLEY AT LAKE RIDGE ESTATES
 LOTS 13R AND 14R, BLOCK R/7527
 BEING LOTS 13 AND 14, BLOCK R/7527 OF THE LAKE RIDGE ESTATES
 ACROSS FROM THE CITY OF DUBLIN, CALIFORNIA
 SITUATED IN THE E. S. QUARTER, SECTION 28, TOWNSHIP 38N, RANGE 12E, S.W. 1/4
 OF PLAN FILE NO. S 123-212

THIS PLAN FILED IN COUNTY OF DUBLIN, CALIFORNIA, ON 06/06/2013 BY PEISER & MANIKIN STEVENING, LLC

PEISER & MANIKIN STEVENING, LLC
 1200 W. 10TH STREET, SUITE 100
 DUBLIN, CA 94568
 TEL: (925) 885-1000
 FAX: (925) 885-1001
 WWW.PEISERMANIKIN.COM

LEGEND

UNITS: FEET

1" = 30'

GRAPHIC SCALE

1" = 30'

GRAPHIC SCALE

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447. 111 3/4" = 30'

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564. 141" = 30'

565. 141 1/4" = 30'

566. 141 1/2

CITY PLAN COMMISSION**THURSDAY, JUNE 20, 2013****FILE NUMBER:** S123-176**Subdivision Administrator:** Paul Nelson**LOCATION:** 6263 Malcolm Drive**DATE FILED:** May 30, 2013**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.208 Acres **MAPSCO:** 36Q**OWNER:** Aaron and Michelle Aldinger

REQUEST: An application to replat part of Lot 2, and all of Lot 3, in City Block K/2871 into one 0.208 acre lot on property located at 6263 Malcolm Drive.

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

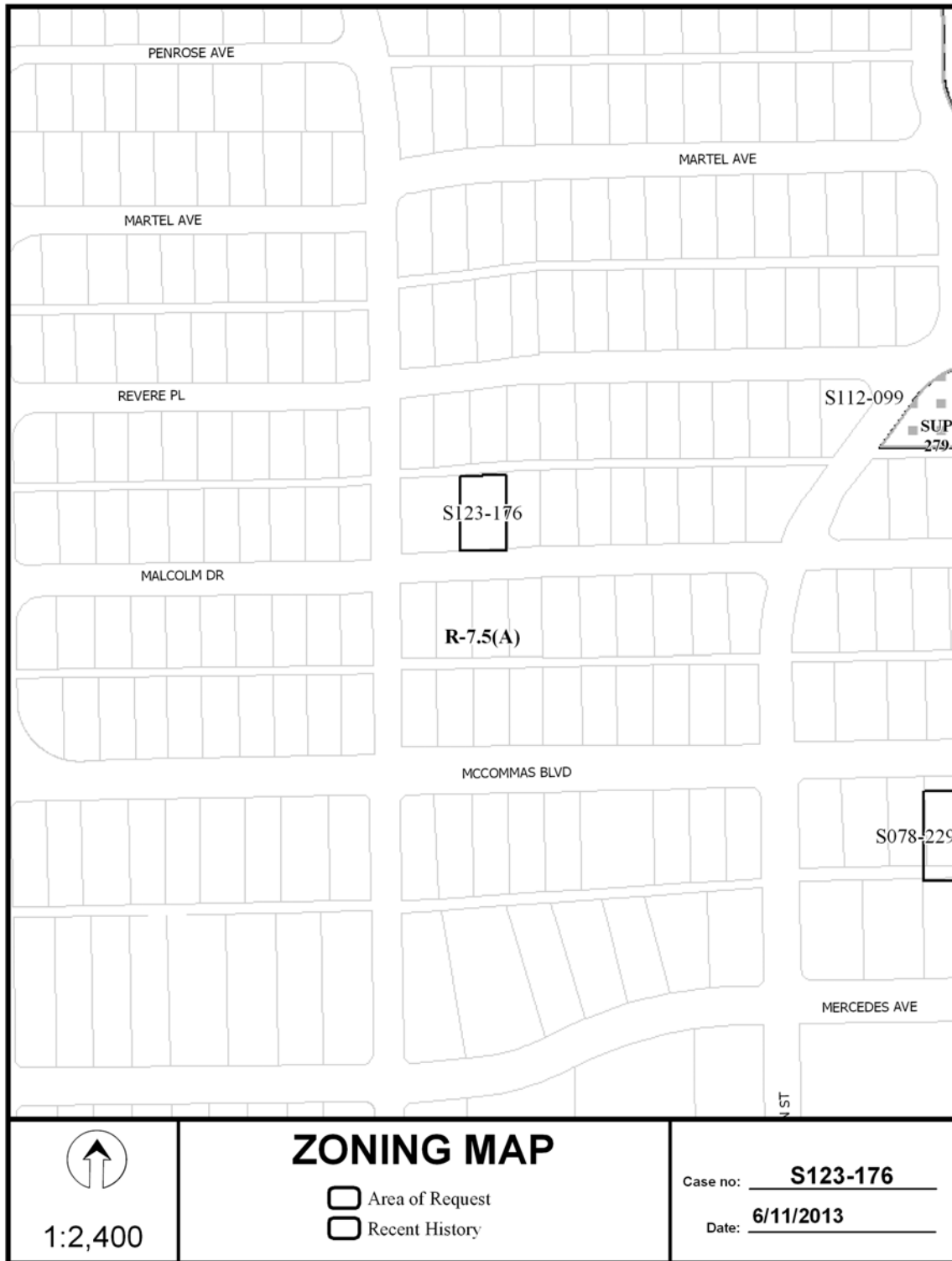
STAFF RECOMMENDATION: The request complies with the requirements of the R-7.5(A) District; therefore, staff recommends approval subject to compliance with the following conditions:

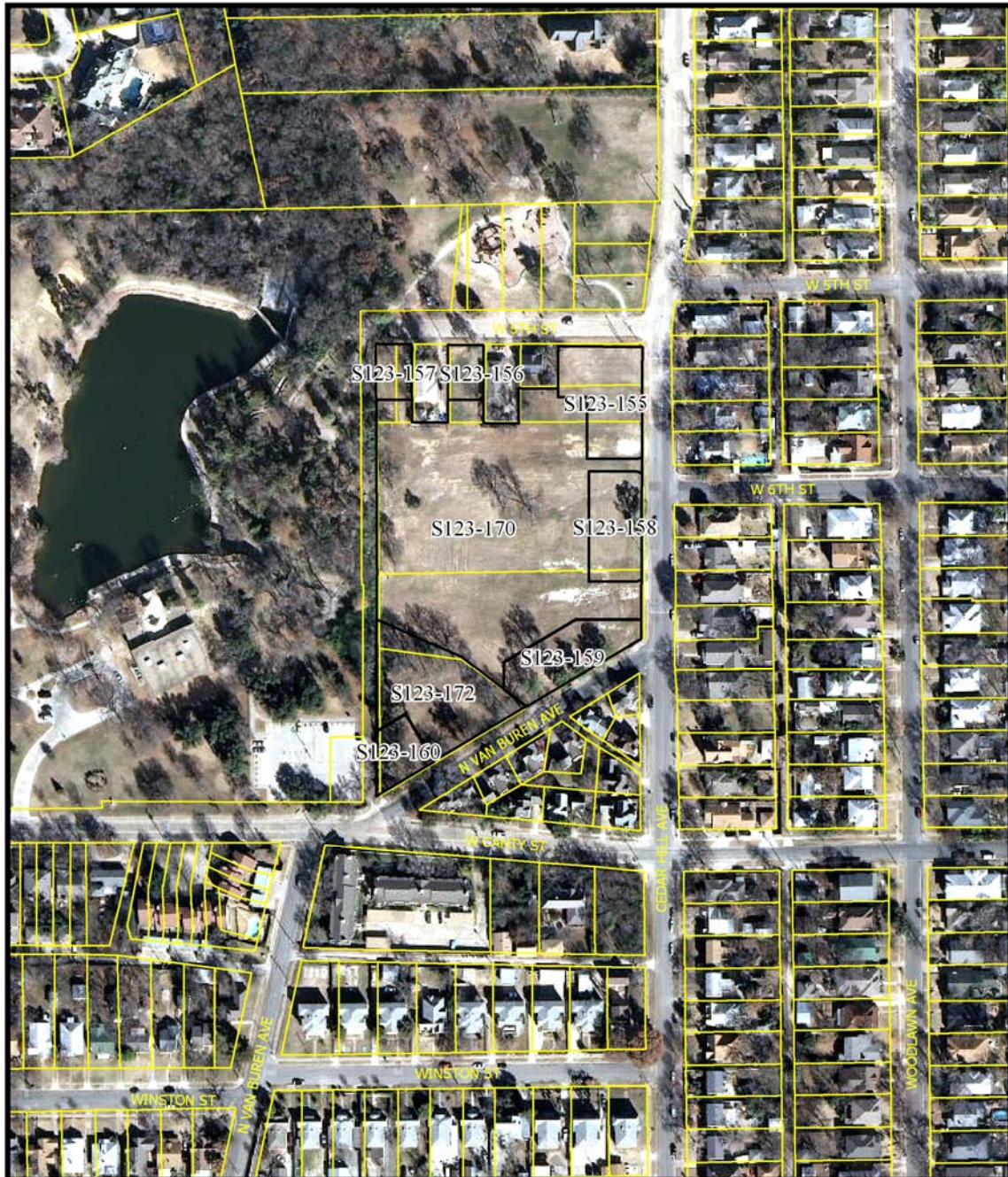
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with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


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

10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval.
12. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
13. On the final plat show the recording information on all existing easements within 150 feet of the property.
14. On the final plat chose a different addition name.
15. On the final plat identify the property as Lot 2A.in City Block K/2871.

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 1:2,400	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S123-170 </u> Date: <u> 6/11/2013 </u>
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 1:2,400	NOTIFICATION	Case no: S123-176			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">34</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	34	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
34	NUMBER OF PROPERTY OWNERS NOTIFIED				

Notification List of Property Owners

S123-176

34 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6263 MALCOLM DR	PHELPS LOLA JANE
2	6271 MCCOMMAS BLVD	FIRESTONE RUTH ANN
3	6270 MALCOLM DR	HUGHES NENA K
4	6276 MALCOLM DR	GARNER CARY LYNN & KIMBERLY DAWN
5	6280 MALCOLM DR	VETTERICK STUART P UNIT 217
6	6279 MALCOLM DR	SULLIVAN KENNETH F & AMY F SULLIVAN
7	6275 MALCOLM DR	FULLER MARC & SHARP BONNEE
8	6271 MALCOLM DR	HUNDLEY TAYLOR CLAY & SARA JANE
9	6270 REVERE PL	SCHWEIDEL KERMIT RICHARD & SUSAN D
10	6274 REVERE PL	NOWICKI KARIN J
11	6278 REVERE PL	DODSON BRADLEY T
12	6241 MALCOLM DR	DICKER JACE E & RENEE D
13	6245 MALCOLM DR	PRETTYMAN RITA L & HALL GORDON E
14	6244 REVERE PL	HULME STEPHEN E
15	6240 REVERE PL	KLING WILLA LYNN & MARSHALL P KLING
16	6246 MALCOLM DR	HARRIS ROBERT R
17	6251 MCCOMMAS BLVD	GIL CASSANDRA FOSTER & JARRETT J
18	6255 MCCOMMAS BLVD	CHOBAN KATE E
19	6261 MCCOMMAS BLVD	SCOTT CYNTHIA E
20	6265 MCCOMMAS BLVD	PURDY JOHN A & CINDY
21	6266 MALCOLM DR	PARKEY BENJAMIN W
22	6262 MALCOLM DR	BAUER JERRY F
23	6256 MALCOLM DR	CLIFTON CHARLES % CLIFTON CARPETS INC
24	6252 MALCOLM DR	TURNER JAMES R
25	6255 MALCOLM DR	JONES BOBBY C & DOROTHY JONES O
26	6267 MALCOLM DR	PHILLIPS KEN R & REBECCA W

Friday, May 31, 2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6266 REVERE PL	GREEN WISTER J & NANCY JAN CHAPMAN GREEN
28	6262 REVERE PL	BRADLEY PATRICIA GIBBS
29	6256 REVERE PL	PRAGER RICHARD
30	6252 REVERE PL	KIRK MELINDA
31	6253 REVERE PL	WARE FREDERICK B
32	6257 REVERE PL	LONGSTRETH JANET GAYLE
33	6263 REVERE PL	MCLAUGHLIN TRAVIS S
34	6267 REVERE PL	SUDWEEKS BARBARA A

Friday, May 31, 2013

CITY PLAN COMMISSION**THURSDAY, JUNE 20, 2013****FILE NUMBER: S123-177****Subdivision Administrator: Paul Nelson****LOCATION:** Kings Highway between Mary Cliff Drive and Montclair Avenue**DATE FILED:** May 30, 2013**ZONING:** CD-1 Subarea 6**CITY COUNCIL DISTRICT: 3 SIZE OF REQUEST: 0.876 Acres MAPSCO: 54A****OWNER:** Bishop Art Development LP

REQUEST: An application to replat part of Lots 1, 2, 3, 4, and 5 in City Block 2/4622 into nine lots ranging in size from 3,976 square feet to 5,319 square feet on property located on Kings Highway between Mary Cliff Road and Montclair Avenue.

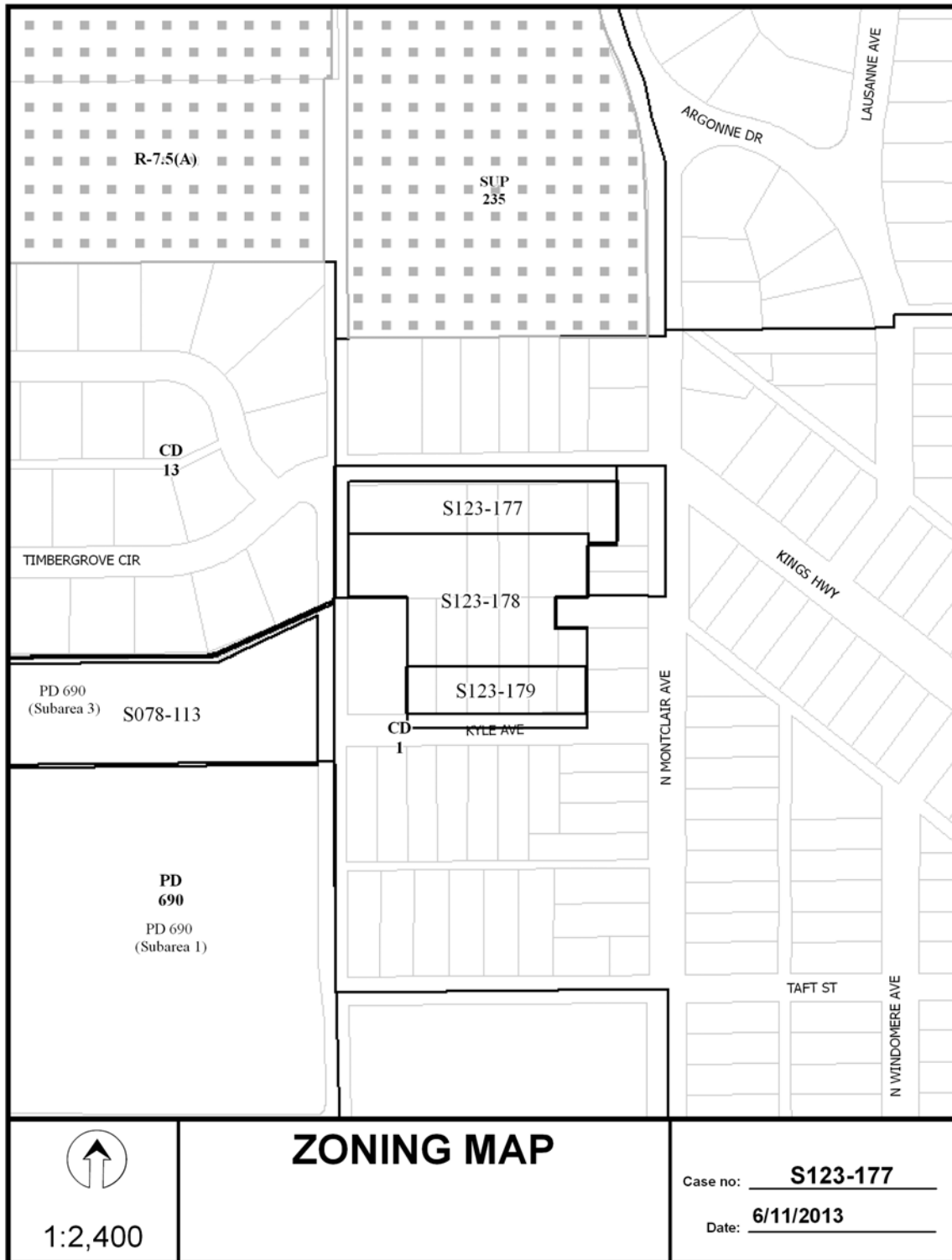
SUBDIVISION HISTORY:

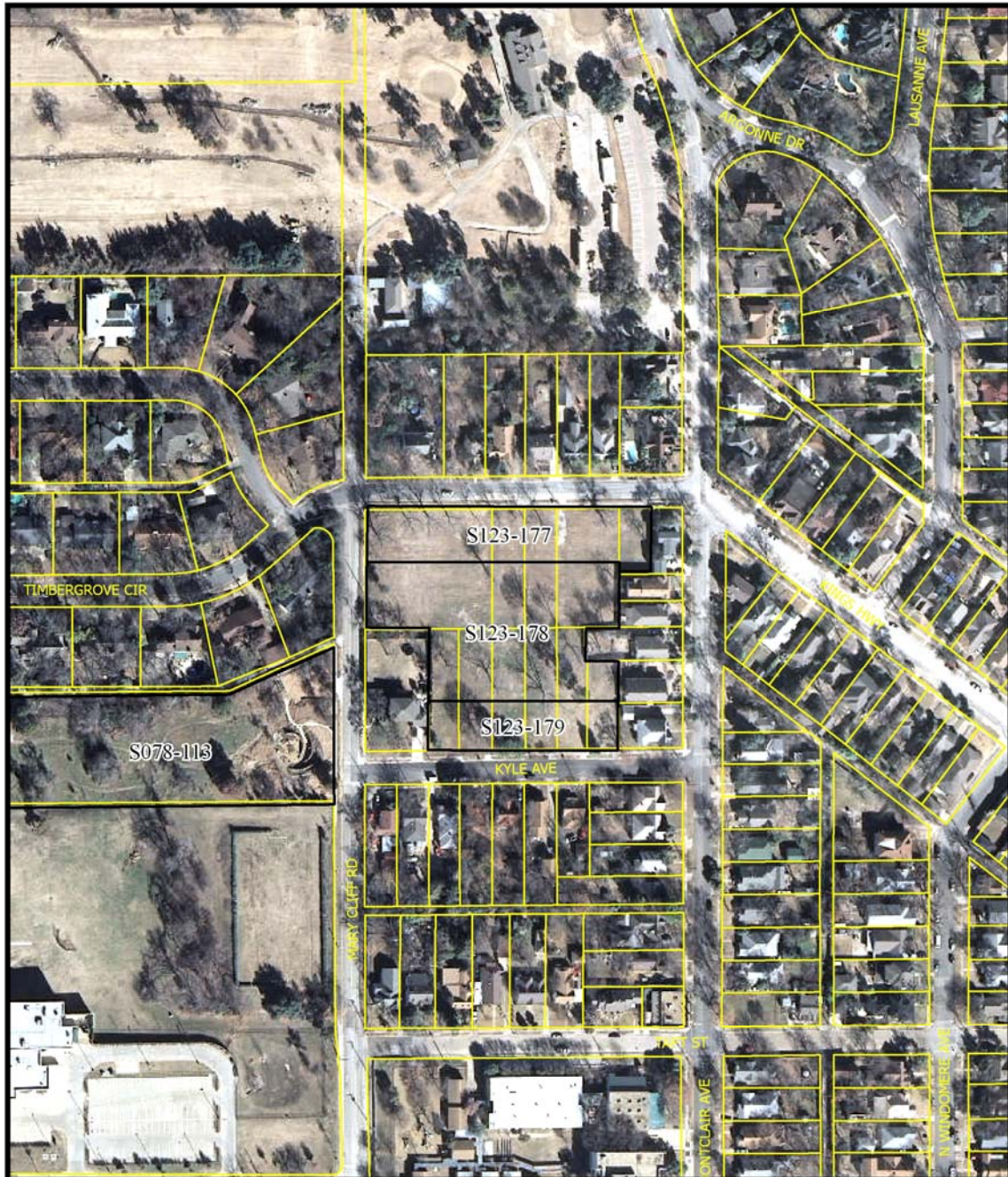
1. S123-178 is an application to replat part of Lots 2, 3, 4, 5, 7, 8, and 9 in City Block 2/4622 into a 16 lot Shared Access Development with lots ranging in size from 3,372 square feet to 6,331 square feet on property located between Kings Highway and Kyle Street and between Montclair Avenue and Mary Cliff Road. It is also scheduled to be heard on June 20, 2013.
2. S123-179 is an application to replat part of Lots 7, 8, and 9 in City Block 2/4622 into a 6 lot development with lots ranging in size from 3,277 square feet to 4,846 square feet on property located on Kyle Street between Montclair Avenue and Mary Cliff Road. It is also scheduled to be heard on June 20, 2013.


STAFF RECOMMENDATION: The request complies with the requirements of CD-1 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. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 9.
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 3 feet of right-of-way, or a street easement, or Public Utility and Sidewalk Easement equal to 28 feet from the established centerline of Mary Cliff Road.
14. On the final plat show how all adjoining right-of-way was created.
15. On the final plat show the recording information on all existing easements within 150 feet of the property.
16. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
17. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
18. Water and wastewater main extension is required by Private Development Contract.
19. On the final plat identify the property as Lot 1A through Lot 5B in City Block 2/4622.
20. On the final plat change Mary Cliff Drive to Mary Cliff Road.
21. On the final plat label Timbergrove Circle in its right-of-way west of Mary Cliff Road.





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S123-177 </u> Date: <u> 6/11/2013 </u>
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 1:3,600	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="0"> <tr> <td style="border: 1px solid black; padding: 2px; text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px; text-align: center;">30</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	30	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u> S123-177 </u> Date: <u> 6/11/2013 </u>
200'	AREA OF NOTIFICATION					
30	NUMBER OF PROPERTY OWNERS NOTIFIED					

Notification List of Property Owners

S123-177

30 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1703 KYLE AVE	AMERICAN BANK OF TEXAS
2	1630 KINGS HWY	ECI OPERATING COMPANY LLC
3	1618 KINGS HWY	ECI OPERATING COMPANY LLC
4	1537 KINGS HWY	GARZA HINES PPTIES INC STE 100
5	1547 KINGS HWY	HALL RYAN D
6	932 MONTCLAIR AVE	HALL LESLIE WILLIAM & EVA MARIA GORDON
7	1530 KINGS HWY	ORTIZ ORALIA
8	1534 KINGS HWY	WOODEND DIANE L
9	1536 KINGS HWY	MCKONE LAURA
10	838 MONTCLAIR AVE	RHODES ANGELEAH & MICHELL RHODES
11	935 MONTCLAIR AVE	RODRIGUEZ RONALD L & ELIZABETH
12	1601 KINGS HWY	PEEPLES CRAIG
13	1607 KINGS HWY	HARRELL THURMAN
14	1611 KINGS HWY	JAKIMIER ERIC O
15	1621 KINGS HWY	DERDEYN STEVEN J
16	1619 KINGS HWY	HASKELL VALERIE J &
17	1623 KINGS HWY	SADLEK MARK J &
18	1631 KINGS HWY	LECLERC FRANCOIS J & MARIANNE E
19	919 MONTCLAIR AVE	MONTOYA RAUL
20	923 MONTCLAIR AVE	ENACHE ANGELA
21	915 MONTCLAIR AVE	CORTEZ FRANCISCO DANIEL & MARIA ADELA
22	1635 KYLE AVE	NASH HORACE R JR & SUZANNE W
23	911 MONTCLAIR AVE	STAVES BARBARA
24	905 MONTCLAIR AVE	GUENTHER DANIEL &
25	1707 TIMBERGROVE CIR	MEACHUM H WAYNE
26	1711 TIMBERGROVE CIR	CARBERRY ROBERT P

Wednesday, June 12, 2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2023 TIMBERGROVE CIR	BARROW ROBERT & DARIFF
28	2031 TIMBERGROVE CIR	SAVOIE RICHARD
29	817 MARY CLIFF RD	TWELVE HILLS NATURE CENTER INC
30	2020 TIMBERGROVE CIR	DEWITT JOHN & LYNN B

Wednesday, June 12, 2013

CITY PLAN COMMISSION**THURSDAY, JUNE 20, 2013****FILE NUMBER:** S123-178**Subdivision Administrator:** Paul Nelson**LOCATION:** between Kings Highway, and Kyle Street; and between Montclair Avenue and Mary Cliff Road.**DATE FILED:** May 30, 2013**ZONING:** CD 1 Sub Area 6**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 1.602 Acres**MAPSCO:** 54A**OWNER:** Bishop Arts Development LP

REQUEST: An application to replat part of Lots 2, 3, 4, 5, 7, 8, and 9 in City Block 2/4622 into a 16 lot Shared Access Development with lots ranging in size from 3,372 square feet to 6,331 square feet on property located between Kings Highway and Kyle Street, and between Montclair Avenue and Mary Cliff Road.

SUBDIVISION HISTORY:

1. S123-177 is an application to replat part of Lots 1, 2, 3, 4, and 5 in City Block 2/4622 into nine lots ranging in size from 3,976 square feet to 5,319 square feet on property located on Kings Highway between Mary Cliff Road and Montclair Avenue. This request will also be heard on June 20, 2013.
2. S123-179 is an application to replat part of Lots 7, 8, and 9 in City Block 2/4622 into a 6 lot development with lots ranging in size from 3,277 square feet to 4,846 square feet on property located on Kyle Street between Montclair Avenue and Mary Cliff Road. This request will also be heard on June 20, 2013.

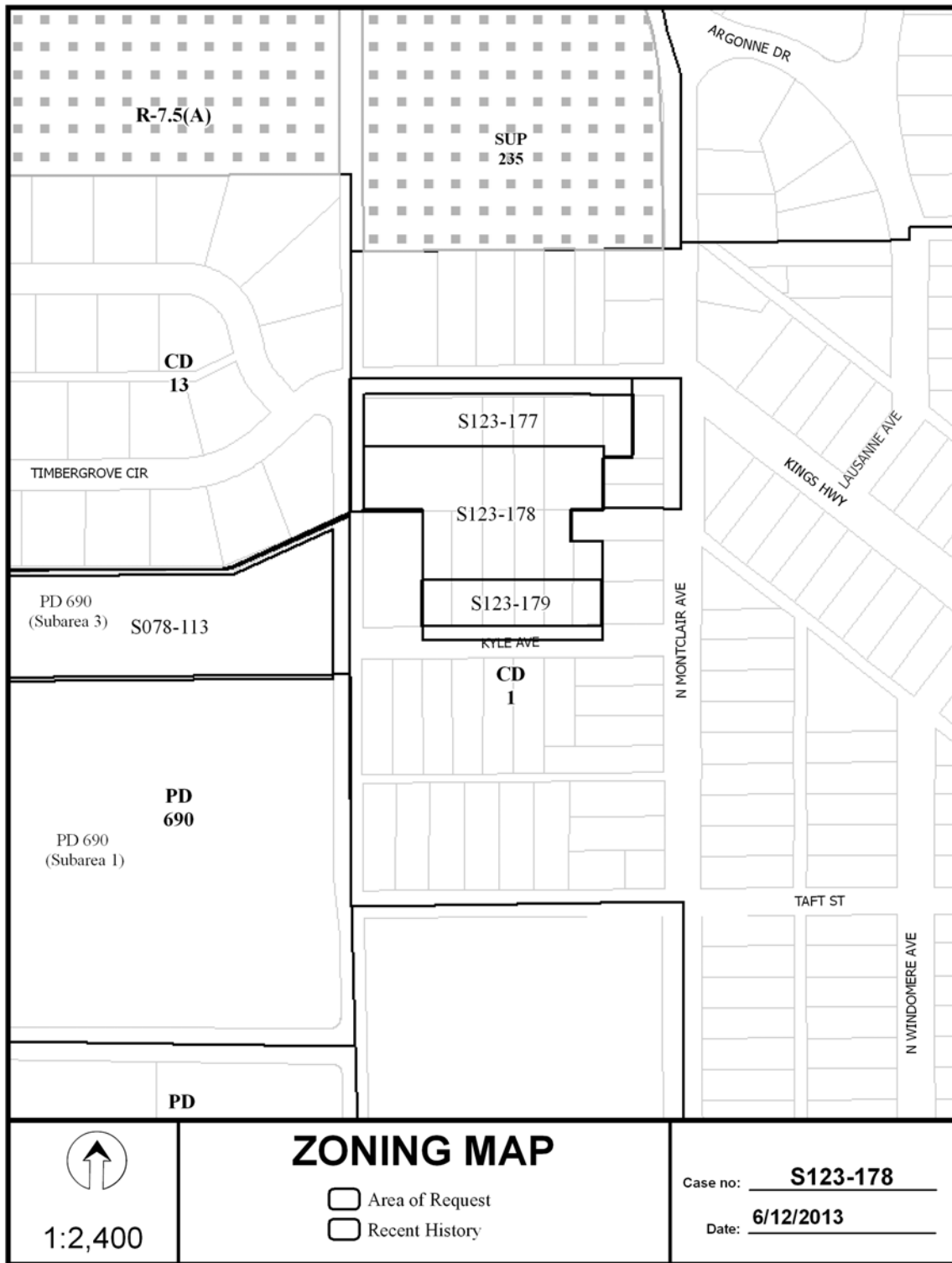
STAFF RECOMMENDATION: The request complies with the requirements of CD-1 Subarea 6 therefore, staff recommends approval subject to compliance with the following conditions:

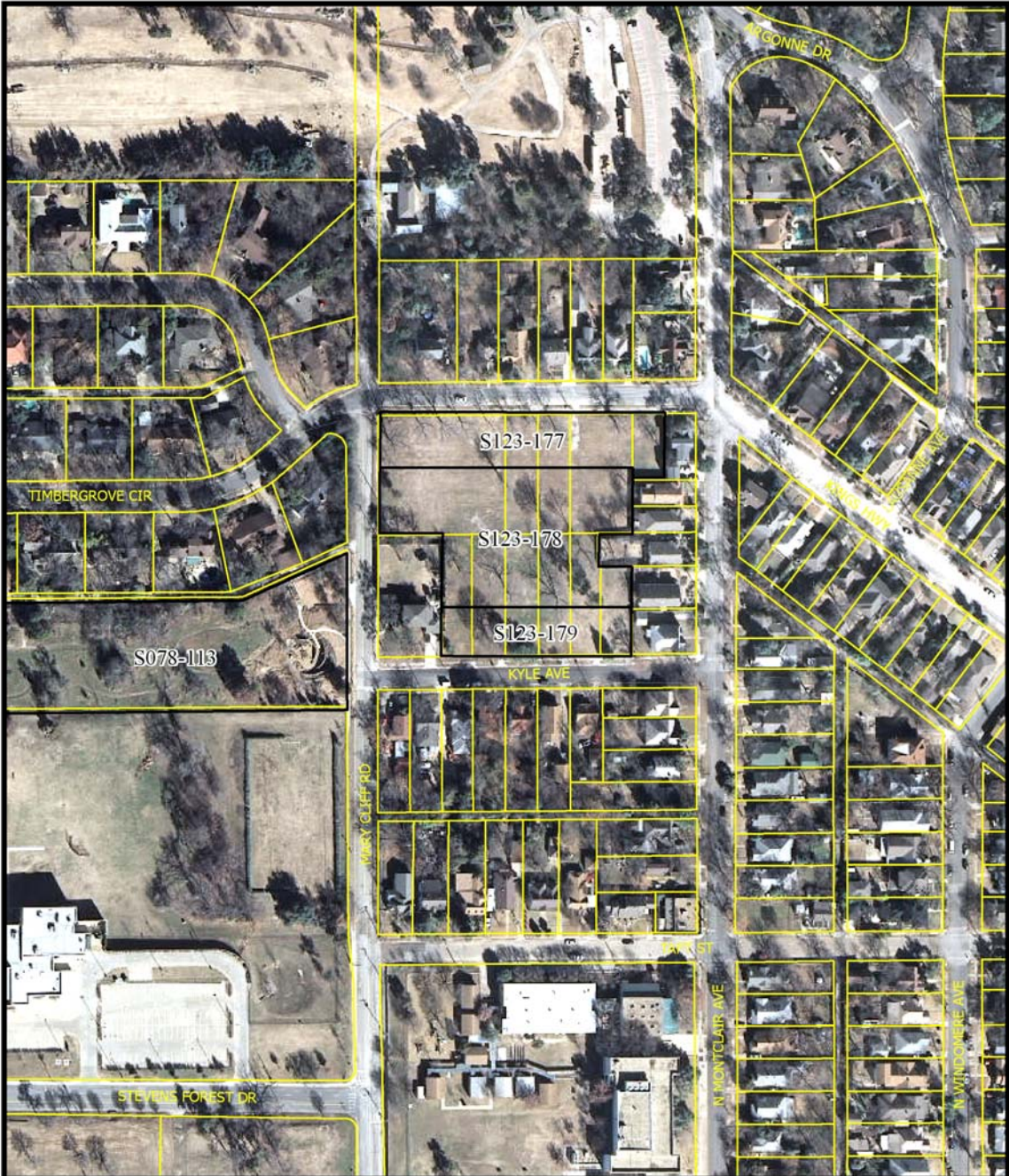
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with 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. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The shared access area must front a minimum width of 20 feet on Mary Cliff Road.
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 City 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 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. On the final plat include the words "Shared Access Development" in the title block of the final plat.

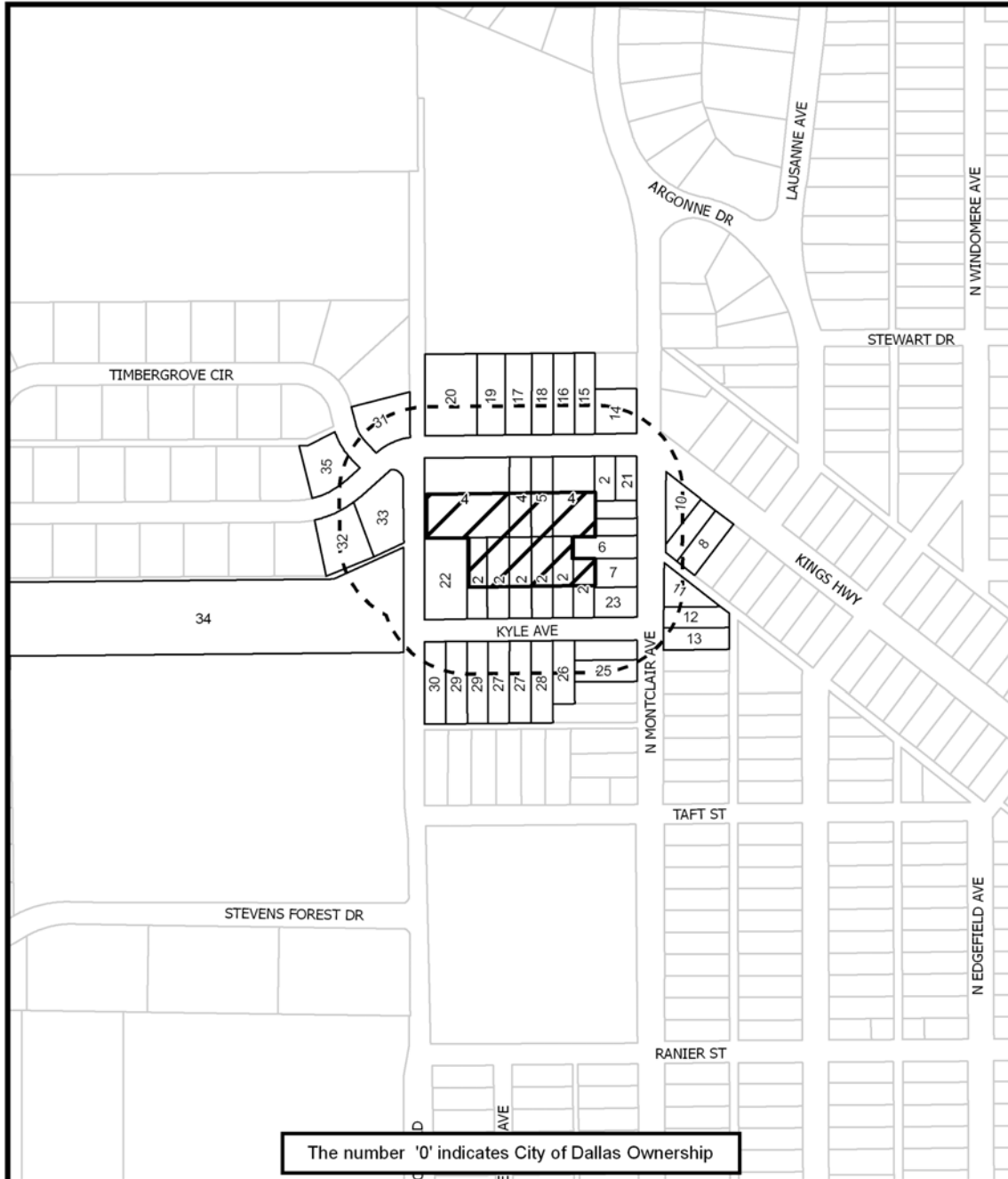
19. Add a note to the final plat stating "This development is restricted to single family dwellings only."
20. On the final plat show 0.25 guest parking spaces per lot on the plat. Such spaces may be provided in the Shared Access Area as long as they are not located over a water/wastewater easement.
21. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved private street."
22. If a guard house is provided, it must be at least 30 feet from the shared access point.
23. 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.
24. 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.
25. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
26. On the final plat dedicate 28 feet of right-of-way, or a street easement, or Public Utility and Sidewalk Easement equal to 28 feet from the established centerline of Mary Cliff Road.
27. On the final plat show the recording information on all existing easements within 150 feet of the property.
28. On the final plat show how all adjoining right-of-way was created.
29. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
30. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
31. Water and wastewater main extension is required by Private Development Contract.
32. The Shared Access standards for water & wastewater design must be complied with.
33. On the final plat identify the property as Lot 2C through 9D and Common Area A as CA"A" in City Block 2/4622.
34. On the final plat change Mary Cliff Drive to Mary Cliff Road.
35. On the final plat label Timbergrove Circle in it's right-of-way west of Mary Cliff Road.

36. On the final plat revise the alignment of the 12 foot water/wastewater easement to the centerline of the shared access easement.





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S123-178 </u> Date: <u> 6/12/2013 </u>
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1:3,600

NOTIFICATION

200' AREA OF NOTIFICATION
35 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **S123-178**

Date: **6/12/2013**

Notification List of Property Owners

S123-178

35 Property Owners Notified

Label #	Address	Owner
1	919 MONTCLAIR AVE	MONTOYA RAUL
2	1703 KYLE AVE	AMERICAN BANK OF TEXAS
3	915 MONTCLAIR AVE	CORTEZ FRANCISCO DANIEL & MARIA ADELA
4	1630 KINGS HWY	ECI OPERATING COMPANY LLC
5	1618 KINGS HWY	ECI OPERATING COMPANY LLC
6	911 MONTCLAIR AVE	STAVES BARBARA
7	905 MONTCLAIR AVE	GUENTHER DANIEL &
8	1530 KINGS HWY	ORTIZ ORALIA
9	1534 KINGS HWY	WOODEND DIANE L
10	1536 KINGS HWY	MCKONE LAURA
11	838 MONTCLAIR AVE	RHODES ANGELEAH & MICHELL RHODES
12	834 MONTCLAIR AVE	RANGE WILLIE & SYNTHIA
13	830 MONTCLAIR AVE	REED JAMES LEE & ANNIE E
14	1601 KINGS HWY	PEEPLER CRAIG
15	1607 KINGS HWY	HARRELL THURMAN
16	1611 KINGS HWY	JAKIMIER ERIC O
17	1621 KINGS HWY	DERDEYN STEVEN J
18	1619 KINGS HWY	HASKELL VALERIE J &
19	1623 KINGS HWY	SADLEK MARK J &
20	1631 KINGS HWY	LECLERC FRANCOIS J & MARIANNE E
21	923 MONTCLAIR AVE	ENACHE ANGELA
22	1635 KYLE AVE	NASH HORACE R JR & SUZANNE W
23	903 MONTCLAIR AVE	GUTHERIE OPAL FERN
24	831 MONTCLAIR AVE	RUIZ MAXIMO JR
25	829 MONTCLAIR AVE	PHINNEMORE MICHAEL
26	1614 KYLE AVE	GRANADOS JOSE & SARA M

Wednesday, June 12, 2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1624 KYLE AVE	SMITH CAROLE RHEA
28	1616 KYLE AVE	CANTU JOHN C & CLAUDIA S CANTU
29	1634 KYLE AVE	JC LEASING LLP
30	1638 KYLE AVE	RAMIREZ REFUGIO RAYMUNDO
31	1707 TIMBERGROVE CIR	MEACHUM H WAYNE
32	2023 TIMBERGROVE CIR	BARROW ROBERT & DARIFF
33	2031 TIMBERGROVE CIR	SAVOIE RICHARD
34	817 MARY CLIFF RD	TWELVE HILLS NATURE CENTER INC
35	2020 TIMBERGROVE CIR	DEWITT JOHN & LYNN B

Wednesday, June 12, 2013

CITY PLAN COMMISSION**THURSDAY, JUNE 20, 2013****FILE NUMBER:** S123-179**Subdivision Administrator:** Paul Nelson**LOCATION:** Kyle Street between Montclair Avenue and Mary Cliff Road.**DATE FILED:** May 30, 2013**ZONING:** CD-1 Subarea 6**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 0.505 Acres **MAPSCO:** 54A**OWNER:** Bishop Arts Development LP

REQUEST: An application to replat part of Lots 7, 8, and 9 in City Block 2/4622 into a 6 lot development with lots ranging in size from 3,277 square feet to 4,846 square feet on property located on Kyle Street between Montclair Avenue and Mary Cliff Road.

SUBDIVISION HISTORY:

1. S123-177 is an application to replat part of Lots 1, 2, 3, 4, and 5 in City Block 2/4622 into nine lots ranging in size from 3,976 square feet to 5,319 square feet on property located on Kings Highway between Mary Cliff Road and Montclair Avenue. This request will also be heard on June 20, 2013.
2. S123-178 is an application to replat part of Lots 2, 3, 4, 5, 7, 8, and 9 in City Block 2/4622 into a 16 lot Shared Access Development with lots ranging in size from 3,372 square feet to 6,331 square feet on property located between Kings Highway, and Kyle Street and between Montclair Avenue and Mary Cliff Road. This request will also be heard on June 20, 2013.

STAFF RECOMMENDATION: The request complies with the requirements of CD 1 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. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 6.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat show how all adjoining right-of-way was created.
14. On the final plat monument all set corners per the monumentation provisions of Section 51A-8.617 of the Dallas Development Code.
15. On the final plat two control monuments must be shown
16. On the final plat show the recording information on all existing easements within 150 feet of the property.
17. On the final plat identify the property as Lot 7A, 7B, 8A, 8B, 9A, 9B .in City Block 2/4622.
18. On the final plat change Mary Cliff Drive to Mary Cliff Road.





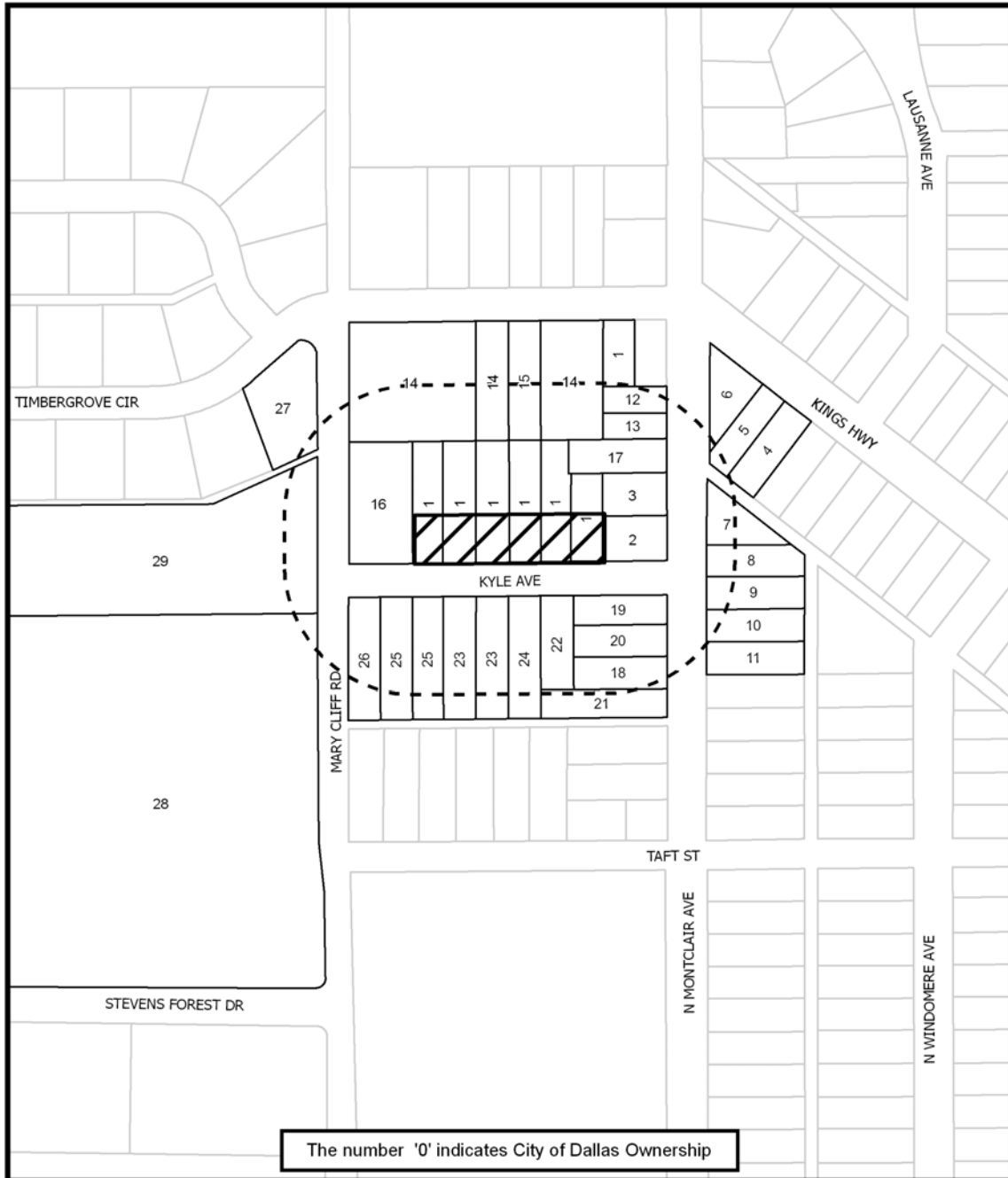
1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S123-179

Date: 6/11/2013



 1:2,400	<h2 style="margin: 0;">NOTIFICATION</h2> <table style="margin: 10px auto; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; padding: 2px 5px; text-align: center;">200'</td> <td style="padding: 2px 5px;">AREA OF NOTIFICATION</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px 5px; text-align: center;">29</td> <td style="padding: 2px 5px;">NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	29	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u> S123-179 </u> Date: <u> 6/11/2013 </u>
200'	AREA OF NOTIFICATION					
29	NUMBER OF PROPERTY OWNERS NOTIFIED					

Notification List of Property Owners
S123-179

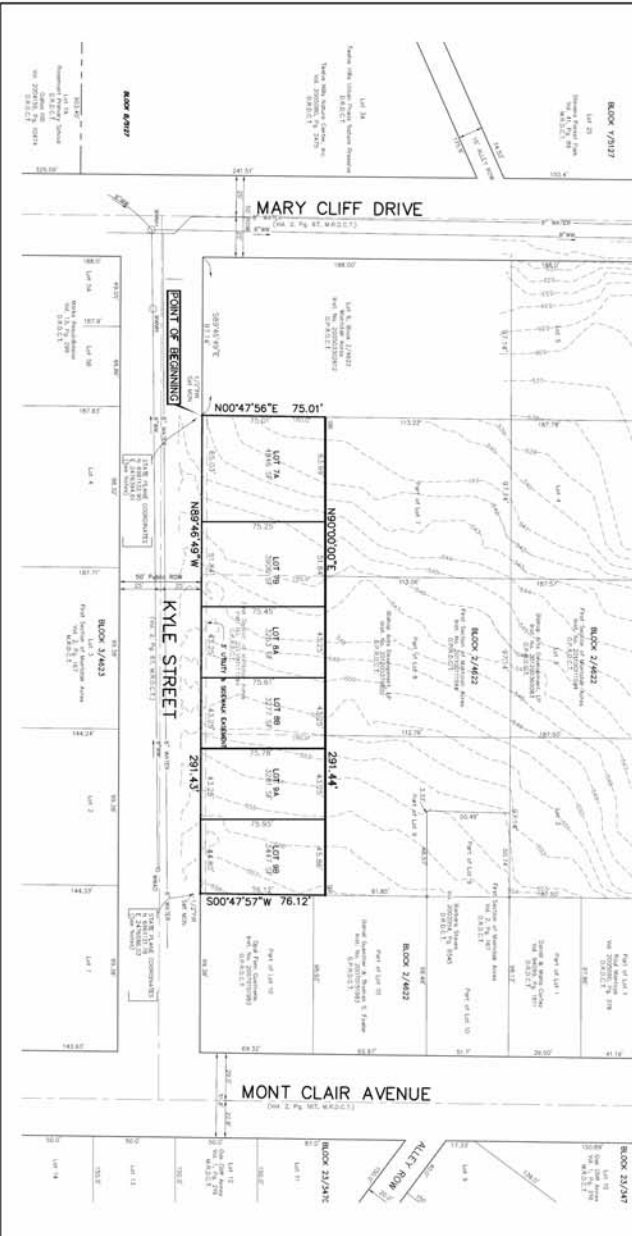
29 Property Owners Notified

Label #	Address	Owner
1	1703 KYLE AVE	AMERICAN BANK OF TEXAS
2	903 MONTCLAIR AVE	GUTHERIE OPAL FERN
3	905 MONTCLAIR AVE	GUENTHER DANIEL &
4	1530 KINGS HWY	ORTIZ ORALIA
5	1534 KINGS HWY	WOODEND DIANE L
6	1536 KINGS HWY	MCKONE LAURA
7	838 MONTCLAIR AVE	RHODES ANGELEAH & MICHELL RHODES
8	834 MONTCLAIR AVE	RANGE WILLIE & SYNTHIA
9	830 MONTCLAIR AVE	REED JAMES LEE & ANNIE E
10	826 MONTCLAIR AVE	GRABOWY CHRISTOPHER
11	822 MONTCLAIR AVE	POUNDS AMANDA M
12	919 MONTCLAIR AVE	MONTOYA RAUL
13	915 MONTCLAIR AVE	CORTEZ FRANCISCO DANIEL & MARIA ADELA
14	1630 KINGS HWY	ECI OPERATING COMPANY LLC
15	1618 KINGS HWY	ECI OPERATING COMPANY LLC
16	1635 KYLE AVE	NASH HORACE R JR & SUZANNE W
17	911 MONTCLAIR AVE	STAVES BARBARA
18	823 MONTCLAIR AVE	GALLEGOS JESUS M & MELISA
19	831 MONTCLAIR AVE	RUIZ MAXIMO JR
20	829 MONTCLAIR AVE	PHINNEMORE MICHAEL
21	819 MONTCLAIR AVE	BINGHAM CHRISTOPHER & HODGIN RACHAEL
22	1614 KYLE AVE	GRANADOS JOSE & SARA M
23	1624 KYLE AVE	SMITH CAROLE RHEA
24	1616 KYLE AVE	CANTU JOHN C & CLAUDIA S CANTU
25	1634 KYLE AVE	JC LEASING LLP
26	1638 KYLE AVE	RAMIREZ REFUGIO RAYMUNDO

Wednesday, June 12, 2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2031 TIMBERGROVE CIR	SAVOIE RICHARD
28	1919 STEVENS FOREST DR	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
29	817 MARY CLIFF RD	TWELVE HILLS NATURE CENTER INC

Wednesday, June 12, 2013



NOTES

- The bearing data for the survey is a bearing of S 69°42' E for the south line of Kings Highway Addition, Block 2/A422, as shown on the plat.
- Lot 10 is not shown on this plat as it is not a part of this survey.
- This plat is not to be used for any purpose other than that for which it was prepared.

