



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, July 21, 2011
AGENDA

BRIEFINGS:	6ES	11:00 a.m.
PUBLIC HEARING	6ES	1:30 p.m.

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

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S078-033R**
(CC District 9) An application revise a previously approved preliminary plat (S078-033) to replat a 3.033 acre tract of land containing all of Lots 1, 3 and 4 in City Block 6/5284 and a tract of land in City Block 5284 and an abandoned alley to create one lot on Garland Road and Angora Avenue, west of Tavares Street.
Applicant/Owner: City of Dallas
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: June 29, 2011
Zoning: PD287, CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S101-134**
(CC District 4) An application to create one 17.982 acre lot from a tract of land in City Block 6013 located at Ann Arbor Avenue and I-35E, southeast corner.
Applicant/Owner: Lifeschool of Dallas
Surveyor: Tim Mankin
Application Filed: June 28, 2011
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S101-135**
(CC District 13) An application to create one 4.295 acre lot from a tract of land in City Block 5529 located at 10201 Inwood Road.
Applicant/Owner: Stephen T. and Melinda G. Winn
Surveyor: Hennessey Engineering, Inc.
Application Filed: June 29, 2011
Zoning: R-1 ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S101-136**
(CC District 7) An application to create one 15.258 acre lot from a tract of land in City Block L6213 located at 7910 Samuell Boulevard, west of Catron Drive.
Applicant/Owner: Buckner Baptist Benevolences
Surveyor: Dietz Engineering, Inc.
Application Filed: June 30, 2011
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S101-137**
(CC District 6) An application to create a 2.902 acre lot from a tract of land in City Block 8467 located approximately 2,200 feet east of the intersection of Ranch Trail Lane at Hackberry Drive.
Applicant/Owner: Trammell Crow Company
Surveyor: Kimley-Horn
Application Filed: July 1, 2011
Zoning: PD 741
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Docket

- D101-015**
Olga Torres Holyoak
(CC District 7) Development/landscape plan for Planned Development District No. 730, on property fronting Macon Street and Starks Avenue, south of Crozier Street.
Staff Recommendation: **Approval**
Representative: Zac Lytle of Ecological Community Builders
- M101-029**
Richard Brown
(CC District 9) An application for a minor amendment to the development plan for Planned Development Subdistrict No. 742 for certain RR Regional Retail District uses and Multifamily uses on the north corner of Northwest Highway and Skillman Street.
Staff Recommendation: **Approval**
Applicant: TC Timbercreek Associates, LP
Representative: Robert Brandt and Robert Reeves

Thoroughfare Plan Amendments

Bishop Avenue from Colorado Boulevard to Neely Street; and Bishop Avenue from Neely Street to Davis Street

Tanya Brooks
(CC District 1)

An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of (1) Bishop Avenue from Colorado Boulevard to Neely Street from a four lane undivided roadway (S-4-U) within 60 feet of right of way to a special three lane undivided (SPCL-3-U) with bicycle lanes within 100 feet of right of way and 60 feet of pavement; and (2) Bishop Avenue from Neely Street to Davis Street from a four lane undivided roadway (S-4-U) within 60 feet of right of way to a four lane divided (S-4-D) within 100 feet of right of way.

Staff Recommendation: **Approval**

CPC Transportation Committee Recommendation: Pending July 21, 2011, Committee meeting.

CPC Transportation Committee U/A From: July 7, 2011.

Danieldale Road from Hampton Road to Polk Street

Tanya Brooks
(CC District 8)

An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification Danieldale Road from Hampton Road to Polk Street from a six lane divided roadway (S-6-D) within 107 feet of right of way to a four lane undivided roadway (S-4-U) within 60 feet of right of way

Staff Recommendation: **Approval**

CPC Transportation Committee Recommendation: **Approval**

Zoning Cases – Consent

1. **Z101-243(RB)**
Richard Brown
(CC District 14)

An application for an amendment to Specific Use Permit No. 1140 for a Municipal service center on property zoned an MU-3 Mixed Use District, on both sides of Worcola Avenue, south of SMU Boulevard.

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

Applicant: City of University Park

Representative: David Recht

2. **Z101-259(MW)**
Megan Wimer
(CC District 8)
- An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned a CS-D-1 Commercial Services District with a D-1 Liquor Control Overlay on the northeast corner of CF Hawn Freeway and South Belt Line Road.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: 7-Eleven, Inc.
Representative: Gardere Wynne Sewell LLP
3. **Z101-284(OTH)**
Olga Torres Holyoak
(CC District 6)
- An application for a Specific Use Permit for a child-care facility on property zoned an MF-2(A) Multifamily District, on north side of Clydedale Drive, east of Geraldine Drive.
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: Rebeca Esquivel

Zoning Cases – Under Advisement

4. **Z101-120(RB)**
Richard Brown
(CC District 14)
- An application for a Planned Development District for NS(A) Neighborhood Service District within the Tract F portion of Historic District Overlay No. H/128 with a D Liquor Control Overlay; an application for the removal of the D Liquor Control Overlay and the granting of a D-1 Liquor Control Overlay; and, an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on the east corner of Junius Street and Henderson Avenue.
Staff Recommendation: **Approval** of a Planned Development District, subject to a development plan and staff's recommended conditions; **retention** of the D Liquor Control Overlay; and **denial** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service.
Applicant: Dale Wooton
Representative: Roger Albright
U/A From: April 7, 2011; April 21, 2011; May 5, 2011 and May 19, 2011.

5. **Z101-196(RB)**
Richard Brown
(CC District 7)
- An application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District on the northeast line of Lawnview Avenue, south of Forney Road.
Staff Recommendation: **Approval** of an MF-1(A) Multifamily District in lieu of the requested MF-2(A) Multifamily District, subject to deed restrictions volunteered by the applicant, with retention of the D-1 Liquor Control Overlay.
Applicant: SDC Lawnview, L.P.
Representative: Adolphus Oji
U/A From: June 16, 2011 and July 7, 2011
6. **Z101-211(JH)**
Jennifer Hiromoto
(CC District 14)
- An application for a Specific Use Permit for a late-hours establishment limited to a commercial amusement (inside) for a bowling alley on property zoned Planned Development District No. 842 on property bounded by Greenville Avenue, Lewis Street, Hope Street, and La Vista Court.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and staff conditions.
Applicant: Lower Greenville Avenue Trust & Susan B. Reese
Representative: Roger Albright
U/A From: July 7, 2011

Zoning Cases – Individual

7. **Z090-247(WE)**
Warren Ellis
(CC District 6)
- An application for an amendment to, and an expansion of, Planned Development District No. 370 for IR Industrial Research District uses, a Group Residential Facility and Overnight General Purpose Shelter and an IR Industrial Research District on the northeast corner of Calvert Street and Irving Boulevard.
Staff Recommendation: **Hold under advisement until August 4, 2011.**
Applicant: Union Gospel Mission
Representative: Michael R. Coker

Special Provision Sign District

- SPSD101-001**
Carolyn Horner
(CC Districts 2, 14)
- An application for amendments to the Downtown Special Provision Sign District, Section 51A-900 of the Dallas City Code, to amend the requirements for construction barricade signs, district activity videoboard signs and supergraphic wallscape signs in an area generally bounded by Woodall Rogers to the north, Interstate 45/US 75 to the east, Interstate 30 / R.L. Thornton to the south and Interstate 35 / Stemmons Freeway to the west.
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**

Other Matters

Minutes: July 7, 2011

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, July 21, 2011

TRANSPORTATION COMMITTEE MEETING - Thursday, July 21, 2011, City Hall, 1500 Marilla Street, in Room 6ES, at 10:00 a.m., to consider (1) Bishop Street from Colorado to Davis, change the designation from a 4-lane undivided roadway to a Special Context Sensitive, 3-lane undivided roadway with bicycle lanes and pedestrian amenities within 100' of ROW.

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 21, 2011****FILE NUMBER:** S078-033R**Subdivision Administrator:** Paul Nelson**LOCATION:** Garland Road and Angora Street west of Tavaros Avenue**DATE FILED:** June 29, 2011**ZONING:** PD287, CR**CITY COUNCIL DISTRICT:** 9**SIZE OF REQUEST:** 3.033 Acre**MAPSCO:** 37R**APPLICANT:** City of Dallas

REQUEST: An application to revise a previously approved preliminary plat (S078-033) to replat a 3.033 acre tract of land containing all of Lots 1, 3 and 4 in City Block 6/5284 and a tract of land in City Block 5284 and an abandoned alley to create one lot on Garland Road and Angora Avenue, west of Tavares Street.

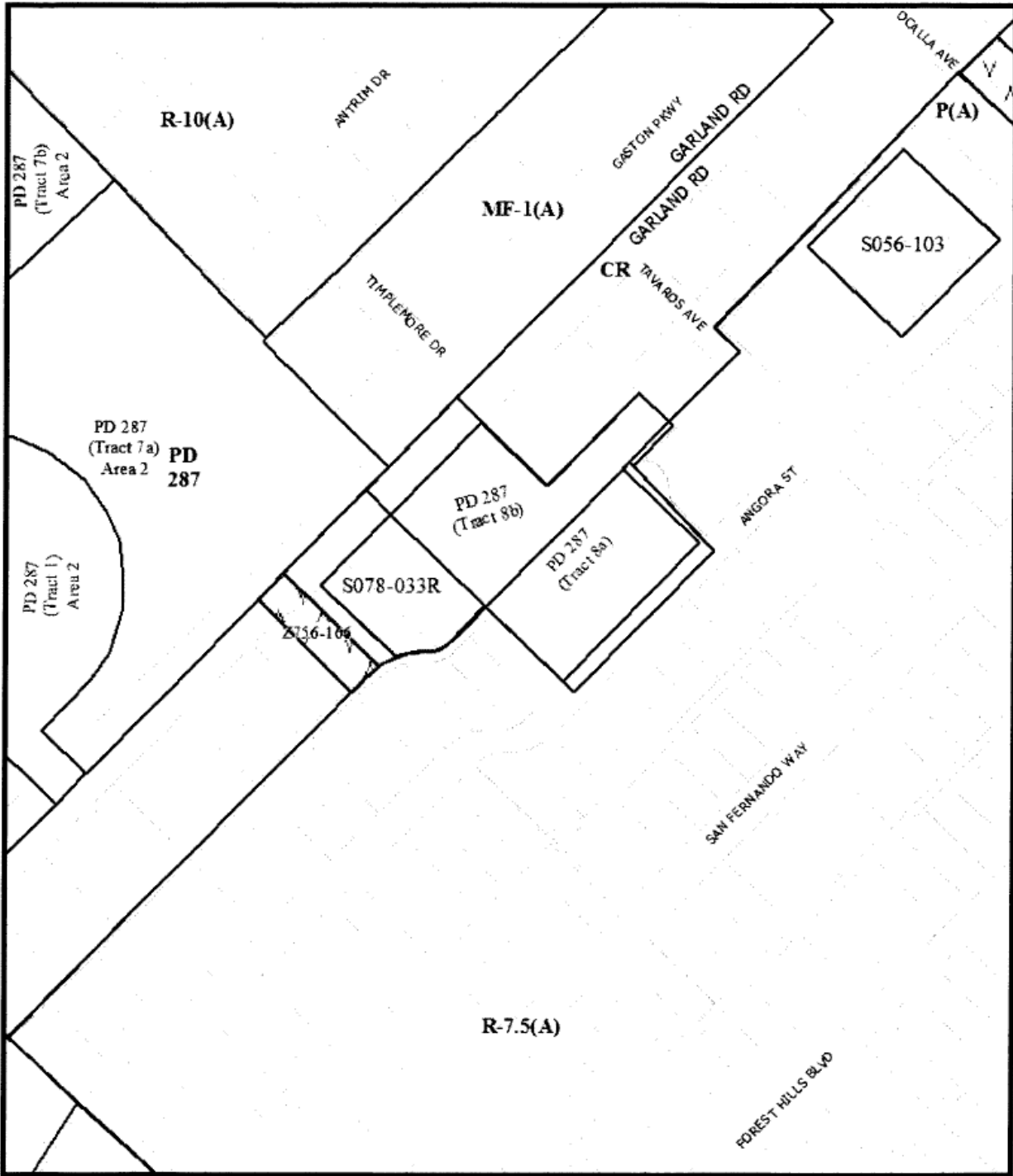
SUBDIVISION HISTORY:


1. S078-033 was an application to replat a 2.396 acre tract of land being all of Lots 1, 3 and 4 in City Block 6/5284 and a tract of land into one lot on Garland Road and Angora Street west of Tavaros Avenue. The request was approved on November 15, 2007 but has not been recorded.

STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of PD number 287 (Updated by City Council on January 9, 2002) and the CR District; therefore, staff recommends approval subject to compliance with the following conditions:

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


- plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
 9. The maximum number of lots permitted by this plat is 1.
 10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Development Services, 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.
 11. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
 12. On final plat dedicate a 15 foot by 15 foot alley sight easement at the future alley and Garland Road.
 13. Provide adequate right of way, design and construction for the proposed alley/turnout intersecting Garland Road.
 14. Provide a cul de sac or other turn out for the existing dead end alley.
 15. Add a note to the final plat: "Any modification to Garland Road requires TXDOT approval.
 16. On the final plat show how all of the adjoining right of way was created.
 17. On the final plat list all utility easements as retained within street abandonments when stated in the abandonment ordinance.
 18. On the final plat show Garland Road as State Highway No. 78.
 19. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
 20. Water/wastewater main extension may be required by Private Development Contract.
 21. On the final plat identify the property as Lot 1A, City Block 6/5284.
 22. On the final plat monument all corners per Section 51A-8.617 of the Dallas Development Code. Documentation must be submitted to and verified by the Survey Program Manager in the office of the Chief City Surveyor before the final plat can be released for recording.



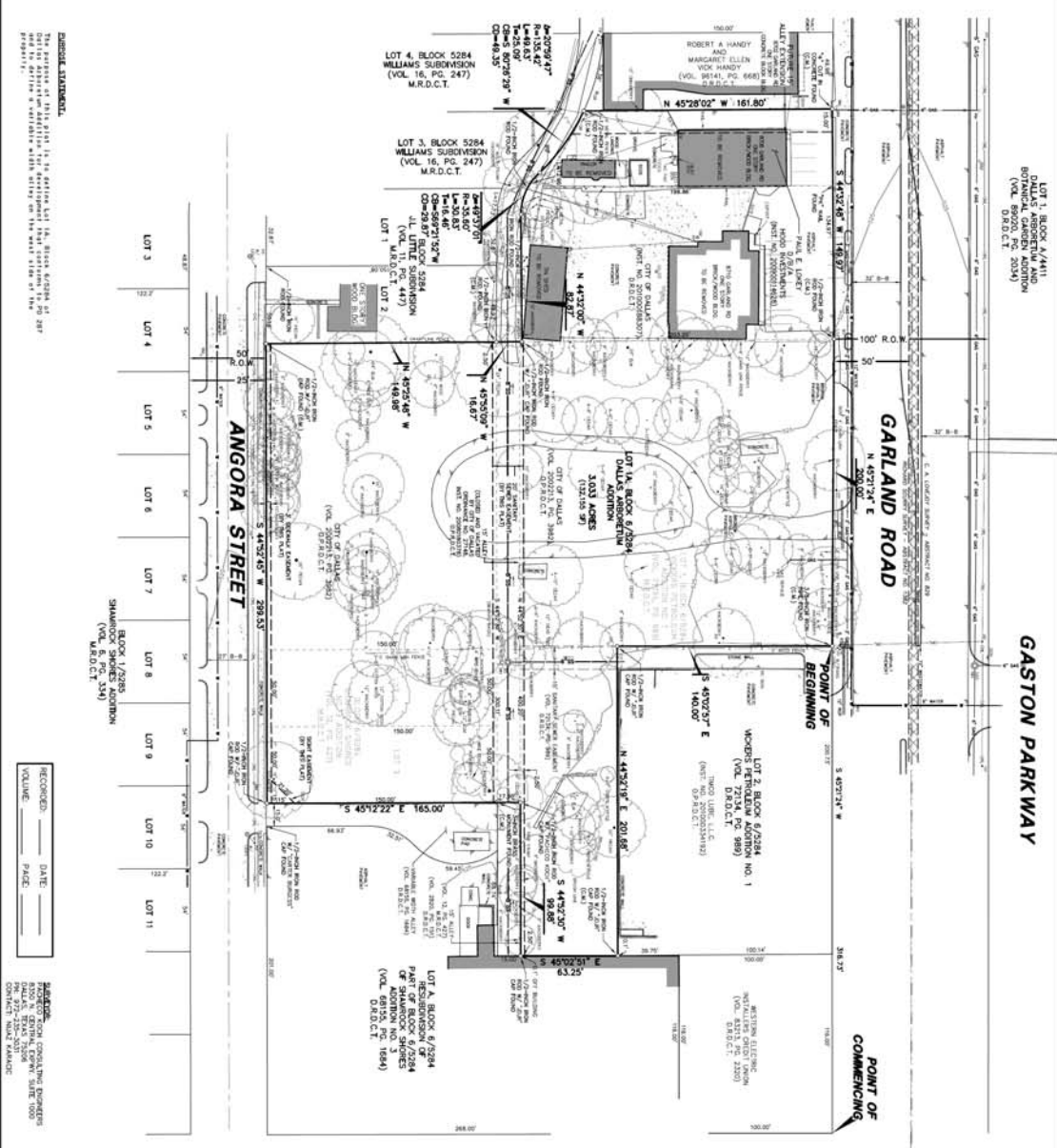
 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	<p>Map no: <u> H-9 </u></p> <p>Case no: <u> S078-033R </u></p>
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DATE: July 11 2011



 1:2,400	<h3>AERIAL MAP</h3> <ul style="list-style-type: none"><input type="checkbox"/> Area of Request<input type="checkbox"/> Recent History	Map no: <u> H-9 </u> Case no: <u> S078-033R </u>
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DATE: July 11, 2011



TAVAROS AVENUE
(50' R.O.W.)

POINT OF BEGINNING

POINT OF COMMENCING

LEGEND

- 1. EASEMENT
- 2. EASEMENT
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- 49. EASEMENT
- 50. EASEMENT

VICINITY MAP
(NOT TO SCALE)

RECORDING INFORMATION

RECORDED: _____ DATE: _____
VOLUME: _____ PAGE: _____

REGISTERED PROFESSIONAL ENGINEERS
CONSULTING ENGINEERS
DALLAS COUNTY, TEXAS
REGISTERED PROFESSIONAL ENGINEERS
CONSULTING ENGINEERS
DALLAS COUNTY, TEXAS

OWNER'S STATEMENT

I, **VERKERS PATRICKS ADDITION NO. 1, LOT 3 AND LOT 4, BLOCK 6/5284 SHALLOCK SHORES NO. 3 ADDITION**, 3,033 ACRES 1932,195 871
LOCATED IN THE CITY OF DALLAS
COUNTY OF DALLAS, TEXAS
HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
CITY OF DALLAS, TEXAS

Pacheco Koch
CITY OF DALLAS, TEXAS
REGISTERED PROFESSIONAL ENGINEER
CONSULTING ENGINEER
DALLAS COUNTY, TEXAS
REGISTERED PROFESSIONAL ENGINEER
CONSULTING ENGINEER
DALLAS COUNTY, TEXAS

DALLAS ARBORETUM ADDITION, BLOCK 6/5284, LOT 1A - PRELIMINARY PLAT

CITY PLAN COMMISSION**THURSDAY, JULY 21, 2011****FILE NUMBER:** S101-134**Subdivision Administrator:** Paul Nelson**LOCATION:** Ann Arbor Avenue and I-35E, southeast corner**DATE FILED:** June 28, 2011**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 4 **SIZE OF REQUEST:** 17.982 Acre **MAPSCO:** 64H**APPLICANT:** Lifeschool of Dallas

REQUEST: An application to create one 17.982 acre lot from a tract of land in City Block 6013 located at Ann Arbor Avenue and I-35E, southeast corner.

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

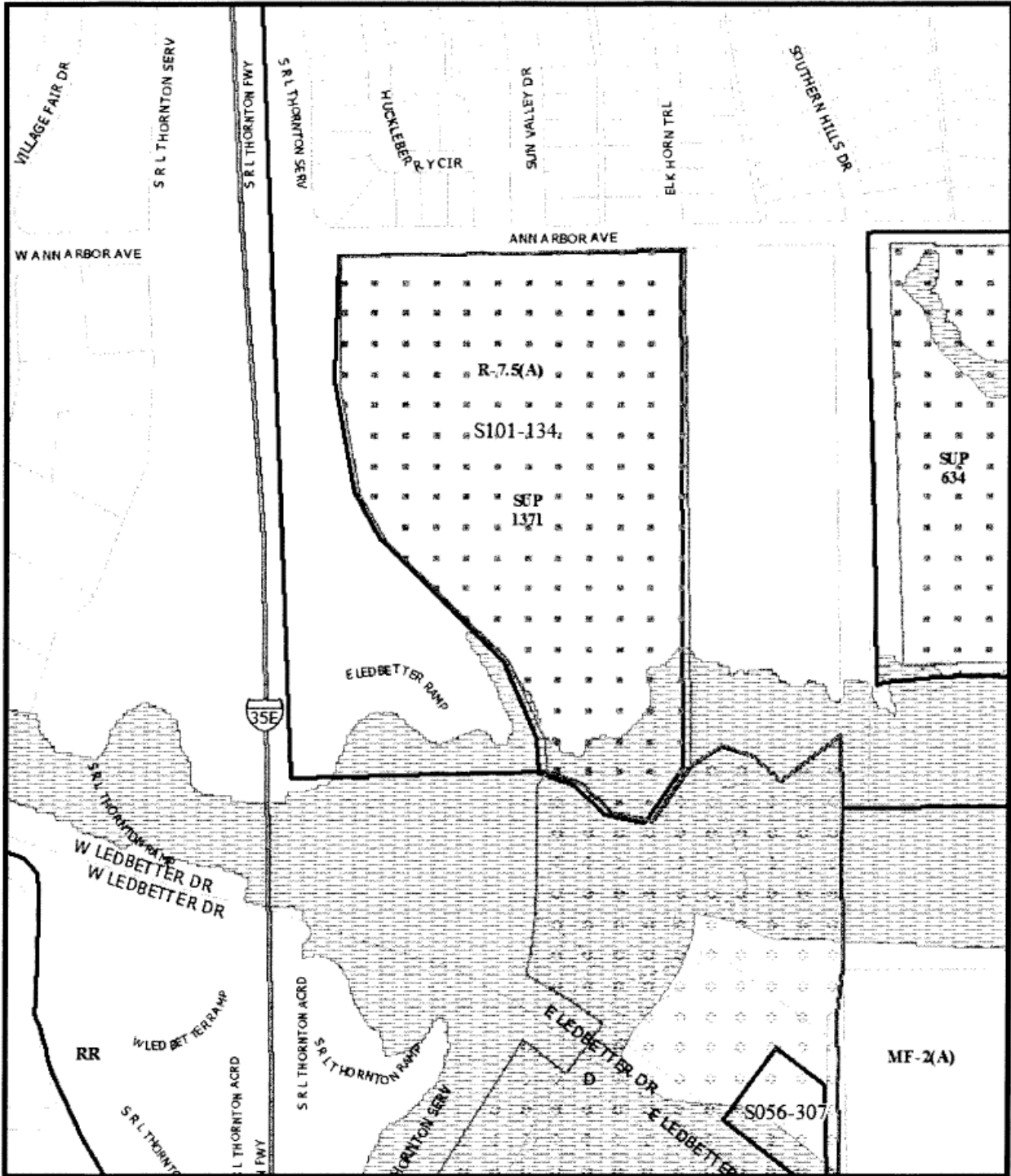
STAFF RECOMMENDATION: Section 51A-8.503(a) indicates that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography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

The proposed subdivision complies with the requirements of the R-7.5(A) District and is similar to the existing parcels south of Ann Arbor Drive and at the southwest and northwest corners of the Loop 12/I-35E intersection; 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. The maximum number of lots permitted by this plat is 1.
 10. 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.
 11. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
 12. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
 13. Additional access or modification to IH-35E requires TXDOT approval.
 14. Determine the 100 year water surface elevation across the plat.
 15. 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. Include additional paragraph in owner's certificate (pertaining to floodplain)
 17. Specify minimum fill and minimum finished floor elevations.
 18. Show natural channel setback from crest of the natural channel.
 19. Set floodway monument markers and provide documentation that the monuments have been set prior to submittal of the final plat for recording.
 20. Provide information regarding fill permit or floodplain alteration permit if such permit is applied for.
 21. On the final plat show how the ROW for Ann Arbor Avenue was created.
 22. On the final plat show all lot numbers within 150 feet of the boundary of the plat.
 23. On the final plat add "No City Plan Commission, City of Dallas, Chairperson's signature" to the recorded plat information in the legal description.
 24. On the final plat show all Volume 2003133, Page 101 easements as "By this plat".
 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 may be required by Private Development Contract.
 27. On the final plat identify the property as Lot 1A, City Block 3/6013.




28. On the final plat monument all corners per Section 51A-8.617 of the Dallas Development Code. Documentation must be submitted to and verified by the Survey Program Manager in the office of the Chief City Surveyor before the final plat can be released for recording.



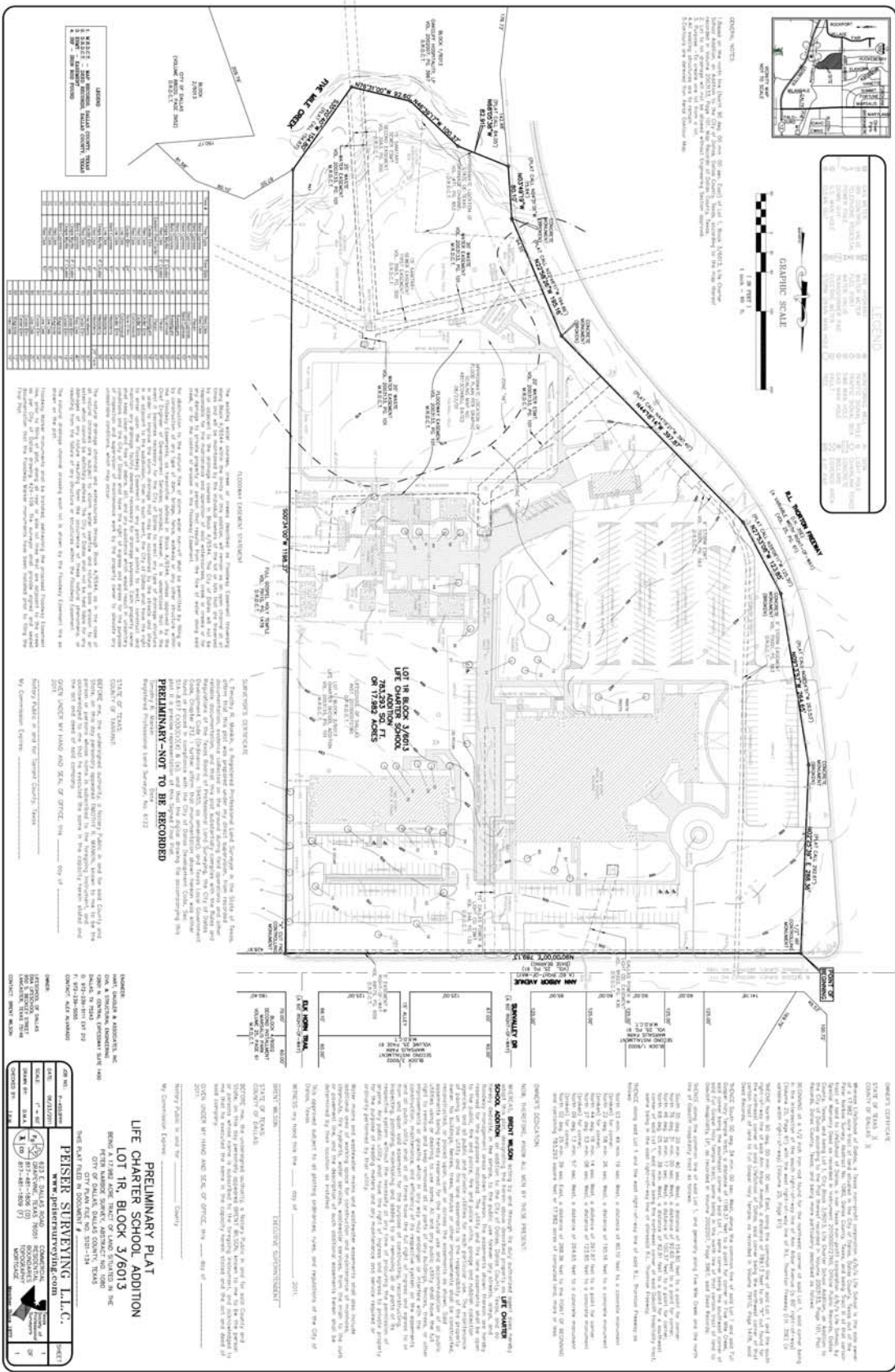
 1:3,600	<h2 style="margin: 0;">ZONING MAP</h2> <div style="display: flex; justify-content: center; gap: 20px; margin-top: 10px;"> <div style="border: 2px solid black; width: 20px; height: 10px; display: inline-block;"></div> Area of Request <div style="border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></div> Recent History </div>	<p>Map no: <u> N-7 </u></p> <p>Case no: <u> S101-134 </u></p>
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DATE: July 11, 2011



 1:3,600	<h2>AERIAL MAP</h2> <p>  Area of Request  Recent History </p>	Map no: <u> N-7 </u> Case no: <u> S101-134 </u>
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DATE: July 11, 2011



LEGEND

PROPERTY LINES	EXISTING BUILDINGS
EXISTING DRIVEWAYS	EXISTING CURBS
EXISTING SIDEWALKS	EXISTING UTILITIES
EXISTING EASEMENTS	EXISTING SETBACKS
EXISTING ZONING	EXISTING DISTRICT
EXISTING STREETS	EXISTING ALLEYS
EXISTING PARKING	EXISTING LANDSCAPE
EXISTING TREES	EXISTING FENCES
EXISTING SIGNAGE	EXISTING LIGHTING
EXISTING SECURITY	EXISTING SAFETY
EXISTING ACCESS	EXISTING ESCAPE
EXISTING EVACUATION	EXISTING ASSEMBLY
EXISTING EXIT	EXISTING ENTRANCE
EXISTING SERVICE	EXISTING SUPPORT
EXISTING STORAGE	EXISTING WORKSHOP
EXISTING OFFICE	EXISTING LABORATORY
EXISTING CLASSROOM	EXISTING GYMNASIUM
EXISTING AUDITORIUM	EXISTING THEATRE
EXISTING CAFETERIA	EXISTING LIBRARY
EXISTING COMPUTER	EXISTING MUSEUM
EXISTING ARTS	EXISTING MUSIC
EXISTING PE	EXISTING GARDEN
EXISTING PLAYGROUND	EXISTING SPORTS
EXISTING TRACK	EXISTING FIELD
EXISTING COURSE	EXISTING COURTS
EXISTING STADIUM	EXISTING ARENA
EXISTING CONVENTION	EXISTING EXHIBITION
EXISTING CONFERENCE	EXISTING MEETING
EXISTING RECEPTION	EXISTING BANQUET
EXISTING WEDDING	EXISTING CELEBRATION
EXISTING EVENT	EXISTING FACILITY
EXISTING CENTER	EXISTING HALL
EXISTING PALACE	EXISTING TEMPLE
EXISTING MONASTERY	EXISTING CONVENT
EXISTING NUNNERY	EXISTING PRIORY
EXISTING ABBEY	EXISTING CLOISTER
EXISTING CHURCH	EXISTING CATHEDRAL
EXISTING BASILICA	EXISTING SYNAGOGUE
EXISTING MOSQUE	EXISTING TEMPLE
EXISTING MANDIRAM	EXISTING GURDWARA
EXISTING VAUDAISM	EXISTING SIKHISM
EXISTING JUDAISM	EXISTING ISLAM
EXISTING HINDUISM	EXISTING BUDDHISM
EXISTING CONFUCIANISM	EXISTING TAOISM
EXISTING SHINTO	EXISTING SHINTO
EXISTING JUDAISM	EXISTING ISLAM
EXISTING HINDUISM	EXISTING BUDDHISM
EXISTING CONFUCIANISM	EXISTING TAOISM
EXISTING SHINTO	EXISTING SHINTO

GRAPHIC SCALE
 1 INCH = 10 FEET

NOTES:
 1. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE IN FEET AND INCHES.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

PRELIMINARY - NOT TO BE RECORDED

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF PEISER SURVEYING L.L.C. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PEISER SURVEYING L.L.C.

PEISER SURVEYING L.L.C.
 1215 E. COLLETS AVENUE
 SUITE 200
 DENVER, CO 80202
 (303) 733-8000
 WWW.PEISERSURVEYING.COM

PROJECT NO.	11011
DATE	7/14/2011
SCALE	AS SHOWN
CHECKED BY	[Signature]
DATE CHECKED	7/14/2011
DESIGNED BY	[Signature]
DATE DESIGNED	7/14/2011
DRAWN BY	[Signature]
DATE DRAWN	7/14/2011
PROJECT NO.	11011
DATE	7/14/2011
SCALE	AS SHOWN
CHECKED BY	[Signature]
DATE CHECKED	7/14/2011
DESIGNED BY	[Signature]
DATE DESIGNED	7/14/2011
DRAWN BY	[Signature]
DATE DRAWN	7/14/2011

PRELIMINARY PLAT
LIFE CHARTER SCHOOL ADDITION
LOT 1R, BLOCK 3/6/013

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF PEISER SURVEYING L.L.C. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PEISER SURVEYING L.L.C.

STATE OF TEXAS
EXECUTIVE DEPARTMENT

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CITY PLAN COMMISSION

THURSDAY, JULY 21, 2011

FILE NUMBER: S101-135

Subdivision Administrator: Paul Nelson

LOCATION: 10201 Inwood Road

DATE FILED: June 29, 2011

ZONING: R-1ac(A)

CITY COUNCIL DISTRICT: 13 **SIZE OF REQUEST:** 4.295 Acres **MAPSCO:** 24M

APPLICANT: Stephen T. and Melinda G. Winn

REQUEST: An application to create one 4.295 acre lot from a tract of land in City Block 5529 located at 10201 Inwood Road.

SUBDIVISION HISTORY:

1. S067-101 was an application contiguous on the northwest of the present request to create one 1.7295 acre lot from a 1.7295 acre tract of land in City Block 5529 located at 10260 Strait Lane at Dorset Road and was approved on May 10, 2007 and recorded on May 29, 2007.

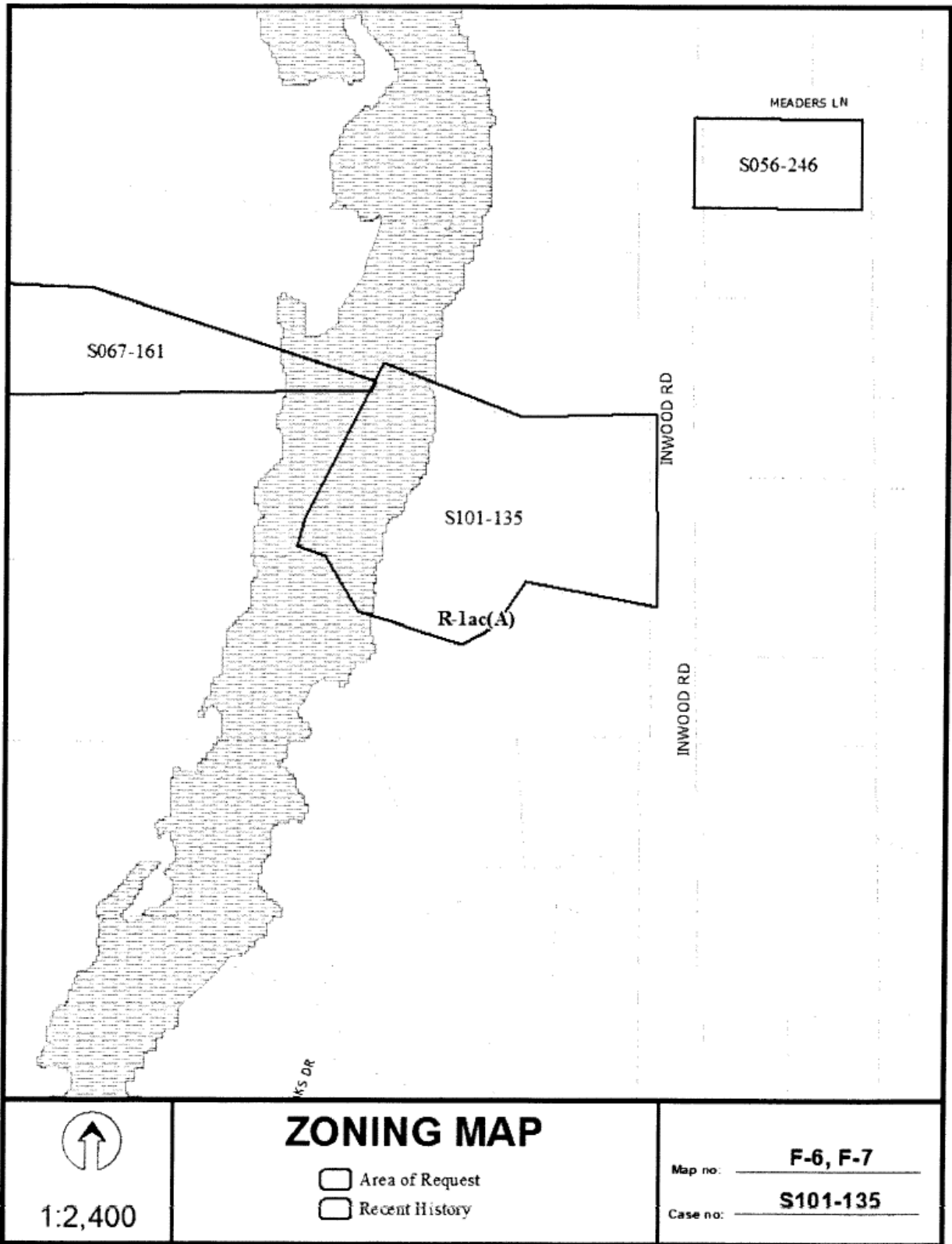
STAFF RECOMMENDATION: Section 51A-8.503(a) indicates that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography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

The proposed subdivision complies with the requirements the R-1ac.(A) District and is similar to the existing parcels contiguous to the creek and along the west side of Inwood Road; 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. The maximum number of lots permitted by this plat is 1.
10. 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.
11. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
12. Determine the 100 year water surface elevation across the plat.
13. Dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
14. Include additional paragraph in owner's certificate (pertaining to floodplain).
15. Specify minimum fill and minimum finished floor elevations.
16. Show natural channel setback from crest of the natural channel.
17. Set floodway monument markers and provide documentation that the monuments have been set prior to submittal of the final plat for recording.
18. Provide information regarding fill permit or floodplain alteration permit if such permit is applied for.
19. On the final plat show how the ROW for all adjoining streets was created.
20. On the final plat show the recording information on all existing easements within 150 feet of the property in Volume 3315, page 546.
21. On the final plat monument all corners per Section 51A-8.617 of the Dallas Development Code. Documentation must be submitted to and verified by the Survey Program Manager in the office of the Chief City Surveyor before the final plat can be released for recording.
22. On the final plat choose a different addition name.
23. On the final plat locate the centerline of the existing 18" wastewater easement.
24. A site plan must to be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.

25. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer.
26. On the final plat identify the property as Lot 3, City Block A/5529.
27. On the final plat monument all corners per Section 51A-8.617 of the Dallas Development Code. Documentation must be submitted to and verified by the Survey Program Manager in the office of the Chief City Surveyor before the final plat can be released for recording.





1:2,400

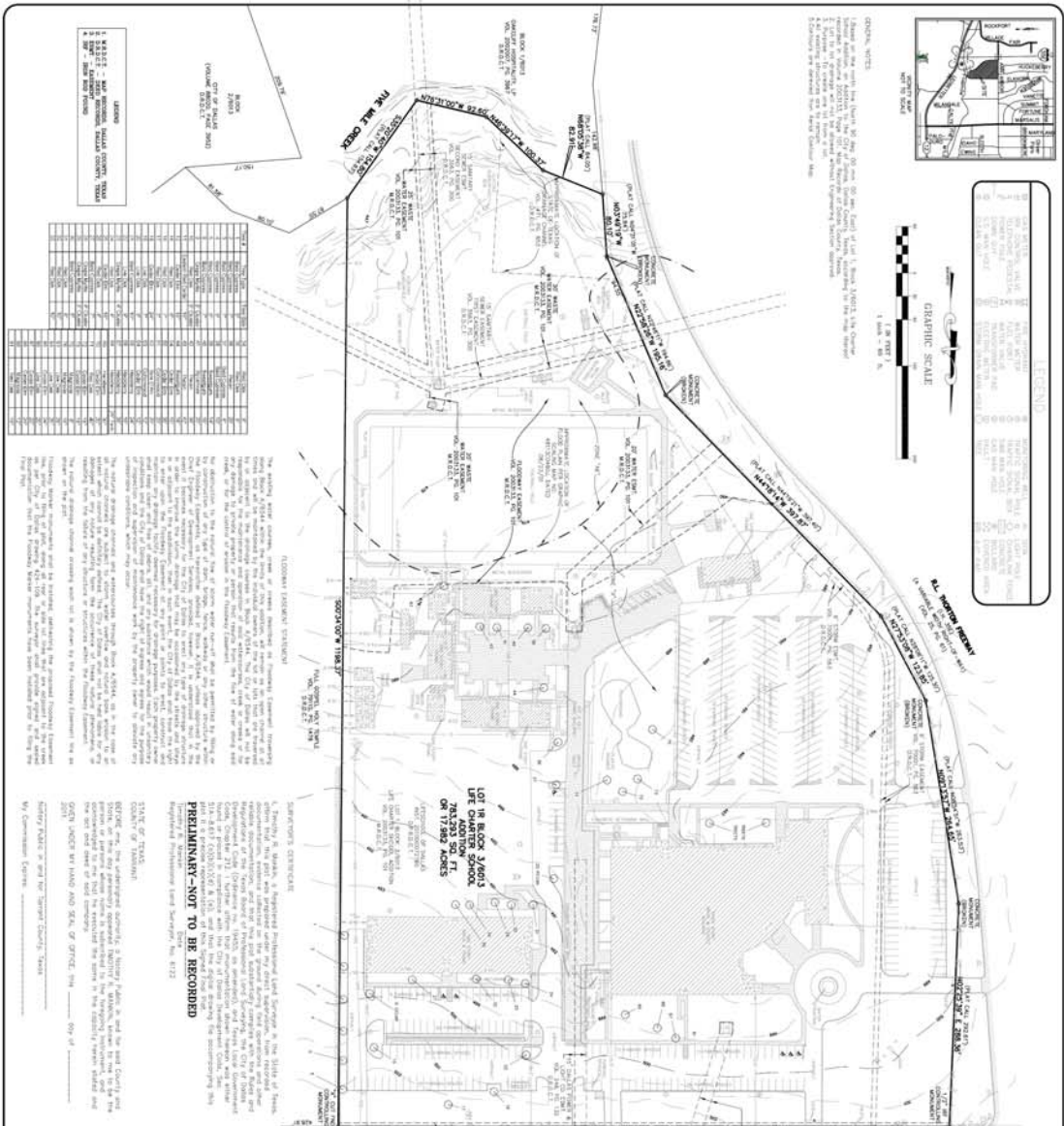
AERIAL MAP

- Area of Request
- Recent History

Map no: F-6, F-7

Case no: S101-135

DATE: July 11, 2011



PRELIMINARY PLAT
LIFE CHARITER SCHOOL ADDITION
LOT 18, BLOCK 3, PHASE 2

PLAT 2011-001
PEISER SURVEYING L.L.C.
 212 E. CALLETA ROAD, SUITE 100
 PHOENIX, ARIZONA 85016
 P: 602-998-5000
 F: 602-998-5001
 WWW.PEISERSURVEYLLO.COM

DATE: 7/14/2011
BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN
CROSS SHEET NO.: 1

CONTRACT NO.: 2011-001
CITY OF DULLES: [Signature]
CITY CLERK: [Signature]

REVISIONS:
 NO. 1: [Description]
 NO. 2: [Description]
 NO. 3: [Description]

NOTICE TO CONTRACTOR:
 THE PLAT AND THE PRELIMINARY PLAT ARE SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE CITY OF DULLES AND THE BOARD OF CITY COMMISSIONERS. THE PLAT AND THE PRELIMINARY PLAT ARE SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE CITY OF DULLES AND THE BOARD OF CITY COMMISSIONERS. THE PLAT AND THE PRELIMINARY PLAT ARE SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE CITY OF DULLES AND THE BOARD OF CITY COMMISSIONERS.

