



CITY OF DALLAS  
CITY PLAN COMMISSION  
Thursday, July 25, 2013  
AGENDA

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WORKSHOP:	5ES	9:00 a.m.
BRIEFINGS:	5ES	12:00 p.m.
PUBLIC HEARING	Council Chambers	1:30 p.m.

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

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

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**WORKSHOP:**

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

**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S123-194**  
(CC District 2)
- An application to replat a 12.603 acre tract of land into one lot containing all of Lots 1 and 2 in City Block E/2307, all of Lot 1 and part of Lot 2 in City Block F/2309 on property located at 2610 and 2820 King Road.  
Applicant/Owner: Dallas Housing Authority  
Surveyor: Pacheco Koch Consulting Engineers  
Application Filed: June 27, 2013  
Zoning: PD No. 193 (MF-2)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S123-195**  
(CC District 6)
- An application to create a 3.909 acre lot from a tract of land in City Block 8376 located at 10808 Luna Road.  
Applicant/Owner: Issam Al Shmaisani  
Surveyor: Baird Hampton and Brown  
Application Filed: June 27, 2013  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S123-196**  
(CC District 2)
- An application to create a 4.610 acre lot from a tract of land containing all of Lots 1 through 7 in City Block D/660, Lots 1 through 14 in City Block E/660, part of Lots 8 through 14 in City Block 10/658, all of Lafayette Street to be abandoned between Peak Street and Ashby Street, and all of a 15 foot wide alley in City Block E/660 located between Peak Street and Ashby Street.  
Applicant/Owner: Boxer GM, LLC  
Surveyor: Brockette, Davis, Drake INC  
Application Filed: June 27, 2013  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S123-197**  
(CC District 2)
- An application to create seven lots ranging in size from 0.595 acre through 2.500 acre from a 9.905 acre tract of land containing Lots 1 through 11 in City Block 26/132, part of City Blocks 131 and 132, Lots 1 through 10 in City Block 15/144, City Block 133, part of City Block 134, Lots 1 through 7 in City Block 25/133, part of City Block 24/134, Lots 15 through 26 and part of Lots 3 through 4 in City Block 14/145, lots 15 through 18, part of Lots 11 through 14 and 19 through 14 in City Block 13/146, Lots 1 through 5, part of Lots 6 through 9, 24 through 27 in City Block 13/146, Lots 2 through 8, part of Lots 1 and 9 in City Block 12/147, part of City Block 134, 12/134 and 135, and Lot 1 in City Block A/134, located at the southeast corner of Marilla Street and Harwood Street.  
Applicant/Owner: Hillside Equity Partners and Spectrum Properties  
Surveyor: Piburn and Carson , LLC  
Application Filed: June 28, 2013  
Zoning: PD No. 357, Sub-district 1  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (5) **S123-198**  
(CC District 14)
- An application to replat a 0.862 acre tract of land containing part of Lot 3A in City Block 524 into one lot on property located at the south corner of Harwood Street and McKinney Avenue.
- Applicant/Owner: McKinney Harwood LLC  
Surveyor: Pacheco Koch Consulting Engineers  
Application Filed: July 1, 2013  
Zoning: PD No. 193 (PDS 66)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S123-199**  
(CC District 11)
- An application to replat a 21.193 acre tract of land in City Block C/7731 into 5 lots ranging in size from 1.735 acres to 12.192 acres in size on property fronting on the south line of Banner Drive between Coit Road and Merit Drive.
- Applicant/Owner: LMI Park Central, LLC  
Surveyor: Survey Consulting, Inc  
Application Filed: July 1, 2013  
Zoning: MU-3  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S123-202**  
(CC District 5)
- An application to create one 0.438 acre lot from a tract of land in City Block 6314 located at 9110 Bruton Road.
- Applicant/Owner: Barakat Mahmoud  
Surveyor: A&W Surveyors, INC  
Application Filed: July 2, 2013  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S123-203**  
(CC District 7)
- An application to replat a 1.589 acre lot from a tract of land in City Block 7043 located at 4523 Samuell Boulevard.
- Applicant/Owner: James & Debra Breaux  
Surveyor: Piburn & Carson , LLC  
Application Filed: July 2, 2013  
Zoning: RR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (9) **S123-205**  
(CC District 6) An application to replat a 5.691 acre tract of land containing part of a tract of land in City Block E-1/7940 and part of a tract of land in City Block E-3/7940 into one lot located between Stemmons Freeway and SH-183 north of Mockingbird Lane.  
Applicant/Owner: RCI Holding, Inc  
Surveyor: Raymond L. Goodson Jr., Inc  
Application Filed: July 2, 2013  
Zoning: MU-3/PD-479  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S123-209**  
(CC District 2) An application to create a 3.935 acre lot from a tract of land in City Block 420 and City Block 460 located at the northeast corner of Lamar Street and Powhattan Street.  
Applicant/Owner: Cherokee Lamar  
Surveyor: Kimley-Horn and Associates, Inc  
Application Filed: July 3, 2013  
Zoning: PD-317 (Subdistrict 3A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (11) **S123-204**  
(CC District 13) An application to replat a 2.6 acre tract of land containing part of Lot 6 in City Block D/5332 into one lot on property located at 10341 and 10349 Strait Lane.  
Applicant/Owner: Donald E. and Carmen Q. Goodwin  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: July 2, 2013  
Zoning: R-1ac. (A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S123-206**  
(CC District 9) An application to replat a 0.252 acre tract of land containing part of Lots 4, 5, and 6 in City Block 1/5431 into three lots ranging in size from 3,647 square feet to 3,661 square feet on property located at 6536 thru 6558 Lovers Lane.  
Applicant/Owner: PSW Real Estate LLC  
Surveyor: Kadleck & Associates  
Application Filed: July 2, 2013  
Zoning: TH-3(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(13) **S123-207**  
(CC District 9)

An application to replat a 0.203 acre tract of land containing part of Lots 2, and 3 in City Block 1/5431 into three lots ranging in size from 2,928 square feet to 2,992 square feet on property located at 6536 thru 6558 Lovers Lane.  
Applicant/Owner: PSW Real Estate LLC  
Surveyor: Kadleck & Associates  
Application Filed: July 2, 2013  
Zoning: TH-3(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(14) **S123-208**  
(CC District 9)

An application to replat a 1.250 acre tract of land containing part Lots 2, 3, 4, 5, and 6 in City Block 1/5431 into thirteen lots ranging in size from 3,024 square feet to 4,403 square feet on property located at 6536 thru 6558 Lovers Lane.  
Applicant/Owner: PSW Real Estate LLC  
Surveyor: Kadleck & Associates  
Application Filed: July 2, 2013  
Zoning: TH-3(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

**W123-007**  
Audrey Butkus  
(CC District 2)

An application for a waiver of the two-year waiting period in order to submit an application to amend Planned Development District No. 759 in an area generally bounded by West Mockingbird Lane, Forest Park Road, Empire Central and Maple Avenue.  
Staff Recommendation: **Denial**  
Applicant: Mockingbird Venture Partners, LLC  
Representative: Jonathan Vinson, Jackson Walker

**M123-035**  
Richard Brown  
(CC District 10)

An application for a minor amendment to the site plan for Specific Use Permit No. 651 for a College in the southeast quadrant of Abrams Road and Walnut Street.  
Staff Recommendation: **Approval**  
Applicant: DCCCD Facilities Management  
Representative: Aaron Farmer

**M123-036**  
Richard Brown  
(CC District 4)

An application for a minor amendment to the site plan for Specific Use Permit No. 2018 for the sale of Alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on the north line of Laureland Road, east of IH 35.  
Staff Recommendation: **Approval**  
Applicant: VRE Laureland, LLC  
Representative: Michael Hampton

Zoning Cases – Consent:

1. **Z123-230(RB)**  
Richard Brown  
(CC District 2)  
An application for an amendment to and expansion of Specific Use Permit No. 1736 for a Private school on property zoned an R-7.5(A) Single Family District, with Specific Use Permit No. 278 for a Convent on a portion of the property on the southwest line of Cortland Avenue, between Bombay Avenue and Anson Road.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional ten-year periods, subject to a revised site plan, revised traffic management plan, and revised conditions.  
Applicant: The Roman Catholic Diocese of Dallas  
Representative: William S. Dahlstrom |
  
2. **Z123-259(RB)**  
Richard Brown  
(CC District 14)  
An application for the renewal of Specific Use Permit No. 1889 for a Late-hours establishment limited to an Alcoholic beverage establishment for a bar, lounge, or tavern use on property within Planned Development District No. 842 for CR Community Retail District Uses on the east line of Greenville Avenue, north of Prospect Avenue.  
Staff Recommendation: **Approval** for a three-year period, subject to revised conditions.  
Applicant: O Dokie, LLC  
Representative: Roger Albright |
  
3. **Z123-287(JH)**  
Jennifer Hiramoto  
(CC District 14)  
An application for the renewal of Specific Use Permit No. 1753 for a liquor store within the Subarea 8 portion of Planned Development District No. 298, the Bryan Area Special Purpose District on the west corner of Haskell Avenue and San Jacinto Street.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to conditions.  
Applicant: Chuck Hooks
  
4. **Z123-171(MW)**  
Megan Wimer  
(CC District 6)  
An application for a Specific Use Permit for a radio, television or microwave tower on property zoned an MU-3 Mixed Used District on the northwest corner of Villa Creek Drive and Ford Road.  
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and conditions.  
Applicant: Atmos Energy  
Representative: Robert Baldwin

5. **Z123-212(MW)**  
Megan Wimer  
(CC District 13)
- An application for a Planned Development District for mixed uses on property zoned a GO(A) General Office District on the southeast corner of North Central Expressway and Midtown Boulevard.
- Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
- Applicant: Commodore Partners, LTD |
- Representative: Santos Martinez, MASTERPLAN |
6. **Z123-260(MW)**  
Megan Wimer  
(CC District 12)
- An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CR Community Retail District with deed restrictions west of Marsh Lane, north of Frankford Road.
- Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and conditions.
- Applicant: Capital Telecom Acquisitions, LLC
- Representative: W. Bebb Francis, III

Zoning Cases – Under Advisement:

7. **Z123-246(AB)**  
Audrey Butkus  
(CC District 5)
- An application for the renewal of Specific Use Permit No. 1900 for the sale of alcoholic beverages in conjunction with a general merchandise use greater than 3,500 square feet on property zoned Subdistrict 1 within Planned Development District No. 366 with a D-1 Liquor Control Overlay on the northwest corner of South Buckner Boulevard and Cordell Drive.
- Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site/landscape plan and conditions.
- Applicant: Vilas Kumar
- Representative: Santos Martinez, MASTERPLAN
- U/A From: July 11, 2013
8. **Z123-249(AB)**  
Audrey Butkus  
(CC District 9)
- An application for the renewal of Specific Use Permit No. 1864 for the sale of alcoholic beverages in conjunction with a general merchandise or food store use greater than 3,500 square feet on property zoned CR Community Retail District with a D-1 Liquor Control Overlay located north of Centerville Road, west of Aledo Drive.
- Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to conditions.
- Applicant: John Matthews
- Representative: Parvez Malik
- U/A From: June 6, 2013 and July 11, 2013

Zoning Cases – Individual:

9. **Z123-262(MW)**  
Megan Wimer  
(CC District 14)
- An application for a Specific Use Permit for a late-hours establishment limited to restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 on the west side of Greenville Avenue, south of Sears Street.
- Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
- Applicant: Matt Tobin
- Representative: Permitted Development, Audra Buckley

Authorization of Hearings

- Valerie Miller  
(CC District 4)
- Consideration of a public hearing to decide whether to authorize a public hearing to determine the proper zoning on property zoned a CR-D Community Retail District with a D liquor Control Overlay in an area generally bound by South Corinth Street, Waco Street, and Morrell Street with consideration being given to an RR Regional Retail District. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

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Other Matters

Minutes: July 11, 2013

Adjournment



**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, July 25, 2013**

**TRANSPORTATION COMMITTEE MEETING** - Thursday, July 25, 2012, City Hall, 1500 Marilla Street, in the Council Chambers, at 8:00 a.m., to consider **(1)** Knoll Trail from Arapaho to Keller Springs – Change designation from 4 lane divided roadway within 80' of R.O.W. to a 4 lane undivided roadway within 60' of R.O.W., and **(2)** Fort Worth Avenue/West Commerce Street from Beckley Avenue to Hampton Road – Change designation from 6 lane divided roadway to a 4 lane divided with bicycle lanes.

### 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 25, 2013**

**FILE NUMBER:** S123-194

**Subdivision Administrator:** Paul Nelson

**LOCATION:** 2610 and 2820 Kings Road.

**DATE FILED:** June 27, 2013

**ZONING:** PD-193(MF-2)

**CITY COUNCIL DISTRICT: 2 SIZE OF REQUEST: 12.603 Acres MAPSCO: 34Z**

**OWNER/APPLICANT:** Dallas Housing Authority

**REQUEST:** An application to replat a 12.603 acre tract of land into one lot containing all of Lots 1 and 2 in City Block E/2307, all of Lot 1 and part of Lot 2 in City Block F/2309 located at 2610 and 2820 Kings Road.

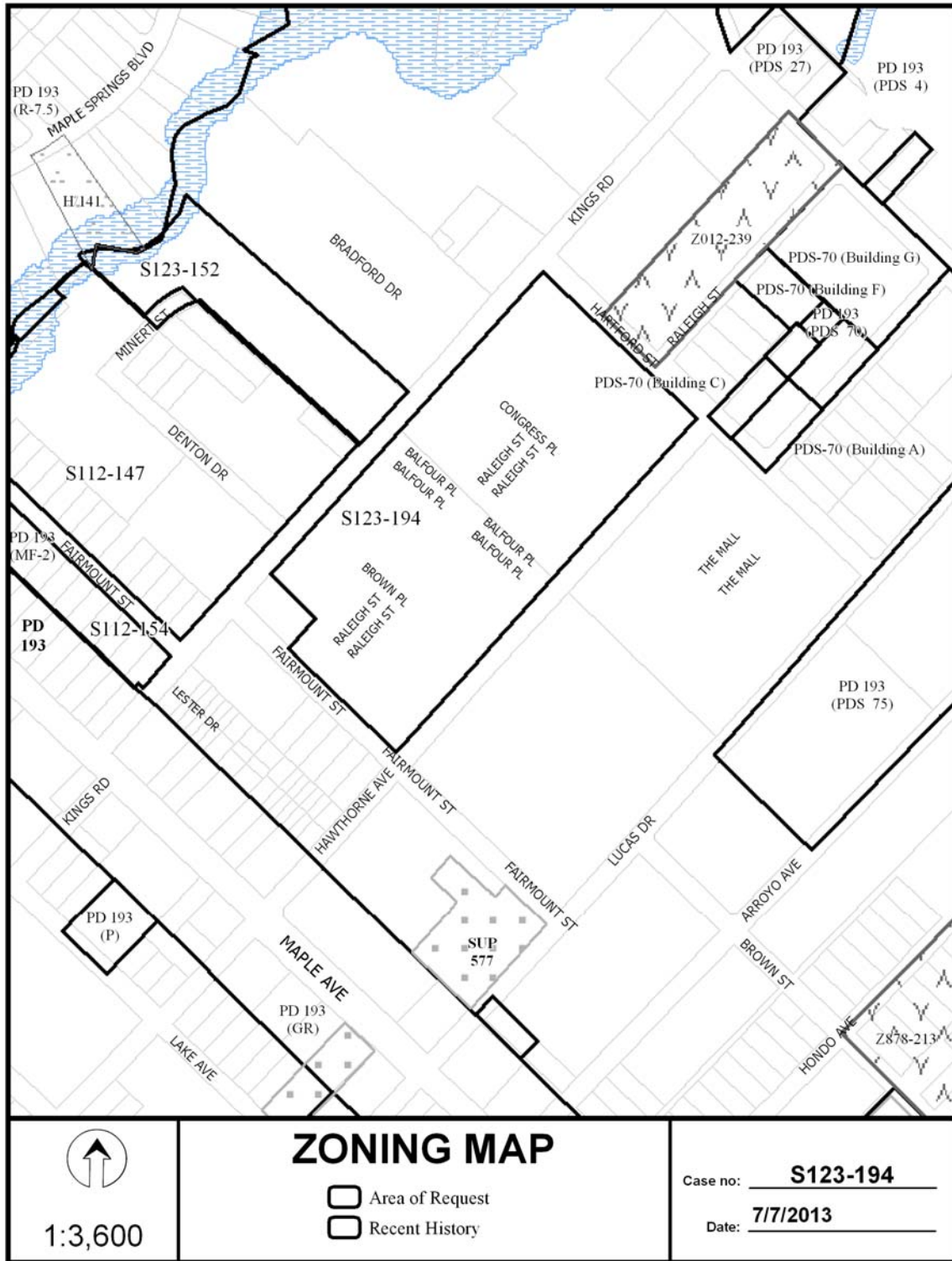
**SUBDIVISION HISTORY:** There has been no recent subdivision activity within close proximity to this request.

**STAFF RECOMMENDATION:** The request complies with the requirements of the PD-193(MF-2) 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 right-of-way abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments

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

10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
13. On the final plat dedicate a 10 foot by 10 foot corner clip at Kings Road and Hartford Street.
14. On the final plat dedicate a 10 foot by 10 foot corner clip at Hartford Street and Hawthorne Avenue.
15. On the final plat dedicate a 10 foot by 10 foot corner clip at Fairmount Street and Hawthorne Avenue.
16. On the final plat show how all adjoining right-of-way was created.
17. On the final plat show the recording information on all existing easements within 150 feet of the property.
18. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
19. Water/wastewater main extension is required by Private Development Contract.
20. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
21. On the final plat show abandonment ordinance for Balfour Street, Ordinance No. 3753, Vol.33 Pg. 245 and Ordinance No. 2742.
22. On the final plat identify the property as Lot 1A, City Block E/2307.





 1:3,600	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <li> Area of Request</li> <li> Recent History</li> </ul>	Case no: <u>          <b>S123-194</b>          </u> Date: <u>          <b>7/7/2013</b>          </u>
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**CITY PLAN COMMISSION****THURSDAY, JULY 25, 2013****FILE NUMBER:** S123-195**Subdivision Administrator:** Paul Nelson**LOCATION:** 10808 Luna Road**DATE FILED:** June 27, 2013**ZONING:** IR**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 3.909**MAPSCO:** 22N**OWNER/APPLICANT:** Issam Al Shmaisani

**REQUEST:** An application to create a 3.909 acre lot from a tract of land in City Block 8376 located at 10808 Luna Road.

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

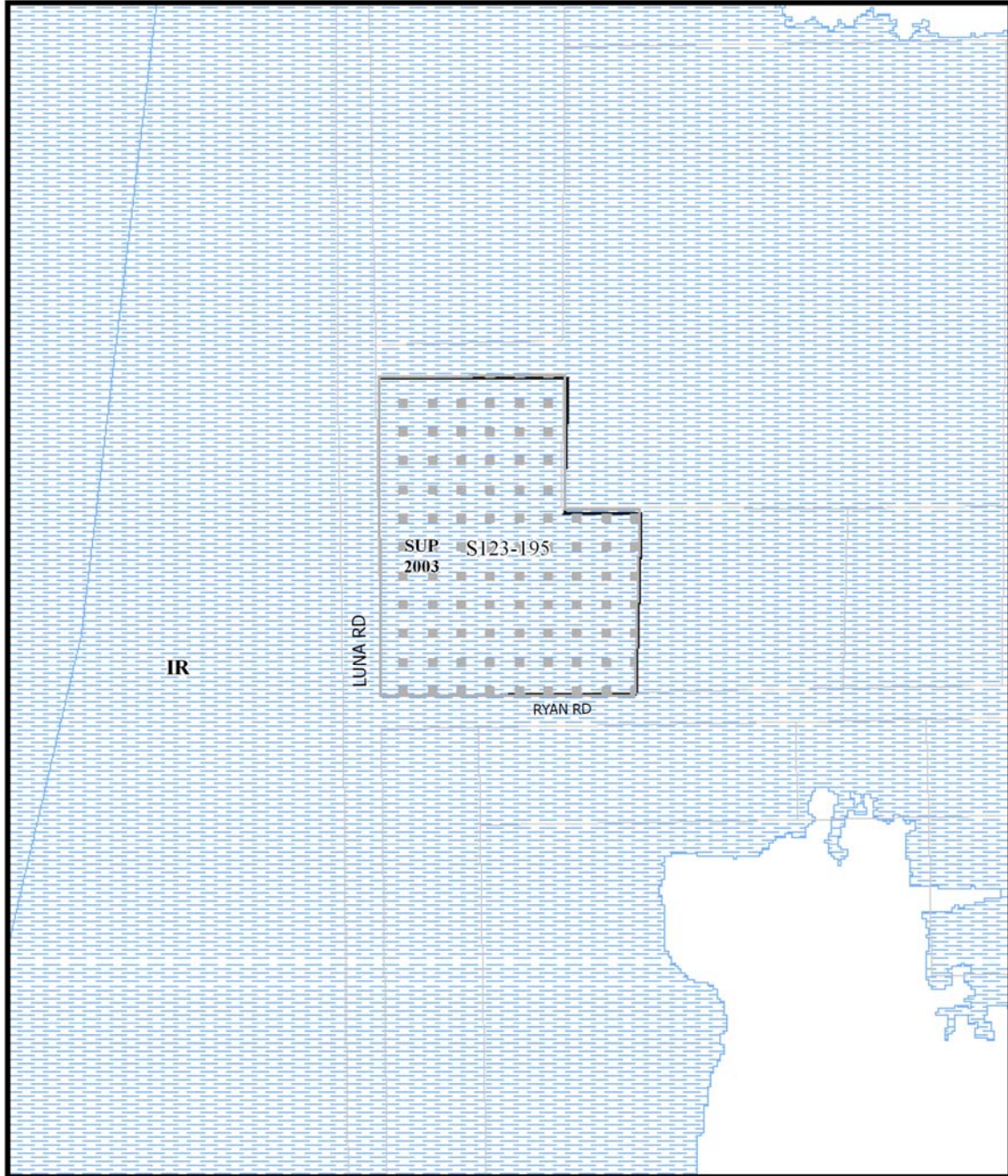
**STAFF RECOMMENDATION:** The request complies with the requirements of the IR District; therefore, staff recommends approval subject to compliance with the following conditions:

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



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

10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
13. On the final plat dedicate 53.5 feet of right-of-way from the established center line of Luna Road.
14. On the final plat dedicate a 15 foot by 15 foot corner clip at the intersection of Ryan Road and Luna Road.
15. On the final plat determine the 100 year water surface elevation across the plat.
16. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
17. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
18. On the final plat specify minimum fill and minimum finished floor elevations.
19. On the final plat show the natural channel set back from the crest of the natural channel.
20. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
22. On the final plat show how all adjoining right-of-way was created.
23. On the final plat monument all set corners per the monumentation ordinance.
24. On the final plat identify the property as Lot 1, City Block A/8376.



1:2,400

## ZONING MAP

- Area of Request
- Recent History

Case no: S123-195

Date: 7/7/2013



1:2,400

### AERIAL MAP

- Area of Request
- Recent History

Case no: S123-195

Date: 7/7/2013



**CITY PLAN COMMISSION****THURSDAY, JULY 25, 2013****FILE NUMBER:** S123-196**Subdivision Administrator:** Paul Nelson**LOCATION:** Cabell Drive, between Peak Street and Ashby Street**DATE FILED:** June 27, 2013**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 4.610 Ac.**MAPSCO:** 45D**OWNER/APPLICANT:** Boxer GM, LLC

**REQUEST:** An application to create a 4.610 acre lot from a tract of land containing all of Lots 1 through 7 in City Block D/660, Lots 1 through 14 in City Block E/660, part of Lots 8 through 14 in City Block 10/658, all of Lafayette Street to be abandoned between Peak Street and Ashby Street, and all of a 15 foot wide alley in City Block E/660 located between Peak Street and Ashby Street.

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

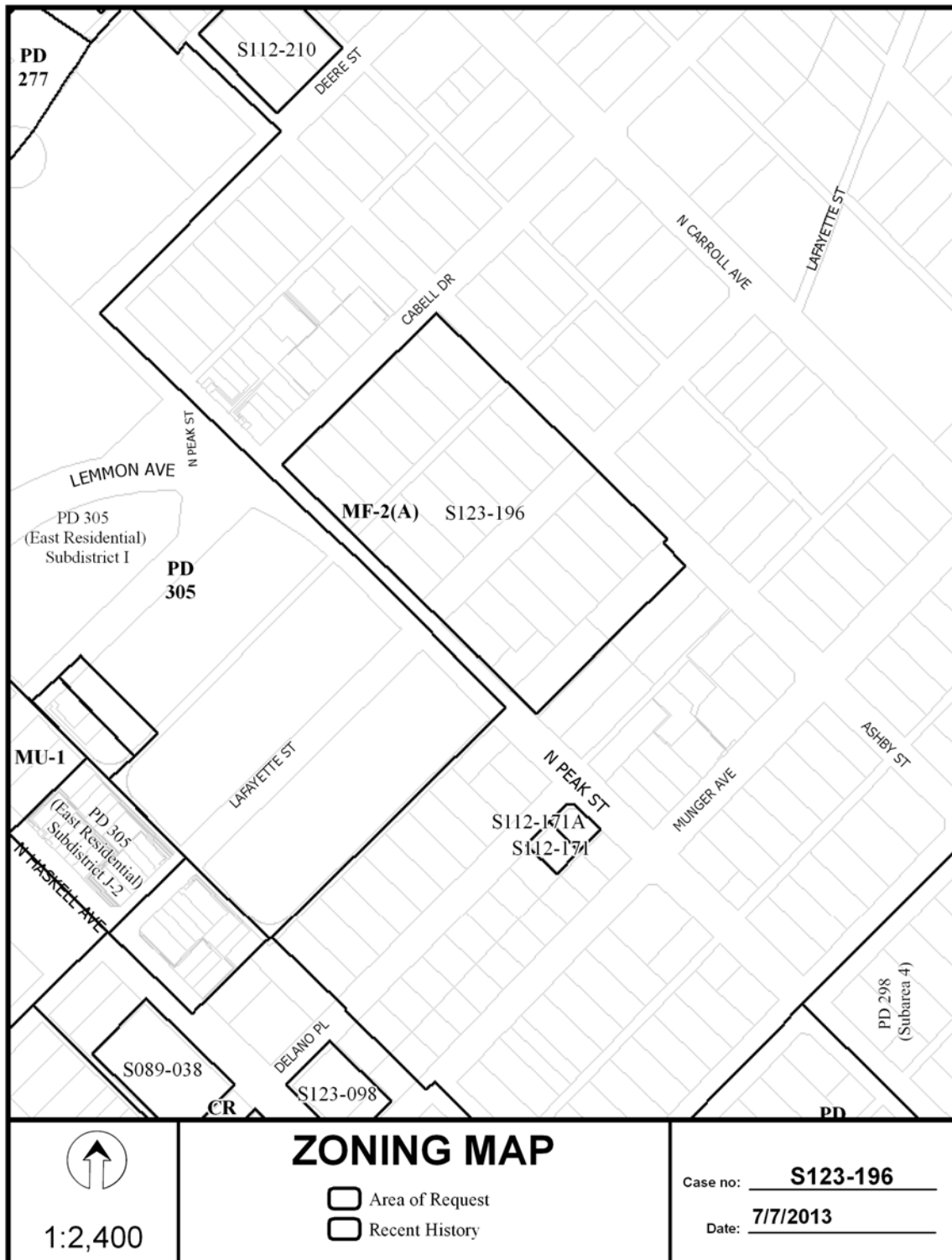
**STAFF RECOMMENDATION:** The request complies with the requirements of the MF-2(A) District; therefore, staff recommends approval subject to compliance with the following conditions:

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

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
13. On the final plat dedicate 28 feet of right-of-way from the established center line of Ashby Street and Cabell Drive.
14. On the final plat dedicate a 10 foot by 10 foot corner clip at Peak Street at Cabell Drive.
15. Comply with the Mill Creek drainage study. The finished floor elevation must be 3 feet above the nearest inlet, top of curb.
16. On the final plat show how all adjoining right-of-way was created.
17. On the final plat show the recording information on all existing easements within 150 feet of the property.
18. On the final plat show all additions or tracts of land within 150 feet of the property with their recording information.
19. On the final plat monument all set corners per the monumentation ordinance.
20. On the final plat list the utility easements as retained within street abandonments when stated as such in the abandonment ordinance.
21. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
22. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer.
23. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
24. Water/wastewater main extension is required by Private Development Contract.
25. On the final plat note that the abandonment of a portion of Lafayette Street and an alley are currently in process in Log # 39416.
26. On the final plat show the "As authorized by Ordinance number No. \_\_\_\_\_ and recorded as Instrument No. \_\_\_\_\_. Note the retention of the utility




easement as part of the right-of-way abandonment area(s) on the plat. Real Estate release is required prior to recordation of final plat.

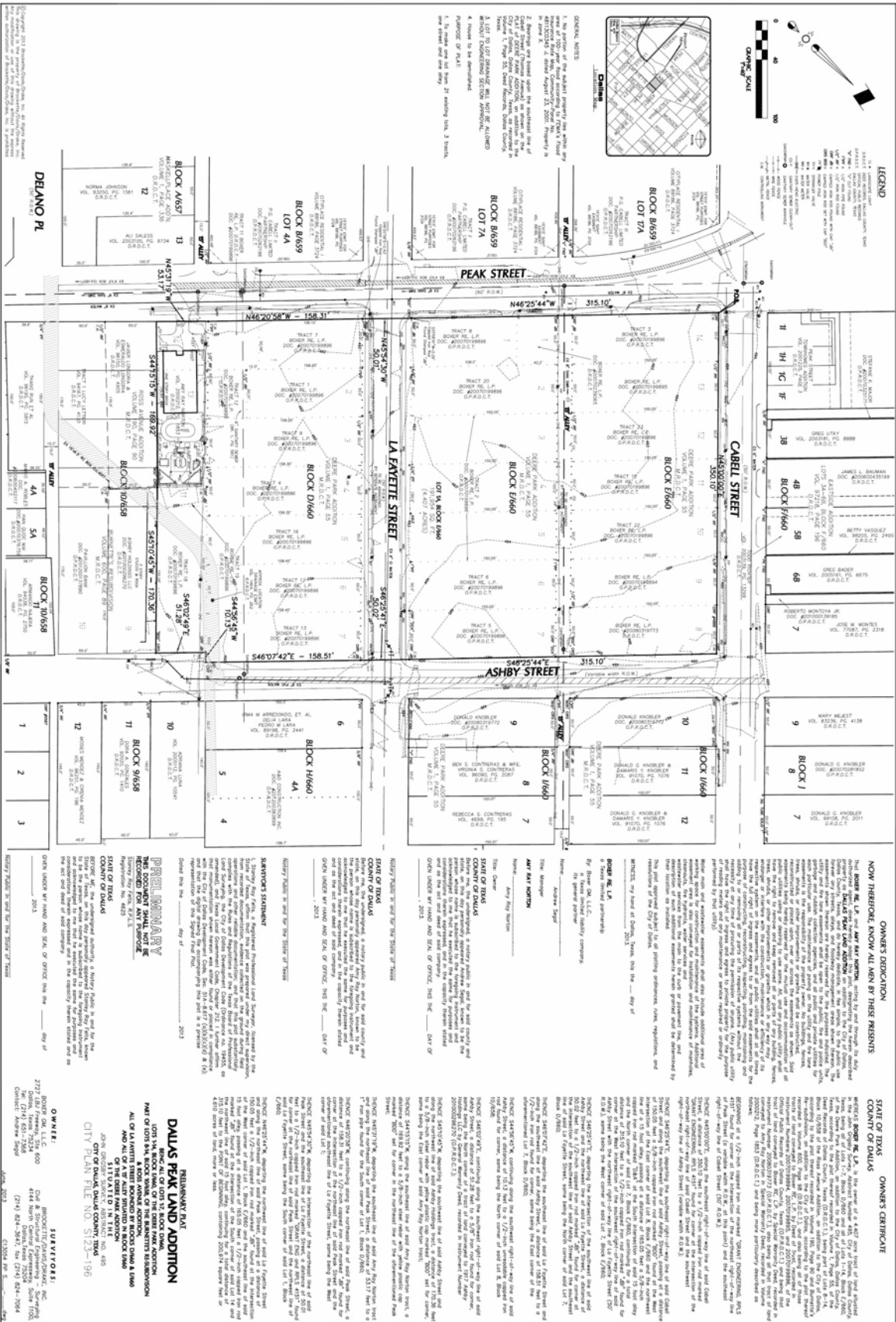
27. On the final plat change "La Fayette Street" to "Lafayette Street".
28. Atmos Energy has a 4 inch cast iron main in Lafayette Street; therefore, Exhibit B will apply or a cost estimate to abandon/reroute the main will be furnished upon request.
29. On the final plat identify the property as Lot 1A, City Block D/660.







 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <li> Area of Request</li> <li> Recent History</li> </ul>	Case no: <u>          <b>S123-196</b>          </u> Date: <u>          <b>7/7/2013</b>          </u>
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**CITY PLAN COMMISSION**

**THURSDAY, JULY 25, 2013**

**FILE NUMBER:** S123-197

**Subdivision Administrator:** Paul Nelson

**LOCATION :** southeast corner of Marilla Street and Harwood Street

**DATE FILED:** June 28, 2013

**ZONING:** PD No. 357, Subdistrict 1

**CITY COUNCIL DISTRICT:** 2

**SIZE OF REQUEST:** 9.905 Ac.

**MAPSCO:** 45R

**OWNER/APPLICANT:** Hillside Equity Partners and Spectrum Properties

**REQUEST:** An application to create seven lots ranging in size from 0.595 acre through 2.500 acre from a 9.905 acre tract of land containing Lots 1 through 11 in City Block 26/132, part of City Blocks 131 and 132, Lots 1 through 10 in City Block 15/144, City Block 133, part of City Block 134, Lots 1 through 7 in City Block 25/133, part of City Block 24/134, Lots 15 through 26 and part of Lots 3 through 4 in City Block 14/145, lots 15 through 18, part of Lots 11 through 14 and 19 through 14 in City Block 13/146, Lots 1 through 5, part of Lots 6 through 9, 24 through 27 in City Block 13/146, Lots 2 through 8 and part of Lots 1 and 9 in City Block 12/147, part of City Blocks 134, 12/134 and 135, and Lot 1 in City Block A/134, located at the southeast corner of Marilla Street and Harwood Street.

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

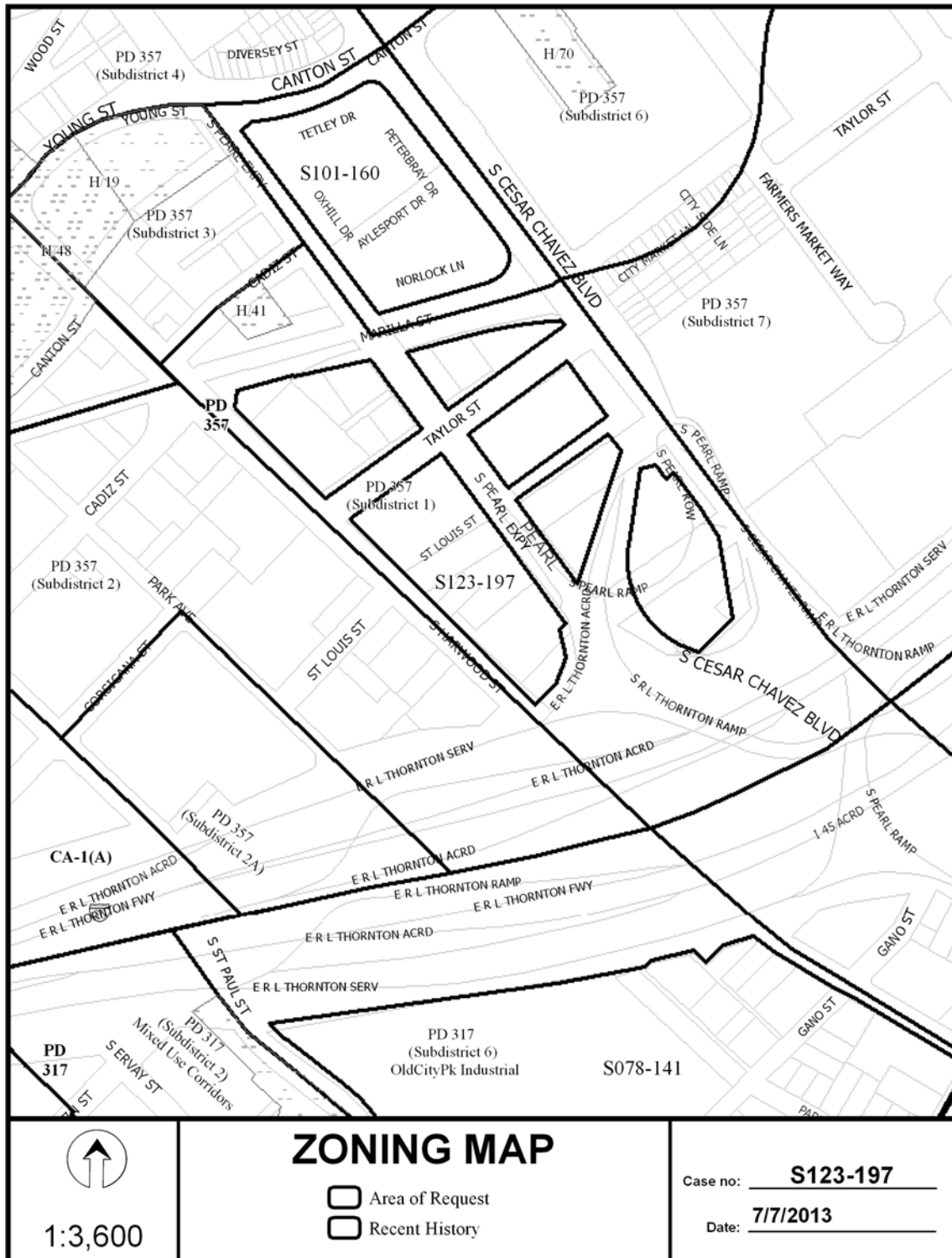
**STAFF RECOMMENDATION:** The request complies with the requirements of PD No. 357, Subdistrict 1; therefore, staff recommends approval subject to compliance with the following conditions:

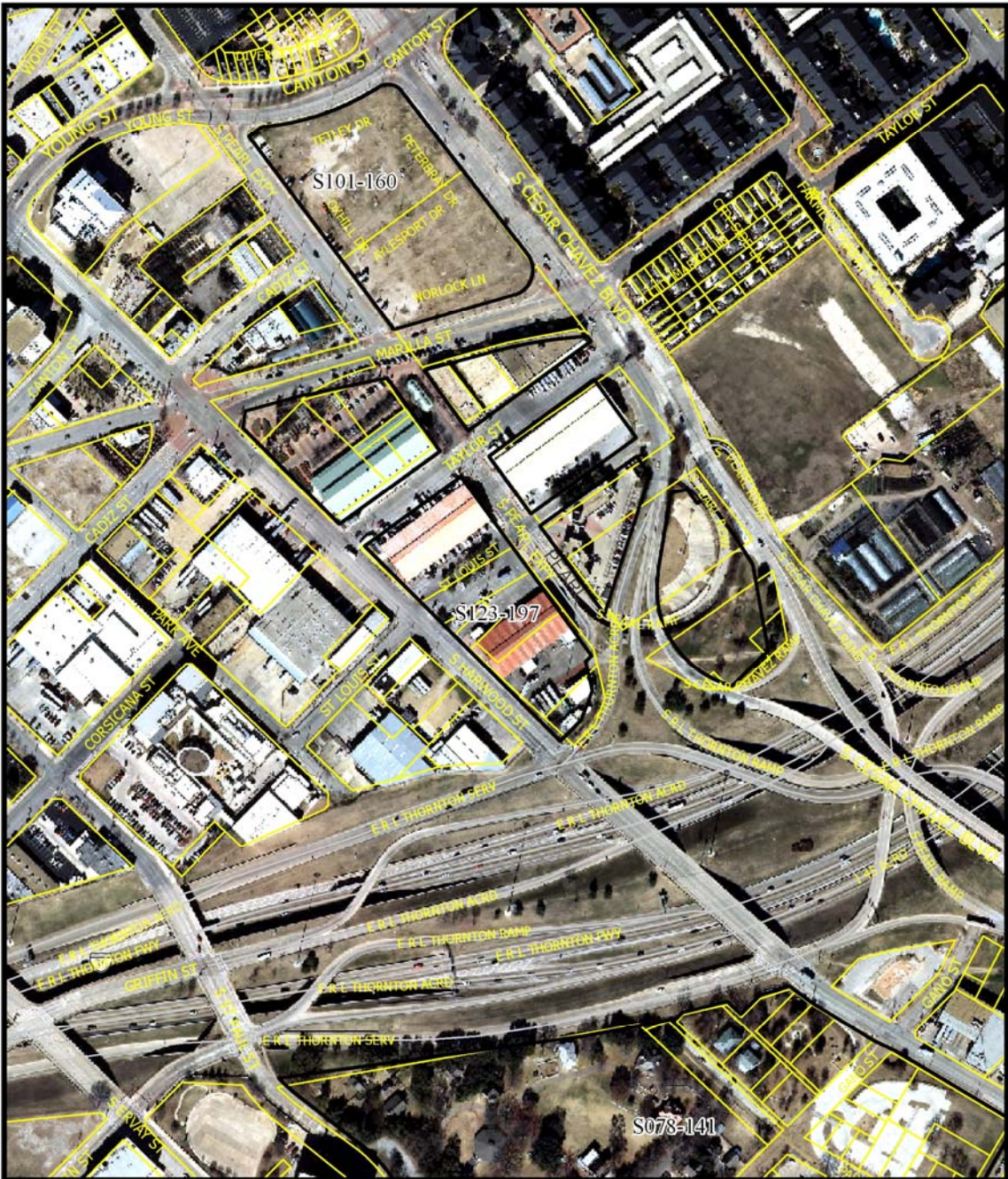
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with 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 right-of-way abandonments must be by separate instrument and the recording information shown on the face

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

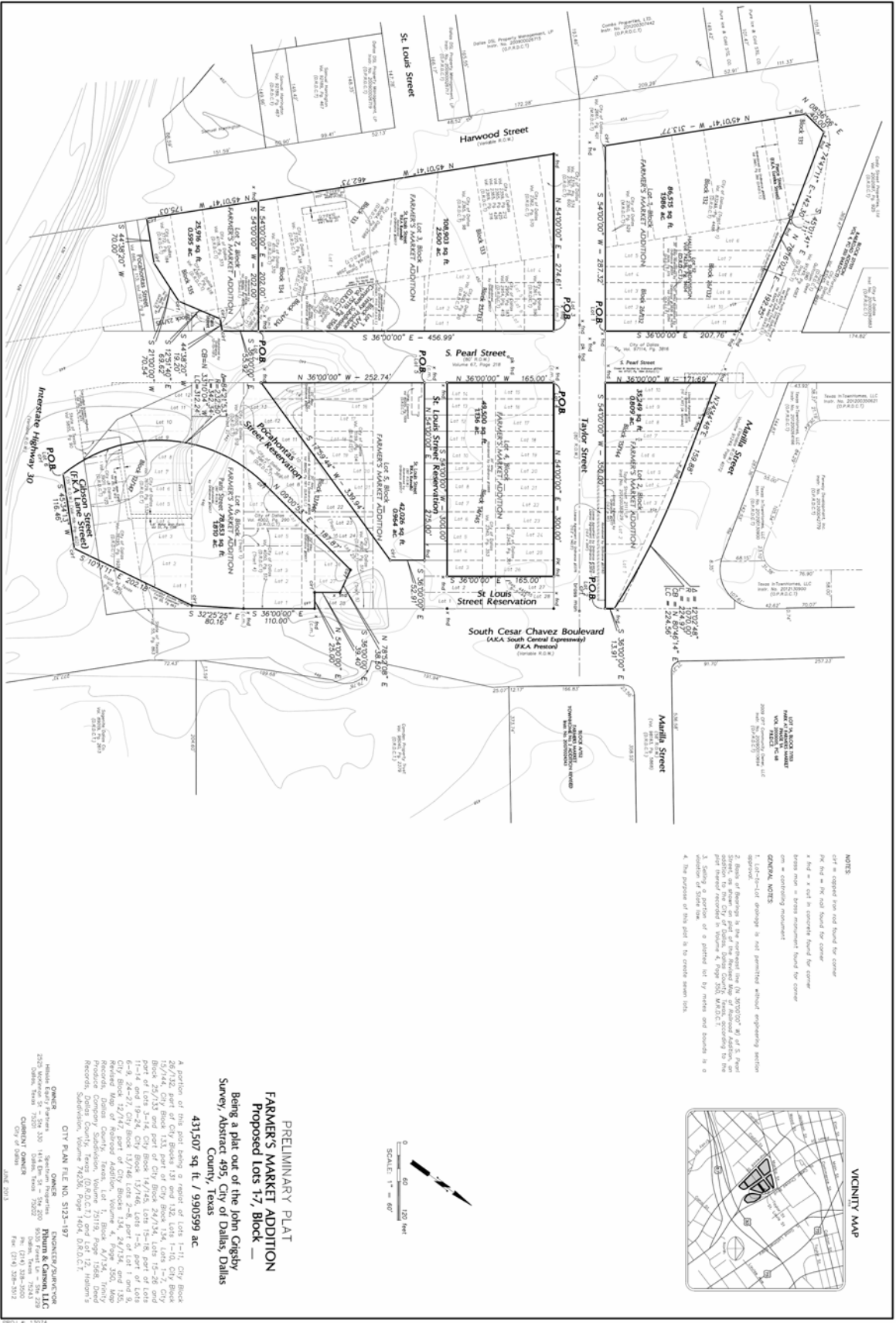
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 7.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
13. On the final plat add the following note: "Any new access or modification to Interstate Highway 30 requires TxDOT approval."
14. On the final plat comply with the Mill Creek Drainage Study requirements. Finish floor elevation is recommended to be 3 feet above the nearest inlet, top of curb.
15. On the final plat show how all adjoining right-of-way was created.
16. On the final plat show recording information on all existing easements within 150 feet of property.
17. On the final plat show all additions or tracts of land within 150 feet of the property and show their recording information.
18. On the final plat list utility easement abandonments when stated in the abandonment ordinance.
19. On the final plat show the distances/width of right-of-way across Harwood Street.
20. On the final plat show the distances/width of right-of-way across Marilla Street.
21. On the final plat show the distances/width of right-of-way across Cesar Chavez Boulevard.
22. On the final plat show the distances/width of right-of-way across St. Louis Street.
23. On the final plat show the distances/width of right-of-way across Pocahontas Street.
24. On the final plat clarify the status of Gibson Street within proposed Lot 6.
25. Provide copies of abandonment and license ordinances or agreements within platted areas to the Real Estate Division and Survey Review Group.
26. On the final plat provide utility easement reservations from abandonments.