MARY PULLEN, State of Texas

NOT FOR RECORDING

L. LYNN KADLOCK, Land Surveyor No. 3922

STATE OF TEXAS, COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day of _____, 2011, the following persons appeared before me and acknowledged to me that they executed the above and foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2011.

STATE OF TEXAS, COUNTY OF DALLAS

WHEREAS, BISHOP ARTS DEVELOPMENT LP are the Owners of a part of land situated in the William Myers Survey, Abstract No. 880, City of Dallas, Dallas County, Texas, said part being more particularly described as follows:

Section 5, 09°02'37" N, 76°12'00" W, with the common line of said Lot 9 and Lot 10, a distance of 76.12 feet to a bound 1/2 inch round rebar placed in a well 5/8 inch iron rod with a yellow plastic cap attached to the top of said Lot 9 and Lot 10, Block 2/A422 of the said First Section of Dallas County, Texas, and said part being part of a certain 1.20 acre tract of land known as Kings Highway Addition, Block 2/A422, as shown on the plat.

THE SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION 5, 09°02'37" N, 76°12'00" W, with the common line of said Lot 9 and Lot 10, a distance of 76.12 feet to a bound 1/2 inch round rebar placed in a well 5/8 inch iron rod with a yellow plastic cap attached to the top of said Lot 9 and Lot 10, Block 2/A422 of the said First Section of Dallas County, Texas, and said part being part of a certain 1.20 acre tract of land known as Kings Highway Addition, Block 2/A422, as shown on the plat.

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THE SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PRELIMINARY PLAT
 KINGS HIGHWAY ADDITION THREE
 LOTS 7A, 7B, 8A, 8B, 9A AND 9B, BLOCK 2/A422

WILLIAM MYERS SURVEY, ABSTRACT NO. 880
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

PREPARED BY: KADLOCK & ASSOCIATES
 2001 S. First Street
 Suite 100
 Dallas, Texas 75214
 Phone: (214) 520-2141
 Fax: (214) 520-2142

DATE: 06/20/2013

STATE OF TEXAS, COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day of _____, 2011, the following persons appeared before me and acknowledged to me that they executed the above and foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2011.

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FILE NUMBER: M123-028

DATE FILED: April 22, 2013

LOCATION: Matilda Street and Milton Street, Northeast Corner

COUNCIL DISTRICT: 14

MAPSCO: 36 B

SIZE OF REQUEST: Approx. 7.4 Acres

CENSUS TRACT: 79.13

APPLICANT/OWNER: Lovers Tradition, LP

REPRESENTATIVE: Gladys Bowens

MISCELLANEOUS DOCKET ITEM

Minor Amendment for Subarea II Development Plan

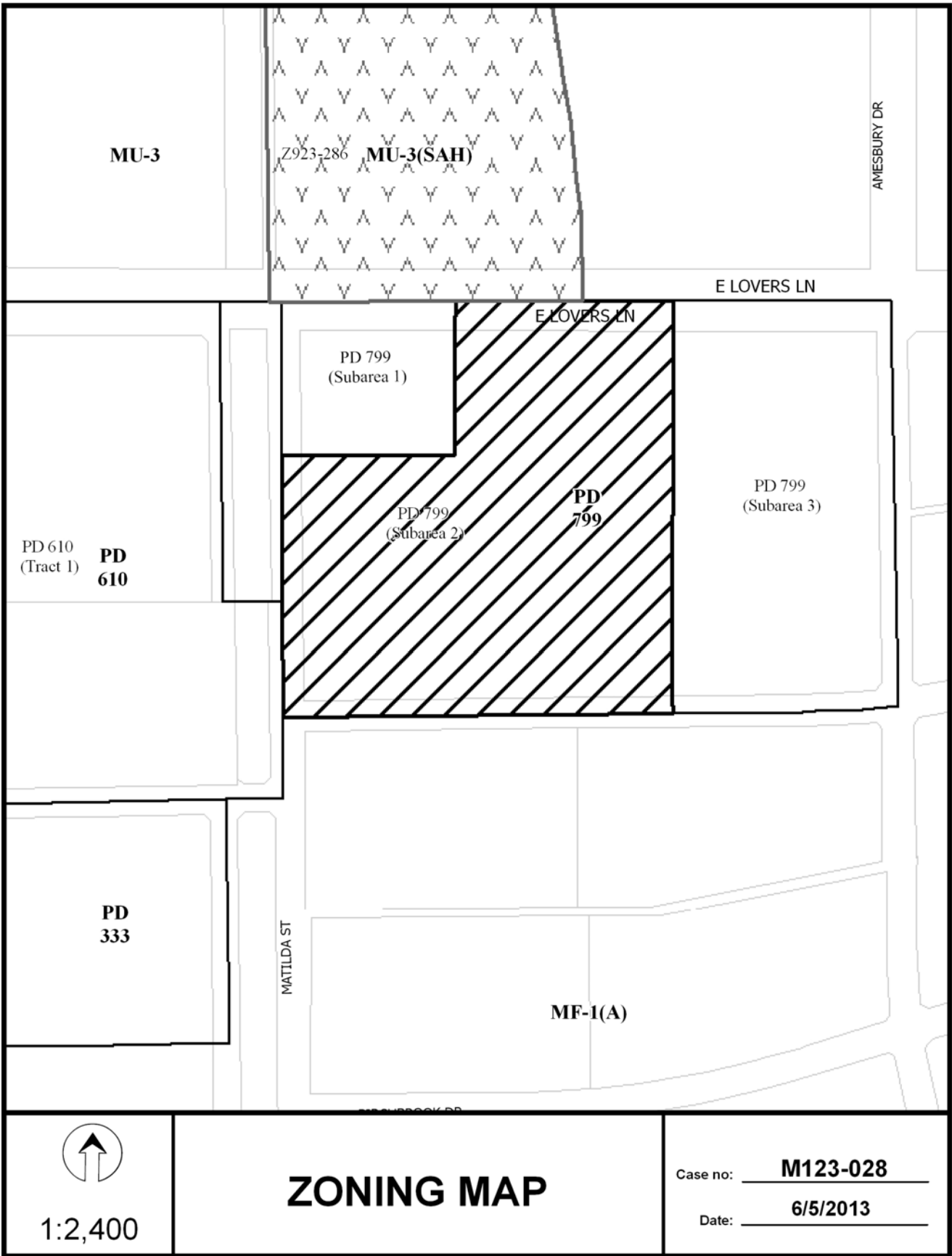
On September 24, 2008, the City Council passed Ordinance No. 27357 which established Planned Development District No. 799 for certain mixed uses on property at the above location. The PDD was amended by Ordinance No. 28419 providing for various revisions.

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan for each building site prior to the issuance of a building permit. On October 4, 2012, the City Plan Commission recommended approval of a development plan for the Subarea II portion of the property providing for development of retirement housing and convalescent and nursing homes, hospice care, and related institutions uses.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to provide for revisions to the building footprint, canopy area near the Milton Street frontage, and adjustments to the retaining wall/fence area also along the Milton Street frontage.

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

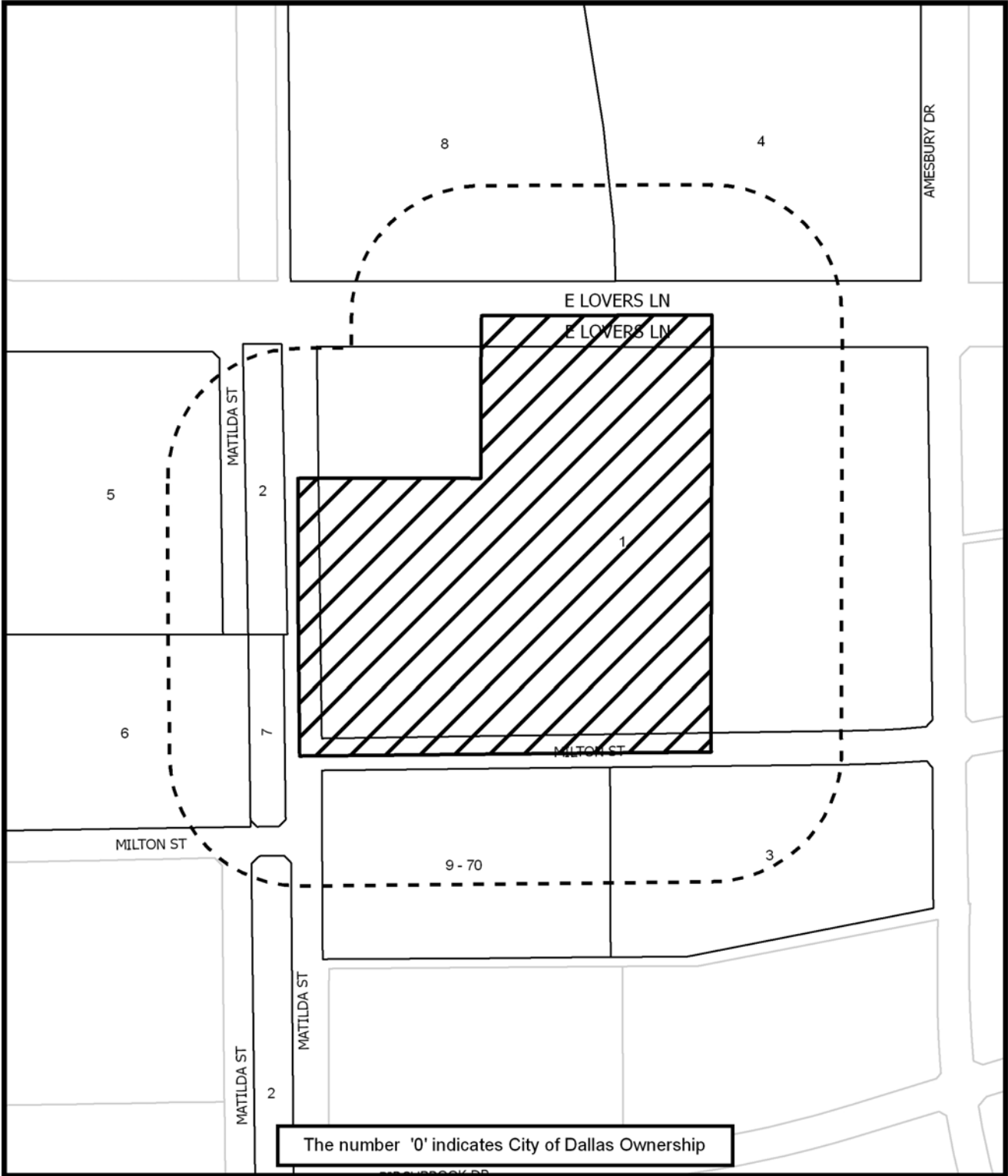
STAFF RECOMMENDATION: Approval



1:2,400

ZONING MAP

Case no: **M123-028**
 Date: **6/5/2013**



1:2,400

NOTIFICATION

200'

AREA OF NOTIFICATION

70

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M123-028**

Date: **6/5/2013**

6/5/2013

Notification List of Property Owners

M123-028

70 Property Owners Notified

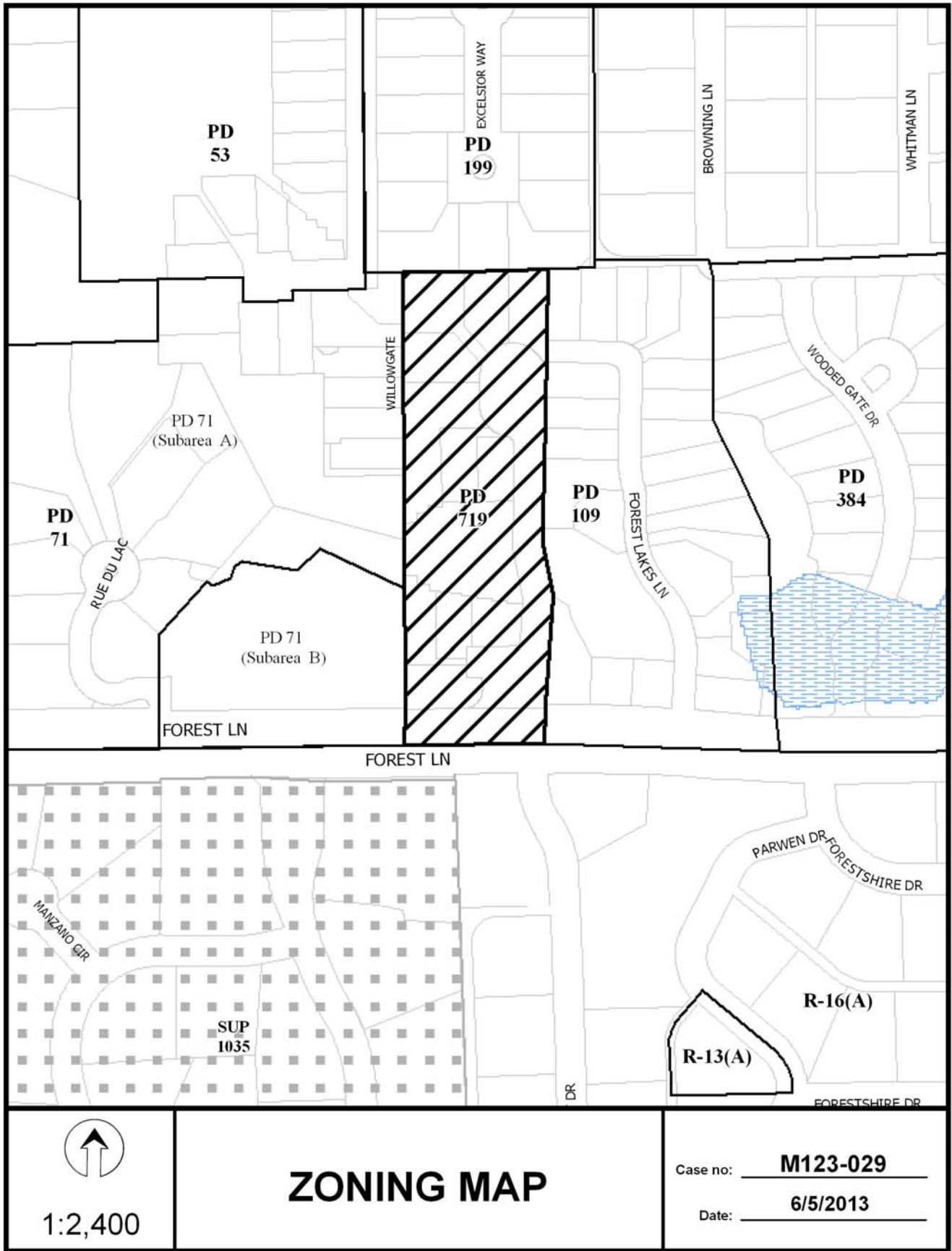
<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5936 LOVERS LN	LOVERS TRADITION LP SUITE 101A
2	4500 GREENVILLE AVE	TEXAS UTILITIES ELEC CO % STATE & LOCAL
3	5025 AMESBURY DR	ALDEN AMESBURY ENTERPRISE LLC
4	5349 AMESBURY DR	PC VILLAGE APTS DALLAS LP 3300 LINCOLN P
5	5750 LOVERS LN	LINCOLN LAG LTD HEB - PROPERTY TAX DEPT
6	5750 LOVERS LN	MATILDA REALTY I LP HEB - PROPERTY TAX D
7	4500 GREENVILLE AVE	TXU ELECTRIC & GAS
8	5809 LOVERS LN	OT TEXAS GREENVILLE LP %WESTWOOD FINANCI
9	5804 MILTON ST	JACKSON OLIVIA ZENA UNIT 101
10	5804 MILTON ST	HOPKINS PEGGY
11	5808 MILTON ST	SELVADURAI JOHNSON J & SABRINA LOLLA M S
12	5808 MILTON ST	ROSE SHEILA DIANNE UNIT 104
13	5804 MILTON ST	FANTA SOLOMON BLDG A UNIT #201
14	5804 MILTON ST	ACEVEDO MARIA C
15	5808 MILTON ST	WANG SUIJUN & QING CHUAN LI
16	5808 MILTON ST	YILMA ALEMNESH F
17	5812 MILTON ST	BAKEWELL THOMAS B UNIT 105
18	5812 MILTON ST	BERNSTEIN IRL D & MARSHA P
19	5816 MILTON ST	FIELDS MARION LYNN
20	5816 MILTON ST	COFFEY BARBARA
21	5820 MILTON ST	DANIEL RAVI
22	5820 MILTON ST	CANTRELL CHRIS & ANGELA
23	5816 MILTON ST	CORONADO ELIAS & MARIA T
24	5816 MILTON ST	STCLAIRE MARIANNE K
25	5820 MILTON ST	WULF JOSHUA
26	5820 MILTON ST	BENSKIN NORA & STEPHEN R BENSKIN

6/5/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5098 MATILDA ST	JONES RANDY L & LU ANN
28	5098 MATILDA ST	PORRAS MARLENE YEPEZ
29	5098 MATILDA ST	DIAZ OSCAR UNIT 210
30	5098 MATILDA ST	COLEMAN BENNIE J JR BLDG D UNIT 211
31	5090 MATILDA ST	HUTTASH HARRY JAMES
32	5090 MATILDA ST	MOORE PARWIN
33	5088 MATILDA ST	VANDERHEYDEN TERRANCE
34	5088 MATILDA ST	DELGADO CABRERA JUAN UNIT 115
35	5090 MATILDA ST	HAYNES KELLY UNIT 212
36	5090 MATILDA ST	SHELMIRE DOROTHY M BLDG 3 UNIT 213
37	5088 MATILDA ST	CHONG YANWAH
38	5088 MATILDA ST	TORREZ JESSIE N
39	5086 MATILDA ST	COTTLE LAWRENCE W JR TRUST AGREEMENT
40	5086 MATILDA ST	MULLER DANIEL V BLDG F UNIT #117
41	5086 MATILDA ST	WILLIAMS DENA M
42	5086 MATILDA ST	VATCOSKAY JOHN R & JULIE ANNE TROST
43	5084 MATILDA ST	LUNA GERARDO
44	5084 MATILDA ST	CELAYA ROSARIO A BLDG G UNIT 119
45	5084 MATILDA ST	MACALUSO MATTIE G UNIT 218
46	5084 MATILDA ST	ABREHAM HAILE S MR UNIT G-219
47	5082 MATILDA ST	BASU AMIT & EUGENIA D BASU SIDHARTHA A
48	5082 MATILDA ST	FISHER HOWARD R UNIT 121
49	5082 MATILDA ST	LAROA ELAINE T BLDG H UNIT 220
50	5082 MATILDA ST	LOWRANCE CHRISTOPHER K UNIT 221
51	5072 MATILDA ST	SAVAGE SHANNON COOPER UNIT 122
52	5072 MATILDA ST	BARRIOS ALBERT & DEBRA D BARRIOS
53	5074 MATILDA ST	SUPUNYABOOT SUNISA BLDG I UNIT 124
54	5074 MATILDA ST	DAVIS JANIS BLDG I UNIT 125
55	5076 MATILDA ST	WEISS JERRY I
56	5076 MATILDA ST	AGANLIC MUHAMED BLDG I UNIT 127
57	5078 MATILDA ST	PEDIGO PATRICK J & SAMIA

6/5/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5078 MATILDA ST	BRIDER CORA LEE BLDG I UNIT 129
59	5080 MATILDA ST	BOGGS NANCY A
60	5080 MATILDA ST	NGU UY
61	5072 MATILDA ST	BIADAILIGNE HABTAMU SERKALEM S ARARSA
62	5072 MATILDA ST	HAGEDORN ELEANOR TR
63	5074 MATILDA ST	KROUT ROBERT E UNIT 224
64	5074 MATILDA ST	ROUNGRONG PORNTHIP & MICHAEL SAGER
65	5076 MATILDA ST	KING PAUL &VICKIE MASSIE
66	5076 MATILDA ST	GRIMES MATHEW
67	5078 MATILDA ST	REDA FREWEINI ASMEROM
68	5078 MATILDA ST	PUMPHANG KRAISORN
69	5080 MATILDA ST	POLJAK MILENA
70	5080 MATILDA ST	ROCK HIVE LLC



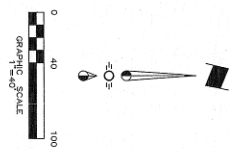
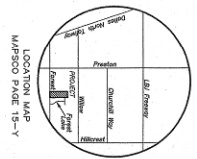
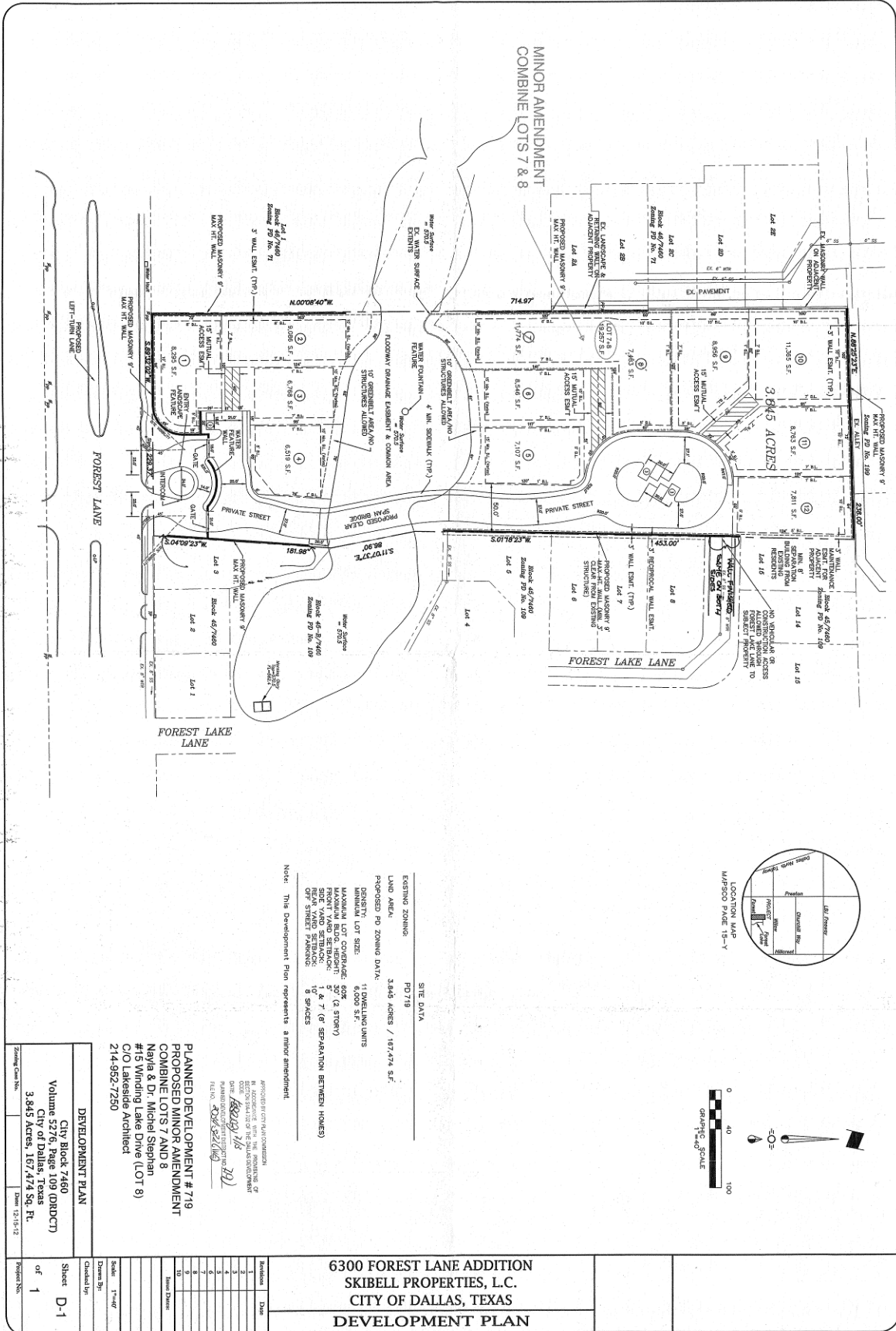
1:2,400

ZONING MAP

Case no: M123-029

Date: 6/5/2013

revised/proposed development plan will be provided with the July 11th cpc materials



SITE DATA

EXISTING ZONING: PD719

LAND AREA: 3.845 ACRES / 167,474 S.F.

PROPOSED PD ZONING DATA: 11 DWELLING UNITS

DENSITY: MINIMUM LOT SIZE: 6,000 S.F.

MAXIMUM LOT COVERAGE: 60% (3 STORY)

MINIMUM FRONT YARD SETBACK: 5' (1 & 2' SEPARATION BETWEEN HOMES)

MINIMUM SIDE YARD SETBACK: 5' (1 & 2' SEPARATION BETWEEN HOMES)

MINIMUM REAR YARD SETBACK: 5' (1 & 2' SEPARATION BETWEEN HOMES)

MINIMUM OFF-STREET PARKING: 8 SPACES

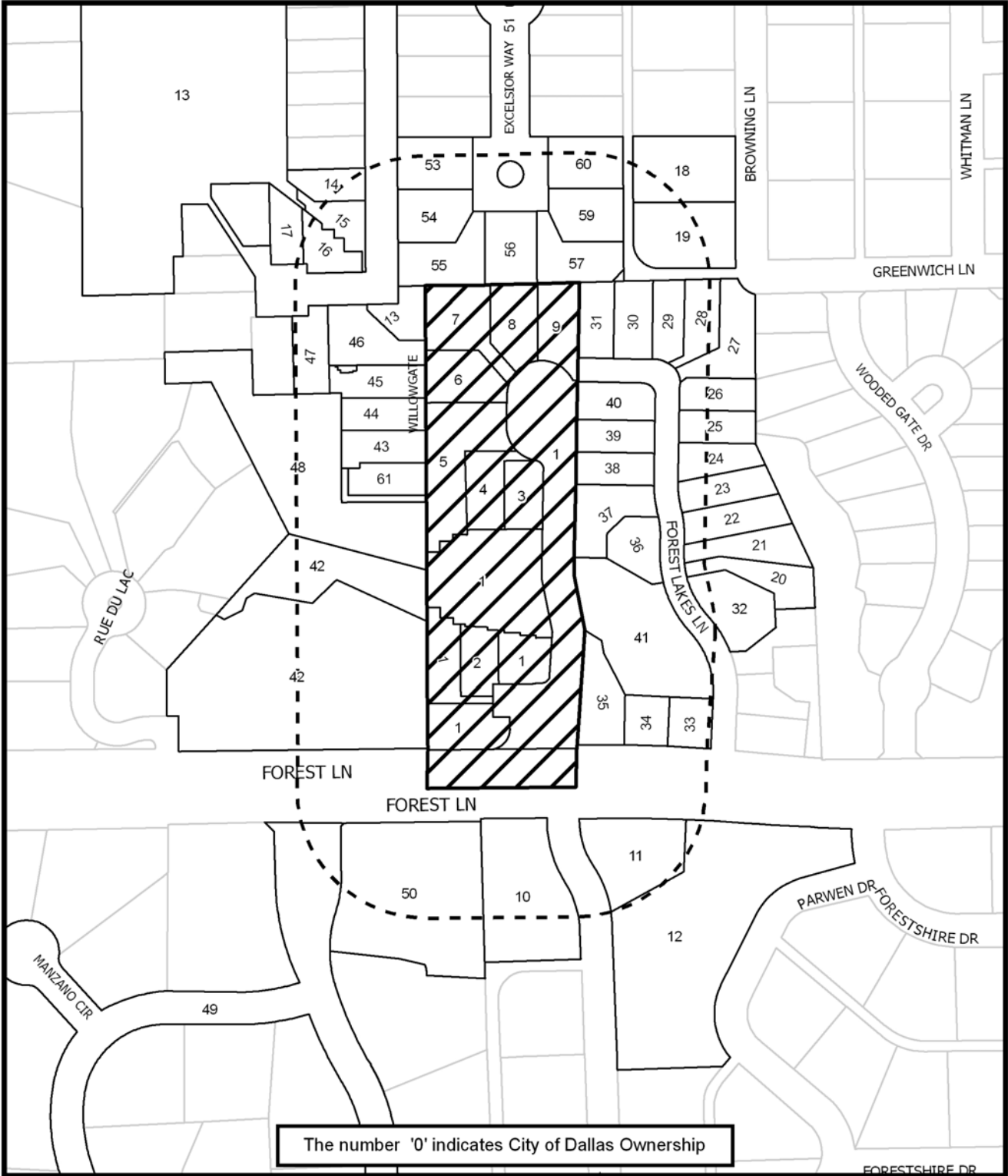
Note: This Development Plan represents a minor amendment.

PROPOSED DEVELOPMENT # 719
 PROPOSED MINOR AMENDMENT
 COMBINE LOTS 7 AND 8
 MAYA & DR. MICHAEL STEPHAN
 #15 WINDING LAKE DRIVE (LOT 8)
 C/O LAKESIDE ARCHITECT
 214-952-7290

DEVELOPMENT PLAN	
City Block 7460	Volume 52 of Dallas DDDUCT
Page 10 of 10	3.845 Acres, 167,474 Sq. Ft.
City of Dallas, Texas	Date: 12-15-12

Revision	Date
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

6300 FOREST LANE ADDITION
 SKIBELL PROPERTIES, L.C.
 CITY OF DALLAS, TEXAS
 DEVELOPMENT PLAN



The number '0' indicates City of Dallas Ownership



1:2,400

NOTIFICATION

200'

AREA OF NOTIFICATION

61

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M123-029**

Date: **6/5/2013**

Notification List of Property Owners

M123-029

61 Property Owners Notified

Label #	Address	Owner
1	4 WINDING LAKE DR	6300 FOREST LANE LLC
2	5 WINDING LAKE DR	SAADI PAUL D
3	9 WINDING LAKE DR	CRESCENT ESTATES CUSTOM HOMES LP
4	11 WINDING LAKE DR	MOAYEDI MEHRDAD
5	15 WINDING LAKE DR	STEPHAN MICHEL & NAYLA
6	17 WINDING LAKE DR	WILLIAMS REVOCABLE TRUST
7	19 WINDING LAKE DR	RUSK KEITH & RUSK DANA
8	21 WINDING LAKE DR	LEE DEBORAH
9	12 WINDING LAKE DR	KURJI RAHIM N & NEELIMA
10	11727 PINE FOREST DR	JABBOUR RAMSEY E & MARY E
11	11726 PINE FOREST DR	COAN BEVERLY ANN & DARLENE A PITTS
12	900001 PARWEN DR	FOREST PLACE HOMEOWNERS % SBB MANAGEMENT
13	6232 WILLOW LN	WILLOWGATE HOMEOWNERS ASSOCIATION
14	6262 WILLOWGATE LN	ROSENTHAL H S
15	6266 WILLOWGATE LN	KITCHEN HEATHER M
16	6270 WILLOWGATE LN	FIELDS ANNE
17	6274 WILLOWGATE LN	MILLER NORMAN E & ANNE K
18	12007 BROWNING LN	DRORY DANIEL M & EVE PROCTOR DRORY
19	12001 BROWNING LN	WHITE SARAH B & THOMAS B RAU
20	11820 FOREST LAKES LN	BROWN CAROLE ANN
21	11824 FOREST LAKES LN	WHALEN FORREST J & CAROL S WHALEN
22	11904 FOREST LAKES LN	REYNOLDS J MIKEL & CANDI C
23	11908 FOREST LAKES LN	ASPGREN RONALD E ETAL
24	11912 FOREST LAKES LN	SUNDEEN DONALD & MELANIE
25	11916 FOREST LAKES LN	WACASER KARIN E
26	11920 FOREST LAKES LN	TINSLEY CLAY MARSHALL

6/5/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	11924 FOREST LAKES LN	GRANT WILLIAM B & JANE P
28	11928 FOREST LAKES LN	BREDLAU MICHAEL A & MARY PMB 149
29	11932 FOREST LAKES LN	SILVERMAN IRA W TR JOAN NEUSTADT LEVY TR
30	11936 FOREST LAKES LN	SEAL CLAUDE E II
31	11940 FOREST LAKES LN	KING JEFFREY J & CAROL A
32	11800 FOREST LAKES LN	COMBINED AMERICA DEV % DALE CLINE
33	11803 FOREST LAKES LN	HEARD WILLIAM F & MARY JANE
34	6409 FOREST LN	ALLEN JANET G
35	6405 FOREST LN	BROOKS STEPHANIE N
36	11825 FOREST LAKES LN	HICKS CHARLES L
37	11907 FOREST LAKES LN	DAVIS JON W
38	11911 FOREST LAKES LN	WYLL STANLEY L
39	11917 FOREST LAKES LN	ARMSTRONG DEANE R
40	11921 FOREST LAKES LN	WESTERGAARD DEBORAH
41	11801 FOREST LAKES LN	COMBINED AMERICA DEV % DALE CLINE
42	6243 FOREST LN	ZUMWALT CONSTANCE MARIE
43	6298 WILLOWGATE LN	SHELDON ROY G & LYNNE B
44	6296 WILLOWGATE LN	JAFFE MARLENE & DENNIS CLOUSE
45	6294 WILLOWGATE LN	COX FRANK H
46	6292 WILLOWGATE LN	JACOBSON ERROL & ESME
47	6290 WILLOWGATE LN	MYERS DAVE &
48	6243 FOREST LN	WOLLOWGATE HOMEOWNERS ASSOCIATION
49	6200 ROBLEDO DR	LOS ARBOLES HOMEOWNERS %SBB MGMT COMPANY
50	1 ROBLEDO DR	WHIDDON JAMES N
51	12000 EXCELSIOR WAY	EXCELSIOR WAY HOA INC
52	12070 EXCELSIOR WAY	SHARIF MUNIR DAVIDSON DEV % SELECT MANAG
53	12011 EXCELSIOR WAY	GORELICK STEVEN H & VERNELL L
54	12007 EXCELSIOR WAY	MILLER EVALEE
55	12003 EXCELSIOR WAY	BRYCE CHARLOTTE N
56	12004 EXCELSIOR WAY	TAYLOR LARRY R & CAROL B
57	12008 EXCELSIOR WAY	ROBERTS WILLIAM T & NANCY

6/5/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	12008 EXCELSIOR WAY	STONE STUART R & NANCY J
59	12012 EXCELSIOR WAY	CRISP DON W & CAROL A
60	12016 EXCELSIOR WAY	WIRTH TONI KAY
61	6299 WILLOWGATE LN	VICTOR F GRANT & JULIANNE K FAMILY LIVIN

FILE NUMBER: M123-031

DATE FILED: May 10, 2013

LOCATION: South Line of Skillman Street, East of Merriman Parkway

COUNCIL DISTRICT: 10

MAPSCO: 27 S

SIZE OF REQUEST: Approx. 10.99 Acres

CENSUS TRACT: 78.26

APPLICANT/OWNER: WRT/DK Residential, LP

REPRESENTATIVE: David Dierkes

MISCELLANEOUS DOCKET ITEM

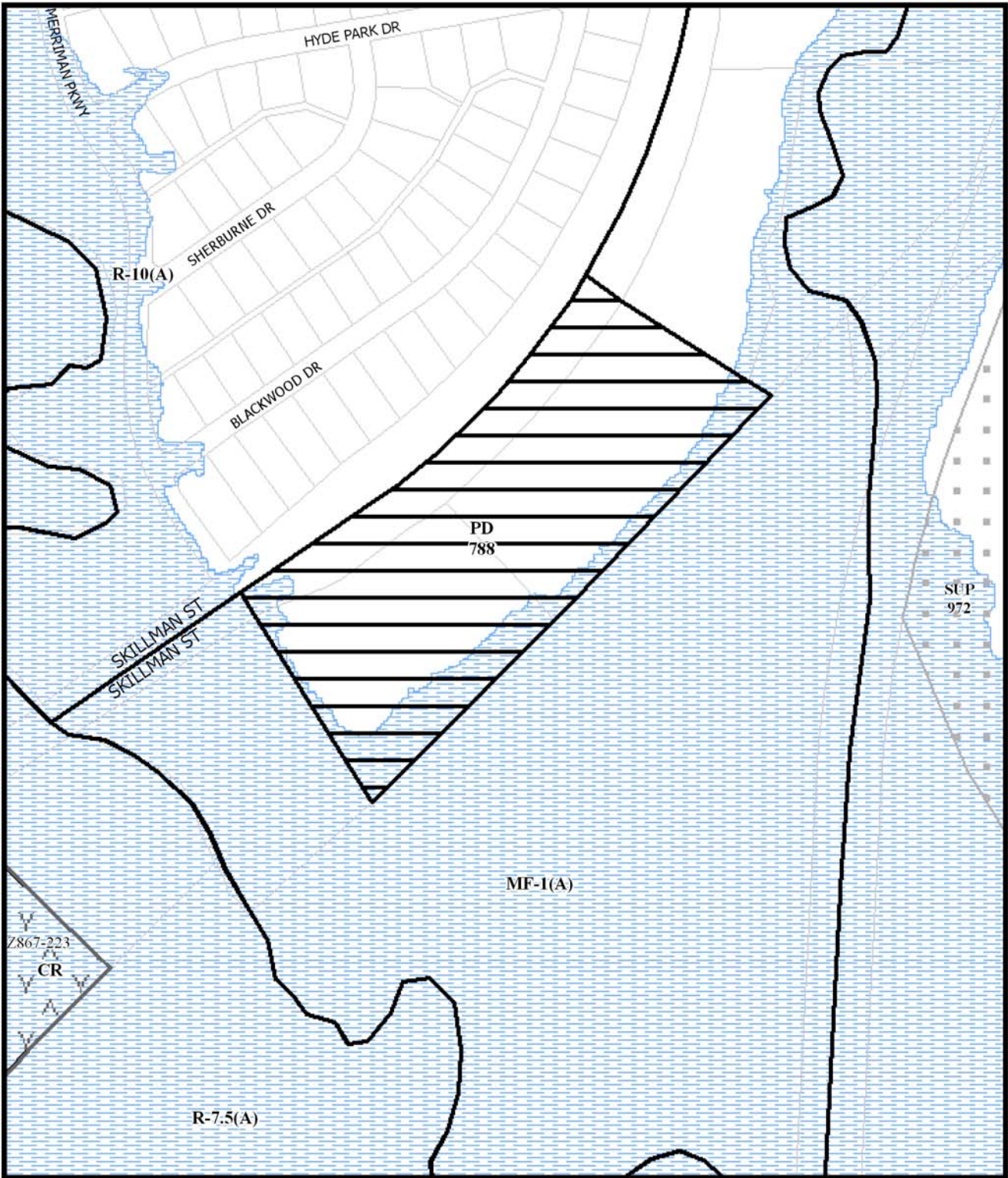
Minor Amendment for Development Plan

On June 11, 2008, the City Council passed Ordinance No. 27214 which established Planned Development District No. 788 for MF-1(A) Multifamily District Uses on property at the above location.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to provide for revisions to building footprint, dwelling unit count, and off-street parking for the proposed multifamily development.

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

STAFF RECOMMENDATION: Approval



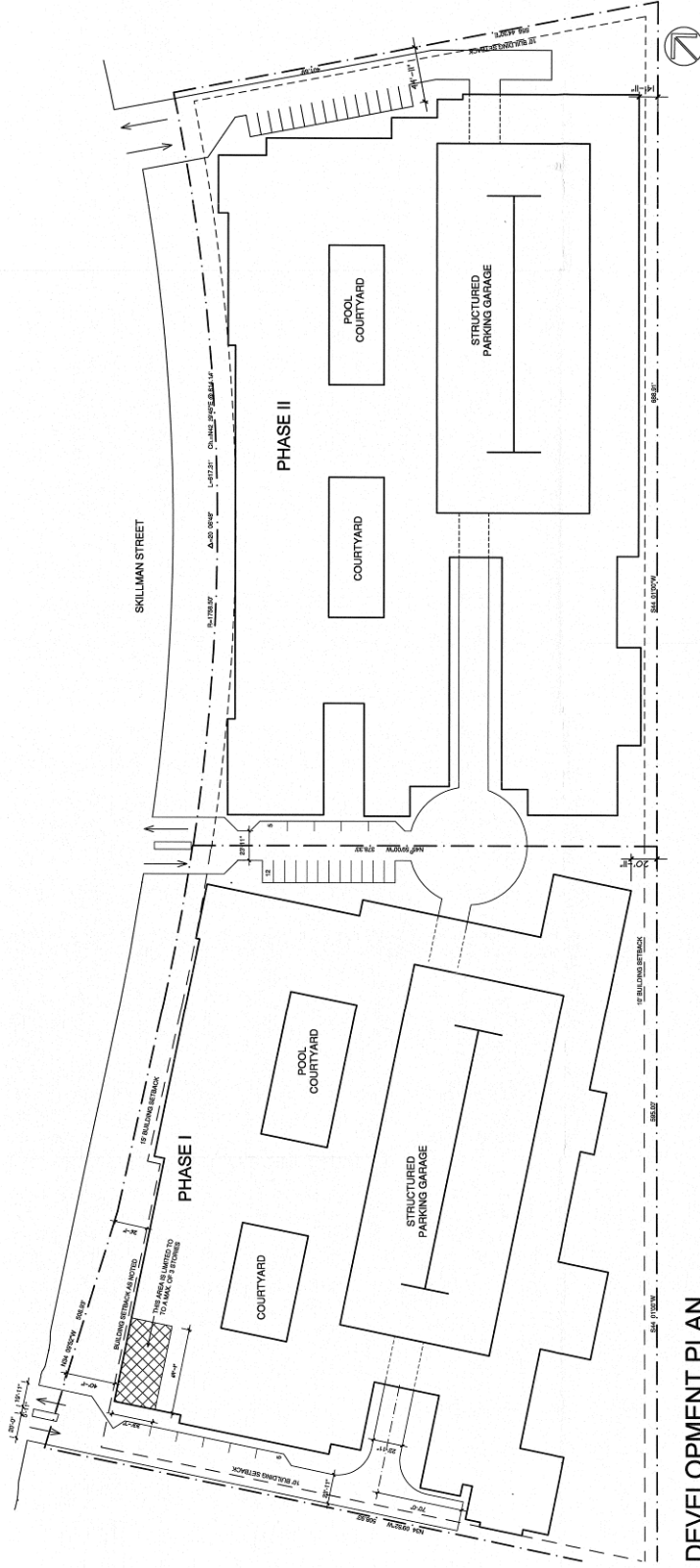
1:3,600

ZONING MAP

Case no: M123-031

Date: 6/5/2013

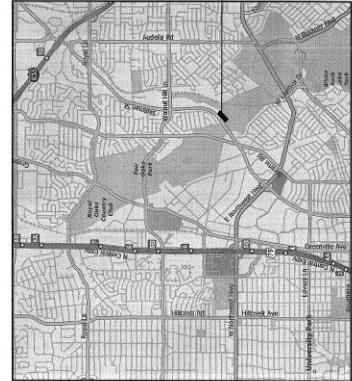
Revised development plan will be provided at the June 20th staff briefing



DEVELOPMENT PLAN
SCALE 1:40'

SITE SUMMARY

LAND DEVELOPMENT SIZE	10.982 ACRES
DT COVERAGE	60%
MAX. BUILDING HEIGHT	8'
MAX. STORES	4 STORY RESIDENTIAL 8 STORY PARKING GARAGE
UNIT TYPE	886 DWELLING UNITS
TOTAL FLOOR AREA (GROSS)	868,338 SF
PARKING REQUIRED	447 SPACES (386 GROSS NET UNITS)



VICINITY MAP

SITE LOCATION

SITE ADDRESS:
6802-8862 SKILLMAN ST.
DALLAS, TEXAS

PRESCOTT REALTY GROUP
6000 N. CENTRAL EXPRESSWAY #101
DALLAS, TEXAS, 75206
214-299-1956
CONTACT: TAYLOR STONE

WELTE ROCK CREEK

LUXURY RESIDENCES BY DALLAS TEXAS

PRESCOTT REALTY GROUP

ZONING CASE NO.:
Z078-167

BEJLER GUEST OWENS ARCHITECTS
4245 CENTRAL EXPY. SUITE 300 DALLAS, TEXAS 75205 (214) 500-8878

BG BO ARCHITECTS
OWENS ARCHITECTS
DALLAS, TEXAS 75205 (214) 500-8878

DATE 04-28-08
PROJECT 071114

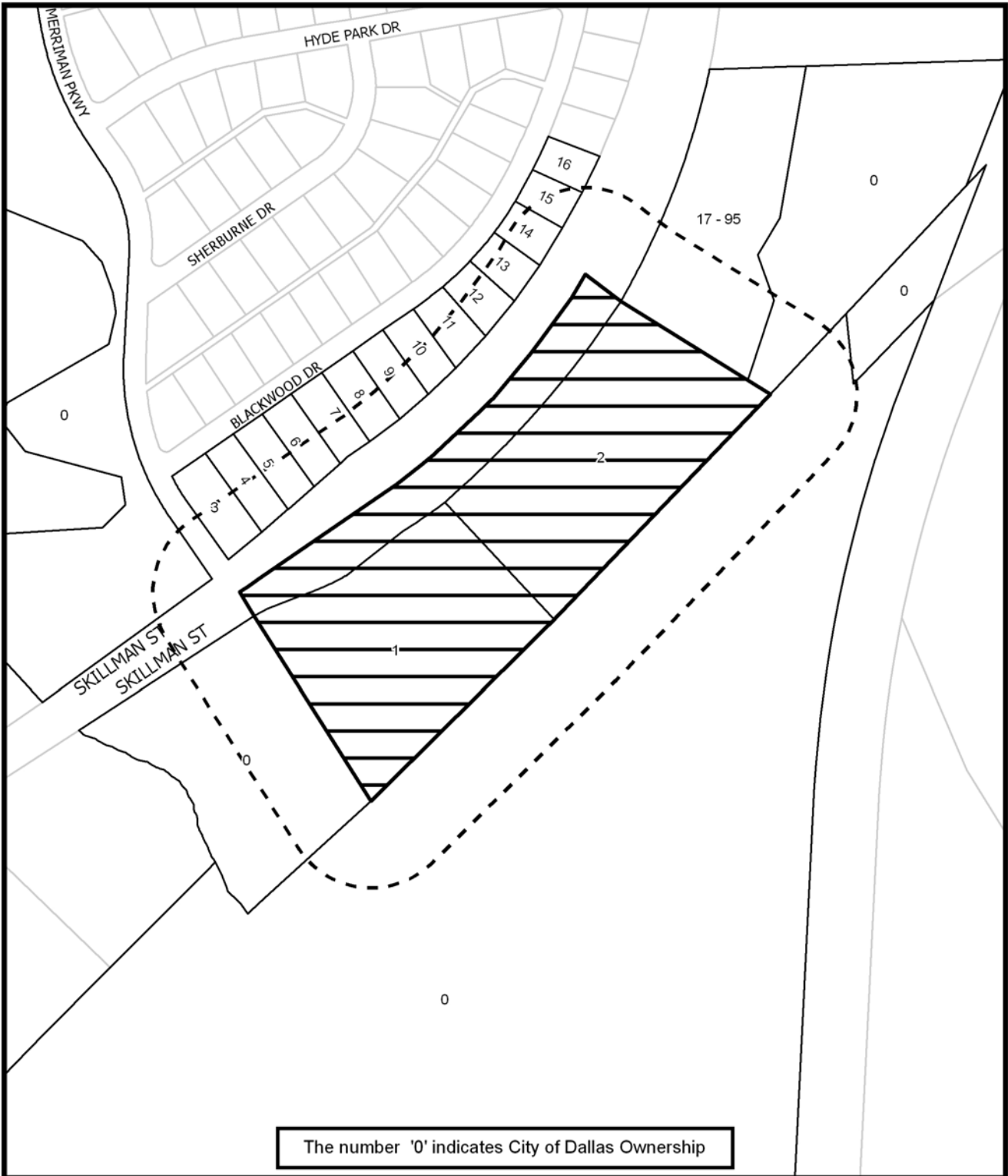
081703
27214

APPROVED BY
JUN 11 2008
City Engineer

EXHIBIT 278A
Planned Development
District No. 708

Approved
City Engineer
JUN 11 2008

2078-167



1:3,600

NOTIFICATION

200'

AREA OF NOTIFICATION

95

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M123-031**

Date: **6/5/2013**

6/5/2013

Notification List of Property Owners

M123-031

95 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6802 SKILLMAN ST	WR TRAIL I LP % MUNSCH H KOPF & HARR PC
2	6854 SKILLMAN ST	WR TRAIL II LP % MUNSCH H KOPF & HARR PC
3	6808 BLACKWOOD DR	DALTON JASON & TAMMY
4	6814 BLACKWOOD DR	LYKKE JERI L & HENRIK
5	6820 BLACKWOOD DR	DURAY MICHAEL P & BILLI R
6	6826 BLACKWOOD DR	RUNYON ROBERT L
7	6832 BLACKWOOD DR	HOAG JAMES & LAURA
8	6842 BLACKWOOD DR	VANT SLOT FRED
9	6850 BLACKWOOD DR	DUNBAR ROBERT TRAVIS & KERRY BRANDT
10	6856 BLACKWOOD DR	LEWIS RYAN & MOLLY
11	6862 BLACKWOOD DR	BONE JAMES M JR
12	6868 BLACKWOOD DR	HAYES KERRY & ALLEN
13	6874 BLACKWOOD DR	WALLACE EMILY M
14	6906 BLACKWOOD DR	WALKER BRADLEY WILLIAM & LINDA M
15	6912 BLACKWOOD DR	BUSHA ALISON TWEEDY
16	6918 BLACKWOOD DR	WOZNY RYAN D & ABBY J
17	6900 SKILLMAN ST	SANCHEZ JESUS I
18	6900 SKILLMAN ST	ADAMS STEVEN THOMAS
19	6900 SKILLMAN ST	TLV PPTIES LLC UT-8645
20	6900 SKILLMAN ST	GOLDING DONNA M %SKILLMAN BEND CONDOS
21	6900 SKILLMAN ST	OTUBU PAUL
22	6900 SKILLMAN ST	MORNINGSTAR JASON
23	6900 SKILLMAN ST	ROSA E JOHN
24	6900 SKILLMAN ST	HARRIS ANDREA
25	6900 SKILLMAN ST	JIMMY GERALD &
26	6900 SKILLMAN ST	PARRAINE JESSE

6/5/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6900 SKILLMAN ST	EHIMWONZEE COURAGE O
28	6900 SKILLMAN ST	REITER JOHN BENJAMIN BLDG A UNIT 112
29	6900 SKILLMAN ST	SANCHEZ JESUS I
30	6900 SKILLMAN ST	STEPHERSON KAREN E
31	6900 SKILLMAN ST	GOMEZ ALEXANDER
32	6900 SKILLMAN ST	CATHEY JOHN R
33	6900 SKILLMAN ST	ROBINSON BRENDA A
34	6900 SKILLMAN ST	BROWN ERA M
35	6900 SKILLMAN ST	CURRIN PATRICK
36	6900 SKILLMAN ST	MEJIA FRANCISCO & GABRIELLA
37	6900 SKILLMAN ST	WAWRZYNIAK ANNA UNIT 205 B
38	6900 SKILLMAN ST	TRAVIS RONALD K SUITE 200 PMB 322
39	6900 SKILLMAN ST	NGUYEN QUANG D
40	6900 SKILLMAN ST	SAL LUIS EMILIO & LISBETH ROCXANA
41	6900 SKILLMAN ST	JOHNSON SANDRA BLDG C UNIT 301
42	6900 SKILLMAN ST	REASOR DAVID J
43	6900 SKILLMAN ST	NGUYEN LAN H
44	6900 SKILLMAN ST	LUCERO VIRGINIA G
45	6900 SKILLMAN ST	XU QIREN &
46	6900 SKILLMAN ST	EUSTICE SCOTT M
47	6900 SKILLMAN ST	SLOAN CHARLENE C
48	6900 SKILLMAN ST	WILKERSON HOMER L & STINA
49	6900 SKILLMAN ST	NGUYEN THUY
50	6900 SKILLMAN ST	HALL MARK K
51	6900 SKILLMAN ST	TRAVIS RONALD K
52	6900 SKILLMAN ST	BARRY JOYCE E
53	6900 SKILLMAN ST	BROWN THOMAS L
54	6900 SKILLMAN ST	HALL MARK K UNIT 406D
55	6900 SKILLMAN ST	TOLEDO TEX LLC
56	6900 SKILLMAN ST	CULLINS JOHN W
57	6900 SKILLMAN ST	WILSON ROBERT E

6/5/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	6900 SKILLMAN ST	STEWART ROBB P & KATHERINE B
59	6900 SKILLMAN ST	WAKEFIELD STEVE
60	6900 SKILLMAN ST	MARTYN STEPHEN A BLDG D UNIT 412
61	6900 SKILLMAN ST	BROWN TED BLDG D UNIT 413
62	6900 SKILLMAN ST	MAI NINA BLDG D UNIT 414
63	6900 SKILLMAN ST	SIMPSON NANCY
64	6900 SKILLMAN ST	STRINGER BREN S BLDG D UNIT 416
65	6900 SKILLMAN ST	ALLISON CORDELL & SHIRLEY UNIT 501E
66	6900 SKILLMAN ST	DELEON SALVADOR DIAZ BLDG E UNIT 502
67	6900 SKILLMAN ST	CANNON CHARLES B & GAYLE
68	6900 SKILLMAN ST	WASHINGTON ANTHONY V BLDG E UNIT 504
69	6900 SKILLMAN ST	GALLEGOS SAMUEL # 505E
70	6900 SKILLMAN ST	PAJO CATALINO A
71	6900 SKILLMAN ST	DIMARIA HIRUT J BLDG E UNIT 507
72	6900 SKILLMAN ST	LEHMAN TERRY & BLDG E UNIT 508
73	6900 SKILLMAN ST	SKILLMAN BEND CONDOMINIUM ASSN
74	6900 SKILLMAN ST	HAGLE JIMMY C
75	6900 SKILLMAN ST	BUSBY KARIN BLDG F UNIT 603
76	6900 SKILLMAN ST	WHITESIDE EMILY
77	6900 SKILLMAN ST	ELLIOTT DIANE S BLDG F UNIT 605
78	6900 SKILLMAN ST	CARLSON WILLIAM C ET AL
79	6900 SKILLMAN ST	LO ADA
80	6920 SKILLMAN ST	LUU LAN KIM
81	6900 SKILLMAN ST	SHULMAN JAY D & KRISTINE M SHULMAN
82	6900 SKILLMAN ST	KAPADIA MANASI
83	6900 SKILLMAN ST	GONZALEZ ANTONIO
84	6900 SKILLMAN ST	CHANDLER SHEILA A & JOHN E
85	6900 SKILLMAN ST	MOLERO ALICE # 705
86	6900 SKILLMAN ST	MOOSCHEKIAN J TERRENCE TR ET AL
87	6900 SKILLMAN ST	DILLON NICKI WALKER UNIT 707
88	6900 SKILLMAN ST	MCROBERTS EMALEE G UNIT 708

6/5/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	6900 SKILLMAN ST	HIGGINBOTHAM MEREDITH & HIGGINBOTHAM ERN
90	6900 SKILLMAN ST	BENNS JO ANN
91	6900 SKILLMAN ST	LIM IAN & LIN CHAE
92	6900 SKILLMAN ST	BRYANT JUDY K BLDG H UNIT 804
93	6900 SKILLMAN ST	DAVIS MARCUS
94	6900 SKILLMAN ST	GRIEM CARL J
95	6900 SKILLMAN ST	CRAWFORD DOUG R

Planner: Olga Torres-Holyoak

FILE NUMBER: D123-013

DATE FILED: April 10, 2013

LOCATION: East of Dynamo Drive, north of Hackberry Road.

