



CITY OF DALLAS  
CITY PLAN COMMISSION  
Thursday, July 19, 2012  
AGENDA

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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.

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

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**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S112-155**  
(CC District 3)
- An application to create a 2.355 acre lot from a tract of land located in City Blocks 4138, 4139, and 4152 and located at 3511 W. Davis Street.  
Applicant/Owner: Valero Retail Holding, Inc./ Fort Worth Cavazos I, LLC  
Surveyor: Spry Surveyors  
Application Filed: June 20, 2012  
Zoning: PD 631  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S112-157**  
(CC District 6)
- An application to replat a 6.e78 acre tract of land containing all of Lot 1B into one 0.298 acre lot and one 6.080 acre lot in City Block E-4/7940 and fronting on Stemmons Freeway, John Carpenter Freeway, and Mockingbird Lane, west corner.  
Applicant/Owner: Red River Asset Management  
Surveyor: Sands Surveying Corporation  
Application Filed: June 21, 2012  
Zoning: MU-3  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S112-160**  
(CC District 2) An application to replat a 26.7528 acre tract of land containing Lot 4A in City Block A/5771 and Lots 1 and 2 in City Block A/5772 into one lot on property located on Denton Drive at Wyman Street.  
Applicant/Owner: Southwest Airlines  
Surveyor: Pacheco Koch Consulting Engineers, Inc.  
Application Filed: June 26, 2012  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S112-162**  
(CC District 13) An application to replat a 1.721 acre tract of land containing all of Lots 69, 70, and 71 of an unrecorded subdivision in City Block 5469 into two 0.860 acre lots on property located at 6307, 6315, and 6323 Deloache Avenue, west of Edgemere Drive.  
Applicant/Owner: Stephen & Janie Hurley, George & Erika Moussa  
Surveyor: Salcedo Group, Inc.  
Application Filed: June 26, 2012  
Zoning: R-10(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (5) **S112-158**  
(CC District 9) An application to replat a 0.601 acre tract of land containing all of Lots 11A, 11B, and 12 in City Block 1/6133 on property located at 755, 761 and 763 Peavy Road, southeast of Harter Road.  
Applicant/Owner: Christopher Panatier and Courtney Van Zandt  
Surveyor: CBG Surveying, Inc.  
Application Filed: June 25, 2012  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S112-159**  
(CC District 9) An application to replat a 0.1904 acre tract of land containing all of Lots 44 and 45 in City Block A/5248 into one lot on property located at 8610 Eustus Avenue at Lakeland Drive.  
Applicant/Owner: Lee Lamont & Grant Van Cleve  
Surveyor: Votex Surveying  
Application Filed: June 26, 2012  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Removal of Building Line:

- (7) **S112-161**  
(CC District 13)
- An application to remove the existing platted building lines and to replat all of Lot 1 in City Block A/6404 and all of Lot 2A in City Block A/6406 to create one 2.337 acre lot on property located at Marsh Lane and High Vista Drive, southeast corner.  
Applicant/Owner: City of Dallas  
Surveyor: Salcedo Group, Inc.  
Application Filed: June 26, 2012  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Docket

- M112-034**  
Richard Brown  
(CC District 13)
- An application for a minor amendment to the development/conceptual plan for Planned Development District No. 504 on the southeast corner of Northaven Road and Midway Road.  
Staff Recommendation: **Approval**  
Applicant: Melinda Madurai  
Representative: James Langford

Miscellaneous Docket – Under Advisement

- W112-015**  
Neva Dean  
(CC District 8)
- An application for a waiver of the two-year waiting period in order to submit an application to amend Specific Use Permit No. 1884 on the southeast corner of South Lancaster Road and East Ledbetter Drive.  
Staff Recommendation: **Denial**  
U/A From: June 21, 2012.

Zoning Cases – Consent

1. **Z101-388(OTH)**  
Olga Torres Holyoak  
(CC District 4)
- An application for a Specific Use Permit for a child-care facility on property zoned an R-7.5(A) Single Family District on the northwest corner of South Marsalis Avenue and East Woodin Boulevard.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.  
Applicant: Michelle favors, full Gospel Tabernacle

2. **Z112-219(WE)**  
Warren Ellis  
(CC District 4)

An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store greater than 3,500 square feet on property within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D Liquor Control Overlay on the southeast corner of Buckner Boulevard and Norvell Drive.

Staff Recommendation: **Approval** for a D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for a two-year period, subject to a site plan and conditions.

Applicant: Abdul Alzoubi

Representative: Santos Martinez - MASTERPLAN
3. **Z112-242(WE)**  
Warren Ellis  
(CC District 3)

An application for an amendment to Tract 14 of Planned Development District No. 508 for CH Clustered Housing, MF-2(A) Multifamily, LO-1 Limited Office, MU-1 Mixed Use District uses on the east line of Kingbridge Street, south of Kingbridge Holystone Connection.

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

Applicant: Dallas Housing Corporation

Representative: Robert Baldwin & Associates
4. **Z112-252(WE)**  
Warren Ellis  
(CC District 8)

An application for an amendment to Specific Use Permit No. 1339 for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District on the northwest corner of Rylie Road and Tufts Road.

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

Applicant: Riley Family Faith Academy

Representative: Audra Buckley - Permitted Development
5. **Z112-250(JH)**  
Jennifer Hiromoto  
(CC District 2)

An application for a Specific Use Permit for a bar, lounge, or tavern on property zoned Planned Development District No. 269 Tract A on the north side of Main Street, east of North Malcolm X Boulevard.

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

Applicant: Firefly Girl Enterprises I, LLC
6. **Z112-254(JH)**  
Jennifer Hiromoto  
(CC District 2)

An application for a Subdistrict 1C within Planned Development District No. 621 on property zoned a Subdistrict 1 within Planned Development District No. 621 on the south side of Inspiration Drive, northeast of Slocum Street.

Staff Recommendation: **Approval**

Applicant: Community Brewing Company, LLC

Representative: Michael R. Coker

7. **Z112-255(MW)**  
Megan Wimer  
(CC District 14)
- An application for a Specific Use Permit for a community service center on property zoned Planned Development District No. 808 on the northwest corner of Gaston Avenue and East Grand Avenue.  
Staff Recommendation: **Approval** for a three-year period; subject to a site plan and conditions.  
Applicant: YMCA of Metropolitan Dallas  
Representative: Santos Martinez, Masterplan

Zoning Cases – Under Advisement

8. **Z112-194(MW)**  
Megan Wimer  
(CC District 4)
- An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned Subarea 6 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D Liquor Control Overlay on the northeast corner of South Buckner Boulevard and Norvell Drive.  
Staff Recommendation: **Approval** of a D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.  
Applicant: Autry's, Inc.  
Representative: Pamela Craig  
U/A From: June 21, 2012.

Zoning Cases – Individual

9. **Z112-216(JH)**  
Jennifer Hiramoto  
(CC District 14)
- An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an NS(A) Neighborhood Service District on the northeast corner of Oram Street and Skillman Street.  
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.  
Applicant: SL Lakewood, LP  
Representative: Rob Baldwin

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Other Matters

Minutes: June 21, 2012

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, JULY 19, 2012****FILE NUMBER:** S112-155**Subdivision Administrator:** Paul Nelson**LOCATION:** 3511 W. Davis Street**DATE FILED:** June 20, 2012**ZONING:** PD 631**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 2.355 Ac.**MAPSCO:** 53B**APPLICANT/OWNER:** Valero Retail Holding, Inc./Fort Worth Cavazos I, LLC

**REQUEST:** An application to create a 2.355 acre lot from a tract of land located in City Blocks 4138, 4139, and 4152 and located at 3511 W. Davis Street.

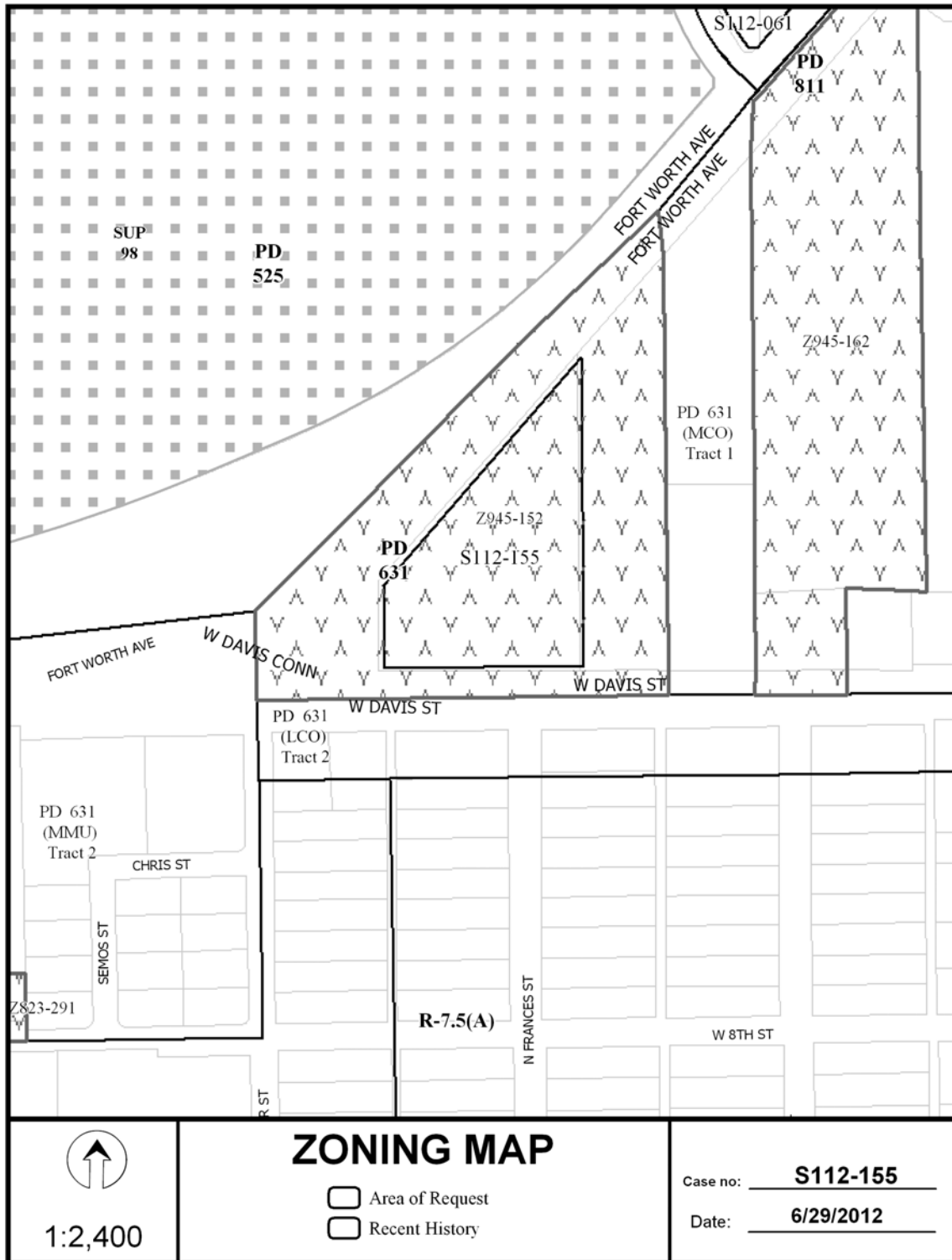
**SUBDIVISION HISTORY:** There has been no recent subdivision activity within close proximity to this request.

**STAFF RECOMMENDATION:** The proposed subdivision complies with the requirements of PD 631; therefore, staff recommends approval subject to compliance with the following conditions:

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



10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 50 feet of ROW from the established center line of Fort Worth Avenue.
14. On the final plat dedicate 28 feet of ROW from the established center line of the collector street.
15. On the final plat dedicate a 20 foot by 20 foot corner clip at Walnut Hill Lane and Fort Worth Avenue.
16. On the final plat dedicate a 15 foot by 15 foot corner clip at Davis Street and the collector street.
17. On the final plat add a note that states: "Access or modification to Davis Street requires TXDOT approval prior to making the modification."
18. On the final plat show how all adjoining ROW was created.
19. On the final plat show the distances/widths of ROW across Fort Worth Avenue.
20. On the final plat show the cancelled Browndale Addition.
21. On the final plat provide a certified copy of the recorded plat of Browndale Addition, Vol. 3, pg. 103.
22. On the final plat show abandoned Brownbell Street.
23. On the final plat remove the proposed building lines.
24. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
25. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
26. Water/wastewater main extension is required by Private Development Contract.
27. On the final plat change "W Davis Street" to "Davis Street (State Highway No. 180)".
28. On the final plat identify the property as Lot 1A in City Block A/4138.







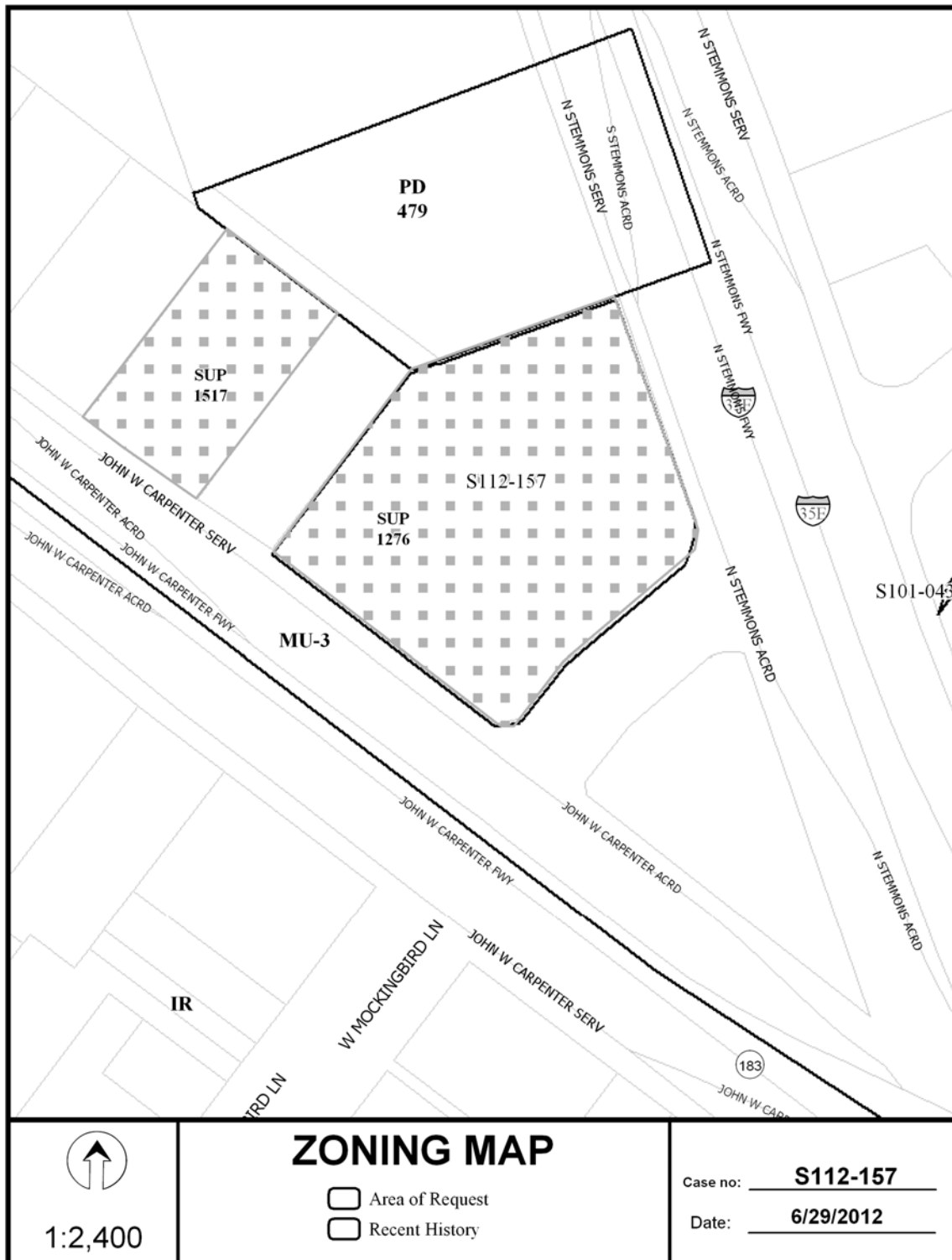
**CITY PLAN COMMISSION****THURSDAY, JULY 19, 2012****FILE NUMBER:** S112-157**Subdivision Administrator:** Paul Nelson**LOCATION:** Stemmons Freeway, John Carpenter Freeway, and Mockingbird Lane, west corner**DATE FILED:** June 21, 2012**ZONING:** MU-3**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 6.378 Ac.**MAPSCO:** 33U**APPLICANT/OWNER:** Red River Asset Management**REQUEST:** An application to replat a 6.378 acre tract of land containing all of Lot 1B into one 0.298 acre lot and one 6.080 acre lot in City Block E-4/7940 and fronting on Stemmons Freeway, John Carpenter Freeway, and Mockingbird Lane.**SUBDIVISION HISTORY:**

1. S101-117 was an application to plat all of the property within the boundaries of Love Field Airport the application was approved on July 7, 2011 but has not yet been recorded.

**STAFF RECOMMENDATION:** The proposed subdivision complies with the requirements of the MU-3 District; therefore, staff recommends approval subject to compliance with the following conditions:

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

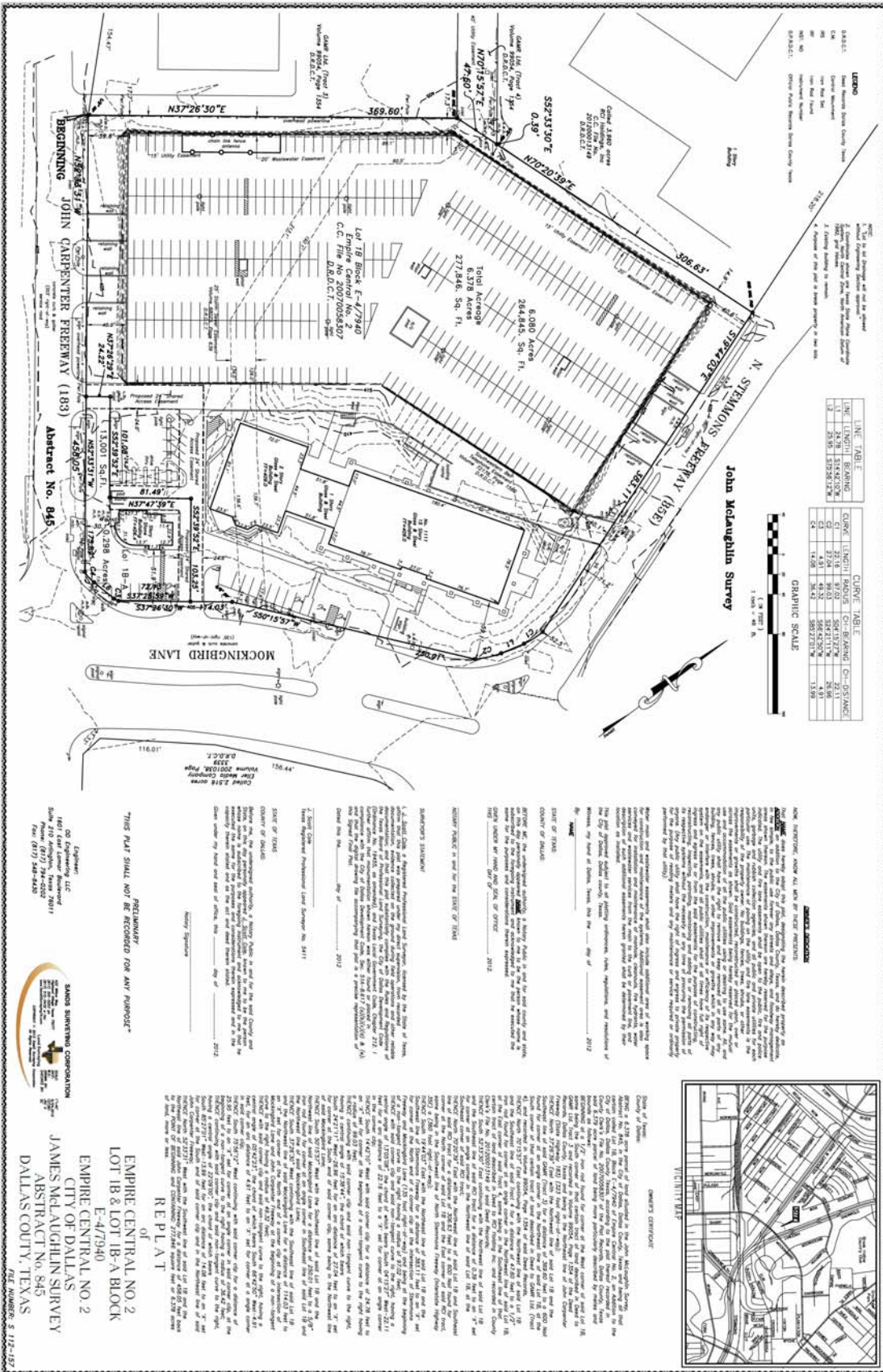
9. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.
10. The maximum number of lots permitted by this plat is 2.
11. 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 ROW from the established center line of Skillman Street.
14. On the final plat dedicate a 20 foot by 20 foot corner clip at Walnut Hill Lane and Skillman Street.
15. On the final plat dedicate a 40 foot radius corner clip at the alley to alley intersection.
16. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
17. On the final plat change "N. Stemmons Freeway (35E)" to "Stemmons Freeway State Highway No. 35E)".
18. On the final plat change "John Carpenter Freeway (183)" to "John W. Carpenter Freeway (State Highway No. 183)".
18. On the final plat identify the property as Lots 1C and 1D in City Block E-4/7940.





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>          <b>S112-157</b>          </u> Date: <u>          <b>6/29/2012</b>          </u>
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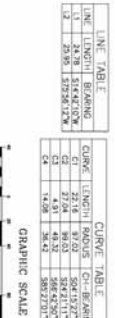


**LINE TABLE**

LINE	LENGTH	BEARING
1	24.78	S18°42'00"W
2	20.98	S18°28'23"W

**CURVE TABLE**

CHORD	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
1	22.18	87.00	S64°15'27"W	22.11
2	27.41	61.50	S64°15'27"W	27.41
3	14.08	36.43	S88°27'03"W	13.99



**NOTICE TO ORDER ALL LOTS OF THIS TRACT:**

THESE LOTS ARE BEING OFFERED FOR SALE BY THE SURVEYOR, JOHN McLAUGHLIN SURVEY, AND THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE OF TEXAS. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE OF TEXAS. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE OF TEXAS.

**STATE OF TEXAS**

**COUNTY OF DALLAS**

**JOHN McLAUGHLIN SURVEY**

**Surveyor**

**REPLAT**

**EMPIRE CENTRAL NO. 2**

**LOT 1B & LOT 1B-A BLOCK**

**EMPIRE CENTRAL NO. 2**

**CITY OF DALLAS**

**JAMES McLAUGHLIN SURVEY**

**ABSTRACT NO. 845**

**DALLAS COUNTY, TEXAS**



**CITY PLAN COMMISSION****THURSDAY, JULY 19, 2012****FILE NUMBER:** S112-160**Subdivision Administrator:** Paul Nelson**LOCATION:** Denton Drive at Wyman Street**DATE FILED:** June 26, 2012**ZONING:** IR**CITY COUNCIL DISTRICT:** 2     **SIZE OF REQUEST:** 26.7528 Ac.     **MAPSCO:** 33H, G**APPLICANT/OWNER:** Southwest Airlines

**REQUEST:** An application to replat a 26.7528 acre tract of land containing Lot 4A in City Block A/5771 and Lots 1 and 2 in City Block A/5772 into one lot on property located on Denton Drive at Wyman Street.

**SUBDIVISION HISTORY:**

1. S101-117 was an application to plat all of the property within the boundaries of Love Field Airport the application was approved on July 7, 2011 but has not yet been recorded.


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

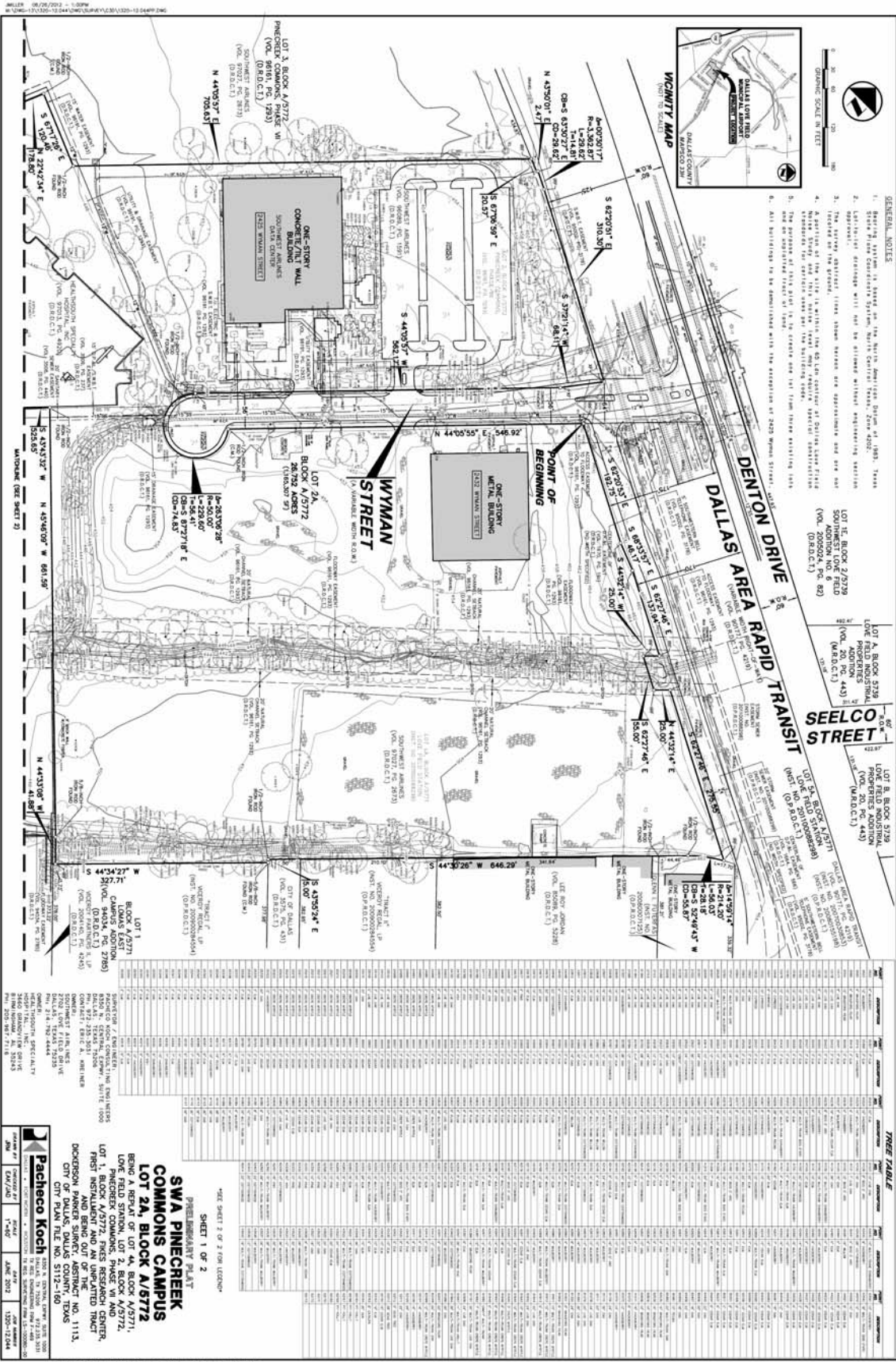
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with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

9. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate a 10 foot by 10 foot corner clip at Wadley Lane and Research Row.
14. On the final plat determine the 100 year water surface elevation across the plat.
15. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
16. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
17. On the final plat specify minimum fill and minimum finished floor elevations.
18. On the final plat show the natural channel set-back from the crest of the natural channel.
19. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
20. On the final plat show how all adjoining ROW was created.
21. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
22. On the final plat 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.
23. On the final plat change "Seelco Street" to "Seelcco Street".
24. On the final plat identify the property as Lot 1A in City Block A/5772.





 1:4,800	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>          <b>S112-160</b>          </u> Date: <u>          <b>6/29/2012</b>          </u>
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**CITY PLAN COMMISSION****THURSDAY, JULY 19, 2012****FILE NUMBER:** S112-162**Subdivision Administrator:** Paul Nelson**LOCATION:** 6307, 6315, and 6323 Deloache Avenue, west of Edgemere Drive**DATE FILED:** June 26, 2012**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 13    **SIZE OF REQUEST:** 1.721 Acre    **MAPSCO:** 25U**APPLICANT:** Stephen & Janie Hurley, George & Erika Moussa

**REQUEST:** An application to replat a 1.721 acre tract of land containing all of Lots 69, 70, and 71 of an unrecorded subdivision in City Block 5469 into two 0.860 acre lots on property located at 6307, 6315 and 6323 Deloache Avenue, west of Edgemere Drive.

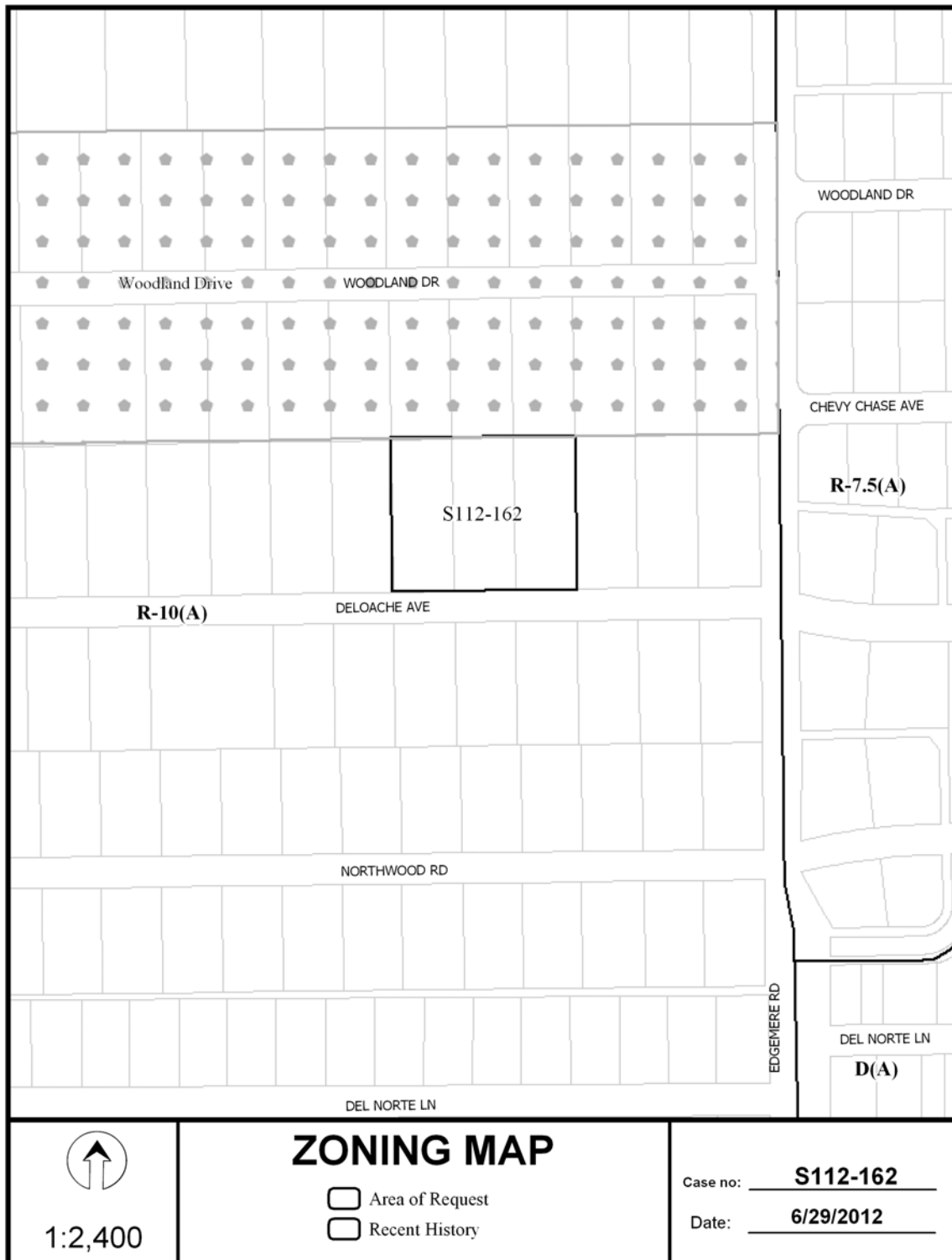
**SUBDIVISION HISTORY:** There has been no recent subdivision activity within close proximity to this request.

**STAFF RECOMMENDATION:** The request complies with the requirements of the R-10(A) district. The lots in the vicinity of this request are not platted lots therefore the reconfiguration of the 3 lots into 2 lots is not inconsistent with the established lot pattern as there is no recorded plat; therefore, the staff recommendation is for approval of the request 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 will not be allowed without Engineering Section approval."
12. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
13. On the final plat dedicate 28 feet of ROW from the established centerline of Deloache Avenue.
14. On the final plat show how all adjoining ROW was created.
15. On the final plat show all additions or tracts of land within 150 feet of the property.
16. Refer to Lots 69, 70, and 71 in City Block 5469, Uri Jones Subdivision of 96 lots (unrecorded) in Owner's Certificate and on plat map.
17. On the final plat show the width of the existing utility easement.
18. On the final plat show the recording information on all existing easements within 150 feet of the property.
19. On the final plat identify the property as Lots 69A and 70A in City Block 5469.

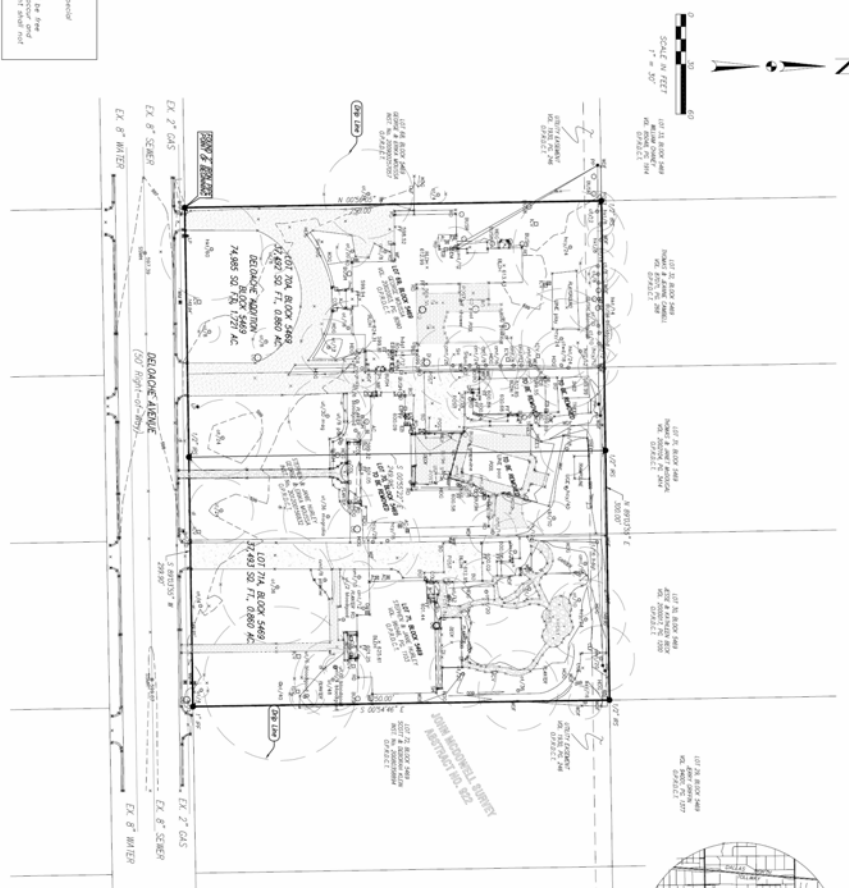






**GENERAL NOTES**

1. ALL UTILITIES ON LOT 107 TO BE REMOVED.
2. THE EXISTING OF THIS PLOT IS TO BE 2.1075
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**Legend of Symbols & Abbreviations**

Symbol	Description
○	1" PIP
○	2" PIP
○	3" PIP
○	4" PIP
○	6" PIP
○	8" PIP
○	10" PIP
○	12" PIP
○	15" PIP
○	18" PIP
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○	36" PIP
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**CITY PLAN COMMISSION****THURSDAY, JULY 19, 2012****FILE NUMBER:** S112-158**Subdivision Administrator:** Paul Nelson**LOCATION:** 755, 761, and 763 Peavy Road, southeast of Harter Road**DATE FILED:** June 25, 2012**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 9**SIZE OF REQUEST:** 0.601 Acre**MAPSCO:** 37H**APPLICANT:** Christopher Panatier and Courtney Van Zandt

**REQUEST:** An application to replat a 0.601 acre of land containing all of Lots 11A, 11B, and 12 in City Block 1/6133 into one lot on property located at 755, 761 and 763 Peavy Road, southeast of Northcliff Road.

**SUBDIVISION HISTORY:**

1. S056-229 was an application to replat a 0.9950 acre tract of land containing part of Lot A in City Block 6133 and all of Lot 11 in City Block 1/6133 into one 8,141.35 square foot lot; one 7,784.53 square foot lot; and one 10,247.23 square foot lot on the southwest line of Peavy Rd; and one 17,169.4 square foot lot on Harter Rd. The request was approved for 4 lots and was recorded on March 18, 2006.

**DATES NOTICES SENT:** 20 notices were mailed June 28, 2012.

**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..."

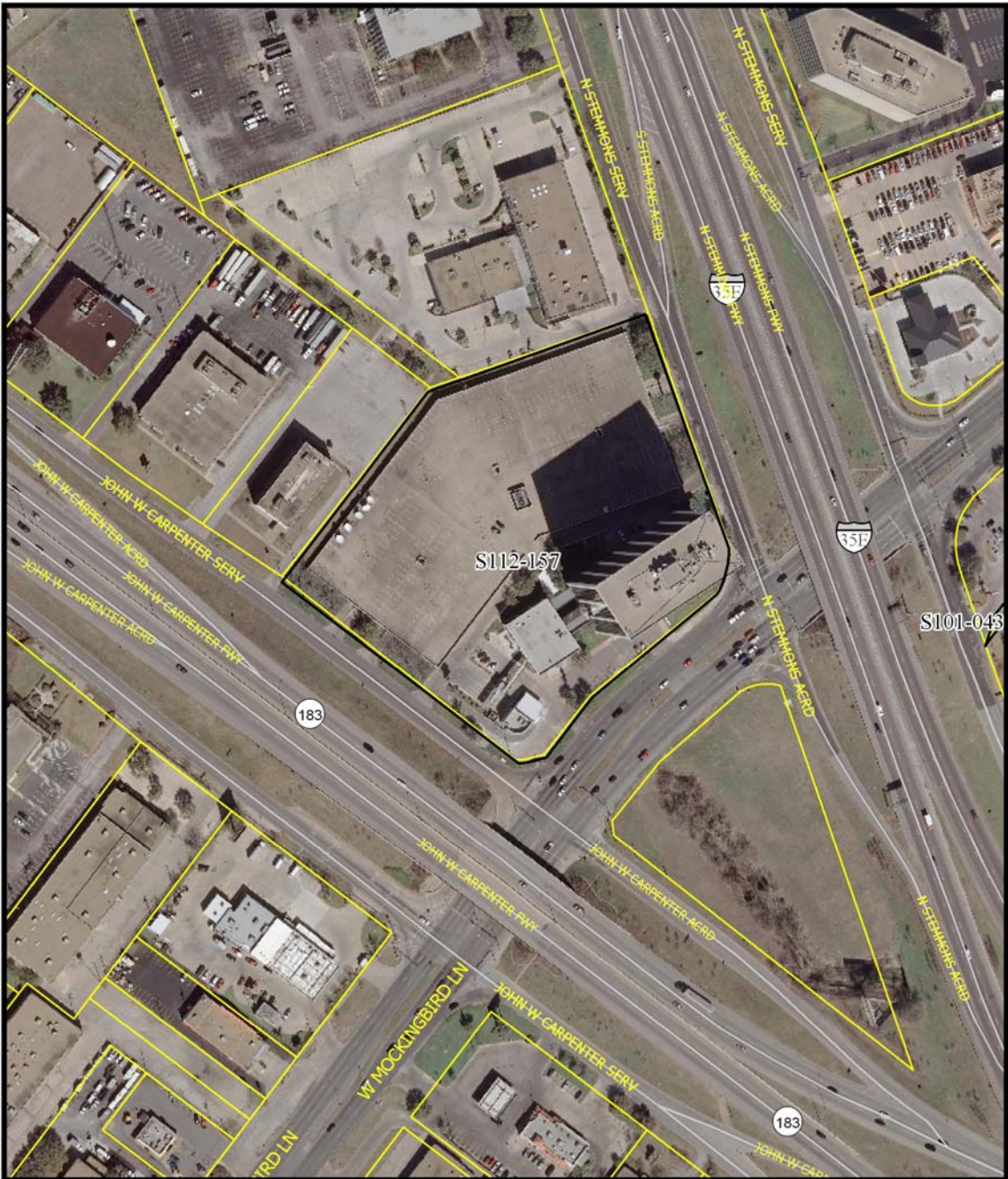
The request complies with the requirements of the R-7.5(A) district. The staff has determined that there is no established lot pattern in the vicinity of this request as there are lots larger as well as smaller in area than what is proposed by this application; therefore, staff recommends approval subject to compliance with the conditions listed in the docket.