27. Real Estate release required prior to submittal of the final plat to the Chairman for signature prior to submittal of the final plat for recording.
28. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
29. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
30. Water/wastewater main extension or relocation requires a Private Development Contract.
31. On the final plat show and label the split between Cadiz Street and Marilla Street west of Harwood Street.
32. On the final plat change "S. Pearl Street" to "Pearl Expressway".
33. Prior to submittal of the final plat for recording determine whether Pearl Expressway between Taylor Street and Marilla Street will be reopened to vehicular traffic.
34. On the final plat identify any abandonment, dedication, and existing or planned improvements for Pocahontas Street and Gibson Street.
35. On the final plat change "South Cesar Chavez Boulevard" to "Cesar Chavez Boulevard".
36. On the final plat delete the label "A.K.A. South Central Expressway".
37. Contact the street name coordinator to determine acceptable names for the rights-of-way labeled "Pocahontas Street reservation" and "St. Louis Street Reservation".
38. On the final plat change "Interstate Highway 30" to "R.L. Thornton Freeway (Interstate Highway No. 30)".
39. On the final plat identify the property as Lot 1A, City Block 26/132; Lots 1A and 1B, City Block 25/133; Lot 1A City Block 15/144; Lot 3A, City Block 13/145; Lot 11A City Block 13/146 and Lot 1A City Block 12/147.





 1:3,600	<h3 style="text-align: center;">AERIAL MAP</h3> <ul style="list-style-type: none"> <li> Area of Request</li> <li> Recent History</li> </ul>	Case no: <u>          <b>S123-197</b>          </u> Date: <u>          <b>7/7/2013</b>          </u>
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**PRELIMINARY PLAT**  
**FARMER'S MARKET ADDITION**  
**Proposed Lots 1-7; Block —**  
**Being a plat out of the John Gaskby**  
**Survey, Abstract 495, City of Dallas, Dallas**  
**County, Texas**  
**431,507 sq. ft. / 990599 ac**

A portion of this plat being a re-division of Lots 1-11, City Block 28/132, part of City Blocks 131 and 132, Lots 1-10, City Block 28/132, part of City Blocks 14/145, Lots 1-18, part of City Block 28/133 and part of City Block 28/134, Lots 1-26 and part of Lots 3-14, City Block 14/145, Lots 1-18, part of Lots 1-6 and 7, City Block 14/145, Lots 1-5, part of Lots 1-6 and 7, City Block 14/145, Lots 1-5, part of Lots 1-6 and 7, City Block 12/147, part of City Blocks 134, 24/134, and 135, Revised Map of Recreational Addition, Volume 4, Page 200, 1860 Produce Company Subdivision, Volume 79119, Page 1586, David Records, Dallas County, Texas; 08/20/07, Lot 0.61, 0.71, Madison's Subdivision, Dallas County, Texas; 08/20/07, Lot 0.61, 0.71, Madison's Subdivision, Dallas County, Texas.

**CITY PLAN FILE NO. 5123-107**

**OWNER:** Helixco Early Partners, LP  
 2222 Dallas Street, Suite 1300  
 Dallas, Texas 75201  
 City of Dallas

**ENGINEER/SURVEYOR:** Phoenix & Carson, LLC  
 5025 Ross Street, Suite 1300  
 Dallas, Texas 75206  
 Phoenix & Carson, LLC  
 City of Dallas

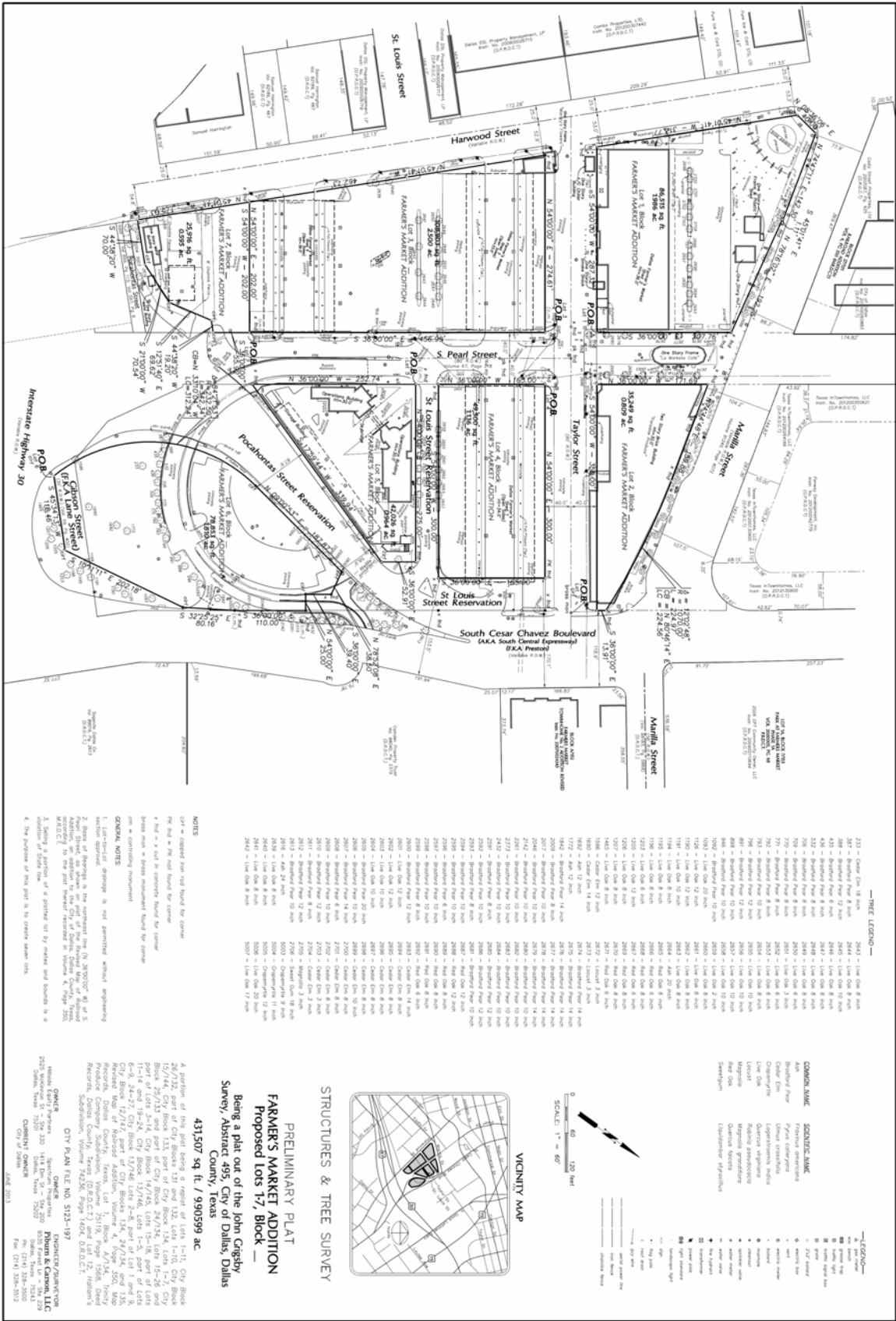
**CUSTOMER OWNER:** Phoenix & Carson, LLC  
 5025 Ross Street, Suite 1300  
 Dallas, Texas 75206  
 Phoenix & Carson, LLC  
 City of Dallas

**DATE:** 08/2013

- NOTES:**
1. All bearings and distances were obtained from the original survey.
  2. All bearings and distances were obtained from the original survey.
  3. All bearings and distances were obtained from the original survey.
  4. The purpose of this plat is to create seven lots.
- GENERAL NOTES:**
1. This plat is subject to all existing laws, ordinances, rules, regulations, and orders of the City of Dallas.
  2. This plat is subject to all existing laws, ordinances, rules, regulations, and orders of the City of Dallas.
  3. This plat is subject to all existing laws, ordinances, rules, regulations, and orders of the City of Dallas.
  4. This plat is subject to all existing laws, ordinances, rules, regulations, and orders of the City of Dallas.







**NOTES**

1. The purpose of this plat is to create seven (7) lots.
2. Block of lot(s) in the northeast 1/4 of Section 10, Township 10N, Range 12E, County of Dallas, Texas, is hereby divided into the following lots, to-wit: Lots 1-243, as shown on this plat.
3. Survey of a portion of a plat is to create seven (7) lots.
4. The purpose of this plat is to create seven (7) lots.

**GENERAL NOTES**

1. Lot(s) shall be conveyed to the owner by deed.
2. All lots shall be conveyed to the owner by deed.
3. All lots shall be conveyed to the owner by deed.
4. All lots shall be conveyed to the owner by deed.

**COMMON NAME**

FARMER'S MARKET ADDITION

**SCIENTIFIC NAME**

...

**PRELIMINARY PLAT**  
**FARMER'S MARKET ADDITION**  
**Proposed Lots 1-7, Block 1**  
**County, Texas**

Being a plat out of the John Gageby Survey, Abstract 495, City of Dallas, Dallas County, Texas

431507 sq. ft. / 990599 ac

**OWNER:** PHIBBS & CARROLL, LLC  
 2001 Ross Street, Suite 2000  
 Dallas, Texas 75201  
 Tel: (214) 238-2000  
 Fax: (214) 238-2003

**PREPARED BY:** PHIBBS & CARROLL, LLC  
 2001 Ross Street, Suite 2000  
 Dallas, Texas 75201  
 Tel: (214) 238-2000  
 Fax: (214) 238-2003

**DATE:** 08/20/13

**PROJ #:** 130174



**CITY PLAN COMMISSION**

**THURSDAY, JULY 25, 2013**

**FILE NUMBER:** S123-198

**Subdivision Administrator:** Paul Nelson

**LOCATION:** south corner of Harwood Street and McKinney Avenue

**DATE FILED:** July 1, 2013

**ZONING:** PD193 (PDS - 66)

**CITY COUNCIL DISTRICT:** 14    **SIZE OF REQUEST:** 0.862 Acres    **MAPSCO:** 45F

**OWNER/APPLICANT:** McKinney Harwood LLC

**REQUEST:** An application to replat a 0.862 acre tract of land containing part of Lot 3A in City Block 524 into one lot on property located at the south corner of Harwood Street and McKinney Avenue.

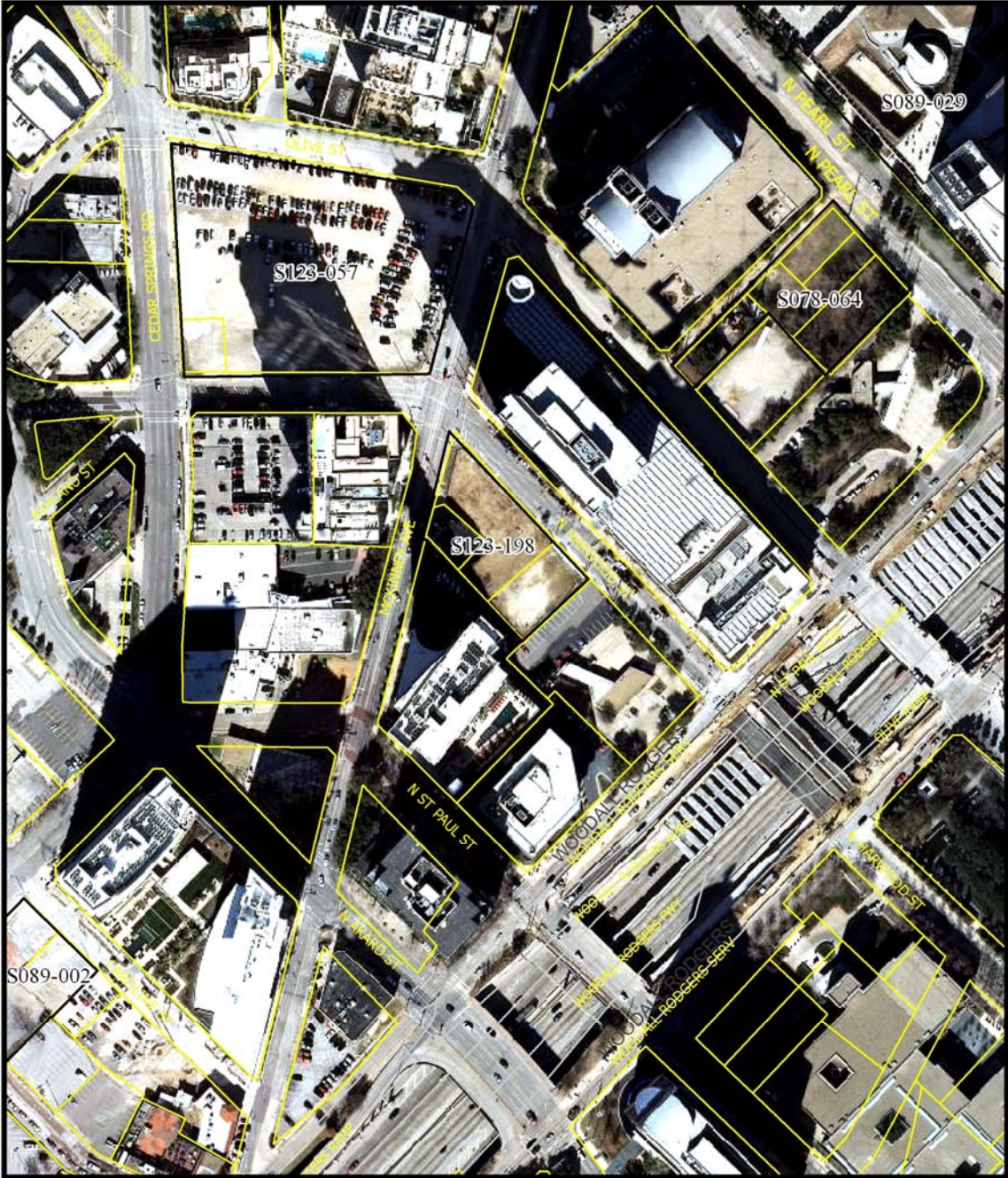
**SUBDIVISION HISTORY:** There has been no recent subdivision activity within close proximity to this request.

**STAFF RECOMMENDATION:** The request complies with the requirements of the PD193 (PDS 66) 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 right-of-way abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments

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

10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
13. On the final plat dedicate a 15 foot by 15 foot corner clip at Harwood Street and McKinney Avenue.
14. On the final plat show how all adjoining right-of-way was created.
15. On the final plat show the recording information on all existing easements within 150 feet of the property.
16. On the final plat verify the two story building is not over the property line.
17. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
18. On the final plat identify the property as Lot 3B, City Block 524.



 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p><input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History</p>	Case no: <u>      <b>S123-198</b>      </u> Date: <u>      <b>7/7/2013</b>      </u>
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**DALLAS CERTIFICATION**

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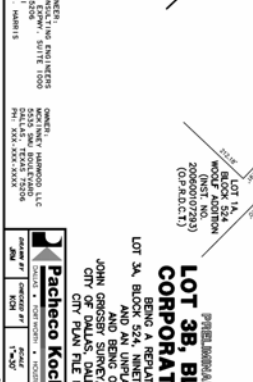
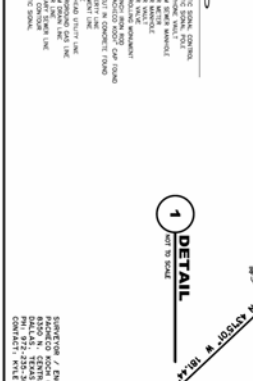
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**GENERAL NOTES**

**LEGEND**



**Preliminary Plat**  
LOT 3B, BLOCK 524  
CORPORATE OFFICE  
AND AN UNPLATTED TRACT,  
NINETEEN HUNDRED MCKINNEY  
AND BEING OUT OF THE NO. 498,  
JOHN GOSNEY SUBDIVISION, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. 5123-198

**Pacheco Koch**  
REGISTERED PROFESSIONAL ENGINEER  
2000 N. CENTRAL EXPRESS SUITE 2000  
DALLAS, TEXAS 75208  
PHONE: 214.760.2000  
FAX: 214.760.2001  
WWW.PACHECO-KOCH.COM  
DATE: JAN 2013  
SHEET: 503-1358  
198 T&E 2012-1358P-58

**CITY PLAN COMMISSION****THURSDAY, JULY 25, 2013****FILE NUMBER:** S123-199**Subdivision Administrator:** Paul Nelson**LOCATION:** bounded by Coit Road, Churchill Way, Merit Drive, and Banner Drive**DATE FILED:** July 1, 2013**ZONING:** MU-3**CITY COUNCIL DISTRICT:** 11 **SIZE OF REQUEST:** 21.193**MAPSCO:** 16S, 16T**OWNER/APPLICANT:** LMI Park Central, LLC

**REQUEST:** An application to replat a 21.193 acre tract of land in City Block C/7731 into 5 lots ranging in size from 1.735 acres to 12.192 acres in size on property fronting on the south line of Banner Drive between Coit Road and Merit Drive.

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

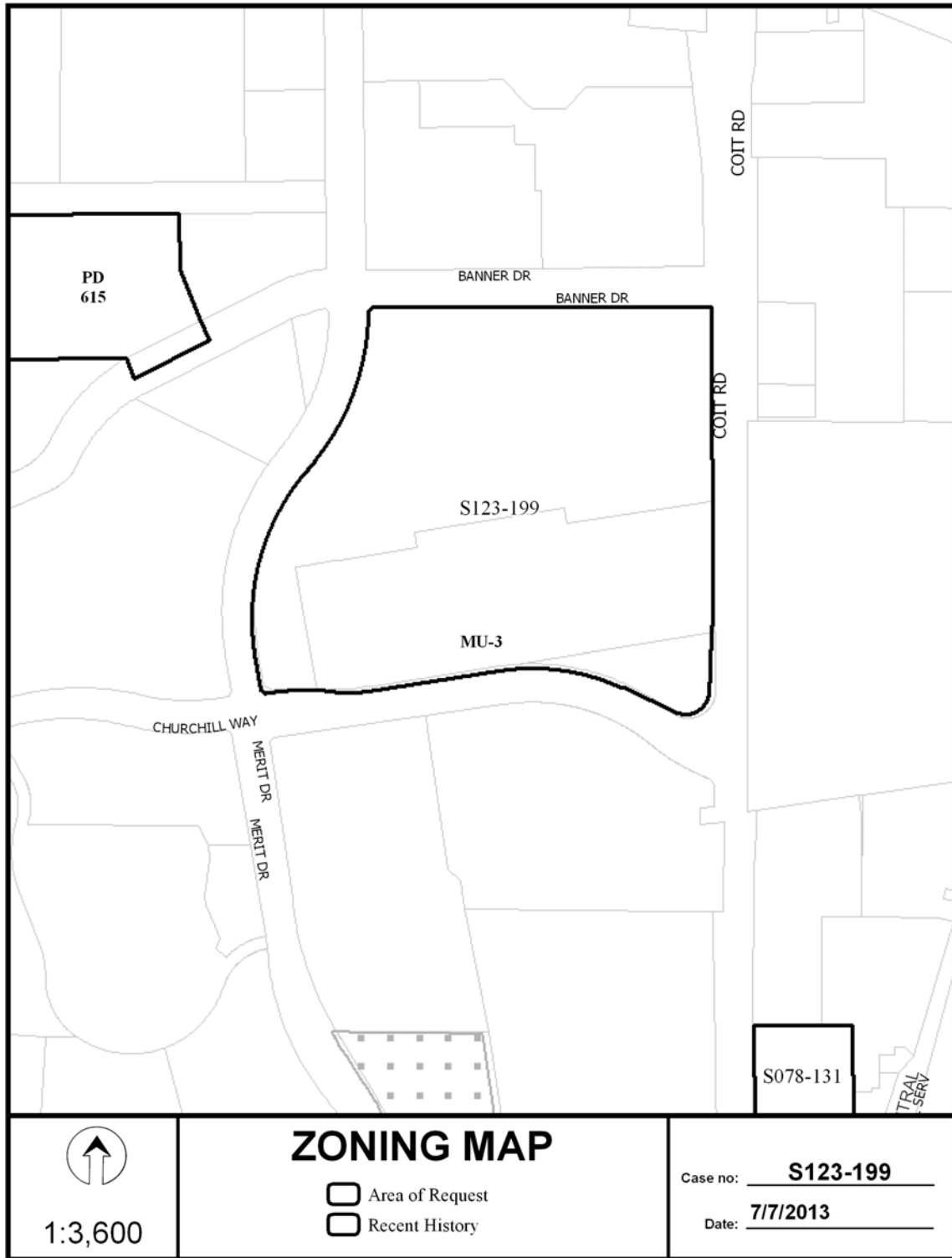
**STAFF RECOMMENDATION:** The request complies with the requirements of the MU-3 District; therefore, staff recommends approval subject to compliance with the following conditions:

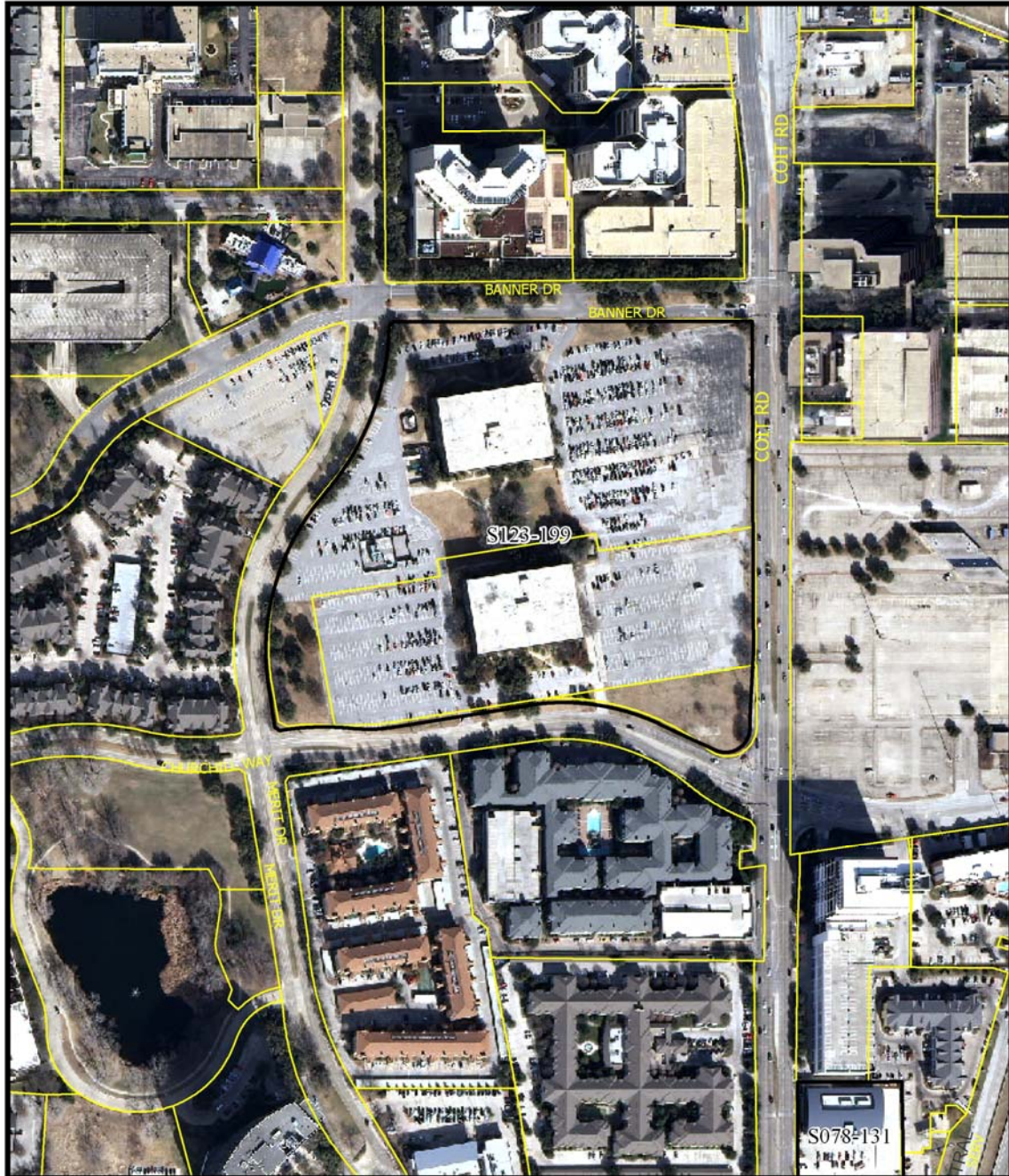
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with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

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

10. The maximum number of lots permitted by this plat is 5.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
13. On the final plat dedicate a 15 foot by 15 foot corner clip at Coit Road and Banner Drive.
14. On the final plat show the recording information on all existing easements within 150 feet of the property.
15. On the final plat all utility easement abandonments must be shown with the correct recording information.
16. On the final plat list the utility easements as retained within street abandonments when stated in the abandonment ordinance.
17. On final plat verify existence of corner clips on east line of Merit Drive.
18. On the final plat note the abandonment of the two water easements and a sanitary easement currently in progress in Log # 39267.
19. On the final plat show the abandonment on the plat as follows: Abandonment authorized by Ordinance No. \_\_\_\_\_ and recorded as Instrument no. \_\_\_\_\_ .
20. On the final plat show the street easement dedication required by Section 9 of Ordinance No. 20938 including recording information on the plat.
21. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
22. Water/wastewater main extension is required by Private Development Contract.
23. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
28. On the final plat identify the property as Lots 1 through 5, City Block C/7731.







1:3,600

### AERIAL MAP

- Area of Request
- Recent History

Case no: S123-199

Date: 7/7/2013



**CITY PLAN COMMISSION****THURSDAY, JULY 25, 2013****FILE NUMBER:** S123-202**Subdivision Administrator:** Paul Nelson**LOCATION:** 9110 Bruton Road**DATE FILED:** July 2, 2013**ZONING:** CR**CITY COUNCIL DISTRICT:** 5      **SIZE OF REQUEST:** 0.438 Acre      **MAPSCO:** 59A**OWNER/APPLICANT:** Barakat Mahmoud**REQUEST:** An application to create one 0.438 acre lot from a tract of land in City Block 6314 located at 9110 Bruton Road.**SUBDIVISION HISTORY:** There has been no recent subdivision activity within close proximity to this request.**STAFF RECOMMENDATION:** The request complies with the requirements of the CR District; therefore, staff recommends approval subject to compliance with the following conditions:

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

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

10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
13. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Bruton Road and the alley.
14. On the final plat show how all adjoining right-of-way was created.
15. On the final plat monument all set corners per the monumentation ordinance.
16. Prior to submittal of the final plat for recording document that the existing structures do not cross the property lines.
17. Clarify if the "Existing Easement to the City of Dallas" is being dedicated by this plat. If it is already existing then provide the recording information.
18. Real Estate release required prior to recording the final plat.
19. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
20. A "Fire Protection Certificate" must be signed and approved by the Building Inspection Chief Plans Examiner (or assigned representative) in Room 105 of the Oak Cliff Municipal Center, 320 E. Jefferson Blvd. and must be submitted to the Manager of Water and Sewer Services, Engineering Division, in Room 200, 320 E. Jefferson Blvd. prior to submittal of the final plat for signature by the Chairperson of the City Plan Commission or the approval of an "Early Release Building Permit" application whichever occurs first.
21. Water/wastewater main extension is required by Private Development Contract.
22. On the final plat identify the property as Lot 26, City Block B/6314.



1:2,400


# ZONING MAP

- Area of Request
- Recent History

Case no: S123-202

Date: 7/7/2013



 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>          <b>S123-202</b>          </u> Date: <u>          <b>7/7/2013</b>          </u>
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**GENERAL NOTES**

1) Use of this plat is subject to the approval of the Planning Commission and the City Council.

2) Any structural or utility work on this property must be done in accordance with all applicable codes.

3) The plat is a preliminary plat and is not a final plat.

4) This plat is subject to the approval of the Planning Commission and the City Council.

**SYMBOL LEGEND**

--- CONCRETE  
--- BRICK  
--- MASONRY  
--- METAL SHEET  
--- METAL PANEL  
--- METAL ROOF  
--- METAL SKELETON  
--- METAL CURB  
--- METAL WALL  
--- METAL ROOF  
--- METAL WALL  
--- METAL CURB

**LEGEND**

--- CONCRETE  
--- BRICK  
--- MASONRY  
--- METAL SHEET  
--- METAL PANEL  
--- METAL ROOF  
--- METAL WALL  
--- METAL CURB  
--- METAL SKELETON  
--- METAL CURB  
--- METAL WALL  
--- METAL ROOF



**OWNERS CERTIFICATE**

I, the undersigned, do hereby certify that the foregoing plat is a true and correct representation of the plat as filed for record, and that the same has been approved by the City of Dallas Planning Commission and the City Council.

**OWNERS DEDICATION**

The undersigned do hereby dedicate to the City of Dallas the area described in the foregoing plat, and the same is hereby dedicated to the City of Dallas for the use and benefit of the public.

**WRITERS OF PLAT AT DALLAS TEXAS**

DATE: \_\_\_\_\_ 2013

**SURVEYOR'S STATEMENT**

I, the undersigned, a duly licensed professional land surveyor, having examined the records of the survey and the plat hereon, certify that the same are a true and correct representation of the survey as made by me, and that the same conform to the requirements of the laws of the State of Texas.

**PRELIMINARY PLAT BEL EASE 662828715**

NOT FOR RECORDING PURPOSES

**PRELIMINARY PLAT**

BRUNTON CREEK ADDITION

LOT 1, BLOCK 6314

**GENERAL NOTES**

1) Use of this plat is subject to the approval of the Planning Commission and the City Council.

2) Any structural or utility work on this property must be done in accordance with all applicable codes.

3) The plat is a preliminary plat and is not a final plat.

4) This plat is subject to the approval of the Planning Commission and the City Council.

**SYMBOL LEGEND**

--- CONCRETE  
--- BRICK  
--- MASONRY  
--- METAL SHEET  
--- METAL PANEL  
--- METAL ROOF  
--- METAL WALL  
--- METAL CURB  
--- METAL SKELETON  
--- METAL CURB  
--- METAL WALL  
--- METAL ROOF

**LEGEND**

--- CONCRETE  
--- BRICK  
--- MASONRY  
--- METAL SHEET  
--- METAL PANEL  
--- METAL ROOF  
--- METAL WALL  
--- METAL CURB  
--- METAL SKELETON  
--- METAL CURB  
--- METAL WALL  
--- METAL ROOF

**VICINITY MAP**

SCALE BAR: 1 inch = 10 feet

**OWNERS CERTIFICATE**

**OWNERS DEDICATION**

**WRITERS OF PLAT AT DALLAS TEXAS**

**SURVEYOR'S STATEMENT**

**PRELIMINARY PLAT BEL EASE 662828715**

**NOT FOR RECORDING PURPOSES**

**PRELIMINARY PLAT**

**BRUNTON CREEK ADDITION**

**LOT 1, BLOCK 6314**

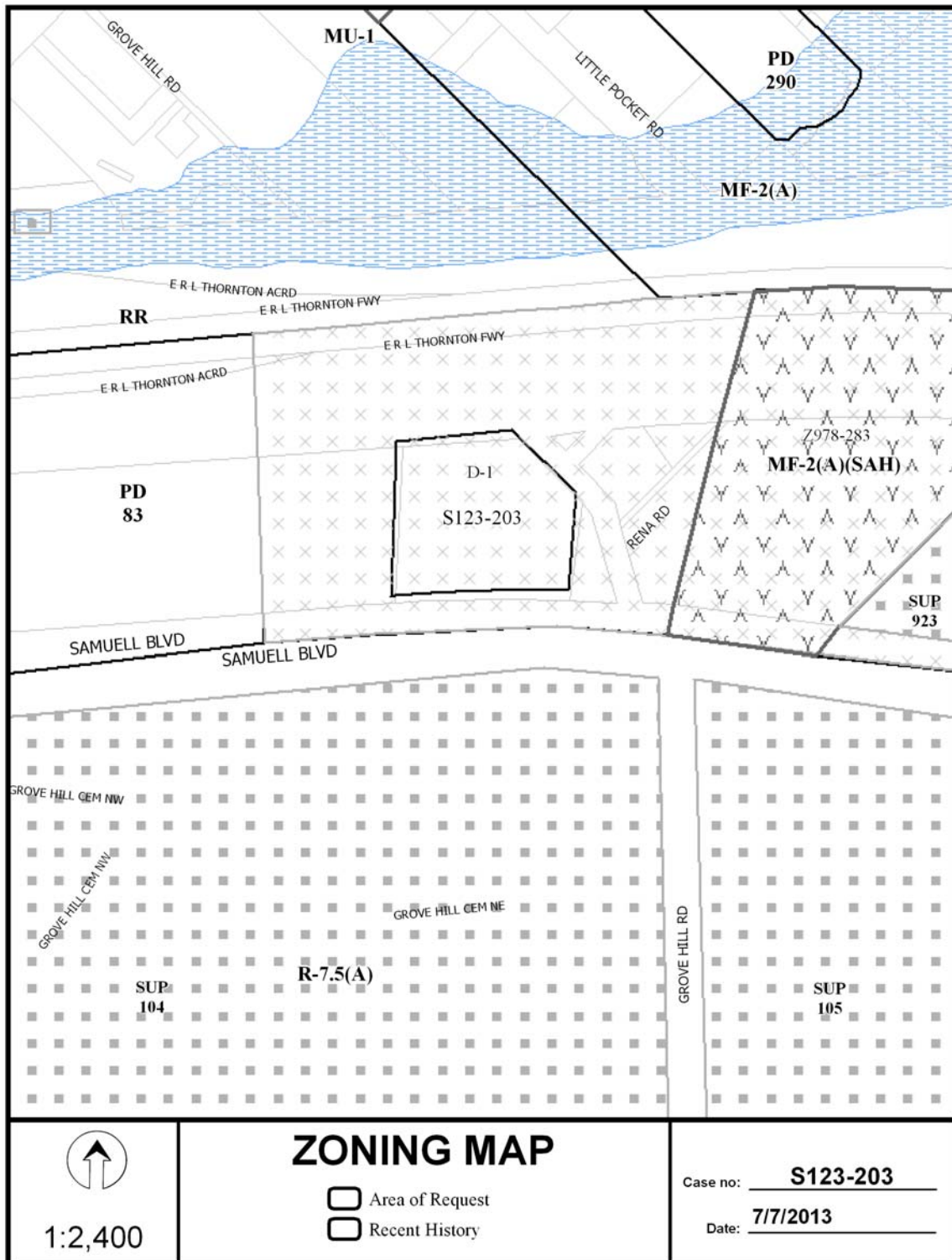


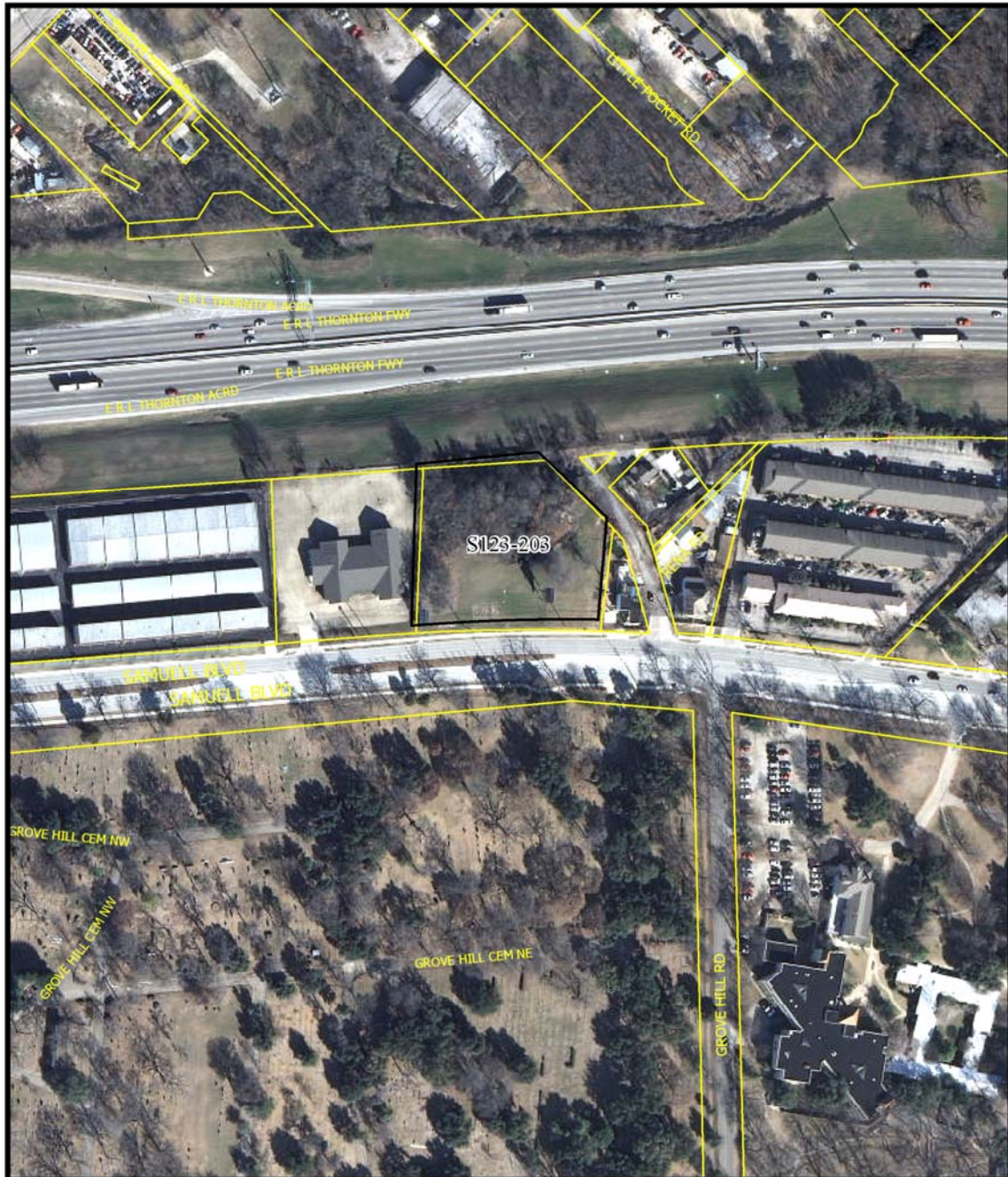
**CITY PLAN COMMISSION****THURSDAY, JULY 25, 2013****FILE NUMBER:** S123-203**Subdivision Administrator:** Paul Nelson**LOCATION:** 4523 Samuell Boulevard**DATE FILED:** July 2, 2013**ZONING:** RR**CITY COUNCIL DISTRICT:** 7      **SIZE OF REQUEST:** 1.589 Acres      **MAPSCO:** 47- G**OWNER/APPLICANT:** James and Debra Breaux**REQUEST:** An application to replat a 1.589 acre lot from a tract of land in City Block 7043 located at 4523 Samuell Boulevard.**SUBDIVISION HISTORY:** There has been no recent subdivision activity within close proximity to this request.**STAFF RECOMMENDATION:** The request complies with the requirements of the RR District; therefore, staff recommends approval subject to compliance with the following conditions:


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

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

10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
13. On the final plat dedicate 28 feet of right-of-way from the established centerline of Grove Hill Road.
14. On the final plat add the following note: "Any new access or modification to Interstate Highway 30 requires TxDOT approval".
15. On the final plat show how all adjoining right-of-way was created.
16. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information for each tract.
17. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
18. On the final plat monument all set corners per the monumentation provisions of Section 51A-8.617 of the Dallas Development Code. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
19. On the final plat change "R.L Thornton Freeway (I.H. No. 30)" to "R.L. Thornton Freeway/Interstate No. 30.
20. On the final plat show any dedication for Rena Road.
21. On the final plat identify the property as Lot 3, City Block B/7043.





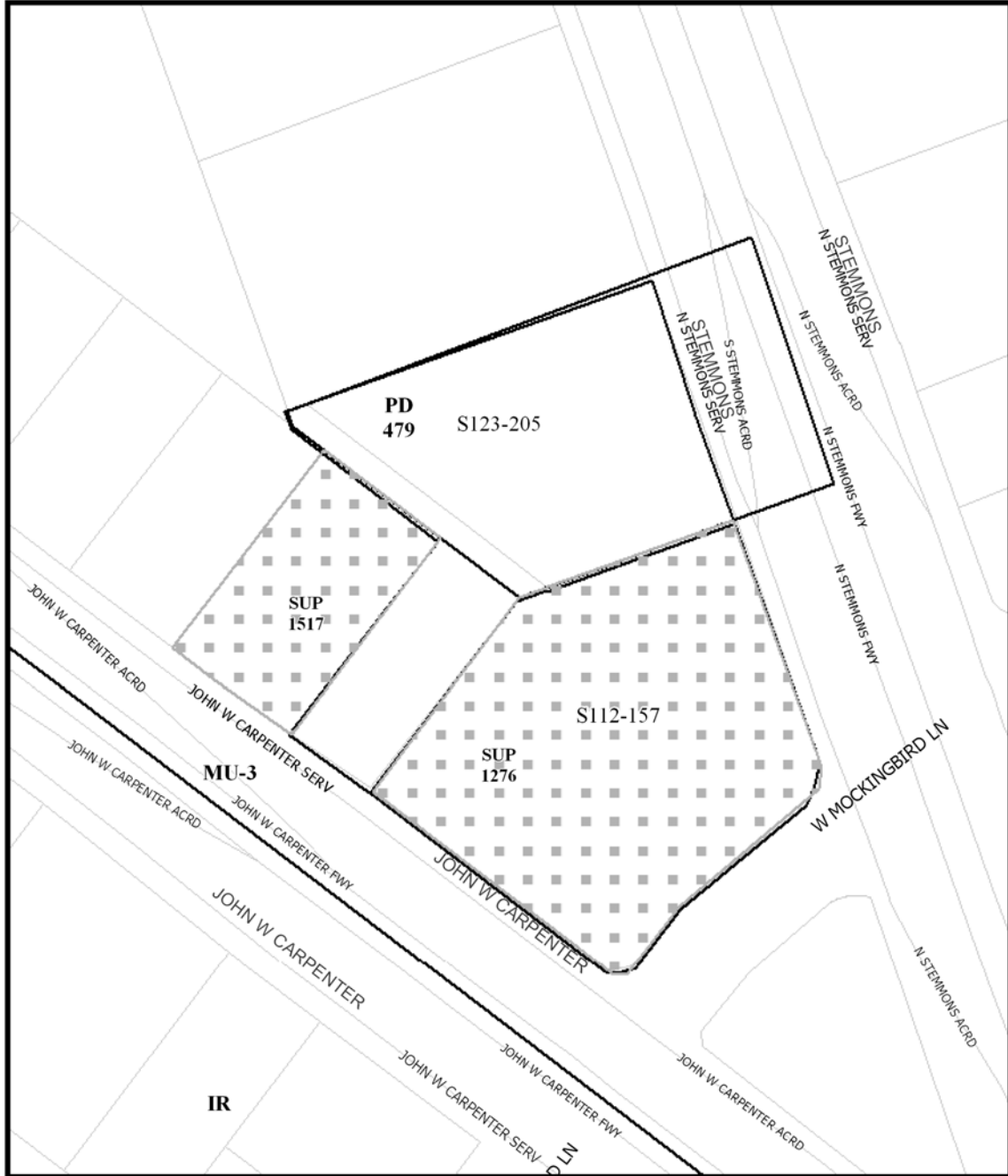
 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>          <b>S123-203</b>          </u> Date: <u>          <b>7/7/2013</b>          </u>
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**FILE NUMBER:** S123-205**Subdivision Administrator:** Paul Nelson**LOCATION:** Stemmons Freeway (Interstate Highway No. 35) and John W. Carpenter Freeway (State Highway 183), north of Mockingbird Lane.**DATE FILED:** July 2, 2013**ZONING:** MU-3/PD 479**CITY COUNCIL DISTRICT:** 6    **SIZE OF REQUEST:** 5.691 Acres    **MAPSCO:** 33U**OWNER/APPLICANT:** RCI Holding, Inc.**REQUEST:** An application to replat a 5.691 acre tract of land containing part of a tract of land in City Block E-1/7940 and part of a tract of land in City Block E-3/7940 into one lot located between N. Stemmons Freeway (Interstate Highway No. 35) and John W. Carpenter Freeway (State Highway 183) north of Mockingbird Lane.**SUBDIVISION HISTORY:** There has been no recent subdivision activity within close proximity to this request.**STAFF RECOMMENDATION:** The request complies with the requirements of the MU-3 District and PD 479; 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 right-of-way abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
13. On the final plat add the following note: "Any new access or modification to N. Stemmons Freeway (Interstate Highway No. 35) requires TxDOT approval.
14. On the final plat add the following note: "Any new access or modification to John W. Carpenter Freeway (State Highway 183) requires TxDOT approval.
15. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
16. On the final plat show the recording information on all existing easements within 150 feet of the property.
17. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information for each tract
18. On the final plat provide TxDOT right-of-way maps.
19. On the final plat change "John W. Carpenter Freeway (S.H. 183)(U.S. Highway No. 183)" to "John W. Carpenter Freeway (State Highway No.183)".
20. On the final plat identify the property as Lot 4, City Block E-1/7940.