COUNCIL DISTRICT: 6

MAPSCO: 11A-M

SIZE OF REQUEST: ± 0.92 acres

CENSUS TRACT: 141.27

MISCELLANEOUS DOCKET ITEM

Owner Trammel Crow Ltd Partnership

Applicant: AT & T Mobility

Representative: Dave Kirk

Development Plan:

On January 25, 2006, the City Council passed Ordinance No. 26233 which established Planned Development District No. 741. PD No. 741 is located on the north side of Hackberry Road, east of Belt Line Road. The size of the PD is approximately 1,030.08 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. The proposed development is located 1n Subdistrict A-2.

In conjunction with the above requirement, the attached development plan is submitted for the City Planning Commission's consideration. The plan provides for the installation of additional antennas, and an increase in height in the existing tower from 100 feet to 108 feet 2 inches.

STAFF RECOMMENDATION: Approval

List of Applicant/Owner Officers

AT&T Executives

Randall L. Stephenson
Chairman and Chief Executive Officer

William A. Blasé, Jr.
Senior Executive Vice President – Human Resources

James W. Cicconi
Senior Executive Vice President – External and Legislative Affairs, AT&T Services, Inc.

Cathy M. Coughlin
Senior Executive Vice President and Global Marketing Officer

Ralph de la Vega
President and Chief Executive Officer – AT&T Mobility

John Donovan
Senior Executive Vice President, AT&T Technology and Network Operations

Andrew M. Geisse
Chief Executive Officer – AT&T Business Solutions

Lori Lee
Executive Vice President – AT&T Home Solutions

Ronald E. Spears
Senior Executive Vice President – Executive Operations

Joe T. Stankey
Group President and Chief Strategy Officer

John Stephens
Senior Executive Vice President and Chief Financial Officer

Wayne Watts
Senior Executive Vice President and General Counsel

Trammell Crow Corporate Officers

Daniel Queenan
Officer, Chief Executive

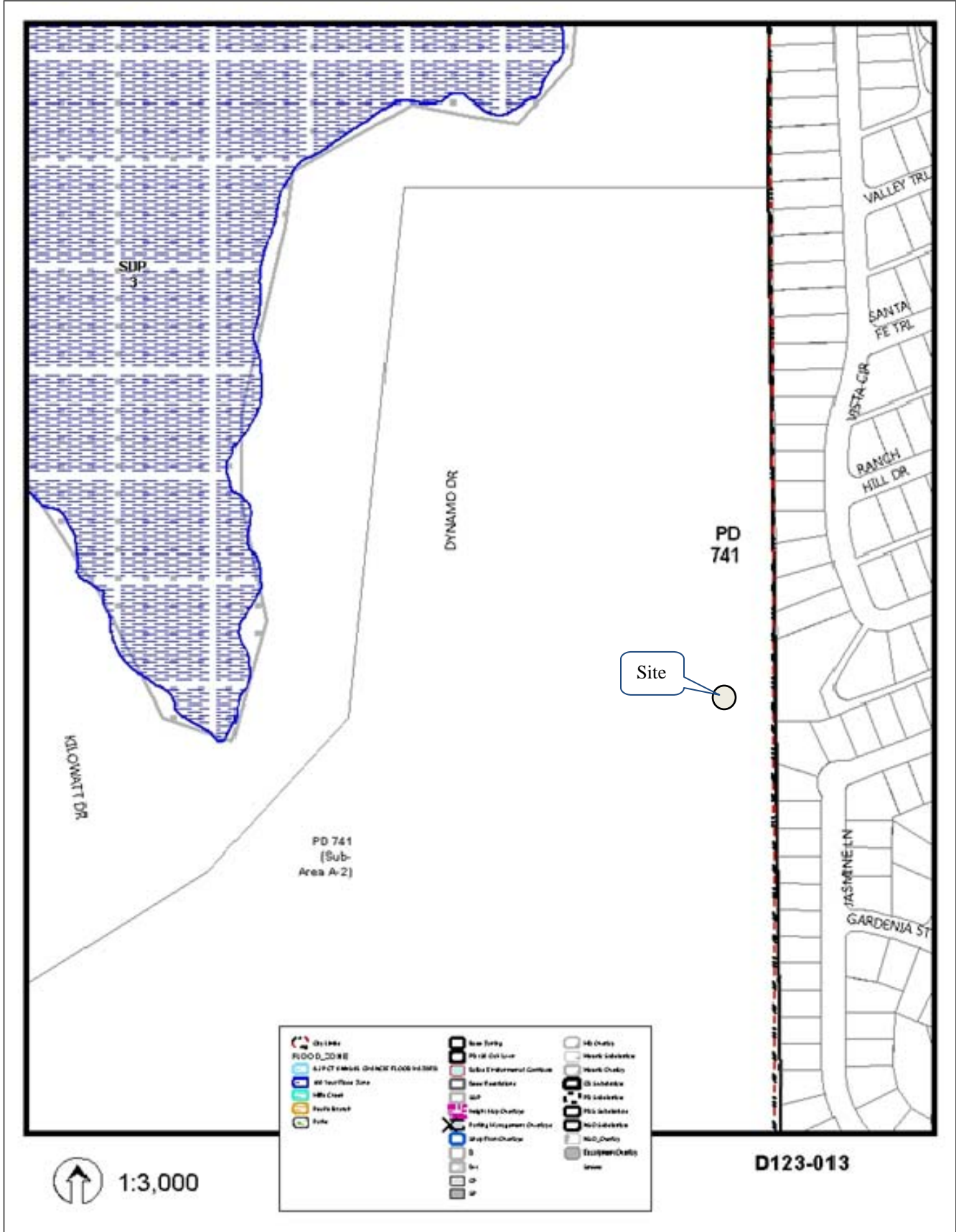
John Stirek
President, Western Operations

Adam Staphier
President, Central Operations

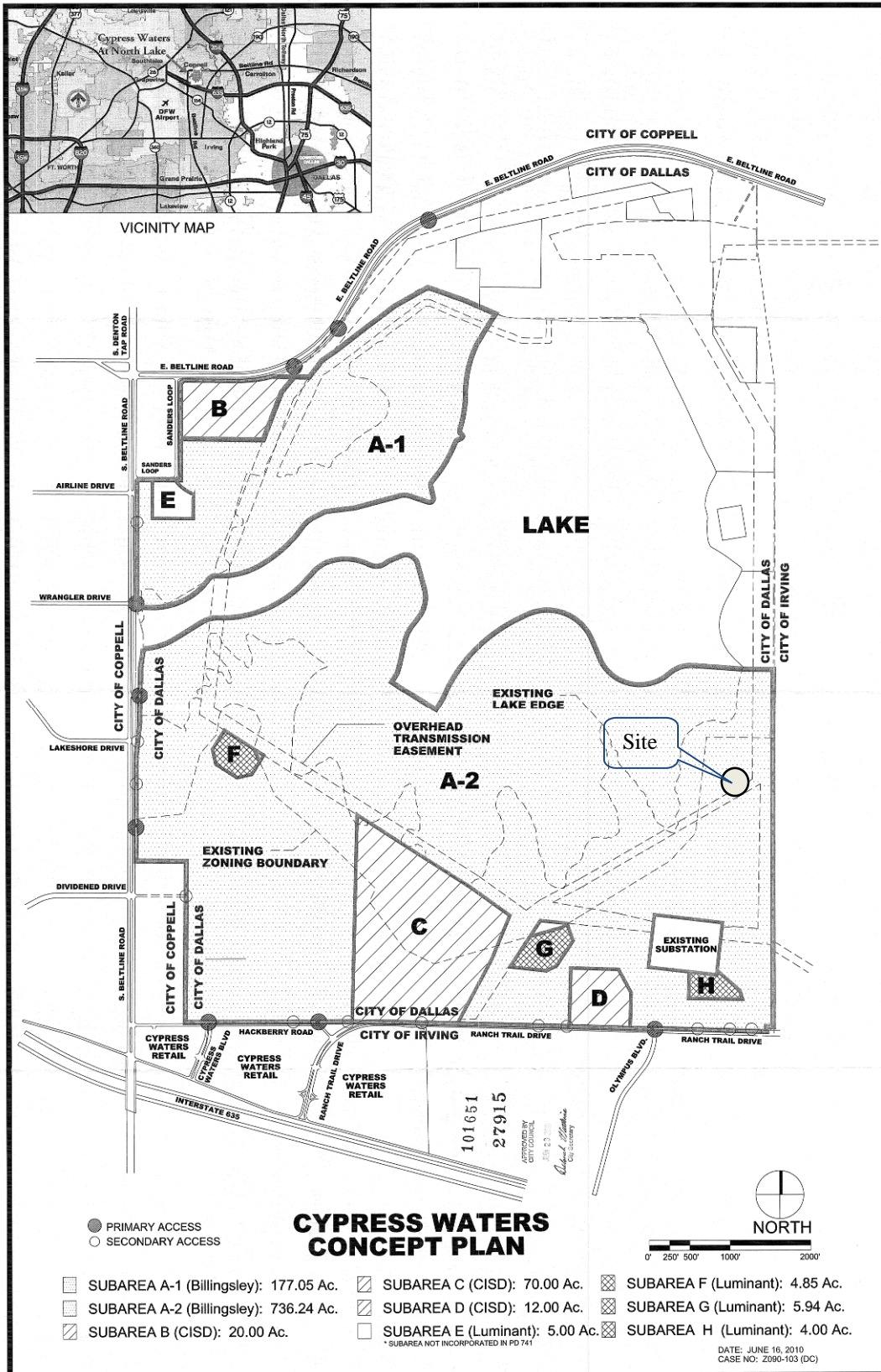
Chris Roth
President, Eastern Operations

Michael Duffy
Officer, Chief Operating

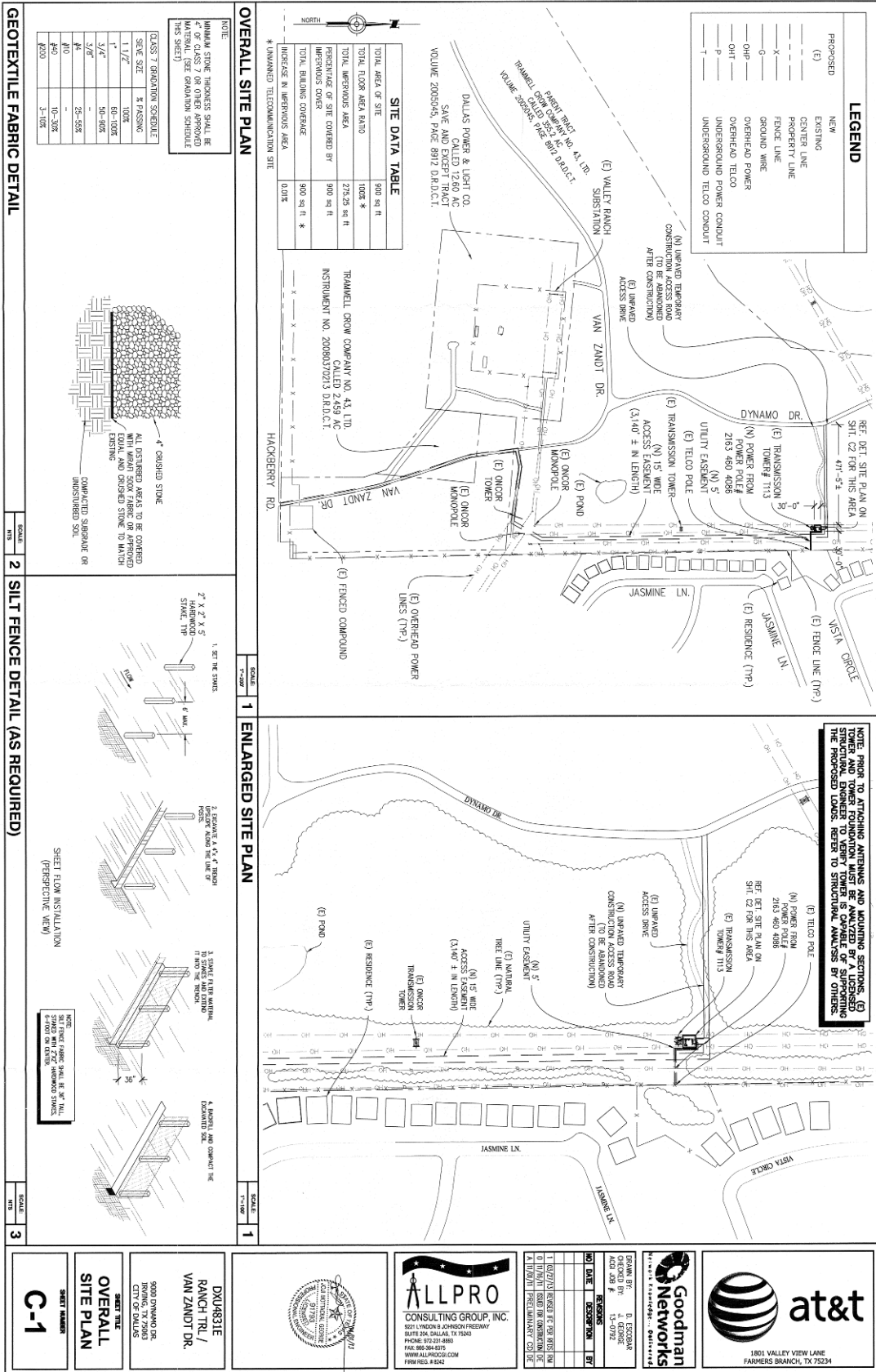
Craig Cheney
Officer, Chief Investment – D&I



EXISTING CONCEPTUAL PLAN



PROPOSED DEVELOPMENT PLAN



FILE NUMBER: D123-016

DATE FILED: April 24, 2013

LOCATION: West Side of Cotton Belt Avenue, between Lucas Drive and Arroyo Avenue.

COUNCIL DISTRICT: 2

MAPSCO: 34-V, Z

SIZE OF REQUEST: 6.066 acres

CENSUS TRACT: 4.05

MISCELLANEOUS DOCKET ITEM

Owner: Southwest Embarcadero, LP a Texas Limited

Melrose Capital, LLC

Applicant: Trinsic Residential Group

Representative: Robert Baldwin, Baldwin and Associates

Development Plan:

On February 14, 2007 the City Council established Planned Development Subdistrict No. 75 within Planned Development District No. 193 the Oak Lawn Special Purpose District, located on the south east line of Lucas Drive, west of Cotton Belt Avenue and north side of Arroyo Drive. The PDS is approximately 6.09 acres. On April 24, 2013, the City Council approved an amendment to PD Subdistrict No. 75.

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

In conjunction with the above requirement, the attached development plan is submitted for Commission's consideration. The plan provides for the construction of 399 multifamily units.

STAFF RECOMMENDATION: Approval

List of Applicant/Owner Officers

2816 Lucas Drive

Melrose Capital, LLC
2828 South Routh Street - Suite 500
Dallas, TX 75201-1438

Richard M. Barge - Manager

2924 Lucas Street

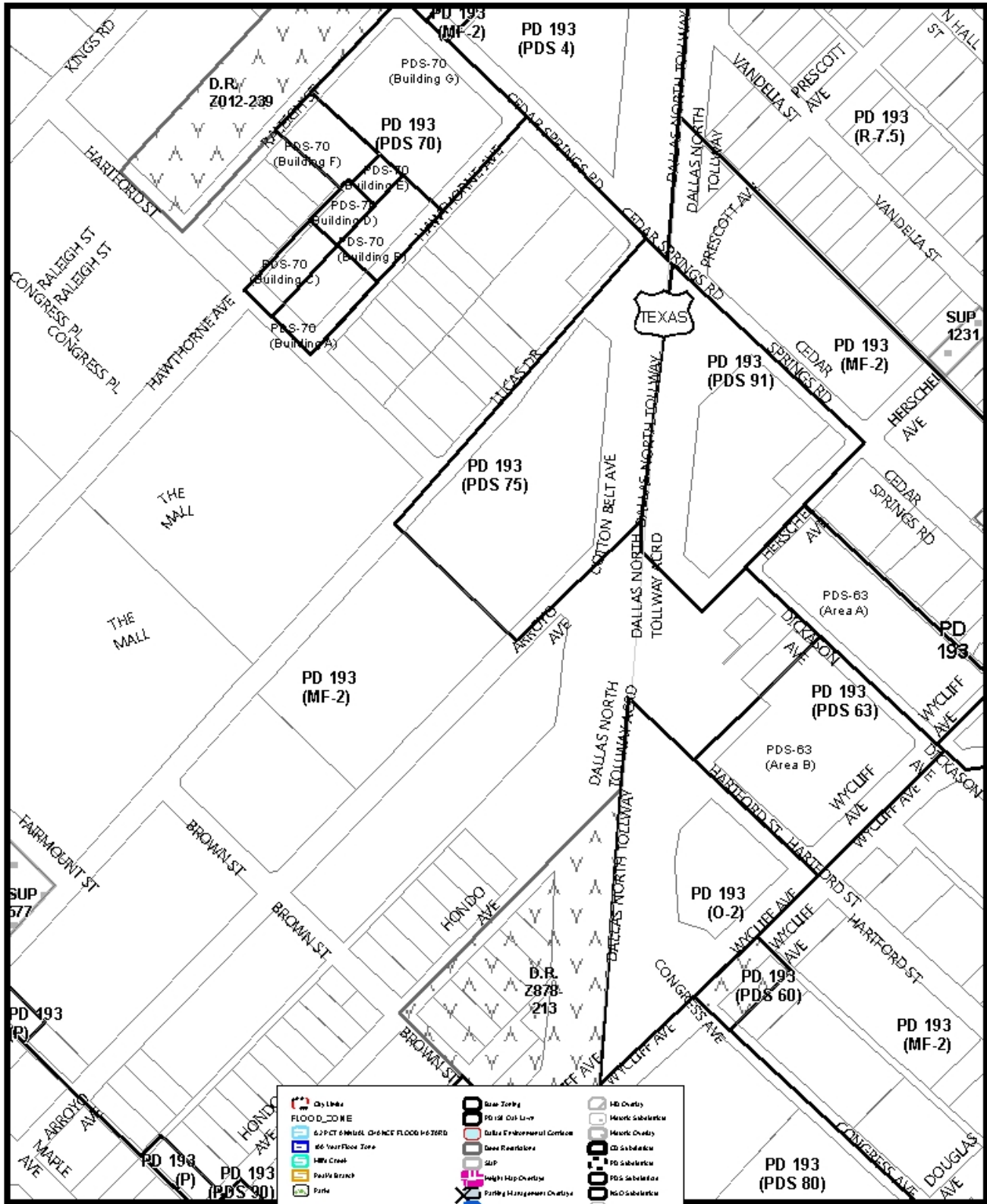
Southwest Embarcadero, LP
2929 South Routh Street - Suite 500
Dallas, TX 75201-1416

Richard M. Barge - Manager

Trinisc Residential Group

3100 Monticello Avenue - Suite 900
Dallas, Texas 75205

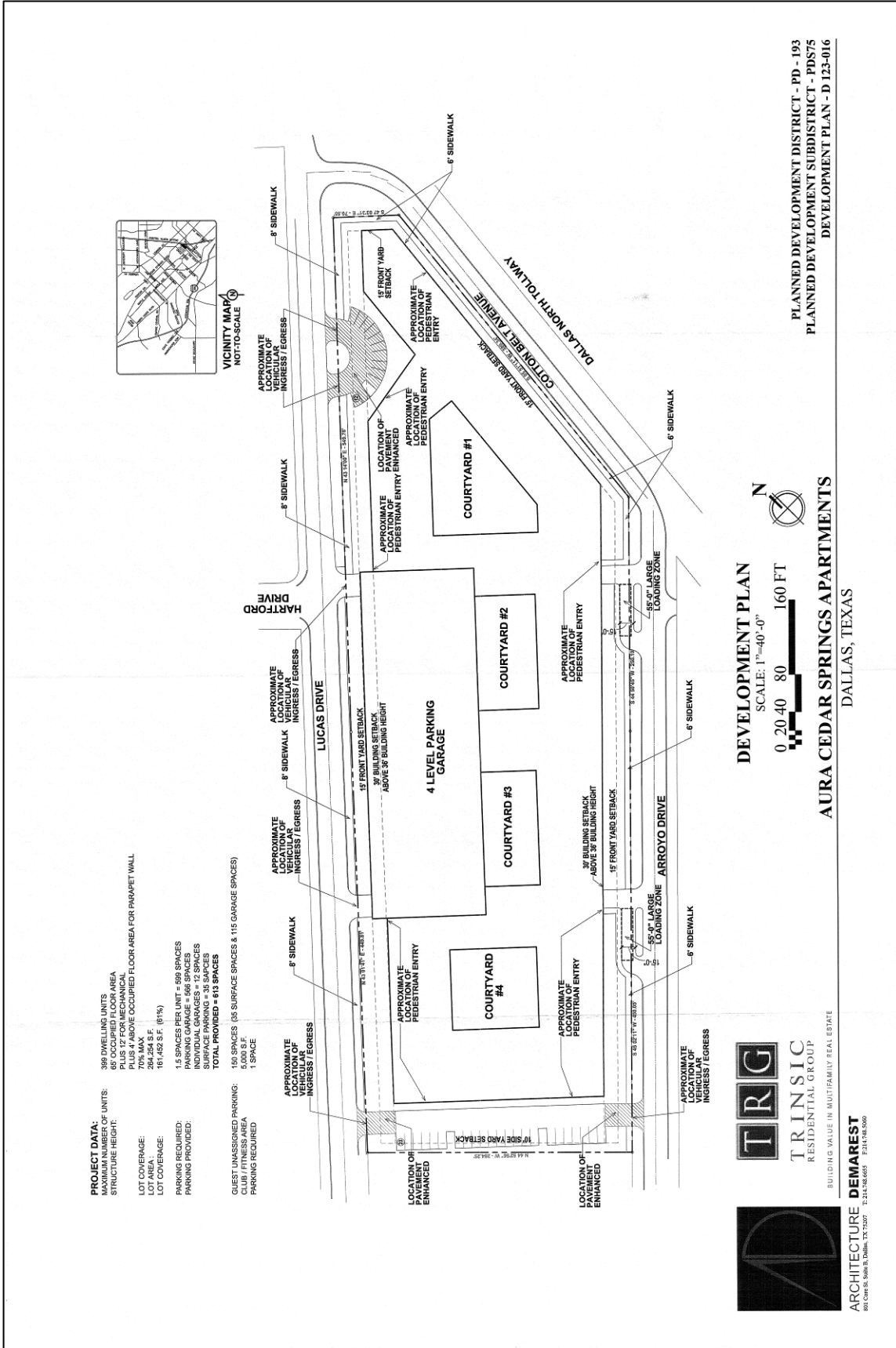
Brian Tusa - Managing Director
S. Joseph Bennett - Managing Director
Adam Brown - Managing Director
Timothy Welsh - Vice President of Construction
Silas Graham - Managing Director
Gregory Jones - Managing Director



D123-013

City Lines	Base Zoning	MD Overlay
FLOOD_ZONE	PD 193 Out-Look	Metric Substructure
6.2 FT CRACK CRACK FLOOD HEIGHTS	Dallas Environmental Corridor	Metric Overlay
48 Year Flood Zone	Dove Reservations	CD Substructure
MFA Creek	SFP	PD Substructure
Public Branch	Height Map Overlay	PDS Substructure
Park	Parking Management Overlay	RD Substructure
	Shop Front Overlay	RD Overlay
	D	Encouraged Overlay
	D-1	Green
	D-2	
	D-3	

PROPOSED DEVELOPMENT PLAN



PROJECT DATA:
 MAXIMUM NUMBER OF UNITS:
 STRUCTURE HEIGHT:
 85 UNITS
 PLUS 12 FOR MECHANICAL
 PLUS 4 ABOVE OCCUPIED FLOOR AREA FOR PHAP/PET WALL
 TOTAL UNITS = 101 UNITS
 LOT COVERAGE:
 LOT AREA = 242,248 S.F.
 LOT COVERAGE = 161,452 S.F. (66%)
 PARKING REQUIRED:
 PARKING PROVIDED:
 1.5 SPACES PER UNIT = 152 SPACES
 PARKING GARAGE = 166 SPACES
 INDIVIDUAL GARAGES = 12 SPACES
 SURFACE PARKING = 35 SPACES
 TOTAL PROVIDED = 413 SPACES
 GUEST UNASSIGNED PARKING:
 150 SPACES (35 SURFACE SPACES & 115 GARAGE SPACES)
 CLUB / FITNESS AREA
 5,000 S.F.
 1 SPACE
 PARKING REQUIRED



DEVELOPMENT PLAN
 SCALE: 1"=40'-0"
 0 20 40 80 160 FT

TRG
TRINISIC
 RESIDENTIAL GROUP
 BUILDING VALUE IN MULTIFAMILY REAL ESTATE

ARCHITECTURE DEMAREST
 401 CORNELL BLVD., SUITE 1100, DALLAS, TX 75207 TEL: 214.586.6655 FAX: 214.586.9090

PLANNED DEVELOPMENT DISTRICT - PD - 193
 PLANNED DEVELOPMENT SUBDISTRICT - PDS75
 DEVELOPMENT PLAN - D 123-016

AURA CEDAR SPRINGS APARTMENTS
 DALLAS, TEXAS

FILE NUMBER: Z112-294(RB)

DATE FILED: March 28, 2012

LOCATION: Property bounded by Illinois Avenue, Alaska Avenue, Montana Avenue,
and Marsalis Avenue

COUNCIL DISTRICT: 4

MAPSCO: 55 N, S

SIZE OF REQUEST: Approx. 2.45 Acres

CENSUS TRACT: 54

APPLICANT: Huttonco Development, L.P.

REPRESENTATIVE: Frank Youmans

OWNER: Rainier Sun West 2012, LLC

MISCELLANEOUS DOCKET ITEM

Extension of the six month time period for scheduling a zoning request for City Council.

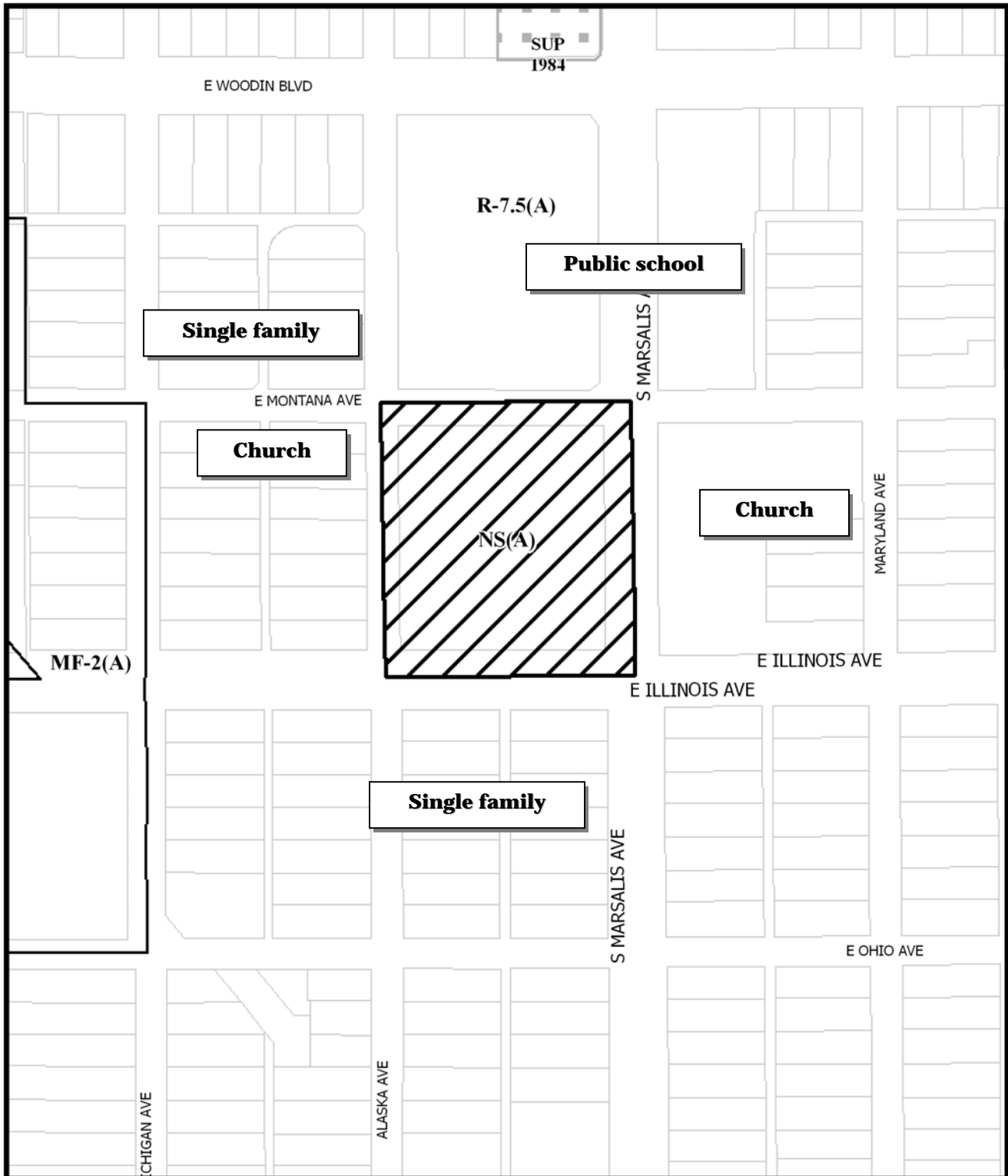
On January 10, 2013, the City Plan Commission recommended approval of a CR Community Retail District, subject to deed restrictions volunteered by the applicant, on property zoned an NS(A) Neighborhood Service District.

The Dallas Development Code states that a request for a zoning change may not be held for longer than six months from the date of the Commission's action without being scheduled for a City Council hearing. Furthermore, the Commission shall review a zoning request that has not been scheduled within six months of the Commission's action to determine whether a time extension should be granted for a specified period or whether the application should be terminated and declared null and void.

The delay in forwarding this request to the City Council has been attributed to an inability of the applicant's representative in providing staff an executed deed restriction instrument consistent with what was presented to CPC. At this point, staff is in possession of a copy of an executed deed restriction that has had a preliminary review by the city attorney.

Staff anticipates an August, 2013 City Council public hearing. As a result, it is recommended a three-month extension be granted to ensure any required revisions to the final instrument can be obtained within this time period.

Staff Recommendation: Approval.



1:2,400

ZONING AND LAND USE

Case no: Z112-294

Date: 12/27/2012

FILE NUMBER: Z123-236(RB)

DATE AUTHORIZED: March 21, 2013

LOCATION: North Central Expressway and Northwest Highway, Southwest Quadrant

COUNCIL DISTRICT: 13

MAPSCO: 26 W, X

SIZE OF REQUEST: Approx. 9.2 Acres

CENSUS TRACT: 79.06

PROPOSAL: A City Plan Commission authorized hearing for the Tract III and IV portions of Planned Development District No. 463, with consideration being given to an increase in floor area and structure height for the Lodging and Similar Uses use designation.

SUMMARY: Staff will assess the impact of an assisted living facility and retirement housing project on the remaining undeveloped parcel within the PDD boundary.

STAFF PROPOSAL: Approval, subject to a revised conceptual plan, a Tract III (Zone A and B) development plan, and conditions.

BACKGROUND INFORMATION:

- The proposal includes the last undeveloped parcel (Tract III, Zone A and the northern portion of B) within PDD No. 463; Tract IV is developed with a financial institution with drive-in window use.
- PDD No. 463 encompasses approximately 39.2 acres and is developed with a mix of residential and nonresidential uses, while the proposal area's Tract III (Zone A and B) and Tract IV encompass approximately 7 acres and 2.2 acres, respectively.
- On December 18, 1996, the City Council approved the creation of PDD No. 463, with an amendment to the PDD being approved on June 11, 1997.
- On August 8, 2007, the City Council approved an amendment to increase permitted floor area (300,000 sf >475,000 sf) for the lodging and similar uses category within the Tract III portion of the PDD.
- On March 21, 2013, the City Plan Commission authorized a public hearing for the Tract III and IV portions of PDD No. 463.
- Staff will assess the impact of an assisted living facility and retirement housing project on the remaining undeveloped parcel within the PDD boundary.

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

Thoroughfare	Designation; Existing & Proposed ROW
Northwest Highway	Principal Arterial; 107' & 107' ROW
North Central Expressway	Freeway; Variable ROW

STAFF ANALYSIS:

Comprehensive Plan: The proposal land area is located in an area considered a Business Center or Corridor. 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.

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 proposal area consists of two tracts within a 39.2 acre mixed use PDD. Tract III is comprised of four 'zones' and is partially developed (southern half of Zone B, Zone C, and Zone D) with a lodging and multifamily uses. Tract IV is developed with a financial institution with drive-in window. The CPC authorized hearing will consider an increase in floor area and structure height for the Tract III portion of the PDD. It is anticipated an assisted living facility and retirement housing use will be developed on this portion of the tract.

Two of the immediate adjacencies consist of freeways; Northwest Highway to the north and North Central Expressway to the east. Lodging, multifamily, and assisted living uses are developed along the southern property line southward to Caruth Haven Lane, with multifamily uses, a parking structure, and office uses along the western line.

Staff has determined the increase in development rights will have minimal impact on the uses adjacent to this tract. It should be noted that the increase floor area and structure height is limited to the 'lodging and similar uses'. The PDD defines this use category as convalescent and nursing homes, hospice care and related institutions use, the hotel or motel use, the assisted living facility use, the retirement housing use, and all accessory or limited uses associated with these uses.

Staff's proposal is subject to the attached revised conceptual plan, a Tract III (Zone A and B) development plan, and staff's revised conditions.

Traffic: The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the direction of staff's

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proposed amendment and determined it will not significantly impact the surrounding street system.

Landscaping: PDD No. 463 provides for compliance with Article X, of which a proposed landscape plan will be submitted in conjunction with a building permit for the tract.

PROPOSED AMENDING CONDITIONS

ARTICLE 463.

PD 463.

SEC. 51P-463.101. LEGISLATIVE HISTORY.

PD 463 was established by Ordinance No. 22978, passed by the Dallas City Council on December 18, 1996. Ordinance No. 22978 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 22978 was amended by Ordinance No. 23173, passed by the Dallas City Council on June 11, 1997. (Ord. Nos. 19455; 22978; 23173; 26042)

SEC. 51P-463.102. PROPERTY LOCATION AND SIZE.

PD 463 is established on property generally located at the southwest corner of U.S. Highway 75 (North Central Expressway) and Northwest Highway. The size of PD 463 is approximately 39.20 acres. (Ord. Nos. 22978; 26042)

SEC. 51P-463.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) **ASSISTED LIVING FACILITY** means a permanent residential facility which furnishes (in single or multiple facilities) food, shelter, laundry, and other assistance in activities of daily living to five or more persons who are not related by blood, marriage, or adoption to the owner or proprietor of the establishment. Food is prepared in a central kitchen. Assisted living facilities must be licensed as Personal Care Facilities under Chapter 247 of the Texas Health and Safety Code. Assisted living facilities do not include other licensed health facilities under Subtitle B, "Licensing of Health Facilities," of Title 4, "Health Facilities," of the Texas Health and Safety Code, specifically nursing homes.

(2) **LODGING AND SIMILAR USES** means the convalescent and nursing homes, hospice care and related institutions use, the hotel or motel use, the assisted living facility use, the retirement housing use, and all accessory or limited uses associated with these uses.

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

(4) **POLE SIGN** means a detached sign that is not a monument sign.

(5) **RETAIL USES** means the retail and personal service uses contained in Section 51A-4.210.

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

(c) For purposes of determining the applicability of regulations in this article and in Chapter 51A triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR and RAR requirements of Division 51A-4.800, this district is considered to be a nonresidential zoning district. (Ord. Nos. 22978; 26042)

SEC. 51P-463.104. CREATION OF TRACTS.

This district is divided into four tracts (Tracts I, II, III, and IV) as described in Exhibit A attached to Ordinance No. 22978, and as shown on the conceptual plan (Exhibit 463A). In addition, Tract III is divided into four zones (Zones A, B, C, and D) as described in Exhibit B attached to Ordinance No. 22978, and as shown on the conceptual plan. In the event of a conflict between Exhibits A and B attached to Ordinance No. 22978 and the conceptual plan, Exhibits A and B control. (Ord. Nos. 22978; 26042; 26880)

SEC. 51P-463.105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan. In the event of a conflict between the provisions of this article and the conceptual plan, the provisions of this article control. (Ord. Nos. 22978; 26042; 26880)

SEC. 51P-463.106. DEVELOPMENT PLAN.

A development plan for each phase of development must be approved by the city plan commission prior to the issuance of any building permit for that phase. Development and use of the Property must comply with the approved development plan. The development plan and any amendments must comply with the conceptual plan and this article. The Property owner shall submit to the Coalition of North Park Area Homeowner Associations (“the Coalition”), or its successor, if any, a copy of the development plan for review and comment simultaneously with the filing of the development plan with the city. The initial development plan must encompass at least 80 percent of the total allowable multifamily units and at least 50 percent of the total allowable retail floor area permitted on the Property. (Ord. Nos. 22978; 26042)

SEC. 51P-463.107. MAIN USES PERMITTED.

(a) In general. The following main uses are permitted on the Property. Those uses not specifically listed as permitted uses are prohibited.

(b) Tract I.

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- None permitted.

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- (3) Industrial uses.
 - None permitted.
- (4) Institutional and community service uses.
 - Adult day care facility. [L]
 - Cemetery or mausoleum. [SUP]
 - Child-care facility. [L]
 - Church.
 - Convent or monastery.
 - Foster home.
 - Library, art gallery, or museum. [SUP]
- (5) Lodging.
 - None permitted.
- (6) Miscellaneous uses.
 - Temporary construction or sales office.
- (7) Office uses.
 - None permitted.
- (8) Recreation uses.
 - Country club with private membership.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.
- (9) Residential uses.
 - Duplex.
 - Handicapped group dwelling unit. [SUP required if spacing component of Section 51A-4.209(3.1) is not met.]
 - Multifamily.
 - Retirement housing.

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- Single family.
- (10) Retail and personal service uses.
 - None permitted.
- (11) Transportation uses.
 - Transit passenger shelter.
- (12) Utility and public service uses.
 - Local utilities.
 - Police or fire station. [SUP]
 - Radio, television, or microwave tower. [Screening must be provided in accordance with Section 51A-4.602(b).]
 - Tower/antenna for cellular communication. [Screening must be provided in accordance with Section 51A-4.602(b).]
 - Utility or government installation other than listed. [SUP]
- (13) Wholesale, distribution, and storage uses.
 - Recycling drop-off container. [SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]
- (c) Tract II.
 - (1) Agricultural uses.
 - Crop production.
 - (2) Commercial and business service uses.
 - Catering service.
 - Custom business services.
 - Electronics service center.
 - (3) Industrial uses.
 - None permitted.
 - (4) Institutional and community service uses.
 - Adult day care facility.

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- Cemetery or mausoleum. [SUP]
- Child-care facility.
- Church.
- Library, art gallery, or museum.
- (5) Lodging uses.
 - None permitted.
- (6) Miscellaneous uses.
 - Temporary construction or sales office.
- (7) Office uses.
 - Financial institution without drive-in window.
 - Financial institution with drive-in window.
 - Medical clinic or ambulatory surgical center.
 - Office.
- (8) Recreation uses.
 - Country club with private membership.
 - Public park, playground, or golf course.
- (9) Residential uses.
 - Duplex.
 - Handicapped group dwelling unit. [SUP required if spacing component of Section 51A-4.209(3.1) is not met.]
 - Single family.
- (10) Retail and personal service uses.
 - Business school.
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store 3,500 square feet or less.

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- General merchandise or food store greater than 3,500 square feet.
- Household equipment and appliance repair.
- Nursery, garden shop, or plant sales.
- Personal service use.
- Restaurant without drive-in or drive-through service.
- (11) Transportation uses.
 - Transit passenger shelter.
- (12) Utility and public service uses.
 - Local utilities.
 - Police or fire station.
 - Post office.
 - Radio, television, or microwave tower, limited to antennae that are mounted on an existing structure.
 - Tower/antenna for cellular communication, limited to mounted cellular antennas.
 - Utility or government installation other than listed. [SUP]
- (13) Wholesale, distribution, and storage uses.
 - Recycling drop-off container. [SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]
- (d) Tract III.
 - (1) Agricultural uses.
 - Crop production.
 - (2) Commercial and business service uses.
 - Catering service. [L]
 - (3) Industrial uses.
 - None permitted.
 - (4) Institutional and community service uses.
 - Adult day care facility. [L]

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- Cemetery or mausoleum. [SUP]
- Child-care facility. [L]
- Church.
- Convalescent and nursing homes, hospice care, and related institutions when associated with an assisted living facility.
- Convent or monastery.
- Library, art gallery, or museum.
- (5) Lodging uses.
 - Hotel or motel, except in Zone D where the use is prohibited.
- (6) Miscellaneous uses.
 - Temporary construction or sales office.
- (7) Office uses.
 - Financial institution without drive-in window.
 - Financial institution with drive-in window.
 - Medical clinic or ambulatory surgical center.
 - Office.
- (8) Recreation uses.
 - Country club with private membership.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.
- (9) Residential uses.
 - Assisted living facility.
 - Duplex.
 - Handicapped group dwelling unit. [SUP required if spacing component of Section 51A-4.209(3.1) is not met.]
 - Retirement housing.
 - Single family.

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(10) Retail and personal service uses.

- Business school.
- Dry cleaning or laundry store. [L]
- General merchandise or food store less than 3,500 square feet. [L]
- Personal service use. [L]
- Restaurant without drive-in or drive-through service, except in Zone D where the use is prohibited.
- Surface parking (permitted only in Zone A and limited to the provision of off-street parking to satisfy a use's off-street parking requirement if that use is located on Tract II).

(11) Transportation uses.

- Transit passenger shelter.

(12) Utility and public service uses.

- Commercial radio or television transmitting station. [SUP]
- Local utilities.
- Police or fire station. [SUP]
- Post office. [SUP]
- Radio, television, or microwave tower, limited to antennae that are mounted on an existing structure.
- Tower/antenna for cellular communication, limited to mounted cellular antennas.
- Utility or government installation other than listed. [SUP]

(13) Wholesale, distribution, and storage uses.

- Recycling drop-off container. [SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]

(e) Tract IV.

(1) Agricultural uses.

- Crop production.

(2) Commercial and business service uses.

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- None permitted.
- (3) Industrial uses.
 - None permitted.
- (4) Institutional and community service uses.
 - Adult day care facility. [L]
 - Cemetery or mausoleum. [SUP]
 - Child-care facility. [L]
 - Church.
 - Convalescent and nursing homes, hospice care, and related institutions when associated with an assisted living facility.
 - Convent or monastery.
 - Library, art gallery, or museum.
- (5) Lodging uses.
 - None permitted.
- (6) Miscellaneous uses.
 - Temporary construction or sales office.
- (7) Office uses.
 - Financial institution without drive-in window.
 - Financial institution with drive-in window.
 - Medical clinic or ambulatory surgical center.
 - Office.
- (8) Recreation uses.
 - Country club with private membership.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.
- (9) Residential uses.

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- Assisted living facility.
 - Duplex.
 - Handicapped group dwelling unit. [SUP required if spacing component of Section 51A-4.209(3.1) is not met.]
 - Retirement housing when associated with an assisted living facility.
 - Single family.
- (10) Retail and personal service uses.
- Business school. [SUP]
 - Personal service use. [L]
 - Restaurant without drive-in or drive-through service. [SUP]
 - Surface parking, limited to the provision of off-street parking to satisfy a use's off-street parking requirement if that use is located on Tract II.
- (11) Transportation uses.
- Transit passenger shelter.
- (12) Utility and public service uses.
- Local utilities.
 - Police or fire station. [SUP]
 - Radio, television, or microwave tower, limited to antennae that are mounted on an existing structure.
 - Tower/antenna for cellular communication, limited to mounted cellular antennas.
 - Utility or government installation other than listed. [SUP]
- (13) Wholesale, distribution, and storage uses.
- Recycling drop-off container. [SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]

(Ord. Nos. 22978; 26042)

SEC. 51P-463.108. ACCESSORY USES.