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

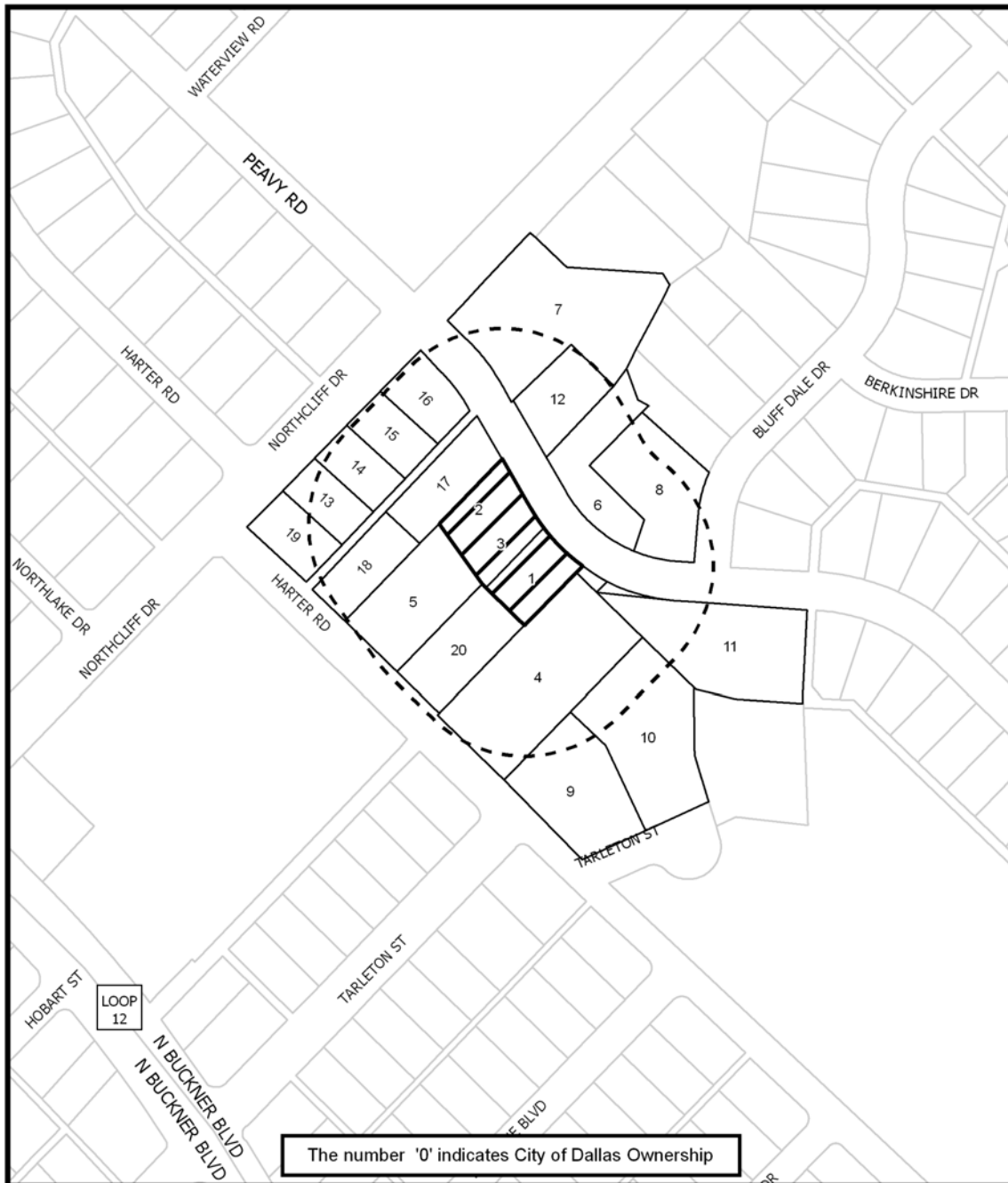
format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.

5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot to lot drainage will not be allowed 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. On the final plat show how all of the adjoining ROW was created.
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 all additions or tracts of land within 150 feet of the property with the recording information for each.
13. On the final plat show the recording information for all existing easements within 150 feet of the property.
14. On the final plat identify the property as Lot 11C in City Block 1/6133.





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>          <b>S112-157</b>          </u> Date: <u>          <b>6/29/2012</b>          </u>
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 <b>1:2,400</b>	<h2>NOTIFICATION</h2>	<b>E-5</b> Map no: _____
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">20</div> NUMBER OF PROPERTY OWNERS NOTIFIED	<b>S112-158</b> Case no: _____

7/10/2012



## Notification List of Property Owners

S112-158

### 20 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	763 PEAVY RD	PANATIER CHRISTOPER
2	761 PEAVY RD	PANATIER CHRISTOPHER & COURTNEY L VAN ZANDT
3	755 PEAVY RD	PANATIER CHRISTOPHER &
4	746 PEAVY RD	HARTNETT KATHERINE M
5	722 HARTER RD	HARTGROVE CAROLYN J
6	760 PEAVY RD	MARTIN J JAMES
7	720 PEAVY RD	MCDONALD BETTY J
8	9711 BLUFF DALE DR	DATES IRIS R
9	800 HARTER RD	TIGUE MOLLY
10	9615 TARLETON ST	TIGUE PPTY CO LTD
11	807 PEAVY RD	MCBAIN RICHARD JOHN III & PATRICIA RICE CLENDENIN
12	740 PEAVY RD	BIRNBAUM JILL ANNE
13	9616 NORTHCLIFF DR	STEEGER CORRINE L
14	9626 NORTHCLIFF DR	BELLAS DAVID III & GEORGINA BELLAS
15	9636 NORTHCLIFF DR	SEFTON GLENN M
16	9646 NORTHCLIFF DR	NULISCH NANCY R
17	717 PEAVY RD	VIRBICK ANNA HOPKINS TR
18	714 HARTER RD	RIBA GEORGE J & MARGARET G
19	9606 NORTHCLIFF DR	ROLLE LARRY
20	730 HARTER RD	SCIPLE GLORIA LANE

Tuesday, July 10, 2012

**CITY PLAN COMMISSION****THURSDAY, JULY 19, 2012****FILE NUMBER:** S112-159**Subdivision Administrator:** Paul Nelson**LOCATION:** 8610 Eustus Avenue at Lakeland Drive**DATE FILED:** June 26, 2012**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 9**SIZE OF REQUEST:** 0.60 Acre**MAPSCO:** 38S**APPLICANT:** Lee Lamont & Grant Van Cleve

**REQUEST:** An application to replat a 0.1904 acre tract of land containing all of Lots 44 and 45 in City Block A/5248 into one lot on property located at 8610 Eustus Avenue at Lakeland Drive.

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

The Board of Adjustment on December 12, 2011 granted a variance of 15 feet to the front yard setback regulations subject to compliance with a site plan.

**DATES NOTICES SENT:** 18 notices were mailed June 28, 2012.

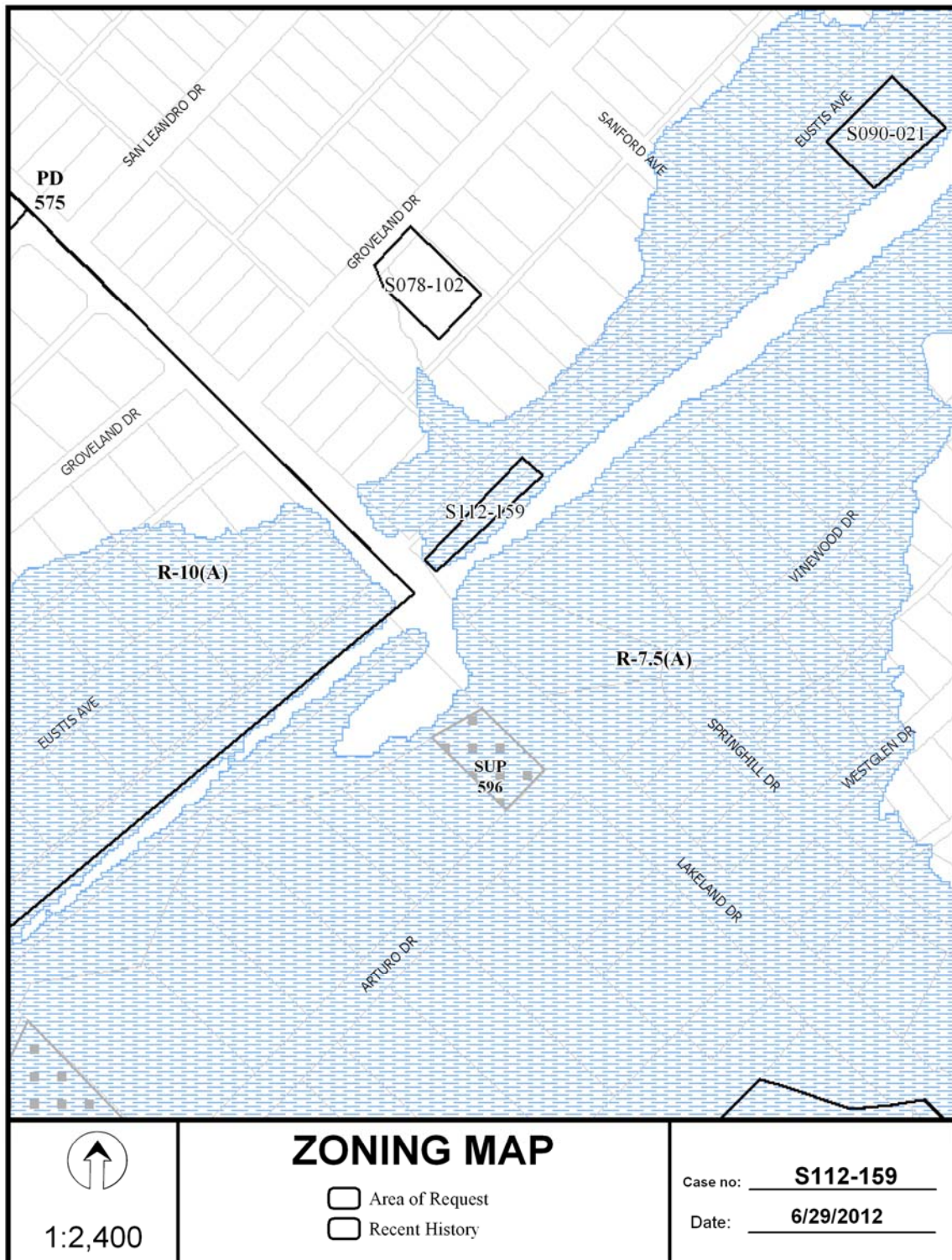
**STAFF RECOMMENDATION:** Section 51A-8.503(a) indicates that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural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

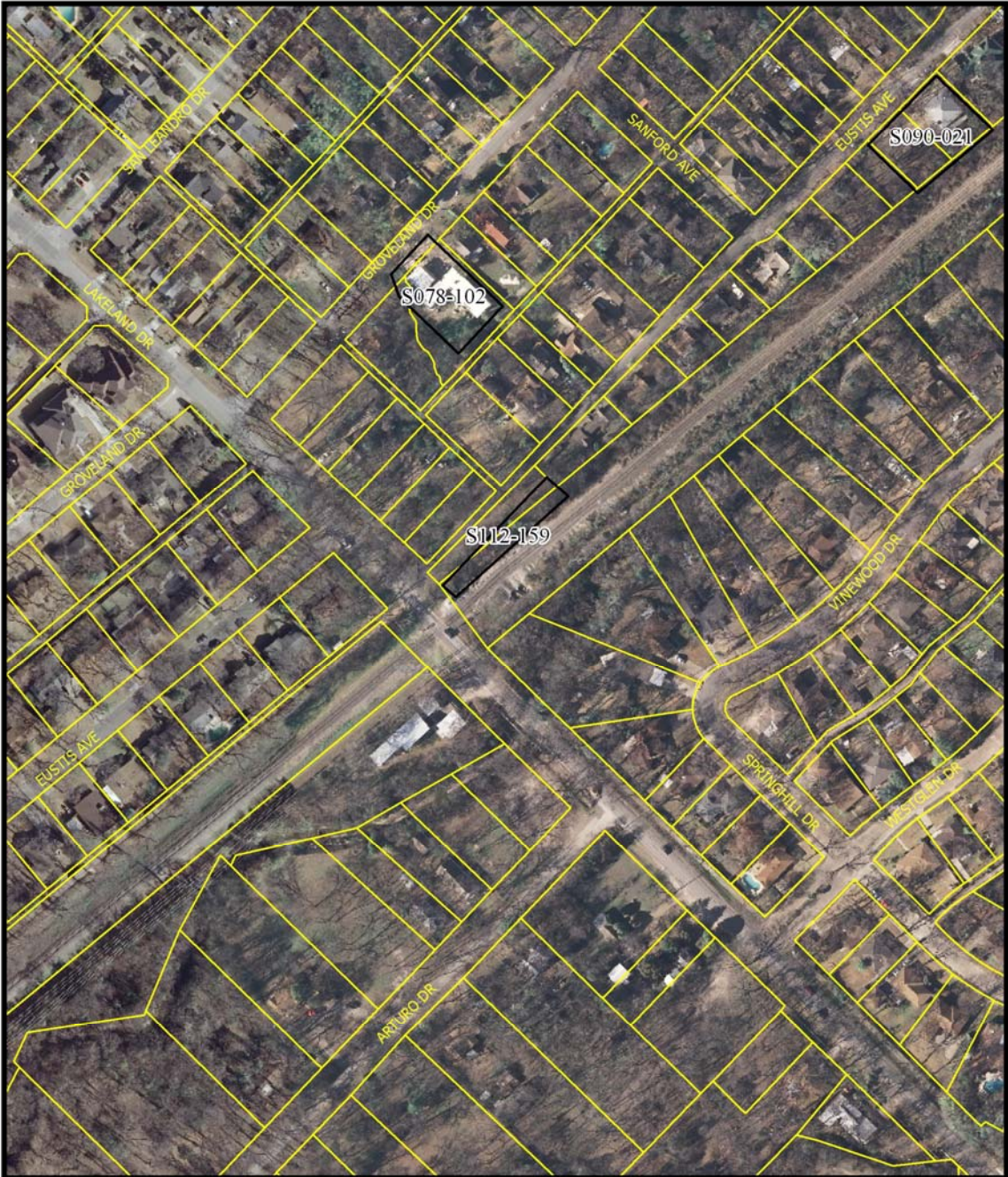
The request complies with the requirements of the R-7.5(A) district. The staff has determined that there is no established lot pattern in the vicinity of this request; therefore, staff recommends approval subject to compliance with the following conditions:

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 will not be allowed without Engineering Section approval."
13. On the final plat dedicate 28 feet of ROW from the established centerline of Eustis Avenue.
14. On the final plat dedicate 28 feet of ROW from the established centerline of Lakeland Drive.
15. On the final plat dedicate a 10 foot by 10 foot corner clip at Lakeland Drive and Eustis Avenue.
16. On the final plat determine the 100 year water surface elevation across the plat.
17. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
18. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
19. On the final plat specify minimum fill and minimum finished floor elevations.
20. On the final plat show the natural channel set-back from the crest of the natural channel.
21. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

23. On the final plat show how all adjoining ROW was created.
24. On the final plat show the distance width of ROW across Lakeland Drive.
26. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
27. Waste water backflow covenant may be required.
28. On the final plat identify the property as Lot 44A City Block A/5248.





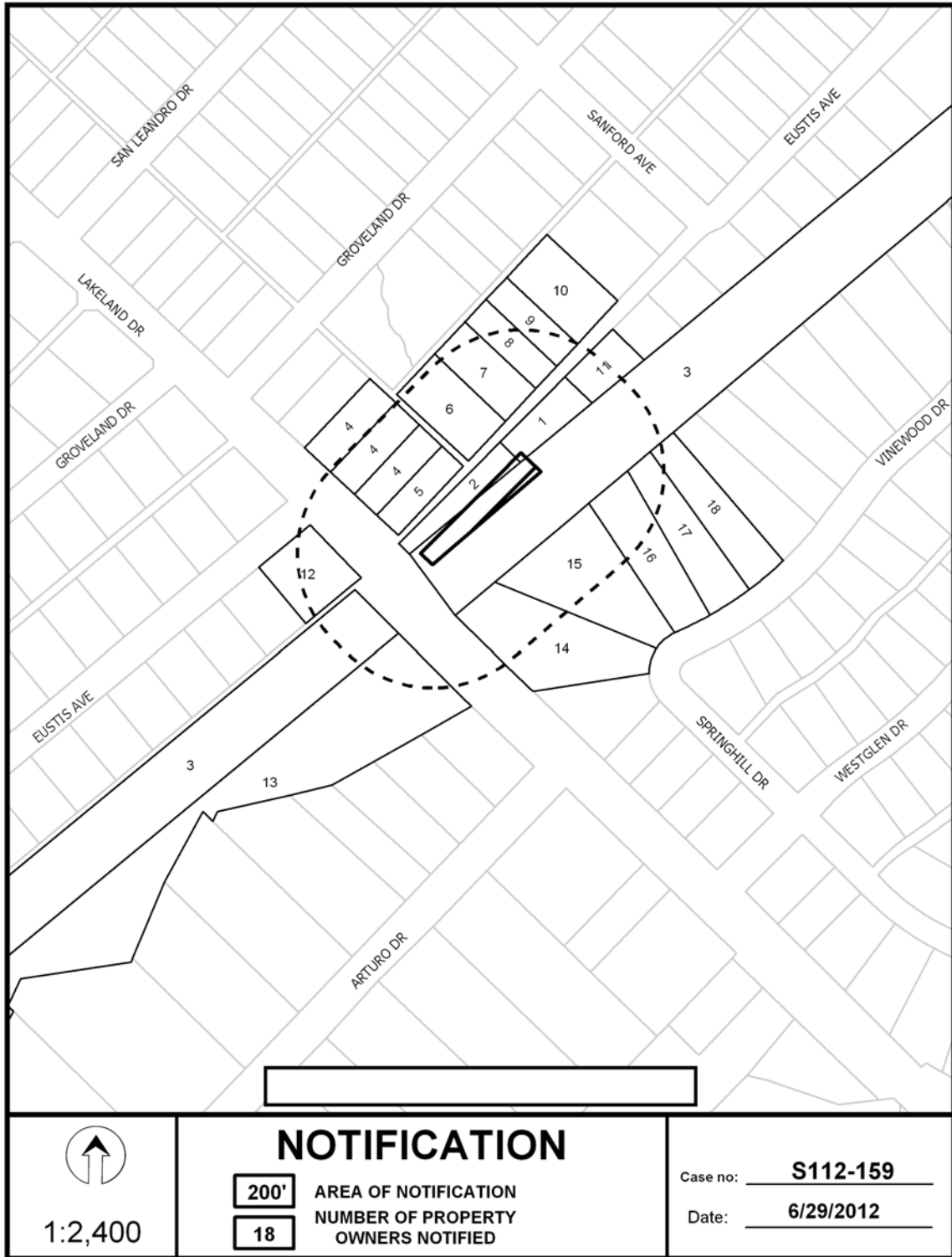
1:2,400

### AERIAL MAP

- Area of Request
- Recent History

Case no: S112-159

Date: 6/29/2012



## Notification List of Property Owners

### S112-159

#### 18 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8626 EUSTIS AVE	PYATT RANDY C
2	8610 EUSTIS AVE	CLARK NICHOLAS L
3	99999 NO NAME ST	KANSAS CITY SOUTHERN RR
4	2018 LAKELAND DR	KUMMER ELIZABETH A
5	2020 LAKELAND DR	RANDALL TOM K TRUSTEE PMB 444
6	8615 EUSTIS AVE	NADY SCOTT X & RONICCA R
7	8623 EUSTIS AVE	NADY SCOTT X & RONNICA R
8	8627 EUSTIS AVE	CAMPBELL LARRY RUSSELL & AMI NICOLE
9	8631 EUSTIS AVE	NADY SCOTT & RONNICA
10	8635 EUSTIS AVE	NAVARRO FRANCISCO O
11	8636 EUSTIS AVE	BREDEN PHILLIP STANLEY
12	8574 EUSTIS AVE	KARL ANN C
13	2100 LAKELAND DR	HOKE BOBBY R & KAILA
14	8607 VINEWOOD DR	INGRAHAM MARK R & JENNIFER KLEIN
15	8611 VINEWOOD DR	BARTKUS BETTY L LF ESTATE
16	8615 VINEWOOD DR	ZABLOSKY MARY HELEN HALL & DON ZABLOSKY JR
17	8621 VINEWOOD DR	LAPRADE JOHN TIMOTHY
18	8627 VINEWOOD DR	VACULA ANGELA

Tuesday, July 10, 2012



**LOCATION:** Marsh Lane and High Vista Drive, southeast corner

**DATE FILED:** June 26, 2012

**ZONING:** MF-2(A)

**CITY COUNCIL DISTRICT:** 13

**SIZE OF REQUEST** 2.337 Acre

**MAPSCO:** 13Z

**APPLICANT:** City of Dallas

**REQUEST:** An application to remove the existing platted building lines and to replat all of Lot 1 in City Block A/6404 and all of Lot 2A in City Block A/6406 to create one 2.337 acre lot on property located on Marsh Lane and High Vista Drive, southeast corner.

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

**DATES NOTICES SENT:** No notices were sent because the property is zoned MF-2(A).

**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 building lines will allow the property to be developed in accordance with the 15 foot front yard setback of the MF-2(A) district.

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

“(iii) adversely affect neighboring properties; and”

- The existing building lines are front yards and consist of a 20 foot front yard building line along Marsh Lane; a 30 foot and a 25 foot front yard building line along High Vista Drive. The required setback for the front yard in the MF-2(A) district is 15 feet.

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

- The removal of the building lines will allow for the property to be developed consistent with the zoning setback requirements and provide for a uniform development.


**STAFF RECOMMENDATION OF BUILDING LINE REMOVAL:** The staff supports the removal of the building lines to allow the property to be developed in accordance with the zoning regulations of the MF-2(A) district.

**STAFF RECOMMENDATION:** The request complies with the requirements of the MF-2(A) district; therefore staff recommends approval of the request 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. On the final plat place a note that states that: "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 28 feet of ROW from the established center line of High Vista Drive.

14. On the final plat show how all adjoining ROW was created.
15. On the final plat show the recording information on all existing easements within 150 feet of the property.
16. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information.
17. On the final plat show two control monuments.
18. On the final plat chose a different addition name.
12. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
13. Water/wastewater main extension may be required by Private Development Contract.
14. On the final plat identify the property as Lot 1A in City Block A/6406.
15. On the final plat add a note on each of the building lines that states "This building line removed by this plat."



 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>      <b>S112-161</b>      </u> Date: <u>      <b>6/29/2012</b>      </u>
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**FILE NUMBER:** M112-034

**DATE FILED:** May 22, 2012

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

**COUNCIL DISTRICT:** 13

**MAPSCO:** 24 B

**SIZE OF REQUEST:** Approx. 9.664 Acres

**CENSUS TRACT:** 135

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**APPLICANT:** Melinda Madurai

**REPRESENTATIVE:** James Langford

**OWNER:** Good Shepherd Episcopal

**MISCELLANEOUS DOCKET ITEM**

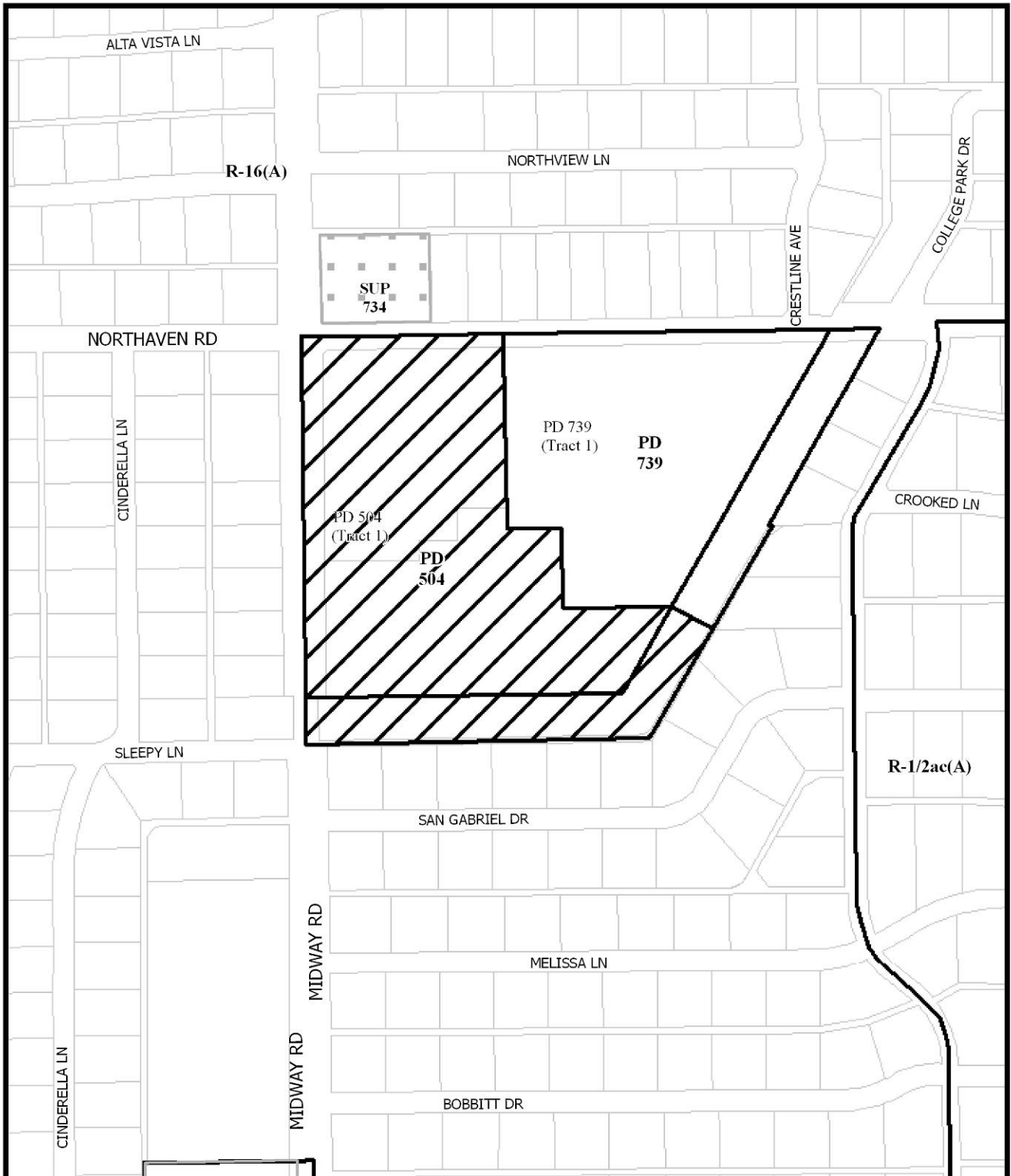
Minor Amendment for Development /Conceptual Plan

On March 25, 1998, the City Council passed Ordinance No. 23475 which established Planned Development District No. 504 on property at the above location. The ordinance was subsequently amended by Ordinance No. 26047. The PDD is divided into two tracts. For purposes of interpretation, a private school or church must comply with the Tract 1 portion of the conceptual plan portion of the development/conceptual plan and the Tract 2 development plan portion of the development/conceptual plan. This request is in the Tract 1 portion of the PDD boundary.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to provide for a revised ingress/egress point along the site's Midway Road frontage.

The request does not impact any of the other provisions of the ordinance permitting this use and otherwise complies with the provisions consideration of a minor amendment for both a development plan.

**STAFF RECOMMENDATION:** Approval



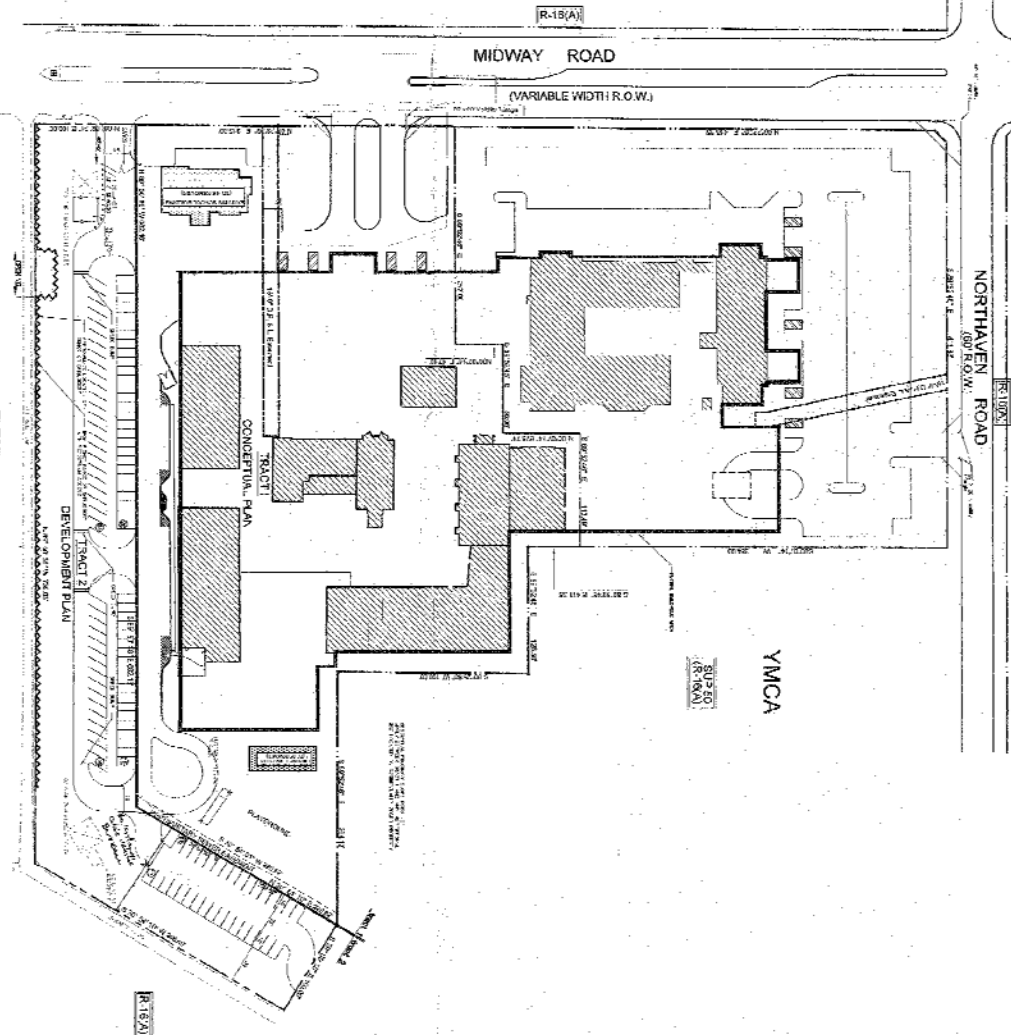
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# ZONING MAP

Case no: M112-034

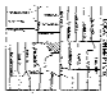
Date: 6/21/2012

**A DEVELOPMENT/CONCEPTUAL PLAN**  
SCALE: 1" = 50'-0"



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**GENERAL NOTES:**

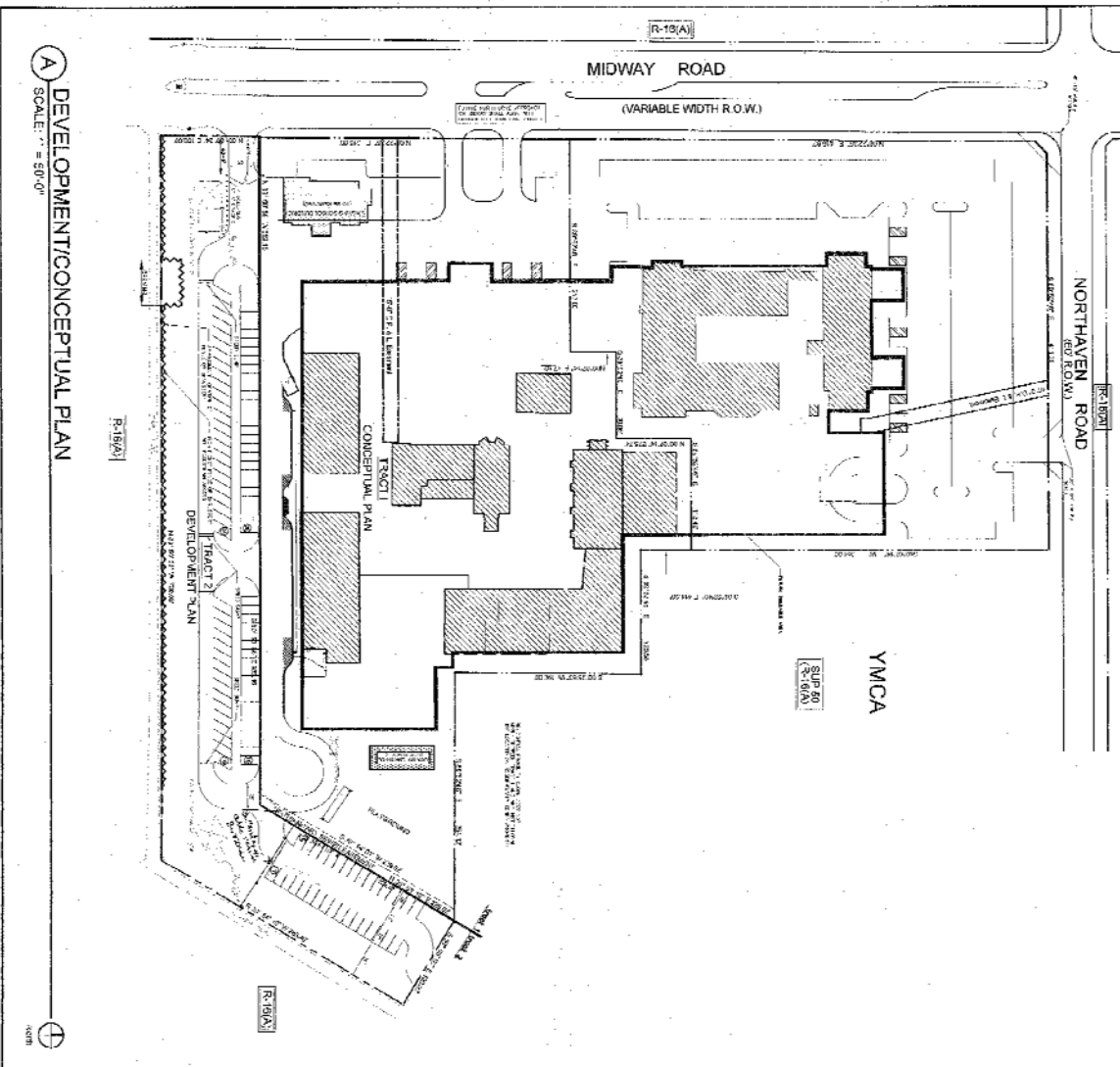
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**GOOD SHEPHERD EPISCOPAL SCHOOL**  
11122 MIDWAY ROAD  
DALLAS, TEXAS

ARCHITECT:  
JAMES H. GORDON,  
3801 LAMAR AVENUE, SUITE 100,  
DALLAS, TEXAS 75245

DATE: JULY 5, 2015  
PROJECT: GOOD SHEPHERD EPISCOPAL SCHOOL  
SHEET: D/C-01

NO.	DATE	DESCRIPTION
1	7/5/15	ISSUED FOR PERMIT
2	7/15/15	REVISIONS
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**A** DEVELOPMENT/CONCEPTUAL PLAN  
SCALE: 1" = 50'-0"



**KEY**  
 [Symbol] EXISTING ROADS  
 [Symbol] EXISTING UTILITIES  
 [Symbol] EXISTING LANDSCAPE

**GENERAL NOTES**  
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING CODE (IPC).  
 2. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.  
 3. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.  
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 APPROVED BY  
 CITY COUNCIL  
 11/18/05



**D/C-01**

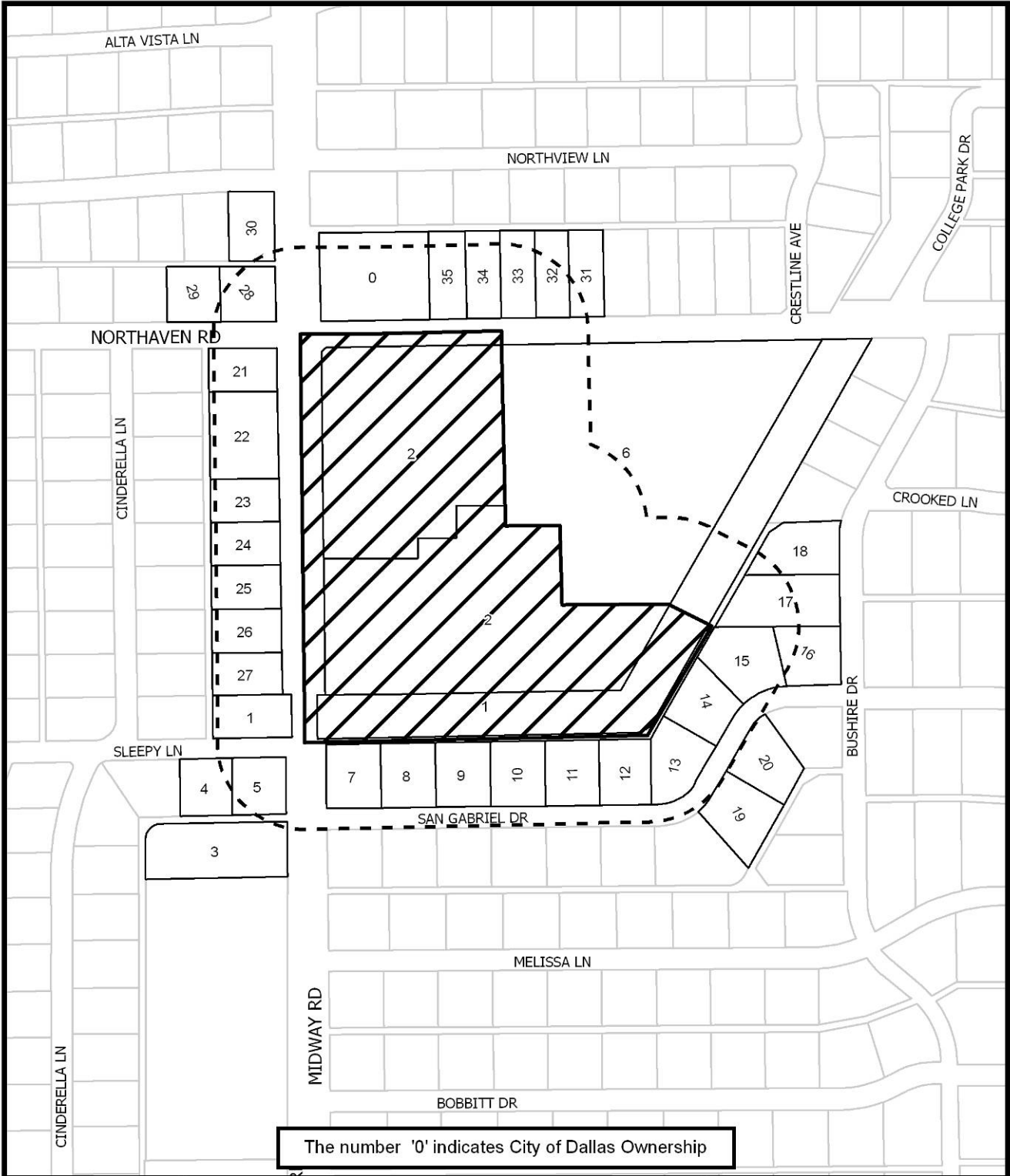
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 CHECKED BY: [Name]  
 DESIGNED BY: [Name]

PROJECT NO.: 2004-283  
 DEVELOPMENT/CONCEPTUAL PLAN

**GOOD SHEPHERD EPISCOPAL SCHOOL**  
 11122 MIDWAY ROAD  
 DALLAS, TEXAS







The number '0' indicates City of Dallas Ownership



1:3,600

# NOTIFICATION

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

Case no: **M112-034**

Date: **6/21/2012**

## *Notification List of Property Owners*

*M112-034*

### *35 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	11119 MIDWAY RD	TEXAS UTILITIES ELEC CO % STATE & LOCAL
2	11122 MIDWAY RD	CORPORATION OF EPISCOPAL DIOCESE OF DALL
3	11015 MIDWAY RD	PETREE DAVID
4	4148 SLEEPY LN	GRAY TOBY J & OHARA COLLIN J
5	4156 SLEEPY LN	GILBERT CHRISTINA
6	4332 NORTHAVEN RD	Y M C A
7	4207 SAN GABRIEL DR	HABITZREITER RICHARD K & LINDA D
8	4215 SAN GABRIEL DR	SLAY MATTHEW & ALICIA M
9	4223 SAN GABRIEL DR	SMITH MICHAEL G & MARY M
10	4231 SAN GABRIEL DR	Taxpayer at
11	4239 SAN GABRIEL DR	ANGLES MARIA
12	4247 SAN GABRIEL DR	MCKENZIE JODY R & AMY B MCKENZIE
13	4315 SAN GABRIEL DR	BANK OF TEXAS NA C/O BOK BRES BTC -3S
14	4321 SAN GABRIEL DR	TANZY FRANK M
15	4329 SAN GABRIEL DR	ODOM DAN A & MARY ANNE F
16	4337 SAN GABRIEL DR	RUSSELL THOMAS J & JENNIFER L
17	11117 BUSHIRE DR	EHLINGER MATTHEW W & L MARTHA M
18	11127 BUSHIRE DR	STONE JEFFREY A & MANON T
19	4314 SAN GABRIEL DR	REISCH JAMES M & SANDRA J
20	4320 SAN GABRIEL DR	SMITH BRADLEY S & PATRICIA A
21	11231 MIDWAY RD	RYBA EDWARD S
22	11223 MIDWAY RD	MCCLASKEY RONALD F & CHRISY L
23	11207 MIDWAY RD	OMBRELLO JILL R & JAMES M
24	11135 MIDWAY RD	NESOM CHARLES S JR EST OF % DOROTHY NESO
25	11127 MIDWAY RD	STOVER JAMES W
26	11119 MIDWAY RD	CYTRON SCOTT H & KEVIN S TURNER

6/21/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	11111 MIDWAY RD	WAITE GREGORY S & JOHN M ARNEY
28	4155 NORTHAVEN RD	MANCUSO THOMAS
29	4145 NORTHAVEN RD	GLASS JOHN EDWARD & BRIDGET B
30	4160 NORTHVIEW LN	MCKISSACK RESIDENTIAL PTNRS II LTD
31	4311 NORTHAVEN RD	LEMASTER LISA
32	4305 NORTHAVEN RD	GUTHRIE LINDA
33	4301 NORTHAVEN RD	YANAGISAWA MASASHI & HIROMI RIGHT OF
SUR		
34	4231 NORTHAVEN RD	DEES PAUL L & KATIE M DEES
35	4227 NORTHAVEN RD	VERHAEGHE JON M & PETA P

**FILE NUMBER:** W112-015

**DATE FILED:** May 23, 2012

**LOCATION:** Southeast corner of S. Lancaster Road and E. Ledbetter Drive

**COUNCIL DISTRICT:** 8

**MAPSCO:** 65L, M

**SIZE OF REQUEST:** Approx 0.572 acres

**CENSUS TRACT:** 87.05

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**MISCELLANEOUS DOCKET ITEM:**

Owner: NR Station Inc (dba NR Texaco)

Waiver of Two-Year Waiting Period

On September 14, 2011, the City Council approved a change from a D Liquor Control Overlay to a D-1 Liquor Control Overlay and Specific Use Permit No. 1884 for the sale of alcoholic beverages in conjunction with a general merchandise or food store use less than 3,500 square feet located at the above location. According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to September 14, 2013, without a waiver of the two-year waiting period.