STATE OF TEXAS:
 I, the undersigned, being a duly qualified Surveyor in and for the County and State aforesaid, do hereby certify that the foregoing is a true and correct copy of the original record plat as the same appears on the records of the County Clerk of the County of Dallas, State of Texas.

PLAT 2011-001
CONTRACT NO.: 2011-001
CITY OF DULLES: [Signature]
CITY CLERK: [Signature]

CITY PLAN COMMISSION**THURSDAY, JULY 21, 2011****FILE NUMBER:** S101-136**Subdivision Administrator:** Paul Nelson**LOCATION:** 7910 Samuell Blvd, west of Catron Dr.**DATE FILED:** June 30, 2011**ZONING:** LI**CITY COUNCIL DISTRICT:** 7 **SIZE OF REQUEST:** 15.258 Acres **MAPSCO:** 48H**APPLICANT:** Buckner Baptist Benevolences

REQUEST: An application to create one 15.258 acre lot from a tract of land in City Block L/6213 located at 7910 Samuell Boulevard, west of Catron Drive.

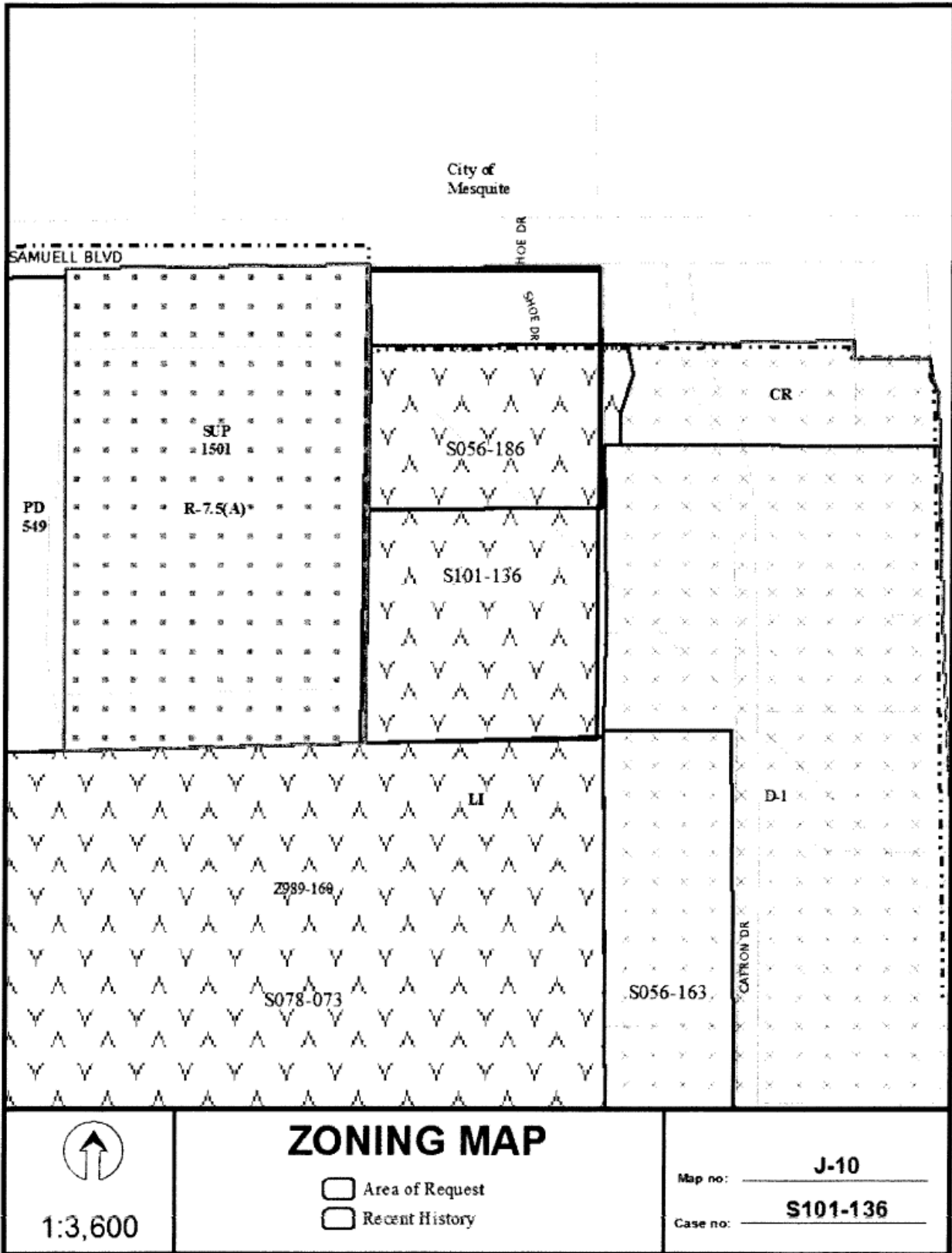
SUBDIVISION HISTORY:

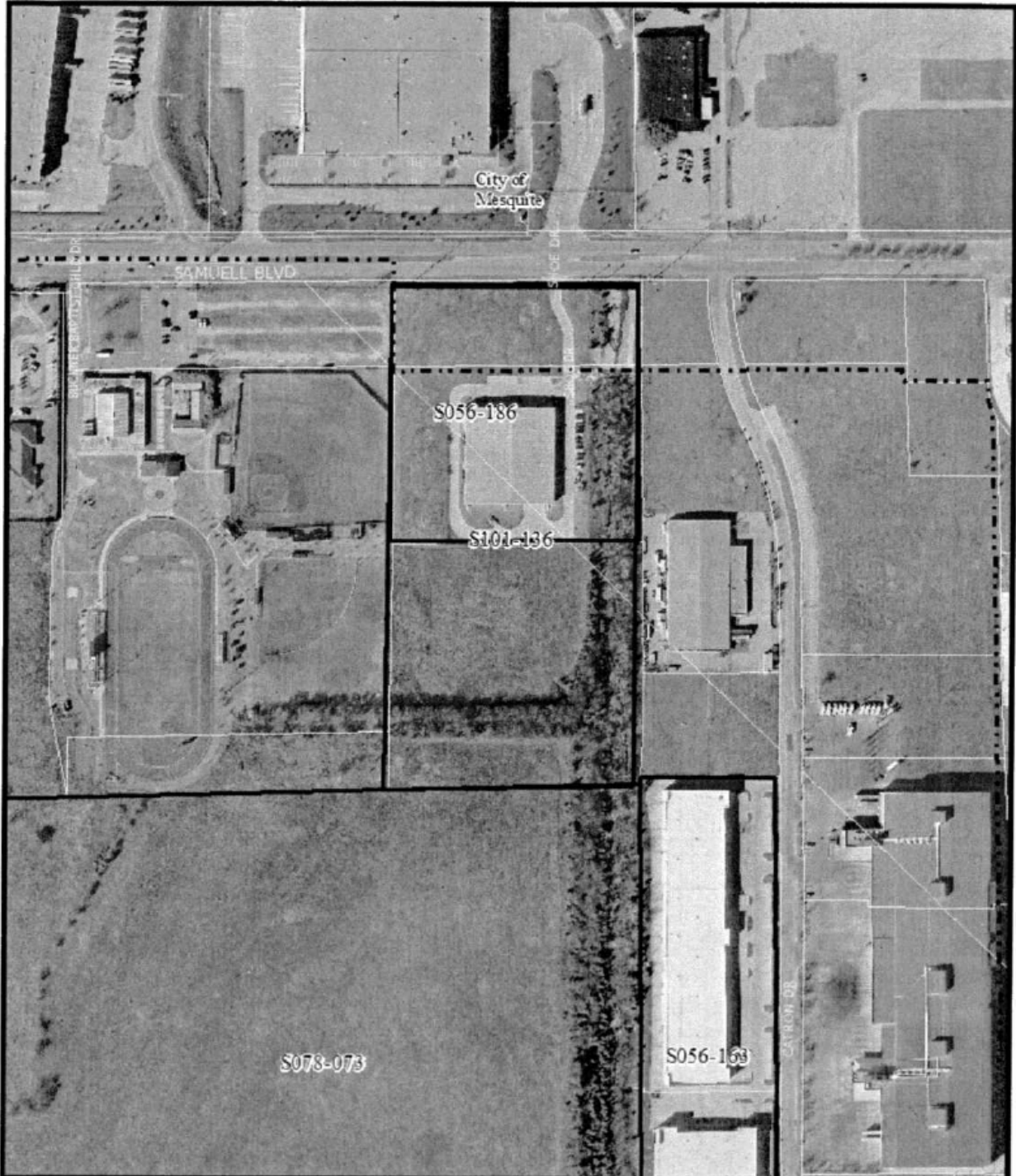
1. S078-073 was an application contiguous on the south of the present request to plat an 88.16 acre tract of land into 6 lots ranging in size from 8.3 acres to 23.0 acres in City Block N/6213 located at the intersection of Buckner Blvd. (Loop 12), northeast corner and was approved on January 10, 2008 but has not been recorded.


STAFF RECOMMENDATION: The proposed subdivision complies with the requirements the LI zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

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

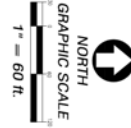
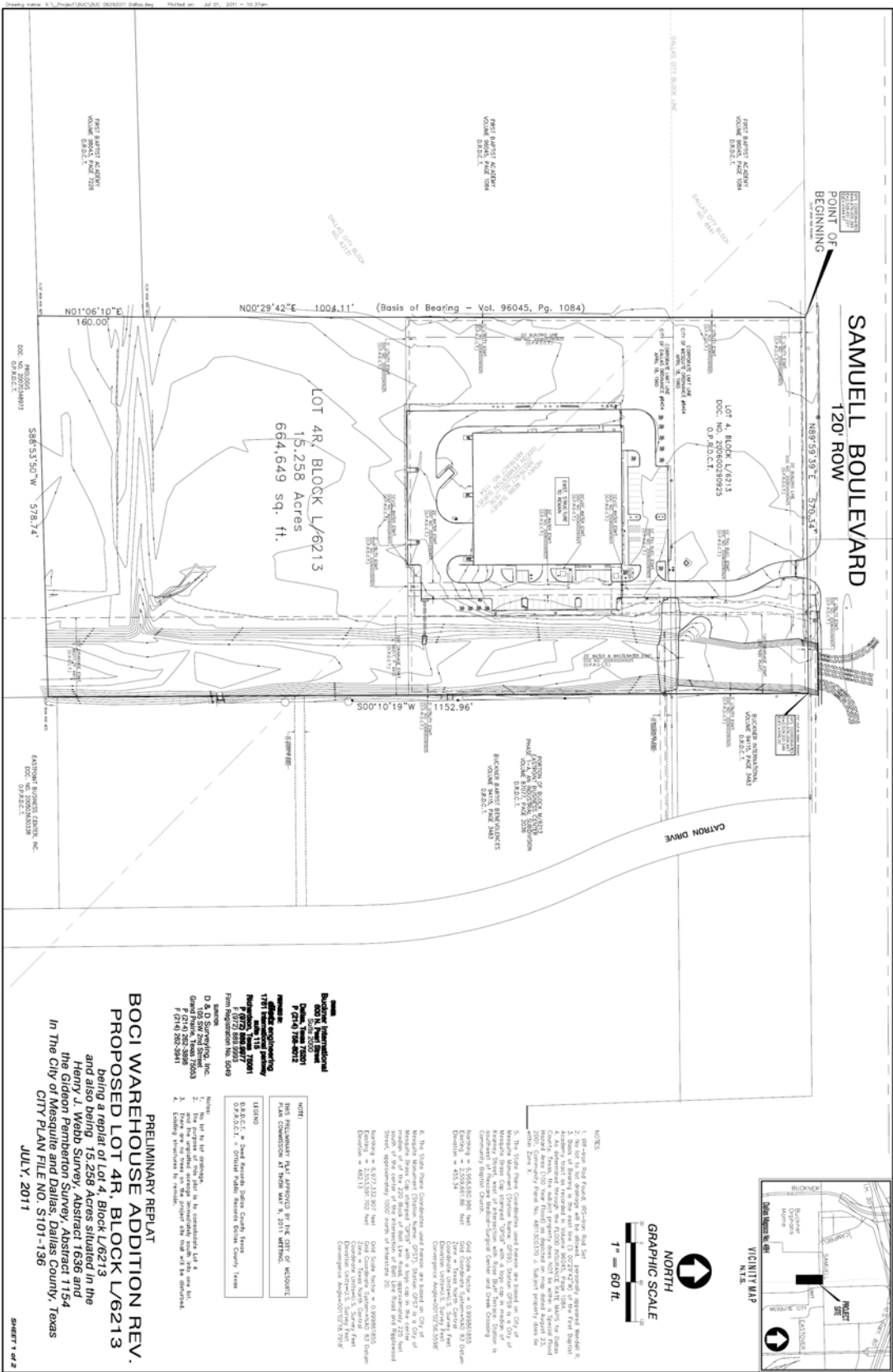
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all corners per Section 51A-8.617 of the Dallas Development Code. Documentation must be submitted to and verified by the Survey Program Manager in the office of the Chief City Surveyor before the final plat can be released for recording.
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. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
14. Determine the 100 year water surface elevation across this addition.
15. On the final plat show the recording information on all existing easements within 150 feet of the property in Volume 3315, page 546.
16. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information for each parcel.
17. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
18. A site plan must to be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
19. Water/wastewater main extension is required by Private Development Contract.
20. On the final plat identify the property as Lot 4A, City Block L/6213





 1:3,600	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	<p>Map no: <u> J-10 </u></p> <p>Case no: <u> S101-136 </u></p>
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DATE: July 11, 2011



NOTES:

1. All lot area and front setback and lot... (text partially obscured)
2. The State Survey Commission used... (text partially obscured)
3. The State Survey Commission used... (text partially obscured)
4. The State Survey Commission used... (text partially obscured)
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NOTES:

- 1. All lot area and front setback and lot... (text partially obscured)
- 2. The State Survey Commission used... (text partially obscured)
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- 19. The State Survey Commission used... (text partially obscured)
- 20. The State Survey Commission used... (text partially obscured)

PRELIMINARY REPLAT
BOCI WAREHOUSE ADDITION REV.
PROPOSED LOT 4R, BLOCK L/6213
being a replat of Lot 4, Block L/6213
and also being 13.258 Acres situated in the
Henry J. Webb Survey, Abstract 1636 and
the City of Mesquite and Dallas County, Texas
CITY PLAN FILE NO. S101-136
JULY, 2011

CITY PLAN COMMISSION**THURSDAY, JULY 21, 2011****FILE NUMBER:** S101-137**Subdivision Administrator:** Paul Nelson**LOCATION:** 2,200 feet east of the intersection of Ranch Trail Lane at Hackberry Drive**DATE FILED:** July 1, 2011**ZONING:** PD 741**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 2.902 Acre**MAPSCO:** 11A**APPLICANT:** Trammell Crow Company

REQUEST: An application to create a 2.902 acre lot from a tract of land in City Block 8467 located approximately 2,200 feet east of the intersection of Ranch Trail Lane at Hackberry Drive.

SUBDIVISION HISTORY:

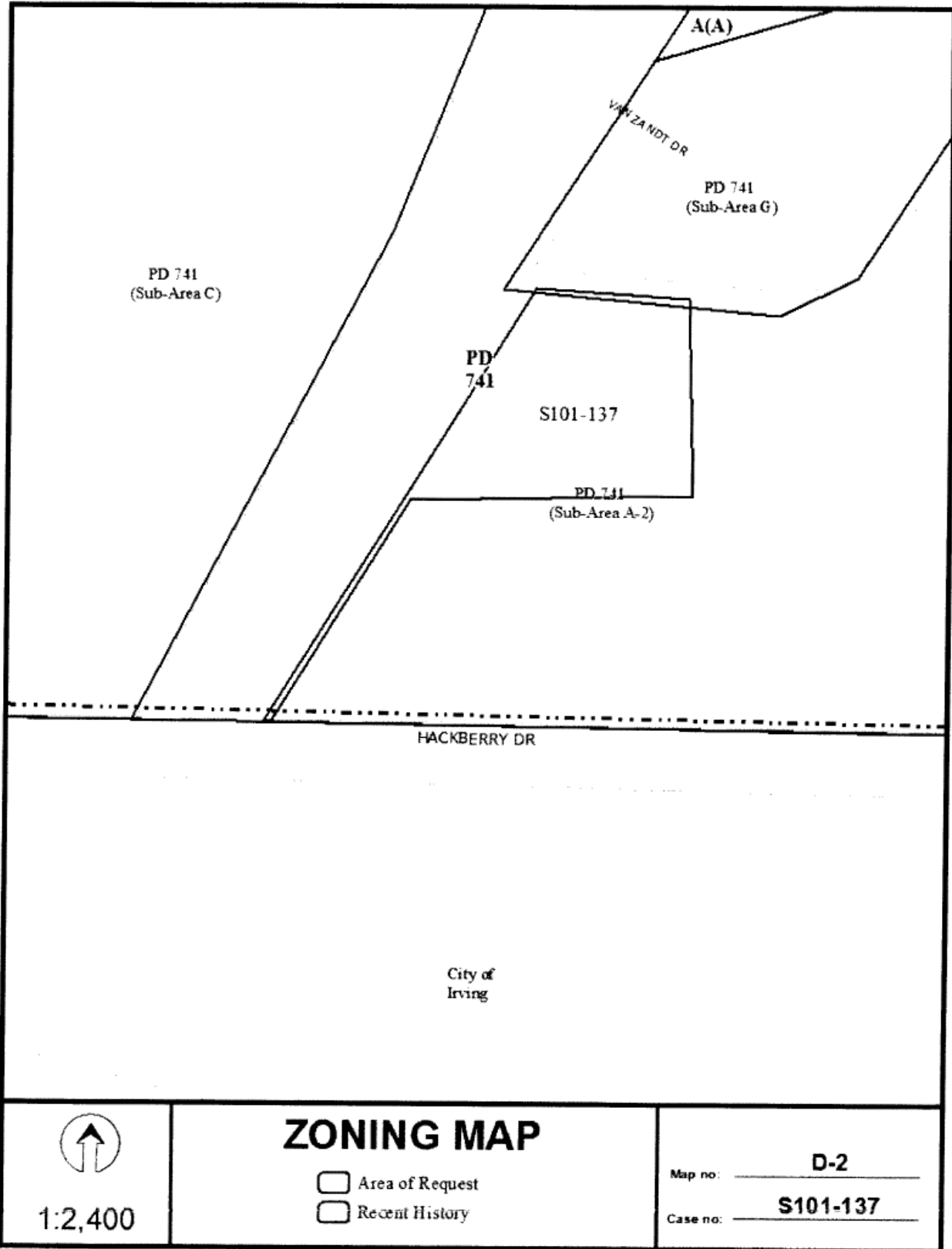
1. S101-111 was an application to create one 2.91 acre lot, one 1.456 acre lot, one 7.146 acre lot, and one 6.229 acre lot from a 34.222 acre tract of land out of the G.W. Laws Survey, Abstract No. 843, and the Jon L. Whitman Survey, Abstract No. 1521 in the City of Dallas, Dallas County, on property in the vicinity of Belt Line Road north of Hackberry Lane and was approved on June 16, 2011 and has not been recorded.

STAFF RECOMMENDATION: The proposed plat complies with the requirements of the PD 741 zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

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

plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all corners per Section 51A-8.617 of the Dallas Development Code. Documentation must be submitted to and verified by the Survey Program Manager in the office of the Chief City Surveyor before the final plat can be released for recording.
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 show how all adjoining right of way was created.
14. On the final plat show distances/width of right of way across Ranch Trail and Hackberry Road.
15. On the final plat remove all proposed landscape lines.
16. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
17. A site plan must to be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
18. Water/wastewater main extension is required by Private Development Contract.





Planner: Olga Torres-Holyoak

FILE NUMBER: D101-015

DATE FILED: May 24, 2011

LOCATION: On property fronting Macon Street and Starks Avenue, south of Crozier Street.

COUNCIL DISTRICT: 7

MAPSCO: 56 C

SIZE OF REQUEST: Approx. 0.6 acres

CENSUS TRACT: 39.02

MISCELLANEOUS DOCKET ITEM

Owner/Owner/Representative: Zac Lytle of Ecological Community Builders

Development/Landscape Plan:

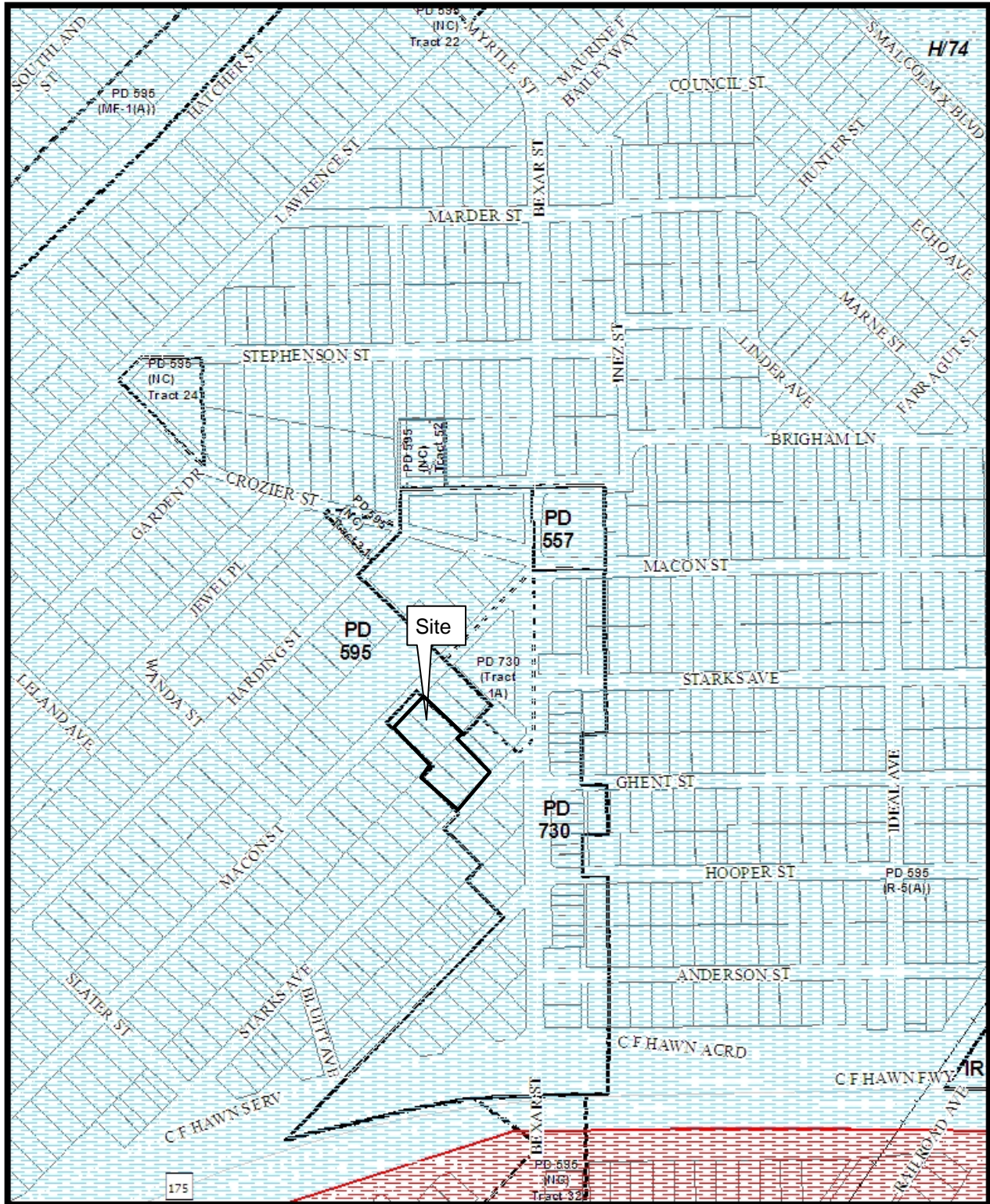
On June 22, 2005, the City Council passed Ordinance No. 26037 which established Planned Development District No. 730, located on both sides of Bexar Street, between Brigham Lane and C.F. Hawn Freeway. The size of the PD is approximately 3.64 acres.

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

In conjunction with the above requirement, the attached development/landscape plan has been submitted for Commission's consideration. The plan provides for the construction of five single family units.

STAFF RECOMMENDATION: Approval

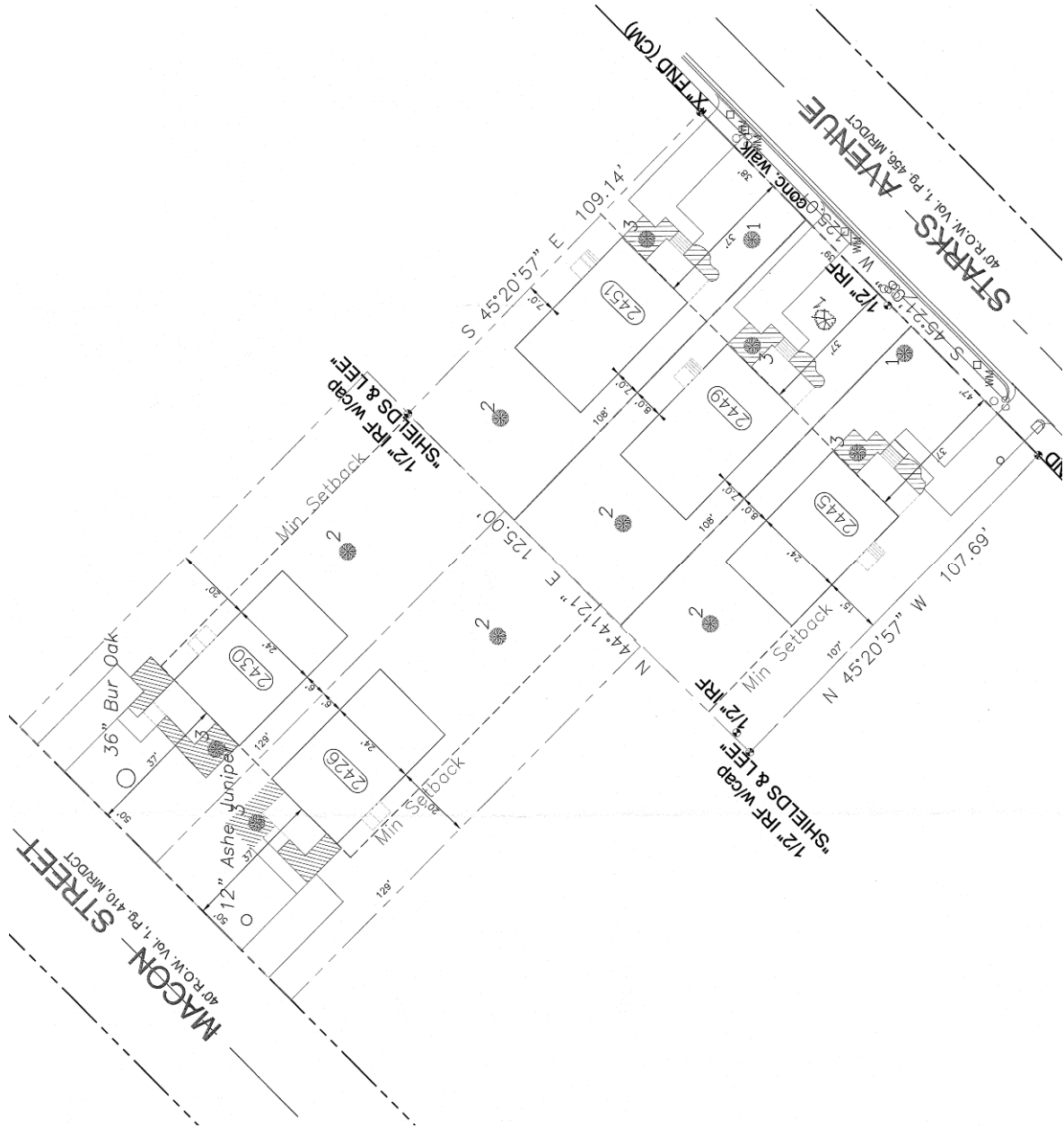
ZONING MAP



175 1:3,420

Case ID No. D101-015

PROPOSED DEVELOPMENT PLAN



FILE NUMBER: M101-029

DATE FILED: June 7, 2011

LOCATION: Northwest Highway and Skillman Street, North Corner

COUNCIL DISTRICT: 9

MAPSCO: 26 Y, Z

SIZE OF REQUEST: Approx. 7.56 Acres

CENSUS TRACT: 78.19

APPLICANT: TC Timbercreek Associates, LP, Owner

REPRESENTATIVES: Robert Brandt and Robert Reeves

MISCELLANEOUS DOCKET ITEM

Minor Amendment for Development Plan

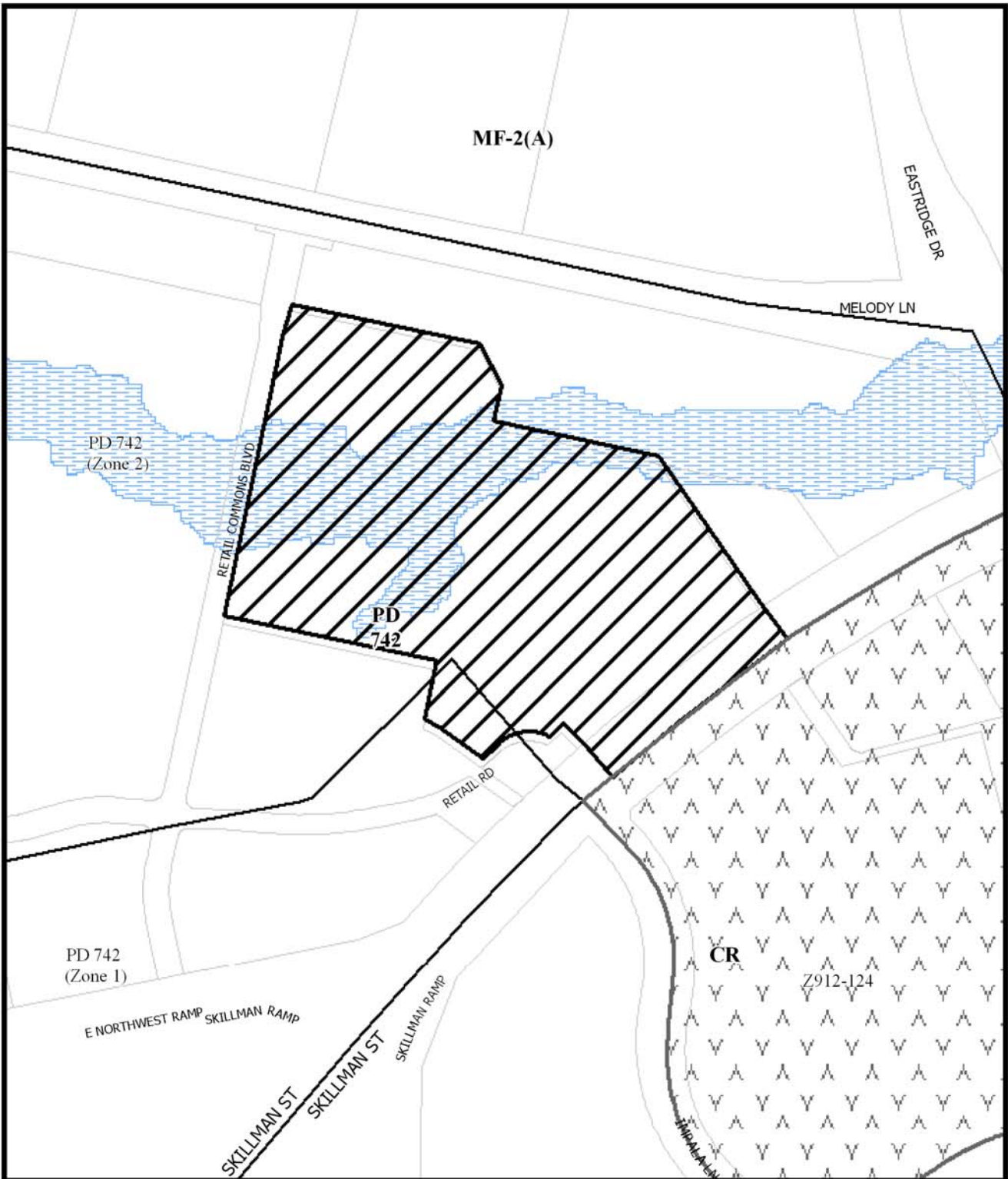
On May 10, 2006, the City Council passed Ordinance No. 26346 which established Planned Development Subdistrict No. 742 for certain RR Regional Retail District Uses and Multifamily Uses on property at the above location. The ordinance was subsequently amended by Ordinance Nos. 27272 and 28094, both of which providing for extended time for required tree mitigation.

The zoning was granted with a conceptual plan, which requires City Plan Commission approval of all future development. On July 10, 2008, CPC approved a development plan for a retail use (105,000 sf) and a financial institution use (4,500 sf), along with surface parking areas. Except for a small portion of the southeast corner (Zone 1), the majority of these improvements lie within the Zone 2 portion of the PDD.

At this time, the property owner has requested consideration of a minor amendment to the development plan to provide for the following: 1) revised floor area for a retail use and removal of a previously approved financial institution use; 2) relocate a loading area to the northwest corner of the structure; and, 3) revised off-street parking area.

The above referenced items do not impact the other provisions required by the ordinance regulating the PDD and comply with the provisions for consideration of a minor amendment.

STAFF RECOMMENDATION: Approval



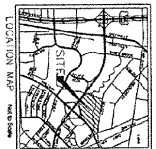
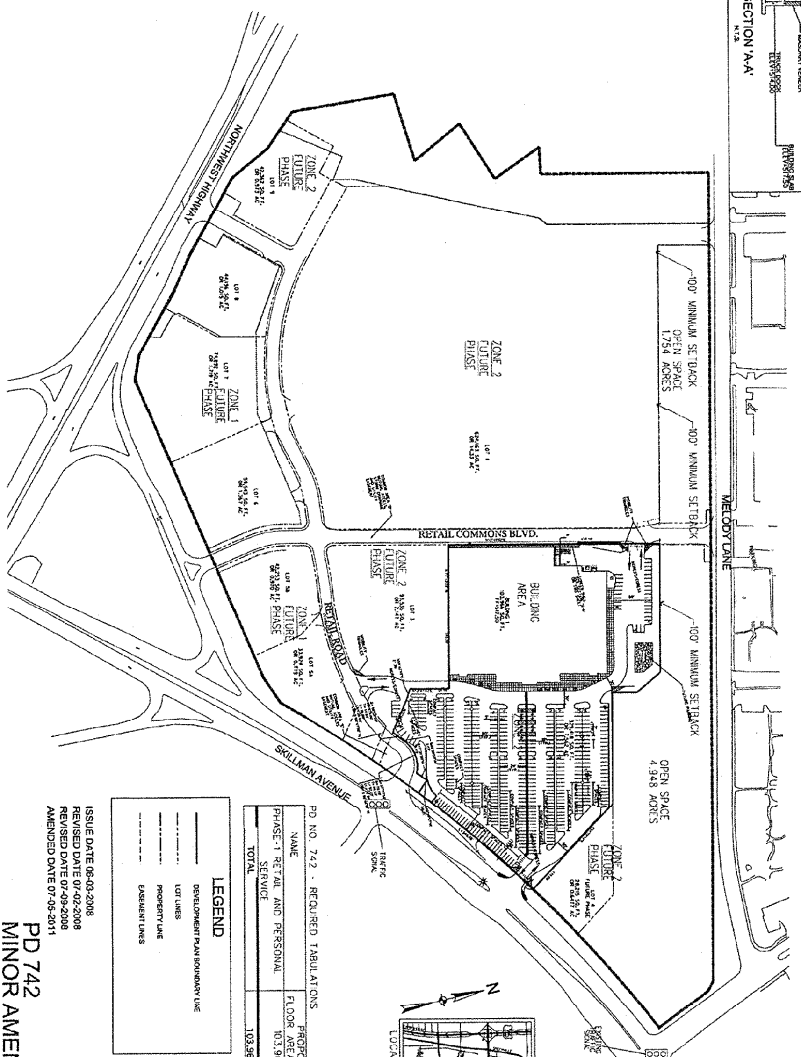
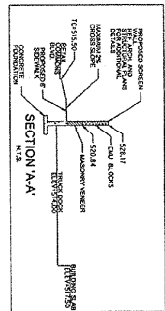
1:2,400

ZONING MAP

Map no: G-8, F-8

Case no: M101-029

DATE: July 07, 2011



LOT 2 SITE SUMMARY TABLE:

PROPOSED DEVELOPMENT	TOTAL
PROPOSED DEVELOPMENT	103,985
ACTIVE SQUARE FOOTAGE	103,985
LOT AREA	204,970
RESERVED SHARED AREA	103,985
LOT COVERAGE	51.2%
MAXIMUM HEIGHT	61 FEET

LOT 2 PARKING LOT DATA:

TYPE	NUMBER
TOTAL PARKING SPACES	448
ADJACENT TO BUILDING	144
PERIMETER	144
STREET	160

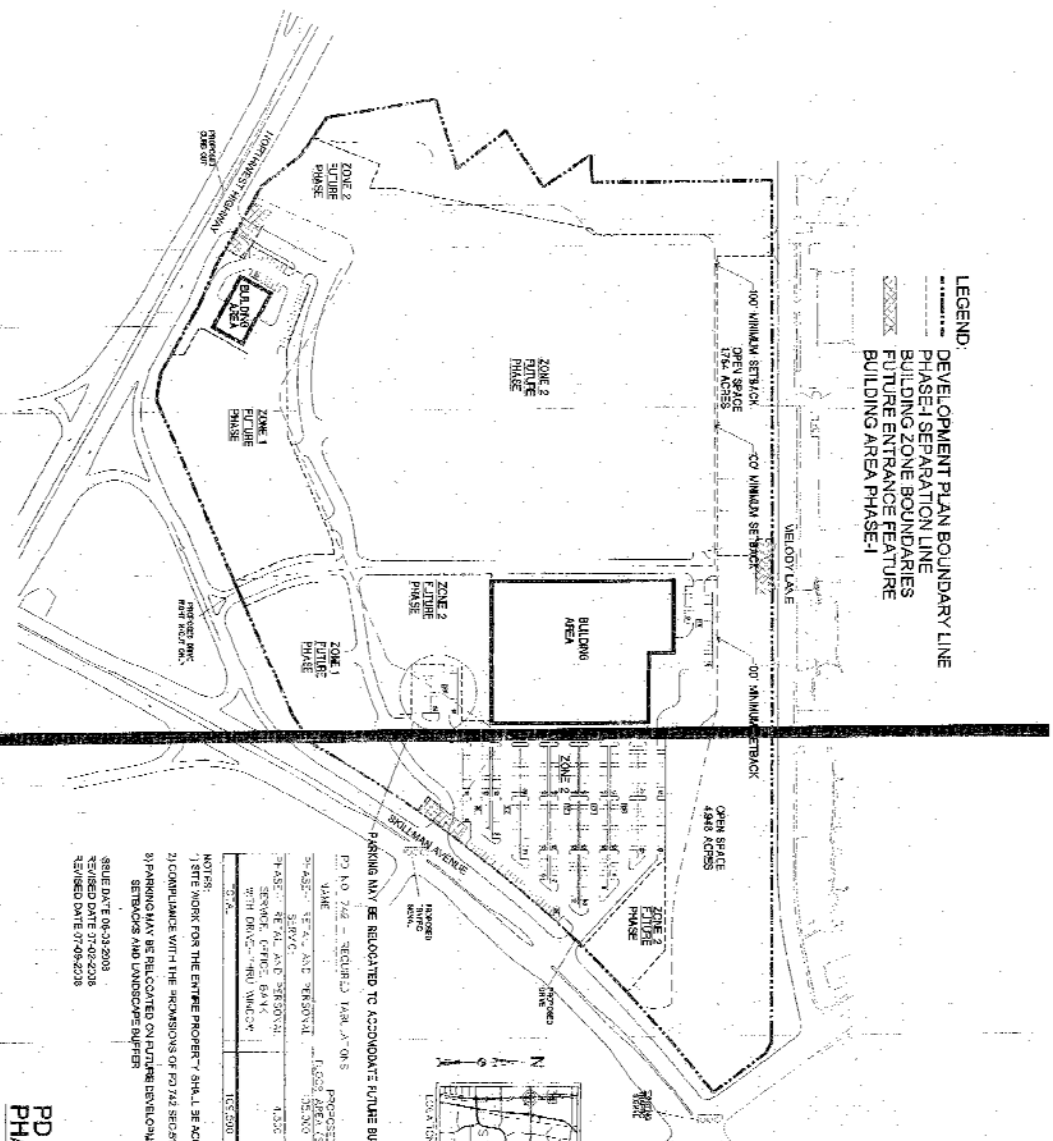
PD NO. 742 - REQUIRED TABLES

NAME	PROPOSED FLOOR	NO.	FT.	PERCENT
PRINCE-T RETAIL AND PERSONAL SERVICE	103,985	458	466	4.20
TOTAL	103,985	458	466	4.20



ISSUE DATE 06-03-2008
REVISED DATE 07-02-2008
REVISED DATE 07-29-2008
AMENDED DATE 07-29-2008

PD 742
MINOR AMENDING DEVELOPMENT PLAN



LEGEND:
 — DEVELOPMENT PLAN BOUNDARY LINE
 - - - PHASE 1 SEPARATION LINE
 --- BUILDING ZONE BOUNDARIES
 [Hatched Box] FUTURE ENTRANCE FEATURE
 [Dotted Box] BUILDING AREA PHASE 1