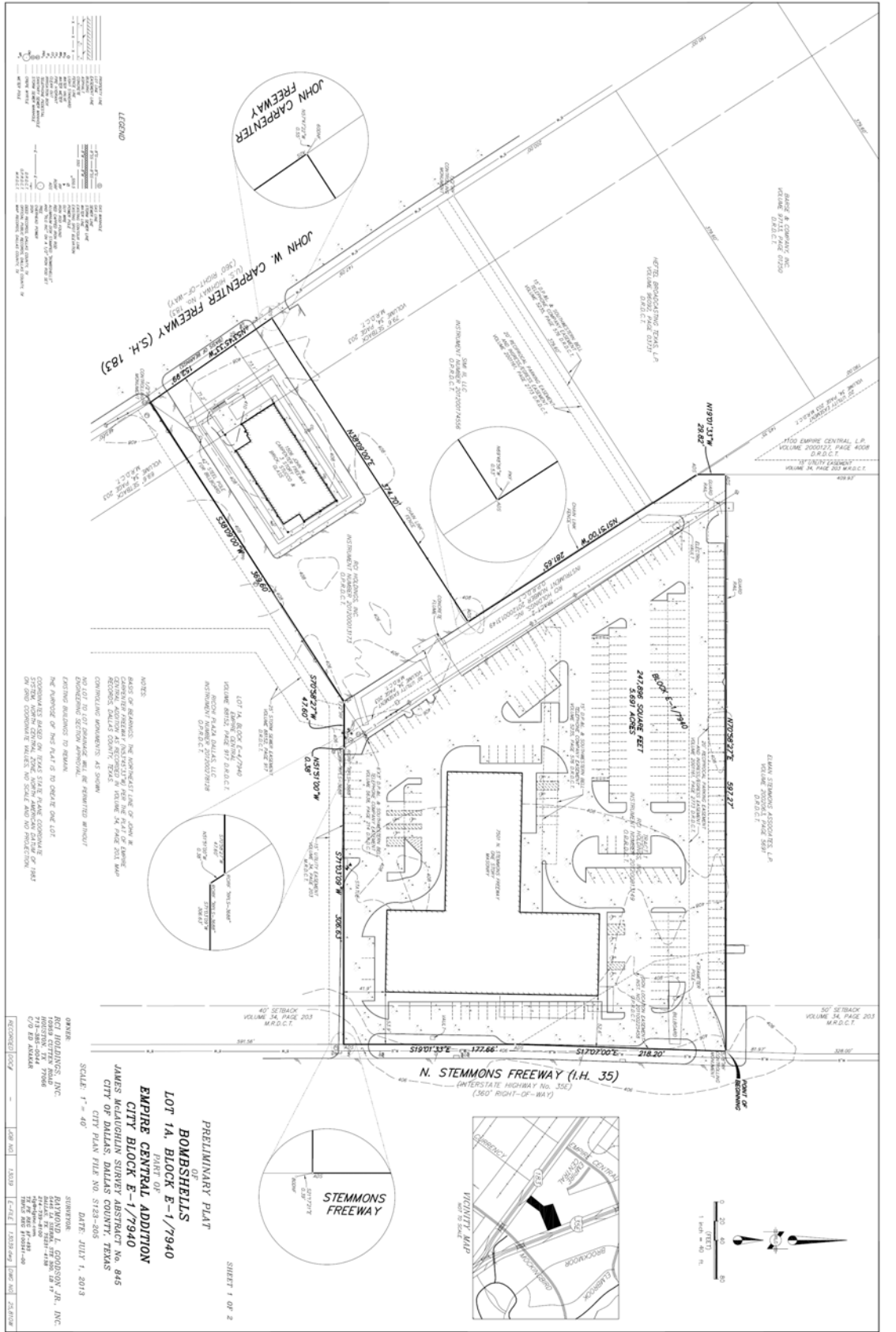


 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>S123-205</u> Date: <u>7/7/2013</u>
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 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>      <b>S123-205</b>      </u> Date: <u>      <b>7/7/2013</b>      </u>
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**CITY PLAN COMMISSION****THURSDAY, JULY 25, 2013****FILE NUMBER:** S123-209**Subdivision Administrator:** Paul Nelson**LOCATION:** Lamar Street and Powhattan Street , northeast corner**DATE FILED:** July 3, 2013**ZONING:** PD-317 (Subdistrict 3A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 3.935 Acres**MAPSCO:** 45U**OWNER/APPLICANT:**

**REQUEST:** An application to create a 3.935 acre lot from a tract of land in City Block 420 and City Block 460 located at the northeast corner of Lamar Street and Powhattan Street.

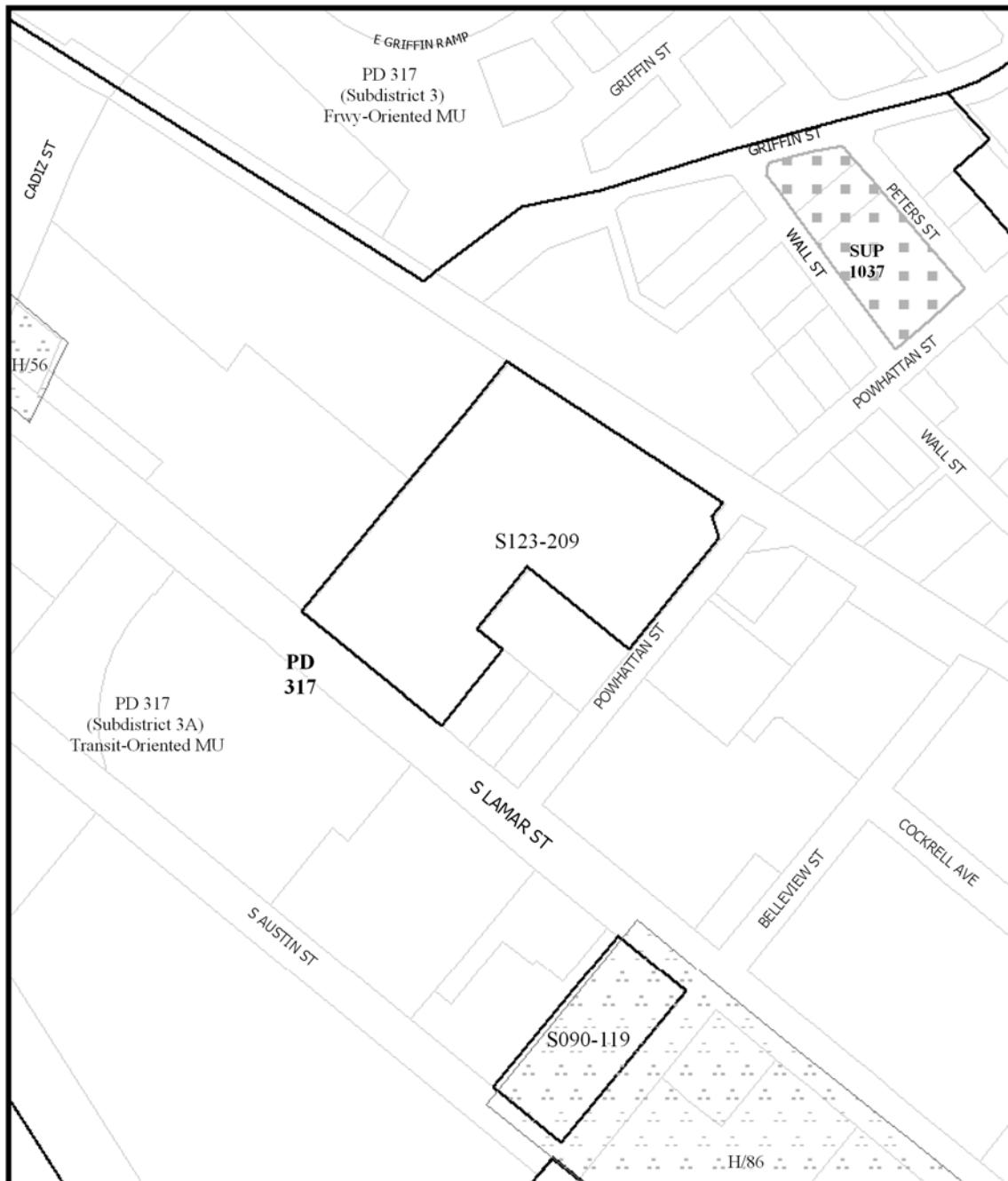
**SUBDIVISION HISTORY:** There has been no recent subdivision activity within close proximity to this request.

**STAFF RECOMMENDATION:** The request complies with the requirements of the PD-317 (Subdistrict 3A); 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 right-of-way abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments

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

10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
13. On the final plat dedicate 50 feet of right-of-way from the established centerline of Lamar Street.
14. On the final plat dedicate 28 feet of right-of-way from the established centerline of Powhattan Street.
15. On the final plat show how all adjoining right-of-way was created.
16. On the final plat show the recording information on all existing easements within 150 feet of the property
17. On the final plat choose a different addition name.
18. On the final plat remove "South" from Lamar Street.
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 show City ownership of two tracts of land evidenced by Vol. 97012 p. 4002 on the plat located adjacent the northeast end of Powhattan Street abutting DART.
22. Prior to submittal of the final plat for the Chairman's signature provide documentation on the abandonment or closure of Powhattan Street adjacent to the DART right-of-way.
23. On the final plat identify the property as Lot 2, City Block 1/420.



 1:2,400	<h2 style="text-align: center;">ZONING MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>          <b>S123-209</b>          </u> Date: <u>          <b>7/14/2013</b>          </u>
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1:2,400

## AERIAL MAP

- Area of Request
- Recent History

Case no: S123-209

Date: 7/14/2013



**CITY PLAN COMMISSION****THURSDAY, JULY 25, 2013****FILE NUMBER:** S123-204**Subdivision Administrator:** Paul Nelson**LOCATION:** 10341 and 10349 Strait Lane**DATE FILED:** July 2, 2013**ZONING:** R-1ac (A)**CITY COUNCIL DISTRICT:** 13      **SIZE OF REQUEST:** 2.6 Acres      **MAPSCO:** 24M**OWNER/APPLICANT:** Donald E. and Carmen Q. Goodwin

**REQUEST:** An application to replat a 12.603 acre tract of land into one lot containing all of Lots 1 and 2 in City Block E/2307, all of Lot 1 and part of Lot 2 in City Block F/2309 on property located at 2610 and 2820 King Road.

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

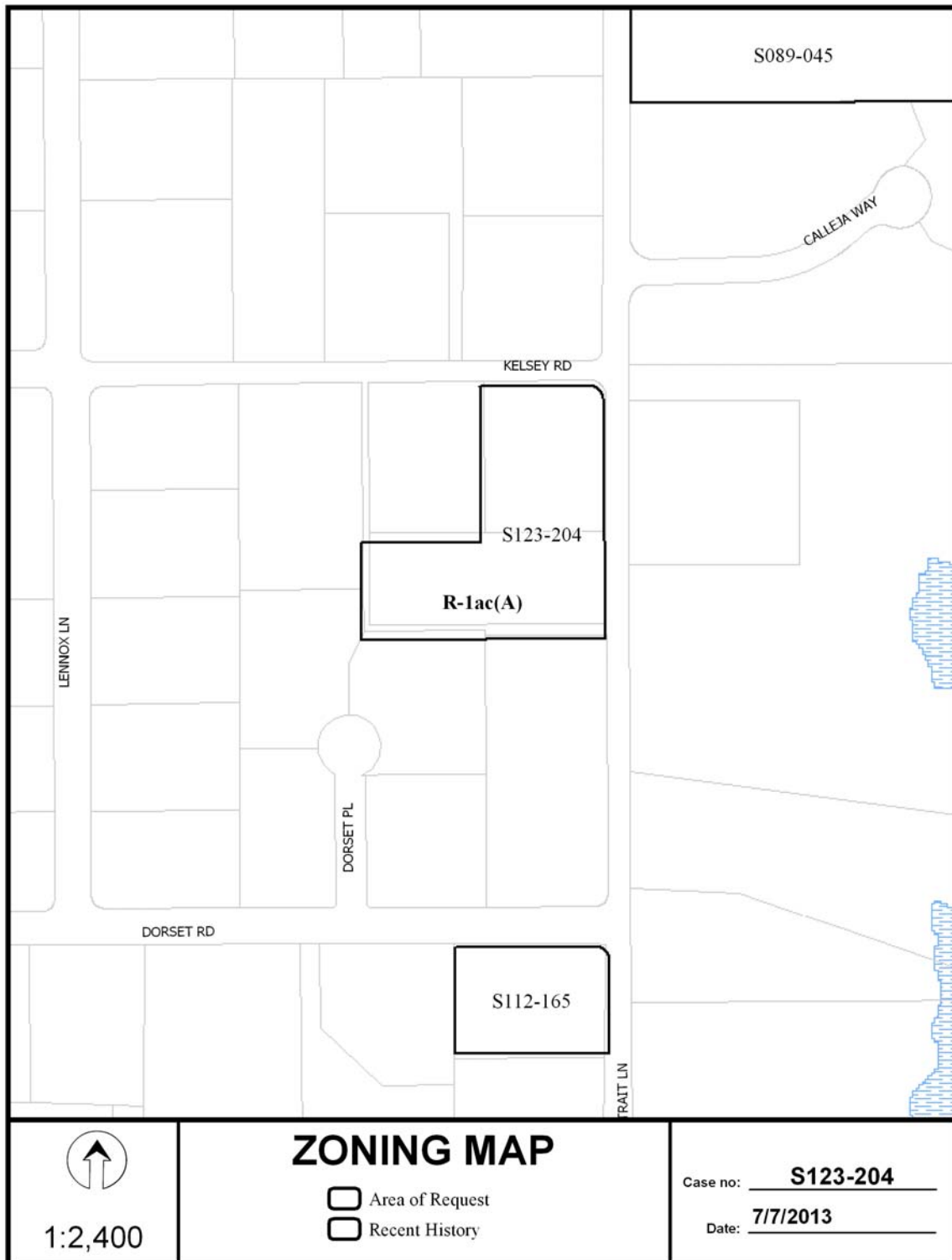
**STAFF RECOMMENDATION:** The request complies with the requirements of the R-1ac (A) District; therefore, staff recommends approval subject to compliance with the following conditions:

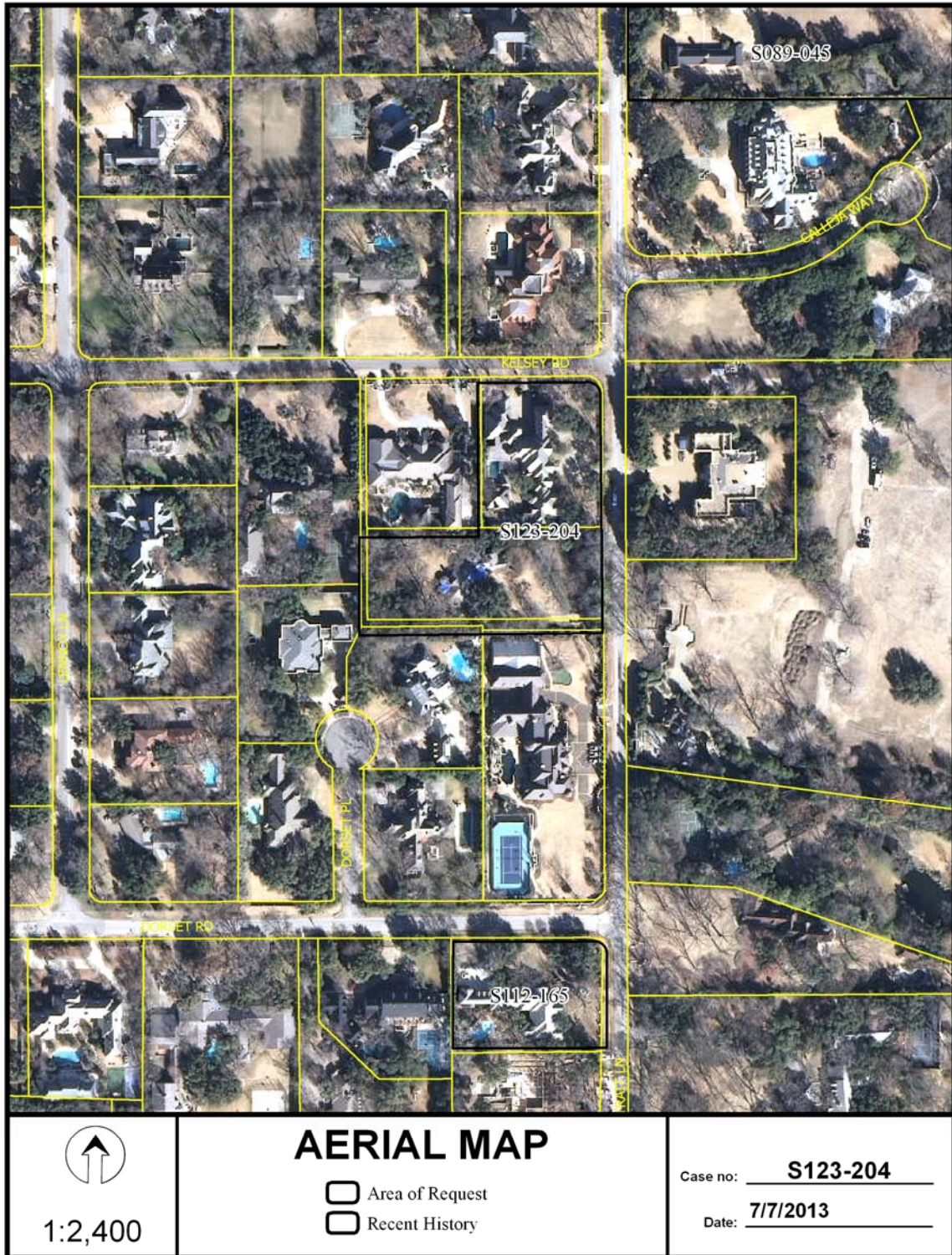
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with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

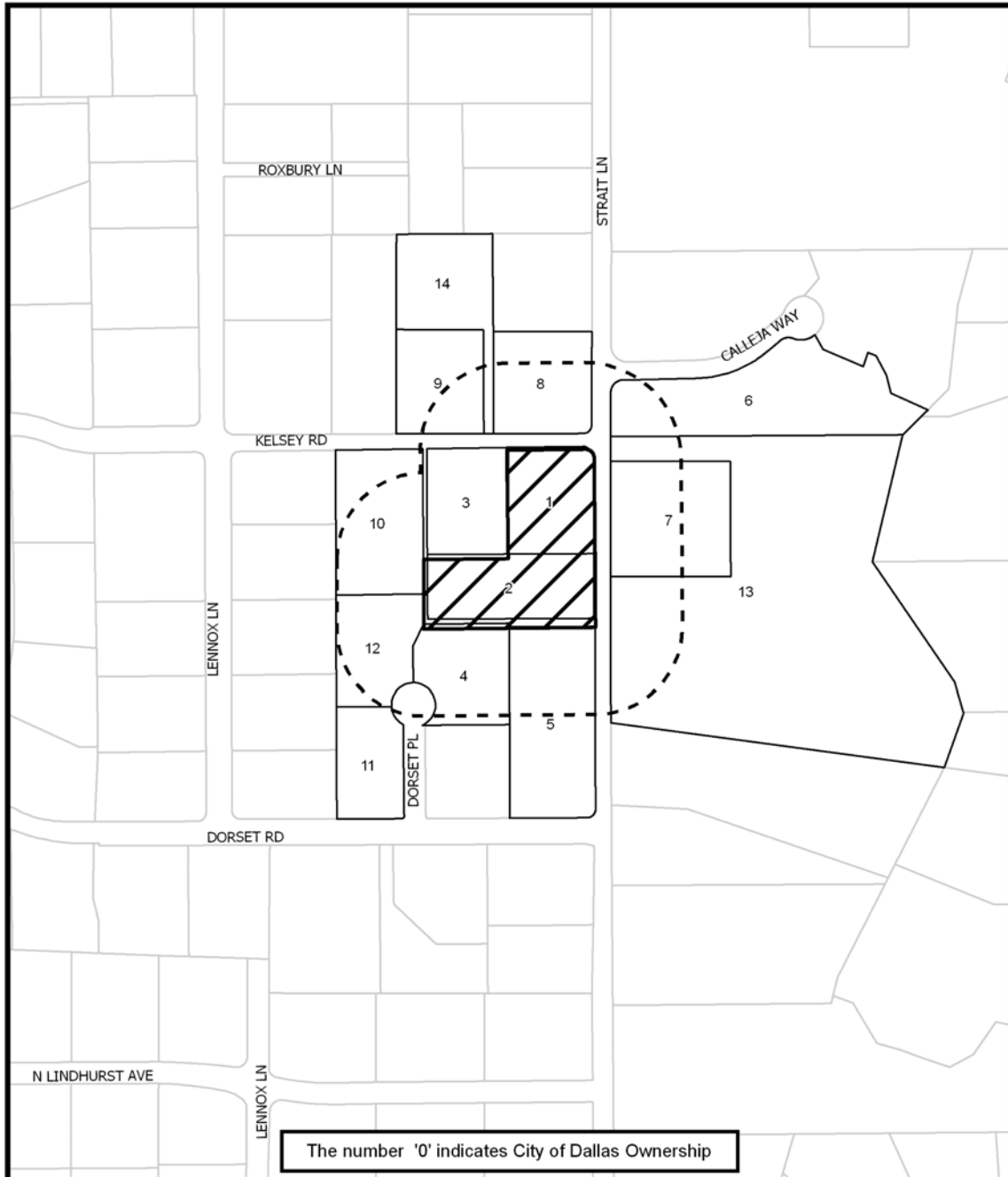


must be verified by the Chief City Surveyors Office in the Public Works Department.

10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
13. On the final plat dedicate 7.5 feet of right-of-way from the established centerline of the alley on Kelsey Road.
14. On the final plat show the recording information on all existing easements within 150 feet of the property.
15. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
16. On the final plat show property boundary line within 10 feet of alley, provide evidence of recorded abandonment via ordinance No. and recorded instrument; if no evidence re-draw property line verifying metes and bounds description of deed ownership.
17. All abandonments must be shown as: "Abandonment Authorized by Ordinance No. \_\_\_\_\_ and recorded as instrument No. \_\_\_\_\_."
18. On the final plat identify the property as Lot 11, City Block D/5532.







 1:3,600	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="0"> <tr> <td style="border: 1px solid black; padding: 2px;"><b>200'</b></td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;"><b>14</b></td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	<b>200'</b>	AREA OF NOTIFICATION	<b>14</b>	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>      <b>S123-204</b>      </u> Date: <u>      <b>7/7/2013</b>      </u>
<b>200'</b>	AREA OF NOTIFICATION					
<b>14</b>	NUMBER OF PROPERTY OWNERS NOTIFIED					

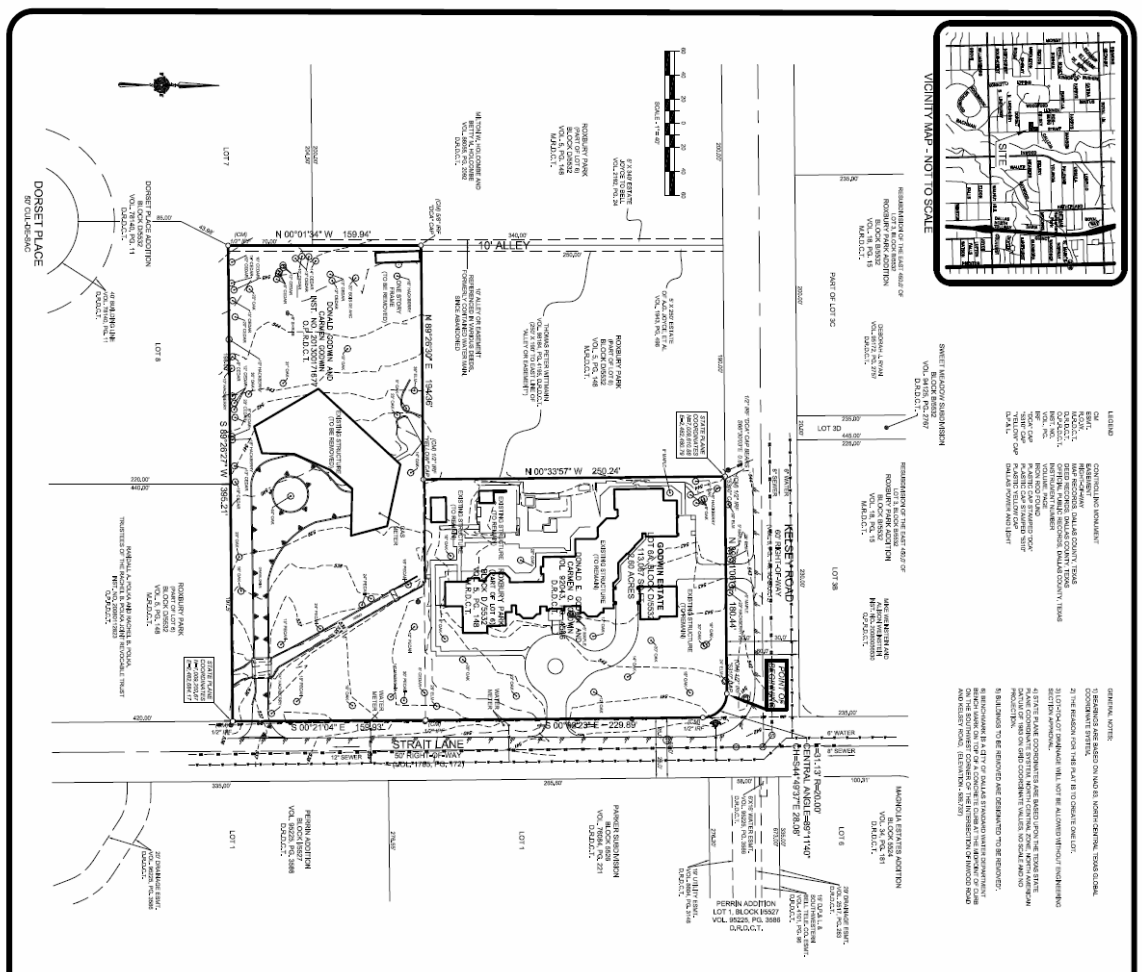
## ***Notification List of Property Owners***

### ***S123-204***

#### ***14 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	10349 STRAIT LN	GODWIN DONALD E & CARMEN Q
2	10341 STRAIT LN	CARDER HENRY M
3	4814 KELSEY RD	WITTMANN THOMAS PETER
4	1 DORSET PL	FENNEL REBECCA ANN LANG TRUSTEE REBECCA ANN
5	10331 STRAIT LN	THE RANDAL A & RACHEL TR REVOCABLE TRUST
6	10360 STRAIT LN	TAYLOR CAMILLE
7	10340 STRAIT LN	GREEN NORMAN & KELLY
8	10411 STRAIT LN	WEINSTEIN MIKE & ALISON
9	4811 KELSEY RD	RYAN DEBORAH J
10	4726 KELSEY RD	HOLCOMBE MILTON W & BETTY
11	3 DORSET PL	NAIFEH JEROME G & DONNA
12	4 DORSET PL	KARNS MICHAEL D & VALERIE K
13	10330 STRAIT LN	PLAN II PARTNERS LLC
14	4827 KELSEY RD	DOUGLAS DAVID

*Friday, July 05, 2013*



**GENERAL NOTES:**

1. THE INFORMATION ON THIS PLAN IS TO BE USED FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.
2. THE INFORMATION ON THIS PLAN IS TO BE USED FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.
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10. THE INFORMATION ON THIS PLAN IS TO BE USED FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

**OWNER CERTIFICATION:**

I, **CHERRY O. COOK**, owner of the above described property, hereby certify that the information on this plan is true and correct to the best of my knowledge and belief. I understand that this information is being provided for informational purposes only and is not to be used for any other purpose.

**CHERRY O. COOK**  
 COUNTY OF DALLAS

**NOTICE TO THE PUBLIC:**

The information on this plan is provided for informational purposes only. It is not to be used for any other purpose. The information on this plan is provided for informational purposes only. It is not to be used for any other purpose.

**CONTRACTOR'S OBLIGATION:**

The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall also be responsible for ensuring that the construction complies with all applicable codes and regulations.

**WITNESSED BY HAND THIS** \_\_\_\_\_ **DAY OF** \_\_\_\_\_ 2013.

**CHERRY O. COOK** (owner)  
 STATE OF TEXAS  
 COUNTY OF DALLAS

**CHERRY O. COOK** (owner)  
 STATE OF TEXAS  
 COUNTY OF DALLAS

**CHERRY O. COOK** (owner)  
 STATE OF TEXAS  
 COUNTY OF DALLAS

**PRELIMINARY PLAT**  
**GODWIN ESTATE**  
 M.F. GODWIN SURVEY ABSTRACT NO. 49  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. 5123-204

**CITY PLAN COMMISSION****THURSDAY, JULY 25, 2013****FILE NUMBER:** S123-206**Subdivision Administrator:** Paul Nelson**LOCATION:** 6544 thru 6558 Lovers Lane.**DATE FILED:** July 2, 2013**ZONING:** TH-3(A)**CITY COUNCIL DISTRICT:** 9 **SIZE OF REQUEST:** 0.252 Acres**MAPSCO:** 36D**OWNER/APPLICANT:** PSW Real Estate, LLC

**REQUEST:** An application to replat a 0.252 acre tract of land containing part of Lots 4, 5, and 6 in City Block 1/5431 into three lots ranging in size from 3,647 square feet to 3,661 square feet on property located at 6544 thru 6556 Lovers Lane.

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

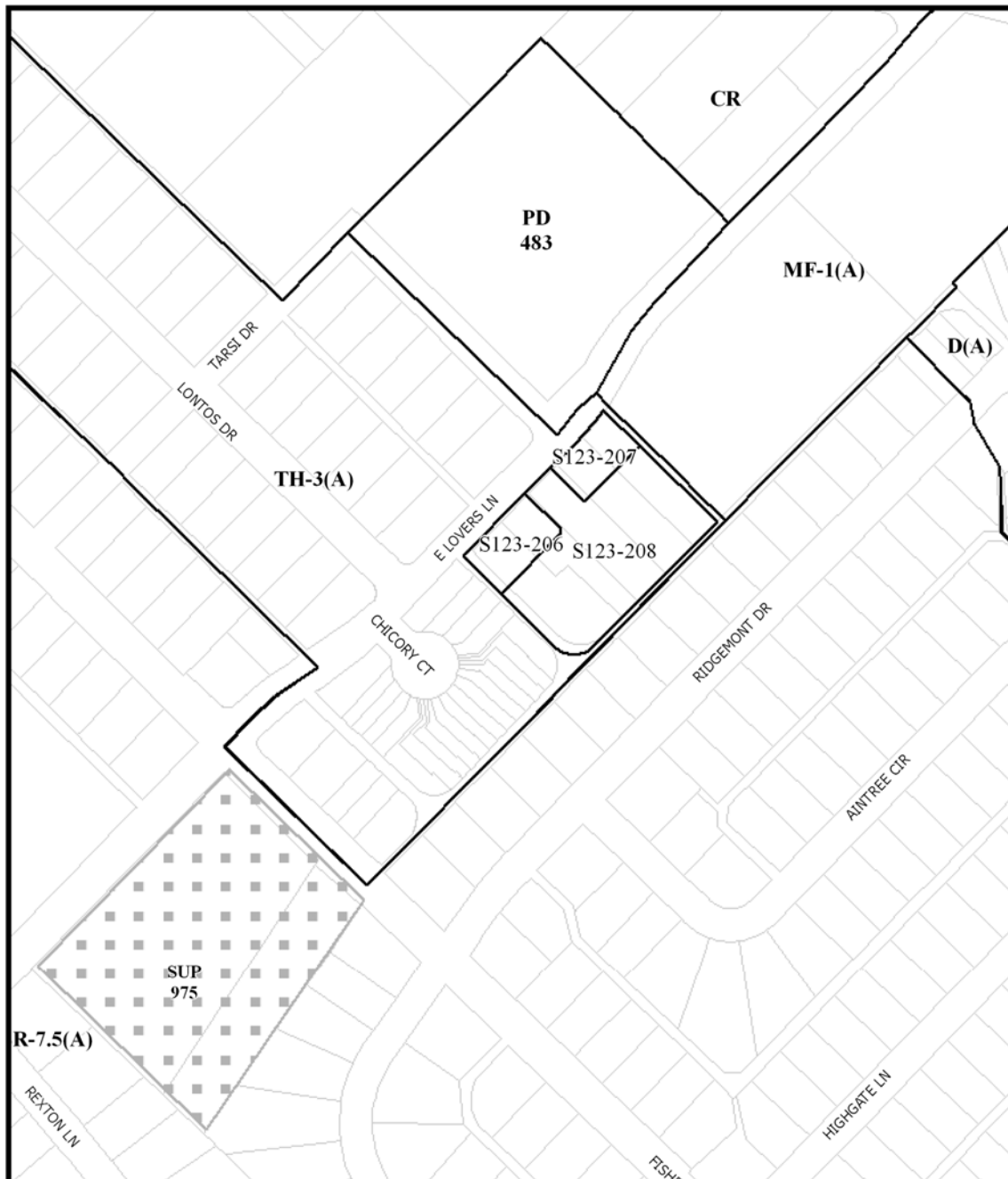
**STAFF RECOMMENDATION:** Section 51A-8.503(a) indicates that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural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

The proposed lots comply with the minimum 2,000 square foot minimum lot size of the TH-3(A) District, the average lot size is about 4,000 square feet and meets the other requirements of the TH-3(A) district. The proposed lots comply with the minimum 2,000 square foot minimum lot size of the TH-3(A) District. The average lot size is about 4,000 square feet and the lots comply with the other requirements of the TH-3(A) district; therefore, staff recommends approval of the request subject to compliance with the following conditions:

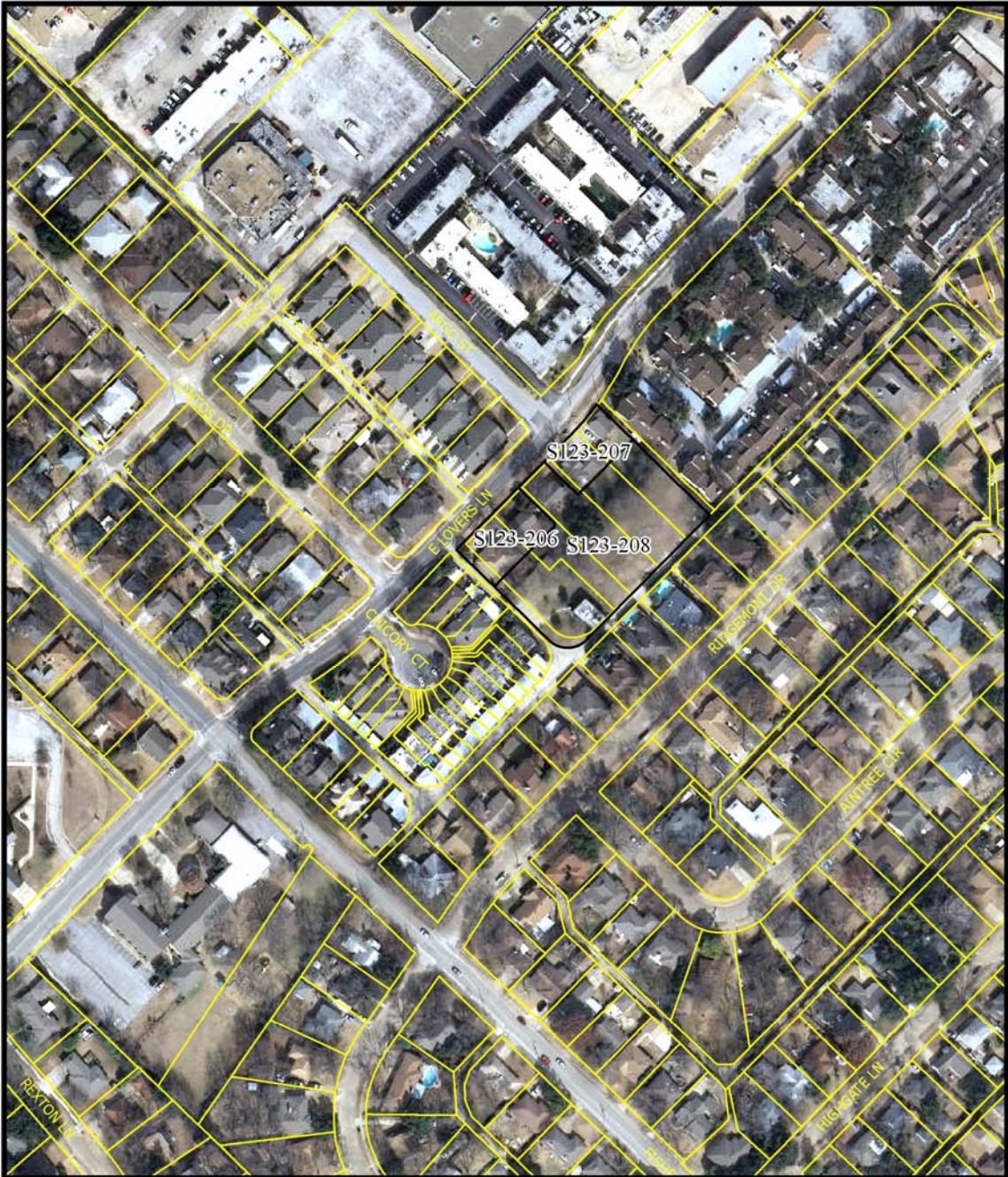
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with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

7. On the final plat, all easement abandonments and right-of-way abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 3.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
13. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Lovers Lane and the alley.
14. On the final plat show how all adjoining right-of-way was created.
15. On the final plat show the recording information on all existing easements within 150 feet of the property.
16. On the final plat two control monuments must be shown.
17. On the final plat choose a different addition name.
18. On the final plat list the utility easements as retained within street abandonments when stated in the abandonment ordinance.
19. On the final clarify if the called 5 foot street is an easement or right-of-way dedication in fee simple.
20. On the final plat remove "East" from Lovers Lane.
21. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
22. Water/wastewater main extension is required by Private Development Contract.
23. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
24. On the final plat identify the property as Lots 5A, 6A and 6B, City Block 1/5431.