The applicant is requesting a waiver of the two-year waiting period in order to submit an application to amend Specific Use Permit No. 1884. The applicant indicates the change of circumstance is that the contractor built the building larger than shown on the SUP site plan.

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

**Staff Recommendation:** Denial

**PREVIOUS ACTION:** On June 21, 2012, CPC held this case under advisement to July 19, 2012.

W112-015

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. # Z 101-262 / SUP 1884

Location 2104-E-LEDBETTER DR. DALLAS TX 75216

Date of last CPC or CC Action 9-14-11

Applicant's Name, Address & Phone Number RAFIQ HOODA 214-929-3171  
2104-E-LEDBETTER DR. DALLAS. TX 75216.

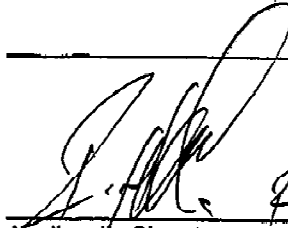
Property Owner's Name, Address and Phone No., if different from above  
NR STATION'S INC / DBA NR TEXACO  
2104-E. LEDBETTER DR. DALLAS. TX 75216.

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

CONTRACTOR BUILT THE BUILDING BIGER THAN  
WE SUBMITTED & SHOWS TO BUILD AND HE  
RUN AWAY WITHOUT FINISHED THE BUILDING  
(MSG GROUP / MR RASHID) CHITILA 972 804-0444

GOD BLESS YOU & THANK YOU

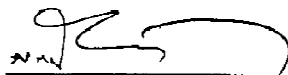
NR STATION'S INC.

  
RAFIQ HOODA  
Applicant's Signature

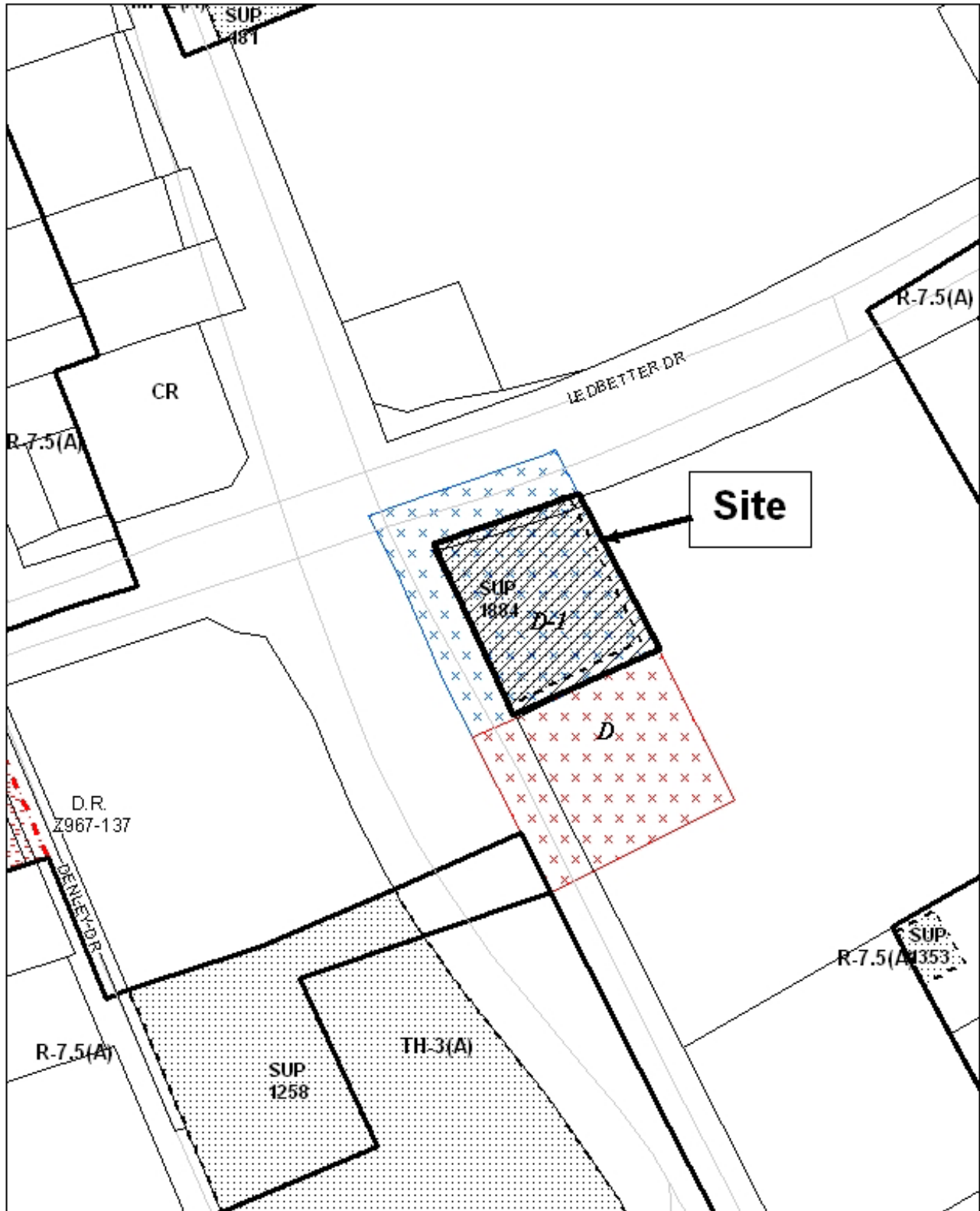
RECEIVED BY

MAY 23 2012

Current Planning

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

Date Received  
Fee: \$300.00 receipt # 4104



1:1,800

**W112-015**  
**June 21, 2012**

**FILE NUMBER:** Z101-388 (OTH)

**DATE FILED:** September 16, 2011

**LOCATION:** On the northwest corner of South Marsalis Avenue and East Woodin Boulevard.

**COUNCIL DISTRICT:** 4

**MAPSCO:** 55 N

**SIZE OF REQUEST:** Approx. .54 acres

**CENSUS TRACT:** 54.00

**OWNER:** Full Gospel Tabernacle

**APPLICANT:** Michelle Favors, Full Gospel Tabernacle

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

**SUMMARY:** The applicant is proposing to utilize a portion of the property for a child-care facility.

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

**BACKGROUND INFORMATION:**

- The property is presently zoned an R-7.5(A) Single Family District. The site is approximately 0.54 acres of land. There is an existing 4,598 square foot building for the church use and a 1,453 square foot building which will be utilized by the child-care facility. There is an enclosed 852 square foot for outdoor play area.
- The applicant is requesting a Specific Use Permit for a child-care facility to be managed separately from the church. The hours of operation will be from 6:00 a.m. to 6:00 p.m., Monday through Friday.
- The property is adjacent to single family development to the north and west. The surrounding uses are single family north and west; school facilities, a church and single family to the east. There is an elementary school to the south of the property, across from E Woodin Blvd and neighborhood services uses to the south.
- The Board of Adjustment Panel A, at its public hearing held on Tuesday, June 19, 2012 took the following actions for the subject property:
  - Granted the applicant’s request for a special exception to the fence height regulations of 2 feet, subject to the following condition:
    - Compliance with the submitted site plan and elevation is required;
  - Granted the applicant’s request for a special exception to the visual obstruction regulations, subject to the following conditions:
    - Compliance with the submitted site plan and elevation is required; and
  - Granted the applicant’s request for a especial exception to the off-street parking regulations of 8 parking spaces, subject to the following condition:
    - The special exception of 8 parking spaces automatically terminates if and when the church and child-care facility uses are changed or discontinued.

**Thoroughfares/Streets:**

<b>Thoroughfares/Street</b>	<b>Type</b>	<b>Existing ROW</b>
S. Marsalis Avenue	Local	90 ft. ROW
E Woodin Boulevard	Local	90 ft. ROW



**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	R-7.5(A)	Church and vacant structure
<b>East</b>	R-7.5(A)	School facilities, church, Single Family
<b>South</b>	R-7.5(A)	School and neighborhood services
<b>West</b>	R-7.5(A)	Single Family
<b>North</b>	R-7.5(A)	Single Family

**Comprehensive Plan:**

The comprehensive plan forward Dallas! Vision Illustration is comprised of a series of Building Blocks that shows general land use patterns. They are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur. The property is located in a residential neighborhoods building block.

**Residential Neighborhoods**

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

**Land Use**

**Goal 1.2** Promote Desired Development

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

**STAFF ANALYSIS:**

**Land Use Compatibility:**

The site is surrounded by single family to the north and west, single family and institutional use to the south. Other surrounding uses are school and neighborhood retail uses to the south and north of the request site.

Staff considers that a child-care facility will be complimentary to the already existing uses in the area.

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

Staff supports the applicant's request subject to conditions and a site plan.

**Traffic and Parking:**

The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the requested zoning change and determined the proposal will not have a significant impact on the street system. The proposed use requires one parking space per every five hundred feet of the proposed use. The applicant is proposing to use 1,453 square feet for the child-care facility which requires 3 parking spaces. The applicant is providing the required parking spaces as shown on the proposed site plan.

On June 19, 2012 the Board of Adjustment Panel A ranted your request for a special exception to the off-street parking regulations of 8 parking spaces, subject to the following conditions:

The special exception of 8 parking spaces automatically and immediately terminates if and when the church and child-care facility uses are changed or discontinued.

**Landscaping:**

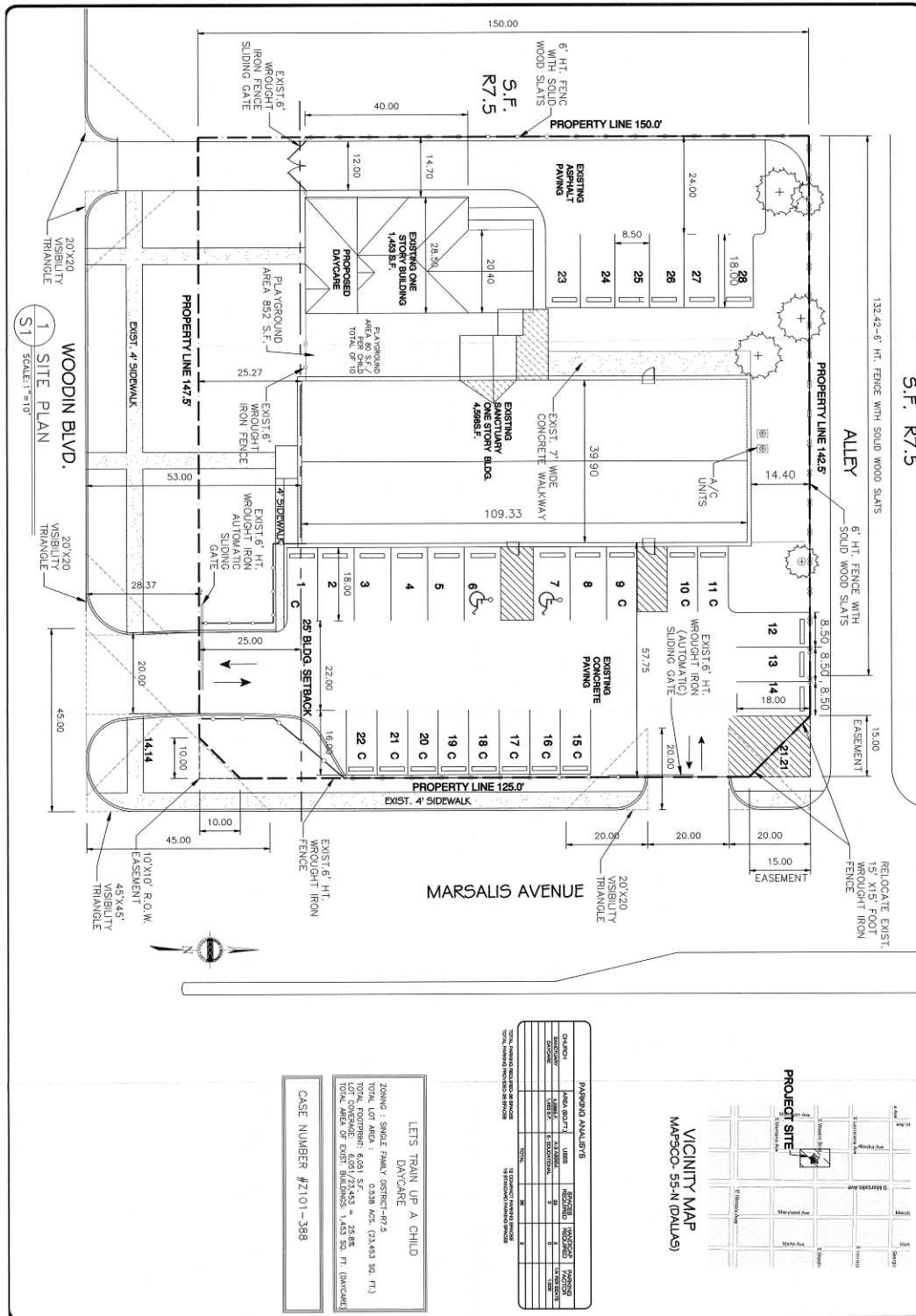
The proposed use does not trigger landscaping. Landscaping for new construction must comply with Article X. Even though landscaping is shown in the proposed site plan, staff will request that the applicant remove it from the site plan before the case is brought to City Council for approval.

**PROPOSED CONDITIONS**

**SPECIFIC USE PERMIT FOR A CHILD CARE FACILITY  
Z101-388(OTH)**

1. USE: The only use authorized by this specific use permit is a child-care facility.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on \_\_\_\_\_ (five years from City Council Approval Date), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.).
4. INGRESS-EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted.
5. PARKING: Parking must be located as shown on the attached site plan.
6. HOURS OF OPERATION: The child-care facility may only operate between 6:00 a.m. and 6:00 p.m., Monday through Friday.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

# PROPOSED SITE PLAN



WOODIN BLVD.  
1 SITE PLAN  
SCALE: 1"=10'

MARSALIS AVENUE

S.F. R7.5

ALLEY



PARKING ANALYSIS			
Category	Number of Spaces	Required	Notes
Handicapped	2	2	15% of total
Other	20	20	
<b>TOTAL</b>	<b>22</b>	<b>22</b>	

LETS TRAIN UP A CHILD  
DAYCARE  
ZONING: SINGLE FAMILY DISTRICT-87.5  
TOTAL LOT AREA: 0.538 ACS (23,453 SQ. FT.)  
TOTAL FLOORING: 6,071 S.F.  
TOTAL COVERAGE OF EXIST. BUILDINGS: 1,483 SQ. FT. (DAYCARE)  
TOTAL COVERAGE OF EXIST. BUILDINGS: 4,588 SQ. FT. (DAYCARE)  
CASE NUMBER #Z101-388

JOB NO. 2011-012  
DRAWN BY: BJ  
DATE: 08/14/12  
SCALE: 1"=10'  
S1  
OF

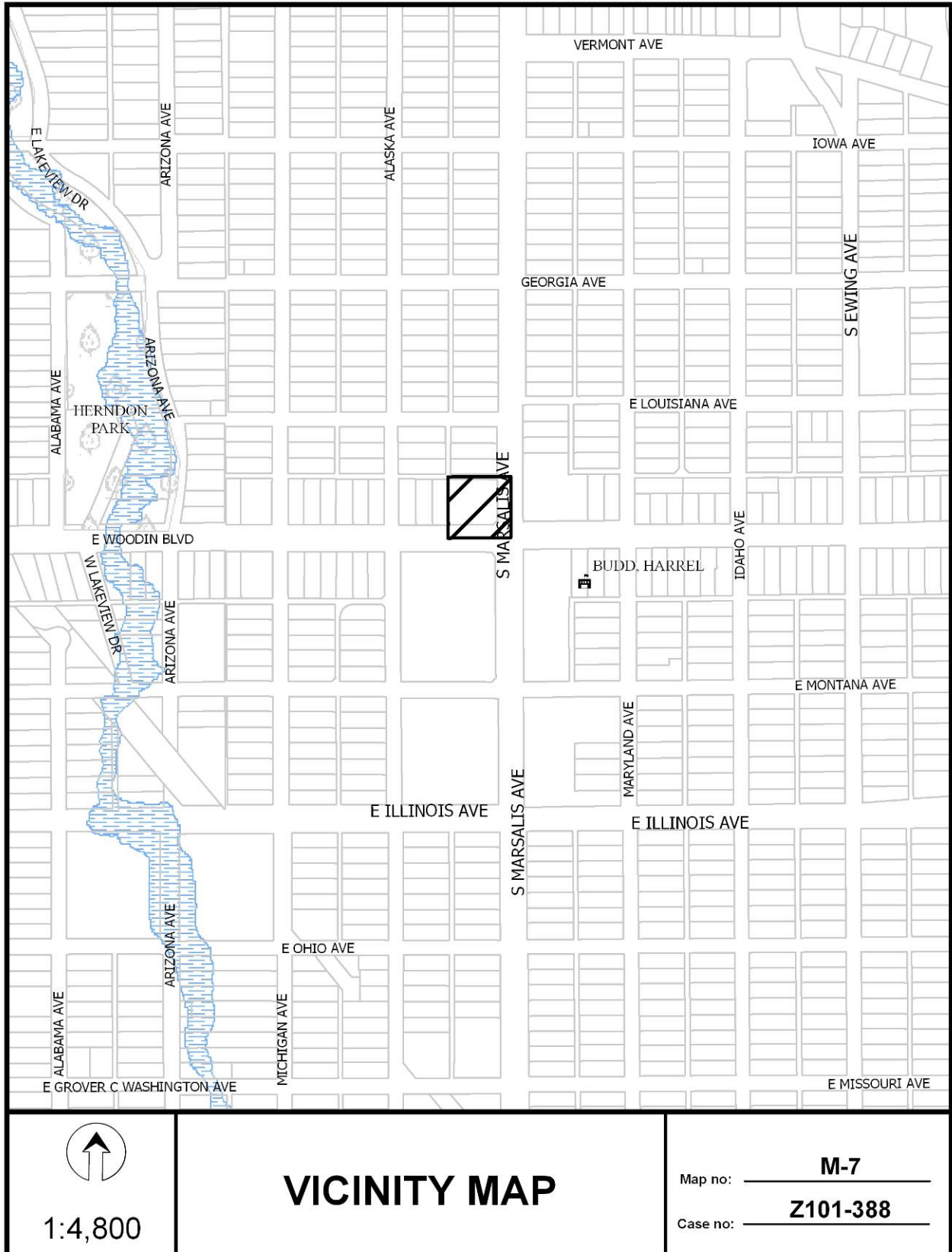
REV.	DATE
1	03/09/12
2	
3	
4	
5	

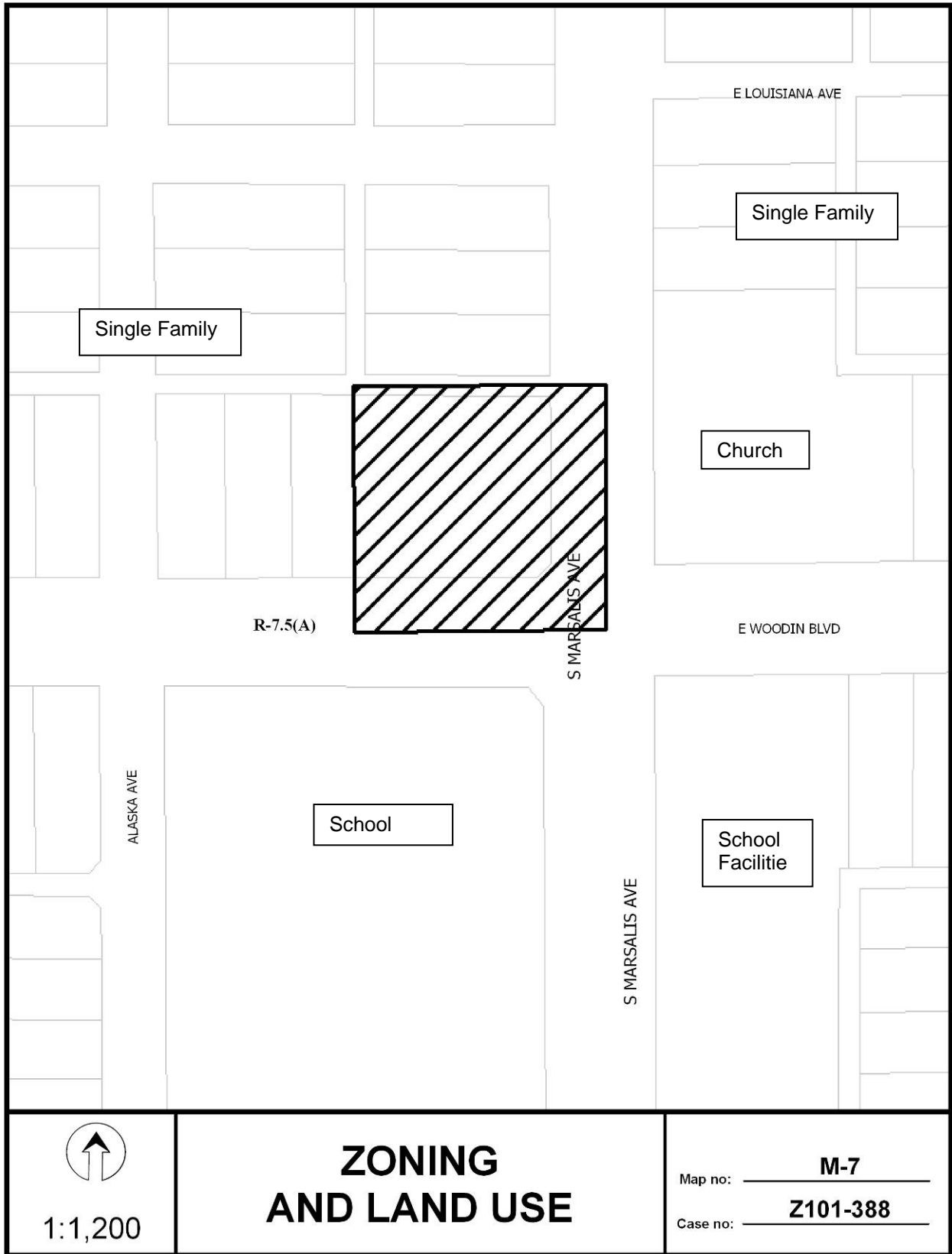


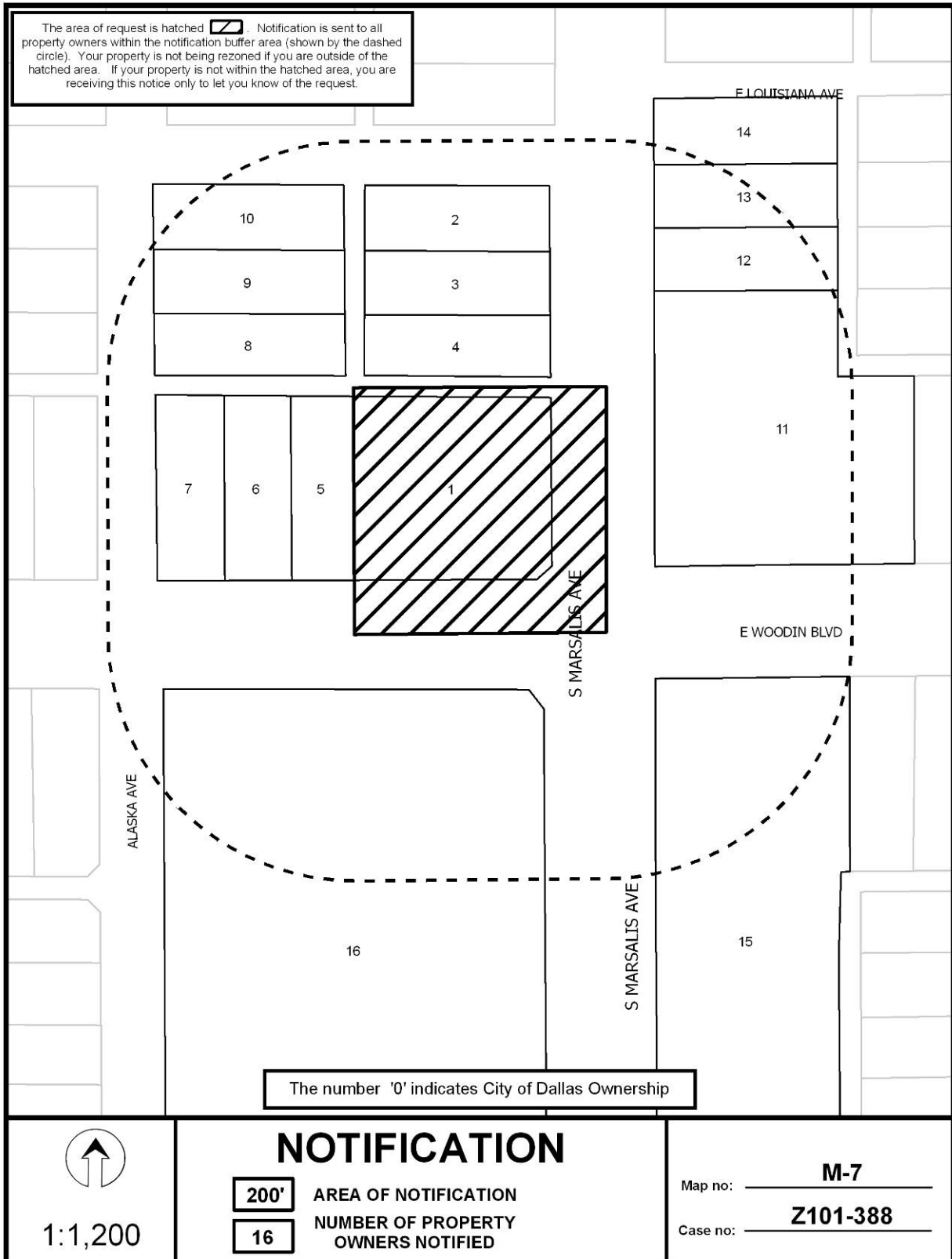
1802 Creek Crossing  
Garland, TX 75040  
Ph. (469) 628-2642  
Fax (214) 946-1166  
www.ddcteamb.com

PROJECT:  
SPECIFIC USE PERMIT  
623 WOODIN BLVD.  
LOT 4A, BLOCK 19/3641  
DALLAS, TX 75216

THIS DRAWING IS THE PROPERTY OF DESIGN & DEVELOPMENT CONSULTANTS (DDC). THE USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF DDC IS PROHIBITED.







DATE: October 04, 2011

10/4/2011

***Notification List of Property Owners******Z101-388******16 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1 CHU	623 WOODIN BLVD	FULL GOSPEL TABERNACLE NEW TESTAMENT
2	2003 MARSALIS AVE	MORA ROGELIO C
3	2007 MARSALIS AVE	TAYLOR J D
4	2011 MARSALIS AVE	MARTIN FRANCES M
5	611 WOODIN BLVD	THE TRUSTEES OF FULL GOSPEL TABERNACLE N
6	607 WOODIN BLVD	HUBBARD ARNOLD STEVE
7	603 WOODIN BLVD	SALMERON FELIPE &
8	2008 ALASKA AVE	MELGAREJO ESTEBAN &
9	2006 ALASKA AVE	JOHNSON KAREN
10	2002 ALASKA AVE	NAVARRO ANGELINA S
11	2018 MARSALIS AVE	BEXAR STREET BAPTIST CHURCH
12	2010 MARSALIS AVE	FLORES AMADA
13	2004 MARSALIS AVE	WATSON DIMPLE
14	2002 MARSALIS AVE	RAINEY GEORGE A ET AL
15	2100 MARSALIS AVE	Dallas ISD TRINITY HTS
16	2121 MARSALIS AVE	Dallas ISD %PROJECT MANANGEMENT SYS



**Planner: Warren F. Ellis**

**FILE NUMBER:** Z112-219(WE)                      **DATE FILED:** March 13, 2012  
**LOCATION:** South Buckner Boulevard and Norvell Drive, southeast corner  
**COUNCIL DISTRICT:** 4                              **MAPSCO:** 48-U  
**SIZE OF REQUEST:** Approx. 1.067 acres              **CENSUS TRACT:** 90.00

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**APPLICANT / OWNER:** Abdul Alzoubi

**REPRESENTATIVE:** Santos Martinez  
MASTERPLAN

**REQUEST:** An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store greater than 3,500 square feet on property within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D Liquor Control Overlay.

**SUMMARY:** The purpose of this request is to allow the applicant to sell alcohol for off-premise consumption in a proposed 6,000 square foot convenience store. The proposed convenience store will be designed with a restaurant and several fueling pumps on site.

**STAFF RECOMMENDATION:** Approval, of a D-1 Liquor Control Overlay and approval of a Specific Use Permit for a two year time period, subject to a site plan and conditions.

**BACKGROUND INFORMATION:**

- The request site is undeveloped and will be developed with a general merchandise or food store greater than 3,500 square feet. The proposed use will have a 2,000 square foot restaurant use with drive-in or drive through service. The total development will be comprised of approximately 6,000 square feet of floor area.
- The development of a general merchandise or food store greater than 3,500 square feet is permitted by right in Planned Development District No. 366.
- The proposed use is to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property.
- The sale of alcoholic beverages on property requires a specific use permit in the D-1 Liquor Control Overlay and is not allowed in a D Overlay.
- The surrounding land uses consist of residential, general merchandise or food store and a convalescent and nursing home.

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

1. Z112-194 On Thursday, June 21, 2012, the City Plan Commission considered a request for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay. (CPC held this under advisement until July 19, 2012).

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Buckner Blvd.	Principal Arterial	100 ft.	.100 ft.
Norvell Dr.	Local	50 ft.	50 ft.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PDD No. 366	Undeveloped
<b>North</b>	PDD No. 366	General Merchandise store
<b>South</b>	PDD No. 366	Multifamily
<b>East</b>	R-7.5(A)	Single Family
<b>West</b>	PDD No. 75	Senior living facility

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

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

**LAND USE**

**GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

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

**STAFF ANALYSIS:**

**Land Use Compatibility:** The 1.067 acre site is undeveloped and is located within Planned Development District No. 366, the Buckner Boulevard Special Purpose District. The applicant proposes to develop the site with a 6,000 square foot retail and personal service use to sell alcohol for off-premise consumption. The proposed 6,000 square foot general merchandise or food store will have a 2,000 square foot restaurant also located within the store.

Staff has worked with the applicant's representative regarding several concerns with the proposed development as it relates to the residential adjacency of the speaker box on the eastern facade, location of dumpster and the driveway approach near the single family dwelling on Norvell Drive.

The applicant shifted the proposed building towards Buckner Boulevard and provided an 8 foot buffer strip and installed tree wells along the eastern portion of the property to mitigate any noise from the speaker box. Even though the proposed development could

be developed by right, staff is concerned with the potential impact the speaker box may produce, the odors from the dumpster and the traffic volume onto Norvell Drive. Therefore, staff's recommendation is for approval of the D-1 Liquor Control Overlay and approval of a Specific Use Permit for a two year period. The short time period will allow staff to access the impact the proposed development will have on the adjacent residential uses.

The adjacent uses consist primarily of retail and general merchandise stores and single family and multifamily uses. Properties west of the request site consist of a nursing home.

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

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

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

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

- surveillance camera systems,
- video recording and storage systems,

- alarm systems,
- drop safes,
- security signs,
- store visibility,
- safety training programs, and
- trespass affidavits.
- height markers,

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

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

**Development Standards:**

District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
PDD 366 Subarea 6	15' 0' on minor	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office/ lodging/ retail combined	45' 3 stories	80%	Proximity Slope Visual Intrusion	Commercial & business service, supporting retail & personal service & office

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

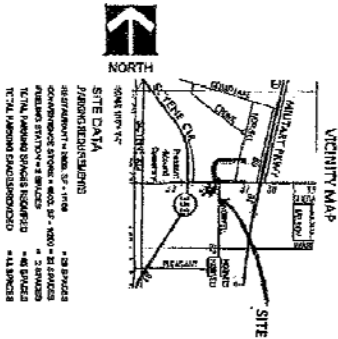
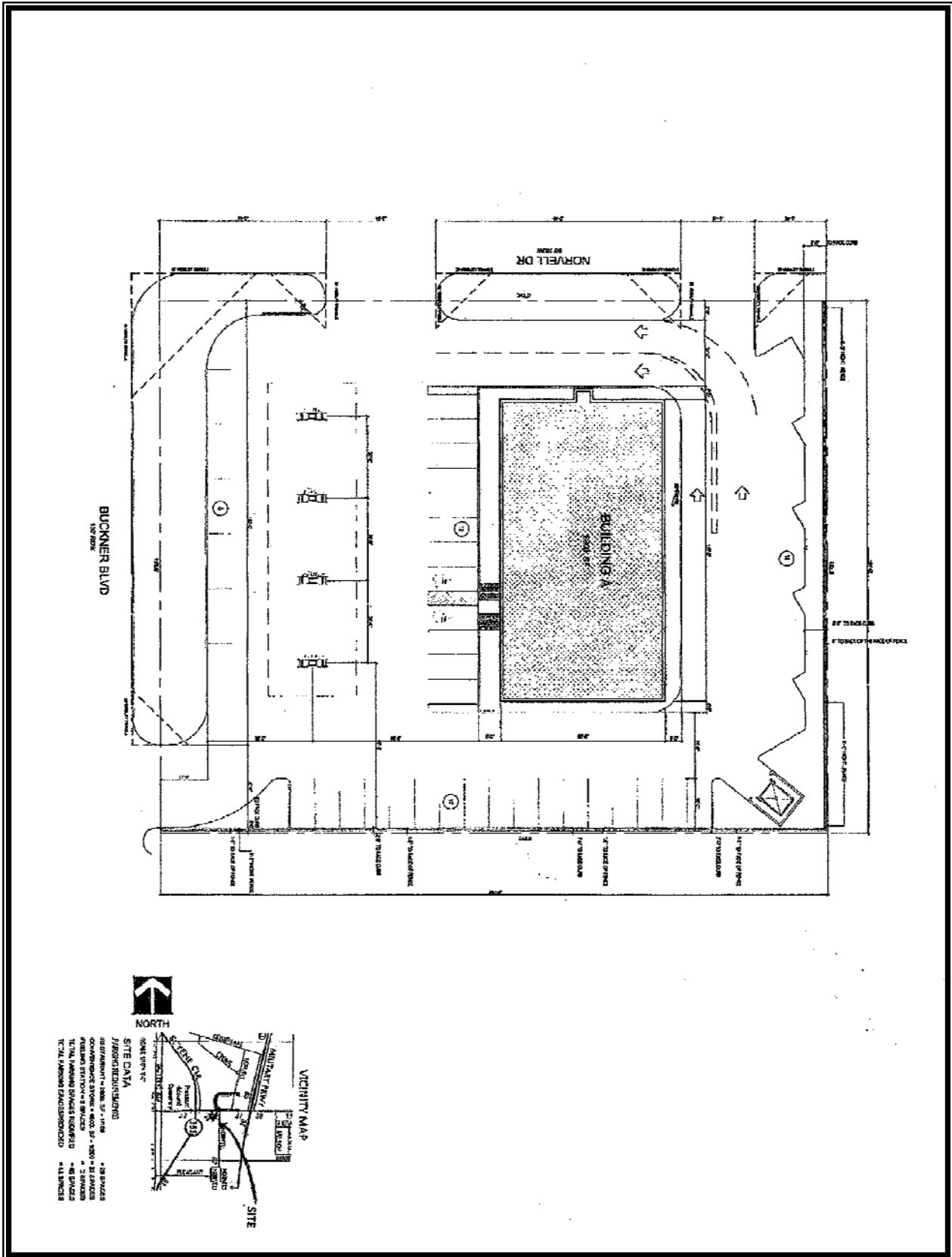
**Parking:** The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area. The applicant will provide the required 22 spaces on site with the remaining parking spaces being designated for other retail and personal service uses. The Building Official will require the applicant to submit a parking analysis for the entire development.