PARKING MAY BE RELOCATED TO ACCOMMODATE FUTURE BUILDINGS

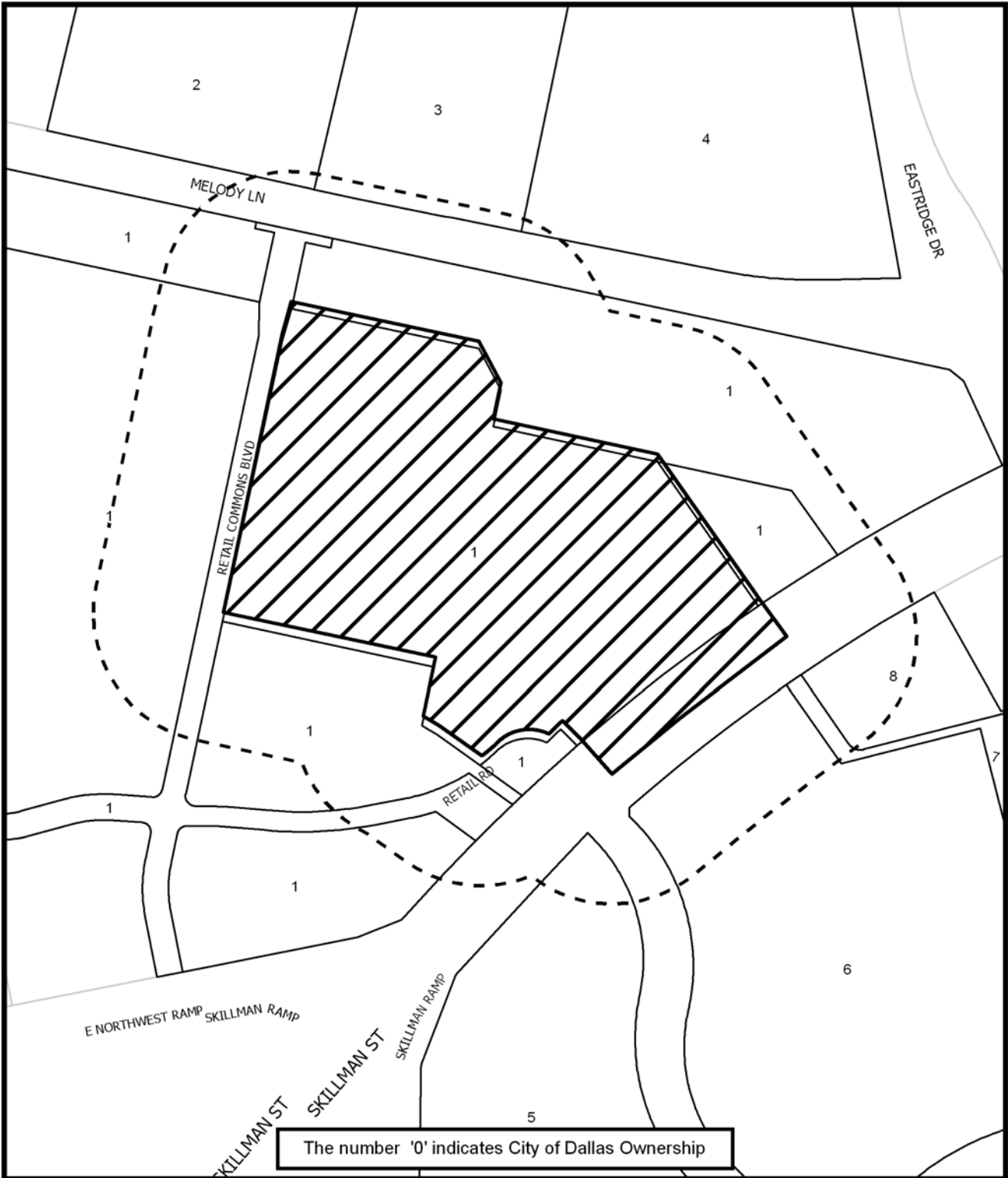
NAME	PROPOSED	EXISTING	DIFFERENCE
PHASE 1 - SERVICE AREA	1.1	1.1	0.0
PHASE 2 - SERVICE AREA	4.35	4.35	0.0
PHASE 3 - SERVICE AREA	2.7	2.7	0.0
PHASE 4 - SERVICE AREA	1.62	1.62	0.0
TOTAL	9.8	9.8	0.0

NOTES:
 1) SITE WORK FOR THE ENTIRE PROPERTY SHALL BE ACCOMPLISHED UNDER PHASE 1
 2) COMPLIANCE WITH THE REQUIREMENTS OF PD 742 REGARDING PD 742.109 IS REQUIRED
 3) PARKING MAY BE RELOCATED ON FUTURE DEVELOPMENT PLANS TO ACCOMMODATE
 SETBACKS AND LANDSCAPE BUFFERS

SCALE DATE 06-23-2018
 REVISION DATE 07-02-2018
 DRAWN DATE 07-05-2018

NOTES:
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1:2,400

NOTIFICATION

200'

AREA OF NOTIFICATION

8

NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: **G-8, F-8**

Case no: **M101-029**

DATE: July 07, 2011

Notification List of Property Owners

M101-029

8 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6001 SKILLMAN	TC TIMBERCREEK ASSC
2	6415 MELODY	MMQ PROPERTIES LLC
3	6466 RIDGECREST	NESSEL DEV XI LLC
4	6515 MELODY	REGENCY PARK GARDEN LP JERRY HARRIS
5	6343 NORTHWEST	DALLAS CHILDRENS THEATRE %ROBYN FLATT
EXE DIR		
6	6010 SKILLMAN	CRICKM SKILLMAN %HOME DEPOT USA #6804
7	6320 EASTRIDGE	HOME DEPOT USA INC PROPERTY TAX DEPT 6503
8	6040 SKILLMAN	QUIKTRIP CORPORATION

Thursday, July 07, 2011

LOCATION: (1) Bishop Avenue from Colorado Boulevard to Neely Street; and
(2) Bishop Avenue from Neely Street to Davis Street

COUNCIL DISTRICT: 1

MAPSCO: 44Y, 54C
PLANNER Tanya Brooks

REQUEST

An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of (1) Bishop Avenue from Colorado Boulevard to Neely Street from a four lane undivided roadway (S-4-U) within 60 feet of right of way to a special three lane undivided (SPCL-3-U) with bicycle lanes within 100 feet of right of way and 60 feet of pavement; and (2) Bishop Avenue from Neely Street to Davis Street from a four lane undivided roadway (S-4-U) within 60 feet of right of way to a four lane divided (S-4-D) within 100 feet of right of way.

SUMMARY

The Public Works & Transportation Department has requested an amendment to change the designation of this segment of Bishop Avenue from Colorado Boulevard to Neely Street from a four lane undivided roadway (S-4-U) within 60 feet of right of way to a special three lane undivided (SPCL-3-U) roadway within 100 feet of right of way and 60 feet of pavement; and Bishop Avenue from Neely Street to Davis Street from a four lane undivided roadway (S-4-U) within 60 feet of right of way to a four lane divided (S-4-D) within 100 feet of right of way.

Bishop Avenue currently operates as a four lane undivided roadway within 100 feet of right-of-way. The proposed amendment will establish a design approach that places emphasis on creating a multi-modal street system that facilitates walking, bicycling and automobile use while incorporating landscaping amenities in the area.

STAFF RECOMMENDATION

Staff recommends approval of the amendment to the Thoroughfare Plan to change the dimensional classification of (1) Bishop Avenue from Colorado Boulevard to Neely Street from a four lane undivided roadway (S-4-U) within 60 feet of right of way to a special three lane undivided (SPCL-3-U) with bicycle lanes within 100 feet of right of way and 60 feet of pavement; and (2) Bishop Avenue from Neely Street to Davis Street from a four lane undivided roadway (S-4-U) within 60 feet of right of way to a four lane divided (S-4-D) within 100 feet of right of way.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

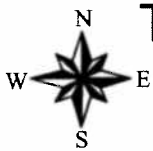
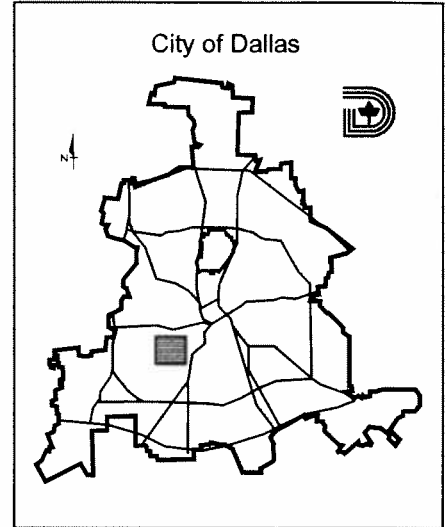
City Plan Commission
Transportation Committee

July 7, 2011
Held U/A – July 21, 2011

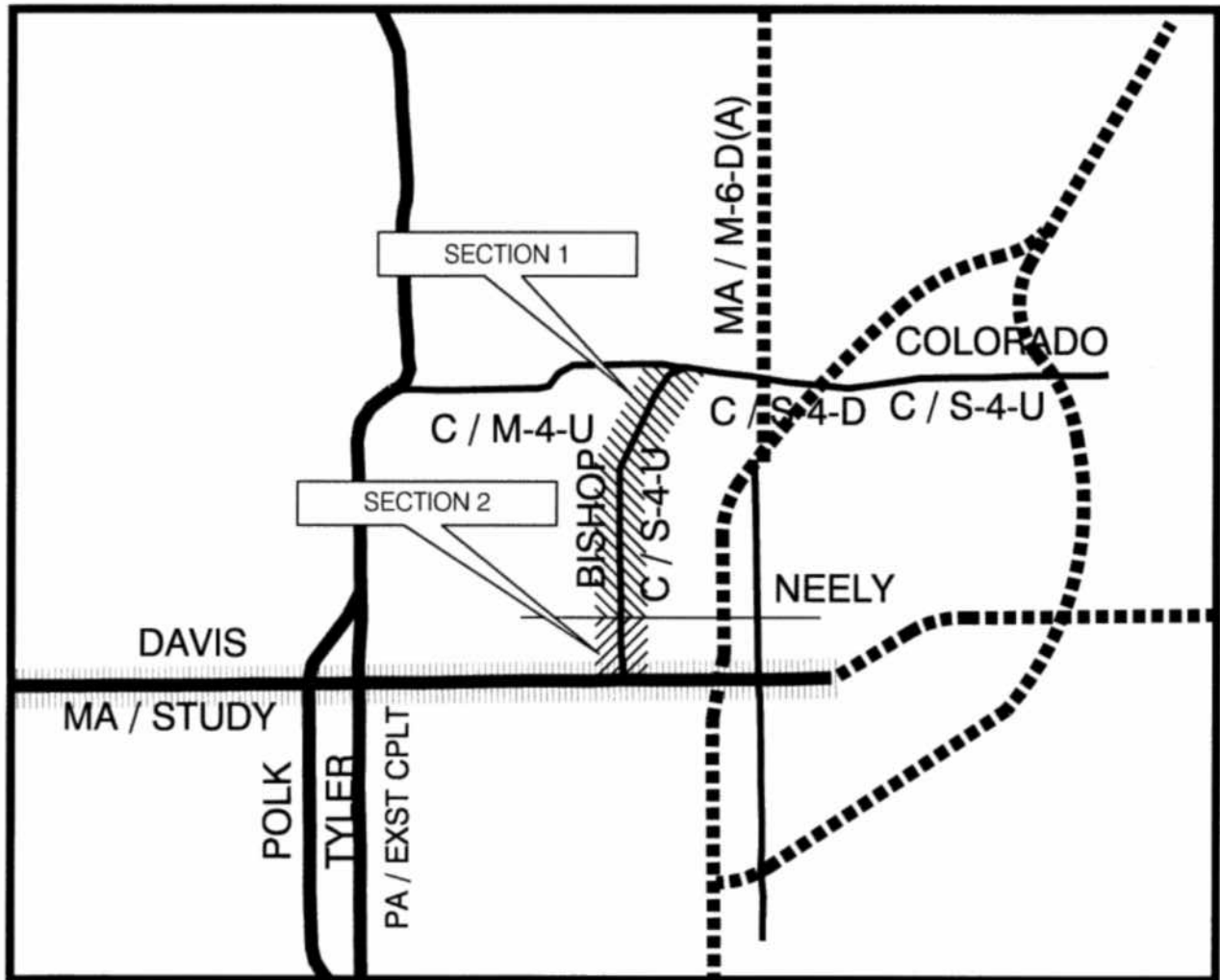
MAPS

Attached

BISHOP AVENUE FROM COLORADO BLVD. TO DAVIS STREET

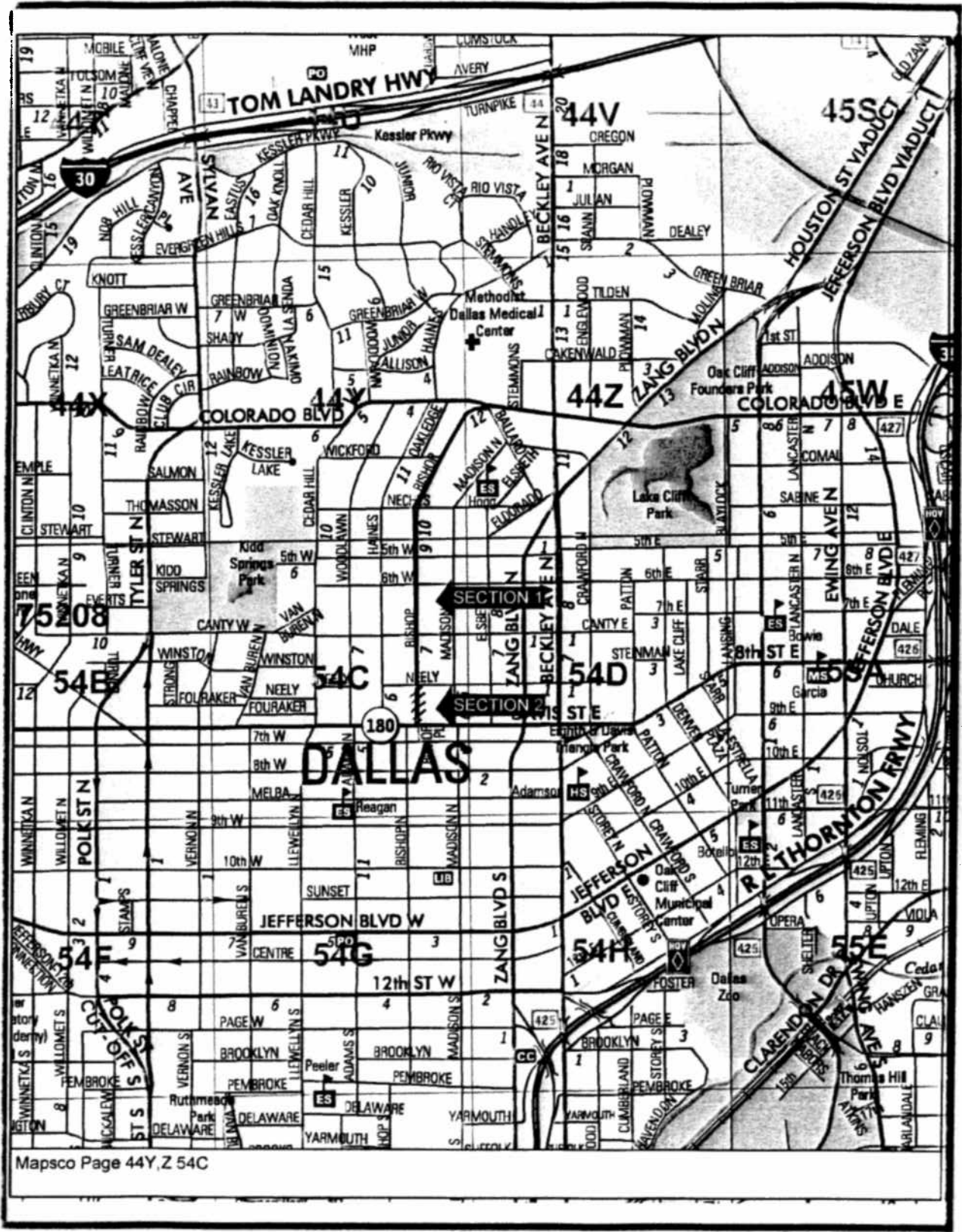


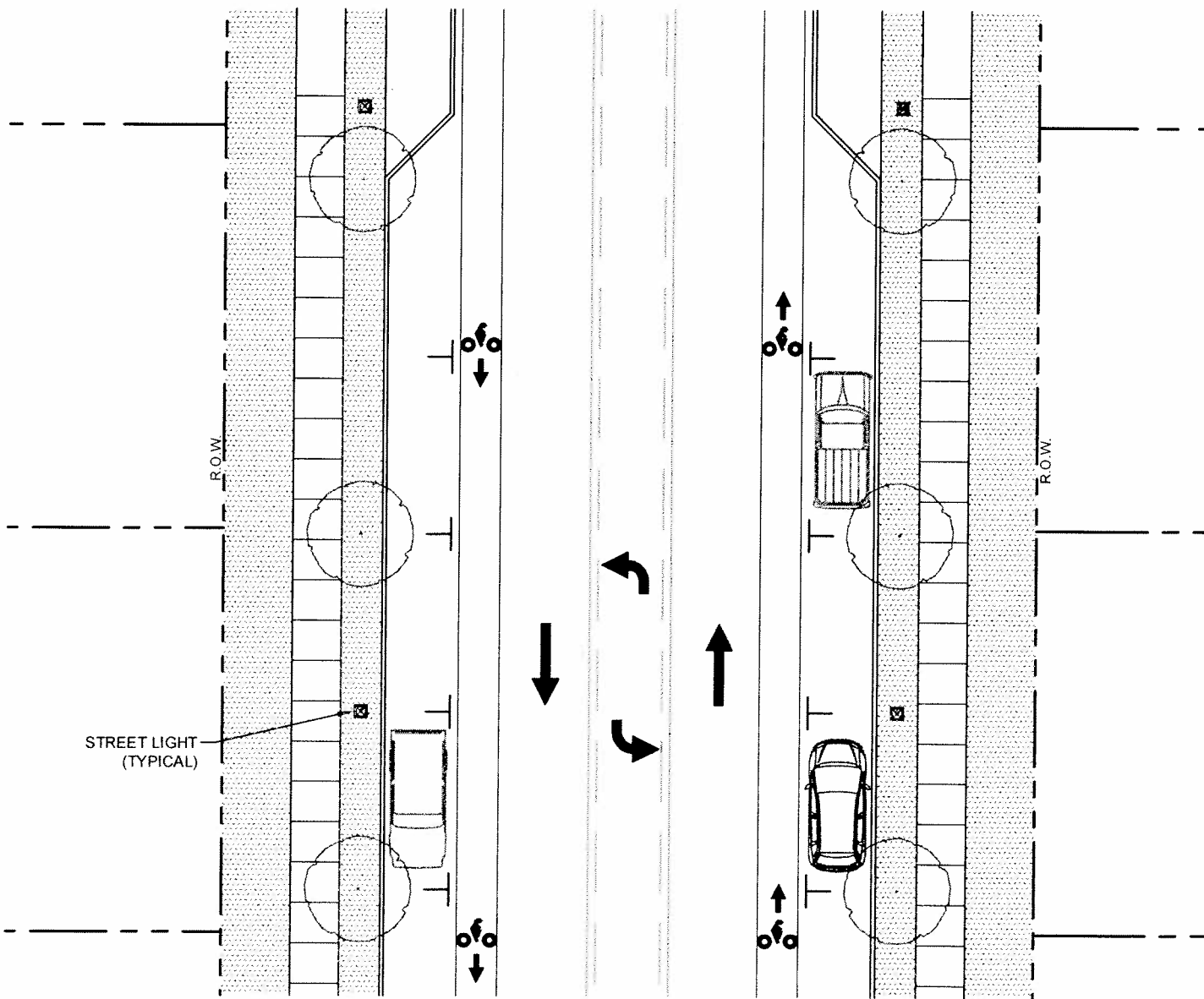
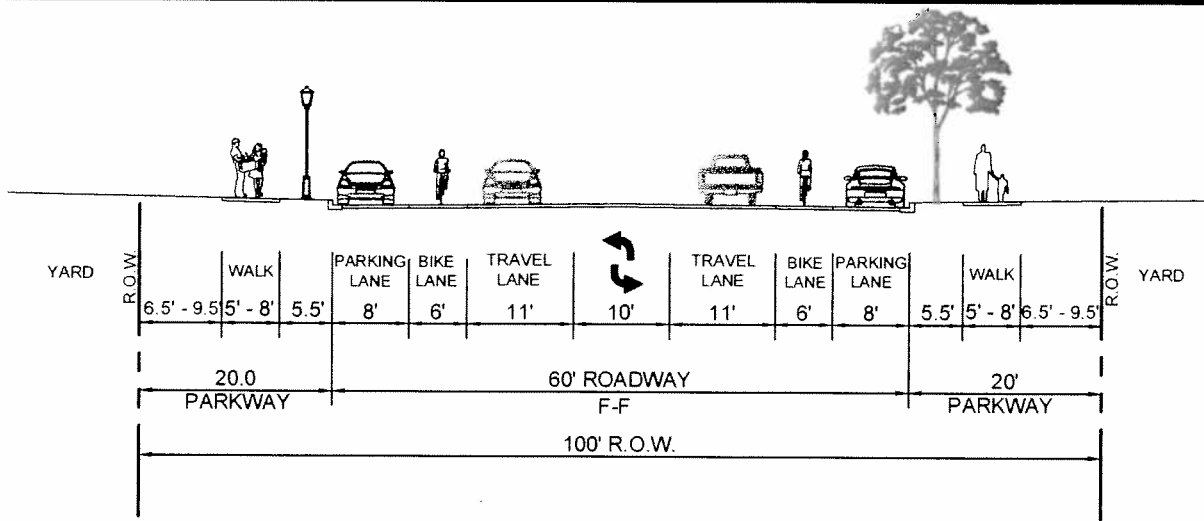
Thoroughfare Plan Amendment
Thoroughfare Map



LOCATOR MAP
NOT TO SCALE

Bishop Avenue





JBARILLAS 07/08/2010 - 4:20PM M:\DWG-3018-09-155\DWG\CITY STREET EXHIBITS-2.DWG

Pacheco Koch Consulting Engineers 8350 N. CENTRAL EXPWY. SUITE 1000 TX REG. ENGINEERING FIRM F-469 DALLAS, TX 75206 972.235.3031 TX REG. SURVEYING FIRM LS-100080-00				
DRAWN BY JHB	CHECKED BY LHN	SCALE 1"=20'	DATE 07/08/2010	JOB NUMBER 3018-09.155

BISHOP AVENUE
Option A
 Located in the City of Dallas, Texas
 Dallas County, Texas

LOCATION: Danieldale Road from Hampton Road to Polk Street**COUNCIL DISTRICT:** 8**MAPSCO:** 76M, 74J, K
PLANNER Tanya Brooks

REQUEST

An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Danieldale Road from Hampton Road to Polk Street from a six lane divided roadway (S-6-D) within 107 feet of right of way to a four lane undivided roadway (S-4-U) within 60 feet of right of way.

SUMMARY

The Economic Development and Public Works & Transportation Departments together have requested an amendment to change the designation on this segment of Danieldale Road from a six lane divided Principal Arterial roadway (S-6-D) within 107 feet of right-of-way to a four lane undivided Principal Arterial roadway (S-4-U) within 60 feet of right of way.

Property has developed as warehouse and distribution functions. Proposed land use changes will not require a six lane divided roadway. Home Depot USA will expand the existing distribution facility located at 2320 Beckleymeade Avenue in the City of Dallas. Danieldale Road between Hampton Road and Polk Street which currently exists as a sub-standard two lane roadway will be designated as a four lane undivided roadway.

The proposed amendment will facilitate an agreement between the City of Dallas, Dallas County and the City of Desoto to construct the roadway which is needed for truck access associated with the expansion. At build-out, the daily traffic demand is not anticipated to exceed the 24 hour capacity of a four lane undivided roadway. Changing the designation would allow the Public Works and Transportation Department to design and construct the thoroughfare within the existing right of way and will thereby minimize the cost of the roadway project.

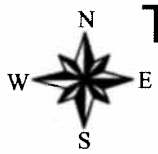
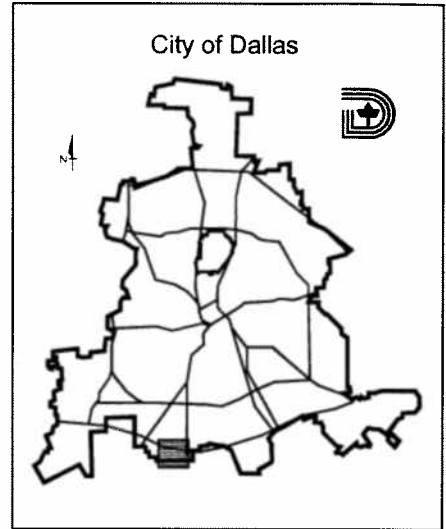
STAFF RECOMMENDATION

Staff recommends approval of the amendment to the Thoroughfare Plan to change the dimensional classification of Danieldale Road from Hampton Road to Polk Street from a six lane divided roadway (S-6-D) within 107 feet of right of way to a four lane undivided roadway (S-4-U) within 60 feet of right of way.

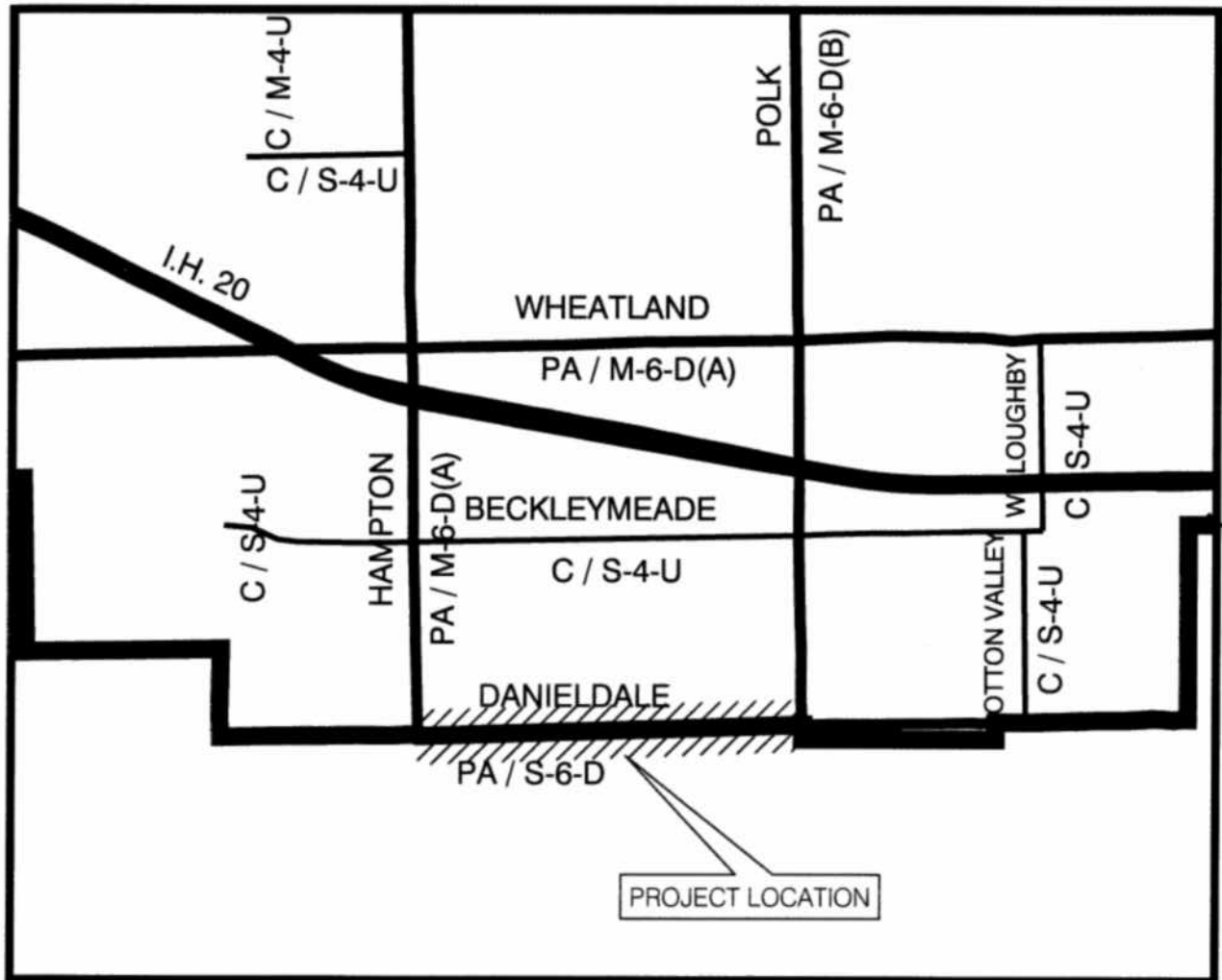
PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)City Plan Commission
Transportation CommitteeJuly 7, 2011
Recommendation Approval**MAPS**

Attached

DANIELDALE ROAD FROM POLK STREET TO HAMPTON ROAD

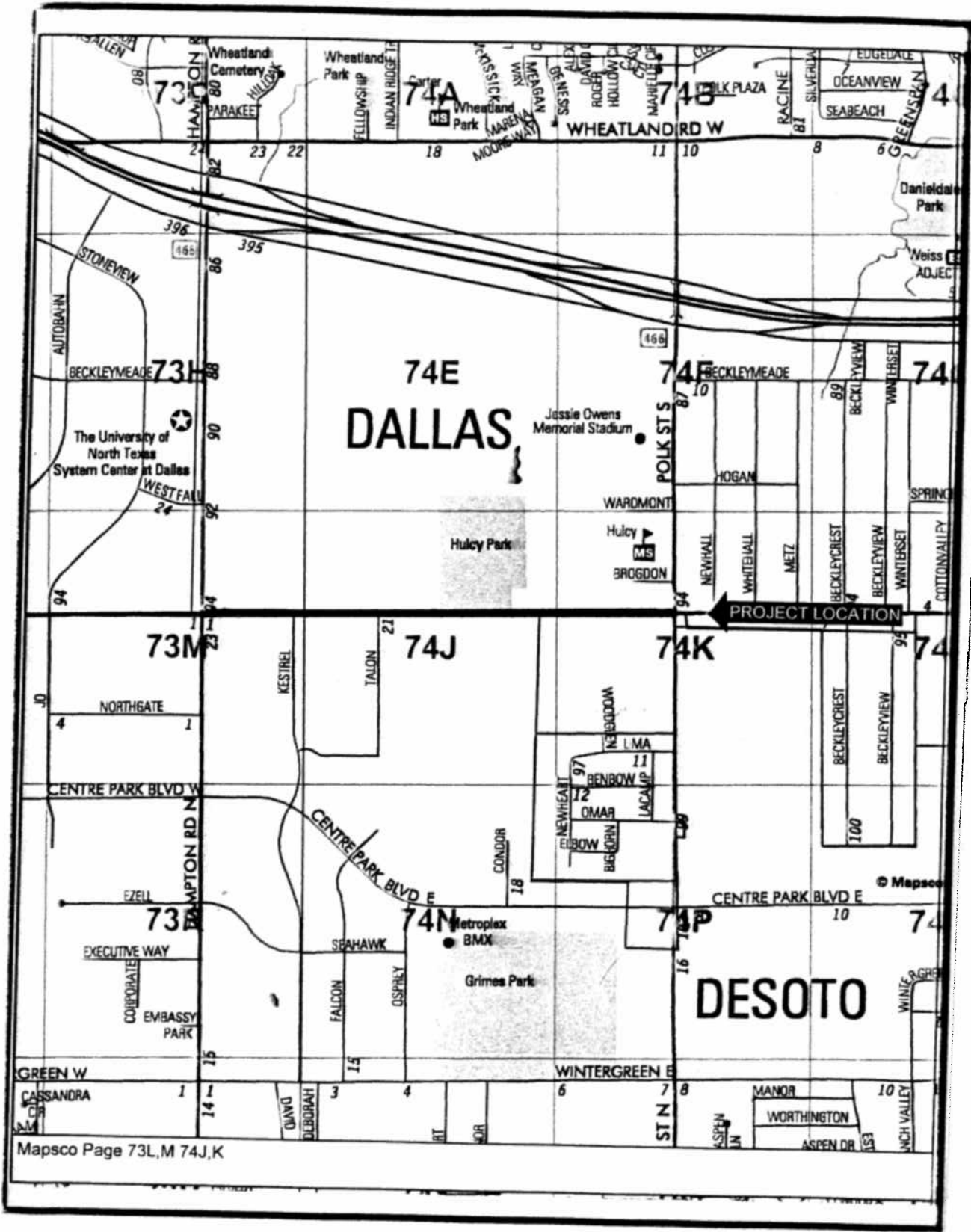


Thoroughfare Plan Amendment
Thoroughfare Map



LOCATOR MAP
NOT TO SCALE

Danieldale Road



FILE NUMBER: Z101-243(RB)

DATE FILED: April 6, 2011

LOCATION: Both Sides of Worcola Street, South of SMU Boulevard

COUNCIL DISTRICT: 14

MAPSCO: 36 E

SIZE OF REQUEST: Approx. 6.64 Acres.

CENSUS TRACT: 79.05

APPLICANT: City of University Park; Owner

REPRESENTATIVE: David Recht

REQUEST: An application for an amendment to Specific Use Permit No. 1140 for a Municipal service center on property zoned an MU-3 Mixed Use District.

SUMMARY: The applicant is requesting an amendment to provide for revisions to required landscaping and screening wall provisions.

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

BACKGROUND:

- The request site consists of two parcels, both of which are developed with various structures that provide for University Park municipal operations.
- SUP No. 1140 was approved by the City Council on March 10, 1993 for a permanent time period.
- An amendment to SUP No. 1140 was approved by the City Council on April 26, 2000, which provided for revisions to the screening and landscape requirements.
- The applicant is requesting revisions to the required perimeter landscaping and screening wall within Tract II (western and southern property lines) and Tract I (southern property line).

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

Street

Designation; Existing & Proposed ROW

Worcola Street

Local; 50' ROW

STAFF ANALYSIS:

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

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The request site consists of two tracts situated on both sides of Worcola Avenue, both of which are developed with various structures that support University Park municipal operations. The applicant is proposing an amendment to the

perimeter landscape and screening wall requirements for the Tract II portion of the site. For orientation purposes, Tracts I and II are located on the east and west lines of Worcola Avenue, respectively.

The site is situated in an area developed/to be redeveloped with mixed uses. The DART Red Line Mockingbird Station is situated south/southwest of Tract II. In addition to the station (depressed platform), high density multifamily and various retail and office uses surround the site. Various recent rezoning requests have been approved to the west and north (both sides of SMU Boulevard), providing for high-density residential and supporting retail and office uses. This general area is in various stages of development/redevelopment. Lastly, a utility use (US Post Office Distribution Facility) is situated on property north of Tract II.

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

Staff has determined the existing operations permitted by SUP No. 1140 have been provided with minimal impact on the immediate area. Staff does have some concern as to the lack of required tree plantings and the potential mass of these plantings that would exist in this location after 18 years. However, the lack of compliance with this provision combined with the focus of the Katy Trail improvements does permit consideration of the requested revisions as this area begins to transform due to the public and private development efforts within the immediate area.

As a result of this analysis, the request to amend SUP No. 1140 complies with the general provisions for consideration of an SUP.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the requested amendment of SUP No. 1140 and determined

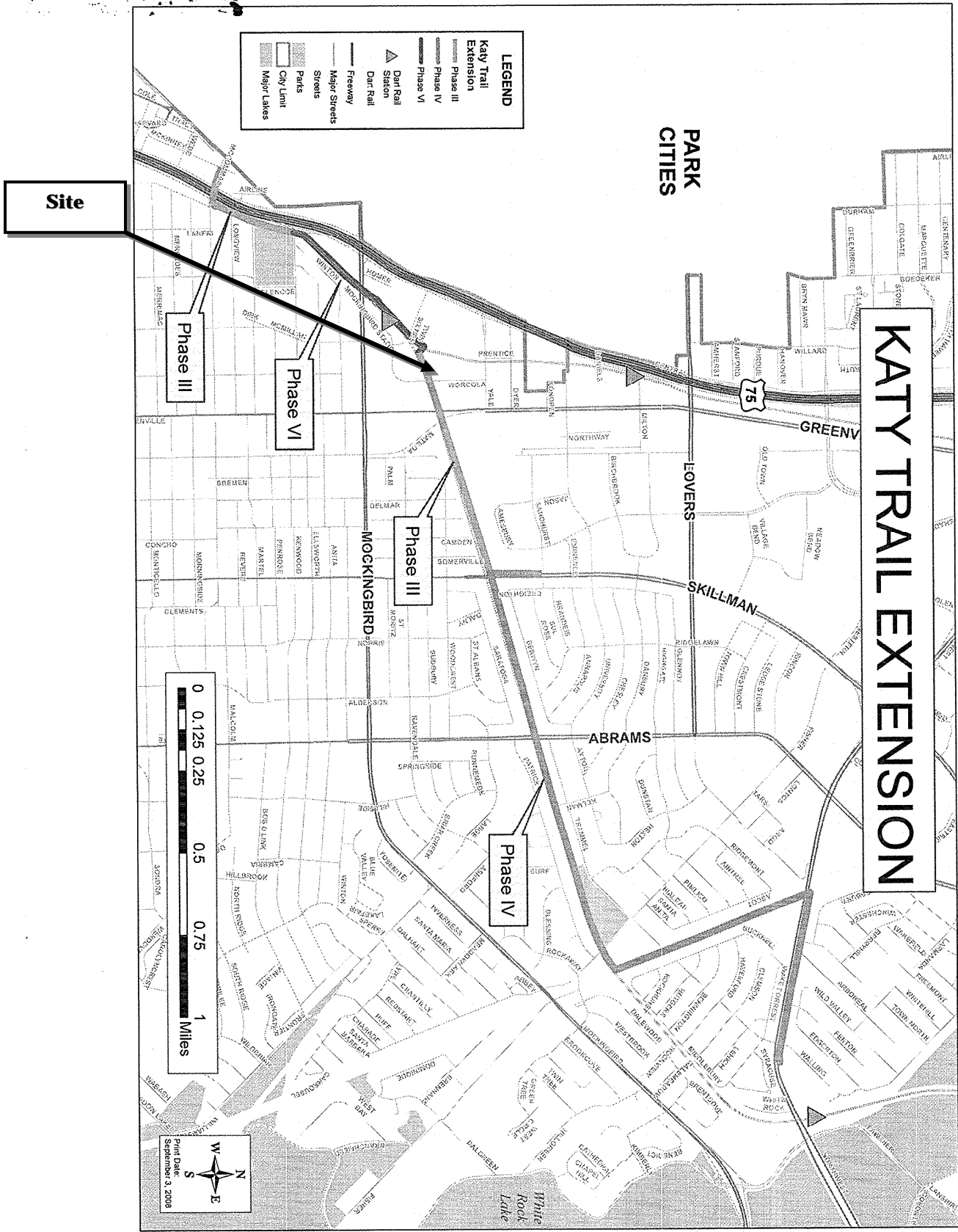
it will not significantly impact the surrounding street system.

Off-Street Parking: SUP No. 1140 requires specific parking areas per the approved site plan. No revisions are proposed in conjunction with this request.

Landscaping: SUP No. 1140 requires specific landscaping as initially approved on March 10, 1993. At this time, the perimeter planting areas and screening wall required on the Tract II portion of the site have not been provided. With the current Katy Trail improvements designated for this area, the planting area requires revisions. Additionally, it is the opinion of the Chief Arborist that large canopy trees (as previously approved) will be compromised due to overhead utility lines within this area. As a result, the attached proposed site plan maintains the integrity of planting along the western line of this tract while ensuring long-term health for the alternate tree specie to be provided.

With respect to the lack of screening wall along the western line of Tract II, the Katy Trail improvements, a project of Public Works/Transportation, is scheduled for completion the end of 2012. So as to ensure minimal construction conflicts in this area, the applicant is requesting a completion date for the required screening wall of December 15, 2012.

It should be noted that while staff supports these revisions, they do deviate from Article X (the basis for the approved landscape component of shown on the site plan). The Dallas Development Code does permit the City Council to 'impose landscaping requirements that are reasonably consistent with the standards and purposes of this division as a part of any ordinance establishing or amending a planned development district, or granting or amending a specific use permit'.



**STAFF RECOMMENDED AMENDING CONDITIONS SPECIFIC USE PERMIT NO.
1140 FOR A MUNICIPAL SERVICE CENTER**

2. LANDSCAPING: Landscaping must be provided as shown on the attached site plan. The landscaping on the west side of Tract II of the Property must be installed no later than December 15, 2012 ~~June 10, 2000~~. ~~The landscaping on the south side of the Property must be installed within six months of completion of construction in the DART right-of-way. All plant materials must be maintained in a healthy, growing condition at all times.~~

5. SCREENING: A six-foot-high solid screening wall must be provided along the western and southern boundaries of Tract II of and the southern boundary of Tract I the Property. The wall along the western boundary of Tract II of the Property must be constructed no later than December 15, 2012 ~~June 10, 2000~~.

4-26-00

ORDINANCE NO. 24239

An ordinance amending Ordinance No. 21594, which amended CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, and granted Specific Use Permit No. 1140 for a municipal service center; amending the conditions contained in Section 2 of that ordinance; providing a revised site plan; providing a penalty clause; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the applicable ordinances of the city, have given the required notices and have held the required public hearings regarding this amendment to Ordinance No. 21594; and

WHEREAS, the city council finds that it is in the public interest to amend Specific Use Permit No. 1140 as specified herein; Now, Therefore,

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

SECTION 1. That the conditions contained in Section 2 of Ordinance No. 21594 are amended to read as follows:

- "1. SITE PLAN: Use and development of the Property must comply with the attached site plan.