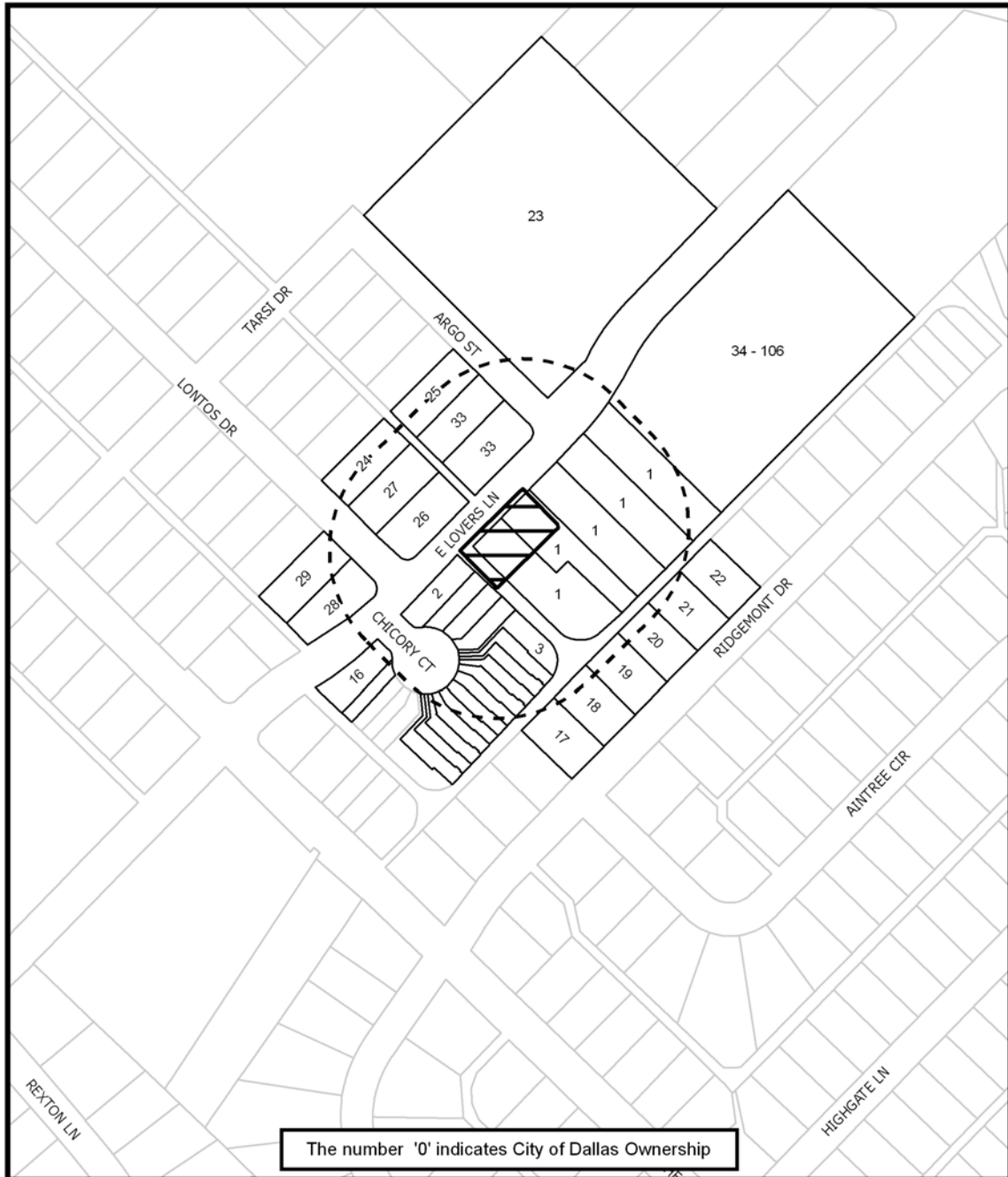




 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>      <b>S123-206</b>      </u> Date: <u>      <b>7/14/2013</b>      </u>
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 1:2,400	<h3>AERIAL MAP</h3> <ul style="list-style-type: none"><li><input type="checkbox"/> Area of Request</li><li><input type="checkbox"/> Recent History</li></ul>	Case no: <u>S123-206</u> Date: <u>7/14/2013</u>
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 1:2,400	<h2>NOTIFICATION</h2>	Case no: <b>S123-206</b>			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">106</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	106	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
106	NUMBER OF PROPERTY OWNERS NOTIFIED				

7/16/2013

**Notification List of Property Owners****S123-206****106 Property Owners Notified**

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
1	6558 LOVERS LN	FAF INC
2	6586 CHICORY CT	TURNER D MACK & CATHERINE B
3	6572 CHICORY CT	HUGGINS NICHOLAS G & MARIKA COLE CROCKETT
4	6568 CHICORY CT	BURGMEIER REBECCA J
5	6564 CHICORY CT	TOLLE MARY TERESA
6	6560 CHICORY CT	FERGUSON JENNIFER C
7	6556 CHICORY CT	SCHURBA MARIANA
8	6552 CHICORY CT	LI SHING
9	6548 CHICORY CT	HELME JASON
10	6544 CHICORY CT	NGUYEN JEANNIE
11	6540 CHICORY CT	MENDENHALL RITA MARJORIE & PATRICIA A MENDENHAL
12	6536 CHICORY CT	MARSHALL AGNES
13	6532 CHICORY CT	LAHIRI SATYAJEET&SUDESHNA
14	6528 CHICORY CT	WEISS MERLE S
15	6508 CHICORY CT	CATO GAIL M
16	6504 CHICORY CT	BERNSTEIN JACK
17	6469 RIDGEMONT DR	HOUGHTON JUDITH D TRUST
18	6465 RIDGEMONT DR	TOWNER NANCY J
19	6459 RIDGEMONT DR	BOND ANNE & DANIEL
20	6455 RIDGEMONT DR	YARBROUGH ANDREA M &
21	6451 RIDGEMONT DR	MITCHELL RUSSELL A JR & LANG A KIMBERLY
22	6447 RIDGEMONT DR	GREGORY JOSEPH III & KATHERINE GREGORY
23	6607 LOVERS LN	NESSSEL DEVELOPMENT X LLC
24	6489 LONTOS DR	BRENKUS STEVE
25	6486 ARGO ST	ODOHERTY DERMOT
26	6497 LONTOS DR	RASH PAUL J JR

Tuesday, July 16, 2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6493 LONTOS DR	MALONE JAMES K
28	6511 LOVERS LN	PEF CAPITAL PROPERTIES LLC
29	6492 LONTOS DR	MARTIN BERNARD A UNIT 306-101
30	6584 CHICORY CT	BILLINGS CYNTHIA M
31	6582 CHICORY CT	GILMORE JO GINDRATT
32	6580 CHICORY CT	GOMEZ TRESA S
33	6494 ARGO ST	SLAZYK LIVING TRUST THE
34	6646 LOVERS LN	CLEMENS MARK & ROSALIE
35	6646 LOVERS LN	OAKS ON THE LANE CONDO ASSOC INC % ENVISION REALT
36	6646 LOVERS LN	KASLOW HARMON M
37	6646 LOVERS LN	TISDALE CHARLES E
38	6646 LOVERS LN	ELAM OUSAUN
39	6646 LOVERS LN	THOMAS WILLIAM C & BEVERLY B
40	6646 LOVERS LN	SMALL LEE REVOCABLE TRUST
41	6646 LOVERS LN	ESCAMILLA ESPINOSA CONSUELO V
42	6646 LOVERS LN	BLACKLOCK JOHN E SUITE 909
43	6646 LOVERS LN	BENSON MELISSA C
44	6646 LOVERS LN	AHREUM INC
45	6646 LOVERS LN	KIDANE SEMAINESH ALULA
46	6646 LOVERS LN	STONE HORACE J
47	6646 LOVERS LN	TURA TAMIRU E UNIT 1003
48	6646 LOVERS LN	GUYNES ADRIENNE A UNIT 1004
49	6646 LOVERS LN	MATHEWS CHARLIE
50	6646 LOVERS LN	NATU LEMLEM M
51	6646 LOVERS LN	YOWELL LENORA J
52	6646 LOVERS LN	GORDON BOB J
53	6646 LOVERS LN	MARTIN JERROD W UNIT 1102
54	6646 LOVERS LN	NORVELL RONNIE L & ROBBIE UNIT 505
55	6646 LOVERS LN	FOSTER CHARLES E BLDG K UNIT 1104
56	6646 LOVERS LN	NGUYEN AMANDA YEN
57	6646 LOVERS LN	OAKS ON THE LANE CONDOMINIUM ASSOC INC % ENVISIO

Tuesday, July 16, 2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	6646 LOVERS LN	POCOMA PROPERTIES LLC 608 LOVERS SERIES
59	6646 LOVERS LN	STEIN FRANK E & SHEILA R
60	6646 LOVERS LN	ESCAMILLA RINA M BLDG K UNIT 1109
61	6646 LOVERS LN	COPELAND EDDIE J ETUX BLDG L UNIT 1202
62	6646 LOVERS LN	SEEKHOR AMPORN
63	6646 LOVERS LN	POLLARD CHRISTY 1986 TR
64	6646 LOVERS LN	PENDERGRASS JOHN D
65	6646 LOVERS LN	VEERARAGHAVAN LP
66	6646 LOVERS LN	BAKER TERRI H
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68	6646 LOVERS LN	THOMAS JOHN D
69	6646 LOVERS LN	BOHLS JAMES L
70	6646 LOVERS LN	ESCAMILLA RINA M
71	6646 LOVERS LN	ENTRUSTMENT RETIREMENT SERVICES INC
72	6646 LOVERS LN	SEDWICK JACQUELINE UNIT 1309
73	6646 LOVERS LN	RITCHEY CHARLES R
74	6646 LOVERS LN	MCKEEVER MARJORIE L
75	6646 LOVERS LN	SMITH GARLAND E & CAROL T
76	6646 LOVERS LN	GOODWIN CHARLES
77	6646 LOVERS LN	DE GUIA THERESA
78	6646 LOVERS LN	AJR GROUP
79	6646 LOVERS LN	WOOLSTON JERRY A
80	6646 LOVERS LN	MILLENNIUM PARTNERS
81	6646 LOVERS LN	LOPEZ ESTELA
82	6646 LOVERS LN	CUNNINGHAM GERARD J UNIT #1505
83	6646 LOVERS LN	DANG KHAI THI LU LUKE
84	6646 LOVERS LN	STOKES RYAN K & MARRI P
85	6646 LOVERS LN	BROWN DAVID A
86	6646 LOVERS LN	RIVERA NELSON B &
87	6646 LOVERS LN	OAKS ON THE LANE CONDOMINIUM ASSN INC
88	6646 LOVERS LN	CLINTON JOSEPH E UNIT 1802 BLDG P

Tuesday, July 16, 2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	6646 LOVERS LN	DE GUIA TERESITA
90	6646 LOVERS LN	WHITTAKER L A
91	6646 LOVERS LN	ALBERT THOMAS T
92	6646 LOVERS LN	PIKE JAMES L &
93	6646 LOVERS LN	SPICER JOHN & LETICIA BLDG P UNIT 1807
94	6646 LOVERS LN	HEROD DAVID WAYNE
95	6646 LOVERS LN	DARCY ELIZABETH
96	6646 LOVERS LN	GARZA LUZ MARIA
97	6646 LOVERS LN	ROMACK MAUREEN P BLDG Q UNIT 1703
98	6646 LOVERS LN	SOTELO MARIA D BLDG Q UNIT 1704
99	6646 LOVERS LN	CHAN MICHELLE
100	6646 LOVERS LN	AMIRI YEGANEH MAJID
101	6646 LOVERS LN	HEAD MARY JO BLDG R #1603
102	6646 LOVERS LN	PALMER JAVENE C
103	6646 LOVERS LN	YBARRA ALFONZO R
104	6646 LOVERS LN	CHAVEZ EDITH
105	6646 LOVERS LN	ALEXANDAR NORMAN
106	6646 LOVERS LN	BRANTLEY ALICE JERRINE





**LOCATION:** 6536 and 6540 East Lovers Lane**DATE FILED:** July 2, 2013**ZONING:** TH-3(A)**CITY COUNCIL DISTRICT: 9 SIZE OF REQUEST: 0.203****MAPSCO: 36-D****OWNER/APPLICANT:** PSW Real Estate, LLC

**REQUEST:** An application to replat a 0.203 acre tract of land containing part of Lots 2, and 3 in City Block 1/5431 into three lots ranging in size from 2,928 square feet to 2,992 square feet on property located at 6536 thru 6540 Lovers Lane.

**SUBDIVISION HISTORY:**

1. S123-206 is an application to replat a 0.252 acre tract of land containing part of Lots 4, 5, and 6 in City Block 1/5431 into three lots ranging in size from 3,647 square feet to 3,661 square feet on property located at 6536 thru 6544 Lovers Lane. This request will also be heard on July 25, 2013.
2. S123-208 is an application contiguous on the south of this request to replat a 1.250 acre tract of land containing part Lots 2, 3, 4, 5, and 6 in City Block 1/5431 into thirteen lots ranging in size from 3,024 square feet to 4,403 square feet on property located at 6536 thru 6558 Lovers lane. This request will also be heard on July 25, 2013.

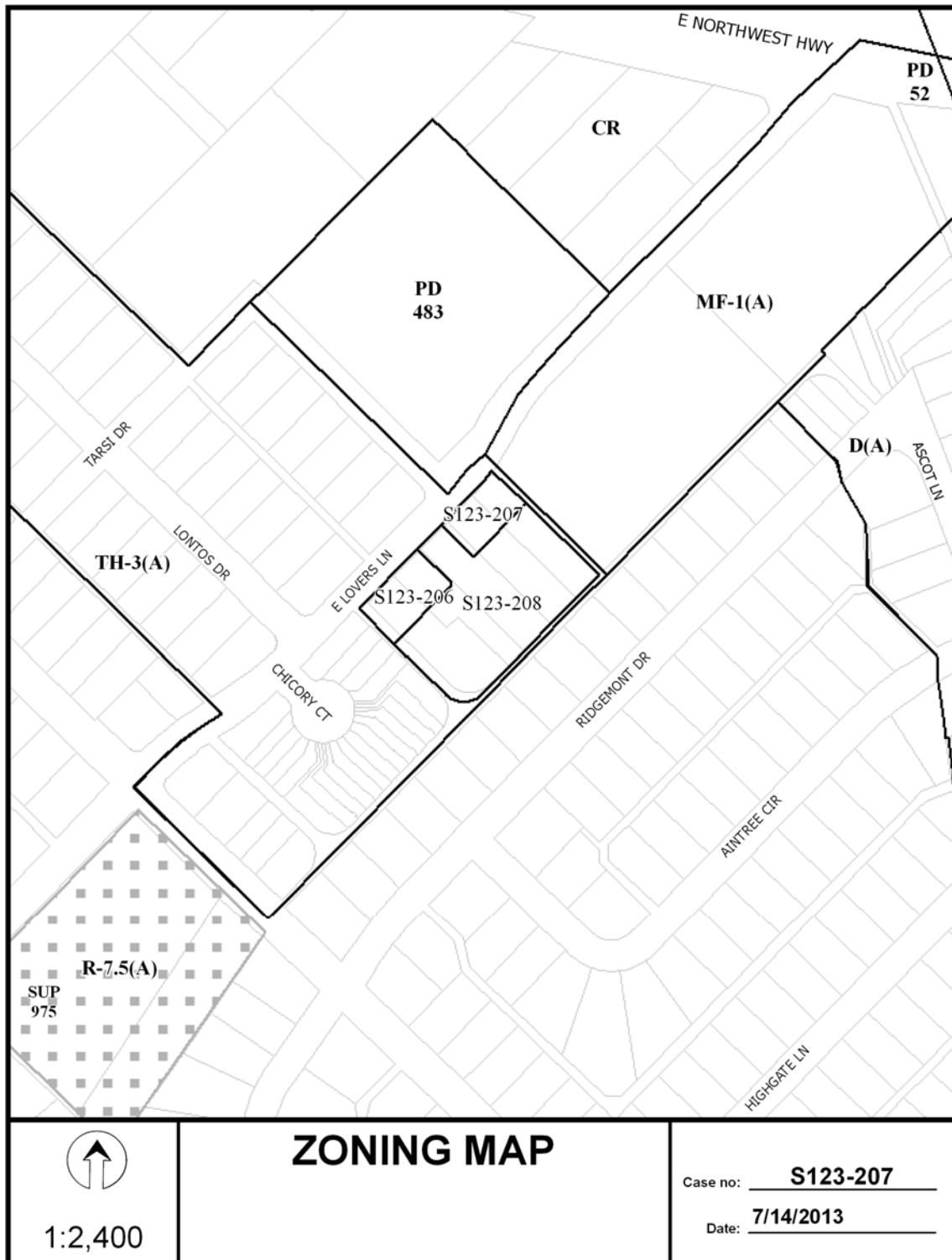
**STAFF RECOMMENDATION:** Section 51A-8.503(a) indicates that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural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

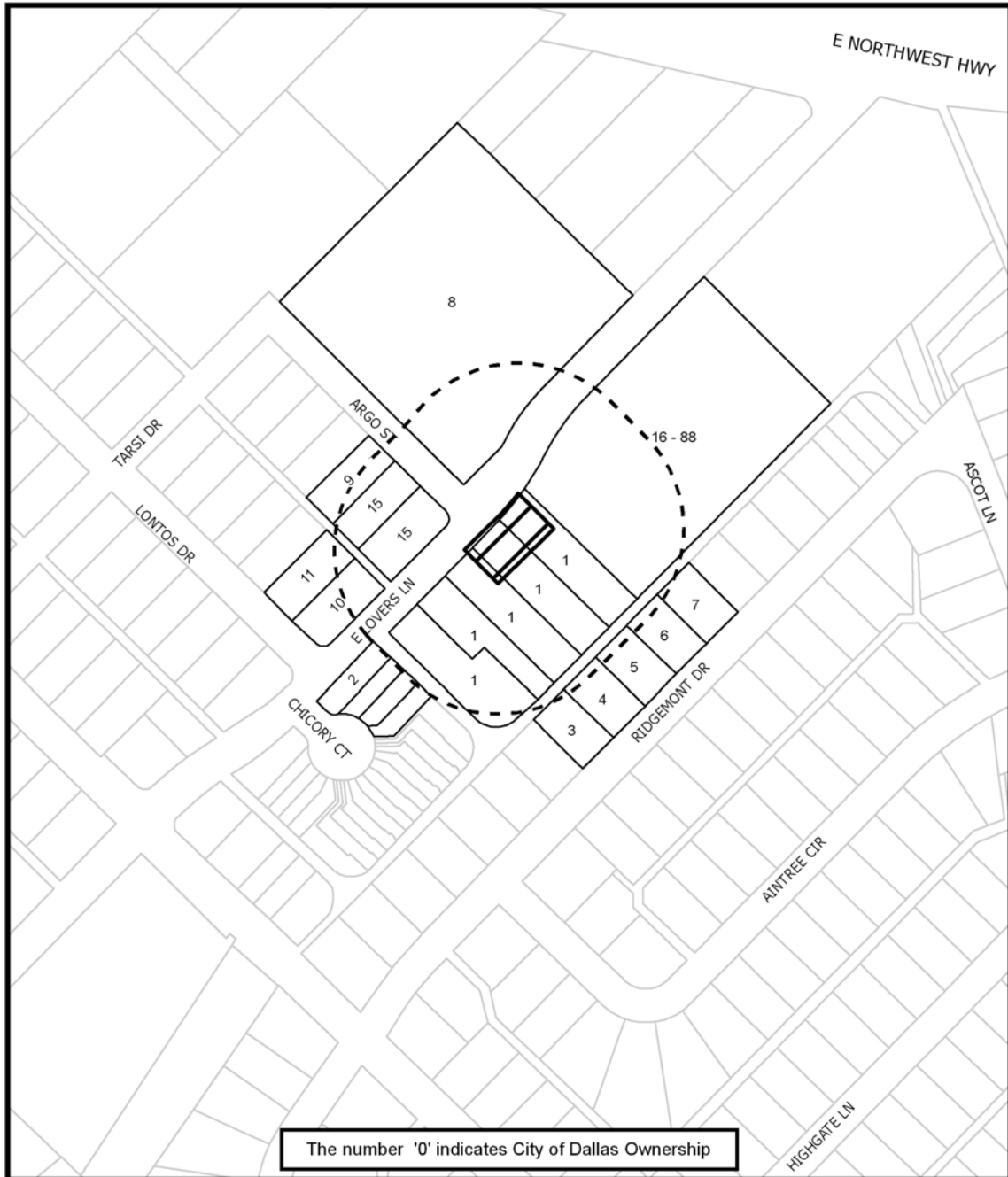
The proposed lots comply with the minimum 2,000 square foot minimum lot size of the TH-3(A) District, the average lot size is about 4,000 square feet and meets the other requirements of the TH-3(A) district. The proposed lots comply with the minimum 2,000 square foot minimum lot size of the TH-3(A) District. The average lot size is about 4,000 square feet and the lots comply with the other requirements of the TH-3(A) district; therefore, staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.

4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and right-of-way abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 3.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Provide a detailed lot grading plan prepared by a professional engineer.
14. On the final plat show how all adjoining right-of-way was created.
15. On the final plat show the recording information on all existing easements within 150 feet of the property.
15. On the final plat show two controlling monuments.
16. On the final plat chose a new/different addition name.
17. On the final plat list utility easements as retained within street abandonments when stated in the abandonment ordinance.
18. On the final plat show the distances/width of the right-of-way across Lovers Lane.
19. On the final plat verify if the called 5 foot street easement is an easement or right of way dedication in fee simple.
20. On the final plat remove "East" from "Lovers Lane".
21. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
22. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.

23. Wastewater main extension is required by Private Development Contract.
24. On the final plat identify the property as Lots 2A, 3A and 4A City Block 1/5431.





 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;"><b>200'</b></td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;"><b>88</b></td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	<b>200'</b>	AREA OF NOTIFICATION	<b>88</b>	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>          <b>S123-207</b>          </u> Date: <u>          <b>7/14/2013</b>          </u>
<b>200'</b>	AREA OF NOTIFICATION					
<b>88</b>	NUMBER OF PROPERTY OWNERS NOTIFIED					

## Notification List of Property Owners

### S123-207

#### 88 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6558 LOVERS LN	FAF INC
2	6586 CHICORY CT	TURNER D MACK & CATHERINE B
3	6455 RIDGEMONT DR	YARBROUGH ANDREA M &
4	6451 RIDGEMONT DR	MITCHELL RUSSELL A JR & LANG A KIMBERLY
5	6447 RIDGEMONT DR	GREGORY JOSEPH III & KATHERINE GREGORY
6	6443 RIDGEMONT DR	SOLEWIN MARK S & LEOLA S
7	6439 RIDGEMONT DR	GEBREDINGIL TESFA
8	6607 LOVERS LN	NESSSEL DEVELOPMENT X LLC
9	6486 ARGO ST	ODOHERTY DERMOT
10	6497 LONTOS DR	RASH PAUL J JR
11	6493 LONTOS DR	MALONE JAMES K
12	6584 CHICORY CT	BILLINGS CYNTHIA M
13	6582 CHICORY CT	GILMORE JO GINDRATT
14	6580 CHICORY CT	GOMEZ TRESA S
15	6494 ARGO ST	SLAZYK LIVING TRUST THE
16	6646 LOVERS LN	CLEMENS MARK & ROSALIE
17	6646 LOVERS LN	OAKS ON THE LANE CONDO ASSOC INC % ENVISION REALT
18	6646 LOVERS LN	KASLOW HARMON M
19	6646 LOVERS LN	TISDALE CHARLES E
20	6646 LOVERS LN	ELAM OUSAUN
21	6646 LOVERS LN	THOMAS WILLIAM C & BEVERLY B
22	6646 LOVERS LN	SMALL LEE REVOCABLE TRUST
23	6646 LOVERS LN	ESCAMILLA ESPINOSA CONSUELO V
24	6646 LOVERS LN	BLACKLOCK JOHN E SUITE 909
25	6646 LOVERS LN	BENSON MELISSA C
26	6646 LOVERS LN	AHREUM INC

THIS LIST OF PROPERTY OWNERS IS A PUBLIC RECORD AND IS AVAILABLE TO THE PUBLIC. IT IS THE POLICY OF THE CITY OF CHICAGO TO MAKE THIS INFORMATION AVAILABLE TO THE PUBLIC. THE CITY OF CHICAGO IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS LIST.

**Tuesday, July 16, 2013**

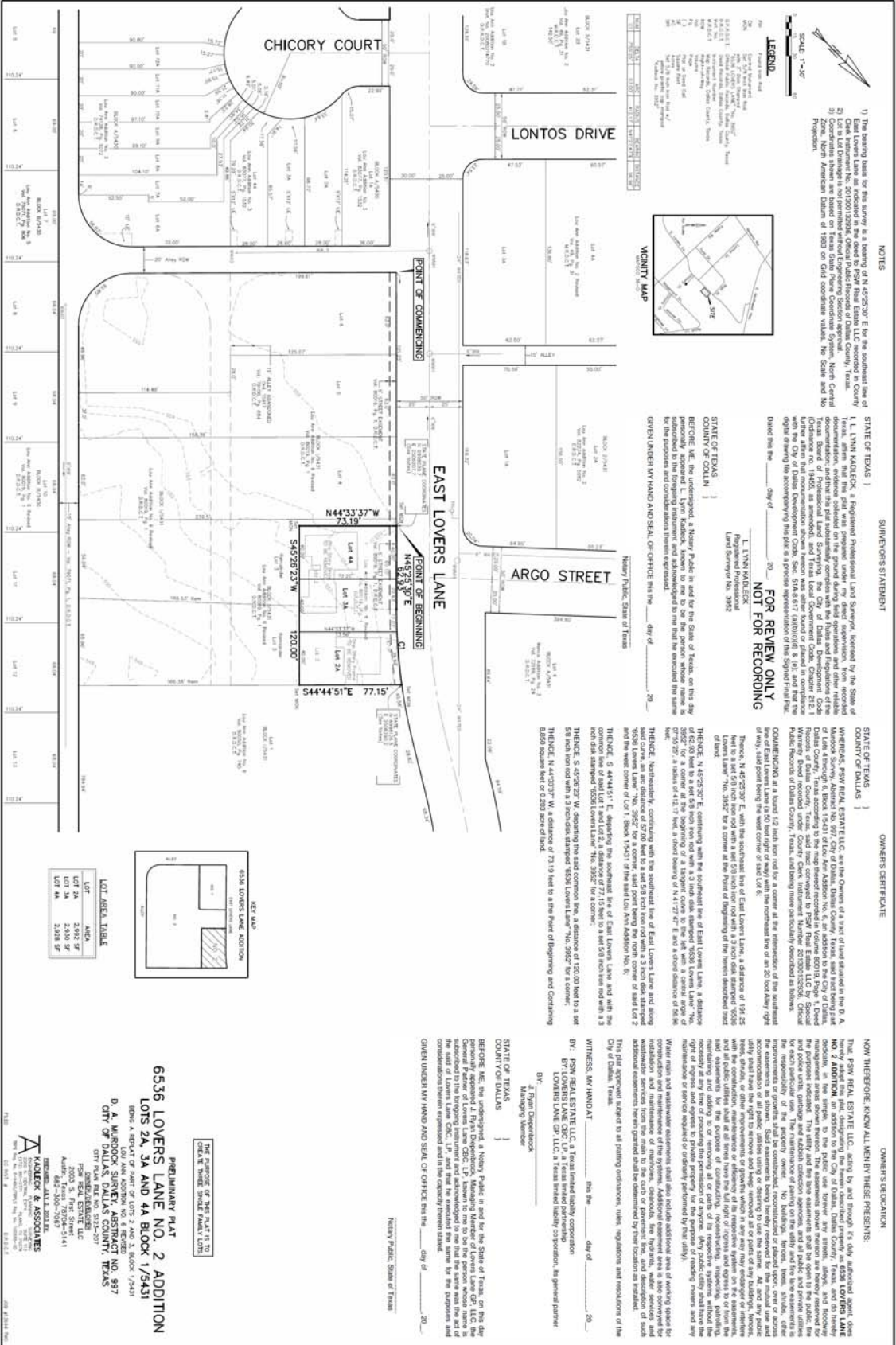
<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6646 LOVERS LN	KIDANE SEMAINESH ALULA
28	6646 LOVERS LN	STONE HORACE J
29	6646 LOVERS LN	TURA TAMIRU E UNIT 1003
30	6646 LOVERS LN	GUYNES ADRIENNE A UNIT 1004
31	6646 LOVERS LN	MATHEWS CHARLIE
32	6646 LOVERS LN	NATU LEMLEM M
33	6646 LOVERS LN	YOWELL LENORA J
34	6646 LOVERS LN	GORDON BOB J
35	6646 LOVERS LN	MARTIN JERROD W UNIT 1102
36	6646 LOVERS LN	NORVELL RONNIE L & ROBBIE UNIT 505
37	6646 LOVERS LN	FOSTER CHARLES E BLDG K UNIT 1104
38	6646 LOVERS LN	NGUYEN AMANDA YEN
39	6646 LOVERS LN	OAKS ON THE LANE CONDOMINIUM ASSOC INC % ENVISIO
40	6646 LOVERS LN	POCOMA PROPERTIES LLC 608 LOVERS SERIES
41	6646 LOVERS LN	STEIN FRANK E & SHEILA R
42	6646 LOVERS LN	ESCAMILLA RINA M BLDG K UNIT 1109
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44	6646 LOVERS LN	SEEKHOR AMPORN
45	6646 LOVERS LN	POLLARD CHRISTY 1986 TR
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47	6646 LOVERS LN	VEERARAGHAVAN LP
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53	6646 LOVERS LN	ENTRUSTMENT RETIREMENT SERVICES INC
54	6646 LOVERS LN	SEDWICK JACQUELINE UNIT 1309
55	6646 LOVERS LN	RITCHEY CHARLES R
56	6646 LOVERS LN	MCKEEVER MARJORIE L
57	6646 LOVERS LN	SMITH GARLAND E & CAROL T

*Tuesday, July 16, 2013*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	6646 LOVERS LN	GOODWIN CHARLES
59	6646 LOVERS LN	DE GUIA THERESA
60	6646 LOVERS LN	AJR GROUP
61	6646 LOVERS LN	WOOLSTON JERRY A
62	6646 LOVERS LN	MILLENNIUM PARTNERS
63	6646 LOVERS LN	LOPEZ ESTELA
64	6646 LOVERS LN	CUNNINGHAM GERARD J UNIT #1505
65	6646 LOVERS LN	DANG KHAI THI LU LUKE
66	6646 LOVERS LN	STOKES RYAN K & MARRI P
67	6646 LOVERS LN	BROWN DAVID A
68	6646 LOVERS LN	RIVERA NELSON B &
69	6646 LOVERS LN	OAKS ON THE LANE CONDOMINIUM ASSN INC
70	6646 LOVERS LN	CLINTON JOSEPH E UNIT 1802 BLDG P
71	6646 LOVERS LN	DE GUIA TERESITA
72	6646 LOVERS LN	WHITTAKER L A
73	6646 LOVERS LN	ALBERT THOMAS T
74	6646 LOVERS LN	PIKE JAMES L &
75	6646 LOVERS LN	SPICER JOHN & LETICIA BLDG P UNIT 1807
76	6646 LOVERS LN	HEROD DAVID WAYNE
77	6646 LOVERS LN	DARCY ELIZABETH
78	6646 LOVERS LN	GARZA LUZ MARIA
79	6646 LOVERS LN	ROMACK MAUREEN P BLDG Q UNIT 1703
80	6646 LOVERS LN	SOTELO MARIA D BLDG Q UNIT 1704
81	6646 LOVERS LN	CHAN MICHELLE
82	6646 LOVERS LN	AMIRI YEGANEH MAJID
83	6646 LOVERS LN	HEAD MARY JO BLDG R #1603
84	6646 LOVERS LN	PALMER JAVENE C
85	6646 LOVERS LN	YBARRA ALFONZO R
86	6646 LOVERS LN	CHAVEZ EDITH
87	6646 LOVERS LN	ALEXANDAR NORMAN
88	6646 LOVERS LN	BRANTLEY ALICE JERRINE

*Tuesday, July 16, 2013*





NOTES

OWNER'S CERTIFICATE

OWNER'S DECLARATION

1) The bearing listed for the survey is a bearing of N 45°25'30" E for the southeast line of Lot 2A. The bearing of N 45°25'30" E is not permitted without Engineering Section approval. The bearing of N 45°25'30" E is not permitted without Engineering Section approval. The bearing of N 45°25'30" E is not permitted without Engineering Section approval. The bearing of N 45°25'30" E is not permitted without Engineering Section approval.

STATE OF TEXAS  
 COUNTY OF COLLIN  
 I, L. LYNN KIEDICK, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that the foregoing plat is a true and correct representation of the survey as shown to me by the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

STATE OF TEXAS  
 COUNTY OF COLLIN  
 I, L. LYNN KIEDICK, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that the foregoing plat is a true and correct representation of the survey as shown to me by the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

NOTICE: THE FSW REAL ESTATE LLC, acting by and through its duly authorized agent, does hereby certify that the plat is a true and correct representation of the survey as shown to me by the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

STATE OF TEXAS  
 COUNTY OF COLLIN  
 I, J. RYAN DEGUZMAN, a Notary Public in and for the State of Texas, on this day personally appeared L. Lynn Kiedick, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

STATE OF TEXAS  
 COUNTY OF COLLIN  
 I, J. RYAN DEGUZMAN, a Notary Public in and for the State of Texas, on this day personally appeared L. Lynn Kiedick, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

STATE OF TEXAS  
 COUNTY OF COLLIN  
 I, J. RYAN DEGUZMAN, a Notary Public in and for the State of Texas, on this day personally appeared L. Lynn Kiedick, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

STATE OF TEXAS  
 COUNTY OF COLLIN  
 I, J. RYAN DEGUZMAN, a Notary Public in and for the State of Texas, on this day personally appeared L. Lynn Kiedick, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

**CITY PLAN COMMISSION****THURSDAY, JULY 25, 2013****FILE NUMBER:** S123-208**Subdivision Administrator:** Paul Nelson**LOCATION:** 6536 thru 6558 Lovers Lane**DATE FILED:** July 2, 2013**ZONING:** TH-3(A)**CITY COUNCIL DISTRICT:** 9 **SIZE OF REQUEST:** 1.250 Acres**MAPSCO:** 36-D**OWNER/APPLICANT:** PSW Real Estate, LLC

**REQUEST:** An application to replat a 1.250 acre tract of land containing part of Lots 2, 3, 4, 5, and 6 in City Block 1/5431 into a thirteen lot shared access development with lots ranging in size from 3,024 square feet to 4,403 square feet on property located at 6536 thru 6558 Lovers Lane.

**SUBDIVISION HISTORY:**

1. S123-206 is an application to replat a 0.252 acre tract of land containing part of Lots 4, 5, and 6 in City Block 1/5431 into three lots ranging in size from 3,647 square feet to 3,661 square feet on property located at 6536 thru 6544 Lovers Lane. This request is also scheduled to be acted on July 25, 2013.
2. S123-207 is an application contiguous on the east of the subject request to replat a 0.203 acre tract of land containing part of Lots 2, and 3 in City Block 1/5431 into three lots ranging in size from 2,928 square feet to 2,992 square feet on property located at 6550 thru 6558 Lovers Lane. This request is also scheduled to be acted on July 25, 2013.

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

The proposed lots comply with the minimum 2,000 square foot minimum lot size of the TH-3(A) District, the average lot size is about 4,000 square feet and meets the other requirements of the TH-3(A) district; therefore, staff recommends approval of the request

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

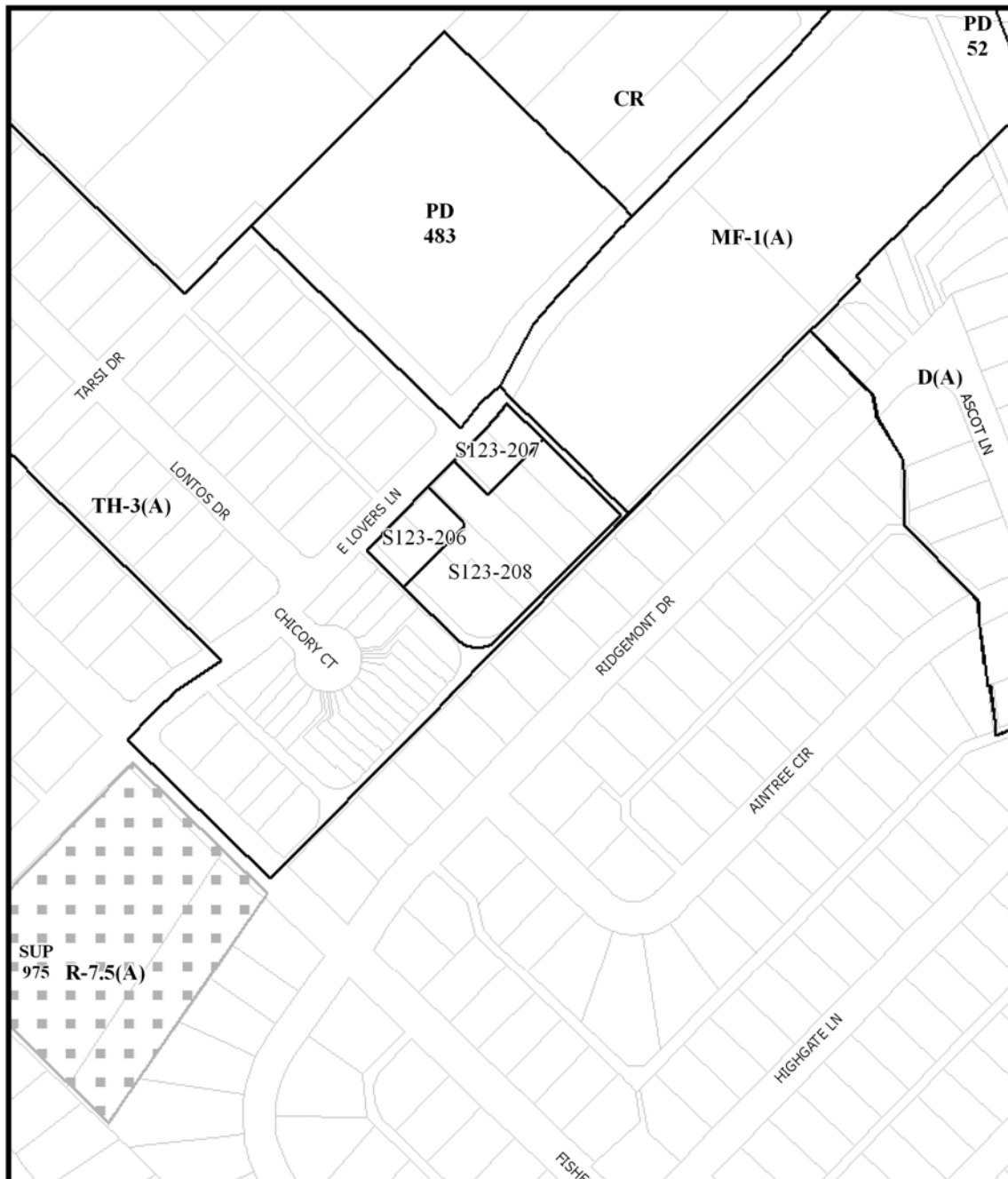
format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.

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 right-of-way abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 13.
11. The Shared Access Area easement must be at least 20 feet wide and contain a minimum paving width of 16 feet.
12. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement & labeled on the plat.
13. No building permit may be issued to authorize work in the shared access development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and all requirements of the shared access area have been met.
14. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411 of the Dallas City Code, as amended unless otherwise amended by PD 888.
15. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document.
16. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot.
17. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed

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

18. Include the words "Shared Access Development" in the title block of the final plat.
19. Add a note to the final plat stating "This development is restricted to single family dwellings only."
20. On the final plat show 0.25 guest parking spaces per lot on the plat. Such spaces may be provided in the Shared Access Area as long as they are not located over a water/wastewater easement.
21. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved Private Street."
22. If a guard house is provided, it must be at least 30 feet from the shared access entry point.
23. The Shared Access Area Easement must be terminated a minimum of 3 feet from the contiguous property or right-of-way.
24. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easements. Contact the Public Works and Transportation Department, GIS Section to obtain an approved street name.
25. 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.
26. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
27. Vehicular access is prohibited to the contiguous alley.
28. On the final plat show how all adjoining right-of-way was created.
29. On the final plat show the recording information on all existing easements within 150 feet of the property.
30. On the final plat show two control monuments.
31. The Shared Access Area agreement must be recorded by separate instrument and the recording information placed on the face of the plat.
32. Chose a different addition name.
33. On the final plat list utility easements as retained within street abandonments when stated as such in the abandonment ordinance.
34. On the final plat verify if the called 5 foot street easement is an easement of a fee simple dedication.
35. On the final plat remove "East" from Lovers Lane.
36. On the final plat add city approved names to the shared access area drives.

37. On the final plat label all common areas as common areas.
38. On the final plat add a 3 foot barrier parallel to the east line of the existing alley.
39. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
40. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
41. Water/wastewater main extension is required by Private Development Contract.
42. Developer must comply with Dallas Water Utilities water and sewer standards for Shared Access Development.
43. On the final plat identify the property as Lot 2B, 2C, 3B, 3C, 4B through 4D, 5B, 5C, 6C through 6F, and CA "A" City Block 1/5431.



  
 1:2,400

# ZONING MAP

Case no:           **S123-208**            
 Date:           **7/14/2013**



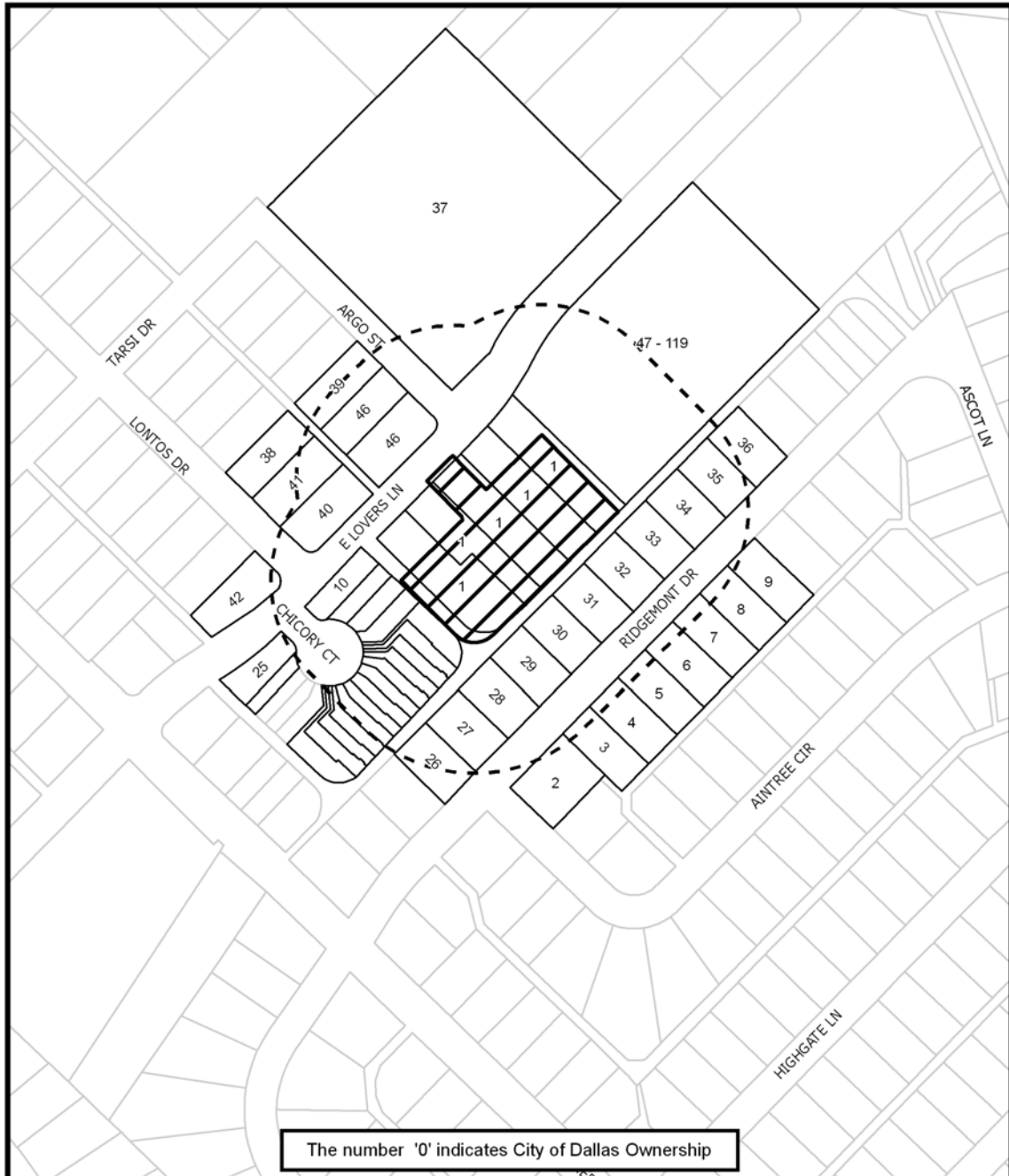
1:2,400

### AERIAL MAP

- Area of Request
- Recent History

Case no: S123-208

Date: 7/14/2013



 1:2,400	<h2>NOTIFICATION</h2>	Case no: <b>S123-208</b>
	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">119</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: <b>7/14/2013</b>



## Notification List of Property Owners

S123-208

### 119 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6558 LOVERS LN	FAF INC
2	6605 AINTREE CIR	STAMBAUGH LEO P JR
3	6458 RIDGEMONT DR	PARKER RUTH
4	6454 RIDGEMONT DR	NORRIS JANICE H
5	6450 RIDGEMONT DR	SHOWERS ELIZABETH
6	6446 RIDGEMONT DR	LLOYD MAXON
7	6442 RIDGEMONT DR	MARTINEZ MARCO &
8	6438 RIDGEMONT DR	FISCHER BETTY EVELYN
9	6434 RIDGEMONT DR	SCHUTZ PATSY SHELTON
10	6586 CHICORY CT	TURNER D MACK & CATHERINE B
11	6572 CHICORY CT	HUGGINS NICHOLAS G & MARIKA COLE CROCKETT
12	6568 CHICORY CT	BURGMEIER REBECCA J
13	6564 CHICORY CT	TOLLE MARY TERESA
14	6560 CHICORY CT	FERGUSON JENNIFER C
15	6556 CHICORY CT	SCHURBA MARIANA
16	6552 CHICORY CT	LI SHING
17	6548 CHICORY CT	HELME JASON
18	6544 CHICORY CT	NGUYEN JEANNIE
19	6540 CHICORY CT	MENDENHALL RITA MARJORIE & PATRICIA A
20	6536 CHICORY CT	MARSHALL AGNES
21	6532 CHICORY CT	LAHIRI SATYAJEET&SUDESHNA
22	6528 CHICORY CT	WEISS MERLE S
23	6524 CHICORY CT	LAHIRI SATYAJEET & SUDESHNA
24	6508 CHICORY CT	CATO GAIL M
25	6504 CHICORY CT	BERNSTEIN JACK
26	6475 RIDGEMONT DR	UTSMAN MARY MARGARET

Friday, July 05, 2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6469 RIDGEMONT DR	HOUGHTON JUDITH D TRUST
28	6465 RIDGEMONT DR	TOWNER NANCY J
29	6459 RIDGEMONT DR	BOND ANNE & DANIEL
30	6455 RIDGEMONT DR	YARBROUGH ANDREA M &
31	6451 RIDGEMONT DR	MITCHELL RUSSELL A JR & LANG A KIMBERLY
32	6447 RIDGEMONT DR	GREGORY JOSEPH III & KATHERINE GREGORY
33	6443 RIDGEMONT DR	SOLEWIN MARK S & LEOLA S
34	6439 RIDGEMONT DR	GEBREDINGIL TESFA
35	6435 RIDGEMONT DR	ROMEO RONALD & LINDA
36	6431 RIDGEMONT DR	SORIA ERIC & NORMA CISNEROS
37	6607 LOVERS LN	NESSEL DEVELOPMENT X LLC
38	6489 LONTOS DR	BRENKUS STEVE
39	6486 ARGO ST	ODOHERTY DERMOT
40	6497 LONTOS DR	RASH PAUL J JR
41	6493 LONTOS DR	MALONE JAMES K
42	6511 LOVERS LN	PEF CAPITAL PROPERTIES LLC
43	6584 CHICORY CT	BILLINGS CYNTHIA M
44	6582 CHICORY CT	GILMORE JO GINDRATT
45	6580 CHICORY CT	GOMEZ TRESA S
46	6494 ARGO ST	SLAZYK LIVING TRUST THE
47	6646 LOVERS LN	CLEMENS MARK & ROSALIE
48	6646 LOVERS LN	OAKS ON THE LANE CONDO ASSOC INC % ENVISION
49	6646 LOVERS LN	KASLOW HARMON M
50	6646 LOVERS LN	TISDALE CHARLES E
51	6646 LOVERS LN	ELAM OUSAUN
52	6646 LOVERS LN	THOMAS WILLIAM C & BEVERLY B
53	6646 LOVERS LN	SMALL LEE REVOCABLE TRUST
54	6646 LOVERS LN	ESCAMILLA ESPINOSA CONSUELO V
55	6646 LOVERS LN	BLACKLOCK JOHN E SUITE 909
56	6646 LOVERS LN	BENSON MELISSA C
57	6646 LOVERS LN	AHREUM INC