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

**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 greater than 3,500 square feet.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on\_\_\_\_\_, (two-year period from the passage of this ordinance).
4. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
5. DRIVE-THROUGH WINDOW: A restaurant with drive-in or drive through service use may not use a drive-through window for retail sales of alcoholic beverages.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

# PROPOSED SITE PLAN





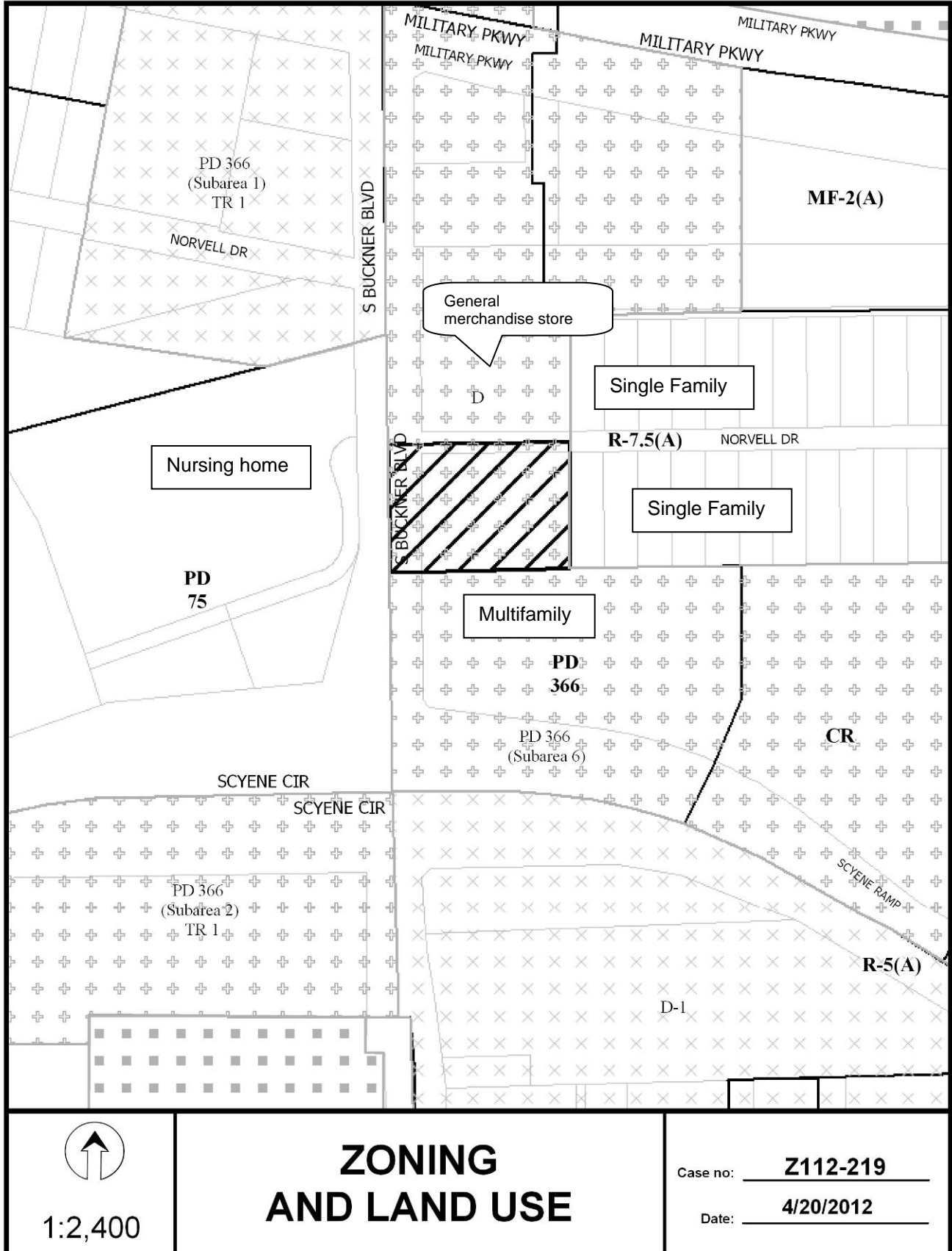
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### VICINITY MAP

Case no: Z112-219

Date: 4/20/2012



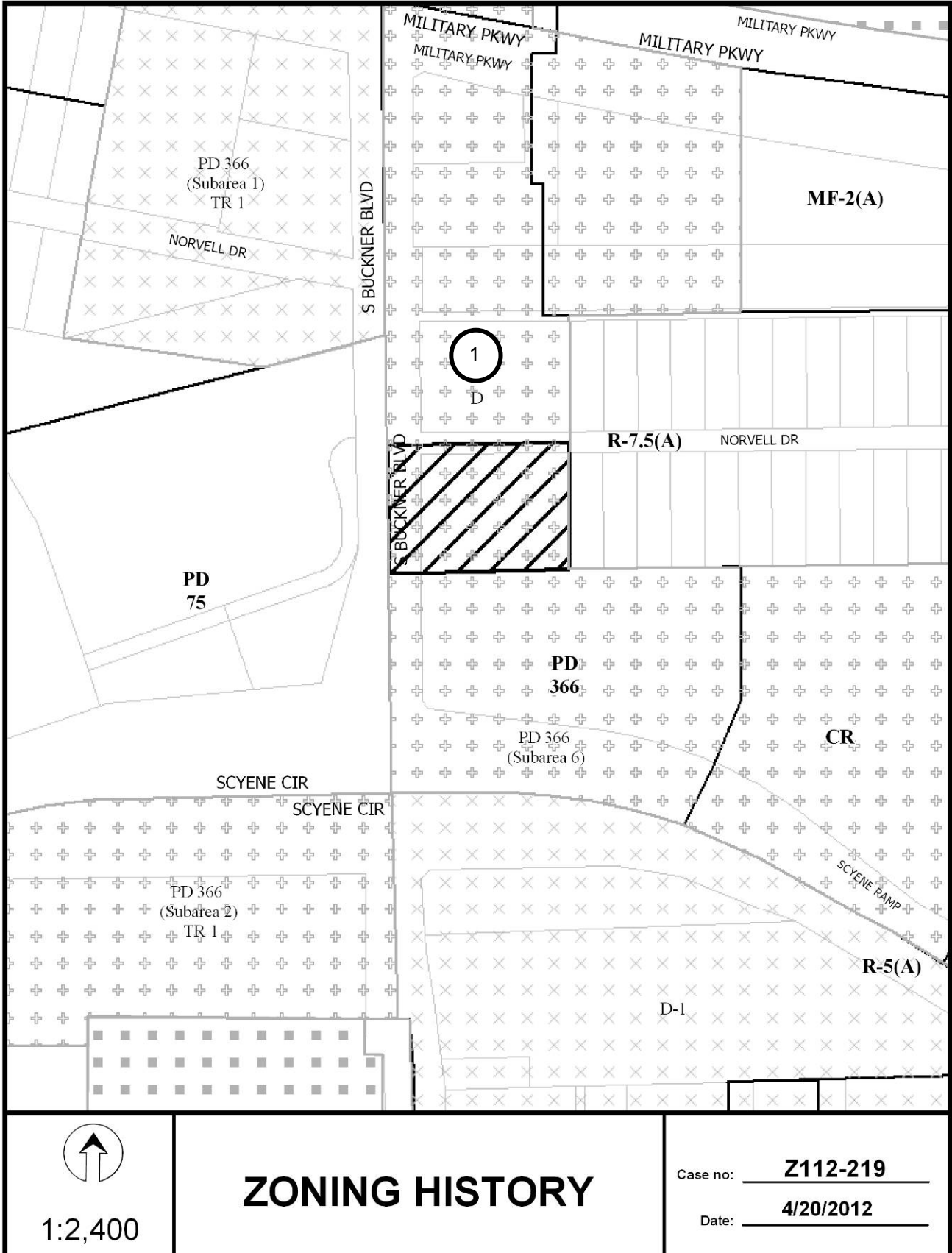


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# ZONING AND LAND USE

Case no: Z112-219

Date: 4/20/2012

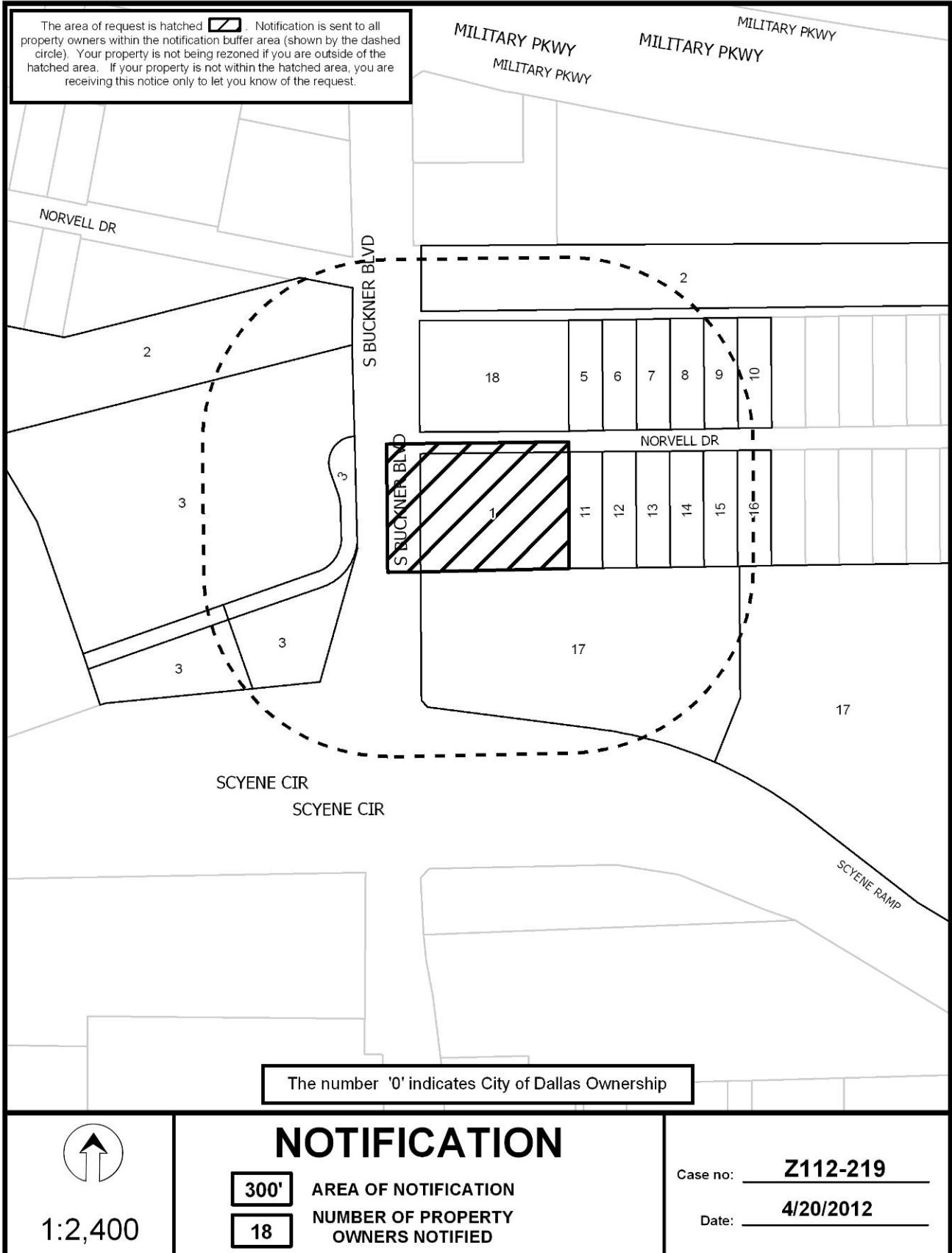


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# ZONING HISTORY

Case no: Z112-219

Date: 4/20/2012



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

### ***Z112-219***

***18 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3424 BUCKNER BLVD	ALZOUBI ABUDUL
2	3701 BUCKNER BLVD	TEXAS UTILITIES ELEC CO % STATE & LOCAL
3	7000 SCYENE CIR	BUCKNER SCYENE SNF LTD
4	7000 SCYENE CIR	BUCKNER SCYENE SNF LTD
5	8123 NORVELL DR	OROZCO JOSE LUIS
6	8127 NORVELL DR	HURTADO DOMINGO
7	8131 NORVELL DR	BARRAZA ELIAS
8	8137 NORVELL DR	HERNANDEZ AGUSTIN
9	8141 NORVELL DR	SMITHART BERTHA R LFE EST L D SMITHART
10	8145 NORVELL DR	KARTSONIS KELLY
11	8122 NORVELL DR	SANCHEZ REBECA & SALGADO PRIMITIVO M
12	8126 NORVELL DR	BANDA ANTONIO & ANDREA BRIONES
13	8130 NORVELL DR	RODRIGUEZ GUILLERMO SOTO
14	8136 NORVELL DR	OROZCO JOSE LUIS
15	8140 NORVELL DR	ARAGON MARIA L
16	8144 NORVELL DR	REA TOMAS & PATRICIA B
17	3402 BUCKNER BLVD	SOUTH BUCKNER LIMITED PS SUITE 108
18	3510 BUCKNER BLVD	DUKE & SONS INC



**BACKGROUND INFORMATION:**

- The applicant is requesting an amendment to the Tract 14 conditions that will permit, by right, the construction of a convalescent and nursing home, hospice care, and related institutions use. By adding this additional use, the applicant proposes to develop an assisted living facility on site.
- A northeast quadrant of the Tract 14 is adjacent to a multifamily development that is for senior citizens with the remaining land to the north being undeveloped. Properties south and west of the request site are undeveloped as well.
- The proposed use will be developed within the Dallas Housing Authority’s property and will have skilled nurses within the facility to the assist the patients. The proposed development will have approximately 130 beds and will limit the structure height to 26 feet.

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

1. Z089-276 On Wednesday, January 13, 2010, the City Council approved an amendment to Tract 3 of Planned Development District No. 508 for CH Clustered Housing, MF-2(A) Multifamily, LO-1 Limited Office, MU-1 Mixed Use District uses
2. Z078-163 On May 14, 2008, the City Council approved an amendment to the Tract IV conditions of Planned Development District No. 508 for CH Clustered Housing, MF-2(A) Multifamily, LO-1 Limited Office, and MU-1 Mixed Use District uses.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>	<b>Proposed ROW</b>
Kingbridge Street	Local	56 ft.	56 ft.

**Land Use:**

	<b>Zoning within PDD No. 508</b>	<b>Land Use</b>
<b>Site</b>	Tract 4, SUP No. 760 on a portion	Undeveloped, Community health center
<b>North</b>	Tract 4, SUP No. 758 on a portion	Senior multifamily, Convalescent home
<b>South</b>	Tract 13	Undeveloped
<b>East</b>	Tract 13	Undeveloped
<b>West</b>	Tract 13	Undeveloped

**Comprehensive Plan:** The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies to support the applicant’s request for affordable housing.

The proposed development is located within the Dallas Housing Authority’s property that will provide affordable housing to the elderly. The proposed development encompasses adjacent tracts that serve a similar purpose in meeting the housing needs for the resident of City of Dallas. The following elements from the *forwardDallas! Comprehensive Plan* supports the efforts by Dallas Housing Authority to meet the additional housing needs of the residents throughout the City.

**Land use**

**Goal1.3** Provide equitable opportunities for Dallas residents

Policy 1.3.1 Create housing opportunities throughout Dallas

**Housing**

**Goal 3.3** Expand affordable housing alternatives

Policy 3.3.2 Encourage distribution of affordable housing throughout the City and the region.

**STAFF ANALYSIS:**

**Land Use Compatibility:** Planned Development District No. 508 encompasses approximately 481.26 acres and is developed with various uses to support the Dallas Housing Authority’s mission to “provide quality, affordable housing to low-income families and individuals through the effective and efficient administration of housing assistance programs; and by creating and cultivating opportunities for program participants to achieve self-sufficiency and economic independence.” The request site is contiguous to various Tracts that permit a mix of residential, institutional and

retirement housing. The applicant's request for an amendment to Tract 14 of Planned Development District No. 508 will permit, by right, the development of a convalescent and nursing home on site.

The proposed development will have approximately 130 beds and will be equipped with skilled nurses to provide the necessary services to the patients. The applicant has further agreed to meet all development standards and regulations that are in the PD conditions for Tract 14. Since the only additional use will be a "convalescent home and nursing home, hospice care, and related institutions" use in Tract 14, the amendment to Planned Development District No. 508 should not have any significant impact on the surrounding uses.

**Development Standards:**

<b><u>DISTRICT</u></b>	<b><u>SETBACKS</u></b>		<b>Density</b>	<b>Height</b>	<b>Lot Coverage</b>	<b>Special Standards</b>	<b>PRIMARY Uses</b>
	<b>Front</b>	<b>Side/Rear</b>					
Tract 14 - Existing	15'	20' adjacent to residential OTHER: No Min.		36"	80%		Office, Institutional and community service, retail and personal services
Tract 14 - Proposed	15'	20' adjacent to residential OTHER: No Min.		36'	80%		Office, Institutional and community service, retail and personal services Convalescent home

**Landscaping:** Landscaping must be provided and maintained in accordance with the attached development plan

**Parking:** The applicant is proposing to meet the required off-street parking for the convalescent home development, which requires 0.3 spaces per bed.



**LIST OF DHA BOARD  
COMMISSIONERS**

Mr. Terdema Ussery, Chairman

Mr. Pedro Aguirre Vice Chairman

Mr. John Gates

Ms. Mayela Lopez

Mr. Steven Stamos

Ms. MaryAnn Russ

**AMENDMENT TO THE PDD No. 508  
CONDITIONS**

**ARTICLE 508.**

**PD 508.**

**SEC. 51P-508.101. LEGISLATIVE HISTORY.**

PD 508 was established by Ordinance No. 23536, passed by the Dallas City Council on June 10, 1998. Ordinance No. 23536 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 23536 was amended by Ordinance No. 24076, passed by the Dallas City Council on October 27, 1999; Ordinance No. 24374, passed by the Dallas City Council on September 13, 2000; Ordinance No. 24655, passed by the Dallas City Council on June 27, 2001; Ordinance No. 24725, passed by the Dallas City Council on September 26, 2001; and Ordinance No. 25982, passed by the Dallas City Council on May 25, 2005. (Ord. Nos. 19455; 23536; 24076; 24374; 24655; 24725; 25982; 26042)

**SEC. 51P-508.102. PROPERTY LOCATION AND SIZE.**

PD 508 is established on property generally bounded by Hampton Road on the east, Dennison Street, Fish Trap Road and Singleton Boulevard on the South, Westmoreland Road and the centerline of Old Trinity River on the west, and Canada Drive on the north. The size of PD 508 is approximately 481.26 acres. (Ord. Nos. 23536; 26042)

**SEC. 51P-508.103. DEFINITIONS AND INTERPRETATIONS.**

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

(b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A. [~~Ord. Nos. 23536; 25982; 26042~~]

(c) COMMERCIAL AMUSEMENT CABLE SKI PARK AND RECREATION AREA means a facility offering water skiing and wakeboarding by an automated cable pulling system and other recreation or games of skill to the general public for a fee. This use must include water skiing and wakeboarding by an automated cable pulling system, but may also include other recreation activities and games of skill. Office, retail, and restaurant uses are permitted as part of this use but are limited to a total of 5,000 square feet of floor area. [~~Ord. Nos. 23536; 25982; 26042; 27771~~]

**SEC. 51P-508.104. CONCEPTUAL PLAN.**

Use of the Property must comply with the conceptual plan (Exhibit 508A). In the event of a conflict between the provisions of this article and the conceptual plan, the provisions of this article control. [~~Ord. Nos. 23536; 25982; 26042; 27175~~]

**SEC. 51P-508.105. DEVELOPMENT PLAN.**

(a) A development plan for each phase of development must be approved by the city plan commission prior to the issuance of a building permit for each phase.

(b) A development plan for Tract 12A is labelled Exhibit 508B. [~~Ords. Nos. 23536; 24655; 25982; 26042~~]

(c) A development plan for a portion of Tract 3 is labeled Exhibit 508C. [~~Ord. Nos. 23536; 24655; 25982; 26042; 27785~~]

(d) A development plan for a portion of Tract 14 is labeled Exhibit 508D.

**SEC. 51P-508.106. CREATION OF TRACTS.**

This district is divided into 15 tracts: Tracts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 12A, 13, and 14. The boundaries of all areas are described in Exhibit A of Ordinance No. 23536, as amended by Ordinance No. 25982. The boundaries of the areas are shown on the conceptual plan. In the event of a conflict, the descriptions in Exhibit A of Ordinance No. 23536, as amended, control over the graphic description on the conceptual plan. [~~Ord. Nos. 23536; 24725; 25982; 26042~~]

**SEC. 51P-508.107. TRACT REGULATIONS.**

(c) Tracts 3, 5, 6, 7, and 14 (LIMITED OFFICE [LO-1(A)] Tracts).

(1) Main uses permitted.

(A) Agricultural uses.

-- None permitted.

(B) Commercial and business service uses.

-- Catering service. [L]

-- Medical or scientific laboratory.

(C) Industrial uses.

-- None permitted.

(D) Institutional and community service uses.

- Adult day care facility. [L]
- Child-care facility. [L]
- Church.
- College, university, or seminary.
- Community service center.
- Convent or monastery.
- Library, art gallery, or museum.
- Public or private school.
- Convalescent and nursing homes, hospice care and related institutions [*Tract 3 only. Limited to 120 beds; Tract 14 only Limited to 130 beds*]

(E) Lodging uses.

- None permitted.

(F) Miscellaneous uses.

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

(G) Office uses.

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

(H) Recreation uses.

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

(I) Residential uses.

- None permitted.

(J) Retail and personal service uses.

- Business school.
- Dry cleaning or laundry store. [L]

- General merchandise or food store 3,500 square feet or less. *[L]*
- Personal service uses. *[L]*
- Restaurant with or without drive-in or drive-through service. *[L]*

(K) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center. *[SUP or city council resolution.]*

(L) Utility and public service uses.

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

(M) Wholesale, distribution, and storage uses.

- Recycling drop-off container.
- Recycling drop-off for special occasion collection.

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

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

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

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

- Accessory helistop.

(3) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this paragraph 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 paragraph and Division 51A-4.400, this paragraph controls.

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

(B) Side and rear yard.

(i) Minimum side and rear yard is:

(aa) 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

(bb) no minimum in all other cases.

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

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

(E) Height.

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

(ii) Maximum height. Unless further restricted under Subparagraph (E)(i), maximum structure height is 36 feet.

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

(G) Lot size. No minimum lot size.

(H) Stories. Maximum number of stories is three.

(4) Off-street parking and loading.

(A) In general. 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.

(B) Special off-street loading provisions.

(i) In these tracts, off-street loading spaces may not be located in the required front yard.

(ii) In these tracts, off-street loading spaces may be located in the front yard behind the setback line if they are screened from the street. Screening must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space and may be provided by using any of the methods described in Section 51A-4.602(b)(3).

(5) Environmental performance standards. See Article VI.

(6) Landscaping.

(A) Tract 3.

(i) For the portion of Tract 3 shown in the landscape plan (Exhibit 508D), landscaping must be provided as shown on the landscape plan.

(ii) For all other portions of Tracts 3, landscaping must be provided in compliance with the requirements of Article X.

(B) Tracts 5, 6, 7, and 14. Landscaping must be provided in compliance with the requirements of Article X.

(7) Additional provisions.

(A) 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-1(SAH), MF-2, MF-2(A), or MF-2(SAH) district may penetrate or be located above a residential proximity slope originating in that district. (See Section 51A-4.412.) For purposes of this provision, 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.

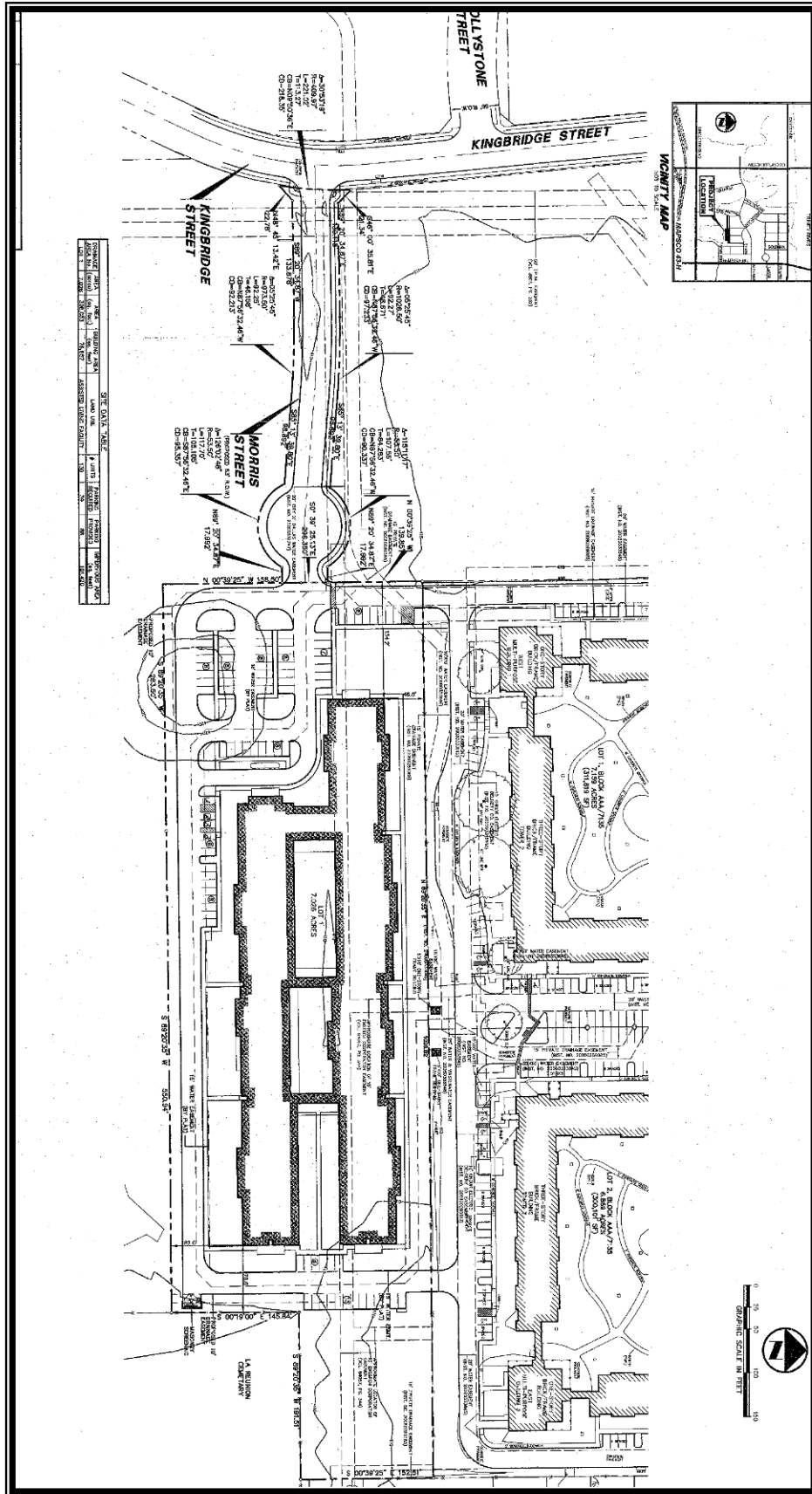
(B) Garbage collection and mechanical equipment areas. Garbage collection and mechanical equipment areas may not be located closer than 20 feet to the nearest building site in an R, R(A), D, D(A), TH, TH(A), or CH district, or that portion of a planned development district restricted to single family and duplex uses.

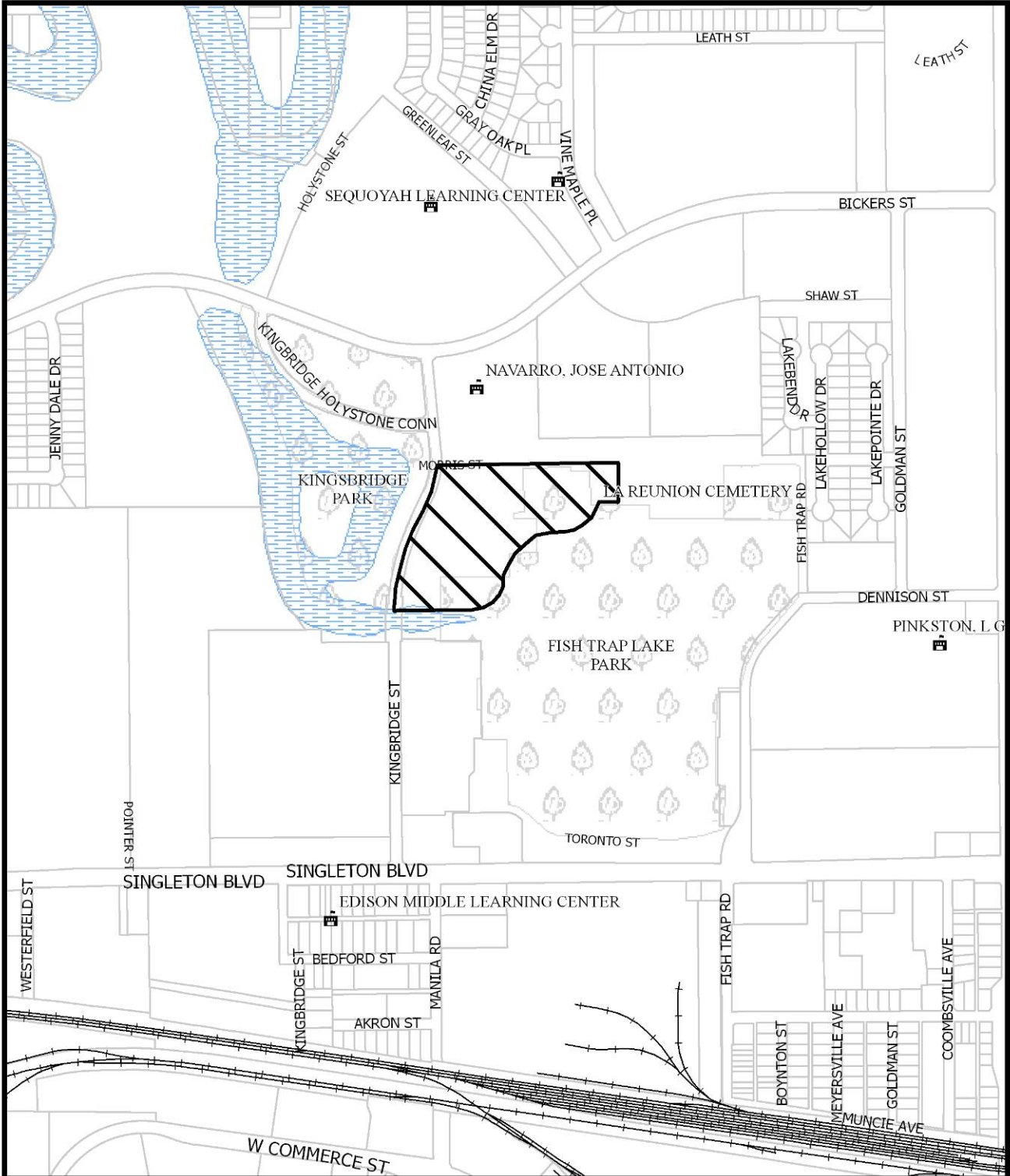
(C) Screening surface parking lots from street. In these tracts, all off-street surface parking lots, excluding driveways used for ingress or egress, must be screened from the street. For more information regarding requirement, see Section 51A-4.301.

(D) Screening side and rear yards from residential districts. In these tracts, if a building or parking structure is erected on a building site and a portion of the side or rear yard abuts or is across the adjoining alley from an A, A(A), R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district, any portion of the building site directly across from that district must be screened from that district.



# PROPOSED DEVELOPMENT PLAN

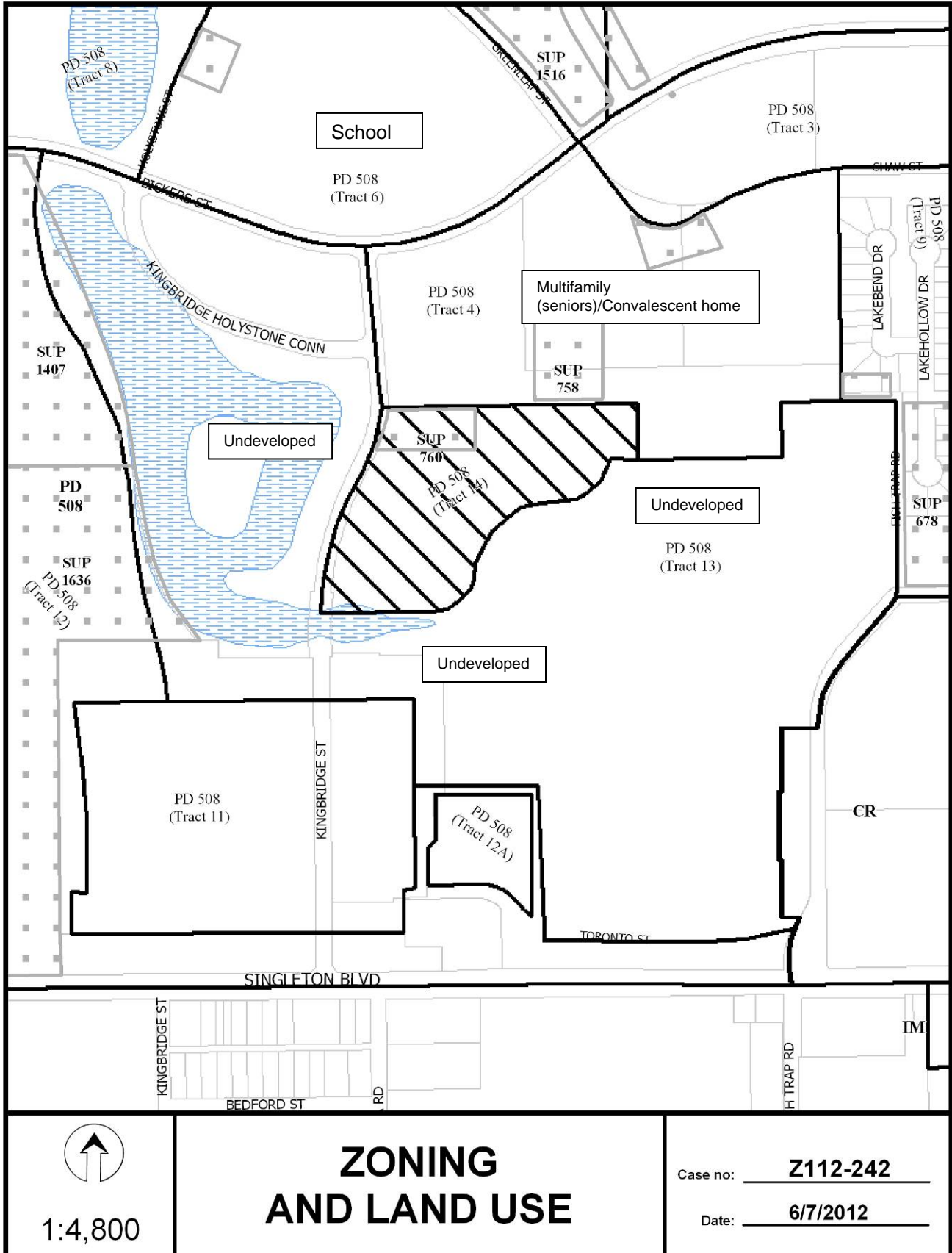


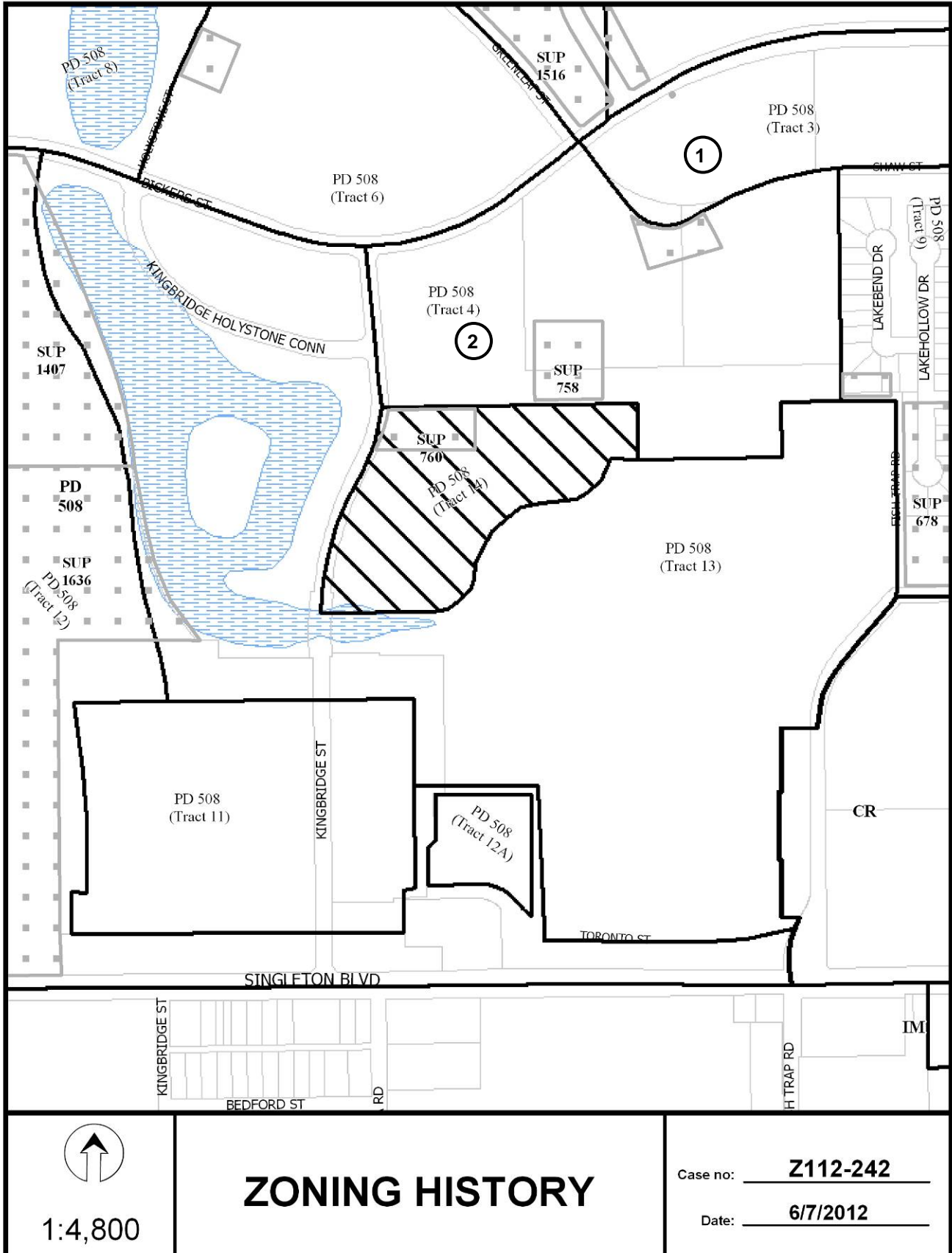


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1:7,200

# VICINITY MAP

Case no: Z112-242  
Date: 6/7/2012

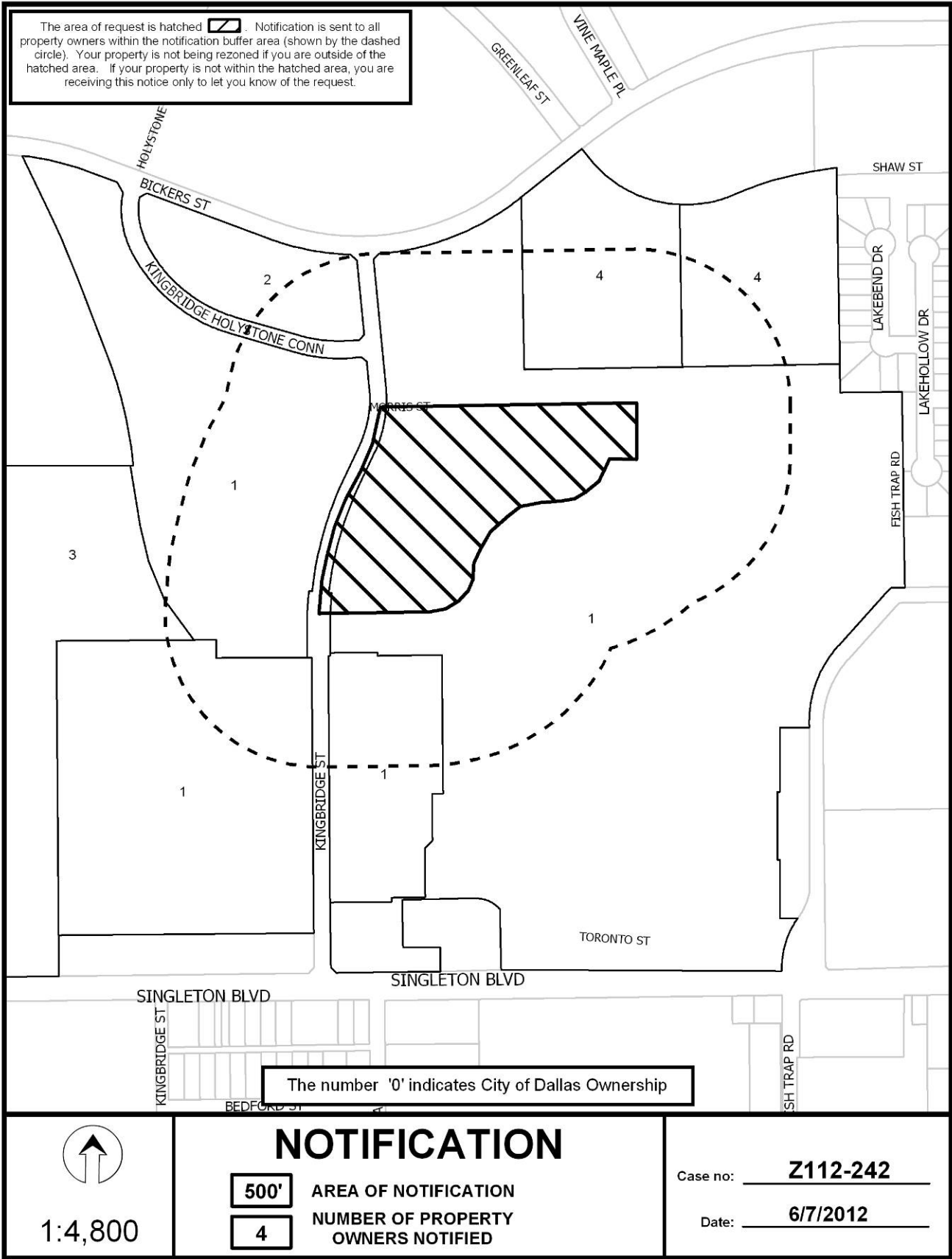




1:4,800

# ZONING HISTORY

Case no: Z112-242  
Date: 6/7/2012



1:4,800

# NOTIFICATION

**500'**

AREA OF NOTIFICATION

**4**

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z112-242**

Date: **6/7/2012**

## Notification List of Property

*Z112-242*

*4 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3130 KINGBRIDGE ST	DALLAS HOUSING AUTHORITY STE 350
2	3131 KINGBRIDGE ST	DALLAS HOUSING AUTHORITY SUITE 350
3	3020 BICKERS ST	GREENLEAF VENTURES LLC # 660-192
4	2696 BICKERS ST	DALLAS HOUSING AUTHORITY STE 350

**FILE NUMBER:** Z112-252(WE)                      **DATE FILED:** June 4, 2012

**LOCATION:** Rylie Road and Tufts Road, northwest corner

**COUNCIL DISTRICT:** 8                                      **MAPSCO:** 69-G

**SIZE OF REQUEST:** Approx. 34.125 acres              **CENSUS TRACT:** 116.02

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**APPLICANT / OWNER:** Riley Family Faith Academy

**REPRESENTATIVE:** Audra Buckley  
Permitted Development

**REQUEST:** An application for an amendment to Specific Use Permit No. 1339 for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District.