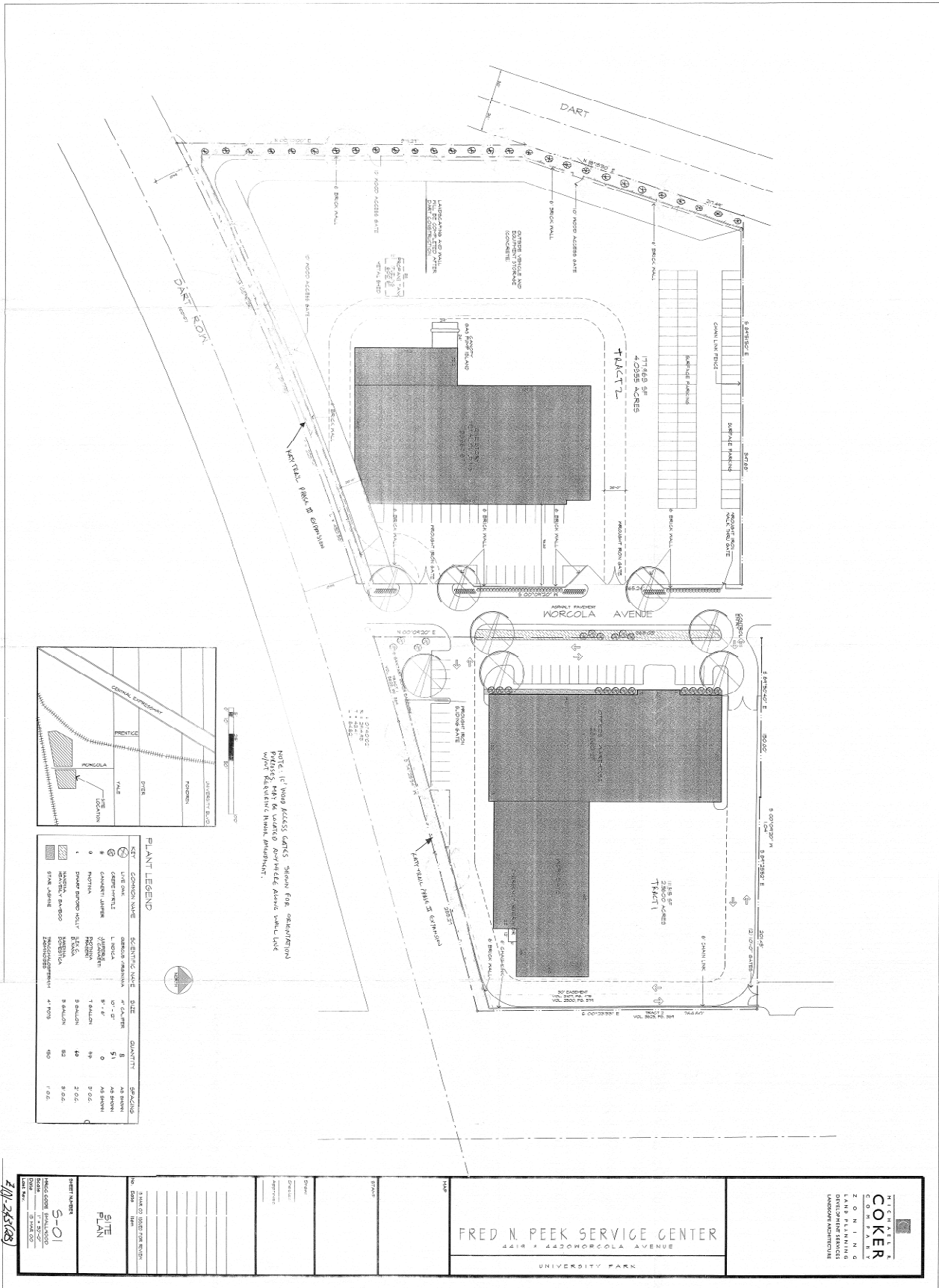
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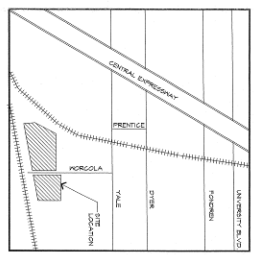
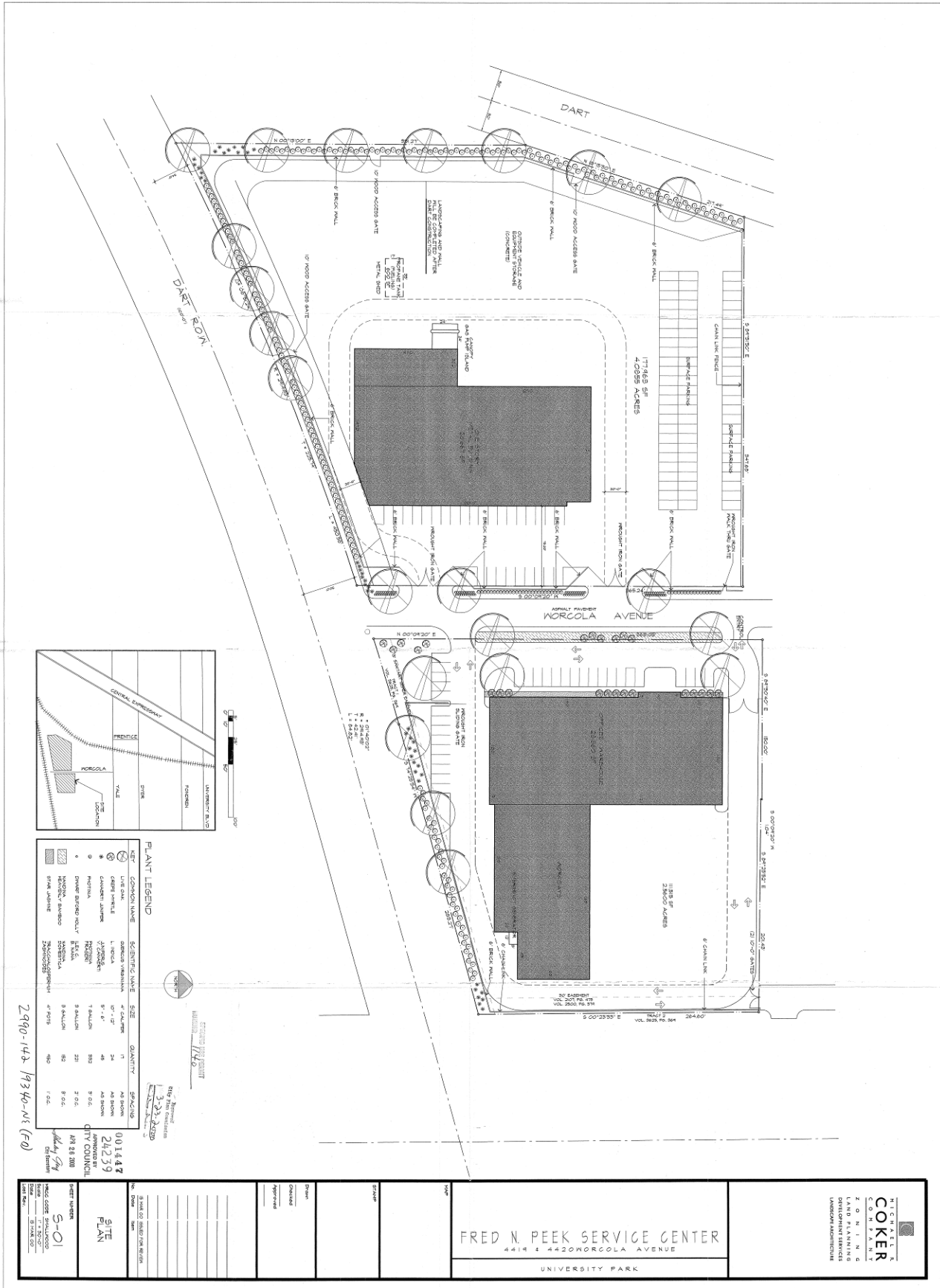
24239

001447

2. LANDSCAPING: Landscaping must be provided as shown on the attached site plan. [~~Landscaping must be installed within six months after issuance of a certificate of occupancy.~~] The landscaping on the west side of the Property must be installed no later than June 10, 2000. The landscaping on the south side of the Property must be installed within six months of the completion of construction in the DART right-of-way. All plant materials must be maintained in a healthy, growing condition at all times.
3. USE: The only use authorized by this specific use permit is a utility or government installation other than listed to be used as [for] a municipal service center.
4. TIME LIMIT: This specific use permit has no expiration date.
5. SCREENING: A six-foot-high solid screening wall [~~fence~~] must be provided [maintained] along the western and southern boundaries of the Property [~~and along both property lines along Worcola Street~~]. The wall along the western boundary of the Property must be constructed no later than June 10, 2000 [The screening fence must be constructed prior to the issuance of a certificate of occupancy for any use authorized on the Property by this specific use permit].
6. PARKING: Parking must be located as shown on the attached site plan.
7. MAINTENANCE: The entire premises must be properly maintained in a state of all repair and neat appearance at all times.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the City of Dallas."

SECTION 2. That all paved areas, permanent drives, streets, and drainage structures, if any, on the Property must be constructed in accordance with standard City of Dallas specifications, and completed to the satisfaction of the director of public works and transportation.





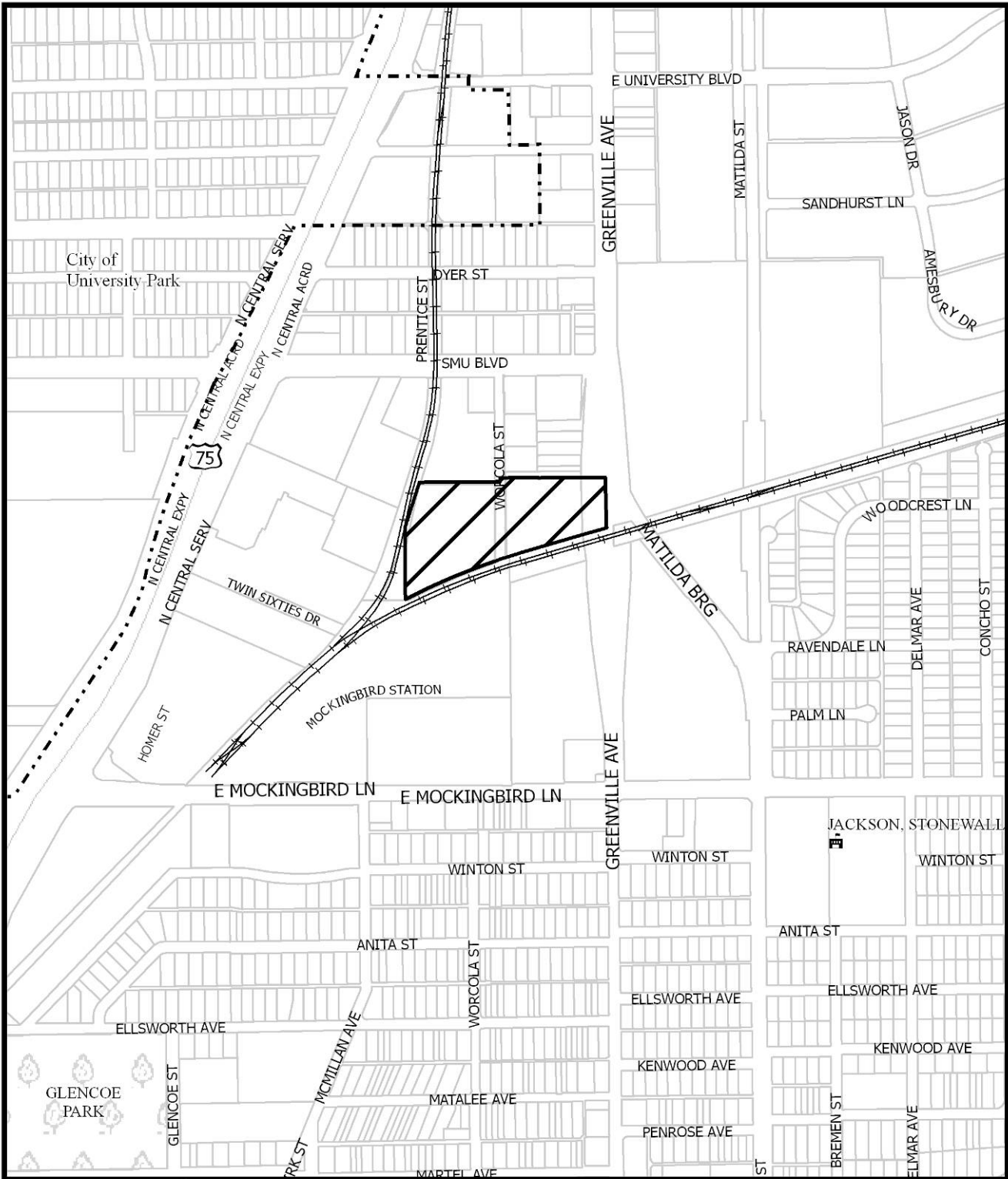
PLANT LEGEND

SYMBOL	CONCRETE NAME	SCIENTIFIC NAME	SIZE	QUANTITY	SPACING
○	DATE PALM	DATE PALM	12"	17	AS SHOWN
○	COLETTA PALM	COLETTA PALM	8"-12"	48	AS SHOWN
○	ORANGE BLOSSOM PALM	ORANGE BLOSSOM PALM	7" SAULTON	180	9' O.C.
○	ORANGE BLOSSOM PALM	ORANGE BLOSSOM PALM	3" SAULTON	251	9' O.C.
○	ORANGE BLOSSOM PALM	ORANGE BLOSSOM PALM	3" SAULTON	80	9' O.C.
○	ORANGE BLOSSOM PALM	ORANGE BLOSSOM PALM	3" SAULTON	150	9' O.C.

2990-142 19340-ME (FO)

<p>COKER COMPANY ZONING ENGINEERING SERVICES LANDSCAPE ARCHITECTURE</p>		<p>FRED N. PECK SERVICE CENTER 4414 & 4420 WORCOLA AVENUE UNIVERSITY PARK</p>	
<p>DATE: _____</p> <p>SCALE: _____</p> <p>APPROVED: _____</p>	<p>DATE: _____</p> <p>SCALE: _____</p> <p>APPROVED: _____</p>	<p>PROJECT NUMBER: _____</p> <p>DATE: _____</p> <p>SCALE: _____</p> <p>APPROVED: _____</p>	<p>PROJECT NUMBER: _____</p> <p>DATE: _____</p> <p>SCALE: _____</p> <p>APPROVED: _____</p>

Existing Site Plan



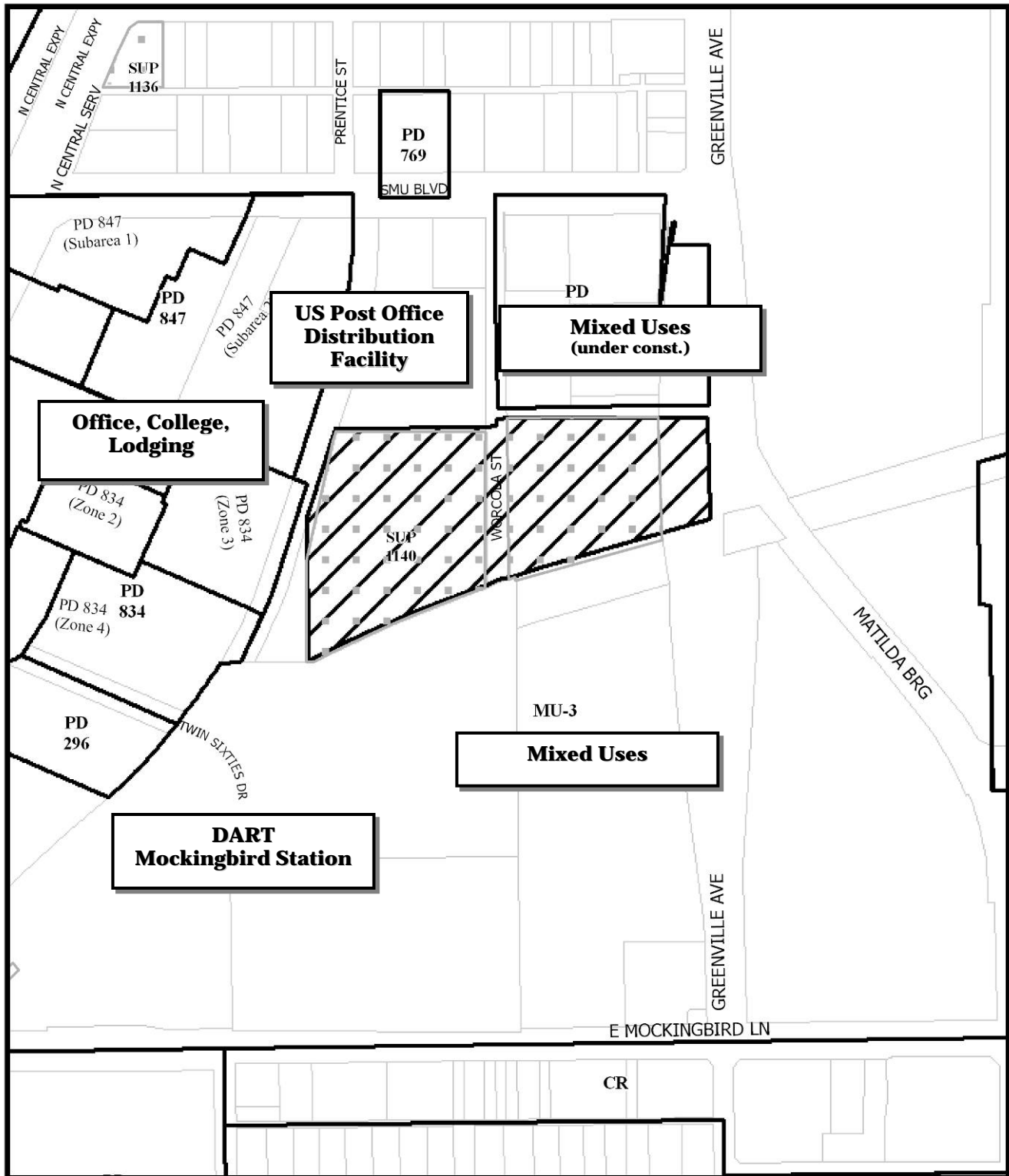
1:7,200

VICINITY MAP

Map no: **H-8**

Case no: **Z101-243**

DATE: July 07, 2011




1:3,600

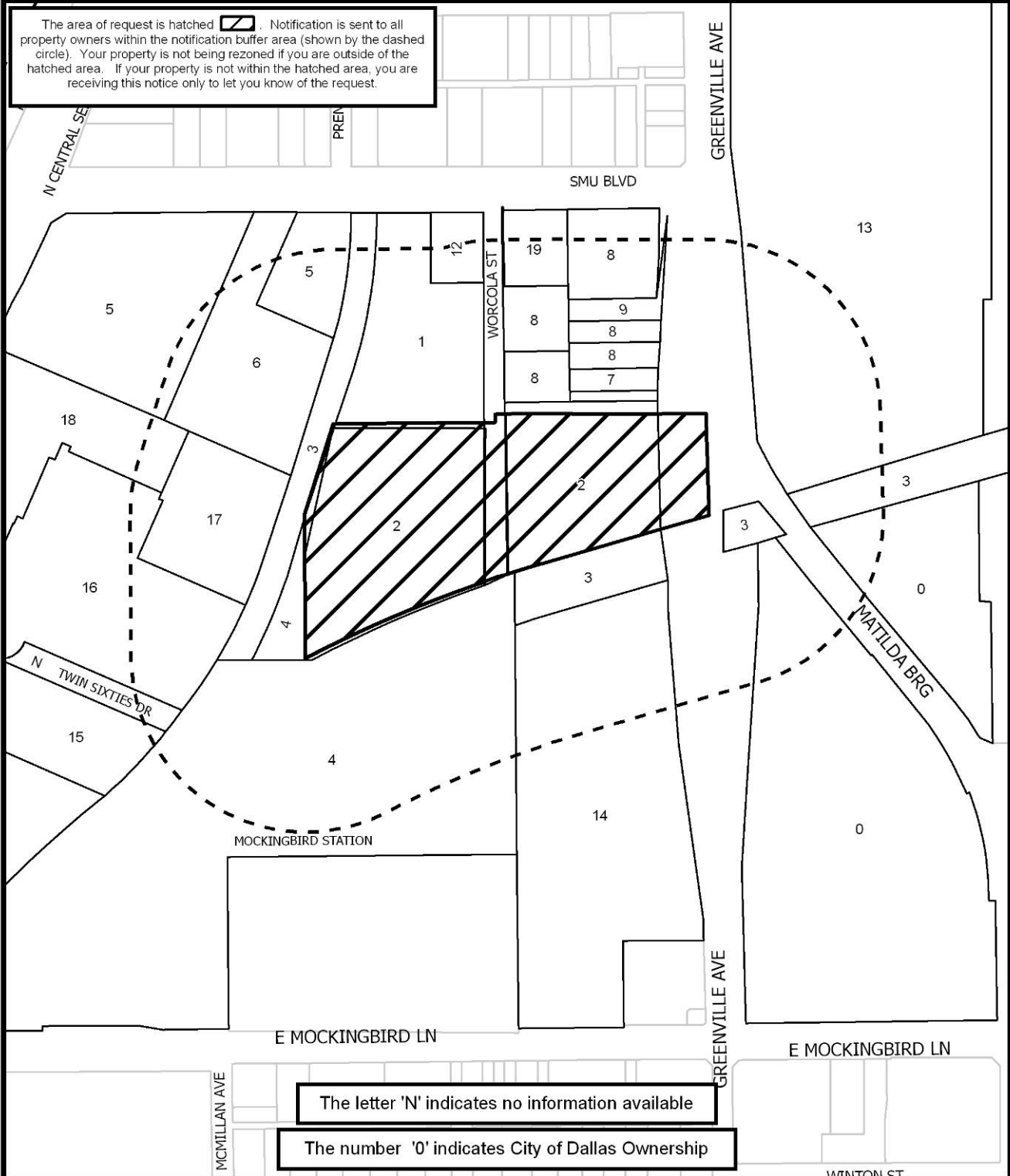
ZONING AND LAND USE


Map no: H-8

Case no: Z101-243

DATE: July 07, 2011

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




1:3,600

NOTIFICATION

400' AREA OF NOTIFICATION
19 NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: H-8
Case no: Z101-243

DATE: July 07, 2011

Notification List of Property Owners

Z101-243

19 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5606 YALE	U S POSTAL SERVICE
2	4420 WORCOLA	UNIVERSITY PARK CITY OF
3	8008 ELAM	DART
4	5465 WORCOLA	DALLAS AREA RAPID TRANSIT
5	6116 YALE	SOUTHERN METHODIST UNIVERSITY
6	5540 YALE	SOUTHERN METHODIST UNIV OFFICE OF REAL
ESTATE		
7	4421 GREENVILLE	MC TOWNHOMES I LP STE 101
8	4463 WORCOLA	MC TOWNHOMES I LP STE 642
9	4439 GREENVILLE	MC TOWNHOMES I LP
10	4417 GREENVILLE	MC TOWNHOMES 1 LP
11	4417 GREENVILLE	UNIVERSITY PARK CITY OF CITY HALL
12	5612 YALE	YALE CENTRAL LLC
13	4500 GREENVILLE	TEXAS UTILITIES ELEC CO % STATE & LOCAL TAX
DEPT		
14	5665 MOCKINGBIRD	KROGER TEXAS LP
15	5910 CENTRAL	PREMIER PLACE OF DALLAS LP
16	6060 CENTRAL	AP PRESCOTT TWIN SIXTIES
17	6080 CENTRAL	AP PRESCOTT 6080 LP
18	6070 CENTRAL	AP APH DALLAS LP SUITE 310
19	5630 YALE	MC TOWNHOMES I LP SUITE 101

Thursday, July 07, 2011

FILE NUMBER: Z101-259(MW)

DATE FILED: April 26, 2010

LOCATION: northeast corner of CF Hawn Freeway and South Belt Line Road

COUNCIL DISTRICT: 8

MAPSCO: 69A-R

SIZE OF REQUEST: ±0.5874 acre

CENSUS TRACT: 170.04

REPRESENTATIVE: Gardere Wynne Sewell LLP

APPLICANT/OWNER: 7-Eleven, Inc.

REQUEST: An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned a CS-D-1 Commercial Services District with a D-1 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 for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The ±0.5874-acre request site is developed with a ±2,613-square foot general merchandise or food store (convenience store) which includes three (3) gas pumps.
- The applicant proposes to sell beer and wine for off-premise consumption in conjunction with the convenience store.
- The general merchandise or food store use is permitted by right. The sale of alcoholic beverages on property requires a specific use permit due to the D-1 Liquor Control Overlay.
- The request site is surrounded by a restaurant with drive-through service and undeveloped land to the northeast; undeveloped land and ; CF Hawn right-of-way to the southeast; CF Hawn right-of-way to the southwest and auto-related use, restaurant with drive-through service and a motel to the northwest.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
CF Hawn Freeway	Primary Highway	Variable Lane Width
South Belt Line Road	Principal Arterial	Variable Lane Width

Land Use:

	Zoning	Land Use
Site	CS-D-1	Convenience store
Northeast	CS-D-1	Restaurant with drive-through service; undeveloped
Southeast	CS-D-1	Undeveloped land; CF Hawn right-of-way
Southwest	CS-D-1	CF Hawn right-of-way
Northwest	CS-D-1	Auto-related; restaurant with drive-through service; motel

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

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

LAND USE ELEMENT

Goal 1.1: Promote desired development.

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

Land Use Compatibility:

The ±0.5874-acre request site is developed with a ±2,613-square foot convenience store which includes three (3) gas pumps. The applicant proposes to sell beer and wine for off-premise consumption in conjunction with the convenience store.

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

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

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

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

Development Standards:

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

Traffic:

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use is one (1) space per 200 square feet of floor area; the requirement for a motor vehicle fueling station is two (2) spaces. Therefore, the ±2,613-square foot convenience store with gas pumps requires a total of 15 parking spaces. The applicant will provide 18 parking spaces, as depicted on the site plan.

Landscaping:

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

Z101-259(MW)

Police Report:

An online search of the Dallas Police Department's offense incident reports and 911 call records for the period from July 12, 2005 to July 12, 2011 revealed no results.

List of Partners/Principals/Officers

**7-ELEVEN, INC.
OFFICERS AND DIRECTORS**

Name	Title
OFFICERS OF THE BOARD	
Toshifumi Suzuki	Chairman of the Board
SENIOR OFFICERS	
Joseph M. DeFino	President and Chief Executive Officer, Director
Darren M. Rebolez	Executive Vice President and Chief Operating Officer
Stanley W. Reynolds	Executive Vice President and Chief Financial Officer
Carola L. Davidson	Senior Vice President, Strategic Planning
Jesus H. Delgado-Jenkins	Senior Vice President, Merchandise & Logistics
David T. Fortin	Senior Vice President, General Counsel and Secretary
Wesley M. Hargrove	Senior Vice President and Chief Information Officer
C. Bradley Jenkins	Senior Vice President, Store Operations
Kyslin E. Mitchell	Senior Vice President, Human Resources
Jeffrey A. Schenck	Senior Vice President, Franchising
Christopher P. Tanco	Senior Vice President International
OTHER OFFICERS	
Shinji Abe	Vice President, Strategic Planning
Masaaki Asakura	Vice President, International
Rita E. Bergerhuff	Vice President and Chief Marketing Officer
Robert Correns	Vice President, Northeast Division
W. Timothy Donegan	Vice President, Canada Division
John W. Ethrie	Vice President and Controller
William M. Engen	Vice President, Chesapeake Division

Corporate Address:

1722 Routh Street, Suite 1
Dallas, Texas 75201

Name	Title
Frank S. Gamba	Vice President, National Franchise
John J. Hedrick	Vice President, Florida Division
Lawrence G. Hughes	Vice President, North Pacific Division
Rajneesh Kapoor	Vice President, Great Lakes Division
Allen P. Pack	Vice President, Central Division
Ryoji Sakai	Vice President, Strategic Planning
David L. Selzer	Vice President and Treasurer
Nancy Smith	Vice President, Operations Support
Era Williams	Vice President, Southwest Division
DIRECTORS	
Toshifumi Suzuki	Chairman of the Board
Jay W. Chai	Director
Joseph M. DeFino	Director, President and Chief Executive Officer
Masaaki Kamata	Director
Nobuake Sato	Director

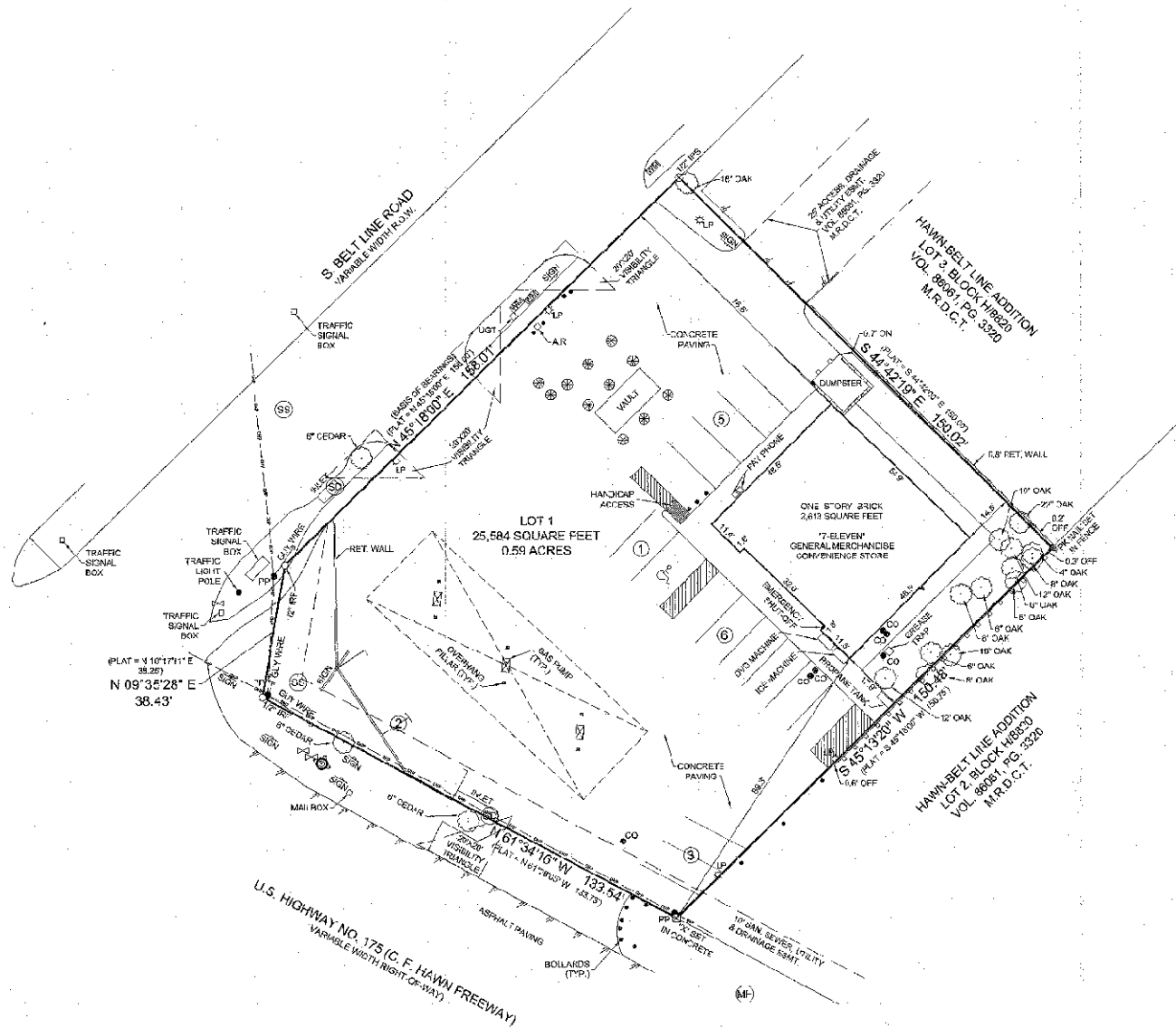
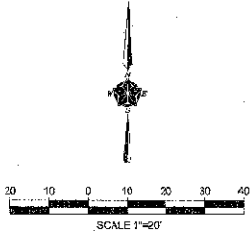
Z101-259

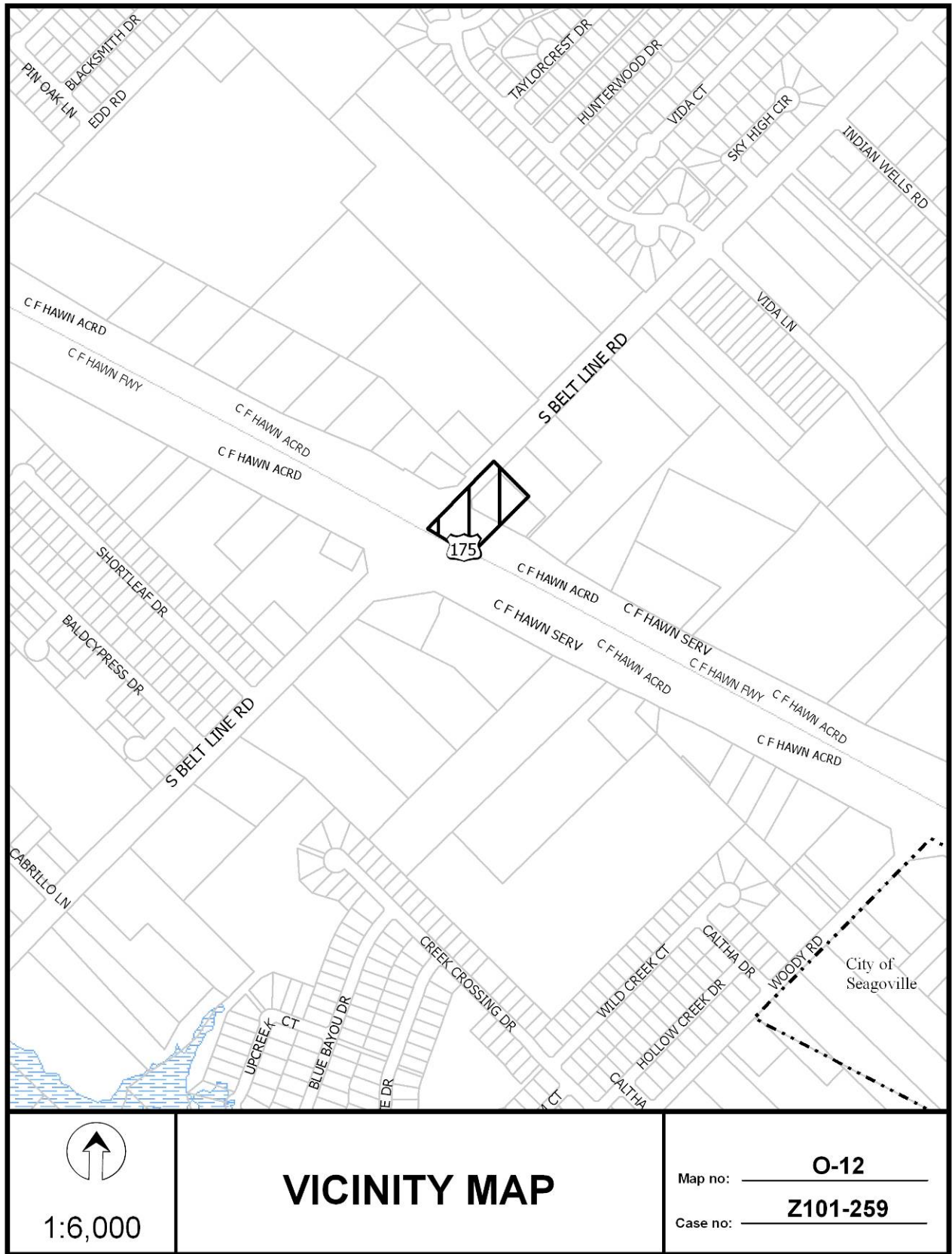
Z101-259

Proposed Conditions

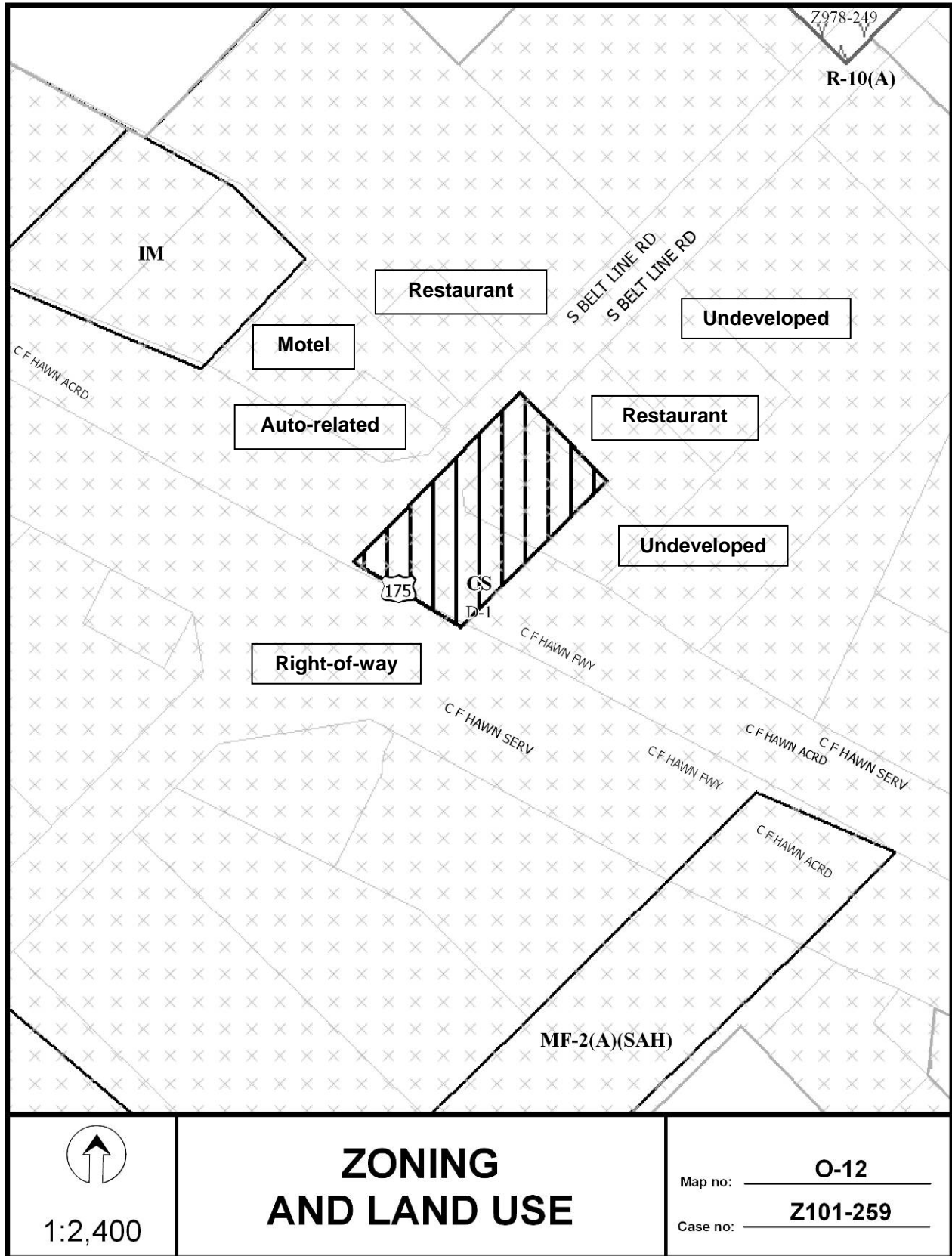
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific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

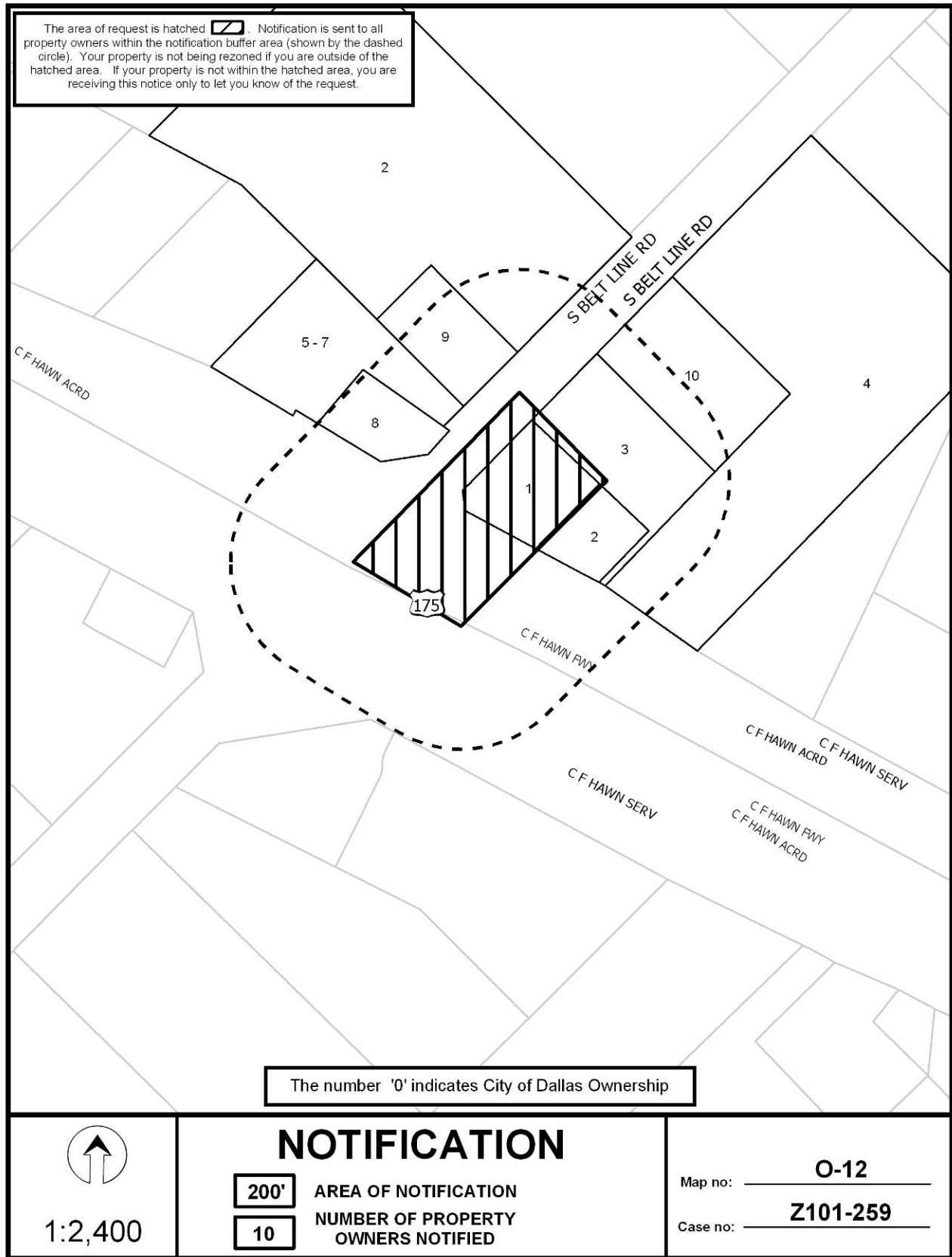
Proposed Site Plan





DATE: May 19, 2011





Notification List of Property Owners

Z101-259

10 Property Owners Notified

Label #	Address	Owner
1	13601 C F HAWN	SOUTHLAND CORP 27206
2	1811 C F HAWN	SADEGHIAN KHOSROW
3	1800 BELTLINE	MCDONALDS CORP 42 524 % ROLAND PARRISH
4	13600 C F HAWN	FOX RUSSELL TRUSTEE STE G
5	13415 C F HAWN	PATEL SURENDRA KUMAR
6	13415 C F HAWN	PATEL SURENDRA KUMAR
7	13415 C F HAWN	PATEL S
8	13525 C F HAWN	B & B PRODUCTS CO % J D POWERS
9	1800 BELTLINE	CRARE INC
10	1790 BELTLINE	SEAGOVILLE ON

FILE NUMBER: Z101-284 (OTH)

DATE FILED: May 31, 2011

LOCATION: On the north side of Clydedale Drive, east of Geraldine Drive.