*Friday, July 05, 2013*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	6646 LOVERS LN	KIDANE SEMAINESH ALULA
59	6646 LOVERS LN	STONE HORACE J
60	6646 LOVERS LN	TURA TAMIRU E UNIT 1003
61	6646 LOVERS LN	GUYNES ADRIENNE A UNIT 1004
62	6646 LOVERS LN	MATHEWS CHARLIE
63	6646 LOVERS LN	NATU LEMLEM M
64	6646 LOVERS LN	YOWELL LENORA J
65	6646 LOVERS LN	GORDON BOB J
66	6646 LOVERS LN	MARTIN JERROD W UNIT 1102
67	6646 LOVERS LN	NORVELL RONNIE L & ROBBIE UNIT 505
68	6646 LOVERS LN	FOSTER CHARLES E BLDG K UNIT 1104
69	6646 LOVERS LN	NGUYEN AMANDA YEN
70	6646 LOVERS LN	OAKS ON THE LANE CONDOMINIUM ASSOC INC %
71	6646 LOVERS LN	POCOMA PROPERTIES LLC 608 LOVERS SERIES
72	6646 LOVERS LN	STEIN FRANK E & SHEILA R
73	6646 LOVERS LN	ESCAMILLA RINA M BLDG K UNIT 1109
74	6646 LOVERS LN	COPELAND EDDIE J ETUX BLDG L UNIT 1202
75	6646 LOVERS LN	SEEKHOR AMPORN
76	6646 LOVERS LN	POLLARD CHRISTY 1986 TR
77	6646 LOVERS LN	PENDERGRASS JOHN D
78	6646 LOVERS LN	VEERARAGHAVAN LP
79	6646 LOVERS LN	BAKER TERRI H
80	6646 LOVERS LN	LYTLE RICHARD E
81	6646 LOVERS LN	THOMAS JOHN D
82	6646 LOVERS LN	BOHLS JAMES L
83	6646 LOVERS LN	ESCAMILLA RINA M
84	6646 LOVERS LN	ENTRUSTMENT RETIREMENT SERVICES INC
85	6646 LOVERS LN	SEDWICK JACQUELINE UNIT 1309
86	6646 LOVERS LN	RITCHEY CHARLES R
87	6646 LOVERS LN	MCKEEVER MARJORIE L
88	6646 LOVERS LN	SMITH GARLAND E & CAROL T

*Friday, July 05, 2013*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	6646 LOVERS LN	GOODWIN CHARLES
90	6646 LOVERS LN	DE GUIA THERESA
91	6646 LOVERS LN	AJR GROUP
92	6646 LOVERS LN	WOOLSTON JERRY A
93	6646 LOVERS LN	MILLENNIUM PARTNERS
94	6646 LOVERS LN	LOPEZ ESTELA
95	6646 LOVERS LN	CUNNINGHAM GERARD J UNIT #1505
96	6646 LOVERS LN	DANG KHAI THI LU LUKE
97	6646 LOVERS LN	STOKES RYAN K & MARRI P
98	6646 LOVERS LN	BROWN DAVID A
99	6646 LOVERS LN	RIVERA NELSON B &
100	6646 LOVERS LN	OAKS ON THE LANE CONDOMINIUM ASSN INC
101	6646 LOVERS LN	CLINTON JOSEPH E UNIT 1802 BLDG P
102	6646 LOVERS LN	DE GUIA TERESITA
103	6646 LOVERS LN	WHITTAKER L A
104	6646 LOVERS LN	ALBERT THOMAS T
105	6646 LOVERS LN	PIKE JAMES L &
106	6646 LOVERS LN	SPICER JOHN & LETICIA BLDG P UNIT 1807
107	6646 LOVERS LN	HEROD DAVID WAYNE
108	6646 LOVERS LN	DARCY ELIZABETH
109	6646 LOVERS LN	GARZA LUZ MARIA
110	6646 LOVERS LN	ROMACK MAUREEN P BLDG Q UNIT 1703
111	6646 LOVERS LN	SOTELO MARIA D BLDG Q UNIT 1704
112	6646 LOVERS LN	CHAN MICHELLE
113	6646 LOVERS LN	AMIRI YEGANEH MAJID
114	6646 LOVERS LN	HEAD MARY JO BLDG R #1603
115	6646 LOVERS LN	PALMER JAVENE C
116	6646 LOVERS LN	YBARRA ALFONZO R
117	6646 LOVERS LN	CHAVEZ EDITH
118	6646 LOVERS LN	ALEXANDAR NORMAN
119	6646 LOVERS LN	BRANTLEY ALICE JERRINE

Friday, July 05, 2013



**FILE NUMBER:** W123-007

**DATE FILED:** July 3, 2013

**LOCATION:** Generally bounded by West Mockingbird Lane, Forest Park Road, Empire Central and Maple Avenue

**COUNCIL DISTRICT:** 2

**MAPSCO:** 34-N

**SIZE OF REQUEST:** Approx 31.02 acres

**CENSUS TRACT:** 4.06

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**MISCELLANEOUS DOCKET ITEM:**

Representative: Jonathan Vinson  
Jackson Walker

Applicant/Owner: Mockingbird Venture Partners, LLC

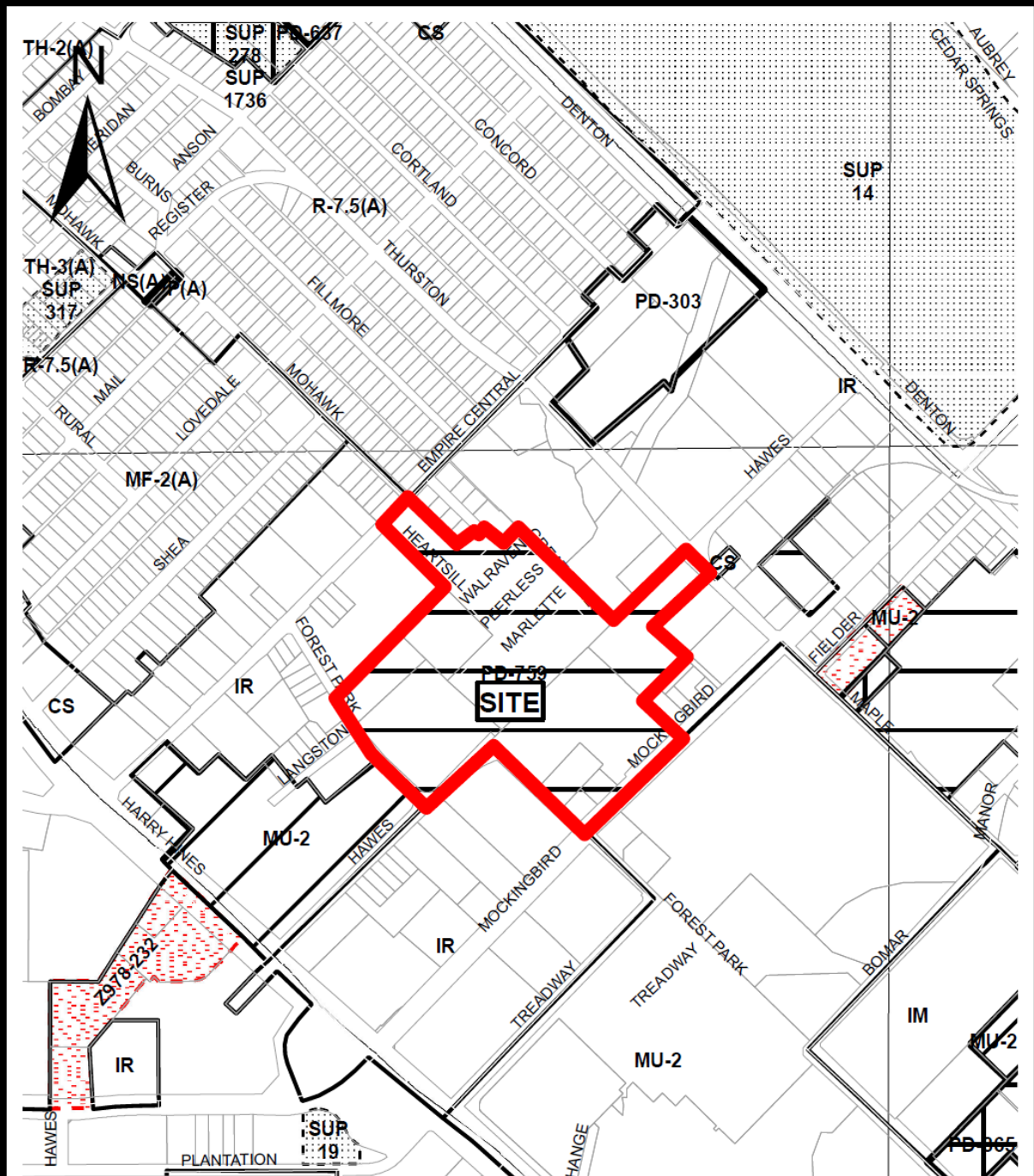
Waiver of Two-Year Waiting Period

On Wednesday, May 22, 2013, the City Council approved an amendment to Planned Development District No. 759 for RR Regional Retail District uses on the location above. According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to May 22, 2015, without a waiver of the two-year waiting period.

The applicant is requesting a waiver of the two-year waiting period in order to amend the parking ratio. The applicant stated their reasoning as: "The property owner has recently been contacted by a hotel company regarding potential use of a portion of the site; however, the original version of the P.D. provided that parking for a "non-residential" use (except for restaurant) be parked at a ratio of 4.5 spaces per 1,000 square feet, much higher than the ratio required for the "Hotel" or "Office" uses. Because of the recent interest from a hotel, we now need to update this parking ratio."

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

**Staff Recommendation:** Denial



1:8,000

Case #: **W123-007**  
 Date: **July 25, 2013**

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

Zoning File No. Z123-177

Location West Mockingbird Lane/Forest Park Road/Empire Central/Maple Avenue

Date of last CPC or CC Action May 22, 2013 (Council)

Applicant's Name, Address & Phone Number Mockingbird Venture

Partners, LLC, 400 Continental Blvd., Suite 160, El Segundo, CA 90245

Property Owner's Name, Address and Phone No., if different from above  
(same as Applicant)

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

The property owner has recently been contacted by a hotel company regarding potential use of a portion of the site; however, the original version of the P.D. provided that parking for a "non-residential" use (except for restaurant) be parked at a ratio of 4.5 spaces per 1,000 square feet, much higher than the ratio required for the "Hotel" or "Office" uses. Because of the recent interest from a hotel, we now need to update this parking ratio.

(see attached authorization letter)  
Applicant's Signature

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

**RECEIVED BY**

**JUL - 3 2013**

**Current Planning**

Date Received  
Fee: **\$300.00**



July 2, 2013

Mr. David Cossum  
Assistant Director, Current Planning  
Department of Development Services  
City of Dallas  
1500 Marilla Street, 5BN  
Dallas, Texas 75201-4127

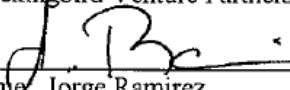
RE: *Property Within Planned Development District No. 759;  
31.02 Acres at the Northeast Corner of West Mockingbird Lane and Forest Park Road  
(City Blocks 2367 and B/2368).*

Dear Mr. Cossum:

As the Applicant on, and the Owner of, the above-referenced property within P.D. 759, this letter will authorize Jackson Walker L.L.P. to act as our representative in connection with filing and processing applications for a waiver of the two-year waiting period on the above-referenced property and for any other City of Dallas applications or requests in connection therewith.

APPLICANT/OWNER:

Mockingbird Venture Partners, LLC,

By:   
Name: Jorge Ramirez  
Title: Managing Principal

**FILE NUMBER:** M123-035

**DATE FILED:** May 28, 2013

**LOCATION:** Abrams Road and Walnut Street, Southeast Quadrant

**COUNCIL DISTRICT:** 10

**MAPSCO:** 17 P, Q, S, T, and U

**SIZE OF REQUEST:** Approx. 244.62 Acres

**CENSUS TRACT:** 190.34

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**APPLICANT/OWNER:** DCCCD Facilities Management

**REPRESENTATIVE:** Aaron Farmer

**MISCELLANEOUS DOCKET ITEM**

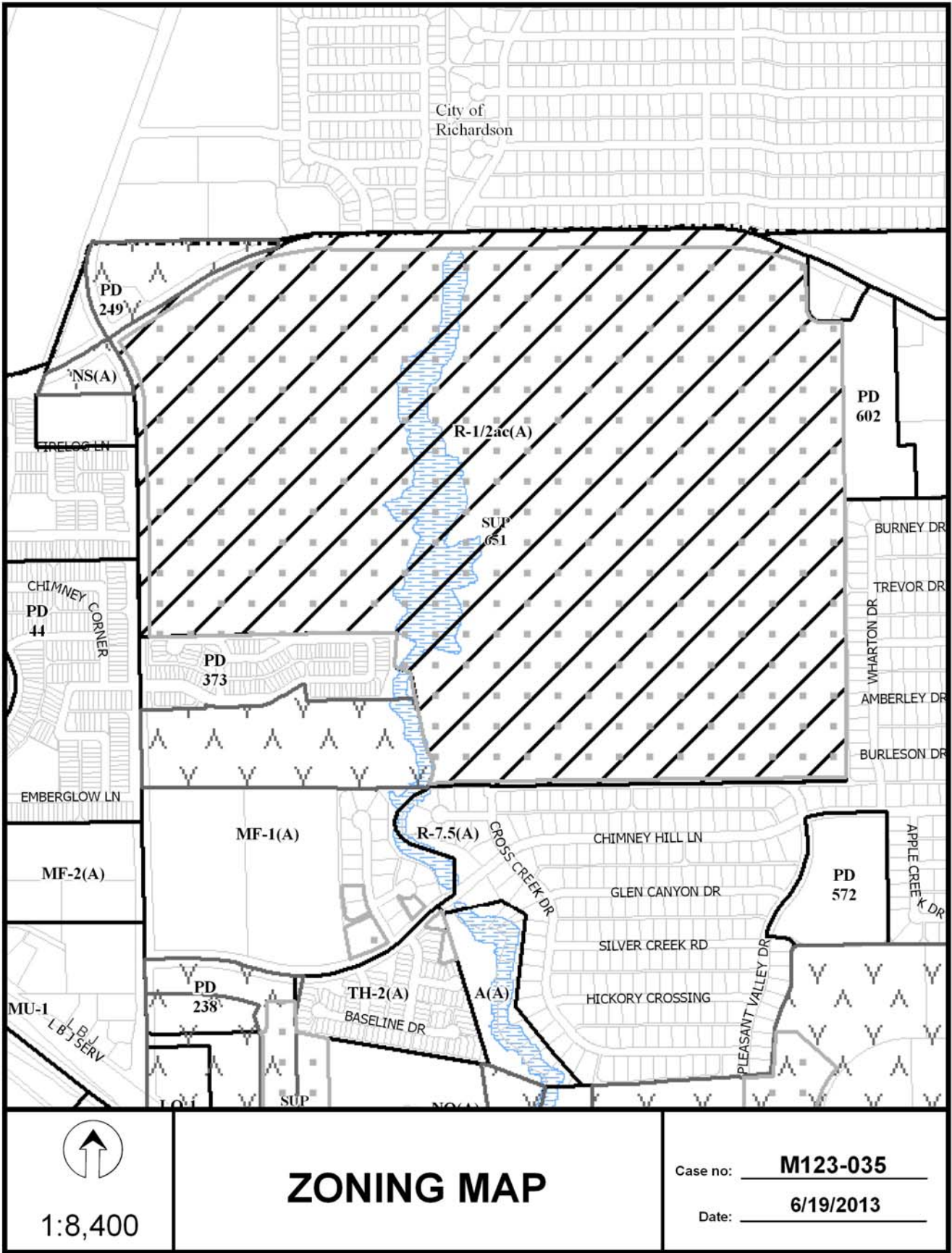
Minor Amendment for Site Plan

On June 10, 1974, the City Council passed Ordinance No. 14577 which established Specific Use Permit No. 651 for a College on property at the above location. The ordinance was subsequently amended by Ordinance Nos. 20189, 21848, and 24788.

At this time, the property owner has submitted an application for consideration of a minor amendment to the site plan to provide for a 220 square foot addition to facilitate elevator mechanicals for Buildings A and E, centrally located on the property.

The request complies with the provisions for consideration of a minor amendment to a site plan and does not impact any of the conditions regulating SUP No. 651.

**Staff Recommendation:** Approval.



1:8,400

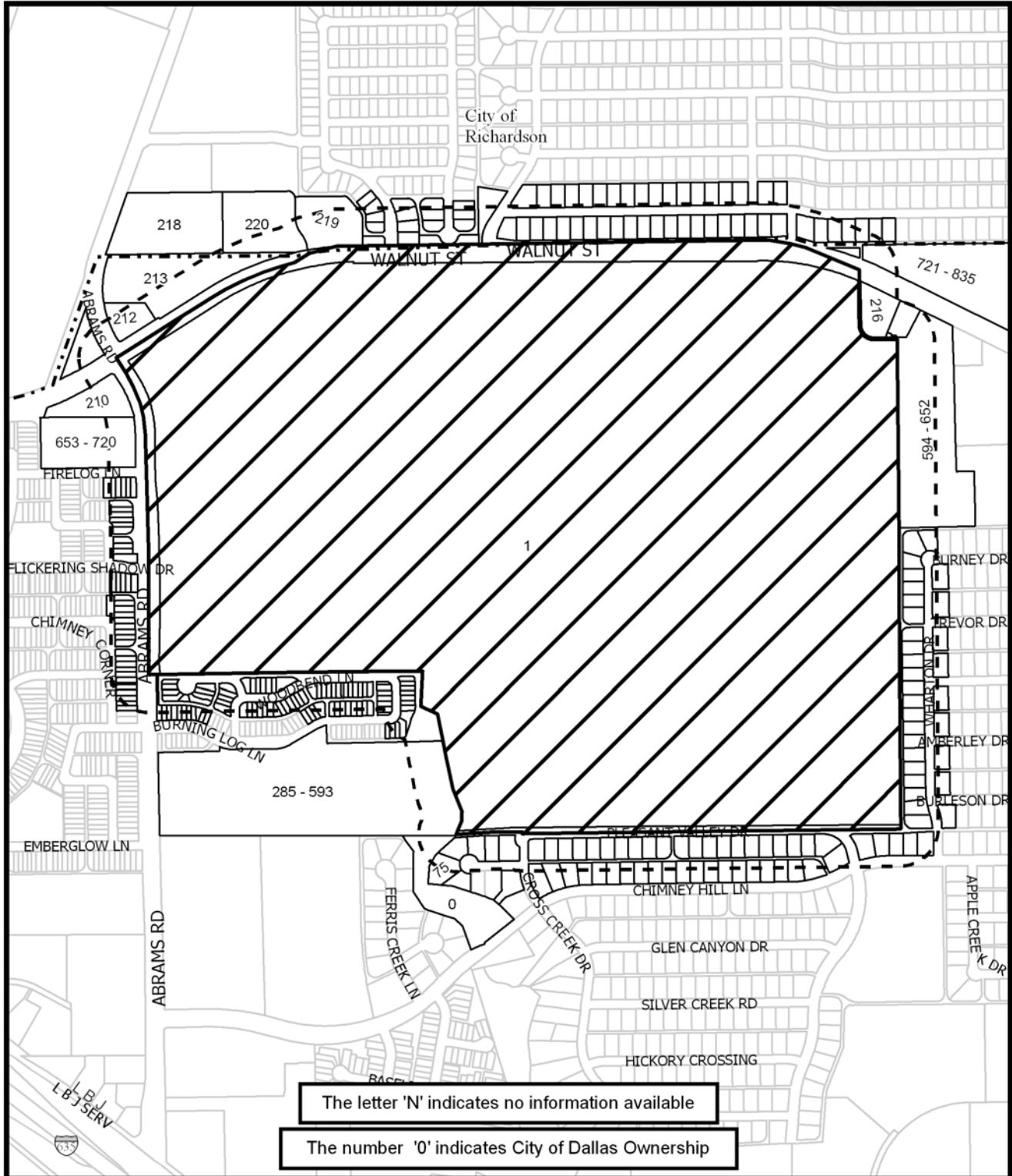
# ZONING MAP

Case no: **M123-035**  
 Date: **6/19/2013**





City of  
Richardson



1:8,400

# NOTIFICATION

200'

AREA OF NOTIFICATION

835

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M123-035**

Date: **6/19/2013**

6/19/2013

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

***M123-035***

***835 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	9500 WALNUT ST	DALLAS COUNTY COMMUNITY COLLEGE
2	9464 CHIMNEY CORNER LN	CHIMNEY HILL HOME OWNERS BLDG L SUITE 10
3	9336 CHIMNEY CORNER LN	CHIMNEY HILL HOME OWNERS
4	9520 CHIMNEY CORNER	GREEN CYNTHIA
5	9516 CHIMNEY CORNER	HAUG LUCILE A
6	9512 CHIMNEY CORNER	VANNER BRUCE
7	9508 CHIMNEY CORNER	BRABHAM MONICA L PMB 512
8	9504 CHIMNEY CORNER	ST REBOR INVESTMENTS INC
9	9460 CHIMNEY CORNER	SELTZER ROBERT MICHAEL
10	9456 CHIMNEY CORNER	DICKSON JILL P
11	9452 CHIMNEY CORNER	GUSTAFSON JUDITH P
12	9446 CHIMNEY CORNER	WERNER CHERRY
13	9442 CHIMNEY CORNER	GOODE FRANKLIN C TR & BARBARA A E GOODE
14	9438 CHIMNEY CORNER	WOLDEMICHAEL KIBRA A & ABEBE BANTENEW T
15	9434 CHIMNEY CORNER	YEARY JOSHUA LEE
16	9430 CHIMNEY CORNER	WHISENANT JAMES F
17	9426 CHIMNEY CORNER	ORANGE LAURA E
18	9422 CHIMNEY CORNER	CATON BEVERLY B ESTATE OF
19	9418 CHIMNEY CORNER	PESKUSKI JOHN W
20	9414 CHIMNEY CORNER	WILSON ANTHONY JR
21	9410 CHIMNEY CORNER	PARRISH VALERIE J
22	9406 CHIMNEY CORNER	PIERSON TUCKER C & LINDSAY
23	9402 CHIMNEY CORNER	REHLANDER NATHANAEL & ERIN A
24	9600 WALNUT ST	COMBINED AMERICA PROP % WINDSOR PRPTIES
25	12601 WHARTON DR	TIPPS WILLIAM L & LUCRETIA A
26	12607 WHARTON DR	SONIA WILLIAM E JR

6/19/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	12611 WHARTON DR	SEXTON SAMUEL E & LAURIE K
28	12617 WHARTON DR	SOWARD MARY L TRUSTEE SOWARD FAMILY TRUS
29	12621 WHARTON DR	NGUYEN RIEN V
30	12625 WHARTON DR	MORTENSEN HENRIK
31	9701 BURNEY DR	ABGTRANSPORT LLC
32	9708 BURNEY DR	ALARCON MARIA E
33	9701 TREVOR DR	BURKE MARGUERITE ANN
34	12533 WHARTON DR	SMITH ROSEANA L
35	12531 WHARTON DR	PETTERBORG LARRY J & MARY E
36	12529 WHARTON DR	NORWOOD FRANK R & MARY E
37	12525 WHARTON DR	BULLOCK JEFFREY B
38	12521 WHARTON DR	SCHWANKE RYAN & ADRIANNE
39	12517 WHARTON DR	GAUGLITZ BLANDINA DEE & ARMAND A GAUGLIT
40	12511 WHARTON DR	RIVERO RAFAEL
41	12507 WHARTON DR	GUERRA ERIC TRUST %SOUTHWEST GUARANTY CT
42	12501 WHARTON DR	BUFORDHOULIHAN CASSANDRA BERNARD M HOULI
43	12433 WHARTON DR	SIMONSON LILA FAMILY TRUST
44	12429 WHARTON DR	SQUYRES ROBERT T & NANCY K
45	12425 WHARTON DR	SPINDEN JIM & BEVERLY J
46	12421 WHARTON DR	JACKSON ANDREA ROSE & PATRICK J COFFIN
47	12411 WHARTON DR	PRESSLER DALE R
48	9702 TREVOR DR	HERTNER HANS P
49	9701 WINDHAM DR	WHITACRE ROGER S & LINDA L STARRY
50	9702 WINDHAM DR	THURMAN ROBERT B & LAURA F
51	9701 AMBERLEY DR	DAVIS SHIRLEY G
52	9244 FLICKERING SHADOW DR	NIXON ANN J
53	9246 FLICKERING SHADOW DR	FIELDS NANCY A
54	9248 FLICKERING SHADOW DR	KOBEY CAROLYN
55	9250 FLICKERING SHADOW DR	MANZ BRIAN T
56	9252 FLICKERING SHADOW DR	MINNIEFIELD LATOSHA S



6/19/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
57	9802 BENT BRANCH LN	RODEN LYNN A
58	9804 BENT BRANCH LN	LEHMBERG CHERYL G
59	9806 BENT BRANCH LN	TESFATSION HANA
60	9808 BENT BRANCH LN	AZAD MOHAMMED H & NELOFER
61	9810 BENT BRANCH LN	KENDALL KATHERINE K
62	9812 BENT BRANCH LN	WALLACE KENNETH R
63	9814 BENT BRANCH LN	POWELL LI ZHANG
64	9816 BENT BRANCH LN	INTEBI DAVID EDWARD
65	9818 BENT BRANCH LN	TURNER BARBARA
66	9820 BENT BRANCH LN	LASLEY GARY P
67	9228 FIRELOG LN	HERRIDGE MARILYN D
68	9230 FIRELOG LN	MCGEE MARGARET J
69	9232 FIRELOG LN	ZAVERI IMTIAZ A
70	9234 FIRELOG LN	CHRISTIAN RE DONNA
71	9236 FIRELOG LN	SAKTAWI AISHAH & MAURYCE SOWELL
72	9238 FIRELOG LN	JACKSON SHARON F
73	9818 CROSS CREEK CT	KOHOUT JAMES A
74	9806 CROSS CREEK CT	SULLIVAN JOHN L JR
75	9802 CROSS CREEK CT	SIMPSON MAXMILLIAN C & LAURA M
76	9801 CROSS CREEK CT	KIRBY TERRY
77	9805 CROSS CREEK CT	JONES ROBERT T
78	9809 CROSS CREEK CT	COPELAND SARA NICHOLS
79	9815 CROSS CREEK CT	COULAM LESIE A & ROXANN M
80	12538 PLEASANT VALLEY DR	REED JANCIE & MICHAEL DUVALL
81	12534 PLEASANT VALLEY DR	MOELLER STEVEN L & LYNN R
82	12530 PLEASANT VALLEY DR	HOFEDITZ KEVIN P & PATRICIA H
83	12526 PLEASANT VALLEY DR	LABOWITZ FRED S &
84	12522 PLEASANT VALLEY DR	MORRIS M ELIZABETH
85	12518 PLEASANT VALLEY DR	MORRIS M ELIZABETH
86	12514 PLEASANT VALLEY DR	HANSEN LYNDA L
87	12510 PLEASANT VALLEY DR	BEASLEY ROBIN L
88	12506 PLEASANT VALLEY DR	ROSCOVIVUS THOMAS R

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	12442	PLEASANT VALLEY DRROSE DAVID N & CONSTANCE D
90	12438	PLEASANT VALLEY DRCHUSKUL THREECHOK & PATCHAREE
91	12434	PLEASANT VALLEY DRANDERSON STEVEN D & MARIA A
92	12430	PLEASANT VALLEY DRBEARDEN ELSUEL C & JACQUELYN
93	12426	PLEASANT VALLEY DRPANTELO JUDY S
94	12422	PLEASANT VALLEY DRADAIR SUSAN
95	12418	PLEASANT VALLEY DRTHOTTAPPALLIL ANNAMMA
96	12414	PLEASANT VALLEY DRWHITE BRUCE ALAN
97	12410	PLEASANT VALLEY DRSETHI BINA P
98	12406	PLEASANT VALLEY DRMASSEY JASPER W
99	12402	PLEASANT VALLEY DRSCHEUER NICK E & PATRICIA A
100	12401	PLEASANT VALLEY DRHOCATE CRISPIN & JESSICA
101	10023	CHIMNEY HILL LN KINNEY KENNETH & BARBARA
102	10019	CHIMNEY HILL LN GOODWIN SCOTT
103	10015	CHIMNEY HILL LN CASILLAS ABEL J
104	10009	CHIMNEY HILL LN SHAW MICHAEL S
105	10005	CHIMNEY HILL LN SMITH MICHAEL L & DELECIA W
106	10001	CHIMNEY HILL LN BURKE VIRGINIA M
107	9955	CHIMNEY HILL LN PLANCE NORM L & JAN E PLANCE
108	9951	CHIMNEY HILL LN TUCKER AUBIN & JOAN
109	9947	CHIMNEY HILL LN SESSIONS LEONARD A & LINDA L
110	9943	CHIMNEY HILL LN KNUDSEN OLIN ROLF & CAROLYN
111	9939	CHIMNEY HILL LN RICHARD SUSAN C
112	9935	CHIMNEY HILL LN DELCAMBRE GARY & MELINDA J
113	9931	CHIMNEY HILL LN EDDLEMON V CARLENE
114	9927	CHIMNEY HILL LN APPLE THOMAS O TR
115	9923	CHIMNEY HILL LN CLARK RODNEY
116	9919	CHIMNEY HILL LN CHASE HOME FINANCE LLC
117	9915	CHIMNEY HILL LN FLOOD COLLIN L
118	9909	CHIMNEY HILL LN SATTAR MARIANNA & RUMI
119	9905	CHIMNEY HILL LN SCODELLER CATHI A

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	12402 CROSS CREEK DR	DUY FRANZ
121	10103 CHIMNEY HILL LN	STEELE GEORGE G & LILLIE
122	10107 CHIMNEY HILL LN	MASSOUD JENNIFER E
123	10111 CHIMNEY HILL LN	MAUPIAN BRIAN
124	10115 CHIMNEY HILL LN	TURNER TRAVIS & NANCY TURNER
125	10119 CHIMNEY HILL LN	GRUBER ROBERT P & KATHERINE M O
126	9702 AMBERLEY DR	MEIERHOFER ADAM & BRANDY
127	9701 BURLESON DR	DAILY PHILIP L & MARILYN M
128	9702 BURLESON DR	HUNT AUSTIN PAUL & CYNTHIA YOUNG
129	8422 BURNINGLOG LN	CREEKBEND HOMEOWNER ASSOC %RIDDLE & WILL
130	12804 WOODBEND CT	TURNER JEANY S
131	12808 WOODBEND CT	REDDY ANIL & RADHIKA
132	12812 WOODBEND CT	AYUB IJAZ
133	12816 WOODBEND CT	AYUB LIAZ
134	12824 WOODBEND CT	AMADI CAROLINE
135	12828 WOODBEND CT	CARTER J PERRY & YOUNG EUI
136	12832 WOODBEND CT	BELL CHARLES T & SHEILA M
137	12836 WOODBEND CT	CURTIS LINDA G
138	12850 WOODBEND CT	CALLOWAY LISA R
139	12927 WOODBEND CT	TOPALOVIC LJUBINKO
140	12923 WOODBEND LN	HANCE APRIL
141	12919 WOODBEND LN	JOHNSON ALTHEA
142	12915 WOODBEND LN	AHN ANDY & CINDY AHN
143	12839 BURNINGLOG LN	WESS MARLENE
144	12835 BURNINGLOG LN	CROPSEY VIRGINA LYNN & THOMAS S CRUM
145	12831 BURNINGLOG LN	GUARRAIA COLLEEN MCKINNEY
146	12827 BURNINGLOG LN	KIM SANGLIM A
147	12823 BURNINGLOG LN	RATHER LUCINDA
148	12819 BURNINGLOG LN	WILSON KIMBERLY & DAN CHU
149	12815 BURNINGLOG LN	FLOYD SVETLANA I GUDZ
150	12811 BURNINGLOG LN	IAU MARIO KAM SANG & IU KUAN

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	12807 BURNINGLOG LN	RICKS WENDY P
152	13005 WOODBEND LN	HAYES GARY
153	13009 WOODBEND LN	ADENIRAN OLUWATOYEN O & ADEKUNLE A
154	13015 WOODBEND LN	PAGE ROBERT L & KRISTI A
155	13019 WOODBEND LN	DZYUBA VITALIY
156	13023 WOODBEND LN	MWALILINO JANET
157	13027 WOODBEND LN	WILBURN VIVIAN Y
158	13008 WOODBEND LN	HE ZHENGJU
159	13012 WOODBEND LN	FANEROS PATRICIA A
160	13016 WOODBEND LN	CARBAJALMADRID ALFREDO
161	13020 WOODBEND LN	KWAN JOE
162	13024 WOODBEND LN	ISAWYER PROPERTIES LLC
163	13028 WOODBEND LN	RANDO ROBERT LOUIS & CONNIE
164	13032 WOODBEND LN	HUANG YONG YING
165	13036 WOODBEND LN	DYE ROBERT
166	13040 WOODBEND LN	CREEKBEND HOMEOWNERS ASSN INC
167	13044 WOODBEND LN	MULINDI BETTY W & MOSES M
168	13048 WOODBEND LN	WOLDEGERIMA MUSIE
169	13052 WOODBEND LN	PHAN TRUNG
170	13108 WOODBEND LN	RIDDLE JOAN
171	13112 WOODBEND LN	EL NAIRAB GLOANNA
172	13116 WOODBEND LN	SIEFERT JULIE A
173	13120 WOODBEND LN	GOW HING L & SANTA C
174	13124 WOODBEND LN	KING SHIHCHIA
175	13128 WOODBEND LN	FLEMING CYNTHIA A
176	13132 WOODBEND LN	VAUGHN MICHAEL P
177	13136 WOODBEND LN	MELAKE BAREH H & TEKLEHEIMANOT GHIDAY E
178	13140 WOODBEND LN	ISAEV AGEY & VALENTINA
179	13144 WOODBEND LN	CHEN CHANG J
180	13148 WOODBEND LN	TAHIR HAYAT
181	13152 WOODBEND LN	WALKER TERESA R

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	13203 WOODBEND LN	PARK HEE MOON & JUNG JA
183	13207 WOODBEND LN	SIMPSON SANDRA SHUGART
184	13211 WOODBEND LN	LEE MARY
185	13215 WOODBEND LN	CRISS CYNTHIA A
186	13219 WOODBEND LN	CAVETT SHARON RENEE
187	13131 BURNINGLOG LN	WEEKS JOHN E
188	13127 BURNINGLOG LN	CAO PHONG
189	13123 BURNINGLOG LN	KU ANCHI H
190	13119 BURNINGLOG LN	LIMA SYLVIA R
191	13115 BURNINGLOG LN	WALKER BRIAN M
192	13111 BURNINGLOG LN	PULLEN BRADLEY D & ALISA L
193	13109 BURNINGLOG LN	JENKINS CRYSTAL L
194	13105 BURNINGLOG LN	OPALEYE GRACE I
195	13031 BURNINGLOG LN	FITZHUGH MARIA D
196	13027 BURNINGLOG LN	SWORD KENNETH S
197	13023 BURNINGLOG LN	HENNIG BRIAN
198	13019 BURNINGLOG LN	NGUYEN NINH
199	13144 BURNINGLOG LN	WHITE LILLIAN RENEE
200	13148 BURNINGLOG LN	ROBERSON TINA N
201	13152 BURNINGLOG LN	WALTON INEZ A
202	13156 BURNINGLOG LN	SLATER AUTUMN R
203	13234 WOODBEND LN	CENTRAL MINERAL RESOURCE
204	13230 WOODBEND LN	BRADFORD JERRY C
205	13224 WOODBEND LN	DIETZ DAVID BRIAN % BEAL BANK
206	13220 WOODBEND LN	MCKNIGHTG DAVID APT 1G
207	13216 WOODBEND LN	RUIZ RICARDO D
208	13212 WOODBEND LN	HAYES VERONICA A
209	13208 WOODBEND LN	ALI SHEMSIA
210	9410 WALNUT ST	RICHLAND CROSSING LLC
211	12500 ABRAMS RD	TEXAS UTILITIES ELEC CO % STATE & LOCAL
212	13010 ABRAMS RD	TETCO STORES LP #630 ATTN GUY FRENCH

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	9401 WALNUT ST	KOREAN PRESBYTERIAN CHURCH OF DALLAS
214	9686 WALNUT ST	SPRING CREEK CAR WASH 4 LLC
215	9686 WALNUT ST	GARWELL LP PMB 353
216	9664 WALNUT ST	N B VENTURES INC
217	12417 WHARTON DR	MATTA ANIBAL
218	1301 ABRAMS RD	BINNERI CHURCH PRESBYTERIAN CHURCH OF D
219	445 WALNUT ST	ABERFELDY II LIMITED PARTNERSHIP
220	1221 ABRAMS RD	ABERFELDY IV LIMITED PARTNERSHIP
221	1227 WHISPERING OAKS LN	RICE KENNETA A
222	1229 WHISPERING OAKS LN	LOZON LAWRENCE J
223	1231 WHISPERING OAKS LN	LITTLE BOBBY G & DONNIE J
224	1233 WHISPERING OAKS LN	WOOSLEY FREDRIC LYNN & MARTHA KAY
225	1226 WHISPERING OAKS LN	HUFFMAN WILLIAM H & CARLA
226	1228 WHISPERING OAKS LN	PATTERSON COLE SULLIVAN
227	1230 WHISPERING OAKS LN	HOLCOMB JAMES D & JULIA
228	1232 WHISPERING OAKS LN	VELAZQUEZ YVETTE TRUST
229	1241 RICHLAND OAKS DR	EYOITA ADOLPHUS
230	1239 RICHLAND OAKS DR	MAITLAND STANLEY
231	1237 RICHLAND OAKS DR	STONE VIRGINIA &
232	1235 RICHLAND OAKS DR	CREEKMORE DANIEL
233	1240 RICHLAND OAKS DR	MATHER KIRK THOMAS
234	1238 RICHLAND OAKS DR	BELL TATIANA D & SCOTT R
235	1236 RICHLAND OAKS DR	STECK JOHN F & JOANN M
236	1234 RICHLAND OAKS DR	MARGOL STUART STE 108
237	1232 RICHLAND OAKS DR	EDWARDS D L
238	1200 RICHLAND DR	HILLS STEVEN LEE
239	531 WENTWORTH DR	HINDERLITER CANTU AMIE& DON II
240	529 WENTWORTH DR	MUELLER JONATHAN R & KATHLEEN J
241	527 WENTWORTH DR	SHELLHAMMER GREGG
242	525 WENTWORTH DR	GONZALEZ AURA V
243	523 WENTWORTH DR	BAKER LARRY & CAROL

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	521 WENTWORTH DR	KANG IN JA
245	519 WENTWORTH DR	SHARP LISA K
246	517 WENTWORTH DR	CREACY JERRY & MAUREEN
247	515 WENTWORTH DR	ALBERT DONNIE R
248	513 WENTWORTH DR	BUXTON G EDWARD III
249	511 WENTWORTH DR	CHAN WAYNE W M
250	509 WENTWORTH DR	LINN RICHARD E
251	507 WENTWORTH DR	WINNETTE LYLE C & EDNA O
252	505 WENTWORTH DR	VONPREISSG WARREN J
253	503 WENTWORTH DR	BULATOVIC STEFANIE L & VLADIMIR BULATOVI
254	501 WENTWORTH DR	TORRES JOSE L & ROSA
255	500 WENTWORTH DR	WALL GARY C & JENNIFER M MOEHLMANN
256	502 WENTWORTH DR	502 WENTWORTH DR LAND TR
257	504 WENTWORTH DR	DAVIS WANDA M
258	506 WENTWORTH DR	SWICK CHARLES D & LANELL
259	508 WENTWORTH DR	DAVIDSON ROY F
260	510 WENTWORTH DR	MORASKI JERRY F
261	512 WENTWORTH DR	BROWN JAMES W
262	514 WENTWORTH DR	OTTO KEITH VAUGHN & BONNIE ENGLISH
263	516 WENTWORTH DR	PROPES BARRY & DANETTE
264	518 WENTWORTH DR	CAMPBELL JESSE & RUBY
265	520 WENTWORTH DR	JOHNSTON COYT R
266	522 WENTWORTH DR	STAPP JOHN A & PENNELOPE S
267	524 WENTWORTH DR	HARRIS ANDREA
268	526 WENTWORTH DR	ELIAS FUAD & EDIS T GARAS
269	528 WENTWORTH DR	LEE JANIS BOBBITT
270	530 WENTWORTH DR	ABBOTT PHILLIP G & JANICE K
271	532 WENTWORTH DR	KIRKPATRICK ALAN L
272	534 WENTWORTH DR	SAND JOHN J & DEBRA G
273	536 WENTWORTH DR	OKECHUKWU DOMINIC S & MABEL U
274	538 WENTWORTH DR	FEDERAL HOME LOAN MTG CORP

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	540 WENTWORTH DR	LOUGHBOROUGH DANIEL J
276	601 WENTWORTH DR	JAMES JAY L & SCOTTIE A
277	603 WENTWORTH DR	ALBARGHOUSHI HASSAN & SUHAYLA
278	600 WENTWORTH DR	HULL BRYAN D & ANGELIQUE R HULL
279	602 WENTWORTH DR	FERRELL ERIC BEN & NANCY ANNETTE
280	604 WENTWORTH DR	ABDALLA NUMAN
281	606 WENTWORTH DR	MCINTIRE RICHARD G & DYANA
282	608 WENTWORTH DR	MCDANIEL JAMES S & GLENNA S
283	610 WENTWORTH DR	MAJURE SACHIKO
284	612 WENTWORTH DR	HARRISON WILLIAM D & MILDRED
285	12480 ABRAMS RD	LUU NHI HOANG & HOA THI VU UNIT 101
286	12480 ABRAMS RD	SIGNATURE LEASING & MGMT INC % RICHARD S
287	12480 ABRAMS RD	CORTEZ KYONG C & LUIS A CORTEZ
288	12480 ABRAMS RD	KIM CONNIE AE BLDG A UNIT 104
289	12480 ABRAMS RD	TTS PROPERTIES INC
290	12480 ABRAMS RD	HEBERT YON Y
291	12480 ABRAMS RD	KAMAL SYED ET AL
292	12480 ABRAMS RD	MAZA CARMICHELLE
293	12480 ABRAMS RD	RAMIREZ ALBERT VELA
294	12480 ABRAMS RD	DESOTELL WENDY SUE
295	12480 ABRAMS RD	HENTHORN KYLE L &
296	12480 ABRAMS RD	A P INVESTMENTS LLC
297	12480 ABRAMS RD	L3 PPTIES LLC STE 300
298	12480 ABRAMS RD	LONE STAR LEX ENTERPRISES LLC
299	12480 ABRAMS RD	BORDER NANCY & DANIEL R
300	12480 ABRAMS RD	DEUTSCHE BANK NATIONAL TRUST COMPANY
301	12480 ABRAMS RD	EQUITY TRUST CO FBO BHALCHANDRA V VYAS
302	12480 ABRAMS RD	ZHUANG YUAN
303	12480 ABRAMS RD	NGAI FAMILY TRUST
304	12480 ABRAMS RD	TRIANA FRANK
305	12480 ABRAMS RD	SETKA TEXAS INV LLC