**SUMMARY:** The purpose of this request is to designate a play area near the existing and proposed modular buildings. The applicant is also proposing to place five additional modular buildings on site

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

**BACKGROUND INFORMATION:**

- The applicant’s request for an amendment to Specific Use Permit No. 1399 for an open-enrollment charter school will allow for an additional five modular buildings and play area to be located on the northern portion of the campus. In addition, the applicant is proposing to increase the number of classrooms from 41 to 60.
- The land uses surrounding the request site consist of single family uses, a cemetery and several tract of undeveloped land. The land uses southeast of the site consist across Rylie Road is a DISD elementary school.

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

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Rylie Road	Principal Arterial	80 ft.	80 ft.
Tufts Road	Local	50 ft.	50 ft.
Cade Road	Local	50 ft.	100 ft.

**Land Use:**

	Zoning	Land Use
<b>Site</b>	R-7.5(A), SUP No. 1339	Charter School
<b>North</b>	IM-D-1, CS w/SUP 777, PDD No. 535 Subdistrict 2, Tract 4	Undeveloped , Salvage or reclamation (inside), Commercial
<b>South</b>	R-7.5(A)	Single Family
<b>East</b>	R-7.5(A)	Single Family, Cemetery
<b>West</b>	R-7.5(A)	Single Family, undeveloped

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

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



## LAND USE

### GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

#### STAFF ANALYSIS:

**Land Use Compatibility:** The 34.125 acre site is developed as with an open-enrollment charter school. The applicant's request for an amendment to Specific Use Permit No. 1339 for the open-enrollment charter school will allow for an additional five modular buildings and play area to be located in the area identified on the approved site plan as an area for "future expansion." In addition, the applicant is proposing to increase the number of classrooms from 41 to 60. The administration will remodel the classrooms spaces in the main building, in conjunction with the modular buildings, to accommodate the proposed 60 classrooms.

There are no additional changes that are being proposed to the approved Specific Use Permit conditions. The only language that will be added to the SUP conditions is the language that pertains to the traffic management plan.

In October 2006, the City Council approved the Specific Use Permit for an open-enrollment charter school for a ten-year period with eligibility for automatic renewals for additional ten-year periods. The school currently provides services to approximately 1,055 students from grades pre-kindergarten to twelfth. The school's administration is anticipating the student enrollment to reach approximately 1,500 students.

Staff has reviewed and recommends approval of the applicant's request for an amendment to Specific Use Permit No. 1339 for an open enrollment charter school for a ten year period with eligibility for automatic renewals for additional ten year periods, subject to a site plan and conditions. The proposed request should not adversely impact the surrounding area.

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

**Development Standards:**

<b><u>DISTRICT</u></b>	<b>SETBACKS</b>		<b>Density</b>	<b>Height</b>	<b>Lot Coverage</b>	<b>Special Standards</b>	<b>PRIMARY Uses</b>
	<b>Front</b>	<b>Side/Rear</b>					
R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family

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

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

The Engineering Section of the Department of Sustainable Development and Construction has reviewed and supports the amended Traffic Management Plan. The applicant is required, as with all Traffic Management Plans, to submit a traffic study to the director each even-numbered year, to determine if the TMP is being implemented effectively.

**LIST OF BOARD MEMBERS**

- Theda Marie Green      President
- Ernest Charles Crowley
- Charles Oliver      Secretary
- Karen Belknap      Founder

**PROPOSED SUP CONDITIONS**

1. USE: The only use authorized by this specific use permit is an open-enrollment charter school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit is approved for a ten year period, and is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of CHAPTER 51A of the Dallas City Code, as amended. In order 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 180<sup>th</sup> but before the 120<sup>th</sup> 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. CLASSROOMS: The maximum number of classrooms is ~~[44]~~60.
5. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.
6. LOADING AND UNLOADING: Passenger loading and unloading must be provided in the locations shown on the attached site plan and in accordance with the traffic management plan.
7. PARKING: Parking must be located as shown on the attached site plan.
8. TRAFFIC MANAGEMENT PLAN:
  - A. In general. The operation of an open enrollment charter school must comply with the attached site plan/traffic management plan.
  - B. Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

C. Traffic study.

i. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by **November 1, 2014**. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1st of each even-numbered year.

ii. The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

a. ingress and egress points;

b. queue lengths;

c. number and location of personnel assisting with loading and unloading of students;

d. drop-off and pick-up locations;

e. drop-off and pick-up hours for each grade level;

f. hours for each grade level; and

g. circulation.

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

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

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

D. Amendment process.

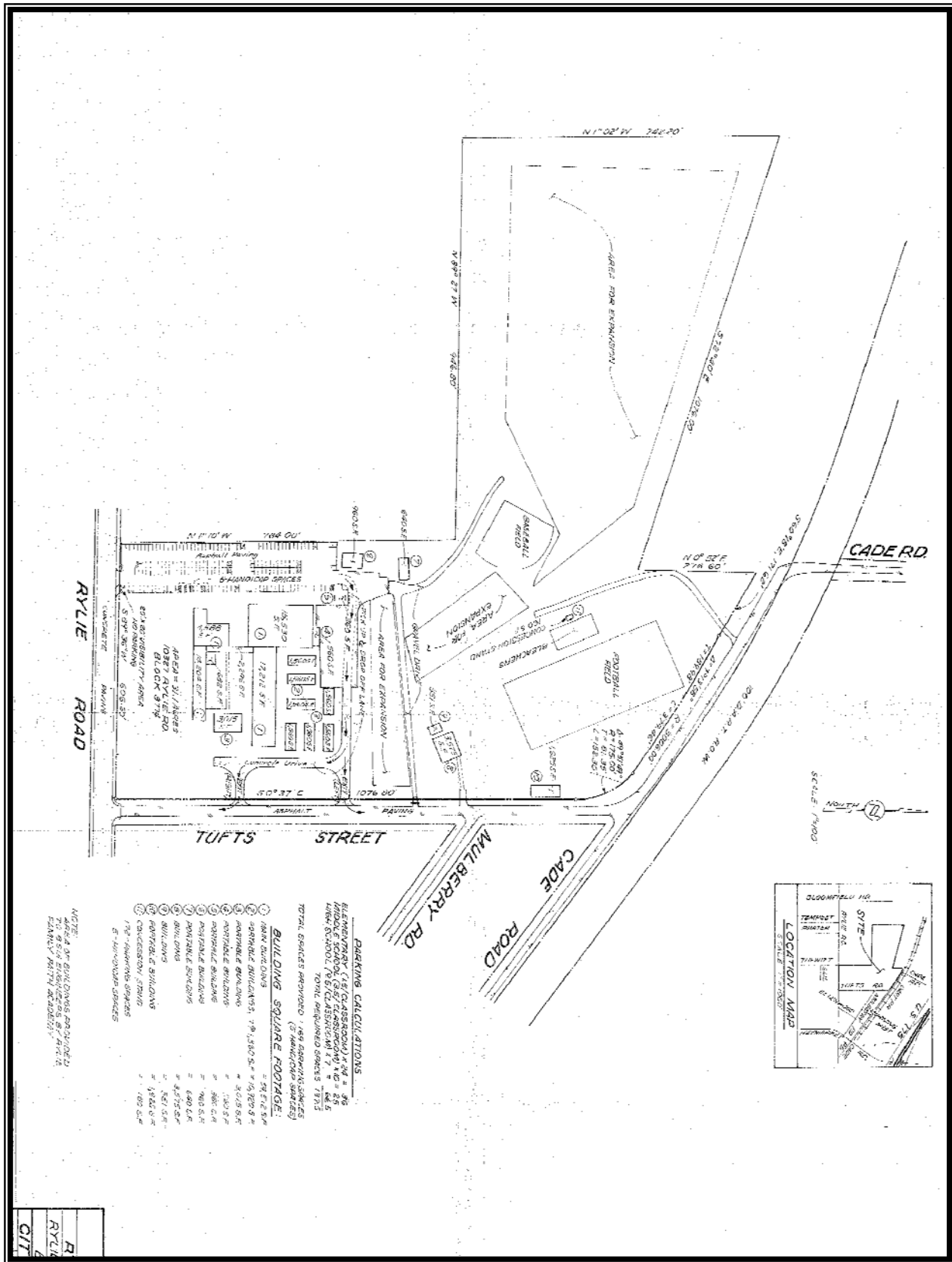
i. A site plan/traffic management plan may be amended using minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

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

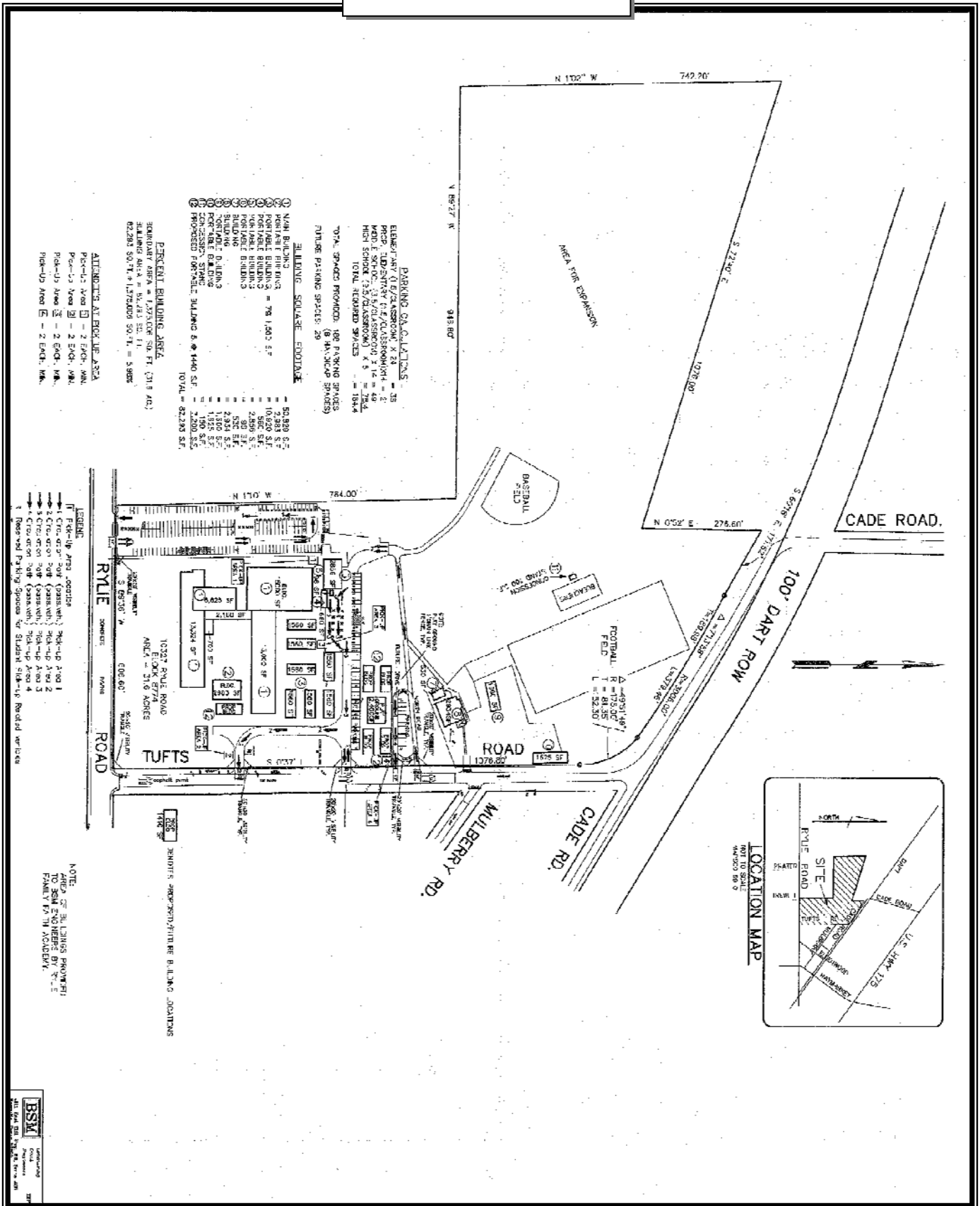
[7]9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

[8]10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

**EXISTING SITE PLAN**

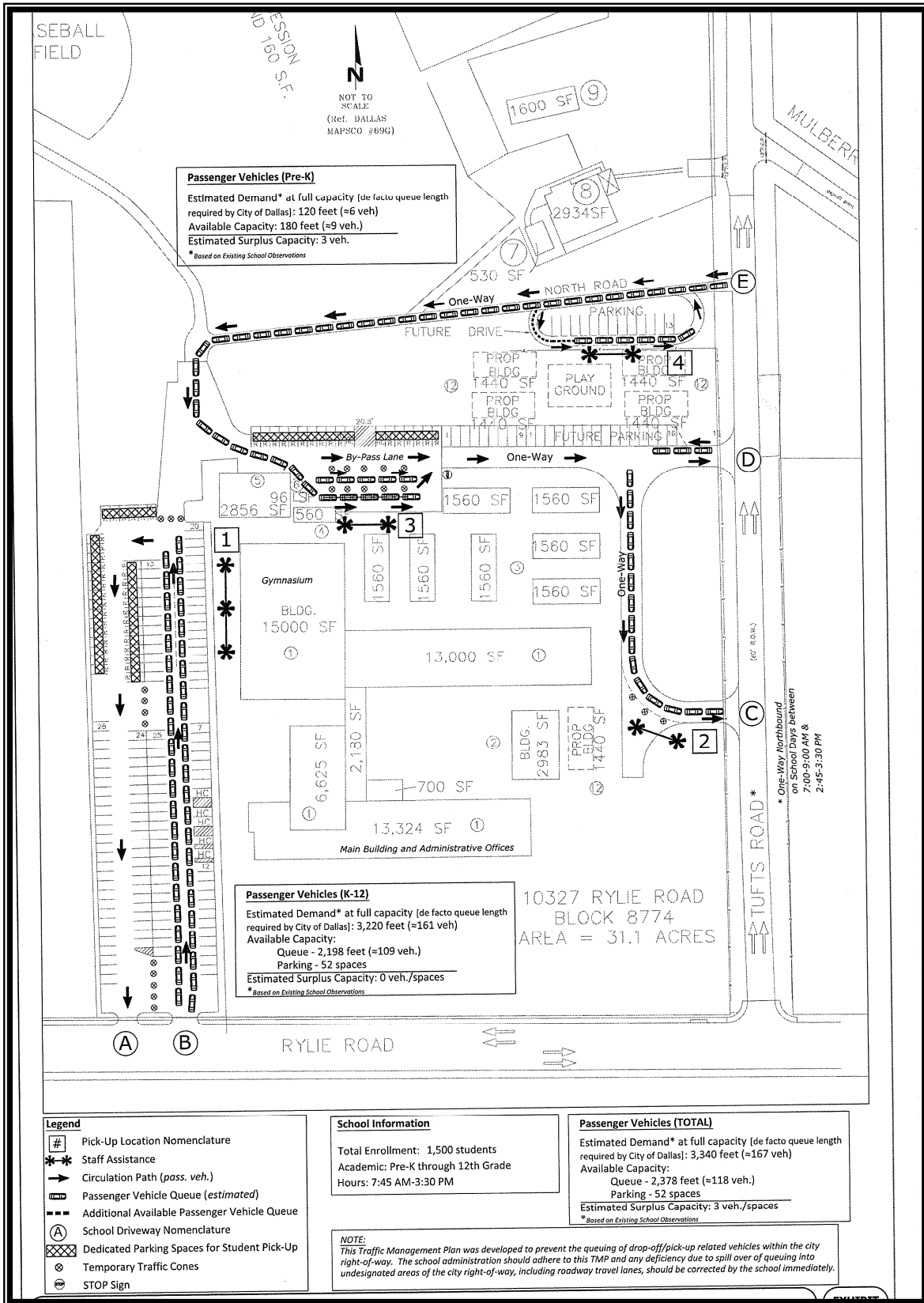


**PROPOSED SITE PLAN**





# PROPOSED TRAFFIC MANAGEMENT PLAN



<b>Traffic Management Plan</b>
--------------------------------

## **TRAFFIC MANAGEMENT PLAN**

A Traffic Management Plan (TMP) is important to safely achieve an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up. The analysis summarized below utilizes the proposed site plan to identify the projected queuing (i.e., vehicle stacking) space and parking demand needed on site to accommodate the projected peak demands related to student drop-off and pick-up at the school. A concerted effort by the school administration and the parents is encouraged to provide and maintain safe and efficient traffic operations.

### ***School Hours***

The school operates on a uniform daily schedule. Classes on typical school days begin and conclude at following times.

- 1st group of (approximately 26) Pre-K students start at 7:45 AM and end at 11:30 AM
- 2nd group of (approximately 26) Pre-K students start at 12:00 PM and end at 3:20 PM
- All other grades (K through 12th) start at 7:45 AM and end at 3:30 PM

The school indicated that approximately 10%-15% students stay at the school following dismissal for tutoring and extra-curricular activities. While class times are established, it can be assumed that not all students will enter /exit the site at these exact times based upon normal distribution patterns. Occasional special events at the school that generate traffic may also occur outside the traditional peak drop-off and pick-up periods; while some of the measures presented in this report may be applicable in conjunction with special events, these traffic characteristics are not covered in this analysis.

### ***Queue Lengths***

A goal for any school should be to accommodate all vehicular queuing and drop-off/pick-up procedures on private property (i.e., not utilize public right-of-way for passenger loading/unloading). At the same time the schools should try to minimize the number of vehicles present on site at any given time in order to minimize potential of vehicles queuing and/or parking in public right-of-way. A standardized technique for projecting necessary queue length does not exist, however DeShazo has collected data at the existing school for use in projecting future peak vehicular queue following the school expansion. Maximum queuing at schools consistently occurs during the afternoon peak period when students are being picked-up by private automobile — traffic queuing during the morning period is typically less significant than the afternoon period since the drop-off activity is more temporally distributed and occurs much more quickly than student pick-up. The data and projections provided in this study represent the peak queue conditions experienced during the afternoon peak period. DeShazo conducted site observations of the afternoon pick-up-related queuing conditions on Thursday, April 19, 2012 at the existing school. The existing school features three designated areas from where the students are released. Pre-K & Kindergarten students are released from the main entrance located adjacent to the administrative offices. Students from Grades 1st & 2nd are released on the east side of the

school building near the playfield. Students from Grades 3rd-12th are released on the north side of the school building. It was observed that the majority of the parents/care takers park their vehicles and either wait in their vehicle and let the student(s) walk up to the vehicle or walk inside the school to pick-up the student(s). During the afternoon peak period, a maximum of 121 personal vehicles were observed to be on site concurrently (NOTE: includes vehicles queued/parked on Rylie Road and Tufts Road). Existing pick-up related queue observations are included in **Appendix**. [NOTE: No students were observed walking to/from the school.

Following the proposed school expansion, Pre-K students will be moved into the new buildings located on the north side of the school site. A designated area (#4) in front of these buildings and a new roadway loop will be provided to facilitate the drop-off/pick-up for Pre-K students from this location.

For the A+ Academy, the following assumptions were employed in the afternoon pick-up related queue calculations:

- 1,500 total students
- No students will be transported via school buses
- No students will be walking to/from the school
- No students will drive themselves to the school

The school indicated that the Pre-K student enrollment is expected to increase to 100 students following the school expansion. The 1st group of approximately 50 Pre-K students will be released at 11:30 AM and will be picked-up prior to the start of afternoon peak period. Therefore, the peak vehicular queue related to pick-up of the 1st group of Pre-K students is not included in this analysis.

The 2nd group of remaining 50 Pre-K students will be released at 3:20 PM -- a little earlier than the Kindergarten-12th grade students -- giving an initial release group of approximately 50 students and a later release of approximately 1,400 students. DeShazo projected the peak queues for the two release groups following the school expansion based upon observed, existing queue at the school. The queue projections resulted in a maximum passenger vehicles queue of **6 vehicles** for Pre-K students and **167 vehicles** for Kindergarten-12th grade students during the afternoon pick-up period. The proposed master plan provides a queuing space for an anticipated maximum queue length of approximately 180 feet (about 9 vehicles @ 20 feet per vehicle) for Pre-K and 2,198 feet (about 109 vehicles @ 20 feet per vehicle) for Kindergarten -12th grade students as shown in **Exhibit 1**. Additionally, the master plan provides approximately 52 reserved/dedicated parking spaces on site available for use by the passenger vehicles picking up Kindergarten-12th grade students.

### ***Circulation***

The site contains two driveways on Rylie Road and three driveways on Tufts Road. During the afternoon on-site observations, motorists were observed accessing all driveways with the exception of Driveway C, which is gated allowing pedestrian access only. Driveway B provides one-way inbound only and Driveway A provides one-way outbound only access to the main

parking lot during the afternoon pick-up period. Likewise, Driveway D provides one-way inbound only and Driveway E provides on-way outbound only access during the morning drop-off and afternoon pick-up periods.

The passenger vehicles dropping-off/picking up Pre-K/Kindergarten students from the parking lot near the main entrance (#1) primarily access the school site via Driveways A and B. A private school security guard was observed directing vehicles in and out of Driveways A and B. The passenger vehicles dropping-off/picking-up 3rd-12th grade students on the north side of the school building (#3) access the school site via Driveways D and E. The passenger vehicles dropping off/picking-up 1st-2nd grade students from the east side of the school building (#2) typically do not enter the school site but drop-off/pick-up the students along Tufts Road.

Following re-design of the site, a new separate drop-off/pick-up area (#4) will be provided adjacent to the new buildings on the north side of the school site. A new roadway loop will facilitate one-way counter-clockwise circulation to/from North Road. It is recommended that the drop-off/pickup area #1 be relocated to the north of gymnasium building in order to maximize the available queue space. Driveway C should be open during the drop-off/pick-up periods providing one-way outbound only access to the passenger vehicles dropping-off/picking-up students to/from area #2.

It is recommended that the student loading/unloading at area #2 should start adjacent to the gate. Driveway D should provide two-way access and Driveway E should provide one-way inbound only access to facilitate drop-off/pick-up activities at area #2, area #3, and area #4. Student loading/unloading at area #3 should occur adjacent to the school building (same as existing) in two lanes with a “by-pass (escape) lane”. However, it is recommended that the vehicular circulation in this area be reversed in order to facilitate student loading/unloading on the passenger side. (NOTE: It is recommended that student loading/unloading in the “escape lane” be prohibited to prevent traffic congestion from accumulating where traffic flow is needed.)

Passenger vehicles loading/unloading students from area #1 should enter the school site from Driveway B, form two lanes, circulate one-way northbound through the parking lot aisle and either: (a.) enter the loading/unloading area located in the parking aisle along the gymnasium building; or, (b.) park in the dedicated parking spaces for student loading/unloading located in the northwest area of the main parking lot. The designated start of the loading/unloading area is located just north of gymnasium building. [NOTE: A single-queue lane in the loading/unloading area may be adequate during the morning drop-off. However, two queue-lanes are recommended for the afternoon pick-up. It is recommended that vehicles not be allowed to enter the loading/unloading area from the parking lot other than in the manner described above.] To exit, vehicles should circulate through the parking aisle and exit at Driveway A. It is recommended that the parking spaces located adjacent to the gymnasium building remain vacant during pick-up/drop-off periods in order to expedite student loading/unloading.

It is recommended that no vehicles be allowed to enter the school site from Driveway A during the drop-off/pick-up periods in order to reduce traffic congestion within the site and on the adjacent street, and to maintain a structured traffic flow on site that optimizes available queue area. Passenger vehicles loading/unloading students from area #2 should enter the school site

from Driveway D, circulate one-way southbound in a single-lane and enter the loading/unloading area starting near the gate at Driveway C. To exit, vehicles should exit immediately from Driveway C on to Tufts Road.

Passenger vehicles loading/unloading students from area #3 should enter the school site from Driveway E, circulate one-way westbound on North Road to southbound towards the school buildings and either: (a.) enter the loading/unloading area located along the school building; or, (b.) park in the dedicated parking spaces for student loading/unloading located in the north side of the loading/unloading area. [NOTE: A single-queue lane in the loading/unloading area may be adequate during the morning drop-off. However, two queue-lanes are recommended for the afternoon pick-up. It is recommended that a parallel “escape lane” be provided in order to provide a quick exit route for the vehicles parked in the dedicated parking spaces for student loading/unloading.] To exit, vehicles should exit via Driveway D onto Tufts Road.

The school should divide the students from Kindergarten-12th grades in the three loading/unloading areas #1, #2, and #3 according to the queue space available at each of the three areas. Based on DeShazo’s calculations (based on existing school data) following the re-design, area #1 could accommodate approximately 80 vehicles ( $\approx$  700 students) in the queue space and the dedicated parking spaces; area #2 could accommodate up to 18 vehicles ( $\approx$  160 students) in the queue space; and area #3 could accommodate up to 64 vehicles ( $\approx$  560 students). Passenger vehicles loading/unloading Pre-K students from area #4 should enter the school site from Driveway E, circulate one-way westbound in a single-lane and enter the new roadway loop from North Road and circulate counterclockwise to enter the loading/unloading area located adjacent to the new portable buildings. To exit, vehicles should circulate counterclockwise, enter North Road, circulate around the portable buildings, travel eastbound on the “escape lane” and exit the schoolsite from Driveway D.

Detailed illustrations of the proposed circulation plan are provided in **Exhibit 1**.

*NOTE #1: Vehicular circulation on the two-lane undivided segment of Tufts Road between Rylie Road and Cade Road in the vicinity of the school is restricted to be one-way northbound during school peak periods (7:00-9:00 AM & 2:45-4:30 PM on school days). Once, this TMP is successfully implemented and the school related vehicular queues are off the public streets, removal of the one-way restriction on Tufts Road to make it a (full-time) two-way segment should be evaluated.*

*NOTE #2: Also see important instructions in the next section: “Staff Assistance”.*

### ***Staff Assistance***

To optimize safety, it is important to have staff from the school present where- and whenever students are dropped-off or picked-up. The general responsibility of the authorized staff is to ensure all vehicles in the immediate vicinity of the designated loading area are in a fully stopped condition before loading/unloading occurs and where pedestrians are present, and to provide general oversight and limited assistance (where practical to do so). At the appropriate interval, the authorized staff should instruct motorists when it is safe to advance/exit. Placement of

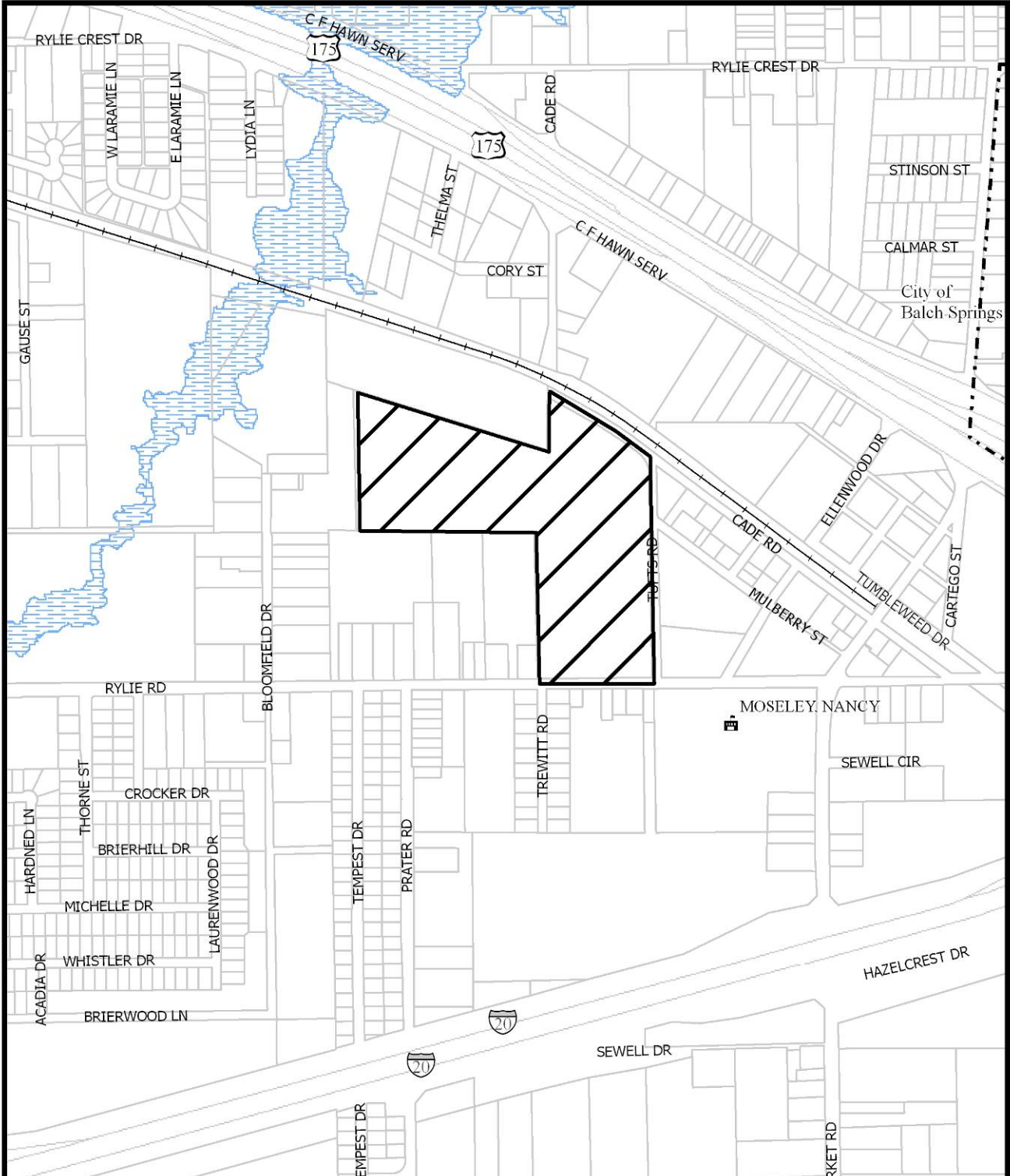
temporary traffic control devices (e.g., traffic cones, barricades, signs, etc.) within the site by school personnel to assist and guide motorists through the intended circulation patterns during peak drop-off and pick-up periods is recommended. Detailed illustrations of the proposed traffic control device placements are provided in **Exhibit 1**.

*NOTE: Only deputized officers of the law (including school crossing guards) may place traffic control devices or instruct traffic within public rights-of-way.*

In the morning, at least two staff members should be available at each of the four designated passenger drop-off areas to guide and assist vehicles to designated locations and direct students into the school building. Likewise, during the afternoon, at least three staff members should be available at each of the four designated passenger loading areas to facilitate orderly and expedient passenger loading.

It is recommended that the staff should oversee operations and ensure traffic flows according to the TMP. Other general protocols to be imposed:

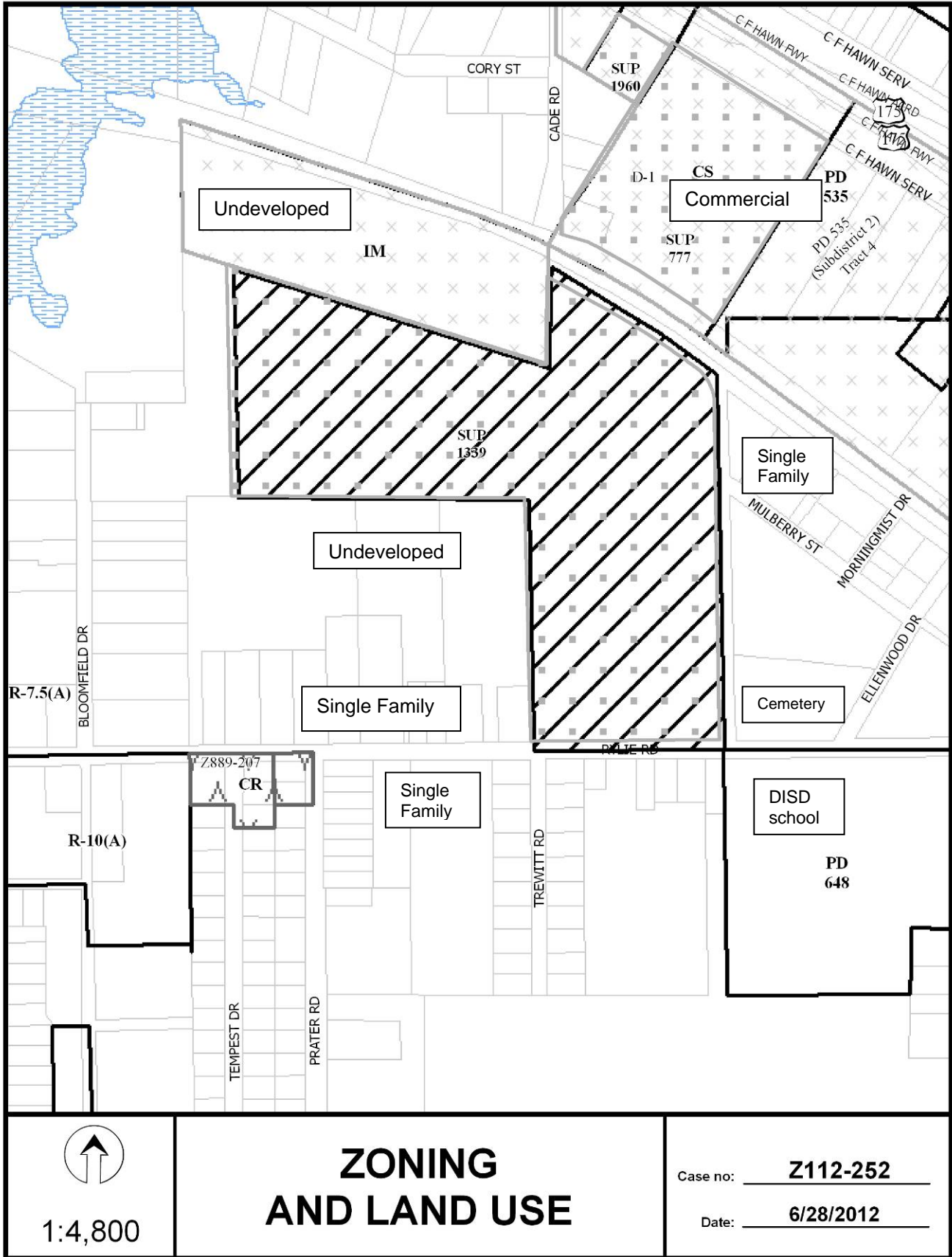
- parking in the queue lanes should be discouraged
- passenger loading and unloading should primarily occur at the curbside and in some cases other areas specially designated for passenger loading/unloading on private property (*NOT* on public right-of-way)



↑  
1:8,400

# VICINITY MAP

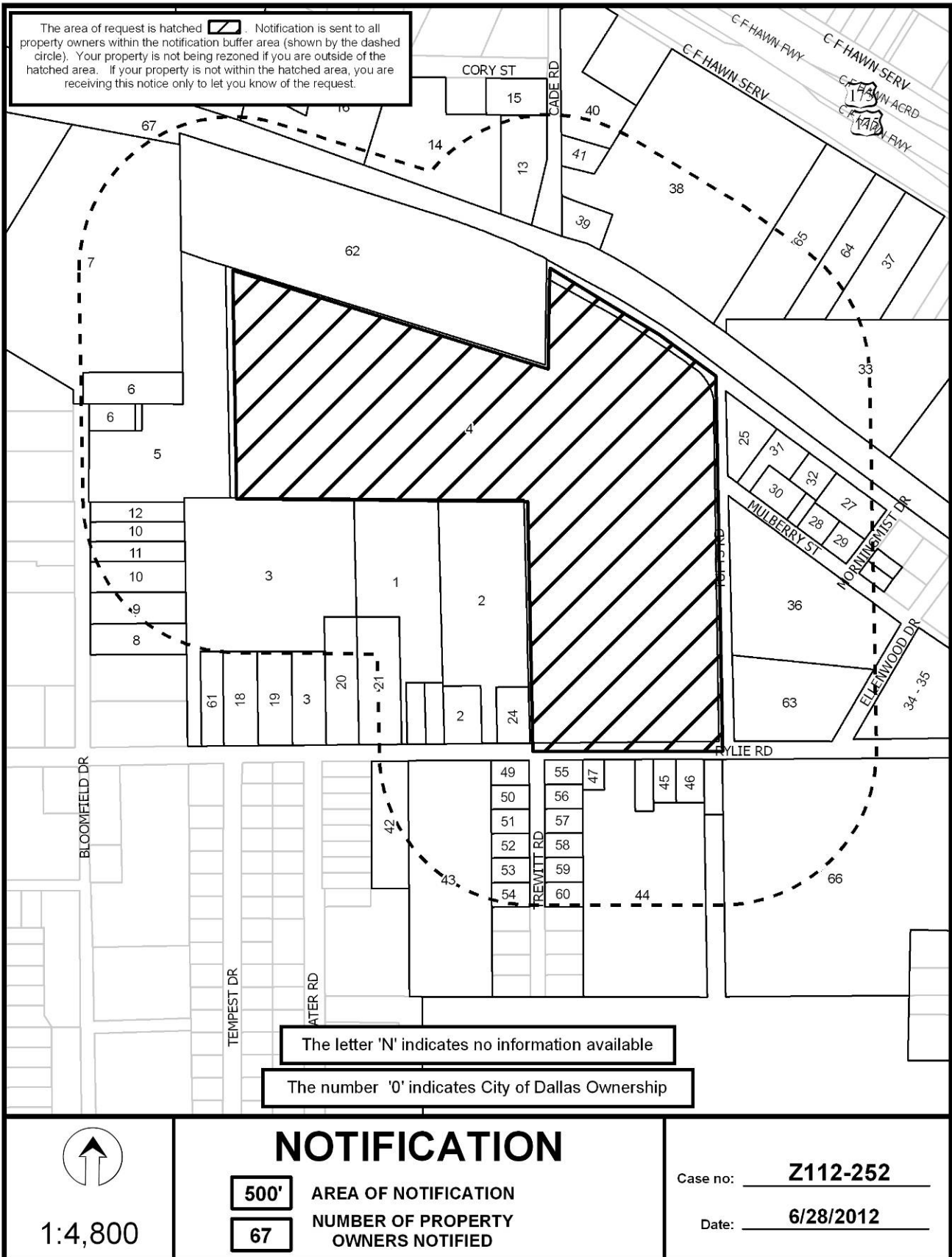
Case no:           Z112-252            
Date:           6/28/2012