(a) In general. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due

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

(b) Tract I. The following accessory uses are not permitted on Tract I:

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

(c) Tract II. The following accessory uses are not permitted in this district:

- Accessory community center (private).
- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.
- Private stable.

(d) Tract III. The following accessory uses are not permitted in this district:

- Accessory community center (private).
- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.
- Private stable.

(e) Tract IV. The following accessory uses are not permitted in this district:

- Accessory community center (private).
- Accessory helistop.

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- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.
- Amateur communication tower.
- Private stable.

(Ord. Nos. 22978; 26042)

SEC. 51P-463.109. DEVELOPMENT STANDARDS.

(a) Tract I (the "Multifamily Tract").

(1) General standards. Except as provided below, the yard, lot, and space regulations of the MF-1(A) Multifamily District contained in Section 51A-4.116(a) apply to this tract.

(2) Dwelling unit density. Maximum number of dwelling units permitted is 349.

(3) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope originating in an R(A), D(A), or TH(A) district. Exceptions: 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.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 42 feet.

(4) Stories. No maximum number of stories.

(5) Screening wall. A solid screening wall which runs parallel to that portion of the boundary line between Tracts I and II which represents the southern boundary line of Tract II must be erected on Tract I, as shown on the conceptual plan, prior to issuance of a certificate of occupancy on Tract I. Only emergency vehicular access is permitted between Tracts I and II.

(6) Vehicular and pedestrian access to Tract I. Vehicular access to Tract I is limited to entries equipped with automatic gates with controlled access (emergency crash gates are permitted). Pedestrian access will be through manual gates with controlled access.

(7) Paving materials. All off-street parking areas and permanent drives must be constructed of concrete.

(8) Off-street parking for multifamily uses. A minimum of 1.6 off-street parking spaces are required per dwelling unit. No structured parking (other than individual unit garages) is permitted within 100 feet of Caruth Haven Lane.

(9) Landscape buffer strip. Prior to the issuance of any certificate of occupancy on Tract I, a perimeter landscape buffer strip in accordance with the requirements of Section 51A-10.125(b)(1) must be provided along the entire length of the Caruth Haven Lane frontage of Tract I.

(b) Tract II (the "Retail Tract").

(1) General standards. Except as provided below, the yard, lot, and space regulations of the CR Community Retail District contained in Section 51A-4.122(b) apply to this tract.

(2) Maximum floor area. Maximum permitted floor area for all uses on Tract II is 150,000 square feet. No single occupancy may contain more than 50,000 square feet of floor area. Excluded from the calculation of floor area are all areas within omitted wall lines that are used solely for the following:

(A) pedestrian traffic wherever located, including plazas and seating areas (no portion of this area, however, may be used for storage or sales); and

(B) outside dining.

(3) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. For purposes of Section 51A-4.412, "Residential Proximity Slope," Tract I is considered a nonresidential district.

(B) Maximum structure height. Unless further restricted under Subparagraph (A), maximum structure height is 42.5 feet. Exceptions: Structures listed in Section 51A-4.408(a)(2) may exceed the maximum structure height not to exceed 12 feet above that height if these structures do not occupy more than five percent of the roof area.

(C) Height of occupied space. No portion of a room may enclose space above a height of 40 feet.

(4) Stories. Maximum number of stories is two stories above grade. No basement may have an exterior public entrance.

(5) Outside sales or display. The outside sale or display of merchandise is prohibited on Tract II.

(6) Outdoor dining. Space allocated for outdoor dining, including dining areas located within omitted wall lines, may not exceed 20 percent of the "floor area of the restaurant." For purposes of this condition, "floor area of the restaurant" means floor

area as defined in the Dallas Development Code, exclusive of floor area located within omitted wall lines.

(7) Signs.

(A) Pole signs. Pole signs are prohibited.

(B) Monument signs. A maximum of two monument signs, not to exceed 10 feet in height, are permitted on Tract II.

(C) Clock tower sign. An attached premise identification sign may be located on the clock tower referenced in Paragraph (8) below. For purposes of this condition, premise means all of Tract II.

(8) Clock tower. A clock tower is permitted within Tract II, including the cross hatched area of Tract II as shown on the conceptual plan.

(9) Location of buildings. Only one detached building is permitted within the cross hatched area of Tract II. For purposes of this condition, "detached building" means a building which does not share a common wall or roof with another building. No restaurant without drive-in or drive-through service located in this building may have less than 6,000 square feet of floor area. The clock tower referenced in Paragraph (8) above, may be located in this hatched area, in addition to the one detached building.

(10) Hours of operation. The hours of operation for restaurant uses are limited to the hours between 6:00 a.m. and 1:00 a.m. The hours of operation for all other uses are limited to the hours between 6:30 a.m. and 11:00 p.m.

(11) Paving materials. All off-street parking areas and permanent drives must be constructed of concrete.

(c) Tracts III and IV (the "Office and Lodging Tracts").

(1) General standards. Except as provided below, the yard, lot, and space regulations of the LO-1 Limited Office District contained in Section 51A-4.121(b) apply to Zones A, B, and C of Tract III, and the yard, lot, and space regulations of the NO(A) Neighborhood Office District contained in Section 51A-4.121(a) apply to Zone D of Tract III and Tract IV.

(2) Maximum floor area. Maximum permitted floor area for all uses combined on Tracts III and IV is 775,000 920,000 square feet to be distributed as follows:

(A) Lodging and similar uses. Maximum permitted floor area for all lodging and similar uses is 475,000 655,000 square feet.

(B) All other uses. Maximum permitted floor area for all other uses is 600,000 square feet.

(3) Height and stories. Maximum heights and stories for each tract are as follows:

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope.

(B) Maximum structure heights and stories on Tract III. Maximum structure height and number of stories for all uses on Tract III are as follows, except that the hotel use is exempt from the story limitation. In addition, structures referenced in Section 51A-4.408(a)(2)(A) may project a maximum of 18 feet above the maximum structure height if screened.

(i) Zone A. Unless further restricted under Paragraph (A) or as otherwise provided herein, maximum structure height in Zone A is 132.5 feet and maximum number of stories is 10 with no more than one two buildings exceeding 120 feet in height and nine stories. Maximum structure height for a lodging and similar use is 175 feet and 12 stories.

(ii) Zone B. Unless further restricted under Paragraph (A) or as otherwise provided herein, maximum structure height in Zone B is 107.5 feet and maximum number of stories is eight. Maximum structure height for a lodging and similar use facility is 175 feet and 12 stories.

(iii) Zone C. Unless further restricted under Paragraph (A), maximum structure height in Zone C is 82.5 feet and maximum number of stories is six.

(iv) Zone D. Unless further restricted under Paragraph (A), maximum structure height in Zone D is 42 feet and maximum number of stories is three.

(C) Maximum structure height and stories on Tract IV. Maximum structure height and number of stories for all uses on Tract IV are 30 feet and two stories, except that the hotel use is exempt from the story limitation. In addition, structures referenced in Section 51A-4.408(a)(2)(A) may project a maximum of 18 feet above the maximum structure height if screened.

(4) Urban form setback and tower spacing. The urban form setback and tower spacing regulations contained in Section 51A-4.121(b)(4)(A)(ii) and 51A-4.121(b)(4)(B)(ii), respectively, do not apply.

(5) Maximum hotel or motel guest rooms. Maximum number of hotel or motel guest rooms permitted on Tracts III and IV, combined, is 350. No hotel or motel uses are permitted in Zone D of Tract III.

(6) Signs. Except for signs located on Tract IV, no sign located above a height of 30 feet and facing either west or south may be illuminated. On Tract IV, no sign facing either west or south may be illuminated.

(7) Highly reflective glass. Highly reflective glass is prohibited. For purposes of this subsection, highly reflective glass means glass with an exterior visible reflectance percentage in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass.

(8) Roof-mounted mechanical equipment. Roof-mounted mechanical equipment must be screened from views from public rights-of-way and adjacent neighboring properties.

(9) Other screening. All other mechanical equipment, loading areas, and trash receptacles must be screened from view from all adjacent roadways.

(10) Financial institutions with or without drive-in windows.

(A) Zone D of Tract III. No financial institution located in Zone D may have a drive-in window or automobile stacking area for a drive-in window located within 100 feet of the southerly lot line of Zone D.

(B) Tract IV. No financial institution located on Tract IV may have a drive-in window or automobile stacking area for a drive-in window located on the west side of the building. Direct access to a financial institution with drive-in window on Tract IV is prohibited from Caruth Haven Lane.

(11) Parking structures. It is recommended that above-grade parking structures be designed to be compatible with the main building design.

(12) Paving materials. All off-street parking areas and permanent drives must be constructed of concrete. (Ord. Nos. 22978; 26042; 26880)

SEC. 51P-463.110. SIGNS.

Except as otherwise provided in Section 51P-463.109 or as otherwise provided below, Tract I, Zone D of Tract III, and Tract IV must comply with the provisions for non-business zoning district contained in Article VII, and Tract II and Zones A, B, and C of Tract III must comply with the provisions for business zoning districts contained in Article VII. Non-premise signs and detached special purpose signs are prohibited on the Property. (Ord. Nos. 22978; 26042)

SEC. 51P-463.111. OFF-STREET PARKING, LOADING, AND LIGHTING.

(a) Off-street parking and loading. Except as otherwise provided in Section 51P-463.109 above and this subsection, consult the use regulations contained in Division 51A-4.200 for the off-street parking and loading requirements for each use. Consult the off-street parking and loading requirements of the convalescent and nursing homes, hospice care, and related institutions use for the off-street parking and loading requirements of the assisted living facility use. Off-street parking spaces located on the Property may not be used to satisfy the off-street parking requirements for uses outside of the Property. Tract II, Zones A and B of Tract III, and Tract IV may be considered as one lot for purposes of Section 51A-4.301, "Off-street Parking Regulations," including but not limited to the mixed use parking reductions. Zones A, B, and C of Tract III may also be considered as one lot for purposes of Section 51A-4.301, including but not limited to mixed use parking reductions.

(1) For a lodging and similar use located in Zone A and Zone B of Tract III, a minimum of 416 parking spaces must be provided. A minimum of 70 of the 416 required parking spaces must be provided as tandem parking.

(b) Parking lot lighting. Parking lot lights may not exceed 20 feet in height and must be fitted with a shielded type directional fixture to direct light onto the Property and away from adjacent properties. (Ord. Nos. 22978; 26042)

SEC. 51P-463.112. DEVELOPMENT PHASING.

(a) Development not to exceed 137,000 square feet.

(1) No transportation improvements are required for development limited to 137,000 square feet of office uses or the trip generation equivalent thereof based on the following equivalency ratios:

(A) Retail uses. One square foot of retail use is equivalent to 6.85 square feet of office uses.

(B) Multifamily. One multifamily dwelling unit is equivalent to 336.61 square feet of office uses.

(C) Retirement housing/convalescent and nursing home, hospice care and related institutions/assisted living facility. One dwelling unit, suite, room, or bed is equivalent to 159.86 square feet of office uses.

(D) All other uses. One square foot of floor area is equivalent to one square foot of office uses.

(2) The preceding equivalency chart only applies to the first 137,000 square feet of office development, or its equivalent, on the Property.

(b) Development between 137,001 and 725,000/775,000 square feet. Upon the completion of the Caruth Haven extension and a right turn lane on eastbound Northwest Highway at the Caruth Haven extension, development on the Property is limited to a maximum of 725,000 square feet of floor area for all uses. A minimum of 500,000 square feet of the 725,000 square feet must consist of multifamily floor area. Development on the Property may exceed 725,000 square feet, up to a maximum of 775,000 square feet of floor area without triggering the "M" Section improvements referenced in Section 51P-463.112(c) below, if a minimum of 50,000 square feet of floor area consists of retirement housing, convalescent and nursing home, hospice care and related institutions, and assisted living facility floor area in Zone D of Tract III.

(c) Development in excess of 725,000/775,000 square feet. Upon completion of the improvements contained in Section 51P-463.112(b) above and the "M" Section of the North Central Expressway project, certificates of occupancy may be issued to the fullest extent allowed under this article. For purposes of this condition, the "M" Section of the North Central Expressway project means the improvements to North Central Expressway, interchanges, ramps, main lanes, and service roads between Walnut Hill Lane and Southwestern Boulevard as shown on Exhibit 463B.

(d) Application of Subsection (c). Building permits authorizing development in excess of 725,000/775,000 square feet of floor area may be issued prior to completion of the "M" Section of the North Central Expressway project. (Ord. Nos. 22988; 23173; 26042)

SEC. 51P-463.113. MANDATORY TRANSPORTATION IMPROVEMENTS.

(a) Deceleration lanes. All entry points to the Property from Northwest Highway and the North Central Expressway service road must have a deceleration lane. Exit driveways onto the North Central Expressway service road are limited to one lane of operation.

(b) Nonresidential parking sites. Each nonresidential parking site within the Property must have access to two perimeter streets (Northwest Highway and Caruth Haven Lane), through routes internal to the Property. (Ord. Nos. 22978; 26042; 26880)

SEC. 51P-463.114. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X.

(b) Prior to the submission of an application for a building permit on the Property, a tree survey must be completed and submitted to the building official. (Ord. Nos. 22978; 26042)

SEC. 51P-463.115. OPEN SPACE.

Open space is required to be provided within Tracts I, III, and IV. Open space must consist of either a "landscape area," as defined in Section 51A-10.101 or a "pedestrian facility," as defined in Section 51A-10.126. The required open space area on Tract I must total a minimum of 20 percent of the total land area of Tract I. The required open space area on Tracts III and IV must total a minimum of 20 percent of the total land area of Tracts III and IV. Surface parking areas are not considered open space. (Ord. Nos. 22978; 26042)

SEC. 51P-463.116. ADDITIONAL PROVISIONS.

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

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 22978; 26042)

SEC. 51P-463.117. PAVING.

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. (Ord. Nos. 22978; 26042)

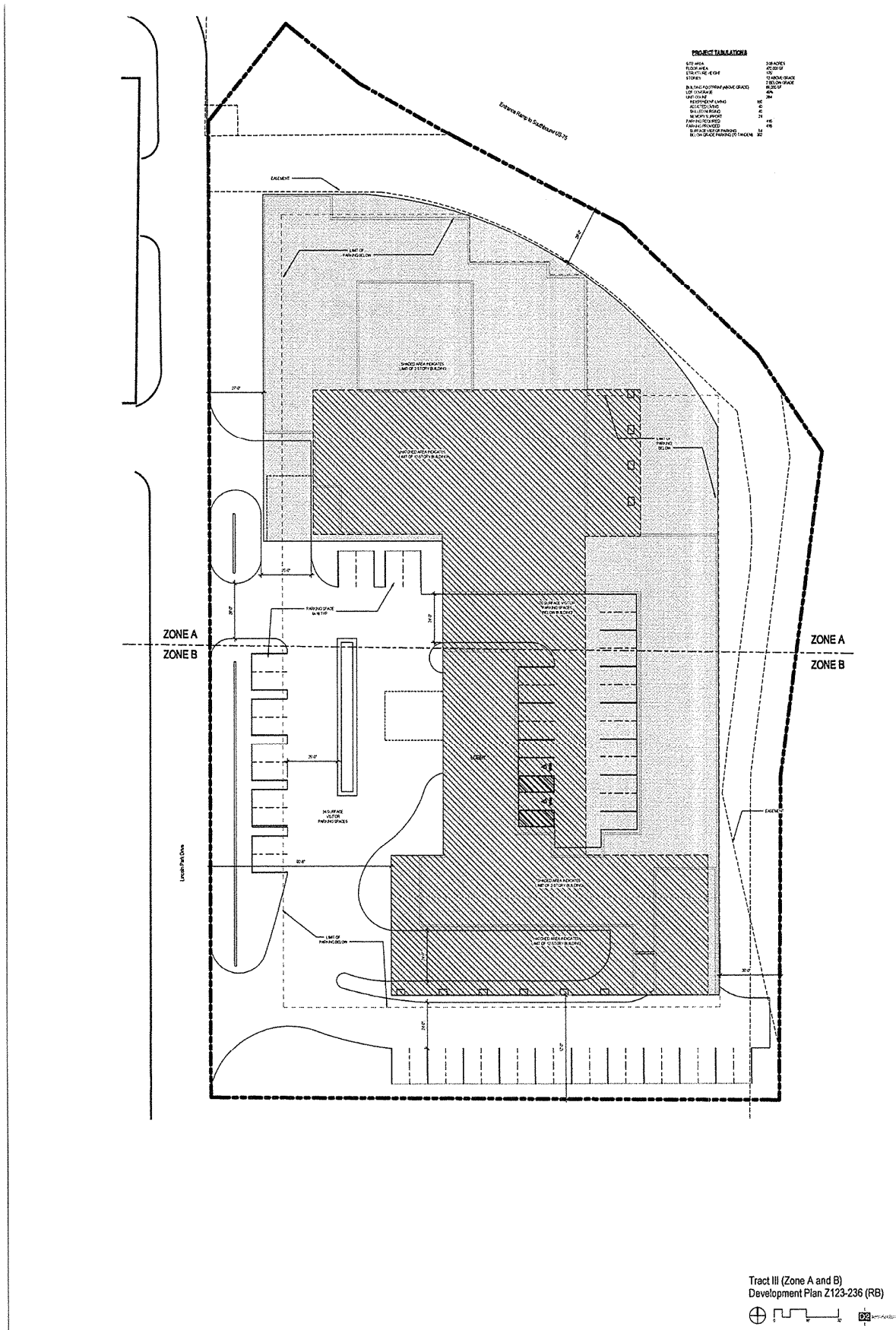
Z123-236(RB)

SEC. 51P-463.118. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 22978; 26042)

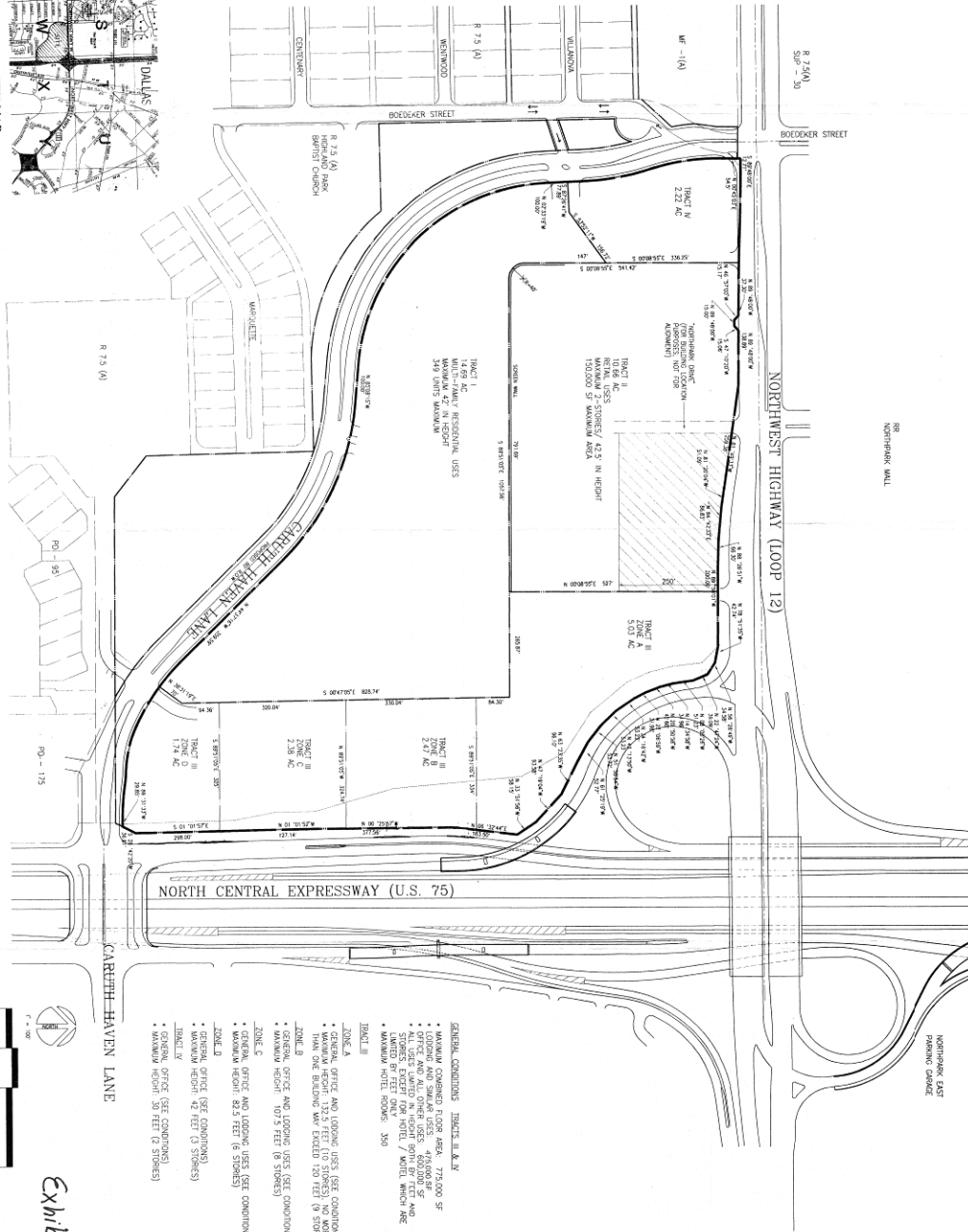
~~SEC. 51P-463.119. ZONING MAP.~~

~~PD 463 is located on Zoning Map Nos. F-8 and G-8. (Ord. Nos. 22978; 26042)~~



CONCEPT PLAN
NORTH PARK PLAZA
DALLAS, TEXAS

LINCOLN PROPERTY COMPANY



- GENERAL CONDITIONS TRACTS I, II, III**
- ZONING: RESIDENTIAL
 - LOT AREA: 410,000 SF
 - LOT AREA: 410,000 SF
 - OFFICE AND ALL OTHER USES: 600,000 SF
 - STORES: EXCEPT FOR HOTEL / WAREHOUSE
 - MAXIMUM HOTEL ROOMS: 500
- TRACT I**
- ZONING: RESIDENTIAL
 - GENERAL OFFICE AND LODGING USES (SEE CONDITIONS)
 - MAXIMUM HEIGHT: 125 FEET (10 STORES), NO MORE THAN ONE BUILDING OVER EXCEEDED 120 FEET (9 STORES)
- TRACT II**
- ZONING: RESIDENTIAL
 - GENERAL OFFICE AND LODGING USES (SEE CONDITIONS)
 - MAXIMUM HEIGHT: 107.5 FEET (8 STORES)
- TRACT III**
- ZONING: RESIDENTIAL
 - GENERAL OFFICE (SEE CONDITIONS)
 - MAXIMUM HEIGHT: 42 FEET (3 STORES)
- TRACT IV**
- ZONING: RESIDENTIAL
 - GENERAL OFFICE (SEE CONDITIONS)
 - MAXIMUM HEIGHT: 30 FEET (2 STORES)
- TRACT V**
- ZONING: RESIDENTIAL
 - GENERAL OFFICE (SEE CONDITIONS)
 - MAXIMUM HEIGHT: 30 FEET (2 STORES)

072205
26880

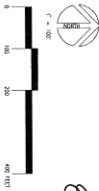
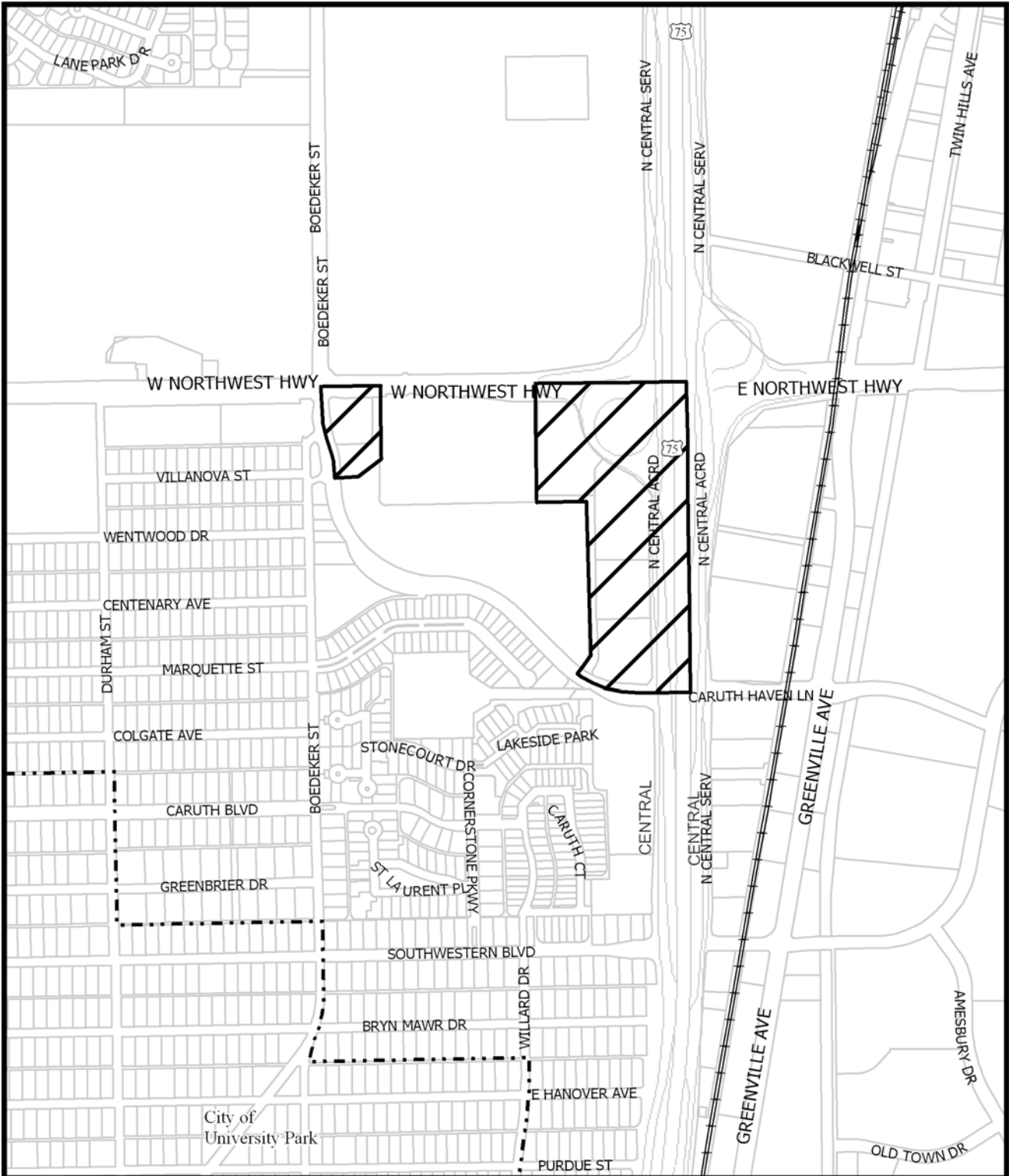


Exhibit 463A

Z067-224

GOOD FULTON & FARRELL ARCHITECTS

1100 Ross Avenue
Suite 2000
Dallas, Texas 75202
Tel: 214/777-0800
Fax: 214/777-0803

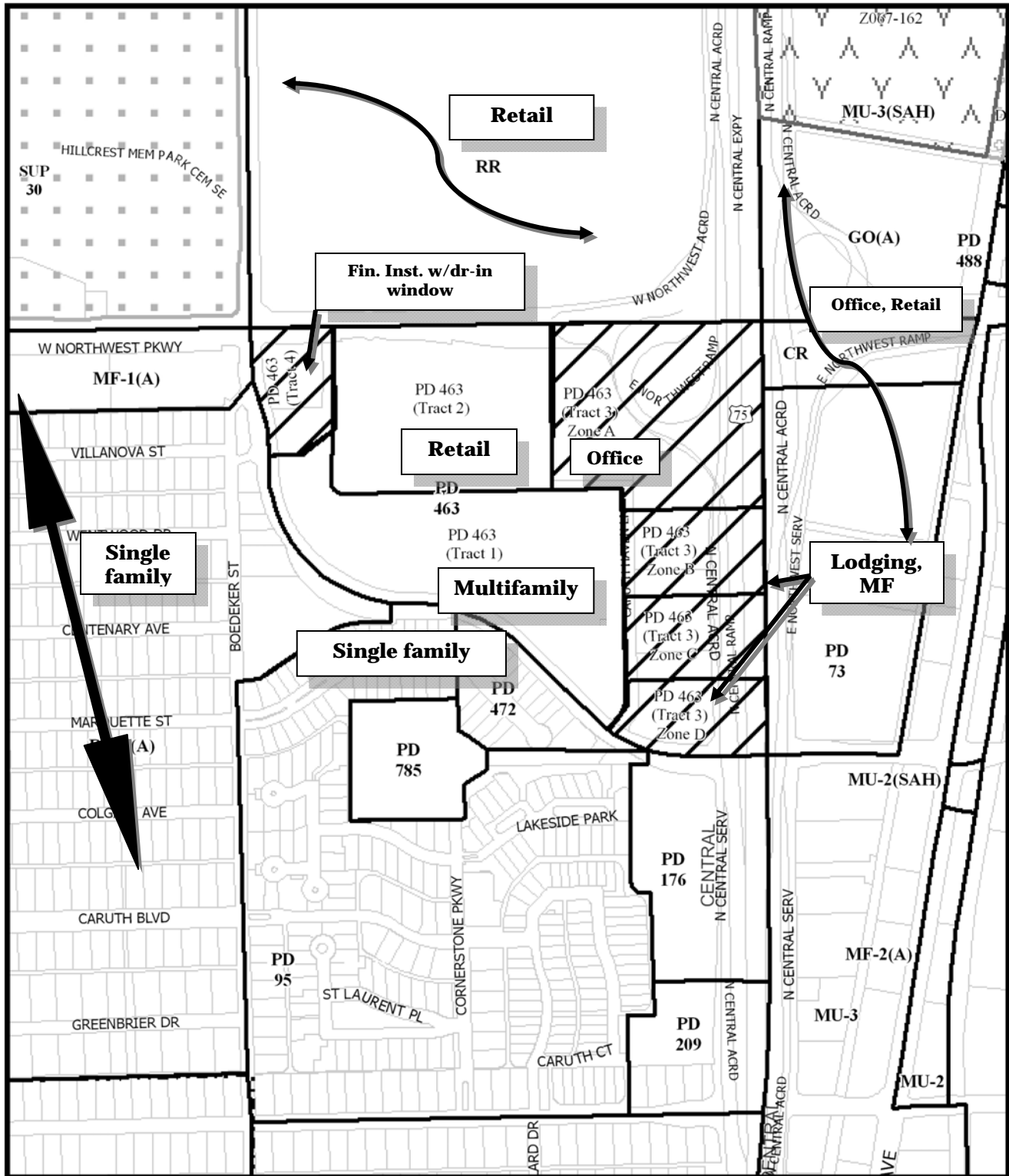


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VICINITY MAP

Case no: Z123-236

Date: 4/17/2013




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ZONING AND LAND USE

Case no: Z123-236

Date: 4/17/2013

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




1:6,000

NOTIFICATION

500' AREA OF NOTIFICATION
120 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z123-236**
Date: **4/17/2013**

4/16/2013

Notification List of Property Owners***Z123-236******120 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5445 CARUTH HAVEN LN	T C THE CARUTH LLC % TIAA CREF
2	7700 NORTHWEST HWY	INLAND WESTERN DALLAS LINCOLN PARK LP
3	7600 NORTHWEST HWY	FIRST NATIONAL BANK OF PARK CITIES
4	5585 CARUTH HAVEN LN	CARUTH HAVEN LP
5	8221 CENTRAL EXPY	RLJ III SF DALLAS LINCOLN PARK LP STE 10
6	8401 CENTRAL EXPY	LSREF2 CLOVER PROPERTY 3 LLC % HUDSON AM
7	8401 CENTRAL EXPY	LINCOLN PARK PARTNERSHIP STE 125
8	5500 CARUTH HAVEN LN	PRIVATE DRIVE INC 3300 LINCOLN PLAZA
9	8080 CENTRAL EXPY	DALLAS NCX PROPERTIES
10	8150 CENTRAL EXPY	CCI-B CAMPBELL CENTRE LP %CAPITAL COMMER
11	8250 CENTRAL EXPY	GTIS AIMCAP DALLAS HOTEL LP
12	8350 CENTRAL EXPY	CCI-B CAMPBELL CENTRE LP % CAPITAL COMME
13	5600 NORTHWEST HWY	5600 NORTHWEST HWY LP
14	8202 BOEDEKER ST	HIGHLAND BAPTIST CHURCH
15	7528 WENTWOOD DR	SANDERS GRACE B
16	7532 WENTWOOD DR	ELKINS KATHLEEN
17	7538 WENTWOOD DR	BUNCH BRIAN A
18	7542 WENTWOOD DR	SOLIZ GAIL R LF EST & FELIX O SOLIZ LF E
19	7516 VILLANOVA ST	HARRISON MARY B
20	7520 VILLANOVA ST	BETHMANN JAMES S
21	7524 VILLANOVA ST	KING SARAH COKE
22	7530 VILLANOVA ST	SPETMAN MICHELLE KAY
23	7534 VILLANOVA ST	JONES RODNEY B & JEANNE V
24	7540 VILLANOVA ST	PRIDE KARON ASHLEY
25	7541 WENTWOOD DR	PIRANIO CATHERINE
26	7535 WENTWOOD DR	OPPENHEIM THOMAS K

4/16/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7531 WENTWOOD DR	TURNER HEATHER
28	7525 WENTWOOD DR	MAIN ONE CAPITAL II LP
29	7521 WENTWOOD DR	MAIN ONE CAPITAL II LP
30	7517 VILLANOVA ST	WITTEN GEORGE R
31	7521 VILLANOVA ST	SHERWOOD CAROLINE A
32	7525 VILLANOVA ST	PITCHFORD JOSEPH & PITCHFORD BEVERLY
33	7531 VILLANOVA ST	CERCONE ALBERT B
34	7535 VILLANOVA ST	RAWLINS NORA ELDREDGE
35	7541 VILLANOVA ST	REDDICK EDITH DALE
36	7323 NORTHWEST HWY	HILLCREST MEMORIAL PARK % SCI MANAGEMENT
37	8750 CENTRAL EXPY	8750 NCE DALLAS LLC INSURANCE CO
38	7830 CENTRAL EXPY	ROSEBRIAR CARUTH HAVEN LP
39	8258 BOEDEKER ST	SHAW WAYNE H & BRENDA ANN
40	8306 BOEDEKER ST	WALLACE TOMMIE R
41	8310 BOEDEKER ST	SANDLIN ROBERT H
42	8314 BOEDEKER ST	LOTMAN KAYE
43	8250 BOEDEKER ST	MORRISON JOHN DAVID
44	5500 CARUTH HAVEN LN	COMMUNITIES FOUNDATION OF TX
45	8420 BOEDEKER ST	RIKE RAY & RIKE HAZEL M
46	7800 CARUTH HAVEN LN	CFTH INC
47	7815 MARQUETTE ST	BURKE E J III & BARBARA R
48	7819 MARQUETTE ST	DUFFY MICHAEL S
49	7823 MARQUETTE ST	HEADINGTON TIMOTHY
50	7827 MARQUETTE ST	TERRY MICHAEL F
51	7831 MARQUETTE ST	PRESTIDGE CLAUDE B & PATRICIA A
52	7835 MARQUETTE ST	RUMAN BEVERLY M
53	7839 MARQUETTE ST	DEAL IRVING #170
54	7843 MARQUETTE ST	JOHNSON SALLY K
55	7847 MARQUETTE ST	ODOM FLOYD CLARK
56	7853 MARQUETTE ST	EMERY RICHARD W & COURTNEY G
57	7824 MARQUETTE ST	CASSELL DENNIS R & HELEN P

4/16/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	7830 MARQUETTE ST	SQUIBB WILLIAM A
59	7836 MARQUETTE ST	PLENGE CHARLES F & JOANN R PLENGE
60	7842 MARQUETTE ST	CORCORAM THOMAS J & KATHLEEN J
61	7848 MARQUETTE ST	HELM LARRY L & KATHY J
62	5556 CARUTH HAVEN LN	COMMUNITIES FOUNDATION OF TX
63	7907 CARUTH CT	DUNLAP CATHERINE A H LIVING TRUST
64	7911 CARUTH CT	ROGERS NANCY C
65	7915 CARUTH CT	MIGHELL ROBERT W & KATHERYN L
66	7919 CARUTH CT	KUHLMANN MARY LOUISE
67	7923 CARUTH CT	CROCKETT JACK
68	6 LAKESIDE PARK	COMER CHASE KENT & HELEN W
69	7 LAKESIDE PARK	LOMAX JUDITH A
70	8 LAKESIDE PARK	NORTON DEE H JR & JOANN
71	9 LAKESIDE PARK	YARBROUGH JULIE
72	22 LAKESIDE PARK	LAKESIDE PARK HOMEOWNERS
73	10 LAKESIDE PARK	GRAY HELEN S
74	11 LAKESIDE PARK	KURACHEK PETER & MARY E
75	12 LAKESIDE PARK	RAPHAEL JOHN A & ROBBIE M
76	13 LAKESIDE PARK	TONKON MAX E & MARILYN
77	14 LAKESIDE PARK	ENLOW EUGENE C & DOROTHY W
78	15 LAKESIDE PARK	FISHER MARIE R REV TR
79	16 LAKESIDE PARK	BARNETT DOYLE W & JUDITH BARNETT
80	17 LAKESIDE PARK	PAPE GREGORY WARREN
81	18 LAKESIDE PARK	LEONARD JOHN SLOAN JR & MARY LOIS
82	19 LAKESIDE PARK	CHESNUT WILLIAM G JR
83	20 LAKESIDE PARK	SHINE DON M & SONDR A C
84	21 LAKESIDE PARK	LAFITTE DARRELL M & JOANN
85	22 LAKESIDE PARK	MANKOFF RONALD M DALLAS QUALIFIED PERSON
86	22 LAKESIDE PARK	MANKOFF RONALD M
87	23 LAKESIDE PARK	BURFORD SAM P JR
88	8687 CENTRAL EXPY	NORTHPARK LAND PARTNERS SUITE 1100

4/16/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	8850 BOEDEKER ST	NORTHPARK NATIONAL BANK C/O COLLIERS INT
90	400 NORTHPARK	NEIMAN MARCUS CO LESSEE ATTN: GEORGE A R
91	7901 NORTHWEST HWY	NORDSTROM
92	401 BUCKNER BLVD	DART
93	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT
94	7510 NORTHWEST 1 HWY	MYERS AMY JO
95	7510 NORTHWEST HWY	FOSTER TIM & DEBORA
96	7510 NORTHWEST HWY	MOORE EDWARD & JOSEPHINE BISSO
97	7510 NORTHWEST HWY	CHAPMAN ROBERT J BLDG 7510 APT 4
98	7510 NORTHWEST HWY	MOORE TERRY DOWDELL TR
99	7510 NORTHWEST HWY	LOVELACE JOHN A & MARY E APT 6 BLDG 7510
100	7510 NORTHWEST HWY	ROEDER PAUL L JR & #7
101	7510 NORTHWEST HWY	DARST MARTHA A
102	7510 NORTHWEST HWY	MOORE ELIZABETH F D
103	7520 NORTHWEST 1 HWY	NEFF PAMELA J APT 1
104	7520 NORTHWEST HWY	BELL ELIZABETH J BLDG 7520 UNIT #2
105	7520 NORTHWEST HWY	SOETENGA DOUWE H & SUE
106	7520 NORTHWEST HWY	DONNELLY MARGARET A
107	7520 NORTHWEST HWY	BLACKBURN NORMA APT 5
108	7520 NORTHWEST HWY	GREENHAW LARRY D BLDG 7520 UNIT 6
109	7520 NORTHWEST HWY	WILLIAMS MICHAEL D & SUSAN W
110	7520 NORTHWEST HWY	SCIORTINO DOMENICA # 8
111	7520 NORTHWEST HWY	DONNELLY MARGARET
112	7526 NORTHWEST 1 HWY	SHIVER ELAINE F # 1
113	7526 NORTHWEST HWY	FORD BEULAH A
114	7526 NORTHWEST HWY	PASK CAROL ANN APT 3
115	7526 NORTHWEST HWY	TUCKER DAVID C APT 4
116	7526 NORTHWEST HWY	THRASHER DIANE T APT 5
117	7526 NORTHWEST HWY	THOMPSON JUDY UNIT 6
118	7526 NORTHWEST HWY	COOLEY DAWN L UNIT 7
119	7526 NORTHWEST HWY	CONNER ERNEST JR

Z123-236(RB)

4/16/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	7526 NORTHWEST HWY	THRASHER DIANE T

Planner: Warren F. Ellis

FILE NUMBER: Z123-229(WE) **DATE FILED:** March 12, 2013

LOCATION: Chalk Hill Road and Fitchburg Street, northwest corner

COUNCIL DISTRICT: 6 **MAPSCO:** 42-Q

SIZE OF REQUEST: Approx. 15,000 sq. ft. **CENSUS TRACT:** 106.02

APPLICANT/OWNER: Gamaliel Albarran

REPRESENTATIVE: Gamaliel Albarran

REQUEST: An application for the renewal of Specific Use Permit No. 1750 for a commercial motor vehicle parking use on property zoned a CS Commercial Service District.

SUMMARY: The purpose of this request is to allow the applicant to continue to operate a commercial motor vehicle parking lot on the property.

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

BACKGROUND INFORMATION:

- The applicant’s request for the renewal of Specific Use Permit No. 1750 will allow for the continued use of a commercial motor vehicle parking lot.
- A commercial motor vehicle parking use is permitted by right, in the CS Commercial Service District, except when the use is located within 500 feet of a residential district; a Specific Use permit is required. The single family District is adjacent to the request site.
- In April, 2009, the City Council approved a Specific Use Permit for a commercial motor vehicle parking for two-years with eligibility for automatic renewals for additional two-year periods.
- The applicant missed the submittal deadline to begin the automatic renewal process. As a result, the applicant had to submit an application for the renewal of SUP No. 1750.

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

1. Z089-138 On Wednesday, April 22, 2009, the City Council approved a Specific Use Permit for commercial motor vehicle parking on property zoned a CS Commercial Service District on the northwest corner of Chalk Hill Road and Fitchburg Street. (request site)

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Chalk Hill Road	Collector	100 ft.	50 ft.
Fitchburg Street	Local	50 ft.	50 ft.

Land Use:

	Zoning	Land Use
Site	CS w/SUP No. 1750	Commercial parking lot
North	CS	Single Family, vehicle storage
South	IM	Industrial
East	IM	Industrial
West	R-5(A)	Single Family

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

The request site is located near an industrial area and is in close proximity to a railroad line. The request site is also near an Industrial Building Block which typically areas offer important employment opportunities that occupy large areas of land are usually near major roads and heavy rail lines. Evolving technology and the need for freight movement through the Dallas area means that this sector of the city can offer an excellent opportunity 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.

STAFF ANALYSIS:

Land Use Compatibility: The 15,000 square foot site is developed with a commercial motor vehicle parking lot that has approximately 12 trucks on site. The applicant's request for the renewal of Specific Use Permit No. 1750 will allow for the continued operation of a commercial motor vehicle parking lot. The applicant has reduced the number of spaces from 12 spaces to 11 spaces to allow the trucks to maneuver within the lot. The revised site plan reflects the reduction in the off-street parking for the commercial motor vehicles.

The CS Commercial Service District permits a commercial motor vehicle use by right, except when the use is located within 500 feet of a residential district; a Specific Use permit is required. The single family district is adjacent to the request site.

In April, 2009, the City Council approved a Specific Use Permit for a commercial motor vehicle parking for two-years with eligibility for automatic renewals for additional two-year periods. However, due to the applicant missing the renewal deadline, an application was submitted for the renewal of SUP No. 1750.

The request site is adjacent to single family uses, even though the entire block face on Chalk Hill Road is zoned a CS Commercial Service District. In addition, Chalk Hill Road is the dividing line that separates an IM industrial Manufacturing District, which is a more intensive use than the CS Commercial Service District. The land uses surrounding the site consist of a single family dwelling to the north and single family uses to the west. East of the request site, across Chalk Hill Road, are uses that are developed industrial in nature and are zoned an IM Industrial Manufacturing District. The property south of the site is developed with an industrial use and is zoned an IM industrial Manufacturing District.

Staff recommendation is for approval of the renewal of Specific Use Permit No. 1750 for a five-year period with eligibility for automatic renewals for additional five year periods, subject to a revised site plan and conditions because the applicant has been a good neighbor and staff has not received any complaints from the adjacent residents.

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.

Development Standards:

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

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

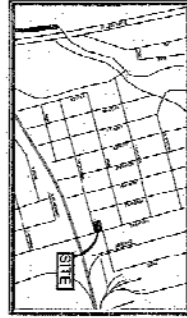
Subdivision: Staff has indicated to the applicant that they will have to re-plat the properties as one lot because the request site is divided into two lots with one driveway approach onto Chalk Hill Road. The vehicles are crossing the property line to gain access to the southern parking lot.