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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	12480 ABRAMS RD	ALZAYADI IBRAHIM N
307	12480 ABRAMS RD	KIRK CHRISTINA L
308	12480 ABRAMS RD	JALLOW DAWDA
309	12480 ABRAMS RD	BRIGHAM MICHAEL L
310	12480 ABRAMS RD	BUNN SARA ELIZABETH TRUST
311	12480 ABRAMS RD	CHAIBI MOHAMMED STE 2901 C
312	12480 ABRAMS RD	HONKE MELISSA JO STE 2902
313	12480 ABRAMS RD	YUNG LEE & KIMMY LEE
314	12480 ABRAMS RD	JUN EUN JOO
315	12480 ABRAMS RD	CAVETT RENEE
316	12480 ABRAMS RD	THAI PHUNG
317	12480 ABRAMS RD	IM YOUNG WOON & JUNG YOUNG JA
318	12480 ABRAMS RD	FISHER ROBERT W & ROSANNE FISHER
319	12480 ABRAMS RD	SUN SIVOURN
320	12480 ABRAMS RD	MAINDELLE DENISE ETAL BLDG C UNIT 2924
321	12480 ABRAMS RD	THAI ANTHONY VIET
322	12480 ABRAMS RD	NGO HUY BLDG C UNIT 2926
323	12480 ABRAMS RD	SEAWRIGHT SUZANNE
324	12480 ABRAMS RD	FEEDAI INVESTMENTS INC
325	12480 ABRAMS RD	PRIBADI MATTHEW
326	12480 ABRAMS RD	CARUTH SHARELLE P BLDG D
327	12480 ABRAMS RD	JAN MUHAMMADS S
328	12480 ABRAMS RD	MILLER CATHERINE J M % WILLIAM MILLER
329	12480 ABRAMS RD	HAND TIFFANY
330	12480 ABRAMS RD	PRIBADI EMANUEL & LILIANA
331	12480 ABRAMS RD	MTA PARTNERS LLC
332	12480 ABRAMS RD	TRAN DUNG TO
333	12480 ABRAMS RD	NASIR SYED M
334	12480 ABRAMS RD	SHEA ANDREW J BLDG E UNIT 702
335	12480 ABRAMS RD	GOOCH STEPHEN E ET AL
336	12480 ABRAMS RD	CREEKBEND CONDOMINIUM HOMEOWNERS ASSOCIA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
337	12480 ABRAMS RD	LEAKE CHARLES H JR
338	12480 ABRAMS RD	LEE CHANG SIK & SUN J LEE BLDG E UNIT 70
339	12480 ABRAMS RD	FLY WILLIAM W & MADELINE
340	12480 ABRAMS RD	FLORES HECTOR HUGO & BLDG E UNIT 708
341	12480 ABRAMS RD	GRIEDER PETE
342	12480 ABRAMS RD	GRIEDER PETER J & PAM GRIEDER
343	12480 ABRAMS RD	MORTON RICHARD K TR
344	12480 ABRAMS RD	TRUONG CANH TRONG &
345	12480 ABRAMS RD	NAZAR ENTERPRISES LLC SUITE 900
346	12480 ABRAMS RD	BAYLESS JOHN R
347	12480 ABRAMS RD	WILLIAMS JERVIS
348	12480 ABRAMS RD	ALTAMIRA HOLDINGS AS TR
349	12480 ABRAMS RD	LE DENNY BLDG F UNIT 2606
350	12480 ABRAMS RD	TESFAMICHAEL RESOM A & ET UX
351	12480 ABRAMS RD	CHEN SHERMAN & JENNIFER C
352	12480 ABRAMS RD	DALVENTURA HERMELA O BLDG F #2621
353	12480 ABRAMS RD	ALI MUHAMMAD YSUF
354	12480 ABRAMS RD	WARREN EDWIN B SR UNIT 2624
355	12480 ABRAMS RD	ALAMGIR MUHAMMAD T & NUSRAT T ALAMGIR
356	12480 ABRAMS RD	ALEXANDER IVY
357	12480 ABRAMS RD	LAU CHAI FAI & JACKIE # 334
358	12480 ABRAMS RD	HAZRATI YASSAMIN
359	12480 ABRAMS RD	KIM SOON OK
360	12480 ABRAMS RD	KHAN NAJMA J
361	12480 ABRAMS RD	DOCKERY HOWARD
362	12480 ABRAMS RD	EPSTEIN CAROLINE P
363	12480 ABRAMS RD	H & L INVESTMENT PROP LLC
364	12480 ABRAMS RD	H & L INV PPTIES LLC
365	12480 ABRAMS RD	WHEELER JOHN C III
366	12480 ABRAMS RD	US BANK NA TR
367	12480 ABRAMS RD	EQUITY TR CO FBO BHALCHANDRA V VYAS

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
368	12480 ABRAMS RD	KHAN ABDUL NASIR J BLDG G UNIT 222
369	12480 ABRAMS RD	RASMUS MARIAM S BLDG G UNIT 223
370	12480 ABRAMS RD	LONE STAR LEX ENTERPRISES LLC
371	12480 ABRAMS RD	CREEKBEND 225 LAND TRUST %ROBERT ORTIZ D
372	12480 ABRAMS RD	CREEKBEND CONDOMINIUMS HOA
373	12480 ABRAMS RD	HULTSCH DAVID E & NAJMA A JEBARI
374	12480 ABRAMS RD	CHEN ZHANHONG &
375	12480 ABRAMS RD	BERRY JUSTIN KELLY
376	12480 ABRAMS RD	HAWKINS VICKI J
377	12480 ABRAMS RD	HUSAIN JAMIL VINCENT
378	12480 ABRAMS RD	TALUKDER NAZEEN
379	12480 ABRAMS RD	TTS PROPERTIES LP
380	12480 ABRAMS RD	AZAR PARVIZ C
381	12480 ABRAMS RD	HUSAIN ANISA P % ROSE HUSAIN
382	12480 ABRAMS RD	MERINO EDUARDO G
383	12480 ABRAMS RD	DUONG HA UNIT 324
384	12480 ABRAMS RD	AZAR PARVIZ COOL
385	12480 ABRAMS RD	YASIN REHAB M
386	12480 ABRAMS RD	LEE AMIE #401
387	12480 ABRAMS RD	FEEDAL INVESTMENTS INV
388	12480 ABRAMS RD	LI JINFENG YI PANG
389	12480 ABRAMS RD	KIM TONY & PYONG SUN
390	12480 ABRAMS RD	CHANG JIYOUN
391	12480 ABRAMS RD	LONE STAR LEX ENTERPRISES LLC
392	12480 ABRAMS RD	KANG DEHUA & YIJUN LU
393	12480 ABRAMS RD	CHOE CHOL WOO & HYUN SOON CHOE
394	12480 ABRAMS RD	KIM JUHUN
395	12480 ABRAMS RD	BROWN JERRY D
396	12480 ABRAMS RD	ANGEL MIGUEL &
397	12480 ABRAMS RD	TANNER MICHAEL K
398	12480 ABRAMS RD	PRESLAR PEGGY A UNIT 502

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
399	12480 ABRAMS RD	ZHENG LI PING UNIT 503
400	12480 ABRAMS RD	WILSON CARL O EST OF UNIT 504
401	12480 ABRAMS RD	LOPEZ RENALDO BLDG K UNIT 505
402	12480 ABRAMS RD	GLORIOSO RODNEY B K506
403	12480 ABRAMS RD	WHITEHEAD DAVID
404	12480 ABRAMS RD	HUMPHREYS KENNETH R
405	12480 ABRAMS RD	DALAL OMKAR & VIDHI
406	12480 ABRAMS RD	DO VANG & NGA NGUYET DUONG
407	12480 ABRAMS RD	NEATHERLIN JAMES W & JUNE TRUE
408	12480 ABRAMS RD	YANG PING
409	12480 ABRAMS RD	CHINNAPAREDDY SRIKANTH # 602
410	12480 ABRAMS RD	KIRK DONNA REXBOAT & KAREN KIRK KIMBALL
411	12480 ABRAMS RD	CLARK WENDELL BLDG L UNIT 604
412	12480 ABRAMS RD	KEOUTH PAUL
413	12480 ABRAMS RD	AHSAN MOHAMMED K & UNIT 52
414	12480 ABRAMS RD	HAN KYONG CHA
415	12480 ABRAMS RD	WILSON KELON BLDG L UNIT 608
416	12480 ABRAMS RD	NZIMBU CAROLINE
417	12480 ABRAMS RD	OWENS KARLEE M
418	12480 ABRAMS RD	LAU SAU YEE
419	12480 ABRAMS RD	WHITTEN WAYLAND E
420	12480 ABRAMS RD	SHARIFF SABIH J & TALAT S
421	12480 ABRAMS RD	VAZQUEZ ROSA I
422	12480 ABRAMS RD	LAM LINDA KIM & JACKSON HOANG TRAN
423	12480 ABRAMS RD	KHAN MOHAMMED KHALID
424	12480 ABRAMS RD	CHOI UNHEE UNIT 2801
425	12480 ABRAMS RD	EQUITY TRUST CO FOB BHALCHANDRA V VYAS
426	12480 ABRAMS RD	WEIDMAN DEAN E
427	12480 ABRAMS RD	SPECK KAREN A
428	12480 ABRAMS RD	COMINSKY JEFF B % RAK INVESTMENTS
429	12480 ABRAMS RD	HOGMIRE SUE SONG BLDG M UNIT 2808

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
430	12480 ABRAMS RD	CREEKBEND CONDO HOMEOWNERS ASSN INC
431	12480 ABRAMS RD	KHAN MOHAMMAD TARIQ
432	12480 ABRAMS RD	MARLIN CLAIRE M & BRUCE W UNIT 2824 BLDG
433	12480 ABRAMS RD	LAM SUSAN S
434	12480 ABRAMS RD	SURLES LEON
435	12480 ABRAMS RD	BALOGUN LANRE BLDG M UNIT 2828
436	12482 ABRAMS RD	GORDON MICHAEL
437	12482 ABRAMS RD	KHAN KHURSID A
438	12482 ABRAMS RD	TOSAC INVESTMENTS INC
439	12482 ABRAMS RD	NGO TRUNG PHUOC & QUA THI TRAN
440	12482 ABRAMS RD	TUFFOUR DANIEL
441	12482 ABRAMS RD	WELLS MARIA J APT 807
442	12482 ABRAMS RD	HAROUTUNIAN MEHRDAD & BARBARA
443	12482 ABRAMS RD	KONG HONG & STACIE KONG
444	12482 ABRAMS RD	HOSSAIN MDZAHED & SHAHANARA BOSSAIN
445	12482 ABRAMS RD	CHERN YANPING CHIU
446	12482 ABRAMS RD	H U D % PPTY DISP BRANCH
447	12482 ABRAMS RD	HSU JASON
448	12482 ABRAMS RD	DALAL OMKAR & VIDHI DALAL
449	12482 ABRAMS RD	LE TAM THANH BLDG O UNIT 905
450	12482 ABRAMS RD	L3 PROPERTIES LLC
451	12482 ABRAMS RD	SETKA TEXAS INV
452	12482 ABRAMS RD	GRIGGS EDWARD CHRISTOPHER
453	12482 ABRAMS RD	KHAN KHURSID A DR &
454	12482 ABRAMS RD	KAILANI AHMAD & SUSAN
455	12482 ABRAMS RD	DELACRUZ JOEL A TRUSTEE & DOLORES G TRUS
456	12482 ABRAMS RD	HUANG TSU PING
457	12482 ABRAMS RD	KHAN ABDUL NASIR JAMAL UNIT 222
458	12482 ABRAMS RD	FEEDAL INVESTMENTS INC
459	12482 ABRAMS RD	LU JESSICA P
460	12482 ABRAMS RD	ACEVEDO IRMA ESQUEDA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
461	12482 ABRAMS RD	BALOGUN LANRE BLDG P UNIT 1023
462	12482 ABRAMS RD	HOANG HUONG
463	12482 ABRAMS RD	TRAN JEANNIE
464	12482 ABRAMS RD	TURNER COWHEATIA UNIT 1302
465	12482 ABRAMS RD	SULTAN FAHEEM & SHAKIRA
466	12482 ABRAMS RD	TRAN ALEX & TRAN QUAN
467	12482 ABRAMS RD	LEE EUNG JAE
468	12482 ABRAMS RD	CHOW HUNG
469	12482 ABRAMS RD	TRINH CHARLIE
470	12482 ABRAMS RD	SHAMIS VERONIKA
471	12482 ABRAMS RD	NGUYEN HUNG GIA
472	12482 ABRAMS RD	CARTER VAUCHON
473	12482 ABRAMS RD	HU JINTANG
474	12482 ABRAMS RD	ARSHAD SAIMA
475	12482 ABRAMS RD	WILLIAMS LAWRENCE A
476	12482 ABRAMS RD	CHEA HENG
477	12482 ABRAMS RD	NGUYEN AARON &
478	12482 ABRAMS RD	LEAKE CHARLES H JR
479	12482 ABRAMS RD	EQUITY TRUST COMPANY FBO BHALCHANDRA V V
480	12482 ABRAMS RD	KEONINE JOSEPH
481	12482 ABRAMS RD	HONG YAN
482	12482 ABRAMS RD	PORTER ERRON UNIT #1201
483	12482 ABRAMS RD	PALMER JOSEPH ISAAC BLDG S UNIT 1202
484	12482 ABRAMS RD	SON MAN C BLDG S UNIT 1203
485	12482 ABRAMS RD	RAMSEY CHARLES H JR
486	12482 ABRAMS RD	SAMAD KIRAN
487	12482 ABRAMS RD	MALDONADO ELEUTERIO
488	12482 ABRAMS RD	HILL CYNTHIA LYNN &
489	12482 ABRAMS RD	ROMANO VINCENT P
490	12482 ABRAMS RD	ALI AMJAD BLDG S UNIT 1225
491	12482 ABRAMS RD	GUEVARA ANTONIA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
492	12482 ABRAMS RD	NGUYEN YEN HOANG
493	12482 ABRAMS RD	KHAN MOHAMMAD K AKA MOHAMMAD KHALID KHAN
494	12482 ABRAMS RD	QUARLES SHARON
495	12482 ABRAMS RD	CHOWDHURY NIZAM & SHAMIMA
496	12482 ABRAMS RD	PARK KI CHOON
497	12482 ABRAMS RD	NORUWA STELLA
498	12482 ABRAMS RD	ALFORD HENRY PEAT III
499	12482 ABRAMS RD	TRAN THANH BLDG T UNIT 1407
500	12482 ABRAMS RD	ZAIDI JAMIL A & SHAHEEN JAMIL ZAIDI
501	12482 ABRAMS RD	NASIR MUHAMMAD ANWER & ANJUM NASIR
502	12482 ABRAMS RD	BALOGUN LANRE THOMAS COOK BUS PARK
503	12482 ABRAMS RD	ALLEN GRACE S BLDG T UNIT 1423
504	12482 ABRAMS RD	BRADFORD RHONDA E
505	12482 ABRAMS RD	NASIR MUHAMMAD ANWER
506	12482 ABRAMS RD	MAHMOUD EMAMI UNIT NO 1426
507	12482 ABRAMS RD	LEE KUEI LAN
508	12482 ABRAMS RD	NASIR MUHAMMAD ANWER & MUHAMMAD ASLAM NA
509	12484 ABRAMS RD	L3 PPTIES LLC
510	12484 ABRAMS RD	NURAHMED SALEH & SADIA ABDURAHMAN
511	12484 ABRAMS RD	BUI HONG
512	12484 ABRAMS RD	YU KEVIN KENSEN BLDG U UNIT 1504
513	12484 ABRAMS RD	CREEKBEND MANAGEMENT & CONSTRUCTION INC
514	12484 ABRAMS RD	IROKWE NDUDIM
515	12484 ABRAMS RD	NURAHMED SALEH & SADIA J ABDURAHMAN
516	12484 ABRAMS RD	TESFAMICHAEL AMLESET STE 1523
517	12484 ABRAMS RD	ELKHATIB ANAS ADNAN
518	12482 ABRAMS RD	TATUM JOHN A III
519	12482 ABRAMS RD	SADIQ MAROOF & NOOR J SADIQ
520	12482 ABRAMS RD	NGUYEN PHUONG
521	12482 ABRAMS RD	JAN MUHAMMAD W UNIT 2504
522	12482 ABRAMS RD	HARLOW TROY & SUSAN J

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
523	12482 ABRAMS RD	LAM HEANG
524	12484 ABRAMS RD	ALWANDA ENTERPRISES INC
525	12484 ABRAMS RD	GHIMIRE MAHESH & KRISHNA
526	12484 ABRAMS RD	TOSAC INVESTMENTS INC P
527	12484 ABRAMS RD	HUSAIN SALMAN
528	12484 ABRAMS RD	PHILIP K M & ALEYAMMA PHILIP
529	12484 ABRAMS RD	MARZAK INV LLC
530	12484 ABRAMS RD	L3 PROPERTIES LLC
531	12484 ABRAMS RD	MARZAK INVESTMENTS LLC
532	12484 ABRAMS RD	AFSAR SHAHNAZ & MOHAMMED AFSAR
533	12484 ABRAMS RD	M&N ONE PROPERTIES LLC
534	12484 ABRAMS RD	NGAI KENNETH S TR & NGAI MAY D TR
535	12484 ABRAMS RD	HUYNH KHANH & NGUYET
536	12484 ABRAMS RD	DISMUKE ERNEST A UNIT 1704
537	12484 ABRAMS RD	PUMPHREY SUSAN M
538	12484 ABRAMS RD	AZAD ABUL
539	12484 ABRAMS RD	NASIM RUKHSANA
540	12484 ABRAMS RD	NGAI FAMILY TRUST THE
541	12484 ABRAMS RD	CREEKBEND CON ASSOC BLDG Y UNIT 1723
542	12484 ABRAMS RD	AYUB AZAD
543	12484 ABRAMS RD	ALIU MICHAEL
544	12484 ABRAMS RD	MAWANI AMIN
545	12484 ABRAMS RD	HEIDTMAN FRANK HENRY # 1728
546	12484 ABRAMS RD	KURUKULASURIYA KUSHAN J & NIROSHINI S
547	12484 ABRAMS RD	KURUKLASURIYA KUSHAN J & NIROSHINI S
548	12484 ABRAMS RD	KURUKULASRIYA KUSHAN J & NIROSHINI S
549	12484 ABRAMS RD	KURUKULASURIYA KUSHAN & KURUKULASURIYA N
550	12484 ABRAMS RD	KURUKULASURIYA KUSHAN & NIROSHINI
551	12484 ABRAMS RD	KURUKULASURIYA KUSHAN & NIOSHINI S
552	12484 ABRAMS RD	KURUKULASURIVA KUSHAN J & NIROSHINI S
553	12484 ABRAMS RD	SALGADO INDRANI V



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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
554	12484 ABRAMS RD	KURUKUKASURIYA KUSHAN J & NITOSHINI S
555	12484 ABRAMS RD	EHOP DALLAS INC
556	12484 ABRAMS RD	YESHITILA WENDWESN UNIT 2402
557	12484 ABRAMS RD	JOHNSON BONNIE MABLE
558	12484 ABRAMS RD	HILL PATRICK J
559	12484 ABRAMS RD	SUTTICE DENISE D
560	12484 ABRAMS RD	ASIAMA BLANKSON
561	12484 ABRAMS RD	AYOZIE AGNUS
562	12484 ABRAMS RD	MUSTAFA AHMED & ROQAYYA SHAHAB
563	12484 ABRAMS RD	VIRGI SHIRAZ
564	12484 ABRAMS RD	TERRELL KIZZY M BLDG CC UNIT #2103
565	12484 ABRAMS RD	LEE TAI YAM & KIT MAN KWOK
566	12484 ABRAMS RD	BENTON AMANDA M BLDG CC UNIT 2105
567	12484 ABRAMS RD	SOTO CLARA A
568	12484 ABRAMS RD	AFSAR SHAHNAZ &
569	12484 ABRAMS RD	GARZA JOSE G
570	12484 ABRAMS RD	TANO DEBORA
571	12484 ABRAMS RD	MORALES RUDY & LYDIA
572	12484 ABRAMS RD	PASHA ESTHER S BLDG DD UNIT 1901
573	12484 ABRAMS RD	BAIG AMIN A
574	12484 ABRAMS RD	AATAF MUHAMMAD &
575	12484 ABRAMS RD	NAZAR ENTERPRISE LLC
576	12484 ABRAMS RD	YAMA SHETU
577	12484 ABRAMS RD	PERVEEN SHAHEENA & AKHTAR SAEED KHAN
578	12484 ABRAMS RD	BAKSHI AFSHAN A
579	12484 ABRAMS RD	AUSAF FARUQ & AYESHA
580	12484 ABRAMS RD	AKHAND SHAHED H
581	12484 ABRAMS RD	FARUQ AYESHA BLDG DD UNIT 1924
582	12484 ABRAMS RD	AUSAF AMIR
583	12484 ABRAMS RD	FEEDAI INVESMENTS INC
584	12484 ABRAMS RD	LEE YUNG & KIMMY LEE

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
585	12484 ABRAMS RD	TRAN AN QUOC
586	12484 ABRAMS RD	LIHBIN SHEN & MINGYU SHEN
587	12484 ABRAMS RD	TINCO ORLANDO & ROSALBA ARIAS
588	12484 ABRAMS RD	CHOKBENGBOUN BOUALAY
589	12484 ABRAMS RD	KONG FONG
590	12484 ABRAMS RD	COSS ADRIANA
591	12484 ABRAMS RD	LONG STEVE RICHARD UNIT 1824
592	12484 ABRAMS RD	NGAI KENNETH S & MAY D TR NGAI FAMILY TR
593	12484 ABRAMS RD	WANG HONG MEI
594	9696 WALNUT ST	MISSION POINT ENTERPRISES LTD
595	9696 WALNUT ST	MISSION POINT ENTERPRISES LTD
596	9696 WALNUT ST	BRUCE M DEBONA
597	9696 WALNUT ST	JLOH AND COMPANY LLC
598	9696 WALNUT ST	TAM JEANNIE
599	9696 WALNUT ST	SYNERGY SILICON TENOLOGIES
600	9696 WALNUT ST	APOLLO JEN LLC
601	9696 WALNUT ST	NGUYEN KEVIN UNIT 1106
602	9696 WALNUT ST	JONES JOHN P & PATRICIA
603	9696 WALNUT ST	FINK GREG UNIT 1212
604	9696 WALNUT ST	WILLIAMS KAREN NIEMANN
605	9696 WALNUT ST	MARKHAM JENNIFER BLDG N UNIT 1401
606	9696 WALNUT ST	NGUYEN AN BA & KIM T
607	9696 WALNUT ST	TRAN ELAINE
608	9696 WALNUT ST	ATL HOLDINGS LLC
609	9696 WALNUT ST	DUONG TUAN ANH & VO THUY THI
610	9696 WALNUT ST	LEE ELLEN
611	9696 WALNUT ST	NGUYEN KIM TRANG
612	9696 WALNUT ST	DAO PHUOC
613	9696 WALNUT ST	BARNES HAL THOMAS
614	9696 WALNUT ST	YE SHENG LI
615	9696 WALNUT ST	GOLDCHANCE INC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
616	9696 WALNUT ST	WEI SHIAO YEN
617	9696 WALNUT ST	MISSION POINT ENTERPRISES LTD
618	9696 WALNUT ST	MISSION POINT ENTERPRISES
619	9696 WALNUT ST	FUN JOE K
620	9696 WALNUT ST	LIU JASON
621	9696 WALNUT ST	LAU HUMPHREY
622	9696 WALNUT ST	MUZAFFAR SYED H
623	9696 WALNUT ST	SANCHEZ ALEX BLDG T UNIT 2008
624	9696 WALNUT ST	CHENG YU JU
625	9696 WALNUT ST	SHARIFF MOHAMMAD MUKHTAR
626	9696 WALNUT ST	LOH & KIM FAMILY TRUST
627	9696 WALNUT ST	NGUYEN THANHAN
628	9696 WALNUT ST	TRAN DANH THANH & 1138
629	9696 WALNUT ST	LE BINH THI
630	9696 WALNUT ST	LO SOOK FANG
631	9696 WALNUT ST	LOH S A FAMILY TRUST
632	9696 WALNUT ST	MISSION POINT ENTERPRISES LTD
633	9696 WALNUT ST	TRINITY MEADOWS OWNERS ASSOC INC UNIT 10
634	9696 WALNUT ST	SOO LIN O APT 402
635	9696 WALNUT ST	BUI BAT D & BICH H TRINH
636	9696 WALNUT ST	LEUNG YUET M
637	9696 WALNUT ST	HAO QIONGYAN UNIT 407
638	9696 WALNUT ST	KANG QING & XU YAN
639	9696 WALNUT ST	SATO MICHIKO # 503
640	9696 WALNUT ST	VU HIEU DINH # 507 BLDG E
641	9696 WALNUT ST	NGUYEN KHANH DUY & DINH QUANG LY
642	9696 WALNUT ST	MORRISON ERROL G
643	9696 WALNUT ST	CHUNG CUONG BLDG G UNIT 701
644	9696 WALNUT ST	ANWAR SADIA
645	9696 WALNUT ST	DARYAPAYMA BAHRAM & NAHID ABTAHI
646	9696 WALNUT ST	SCHUBERT CHRISTINE

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
647	9696 WALNUT ST	TRAN ELAINE N
648	9696 WALNUT ST	TRANG HUONG TU
649	9696 WALNUT ST	TA KRISTI YEN UNIT 901
650	9696 WALNUT ST	GELINO DON F BLDG I UNIT 902
651	9696 WALNUT ST	ALVAREZ JOSE & TERESA
652	9696 WALNUT ST	NGUYEN HOAI T
653	12921 ABRAMS RD	FEJZULLA ILIR & VANGJELI FEJZULLA
654	12921 ABRAMS RD	CLARK SUZANNE
655	12921 ABRAMS RD	BEKELE FANTAYE
656	12921 ABRAMS RD	NGUYEN CHAU BU
657	12921 ABRAMS RD	ISLAM MOHAMMED
658	12921 ABRAMS RD	VO MY THI-THAI
659	12921 ABRAMS RD	GEBRIEAL ESYAS
660	12921 ABRAMS RD	THOMPSON BURNELL
661	12921 ABRAMS RD	AVALOS OSCAR E BLDG B UNIT 201
662	12921 ABRAMS RD	SHANTA SHARMIN L BLDG B UNIT 202
663	12921 ABRAMS RD	RUBIN MARIA INEZ F
664	12921 ABRAMS RD	GARCIA IGNACIO BLDG B UNIT 204
665	12921 ABRAMS RD	LANDERS ROBERT J
666	12921 ABRAMS RD	JONES HELEN K
667	12921 ABRAMS RD	SANTANA THOMAS UNIT 207
668	12921 ABRAMS RD	GARCIA LUIS & ADRIANA BONAVIGO
669	12921 ABRAMS RD	MILLER BARBARA A
670	12921 ABRAMS RD	KHAN AZFAR A BLDG C UNIT 302
671	12921 ABRAMS RD	LEAVERTON JOHN &
672	12921 ABRAMS RD	KHAN AZFAR & BLDG C UNIT 304
673	12921 ABRAMS RD	NUNO FAVIOLA G
674	12921 ABRAMS RD	RAZZAQUE KASHIF BLDG C UNIT 306
675	12921 ABRAMS RD	FERSTER DAVID BLDG C UNIT 307
676	12921 ABRAMS RD	KHAN ZEERAK & AZFAR
677	12921 ABRAMS RD	LAUGHRIDGE JASON

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
678	12921 ABRAMS RD	DRESSE SIRGUTE
679	12921 ABRAMS RD	VARGHESE SIBY A
680	12921 ABRAMS RD	ORTIZ CAROMILL
681	12921 ABRAMS RD	SANTANA THOMAS #313
682	12921 ABRAMS RD	EQUITY TRUST CO DBA STERLING TRUST CUSTO
683	12921 ABRAMS RD	NUNN MARTHA M BLDG C UNIT 315
684	12921 ABRAMS RD	KHAN MUSARAT & SHAKIR
685	12921 ABRAMS RD	FALLIN JANICE I UNIT 401 BLDG D
686	12921 ABRAMS RD	BEDIAKO KOFI A UNIT 402
687	12921 ABRAMS RD	MARSLAND ANN MARIE
688	12921 ABRAMS RD	GARCIA LUIS
689	12921 ABRAMS RD	BATY CHANDRA N
690	12921 ABRAMS RD	MILKESSA FEYERA UNIT 406
691	12921 ABRAMS RD	HUGHES JANET & UNIT 407
692	12921 ABRAMS RD	HIRE JANET M TR HIRE FAMILY REV LIV TR
693	12921 ABRAMS RD	WOLDEGIORGIS YONAS A
694	12921 ABRAMS RD	COPANI ADEM & AFERDITA UNIT 502
695	12921 ABRAMS RD	LIU XUNYOU BLDG E UNIT 503
696	12921 ABRAMS RD	MENGENA YOHANNES APT 504
697	12921 ABRAMS RD	BRYAN BRANDY E
698	12921 ABRAMS RD	RAIDIN KHURSHID BLDG E UNIT 506
699	12921 ABRAMS RD	BLINNE MARY PAT
700	12921 ABRAMS RD	LLANOS CHRISTIAN
701	12921 ABRAMS RD	GALVEZ ODILIA & REYNALDO # 601
702	12921 ABRAMS RD	DANG TONY TAM UNIT 602
703	12921 ABRAMS RD	YOUSUF TAUQEER
704	12921 ABRAMS RD	DICKINSON JERI
705	12921 ABRAMS RD	PAYTON SHERRILL RENEE
706	12921 ABRAMS RD	BESHAWORED ABRAHAM
707	12921 ABRAMS RD	RICE CYNDI L
708	12921 ABRAMS RD	GESIT GETACHEW A &

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
709	12921 ABRAMS RD	LUSK MARTINA J & JOSEPH M
710	12921 ABRAMS RD	TROTTER MEEGAN C UNIT 610
711	12921 ABRAMS RD	MURILLO MIGUEL L
712	12921 ABRAMS RD	SHELTON ALBERT E & JANET D SHELTON
713	12921 ABRAMS RD	BONHAM JAMES L JR
714	12921 ABRAMS RD	SNYDER SANDRA KAY
715	12921 ABRAMS RD	PRIDE RECHELLE
716	12921 ABRAMS RD	BIRDINE TWANNA
717	12921 ABRAMS RD	FULTON NANCY C UNIT 705
718	12921 ABRAMS RD	RETA MESELU
719	12921 ABRAMS RD	GRIFFITH JOE H & PATSY E
720	12921 ABRAMS RD	PATINO RICHARD & NATALIE BALES
721	9611 WALNUT ST	KAO TZY TARNG
722	9611 WALNUT ST	BUI BAT D
723	9611 WALNUT ST	PATUWATHAVITHANE CHATURA
724	309611 WALNUT ST	LIN MEI CHIN BLDG A UNIT 1105
725	9611 WALNUT ST	STITH BETTIE L
726	9611 WALNUT ST	CHENG MING
727	9611 WALNUT ST	KOPOI DONALD AMADU
728	9611 WALNUT ST	BIRDSONG MANEEWAN
729	9611 WALNUT ST	BLOUNT DEBORAH J UNIT 1206
730	9611 WALNUT ST	HICKMAN STEVEN C
731	9611 WALNUT ST	UZO KENNETH U #1304
732	9611 WALNUT ST	KOPOI MARGARET
733	9611 WALNUT ST	KOPOI DONALD A
734	9613 WALNUT ST	VENEGAS ELKA L
735	9613 WALNUT ST	VARGAS RICARDO
736	9613 WALNUT ST	VARGAS MARIA ROCIO BLDG B UNIT 2103
737	9613 WALNUT ST	LUNDEN BRETT C B-2105
738	9613 WALNUT ST	BEVELY BETTY
739	9613 WALNUT ST	ALEMAYEHU DANIEL

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
740	9613 WALNUT ST	HARRIS FAYE
741	9613 WALNUT ST	PARAYAO VALERIANO & SEBASTIEN HOHL
742	9613 WALNUT ST	ALBERTSON JEFFREY DEAN & SHERRI LYNN
743	9613 WALNUT ST	AU JAMES K
744	9615 WALNUT ST	OWNERS ASSOC OF WINGATE BLDG C UNIT 3101
745	9615 WALNUT ST	DEPASS KIMBERLY ANN
746	9615 WALNUT ST	ALLEN PATRICIA A
747	9615 WALNUT ST	WHITE RICHARD E & BARBARA F
748	9615 WALNUT ST	FARUQ AYESHEA & FARUQ AUSAF
749	9615 WALNUT ST	GOSHU ALEMISEHAI
750	9615 WALNUT ST	LAC HOLDINGS & INVESTMENTS LLC
751	9615 WALNUT ST	DAVID LAC & METRO RESIDENTIAL INV
752	9615 WALNUT ST	WRIGHT TIMOTHY J
753	9617 WALNUT ST	COFFEY ALICIA
754	9617 WALNUT ST	HALL CAMERON G & CASSANDRA J MAHRER
755	9617 WALNUT ST	AU KWOK KWONG
756	9617 WALNUT ST	OCHO UCHECHUKWU LAWRENCE
757	9617 WALNUT ST	LEE MISTY T
758	9617 WALNUT ST	TRIMPE CHRISTOPHER W BLDG D UNIT 4106
759	9617 WALNUT ST	MAFIANA O S SAI PAT N UNIT 4107
760	9617 WALNUT ST	DAVIS JACQUELINE
761	9601 WALNUT ST	SAINI DYAL S & DHARM B
762	9601 WALNUT ST	NGUYEN AN B
763	9601 WALNUT ST	LEE RENA BLDG 1 UNIT 5103
764	9601 WALNUT ST	TRAN HOANG V & KIMBERLY LUU
765	9601 WALNUT ST	BUI BAT
766	9601 WALNUT ST	WALKER ROY BLDG E UNIT 5201
767	9601 WALNUT ST	NGUYEN DUONG & JAMES HOABINH
768	9601 WALNUT ST	MCCUNE THERESA
769	9601 WALNUT ST	SHAWISH AHMAD A & SOUAD S ZAHER
770	9601 WALNUT ST	MARSHALL CHARMAINE NADINE

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
771	9601 WALNUT ST	LI ANGELA
772	9601 WALNUT ST	RIVAS MIRNA BLDG E UNIT 5303
773	9601 WALNUT ST	ALSAID NIZAR F
774	9621 WALNUT ST	OKELU HILARY U
775	9621 WALNUT ST	ALDREDGE KATHY SMITH
776	9621 WALNUT ST	LE PHAT
777	9621 WALNUT ST	WEATHERSPOON JAMES JR
778	9621 WALNUT ST	PARAYAO VALERIANO F
779	9621 WALNUT ST	BRENT SHANNON
780	9621 WALNUT ST	HOFF DAVID E
781	9621 WALNUT ST	NGUYEN DUONG & JAMES HOABINH
782	9621 WALNUT ST	KOPOI DORA MAMITY
783	9621 WALNUT ST	BOYKIN J HARVEY
784	9619 WALNUT ST	BYRNE PATRICK V #7101
785	9619 WALNUT ST	EVANS KEVIN R BLDG G 7102
786	9619 WALNUT ST	TRAN DAVID
787	9619 WALNUT ST	AKEREDOLU PHYLLIS
788	9619 WALNUT ST	O NU BE
789	9619 WALNUT ST	THIXTON MARCUS T
790	9619 WALNUT ST	BELACHEW TEFAYE & YESHI T ZELEKE
791	9619 WALNUT ST	KHAN AMJAD UNIT 7108
792	9623 WALNUT ST	MITCHELL JAN & SAUNDRA HARRIS
793	9623 WALNUT ST	AUSAF FARUQ & AYESHA FARUQ
794	9623 WALNUT ST	LIYANGE MINAKSHI P
795	9623 WALNUT ST	LIYANAGE MINAKSHIP P
796	9623 WALNUT ST	LIYANAGE MINAKSHI
797	9623 WALNUT ST	LIU QING BLDG H UNIT 8107
798	9623 WALNUT ST	LIYANAGE DEEPAL & LIYANAGE MINAKSHI
799	9623 WALNUT ST	LIYANAGE DEEPAL & MINAKSHI
800	9623 WALNUT ST	PARKER DEANNA D BLDG H UNIT 8205
801	9623 WALNUT ST	TIJANI ALIMAH O UNIT 8206



6/19/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
802	9603 WALNUT ST	COLLINS MONICA
803	9603 WALNUT ST	NGUYEN AI HIEN THI
804	9603 WALNUT ST	NGUYEN CAM VAN THI
805	9603 WALNUT ST	UKUWELA GIHAN
806	9603 WALNUT ST	CHANG YIEN CHIEN
807	9603 WALNUT ST	NGUYEN DUNG V & DUONG PHUONG K
808	9603 WALNUT ST	PIERSON NISHAKARN
809	9603 WALNUT ST	NGO LUCKY PHUOC & DIEM M UNIT 9304 BLDG
810	9603 WALNUT ST	BOTEJU SYDNEY & BERNARD BOTEJU
811	9603 WALNUT ST	BOTEJU BERNARD
812	9609 WALNUT ST	NGUYEN DUONG & JAMES HOABINH
813	9609 WALNUT ST	LEE CHARLES D & NGUYEN T DANG
814	9609 WALNUT ST	NGUYEN HUY
815	9609 WALNUT ST	PARAYAO REMIGIO F
816	9609 WALNUT ST	NGUYEN LIEN THI KIM
817	9609 WALNUT ST	WANYANA ETHEL K
818	9609 WALNUT ST	SIKANDER KHURRAM # 10204
819	9609 WALNUT ST	TRAN THONG KHAC
820	9609 WALNUT ST	YEARWOOD KATHERINE
821	9609 WALNUT ST	CORTES DANIELLE L BLDG K UNIT 10303
822	9609 WALNUT ST	PEABERRY PROPERTIES LLC
823	9609 WALNUT ST	BUSARI ABDULJELEEL O
824	9609 WALNUT ST	STUART PRANEET B BLDG K UNIT 10306
825	9607 WALNUT ST	THAI MATTHEW BLDG L UNIT 11101
826	9607 WALNUT ST	RIZVI SYED N UNIT 11105
827	9607 WALNUT ST	LIM ARTHUR H
828	9607 WALNUT ST	VARGAS NOEL
829	9605 WALNUT ST	FOSTER DEANNA
830	9605 WALNUT ST	PARAYAO VIVIAN
831	9605 WALNUT ST	PARAYAO REMIGIO
832	9605 WALNUT ST	MADISON RANI # 12107

6/19/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
833	9605 WALNUT ST	LEE RONG K
834	9605 WALNUT ST	ALKHABBAZ AMIRA UNIT 12204
835	9605 WALNUT ST	NGUYEN AN BA & KIMTRANG T NGUYEN

**FILE NUMBER:** M123-036

**DATE FILED:** May 29, 2013

**LOCATION:** North Line of Laureland Road, East of IH 35

**COUNCIL DISTRICT:** 4

**MAPSCO:** 64 R

**SIZE OF REQUEST:** Approx. 40,511 Sq. Ft. **CENSUS TRACT:** 112

---

**APPLICANT/OWNER:** VRE Laureland, LLC

**REPRESENTATIVE:** Michael Hampton

**MISCELLANEOUS DOCKET ITEM**

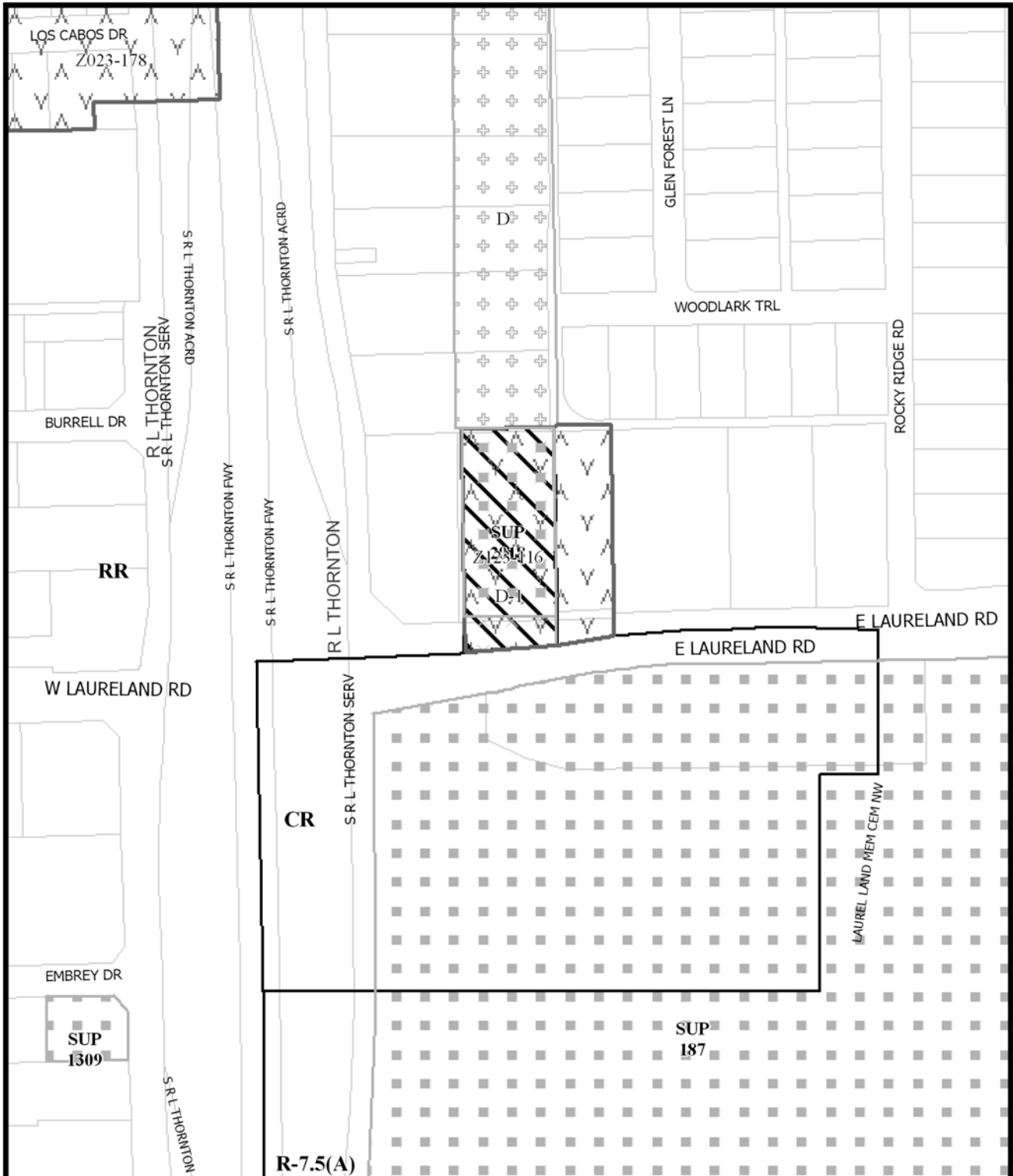
Minor Amendment for Site Plan

On February 27, 2013, the City Council passed Ordinance No. 28926 which established Specific Use Permit No. 2018 for the sale of Alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property at the above location.

The applicant is requesting a minor amendment to the site plan for consideration of the following: 1) remove excess parking spaces; 2) revised location for a screened dumpster area; 3) expand a screened outside equipment yard; and, 4) revised off-street parking area along the building's southern and western facades.