# ZONING AND LAND USE

Case no: Z112-252  
Date: 6/28/2012





1:4,800

# NOTIFICATION

**500'**  
**67**

AREA OF NOTIFICATION  
 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z112-252**

Date: **6/28/2012**

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

### ***Z112-252***

***67 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	10233 RYLIE RD	JONES JAMES EARL
2	10245 RYLIE RD	GILLASPIE BEATRICE
3	10151 RYLIE RD	CISNEROS INMAR A & SILVIA M
4	10327 RYLIE RD	RYLIE FAITH FAM ACADEMY
5	1120 BLOOMFIELD DR	HERNANDEZ ANDRES
6	1106 BLOOMFIELD DR	MARTIN ELTA
7	1015 BLOOMFIELD DR	FUENTES ERNESTO & ABELINA FUENTES
8	1212 BLOOMFIELD DR	SHORT DAN EST OF
9	1206 BLOOMFIELD DR	SOUTHALL FLAVAL MILDRED
10	1150 BLOOMFIELD DR	CALDERON MANUEL
11	1142 BLOOMFIELD DR	MONTOYA VICTOR DBA SUPERIOR BONDING
12	1134 BLOOMFIELD DR	FUENTES ISMAEL
13	1015 CADE RD	OLIVARES JOSE
14	10402 CORY ST	JEDRUSIAK JOSEPH KEVIN
15	1009 CADE RD	HERNANDEZ ALBERTO
16	10316 CORY ST	COLUNGA EDMUNDO
17	10300 C F HAWN FWY	SHIREY GEORGE L & CAROL E
18	10121 RYLIE RD	HENDERSON LYNDELL
19	10141 RYLIE RD	PEMBERTON PAUL EDWARD
20	10225 RYLIE RD	PARADA JOSE RENATO &
21	10233 RYLIE RD	SNOW REDIE IRENE TRUSTEE
22	10235 RYLIE RD	GOSS JAMES & MICHELLE G
23	10239 RYLIE RD	RODRIGUEZ TOMAS
24	10249 RYLIE RD	SANCHEZ JOSE SANTOS
25	10600 CADE RD	BACCARO ANNA
26	10707 MULBERRY ST	HERRON CYNTHIA RENEE

6/28/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	10620 CADE RD	GASKILL BOBBIE S
28	10615 MULBERRY ST	BUTLER TREVELYAN A
29	1207 MORNINGMIST DR	BARRON JUAN JAVIER
30	10801 MULBERRY ST	BARRON JUAN & PATRICIA VILLARREAL
31	10606 CADE RD	SHUBERT GLENNA F GENTHNER & CHARLES L GE
32	10614 CADE RD	WILCOX EVA LAVERN
33	10818 C F HAWN FWY	GROCO PAINT INC
34	1221 HAYMARKET RD	SANCHEZ LEONEL TRUSTEE GREEN ACRES FAMIL
35	10850 MULBERRY ST	RYLIE MOBILE HOME PARK
36	1000 ELLENWOOD DR	DALLAS CHRISTIAN COLLEGE
37	10718 C F HAWN FWY	DAVISON BILLY JAMES
38	10560 C F HAWN FWY	BLUMAC LTD
39	1030 CADE RD	GARDNER MARK ROBERT
40	10516 C F HAWN FWY	EYK PROPERTIES
41	1022 CADE RD	BRANNUM CAROL
42	10232 RYLIE RD	RODRIGUEZ JOSE
43	10232 RYLIE RD	RYLIE CHURCH OF CHRIST
44	10328 RYLIE RD	CROSS CREEK LAND & CATTLE CO LTD
45	10330 RYLIE RD	BOOTHE WILMA
46	10334 RYLIE RD	ROSS YOSHIKO
47	10314 RYLIE RD	MILLER LISA GAIL
48	10340 RYLIE RD	CROSS CREEK LAND&CATTLE CO LTD
49	1301 TREWITT RD	MACKENZIE SUE PROPERTIES
50	1305 TREWITT RD	GUAJARDO JUAN J ESTATE OF
51	1309 TREWITT RD	GOMEZ GABRIEL & MAURA
52	1315 TREWITT RD	OGAZ FRANCISCO J & THELMA
53	1319 TREWITT RD	PULIDO JAVIER & MARIA
54	1323 TREWITT RD	MIRANDA JOSE &
55	1300 TREWITT RD	SERRANO JERONIMO & ROSALBA
56	1304 TREWITT RD	DE LEON JUAN & MARIA DE LEON
57	1308 TREWITT RD	WEBB ANDREW SR & LANDRAE BOX WEBB

Z112-252(WE)

6/28/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1312 TREWITT RD	CARRALES RAMIRO
59	1318 TREWITT RD	DELEON E JAIME
60	1322 TREWITT RD	MIRANDA JOSE & CRISTAL
61	10119 RYLIE RD	ORCHARD JIM
62	1033 CADE RD	BUILDERS CONCRETE
63	10410 RYLIE RD	RILEY CEMETERY ASSOC
64	10704 C F HAWN FWY	CHAPMAN BONNIE R
65	10580 C F HAWN FWY	SHARROCK JERRY
66	10400 RYLIE RD	Dallas ISD
67	401 BUCKNER BLVD	DART

**FILE NUMBER:** Z112-250 (JH)

**DATE FILED:** May 30, 2012

**LOCATION:** North side of Main Street, east of N. Malcolm X Boulevard

**COUNCIL DISTRICT:** 2

**MAPSCO:** 45-M

**SIZE OF REQUEST:** Approx. 3,500 sq ft

**CENSUS TRACT:** 204.00

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**APPLICANT:** Firefly Girl Enterprises I, LLC

**OWNER:** SDL Partners, Ltd.

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

**SUMMARY:** The applicant proposes to operate a bar within the existing building.

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

**BACKGROUND INFORMATION:**

- The request site is currently developed with a vacant commercial structure, last occupied with a restaurant use. The structure has been vacant approximately 18 months.
- The applicant is proposing to use the existing structure, which includes a rooftop patio, for a bar that will be open seven days a week.

**Zoning History:**

1. Z090-144                      On June 23, 2010, the City Council approved the renewal of SUP No. 1700 for a commercial amusement (inside) for a dance hall in conjunction with a restaurant for a two-year period and denied the renewal of the portion of SUP No. 1700 for a bar, lounge, or tavern.
2. Z101-344                      On November 7, 2010, the City Council approved a Specific Use Permit for a bar, lounge, or tavern for a two-year period.

**Thoroughfares/Streets:**

<b>Thoroughfares/Street</b>	<b>Type</b>	<b>Existing ROW</b>
Main Street	Minor arterial	70 ft.
Malcolm X	Collector	66 ft.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

**LAND USE ELEMENT**

**GOAL 1.2 Promote desired development.**

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

**Land Use Compatibility:**

The approximately 3,500 square foot request site is zoned Planned Development District No. 269 Tract A and is currently developed with a commercial building. The building has been vacant for approximately 18 months. The applicant is proposing to operate a bar on the property, which requires a Specific Use Permit by the existing zoning. The ground floor has approximately 2,730 square feet of floor area. The building has an approximately 2,405 square foot roof deck and approximately 325 square feet of floor area for a bar, restroom, and stairwell on the roof. The total floor area for this property is 3,055 square feet.

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

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

The use is surrounded by other retail uses and various surface parking lots. The site is in close proximity to the DART Green Line. As noted below, there has been minimal reported police activity at this location for the past five years. As a result of this analysis, staff has determined the request complies with the general provisions for consideration of an SUP. Staff is recommending a two-year period.

**Traffic:**

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

**Off-Street Parking:**

The proposed bar will require 6 off-street parking spaces. The applicant may be able to reduce this requirement with reduction options in PD 269 for on-street parking credit and the DART rail station reduction. Since the request site has no land available for parking spaces on-site, the applicant must meet the minimum requirements by a remote parking agreement or as permitted in PD 269, which allows for payment into a fund in lieu of providing parking spaces or an agreement.

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

**Landscaping:**

Landscaping is required in accordance with Article X of the Dallas Development Code. However, the applicant's request will not trigger any Article X requirements, as no new construction is proposed on the site.

**Police Report:**

The following police report shows activity at the request site for the past five years. The building has been vacant for approximately the past 18 months.

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

	SERVICE #	OFFENSE DATE	TYPE	COMPLAINANT	ADDRESS	BEAT	REPORTING AREA
1	0198545-V	06/25/2008	FRAUD	*CANTEEN OF DALLAS	02911 MAINST	135	2067
2	0118700-W	04/27/2009	LOST PROPERTY	%CARTER,LEWIS,#4404	02911 MAINST	153	2067
3	0118701-W	04/27/2009	LOST PROPERTY	@CITY OF DALLAS	02911 MAINST	153	2067



Z112-250(JH)

**List of Partners/Principals/Officers**

SDL Partners, Ltd.

GP SDL Partners, LLC

Susan Reese, Manager  
Reese Grandchildren's Trust, Limited Partner  
Susan B. Reese, Limited Partner  
Daisy Ann Reese, Limited Partner

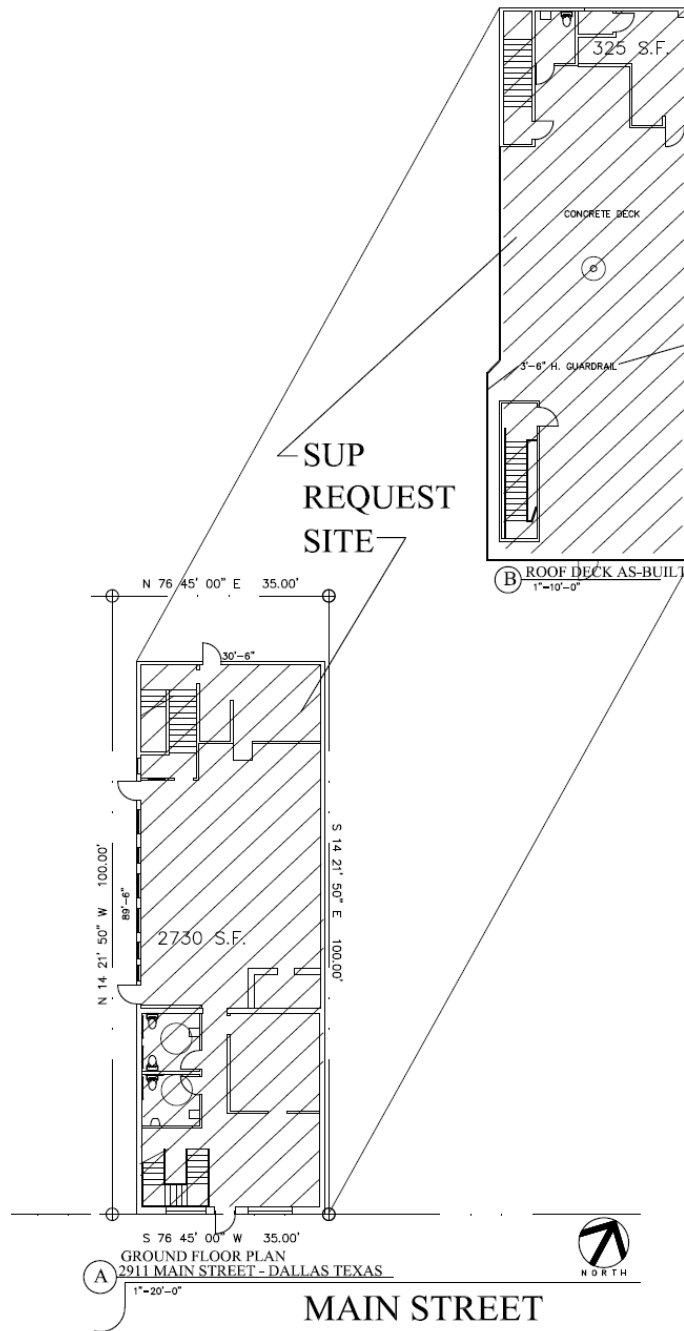
Firefly Girl Enterprises I, LLC

Lauren Nguyen, sole managing member

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a bar, lounge or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit automatically terminates on (two-years from the passage of this ordinance).
4. FLOOR AREA:
  - a. The maximum floor area for a bar, lounge or tavern is 3,055 square feet in the location as shown on the attached site plan.
  - b. The maximum land area for the uncovered patio is 2,405 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The alcoholic beverage establishment limited to a a bar, lounge or tavern may only operate between 11:00 a.m. and 2:00 a.m. (the next day), Monday through Sunday.
6. PARKING: Parking must be provided in accordance with the requirements of Planned Development District No. 269, the Deep Ellum/Near East Side District. Delta credits, as defined in Section 51A-4.704(b)(4)(A), may not be used to meet the off-street parking requirement.
7. MAINTENANCE: The property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all conditions, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN

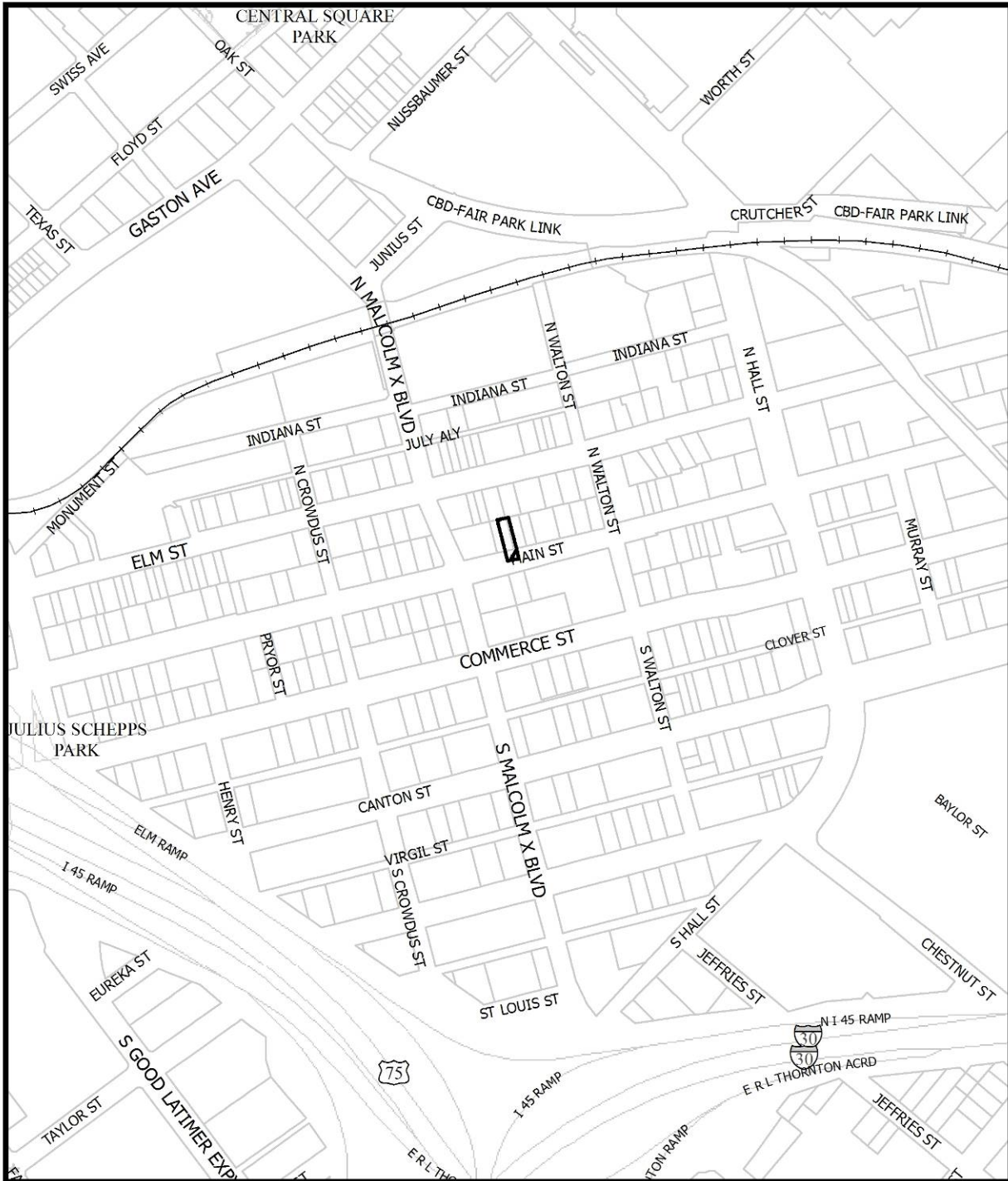



**METES AND BOUNDS**

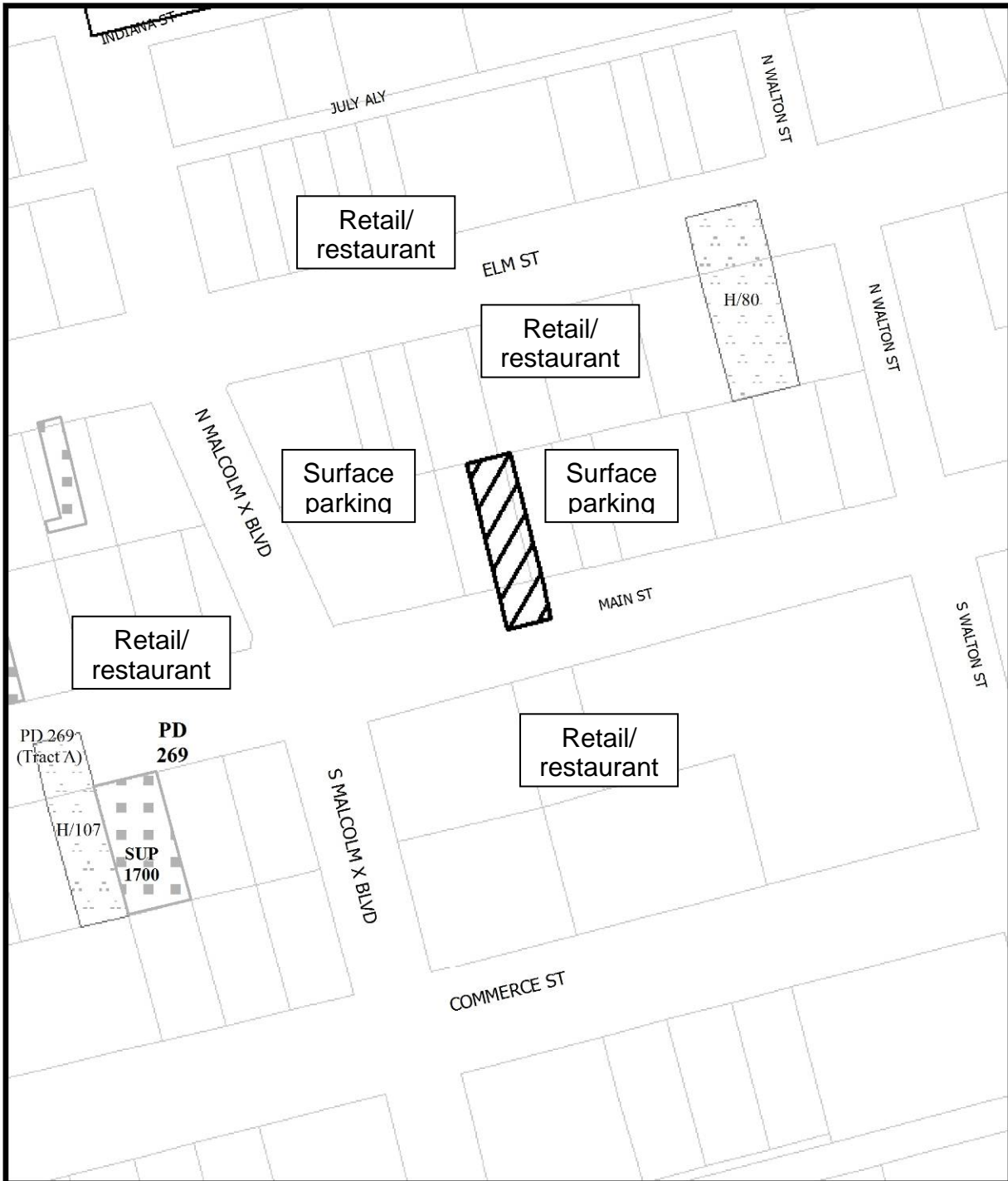
COMMENCING AT A CHISELED "X" ON A BRICK PAVER AT THE INTERSECTION OF THE EASTERLY LINE OF MALCOLM X BOULEVARD (60' RIGHT OF WAY) AND THE NORTHERLY LINE OF MAIN STREET (VARIABLE RIGHT OF WAY); THENCE 154.35 FEET NORTH 76 DEG. 45' 00" EAST TO A CHISELED "X" IN CONCRETE SET FOR CORNER AS POINT OF BEGINNING;  
THENCE 35 FEET SOUTH 76 DEG. 45' 00" WEST TO A POINT FOR CORNER;  
THENCE 100 FEET NORTH 14 DEG. 21' 50" WEST TO A POINT FOR CORNER;  
THENCE 35 FEET NORTH 76 DEG. 45' 00" EAST TO A POINT FOR CORNER;  
THENCE 100 FEET SOUTH 14 DEG. 21' 50" EAST TO A POINT OF BEGINNING CONTAINING APPROXIMATELY 3500 S.F. OF LAND.



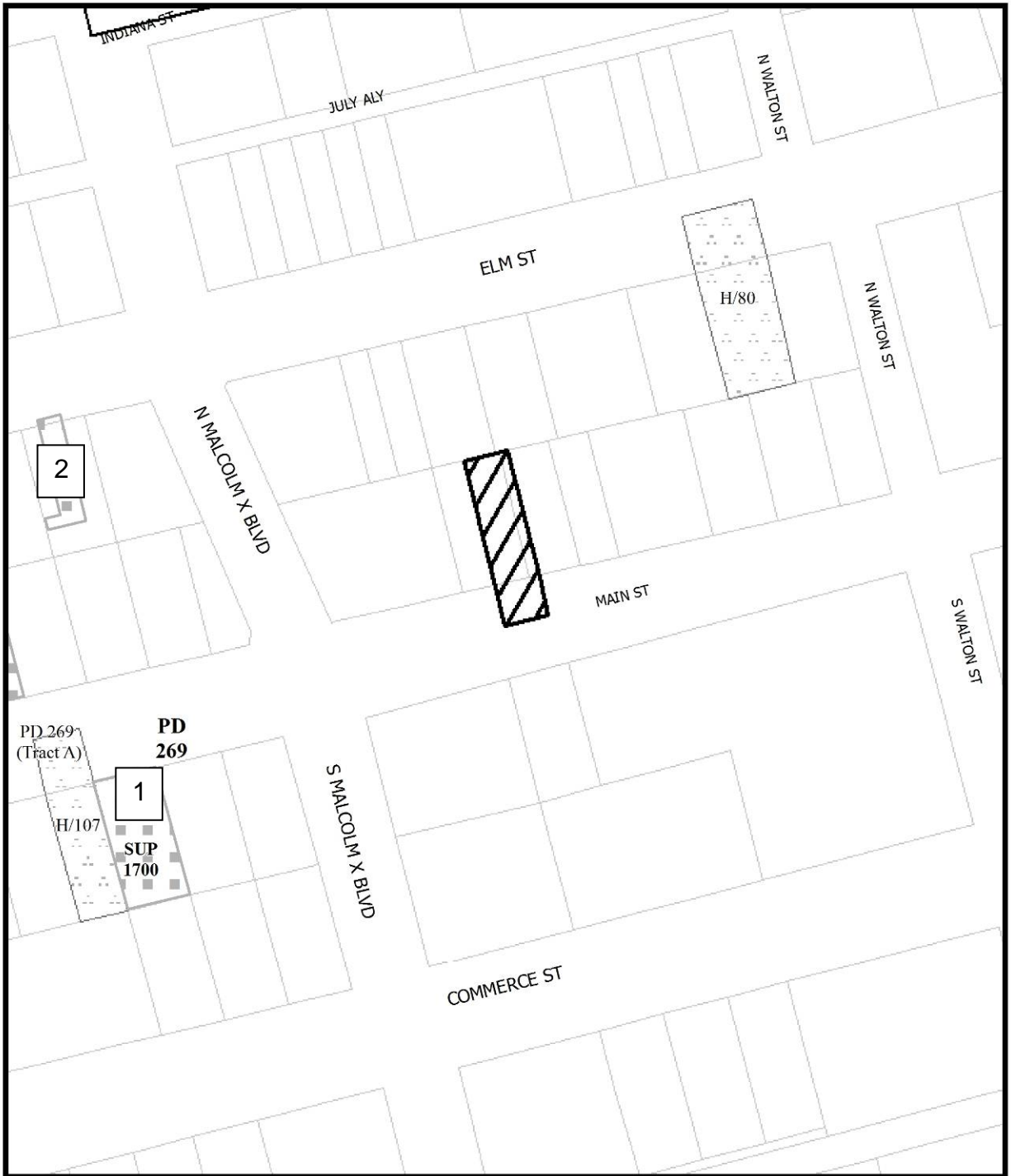
DATE: 05/29/11 REVISED 8/27/12
SITE PLAN- 2911 MAIN STREET, DEEP ELLUM
USE- BAR, TAVERN OR LOUNGE
GROUND FLOOR AREA = 2730 S.F.
ONE STORY BUILDING, 19'-0" H.
SECOND FLOOR ROOF BAR / STAIRS = 325 S.F.
TOP OF SECOND FLOOR COVERED BAR/STAIRS - 28'-0" H.
TOTAL S.F. = 3055 S.F.
PARKING REQUIRED = 5.55 SPACES (6 SPACES PROVIDED IN ADJACENT LOT WEST OF BUILDING) (NO PARKING REQUIRED FOR FIRST 2500 S.F. PER PD 269)
ZONING DISTRICT : PD 269 (DEEP ELLUM)
PATIO RAIL HEIGHT = 3'-6" HIGH
FRONT BUILDING SET BACK- 0'-0"
SIDE YARD SETBACK-0'-0"
ZONING CASE NO. - Z 112-250



 1:4,800	<h1>VICINITY MAP</h1>	Case no: <u>    Z112-250    </u> Date: <u>    7/3/2012    </u>
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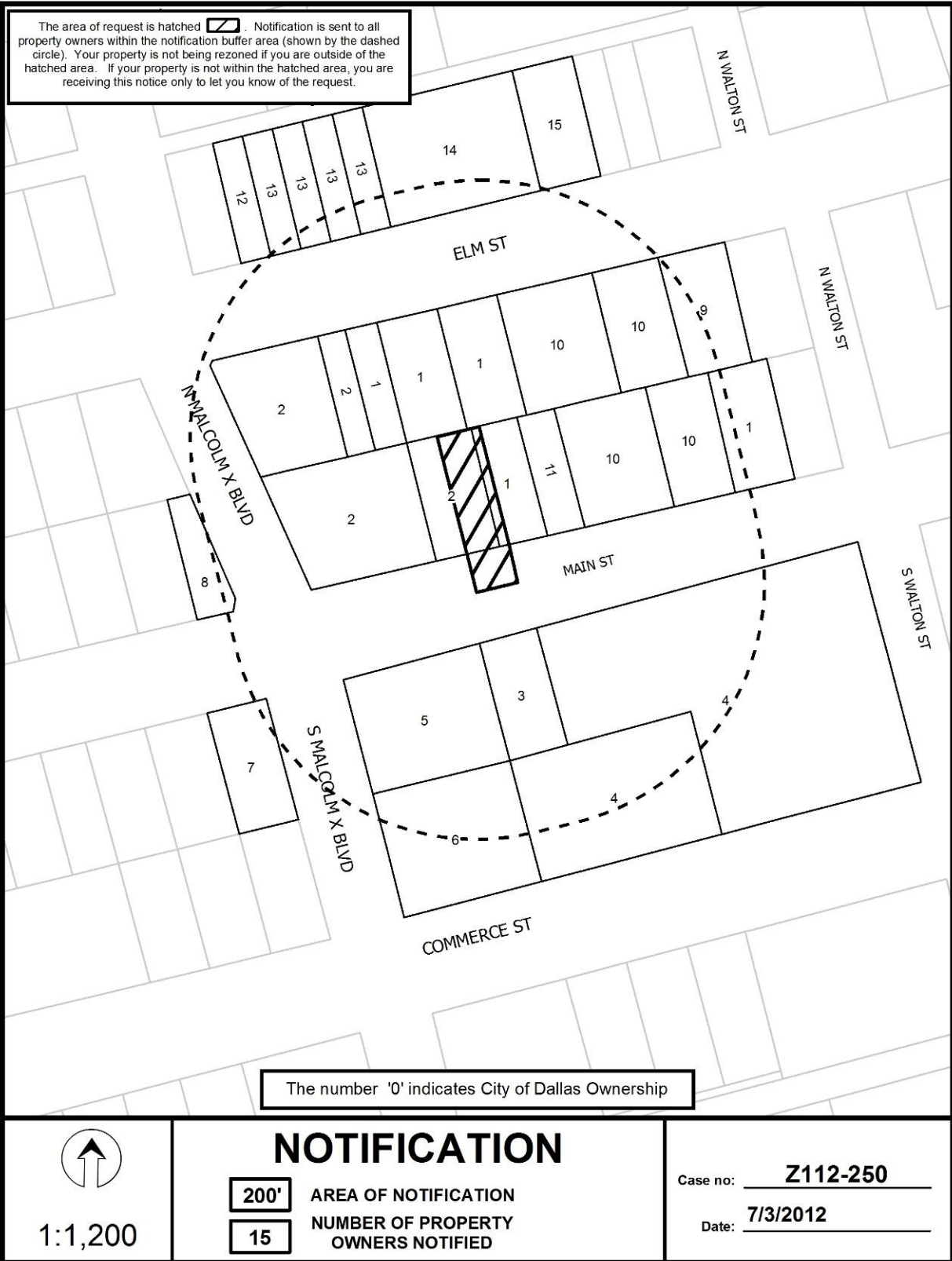
 1:1,200	<b>ZONING AND LAND USE</b>	Case no: <u>    Z112-250    </u> Date: <u>    7/3/2012    </u>
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1:1,200

# ZONING HISTORY

Case no: Z112-250  
Date: 7/3/2012



7/3/2012

## Notification List of Property Owners

### Z112-250

#### 15 Property Owners Notified

Label #	Address	Owner
1	2918 ELM ST	ANDREASON JUSTINE POKLADNIK
2	2908 ELM ST	SDL PARTNERS LTD
3	2900 MAIN ST	SDL PARTNERS LTD & % HCS PROPERTIES
4	2919 COMMERCE ST	SDL PARTNERS LTD % HCS PROPERTIES
5	2900 MAIN ST	SUNRISE FURNITURE COMPANY
6	2901 COMMERCE ST	CITY PARK A LOT LP
7	2824 MAIN ST	BLADE PROPERTIES LLC
8	2825 MAIN ST	SMITH PACIFIC INC
9	2936 ELM ST	EISCHINGER FURTULA BUDD WATTS LTD
10	2928 ELM ST	POKLADNIK CYRILL J
11	2913 MAIN ST	POKLADNIK CYRILL J ESTATE % JUSTINE M PO
12	2905 ELM ST	2905 ELM STREET PTNR LTD
13	2907 ELM ST	2905 ELM STREET PTNRS LTD
14	2917 ELM ST	CTC TEXAS ASSOCIATES LLC
15	2927 ELM ST	MADISON PACIFIC DEV CO DEVELOPMENT CO #3



**FILE NUMBER:** Z112-254 (JH)

**DATE FILED:** June 4, 2012

**LOCATION:** South side of Inspiration Drive, northeast of Slocum Street

**COUNCIL DISTRICT:** 2

**MAPSCO:** 45-E

**SIZE OF REQUEST:** Approx. 2.29 acres

**CENSUS TRACT:** 100.00

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**REPRESENTATIVE:** Michael R. Coker

**APPLICANT:** Community Brewing Company, LLC

**OWNER:** Grossman & Frank Partnership

**REQUEST:** An application for a Subdistrict 1C within Planned Development District No. 621 on property zoned a Subdistrict 1 within Planned Development District No. 621.

**SUMMARY:** The applicant proposes operate a brewery within an existing commercial building.

**STAFF RECOMMENDATION:** Approval

**BACKGROUND INFORMATION:**

- The request site is currently developed with a partially vacant commercial structure and a retail use.
- The proposed use is a brewery, which is only permitted in Subdistrict 1C of PDD No. 621.
- On June 8, 2011, PDD No. 621 was amended to create the land use “beer and wine manufacturing” allowed by right in Subdistrict 1C. This is the only difference between Subdistrict 1 and 1C. It was intended to allow consideration of beer and wine manufacturing on a case by case basis within Subdistrict 1.

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

**Thoroughfares/Streets:**

Thoroughfares/Street	Type	Existing ROW
Inspiration Drive	Local	70 ft.
Slocum Street	Local	80 ft.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The request complies with the following land use goals and policies of the Comprehensive Plan because it is retaining the existing zoning regulations while allowing an additional use that is compatible with the industrial/warehouse nature of the Design District.

**ECONOMIC ELEMENT**

**GOAL 2.1 PROMOTE BALANCED GROWTH**

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

**GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT**

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

**URBAN DESIGN**

**GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

Policy 5.2.4 Enhance retail, industrial and business operations.

**Land Use Compatibility:**

The approximately 2.29-acre request site is zoned Subdistrict 1 within PDD No. 621 and is currently developed with a partially vacant commercial structure and a retail use. The applicant is proposing to operate a brewery for the manufacturing of beer on the property in the vacant space, which is not allowed by the existing zoning.

The surrounding land uses are multifamily to the north, office uses and vacant retail space the south, multifamily, retail, and office, showroom, warehouse uses to the west.

The applicant is proposing to operate an approximately 18,000 square foot brewery in the existing commercial structure. The current zoning allows for industrial (inside) for light manufacturing (10,000 square feet and less) by right and industrial (inside) with a residential adjacency review (RAR). While there are multifamily uses to the north, it does not appear that the proposed brewery will have a greater impact on those residential uses than the surrounding office, showroom, warehouse, and retail uses or Interstate 35. PDD No. 621 is a mixed use district that allows residential, commercial, and industrial uses. Staff supports the application.

**Development Standards:**

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Proposed							
PDD 621 Subdistrict 1C	0'	0'	4.0 FAR	130'	100%	Height bonus	Retail, multifamily, industrial, warehouse
Existing							
PDD 621 Subdistrict 1	0'	0'	4.0 FAR	130'	100%	Height bonus	Retail, multifamily, industrial, warehouse

**Parking/Traffic:**

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

PDD No. 621 requires a minimum of 1 space per 600 square feet of floor area for a beer or wine manufacturing use. The request site has surface parking on-site in the rear of the property. The request site is also adjacent to a very large surface parking lot that may be available for private use or to meet the minimum off-street parking requirements.

**Landscaping:**

Landscaping required per PDD No. 621.

**List of Partners/Principals/Officers**

Grossman and Frank, a Texas General Partnership:

Irwin Grossman  
Jerome J. Frank, Jr.