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is commercial motor vehicle parking.
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~~ five-year period from the passage of this ordinance), but is eligible for automatic renewal for additional [~~two~~ 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. LANDSCAPING: landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.
5. HOURS OF OPERATION: Ingress and egress of commercial motor vehicles may only occur between 9:30 a.m. and 4:00 p.m., Monday through Friday; and between 11:00 a.m. and 3:00 p.m. on Saturday.
6. INGRESS/EGRESS: ingress and egress must be provided in the location shown on the attached site plan. No other ingress and egress is permitted.
7. OUTDOOR LOUDSPEAKERS: Outdoor loudspeakers are prohibited.
8. PARKING: Eight commercial motor vehicle parking spaces and [~~four~~ three] off-street parking spaces must be located as shown on the attached site plan.
9. REFRIGERATION UNITS: Trailers with refrigeration units are prohibited.
10. SCREENING: A six-foot-high solid fence must be provided in the location shown on the attached site plan.
11. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
12. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

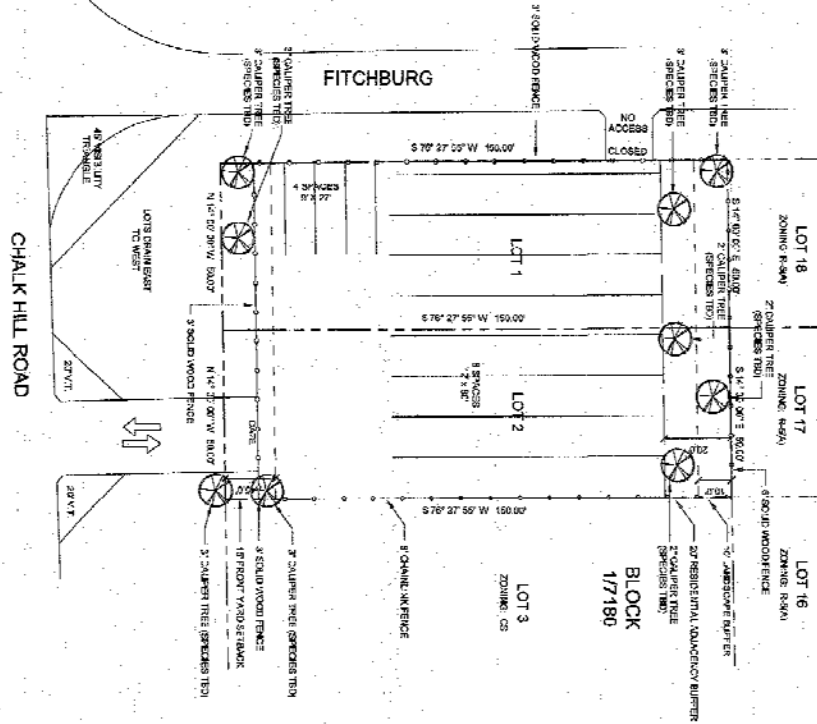
APPROVED SITE PLAN

VICINITY MAP
NOT TO SCALE



SITE NOTES	
ZONING:	CS
SUP. #:	0
REQ. PARKING:	12
PROV. PARKING:	12

SITE PLAN/LANDSCAPE PLAN
SCALE 1" = 20'



Filename: Alston-Chalk Hill
10/20/2017 1:48:00 PM



1:4,800

VICINITY MAP

Case no: Z123-229

Date: 4/10/2013

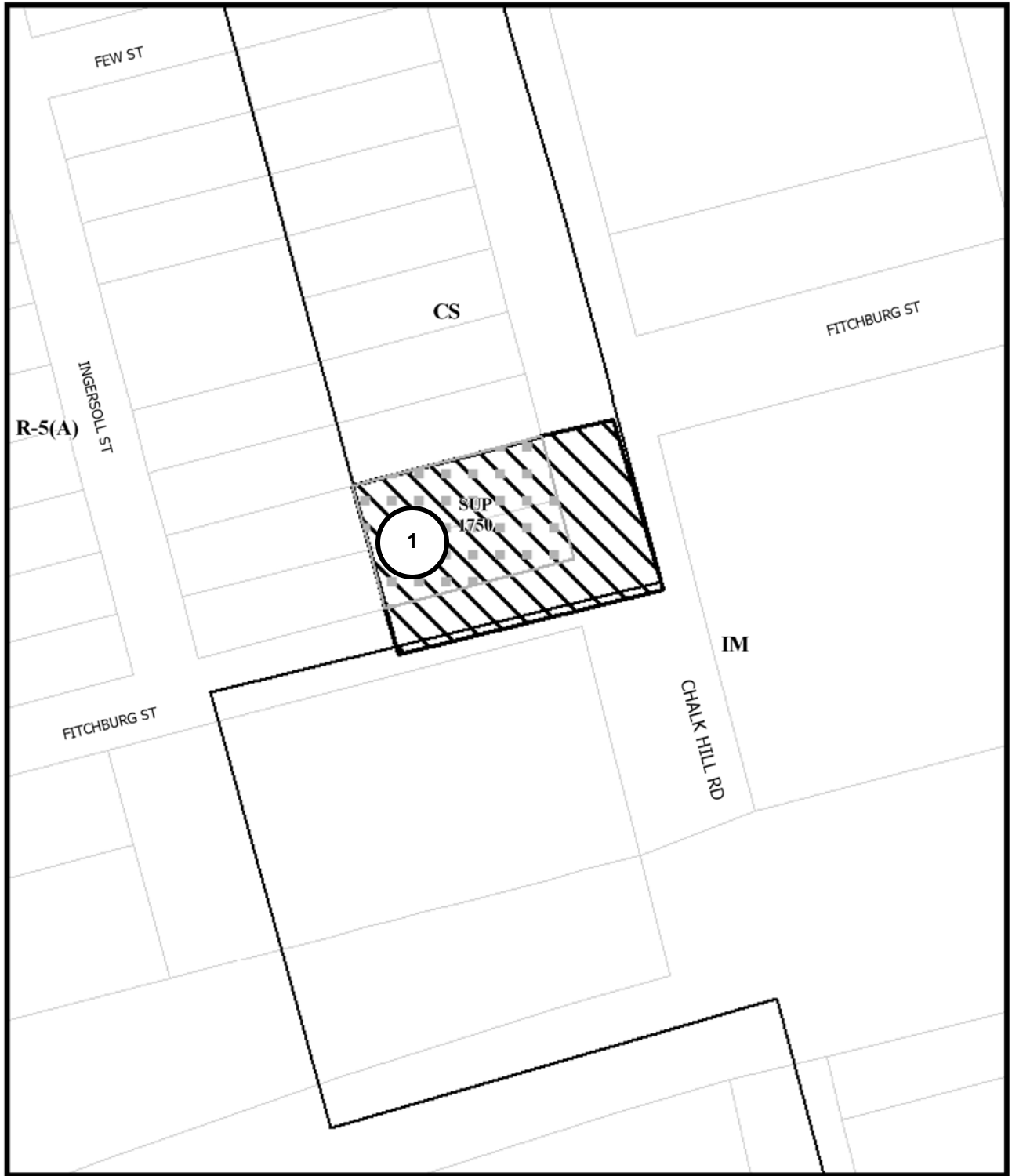


1:1,200

ZONING AND LAND USE

Case no: Z123-229

Date: 4/10/2013

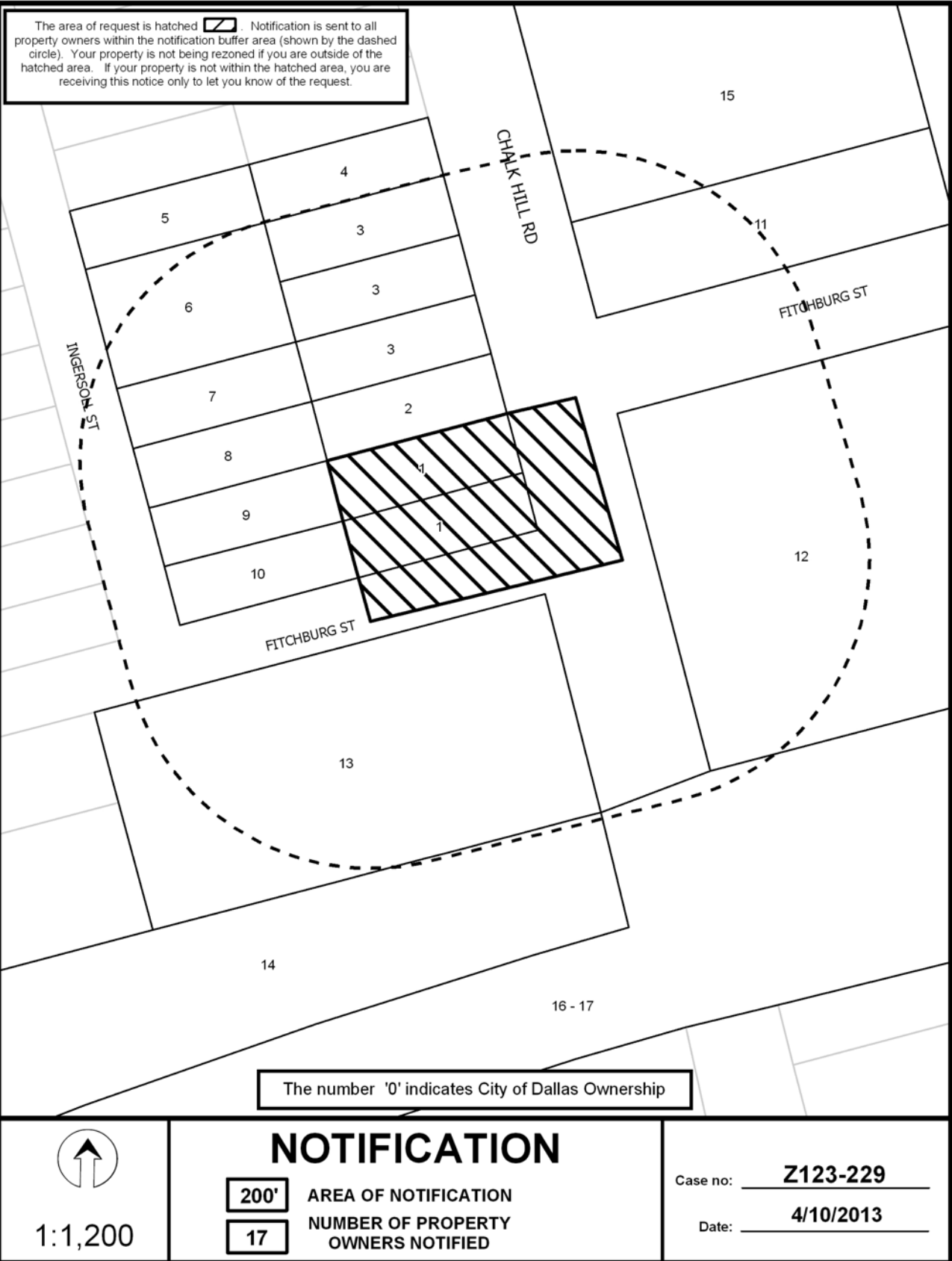


1:1,200

ZONING HISTORY

Case no: Z123-229

Date: 4/10/2013



Notification List of Property Owners

Z123-229

17 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2403 CHALK HILL RD	ALBARRAN GAMALIEL SR
2	2411 CHALK HILL DR	RODRIGUEZ JUANA B & SANTOS RODRIGUEZ
3	2415 CHALK HILL RD	GARCIA ROQUE & ROSALBA
4	2427 CHALK HILL RD	WR PROPERTIES LTD
5	2426 INGERSOLL ST	SANTOS RAUL A
6	2418 INGERSOLL ST	HERNANDEZ ANTONIO JR
7	2414 INGERSOLL ST	GONZALEZ SALLY B
8	2410 INGERSOLL ST	LARA ALEJANDRO
9	2406 INGERSOLL ST	GARFIAS MARIA L & JOSAFAT
10	2402 INGERSOLL ST	ALBARRAN CONRADO J
11	2518 CHALK HILL DR	AZTECA ENTERPRISES INC
12	2414 CHALK HILL DR	BENITEZ FREDIS & MARGARITA
13	2323 CHALK HILL RD	A TRUCK EXPRESS INC
14	5401 FANNIE ST	MISSOURI PACIFIC RR CO % UNION PACIFIC P
15	2518 CHALK HILL DR	FOUR L CAPITAL LTD
16	9999 NO NAME ST	UNION PACIFIC RR CO % TAX DEPT
17	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO % UNION PACIFIC

Planner: Warren F. Ellis

FILE NUMBER: Z123-235(WE) **DATE FILED:** March 22, 2013

LOCATION: South side of Great Trinity Forest Way (Loop 12), southwest of C.F. Hawn Freeway

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

SIZE OF REQUEST: Approx. 0.85 sq. ft. **CENSUS TRACT:** 116.01

APPLICANT: Abha Chevron

OWNER: R & R Suleiman, LLC

REPRESENTATIVE: MASTERPLAN

REQUEST: An application for the renewal of Specific Use Permit No. 1858 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay.

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

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

BACKGROUND INFORMATION:

- The applicant’s request for the renewal of Specific Use Permit No. 1858 will allow for the continued sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less and a fueling station.
- In June 2011, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less for two years with eligibility for automatic renewals for additional five year periods.
- The applicant did not submit an application to begin the automatic renewal process within the specified time frame. As a result, the applicant submitted an application for renewal of SUP No. 1858. There are no changes to the approved site plan.
- The general merchandise use is permitted by right. The sale of alcoholic beverages on property requires a specific use permit in the D-1 Liquor Control Overlay.

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

1. Z101-155 On Wednesday, April 27, 2011, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned a RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay.
2. Z101-202 On Wednesday, June 8, 2011, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less on property zoned RR Regional Retail District with a D-1 Liquor Control Overlay. (request site)

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
C.F. Hawn Freeway		Variable lane widths	Variable lane widths
Great Trinity Forest Way (Loop 12)		Variable lane widths	Variable lane widths

Land Use:

	Zoning	Land Use
Site	RR-D-1 w/SUP No. 1858	Service Station & general Merchandise store
Northeast	RR-D-1 w/SUP No. 1844, PDD No. 533 Subdistrict 5 w/SUP No. 1926	Service Station & general Merchandise store, restaurant
Southeast	RR-D-1	Church
Northwest	PDD No. 533, Subdistrict 5, RR-D-1	Restaurant
Southwest	RR-D-1	General Merchandise store, restaurant

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 on a Multi-modal Corridor.

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

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

Land Use Compatibility: The approximately 0.85 acre site is zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay and is currently developed with a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station. The applicant's request for the renewal of Specific Use Permit No. 1858 will allow for the continued sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less.

In June 2011, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less for two-years with eligibility for automatic renewals for additional five-year periods. The applicant did not submit an application to begin the automatic renewal process within the specified time frame. As a result, the applicant submitted an application for the renewal of SUP No. 1858. There are no changes to the approved site plan; however, there is one change that will be made to the conditions and it relates the time limit. In addition the applicant complies with the approved site plan.

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.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 533 - D-1 Subdistrict 5	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

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

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





Dallas Police Department: A copy of a police report of the offenses is provided below. Staff has divided the report into two sections which will show any offenses prior to the SUP and any offenses applicant received after receiving the SUP in 2011.

Offenses prior to a Specific Use Permit – June 4, 2009 to June 4, 2011

DALLAS POLICE DEPARTMENT										
Virtual Viewer - Public Access										
Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0000542-X	01/01/2010	@CITY OF DALLAS	FOUND PROPERTY	08000	S	LOO...	354	4530	43021	
0002558-Y	01/03/2011	@GARLAND PD	FOUND PROPERTY	08000		LOO...	354	4530	43030	
0008525-Y	01/10/2011	*CHEVRON	OTHER OFFENSES	08000	S	LOO...	354	4530	26530	
0033271-Y	02/08/2011	@CITY OF DALLAS	FOUND PROPERTY	08000		LOO...	354	4530	43020	
0038317-X	02/09/2010	IRVING, ROSIE, J	TRAFFIC MOTOR V...	08000	S	LOO...	354	4530	32090	
0054670-Y	03/04/2011	HAWKINS, JEREMIAH	TRAFFIC MOTOR V...	08000	S	LOO...	354	4530	32090	
0057927-Y	03/08/2011	*@CITY OF DALLAS (VICE)	FOUND PROPERTY	08000	S	LOO...	354	4530	43020	
0064901-X	03/08/2010	ASABA, CHRISTY	TRAFFIC MOTOR V...	08000	S	LOO...	354	4530	32090	
0089899-Y	04/10/2011	JARVIS, AMARYLLIS	ASSAULT	08000	S	LOO...	354	4530	08322	
0105371-X	04/17/2010	@CITY OF DALLAS	FOUND PROPERTY	08000	S	LOO...	354	4530	43020	
0130157-Y	05/21/2011	GURRUSQUIETA, MARIA...	ASSAULT	08000	S	LOO...	354	4530	08321	
0130567-X	05/11/2010	OLOYEDE, OLUFUKE	TRAFFIC MOTOR V...	08000	S	LOO...	354	4530	32090	
0156753-X	06/05/2010	JONES, GARY, DEWAYNE	TRAFFIC MOTOR V...	08000	S	LOO...	354	4530	32090	
0163890-W	06/07/2009	POPE, JASON	ASSAULT	08000	S	LOO...	354	4530	08412	
0165975-W	06/07/2009	HESTER, JANICE LEE	ASSAULT	08000	S	LOO...	354	4530	08422	08412
0180037-X	06/27/2010	SANCHEZ, LUZ	THEFT	08000	S	LOO...	354	4530	06941	
0180365-W	06/21/2009	HERNDON, JOHN	ACCIDENTAL INJUR...	08000	S	LOO...	354	4530	33070	
0206049-X	07/23/2010	*ABHA CHEVRON	CRIMINAL MISCHIE...	08000	S	LOO...	354	4530	14091	
0208126-X	07/25/2010	%WOODS, J, #7971,	ASSAULT	08000	S	LOO...	354	4530	08921	
0233261-X	08/19/2010	WALKER, BRITNEY	TRAFFIC MOTOR V...	08000	S	LOO...	354	4530	32090	
0233743-X	08/20/2010	@CITY OF DALLAS	FOUND PROPERTY	08000	S	LOO...	354	4530	43020	
0243619-W	08/16/2009	DIAZ, JUAN	TRAFFIC MOTOR V...	08000		LOO...	354	4530	32090	
0281765-X	10/09/2010	THOMAS, THELMA	TRAFFIC MOTOR V...	08000	S	LOO...	354	4530	32090	
0321674-W	10/29/2009	HERNANDEZ, PABLO	OTHER OFFENSES	08000	S	LOO...	354	4530	26000	
0383537-W	12/28/2009	BAILEY, CURTIS	AUTO THEFT-UUMV	08000	S	LOO...	354	4530	07263	

Offenses prior to a Specific Use Permit – June 5, 2011 to June 4, 2013

DALLAS POLICE DEPARTMENT										
Virtual Viewer - Public Access										
Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0020456-A	01/26/2013	BENNETT, JERRY	ACCIDENTAL INJURY - PUBLI...	08000	S	LOO...	354	4530	33070	
0099067-Z	04/24/2012	MORENO, LORENZO, JR	TRAFFIC MOTOR VEHICLE	08000	S	LOO...	354	4530	32090	
0107290-A	05/01/2013	MAZA, OSCAR	TRAFFIC MOTOR VEHICLE	08000	S	LOO...	354	4530	32090	
0129324-A	05/24/2013	RANDLE, QUINCY	ROBBERY	08000	S	LOO...	354	4530	03A11	
0146959-Z	06/15/2012	POLLEY, LAPORSHYA,	AUTO THEFT-UUMV	08000	S	LOO...	354	4530	07191	
0173679-Y	07/02/2011	TITUS, EDDIE LEE	TRAFFIC MOTOR VEHICLE	08000	S	LOO...	354	4530	32090	
0177334-Y	07/06/2011	@CITY OF DALLAS (VI...	FOUND PROPERTY	08000	S	LOO...	354	4530	43020	
0183038-Y	07/12/2011	*@CITY OF DALLAS (V...	FOUND PROPERTY	08000	S	LOO...	354	4530	43020	
0218080-Z	09/01/2012	BAHENA, CARLOS	AUTO THEFT-UUMV	08000		LOO...	354	4530	07222	
0218420-Y	08/17/2011	NEWSOME, TYRONE	TRAFFIC MOTOR VEHICLE	08000	S	LOO...	354	4530	32090	
0234858-Y	09/04/2011	FOREMAN, SHEIYANA	ASSAULT	08000	S	LOO...	354	4530	08411	
0251544-Z	10/09/2012	@CITY OF DALLAS	FOUND PROPERTY	08000	S	LOO...	354	4530	43020	
0253687-Y	09/23/2011	GONZALEZ, MARIA, B	THEFT	08000	S	LOO...	354	4530	06941	
0255535-Y	09/26/2011	*ANDREWS DISTRUBU...	THEFT	08000	S	LOO...	354	4530	06902	
0283861-Y	10/27/2011	@CITY OF DALLAS	FOUND PROPERTY	08000		LOO...	354	4530	43021	

 DALLAS POLICE DEPARTMENT UCR Codes Year Codes Property Class Codes 										
Virtual Viewer - Public Access										Welcome
  										
Search Records - Offense										Filter <input type="text"/>
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0287632-Z	11/19/2012	THOMAS, JAMES JR	TRAFFIC MOTOR VEHICLE	08000	S	LOO...	354	4530	32090	
0317050-Y	12/04/2011	WILLIAMS, OSCAR	TRAFFIC MOTOR VEHICLE	08000	S	LOO...	354	4530	32090	
0335413-Y	11/25/2011	EDWARDS, MABLE, GARY,	THEFT	08000		LOO...	354	4530	06904	

LIST OF OFFICERS
Abha and Company

- Firoz Alibhai President

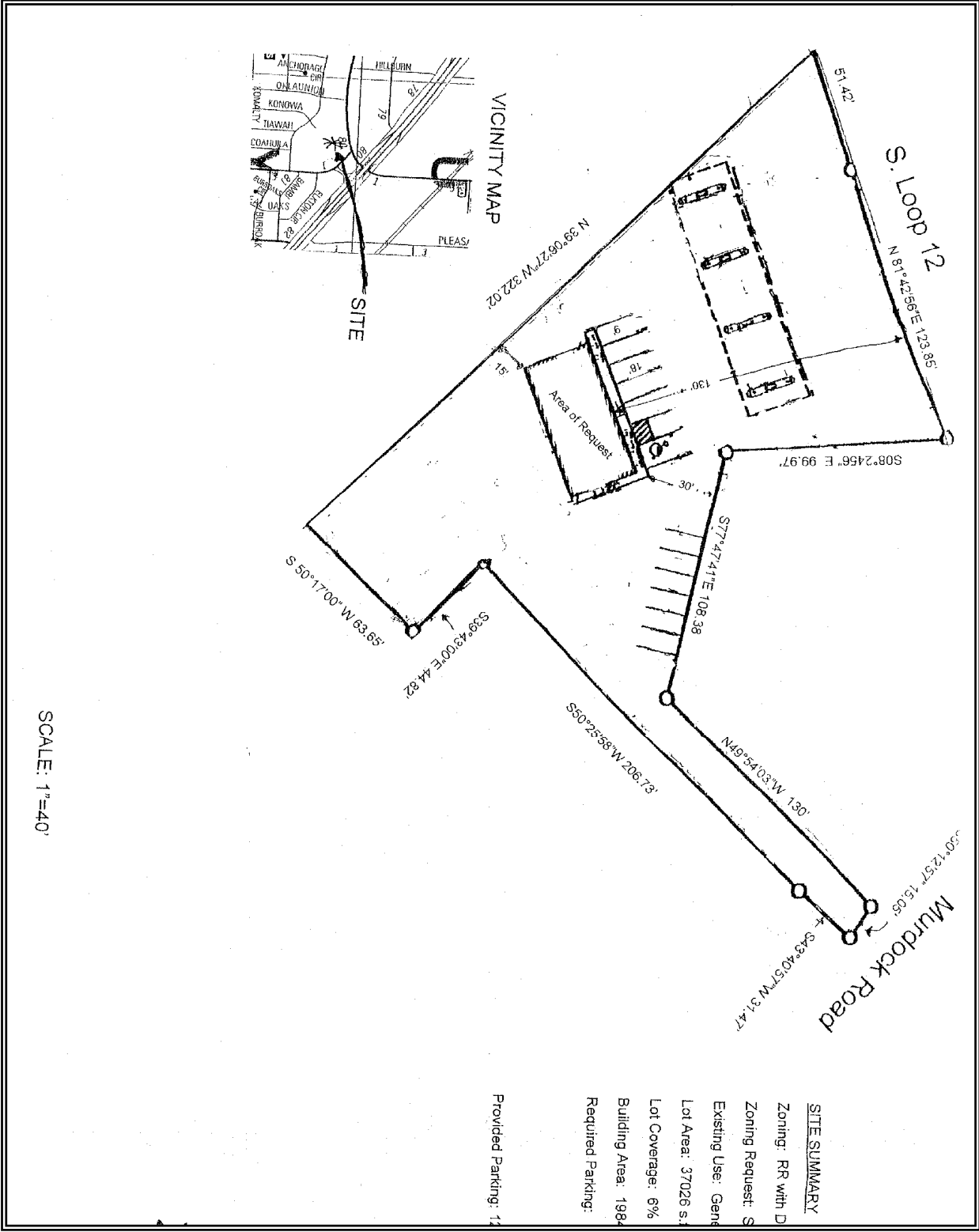
LIST OF OFFICERS
R & R Suleiman

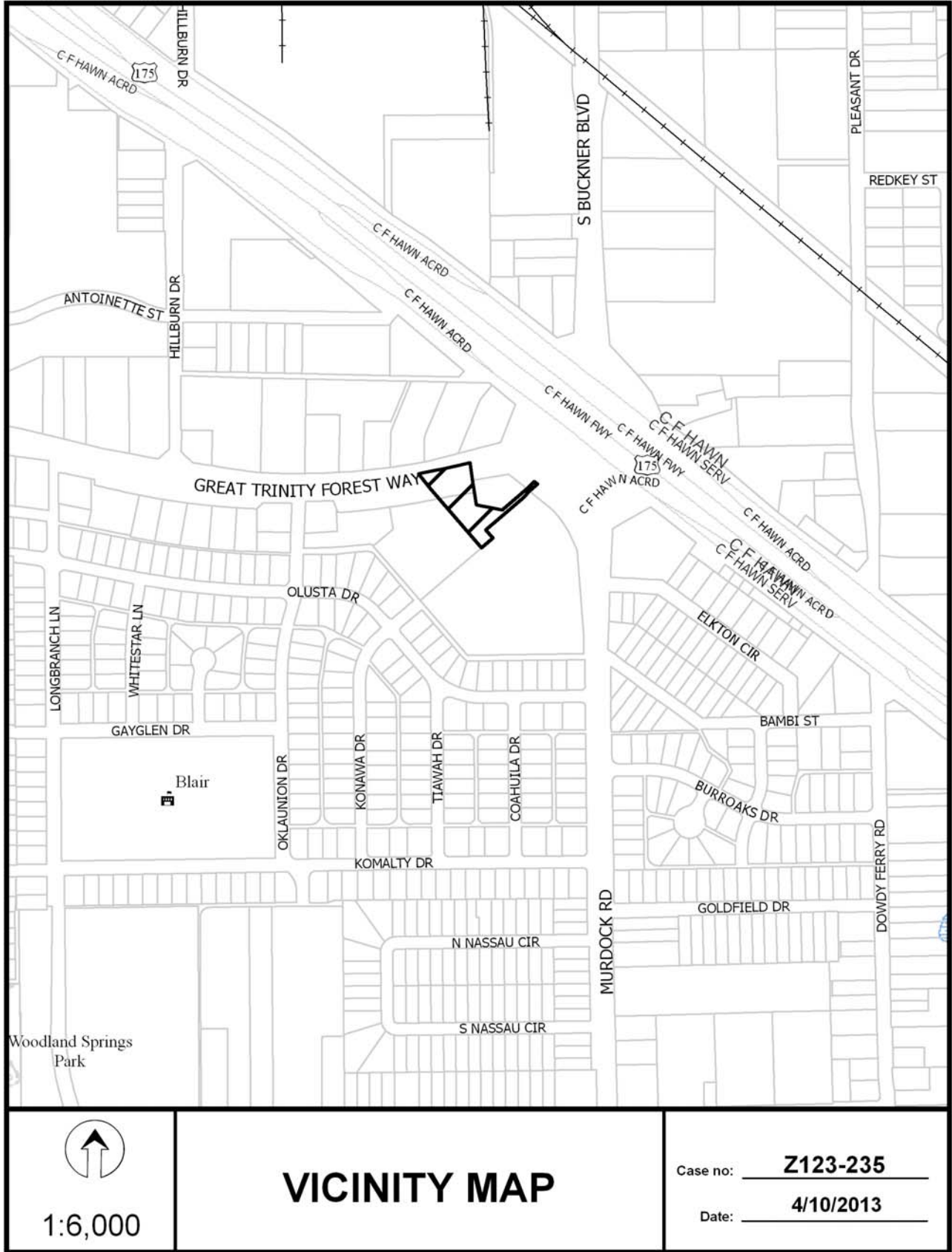
- Rabah Suleiman Owner and Manager
- Mona Suleiman Member

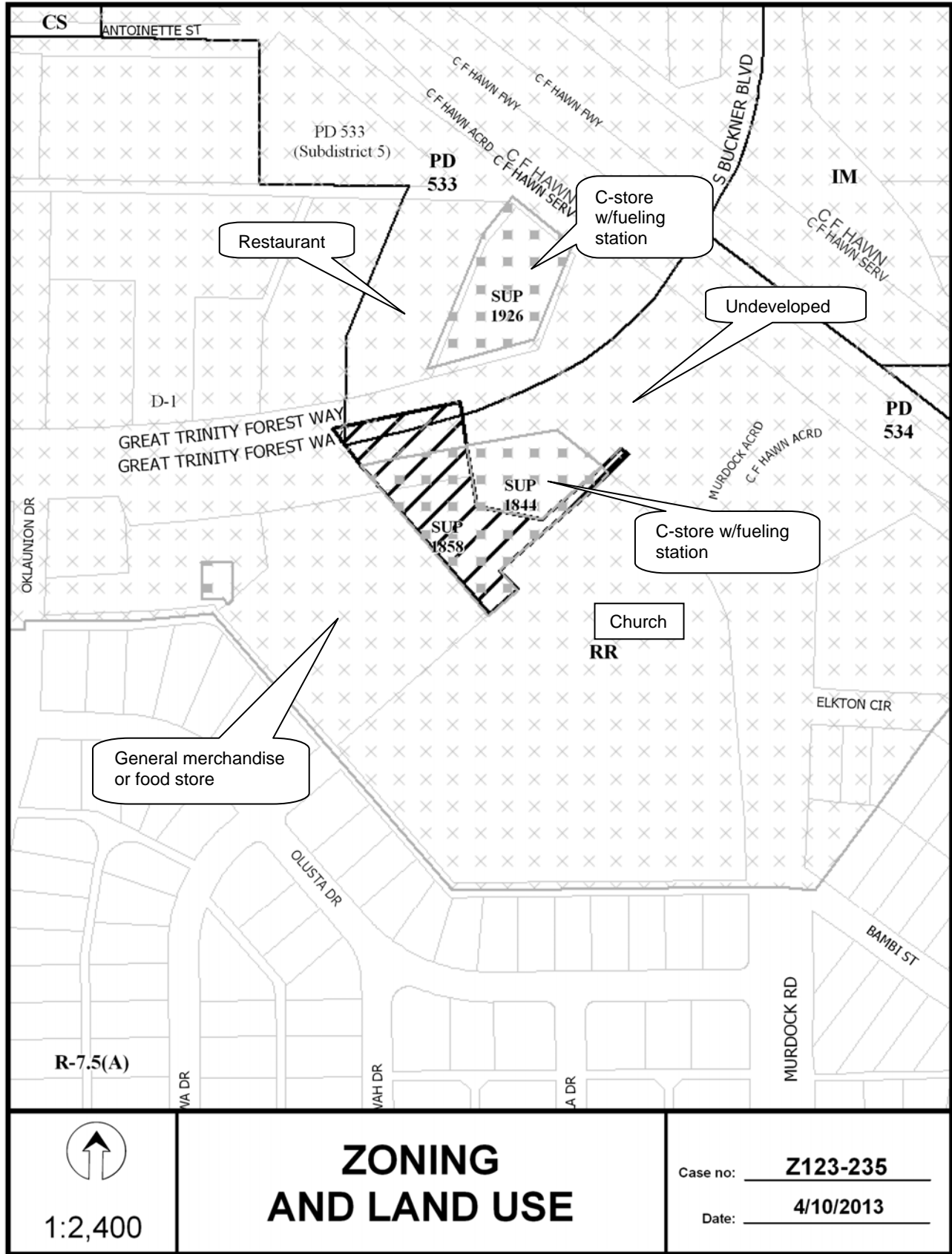
PROPOSED SUP CONDITIONS

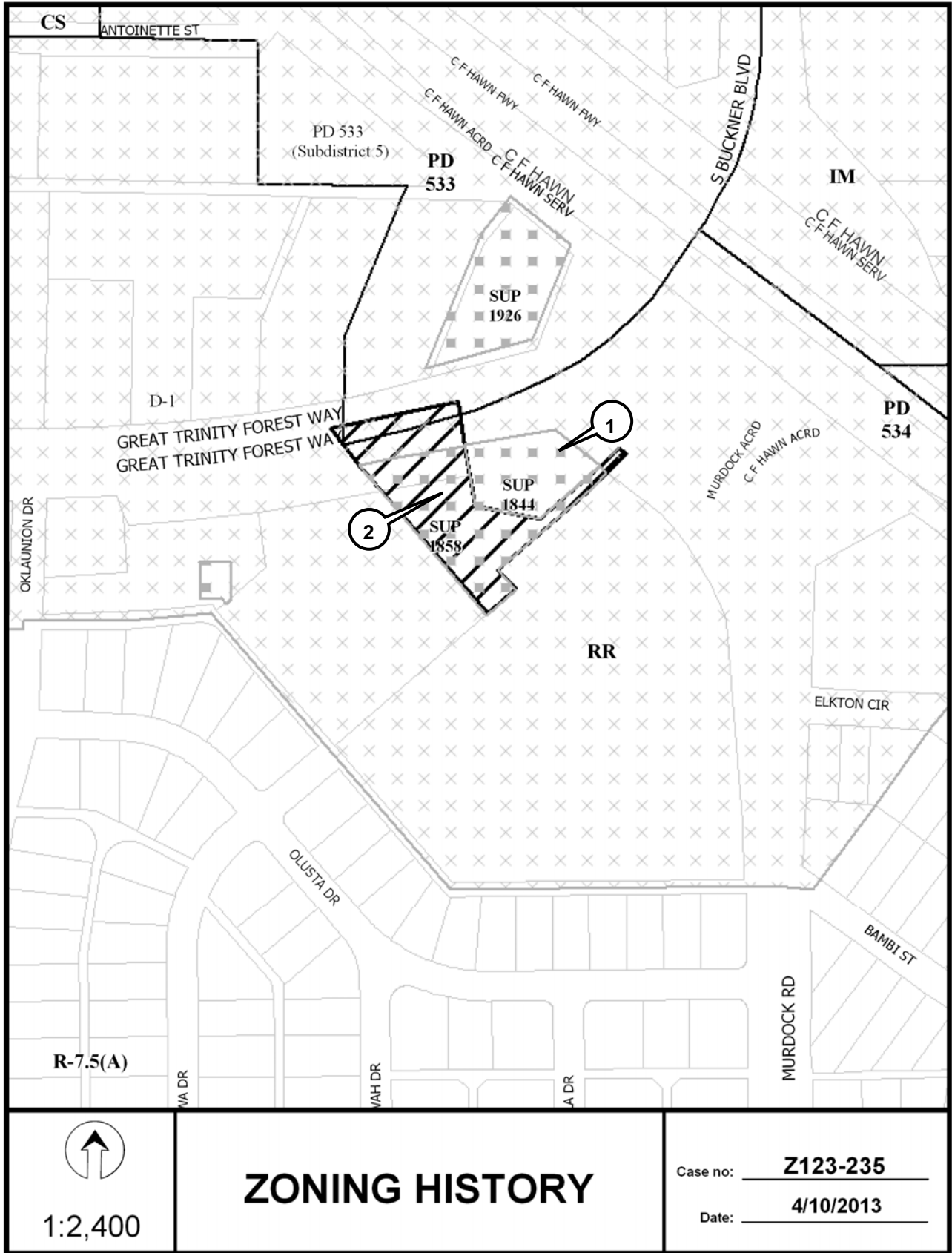
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [~~June 8, 2013~~], (five-year period from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. 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 PROPOSED SITE PLAN







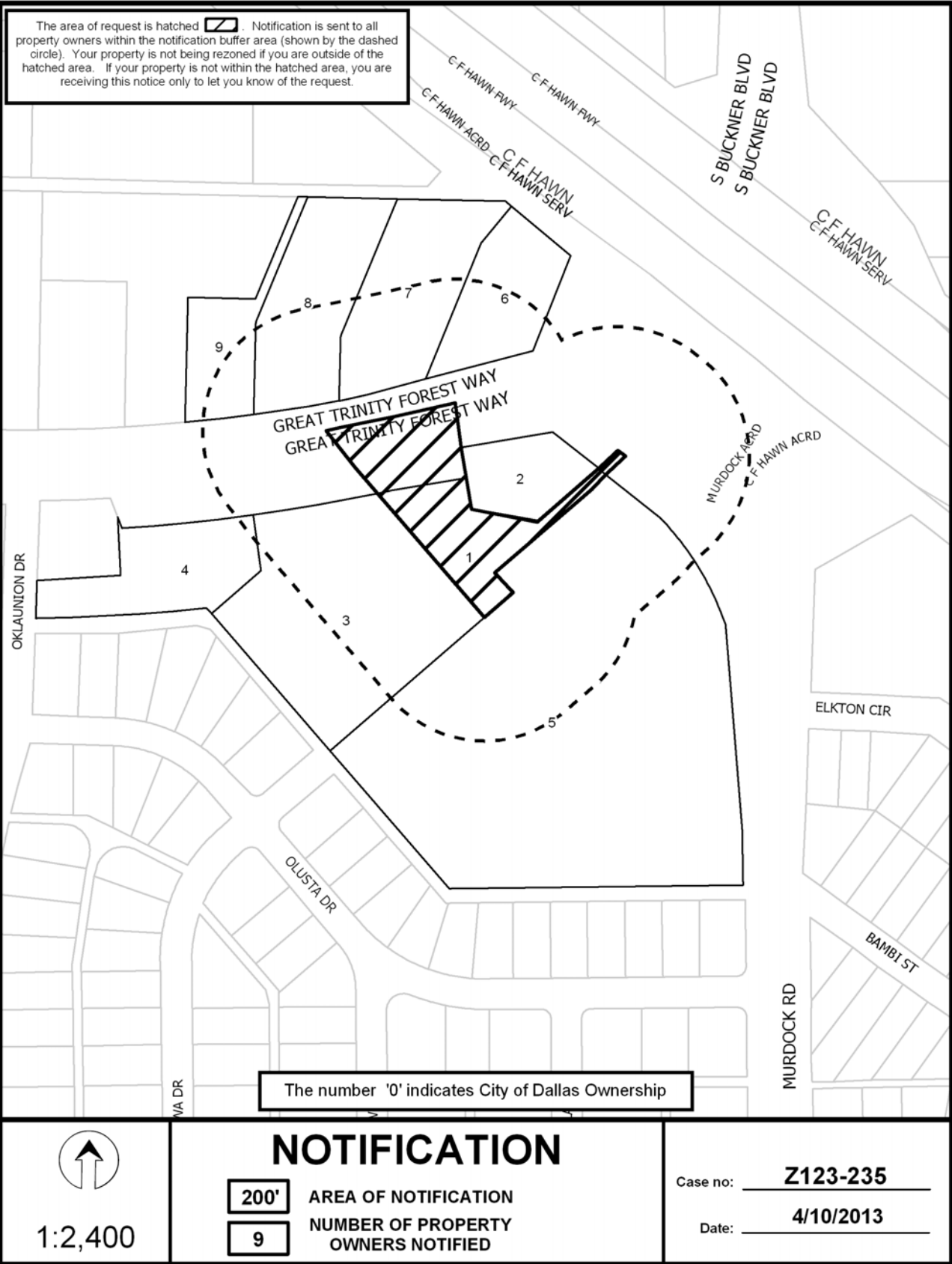


1:2,400

ZONING HISTORY

Case no: Z123-235

Date: 4/10/2013



Notification List of Property Owners

Z123-235

9 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8000 LOOP 12	R & R SULEIMAN LLC
2	8098 GREAT TRINITY FOREST WAY	ENIGMA ENTERPRISES INC
3	7932 GREAT TRINITY FOREST WAY	KIMODALE INC
4	7932 GREAT TRINITY FOREST WAY	KANG CHUCK
5	7930 GREAT TRINITY FOREST WAY	UNITED HOUSE OF PRAYER FOR ALL PEOPLE %
6	8015 C F HAWN FWY	DFW DISTRIBUTOR PETROLEUM INC
7	8055 GREAT TRINITY FOREST WAY	BENJAMIN FRANKLIN FEDERAL SAV ASSN % ROL
8	7900 GREAT TRINITY FOREST WAY	COLE FD PORTFOLIO IV LLC
9	7900 GREAT TRINITY FOREST WAY	WENDYS INTERNATIONAL INC TAX DEPARTMENT

FILE NUMBER: Z123-243(MW)

DATE FILED: April 1, 2013

LOCATION: Northwest side of Hunnicut Road, southwest of Lawnview Avenue

COUNCIL DISTRICT: 7

MAPSCO: 47-L, Q

SIZE OF REQUEST: ±0.2012 acre

CENSUS TRACT: 84.00

REPRESENTATIVE: Santos Martinez, Masterplan

APPLICANT: Victor and Henry Martinez

OWNER: Roboc Investments, Robert L. Mays Jr., Senior Partner

REQUEST: An application to expand Planned Development District No. 323, the Urbandale Special Purpose District, on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay

SUMMARY: The purpose of this application is to make legal an existing vehicle or engine repair or maintenance use. No new development is proposed by this application.

STAFF RECOMMENDATION: Approval; subject to conditions and retention of the D-1 Liquor Control Overlay

BACKGROUND INFORMATION:

- The ±0.2012-acre request site is developed with a ±3,000-square foot pre-engineered steel building, which will remain.
- According to the Dallas Central Appraisal District records, the building was constructed in 1962 and, based on information contained in POSSE, has been utilized as an auto service center since 1983. The auto service center use is permitted in the CR Community Retail District. The applicant, who is the current tenant, was issued a Certificate of Occupancy for an auto service center on September 19, 2005.
- The request site is surrounded by auto-related uses to the northeast and southeast; industrial (inside) to the southwest and single family residential to the northwest.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Hunnicut Road	Collector	50 feet	60 feet
Lawnview Avenue	Collector	50 feet	60 feet

Land Use:

	Zoning	Land Use
Site	CR-D-1	Auto-related use
Northeast	CR-D-1	Auto-related use
Southeast	CR-D-1; PDD No. 323	Auto-related use
Southwest	PDD No. 323	Industrial (outside)
Northwest	PDD No. 323; R-7.5(A)	Auto-related use; single family

STAFF ANALYSIS:

Comprehensive Plan:

The Vision Illustration depicts the request site as within a *Residential Neighborhood*. While single family dwellings are the dominant land use in such areas, shops,

restaurants, or institutional land uses that serve residents may be located at the edges or at key intersections.

While the applicant's request is not entirely consistent with Goal 1.1 of the Comprehensive Plan, which is to promote desired development, Vision Building Blocks serve as a general guide for development. The request site has been used for vehicle display, sales and service for 40 years; the applicant proposes to continue the operation of the existing business. No new development is proposed by this application. The request is generally consistent with the following goal and policy of the Comprehensive Plan.

URBAN DESIGN

GOAL 5.2 Strengthen community and neighborhood identity

Policy 5.2.1 Maintain neighborhood scale and character.

Land Use Compatibility:

The ±0.2012-acre request site is developed with a ±3,000-square foot pre-engineered steel building, which will remain. The purpose of this application is to make legal an existing vehicle or engine repair or maintenance use. No new development is proposed by this application.

According to the Dallas Central Appraisal District records, the building was constructed in 1962 and, based on information contained in POSSE, has been utilized as an auto service center since 1983. The auto service center use is permitted in the CR Community Retail District. The applicant, who is the current tenant, was issued a Certificate of Occupancy for an auto service center on September 19, 2005. However, in addition to the minor mechanical repair to motor vehicles, the applicant performs auto body repair and painting, which is not permitted as a primary function under the auto service center use.

It is not clear why this property was not included in PDD No. 323 at the time of adoption (January 1998). The applicant proposes to continue an established use, which appears to be operating compatibly with the surrounding land uses.

The request site is surrounded by auto-related uses to the northeast and southeast; industrial (inside) to the southwest and single family residential to the northwest.

Development Standards:

District	Setbacks		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: 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
Proposed: PDD No. 323	15'*/ no. min.	20' adjacent to residential OTHER: No Min.	1.0 overall 0.5 lodging, office, retail	45' 4 stories	80%	Proximity Slope Visual Intrusion	Lodging, office, and retail and personal service uses; and

*The minimum front yard is 15 feet where adjacent to an expressway or a major or secondary thoroughfare; no minimum in all other cases.

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:

Planned Development District No. 323 requires off-street parking pursuant to Division 51A-4.200 of the Dallas Development Code. The vehicle or engine repair or maintenance use requires one space per 500 square feet of floor area with a minimum of five spaces required.

Landscaping:

Planned Development District No. 323 requires landscaping pursuant to Article X of the Dallas Development Code.

Proposed Conditions

ARTICLE 323.

PD 323.

Urbandale Area Special Purpose District

SEC. 51P-323.101. LEGISLATIVE HISTORY.

PD 323 was established by Ordinance No. 20485, passed by the Dallas City Council on October 25, 1989. Ordinance No. 20485 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 20485 was amended by Ordinance No. 23402, passed by the Dallas City Council on January 14, 1998. (Ord. Nos. 19455; 20485; 23402; 25850)

SEC. 51P-323.102. PROPERTY LOCATION AND SIZE.

PD 323 is established on property generally bounded by Forney Road on the north, Lawnview Avenue on the east, Hunnicut Road and the T&P Railroad ROW on the south, and Parkdale Drive on the west. The size of PD 323 is approximately 62.9 acres. (Ord. Nos. 20485; 25850)

SEC. 51P-323.103. DEFINITIONS AND INTERPRETATIONS.

(a) Definitions.

(1) Unless the context clearly indicates otherwise, in this article:

(A) AREA 1 means an area described as being all of Lot 1 in City Block A/5802 and all of Lots 2 and 3 in City Block B/5802 in the Thomas Lagow Survey, Abstract No. 759, in the City of Dallas, Dallas County, Texas, said lots fronting 692.54 feet on the northeast line of Military Parkway, beginning at its intersection with the northwest line of Crest Hill Road, and containing approximately 7.19 acres of land. A map showing the boundaries of Area 1 is labeled Exhibit 323A. In the event of a conflict, the verbal description contained in Exhibit A of Ordinance No. 20485, as amended, controls over the graphic description in Exhibit 323A.

(B) AREA 2 means an area described as being all of Lot 2 in City Block A/5802 of the Millcrest Park Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 72172, Page 2506, of the Map Records of Dallas County, Texas.

(C) PARAGRAPH means the first division of a subsection. Paragraphs are designated by arabic numerals in parentheses, e.g. "(1)."

(D) SECTION means a section of this article.

(E) SUBPARAGRAPH means the first division of a paragraph. Subparagraphs are designated by capital letters in parentheses, e.g. “(A).” Divisions of a subparagraph are also called subparagraphs.

(F) SUBSECTION means the first divisions of a section. Subsections are designated by lower case letters in parentheses, e.g. “(a).”

(G) THIS DISTRICT means the entire PD created by Ordinance No. 20485.

(2) Unless otherwise stated, the definitions contained in Chapter 51A apply to this article. In the event of a conflict, this section controls.

(b) Interpretations.

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

(2) In Area 2, development and use of the Property must comply with the development plan (Exhibit 323B). If there is a conflict between this article and the development plan, the text of this article controls. In the rest of the district, 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.

(3) Section 51A-2.101, “Interpretations,” applies to this article.

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

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

(B) The symbol *[L]* appearing after a listed use means that the use is permitted by right as a limited use only.

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

(D) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803. (“DIR” means “development impact review.” For more information regarding development impact review generally, see Division 51A-4.800.)

(E) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, a site plan must be submitted and approved in accordance with the requirements of that section. (“RAR”

means “residential adjacency review.” For more information regarding residential adjacency review generally, see Division 51A-4.800.)

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

(G) For purposes of interpreting Article VI, “Environmental Performance Standards,” and Article X, “Landscape Regulations,” this district is considered to be a CS Commercial Service District. (Ord. Nos. 20485; 23402; 25850; 26775)

SEC. 51P-323.104. NAME OF DISTRICT.

PD 323 is to be known as the Urbandale Area Special Purpose District. (Ord. Nos. 20485; 25850)

SEC. 51P-323.105. USE REGULATIONS AND DEVELOPMENT STANDARDS.

(a) Purpose. To provide for the development of commercial and business serving uses that may involve outside storage, service, or display. This district is designed to be compatible with adjacent residential development.

(c) Main use permitted.

(1) Agricultural uses.
-- Crop production.

(2) Commercial and business service uses.
-- Building repair and maintenance shop. [RAR]
-- Bus or rail transit vehicle maintenance or storage facility. [RAR]
-- Catering service.
-- Commercial cleaning or laundry plant. [RAR]
-- Custom business services.
-- Custom woodworking, furniture construction, or repair.
-- Electronics service center.
-- Job or lithographic printing. [RAR]
-- Machine or welding shop. [RAR]
-- Machinery, heavy equipment, or truck sales and services. [RAR]
-- Medical or scientific laboratory.
-- Technical school.
-- Tool or equipment rental.
-- Vehicle or engine repair or maintenance. [RAR]

- (3) Industrial uses.
 - Industrial (inside) for light manufacturing. *[Area 1 only.]*
 - Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

- (4) Institutional and community service uses.
 - Adult day care facility.
 - Cemetery or mausoleum. *[SUP]*
 - Child-care facility.
 - Church.
 - College, university, or seminary.
 - Convent or monastery.
 - Establishment for the care of alcoholic, narcotic, and psychiatric patients. *[SUP]*
 - Group home or shelter for disabled, indigent, or abused persons. *[SUP]*
 - Halfway house. *[SUP]*
 - Hospital. *[RAR]*
 - Institution for special education.
 - Library, art gallery, or museum.
 - Public or private school. *[RAR]*

- (5) Lodging uses.
 - Hotel or motel. *[RAR]*
 - Lodging or boarding house.

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

- (7) Office uses.
 - Financial institution without drive-in window.
 - Financial institution with drive-in window. *[RAR]*
 - Medical clinic or ambulatory surgical center.
 - Office.

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

- (9) Residential uses.
 - College dormitory, fraternity, or sorority house.

- (10) Retail and personal service uses.
- Ambulance service. [RAR]
 - Animal shelter or clinic without outside run. [RAR]
 - Animal shelter or clinic with outside run. [SUP]
 - Auto service center. [RAR]
 - Business school.
 - Car wash. [RAR]
 - Commercial amusement (inside).
 - Commercial amusement (outside). [DIR]
 - Commercial parking lot or garage. [RAR]
 - Drive-in theater. [SUP]
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store 3,500 square feet or less.
 - General merchandise or food store greater than 3,500 square feet.
 - Home improvement center, lumber, brick, or building materials sales yard. [RAR]
 - Household equipment and appliance repair.
 - Mortuary, funeral home, or commercial wedding chapel.
 - Motor vehicle fueling station.
 - Nursery, garden shop, or plant sales.
 - Outside sales. [SUP]
 - Pawn shop.
 - Personal service uses.
 - Restaurant with drive-in or drive-through service. [DIR]
 - Restaurant without drive-in or drive-through service. [DIR]
 - Taxidermist.
 - Temporary retail use.
 - Theater.
- (11) Transportation uses.
- Commercial bus station and terminal. [DIR]
 - Heliport. [SUP]
 - Helistop. [SUP]
 - Railroad passenger station. [SUP]
 - Transit passenger shelter.
- (12) Utility and public service uses.
- Commercial radio or television transmitting station.
 - Electrical substation.
 - Local utilities.
 - Police or fire station.
 - Post office.
 - Radio, television, or microwave tower. [RAR]
 - Tower/antenna for cellular communication. [Area 2 only.]
 - Utility or government installation other than listed. [SUP]

- (13) Wholesale, distribution, and storage uses.
- Auto auction. [SUP]
 - Building mover's temporary storage yard. [SUP]
 - Contractor's maintenance yard. [RAR]
 - Freight terminal. [RAR]
 - Mini-warehouse.
 - Office showroom/warehouse.
 - Outside storage (with visual screening). [SUP]
 - Petroleum product storage and wholesale. [SUP]
 - Recycling collection center. [RAR]
 - Trade center.
 - Vehicle storage lot. [SUP]
 - Warehouse. [RAR]

(d) Accessory uses.

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

- (2) The following accessory uses are not permitted in this district:
- Accessory community center (private).
 - Private stable.

(3) In this district, the following accessory use is permitted by SUP only:

- Accessory helistop.

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

(1) Front yard. Minimum front yard is:

- (A) 15 feet where adjacent to an expressway or a major or secondary thoroughfare; and
- (B) no minimum in all other cases.

(2) Side and rear yard. Minimum side and rear yard is:

- (A) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and
- (B) no side and rear yard required in all other cases; however, if a side or rear yard is provided, it must be a minimum of 10 feet.

(3) Dwelling unit density. Not applicable.

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

(A) 0.5 for any combination of lodging, office, and retail and personal service uses; and

(B) 1.0 for all uses combined.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. (See Section 51A-4.412.) Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height in Subparagraph (B), or 12 feet above the slope, whichever is less.

(B) Maximum height. Except as provided in Subsection (h) and unless further restricted under Subparagraph (A), maximum structure height is 45 feet.

(6) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories. Maximum number of stories above grade is three. Parking garages are exempt from this requirement, but must comply with the height regulations in Paragraph (5).

(e) Off-street parking and loading. Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(f) Environmental performance standards. Article VI applies in this district.

(g) Landscape regulations. Article X applies in this district.

(i) Additional provisions.

(1) Development impact review. A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work in this district if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation.

(2) Visual intrusion. No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-2, or MF-2(A) district may penetrate or be located above a residential proximity slope originating in that district. (See Section 51A-4.412.) For purposes of this paragraph, the term “opening” means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use.