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

**STAFF RECOMMENDATION:** Approval

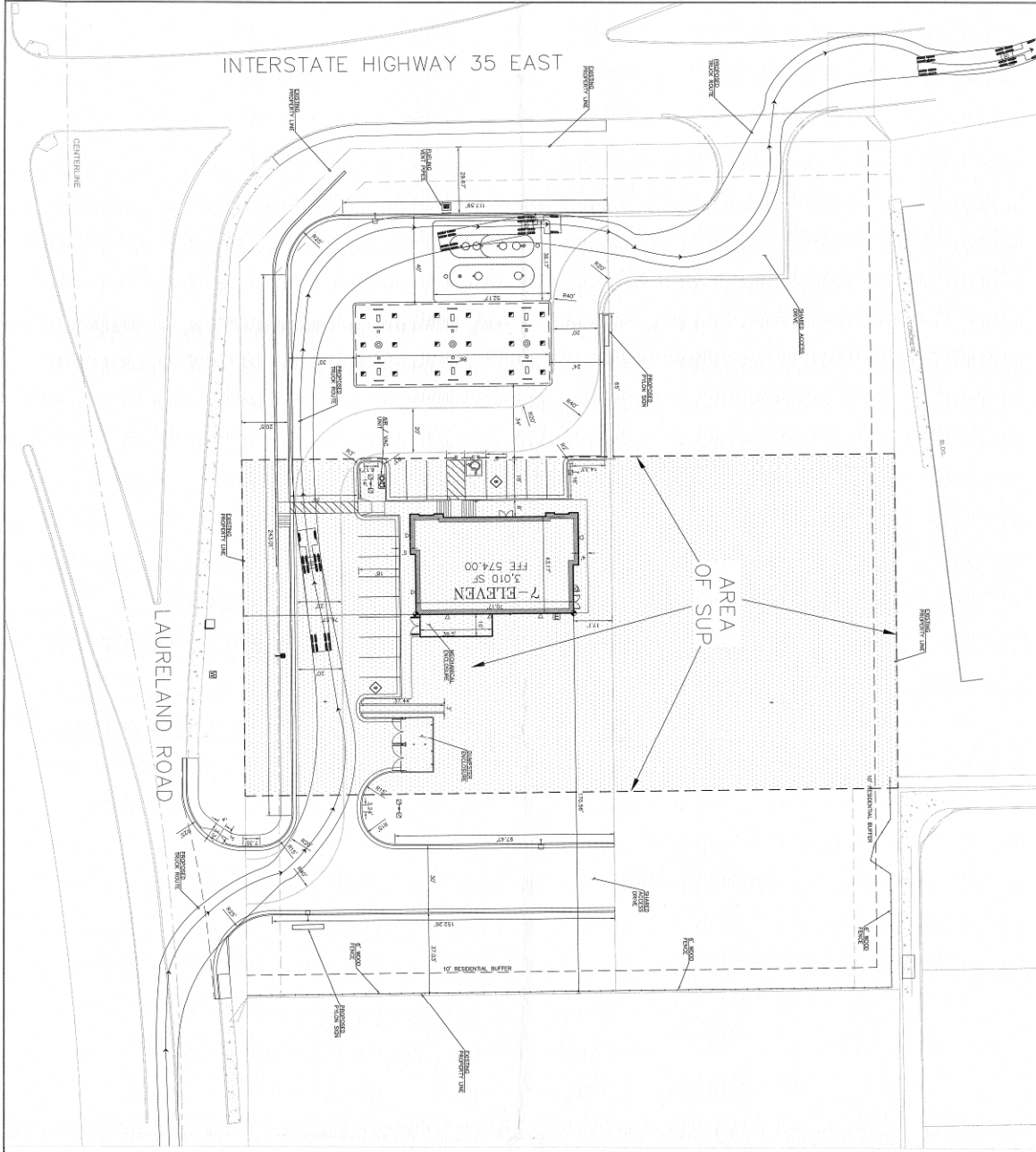


1:2,400

# ZONING MAP

Case no: M123-036

Date: 6/19/2013

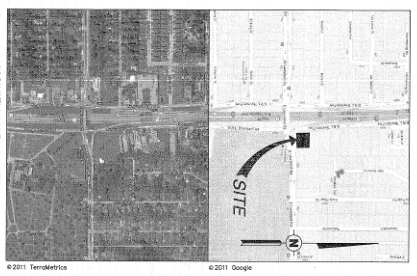
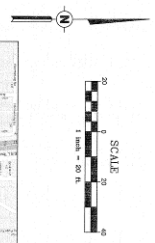


AREA OF SUP

LAUREL ROAD

INTERSTATE HIGHWAY 35 EAST

CENTERSHINE



**PARKING SUMMARY**  
 BUILDING SIZE: 2,010 SF  
 PARKING SPACES: 17 SPACES  
 1,200' ± 2 SPACES FOR FILING

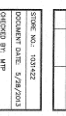
**NOTES:**  
 1. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO APPROVAL BY THE CITY OF DALLAS. THE CITY OF DALLAS RESERVES THE RIGHT TO REVISIONS TO THE SITE PLAN AT ANY TIME.  
 2. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO APPROVAL BY THE CITY OF DALLAS. THE CITY OF DALLAS RESERVES THE RIGHT TO REVISIONS TO THE SITE PLAN AT ANY TIME.  
 3. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO APPROVAL BY THE CITY OF DALLAS. THE CITY OF DALLAS RESERVES THE RIGHT TO REVISIONS TO THE SITE PLAN AT ANY TIME.

**REVISIONS:**  
 REV-01: 05/28/13  
 REV-02: 06/03/13  
 REV-03: 06/03/13  
 REV-04: 06/03/13  
 REV-05: 06/03/13  
 REV-06: 06/03/13  
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 REV-99: 06/03/13  
 REV-100: 06/03/13

TEXAS COA #1-8576  
 SITE PLAN  
 REV-04  
 SHEET C1.0

PROJECT NO.	12-18-00347
DOCUMENT DATE	5/29/2013
DRAWN BY	CHERYL MCGUIRE
CHECKED BY	CHERYL MCGUIRE
DATE	05/28/13
SCALE	AS SHOWN
PROJECT	7-ELEVEN
ADDRESS	LAUREL ROAD & I-35 EAST, DALLAS, TX
PROJ NUMBER	12-18-00347

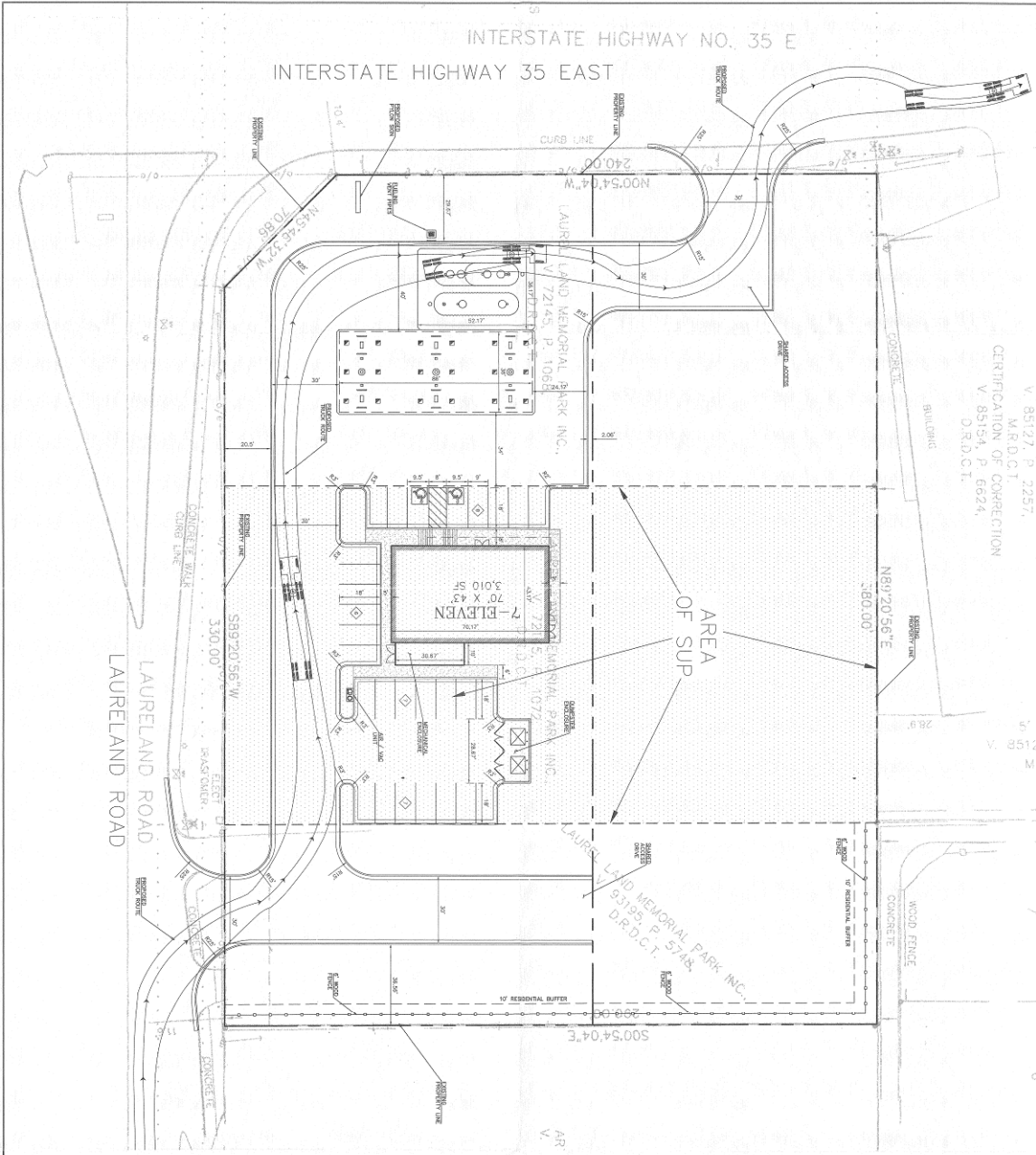
**7-ELEVEN**  
 LAUREL ROAD & I-35 EAST  
 DALLAS, TX  
 PROJ NUMBER: 12-18-00347



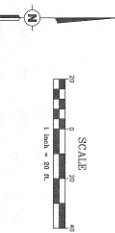
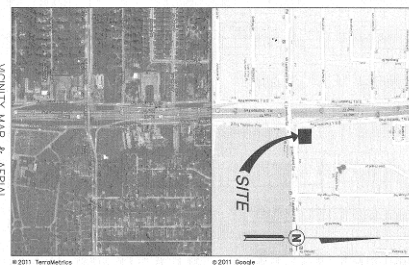
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**HARRISON HARRISON ARCHITECTS AND ENGINEERS**  
 1200 WEST END AVENUE, SUITE 1000  
 DALLAS, TEXAS 75201  
 (214) 221-1200  
 WWW.HARRISONARCHITECTS.COM

**Proposed Site Plan**



V. 85192, P. 2257,  
 M.F.D.C.T.  
 CERTIFICATION OF CORRECTION  
 V. 85194, P. 6624,  
 D.R.D.C.T.



**PARKING SUMMARY**  
 BUILDING SETBACKS  
 1,200 ± 2 SPACES FOR FUELING

130434  
 28926  
 FEB 27 2013  
 CIVIL CONTRACT  
 APPROVAL  
 FEB 27 2013  
 CIVIL CONTRACT

**REVISIONS**

NO.	DATE	DESCRIPTION
1	11/15/12	ISSUED FOR PERMIT
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TEXAS COA #E-8576  
 SITE PLAN  
 REV03  
 SHEET: C1.0  
 212-3-116

7-ELEVEN  
 LAURELLAND ROAD & I-35 EAST  
 DALLAS, TX  
 PROJ NUMBER: 12-12-00347

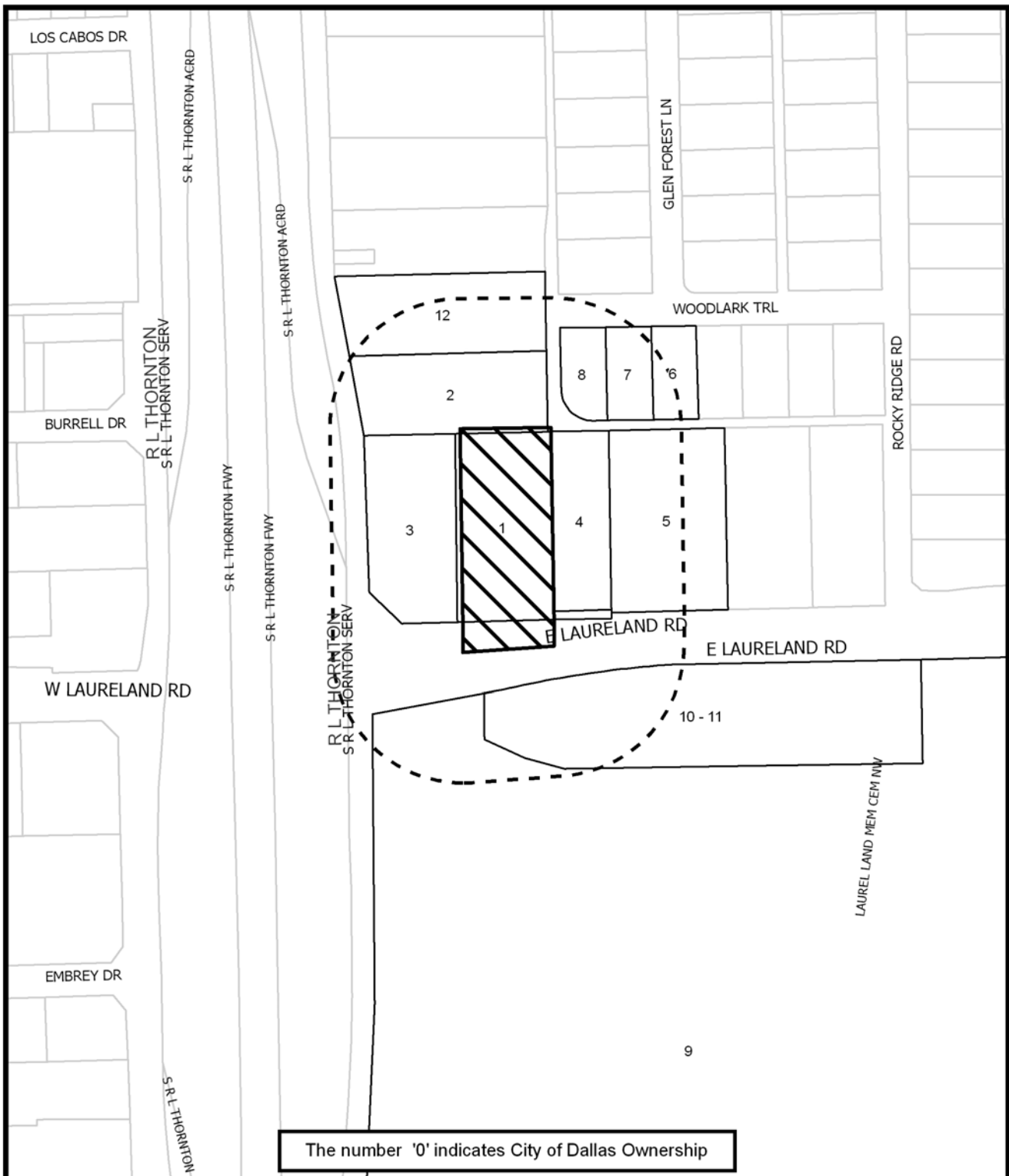
EXPLANATION FOR REFERENCE  
 THIS SITE PLAN IS PREPARED FOR USE IN THE CITY OF DALLAS, TEXAS. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS, TEXAS, AND TO VERIFY THAT ALL INFORMATION IS CURRENT AND ACCURATE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS, TEXAS, AND TO VERIFY THAT ALL INFORMATION IS CURRENT AND ACCURATE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS, TEXAS, AND TO VERIFY THAT ALL INFORMATION IS CURRENT AND ACCURATE.

DATE BOOK  
 SHEET NO. 1024/22  
 OCCUPANCY DATE: 11/15/2012  
 DRAWN BY: CSJ  
 CHECKED BY: CSJ  
 DATE: 11/15/2012

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HAMILTON PARRISH  
 REGISTERED PROFESSIONAL ENGINEERS  
 INTERIOR  
 805 S.W. 3rd Street, Suite 201  
 Fort Worth, Texas 76102  
 (817) 335-1111  
 www.hmparrish.com

130434  
 28926  
 FEB 27 2013  
 CIVIL CONTRACT  
 APPROVAL  
 FEB 27 2013  
 CIVIL CONTRACT



 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="0"> <tr> <td style="border: 1px solid black; padding: 2px;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;">12</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	12	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>          <b>M123-036</b>          </u> Date: <u>          <b>6/19/2013</b>          </u>
200'	AREA OF NOTIFICATION					
12	NUMBER OF PROPERTY OWNERS NOTIFIED					

6/19/2013

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

***M123-036***

### ***12 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	201 LAURELAND RD	LAUREL LAND MEMORIAL PARK INC
2	5860 R L THORNTON FWY	TEJAL CORPORATION
3	5918 R L THORNTON FWY	LAUREL LAND MEM PARK
4	219 LAURELAND RD	LAUREL LAND MEMORIAL PARK INC
5	225 LAURELAND RD	BRICKLEY DOUGLASSJ TRUSTEE LIQUIDATING T
6	226 WOODLARK TRL	REVEST PROP INVEST LLC
7	220 WOODLARK TRL	REVEST PROPERTIES INVESTMENTS LLC
8	216 WOODLARK TRL	BROOKS BETTY LAVERNE J
9	6306 R L THORNTON FWY	LAUREL LAND MEMORIAL PA
10	6000 R L THORNTON FWY	LAUREL LAND FUNERAL HOME INC
11	6000 R L THORNTON FWY	LAUREL LAND MEM PARK
12	5830 R L THORNTON FWY	SOUTH THORNTON ASSOCIATES



**FILE NUMBER:** Z123-230(RB)

**DATE FILED:** March 18, 2013

**LOCATION:** Southwest Line of Cortland Avenue, between Bombay Avenue and Anson Road

**COUNCIL DISTRICT:** 2

**MAPSCO:** 34 J, M

**SIZE OF REQUEST:** Approx. 4.41 Acres

**CENSUS TRACT:** 4.06

---

**APPLICANT:** The Roman Catholic Diocese of Dallas, Owner

**REPRESENTATIVE:** William S. Dahlstrom

**REQUEST:** An application for an amendment to and expansion of Specific Use Permit No. 1736 for a Private school on property zoned an R-7.5(A) Single Family District, with Specific Use Permit No. 278 for a Convent on a portion of the property.

**SUMMARY:** The applicant is proposing to add an undeveloped parcel to the existing private school campus as well as providing for a new gymnasium.

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

**BACKGROUND INFORMATION:**

- The existing land area regulated by SUP No. 1736 is developed with a private school (Our Lady of Perpetual Help Roman Catholic School) and support areas. A 13,155 square foot (approximate) undeveloped parcel, located at the extreme west corner of the existing SUP boundary, represents the expansion area.
- SUP No. 1736 was approved by the City Council on December 10, 2008 for a five-year period with eligibility for automatic renewal for additional ten-year periods.
- The expansion area will provide for certain utility infrastructure to support the existing and planned improvements on the property. Additionally, a gymnasium will be constructed on an internal portion of the site.
- A portion of the property provides for SUP No. 278 for a Convent, adopted as part of the 1965 Comprehensive Zoning Ordinance. This will be retained by the applicant.

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

<b><u>Street</u></b>	<b><u>Existing &amp; Proposed ROW</u></b>
Bombay Avenue	Local; 50' ROW
Cortland Avenue	Local; 50' ROW
Anson Road	Local; 55' ROW

**STAFF ANALYSIS:**

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

GOAL 1.2 Promote desired development.

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

**Land Use Compatibility:** The applicant is requesting an amendment to and expansion of SUP No. 1736 to add an undeveloped parcel to the existing private school campus as well as providing for a new gymnasium. The expansion area, approximately 13,155 square feet, will be utilized for utility infrastructure that will serve improvements on the existing and expanded land area. A portion of the existing SUP boundary provides for a convent (SUP No. 278), which will remain.

The predominate land use in the area consists of low density residential uses (single family structures), with the exception of Obadiah Knight Elementary School (PDD No. 637), developed on property to the east across Cortland Avenue and a church at the south corner of Thurston Drive and Anson Road.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be 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 requested improvements will be in scale with the built environment. While there is concern as to the lack of compliance with previously approved annual updates to the traffic management plan, staff has requested an update to the TMP to reflect proposed improvements. This will replace the TMP on file and staff's recommendation will again require annual updates.

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

**Traffic:** The Engineering Section of the Department of Sustainable Development and Construction has reviewed the requested expansion and amendment to SUP No. 1736 and determined it will not significantly impact the street system.

With respect to the existing traffic management plan regulations, staff has determined the applicant has been negligent in complying with the requirement for annual updates (a total of four, to date). At this time, staff has requested the traffic management plan be revised to address the physical impact of the gymnasium's footprint on internal circulation as well as incorporating recommended annual updates in its methodology.

**Landscaping:** SUP No. 1736 requires compliance with Article X. The proposed gymnasium will trigger landscaping, and it is anticipated the applicant will establish an artificial lot for the additional landscaping. This will be addressed at the building permit process.

**OUR LADY OF PERPETUAL HELP  
ROMAN CATHOLIC SCHOOL**

**Officers and Directors**

President: Brad Camp  
Vice President: Patricia Van Winkle  
Secretary: John Roppolo

Board of Directors:

Win Bell  
Michael Gonzales  
John Ridings Lee  
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Z123-230

**APPLICANT REQUESTED/STAFF RECOMMENDED AMENDING  
CONDITIONS FOR SUP NO. 1736**

1. **USE:** The only use authorized by this specific use permit is a private school.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.

*Applicant requested:*

3. **TIME LIMIT:** This specific use permit expires on ~~December 10, 2013~~, (ten years), but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).

*Staff recommended:*

3. **TIME LIMIT:** This specific use permit expires on ~~December 10, 2013~~, (five years) but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).

4. **LANDSCAPING:** Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.
5. **CLASSROOMS:** The maximum number of classrooms is 16.
6. **HOURS OF OPERATION:** The private school may only operate between 6:30 a.m. and 7:00 p.m., Monday through Friday.
7. **INGRESS/EGRESS:** Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted.
8. **PARKING:** Off-street parking must be located as shown on the attached site plan.

9. TRAFFIC MANAGEMENT PLAN:

(a) In general. The operation of the use must comply with the attached traffic management plan.

(b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by August 1, ~~2009~~ 2014. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director by August 1st of each year.

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

- (A) ingress and egress points;
- (B) queue lengths;
- (C) number and location of personnel assisting with loading and unloading of students;
- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level; and
- (G) circulation.

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

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

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

(d) Amendment process.

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

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

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

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



**Revised TMP**



## ***Technical Memorandum***

**To:** Mr. Dan Quill — Our Lady of Perpetual Help School  
**CC:** Jonathan Vinson — Jackson Walker, L. L. P.  
**From:** Steve E. Stoner, P.E., PTOE — DeShazo Group, Inc.  
**Date:** June 3, 2013  
**Re:** Traffic Management Plan for the Our Lady of Perpetual Help School in Dallas, Texas  
*DeShazo Project No. 13088*

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### **INTRODUCTION**

The services of DeShazo Group, Inc. (DeShazo) were retained by Our Lady of Perpetual Help (OLPH) Catholic School ("the school") to provide a requisite traffic management plan (TMP) for their campus located at 7625 Cortland Avenue in Dallas, Texas.

The school is currently in operation at the subject site with an enrollment of 175 students in grades Pre-K through 8th. The school proposes to construct a gymnasium on the campus. No specific capacity increase is associated with the gymnasium project, however this analysis assumes that student capacity could ultimately increase up to 200 students.

The school is currently operating under the regulations provided in Specific Use Permit (SUP) #1736. In order to gain entitlements for the proposed gymnasium construction, approval by City of Dallas for an SUP amendment is required. If approved, completion and implementation of the proposed site and/or operational modifications are anticipated by Fall 2013.

As part of the approval process for SUP amendment, submittal of a TMP to the City of Dallas is required as a record of the preferred strategies to be used by the school to ensure overall traffic safety and efficiency. A TMP is intended to assess the existing and/or anticipated traffic conditions at the school during the morning drop-off and afternoon pick-up peak periods on the basis of satisfying these objectives. By consent of the TMP submittal, the school is agreeing to the strategies presented herein for which the school will be held self-accountable until and unless the City of Dallas deems further measures are appropriate.

The purpose of this document is to fulfill the requirements of the TMP submittal. The TMP will be provided to the City of Dallas staff ("the Staff") for review and approval.

*Our Lady of Perpetual Help School  
Traffic Management Plan  
Page 1*

DeShazo is an engineering consulting firm based in Dallas, Texas providing licensed engineers skilled in the field of traffic/transportation engineering.

## TRAFFIC MANAGEMENT PLAN

A Traffic Management Plan (TMP) is important to safely achieve an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up. By properly managing the vehicular traffic generated during the critical periods, the safety and efficiency of other modes of travel – including walking – will also inherently improve, and the operational impact on the public street system should also be minimized. The TMP should not be considered a comprehensive set of instructions to ensure adequate safety; however, it should be used as a tool to facilitate a safer and more efficient environment.

The analysis summarized below utilizes the proposed school site plan to evaluate aspects such as passenger loading/unloading and vehicle queuing (i.e., stacking) that occur at the school in order to accommodate the observed peak demands within the site. A concerted effort and full participation by the school administration, staff, students, and parents are encouraged to provide and maintain safe and efficient traffic operations. [NOTE: In this report the term “parents” refers to any parent, family member, or legal guardian who is involved in the pick-up or drop-off of one or more students at the school.]

### School Operational Characteristics

Table 1 summarizes the known operational characteristics for Our Lady of Perpetual Help School assumed in this analysis:

Table 1. School Operational Characteristics

	Existing Conditions	Proposed Conditions
Enrollment (by grade):	Early Childhood – 39 students 1 <sup>st</sup> Grade - 13 students 2 <sup>nd</sup> Grade - 17 students 3 <sup>rd</sup> Grade - 18 students 4 <sup>th</sup> Grade - 15 students 5 <sup>th</sup> Grade - 24 students 6 <sup>th</sup> Grade - 19 students 7 <sup>th</sup> Grade - 14 students 8 <sup>th</sup> Grade - 16 students Total (All grades): 175 students	Total (All grades): up to 200 students
Daily Start/End Schedule	Grades Pre-K through 8 <sup>th</sup> >Start: 8:00 AM >End: 3:15 PM	No change
Approximate Number of Students Travelling by Mode Other Than Drop-off/Pick-up:	(Negligible)	No change

NOTE #1: To the highest degree practical, the accounts of “existing conditions” presented in this report were based upon actual on-site observations conducted by DeShazo during typical school day(s) conditions and from personal interviews of school representatives. The analyses and recommendations presented in this report for “proposed” or “future” conditions were based upon evaluations of “existing conditions” and may be supplemented by DeShazo’s professional judgment and experience. “Proposed”/“Future” conditions are intended to reflect the anticipated day-to-day conditions at full occupancy.

NOTE #2: Occasional functions or other events may be held at the school, which generate traffic outside of the traditional peak drop-off and pick-up periods. While some of the measures presented in this report may be applicable in such cases, traffic characteristics other than those directly associated with the primary drop-off and pick-up periods are not the subject of this analysis.

**Existing Traffic Conditions**

Site Access and Circulation

The subject site currently has two total driveways – one driveway on Cortland Avenue and one on Anson Road. During the afternoon pick-up period, parents driving to the site enter from Cortland Avenue and exit onto Anson Road. [NOTE: Across Cortland Avenue from OLPH School is the campus of DISD-Obadiah Knight Elementary School. Due to the magnitude of traffic generated by that school, which generally coincident start/end times, OLPH administration asks parents to enter and exit the site by right-turn only in order to reduce delays.] Once inside the site, vehicles park in the available parking spaces in the school’s parking lot or form a single-file queue through the school parking lot drive aisles.

During the morning drop-off period, parents are able to utilize the same circulation pattern, but they are also permitted to drop off students from Bombay Avenue near the building entrance.

A negligible number of students walk to the school, and no school bus service is provided.

Passenger Unloading/Loading and Vehicle Queuing

During the afternoon pick-up period, OLPH School employs an unmanaged protocol during the pick-up period whereby parents may generally queue or park anywhere it is allowed, and students (once released) find their parents on their own. No specific loading areas are designated. School staff members are typically accessible for general supervision and oversight. Once each vehicle is loaded, it individually proceeds to the site egress.

Based upon field observations conducted by DeShazo during typical school-day conditions (on May 8, 2013), the peak number of parent-vehicles on site during the afternoon pick-up period was quantified. Depending upon site-specific conditions, some parents opt to park (on- or off-site) in lieu of enter the vehicle queue – to the degree possible, these vehicles were also included in the vehicle accumulation.

Assuming that the number of vehicles generated during the afternoon pick-up period is directly proportional to the number of students enrolled, the peak queue for the future conditions at full occupancy can be estimated. A summary of the peak number of vehicles is provided in Table 2.

*Table 2. Peak Vehicles In Queue*

	Existing Conditions (Observed)	Proposed Conditions (Estimated)
Peak Number of Parent-Vehicles*	22	25

\* May also include parent-vehicles that were parked on- or off-site.

### **Recommendations**

The following recommendations are provided by DeShazo to OLPH School for the management of vehicular traffic generated by the school during peak traffic conditions. [NOTE: Generally, traffic delays and congestion that occurs during the afternoon pick-up period is notably greater than the traffic generated during the morning drop-off period due to the timing and concentration characteristics. In most instances, achieving efficiency during the afternoon period is most critical, while the morning traffic operations require nominal active management. Therefore, except where stated otherwise, the recommendations provided herein pertain specifically to the afternoon period operations.]

#### General

To maximize personal safety, any passenger loading (or unloading) within the public right-of-way should be avoided at all times.

To minimize liabilities, no persons other than deputized officers of the law should engage or attempt to influence traffic operations in public right-of-way.

To the extent possible, all queuing and parking of parent-vehicles should also be accommodated within the school site boundaries. For circumstances where this cannot be avoided, coordination with the City of Dallas staff members responsible for traffic operations in the area should take place so that appropriate traffic control devices can be installed.

The full cooperation of all school staff members, students, and parents is crucial for the success of a Traffic Management Plan. Proper training of school staff on the duties and expectations pertaining to the Plan is recommended. Sufficient communications at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is also recommended.

#### Site Circulation Plan

Based upon DeShazo's review of the proposed site conditions and the anticipated needs of traffic during peak conditions, the site traffic circulation plan depicted in Exhibit 1 (derived from the proposed site plan provided by Carrera Consulting Engineers, Inc.) is recommended. This plan was designed with the intent of optimizing the on-site vehicular circulation and retention of vehicle queuing in a manner that promotes safety and operational efficiency.

The recommended plan provides 991 linear feet of on-site vehicular queuing (i.e., storage for up to 74 vehicles @ 22 feet per vehicle), plus approximately 30 available on-site parking spaces. This capacity for approximately 74 vehicles within the site is expected to accommodate the projected vehicle demand of 25 vehicles at the peak of the afternoon pick-up period.

The plan includes recommended configuration of temporary traffic control devices (such as traffic cones, etc.) that shall be installed on a daily basis when typical traffic conditions are expected. An appropriate number of school staff shall be assigned to fulfill the duties of student supervision, traffic control, and other related duties as generally depicted on the plan.

During the morning drop-off period, it is recommended that the school discontinue the practice of allowing students to be unloaded from Bombay Avenue and, instead, required parents to drop-off students within the school parking lot.

*DeShazo Group, Inc.  
June 3, 2013*

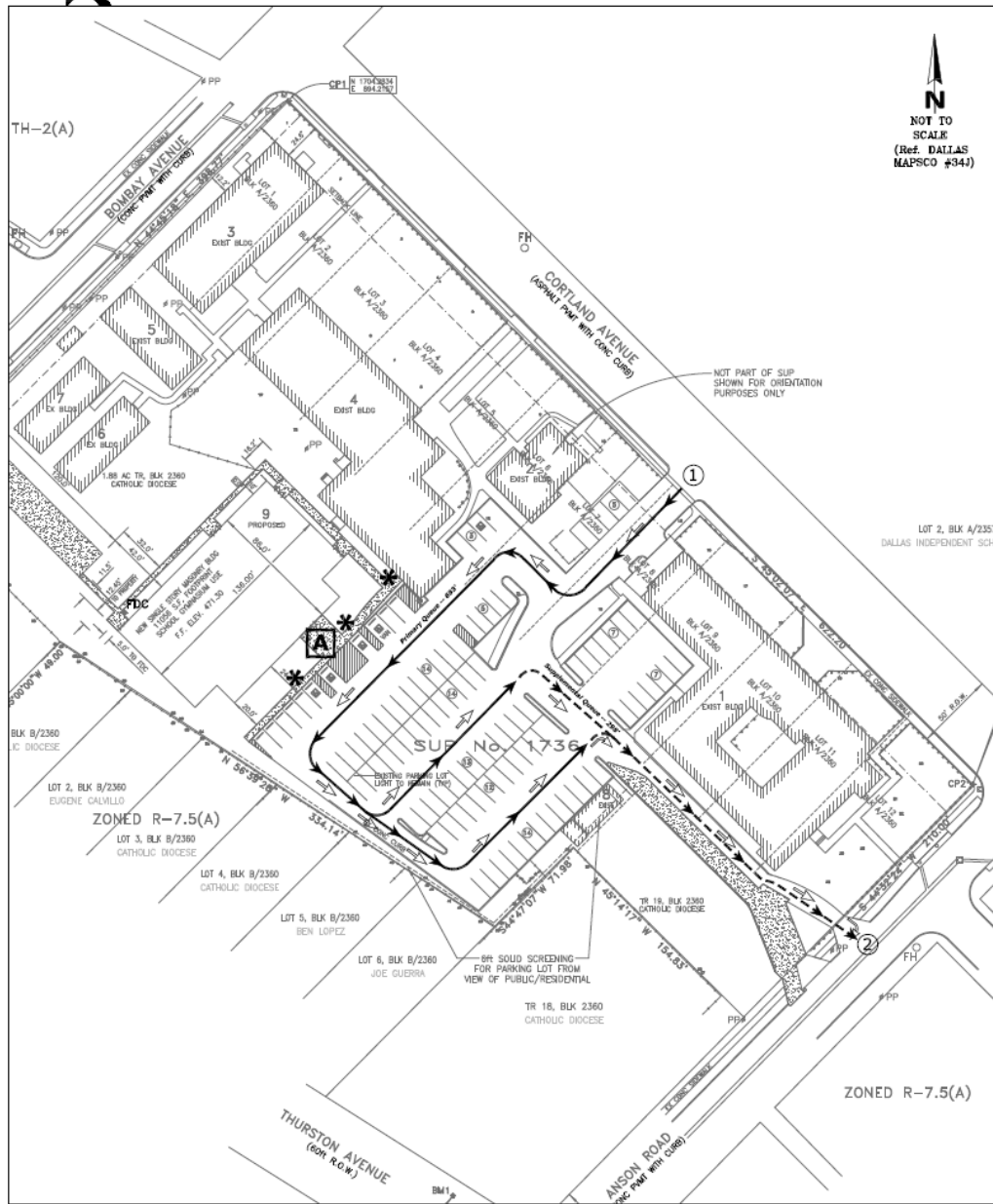
## **SUMMARY**

This TMP is to be used by Our Lady of Perpetual Help School to provide safe and efficient transportation of students, staff, and faculty to and from the site. The Plan was developed with the intent of optimizing safety and efficiency and the goal of accommodating vehicular traffic generated by the school at peak traffic periods within the site. The details of the TMP shall be reviewed by the school on a regular basis to confirm its effectiveness.

*END OF MEMO*



DeShazo Group, Inc. Job No. 13088 Exhibit Created on 06-03-2013



**School Information**

Current Enrollment: 175 Students (K-8th)  
 Projected Enrollment: 200 Students (K-8th)  
 Hours: 8:00 AM-3:15 PM

**Vehicular Queue:**

	Primary Queue Veh./{Ft.}	Additional Queue Veh./{Ft.}	Parking Veh.	Total Veh./{Ft.}
Projected Demand*	25 {550'}	--	--	25 {550'}
Available Capacity	31 {633'}	13 {288'}	30**	74 {991'}
NET Surplus/(Deficiency)	6 {143'}	43 {298'}		49 {441'}

\* Based upon observations at the existing campus on May 8, 2013.  
 \*\* Estimated parking supply available for afternoon pick-up operations.  
 NOTE: Vehicular queue in linear feet is calculated at 22 ft. per passenger vehicle.

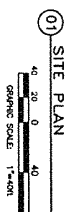
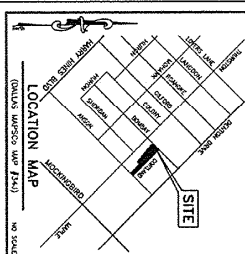
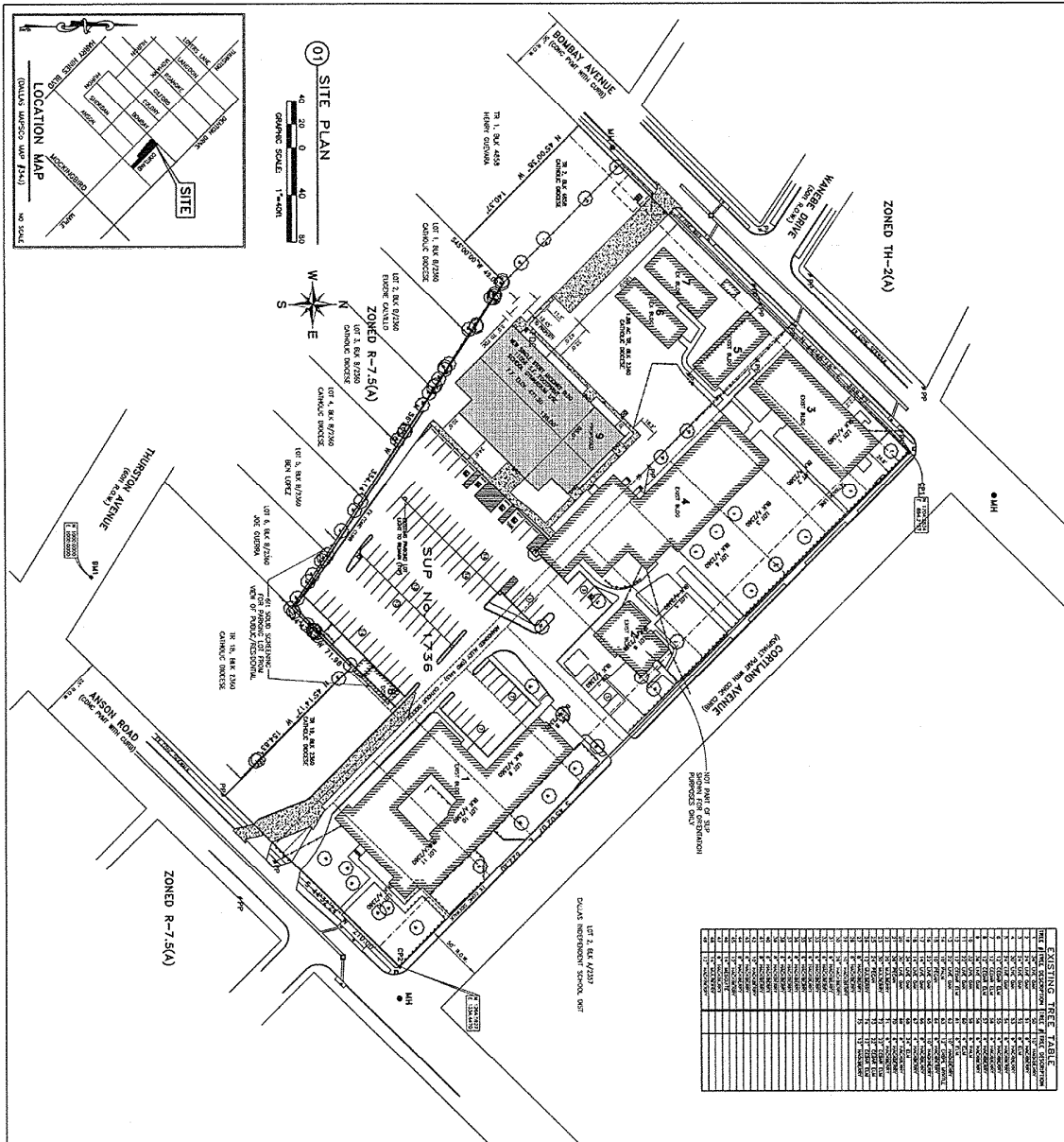
- Legend**
- ⇒ Circulation Path
  - Primary Passenger Vehicle Queue
  - Supplemental Vehicle Queue
  - A Drop-off/Pick-up Area
  - \* \* Staff Assistance
  - # School Driveway Nomenclature

NOTE: This Traffic Management Plan was developed to prevent the queuing of drop-off/pick-up related vehicles within the city right-of-way. The school administration should adhere to this TMP and any deficiency due to spill over of queuing into undesignated areas of the city right-of-way, including roadway travel lanes, should be corrected by the school immediately.

**Traffic Management Plan**

Our Lady of Perpetual Help Catholic School Traffic Management Plan Site plan (base) is provided by Carrera Consulting Engineers, Inc on May 29, 2013.

EXHIBIT  
**1**



**EXISTING TREES TABLE**

MARK	DATE EXISTING	TRUNK DBH (IN)	HEIGHT (FT)	SPECIES	CONDITION
1	10/15/10	12	15	FRAXINUS	GOOD
2	10/15/10	10	12	FRAXINUS	GOOD
3	10/15/10	8	10	FRAXINUS	GOOD
4	10/15/10	6	8	FRAXINUS	GOOD
5	10/15/10	4	6	FRAXINUS	GOOD
6	10/15/10	3	4	FRAXINUS	GOOD
7	10/15/10	2	3	FRAXINUS	GOOD
8	10/15/10	1	2	FRAXINUS	GOOD
9	10/15/10	1	2	FRAXINUS	GOOD
10	10/15/10	1	2	FRAXINUS	GOOD
11	10/15/10	1	2	FRAXINUS	GOOD
12	10/15/10	1	2	FRAXINUS	GOOD
13	10/15/10	1	2	FRAXINUS	GOOD
14	10/15/10	1	2	FRAXINUS	GOOD
15	10/15/10	1	2	FRAXINUS	GOOD
16	10/15/10	1	2	FRAXINUS	GOOD
17	10/15/10	1	2	FRAXINUS	GOOD
18	10/15/10	1	2	FRAXINUS	GOOD
19	10/15/10	1	2	FRAXINUS	GOOD
20	10/15/10	1	2	FRAXINUS	GOOD
21	10/15/10	1	2	FRAXINUS	GOOD
22	10/15/10	1	2	FRAXINUS	GOOD
23	10/15/10	1	2	FRAXINUS	GOOD
24	10/15/10	1	2	FRAXINUS	GOOD
25	10/15/10	1	2	FRAXINUS	GOOD
26	10/15/10	1	2	FRAXINUS	GOOD
27	10/15/10	1	2	FRAXINUS	GOOD
28	10/15/10	1	2	FRAXINUS	GOOD
29	10/15/10	1	2	FRAXINUS	GOOD
30	10/15/10	1	2	FRAXINUS	GOOD

**BENCHMARKS**

MARK	DESCRIPTION	ELEV.	N	E
BMT 150	CITY OF DALLAS WATER GUYL. BENCHMARK	447.79	100.0000	100.0000
BMT 151	CITY OF DALLAS WATER GUYL. BENCHMARK	447.79	100.0000	100.0000
BMT 152	CITY OF DALLAS WATER GUYL. BENCHMARK	447.79	100.0000	100.0000
BMT 153	CITY OF DALLAS WATER GUYL. BENCHMARK	447.79	100.0000	100.0000
BMT 154	CITY OF DALLAS WATER GUYL. BENCHMARK	447.79	100.0000	100.0000
BMT 155	CITY OF DALLAS WATER GUYL. BENCHMARK	447.79	100.0000	100.0000
BMT 156	CITY OF DALLAS WATER GUYL. BENCHMARK	447.79	100.0000	100.0000
BMT 157	CITY OF DALLAS WATER GUYL. BENCHMARK	447.79	100.0000	100.0000
BMT 158	CITY OF DALLAS WATER GUYL. BENCHMARK	447.79	100.0000	100.0000
BMT 159	CITY OF DALLAS WATER GUYL. BENCHMARK	447.79	100.0000	100.0000
BMT 160	CITY OF DALLAS WATER GUYL. BENCHMARK	447.79	100.0000	100.0000
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BMT 166	CITY OF DALLAS WATER GUYL. BENCHMARK	447.79	100.0000	100.0000
BMT 167	CITY OF DALLAS WATER GUYL. BENCHMARK	447.79	100.0000	100.0000
BMT 168	CITY OF DALLAS WATER GUYL. BENCHMARK	447.79	100.0000	100.0000
BMT 169	CITY OF DALLAS WATER GUYL. BENCHMARK	447.79	100.0000	100.0000
BMT 170	CITY OF DALLAS WATER GUYL. BENCHMARK	447.79	100.0000	100.0000
BMT 171	CITY OF DALLAS WATER GUYL. BENCHMARK	447.79	100.0000	100.0000
BMT 172	CITY OF DALLAS WATER GUYL. BENCHMARK	447.79	100.0000	100.0000
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BMT 180	CITY OF DALLAS WATER GUYL. BENCHMARK	447.79	100.0000	100.0000
BMT 181	CITY OF DALLAS WATER GUYL. BENCHMARK	447.79	100.0000	100.0000
BMT 182	CITY OF DALLAS WATER GUYL. BENCHMARK	447.79	100.0000	100.0000
BMT 183	CITY OF DALLAS WATER GUYL. BENCHMARK	447.79	100.0000	100.0000
BMT 184	CITY OF DALLAS WATER GUYL. BENCHMARK	447.79	100.0000	100.0000
BMT 185	CITY OF DALLAS WATER GUYL. BENCHMARK	447.79	100.0000	100.0000
BMT 186	CITY OF DALLAS WATER GUYL. BENCHMARK	447.79	100.0000	100.0000
BMT 187	CITY OF DALLAS WATER GUYL. BENCHMARK	447.79	100.0000	100.0000
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BMT 191	CITY OF DALLAS WATER GUYL. BENCHMARK	447.79	100.0000	100.0000
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BMT 197	CITY OF DALLAS WATER GUYL. BENCHMARK	447.79	100.0000	100.0000
BMT 198	CITY OF DALLAS WATER GUYL. BENCHMARK	447.79	100.0000	100.0000
BMT 199	CITY OF DALLAS WATER GUYL. BENCHMARK	447.79	100.0000	100.0000
BMT 200	CITY OF DALLAS WATER GUYL. BENCHMARK	447.79	100.0000	100.0000

**GENERAL:**  
 TOTAL SITE AREA (TOTAL) 19,028 SF (4.41 ACRES)  
 EXISTING ZONING: R-7.5(A)

**BUILDING SUMMARY - GROSS FLOOR AREA**

1	EX. BUILDING - CHURCH USE	1562 SQ. FT.
2	NOT PART OF SUP. - SHOWN FOR INFORMATION PURPOSES ONLY	0 SQ. FT.
3	EX. BUILDING - SCHOOL USE (MAIN BUILDING)	4428 SQ. FT.
4	EX. BUILDING - SCHOOL USE (CLASSROOM)	11328 SQ. FT.
5	EX. BUILDING - SCHOOL USE (CLASSROOM)	1800 SQ. FT.
6	EX. BUILDING - SCHOOL USE (OFFICE)	1440 SQ. FT.
7	EX. BUILDING - SCHOOL USE (OFFICE)	1440 SQ. FT.
8	EX. BUILDING - SCHOOL USE (OFFICE)	450 SQ. FT.
9	PROPOSED BUILDING - SCHOOL USE (OFFICE)	1100 SQ. FT.
10	PROPOSED BUILDING - SCHOOL USE (OFFICE)	4444 SQ. FT.