The I's of Texas Family Partnership, L.P.:

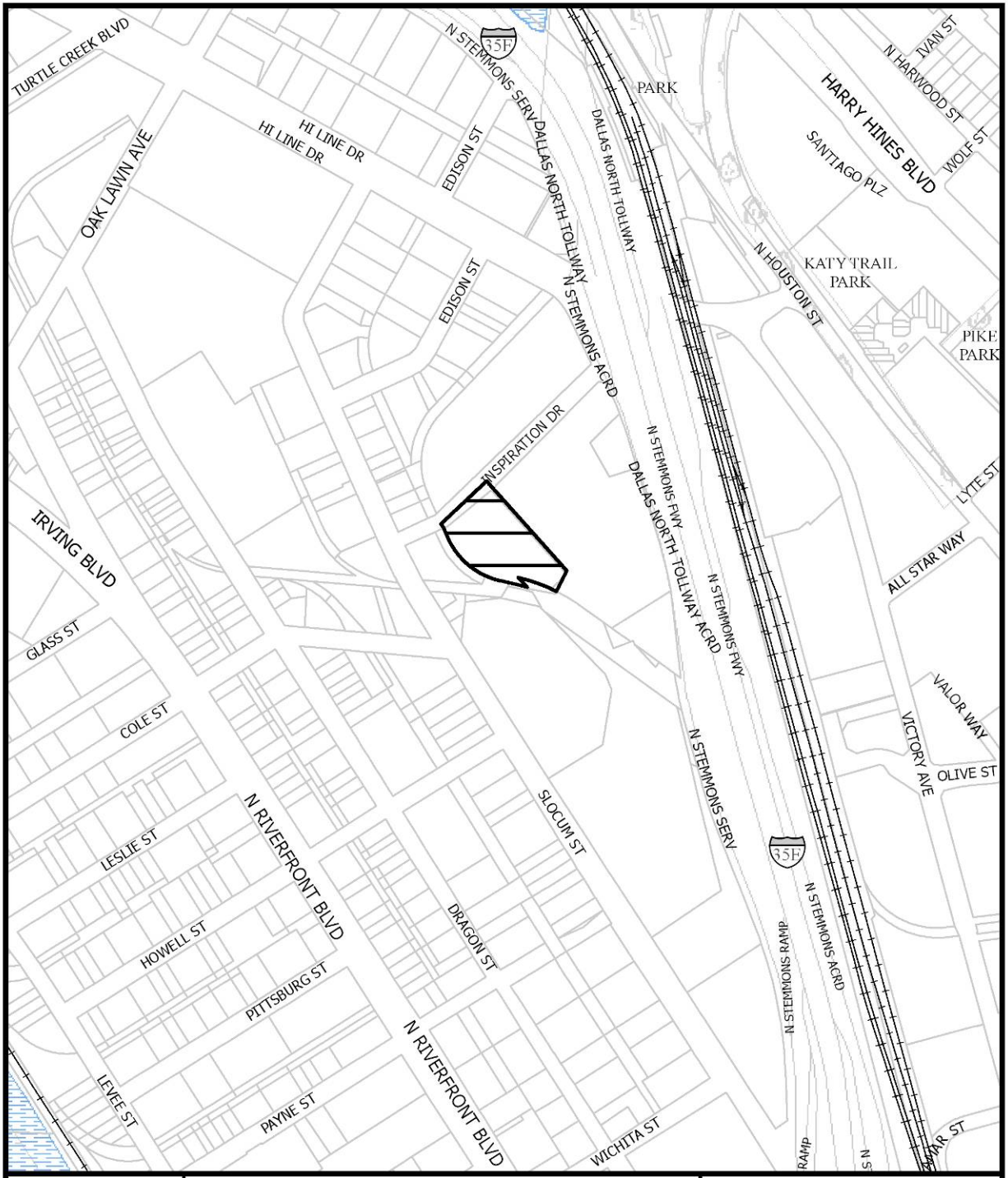
Julie Grossman 2009 Trust  
Julie Grossman, individually  
Douglas Grossman 2009 Trust  
Douglas Grossman, individually

Invprop, L.L.C.:

Irwin Grossman  
Julie Grossman  
Douglas Grossman

Frank Property Partnership, L.L.P.:

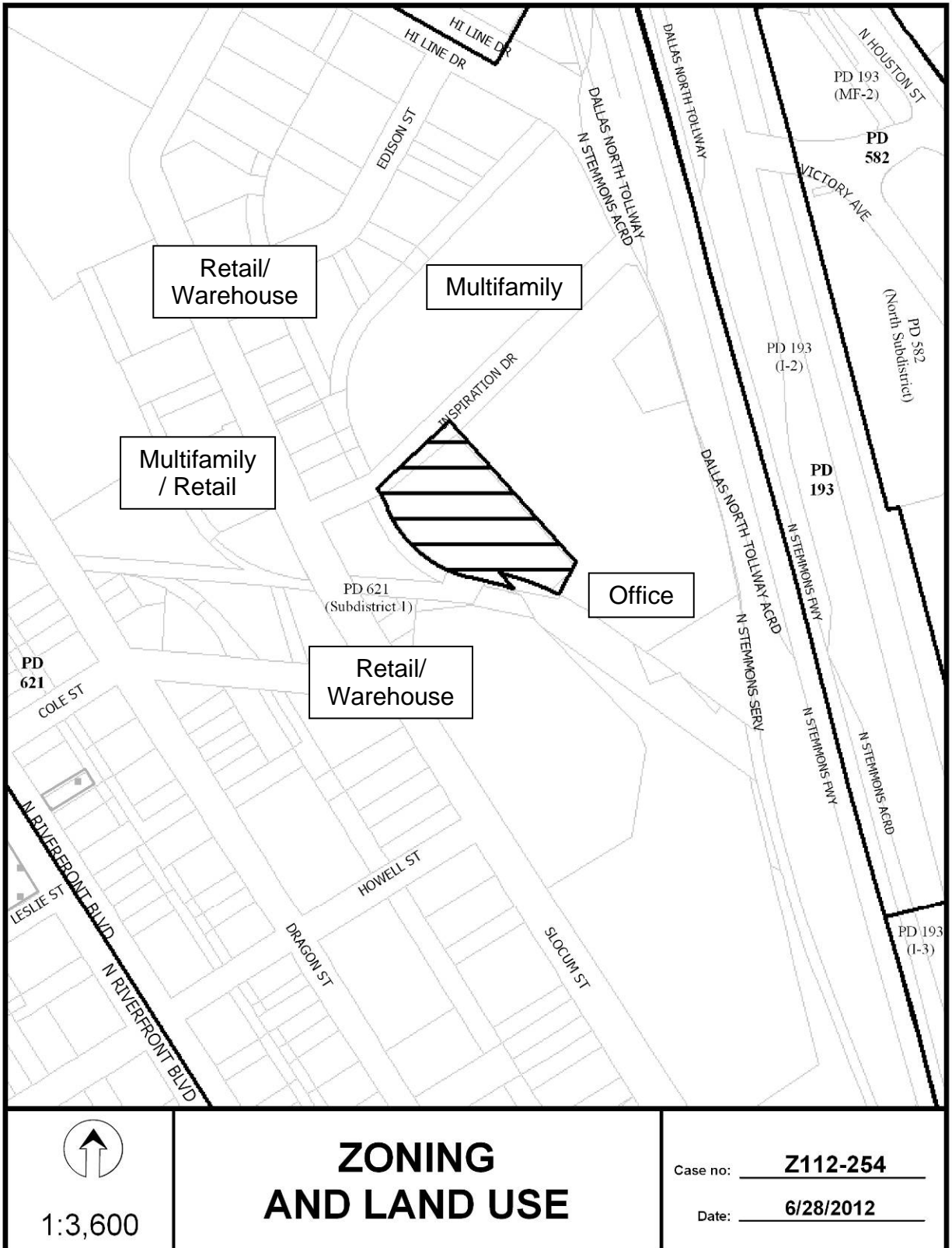
Michael Frank  
Jerome J. Frank, Jr.  
Molly Frank  
Frank Children's Trust  
Thomas Frank  
David Frank  
Shawnah Frank  
Megan Frank  
Michelle Frank  
Michael Scott Frank

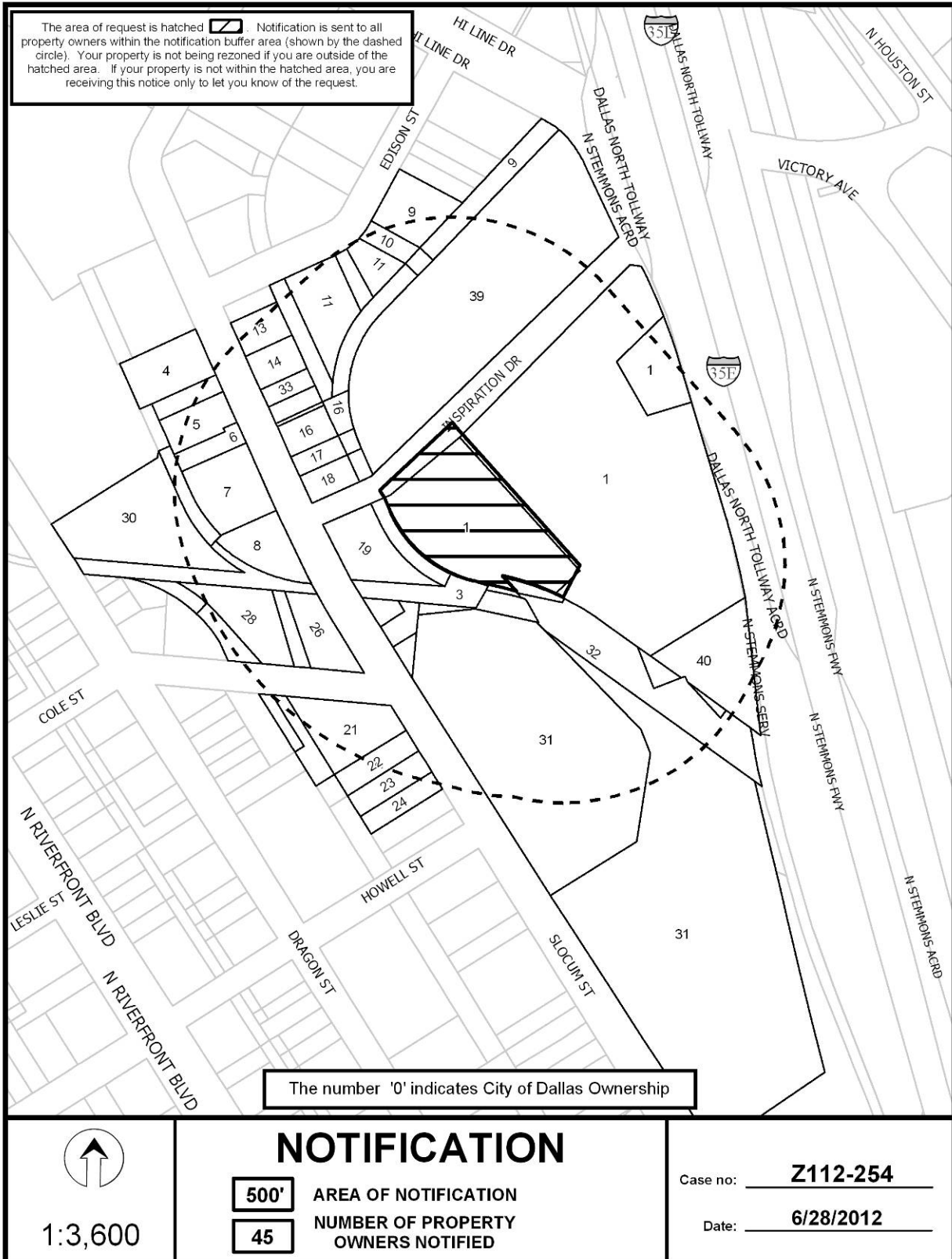


  
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# VICINITY MAP

Case no:           Z112-254            
Date:           6/28/2012





6/28/2012

## Notification List of Property Owners

### Z112-254

#### 45 Property Owners Notified

Label #	Address	Owner
1	1530 INSPIRATION DR	GROSSMAN & FRANK 540 PRESTON COMMONS
2	1300 INSPIRATION DR	LAWSON HOWARD L % THE LAWSON COMPANY
3	1500 INSPIRATION DR	LAWSON HOWARD L SUITE 100
4	1435 SLOCUM ST	ENGLISH O B APT 707
5	1423 SLOCUM ST	TOMLIN GERALD & JOANNE TOMLIN
6	1411 SLOCUM ST	KING SIU FONG
7	1403 SLOCUM ST	DRAGON POPERTY FUND LTD SUITE 101
8	1333 SLOCUM ST	PFLASTER PPTIES LTD
9	1532 EDISON ST	WAG HOLDINGS LP
10	1526 EDISON ST	WILLIAMSEDISON PROPERTIES LLC
11	1522 EDISON ST	SKL INVESTMENT S K LEE
12	1516 EDISON ST	SKL INVESTMENT COMPANY S K LEE
13	1428 SLOCUM ST	COUNTRY FRENCH ANTIQUES LLC
14	1418 SLOCUM ST	JARVIE INC
15	1408 SLOCUM ST	TIMBERLAND PARTNERS DBA LEGACY ANTIQUES
16	1406 SLOCUM ST	TIMBERLAND PARTNERS LP
17	1404 SLOCUM ST	JNT PROPERTIES LLC
18	1400 SLOCUM ST	MCNALLY ANNICK
19	1322 SLOCUM ST	CHANG THOMAS B S & YINWAH TONG CHANG
20	1316 SLOCUM ST	LAWSON HOWARD L TR SUITE 100
21	1227 SLOCUM ST	SLOCUM LTD STE 400
22	1217 SLOCUM ST	KLUN ERNESTO INC
23	1215 SLOCUM ST	1215 SLOCUM INVESTMENTS LP
24	1209 SLOCUM ST	LISPORT PROPERTIES LP
25	1308 SLOCUM ST	THE ZUEGER 1ST FAMILY LP ATTN: MR DAVID
26	1313 SLOCUM ST	BIBELOT REAL ESTATE LTD SUITE 101



6/28/2012

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
27	331 COLE ST	SUPREME PRINTING CO
28	327 COLE ST	ASNLY LLC
29	1312 SLOCUM ST	LAWSON HOWARD L
30	1430 DRAGON ST	DRAGON PROPERTY FUND LTD SUITE 101
31	1025 STEMMONS FWY	LU12 DALLAS SLOCUM LP
32	1500 INSPIRATION DR	INSPIRATION DALLAS NO 2 JOINT VENTURE
33	1414 SLOCUM ST	MIROMA LLC
34	1400 HI LINE DR	SKL INVESTMENT CO LTD
35	1504 EDISON ST	SKL INVESTMENT CO LTD
36	1500 INSPIRATION DR	INSPIRATION DALLAS 1 JV % THE LAWSON CO
37	1526 EDISON ST	WINK INVESTMENTS LLC % DAVID WILDMAN
38	1400 INSPIRATION DR	RASORROSS ENTERPRISES LLC
39	1531 INSPIRATION DR	ALTA DESIGN DISTRICT LP % WOOD PARTNERS
40	1323 STEMMONS FWY	JOHN C HEIMAN TRUST &
41	300 COLE ST	YIP RICHARD % ORIENTAL ACCENT
42	318 COLE ST	PITTET RAYMOND & HARMONY G PITTET
43	300 COLE ST	AZIMI MASOUD ET AL
44	300 COLE ST	STANZEL RICHARD C & SHELLEY M
45	1400 DRAGON ST	DRAGON PROPERTY FUND LTD SUUTE 101

**FILE NUMBER:** Z112-255(MW)

**DATE FILED:** June 4, 2012

**LOCATION:** Northwest corner of Gaston Avenue and East Grand Avenue

**COUNCIL DISTRICT:** 14

**MAPSCO:** 37-X

**SIZE OF REQUEST:** ±4.26 acres

**CENSUS TRACT:** 1.00

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**REPRESENTATIVE:** Santos Martinez, Masterplan

**APPLICANT:** YMCA of Metropolitan Dallas

**OWNER:** 7324 Gaston Avenue Ltd.

**REQUEST:** An application for a Specific Use Permit for a community service center on property zoned Planned Development District No. 808

**SUMMARY:** The YMCA intends to operate a ±16,750-square foot community service center on a portion of the property. This request will allow the applicant to maintain operations until construction of its new facility is complete.

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

**BACKGROUND INFORMATION:**

- The ±4.26-acre request site is developed with a shopping center comprised of medical office, office, restaurant and retail uses.
- Planned Development District No. 808 for mixed uses was approved by City Council on June 24, 2009.
- The request site is surrounded by a restaurant; bar/dance hall; pawn shop and auto service center to the northeast; retail to the southeast; single family residential to the southwest and retail and office to the northwest.

**Zoning History:**

1. **Z078-256:** A CPC Authorized Hearing to review SUP No. 1222 for a commercial amusement (inside) limited to a Class A dance hall. On January 14, 2009, the City Council approved an amendment to the time period; the SUP automatically terminates on June 1, 2013.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Gaston Avenue	Collector	Variable
East Grand Avenue	Collector	Variable
Tucker Street	Local	53 feet

**Land Use:**

	Zoning	Land Use
Site	PDD 808	Shopping Center
Northeast	CR with SUP No. 1222 on a portion	Restaurant; bar/dance hall; pawn shop; auto service center
Southeast	CR; MU-1	Retail
Southwest	R-7.5(A)	Single family
Northwest	CR; MF-3(A)	Retail; office; multifamily

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

The Vision Illustration depicts the request site as within a *Residential Neighborhood*. While single family dwellings are the 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.

In general, the applicant's proposal is consistent with the following goals and policies of the Comprehensive Plan.

**LAND USE ELEMENT**

Goal 1.1: Promote desired development

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

**URBAN DESIGN ELEMENT**

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

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

**Land Use Compatibility:**

The ±4.26-acre request site is developed with a shopping center comprised of medical office, office, restaurant and retail uses. Planned Development District No. 808 for mixed uses was approved by City Council on June 24, 2009. PDD No. 808 allows a community service center by Specific Use Permit.

The YMCA intends to operate a ±16,750-square foot community service center on a portion of the property. This request will allow the applicant to maintain operations until construction of its new facility is complete.

The request site is surrounded by a restaurant; bar/dance hall; pawn shop and auto service center to the northeast; retail to the southeast; single family residential to the southwest and retail and office to the northwest.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas

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

The applicant's request complies with the general provisions for a Specific Use Permit; therefore, staff recommends approval for a three-year period; subject to a site plan and conditions.

**Traffic:**

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

**Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for a community service center is one (1) space per 200 square feet of floor area. Therefore, the proposed ±16,750-square foot community service center will require 84 spaces, as depicted on the site plan.

**Landscaping:**

Any new development will require landscaping in accordance with Planned Development District No. 808 regulations (§51P-366.110).

**Partners/Principals/Officers:**

**7324 Gaston LTD**

Robert Dozier, Manager

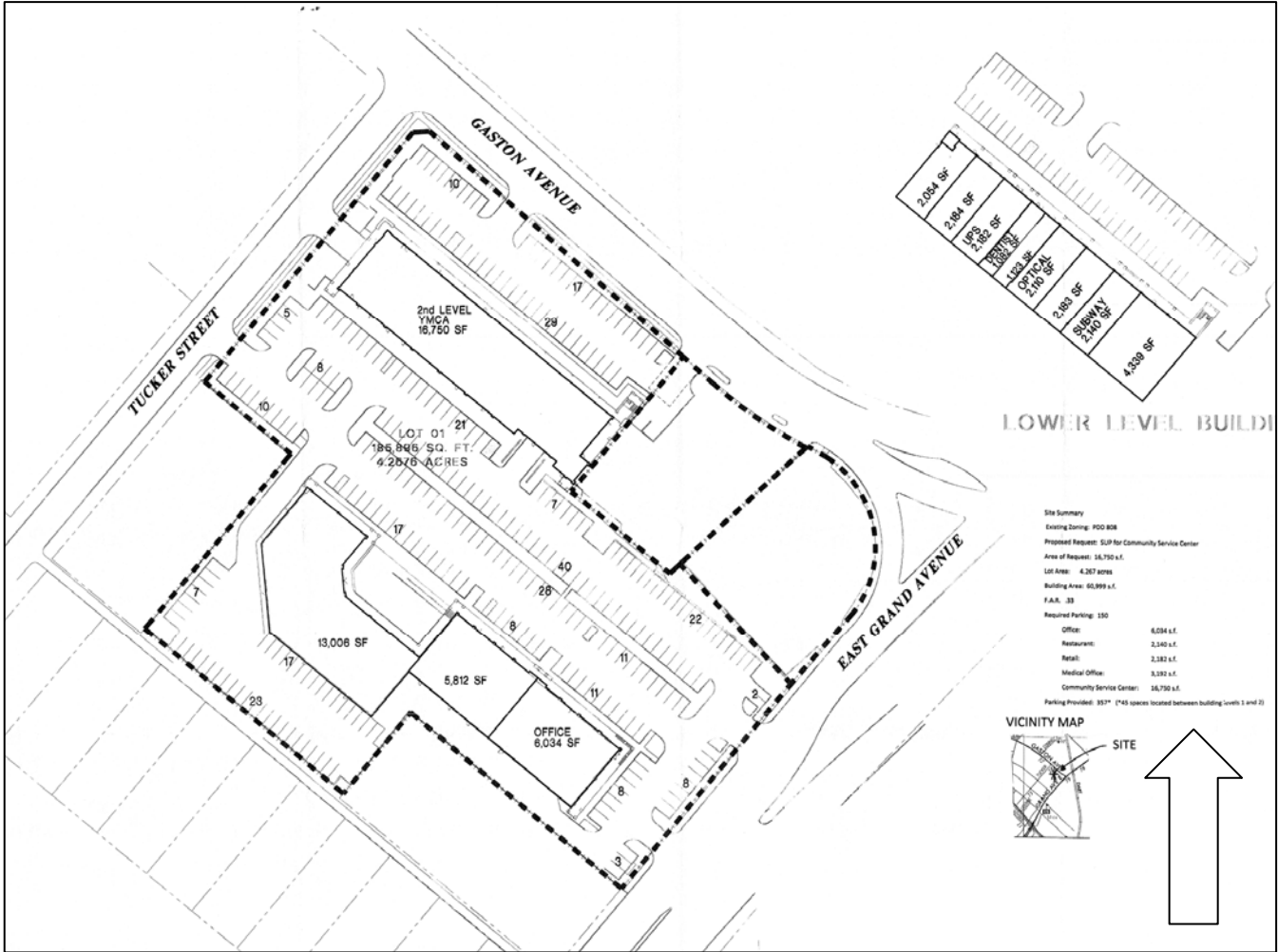
**YMCA of Metropolitan Dallas**

Gordon Echtenkamp	President/Chief Executive Officer
Carmelita Gallo	Senior Vice President/Chief Operating Officer
David Bornowski	Vice President of Finance/Chief Financial Officer
Suzanne Linder-Goswick	Vice President of Hyman Resources
Stanley G. Thomas	Vice President of Properties and Facilities
Lacey LaPointe	Vice President of Development
Crystal Chavarie	Vice President of Risk Management
Cheryl Boswell	Vice President of Membership and Marketing
Amy Juengling	Vice President of Operations and Program
Jayson Killough	Vice President of Operations
Casey Klein	Vice President of Operations
Bill Markell	Vice President of Operations
Brandy Perryman	Vice President of Operations
Jeff Scheibel	Vice President of Operations
Keith Vinson	Vice President of Operations

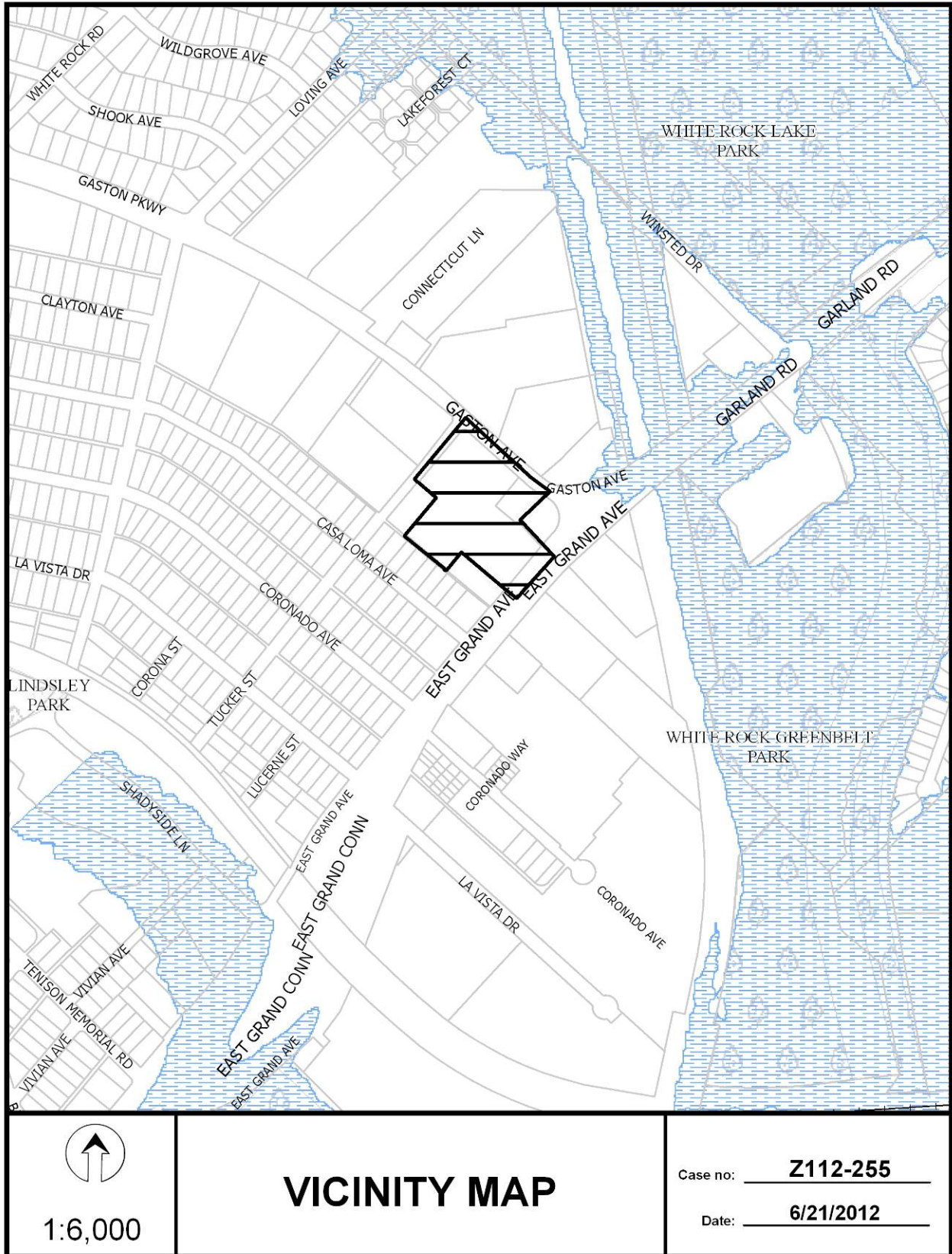
**Z112-255  
Proposed SUP Conditions**

1. USE: The only use authorized by this specific use permit is a community service center.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (three years).
4. FLOOR AREA: Maximum floor area of the community service center is 16,750 square feet in the location depicted on the site plan.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

**Proposed Site Plan**





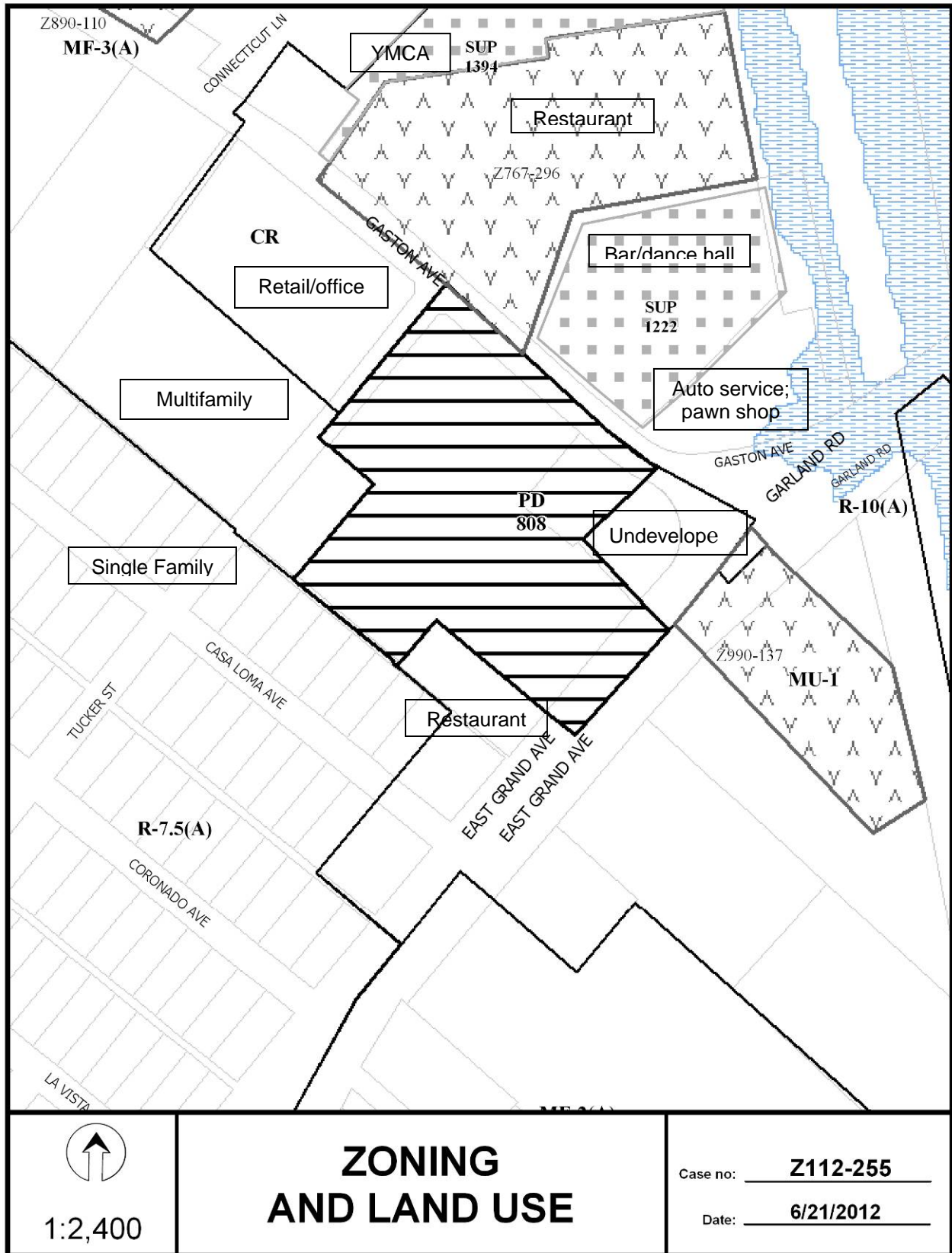


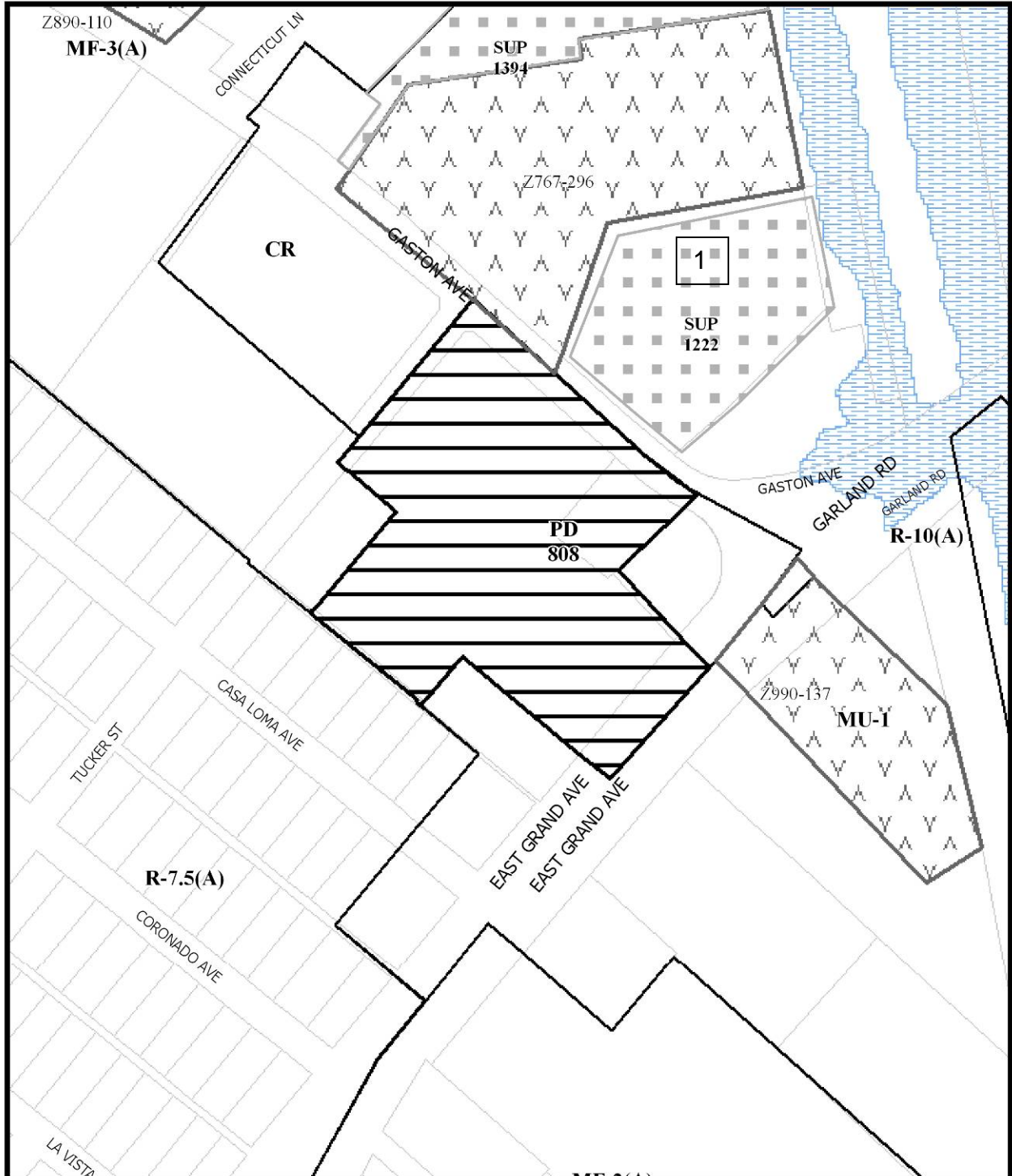
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# VICINITY MAP

Case no: Z112-255

Date: 6/21/2012






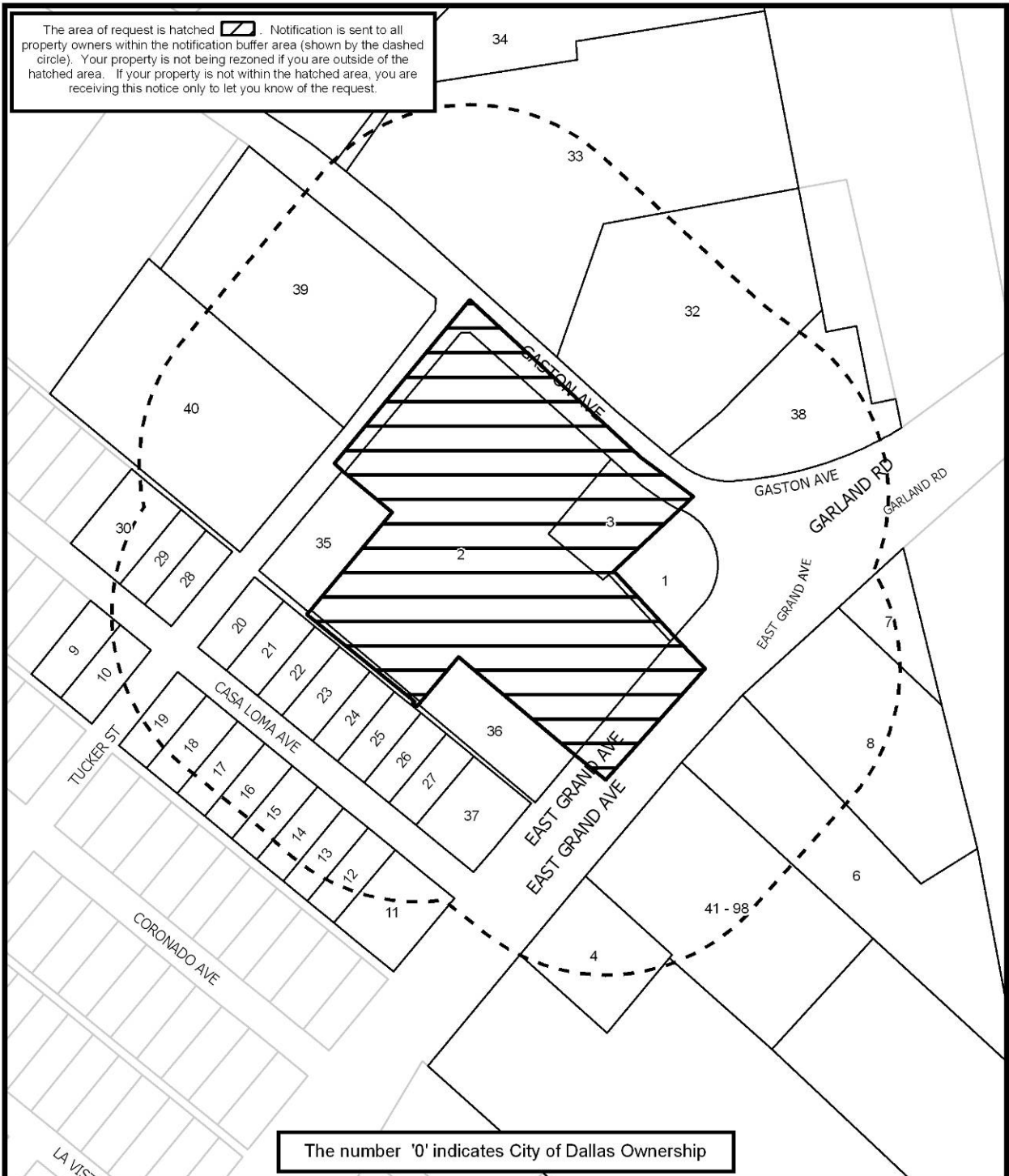
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# ZONING HISTORY


Case no: Z112-255

Date: 6/21/2012

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



The number '0' indicates City of Dallas Ownership

  
1:2,400

## NOTIFICATION

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

Case no:       **Z112-255**        
Date:       **6/21/2012**

6/21/2012

***Notification List of Property Owners******Z112-255******98 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	7340 GASTON AVE	ANDREWS MARK A
2	7330 GASTON AVE	PECAN COMMONS LTD
3	7330 GASTON AVE	WEDDING MARC SUITE 400
4	7446 EAST GRAND AVE	CONDOR K LTD
5	7414 EAST GRAND AVE	WHITE ROCK CORONADO HOLDINGS LP STE 120
6	7524 EAST GRAND AVE	COHEN SANDRA BETH & DAVID COHEN
7	7540 EAST GRAND AVE	LABARBA JOE TR CO TR LABARBA FAM TR
8	7530 EAST GRAND AVE	POPP RAND W LIVING FAM TR
9	7234 CASA LOMA AVE	RAMIREZ RICHARD STEPHEN & AMY JOLLE
10	7238 CASA LOMA AVE	KNIGHT ELIZABETH O
11	7334 CASA LOMA AVE	C WASH INC
12	7330 CASA LOMA AVE	BARR JAMES
13	7326 CASA LOMA AVE	CAMPAGNA ANTHONY J
14	7322 CASA LOMA AVE	MORRIS ALAN W & RADNIK LYDIA A
15	7318 CASA LOMA AVE	PYRON MARTHA ANN
16	7314 CASA LOMA AVE	VANTREESE BOBBIE J
17	7310 CASA LOMA AVE	CAMPAGNA ANTHONY J SR ET AL
18	7306 CASA LOMA AVE	DIAMOND JASON B & KAY L GOODMAN
19	7302 CASA LOMA AVE	PRITCHARD BRYAN C & MIA A GREENWOOD
20	7303 CASA LOMA AVE	MORGAN PARK LTD & EATON ROAD LTD
21	7307 CASA LOMA AVE	BORN MARK W & PATRICIA M BORN
22	7311 CASA LOMA AVE	RATCLIFF KIMBERLY SUE
23	7315 CASA LOMA AVE	DAVIS BLAIR WILLIAM
24	7319 CASA LOMA AVE	CULLIVAN MARISSA T
25	7323 CASA LOMA AVE	LAMBERT LISA SHIPPEE
26	7327 CASA LOMA AVE	POLISHED PROPERTIES LLC

6/21/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7331 CASA LOMA AVE	MITROFF TWILA J
28	7243 CASA LOMA AVE	LAMB MARY VIRGINIA
29	7239 CASA LOMA AVE	BALDWIN CLIFFORD L & ETAL
30	7231 CASA LOMA AVE	GORDY JUDITH FOWLER & CAROL SUZAN
FOWLER		
31	7233 GASTON AVE	TMT INC
32	7331 GASTON AVE	GASTON CONCERT HALL DAL
33	7305 GASTON AVE	7305 LTD
34	7301 GASTON AVE	YMCA OF METROPOLITAN DALLAS
35	2114 TUCKER ST	SHELTON SYLVIA KIRKWOOD
36	7515 EAST GRAND AVE	SALES MEXICO LINDO RESTAURANT & SONS LLC
37	7335 CASA LOMA AVE	SALES MEXICO LINDO RESTAURANT & SONS
38	7347 GASTON AVE	GASTON EAST LTD STE 235
39	7230 GASTON AVE	BROWN ARTHUR LUTHER ET AL
40	2115 TUCKER ST	MOFIN PROPERTY LLC
41	7510 EAST GRAND AVE	LAKWOOD BLUFFS PTNRS LTD
42	7510 EAST GRAND AVE	ALVAREZ BEATRICE BLDG 4 UNIT 1104
43	7510 EAST GRAND AVE	WILSON MAYDAY LLC
44	7510 EAST GRAND AVE	KOPSA DAVID
45	7510 EAST GRAND AVE	LAKWOOD BLUFFS PTNRS LTD STE 300
46	7510 EAST GRAND AVE	ALLEN WALTER UNIT 1109
47	7510 EAST GRAND AVE	GUY DARRELL
48	7510 EAST GRAND AVE	WEST JEANNE M
49	7510 EAST GRAND AVE	WATSON LAWRENCE E SUITE 1112
50	7510 EAST GRAND AVE	MILLER RICHARD W & MICHAEL J MILLER
51	7510 EAST GRAND AVE	WILSON CECILIA
52	7510 EAST GRAND AVE	OFFUTT MARVIN & GEORGIA
53	7510 EAST GRAND AVE	ROGAN ELIZABETH S & JOSEPH V
54	7510 EAST GRAND AVE	TOGNAZZINI JERE W
55	7510 EAST GRAND AVE	SPRADLING CHERYL DBA JENKA INC
56	7510 EAST GRAND AVE	OFFUTT MARVIN & GEORGIA
57	7510 EAST GRAND AVE	BRENING JOHN E

6/21/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	7510 EAST GRAND AVE	HICKEY DARLENE BLDG A UNIT 1204
59	7510 EAST GRAND AVE	ROHRMAN ELIZABETH BLDG A UNIT 1207
60	7510 EAST GRAND AVE	CHUA AY HUA # 2217
61	7510 EAST GRAND AVE	BOGAN GARY M & DYEIN L
62	7510 EAST GRAND AVE	WHITE MARLO Y BLDG A UNIT 1213
63	7510 EAST GRAND AVE	COX RAYMOND F # 1214
64	7510 EAST GRAND AVE	HILDRETH ALLEN BLDG A UNIT 1215
65	7510 EAST GRAND AVE	ARDON RUTH J BLDG A UNIT 1216
66	7510 EAST GRAND AVE	LAMBERT RONALD D
67	7510 EAST GRAND AVE	WILSON CECILIA
68	7510 EAST GRAND AVE	KING MARK ANDREW
69	7510 EAST GRAND AVE	CARLTON ROBERT MARK
70	7510 EAST GRAND AVE	SHAKERI SHABRIKII
71	7510 EAST GRAND AVE	ELENICH KAREN
72	7510 EAST GRAND AVE	REYNA MARTIN & RACHEL
73	7510 EAST GRAND AVE	BROSIOUS JEANIE L
74	7510 EAST GRAND AVE	HARTMAN ROBERT NO 1306E
75	7510 EAST GRAND AVE	LAKESWOOD BLUFFS PARTNERS
76	7510 EAST GRAND AVE	HARRIS JAMES B & DIANE B
77	7510 EAST GRAND AVE	BORRETT BRUCE
78	7510 EAST GRAND AVE	MORENO BARBARA
79	7510 EAST GRAND AVE	ROGERS CHARLIE
80	7510 EAST GRAND AVE	JAGOTA BRAHM D
81	7510 EAST GRAND AVE	BADER GREG
82	7510 EAST GRAND AVE	HENRY LOUIS W BLDG A UNIT 1319
83	7510 EAST GRAND AVE	ADRIAN LEWIS G BLDG A UNIT 1320
84	7510 EAST GRAND AVE	MOREHOUSE JON S
85	7510 EAST GRAND AVE	BONDS ROBERT ALIN
86	7510 EAST GRAND AVE	GRAY NANCY E
87	7510 EAST GRAND AVE	BONDS ROBERT & JEAN
88	7510 EAST GRAND AVE	HERNANDEZ EDELMIRO C & GUADALUPE

Z112-255(MW)

6/21/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	7510 EAST GRAND AVE	HOWARD JOHN
90	7510 EAST GRAND AVE	GULENG EMERSON E JR APT 1016
91	7510 EAST GRAND AVE	MEYERS KAREN
92	7510 EAST GRAND AVE	CHAO LANCE L & ELLEN A TR REVOCABLE LIV
93	7510 EAST GRAND AVE	CHUA AY HUA BLDG B UNIT 2217
94	7510 EAST GRAND AVE	HARRIS JAMES B & DIANE BETH
95	7510 EAST GRAND AVE	RATLIFFE HARVEY LOCKE & VIRGINIA RATLIFF
96	7510 EAST GRAND AVE	DEAN ROGER
97	7510 EAST GRAND AVE	MARTYN STEPHEN A
98	7510 EAST GRAND AVE	FIRST LEASIDE FINANCE INC



**FILE NUMBER:** Z112-194(MW)

**DATE FILED:** February 2, 2012

**LOCATION:** Northeast corner of South Buckner Boulevard and Norvell Drive

**COUNCIL DISTRICT:** 4

**MAPSCO:** 48-U

**SIZE OF REQUEST:** ±1.009 acre

**CENSUS TRACT:** 90.00

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**REPRESENTATIVE:** Pamela Craig

**APPLICANT:** Autry's, Inc.

**OWNER:** Duke & Sons, Inc.

**REQUEST:** An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned Subarea 6 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D Liquor Control Overlay

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

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

**PREVIOUS ACTION:** Held under advisement from June 21, 2012

**BACKGROUND INFORMATION:**

- The ±1.009-acre request site is developed with a ±3,600-square foot building comprised of two suites. One suite is occupied with a ±2,557-square foot general merchandise or food store (convenience store); the other with a ±1,131-square foot hair salon.
- The applicant proposes to sell beer and wine for off-premise consumption in conjunction with the convenience store.
- Due to the existing D Liquor Control Overlay, the sale of alcoholic beverages on the property requires a D-1 Liquor Control Overlay and a specific use permit
- The request site is surrounded by undeveloped land to the north; single family residential to the east; undeveloped land to the south and a convalescent hospital/nursing home and undeveloped land to the west.