COUNCIL DISTRICT: 6

MAPSCO: 72.02

SIZE OF REQUEST: Approx. 8,000 sq. ft.

CENSUS TRACT: 108.03

OWNER/APPLICANT: Rebeca Esquivel

REQUEST: An application for a Specific Use Permit for a child-care facility on property zoned an MF-2(A) Multifamily District.

SUMMARY: The applicant is proposing to utilize the property as 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 MF-2(A) Multifamily District. The site is approximately 8,000 square feet. The existing structure has a total of 1,026 square feet for indoor area and 1, 829 square feet for outdoor play area.
- The property is presently being used for a child care facility. The applicant has a license for only 12 children. Due to the increasing demand for the service the applicant is requesting an SUP.
- The applicant is requesting an SUP to continue the operations of a child-care facility for 49 children and five employees. The hours of operation will be from 6:00 a.m. to 6:00 p.m., Monday through Saturday.
- The surrounding uses are single family north and west, multifamily uses to the east and single family and multifamily to the south.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Clydedale Drive	Local	50 ft. ROW

Land Use:

	Zoning	Land Use
Site	MF-2(A)	Single Family
East	MF-2(A)	Multifamily
South	MF-2(A)	Single Family & Multifamily
West	MF-2(A)	Single Family
North	MF-2(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 request site lies between the Urban Neighborhoods block and the Commercial Centers or Corridor. The request is compatible with the intent of these building blocks. The request seems appropriate and complimentary to the already established uses in the area

Urban Neighborhoods

Urban Neighborhoods are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences.

Commercial Centers or Corridors

These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums.

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 surrounding land uses are single family to the north and west, multifamily to the east and single family and multifamily to the south.

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

The request site is located on the north side of Clydedale Drive, east of Geraldine Drive. The site is surrounded by single family to the north and west, single family to the west

Z101-284(OTH)

and multifamily and single family to the south. The applicant is proposing to continue the use of the property as a day care facility.

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

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

Traffic and Parking:

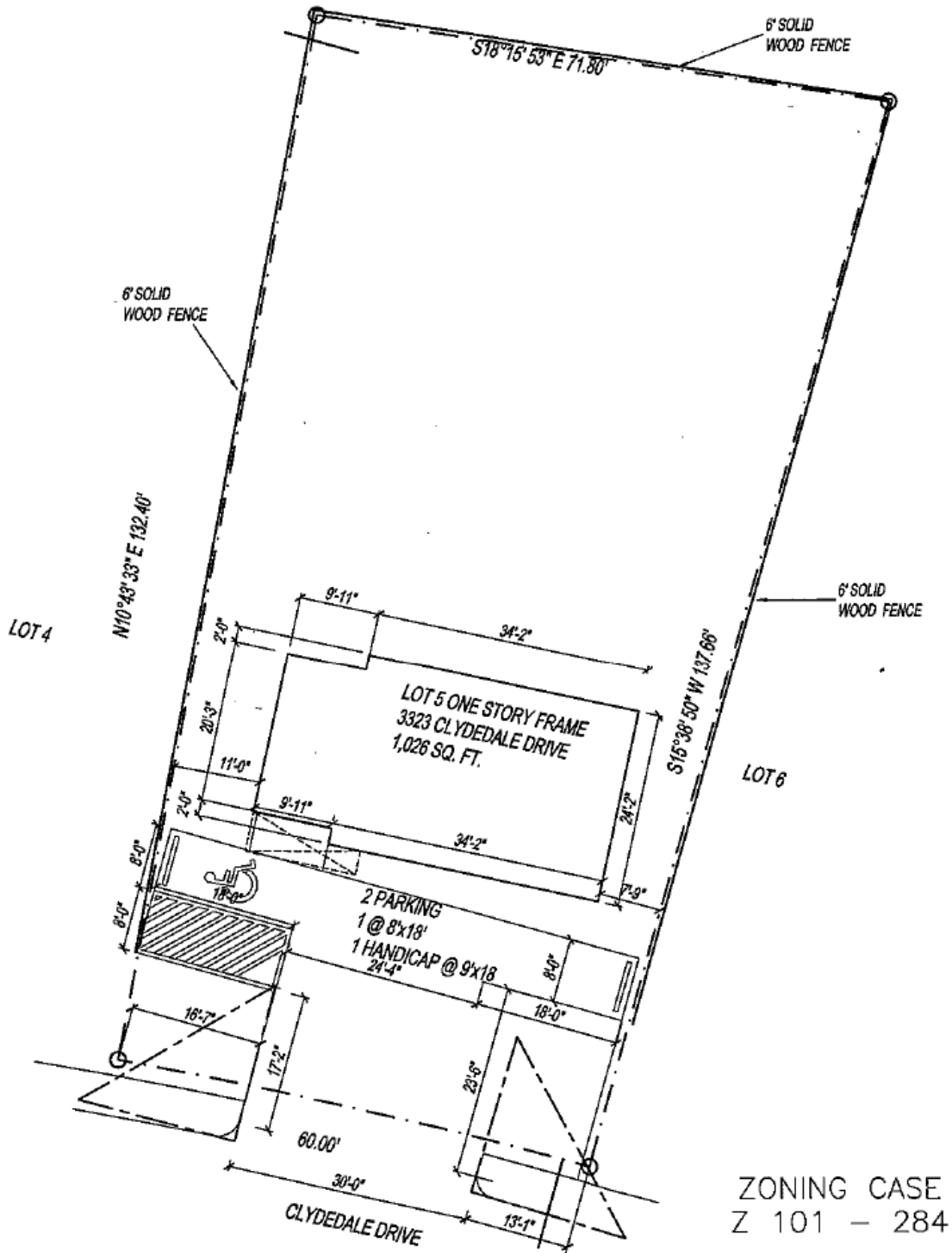
The Engineering Section of the Building Inspection Division of the Department of Development Services has reviewed the requested zoning change and determined the proposal will not have a significant impact on the street system. The proposed use requires one parking space per every five hundred feet of the proposed use. The applicant is proposing to use 1,026 square feet for the child-care facility which requires 2 parking spaces. The applicant is providing to parking spaces as shown on the site plan.

PROPOSED CONDITIONS

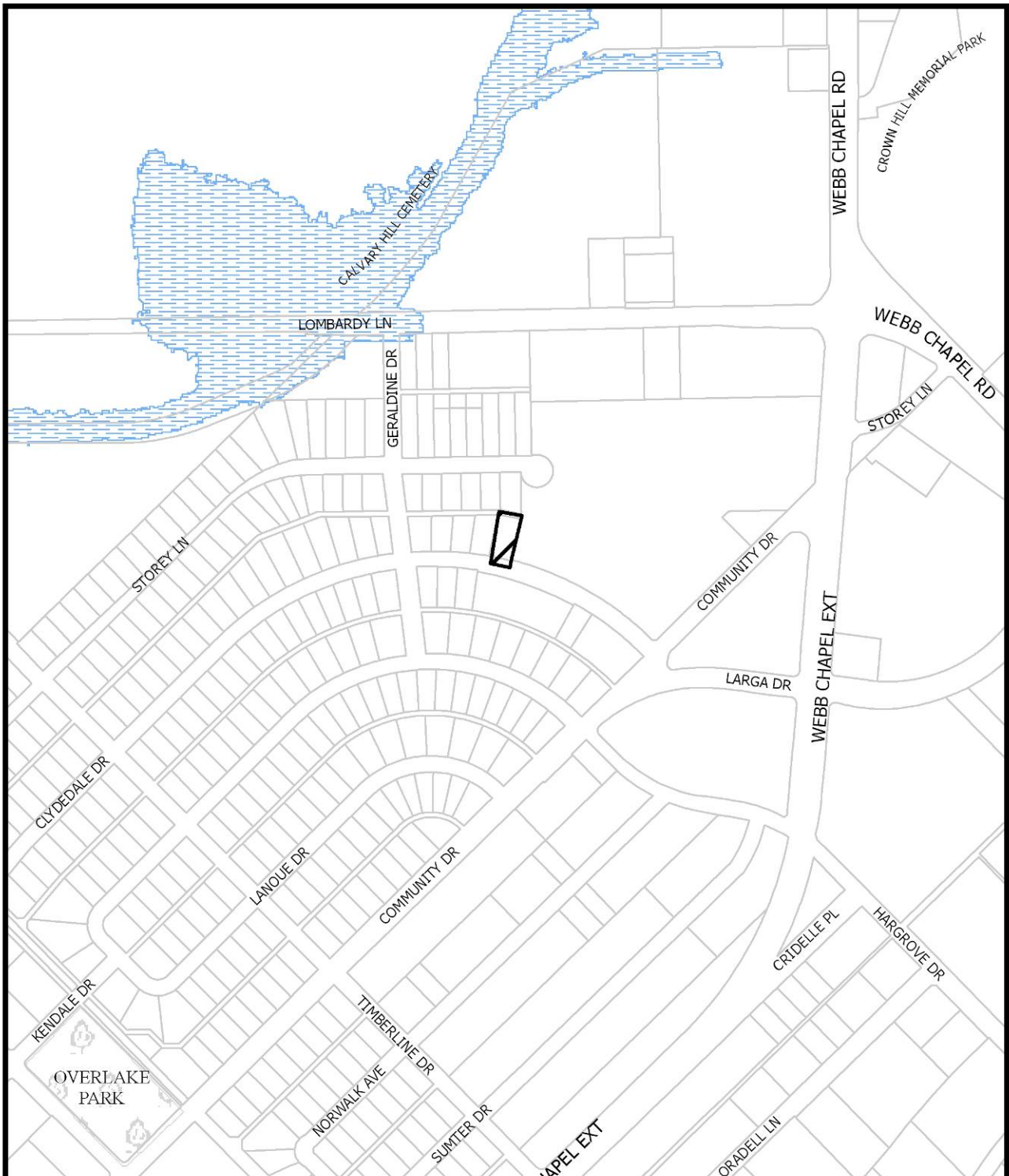
**SPECIFIC USE PERMIT FOR A CHILD CARE FACILITY
Z101-284(OTH)**

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-year period), 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. HOURS OF OPERATION: The day-care facility may only operate between 6:00 a.m. and 6:00 p.m., Monday through Saturday.
5. INGRESS-EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted.
6. PARKING: Parking must be provided in accordance to the attached site plan.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN



ZONING CASE
Z 101 - 284



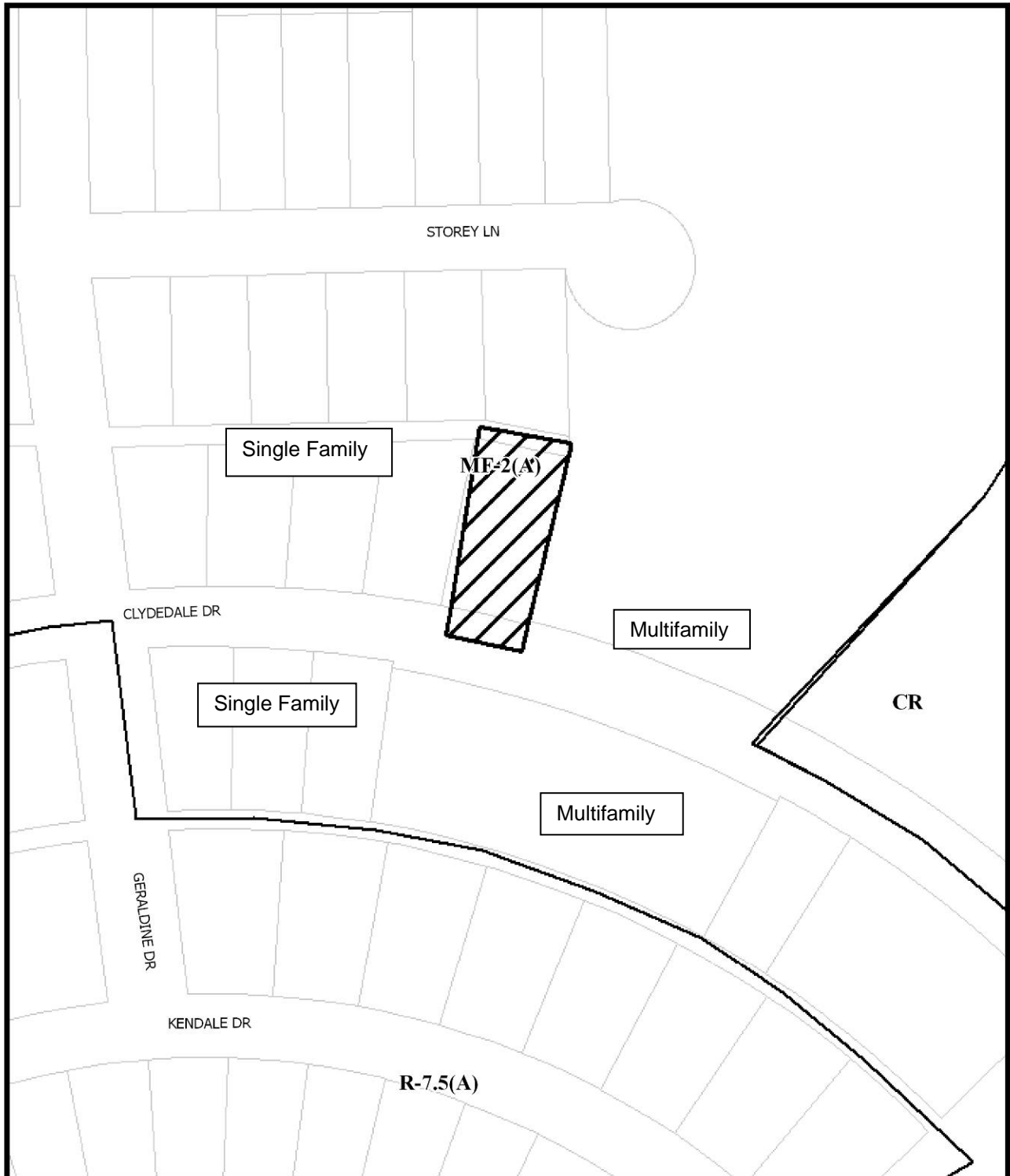
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VICINITY MAP

Map no: F-5

Case no: Z101-284

DATE: June 28, 2011



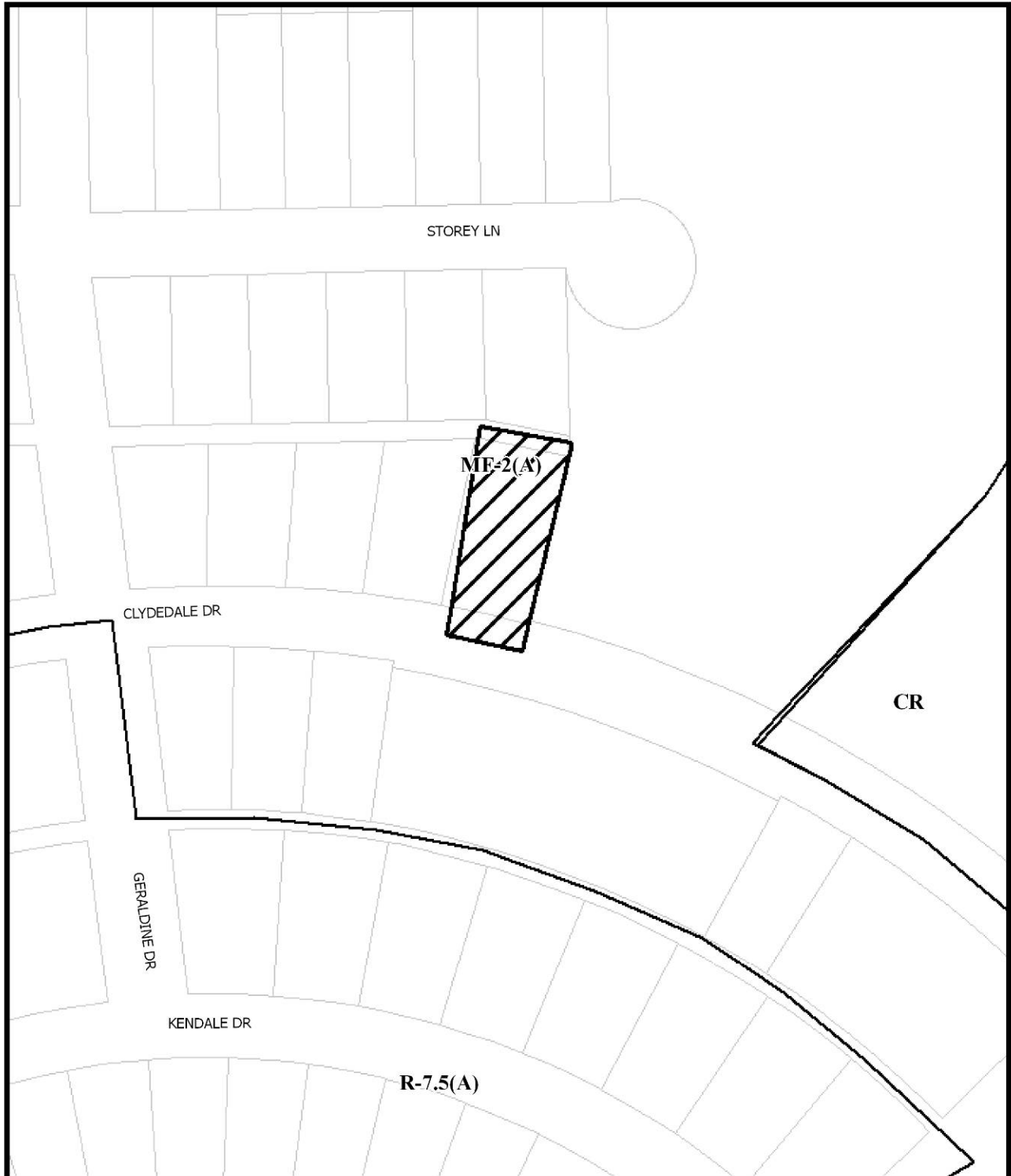
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ZONING AND LAND USE

Map no: F-5

Case no: Z101-284

DATE: June 28, 2011



1:1,200

ZONING HISTORY

Map no: F-5

Case no: Z101-284

DATE: June 28, 2011

Notification List of Property Owners

Z101-284

25 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3323 CLYDEDALE	RAMIREZ RUBEN C
2	3203 KENDALE	RAMOS FORTINO & ESPERANZA
3	3209 KENDALE	RIVERA JOSE P
4	3215 KENDALE	VASQUEZ MELIDA & JOSE MENA
5	3219 KENDALE	GONZALEZ ARMANDO
6	3225 KENDALE	ZAMORA JUAN
7	3314 CLYDEDALE	SEIBERT EARL H
8	3308 CLYDEDALE	ARANDA CAROLINA MALDONADO
9	3302 CLYDEDALE	CARRION MARTHA G
10	3303 CLYDEDALE	ARROYO SILVIA
11	3307 CLYDEDALE	JAIMES IGNACIO & GENOVEVA
12	3313 CLYDEDALE	PEREA ALFONSO & KARIA
13	3317 CLYDEDALE	RAMIREZ FRANCISCO OSCAR DE LAROSA
14	3326 STOREY	ESPARZA JESUS & MARIA
15	3320 STOREY	ZAINOS RUBEN & AMALIA ZAINOS
16	3316 STOREY	ALFARO CRECENCIO & MARIA C
17	3310 STOREY	BENAVIDES CANDIDA C
18	3306 STOREY	SALAZAR ROSA IRENE
19	3315 STOREY	VELAZQUEZ PEDRO & JUANA
20	3319 STOREY	RODRIGUEZ PEDRO & SANDRA
21	3323 STOREY	GARCIA LUIS B & MARIA
22	3327 STOREY	GAMEZ FLORENTINO & MARIA R
23	3331 STOREY	TREJO XOCHITL R
24	3328 CLYDEDALE	MCLEMORE CARL D & MARY BETH
25	3350 LOMBARDY	PECAN SQUARE LTD % BARRY NUSSBAUM

Tuesday, June 28, 2011

Z101-284(OTH)

FILE NUMBER: Z101-120(RB)

DATE FILED: November 9, 2010

LOCATION: Junius Street and Henderson Avenue, East Corner

COUNCIL DISTRICT: 14

MAPSCO: 46 B

SIZE OF REQUEST: Approx. 35,035 Sq. Ft.

CENSUS TRACT: 13.02

APPLICANT/OWNER: Dale Wooton

REPRESENTATIVE: Roger Albright

REQUEST: An application for a Planned Development District for NS(A) Neighborhood Service District within the Tract F portion of Historic District Overlay No. H/128 with a D Liquor Control Overlay; an application for the removal of the D Liquor Control Overlay and the granting of a D-1 Liquor Control Overlay; and, an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service.

SUMMARY: The applicant is proposing to utilize the existing improvements for NS(A) District Uses with consideration of alternative off-street parking and landscaping regulations. Additionally, the applicant is requesting to terminate the D Dry Liquor Control Overlay and replace with the D-1 Liquor Control Overlay, thus providing for the requested SUP for the sale of alcoholic beverages.

STAFF RECOMMENDATION: Approval of a Planned Development District, subject to a development plan and staff's recommended conditions; retention of the D Liquor Control Overlay; and denial of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service.

PRIOR CPC ACTION: On April 7, 2011, the City Plan Commission held this request under advisement until April 21, 2011. On April 21, 2011, the City Plan Commission held this request under advisement until May 5, 2011. On May 5, 2011, the City Plan Commission held this request under advisement until May 19, 2011. On May 19, 2011, the City Plan Commission held this request under advisement until July 21, 2011.

BACKGROUND INFORMATION:

- The request site consists of a multi-tenant structure with a surface parking area on the eastern third of the property. Additionally, there is a heavily landscaped outdoor seating area that is utilized by tenants and patrons.
- The application’s main focus is to permit alcohol sales for an existing restaurant.
- A PDD is being requested for consideration of the following: 1) alternative off-street parking requirements, and 2) alternative landscape provisions.
- Certain existing NS(A) District uses will be retained.

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

<u>Street</u>	<u>Existing & Proposed ROW</u>
Junius Street	Local; 40’ ROW
Henderson Avenue	Local; 40’ ROW

STAFF ANALYSIS

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

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The request site consists of a multi-tenant development with

a surface parking area within the eastern third of the property. Additionally, there is a heavily landscaped outdoor seating area that is utilized by tenants and patrons. A PDD is being requested for consideration of the following: 1) alternative off-street parking requirements, and 2) alternative landscape provisions.

Surrounding land use consists of low density residential uses, many of which are protected by various historic overlays and planned development districts that could be considered 'neighborhood friendly'. Munger Park, acquired in 1914 and encompassing approximately one-half acre, is situated on property across Junius Street. It should be noted the applicant has been proactive in reaching out to the community to discuss the request and gather support.

The applicant's main focus for the submission is to permit an existing restaurant the ability to serve alcoholic beverages. Current restrictions prevent this. As a means of options, the following best addresses the restrictions of each liquor control overlay:

The "D" Dry 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" Dry 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.

Staff has worked with the applicant and surrounding community representatives to address certain provisions related to the request. It should be noted that staff does not support the removal of the current D Dry Liquor Control Overlay, due to the proliferation

of established low density residential uses along with a small city park across the street, all of which surround the site. Should CPC consider recommending approval of the request, staff has prepared SUP conditions that incorporate the applicant's requested regulations for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service. Due to residential adjacency, staff would recommend certain conditions that minimize impact on adjacent residential uses (i.e., restricted hours for outside seating area, lighting provisions) as well as a more restrictive time period than that requested. The attached requested SUP conditions have been reviewed by the city attorney for legal interpretation and format for CPC's consideration.

Lastly, the applicant has had discussions with the community's representatives on the possibility of retaining the D Liquor Control Overlay on all but the restaurant portion floor area and outdoor area (see 'Subarea D-1' on attached development plan). At this point, the applicant has provided a legal description providing for this designated area.

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

Off-Street Parking: The applicant provided staff a parking analysis to address reductions in off-street parking requirements. It should be noted part of the request involves inclusion of existing on-street parallel spaces being considered to satisfy parking requirements. Due to the small scale of development of this neighborhood serving area, its location on local streets, and its long history as a community destination, staff supports the various revisions related to parking as noted in the attached conditions. As part of this support, it should be noted that maximum floor area for permitted uses will ensure the demands on parking are minimized. With respect to on-street parking, staff has been consistent with not supporting such an option for nonresidential developments throughout the city. However, in this situation, the 'history' of the presence of this development within the community along with the fact this development fronts on local streets (i.e., reduced speed limits and traffic patterns normally associated with developments fronting on thoroughfares) has allowed engineering to support this portion of the request.

Landscaping: The development possess street trees and a heavily landscaped outdoor seating area and rear area behind the improvements. In conjunction with the scale of improvements, staff has determined existing landscaping as noted on the development plan is acceptable.

**APPLICANT REQUESTED/STAFF RECOMMENDED CONDITIONS FOR A PDD FOR
NS(A) DISTRICT USES**

ARTICLE ____.

PD ____.

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

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

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

PD ____ is established on property located on _ The size of PD ____ is approximately _.

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

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article, GARDEN means open space to be maintained as a park-like area or used for growing and displaying trees, bushes, flowers, plants, vegetables, or fruits.

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

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

SEC. 51P-____.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit ____A: development plan.

SEC. 51P-____.105. SUBAREAS.

This district is divided into two subareas. Subarea 1 and Subarea 2 as shown on the development plan (Exhibit ____A).

SEC. 51P-____.106. DEVELOPMENT PLAN.

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

SEC. 51P-____.107. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

(1) Agricultural uses.

- Crop production.

(2) Commercial and business service uses.

None permitted.

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

- Adult day care facilities.
- Child care facility.
- Church [SUP].
- Community service center [SUP].
- Library, art gallery or museum.
- Public school [SUP and ®].
- Private school or open enrollment charter school [SUP].

(5) Lodging uses.

None permitted.

(6) Miscellaneous uses.

- Temporary construction or sales office.

(7) Office uses.

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

(8) Recreation uses.

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

(9) Residential uses.

None permitted.

(10) Retail and personal service uses.

- Dry cleaning or laundry store.
- General merchandise or food store 3500 square feet or less.
- Restaurant without drive-in or drive-through service.

(11) Transportation uses.

- Transit passenger shelter.

(12) Utility and public service uses.

- Local utilities [SUP].
- Police or fire station.
- Utility or government installation other than listed [SUP].

(13) Wholesale, distribution, and storage uses.

None permitted.

SEC. 51P-____.108. ACCESSORY USES.

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

(b) The following accessory uses are not permitted:

- Accessory game court (private).
- Accessory pathological waste incineration.
- General waste incinerator.
- Home occupation.
- Private stables.
- Accessory helistop.
- Accessory community center (private).
- Accessory medical/infectious waste incinerator.
- Amateur communication tower.

SEC. 51P-____.109. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the NS(A) Neighborhood Service District apply.

(b) Floor area.

(1) Maximum floor area for all permitted uses is 10,475 square feet.

(2) Maximum floor area for a restaurant without drive-in or drive-through service is 1,776 square feet.

(c) Height. Maximum structure height is 17 feet.

(d) Stories. Maximum number of stories above grade is one.

(d) Patio. The improved patio area may be used in conjunction with the restaurant use but shall not exceed 959 square feet as shown on the development plan.

(e) Garden. The area delineated as “garden” on the development plan:

(1) may contain a children’s playground area not to exceed 2,925 square feet. The typical equipment found in a children’s playground or park are not considered a structure as that term is used in the definition of open space.

(2) may not be used for or contain:

(A) a game court for any game including, but not limited to, volleyball, badminton, or any similar games; or

(B) any course or layout for any game or activity including, but not limited to miniature golf, croquet, horse shoes, or any similar games;

(3) does not include the existing concrete patio with open trellis and existing storage shed with concrete porch as shown on the development plan;

(4) may be used solely as an accessory to the allowed uses and not as a separate main use; and

(5) is not a part of the required landscaping as shown on the development plan.

SEC. 51P-____.110. OFF-STREET PARKING AND LOADING.

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

(b) For office uses, one space per 602 square feet of floor area is required.

(c) Except as provided in this section, for retail and personal service uses, one space per 360 square feet of floor area is required.

(d) For a restaurant without drive-in or drive-through service, one space per 185 square feet of floor area is required.

(e) Delta credits, as defined in Section 51A-4.704(b)(4)(A), may not be used to meet the off-street parking requirement.

SEC. 51P-____.111. ON-STREET PARKING REDUCTION.

(a) Except as provided in this section, the 10 on-street parking spaces shown on the development plan may be counted as a reduction of the parking requirements of the use adjacent to the on-street parking space.

(b) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(c) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of a parking space ($8 \div 24 = \text{one-third}$). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(d) The on-street parking shown on the development plan must be striped as required by the director of public works and transportation.

SEC. 51P-____.112. RESTAURANT WITHOUT DRIVE-IN OR DRIVE-THROUGH SERVICE.

A restaurant without drive-in or drive-through service may only operate between 7:00 a.m. and 10:00 p.m., Monday through Sunday.

SEC. 51P-____.113. INGRESS AND EGRESS.

Ingress and egress must be provided as shown on the development plan. No other ingress and egress is permitted.

SEC. 51P-____.114. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.115. LANDSCAPING.

- (a) Landscaping must be provided as shown on the development plan.
- (b) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-____.116. SIGNS.

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

SEC. 51P-____.117. NOTICE.

(a) At or before the time of filing an application as noted in this section, the applicant must provide a copy of the application and any plan to the entities listed in Paragraph (b):

- (1) Change in zoning district classification or boundary.
- (2) Development plan.
- (3) Landscape plan.
- (4) Site plan.
- (5) Amendment, including minor amendment, to an approved development plan, site plan, or landscape plan.

(6) Variance or special exception.

(b) The following entities must be notified of the applications listed in Paragraph (a):

- (A) Junius Heights Historic District
- (B) Munger Place Historic District Association
- (C) Peak's Addition Homeowners District
- (D) Swiss Avenue Historic District Association.

(c) Addresses for the preceding entities may be revised by written notice to the director from that entity.

SEC. 51P-____.118. ADDITIONAL PROVISIONS.

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

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

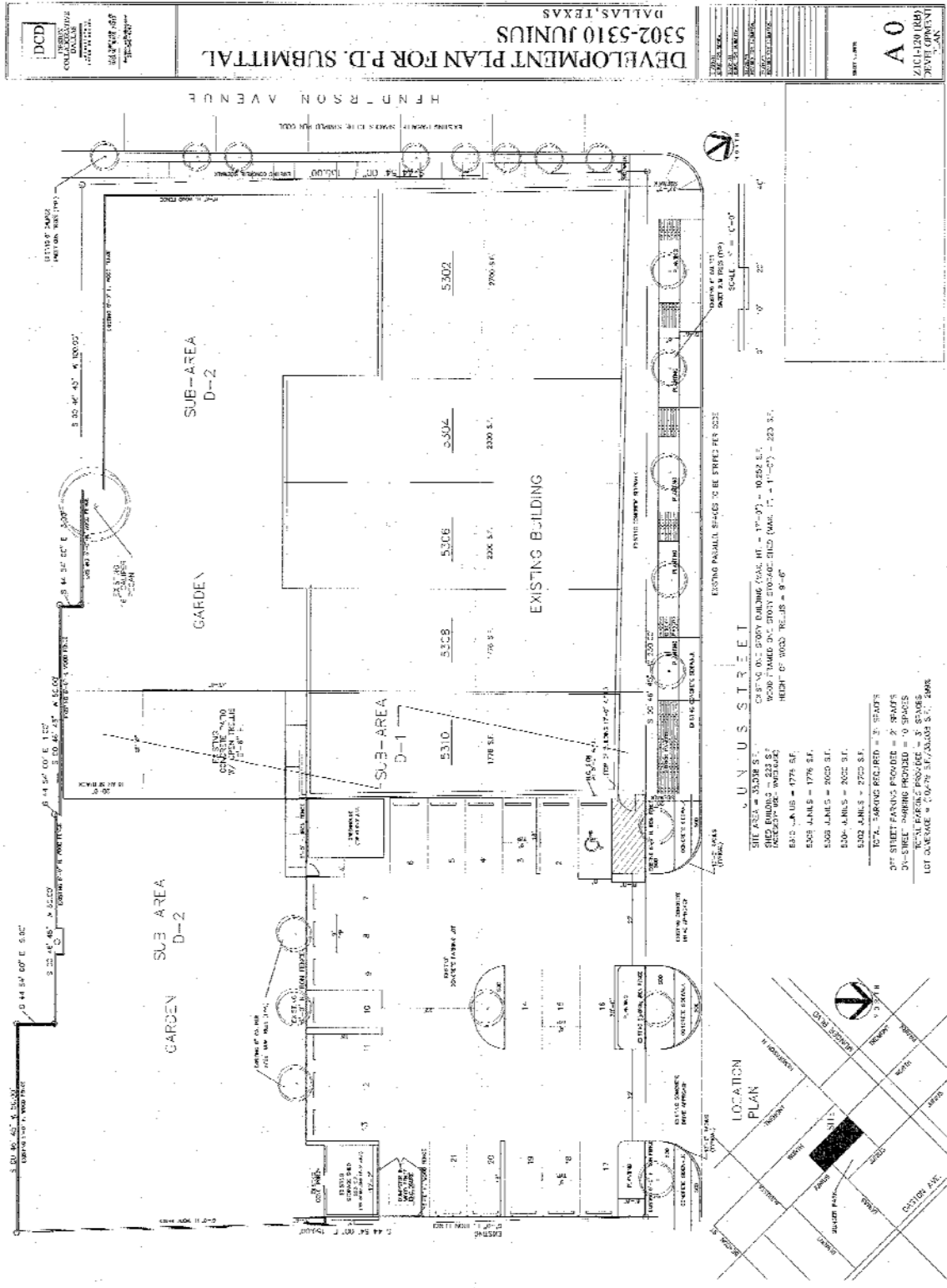
SEC. 51P-____.119. COMPLIANCE WITH CONDITIONS.

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

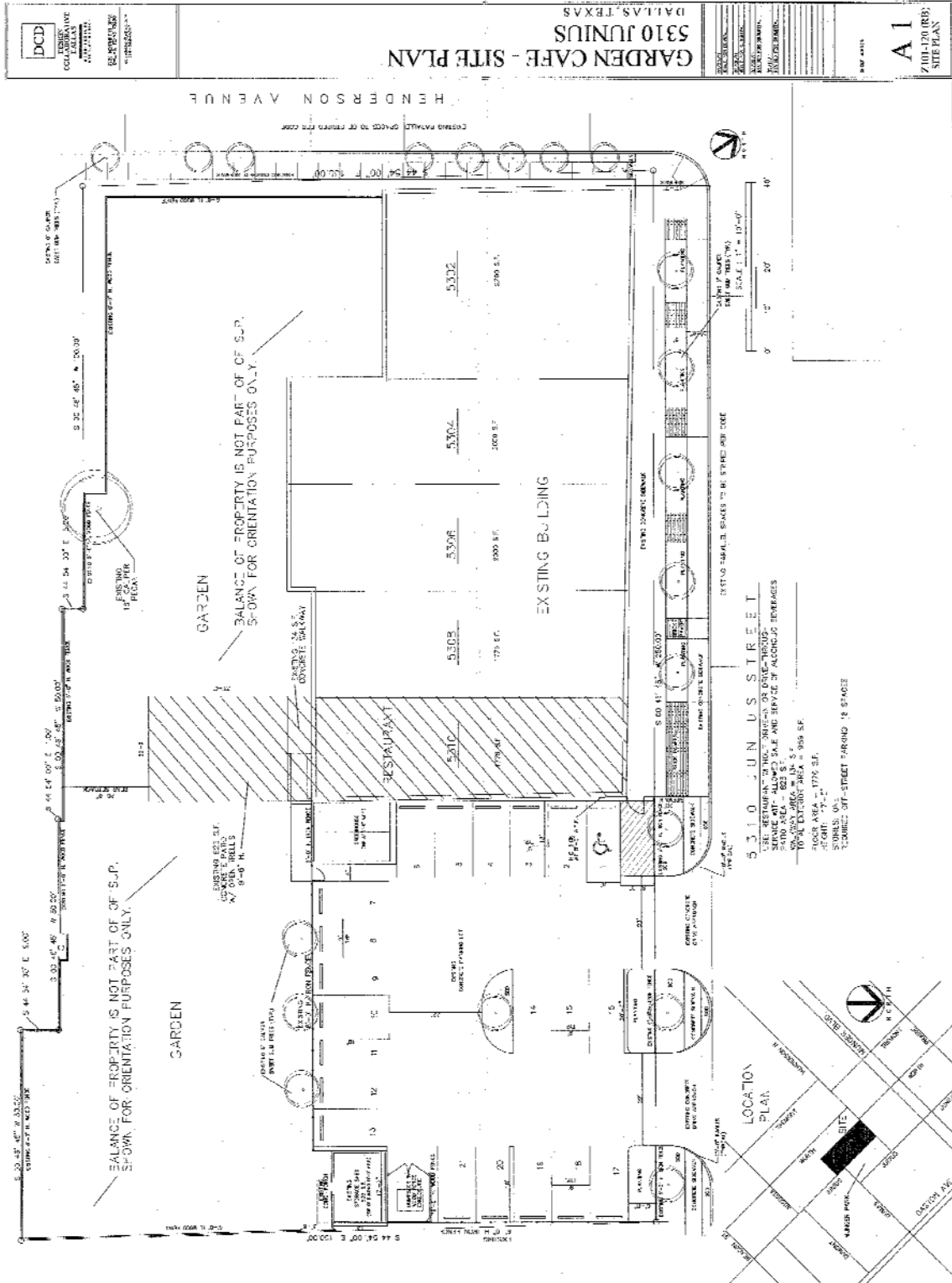
The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of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

PROPOSED SUP CONDITIONS

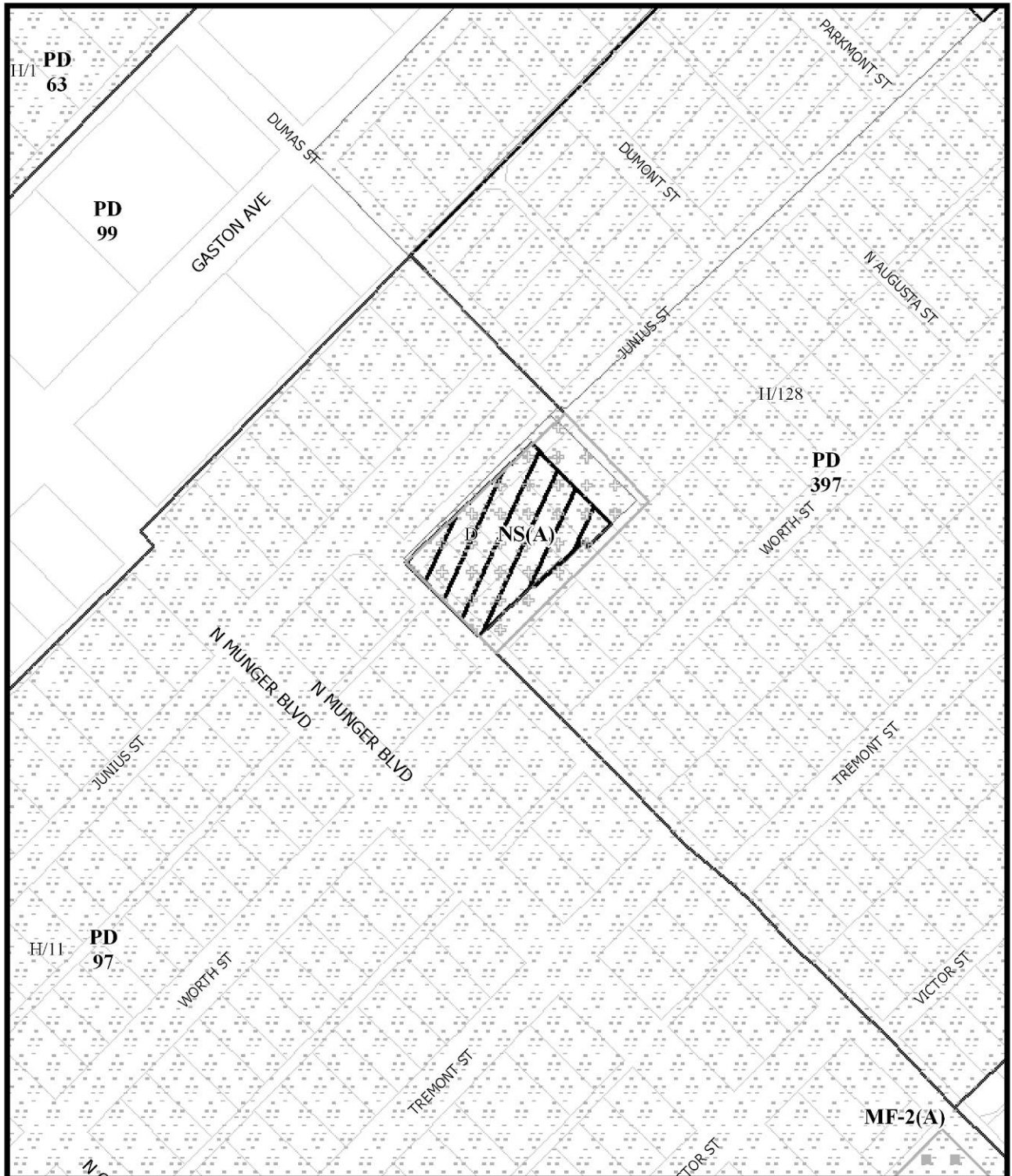
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit automatically terminates on (three years).
4. FLOOR AREA: The maximum floor area is 1,776 square feet.
5. GARDEN AREA: The garden area may only be used under the following conditions:
 - A. The maximum number of patrons in the restaurant, on the patio, and in the garden area at any one time is 115.
 - B. No more than six restaurant patrons may be seated in the garden area at any one time.
7. OUTDOOR AMPLIFIED SOUND: Outdoor amplified sound is prohibited.
8. OUTSIDE LIGHTING: Lights may not be placed higher than 12 feet above grade.
9. PATIO AREA: The maximum improved patio area associated with the restaurant is 959 square feet.
10. MAINTENANCE: The Property must be properly maintained and in a good state of repair and neat appearance.
11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