(3) Tower/antenna for cellular communication in Area 2. A tower/antenna for cellular communication:

(A) may not exceed 100 feet in height;

(B) must be constructed to support the antenna arrays for at least two other wireless communications carriers, and the tower/antenna for cellular communication must be made available to other carriers upon reasonable terms; and

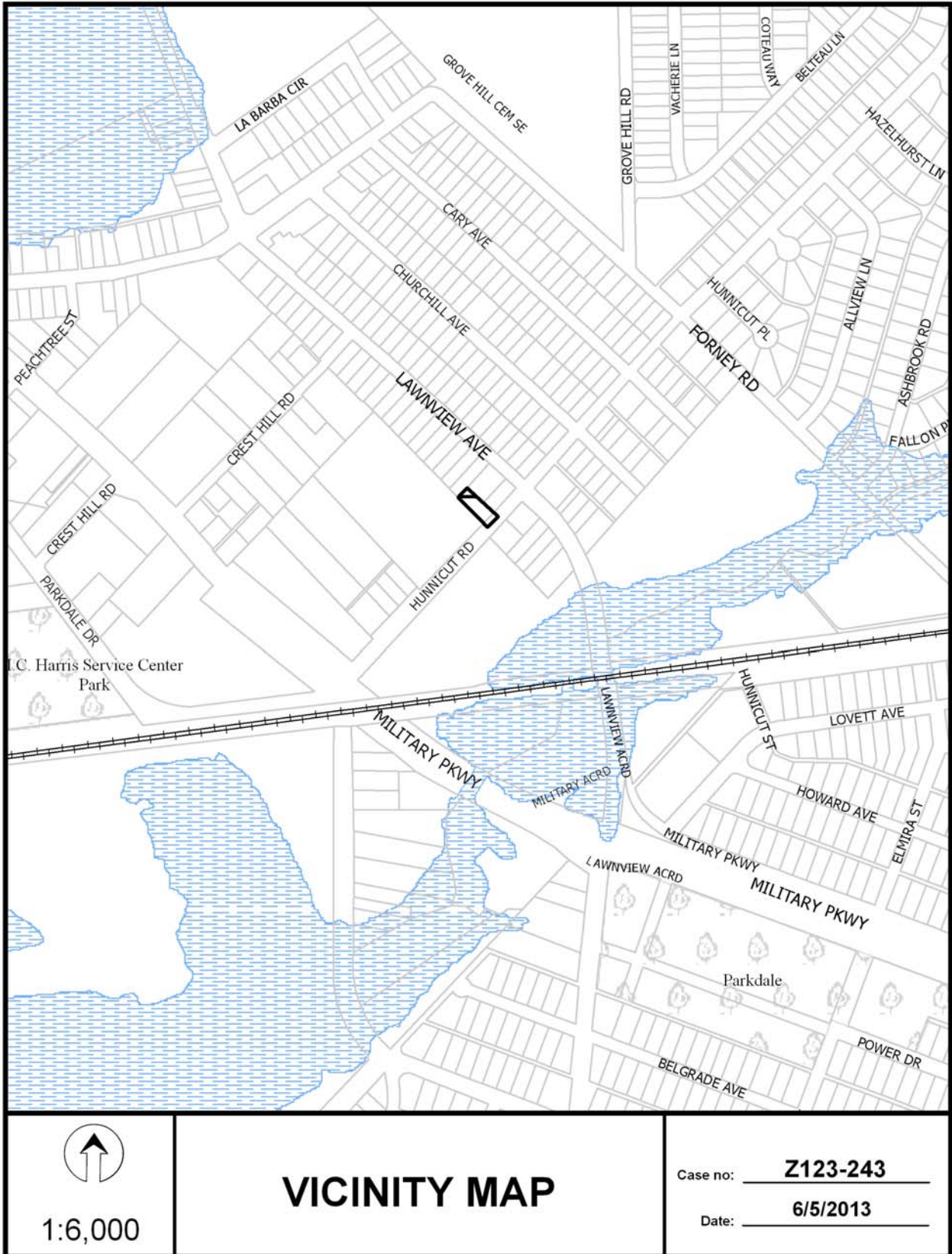
(C) must have an eight-foot-high solid wood fence around a tower/antenna for cellular communication and any related equipment. (Ord. Nos. 20485; 23402; 25850; 26775)

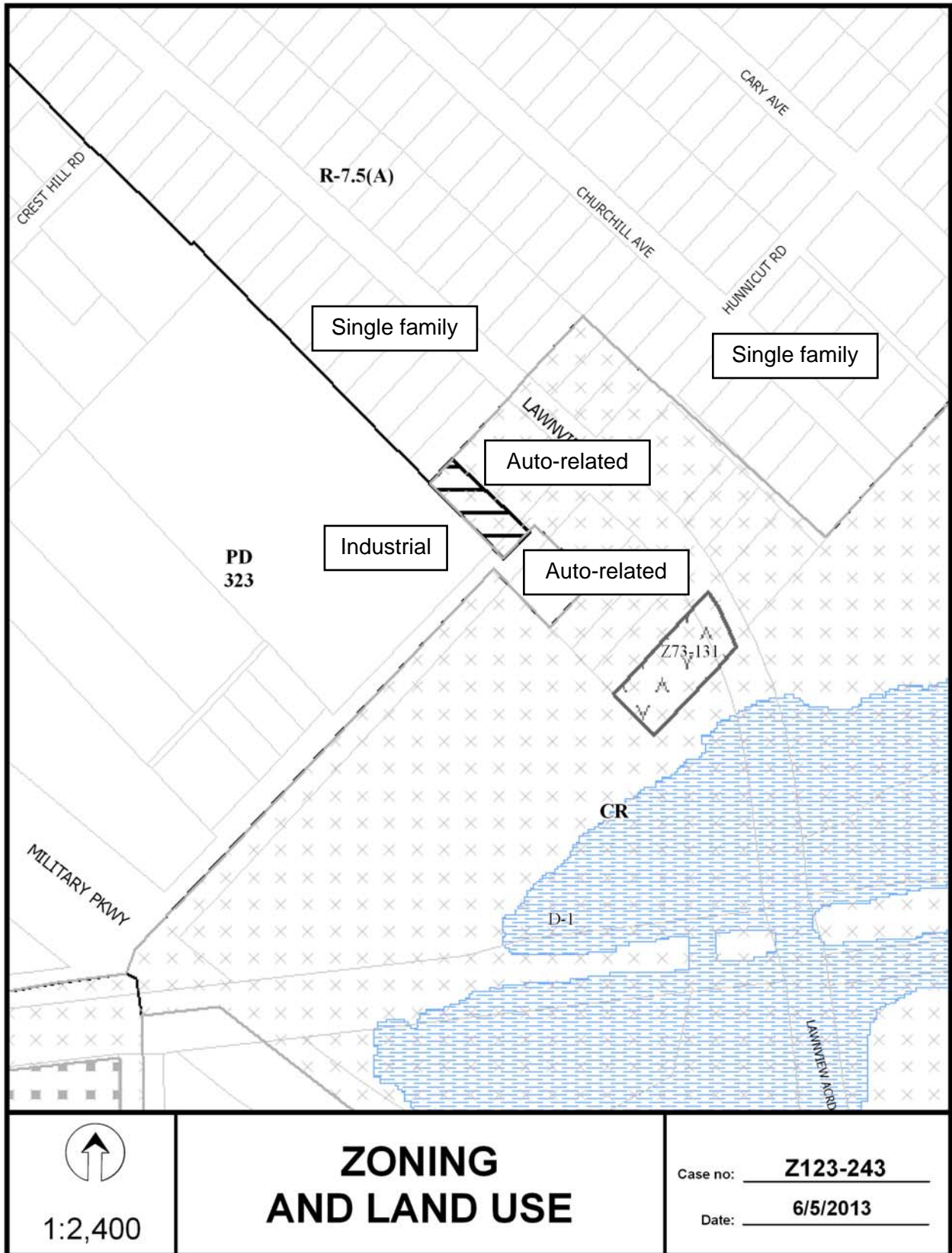
SEC. 51P-323.106. NONCONFORMING USES AND STRUCTURES.

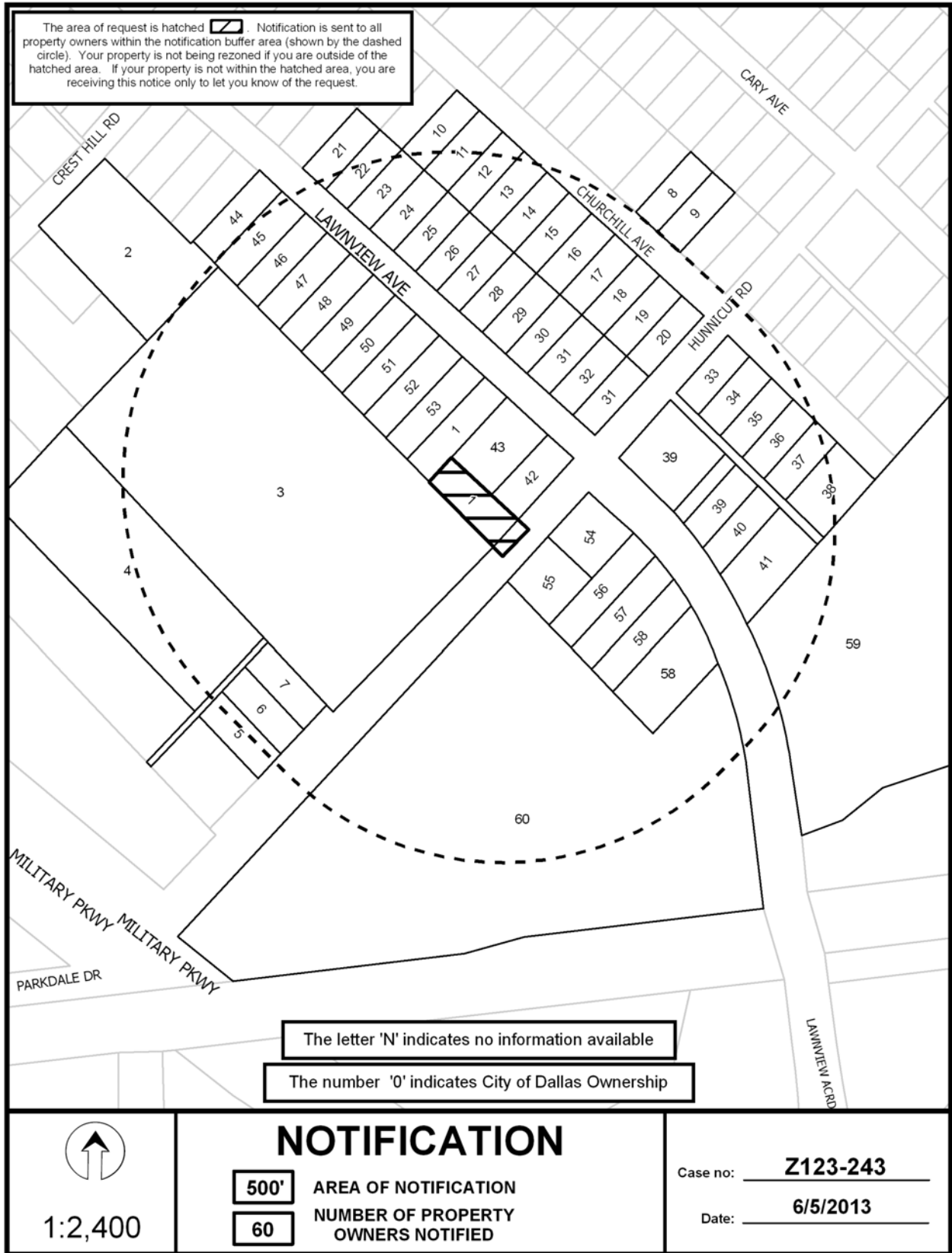
The provisions of Section 51A-4.704 relating to nonconforming uses and structures apply to all uses and structures in this district, except that nonconforming uses are not subject to amortization by the board of adjustment. (Ord. Nos. 20485; 25850)

SEC. 51P-323.107. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a certificate of occupancy for a use on the Property until there has been full compliance with this article and with the construction codes and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 20485; 25850)







6/5/2013

Notification List of Property Owners***Z123-243******60 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4215 LAWNVIEW AVE	ROBOC INVESTMENTS PS
2	4064 CREST HILL RD	COX CAYLE LANCE
3	6555 HUNNICUT RD	CORLEY GASKET CO % PAMELA CORLEY
4	6507 HUNNICUT RD	RIVERA EFRAIN
5	6523 HUNNICUT RD	DEPALOMO JUAN F GOMEZ & PALACIOS CHRISTI
6	6525 HUNNICUT RD	NAJERA JOSE & MARIA
7	6531 HUNNICUT RD	RIVERA LUCIANO
8	5707 CHURCHILL AVE	ESPITIA OSIEL
9	5711 CHURCHILL AVE	HARPER GARLAND E
10	5670 CHURCHILL AVE	THOMAS LANESS
11	5674 CHURCHILL AVE	GARCIA BARRIENTOS ELVIA
12	5678 CHURCHILL AVE	TINER JULIA MURPHREE
13	5682 CHURCHILL AVE	VAZQUEZ JOSE L & MARIA GA
14	5686 CHURCHILL AVE	VAZQUEZ JOSE L & MARIA G
15	5690 CHURCHILL AVE	MASTERSON MAUREEN
16	5702 CHURCHILL AVE	JONES MARY
17	5706 CHURCHILL AVE	CRUZ CARLOS & LEONEL CRUZ
18	5710 CHURCHILL AVE	CARDOSO GUILLERMINA
19	5714 CHURCHILL AVE	BELTRAN OSBALDO M & VIRGINIA
20	5718 CHURCHILL AVE	BARTON EVELYN M
21	4316 LAWNVIEW AVE	CHAVEZ MARCELLO RAMIREZ & MARIA
22	4312 LAWNVIEW AVE	VILLARREAL CARLOS B JR & JUANITA CONNIE
23	4308 LAWNVIEW AVE	RIOS NOE VIDAL
24	4304 LAWNVIEW AVE	ORTIZ JAVIER
25	4236 LAWNVIEW AVE	VALLE TONY D
26	4232 LAWNVIEW AVE	GUTIERREZ MIGUEL

Z123-243(MW)

6/5/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4228 LAWNVIEW AVE	HAMILTON REBEKAH G
28	4222 LAWNVIEW AVE	MENDOZA MARIA E
29	4220 LAWNVIEW AVE	MENDOZA ROBERTO & MARIA E
30	4216 LAWNVIEW AVE	CORONAS MANAGEMENT COMPANY
31	4212 LAWNVIEW AVE	FULLER EARL BETTY S LIFE ESTATE
32	4204 LAWNVIEW AVE	FULLER EARL BETTY S LIFE ESTATE
33	5800 CHURCHILL AVE	BELL JIMMY DOUGLAS
34	5806 CHURCHILL AVE	RUIZ CHARLES C JR & MOLINA PERLA Y
35	5810 CHURCHILL AVE	NARVAEZ JUAN ANTONIO RINCON SILVIA H
36	5814 CHURCHILL AVE	RENTERIA ONESIMO A & JUANA
37	5818 CHURCHILL AVE	SNEED WILLIAM HENRY
38	5822 CHURCHILL AVE	WASHINGTON REGINA K
39	4162 LAWNVIEW AVE	FREEMAN HEIGHTS BAPTIST CHURCH INC
40	4150 LAWNVIEW AVE	TOWER FINANCIAL LLC
41	4146 LAWNVIEW AVE	TOWER FINANCIAL LLC
42	4203 LAWNVIEW AVE	STEPHENS ROBERT E
43	4207 LAWNVIEW AVE	FULLER ROBERT L & GLYNDA
44	4319 LAWNVIEW AVE	CORTEZ FABIOLA
45	4315 LAWNVIEW AVE	GOMEZ MARIA E &
46	4311 LAWNVIEW AVE	GARCIA YESENIA
47	4307 LAWNVIEW AVE	CASTRO FELIPE & ALMA
48	4303 LAWNVIEW AVE	AGUILAR MARGARITA
49	4235 LAWNVIEW AVE	PADILLA ROBERT JR & MARGARITA A
50	4231 LAWNVIEW AVE	RIVERA RAFAEL & MARIA N
51	4227 LAWNVIEW AVE	MILLER RODNEY
52	4223 LAWNVIEW AVE	SALCEDO JUAN C
53	4219 LAWNVIEW AVE	HERNANDEZ GILBERTO
54	4161 LAWNVIEW AVE	ADAMS & HENDERSON PAINTING COMPANY
55	6570 HUNNICUT RD	CORLEY ALMA G
56	4157 LAWNVIEW AVE	NUSS JUDY C
57	4153 LAWNVIEW AVE	NUSS BRIAN CONLEE
58	4149 LAWNVIEW AVE	MENDOZA GILLERMINA
59	4120 LAWNVIEW AVE	SDC OAKWOOD TOWNHOMES DEV SUITE 800
60	6532 HUNNICUT RD	MARIA KANNON ZEN ASSOCIATION INC

FILE NUMBER: Z123-245(MW)

DATE FILED: April 5, 2013

LOCATION: Northwest corner of LBJ Freeway and Stemmons Freeway

COUNCIL DISTRICT: 6

MAPSCO: 12-Y

SIZE OF REQUEST: ±80 acres

CENSUS TRACT: 140.02

APPLICANT/REPRESENTATIVE: George Billingsley

OWNER: The Residences of Austin Ranch No. 1, LTD.

REQUEST: An application for an LI Light Industrial District on property zoned an MU-3 Mixed Use District.

SUMMARY: The applicant intends to develop the request site, in conjunction with the adjacent ±50 acres located within the City of Farmer's Branch, with inside industrial, office and retail uses.

STAFF RECOMMENDATION: Approval

BACKGROUND INFORMATION:

- With the exception of a vacant golf facility, the ±80-acre request site is undeveloped.
- The request site is surrounded by undeveloped land to the north; Stemmons Freeway right-of-way to the east; LBJ Freeway right-of-way to the south and undeveloped land to the west.

Zoning History:

1. **Z089-272:** On December 9, 2009, the City Council approved an IR Industrial Research District on property zoned an MU-3 Mixed Use District.

Thoroughfares/Streets:

Thoroughfares/Streets	Type	Existing ROW
LBJ Freeway	Interstate Highway	Varies
Stemmons Freeway	Interstate Highway	Varies

Land Use:

	Zoning	Land Use
Site	MU-3	Undeveloped; vacant building
North	Farmer's Branch	Undeveloped
East	MU-3; IR; MU-2 (SAH)	Stemmons Freeway right-of-way
South	MU-3; IR	LBJ Freeway right-of-way
West	Farmer's Branch	Undeveloped

STAFF ANALYSIS:

Comprehensive Plan:

According to the *forwardDallas! Vision Illustration*, adopted June 2006, the subject site is identified as being within a Business Center or Corridor Building 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 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:

With the exception of a vacant golf facility, the ±80-acre request site is undeveloped.

The applicant intends to develop the request site, in conjunction with the adjacent ±50 acres located within the City of Farmer’s Branch, with inside industrial, office and retail uses in an industrial park setting. Industrial uses will include industrial (inside) for light manufacturing.

The request site is surrounded by undeveloped land to the north; Stemmons Freeway right-of-way to the east; LBJ Freeway right-of-way to the south and undeveloped land to the west.

Development Standards:

District	Setbacks		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: MU-3 Mixed Use	15'	20' adjacent to residential OTHER: No Min.	3.2 FAR base 4.0 FAR maximum + bonus for residential	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing	Office, retail & personal service, lodging, residential, trade center
Proposed: LI Light Industrial	15'	30' adjacent to residential OTHER: No Min.	1.0 FAR overall 0.75 office/ retail 0.5 retail	70' 5 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

Traffic:

The Engineering Section of the Building Inspection Division of the Department of Sustainable Construction and Development has reviewed the requested amendment and

Z123-245(MW)

determined that it will not significantly impact the surrounding roadway system.

Parking:

Parking must be provided in accordance with §51A -4.200 of the Dallas Development code.

Landscaping:

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

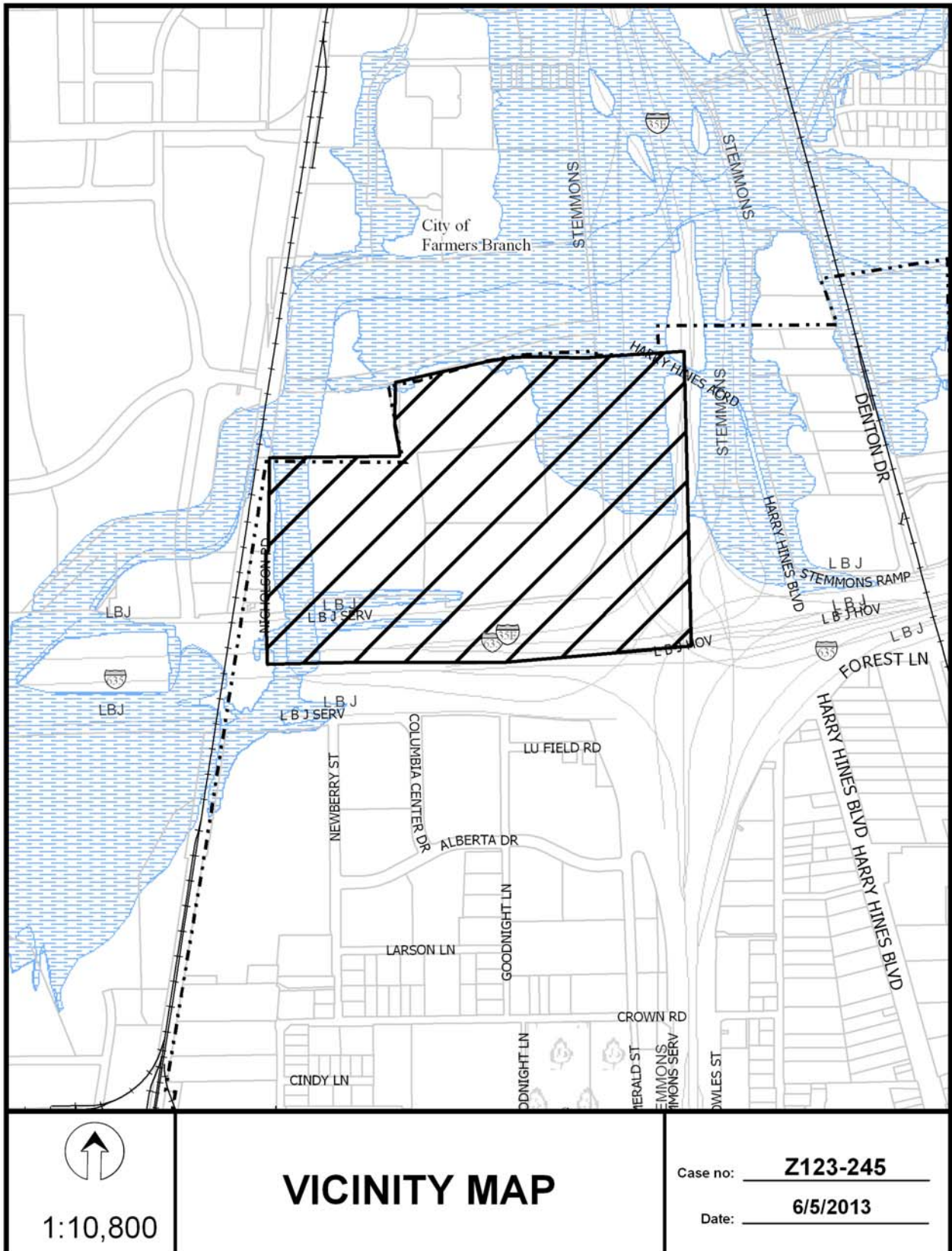
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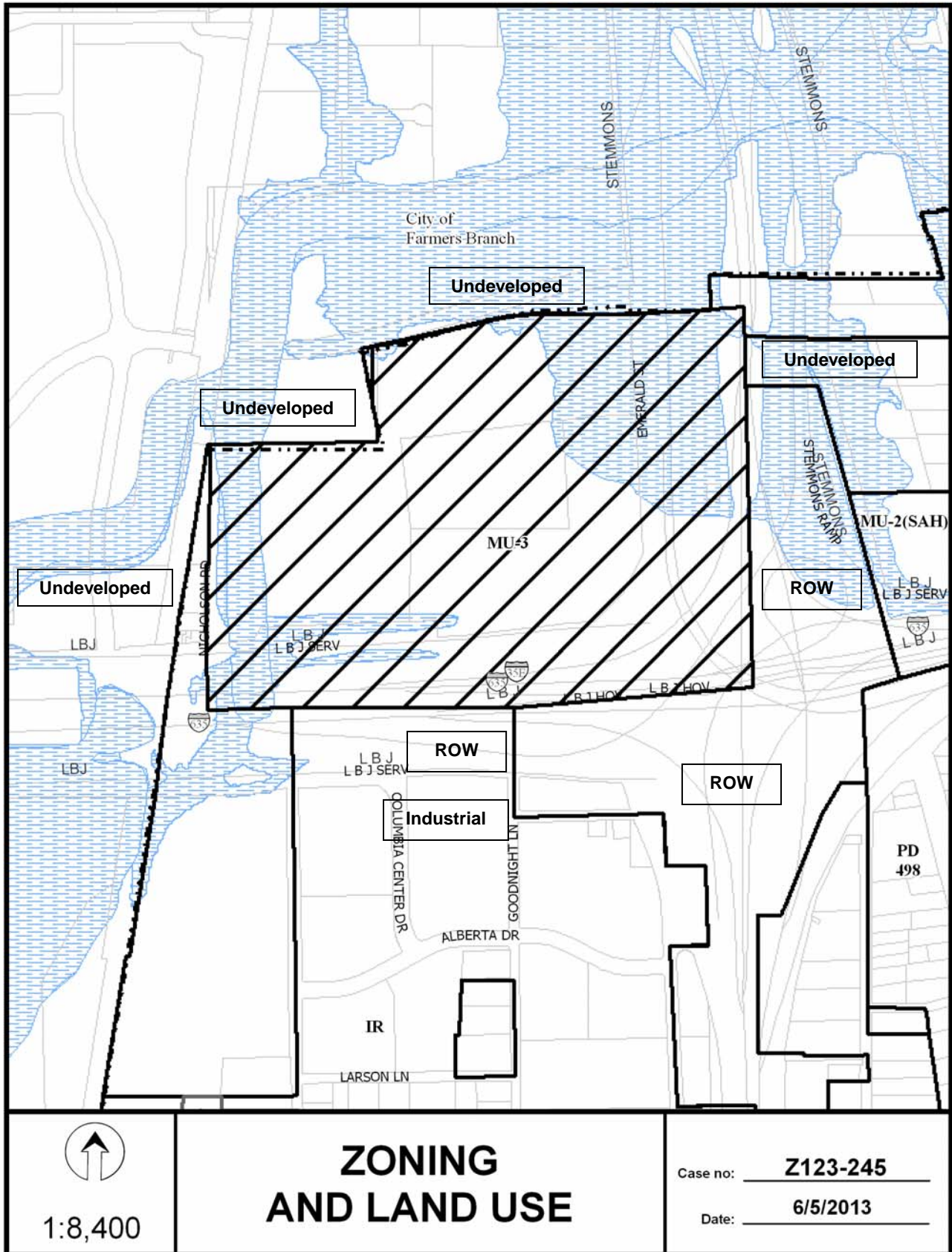
Partners/Principals/Officers:

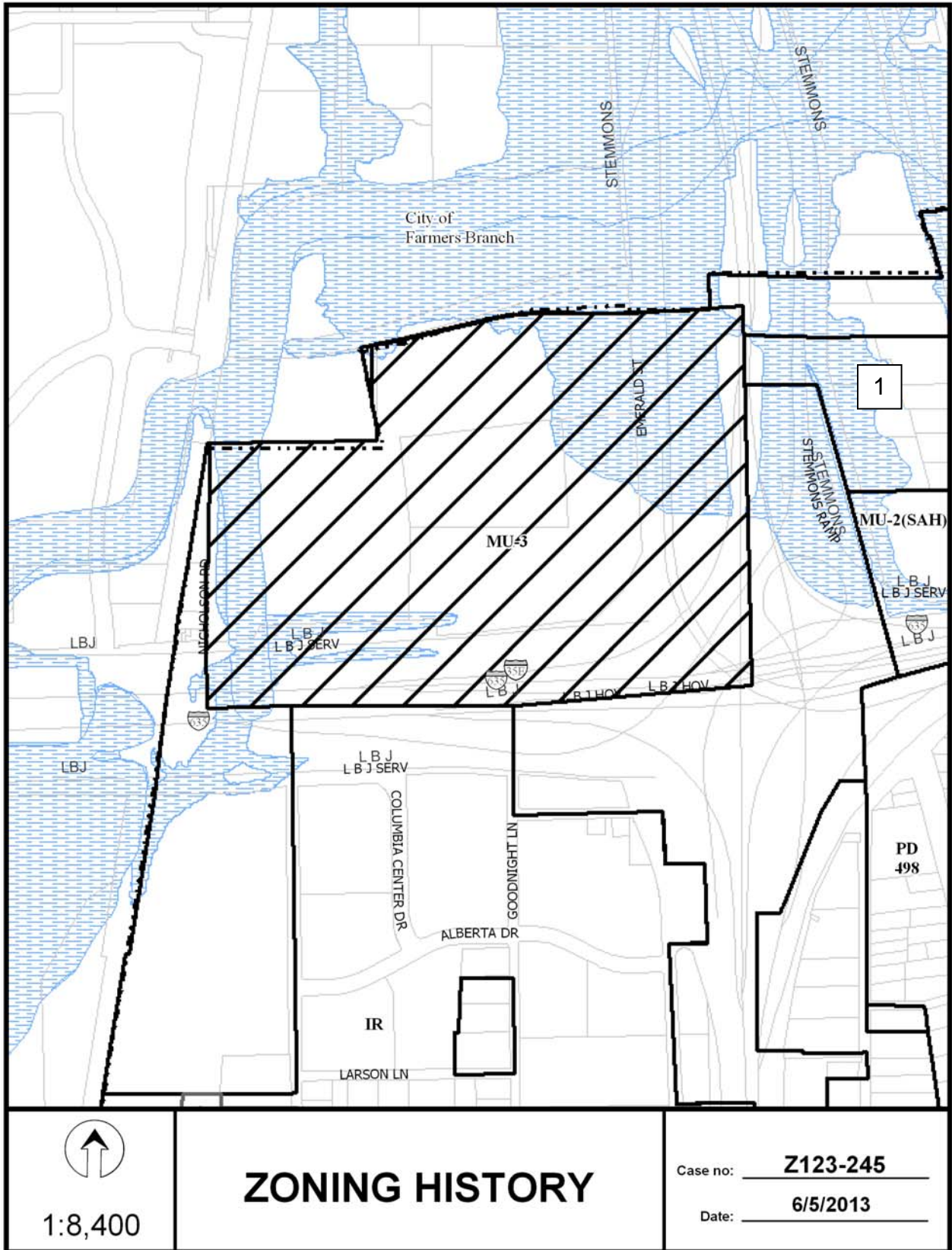
The Residences of Austin Ranch No. 1, LTD.
24BCO, Inc, its General Partner
Lucy Paige Billingsley Trust II
George Harlan Billingsley Trust II
Anne Sumner Billingsley Trust II
The 1993 George Harlan Billingsley Inv Trust
Billingsley Berkshire, Ltd.

Officers (General Partner)

Lucy Billingsley, President/Treasurer
Kenneth D. Mabry, SVP/Secretary
Kimberly H. Meyer, SVP



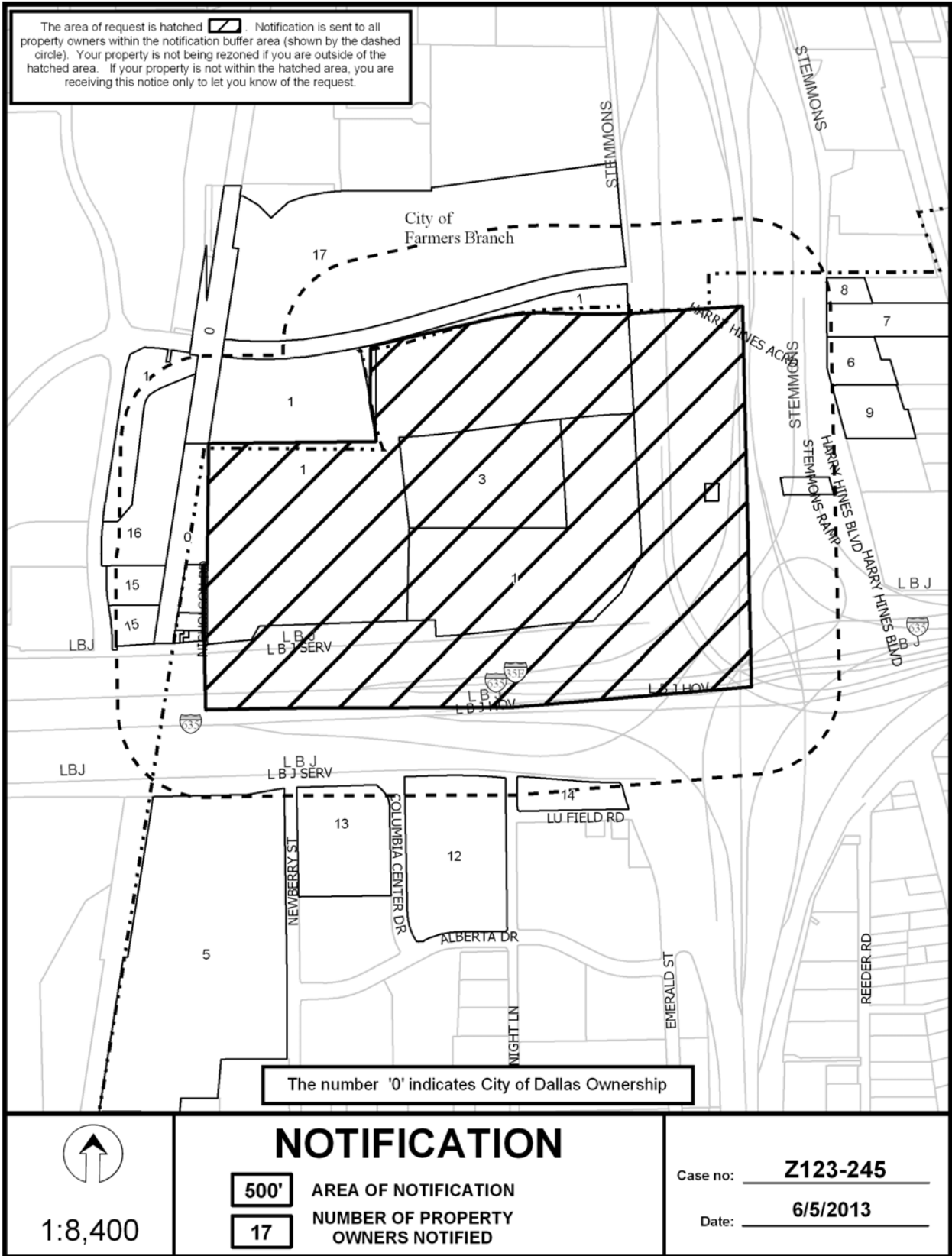




1:8,400

ZONING HISTORY

Case no: Z123-245
Date: 6/5/2013



6/5/2013

Notification List of Property Owners***Z123-245******17 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	12101 STEMMONS FWY	ARMED FORCES BANK NA ATTN BRENT PARSONS
2	11901 HARRY HINES BLVD	TEXAS UTILITIES ELEC CO % STATE & LOCAL
3	12121 STEMMONS FWY	ARMED FORCES BANK NA ATTN BRENT PARSON
4	12023 STEMMONS FWY	MINIVEST INC ET AL
5	11645 NEWBERRY ST	OCEAN BEACH PARTNERS LP
6	12120 HARRY HINES BLVD	PS TEXAS HOLDINGS LTD DEPT PT-TX-99788
7	12124 HARRY HINES BLVD	BLAIR JEAN R TR ET AL
8	12130 HARRY HINES BLVD	12130 HARRY HINES LLC C/O A J CAMPDERA
9	12000 HARRY HINES BLVD	GOLDFARB M B & ABRAHAM % LEO LEMONT
10	2125 LBJ FWY	MOSER DEV CORP
11	11821 NICHOLSON RD	TRANSCONTINENTAL LAMAR INC
12	2250 LBJ FWY	PLDAB LLC
13	11625 COLUMBIA CENTER DR	PACGWL LLC
14	2310 LU FIELD RD	SECURITY CAPITAL IND TR
15	1999 LBJ FWY	GRAHAM MORTGAGE CORPORATION
16	12800 NICHOLSON RD	VALWOOD IMPT AUTHORITY SUITE 160
17	2300 WESTSIDE PKWY	ARMED FORCES BANK N A SUITE 1600

FILE NUMBER: Z123-234(RB)

DATE FILED: March 20, 2013

LOCATION: Midway Road and Frankford Road, Southeast Corner

COUNCIL DISTRICT: 12

MAPSCO: 4F

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

CENSUS TRACT: 317.04

APPLICANT: Cynthia Clark, Representative

OWNER: Frankford Center, Ltd.

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

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

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

PRIOR CPC ACTION: On June 6, 2013, the City Plan Commission held this request under advisement until June 20, 2013.

BACKGROUND:

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

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

Thoroughfare

Designation; Existing & Proposed ROW

Midway Road

Principal Arterial; 100' & 100' ROW

Frankford Road

Principal Arterial; 100' & 100' ROW

STAFF ANALYSIS:

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

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

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

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

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

west/southwest across Midway Road.

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

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

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

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

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

Z123-234(RB)

Landlord: Frankford Center, Ltd.

General Partner: Frankford Center GP, Inc.

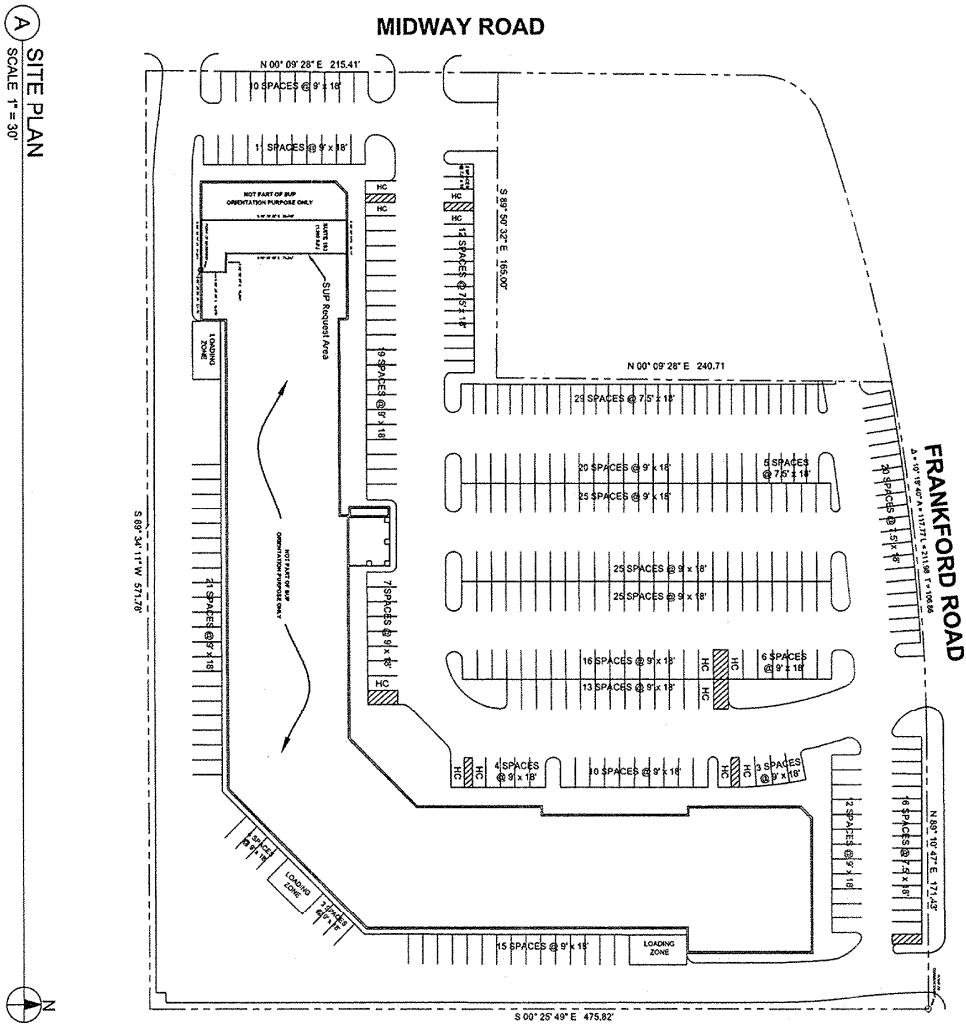
President: Jeffrey L. Olyan

Secretary: Kay Mead

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

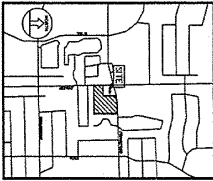
1. USE: The only use authorized by this specific use permit is a swap or buy shop.
2. SITE PLAN: Use and development of the Property must comply with the attached site and landscape plan.
3. TIME LIMIT: This specific use permit expires on (three years).
4. FLOOR AREA: Maximum floor area is 1,995 square feet.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

A SITE PLAN
SCALE 1" = 30'



PARKING REQUIREMENTS
REQUIRED PARKING: 10
PROVIDED PARKING: 10

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



VICINITY MAP
NOT TO SCALE

Date/Revision	By	Checked	Division
11/11/11	AK	AK	REVISION
11/11/11	AK	AK	REVISION
11/11/11	AK	AK	REVISION

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

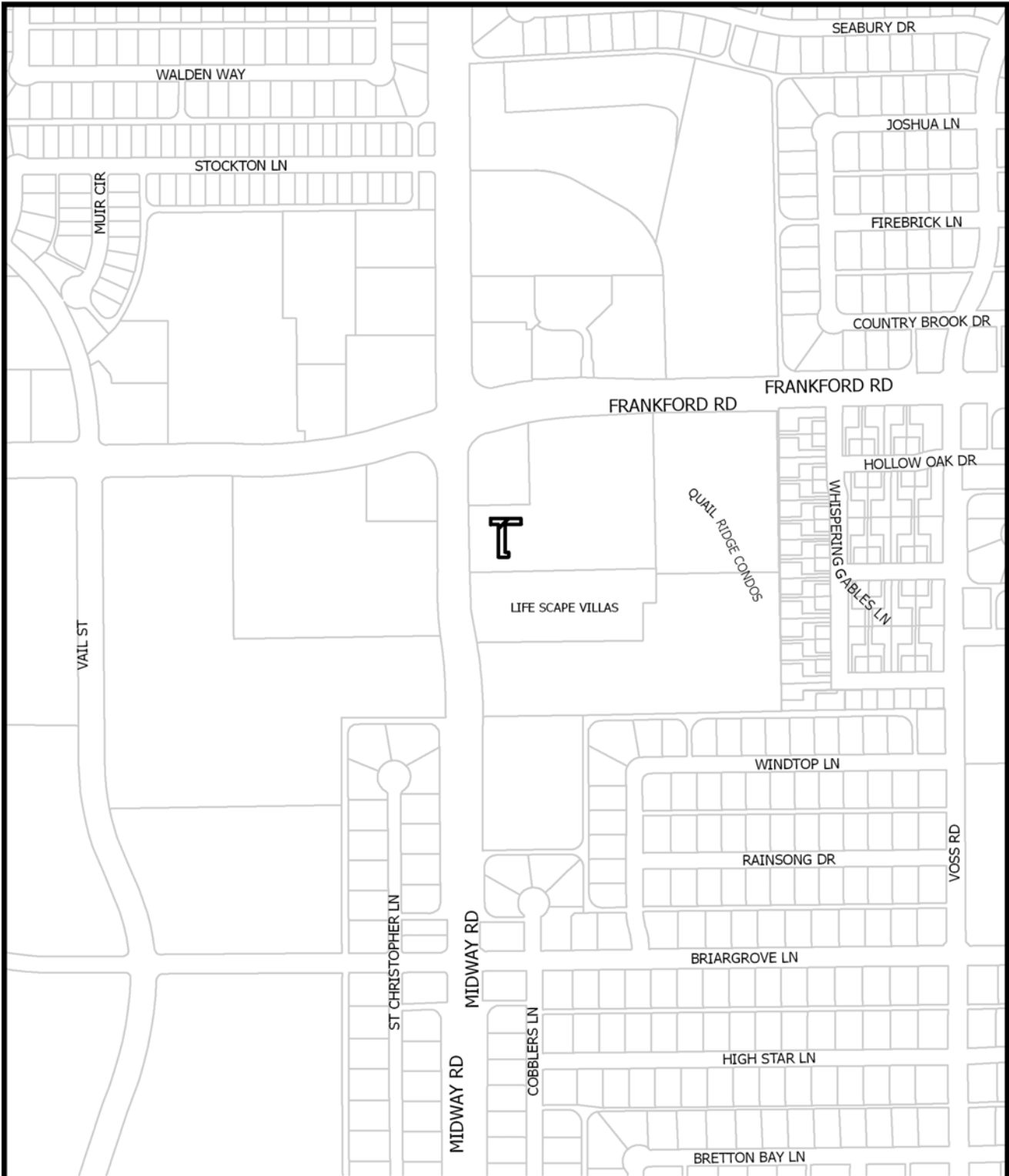
Michael R. Coker Company
2700 Cedar Street, Suite 100
Dallas, Texas 75201
214.635.0123
www.mrcoker.com



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

Professional Seal/Stamp
The State of Texas
Professional Seal/Stamp

Proposed Site Plan

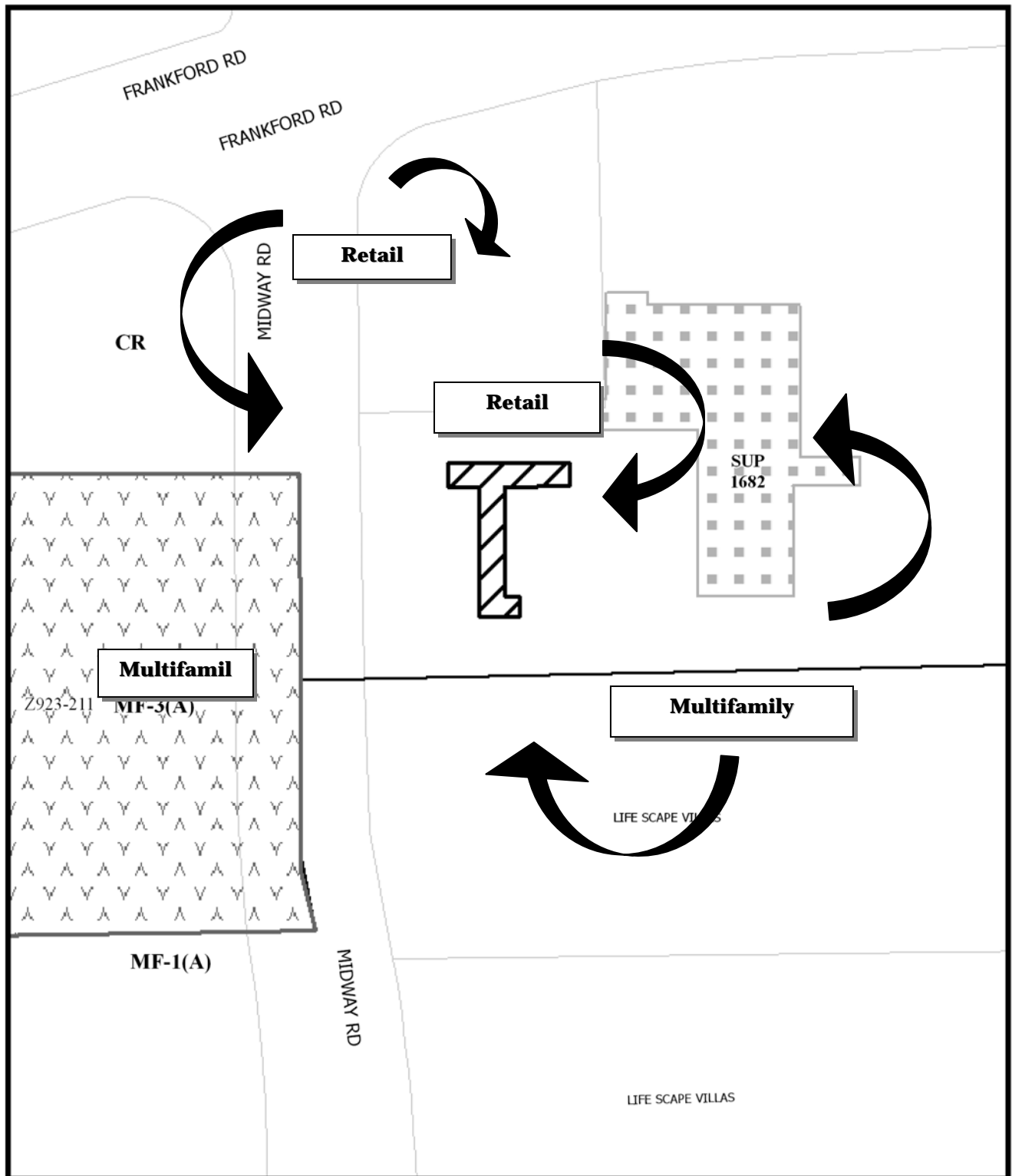


1:4,800

VICINITY MAP

Case no: **Z123-234**

Date: **4/10/2013**




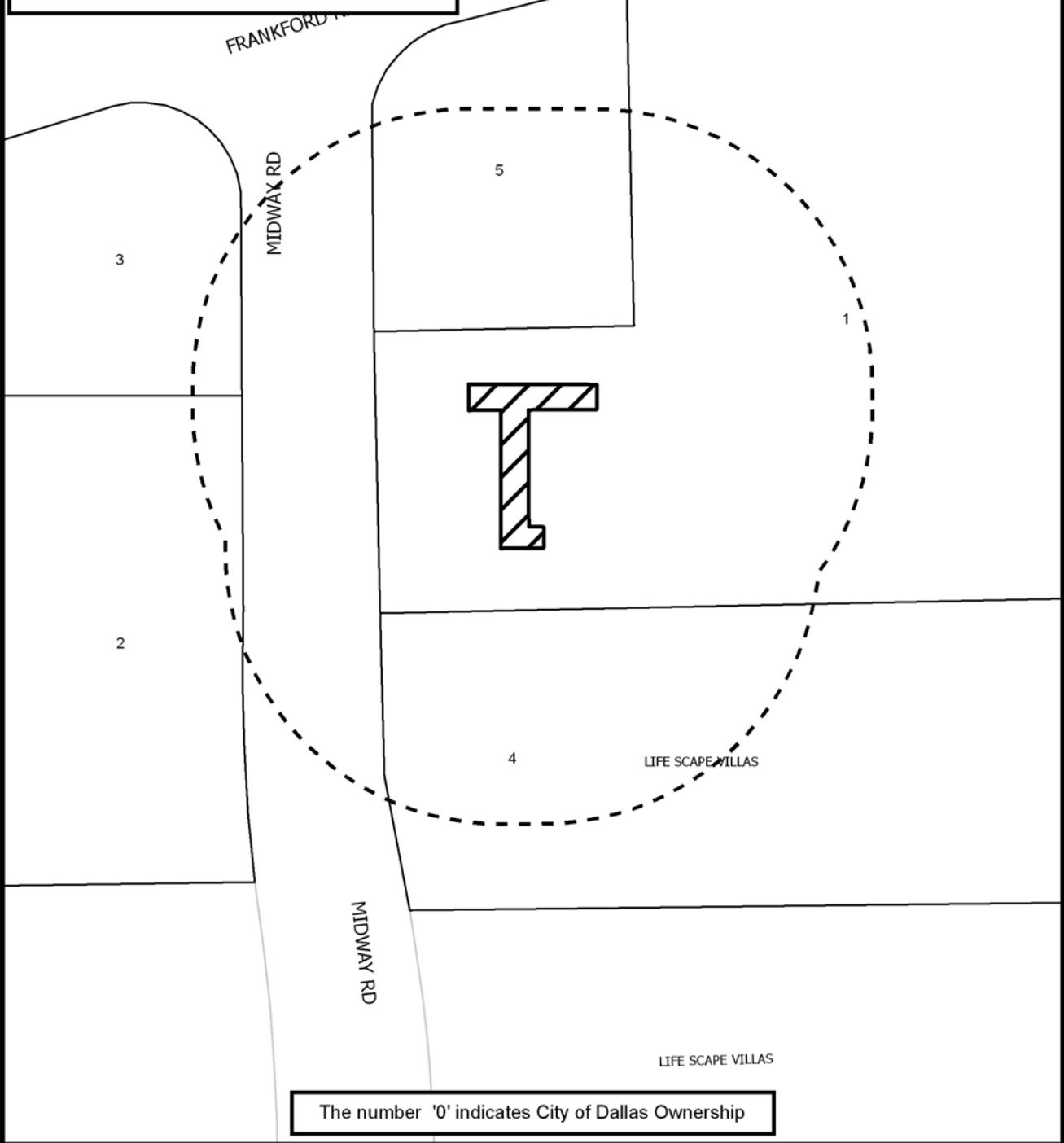
1:1,200

ZONING AND LAND USE

Case no: Z123-234

Date: 4/10/2013

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



1:1,200

NOTIFICATION

200'

AREA OF NOTIFICATION

5

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z123-234**

Date: **4/10/2013**

Z123-234(RB)

4/9/2013

Notification List of Property Owners

Z123-234

5 Property Owners Notified

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

FILE NUMBER: Z123-221(RB)

DATE FILED: March 4, 2013

LOCATION: East line of La Prada Drive, North of Oates Drive

COUNCIL DISTRICT: 7

MAPSCO: 39 S

SIZE OF REQUEST: Approx. 525 Sq. Ft.