**Zoning History:**

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

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Buckner Boulevard	Principal Arterial	100
Norvell Drive	Local	50

**Land Use:**

	Zoning	Land Use
<b>Site</b>	PDD No. 366	Convenience store; hair salon
<b>North</b>	PDD No. 366	Undeveloped
<b>East</b>	R-7.5(A)	Single family
<b>South</b>	PDD No. 366	Undeveloped
<b>West</b>	PDD No. 366; PDD No. 75	Undeveloped; convalescent hospital/nursing home

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

The Vision Illustration depicts the request site as within a *Residential Neighborhood*. While single family dwellings are the 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.

In general, the applicant's proposal is consistent with the following goals and policies of the Comprehensive Plan.

**LAND USE ELEMENT**

Goal 1.1: Promote desired development

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

**URBAN DESIGN ELEMENT**

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

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

**Land Use Compatibility:**

The ±1.009-acre request site is developed with a ±3,600-square foot building comprised of two suites. One suite is occupied with a ±2,557-square foot general merchandise or food store (convenience store); the other with a ±1,131-square foot hair salon.

The applicant proposes to sell beer and wine for off-premise consumption in conjunction with the convenience store. Due to the existing D Liquor Control Overlay, the sale of alcoholic beverages on the property requires a D-1 Liquor Control Overlay and a specific use permit

The request site is surrounded by undeveloped land to the north; single family residential to the east; undeveloped land to the south and a convalescent hospital/nursing home and undeveloped land to the west.

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

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

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

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

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

In general, the applicant’s request is consistent with the intent of the Dallas Development Code. Therefore, staff recommends approval of a D-1 Liquor Control Overlay and approval of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.

**Development Standards:**

District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
PDD 366 Subarea 6	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

**Traffic:**

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

**Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use is one (1) space per 200 square feet of floor area, the requirement for personal services use is also one (1) space per 200 square feet of floor area.

Therefore, the proposed ±2,557-square foot general merchandise or food store (convenience store) and ±1,131-square foot hair salon will require 18 spaces. As depicted on the site plan, 18 spaces will be provided.

**Landscaping:**

Landscaping must be provided in accordance with Planned Development District No. 366 regulations (§51P-366.110).

Z112-194(MW)

**Partners/Principals/Officers:**

**Owner: Duke & Sons, Inc.**

Imad Daouk, Sole Officer and Director

**Applicant: Autry's, Inc.**

Tigest Atnafe, President/Vice President and Director

Ahmed Omar, Director




Z112-194(MW)

**Police Report:**

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


**DALLAS POLICE DEPARTMENT** [UCR Codes](#) [Year Codes](#) [Property Class Codes](#)

Virtual Viewer - Public Access Welcome

**Search Records - Offense** Filter

Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
<a href="#">0003441-Y</a>	01/04/2011	*E CLASS BARBER SHOP	THEFT	03510	S	BUCKNER...	322	1237	06903	
<a href="#">0019876-X</a>	01/20/2010	*SAV-MOR FOOD MART	CRIMINAL MISCHIEF/VAN...	03510	S	BUCKNER...	322	1237	14082	
<a href="#">0028805-X</a>	01/30/2010	*SAVE MORE	CRIMINAL MISCHIEF/VAN...	03510	S	BUCKNER...	322	1237	14082	
<a href="#">0157096-X</a>	06/05/2010	*SAV MOR	ROBBERY	03510	S	BUCKNER...	322	1237	03741	
<a href="#">0270872-X</a>	09/28/2010	MONCIVAIS, LORENZA	ASSAULT	03510	S	BUCKNER...	322	1237	08312	
<a href="#">0302158-Y</a>	11/16/2011	DAOUK, IMAO	ASSAULT	03510	S	BUCKNER...	322	1237	08112	
<a href="#">0337241-X</a>	12/09/2010	*SAV-MOR FOOD MART	ROBBERY	03510	S	BUCKNER...	322	1237	03411	

 Page 1 of 1 (7 items)

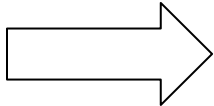
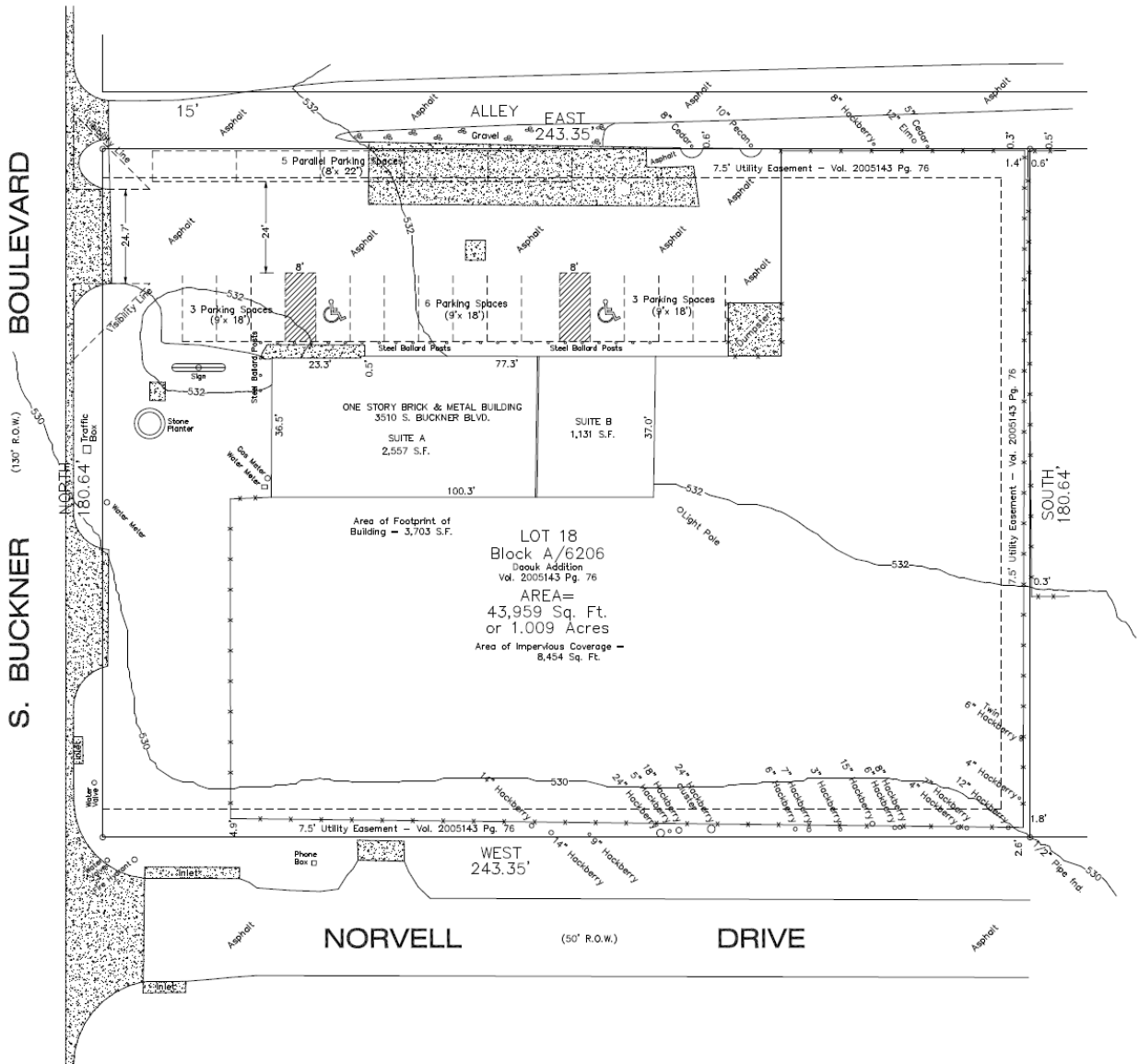
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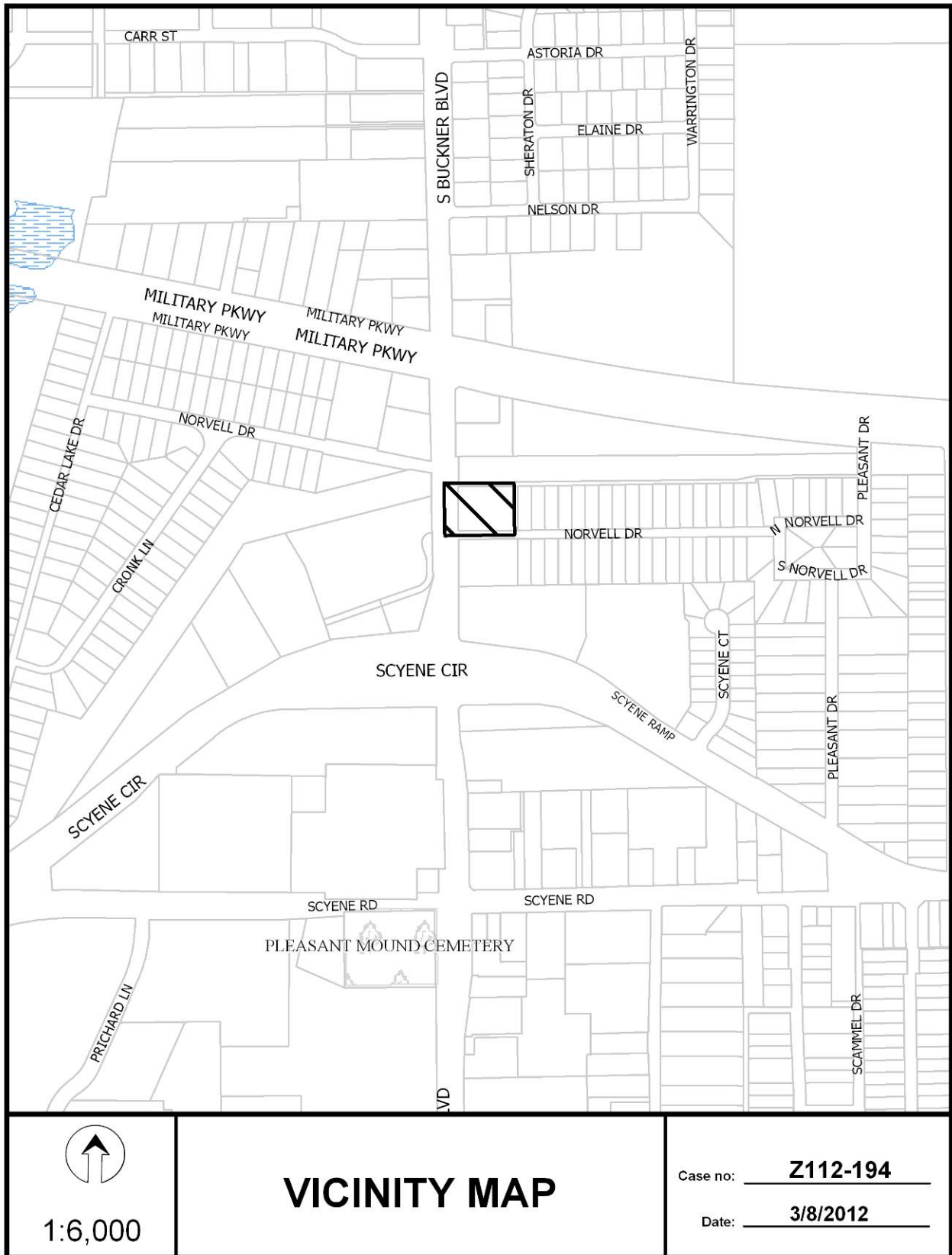
**Z112-194  
Proposed SUP Conditions**

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two years), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. FLOOR AREA: Maximum floor area is 2,557square 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.



**Proposed Site Plan**



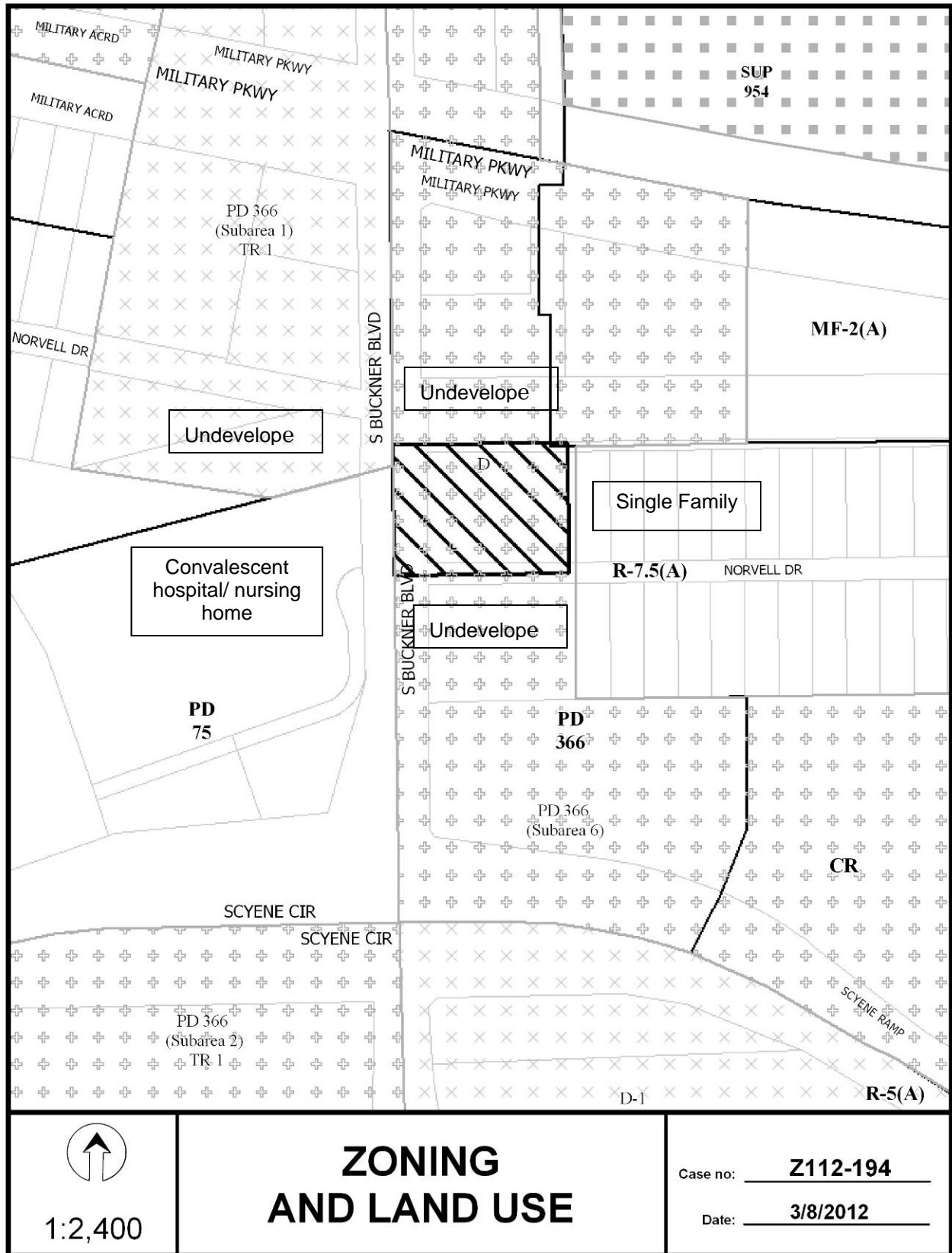



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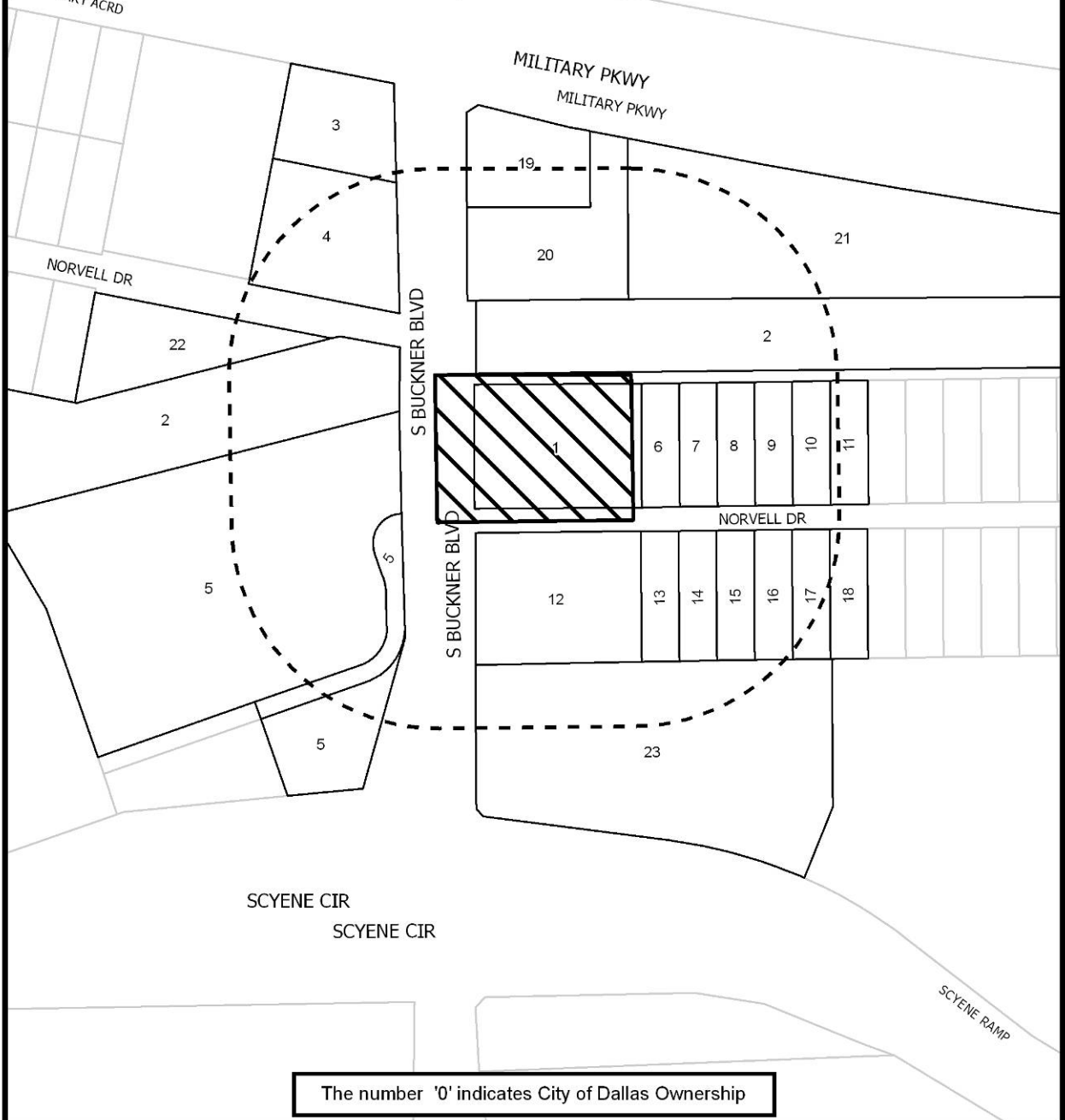
# VICINITY MAP

Case no: Z112-194

Date: 3/8/2012



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



 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;"><b>300'</b></td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;"><b>23</b></td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	<b>300'</b>	AREA OF NOTIFICATION	<b>23</b>	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>    <b>Z112-194</b>    </u> Date: <u>    <b>3/8/2012</b>    </u>
<b>300'</b>	AREA OF NOTIFICATION					
<b>23</b>	NUMBER OF PROPERTY OWNERS NOTIFIED					

3/8/2012

***Notification List of Property Owners******Z112-194******23 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3510 BUCKNER BLVD	DUKE & SONS INC
2	3701 BUCKNER BLVD	TEXAS UTILITIES ELEC CO % STATE & LOCAL
3	3717 BUCKNER BLVD	ALWAN CORP
4	3625 BUCKNER BLVD	MEZA JESUS
5	7000 SCYENE CIR	BUCKNER SCYENE SNF LTD
6	8123 NORVELL DR	OROZCO JOSE LUIS
7	8127 NORVELL DR	HURTADO DOMINGO
8	8131 NORVELL DR	BARRAZA ELIAS
9	8137 NORVELL DR	HERNANDEZ AGUSTIN
10	8141 NORVELL DR	SMITHART BERTHA R LFE EST L D SMITHART
11	8145 NORVELL DR	KARTSONIS KELLY
12	3424 BUCKNER BLVD	ALZOUBI ABUDUL
13	8122 NORVELL DR	SANCHEZ REBECA & SALGADO PRIMITIVO M
14	8126 NORVELL DR	BANDA ANTONIO & ANDREA BRIONES
15	8130 NORVELL DR	RODRIGUEZ GUILLERMO SOTO
16	8136 NORVELL DR	OROZCO JOSE LUIS
17	8140 NORVELL DR	ARAGON MARIA L
18	8144 NORVELL DR	REA TOMAS & PATRICIA B
19	3760 BUCKNER BLVD	KHALIL NAGY N
20	3608 BUCKNER BLVD	OSTORGA PEDRO & OLGA
21	3608 BUCKNER BLVD	MARES NOEL
22	8008 NORVELL DR	PARKWAY GARDEN APTS INC %WELLS ASSET MGM
23	3402 BUCKNER BLVD	SOUTH BUCKNER LIMITED PS SUITE 108

**FILE NUMBER:** Z112-216 (JH)

**DATE FILED:** April 2, 2012

**LOCATION:** Northeast corner of Oram Street and Skillman Street

**COUNCIL DISTRICT:** 14

**MAPSCO:** 36-Y

**SIZE OF REQUEST:** Approx. 0.85 acres

**CENSUS TRACT:** 11.02

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**REPRESENTATIVE:** Rob Baldwin

**APPLICANT/OWNER:** SL Lakewood, LP

**REQUEST:** An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an NS(A) Neighborhood Service District.

**SUMMARY:** The applicant proposes to use the existing building for retail uses. The NS(A) Neighborhood Service District limits general merchandise or food store uses to 3,500 square feet or less. The volunteered deed restrictions prohibit certain uses, outdoor speakers, and drive-through windows.

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

**BACKGROUND INFORMATION:**

- The request site is currently developed with a commercial building used as an office.
- The purpose of the zoning change is to allow for retail uses greater than 3,500 square feet.

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

**Thoroughfares/Streets:**

Thoroughfares/Street	Type	Existing ROW
Skillman Road	Collector	90 ft.
Oram Street	Local	60 ft.

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The request site is located within a Residential Neighborhood building block on the vision illustration of the Comprehensive Plan. The request site is on the edge of a commercial node in a residential area. The applicant’s request with volunteered deed restrictions will make the request site have similar land use rights as most of the commercial node. The additional land uses will give the property more flexibility for finding tenants, but the volunteered deed restrictions will prevent some of the less compatible uses. The applicant’s request complies with the following goals and policies of the comprehensive plan.

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

**Land Use Compatibility:**

The approximately 0.80-acre request site is zoned an NS(A) Neighborhood Service District and is currently developed with a commercial building. The applicant is proposing to utilize the existing structure for general merchandise uses greater than 3,500 square feet, which is not allowed by the existing zoning.

The surrounding land uses are retail uses including nursery, personal service, and restaurant to the west and south; child-care facility to the south; single family uses to the north, west, and east; and multifamily uses to the west and east.

The request site is located at the northern end of a commercial node, which extends to Ross Avenue to the south, within a residential neighborhood. The commercial node is zoned a CR Community Retail District with the exception of the request site and a property on La Vista Drive that is zoned an LO-2 Limited Office District and developed with a financial institution. The applicant is seeking a CR Community Retail District to match the rest of the commercial node zoning so that the zoning would allow for more retail uses.

Staff supports the request because of the adjacent CR Community Retail District with the volunteered deed restrictions offered by the applicant. The volunteered deed restrictions would prohibit a drive-through use if the property was altered or redeveloped, prohibit outside speakers, require outdoor lighting for an outdoor seating area to utilize dark sky lighting fixtures to reduce light pollution, and prohibit certain uses that are incompatible with the immediate residential adjacency. While outdoor seating is not proposed at this time, the volunteered deed restriction addresses the future possibility to protect the adjacent residential uses.

**Development Standards:**

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
<b>Proposed</b>							
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
<b>Existing</b>							
NS(A) Neighborhood service	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	40%		Retail & personal service, office



**Traffic:**

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

**Landscaping:**

Landscaping is required in accordance with Article X of the Dallas Development Code. However, the applicant's request will not trigger any Article X requirements, as no new construction is proposed on the site at this time.

Z112-216(JH)

**List of Partners/Principals/Officers**

SL Lakewood, LP

Kenneth E. Aboussie, Jr., managing partner

General Partner: Stonelake Manager, LLC

John A. Kiltz, Partner

Kenneth E. Aboussie, Jr., Partner

PROPOSED VOLUNTEERED DEED RESTRICTIONS

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

1. Any use that involves outdoor seating may only utilize dark sky lighting fixtures as recognized by International Dark-Sky Association and the light standards may not exceed eight feet in height. All lighting must be directed down and away from residential areas.

2. The height and setback requirements of the NS(A) Neighborhood Services District applies.

3. Drive-through windows and outside speakers are prohibited.

4. The total maximum floor area on the Property that may be used for restaurant uses is 5,000 square feet.

5. The following main uses are prohibited:

(A) Agricultural uses.

-- Crop production.

(B) Commercial and business service uses.

-- Building repair and maintenance shop.

-- Custom business services.

-- Electronics services center.

-- Medical or scientific laboratory.

-- Tool or equipment rental.

(C) Industrial uses.

-- Gas drilling and production.

-- Temporary concrete or asphalt batching plant.

(D) Institutional and community service uses.

-- Cemetery or mausoleum.

-- College, university, or seminary.

-- Community service center.

-- Hospital.

-- Open-enrollment charter school or private school.

-- Public school other than an open-enrollment charter school.

(E) Lodging uses.

- Hotel and motel.
- Lodging or boarding house.
- Overnight general purpose shelter.

(F) Miscellaneous uses.

- Attached non-premise sign.
- Carnival or circus (temporary).
- Temporary construction or sales office.

(G) Office uses.

- Financial institution with drive-in window.

(H) Recreation uses.

- Country club with private membership.
- Public park, playground, or golf course.

(I) Residential uses.

- College dormitory, fraternity, or sorority house.

(J) Retail and personal service uses.

- Alternative financial establishment.
- Alcoholic beverage establishments.
- Ambulance service.
- Auto service center.
- Business school.
- Car wash.
- Commercial amusement (inside).
- Commercial amusement (outside).
- Commercial parking lot or garage.
- Convenience store with drive-through.
- Home improvement center, lumber, brick or building materials sales yard.
- Household equipment and appliance repair.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Pawn shop.

- Restaurant with drive-in or drive-through service.
- Swap or buy shop.
- (K) Transportation uses.
  - Transit passenger shelter.
  - Transit passenger station or transfer center.
- (L) Utility and public service uses.
  - Commercial radio and television transmitting station.
  - Electrical substation.
  - Radio, television or microwave tower.
  - Tower/antenna for cellular communication.
  - Utility or government installation other than listed.
- (M) Wholesale, distribution, and storage uses.
  - Mini-warehouse.
  - Recycling buy-back center.
  - Recycling collection center.
  - Recycling drop-off container.

6. The following accessory uses are prohibited:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.

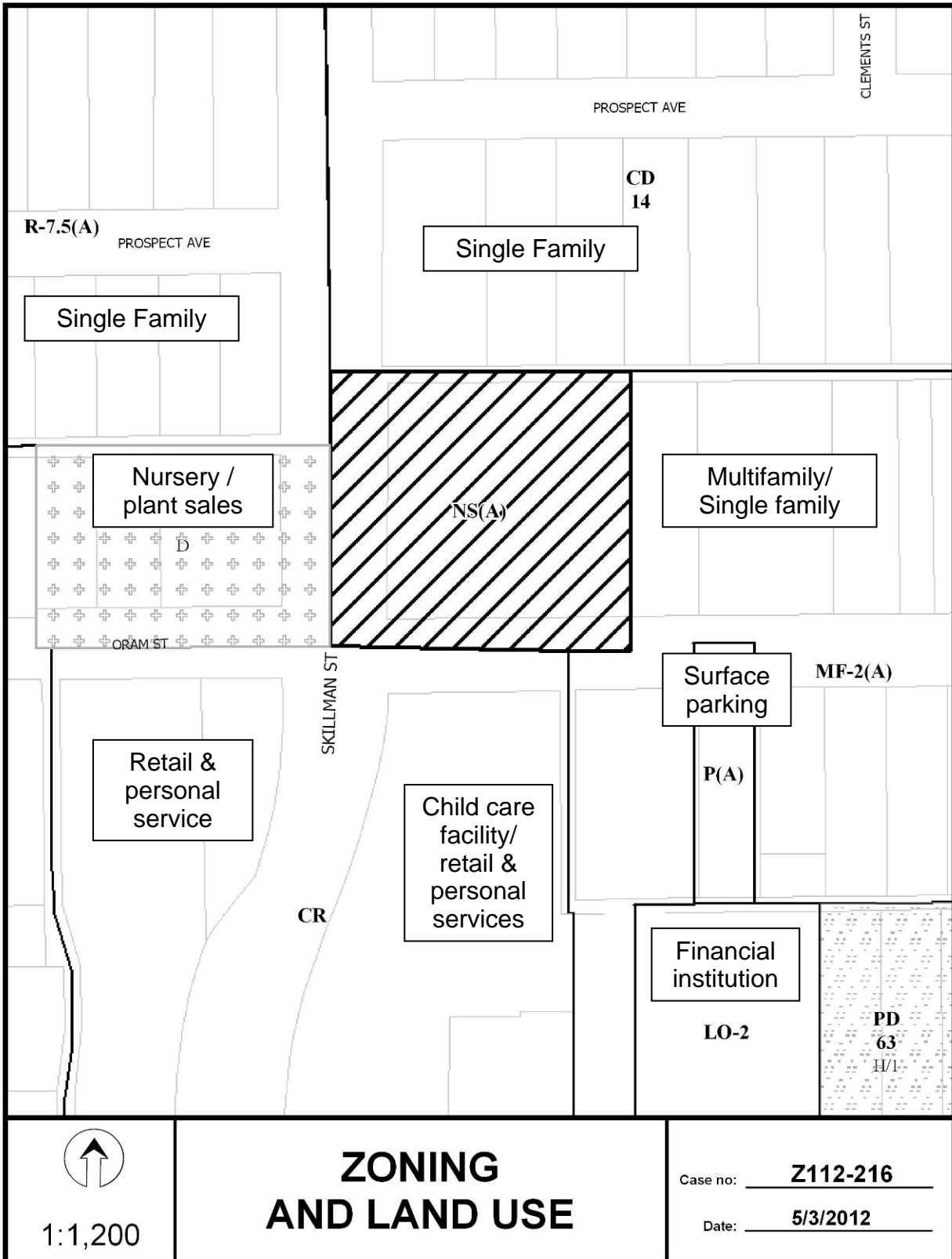


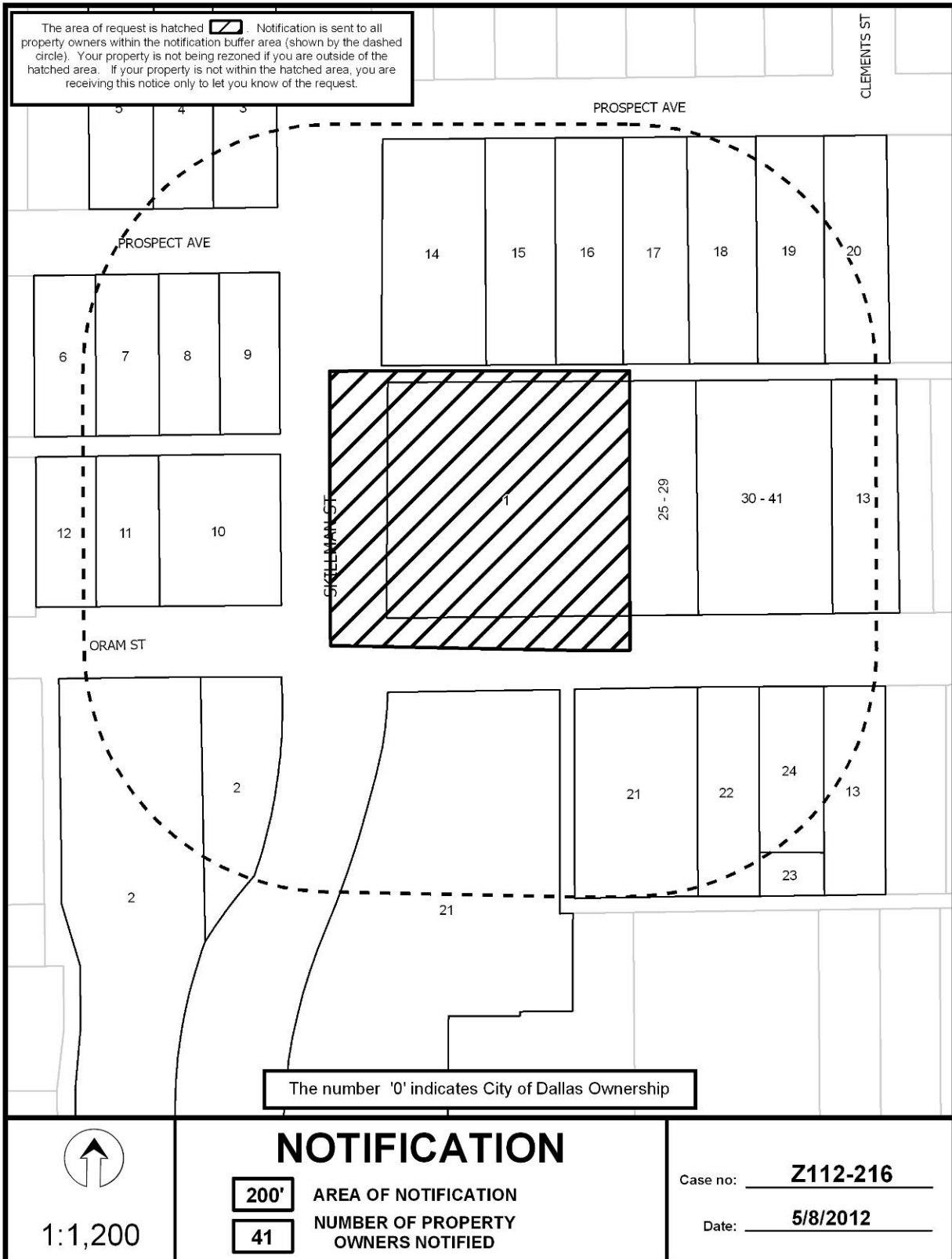
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### VICINITY MAP

Case no:     **Z112-216**    

Date:     **5/3/2012**







5/8/2012

## Notification List of Property Owners

### Z112-216

#### 41 Property Owners Notified

Label #	Address	Owner
1	2010 SKILLMAN ST	NASMA LTD P S SUITE 206
2	1901 SKILLMAN ST	MERIDITH JANET TR & DUSTIN MERIDITH TR
3	6045 PROSPECT AVE	MORGAN PARK LTD & EATON ROAD LTD
4	6041 PROSPECT AVE	JUSTITZ JAMES
5	6039 PROSPECT AVE	BELMORE ERNEST E JR
6	6034 PROSPECT AVE	DREHER WILLIAM L JR
7	6038 PROSPECT AVE	BURROUGHS JAMES ANDREW
8	6042 PROSPECT AVE	MICHEL MARIANO
9	6046 PROSPECT AVE	PINSON OGMAN
10	2001 SKILLMAN ST	JOSEPH ANN
11	6039 ORAM ST	JOSEPH ANNE M & MILAM JUDE JOSEPH TRUSTE
12	6035 ORAM ST	CHUSKUL THREE CHOK R & PATCHAREE P
13	6133 ORAM ST	J GREGORY HOMES INC
14	6100 PROSPECT AVE	PARKER RYAN ELIZABETH & BARRY
15	6112 PROSPECT AVE	PALOPRO LTD
16	6116 PROSPECT AVE	HENSON KARLA S
17	6120 PROSPECT AVE	GRACE LAURIE
18	6124 PROSPECT AVE	SHETTY RAJESH N & DAYANNA GARCIA
19	6128 PROSPECT AVE	ILCZYSZYN MICHELLE
20	6132 PROSPECT AVE	LARSON ADRIENNE M &
21	1900 SKILLMAN ST	SK OAK LP
22	6128 ORAM ST	GOURLEY JOHN D %MADISON REALTY INV
23	6132 ORAM ST	MIRANDA MARK & CHRISTON COMPANY INC
24	6132 ORAM ST	BRATSCH MICHAEL
25	6119 ORAM ST	SIMPSON JOHN E
26	6121 ORAM ST	MCDONALD KELLY

Z112-216(JH)

5/8/2012

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
27	6121 ORAM ST	BUCIO GABRIELA & MARTIN ANDERSSON
28	6121 ORAM ST	BRUNE KEVIN DAVID
29	6121 ORAM ST	TRACY SHANNON M
30	6123 ORAM ST	LANG KURT
31	6123 ORAM ST	PIPPIN MARILYN UNIT 2
32	6123 ORAM ST	DAVIS STEVEN L
33	6123 ORAM ST	REBSAMEN DON UNIT 4
34	6123 ORAM ST	SALCIDO LISETTE UNIT 5
35	6123 ORAM ST	REED MARK
36	6123 ORAM ST	LOWRY AMY E UNIT 7
37	6123 ORAM ST	BLACK SHEILA F UNIT 8
38	6123 ORAM ST	GELB CHARLES & KAREN UNIT 9
39	6123 ORAM ST	MCDONALD DANIEL E JR
40	6123 ORAM ST	BALLOU JAIMI D
41	6123 ORAM ST	SMITH R KYLE