Proposed Development Plan



Proposed Site Plan



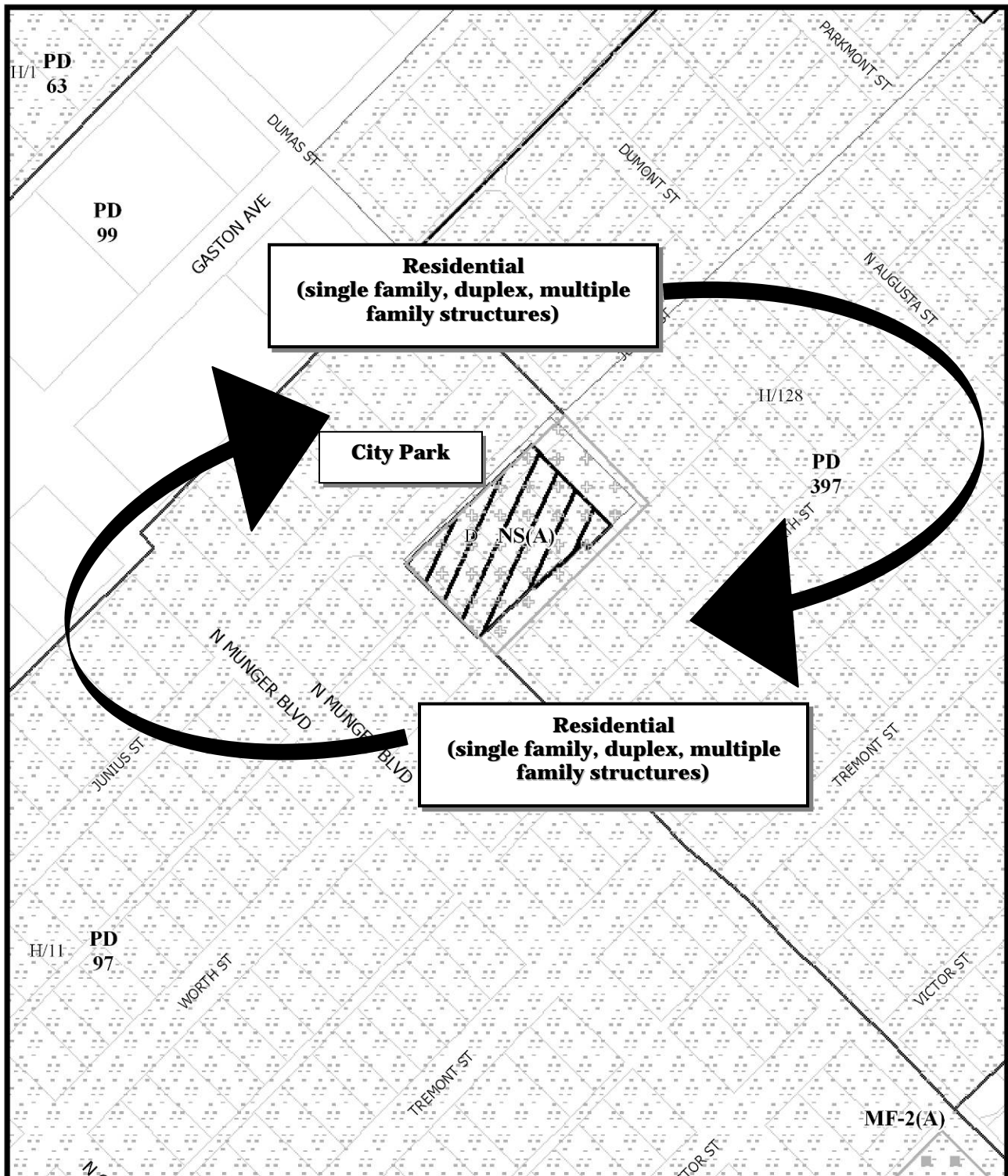
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ZONING MAP

Map no: 1-8


Case no: Z101-120

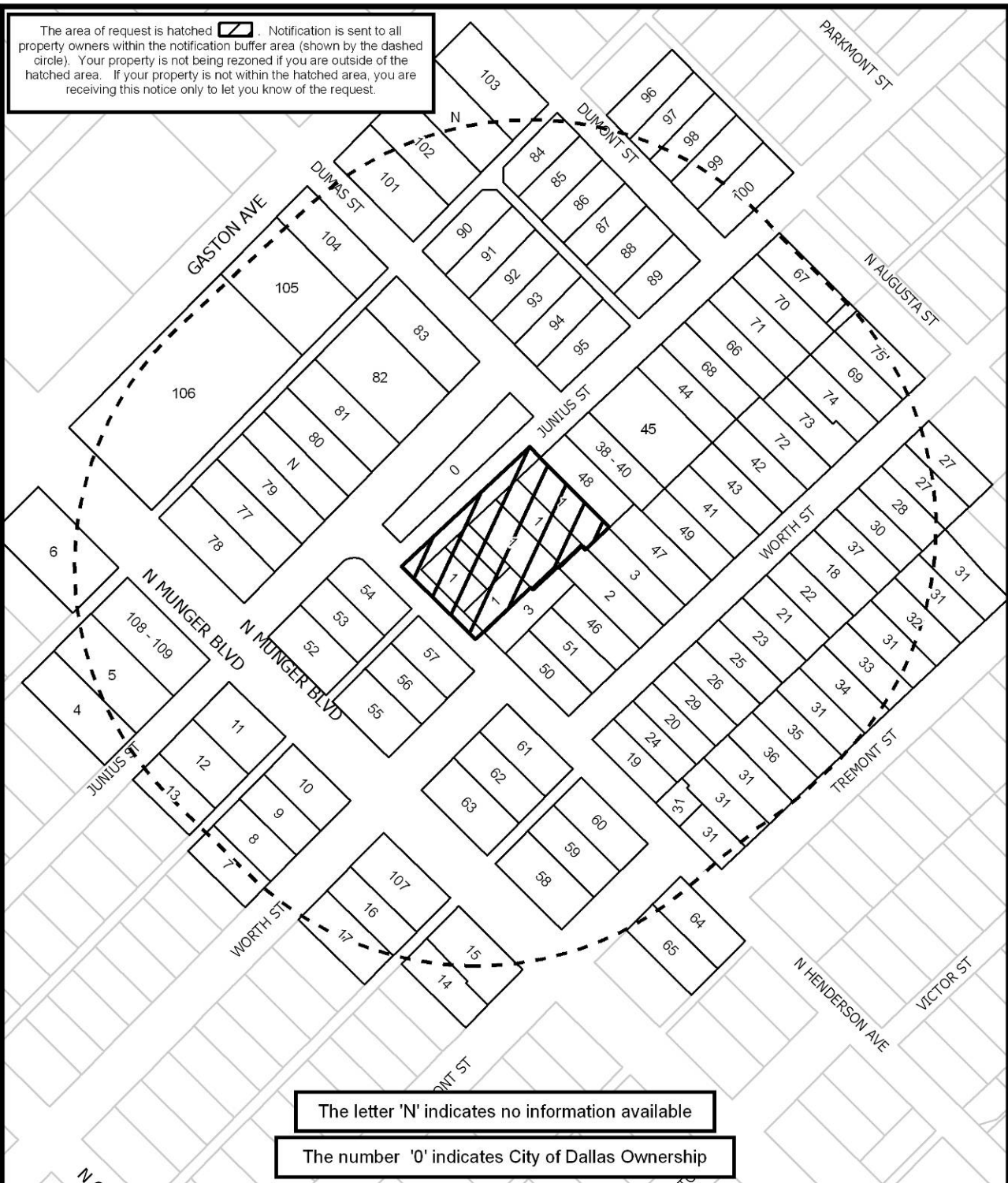
DATE: January 21, 2011



 1:2,400	<h1>ZONING AND LAND USE</h1>	Map no: <u> I-8 </u> Case no: <u> Z101-120 </u>
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DATE: January 21, 2011

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



The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership


1:2,400

NOTIFICATION

500' AREA OF NOTIFICATION
109 NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: I-8
Case no: Z101-120

DATE: January 21, 2011

Notification List of Property Owners

Z101-120

109 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	614 JUNIUS	WOOTTON ROBERT DALE
2	5315 WORTH	OBRIEN DEBORAH & JERRY OBRIEN
3	612 WORTH	WOOTTON DALE MUNGER SQUARE CENTER
4	5107 JUNIUS	WALKER JAMES & PEGGY
5	5115 JUNIUS	WEIR BRAD & ANGELA
6	5122 GASTON	ASHCROFT FRITH INC & SCHOELKOPF ULRICH INC
7	5115 WORTH	GIBSON JOANNE L & ROBERT E OWEN
8	5119 WORTH	BOERNER JOHN R & TALYA L
9	5123 WORTH	JONES DOUGLAS M
10	5127 WORTH	CAMP JOSEPH D
11	5114 JUNIUS	ABSHIRE KEVIN G
12	5110 JUNIUS	FULLER JEFFREY A & ANITA K
13	5106 JUNIUS	STASZAK THOMAS P
14	5119 TREMONT	MILLS WILLIAM O III ET AL
15	5123 TREMONT	CASSIDY DAVID C
16	5120 WORTH	LOWERY THOMAS M & NATASHA R
17	5118 WORTH	GOBUSH MATTHEW N & PENELOPE
18	5410 WORTH	LOCKRIDGE SUZANNE
19	5300 WORTH	KENYON JOHN R
20	5306 WORTH	ESCOBAR FELIPE P
21	5400 WORTH	LOUSTALOT PATRICIA J
22	5406 WORTH	WHITNEY KERRY P
23	5326 WORTH	BROWN CHELSEA D
24	5304 WORTH	ESCOBAR MARY S
25	5320 WORTH	NELSON ERIK L
26	5316 WORTH	CANTU JESUS H & PETRA S

Friday, January 21, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5426 WORTH	KENYON JOHN
28	5420 WORTH	KOPPANG LAURA KAY
29	5310 WORTH	SOTO RUTHIE A
30	5416 WORTH	BOUGHTON BETH E
31	5417 TREMONT	CARROLL ROBERT W
32	5403 TREMONT	CABALLERO FAY ROBBINS
33	5331 TREMONT	BRANDT MARLA
34	5327 TREMONT	CARROLL SHAWN W & MARY A
35	5319 TREMONT	CARROLL MARY J & ROBERT W CARROLL
36	5315 TREMONT	KING WELDON CRAIG & STEFANIE LEE
37	5414 WORTH	LAWRENCE THOMAS W JR
38	5326 JUNIUS	GRAHAM LINDSAY ETAL
39	5326 JUNIUS	GRAHAM LINDSAY ETAL
40	5328 JUNIUS	GRAHAM VICTORIA ETAL &
41	5403 WORTH	PRINCE CHARLES
42	5411 WORTH	KEESEE LEONARD RAY & BARBARA DIANE KEESEE
43	5405 WORTH	ALLEN DAVID MORTON JR
44	5336 JUNIUS	COX MARGARET
45	5330 JUNIUS	SORRELLS MANAGEMENT LLC
46	5311 WORTH	JIMENEZ RAYMOND
47	5323 WORTH	BROWN JASON & TRACI
48	5322 JUNIUS	SHAW JOHN STEPHENS
49	5327 WORTH	TABOR LUPE ESCOBAR
50	5301 WORTH	CARROLL ROBERT W & MARY J
51	5307 WORTH	HARRELL JANICE E
52	5204 JUNIUS	HENDERSON MARY W
53	5208 JUNIUS	HANAGAN BRIAN
54	5212 JUNIUS	NEWMAN RICHARD J
55	5203 WORTH	J HUNTER & ASSOC III LP
56	5209 WORTH	ROBSON CHARLES T & LANE WEST ROBSON
57	5211 WORTH	STAYER MARIANNE

Friday, January 21, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5201 TREMONT	LONG CHRISTOPHER R
59	5207 TREMONT	MALONE J C
60	5213 TREMONT	HARDMAN JOHN & PATRICIA H
61	5212 WORTH	SMITH HEATHER M & SMITH CLAUDE
62	5208 WORTH	RODEN ROBERT D & MICHELLE
63	5204 WORTH	MACIAS RICHARD
64	5212 TREMONT	CAPERTON RICHARD J & JUDY G
65	5208 TREMONT	MARSAW CORA A
66	5406 JUNIUS	BLACKBURN HELEN R & DREW P LANG
67	5418 JUNIUS	CLOY GEORGE P
68	5402 JUNIUS	FERNANDEZ ROCIO
69	5425 WORTH	PATTON JEREMY
70	5414 JUNIUS	CASS KENNETH MICHAEL
71	5410 JUNIUS	TATGE DAVID
72	5415 WORTH	QUIGLEY CARLA M & JAMES L QUIGLEY
73	5419 WORTH	MEDINA ERNEST
74	5421 WORTH	ORONA GABRIEL S &
75	5429 WORTH	OVERBY CINDY
76	5418 JUNIUS	CLOY GEORGE
77	5211 JUNIUS	FRAZIER MARK & KRISTIE FRAZIER
78	5203 JUNIUS	SOLARES BEATRICE
79	5215 JUNIUS	WHITEHEAD MICHAEL
80	5305 JUNIUS	MILLER DONNA C
81	5309 JUNIUS	HARRELL R KING JR HARRELL MICHELLE W
82	5317 JUNIUS	HENLEY HUDSON
83	5327 JUNIUS	USREY TOM & CINDY E ROOM G
84	723 DUMONT	KALABUS EDWARD A JR
85	719 DUMONT	TURKYILMAZ JENNIFER D
86	715 DUMONT	NAVARETTE DARLENE R
87	711 DUMONT	JANSEN JILL CHRISTINE
88	707 DUMONT	NICHOLS EMILY PAUL

Friday, January 21, 2011

Z101-120(RB)

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	701 DUMONT	CIELO UNLIMITED INC
90	722 DUMAS	PATEL RAKHEE
91	718 DUMAS	BELMORE ERNEST R JR
92	714 DUMAS	GONZALEZ RUDOLPH & JEAN ANN
93	710 DUMAS	HESTER VIRGINIA FAY
94	706 DUMAS	BARRETT SANDRA K
95	700 DUMAS	CARBAJAL ADAN ARROYO & PILAR PONCE G
96	718 DUMONT	JACKSON DEBORAH GAIL
97	714 DUMONT	LUTHY CONNIE L
98	710 DUMONT	GLOVER EUGENE D & LINDA B
99	706 DUMONT	COGILL GARY
100	700 DUMONT	MACABARE SEBASTIAN B JR
101	5402 GASTON	BEAUMONDE TRUST
102	5406 GASTON	ENDICOTT GEORGE R EST OF
103	5422 GASTON	HANLEY PETER M JR &
104	5324 GASTON	M2001 MHL REALTY LLC SUITE 400
105	5310 GASTON	POWER G A PARTNERS LP
106	5300 GASTON	EDAL LTD STE 305
107	5124 WORTH	CRONIN ALEXANDER & LORILET CRONIN
108	5119 JUNIUS	C & B POWER INC
109	5119 JUNIUS	COOPER GARY

Friday, January 21, 2011

FILE NUMBER: Z101-196(RB)

DATE FILED: February 23, 2011

LOCATION: Northeast Line of Lawnview Avenue, South of Forney Road

COUNCIL DISTRICT: 7

MAPSCO: 47 L, M, Q, R

SIZE OF REQUEST: Approx. 13.789 Acres

CENSUS TRACT: 84

APPLICANT: SDC Lawnview, L. P.-Jay Oji, President and Joseph Agumadu, Vice President and Manager

REPRESENTATIVE: Adolphus Oji

OWNER: SDC Oakwood Townhomes- Jay Oji, President and Joseph Agumadu, Vice President and Manager

REQUEST: An application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District with the D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to develop the site with 120 retirement housing dwelling units. Additionally, deed restrictions have been volunteered to prohibit certain uses as well as provide for certain development standards.

STAFF RECOMMENDATION: Approval of an MF-1(A) Multifamily District in lieu of the requested MF-2(A) Multifamily District, subject to deed restrictions volunteered by the applicant, with retention of the D-1 Liquor Control Overlay.

PRIOR CPC ACTION: On June 16, 2011, the City Plan Commission recommended to hold this request under advisement until July 7, 2011. On July 7, 2011, the City Plan Commission held this request under advisement until July 21, 2011.

BACKGROUND INFORMATION:

- The request site is undeveloped and possesses a change of elevation downward from northwest to southeast.
- The site possesses frontage along both Lawnview Avenue and Forney Road; the applicant intends to utilize the Lawnview Avenue frontage as the main entrance.
- The applicant proposes to develop the site with 120 retirement housing dwelling units.
- Deed restrictions have been volunteered restricting permitted uses as well as providing for certain development standards.

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

<u>Thoroughfare/Street</u>	<u>Designation; Existing & Proposed ROW</u>
Lawnview Avenue	Collector; 60' & 60' ROW
Forney Road	Collector; 60' & 60' ROW

STAFF ANALYSIS:

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

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The request site is undeveloped and slopes downward from northwest to southeast. While the site fronts on both Lawnview Avenue and Forney

Road, the applicant proposes to utilize the Lawnview Avenue frontage as the main entrance to the property. Plans call for 120 retirement housing dwelling units.

The surrounding area consists of largely of low density residential uses. Property to the east and south of the site's Lawnview Avenue frontage is undeveloped. An institutional use (Kiagram Hall of Jehovah's Witness) abuts the site's eastern boundary along Forney Road. Lastly, an elevated rail right-of-way traverses along the site's eastern boundary.

While there is merit to removing CR zoning in close proximity to low density residential uses, staff does have a concern as to zoning that permits medium density residential uses (i.e., 32-35 multifamily dwelling units per acre) in this area. Due to flood plain that traverses along the site's eastern boundary, it would be anticipated that any development (existing zoning or requested residential zoning) will be lessened due to this environmental issue, yet could cause a concentration of permitted development (ie, density and structure height) within that portion of the site outside of the flood plain.

Staff has discussed this issue with the applicant (as well as the applicant's involvement in community meetings) and accepts the volunteered deed restrictions which address many of staff's issues. Regardless of the concern of characteristics associated with typical multifamily development (i.e., noise generated from outside activity areas) in close proximity to low density single family uses, staff has determined that an MF-1(A) District provides density maximums that more than accommodates the proposed 120 dwelling units.

As a result of this analysis, staff supports the applicant's requested development but is recommending approval of an MF-1(A) Multifamily District in lieu of the requested MF-2(A) Multifamily District, subject to the attached deed restrictions. Lastly, staff is recommending the retention of the existing D-1 Liquor Control Overlay. Regardless of the requested residential zoning district, staff has long recommended retention of any liquor control overlays so as to serve as a base of consideration for any future zoning requests in these respective areas that would permit uses involving the selling/serving alcoholic beverages.

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

Landscaping: As an undeveloped parcel, the site is void of landscape materials, but does possess significant native vegetation and trees. Prior to issuance of a building

Z101-196(RB)

permit, the applicant will be required to submit a tree survey as well as a landscape plan that complies with Article X.

DEED RESTRICTIONS

THE STATE OF TEXAS)
)
COUNTY OF DALLAS)

KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, SDC Lawnview Villas, LP a Texas company, ("the Owner"), is the owner of the following described property ("the Property"), being a tract or parcel of land situated in the City of Dallas, Dallas County Texas, and being part of Block A/5807 Lawnview Apartment Addition, as recorded in County Clerk’s file Number 201000249749, Real Property Records, Dallas County, Texas, and being more particularly described in Exhibit A.

II.

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

1. Main Uses. The following main uses are permitted on the property:

 a. Residential uses.

 -- Handicapped group dwelling unit. *[See section 51A-4.209(3.1)]*

 -- Retirement housing.

 -- Single family

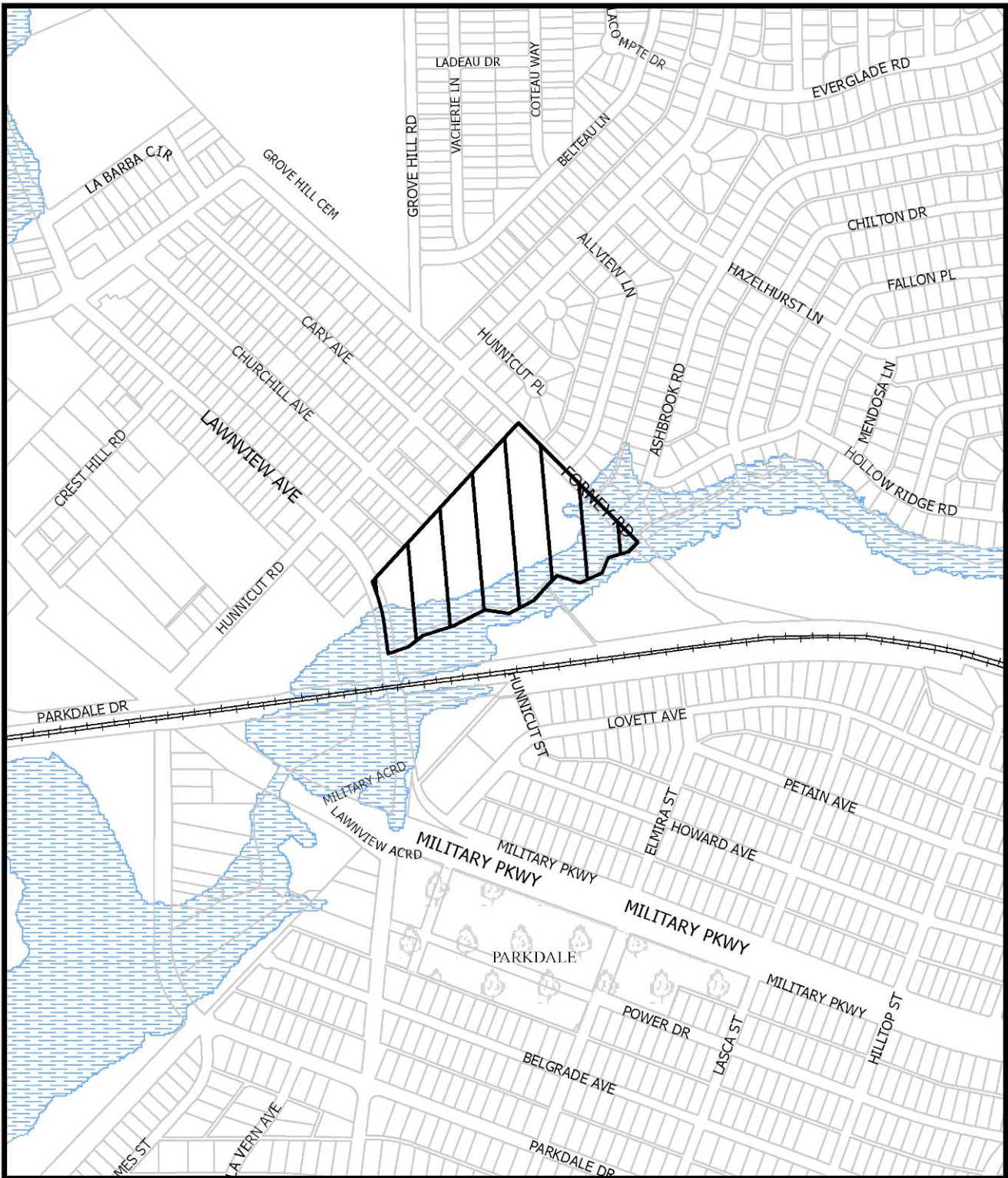
 b. Transportation uses.

 -- Transit passenger shelter.

 -- Transit passenger station or transfer center. *[SUP]*

2. Maximum number of stories is two.

3. Maximum number of dwelling units is 120.



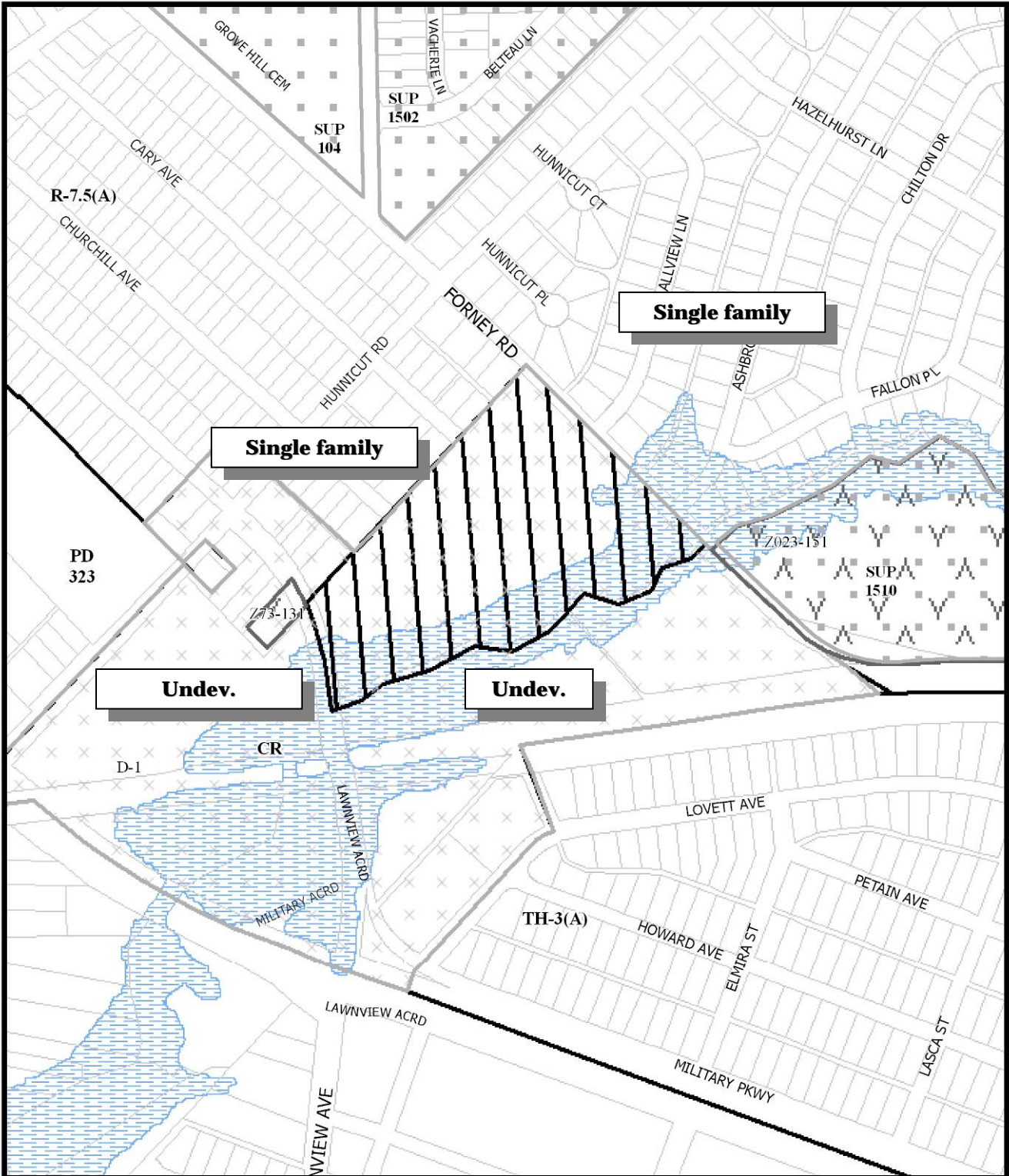
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VICINITY MAP

Map no: J-9

Case no: Z101-196

DATE: May 19, 2011




1:4,800

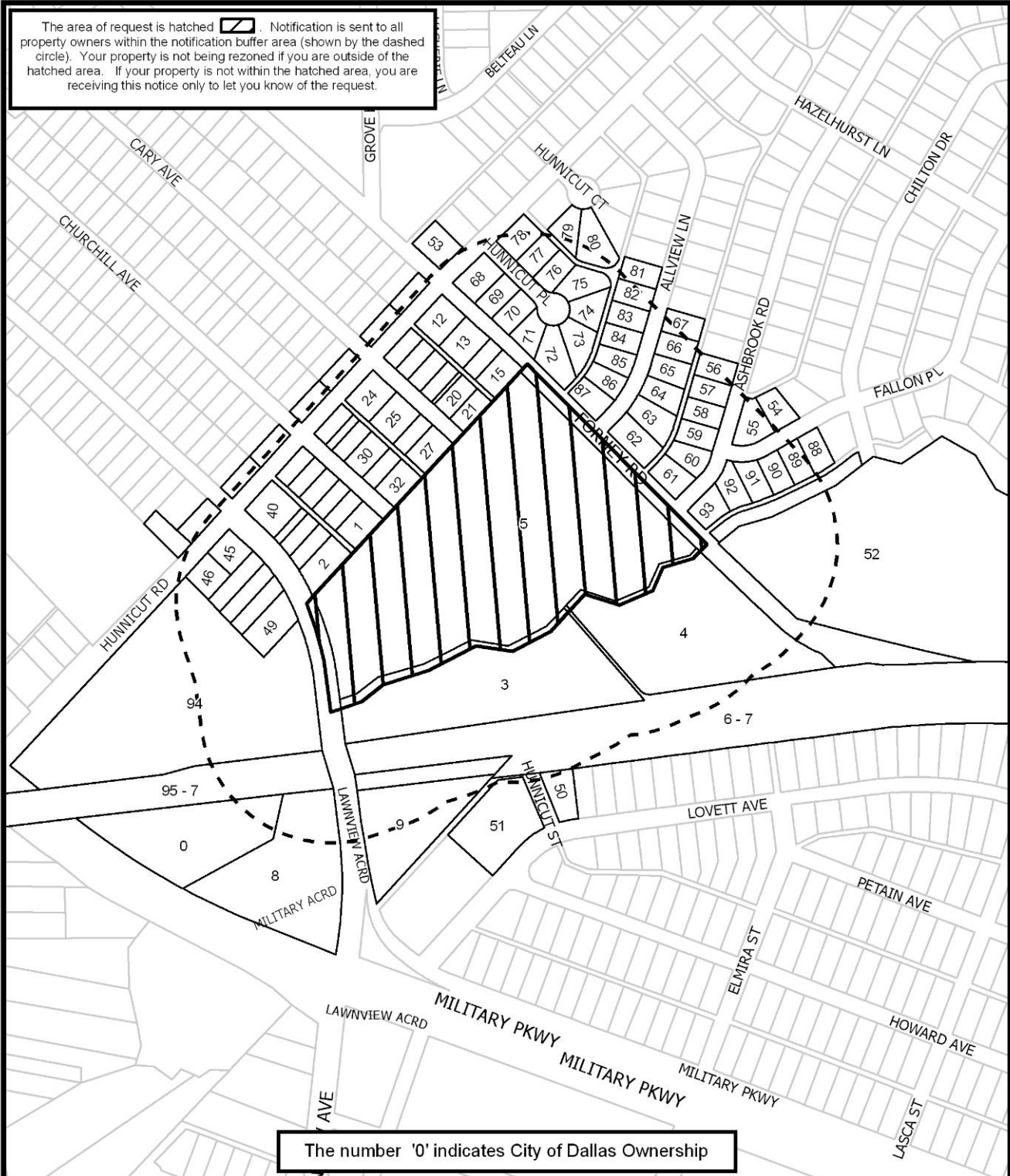
ZONING AND LAND USE

Map no: J-9

Case no: Z101-196

DATE: May 19, 2011

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



The number '0' indicates City of Dallas Ownership


1:4,800

NOTIFICATION

400' AREA OF NOTIFICATION
95 NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: J-9
Case no: Z101-196

DATE: May 19, 2011

Notification List of Property Owners**Z101-196****95 Property Owners Notified**

Label #	Address	Owner
1	5822 CHURCHILL	WASHINGTON REGINA K
2	4146 LAWNVIEW	MUNOZ JUAN C
3	4110 LAWNVIEW	CLAY M L
4	6008 FORNEY	ESTE SPANISH CONGR OF JEHOVAH WITNESS
INC		
5	4120 LAWNVIEW	ASPEN ACQUISITIONS INC
6	9999 NO NAME	UNION PACIFIC RR CO % TAX DEPT
7	4401 LINFIELD	ST LOUIS S W RAILWAY CO % UNION PACIFIC
PPTY TAX		
8	5800 MILITARY	County of Dallas ATTN COUNTY CLERK
9	5800 MILITARY	MCELROY JOSEPH III
10	5718 FORNEY	CARDENAS GUILLERMO
11	5719 CARY	RANGEL SILVESTRE & GUADALUPE RANGEL
12	5806 FORNEY	JOHNSON DARRELL
13	5814 FORNEY	RANSOM JESSIE & VICKEY FLEWELLEN
14	5818 FORNEY	WELLS FARGO BANK NA MAC# X7801-014
15	5822 FORNEY	BROWN ELLA JO
16	5803 CARY	MARTINEZ RICARDO
17	5807 CARY	QUEVEDO NOE Q & REFINA
18	5811 CARY	QUEVEDO NOE & RUFINA
19	5817 CARY	SCANTLEN MARVIN M
20	5819 CARY	LOPEZ FRANCISCO & MARIA
21	5823 CARY	SMITH SHELLIE BAMBI
22	5718 CARY	ACOSTA ROMUALDO & ESPERANZA
23	5719 CHURCHILL	BELTRAN MARIO & GRACIELA
24	5802 CARY	ROMERO ALFREDO
25	5814 CARY	LOPEZ EDUARDO & MARIA LOPEZ
26	5818 CARY	NELSON EDWARD ALLEN

Z101-196(RB)

Thursday, May 19, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5822 CARY	NELSON EDWARD ALLEN & JOYCE W
28	5805 CHURCHILL	LACROIX WILLIAM R & NANCY
29	5807 CHURCHILL	ROMERO FELIPE & AMPARO
30	5811 CHURCHILL	DIAZ JUAN
31	5819 CHURCHILL	PEREZ CARLOS & MIRIAM E ARREOLA
32	5823 CHURCHILL	BROWN CONCHITA
33	5718 CHURCHILL	BARTON EVELYN M
34	4202 LAWNVIEW	FULLER EARL BETTY S LIFE ESTATE
35	5800 CHURCHILL	BELL JIMMY DOUGLAS
36	5806 CHURCHILL	RUIZ CHARLES C JR & MOLINA PERLA Y
37	5810 CHURCHILL	NARVAEZ JUAN ANTONIO RINCON SILVIA H
38	5814 CHURCHILL	RENTERIA ONESIMO A & JUANA
39	5818 CHURCHILL	SNEED WILLIAM HENRY
40	4162 LAWNVIEW	DALLAS BAPTIST ASSOCIATION INC
41	4158 LAWNVIEW	DALLAS BAPTIST ASSOCIATION INC
42	4150 LAWNVIEW	MUNOZ JUAN C
43	6569 HUNNICUT	ROBOC INVESTMENTS PS
44	4203 LAWNVIEW	STEPHENS ROBERT E
45	4161 LAWNVIEW	ADAMS & HENDERSON PAINTING COMPANY
46	6570 HUNNICUT	CORLEY ALMA G
47	4157 LAWNVIEW	NUSS JUDY C
48	4153 LAWNVIEW	NUSS CATHERINE
49	4149 LAWNVIEW	MENDOZA GILLERMINA
50	6003 LOVETT	LARA ADALBERTO & FELICITAS
51	5957 LOVETT	KC & GIGI INVESTMENTS INC STE 430
52	5800 FORNEY	HFG ENCLAVE LAND INT LTD STE 306 LB 342
53	6903 HUNNICUT	BUSTAMANTE MARTHA
54	4607 FALLON	BAILEY JOE E & RAMONA N
55	4603 FALLON	BRENTBLACK BRENDA L
56	4627 ASHBROOK	PRICE ALVIN & RHONDA
57	4623 ASHBROOK	VAZQUEZ VICTORIA NACOLE & LUIS ISRAEL

Thursday, May 19, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4617 ASHBROOK	HURLEY LARRY H & JUDITH HURLEY
59	4613 ASHBROOK	KLINGBEIL TIMOTHY DREW
60	4607 ASHBROOK	BODWIN CHARLES H & SHERRY
61	4603 ASHBROOK	TAFALLA JESSE & NELLIE
62	6902 ALLVIEW	SANCHEZ JOSE
63	6906 ALLVIEW	THOMAS ANN MARLENE
64	6912 ALLVIEW	JOHNSON CAROLYN L
65	6916 ALLVIEW	FILGO MARK & JANICE
66	6922 ALLVIEW	TONEY JERRY LYNN
67	6926 ALLVIEW	MILLER DONALD W
68	6902 HUNNICUT	WILLIAMS GILL D I & PATRICIA E
69	6906 HUNNICUT	MCCULLEN MILDRED
70	6910 HUNNICUT	JOHNSON PERCELL M & GRACE E
71	6914 HUNNICUT	RAJU SHIJU & MARIAMMA RAJU
72	6920 HUNNICUT	JEFFREY JOHNNIE RENEE
73	6924 HUNNICUT	HILBURN BOBBIE F
74	6930 HUNNICUT	CLARKE BRENDA M
75	6934 HUNNICUT	SHIVES RUBEN JR
76	6940 HUNNICUT	HERNANDEZ VANESSA
77	6946 HUNNICUT	ABRON ANNIE
78	6950 HUNNICUT	WILLIAMS MARIAN
79	6958 HUNNICUT	MATTHEW ALEX J
80	6962 HUNNICUT	WASHINGTON WILLIE E
81	6933 ALLVIEW	MULLINS DAVID EUGENE & LAURIE JO MULLINS
82	6927 ALLVIEW	MCGHEE STEVEN BATTEE PATRICK
83	6923 ALLVIEW	STRADFORD GEORGE C
84	6917 ALLVIEW	GREER BILL C
85	6913 ALLVIEW	HAYNES CHARLES R & RENEE C FOSSETT
86	6907 ALLVIEW	ROBERTS TOMMY L
87	6903 ALLVIEW	CORSEY ROBERT L & EVELYN J
88	4616 FALLON	SMITH MARY L & ANTONIO C WEST JR

Thursday, May 19, 2011

Z101-196(RB)

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4612 FALLON	WHALEY BARBARA WILLINGHAM
90	4606 FALLON	ODAMAH NICHOLAS S & AGATHA A
91	4602 FALLON	DALLAS HOUSING AUTHORITY
92	4606 ASHBROOK	MATHA SALVADOR JR
93	4602 ASHBROOK	MCMILLIN JULIA MARIE & DAVID ROSS
MCMILLIN		
94	6532 HUNNICUT	MARIA KANNON ZEN ASSOCIATION INC
95	9999 NO NAME	UNION PACIFIC RR CO % TAX DEPT

Thursday, May 19, 2011

FILE NUMBER: Z101-211 (JH)

DATE FILED: March 10, 2011

LOCATION: Bounded by Greenville Avenue, Lewis Street, Hope Street, and La Vista Court

COUNCIL DISTRICT: 14

MAPSCO: 36-X

SIZE OF REQUEST: Approx. 0.62 acres

CENSUS TRACT: 11.01

REPRESENTATIVE: Roger Albright

APPLICANT/OWNER: Lower Greenville Ave. Trust & Susan B. Reese

REQUEST: An application for a Specific Use Permit for a late-hours establishment limited to a commercial amusement (inside) for a bowling alley on property zoned Planned Development District No. 842.

SUMMARY: The applicant proposes to operate a bowling alley use past midnight.

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

PREVIOUS ACTION: On July 7, 2011, the City Plan Commission held this under advisement to July 21, 2011.

BACKGROUND INFORMATION:

- The request site is currently developed with a vacant dance hall, restaurant, retail (record store), and warehouse uses.
- On January 26, 2011, the City Council established Planned Development District No. 842, which defined a late-hours establishment and require a Specific Use Permit for this use. PDD No. 842 also set a compliance date for late-hours establishments of September 23, 2011.

Zoning History:

File No. Request, Disposition, and Date

1. Z101-260 An SUP for a late-hours establishment limited to a restaurant without drive-in or drive-through service. Pending a CPC public hearing.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Greenville Avenue	Local	50 ft.

STAFF ANALYSIS:

Comprehensive Plan:

The request site lies within a Main Street Building Block. Main streets are modeled after the American tradition of “main street” as a place for living, working and shopping. Examples of these streets with concentrations of pedestrian activity include Jefferson Boulevard, Knox-Henderson and Lovers Lane. Main streets, typically no more than a mile long, are active areas with buildings one to four stories in height and usually placed right up to the sidewalk with parking available on street. Away from the “main street,” density quickly diminishes, thus minimizing impacts on nearby neighborhoods. This Building Block will likely be served by bus or rail and contain safe and pleasant walking environments. Streets have trees and wide sidewalks. There may even be landscaped paths from the “main street” to rear parking areas, sidewalk cafes, outdoor dining areas or courtyards. The primary public investment in these areas will be upgrading streets and walkways to create safe high-quality pedestrian environments.

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

Area Plans:

Studies conducted in the area include the Lower Greenville Avenue Parking Study (1986) that recommended that “the City enforce premise code violations as it does in other parts of the City of Dallas”. Code Enforcement was also an issue highlighted in the Greenville Avenue Urban Design Study (1996-1997). It was recommended that “initiatives be taken to conduct a comprehensive sweep to clean-up the Greenville Avenue corridor and there after enforce codes with the assistance of property owners, residents, businesses and operations to maintain the property and report violations to the City for follow-up action.” Recommendations from both studies are still applicable today and consistent with authorized hearing SUP recommendations to address quality of life for adjacent residential neighborhoods and the Lowest Greenville Avenue corridor, respectively.