CENSUS TRACT: 125

APPLICANT: Verizon Wireless

REPRESENTATIVE: Peter Kavanagh

OWNER: Shiloh Terrace Baptist Church

REQUEST: An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to construct an 80-foot monopole tower and provide for a supporting equipment enclosure.

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION:

- The request site is located east of the La Prada right-of-way, and is situated within an existing surface parking area that serves the church and accessory uses developed on the property.
- The applicant proposes to construct an 80-foot tower/antenna monopole tower and provide for a supporting equipment enclosure.
- Design of the tower will be architecturally compatible (i.e., inclusive of a cross on each panel of the three-sided structure) with the existing 61 foot-tall existing crosstower affixed to the main structure.
- The applicant previously submitted a similar request (100 foot-tall monopole tower), but withdrew prior to the public hearing process.

Zoning History: Other than noted above, there has been no recent zoning activity in the immediate area relevant to this request.

<u>Thoroughfare</u>	<u>Designation; Existing & Proposed ROW</u>
La Prada Drive	Principal Arterial; 100' & 100' ROW
Oates Drive	Principal Arterial; 100' & 100' 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 SUP in order to provide for a 80-foot monopole tower and accompanying equipment enclosure. The site is situated on property developed with a church and surface parking area.

The site is surrounded by existing low-density single family development. Additionally, SUP No. 1591 for a Community service center is situated along the south line of Oates Drive.

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.

A specific use permit is required for a monopole cellular tower in all residential zoning districts. Pursuant to Section 51A-4.407 of the Dallas Development Code, a monopole cellular tower is exempt from residential proximity slope (RPS) height restrictions if a specific use permit is required for the monopole cellular tower use. However, pursuant to Section 51A-4.408 of the Dallas Development Code, the impact of the tower height must be considered in the SUP process. Therefore, the City Council considers each case on its own merits to determine if waiving the RPS height restrictions is appropriate.

With respect to this request, residential adjacency exists in all directions. For information purposes, an 80 foot-tall structure would require the following spacing elements (setback) from the respective residentially zoned property, while providing as noted:

Residentially zoned property to the:	Required setback (as measured from monopole to residentially zoned property line)	Provided setback (as measured from monopole to residentially zoned property line)
North	240'	157'
East	240'	289'
South	240'	470'
West	240'	331'

While the monopole tower is considered a passive use (i.e., not a traffic generating use, non-intrusive as to noise and glare), staff is concerned with the visual intrusion associated with an 80-tall structure. It was suggested the applicant revise the location of the tower, moving it to the south (closer to the main church structure). This would allow compliance with the residential proximity slope in all directions. It is staff's understanding this is not an option.

As a result of staff's analysis, it has been determined the request does not comply with the provisions for consideration of an SUP. The attached recommended conditions are provided per the city attorney's review should CPC recommend approval of the request.

Parking: The Dallas Development Code requires one off-street parking space for this use when an auxiliary building that houses electronic equipment exceeds 120 square feet of floor area. The equipment will be housed in cabinets instead of an enclosed structure, therefore, no parking requirements exist.

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

Landscaping: The site possesses established planting areas associated with the existing church. The requested improvements do not trigger requirements for additional landscaping.



February 6, 2013

Mr. David Cossum
Department of Development Services
City of Dallas
1500 Marilla
Dallas, TX 75201

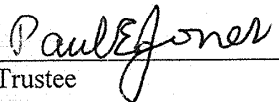
Re: Shiloh Terrace Baptist Church, a Texas Non Profit Corporation

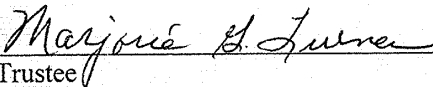
Dear Mr. Cossum:

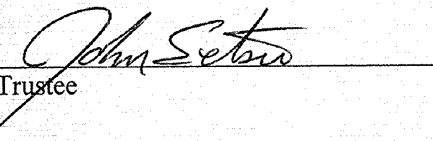
The Trustees of Shiloh Terrace Baptist Church, a Texas Non Profit Corporation have authorized Scott McLaughlin, Church Business Administrator, to sign documents on behalf of the church in matters relating to government approvals of Church real estate matters.

Thank you for your consideration.

Very Truly Yours,


Trustee


Trustee


Trustee

Z123-221

Verizon Board of Directors

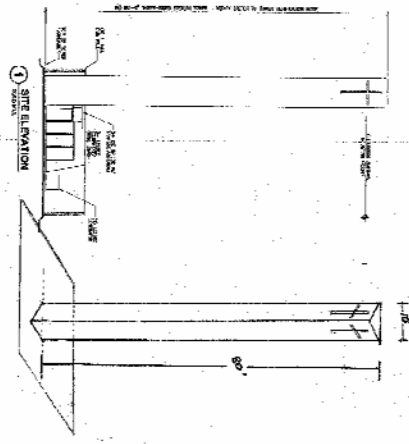
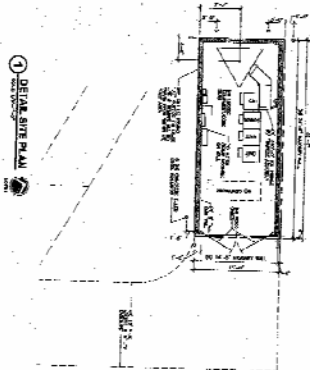
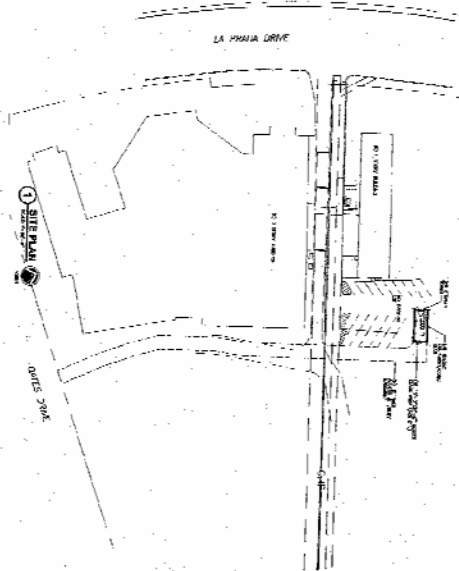
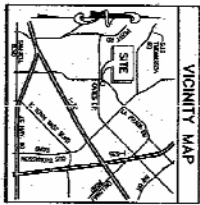
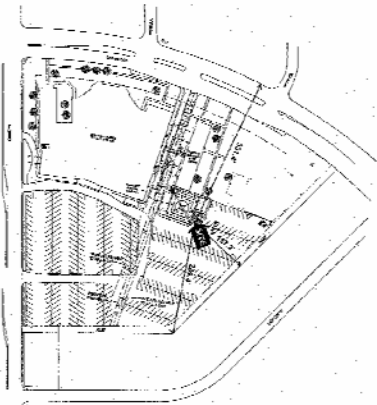
Richard Carrion
melanie Healey
M. Francil Keeth
Robert Lane
Lowell McAdam
Sandra Moose
Joseph Neubauer
Donald Nicolaisen
Charence Otis, Jr.
Hugh Price
Rodney Slater
Kathryn Tesija
Gregory Wasson

Verizon Officers

Lowell, McAdam, Chairman
Roy Chestnutt, Executive VP
Rolger Gumani, Executive VP
Daniel Mead, Executive VP
Anthony Malone, Executive VP
Randal Milch, Executive VP
W.R. Mudge, President consumer markets
John Stratton, Executive VP
Robert Barish, Senior VP
Mathew Ellis, Senior VP
Holyce E. Hess Groos, Senior VP
William Horton, Jr. Senior VP
Shane Sanders, Senior VP
Michael Stefanski, Senior VP
Marc Reed, Executive VP
Francil Shammo, Executive VP
Rose Stucky Kirk, President Verizon Foundation

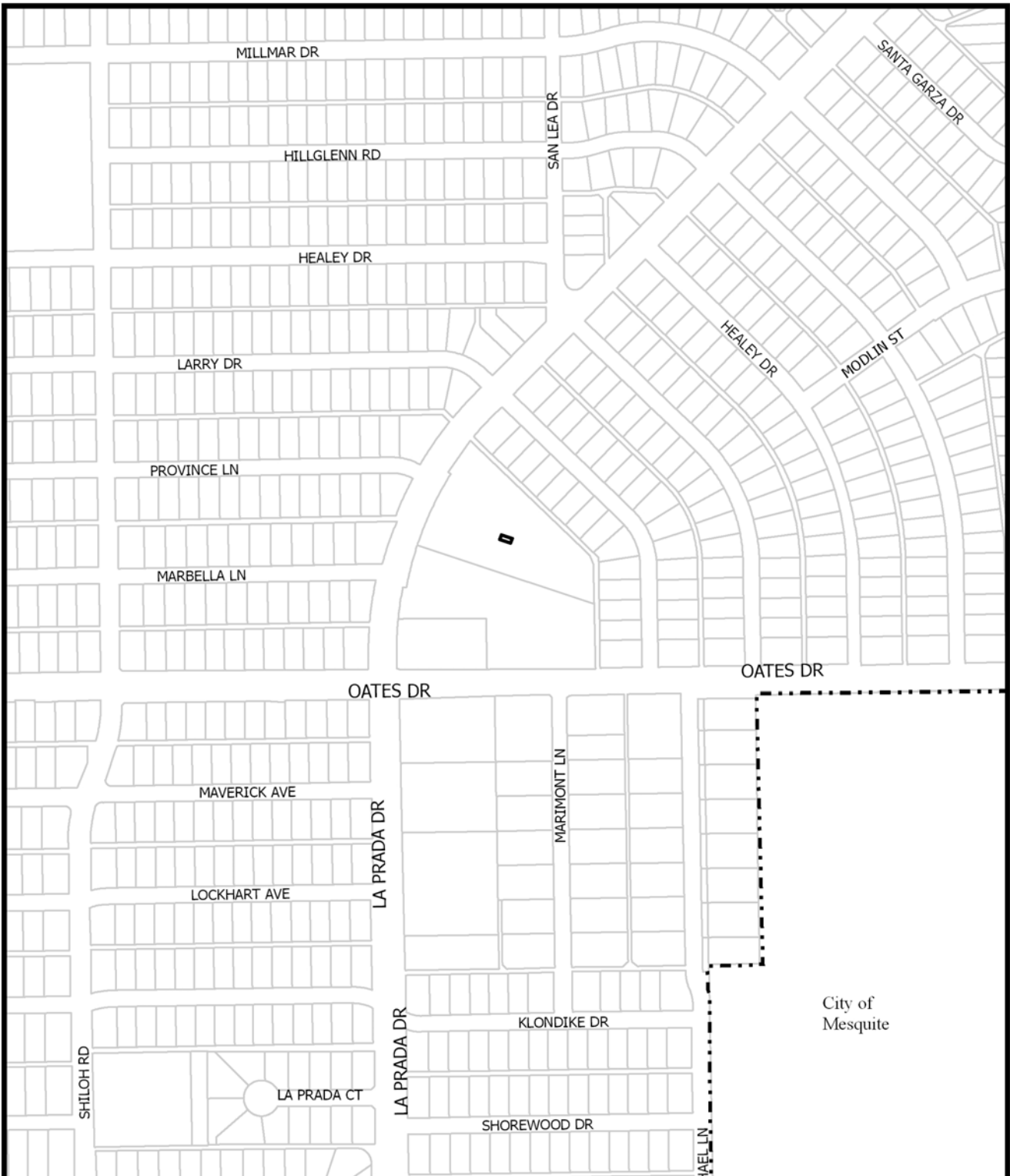
**CITY ATTORNEY-APPROVED CONDITIONS FOR A SPECIFIC USE PERMIT
FOR A TOWER/ANTENNA FOR CELLULAR COMMUNICATION**

1. **USE:** The only use authorized by this specific use permit is a Tower/antenna for cellular communication, limited to a monopole cellular tower.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan. Design of the monopole cellular tower must comply with the elevation shown on the attached site plan.
3. **TIME LIMIT:** This specific use permit expires on (ten years from the passage of the ordinance), but is eligible for automatic renewal for additional fifteen-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. **STRUCTURE HEIGHT:** Maximum structure height is 80 feet.
5. **SCREENING WALL:** A seven-foot-tall masonry wall must be constructed in the location shown on the attached site plan.
6. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
7. **GENERAL REQUIREMENTS:** Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



Specific Use Permit
 Use: Tower/Structure for
 Cellular Communication
 Facilities: Enclosed antenna structure
 Equipment cabinets at ground
 antenna structure and ground
 equipment enclosed by other: 09
 non-masonry wall

SITE PLAN
 Z123-221 (RB)

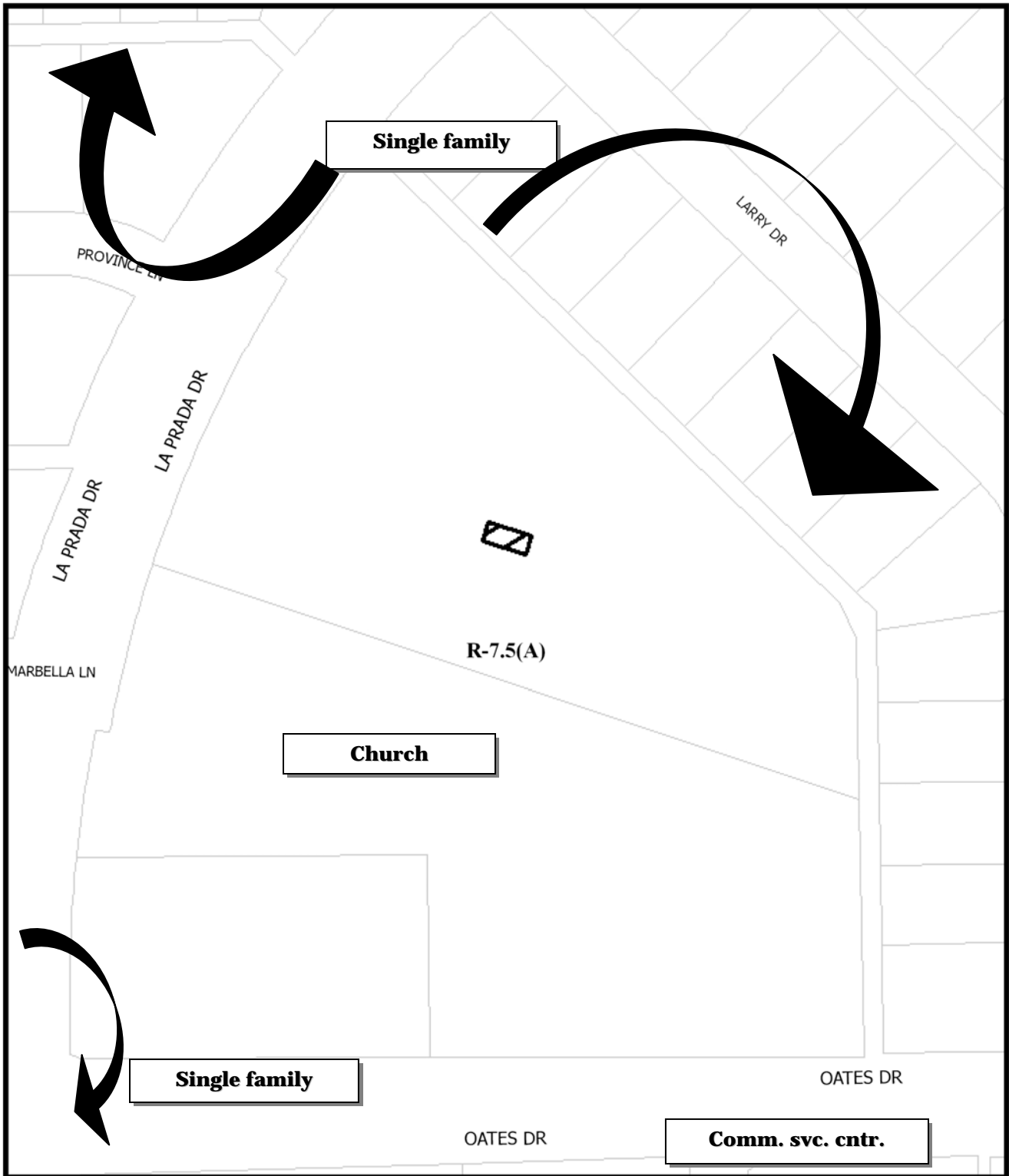


1:4,800

VICINITY MAP

Case no: **Z123-221**

Date: **6/5/2013**




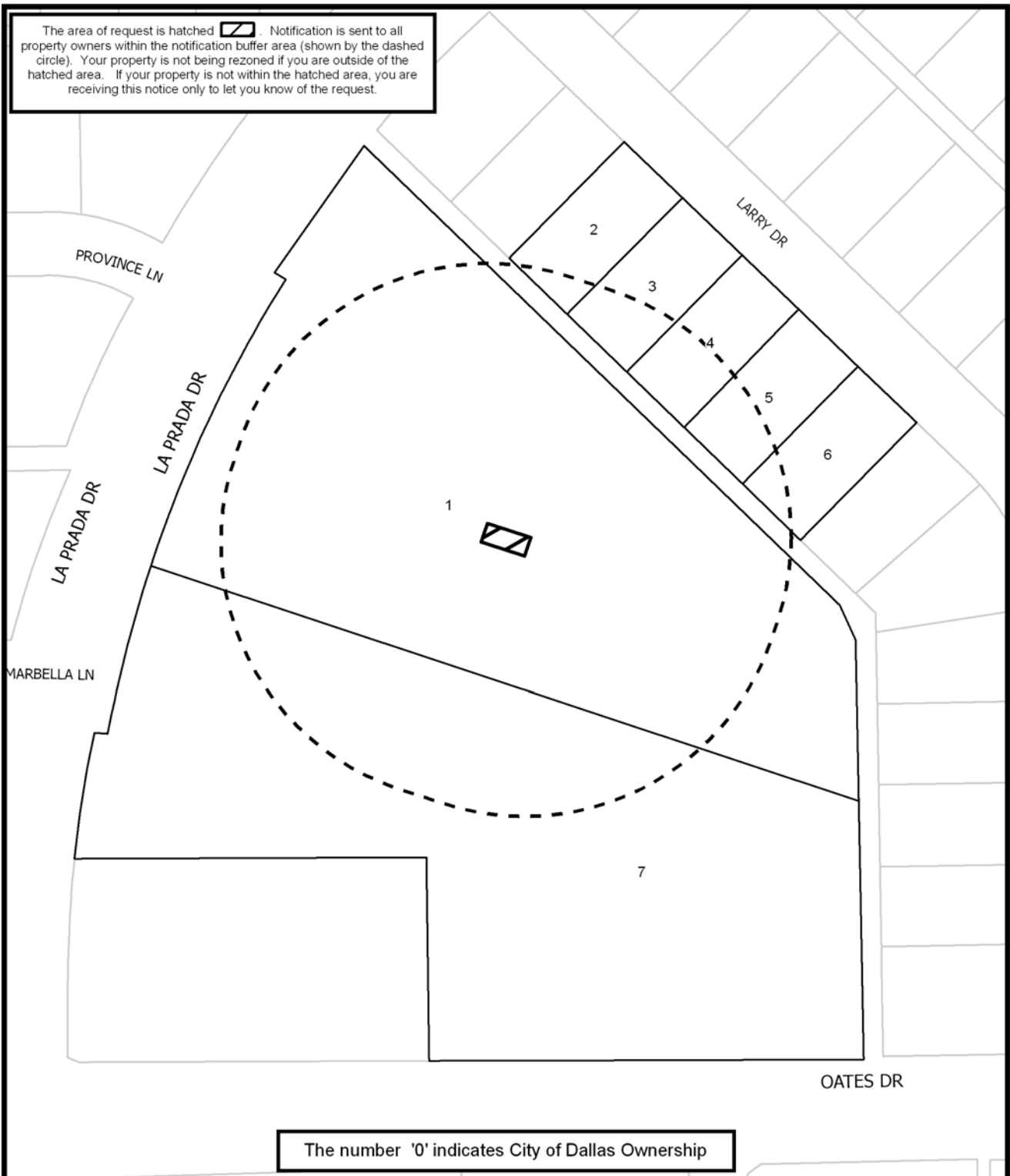
1:1,200

ZONING AND LAND USE

Case no: Z123-221

Date: 6/5/2013

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



The number '0' indicates City of Dallas Ownership

 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <p>  AREA OF NOTIFICATION  NUMBER OF PROPERTY OWNERS NOTIFIED </p>	Case no: <u> Z123-221 </u> Date: <u> 6/5/2013 </u>
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Z123-221(RB)

6/5/2013

Notification List of Property Owners

Z123-221

7 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9840 LA PRADA DR	SHILOH TERRACE BAPT CH
2	3014 LARRY DR	GOURD PAMELA J
3	3018 LARRY DR	MONSIVAIS BLANCA
4	3022 LARRY DR	PETTIGREW LEE E
5	3026 LARRY DR	SCUDDER PERRIN & MARYANN
6	3032 LARRY DR	RAMADAN HASSAN
7	9810 LA PRADA DR	SHILOH TERRACE BAPT CH

FILE NUMBER: Z123-252(MW)

DATE FILED: April 9, 2013

LOCATION: Northwest corner of North Bishop Avenue and West 5th Street

COUNCIL DISTRICT: 1

MAPSCO: 54-C

SIZE OF REQUEST: ±0.386 acre

CENSUS TRACT: 42.01

REPRESENTATIVE: Bob Stimson

APPLICANT: Oak Cliff Chamber of Commerce

OWNER: SM Bishop, Ltd.

REQUEST: An application to create a new subdistrict within Subdistrict 1 (Bishop Avenue) of Planned Development District No. 830, the Davis Street Special Purpose District

SUMMARY: The applicant's proposal will allow an existing building, which is currently vacant, to be utilized for an office use.

STAFF RECOMMENDATION: Approval; subject to conditions

BACKGROUND INFORMATION:

- The ±0.386-acre request site is developed with ±4,032-square foot building which was constructed in 1973. The building, previously used as a medical office, has been vacant for approximately one year, which has resulted in the loss of its nonconforming status.
- Planned Development District 830 was approved by City Council on August 11, 2010.
- In Subdistrict 1 of PDD No. 830, an office use is permitted only as part of a mixed use residential project (MURP). The applicant proposes an office as a main use and requests a subdistrict that will allow an office by right.
- The request site is surrounded by single family residential homes to the north, east, south, and west.

Zoning History:

There have been no recent zoning cases within the vicinity of the request site.

Thoroughfares/Streets:

Thoroughfares/Streets	Type	Existing ROW
Bishop Avenue	Collector	100 feet
Street	Local	60 feet

Land Use:

	Zoning	Land Use
Site	PDD No. 830	Vacant office
North	PDD No. 830	Single family
East	PDD No. 830	Single family
South	PDD No. 830	Single family
West	PDD No. 160	Single family

STAFF ANALYSIS:

Comprehensive Plan:

The Vision Illustration depicts the request site as within an Urban Neighborhood Building Block.

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

The request is consistent with the following goals and policy of the Comprehensive Plan.

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

ECONOMIC ELEMENT

GOAL 2.1 Promote balanced growth

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

URBAN DESIGN ELEMENT

GOAL 5.2 Strengthen community and neighborhood identity

Policy 5.2.1 Maintain neighborhood scale and character.

GOAL 5.3 Establishing walk-to convenience

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

Land Use Compatibility:

The ±0.386-acre request site is developed with ±4,032-square foot building which was constructed in 1973. The building, previously used a medical office, has been vacant for approximately one year, which has resulted in the loss of its nonconforming status. The applicant's proposal will allow the building to be utilized as an office. All other provisions of Subdistrict 1 will apply.

Planned Development District 830 was approved by City Council on August 11, 2010. In Subdistrict 1 of PDD No. 830, an office use is permitted only as part of a mixed use residential project (MURP). Pursuant to PDD No. 830, a mixed use residential project means "a development that has street-level nonresidential uses with hours of operation that are limited to 7:30 a.m. through 6:30 p.m., Monday through Saturday, and that has residential uses only above street level".

The request site is surrounded by single family residential homes to the north, east, south, and west. To ensure compatibility and to be consistent with the intent of the PDD No. 830, staff recommends a condition that limits the hours of operation for an office use in the proposed subdistrict to 7:30 a.m. through 6:30 p.m., Monday through Saturday.

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 PDD No. 830, except as provided the off-street parking and loading requirements of Section 51A-4.200 apply. An office use requires one space per 333 square feet of floor area. Therefore, the ±4,032-square foot office building requires 12 spaces.

Landscaping:

New development on the site must comply with the landscaping requirement of PDD No. 830.

Partners/Principals/Officers:

APPLICANT: Oak Cliff Chamber of Commerce

Oak Cliff Chamber of Commerce
Board of Directors

Kelvin Chamberlain

Scott Chase

Amy Cowan

Yolanda Gills

Susan Harris

Mark Miranda

Lauren Montgomery

Ed Oakley

Dr. John Price

Luis Salcedo

Austin Schenkel

Cyndy Lutz

Sharron Berry

Al Bryant

Claudia Cantu

Richard Davis

Matt Garcia

Joseph Hernandez

Brent Jackson

Charles McElrath

Beverly Mitchell-Brooks

George Moussa

Jon Napper

Brad Nitschke

Robert Pitre

Chad West

Mike Casey

Robin Daniels

Sharon Davis

Hector Escamilla

Bill Evans

Michael Gonzalez

Huelon Harrison

David Hunt

Laura Irvine

Jim Lake

Amanda Moreno

Jimmy Munoz

Debra Peek-Haynes

Donna Spillers

Laura Sanchez

Don Hicks

Warren Rutherford

Z123-252

OWNER: SM Bishop, Ltd.

Ownership of SM Bishop, Ltd.

- Goodmilk, LLC – 3%
 - Fritz T Schenkel – 50%
 - Patricia L Schenkel – 50%
- Texas Waggoner Corporation – 25%
 - Mark Miranda – 100%
- Schenkel Partners, Ltd. – 72%
 - Goodmilk, LLC – 1%
 - Jeffrey Craig Schenkel Trust – 33%
 - Stephanie Anne Schenkel Roberts Trust – 33%
 - Stephen Laird Schenkel Trust - 33%

Z123-252

ARTICLE 830.

PD 830.

SEC. 51P-830.101. LEGISLATIVE HISTORY.

PD 830 was established by Ordinance No. 27944, passed by the Dallas City Council on August 11, 2010. (Ord. 27944)

SEC. 51P-830.102. PROPERTY LOCATION AND SIZE.

PD 830 is established on property located along the Bishop Avenue Corridor between Colorado Boulevard and Davis Street; property located along the Davis Street Corridor, bounded by Plymouth Road on the west and Zang Boulevard on the east; and excluding property zoned Planned Development District No. 160, Planned Development No. 340, Planned Development No. 87/Historic District 15, Conservation District No. 1, and Conservation District 7. The size of PD 830 is approximately 290.5 acres. (Ord. 27944)

SEC. 51P-830.103. CREATION OF SUBDISTRICTS.

This district is divided into the following subdistricts:

- (1) Subdistricts 1 and 1A: Bishop Avenue.
- (2) Subdistrict 2: **Subdistrict 2 is not created as part of this PD. See Conservation District No. 7 (Bishop/Eighth Street Conservation District) for the use regulations and development standards in that area.**
- (3) Subdistrict 3: East Garden District and Subdistrict 3A: Bishop Arts Branch Library.
- (4) Subdistrict 4: Kidd Springs Park.
- (5) Subdistrict 5: Kings Highway Gateway.
- (6) Subdistricts 6 and 6A: Davis Corridor.
- (7) Subdistrict 7: Winnetka Heights Village.
- (8) Subdistricts 8 and 8A: West Garden District. (Ord. Nos. 27944; 28733; 28745)

SEC. 51P-830.104. DEFINITIONS.

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

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

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

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

(4) ATTIC STORY means that portion of a building between the top floor and the ceiling above it that is located within a roof structure.

(5) BED AND BREAKFAST means a lodging use that has no more than five guest rooms; provides accommodations for periods not to exceed five nights; serves no meals other than breakfast; and is a member of, or certified by, a recognized bed and breakfast association such as the National Bed and Breakfast Association (NBBA) or Historic and Hospitality Accommodation of Texas.

(6) BLADE SIGN means a sign that projects perpendicularly from a main building facade and is visible from both sides.

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

(8) BOUTIQUE HOTEL means a lodging facility with 30 or fewer guest rooms that are rented to occupants on a daily basis for not more than 14 consecutive days; provides food that is prepared on-site; and more than 50 percent of the guest rooms are internal-entry.

(9) DOOR YARD means the area between the edge of the sidewalk furthest from the street and the front building facade.

(10) LEGACY BUILDING means a building that fronts on Davis Street or Bishop Avenue and that is listed on Exhibit "830B" or determined to be a legacy building in accordance with Section 51P-830.118.

(11) MAJOR MODIFICATION means reconstruction, alteration, or renovation of an a single family or duplex structure that exceeds 50 percent of the structure assessed by the Dallas Central Appraisal District or any increase in the floor area of a structure if the expansion is over 50 percent of the floor area of the existing structure.

(12) MASSAGE ESTABLISHMENT and MASSAGE mean a massage establishment or massage as defined by Texas Occupation Code Chapter 455, as amended.

(13) MIXED USE DEVELOPMENT means a development that has both main residential and main nonresidential uses on the same building site.

(14) MIXED USE RESIDENTIAL PROJECT (MURP) means a development that has street-level nonresidential uses with hours of operation that are limited to 7:30 a.m.

through 6:30 p.m., Monday through Saturday, and that has residential uses only above street level.

(15) OPEN SPACE means an area that is open to the public for at least eight hours each day, limited to pedestrians, is at least 80 percent open to the sky, a contiguous area of not less than 15 feet in width and 25 feet in length, and where a minimum of 25 percent of the open space area is landscaped with turf, ground cover, shrubs, trees, seasonal plantings, or a combination of these plant materials.

(16) PROJECTING SIGN means an attached sign projecting more than 12 inches from a building at an angle other than parallel to the facade.

(17) REMOTE SURFACE PARKING LOT means a nonstructural passenger-vehicle parking facility where at least 30 percent of its parking spaces are subject to remote parking agreements and where the remaining parking spaces may serve as off-site parking for a valet service that may charge a fee.

(18) RETAIL-RELATED USES means any of the following uses:

- (A) Antique shop.
- (B) Art gallery.
- (C) Dry cleaning or laundry store.
- (D) General merchandise or food store.
- (E) Nursery, garden shop, or plant sales.
- (F) Personal service uses.

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

(20) TRANSPARENCY means the total area of windows and door openings with glass that is a percentage of the total street-level facade. (Ord. 27944)

SEC. 51P-830.105. INTERPRETATIONS.

- (a) Unless otherwise stated, the 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) Section 51A-2.101, "Interpretations," applies to this article.
- (d) The following rules apply in interpreting the use regulations in this article:

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

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

(3) The symbol **[SUP]** appearing after a listed use means that the use is permitted by specific use permit only. ["SUP" means "specific use permit." For more information regarding specific use permits, see Section 51A-4.219, "Specific Use Permit (SUP)."]

(4) The symbol **[DIR]** appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803, "Site Plan Review." ("DIR" means "development impact review." For more information regarding development impact review, see Division 51A-4.800, "Development Impact Review.")

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

(e) If there is a conflict, the text of this article controls over any charts, exhibits, graphic displays, or maps.

(f) Subdistricts 1, 3, 4, and 8 of this district are considered to be residential zoning districts. Subdistricts 3A, 5, 6A, and 7 are considered to be nonresidential zoning districts. (Ord. Nos. 27944; 28733; 28745)

SEC. 51P-830.106. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 830A: Subdistrict maps.
- (2) Exhibit 830B: Legacy buildings list.
- (3) Exhibit 830C: Mixed use development parking chart.
- (4) Exhibit 830D: Subdistrict 3A building corner marker elevation. (Ord. Nos. 27944; 28745)

SEC. 51P-830.107. CONCEPTUAL PLAN.

- (a) There is no conceptual plan for this district.
- (b) The Bishop/Davis Land Use and Zoning Study should be consulted for goals, objectives, policy statements, and recommendations for development of this district. (Ord. 27944)

SEC. 51P-830.108. DEVELOPMENT PLAN.

No development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 27944)

SEC. 51P-830.109. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICTS NO. 1 and 1A: BISHOP AVENUE.

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

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

None permitted.

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

-- Church.

(5) Lodging uses.

None permitted.

(6) Miscellaneous uses.

-- Temporary construction or sales office.

(7) Office uses.

--Office. *[Permitted only as part of a MURP in Subdistrict 1. In Subdistrict 1A, hours of operation are limited to 7:30 a.m. through 6:30 p.m., Monday through Saturday.]*

(8) Recreation uses.

-- Private recreation center, club, or area. *[SUP]*

-- Public park, playground, or golf course.

(9) Residential uses.

-- Duplex.

-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*

-- Multifamily.

-- Retirement housing.

-- Single family.

(10) Retail and personal service uses.

-- Antique shop. *[Permitted only as part of a MURP.]*

-- Art gallery. *[Permitted only as part of a MURP.]*

-- Remote surface parking lot. *[Permitted only on a lot abutting the lot with the use being supplied with the parking under the remote parking agreement.]*

(11) Transportation uses.

-- Transit passenger shelter.

(12) Utility and public service uses.

-- Local utilities.

(13) Wholesale, distribution, and storage uses.

-- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*

-- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]*

(b) Drive-in and drive-through uses. Drive-in and drive-through lanes, windows, or services are not permitted.

(c) Accessory uses.

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

(2) The following accessory use is permitted by SUP only:

-- Accessory community center (private).

(3) 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.

(d) Yard, lot, and space regulations.

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

(1) Front yard. Except as provided in this paragraph, minimum front yard is 20 feet and maximum front yard is 25 feet. A minimum of 75 percent of the street-facing facade must be located within the area between the minimum and maximum front yard setback. The remaining street-facing facade (25 percent) is not required to comply with the maximum front yard setback.

(2) Side yard.

(A) Except as provided in this paragraph, minimum side yard is 10 feet or 10 percent of the lot width measured at the front yard street frontage, whichever is less.

(B) For lots 50 feet in width or less and adjacent to a detached single family use, minimum side yard is five feet.

(C) No side yard is required between attached single family uses.

(3) Rear yard. Minimum rear yard is 10 feet.

(4) Density. No maximum number of dwelling units.

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

(6) Height.

(A) Except as provided in this paragraph, maximum structure height is 38 feet. For a MURP, maximum structure height is 42 feet.

(B) Any portion of a structure over 30 feet in height may not be located above a residential proximity slope.

(i) The residential proximity slope is a plane projected upward and outward at a one-to-two rise over run from private property outside of the district that is zoned for residential uses with a density of less than 12 dwelling units per acre. An institutional use on a lot of two acres or more does not trigger the residential proximity slope.

(ii) Structures listed in Section 51A-4.408(a)(2) may project through the residential proximity slope to a height not to exceed the maximum structure height, or 12 feet above the residential proximity slope, whichever is less, provided that the total projections on a building are no more than 20 percent of the building foot print.

(7) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) Lot size. No minimum lot size.

(9) Lot width. Maximum lot width is 150 feet.

(10) Stories. Maximum number of stories above grade is three, plus one attic story.

(e) Architectural design standards.

(1) Except as provided in this subsection, see Section 51P-830.122, "Architectural Design Standards."

(2) Structures with street facing facades exceeding 50 feet in length must have changes in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches and depth of at least eight inches. (Ord. 27944)

SEC. 51P-830.110. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT 2: THE BISHOP ARTS-EIGHTH STREET CONSERVATION DISTRICT.

Subdistrict No. 2 is not part of this PD. See Conservation District No. 7 (Bishop/Eighth Street Conservation District) for the use regulations and development standards in that area. (Ord. 27944)

SEC. 51P-830.111. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT 3: EAST GARDEN DISTRICT.

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

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses. *[Permitted only on lots fronting on Bishop Avenue or Zang Boulevard.]*

-- Catering service.

-- Custom business services.

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

-- Child-care facility.

-- Church.

(5) Lodging uses. *[Permitted only on lots fronting on Bishop Avenue or Zang Boulevard.]*

-- Bed and breakfast.

-- Boutique hotel. *[SUP]*

(6) Miscellaneous uses.

-- Temporary construction or sales office.

(7) Office uses. *[Permitted only on lots fronting on Bishop Avenue or Zang Boulevard.]*

- Financial institution without drive-in window.
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

- Private recreation center, club, or area. [SUP]
- Public park, playground, or golf course.

(9) Residential uses.

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

(10) Retail and personal service uses. [Permitted only on lots fronting on Bishop Avenue or Zang Boulevard.]

- Alcoholic beverage establishments. [SUP]
- Antique shop.
- Art gallery.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store. [By right if 5,000 square feet of floor area or less; otherwise by SUP.]
- Nursery, garden shop, or plant sales.
- Personal service uses. [Body piercing studios, massage establishments, and tattoo studios are prohibited.]
- Restaurant without drive-in or drive-through service. [RAR]
- Remote surface parking lot.
- Theater. [SUP]

(11) Transportation uses.

- Transit passenger shelter.

(12) Utility and public service uses.

- Local utilities.

(13) Wholesale, distribution, and storage uses.

- Recycling drop-off container. [SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]
- Recycling drop-off for special occasion collection. [SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]

(b) Drive-in and drive-through uses. Drive-in and drive-through lanes, windows, or services are not permitted.

(c) Accessory uses.

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

(2) The following accessory use is permitted by SUP only:

-- Accessory community center (private).

(3) The following accessory uses are not permitted:

-- Accessory helistop.

-- Accessory medical/infectious waste incinerator.

-- Accessory pathological waste incinerator.

(d) Yard, lot, and space regulations.

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

(1) Front yard. Except as provided in this paragraph, minimum front yard is 0 feet and maximum front yard is 10 feet. A minimum of 75 percent of the street-facing facade must be located within the area between the minimum and maximum front yard setback. The remaining street-facing facade (25 percent) is not required to comply with the maximum front yard setback.

(2) Side yard. No minimum side yard.

(3) Rear yard. Except as provided in this paragraph, no minimum rear yard. Minimum rear yard is 10 feet if the rear yard abuts or is across an alley from a rear yard in Subdistrict 8.

(4) Density. No maximum number of dwelling units.

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

(6) Height.

(A) Except as provided in this paragraph, maximum structure height is 50 feet.

(B) For lots fronting on Bishop Avenue or Zang Boulevard, maximum structure height is 75 feet, except as provided in Section 51P-830.122(g)(2).

(7) Lot coverage. Maximum lot coverage is 100 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

- (8) Lot size. No minimum lot size.
- (9) Lot width. No minimum or maximum lot width.
- (10) Stories.

(A) Except as provided in this paragraph, maximum number of stories above grade is four.

(B) For lots fronting on Bishop Avenue or Zang Boulevard, maximum number of stories above grade is five. (Ord. 27944)

SEC. 51P-830.111.1 USE REGULATIONS AND DEVELOPMENT STANDARDS

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

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses. *[Permitted only on lots fronting on Bishop Avenue or Zang Boulevard.]*

-- Catering service.
-- Custom business services.

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

-- Child-care facility.
-- Church.
-- Library.

(5) Lodging uses. *[Permitted only on lots fronting on Bishop Avenue or Zang Boulevard.]*

-- Bed and breakfast.
-- Boutique hotel. *[SUP]*

(6) Miscellaneous uses.

-- Temporary construction or sales office.

(7) Office uses. *[Permitted only on lots fronting on Bishop Avenue or Zang*

-- Financial institution without drive-in window.
-- Medical clinic or ambulatory surgical center.
-- Office.

(8) Recreation uses.

- Private recreation center, club, or area. [SUP]
- Public park, playground, or golf course.

(9) Residential uses.

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

(10) Retail and personal service uses. [Permitted only on lots fronting on Bishop Avenue or Zang Boulevard.]

- Alcoholic beverage establishments. [SUP]
- Antique shop.
- Art gallery.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store. [By right if 5,000 square feet of floor area or less; otherwise by SUP.]
- Nursery, garden shop, or plant sales.
- Personal service uses. [Body piercing studios, massage establishments, and tattoo studios are prohibited.]
- Restaurant without drive-in or drive-through service. [RAR]
- Remote surface parking lot.
- Theater. [SUP]

(11) Transportation uses.

- Transit passenger shelter.

(12) Utility and public service uses.

- Local utilities.

(13) Wholesale, distribution, and storage uses.

- Recycling drop-off container. [SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]
- Recycling drop-off for special occasion collection. [SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]

(b) Drive-in and drive-through uses. Drive-in and drive-through lanes, windows, or services are not permitted.

(c) Accessory uses.

(1) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique

nature, are subject to additional regulations in Section 51A-4.217, "Accessory Uses." For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory use is permitted by SUP only:

-- Accessory community center (private).

(3) The following accessory uses are not permitted:

-- Accessory helistop.

-- Accessory medical/infectious waste incinerator.

-- Accessory pathological waste incinerator.

(d) Yard, lot, and space regulations.

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

(1) Front yard. Except as provided in this paragraph, minimum front yard is 0 feet and maximum front yard is 10 feet. A minimum of 50 percent of the facades facing Bishop Avenue and Tenth Street must be located within the area between the minimum and maximum front yard setback. The remaining facades facing Bishop Avenue and Tenth Street (50 percent) are not required to comply with the maximum front yard setback. The facade facing Madison Avenue is not required to comply with the maximum front yard setback.

(2) Side yard. No minimum side yard.

(3) Rear yard. No minimum rear yard.

(4) Density. No maximum number of dwelling units.

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

(6) Height.

(A) Except as provided in this paragraph, maximum structure height is 50 feet.

(B) For lots fronting on Bishop Avenue, maximum structure height is 75 feet, except as provided in Section 51P-830.122(g)(2).

(7) Lot coverage. Maximum lot coverage is 100 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) Lot size. No minimum lot size.

(9) Lot width. No minimum or maximum lot width.

(10) Stories. Except as provided in this paragraph, maximum number of stories above grade is five.

(11) In this subdistrict, the facade fronting Bishop Avenue is considered the primary facade. (Ord. 28745)

SEC. 51P-830.112. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT 4: KIDD SPRINGS PARK.

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

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

None permitted.

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

-- Church.

(5) Lodging uses.

None permitted.

(6) Miscellaneous uses.

-- Temporary construction or sales office.

(7) Office uses.

None permitted.

(8) Recreation uses.

-- Private recreation center, club, or area. [SUP]

-- Public park, playground, or golf course.

(9) Residential uses.

-- Duplex.

-- Handicapped group dwelling unit. [SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]

-- Multifamily.

-- Retirement housing.

-- Single family.

(10) Retail and personal service uses.

-- Restaurant without drive-in or drive-through service. *[Permitted only on lots abutting Kidd Springs Park and by SUP only.]*

(11) Transportation uses.

-- Transit passenger shelter.

(12) Utility and public service uses.

-- Local utilities.

(13) Wholesale, distribution, and storage uses:

-- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*

-- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]*

(b) Drive-in and drive-through uses. Drive-in and drive-through lanes, windows, or services are not permitted.

(c) Accessory uses.

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

(2) The following accessory use is permitted by SUP only:

-- Accessory community center (private).

(3) 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.

(d) Yard, lot, and space regulations.

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

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(1) Front yard.

(A) Except as provided in this paragraph, minimum front yard is 10 feet.

(B) For lots fronting on Cedar Hill Avenue, minimum front yard is 15 feet.

(2) Side yard.

(A) Except as provided in this paragraph, no minimum side yard.

(B) For lots abutting Kidd Springs Park, minimum side yard is 15 feet.

(3) Rear yard.

(A) Except as provided in this subsection, no minimum rear yard.

(B) For lots abutting Kidd Springs Park, minimum rear yard is 15 feet.

(4) Density. No maximum number of dwelling units.

(5) Floor area ratio. Maximum floor area ratio is 2.0.

(6) Height.

(A) Except as provided in this paragraph, maximum structure height is 36 feet.

(B) If a minimum of 15 percent of a building site is provided as open space, maximum structure height may be increased to 50 feet.

(C) Any portion of a structure over 30 feet in height may not be located above a residential proximity slope.

(i) The residential proximity slope is a plane projected upward and outward at a two-to-one rise over run from private property that is inside the subdistrict, south of West Canty Street, and zoned for residential uses with a density of less than 12 dwelling units per acre. An institutional use on a lot of two acres or more does not trigger the residential proximity slope.

(iii) The residential proximity slope is a plane projected upward and outward at a one-to-two rise over run from private property that is outside the district, east of Cedar Hill Avenue, abuts Subdistrict 4, and zoned for residential uses with a density of less than 12 dwelling units per acre. An institutional use on a lot of two acres or more does not trigger the residential proximity slope.

(iii) Structures listed in Section 51A-4.408(a)(2) may project through the residential proximity slope to a height not to exceed the maximum structure height, or 12 feet above the residential proximity slope, whichever is less, provided that the total projections on a building are no more than 20 percent of the building foot print.

(7) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) Lot size. No minimum lot size.

(9) Lot width. No minimum or maximum lot width is required.

(10) Stories. Except as provided in Paragraph (6)(B), maximum number of stories above grade is three. (Ord. 27944)

SEC. 51P-830.113. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT 5: KINGS HIGHWAY GATEWAY.

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

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Catering service.
-- Custom business services.

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

-- Child-care facility.
-- Church.

(5) Lodging uses.

-- Bed and breakfast.

(6) Miscellaneous uses.

-- Temporary construction or sales office.

(7) Office uses.

-- Financial institution without drive-in window.
-- Medical clinic or ambulatory surgical center.
-- Office.

(8) Recreation uses.

-- Private recreation center, club, or area. [SUP]
-- Public park, playground, or golf course.

(9) Residential uses.

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

(10) Retail and personal service uses.

- Alcoholic beverage establishments. *[SUP]*
- Antique shop.
- Art gallery.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store. *[By right if 50,000 square feet of floor area or less; otherwise by SUP.]*
- Nursery, garden shop, or plant sales.
- Personal service uses. *[Body piercing studios, massage establishments, and tattoo studios are prohibited.]*
- Restaurant without drive-in or drive-through service. *[RAR]*
- Remote surface parking lot.
- Theater. *[SUP]*

(11) Transportation uses.

- Transit passenger shelter.

(12) Utility and public service uses.

- Local utilities.

(13) Wholesale, distribution, and storage uses.

- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*
- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]*

(b) Drive-in and drive-through uses. Drive-in and drive-through lanes, windows, or services are not permitted.

(c) Accessory uses.

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

(2) The following accessory use is permitted by SUP only:

- Accessory community center (private).

(3) The following accessory uses are not permitted:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.

(d) Yard, lot, and space regulations.

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

(1) Front yard.

(A) Except as provided in this paragraph, minimum front yard is 10 feet.

(B) For lots fronting on Davis Street, minimum front yard is 0 and maximum front yard is 10 feet. A minimum of 75 percent of the street-facing facade must be located within the area between the minimum and maximum front yard setback. The remaining street-facing facade (25 percent) is not required to comply with the maximum front yard setback.

(2) Side yard. No minimum side yard.

(3) Rear yard. No minimum rear yard.

(4) Density. No maximum number of dwelling units.

(5) Floor area ratio. Maximum floor area ratio is 2.0.

(6) Height. Maximum structure height is 50 feet.

(7) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) Lot size. No minimum lot size.

(9) Lot width. No minimum or maximum lot width.

(10) Stories. Maximum number of stories above grade is four. (Ord. 27944)

SEC. 51P-830.114.

**USE REGULATIONS AND DEVELOPMENT STANDARDS IN
SUBDISTRICT 6: DAVIS CORRIDOR.**

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

(1) Agricultural uses.

- Crop production.
- (2) Commercial and business service uses.
 - Catering service.
 - Custom business services.
- (3) Industrial uses.

None permitted.
- (4) Institutional and community service uses.
 - Child-care facility.
 - Church.
 - Community service center. [SUP]
- (5) Lodging uses.
 - Bed and breakfast.
- (6) Miscellaneous uses.
 - Temporary construction or sales office.
- (7) Office uses.
 - Financial institution without drive-in window.
 - Medical clinic or ambulatory surgical center.
 - Office.
- (8) Recreation uses.
 - Private recreation center, club, or area. [SUP]
 - Public park, playground, or golf course.
- (9) Residential uses.
 - Duplex.
 - Handicapped group dwelling unit. [SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]
 - Multifamily.
 - Retirement housing.
 - Single family.
- (10) Retail and personal service uses.
 - Alcoholic beverage establishments. [SUP]
 - Antique shop.
 - Art gallery.
 - Dry cleaning or laundry store.
 - Furniture store.

- General merchandise or food store. *[By right if 50,000 square feet of floor area or less; otherwise by SUP.]*
- Nursery, garden shop, or plant sales.
- Personal service uses. *[Body piercing studios, massage establishments, and tattoo studios are prohibited.]*
- Restaurant without drive-in or drive-through service. *[RAR]*
- Remote surface parking lot.
- Theater. *[SUP]*

(11) Transportation uses.

- Transit passenger shelter.