Land Use Compatibility:

The approximately 0.62-acre request site is zoned Planned Development District No. 842 and is currently developed with a vacant dance hall and vacant restaurant. The applicant is proposing to convert the vacant dance hall and vacant restaurant to a bowling alley, which is a permitted use in Planned Development District No. 842. The floor area of the proposed bowling alley is approximately 12,368 square feet and a portion is two-stories with a second story rooftop patio containing a bar service area and seating. The purpose of the request is to allow the bowling alley to operate between the hours of midnight and 6:00 am, which requires a Specific Use Permit for a late-hours establishment.

The surrounding land uses are multifamily and townhouse uses to the north, east, and southeast; retail, personal service, restaurant, liquor store, and auto service center uses are along Greenville Avenue to the north and south; a mixed use development is to the west containing ground level office, vacant commercial space, and upper level multifamily uses.

The main uses permitted in PDD No. 842 are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in Chapter 51A. PDD No. 842 is intended to help mitigate the possible negative impacts of late hour uses on adjacent residential neighborhoods. No establishments will be required to cease operation per PDD No. 842; all businesses may continue to operate between the hours of 6:00 a.m. and 12:00 a.m. without having to obtain a Specific Use Permit. In order to operate between midnight and 6:00 a.m., the land use becomes a late-hours establishment and a Specific Use Permit is required. A late-hours establishment must receive a Specific Use Permit no later than September 23, 2011 or cease operation during the hours of midnight and 6:00 a.m.

A late-hours establishment is defined in PDD No. 842 as a retail and personal service use that operates between 12 a.m. (midnight) and 6 a.m. The PD gives additional criteria for evaluating a request for a specific use permit:

(e) Factors to be considered for a specific use permit for a late-hours establishment. The city plan commission and city council shall consider the following factors when making the findings required by Section 51A-4.219(a)(3):

(1) the number of citations issued by police to patrons of the establishment;

(2) the number of citations issued by police for noise ordinance violations by the establishment;

(3) the number of arrests for public intoxication or disorderly conduct associated with the establishment;

(4) the number of Texas Alcoholic Beverage Code violations of the establishment; and

(5) the number of violent crimes associated with the establishment, with emphasis on violent crimes originating inside the establishment.

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

Staff has received input on the PDD No. 842 criteria from the Central Patrol Division of the Dallas Police Department. Since the majority of the floor area for the proposed bowling alley has been vacant for approximately two years and the remaining floor area was occupied as a restaurant that was not open past midnight, the number of citations and violations related to these addresses is zero. DPD gave the following additional review comments:

“No specific violent crimes have occurred in these two establishments. The aggravated assaults noted by our crime analyst from March 2010 which occurred next to this location were related to a disturbance that had occurred further up

the street at the Eight Lounge; and as the different involved parties were driving away, the other part caught up to them and opened fire on them at that intersection.

While we have nothing related to this location, the Department is cautious that this is one more establishment looking to open late into the night where alcohol will be served. This business will potentially add to the noise pollution complained about by various citizens that live in this area; regarding more noise such as music, traffic and people. If there is no current lease agreement or current approval, no patios or rooftop patios should be allowed at all.”

Staff does not agree that alcohol service should be a factor in considering a specific use permit; however, staff agrees that the rooftop patio should not be in operation between the hours of midnight and 6:00 a.m. due to the adjacent residential uses to the north, east, and west. The applicant is requesting SUP conditions that would allow the rooftop patio to be utilized as part of the late-hours establishment but close the rooftop bar at 1:00 a.m. To mitigate sound, the applicant is proposing to use landscaping materials. If the CPC is inclined to approve the rooftop patio use for the late-hours establishment, staff supports potted evergreen landscaping materials that form a six-foot solid screen on the perimeter of the rooftop patio.

Staff recommends approval of the request for a short initial time period of two years. The applicant is requesting a time period of five years due to the improvement costs of converting the dancehall to a bowling alley. The bowling alley is a commercial amusement (inside) use which is a permitted use in PDD No. 842.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
PDD 842 Community retail base	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Parking/Traffic:

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

A bowling alley is a commercial amusement (inside) use with a specific parking requirement of six spaces per lane. Six lanes are proposed; therefore at least 36 off-street parking spaces are required for this use. Preliminary floor plans indicate the classification of uses may be both bowling alley and general commercial amusement (inside). The minimum parking requirement will be determined by Building Inspection based on the floor plan at time of Certificate of Occupancy application. The request site’s has remote parking agreements in place that served the last use, bar and dance hall, as well as the other uses on the building site that should be adequate to meet the

Z101-211(JH)

minimum requirements for the building site. If the remote parking agreements are for a number of spaces above the minimum requirement, the remote parking agreements should be revised at the time of Certificate of Occupancy to release the spaces that are no longer needed per Sec. 51A-4.328(b).

The request site is also in a Modified Delta Overlay, which terminates delta credits when there is an expansion or change in use. The request site is meeting its minimum parking requirement by the combination of 20 on-site parking spaces and remote parking agreements. No delta credits exist for this building site.

Landscaping:

Landscaping required per Article X of the Dallas Development Code.

Z101-211(JH)

List of Partners/Principals/Officers

Lower Greenville Avenue Trust

James G. Vetter, Jr., Trustee

SUP Conditions

1. USE: The only use authorized by this specific use permit is a late-hours establishment limited to a commercial amusement (inside) for a bowling alley.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

Staff recommended:

- | |
|--|
| 3. <u>TIME LIMIT</u> : This specific use permit automatically terminates on (2 years). |
|--|

Applicant proposed:

- | |
|--|
| 3. <u>TIME LIMIT</u> : This specific use permit automatically terminates on (5 years). |
|--|

4. FLOOR AREA: The maximum floor area for the late-hours establishment is 12,400 square feet excluding the rooftop patio.

Applicant proposed / Staff does not support:

- | |
|--|
| <ol style="list-style-type: none">5. <u>ROOFTOP PATIO</u>:<ol style="list-style-type: none">a. The maximum area for the late-hours establishment rooftop patio is 200 square feet of floor area and 2,000 square feet uncovered area.b. The rooftop patio operating as a late-hours establishment may only operate between 12:00 a.m. (midnight) and 2:00 a.m., Monday through Sunday. Service on the rooftop patio, including the bar on the rooftop patio and waitress service, may only operate between 12:00 a.m. (midnight) and 1:00 a.m.c. To mitigate sound, potted evergreen plant material or a wall must be installed and maintained to form a solid screen of six feet in height along 50 percent of the western edge, 50 percent of the southern edge, and 100 percent of the eastern edge of the rooftop patio. |
|--|

6. HOURS OF OPERATION: The late-hours establishment limited to a commercial amusement (inside) use for a bowling alley may only operate between 12:00 a.m. (midnight) and 2:00 a.m., Monday through Sunday. All customers must be removed from the Property by 2:15 a.m.

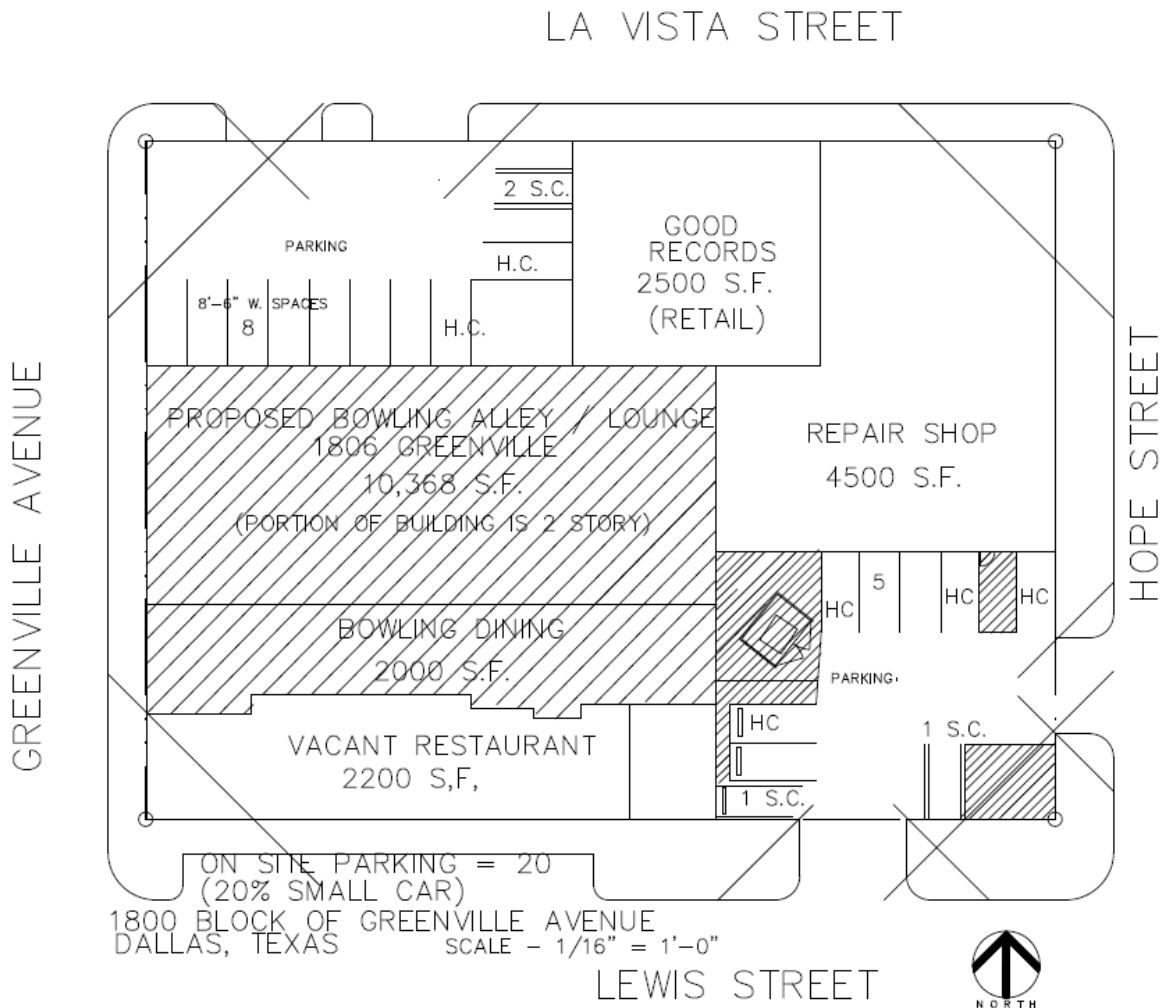
Staff recommended / Applicant does not support:

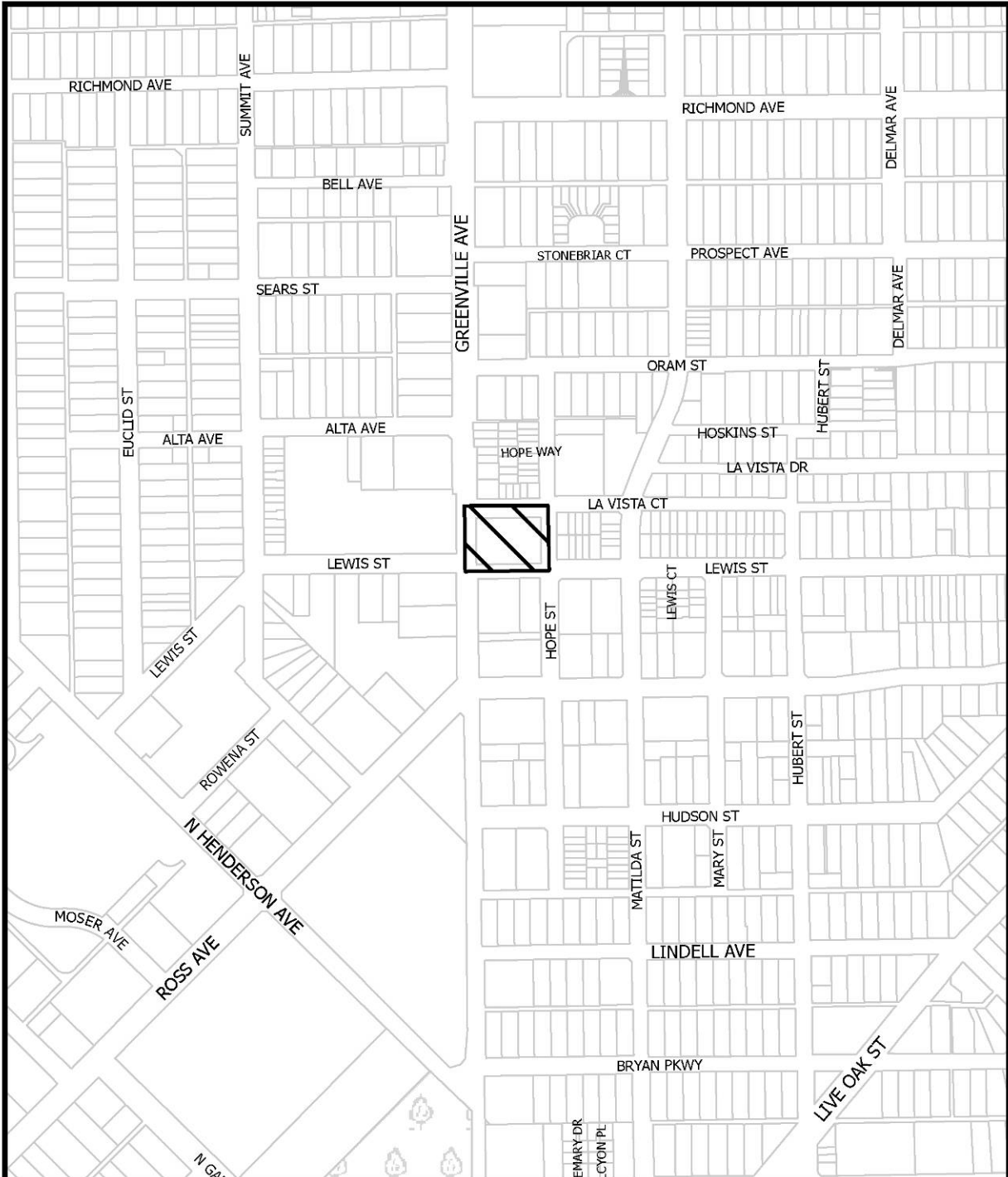
The rooftop patio may not operate between 12:00 a.m. (midnight) and 6:00 a.m., Monday through Sunday.

7. OUTSIDE SPEAKERS: Outside speakers may not operate between 12:00 a.m. (midnight) and 6:00 am.

8. CERTIFICATE OF OCCUPANCY: The owner or operator must obtain a certificate of occupancy for a late-hours establishment before operating after 12:00 a.m. (midnight).
9. PARKING: Parking must be provided in accordance with Planned Development District No. 842 and MD-1 Modified Delta Overlay No. 1.
10. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
11. GENERAL REQUIREMENT: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

SITE PLAN





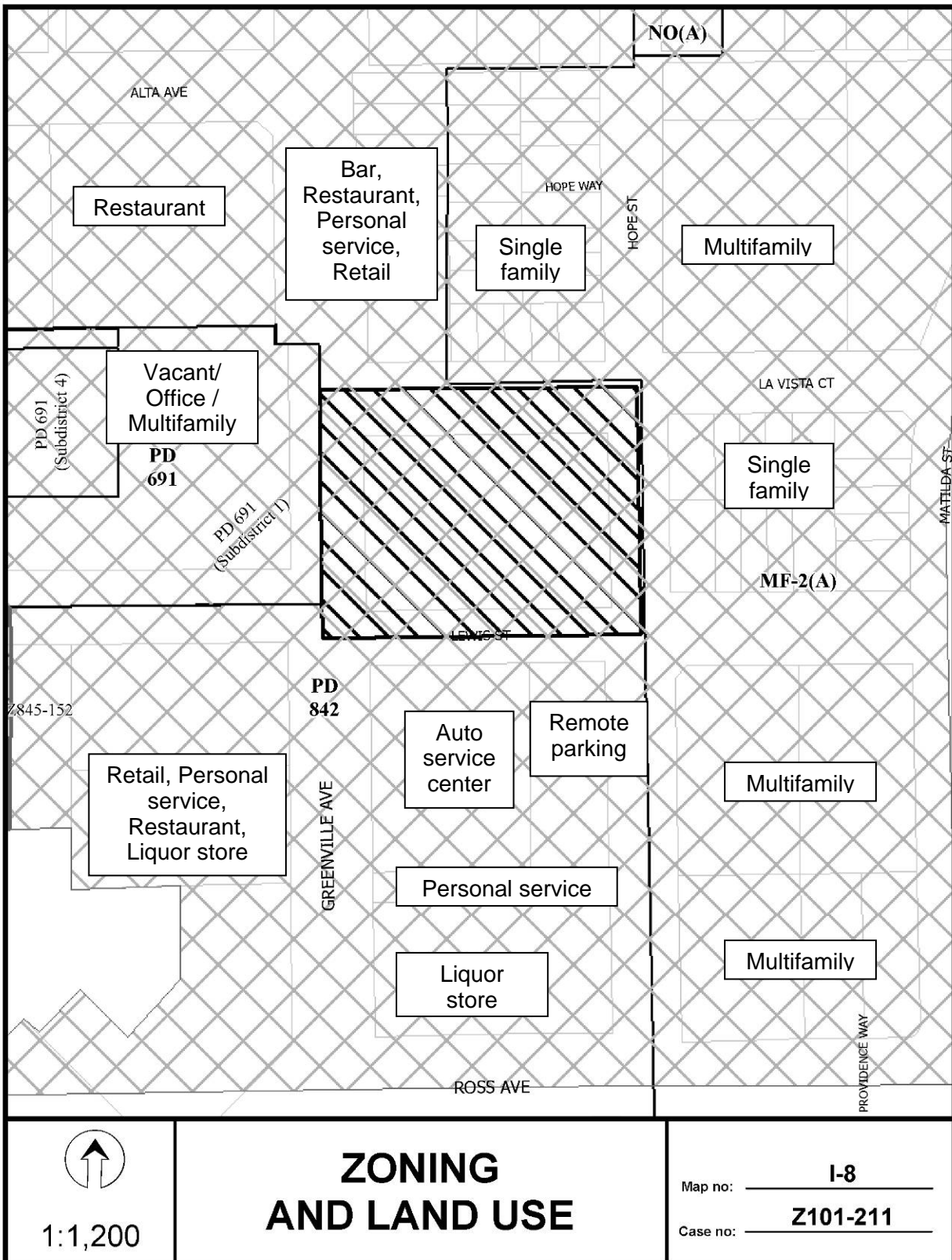
1:4,800

VICINITY MAP

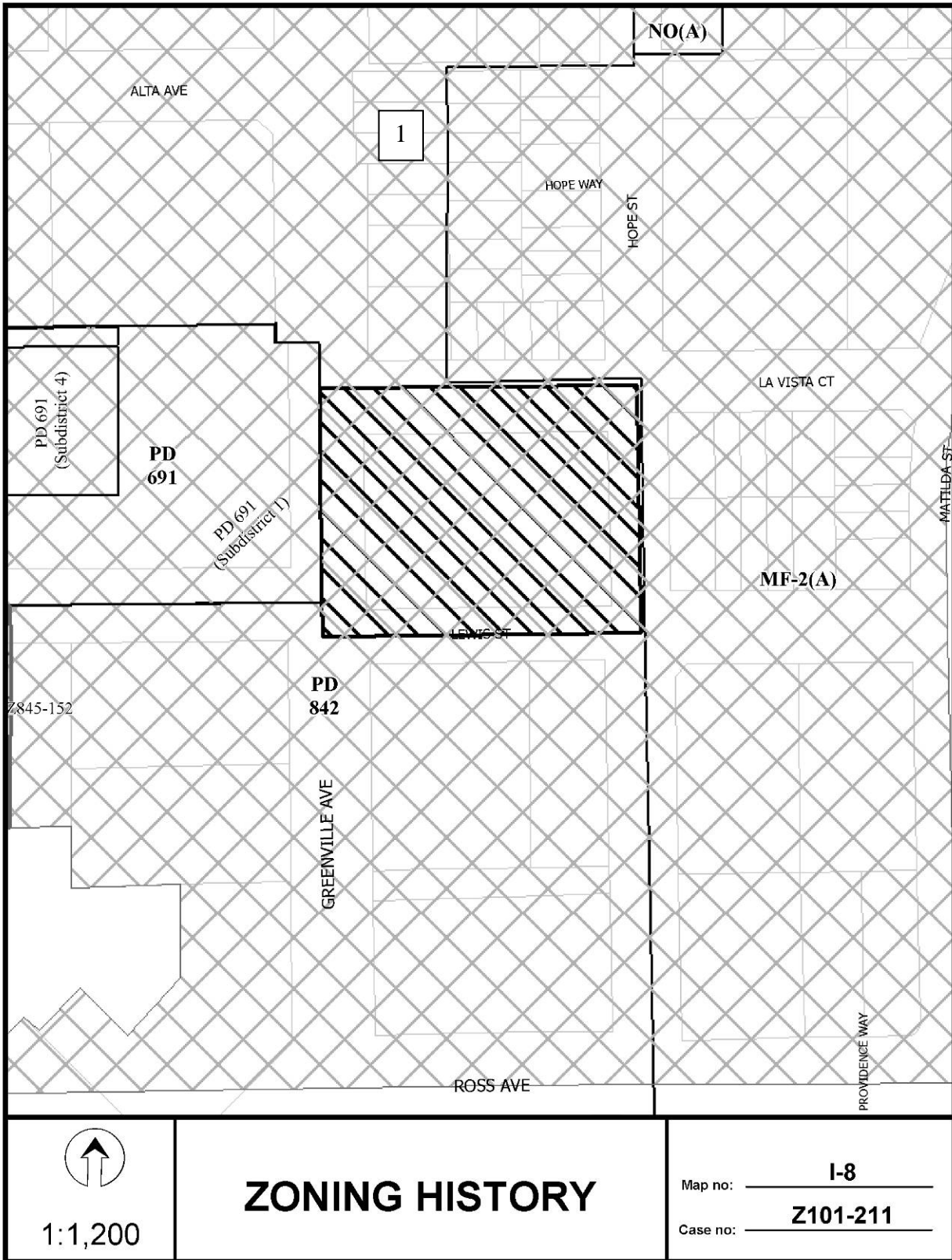
Map no: I-8

Case no: Z101-211

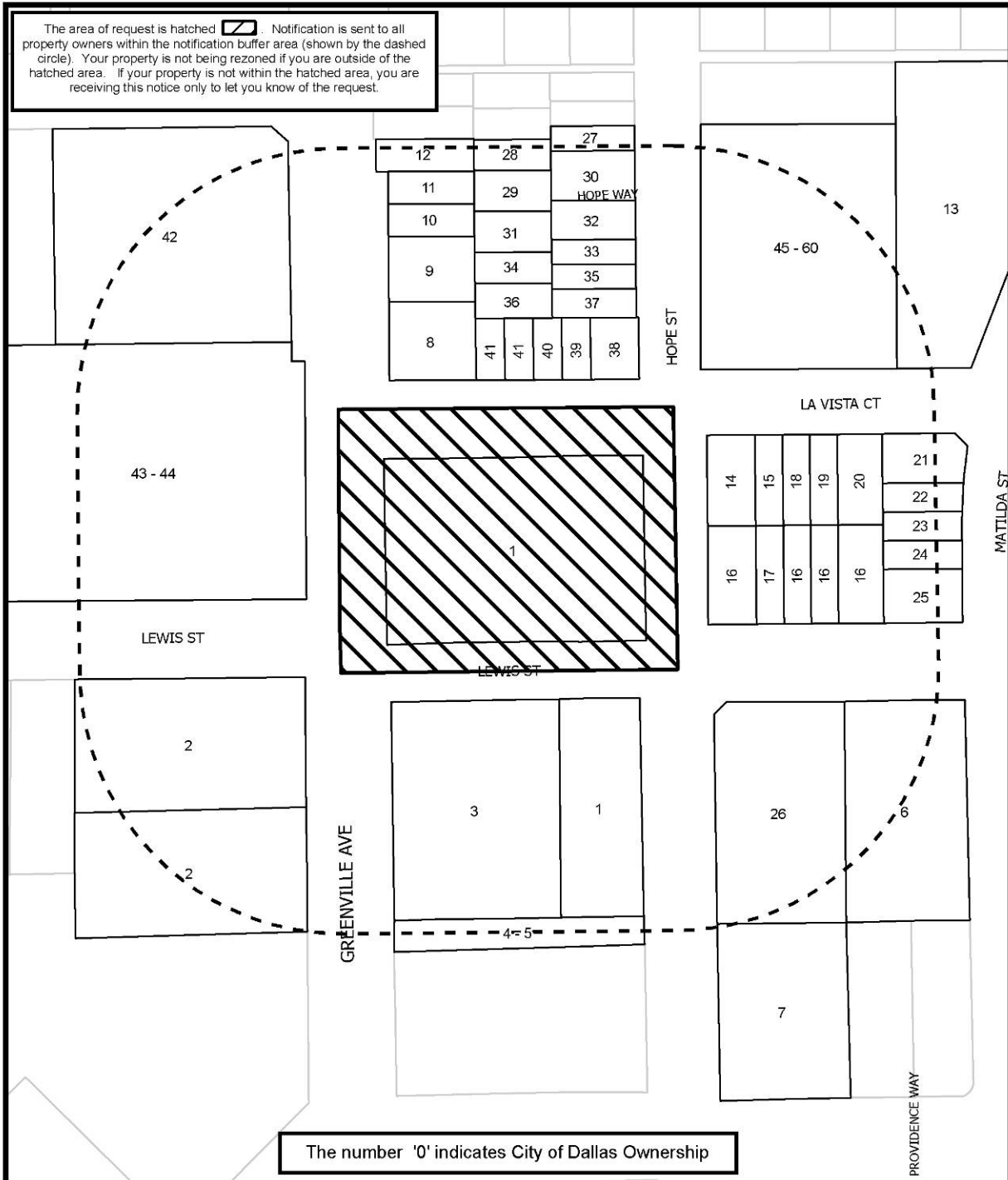
DATE: May 05, 2011



DATE: May 05, 2011



DATE: May 05, 2011



 1:1,200	NOTIFICATION	Map no: <u> I-8 </u>			
	<table border="1"> <tr> <td style="padding: 2px;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="padding: 2px;">60</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	60	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
60	NUMBER OF PROPERTY OWNERS NOTIFIED				

DATE: May 05, 2011

Notification List of Property Owners

Z101-211

60 Property Owners Notified

Label #	Address	Owner
1	5512 LEWIS	VETTER JAMES G JR TR
2	1731 GREENVILLE	MACATEE FAMILY LIMITED %GEORGE P MACATEE IV
3	1710 GREENVILLE	LEAKE SAM S SR TR LEAKE FAMILY TRUST
4	1708 GREENVILLE	LEAKE SAM S SR TR LEAKE FAMILY TRUST
5	1706 GREENVILLE	SKILLERN & MAJORS 425 DOUGLAS PLAZA
6	5610 LEWIS	MATILDA APARTMENTS LP
7	5611 ROSS	KNOBLER DONALD G
8	1900 GREENVILLE	TRUST REAL ESTATE
9	1904 GREENVILLE	GALANIS CHRIS V ETAL
10	1908 GREENVILLE	AK & ASSOCIATES
11	1910 GREENVILLE	MORENO RICHARD
12	1912 GREENVILLE	CAMPBELL OLIVER
13	5735 LA VISTA	PCB PROPERTIES LLC
14	5702 LA VISTA	JOHNSON C RYAN
15	5704 LA VISTA	DOUGLAS KENNETH D
16	5611 LEWIS	PCB PROPERTIERS LLC
17	5605 LEWIS	DAVIS STACEY &
18	5706 LA VISTA	ABEL ALLYCIN I
19	5708 LA VISTA	MCLEOD ALEXANDER W & MCLEOD SARAH ECHOLS
20	5710 LA VISTA	REED JASON STE 3A
21	1811 MATILDA	BAUMANN MARK
22	1809 MATILDA	AMOS GREGORY C &
23	1807 MATILDA	FALGOUST DAMIEN
24	1805 MATILDA	BROWNGARCIA SONJA J
25	1803 MATILDA	HOYLAND TIM
26	5604 LEWIS	TOPSPIN DEV LP % TOM MOTLOW
27	1918 HOPE WAY	TROMBLEY DJANGO
28	1915 HOPE WAY	ALARCON WALDO & YAZMIN R

Label #	Address	Owner
29	1913 HOPE WAY	ARIES VENTURES INC
30	1916 HOPE WAY	LARES BRYAN
31	1911 HOPE WAY	LOWENSTEIN MARK
32	1912 HOPE WAY	CRAVENS KIMBERLY A
33	1910 HOPE WAY	DANISH DAVID
34	1909 HOPE WAY	KEEPMAN MATTHEW
35	1908 HOPE WAY	GANDHI ANUPAMA K
36	1907 HOPE WAY	BAILEY TERRANCE V # 132
37	1906 HOPE WAY	PENNINGTON DREW & JORGENSEN JAMIE
38	5715 LA VISTA	CATHCART DAVID
39	5713 LA VISTA	CHIANG THOMAS S & TRACY C CHIANG
40	5711 LA VISTA	WHITE JULIUS
41	5709 LA VISTA	SHANE MARIO M & RACHELLE
42	1827 GREENVILLE	LOWGREEN PS % SHULA NETZER
43	1811 GREENVILLE	LRRP GREENVILLE LLC %GE CAPITAL REAL ESTATE
44	1811 GREENVILLE	GREENWAY GREENVILLE LP
45	1910 HOPE	MOJICA EDWARD UNIT 1
46	1910 HOPE	ALLIE STEVEN C &
47	1910 HOPE	ANAZAGASTY ROBERT A
48	1910 HOPE	KUPERMAN YELENA
49	1910 HOPE	CROUCH EDIE D
50	1910 HOPE	DE LA CERDA PEDRO & ASHLEY E DE LA CEDRA
51	1910 HOPE	VIAL TESSA
52	1910 HOPE	HENDERSON ROY V & LAVERNE
53	1910 HOPE	AGNEW STEPHANIE BARONE & JASON M
54	1910 HOPE	KOBAYASHI AARON S & CHEN BARBARA K
55	1910 HOPE	CALVERT REGINA K UNIT 11
56	1910 HOPE	DRESCHER CLIFFORD T UNIT 12
57	1910 HOPE	ANKERSEN KRISTEN A
58	1910 HOPE	HENDERSON ROY V
59	1910 HOPE	FREEMAN SHANE C UNIT 15
60	1910 HOPE	MUIR DAVID E UNIT 16

Thursday, May 05, 2011

Planner: Warren F. Ellis

FILE NUMBER: Z090-247(WE) **DATE FILED:** August 18, 2011

LOCATION: Calvert Street and Irving Boulevard, northeast corner

COUNCIL DISTRICT: 6 **MAPSCO:** 33-Y

SIZE OF REQUEST: Approx. 2.5531 acres **CENSUS TRACT:** 100.00

APPLICANT / OWNER: Union Gospel Mission

REPRESENTATIVE: Michael R. Coker
Michael R. Coker Company

REQUEST: An application for an amendment to, and an expansion of, Planned Development District No. 370 for IR Industrial Research District uses, a Group Residential Facility and Overnight General Purpose Shelter on property zoned Planned Development District No. 370 and an IR Industrial Research District.

SUMMARY: The purpose of this request is to increase the number of beds for the overnight shelter from 200 beds to 431 beds and provide a training center for the guests.

STAFF RECOMMENDATION: Hold under advisement until August 4, 2011

BACKGROUND INFORMATION:

- The applicant’s request for an expansion and amendment to Planned Development District No. 370 will permit the increase in the number of beds for the Overnight General Purpose Shelter portion from 200 beds to 431 beds. The applicant is also requesting to expand the PDD to construct a two story 16,250 square foot training center for the residents living in the portion of the facility know as the ‘Group Residential Facility.’”
- The request site is contiguous to Industrial and Commercial type uses that are permitted in an IR Industrial Research District.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Irving Boulevard	Collector	60 ft.	60 ft.
Calvert Street	Local	60 ft.	60 ft.

Land Use:

	Zoning	Land Use
Site	PDD No. 370 & IR	Group Residential Facility and Overnight General Purpose Shelter
North	IR	Commercial
South	IR	Industrial and Warehouse uses
East	IR	Freight terminal
West	IR	Industrial and Warehouse uses

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

The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District,

Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

Land Use Compatibility: The applicant's request for an expansion of, and amendment to, Planned Development District No. 370 will permit the increase in the number of beds for the Overnight General Purpose Shelter portion of the facility from 200 beds to 431 beds. The applicant is also requesting to expand the Planned Development District by approximately 11,517 square feet in order to construct a two story, 16,250 square foot training center for the residents living in the portion of the facility know as the 'Group Residential Facility.'" The remaining 2.2887 acre site is developed with a 2-story, 64,144 square foot building that provides emergency lodging and/or an interim or permanent residential facility for the men who use the facility.

The applicant is proposing to convert a portion of the existing building that was being use as a restaurant use into a lodging area that will accommodate the additional 220 Overnight General Purpose Shelter beds. In addition, a portion of the surface parking area on Calvert Street will be used as a vehicle display area. This vehicle display, sales and service area will be considered as an accessory uses to the main use. A vehicle display, sales and service use is a permitted use, by right, in an IR District and the Planned Development District No. 370 development standards and regulation are based on IR District uses.

Staff has reviewed and recommends approval of the applicant's request for an expansion of, and amendment to, Planned Development District No. 370, subject to the development plan, and staff's recommended conditions. The proposed development should not adversely impact the surrounding area.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 370 – existing	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

Landscaping: Landscaping of any development will be in accordance the attached landscape plan.

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

Miscellaneous – Conditions: Staff has reviewed the applicant’s proposed conditions and cannot support the section that references the reduction in trained security guards and their hours of operation at the facility. The applicant is proposing the following changes: The building and grounds must be secured by trained security guards at all times. No fewer than ~~[six]~~ four guards shall be on duty from ~~[4:00]~~ 7:00 p.m. to ~~[6:00]~~ 7:00 a.m., and no fewer than ~~[two]~~ three shall be on duty from ~~[6:00]~~ 7:00 a.m. to ~~[4:00]~~ 7:00 p.m.

Staff recommends no changes to the existing condition because of the increase in the number of beds proposed.

<p>LIST OF BOARD OF TRUSTEES Union Gospel Mission</p>

- J. Andrew (Andy) Kerner Chairman
- Bob Shoemaker Vice Chairman
- Bruce Butler Treasurer
- Tom Shelby Secretary
- Dick Steele
- Lance Ellis
- Fred Kendall
- John Ahmed
- David Perry
- Davey Davis
- Fred Taylor

PROPOSED PDD CONDITIONS

PD 370.

SEC. 51P-370.101. LEGISLATIVE HISTORY.

PD 370 was established by Ordinance No. 21405, passed by the Dallas City Council on August 26, 1992. Ordinance No. 21405 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended.

SEC. 51P-370.102. PROPERTY LOCATION AND SIZE.

PD 370 is established on property generally located at the northwest corner of Irving Boulevard and Calvert Street. The size of PD 370 is approximately 2.5531~~[2.2887]~~ acres.

SEC. 51P-370.103. DEFINITIONS AND INTERPRETATIONS.

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

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

(c) Section 51A-2.101, "Interpretations," applies to this article.

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

SEC. 51P-370.103.1. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 370A: development plan.

SEC. 51P-370.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 370A).

SEC. 51P-370.105. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the IR Industrial Research District, subject to the same conditions applicable in the IR Industrial Research District, as set out in Chapter 51A. For example, a use permitted in the IR Industrial Research District only by specific use permit (SUP)

is permitted in this district only by SUP; a use subject to development impact review (DIR) in the IR Industrial Research District is subject to DIR in this district PD; etc.

(b) The following main uses are also permitted:

- Group residential facility. *[Limited to 100 persons.]*
- Overnight general purpose shelter. *[By right if limited to 431 or fewer overnight guests. By SUP only if more than 431 overnight guests.]*

SEC. 51P-370.106. OVERNIGHT GENERAL PURPOSE SHELTER.

In addition to the applicable regulations contained in the Dallas Development Code, the following additional provisions apply to the overnight general purpose shelter use:

- (1) High occupancy transportation, such as buses or vans, must be provided to and from the facility housing the use on a regular schedule.
- (2) The loading and unloading of high occupancy vehicles must be conducted from and through the rear entrance of the facility housing the use.

Staff's Recommendation (current language)

(3) The building and grounds must be secured by trained security guards at all times. No fewer than six guards shall be on duty from 4:00 p.m. to midnight, no fewer than four shall be on duty from midnight to 6:00 a.m., and no fewer than two shall be on duty from 6:00 a.m. to 4:00 p.m.

Applicant's Proposal

(3) The building and grounds must be secured by trained security guards at all times. No fewer than ~~six~~ four guards shall be on duty from ~~[4:00]~~ 7:00 p.m. to ~~[6:00]~~ 7:00 a.m., and no fewer than ~~two~~ three shall be on duty from ~~[6:00]~~ 7:00 a.m. to ~~[4:00]~~ 7:00 p.m.

- (4) The owner shall initiate the establishment of a community review committee to discuss problems and concerns, and to suggest improvement and changes if needed.

SEC. 51P-370.107. ACCESSORY USES.

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

SEC. 51P-370.108. YARD, LOT, AND SPACE REGULATIONS.

The Property must be developed in accordance with the IR Industrial Research District's yard, lot, and space regulations contained in the Dallas Development Code.

SEC. 51P-370.109. OFF-STREET PARKING AND LOADING.

Off-street parking and loading must be provided in accordance with the development code.

SEC. 51P-370.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-370.111. LANDSCAPING.

Landscaping must be provided and completed in accordance with Article X. All plant material must be maintained in a healthy, growing condition at all times.

SEC. 51P-370.112. SIGNS.

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

SEC. 51P-370.113. GENERAL REQUIREMENTS.

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

SEC. 51P-370.114. PAVING.

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

SEC. 51P-370.115. COMPLIANCE WITH CONDITIONS.

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

~~SEC. 51P-370.116. ZONING MAP.~~

~~PD 370 is located on Zoning Map No. I-5.]~~

EXISTING DEVELOPMENT PLAN

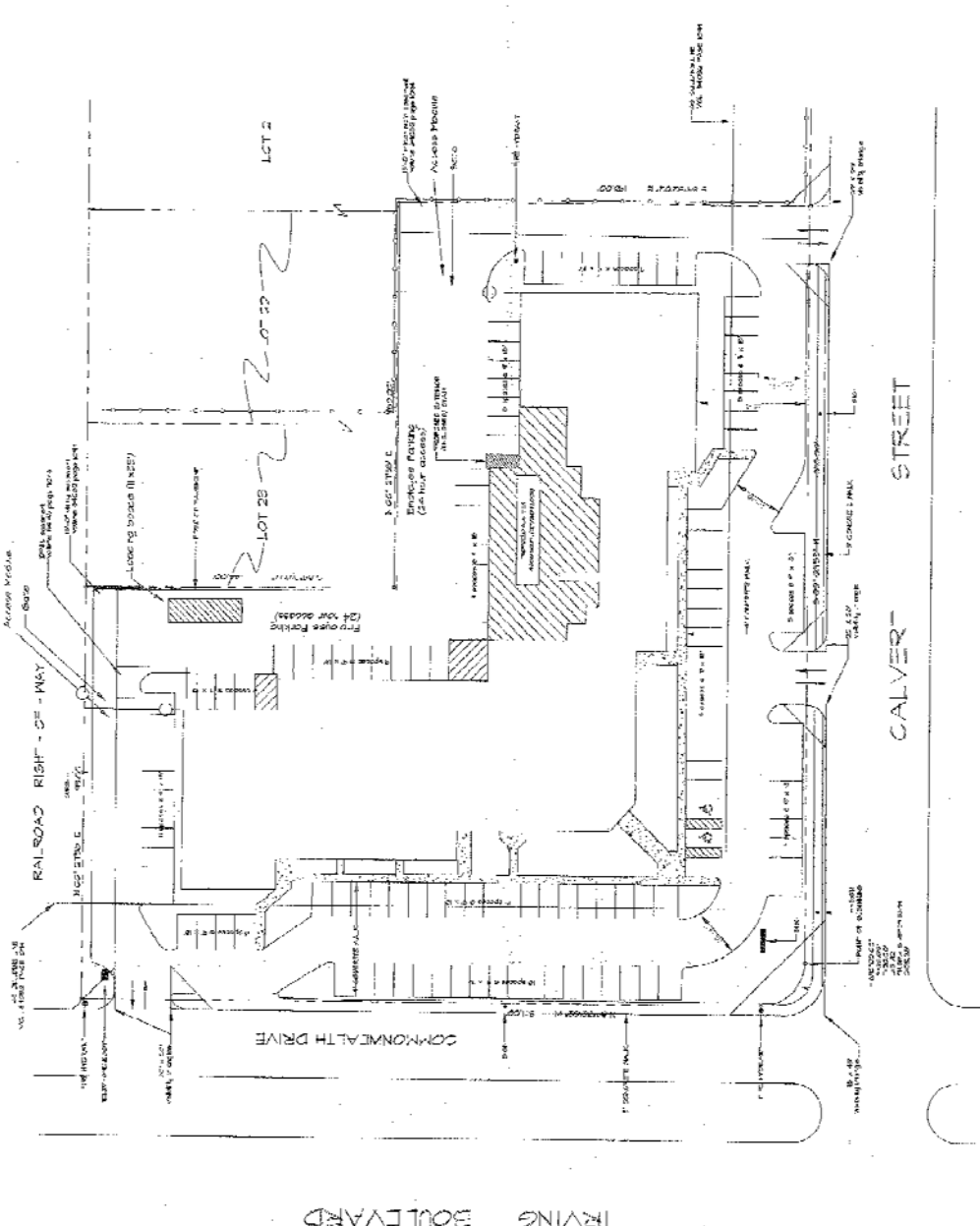
OWNER'S APPLIC:
 1800 GUSTAFSON
 217 BOULEVARD
 CALVERT, MONTGOMERY

SITE NOTES:
 TOTAL SITE AREA
 EXISTING SITE
 * 227,000 sq. ft.
 * 100,000 sq. ft.
 * 127,000 sq. ft.

PROPOSED SITE:
 * 227,000 sq. ft.
 * 100,000 sq. ft.
 * 127,000 sq. ft.

PROPOSED DEVELOPMENT:
 * 227,000 sq. ft.
 * 100,000 sq. ft.
 * 127,000 sq. ft.

LEGAL NOTES:
 * 227,000 sq. ft.
 * 100,000 sq. ft.
 * 127,000 sq. ft.



A SITE PLAN
 A QUALITY PLAN

PROPOSED DEVELOPMENT PLAN

OWNER & APPLICANT

WINDYBROOK DESIGN
10000 WINDYBROOK DRIVE
DALLAS, TEXAS 75243

SIZE NOTES

- TOTAL SITE AREA: 10.00 ACRES
- EXISTING SITE: 10.00 ACRES
- LOT 22: 1.00 ACRES
- LOT 23: 1.00 ACRES
- LOT 24: 1.00 ACRES
- LOT 25: 1.00 ACRES
- LOT 26: 1.00 ACRES
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- LOT 97: 1.00 ACRES
- LOT 98: 1.00 ACRES
- LOT 99: 1.00 ACRES
- LOT 100: 1.00 ACRES

PROPOSED SITE

- PROPOSED TWO STORY TRAINING CENTER
- PROPOSED EMPLOYEE PARKING
- PROPOSED VEHICLE DISPLAY AREA
- PROPOSED TRACT A
- PROPOSED TRACT B
- PROPOSED TRACT C
- PROPOSED TRACT D
- PROPOSED TRACT E
- PROPOSED TRACT F
- PROPOSED TRACT G
- PROPOSED TRACT H
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- PROPOSED TRACT Q
- PROPOSED TRACT R
- PROPOSED TRACT S
- PROPOSED TRACT T
- PROPOSED TRACT U
- PROPOSED TRACT V
- PROPOSED TRACT W
- PROPOSED TRACT X
- PROPOSED TRACT Y
- PROPOSED TRACT Z

PARKING ANALYSIS

- EXISTING PARKING: 100 SPACES
- PROPOSED PARKING: 200 SPACES
- TOTAL PARKING: 300 SPACES

UTILITIES

- WATER: 100 GPM
- SEWER: 100 GPM
- STORM: 100 GPM
- ELECTRICITY: 100 KW
- TELEPHONE: 100 LINES
- CABLE: 100 LINES
- INTERNET: 100 LINES
- TELEVISION: 100 LINES
- RADIO: 100 LINES
- CELLULAR: 100 LINES
- WI-FI: 100 LINES
- BLUETOOTH: 100 LINES
- NFC: 100 LINES
- QR CODES: 100 LINES
- FACEBOOK: 100 LINES
- INSTAGRAM: 100 LINES
- TWITTER: 100 LINES
- LINKEDIN: 100 LINES
- YOUTUBE: 100 LINES
- GOOGLE+: 100 LINES
- PERISCOPE: 100 LINES
- SNAPCHAT: 100 LINES
- WHATSAPP: 100 LINES
- TELEGRAM: 100 LINES
- SLACK: 100 LINES
- ZOOM: 100 LINES
- MEETUP: 100 LINES
- EVENTBRITE: 100 LINES
- TRIPADVISOR: 100 LINES
- YELP: 100 LINES
- FOODPOURME: 100 LINES
- OPENTABLE: 100 LINES
- RESERVED: 100 LINES
- SEATGURU: 100 LINES
- BOOKING.COM: 100 LINES
- AGODA: 100 LINES
- LASTMINUTEDEALS: 100 LINES
- TRIPCOMPARISON: 100 LINES
- TRIPADVISOR: 100 LINES
- YELP: 100 LINES
- FOODPOURME: 100 LINES
- OPENTABLE: 100 LINES
- RESERVED: 100 LINES
- SEATGURU: 100 LINES
- BOOKING.COM: 100 LINES
- AGODA: 100 LINES
- LASTMINUTEDEALS: 100 LINES
- TRIPCOMPARISON: 100 LINES

LEGEND

- PROPOSED TWO STORY TRAINING CENTER
- PROPOSED EMPLOYEE PARKING
- PROPOSED VEHICLE DISPLAY AREA
- PROPOSED TRACT A
- PROPOSED TRACT B
- PROPOSED TRACT C
- PROPOSED TRACT D
- PROPOSED TRACT E
- PROPOSED TRACT F
- PROPOSED TRACT G
- PROPOSED TRACT H
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- PROPOSED TRACT X
- PROPOSED TRACT Y
- PROPOSED TRACT Z

LEGAL DESCRIPTION

SECTION 10, TOWNSHIP 10N, RANGE 10E, COUNTY OF DALLAS, TEXAS

ACROSS 100' WIDE

ACROSS 100' WIDE

ACROSS 100' WIDE

ACROSS 100' WIDE

ACROSS 100' WIDE

ACROSS 100' WIDE

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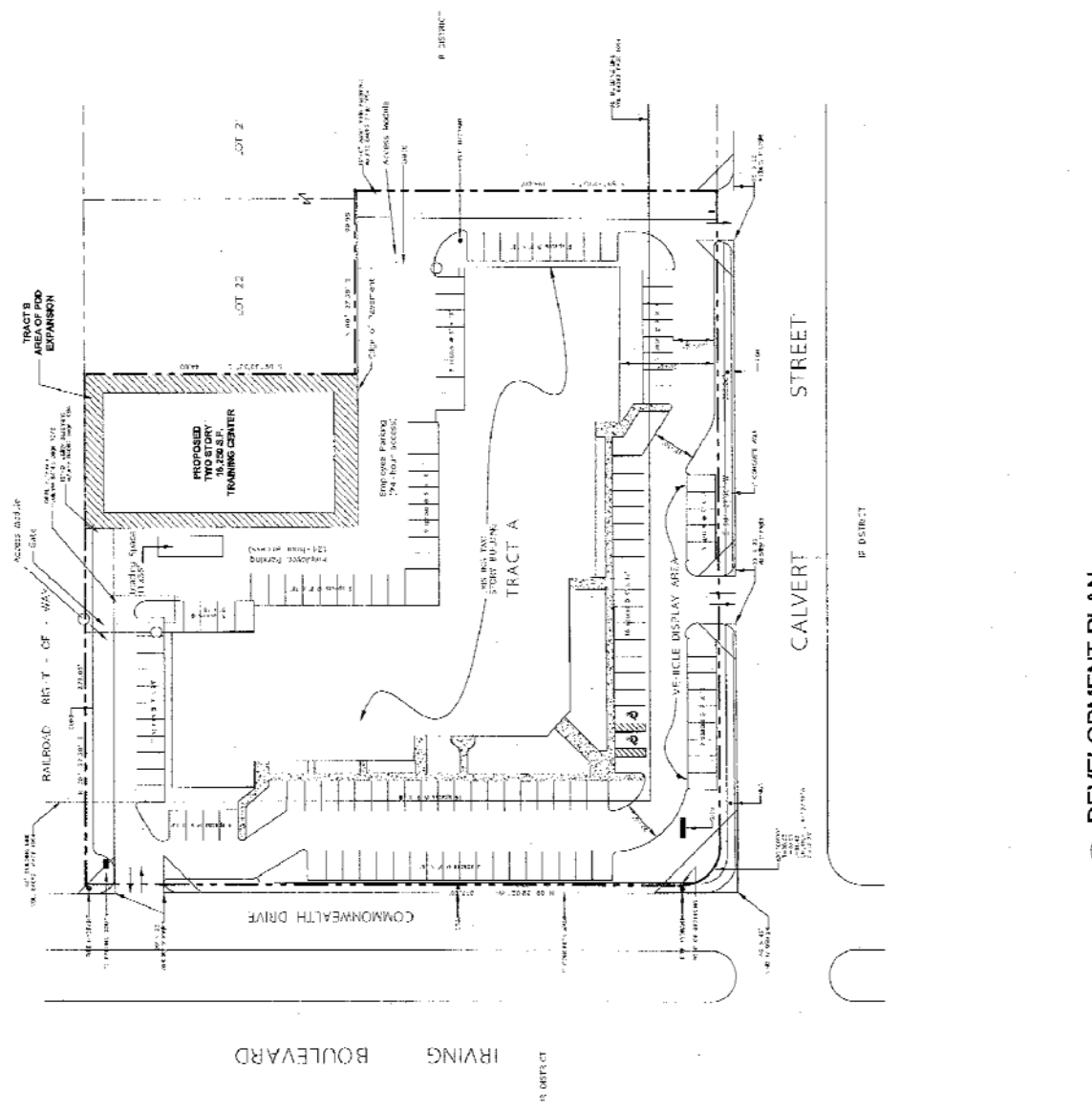
ACROSS 100' WIDE

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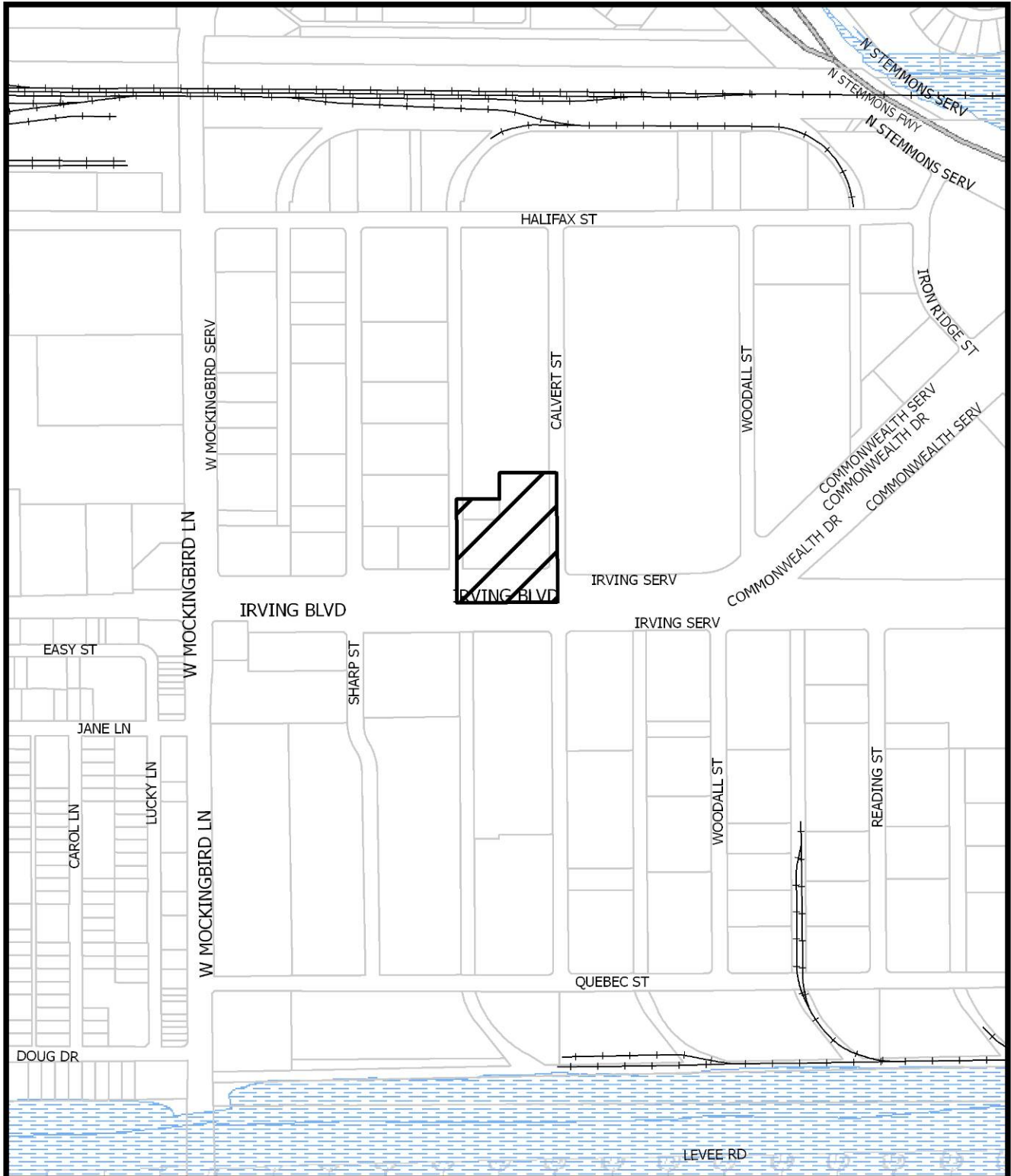
ACROSS 100' WIDE

ACROSS 100' WIDE



A DEVELOPMENT PLAN
SCALE: 1" = 30'-0"



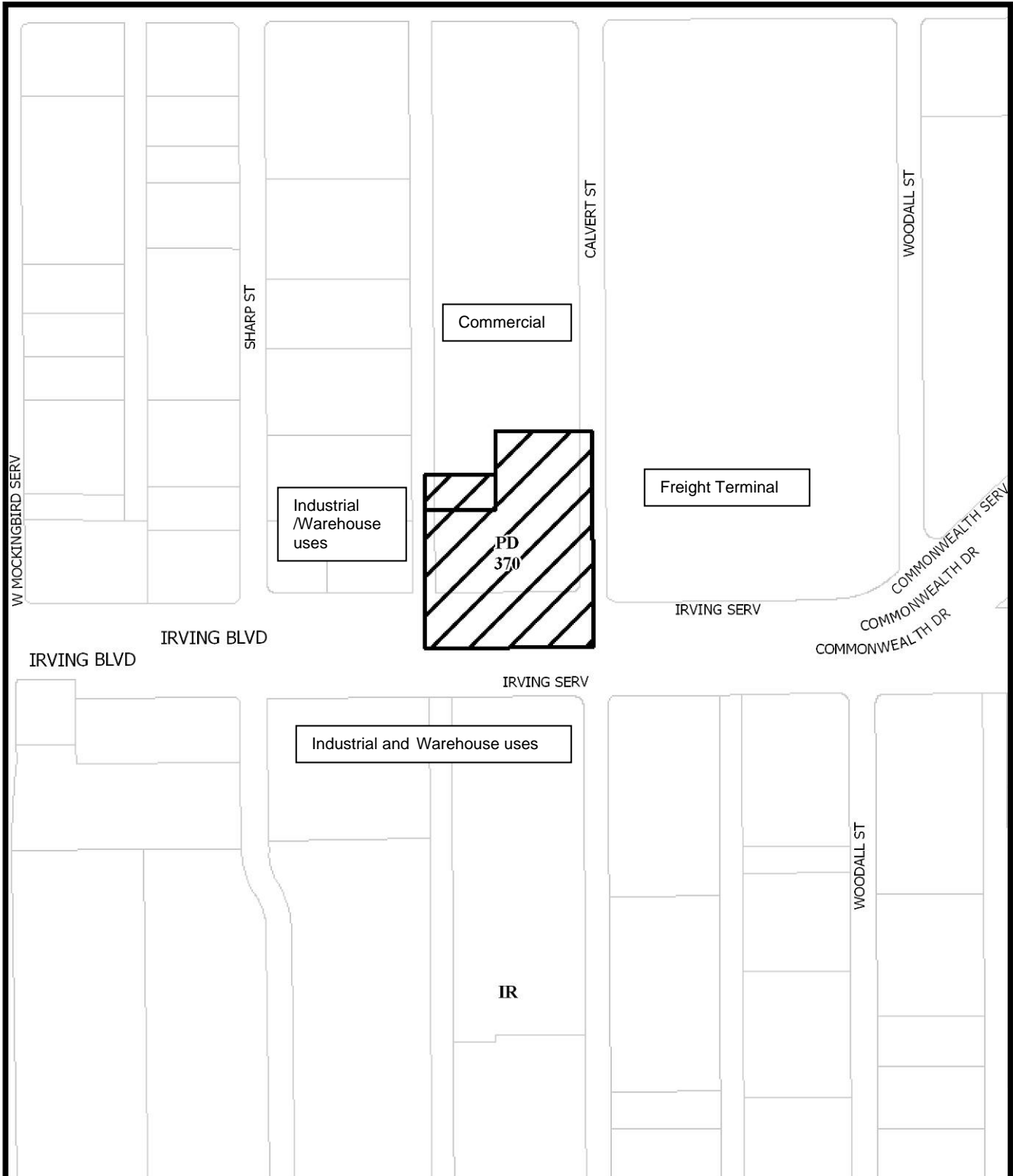


1:6,000

VICINITY MAP

Map no: I-5

Case no: Z090-247




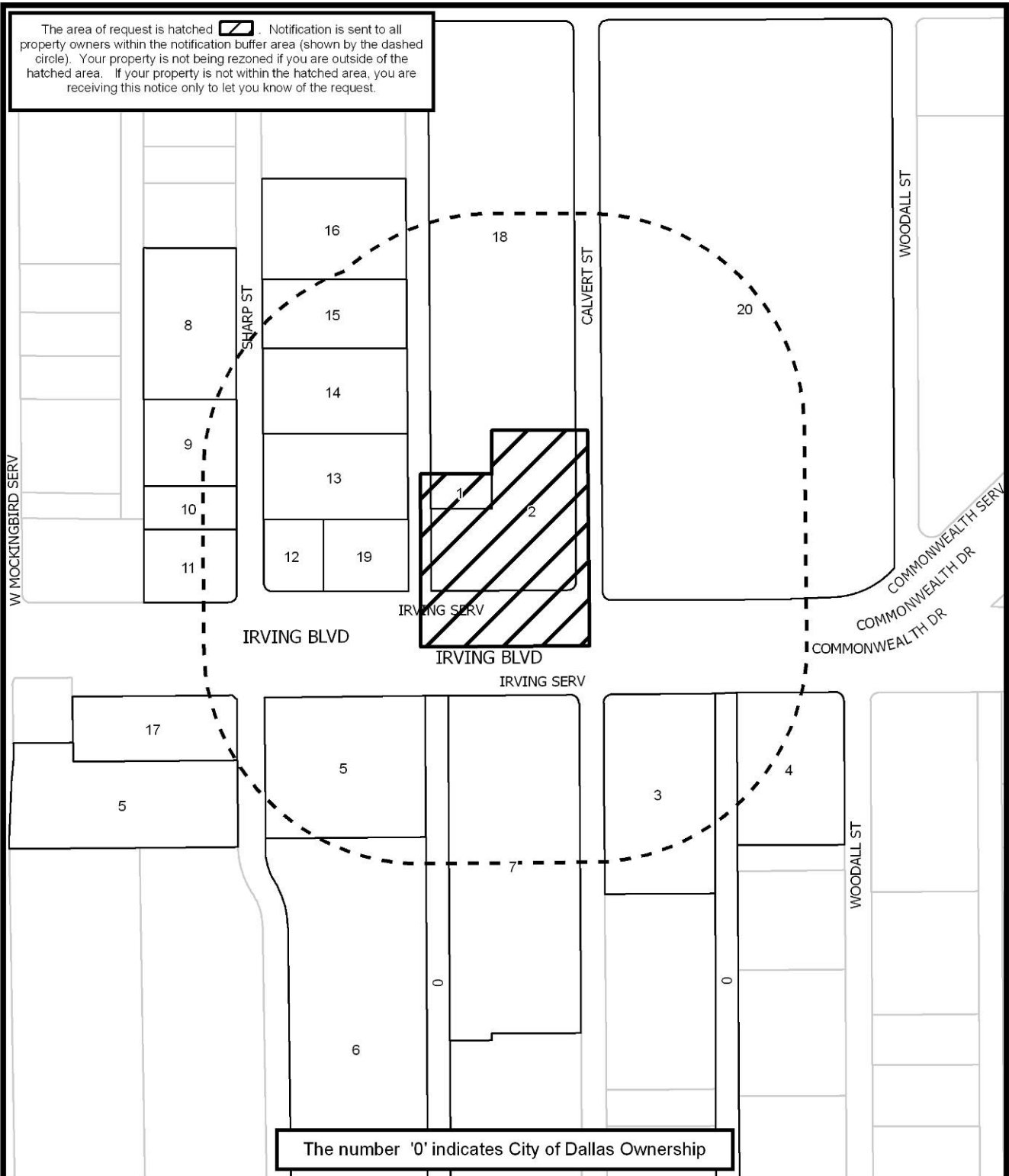
1:3,600

ZONING AND LAND USE

Map no: I-5

Case no: Z090-247

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



The number '0' indicates City of Dallas Ownership

 1:3,600	<h2>NOTIFICATION</h2> <p>500' AREA OF NOTIFICATION</p> <p>20 NUMBER OF PROPERTY OWNERS NOTIFIED</p>	Map no: <u> I-5 </u> Case no: <u> Z090-247 </u>
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Notification List of Property Owners

Z090-247

20 Property Owners Notified

Label #	Address	Owner
1	3211 IRVING	UNION GOSPEL MISSION
2	3211 IRVING	UNION GOSPEL MISSION
3	4904 CALVERT	LEVEL 3 COMMUNICATIONS % SUSAN FERNANDEZ
4	3170 IRVING	IRVING LEWIS LTD
5	4949 SHARP	BROOKHOLLOW COMMERCE CENTER LP
6	4900 SHARP	BROOKHOLLOW COMMERCE CTR
7	3200 IRVING	1027 WILSHIRE ASSOCIATES LLC
8	5051 SHARP	DUFF RE DALLAS LP
9	5025 SHARP	JORDAN WILLIAM D & NORMA F ET AL
10	5015 SHARP	HOUSAND C HOWARD &
11	3231 IRVING	SMITH CLAYTON CHOICE ETAL
12	3225 IRVING	INWOOD RESTAURANT INC % GAMBULOS
13	5020 SHARP	PAR 41 INC
14	5036 SHARP	SCI LTD PARTNERSHIP II % SECURITY CAP IND INC
15	5052 SHARP	5052 SHARP ST ASSOC LP
16	5124 SHARP	BFC INVESTMENT LLC
17	3250 IRVING	MALIK INVESTMENTS INC
18	3200 HALIFAX	RYDER TRUCK RENTAL INC % PPTY TAX DEPT 1070
19	3215 IRVING	TJCS LTD
20	3100 HALIFAX	CON WAY TRANSPORTATION SERVICES

Thursday, November 04, 2010

Planner: Carolyn Horner

FILE NUMBER: SPSD101-001 **DATE INITIATED:** February 14, 2011

LOCATION: Area generally by Woodall Rogers to the north, Interstate 45/US 75 to the east, Interstate 30 / R.L. Thornton to the south and Interstate 35 / Stemmons Freeway to the west.

COUNCIL DISTRICT: 2, 14 **MAPSCO:** 45-G,K,L,P,Q,R

SIZE OF REQUEST: Approx 128.97 acres **CENSUS TRACT:** 31.01, 32.01

APPLICANT: Downtown Dallas, Inc.

PROPOSAL: Consideration of amendments to the Downtown Special Provision Sign District Section 51A-900 of the Dallas City Code, to amend the requirements for construction barricade signs, district activity videoboard signs and supergraphic wallscape signs in an area generally bounded by Woodall Rogers to the north, Interstate 45/US 75 to the east, Interstate 30 / R.L. Thornton to the south and Interstate 35 / Stemmons Freeway to the west.

SUMMARY: The purpose of this request is to increase the permitted number of, and location of, video board signs and supergrahic wallscape signs and to allow advertisements on construction barricade signs.

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND INFORMATION:

- The proposed amendments are only applicable to the Downtown Special Provision Sign District.
- The current ordinance contains the following regulations:
 - A limit of five non-premise district activity videoboards, and may only be erected on buildings with frontage on Elm, Main or Commerce Streets, between Field and Ervay Streets, within the Retail Subdistrict.
 - Each videoboard requires an SUP.
 - Signs placed on a construction barricade may only convey information about the development of that site.
 - No more than 12 central business district wallscape locations are permitted within the inner loop area.
 - Supergraphic location permits expire two years after the date of issuance.
- The Special Sign District Advisory Committee (SSDAC) considered the proposed amendments at four meetings.
- Downtown Dallas, Inc. submitted the application for the proposed amendment. They have indicated the proposed amendments are necessary to make downtown Dallas a vibrant, destination location for both residents of the city and visitors.

STAFF ANALYSIS:

Planning staff worked with the applicant and the Special Provision Sign District Advisory Committee (SSDAC) to formulate a proposal that would address the needs identified by the applicant. The proposed changes include the following items:

- Increasing the number of non-premise activity videoboards to 15, and widening the location to buildings with frontage on streets within the Retail Subdistrict, bounded by Jackson, Lamar and Pacific Street and Cesar Chavez. Each non-premise activity videoboard would require a SUP, to rule out multiple boards on one blockface.
- No non-premise activity videoboards may be placed on Pacific Avenue between Akard and Ervay Streets. This provision prevents a videoboard from facing Thanksgiving Square.
- Allowing non-premise advertising on construction barricade signs, with the requirement that 10 percent of the effective area of a construction barricade sign must display city park names, city activities, district activities, or the names of the owner, occupant or district sponsor of the construction site.
- Increasing the number of supergraphic sites to 22. This allows 10 additional sites from the current limit of 12 sites.
- Extending the term of a supergraphic location permit from two to four years.

- Providing a sunset clause for mandatory removal in 2019. The change in the sunset date, from 2014 to 2019, addresses the new sites and brings all permits to the same expiration date.

Officers

Applicant: Downtown Dallas, Inc.

John F. Crawford, President/CEO
Kourtney Garrett, Senior Vice President
Jim Wood, Director

SSDAC ACTION (June 14, 2011)

It was moved to recommend **approval** of amendments to the Downtown Special Provision Sign District to increase the permitted number of, and location of, video board signs and supergraphic wallscape signs and to allow advertisements on construction barricade signs, subject to the proposed standards:

Maker: Gloria Tarpley

Second: Maria Gomez

Result: Carried: 4 to 0

For: 4 - Van Demark, Gomez, Tarpley, Ethridge

Against: 0

Absent: Bauer

ORDINANCE NO. _____

An ordinance amending Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code by amending Sections 51A-7.903, 51A-7.909, 51A-7.913, and 51A-7.930; expanding the number and location of allowed attached non-premise district activity videoboard signs; allowing administrative waiver of building occupancy requirements for digital activity videoboard signs; allowing non-premise messages on construction barricade signs; allowing projected images on supergraphic signs; allowing for internal illumination of supergraphic signs; increasing the number of permitted central business district wallscape locations; allowing supergraphic signs to wrap around the edge of a building; allowing administrative waiver of building occupancy requirements for supergraphic signs; increasing the number of supergraphic sign locations held by a single person; extending the term of supergraphic sign permits; allowing for renewal of supergraphic sign location permits; extending the date for removal of supergraphic signs to 2019; extending the sunset date for the supergraphic sign program to 2019; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

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

SECTION 1. That Section 51A-7.903, “Definitions,” of Division 51A-7.900, “Downtown Special Provision Sign District,” of Article VII, “Sign Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended by adding new Paragraph (8.1), “Construction Barricade Sign,” to read as follows:

“(8.1) CONSTRUCTION BARRICADE SIGN means a sign that is affixed to a construction barricade.”

SECTION 2. That Subsection (b), “Location and Number,” of Section 51A-7.909, “Attached Non-Premise District Activity Videoboard Signs,” of Division 51A-7.900, “Downtown Special Provision Sign District,” of Article VII, “Sign Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(b) Location and number.

(1) A maximum of 15 [~~five~~] non-premise district activity videoboard signs are permitted and may only be erected on buildings with frontage on streets within the Retail Subdistrict bounded by Jackson Street, Lamar Street, Pacific Street, and Cesar Chavez [Elm Street, Main Street, or Commerce between Field Street and Ervay Street in the Retail Subdistrict].

(2) A maximum of one non-premise district activity videoboard sign is permitted per block face.

(3) Non-premise district activity videoboard sign may not be placed on Pacific Avenue between Akard Street and Ervay Street.”

SECTION 3. That Subsection (g), “Building Occupancy Requirements,” of Section 51A-7.909, “Attached Non-Premise District Activity Videoboard Signs,” of Division 51A-7.900, “Downtown Special Provision Sign District,” of Article VII, “Sign Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(g) Building occupancy requirements. Non-premise district activity videoboard signs are only permitted on buildings with retail and personal service uses (other than commercial parking lot or garage) or office uses occupying at least 75 percent of the leasable ground floor area and an overall building occupancy of at least 50 percent. The director shall notify City Council of any building that falls below the occupancy requirements and fails to re-establish the occupancy requirement within 120 days. The director may waive the occupancy requirements of this subsection for up to one year if the director determines that the building is currently being redeveloped or if the building is part of a multi-building redevelopment. The director may revoke this waiver if development or redevelopment stops or is inactive for 90 days or more.”

SECTION 4. That Section 51A-7.913, “Signs on Construction Barricades,” of Division 51A-7.900, “Downtown Special Provision Sign District,” of Article VII, “Sign Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“SEC. 51A-7.913. ~~[SIGNS ON] CONSTRUCTION BARRICADE[S]~~ SIGNS.

(a) The director of development services shall review all ~~[signs to be placed on a]~~ construction barricade signs for consistency with the construction fence requirements of the Dallas Central Business District Streetscape plan. Upon approval of the signs by the director, a sign permit for the signs may be issued. This review is a condition precedent for any permit issued for a construction barricade. No additional sign permits for the barricade may be issued after the barricade permit is issued.

(b) A ~~[sign that is affixed to a]~~ construction barricade sign may not project more than two inches from the surface of the construction barricade.

(c) A ~~[sign that is affixed to a]~~ construction barricade sign may neither be lighted nor contain any moving parts.

(d) A ~~[sign that is affixed to a]~~ construction barricade sign must be removed when the construction barricade is removed.

(e) A minimum of ten percent of the effective area of a construction barricade sign must display city park names, city activities, district activities, or the names of the owner, occupant, or district sponsor of the construction site. ~~[The information contained on a sign placed on a construction barricade may only convey information regarding what is being constructed on the site and who is conducting the construction, including the owners, developers, future tenants, lenders, architects, engineers, project consultants, and contractors. The sign may not advertise a product.]~~

(f) A construction barricade sign may not exceed eight feet in height. ~~[The message area on a sign that is affixed to a construction barricade may not exceed 50 square feet in effective area.]~~

(g) A construction barricade may be fully decorated or graphically designed if:

(1) no decoration or graphic horizontally projects more than two inches from the surface of the barricade; or

(2) no decoration or graphic vertically projects more than four feet above the top of the barricade.

(h) A construction barricade sign may contain one non-premise message per street frontage.”

SECTION 5. That Paragraph (8), “Supergraphic Sign,” of Subsection (a), “Definitions,” of Section 51A-7.930, “Supergraphic Signs,” of Division 51A-7.900, “Downtown Special Provision Sign District,” of Article VII, “Sign Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(8) SUPERGRAPHIC SIGN means a large attached premise or non-premise sign on a mesh or fabric surface, or a projection of a light image onto a wall face.”

SECTION 6. That Paragraph (4) of Subsection (b), “Visual Display and Coverage,” of Section 51A-7.930, “Supergraphic Signs,” of Division 51A-7.900, “Downtown Special Provision Sign District,” of Article VII, “Sign Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(4) Supergraphic signs may ~~not~~ be internally or externally illuminated. If internally illuminated, a supergraphic sign may consist of translucent materials, but not transparent materials.”

SECTION 7. That Paragraph (1) of Subsection (e), “Number of Sign Locations Permitted,” of Section 51A-7.930, “Supergraphic Signs,” of Division 51A-7.900, “Downtown Special Provision Sign District,” of Article VII, “Sign Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(1) No more than 22 [~~12~~] central business district wallscape locations are permitted within the inner loop area.”

SECTION 8. That Subsection (f), “Extensions Prohibited,” of Section 51A-7.930, “Supergraphic Signs,” of Division 51A-7.900, “Downtown Special Provision Sign District,” of Article VII, “Sign Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(f) Extensions [prohibited].

(1) Except as provided in Paragraph (2), a [A] supergraphic sign may not extend beyond the edge of the face of the building to which it is attached.

(2) A supergraphic sign may wrap around the edge of a building if:

(A) both building facades to which the supergraphic sign is attached are otherwise eligible facades; and

(B) the supergraphic sign is one continuous image.”

SECTION 9. That Subsection (g), “Location,” of Section 51A-7.930, “Supergraphic Signs,” of Division 51A-7.900, “Downtown Special Provision Sign District,” of Article VII, “Sign Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(g) Location.

(1) Except as provided in Paragraph (4), a [A] central business district wallscape sign may only be located on a blank wall face.

(2) No supergraphic sign may:

(A) cover any window; ~~or~~

(B) except as provided in Paragraph (4), cover any architectural or design feature of the building to which it is attached;

(C~~B~~) be attached to a~~n~~ federal-, state-, or city-designated historic or landmark structure; ~~or~~

(D~~C~~) be attached to a facade erected or altered after June 1, 2005; or

(E) be attached to a facade on Pacific Avenue between Akard Street and Ervay Street.

(3) Except as provided in Paragraph (4), c[€]entral business district wallscape signs are only permitted on parking structures or buildings with lodging, residential, retail and personal service, or office uses occupying at least 75 percent of the leasable ground floor area and an overall building occupancy of at least 50 percent of the floor area.

(4) The director may waive the requirements in Paragraph (1) and Subparagraph (2)(B) and Paragraph (3) for up to one year if the director determines that the building is currently being redeveloped or if the building is part of a multi-building redevelopment. The director may revoke this waiver if development or redevelopment stops or is inactive for 90 days or more.

SECTION 10. That Subparagraph (E) of Paragraph (2), “Location Permit,” of Subsection (k), “Permits,” of Section 51A-7.930, “Supergraphic Signs,” of Division 51A-7.900, “Downtown Special Provision Sign District,” of Article VII, “Sign Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(E) A person may not have more than nine [~~five~~] pending or active location permits combined at any one time.”

SECTION 11. That Subparagraph (G) of Paragraph (2), “Location Permit,” of Subsection (k), “Permits,” of Section 51A-7.930, “Supergraphic Signs,” of Division 51A-7.900, “Downtown Special Provision Sign District,” of Article VII, “Sign Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(G) A location permit expires four [~~two~~] years after the date of issuance.”

SECTION 12. That Paragraph (2), “Location Permit,” of Subsection (k), “Permits,” of Section 51A-7.930, “Supergraphic Signs,” of Division 51A-7.900, “Downtown Special Provision Sign District,” of Article VII, “Sign Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended by adding new Subparagraph (I) to read as follows:

“(I) A holder of a location permit may apply for renewal of the location permit by filing a complete application for renewal with the director no more than 180 days before the expiration of the current permit. To be eligible for a renewal of a location permit, an applicant must meet the qualification criteria under Paragraph (1).”

SECTION 13. That Subsection (l), “Mandatory Removal in 2014,” of Section 51A-7.930, “Supergraphic Signs,” of Division 51A-7.900, “Downtown Special Provision Sign District,” of Article VII, “Sign Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended by adding new Subparagraph (I) to read as follows:

“(l) Mandatory removal in 2019 [2014]. All supergraphic signs must be removed on or before[;] July 31, 2019 [2014]. This section does not confer a nonconforming or vested right to maintain a supergraphic sign after July 31, 2019 [2014], and all permits authorizing supergraphic signs shall automatically expire on that date.”

SECTION 14. That Subsection (m), “Sunset,” of Section 51A-7.930, “Supergraphic Signs,” of Division 51A-7.900, “Downtown Special Provision Sign District,” of Article VII, “Sign Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended by adding new Subparagraph (I) to read as follows:

“(m) Sunset. This section expires on July 31, 2019 [2014], unless re-enacted with amendment before that date. The city plan commission and city council shall review this section before its expiration date.”

SECTION 15. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 16. That Chapter 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 17. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

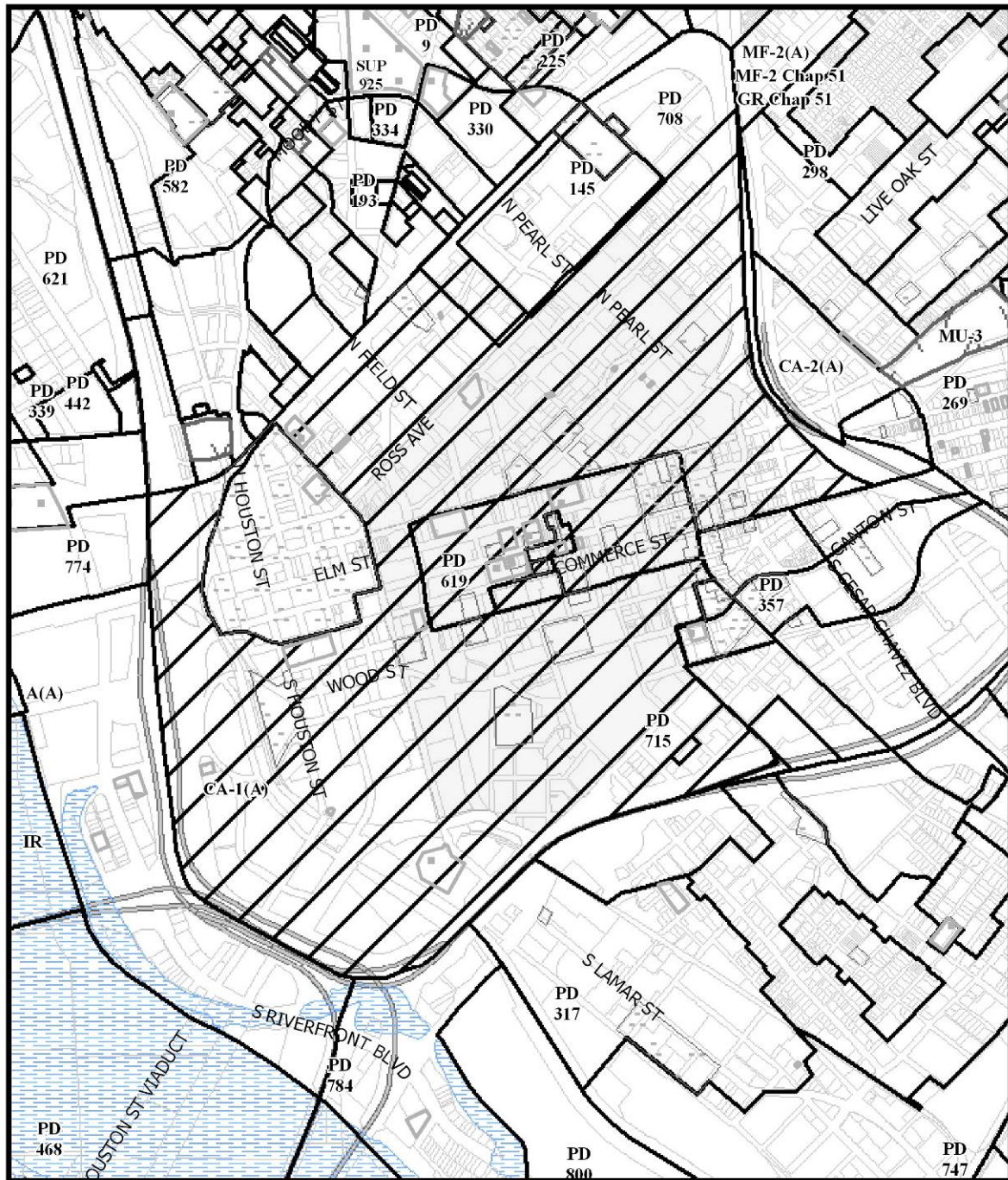
SECTION 18. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

By _____
Assistant City Attorney

Passed _____

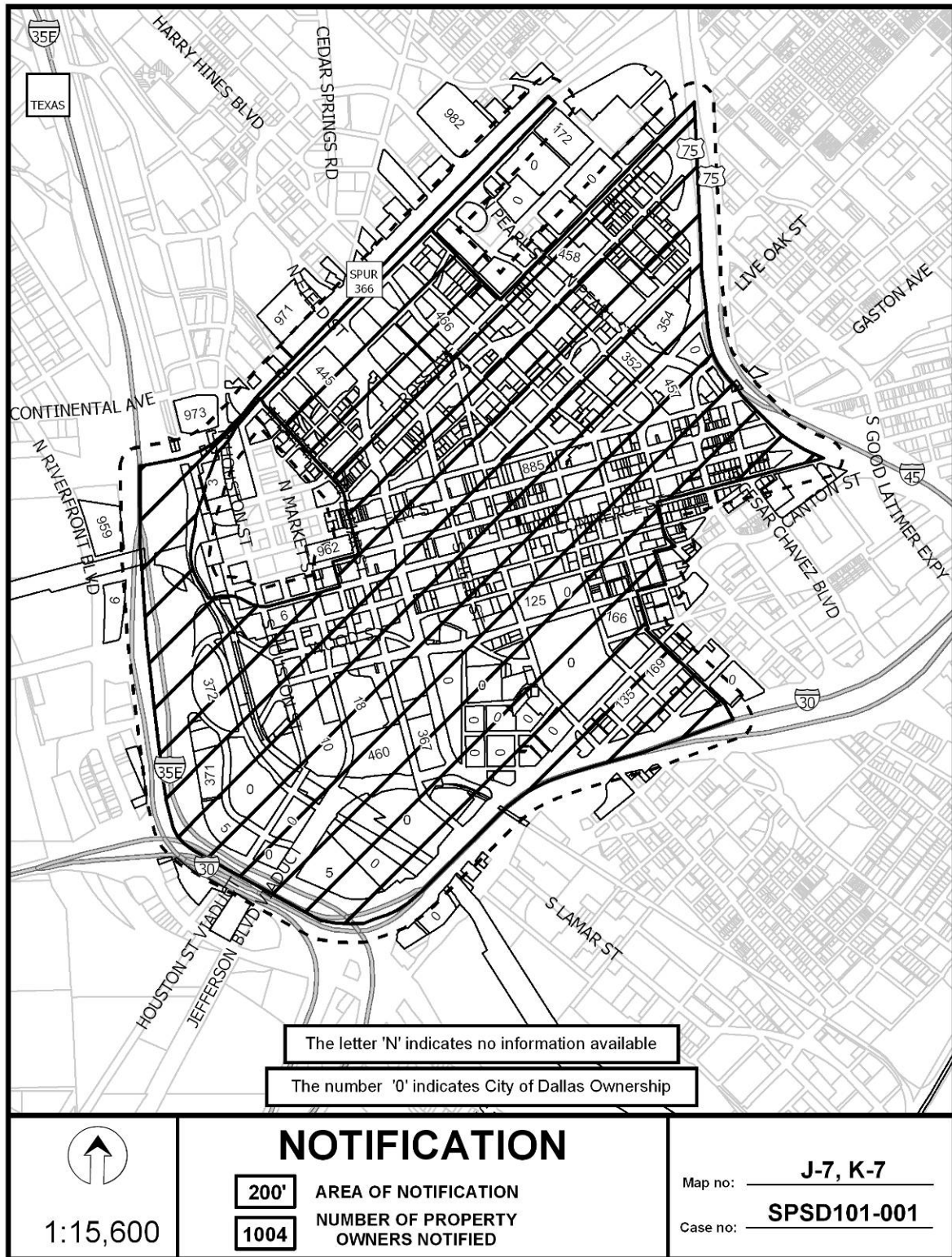


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ZONING MAP

Map no: J-7, K-7
Case no: SPSD101-001

DATE: June 29, 2011



SPSD 101-001

Due to the number of properties on the notification list, the list is not included in this material. The property owner notification list is available for review in Room 5BN of Dallas City Hall.