(12) Utility and public service uses.

- Local utilities.

(13) Wholesale, distribution, and storage uses.

- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*
- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]*

(b) Drive-in and drive-through uses. Drive-in and drive-through lanes, windows, or services are not permitted.

(c) Accessory uses.

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

(2) The following accessory use is permitted by SUP only:

- Accessory community center (private).

(3) The following accessory uses are not permitted:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.

(d) Yard, lot, and space regulations.

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

(1) Front yard.

Z123-252(MW)

(A) Except as provided in this paragraph, minimum front yard is 10 feet.

(B) For lots fronting on Davis Street, minimum front yard is 0 feet and maximum front yard is 10 feet. A minimum of 75 percent of the street-facing facade must be located within the area between the minimum and maximum front yard setback. The remaining street-facing facade (25 percent) is not required to comply with the maximum front yard setback.

(2) Side yard. No minimum side yard.

(3) Rear yard.

(A) Except as provided in this paragraph, no minimum rear yard.

(B) If abutting or across the alley from a single family district, minimum rear yard is 10 feet.

(4) Density. No maximum number of dwelling units.

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

(6) Height.

(A) Except as provided in this paragraph and Section 51P-830.122(g)(2), maximum structure height is 75 feet.

(B) South of Davis Street between Hampton Road and the east side of Rosemont Avenue, maximum structure height is 50 feet.

(C) Any portion of a structure over 30 feet in height may not be located above a residential proximity slope.

(i) The residential proximity slope is a plane projected upward and outward at a one-to-one rise over run from private property that is outside the district, abutting Subdistrict 6 with no intervening street, and zoned for residential uses with a density of less than 12 dwelling units per acre. An institutional use on a lot of two acres or more does not trigger the residential proximity slope.

(ii) Structures listed in Section 51A-4.408(a)(2) may project through the residential proximity slope to a height not to exceed the maximum structure height, or 12 feet above the residential proximity slope, whichever is less, provided that the total projections on a building are no more than 20 percent of the building foot print.

(7) Lot coverage. Except as provided in this paragraph, maximum lot coverage is 100 percent. South of Davis Street between Hampton Road and the east side of Rosemont Avenue, maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) Lot size. No minimum lot size.

Z123-252(MW)

(9) Lot width. No minimum or maximum lot width.

(10) Stories.

(A) Except as provided in this paragraph, maximum number of stories above grade is five.

(B) South of Davis Street between Hampton Road and the east side of Rosemont Avenue, maximum number of stories above grade is four. (Ord. 27944)

**SEC. 51P-830.114.1 USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT 6A: DAVIS CORRIDOR.**

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

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Catering service.
-- Custom business services.

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

-- Child-care facility.
-- Church.
-- Community service center. *[SUP]*

(5) Lodging Uses.

None permitted.

(6) Miscellaneous uses.

-- Temporary construction or sales office.

(7) Office uses.

-- Financial institution without drive-in window.
-- Medical clinic or ambulatory surgical center.
-- Office.

(8) Recreation uses.

-- Private recreation center, club, or area. *[SUP]*
-- Public park, playground, or golf course.

(9) Residential Uses.

None permitted.

(10) Retail and personal service uses.

- Antique shop.
- Art gallery.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store. *[By right if 50,000 square feet of floor area or less: otherwise by SUP.]*
- Motor vehicle fueling station. *[SUP]*
- Nursery, garden shop, or plant sales.
- Personal service uses. *[Body piercing studios, massage establishments, and tattoo studios are prohibited.]*
- Restaurant without drive-in or drive-through service. *[RAR]*
- Remote surface parking lot.
- Theater. *[SUP]*

(11) Transportation uses.

- Transit passenger shelter.

(12) Utility and public service uses.

- Local utilities.

(13) Wholesale, distribution, and storage uses.

- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.13(11.2)(E) are not satisfied.]*
- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]*

(b) Drive-in and drive-through uses. Drive-in and drive-through lanes, windows, or services are not permitted.

(c) Accessory uses.

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

(2) The following accessory use is permitted by SUP only:

- Accessory community center (private).

(3) The following accessory uses are not permitted:

- Accessory helistop.

- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.

(d) Yard, lot, and space regulations.

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

- (1) Front yard. Minimum front yard is 10 feet.
- (2) Side yard. Minimum side yard is 3 feet.
- (3) Rear yard. No minimum rear yard.
- (4) Floor area ratio. No maximum floor area ratio.
- (5) Height.

(A) Maximum structure height is 75 feet.

(B) Any portion of a structure over 30 feet in height may not be located above a residential proximity slope.

(i) The residential proximity slope is a plane projected upward and outward at a one-to-one rise over run from private property that is outside the district, abutting Subdistrict 6A with no intervening street, and zoned for residential uses with a density of less than 12 dwelling units per acre. An institutional use on a lot of two acres or more does not trigger the residential proximity slope.

(ii) Structures listed in Section 51A-4.408(a)(2) may project through the residential proximity slope to a height not to exceed the maximum structure height, or 12 feet above the residential proximity slope, whichever is less, provided that the total projections on a building are no more than 20 percent of the building foot print.

(6) Lot coverage. Maximum lot coverage is 100 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

- (7) Lot size. No minimum lot size.
- (8) Lot width. No minimum or maximum lot width.
- (9) Stories. Maximum number of stories above grade is five. (Ord. 28733)

SEC. 51P-830.115. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT 7: WINNETKA HEIGHTS VILLAGE.

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

- (1) Agricultural uses.
 - Crop production.
- (2) Commercial and business service uses.
 - Catering service.
- (3) Industrial uses.
 - None permitted.
- (4) Institutional and community service uses.
 - Child-care facility.
 - Church.
- (5) Lodging uses.
 - Bed and breakfast.
- (6) Miscellaneous uses.
 - Temporary construction or sales office.
- (7) Office uses.
 - Financial institution without drive-in window.
 - Medical clinic or ambulatory surgical center.
 - Office.
- (8) Recreation uses.
 - Private recreation center, club, or area. *[SUP]*
 - Public park, playground, or golf course.
- (9) Residential uses.
 - Duplex.
 - Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
 - Multifamily.
 - Retirement housing.
 - Single family.
- (10) Retail and personal service uses.
 - Antique shop.
 - Art gallery.
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store. *[By right if 5,000 square feet of floor area or less; otherwise by SUP.]*

- Nursery, garden shop, or plant sales.
- Personal service uses. *[Body piercing studios, massage establishments, and tattoo studios are prohibited.]*
- Restaurant without drive-in or drive-through service. *[RAR]*
- Remote surface parking lot.
- Theater. *[SUP]*

(11) Transportation uses.

- Transit passenger shelter.

(12) Utility and public service uses.

- Local utilities.

(13) Wholesale, distribution, and storage uses.

- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*
- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]*

(b) Drive-in and drive-through uses. Drive-in and drive-through lanes, windows, or services are prohibited.

(c) Accessory uses.

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

(2) The following accessory use is permitted by SUP only:

- Accessory community center (private).

(3) In this subdistrict, the following accessory uses are not permitted:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.

(d) Yard, lot, and space regulations.

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

(1) Front yard.

(A) Except as provided in this paragraph, minimum front yard is 10 feet.

(B) For lots fronting on Davis Street, minimum front yard is 0 feet and maximum front yard is 10 feet. A minimum of 75 percent of the street-facing facade must be located within the area between the minimum and maximum front yard setback. The remaining street-facing facade (25 percent) is not required to comply with the maximum front yard setback

- (2) Side yard. No minimum side yard.
- (3) Rear yard. No minimum rear yard.
- (4) Density. No maximum number of dwelling units.
- (5) Floor area ratio. No maximum floor area ratio.
- (6) Height. Maximum structure height is 36 feet.

(7) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

- (8) Lot size. No minimum lot size.
- (9) Lot width. No minimum or maximum lot width.
- (10) Stories. Maximum number of stories above grade is three. (Ord. 27944)

SEC. 51P-830.116. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICTS 8 AND 8A: WEST GARDEN DISTRICT.

- (a) Uses. The following uses are the only main uses permitted:
 - (1) Agricultural uses.
 - Crop production.
 - (2) Commercial and business service uses.
 - None permitted.
 - (3) Industrial uses.
 - None permitted.
 - (4) Institutional and community service uses.
 - Child-care facility. *[Permitted in Subdistrict 8A only.]*
 - Church.
 - (5) Lodging uses.
 - None permitted.

(6) Miscellaneous uses.

- Temporary construction or sales office.

(7) Office uses.

- Financial institution without drive-in window. *[Permitted in Subdistrict 8A only.]*
- Medical clinic or ambulatory surgical center. *[Permitted in Subdistrict 8A only.]*
- Office. *[Permitted in Subdistrict 8A only.]*

(8) Recreation uses.

- Private recreation center, club, or area. *[SUP]*
- Public park, playground, or golf course.

(9) Residential uses.

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

(10) Retail and personal service uses.

- Antique shop. *[Permitted in Subdistrict 8A only.]*
- Art gallery. *[Permitted in Subdistrict 8A only.]*
- Dry cleaning or laundry store. *[Permitted in Subdistrict 8A only.]*
- General merchandise or food store. *[Permitted in Subdistrict 8A only and only if 5,000 square feet of floor area or less.]*
- Personal service uses. *[Permitted in Subdistrict 8A only. Body piercing studios, massage establishments, and tattoo studios are prohibited.]*

(11) Transportation uses.

- Transit passenger shelter.

(12) Utility and public service uses.

- Local utilities.

(13) Wholesale, distribution, and storage uses.

- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*
- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]*

(b) Drive-in and drive-through uses. Drive-in and drive-through lanes, windows, or services are prohibited.

(c) Accessory uses.

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

(2) The following accessory use is permitted by SUP only:

-- Accessory community center (private).

(3) 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.

(d) Yard, lot, and space regulations.

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

(1) Front yard. Minimum front yard is 20 feet.

(2) Side yard. Minimum side yard is five feet.

(3) Rear yard. Minimum rear yard is five feet.

(4) Density. Maximum number of dwelling units per lot is two. A second dwelling unit may be an existing duplex unit. If a second dwelling unit is added to a lot with a single family detached dwelling unit, the second dwelling unit must be on the rear 30 percent of the lot. A second dwelling unit is not an accessory structure; it is a second main structure. A second dwelling unit must have exterior siding, roofing, roof pitch, foundation fascia, and fenestration compatible with the existing dwelling unit. "Compatible" as used in this provision means similar in application, color, materials, pattern, quality, shape, size, slope, and other characteristics; but does not necessarily mean identical. The burden is on the property owner or applicant to supply proof of compatibility.

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

(6) Height. Maximum structure height is 30 feet.

(7) Lot coverage. Maximum lot coverage is 45 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) Lot size. Minimum lot size is 5,000 square feet.

(9) Lot width. No minimum or maximum lot width.

- (10) Stories. Maximum number of stories above grade is two. (Ord. 27944)

SEC. 51P-830.117. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. For the purpose of this section, Subdistrict 6A shall be considered one lot.

(1) Multifamily use. A minimum of one off-street parking space per bedroom is required with a maximum of two off-street parking spaces per dwelling unit.

(2) Restaurant use.

(A) A minimum of one off-street parking space per 125 square feet of floor area is required.

(B) If an outdoor dining area, whether covered or not, is within 20 feet of, and has direct access to, a street, sidewalk, or publically accessible open space, the outdoor dining area is not included in the parking requirement calculations for up to 25 percent of the size of the indoor floor area. Any portion of the outdoor dining area in excess of 25 percent of the size of the indoor floor area must be parked in accordance with Section 51P-830.117(a)(2)(A).

(b) Parking reductions.

(1) Bicycle parking. Off-street parking spaces required for a use may be reduced by one space for each three bicycle parking stations provided for that use, up to a maximum of three off-street parking spaces per lot.

(2) Legacy building.

(A) For residential uses within a legacy building, off-street parking requirements may be reduced an additional 25 percent.

(B) For retail-related uses and office uses within a legacy building, off-street parking is not required.

(3) Mixed use development parking.

(A) In general. The off-street parking requirement for a mixed use development may be reduced in accordance with the mixed use development parking chart (Exhibit 830C).

(B) Calculation of adjusted standard off-street parking requirement. The adjusted off-street parking requirement for a mixed use development is calculated as follows:

(i) The standard parking requirements for each of the uses in the mixed use development must be ascertained.

(ii) The parking demand for each use is determined for each of the five times of day shown in the mixed use development parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to the category of use. If a use in the development does not fall within one of the categories shown in the mixed use development parking chart, the percentage assigned to that use is 100 percent for all five times of day.

(iii) The "time of day" columns are totaled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these five sums is the adjusted off-street parking requirement for the development.

(C) Minimum parking requirement. If one or more of the main uses in a mixed use development is a nonresidential use, the minimum parking requirement for the mixed use development cannot be reduced to a number of spaces that is less than the sum of the standard parking spaces required for each of the nonresidential uses in the mixed use development.

(4) On-street parking. Except as provided in this subparagraph, any on-street parking spaces that abut the building site may be counted as a reduction in the off-street parking requirement of the use adjacent to the on-street parking space. On-street parking must be striped in accordance with standard city specifications.

(A) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement for a mixed use development.

(B) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of the parking space ($8 / 24 = 1/3$). The total number of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(5) Tree preservation. Off-street parking spaces required for a use may be reduced by one space for each protected tree (as defined in Article X) retained on site that would otherwise have to be removed to provide the required off-street parking for that use.

(c) Remote parking.

(1) For nonresidential uses and mixed use developments, remote parking is permitted if the requirements of Division 51A-4.320, "Special Parking Regulations," are met, including the landscape requirements, except that the remote parking may be within a walking distance of 1,000 feet from the use served.

(2) An agreement authorizing a nonresidential use or a mixed use development to use remote parking for nonresidential uses may be based on a lease of the remote parking spaces only if the lease:

(A) is in writing;

(B) contains legal descriptions of the properties affected;

(C) specifies the special parking being provided and the hours of operation of any use involved;

(D) is governed by the laws of the state of Texas;

(E) is signed by all owners of the properties affected;

(F) signed by all lien holders, other than taxing entities, that have an interest in or an improvement on the properties;

(G) is for a minimum term of three years; and

(H) provides both the owner of the lot occupied by the nonresidential use or mixed use development use and the owner of the remote parking lot shall notify the building official in writing if there is a breach of any provision of the lease, or if the lease is modified or terminated.

(3) The remote parking provisions of this subsection and Division 51A-4.320 shall not affect or cause the reduction of delta credits.

(4) In Subdistrict 3A, remote parking may account for one-hundred percent of the off-street parking requirement during a phased construction period.(Ord. Nos. 27944; 28733; 28745)

SEC. 51P-830.118. LEGACY BUILDING AMENDMENTS.

If the director finds that all of the following standards apply to a building within this district, the director is authorized to add the building to the legacy building list (Exhibit 830B):

(1) the building was constructed before 1957 if fronting on Davis Street, Tyler Street, Polk Street, or 7th Street east of Madison Avenue and before 1945 if fronting on Bishop Avenue;

(2) the primary street-facing facade of the building is within 10 feet of the right-of-way line of Davis Street or within five feet of the 25-foot front yard setback line on Bishop Avenue;

(3) the building's main entrance faces Davis Street or Bishop Avenue;

(4) the building window and door openings total at least 20 percent of the facade area that faces Davis Street or Bishop Avenue; and

(5) off-street parking is not located in the required front yard. (Ord. 27944)

SEC. 51P-830.119. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 27944)

SEC. 51P-830.120. LANDSCAPING.

(a) In general.

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

(2) Required landscaping may be located in the public right-of-way.

(3) Required landscaping and design standards located in adjacent rights-of-way may count toward the site requirements.

(b) Subdistricts 3, 3A, and 6. The following additional landscaping provisions apply:

(1) Street trees.

(A) Except as provided in this paragraph, in Subdistricts 3 and 6, one large canopy tree having a caliper of at least three inches must be provided no closer than 25 feet on center for every 40 feet of street frontage and may be planted within 25 feet of back of curb. Except as provided in this paragraph, in Subdistrict 3A, one large canopy tree having a caliper of at least three inches must be provided no closer than 20 feet on center for every 40 feet of street frontage and may be planted within 25 feet of back of curb.

(B) If the city arborist determines that the planting space for the required tree is inadequate or that utility lines prohibit the planting, two small trees may count toward the street tree requirements.

(2) Surface parking landscaping.

(A) Parking spaces in a surface parking lot may be located no more than 75 feet from the trunk of a large canopy tree in a median or island.

(B) Each large canopy tree must have a caliper of at least two inches, must be located in a median or island that is no closer than four feet to the paved portion of the parking lot.

(C) A median or island that is located in a surface parking lot must be a minimum of 125 square feet in area.

(c) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. "Parkway" means the portion of a street right-of-way between the street curb and the lot line. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving

any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(2) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

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

(4) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(d) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the building official. The application must be in writing on a form approved by the building official and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

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

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

(4) A parkway landscape permit issued by the building official is subject to immediate revocation upon written notice if at any time the building official determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the building official's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way.

(e) Maintenance. Plant materials must be maintained in a healthy, growing condition. (Ord. 27944)

SEC. 51P-830.121. SIGNS.

(a) In general.

(1) Except as provided in this subsection, for lots fronting on Bishop Avenue in Subdistrict 3, Davis Street, Zang Boulevard, Hampton Road, Jefferson Boulevard, or 7th Street east of Madison Avenue, signs must comply with the provisions for business zoning districts in Article VII.

(2) For all other lots, signs must comply with the provisions for the non-business zoning districts in Article VII.

(3) Except for A-frame signs, movement control signs used for parking, and monument signs in Subdistrict 1, detached signs are prohibited.

(b) Signs in the right-of-way. All signs located in or intruding into the public right-of-way must have approval by the director of public works and transportation to prevent conflict with government signs. If the director of public works and transportation determines that a previously-approved sign must be removed or relocated because of safety requirements or changing traffic conditions, the relocation or removal must be done at the owner's expense within 30 days.

(c) A-frame signs. The following regulations apply:

(1) A-frame signs may identify a business use.

(2) The maximum size of an A-frame sign is 32 inches wide and 36 inches tall.

(3) An A-frame sign may only be displayed when the business it identifies is open.

(4) A-frame signs may be located on the sidewalk if a minimum of four feet of unobstructed sidewalk area is provided, and all necessary licenses and permits have been obtained.

- (5) Only one A-frame sign is permitted for each business use.
- (6) A-frame signs must be separated by a minimum of 50 feet.
- (7) A-frame signs may not be located within 25 feet of an intersection or within a visibility triangle.

(d) Blade signs. The following regulations apply:

- (1) Blade signs must be attached premise signs.
- (2) Blade signs may not be internally illuminated.
- (3) There is no limit on the number of blade signs.
- (4) The maximum effective area for blade signs is 30 square feet.
- (5) The lowest part of a blade sign may be located no lower than 12 feet and no higher than 25 feet above street level.
- (6) A blade sign may not project more than three feet into the right-of-way.
- (7) A blade sign may not be located closer than 15 feet to another projecting sign.

(e) Monument signs. The following regulations apply:

- (1) Monument signs are only permitted in Subdistricts 1 and 6A. In Subdistrict 6A, the entire property shall be considered one lot.
- (2) Monument signs must be premise signs.
- (3) Monument signs may not be internally illuminated.
- (4) Except as provided in this paragraph, one monument sign is permitted per premise. In Subdistrict 3A, one monument sign is permitted per street frontage; applied signage on exterior planters is permitted and not considered a monument sign. In Subdistrict 6A, two monument sign are permitted per premise.
- (5) Except as provided in this paragraph, monument signs must be setback five feet from the right-of-way. In Subdistrict 3A, there is no setback requirement for monument signs.
- (6) The maximum height for a monument signs is four feet.
- (7) The maximum effective area for a monument sign is 40 square feet.

(f) Building corner markers with graphic identification in Subdistrict 3A.

- (1) "Building corner marker with graphic identification" means "a vertical architectural element on the corner of a project site for graphic identification of a civic project."

(2) The maximum height for building corner markers with graphic identification is equal to the maximum building height set by the subdistrict regulations.

(3) Building corner markers with graphic identification may be internally illuminated.

(4) Design of the building corner marker with graphic identification must comply with Exhibit 380D.(Ord. Nos. 27944; 28733; 28745)

SEC. 51P-830.122. ARCHITECTURAL DESIGN STANDARDS.

(a) Applicability. Except as provided in this subsection, architectural design standards apply only to new construction of buildings with multifamily, mixed-use, or nonresidential uses on a vacant lot in all subdistricts and new construction of single family and duplex uses on a vacant lot in Subdistrict 8 (see Section 51P-830.122(l) for standards for Subdistrict 8). Architectural design standards are not required for a motor vehicle fueling station and general merchandise or food store 3,500 square feet or less located in Subdistrict 6A.

(b) Purpose.

(1) These architectural design standards are intended to preserve the historical, cultural, and architectural importance and significance of the Davis Street and Bishop Avenue corridors. This area has historic and cultural importance as an early major east-west thoroughfare in the Dallas metroplex and as the earliest neighborhoods developed in Oak Cliff. The corridor reflects turn of the 20th century development, urban expansion, mid-20th century Americana, and post-World War II automobile culture. These architectural design standards are intended to preserve the character of the corridor while allowing compatible new construction and modifications that respect the corridor’s historical, cultural, and architectural significance.

(2) These architectural design standards are intended to:

(A) ensure that new development enhances the character of the corridor and complements adjacent neighborhoods;

(B) ensure that increased density in established neighborhoods makes a positive contribution to the area’s character;

(C) ensure the integrity of historic buildings and the compatibility of new development; and

(D) enhance the character and environment for pedestrians.

(c) Plan review. The director shall review any plan submitted to determine whether it complies with the requirements of this section.

(d) Building orientation. The primary facade of new construction on a vacant lot must face the street.

(e) Entrances.

(1) All street-facing entrances must be architecturally prominent and clearly visible from the street.

(2) Primary customer entrances for office uses and retail and personal service uses must face the street or a courtyard, door yard, or plaza area with direct access to the street. Primary customer entrances for retail and personal service uses must be clearly visible through the use of two or more of the following architectural details:

- (A) Arcade.
- (B) Arch.
- (C) Awning.
- (D) Canopy.
- (E) Decorative elements such as tile work, molding, raised banding or projected banding.
- (F) Display windows.
- (G) Projections.
- (H) Enhanced cornice details.
- (I) Raised parapet.
- (J) Recess.

(f) Facades.

(1) Street-facing facades on a single building site must have similar architectural design.

(2) Street-facing facades exceeding 30 feet in length must have two of the following elements. Street facing facades exceeding 100 feet in length must have four of the following elements (see also Section 51P-830.109(e)):

- (A) Change in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches and depth of at least eight inches and may include columns, planters, arches and niches.
- (B) Architectural details such as raised bands and cornices.
- (C) Architecturally prominent public entrance.
- (D) Awnings.
- (E) Change in color.
- (F) Change in material.

(G) Change in texture.

(3) The street level of the primary facade for nonresidential uses or mixed use projects with retail uses on the street level must have at least two of the following elements for at least 60 percent of the width of the facade:

(A) Arcades, canopies, or secondary roofs to provide shade.

(B) Display windows.(In Subdistrict 3A, “display window” means glazing that provides transparency into a non-residential space.)

(C) Awnings associated with windows or doors.

(4) Accessory structures must have similar architectural design elements, materials, and roof design as the primary structure.

(5) If a building is two stories or less, 30 percent of the street-facing facade, excluding fenestration, must be masonry. If the building is more than two stories, 100 percent of the first-story street-facing facade, excluding fenestration, must be masonry. This provision does not apply in Subdistrict 3A.

(6) The street level of the primary facade of nonresidential uses or mixed use projects with nonresidential uses on the street level must have a minimum transparency of 40 percent.

(7) Facades may not consist of more than 80 percent glass. For purposes of this provision, glass block is not considered as glass.

(g) Massing and form.

(1) If a building exceeds 150 feet of frontage along any street, and exceeds 36 feet in height, that building must have a minimum of 500 square feet of sloped-roof area. The sloped-roof area must be visible from the street, and the slope must exceed a pitch of two in 12.

(2) To create varied building massing for large scaled buildings, no more than 80 percent of any building footprint may exceed 60 feet in height.

(h) Fences and walls. To prevent visual monotony, at least 20 percent of the length of any fence or wall longer than 200 feet must be alternate materials, alternate textures, gates, offsets, or openings. The alternate materials, alternate textures, gates, offsets, or openings may be spread out over the length of the fence or wall.

(i) Materials.

(1) Glass. The reflectance of glass used on the first two stories may not exceed 15 percent. The reflectance of glass used on stories above the first two stories may not exceed 27 percent. As used in this provision, “reflectance” is the percentage of available light energy reflected away from the exterior surface of the glass. The higher the reflectance percentage, the more mirror-like the surface will appear.

(2) Masonry.

(A) Allowed.

- (i) Stone.
- (ii) Brick.
- (iii) Concrete masonry units that have architectural finish such as split-faced concrete masonry units.
- (iv) Job-site cast concrete with an architectural finish.
- (v) Cast stone.
- (vi) Cultured stone.

(B) Prohibited.

- (i) Unfinished concrete masonry units that do not have an architectural finish.
- (ii) Precast concrete that does not have an architectural finish.

(3) Metal.

(A) Allowed. No more than 20 percent of a street-facing facade may be flat or corrugated metal panels. In Subdistrict 3A, more than 20 percent of a street facing facade may be permanently-colored stainless steel tiles or panels or weathered steel plate.

(B) Prohibited. Metal siding that imitates wood siding.

(4) Plastic.

(A) Allowed. Fiberglass panels and polycarbonate panels.

(B) Prohibited. Plastic siding and vinyl siding that imitate wood siding.

(5) Stucco.

(A) Allowed. Stucco.

(B) Prohibited. Simulated stucco (EIFS).

(6) Tile. Terra cotta and tile are allowed.

(7) Wood.

(A) Allowed.

- (i) Natural wood.

(ii) Composite panels or planks no greater than eight inches in width.

(B) Prohibited. Flake board, particle board, or press board.

(j) Roofs. In addition to the requirements of Section 51P-830.122(g), mechanical equipment, skylights, and solar panels on roofs must be set back or screened so that they are not visible to a person standing at street level on the opposite side of any adjacent right-of-way. This provision does not apply in Subdistrict 3A.

(k) Windows. Retail and personal service uses must provide windows or display cases in street-level street facing windows along sidewalks.

(l) Architectural standards for residential structures in Subdistrict 8.

(1) Purpose. The purpose of these architectural design standards is to cause new construction and major modifications in the subdistrict to be compatible with the existing Victorian Transitional-style housing stock in the neighborhood.

(2) Applicability. These architectural design standards apply to new construction on a vacant lot and major modifications for single-family or duplex use only.

(3) Standards.

(A) Except as provided in this paragraph, structures in the front 50 percent of a lot may only have hipped-roofed or gable-roofed forms with a minimum roof slope of four (vertical) to 12 (horizontal) and a maximum roof slope of 12 (vertical) to 12 (horizontal). Elements such as porches or roof dormers may have a minimum roof slope of at least two (vertical) to 12 (horizontal).

(B) The primary facade material must be painted horizontal lap siding, composed of wood or cement-fiber board. No more than 15 percent of any facade may be clay-fired brick.

(C) Each residential structure must have a covered porch with a minimum of two open sides and a minimum floor area of 50 square feet; the porch must be visible from the street.

(D) Parking is not permitted in the front yard. This provision applies to required parking and non-required parking.

(E) Front-facing garage doors may not be located in the front 50 percent of any lot. (Ord. Nos. 27944; 28733; 28745)

SEC. 51P-830.123. STREET AND SIDEWALK STANDARDS.

(a) Davis Street and Bishop Avenue (South of Davis).

(1) A minimum 10-foot-wide sidewalk, with a minimum seven-foot-wide unobstructed sidewalk must be provided.

(2) Where the existing right-of-way width does not allow for the required sidewalk width, an additional sidewalk easement must be provided at the time of platting to achieve a 10-foot-wide sidewalk, unless a building exists as of August 11, 2010 does not allow for the required sidewalk width.

(3) On-street parallel parking with curbed neck-downs is required in accordance with Article XIII, "Form Districts."

(b)

(b) All other streets. A minimum six-foot-wide unobstructed sidewalk must be provided.

(c) Pedestrian amenities.

(1) In general.

(A) Pedestrian amenities must be accessible to the public.

(B) Pedestrian amenities must be located at least seven feet away from a transit stop.

(C) Canopies, awning, and street lamps must have a minimum clearance above a sidewalk of eight feet.

(D) Light fixtures may not exceed 14 feet in height. Light fixtures must be cut-off type luminaires that direct lighting downward.

(E) Except as provided in this subsection, pedestrian amenities must be provided on each building site with a minimum street frontage of 100 feet and must be located within the curb-to-building area, but may not be located within the unobstructed sidewalk width.

(2) Davis Street and Bishop Avenue.

(A) The following pedestrian amenities must be provided:

(i) At least one bench per 100 feet of street frontage.

(ii) At least one trash receptacle per 100 feet of street frontage.

(iii) Free-standing or wall-mounted street lamps as specified in Article XIII, "Form Districts."

(B) At least one of the following pedestrian amenities must be provided on each building site:

(i) Awnings or canopies with a minimum overhang of four feet and a minimum length of 25 feet per 100 feet of building facade along the street frontage.

(ii) At least one five-bicycle parking unit per 100 feet of street frontage.

(iii) Public art, approved in writing by the director of the office of cultural affairs or the cultural affairs commission.

(3) All other streets. The following pedestrian amenities must be provided:

(A) At least one free-standing street lamp, street light suspended between structures, or wall mounted street lamp per 60 feet of street frontage.

(B) At least one trash receptacle per 100 feet of street frontage.

(4) Maintenance. Pedestrian amenities must be maintained in a state of good repair and neat appearance.

(5) Driveway design.

(A) Pedestrian crosswalks across ingress and egress driveways must be clearly marked by colored concrete or patterned or stamped concrete and approved by the director of public works and transportation. Pedestrian crosswalk markings on the same block frontage must be consistent.

(B) Curb cuts for driveways must be at least 12 feet but not more than 24 feet in length measured parallel to the frontage.

(C) In Subdistrict 3A, ingress/egress is prohibited on Bishop Avenue. Primary ingress/egress is permitted on Madison Avenue. Secondary ingress/egress is permitted on the alley south of the subdistrict running between Bishop Avenue and Madison Avenue.(Ord. Nos. 27944; 28745)

SEC. 51P-830.124. ADDITIONAL PROVISIONS.

(a) For purposes of platting, structures that exist as of August 11, 2010 that are nonconforming as to the zoning setback regulations or that encroach upon a setback line are not subject to the setback provisions in Sections 51A-8.501(a) or 51A-8.503(e)(1).

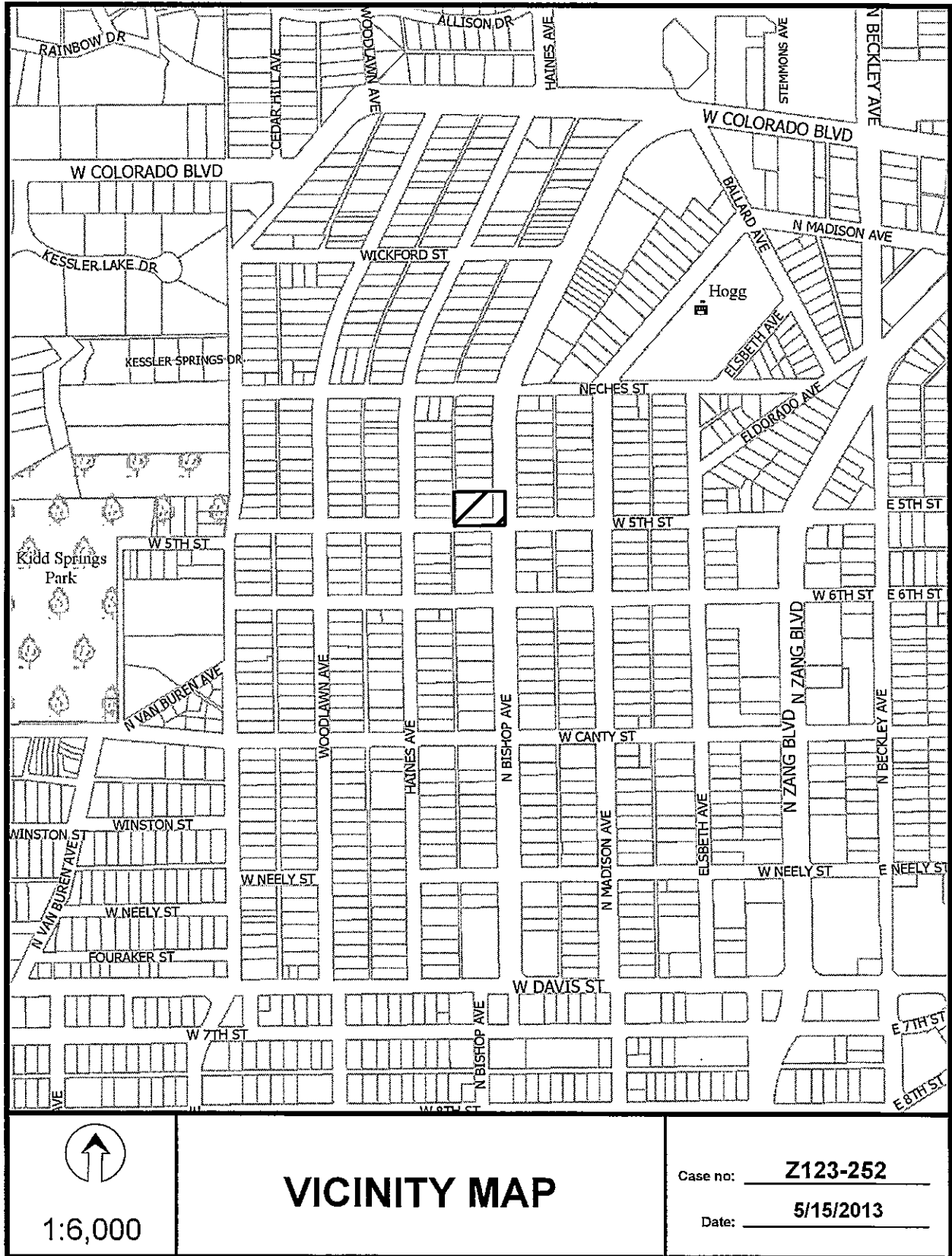
(b) The Property must be properly maintained in a state of good repair and neat appearance.

(c) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 27944)

SEC. 51P-830.125. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 27944)

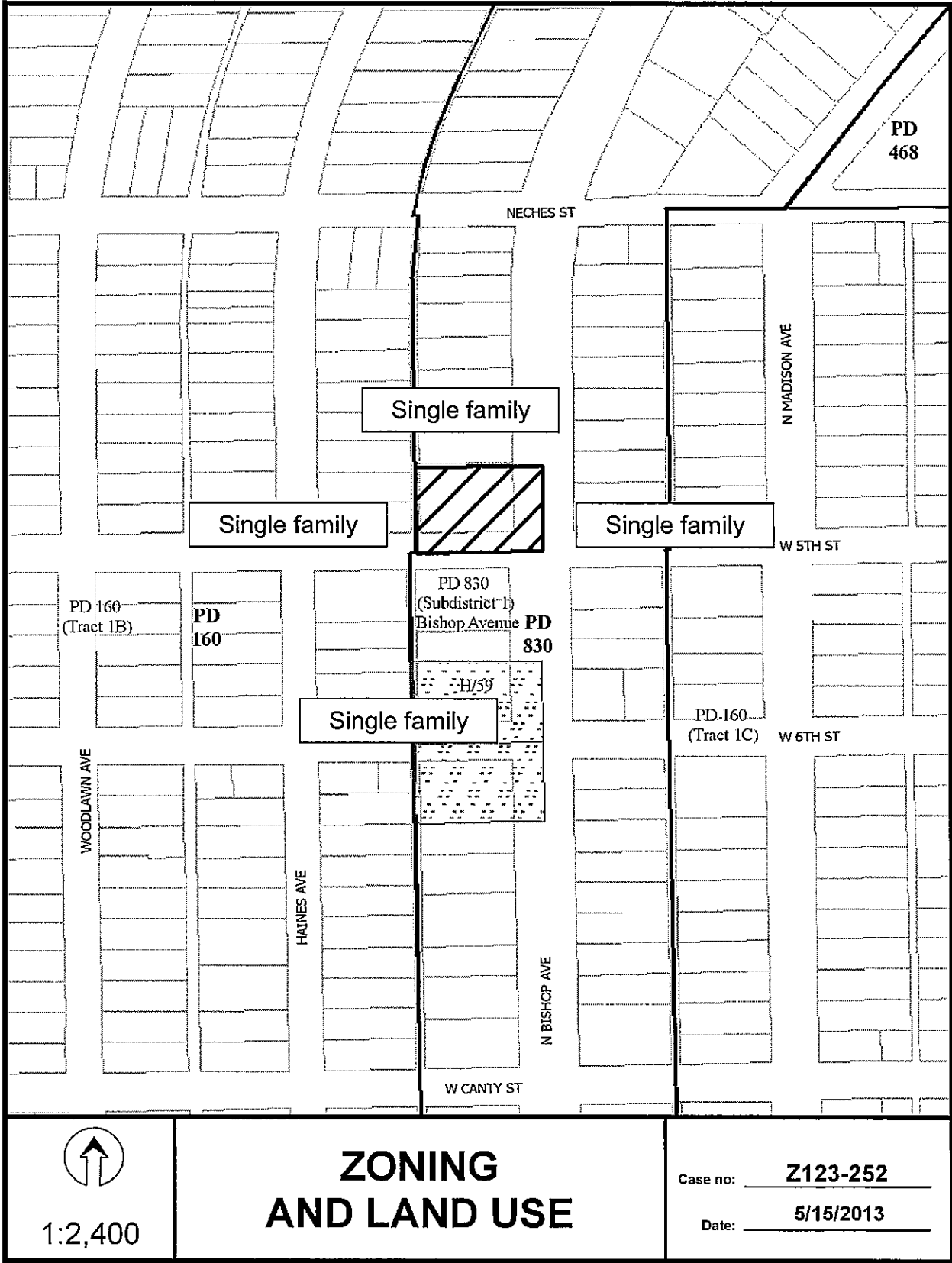


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VICINITY MAP

Case no: Z123-252

Date: 5/15/2013




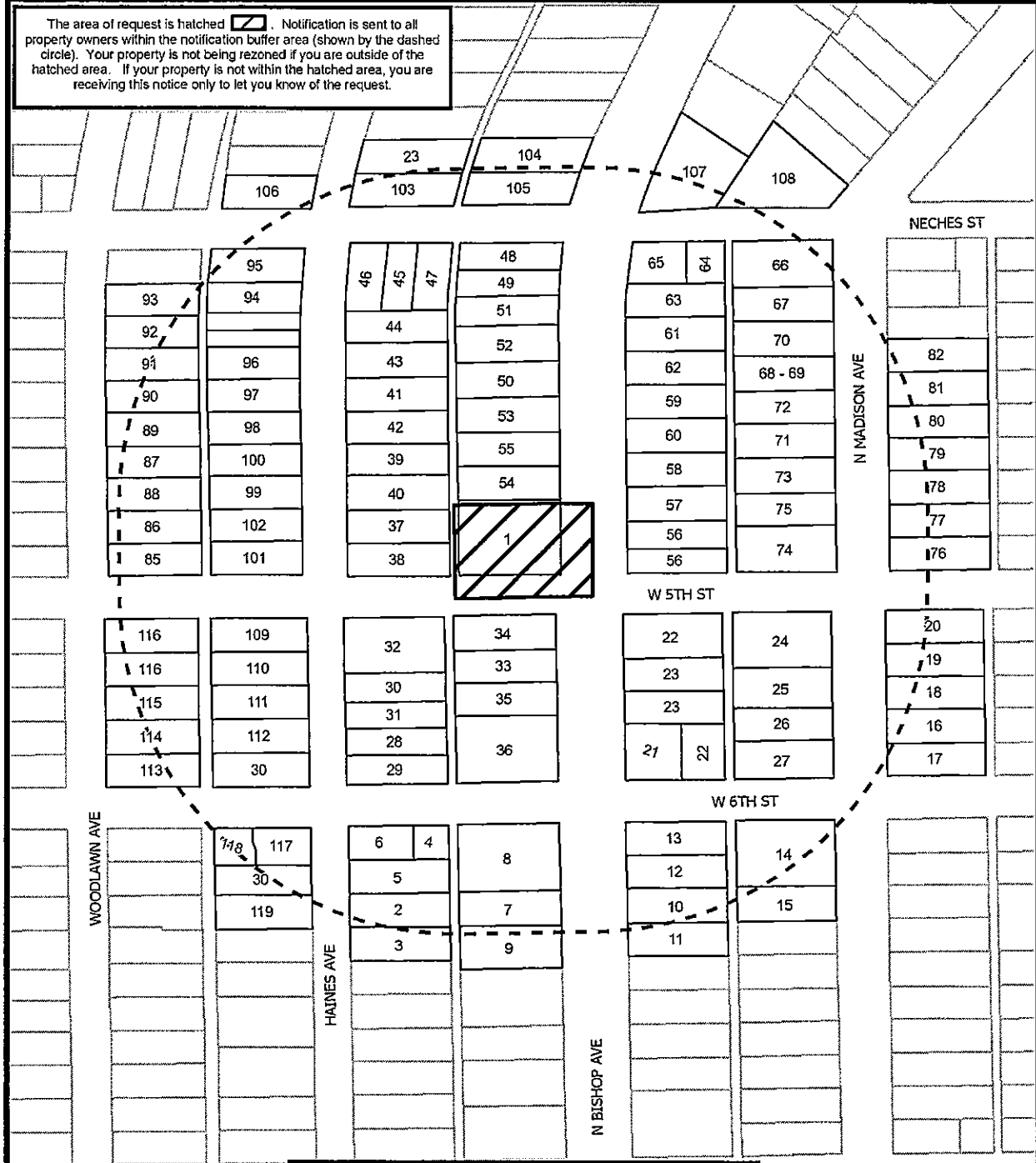
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ZONING AND LAND USE


Case no: Z123-252

Date: 5/15/2013

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



The number '0' indicates City of Dallas Ownership


1:2,400

NOTIFICATION

500' AREA OF NOTIFICATION
119 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z123-252**
Date: **5/15/2013**

5/15/2013

Notification List of Property Owners**Z123-252****119 Property Owners Notified**

Label #	Address	Owner
1	1001 BISHOP AVE	SM BISHOP LTD
2	826 HAINES AVE	NEWMAN MARTIN V B & KATHLEEN MARIE
3	824 HAINES AVE	FATHERREE BILLY R
4	414 6TH ST	RAMIREZ JUAN DE DIOS
5	832 HAINES AVE	MACIAS INES
6	838 HAINES AVE	ALBA HECTOR
7	831 BISHOP AVE	J CARVER INC
8	835 BISHOP AVE	GOOD SPACE PARTNERS
9	825 BISHOP AVE	ROMERO CARLOS J & ANTONIA S ROMERO
10	830 BISHOP AVE	BRISTOW ANNEMARIE
11	826 BISHOP AVE	BLOCK KEVIN C & JACQUELYN K
12	834 BISHOP AVE	GAYTAN MARTHA MILAGROS
13	838 BISHOP AVE	MENDOZA JESSE G
14	839 MADISON AVE	BAIN MICHAEL D & MELANIE M
15	829 MADISON AVE	ALEXANDER BRIAN B & BICK MARY S
16	904 MADISON AVE	FLORES RAMON
17	900 MADISON AVE	CABRALES CARLOS & JULIA CABRALES
18	908 MADISON AVE	HENSON JESSICA
19	912 MADISON AVE	BELTRAN MARY A
20	918 MADISON AVE	DEUTSCHE BK NATL TR CO
21	900 BISHOP AVE	HURST KENNETH WAYNE
22	315 6TH ST	BISHOP PLACES LLC
23	908 BISHOP AVE	GOOD SPACE INC
24	915 MADISON AVE	STOKES BENNETT
25	911 MADISON AVE	PALMER LAURA A
26	905 MADISON AVE	FLORES RAMON & DORA L FLORES

5/15/2013

Label #	Address	Owner
27	901 MADISON AVE	CONLEY PAMELA J
28	904 HAINES AVE	HAYES TRACY
29	900 HAINES AVE	ARAGON J W FAMILY LP JOHN W ARAGON GENER
30	910 HAINES AVE	ORNELAS ADRIAN T
31	908 HAINES AVE	REA ALIBABA & OLGA E
32	916 HAINES AVE	COUCH KEDRIC & PAT LIFETIME TRUST
33	913 BISHOP AVE	SALDIVAR ARMANDO JR
34	919 BISHOP AVE	DEAN GLORIA & KEITH E JASIECKI
35	911 BISHOP AVE	TORRES MARIA FELIX
36	905 BISHOP AVE	COLCHIN GREG & LANAE
37	1008 HAINES AVE	BREN AARON &
38	1000 HAINES AVE	SALAZAR JESUS & BLANCA E
39	1014 HAINES AVE	CUNYUS GEORGE MARVIN
40	1010 HAINES AVE	MASSONNEAU ANA I
41	1020 HAINES AVE	BUSTAMANTE JOSE C
42	1016 HAINES AVE	MOHMED JAMES & KATHERINE
43	1024 HAINES AVE	SOTO RAFAEL R
44	1028 HAINES AVE	LEJEUNE PACIA
45	418 NECHES ST	JUAREZ MANUEL & IRMA
46	1034 HAINES AVE	JUAREZ DELFINA
47	416 NECHES ST	BUSTAMANTE FRANCISCO & RAMONA
48	1035 BISHOP AVE	PETERSON JAY R
49	1033 BISHOP AVE	CHADIMA MICHAEL J ETAL
50	1021 BISHOP AVE	NG SAMUEL K S
51	1029 BISHOP AVE	BREEDING ARNITA L
52	1023 BISHOP AVE	MULAS GERARDO
53	1019 BISHOP AVE	RENTERIA ROMUALDO D
54	1011 BISHOP AVE	MARTINEZ EUGENIO D & MARIA LUISA
55	1015 BISHOP AVE	KAVONIAN GARY D
56	1002 BISHOP AVE	ESTES FAMILY TRUST
57	1006 BISHOP AVE	FISCAL JULIO

5/15/2013

Label #	Address	Owner
58	1012 BISHOP AVE	COLLIE NOEMI
59	1016 BISHOP AVE	TODD PANSY
60	1014 BISHOP AVE	SURETHING JOSHUA
61	1026 BISHOP AVE	HERRERA RAMIRO
62	1018 BISHOP AVE	VELASQUEZ JOSHUA
63	1030 BISHOP AVE	MENDOZA JESUS G SR
64	314 NECHES ST	HERNANDEZ FRANCISCO
65	1034 BISHOP AVE	LOPEZ REFUJO & MARIA V
66	1037 MADISON AVE	CHIBLI EMILIO
67	1031 MADISON AVE	ROGERS LINDSEY
68	1023 MADISON AVE	MARTINEZ JESUS
69	1025 MADISON AVE	MARTINEZ JESUS & NATIVIDAD
70	1029 MADISON AVE	CHIBLI EMILIO & ANA
71	1015 MADISON AVE	MARTINEZ MAURICIO
72	1019 MADISON AVE	SONICK LLC
73	1013 MADISON AVE	JENNINGS JENNI D
74	1001 MADISON AVE	WRIGHT CHRISTOPHER J
75	1007 MADISON AVE	GRAHAM STEPHEN
76	1002 MADISON AVE	MONROY AMANDO
77	1006 MADISON AVE	MARTINEZ JOSE JUAN & FELICITAS MONREAL
78	1010 MADISON AVE	ESCALANTE JOSE JESUS & LEOBARDA LUCIANO
79	1012 MADISON AVE	SANCHEZ MARIO
80	1016 MADISON AVE	RANGEL JOSE DE LA LUZ ET AL
81	1020 MADISON AVE	VALADEZ BENITA
82	1024 MADISON AVE	HOPKINS ALAN
83	1033 HAINES AVE	MARTINEZ JOSE C & ESPERANZA A
84	1031 HAINES AVE	MARTINEZ MARTIN & LETICIA
85	1002 WOODLAWN AVE	GONZALEZ FRANCISCO R
86	1004 WOODLAWN AVE	ORNELAZ RAYMOND C
87	1014 WOODLAWN AVE	LINEBERGER PAULINE E
88	1010 WOODLAWN AVE	DIAZ JULIO G & ANTONIO DIAZ

5/15/2013

Label #	Address	Owner
89	1018 WOODLAWN AVE	PHINNEMORE MICHAEL & WENDY
90	1020 WOODLAWN AVE	NUCHE SAM
91	1024 WOODLAWN AVE	CASTANON ESTEBAN & MARIA CASTANON
92	1028 WOODLAWN AVE	PTL FUND I LP BLDG K STE 150
93	1032 WOODLAWN AVE	ACEVEDO HUMBERTO
94	1035 HAINES AVE	RAYMUNDO JOSE DE J & LUCILA RAYMUNDO
95	1039 HAINES AVE	DEAN GLORIA
96	1025 HAINES AVE	FAUSTINO AUDRA ELISE
97	1023 HAINES AVE	KEPHART ERIC
98	1019 HAINES AVE	FLORES JOSE & MARIA
99	1009 HAINES AVE	MCCORD LORRAINE V
100	1015 HAINES AVE	SMITH REGINE
101	1001 HAINES AVE	COOK PAUL DOUGLAS
102	1005 HAINES AVE	SMITH DANELLE BALDWIN & STEPHEN SMITH
103	425 NECHES ST	GOOD SPACE INC APT 103
104	1105 BISHOP AVE	SMITH J WAYNE & SHARON A
105	1101 BISHOP AVE	VELEZ WALTER
106	1103 HAINES AVE	MENDOZA JESUS
107	1102 BISHOP AVE	ALBA MERCEDES
108	1101 MADISON AVE	ARELLANO JULIO NAVA & MINERVA CASARIN
109	919 HAINES AVE	ARMOUR CAROLYN A
110	915 HAINES AVE	MOTA CONSUELO
111	909 HAINES AVE	909 HAINES LLC
112	905 HAINES AVE	ORNELAS ADRIAN T & MIGUEL ORNELAS
113	902 WOODLAWN AVE	ORTIZ PHILLIP A & MARIA YOLANDA
114	906 WOODLAWN AVE	GODINEZ RAMON & ELVA
115	910 WOODLAWN AVE	SALAZAR REGELIO L
116	912 WOODLAWN AVE	HUGGINS KAREN A
117	839 HAINES AVE	RACHMAN DANIEL J
118	438 6TH ST	SPYKER JAMES E & KELLY M
119	831 HAINES AVE	HUMPHREY ROSILYN A