**BUILDING - LOT COVERAGE SUMMARY**

TOTAL LOT COVERAGE = 4444/19028 = 23.3% (EXISTING & PROPOSED BUILDINGS NOT ALONG)

**PARKING ANALYSIS**

CLASSROOMS: 8 CLASSROOMS \* 1.5 = 12 SPACES EACH  
 WORKS: 2 CLASSROOMS \* 33 = 7 SPACES EACH  
 TOTAL PARKING SPACES REQUIRED: 19 SPACES (4 ADA)  
 TOTAL PARKING SPACES PROVIDED: 106 SPACES (4 ADA)

<p><b>REVISIONS</b></p> <table border="1"> <tr><th>NO.</th><th>DATE</th><th>BY</th><th>REVISION</th></tr> <tr><td>1</td><td>Mar 2015</td><td>CCM</td><td>Revision B - Updated Site Plan</td></tr> <tr><td>2</td><td>Mar 2015</td><td>CCM</td><td>Revision C - Updated Site Plan</td></tr> </table>	NO.	DATE	BY	REVISION	1	Mar 2015	CCM	Revision B - Updated Site Plan	2	Mar 2015	CCM	Revision C - Updated Site Plan	<p><b>OUR LADY OF PERPETUAL HELP CATHOLIC SCHOOL AND CHURCH</b></p> <p>4.41 ACRE TRACT, CITY BLOCK A/2880</p> <p>7825 Cortland Ave Dallas, Texas 75225</p>		<p><b>CARRERA consulting engineers, inc.</b>                  Structural, Civil, &amp; Construction Engineering</p> <p>Texas Board of Professional Engineers (Exp. Registration No. F-2434)</p> <p>4800 North Central Expressway, Suite 1700, Dallas, Texas 75206   P: 214 343-0777   F: 214 343-0777</p>
	NO.	DATE	BY	REVISION											
1	Mar 2015	CCM	Revision B - Updated Site Plan												
2	Mar 2015	CCM	Revision C - Updated Site Plan												
<p><b>PROJECT:</b> SITE PLAN</p> <p><b>DATE:</b> Mar 2015</p> <p><b>DESIGNER:</b> CCM</p> <p><b>CHECKER:</b> CCM</p>															

**Our Lady  
of Perpetual Help  
Church & School**

7625 Cortland Avenue  
Dallas, Texas 75235



**PERMITS:**  
 1.12 acres for each kindergarten/elementary classroom  
 40 spaces provided  
 No parking area required

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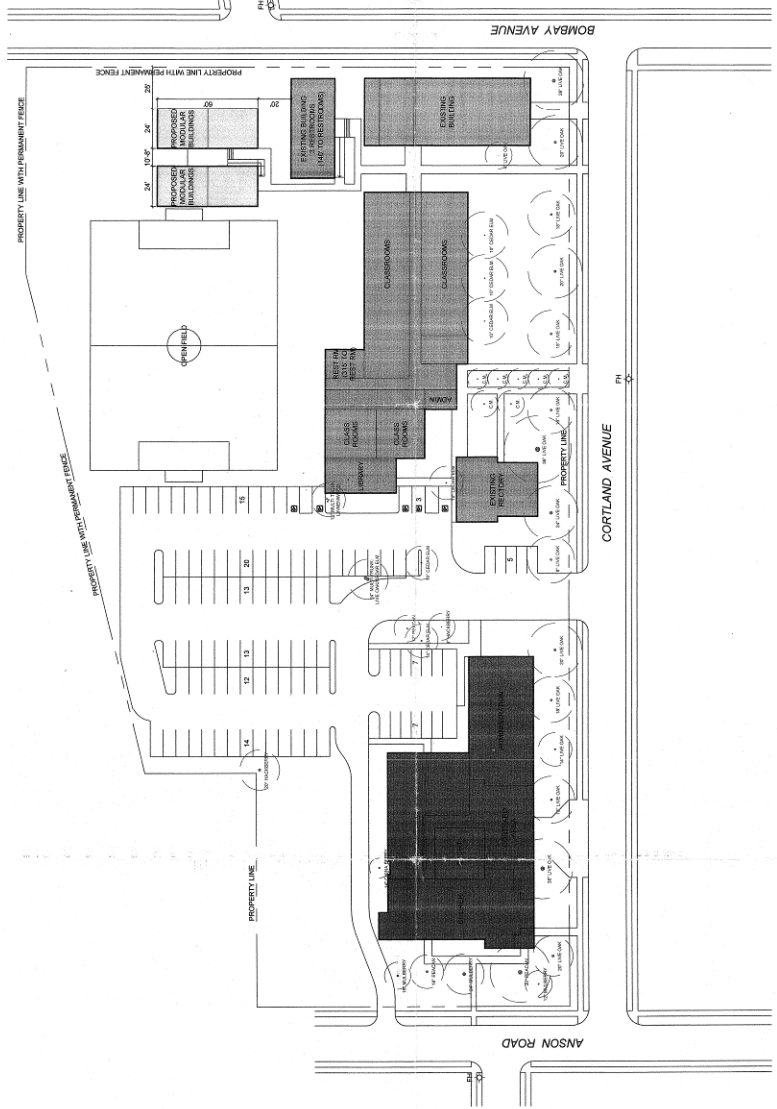
**PERMITS:**  
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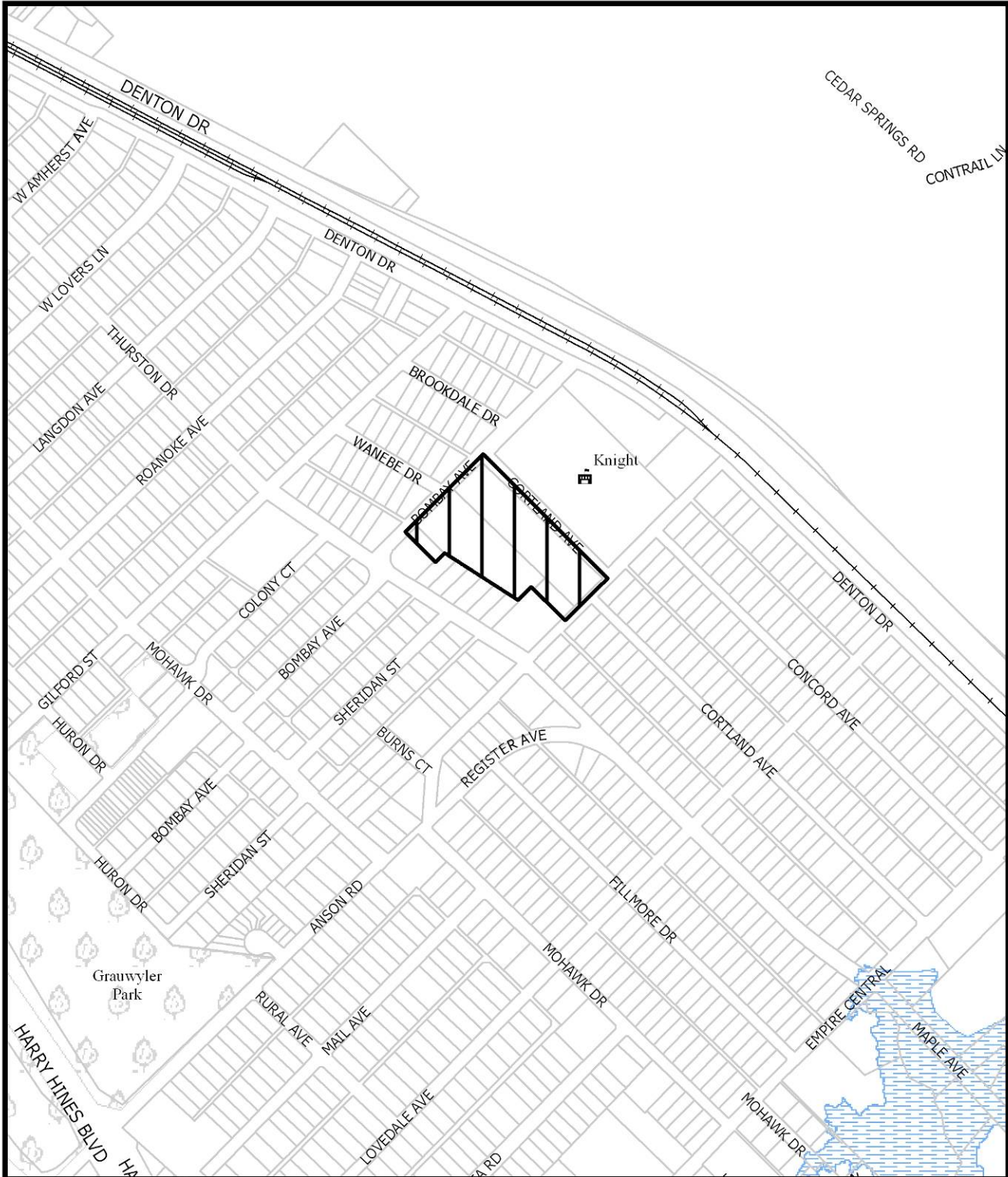
**SITE PLAN**



Prepared by:  
 Edwin Bramley Smith & Associates, Inc.  
 10000 North Central Expressway, Suite 1000  
 Dallas, Texas 75243

083443  
 27441  
 Approved  
 CITY COUNCIL  
 12/10/2009  
 case number: Z078-302



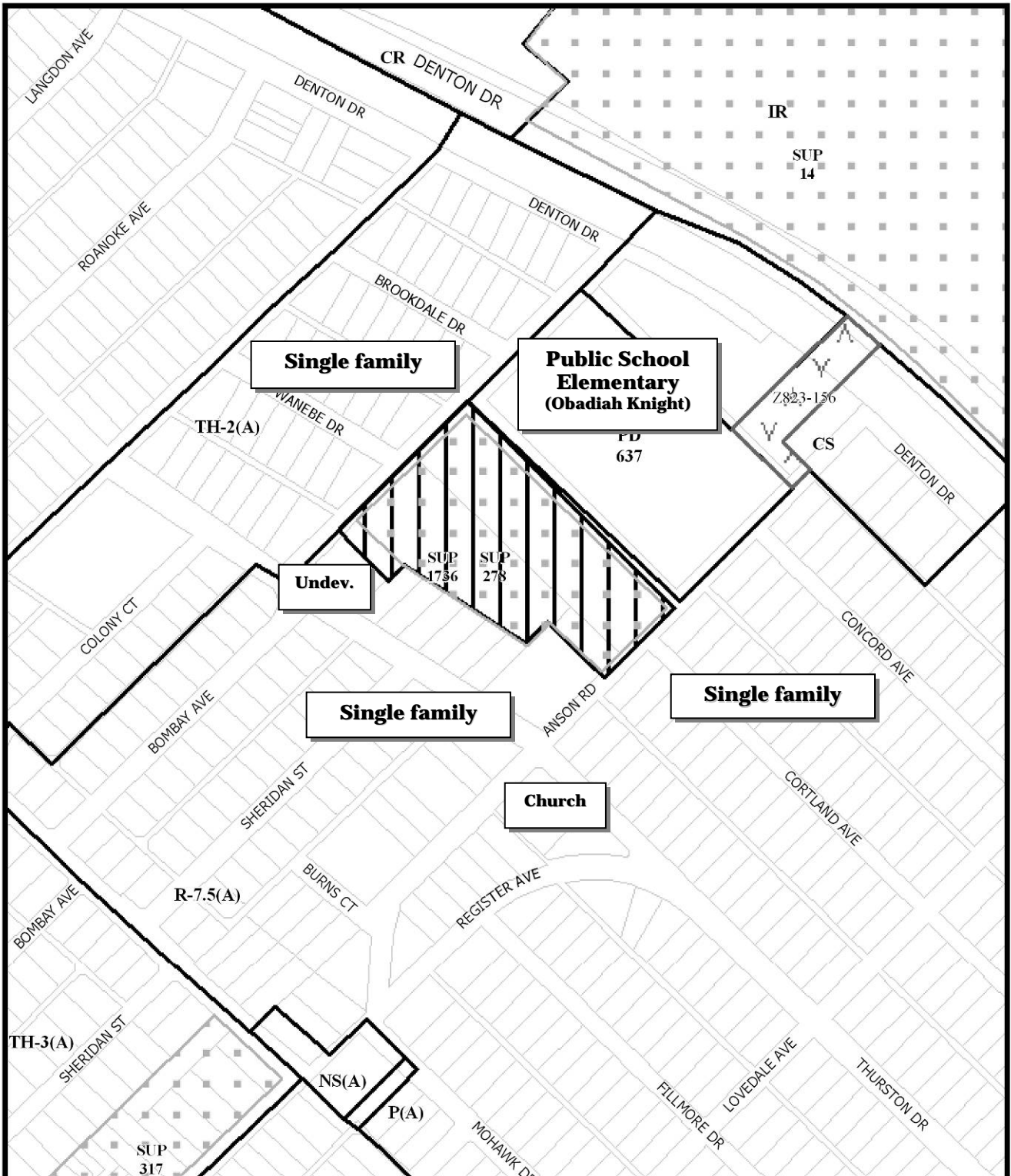


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## VICINITY MAP

Case no: **Z123-230**

Date: **4/10/2013**




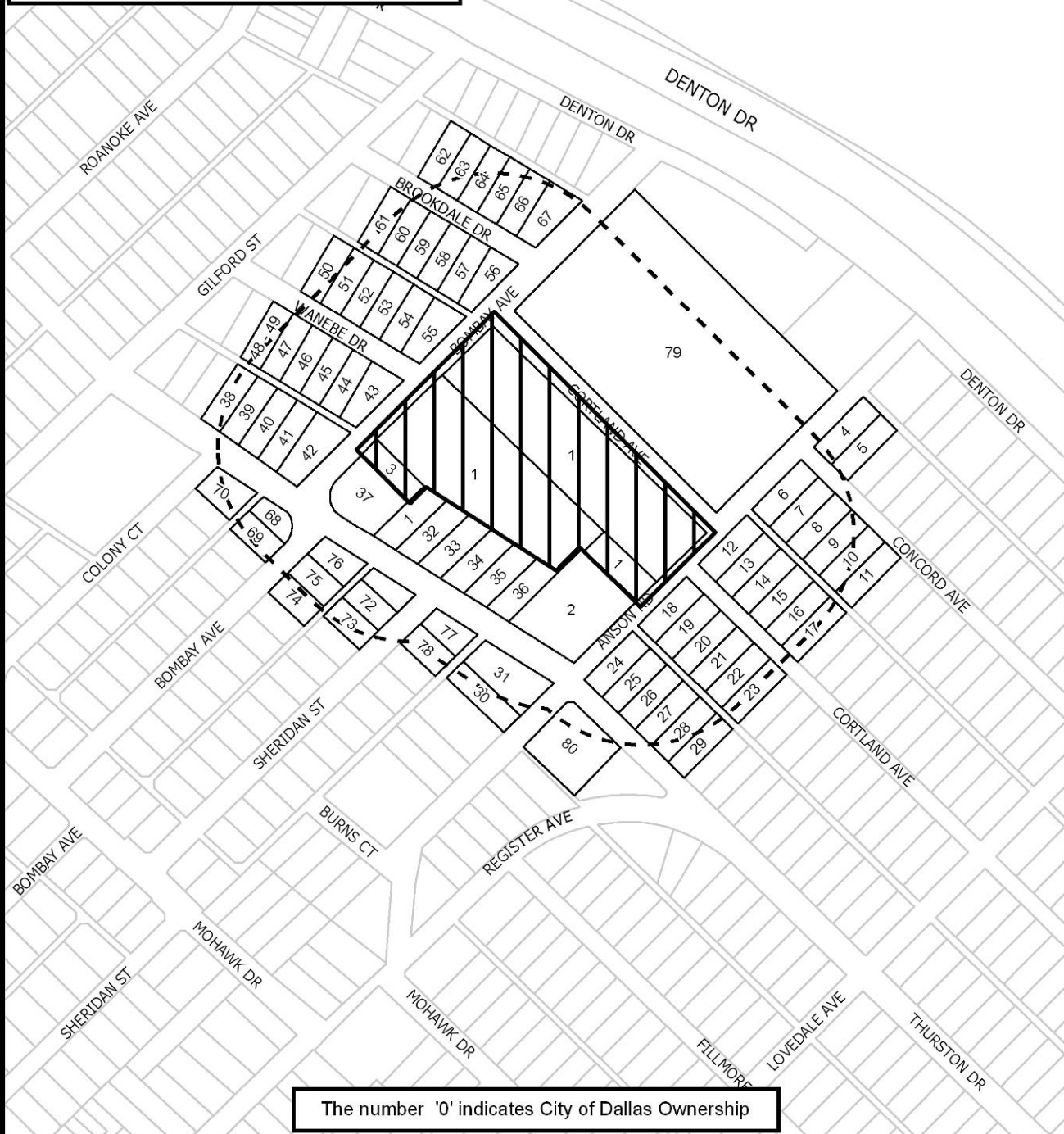
1:3,600

# ZONING AND LAND USE

Case no: Z123-230

Date: 4/10/2013

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



The number '0' indicates City of Dallas Ownership



1:3,600

# NOTIFICATION

**300'**

AREA OF NOTIFICATION

**80**

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z123-230**

Date: **4/10/2013**

4/9/2013

***Notification List of Property Owners******Z123-230******80 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2500 BOMBAY AVE	ROMAN CATH DIOCESE DALLAS % BISHOP KEVIN
2	2505 ANSON RD	HAYES WAVA
3	2514 BOMBAY AVE	GRAHMANN CHARLES V MOST REV BISHOP OF TH
4	7514 CONCORD AVE	REYES VICENTE G
5	7510 CONCORD AVE	ROSTRO ODILON & MARIA R
6	7515 CONCORD AVE	FEDERAL HOME LOAN MTG
7	7511 CONCORD AVE	ZEPEDA JUAN M & CELIA ZEPEDA
8	7505 CONCORD AVE	ZEPEDA ROBERTO & JUAN N ZEPEDA
9	7503 CONCORD AVE	ESPINOZA GUMERSINDO
10	7427 CONCORD AVE	RODRIGUEZ TERESA
11	7423 CONCORD AVE	ESPINOZA GUMERSINDO
12	7514 CORTLAND AVE	TIRADO VICENTE & SANDRA
13	7510 CORTLAND AVE	GUERRA JOSE
14	7506 CORTLAND AVE	ZEPEDA JOSE LUIS & HERMELINDA
15	7502 CORTLAND AVE	ALVARADO JESUS T & JUANA
16	7426 CORTLAND AVE	AGUILAR YMELDA
17	7422 CORTLAND AVE	ALVARADO ALMA LUZ
18	7515 CORTLAND AVE	MUNOZ ISIDRO &
19	7511 CORTLAND AVE	ESTRADA JAVIER C & MARGARITA
20	7507 CORTLAND AVE	PEREZ MANUEL V EST OF % LISA LEFFINGWELL
21	7503 CORTLAND AVE	LOPEZ PABLO
22	7427 CORTLAND AVE	ROMAN ROBERT & MARIA G
23	7423 CORTLAND AVE	PORTILLO MAURICIO & SANDRA
24	7518 THURSTON DR	GUERRA JOE & PAULINE TR REVOCABLE TRUST
25	7514 THURSTON DR	FRANCO CAROLINE O
26	7510 THURSTON DR	RIVAS CARMEN

4/9/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7506 THURSTON DR	GAMEZ VENANCIO & ARCELIA ROJAS
28	7502 THURSTON DR	MARROQUIN LUIS L & BLANCA D
29	7422 THURSTON DR	FLORES JOSE E & BLANCA E
30	2417 ANSON RD	MILLER GINGER SHOCKLEY
31	2423 ANSON RD	GUERRA JOE & PAULINE REVOCABLE TRUST
32	7706 THURSTON DR	CALVILLO EUGENE
33	7702 THURSTON DR	ROMAN CATH DIOCESE DALLAS FBO: OUR LADY
34	7624 THURSTON DR	ROMAN CATHOLIC DIOCESE OF DALLAS % MIKE
35	7620 THURSTON DR	LOPEZ BEN JR
36	7614 THURSTON DR	GUERRA JOE AND PAULINE REVOCABLE TRUST
37	7714 THURSTON DR	GUEVARA HENRY
38	7900 THURSTON DR	RODRIGUEZ RAY C & ANGIE G
39	7812 THURSTON DR	ALTAMIRANO MANUEL ALBERTO
40	7808 THURSTON DR	MORALES CESAR & MARIA G
41	7804 THURSTON DR	GARZA RAUL L
42	7800 THURSTON DR	BRIZUELA CESAR A & MARTHA B BRIZUELA
43	7805 WANEBE DR	HERNANDEZ JOE M
44	7809 WANEBE DR	BROWN MARY N
45	7813 WANEBE DR	ROJANO EDMUNDO & SARA
46	7817 WANEBE DR	GARZA BENITO & ANA
47	7903 WANEBE DR	MARTINEZ JUAN
48	7905 WANEBE DR	DELOSSANTOS VICTORIA
49	7907 WANEBE DR	DELOS SANTOS ARMINDA ETAL
50	7904 WANEBE DR	PADILLA LEONARDO & ELIZAB NORMA MONTEMAY
51	7900 WANEBE DR	TINAJERO SERAFIN CASTRO LIFE ESTATE
52	7814 WANEBE DR	GOMEZ MANUEL & ISIDRA
53	7810 WANEBE DR	ORTEGA J JESUS & LETICIA
54	7806 WANEBE DR	BROWN MARY NONA
55	7802 WANEBE DR	ORTIZ JOSE & DELFINA
56	7805 BROOKDALE DR	OCHOA MANUEL G
57	7809 BROOKDALE DR	GARCIA MARIA DE LA LUS

4/9/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	7811 BROOKDALE DR	LOPEZ JUAN C ETAL
59	7815 BROOKDALE DR	GOMEZ MANUEL & ISIDRA
60	7901 BROOKDALE DR	PEREZ CLARO & MARIA SANTA
61	7907 BROOKDALE DR	GONZALEZ GERARDO
62	7904 BROOKDALE DR	VALENTINE JESSE A
63	7900 BROOKDALE DR	SOTO JORGE RAFAEL & MARIA DEL SOCORRO CO
64	7812 BROOKDALE DR	GOMEZ JOSE LUIS
65	7808 BROOKDALE DR	ROJAS JOSE A & MONICA
66	7806 BROOKDALE DR	GODINEZ GONZALO & LUZ MARIA
67	7802 BROOKDALE DR	CONTRERAS LUIS A & ELSY Y
68	2425 BOMBAY AVE	HERNANDEZ BENJAMIN
69	2421 BOMBAY AVE	MARTINEZ JOSE I & BLANCA N MARTINEZ
70	2422 COLONY CT	RUIZ MICHAEL A & KATHRYN M
71	2429 SHERIDAN ST	OROSCO JOSE L
72	2425 SHERIDAN ST	AVID SERVICES INC
73	2421 SHERIDAN ST	MENDOZA SANTOS T
74	2416 BOMBAY AVE	MEDINA FERNANDO VALLES
75	2420 BOMBAY AVE	MATA JUAN RIVERA
76	2424 BOMBAY AVE	ROBLES OSWALDO
77	2428 SHERIDAN ST	CAMARILLO AMELIA
78	2424 SHERIDAN ST	ARREDONDO EDUARDO JR & YOLANDA
79	2615 ANSON RD	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
80	7523 THURSTON DR	TABERNACULO DE FE ASSEMBLY OF GOD CHURCH

**CITY PLAN COMMISSION**

**THURSDAY, JULY 25, 2013**

**Planner: Richard. E. Brown**

**FILE NUMBER:** Z123-259(RB) **DATE FILED:** April 18, 2013

**LOCATION:** East Line of Greenville Avenue, North of Prospect Avenue

**COUNCIL DISTRICT:** 14 **MAPSCO:** 36 T

**SIZE OF REQUEST:** Approx. 1,240 Sq. Ft. **CENSUS TRACT:** 11.01

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**APPLICANT:** O Dokie, LLC

**REPRESENTATIVE:** Roger Albright

**OWNER:** Greenville 2100, Ltd.

**REQUEST:** An application for the renewal of Specific Use Permit No. 1889 for a Late-hours establishment limited to an Alcoholic beverage establishment for a bar, lounge, or tavern use on property within Planned Development District No. 842 for CR Community Retail District Uses.

**SUMMARY:** The applicant is requesting the renewal of SUP No. 1889 for continued operation of the existing use past 12:00 a.m.

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

**BACKGROUND INFORMATION:**

- The existing improvements are utilized for a bar, lounge, or tavern use. Additionally, the applicant will be pursuing a private license to utilize a 207 square foot area of the public sidewalk for an uncovered patio area (see attached site plan).
- On January 26, 2011, the City Council approved Planned Development District No. 842 for CR District Uses, and furthermore requires an SUP for any retail and personal service uses operating after 12:00 a. m.
- On September 14, 2011, the City Council approved SUP No. 1889 for a two-year period.
- The applicant is requesting the renewal of SUP No. 1889 to continue operation of the existing use past 12:00 a.m.
- The site lies within the Area 3 portion of Modified Delta Overlay No. 1.

**Zoning History:**

<b><u>File No.</u></b>	<b><u>Request, Disposition, and Date</u></b>
1. Z101-261	On August 10, 2011, the City Council approved a Specific Use Permit for a Late-hours establishment limited to a restaurant without drive-in or drive-through service for a five-year period.
2. Z101-303	On September 14, 2011, the City Council approved a Specific Use Permit for a Late-hours establishment limited to a restaurant without drive-in or drive-through service for a five-year period subject to a site plan and conditions.
3. Z101-326	On September 14, 2011, the City Council approved a Specific Use Permit for a Late-hours establishment limited to a restaurant without drive-in or drive-through service for a two-year period subject to a site plan and conditions.
4. Z101-260	SUP No. 1906. On September 14, 2011, the City Council approved a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a two-year period subject to a site plan and conditions.



5. Z112-107                      On December 14, 2011, the City Council approved a Specific Use Permit for a General merchandise or food store less than 3,500 square feet and a motor vehicle fueling station for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.

<u>Street</u>	<u>Existing &amp; Proposed ROW</u>
Greenville Avenue	Local; 50' ROW

**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.

**Modified Delta Overlay No. 1:** In general terms, ‘delta theory’ means the number of nonconforming parking or loading spaces for a use that may be carried forward when the use is converted or expanded (see attached Delta Theory).

The ‘modified delta’, in effect, prohibits the application of the delta theory due to a ceasing of a need to encourage redevelopment and adaptive reuse of existing structures or that the continued application of the delta theory will create traffic congestion and public safety issues.

The site lies within Modified Delta Overlay No. 1 (MD-1), which consists of three ‘Areas’ in an area generally bounded by Ellsworth Avenue, west of Matilda Street, north of Ross Avenue, and east of Summit Avenue/Worcola Street. This site lies within the Area 3 portion of MD-1 which was adopted by the City Council on October 1, 1987.

A June 14, 1995 City Council resolution provides for replacing parking in the right-of-way that is lost due to locating public dining space (subject to the granting of a private license) within this area, and requiring parking for the public dining area (1 space/300 square feet of public dining space). Lastly, a June 28, 1995 amendment to the ordinance provides for the following: 1) a use that is discontinued or remains vacant for 12 months loses the right to carry forward nonconforming parking/loading under the delta theory; 2) the Board of Adjustment may not grant a special exception for required parking; 3) walking distance for remote parking is increased to 900 feet; and, 4) special parking may account for more than 50% of required parking for a use.

**Land Use:** SUP No. 1889 provides for the existing improvements being utilized for a bar, lounge, or tavern use along with an ability to utilize a 207 square foot area of the public sidewalk for an uncovered patio area, subject to obtaining a private license (see attached site plan). At this time, improvements for the patio do not exist. The applicant is requesting the renewal of SUP No. 1889 for the continued operation of the existing use past 12:00 a.m.

The site is surrounded by a mix of office, retail, and entertainment uses. Medium density residential uses are developed on properties to the east, across the site’s off-street parking area.

The purpose of PDD No. 842 is to ‘ensure the compatibility of uses with adjacent residential neighborhoods and to reduce the incidence of crime by discouraging an

over-proliferation of regional-serving, late-night venues.’ As defined in the PDD, a late-hours establishment is any retail or personal service use that operates between 12:00 a.m. and 6:00 a.m., and furthermore requires an SUP for this defined use. Additionally, the City Council adopted a compliance date of September 23, 2011 for any retail and personal service use operating beyond 12:00 a.m. to obtain the required SUP.

PDD No. 842 establishes the following criteria for consideration of an SUP for a late-hours establishment:

(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.

In addition to the regulations of PDD No. 842, the Dallas Development Code establishes general criteria for any use requiring an SUP:

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

the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The applicant's improvements are oriented along the north-south alignment of Greenville Avenue with no direct access to the residential areas that are found beyond those uses along this street. Additionally, the applicant has operated at this location in a responsible manner, with no code violations nor reported offenses during the time period currently permitted. With respect to the Texas Alcoholic Beverage Commission, no administrative or criminal allegations have been filed for the time period of September 14, 2011 through July 12, 2013.

It should also be noted the applicant has operated a similar use within PDD No. 269 since December 12, 2007 (SUP No. 1695). On September 22, 2010, the City Council granted a renewal for a four-year period (one additional year from the initial approval time period).

As a result of staff's analysis, support for the requested renewal is being given, subject to the attached revised conditions. It should be noted that no revisions are requested or required to the existing site plan (see attached).

**Traffic:** The Engineering Section of the Sustainable Development and Construction Department has reviewed the requested renewal and determined that it will not impact the surrounding street system for the proposed development.

**Parking:** Since 1985, the use of the property has been for a bar, lounge, or tavern encompassing 1,000 square feet of floor area. Ten delta credits exist and will continue to be utilized to satisfy the off-street parking requirement for this applicant's request.

**Landscaping:** The existing development is void of landscape materials. The request will not trigger compliance with Article X.

Property Owner: Greenville 2100, Ltd.  
By: 2100 Management, Inc., its General Partner

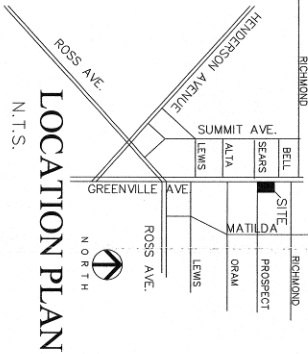
Officers of 2100 Management, Inc. are:

Susan B. Reese, President  
Laurence B. Vineyard, Vice President

Applicant: O Dokie, L.L.C.  
Kimberly Finch, Sole Member

**STAFF RECOMMENDED CONDITIONS FOR SPECIFIC USE PERMIT**

1. USE: The only use authorized by this specific use permit is a late-hours establishment limited to an alcoholic beverage establishment limited to a bar, lounge, or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires [~~automatically terminates~~] on [September 14, 2013] (three years).
4. FLOOR AREA: The maximum floor area is 1,000 square feet.
5. HOURS OF OPERATION:
  - A. The late-hours establishment may only operate between 12:00 a.m. (midnight) and 2:00 a.m. (the next day), Monday through Sunday.
  - B. All customers must leave the Property by 2:15 a.m.
6. OUTDOOR LOUDSPEAKERS: Use of outdoor loudspeakers on the Property is prohibited.
7. OUTDOOR PATIO:
  - A. The maximum outdoor patio area is 207 square feet in the location shown on the attached site plan.
  - B. The patio must be uncovered.
  - C. The owner or operator must obtain a private license for an outdoor patio, with a copy of the private license provided to the building official, before the outdoor patio may be used by customers.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. 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.

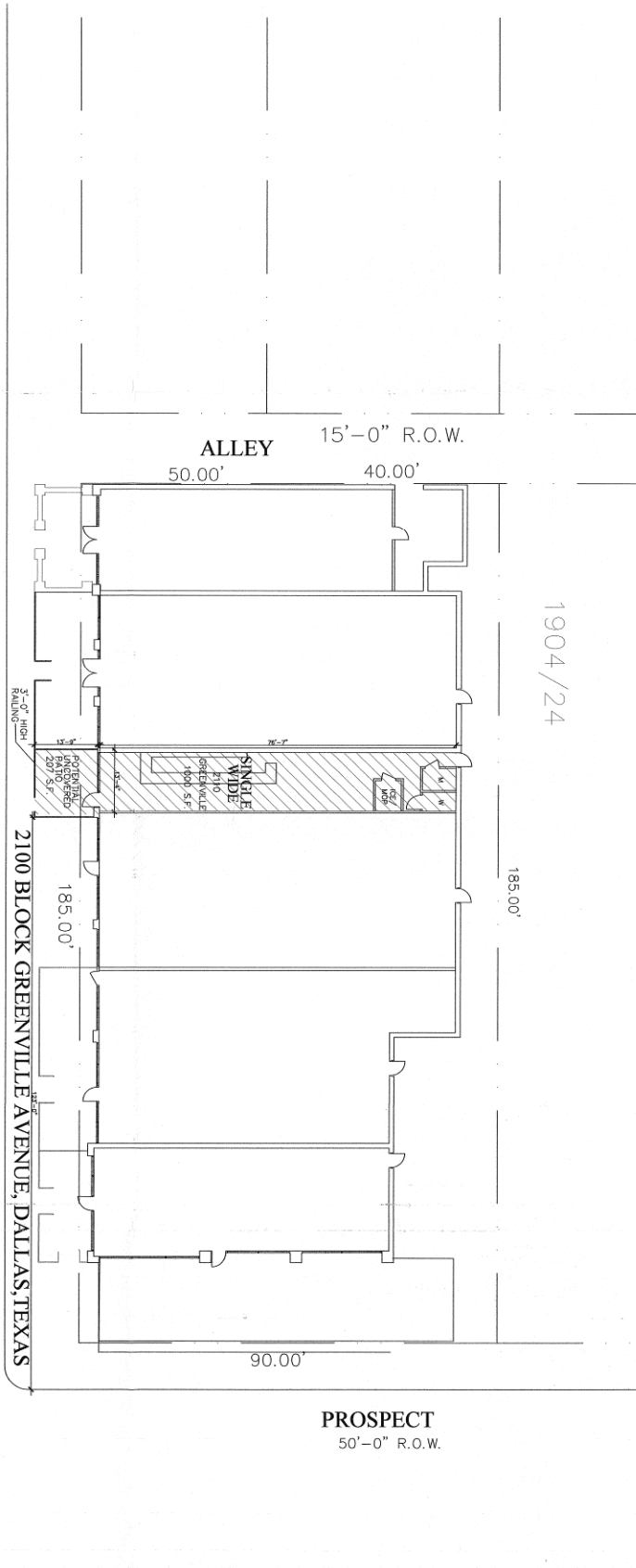


LOCATION PLAN  
N.T.S.

**SITE PLAN**  
SCALE: 1" = 10'-0"

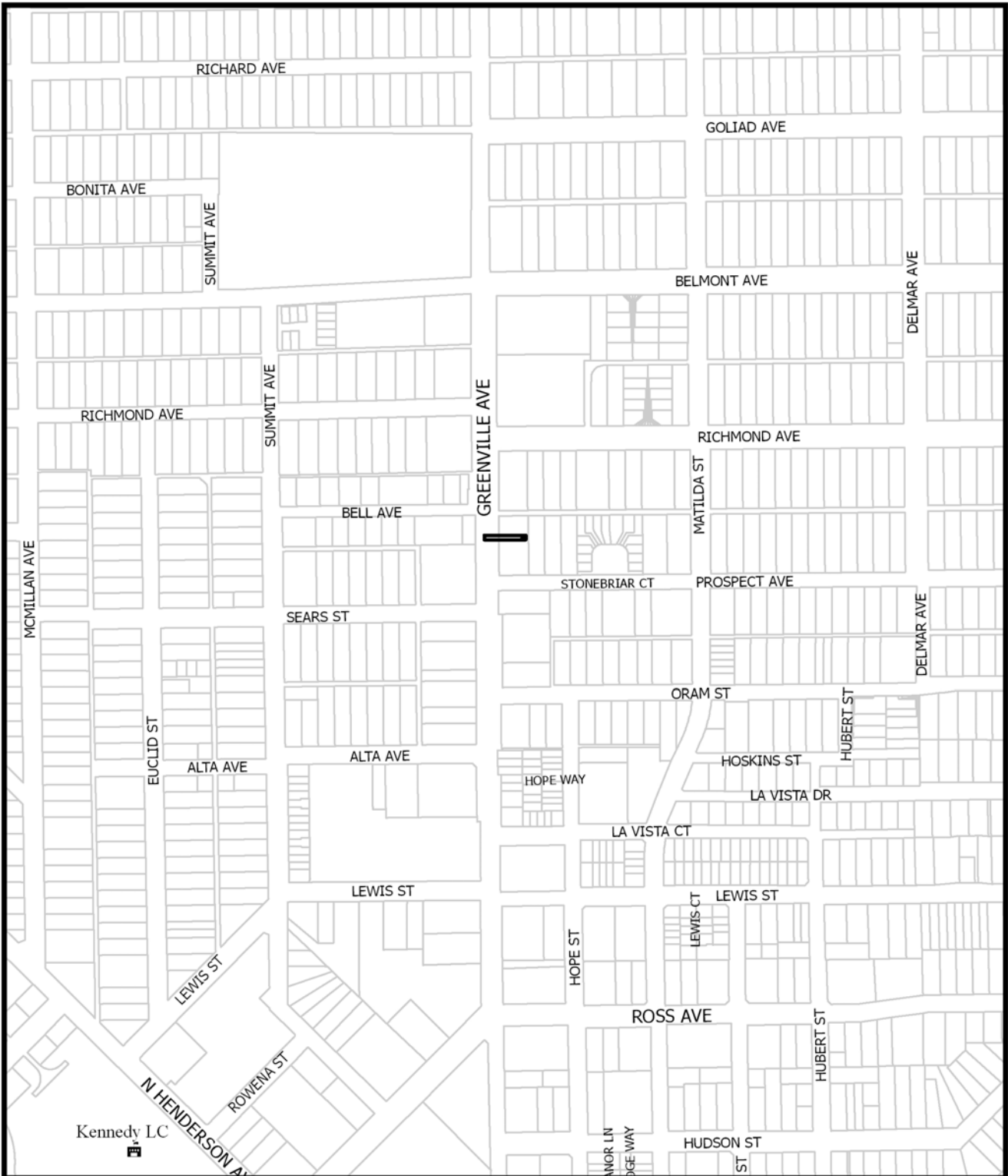


**GREENVILLE AVE.**  
100'-0" R.O.W.  
USE - LATE NIGHT ESTABLISHMENT FOR A BAR, TAVERN OR LOUNGE  
APPROXIMATE DISTANCE OF SINGLE WIDE TO PROSPECT AVE. = 123'-0"  
FLOOR AREA = 1000 S.F.  
PATIO AREA = 207 S.F.  
HEIGHT: 19'-0"  
STORIES: ONE



2100 BLOCK GREENVILLE AVENUE, DALLAS, TEXAS	DATE: 07/29/21
SITE PLAN - SINGLE WIDE, 2110 GREENVILLE AVE.	PROPOSED BY: JAK
USE - LATE NIGHT ESTABLISHMENT FOR A BAR, TAVERN OR LOUNGE	SEP 14 2011
FLOOR AREA = 1000 S.F.	APPROVED BY: [Signature]
POTENTIAL UNCOVERED PATIO AREA = 207 S.F.	SEP 14 2011
ONE STORY BUILDING, 19'-0" H.	APPROVED BY: [Signature]
PATIO RAIL HEIGHT = 3'-0" HIGH	SEP 14 2011
ZONING CASE NO. - Z101-270 (RB)	APPROVED BY: [Signature]
	SEP 14 2011

**Existing Site Plan  
(no revisions requested)**



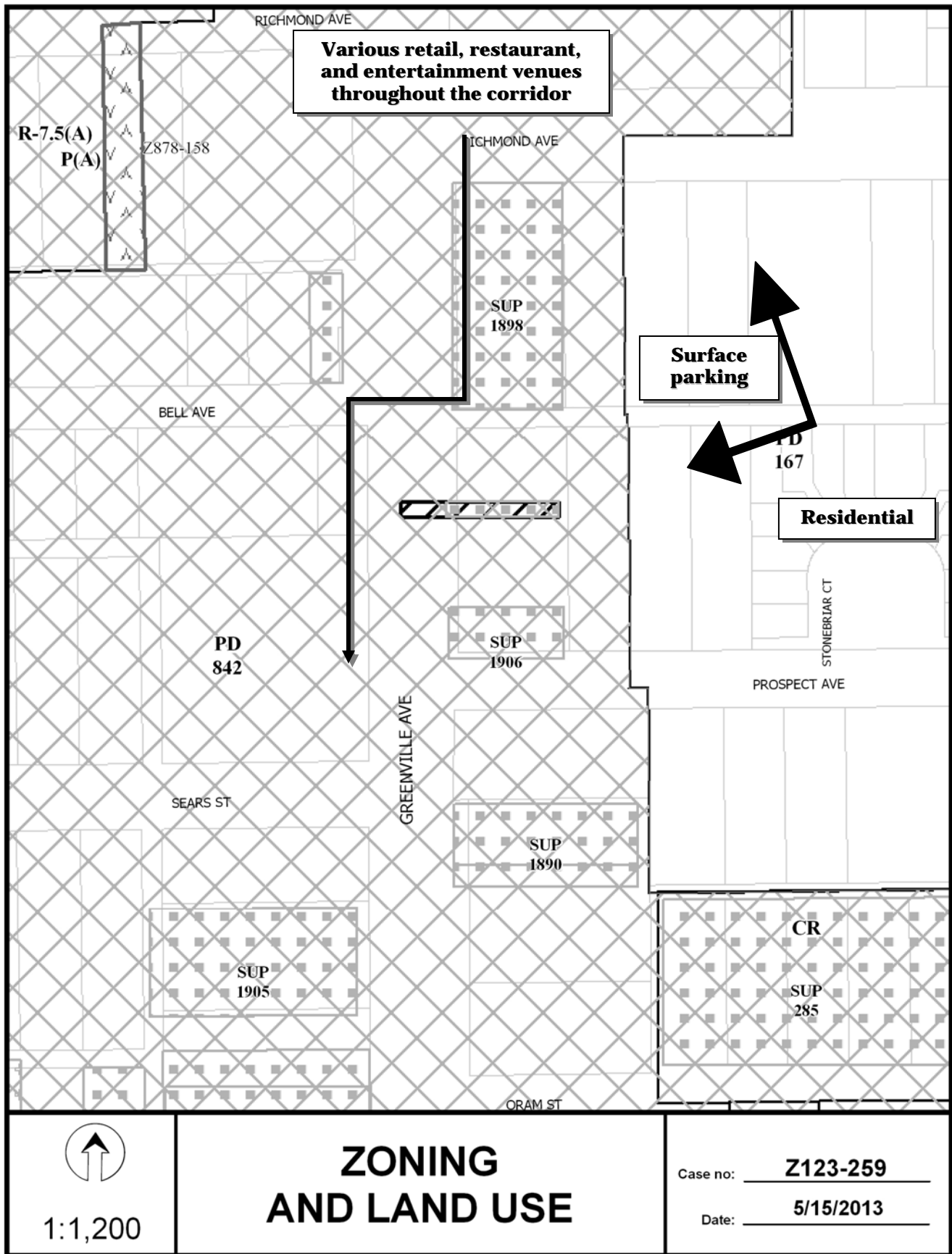
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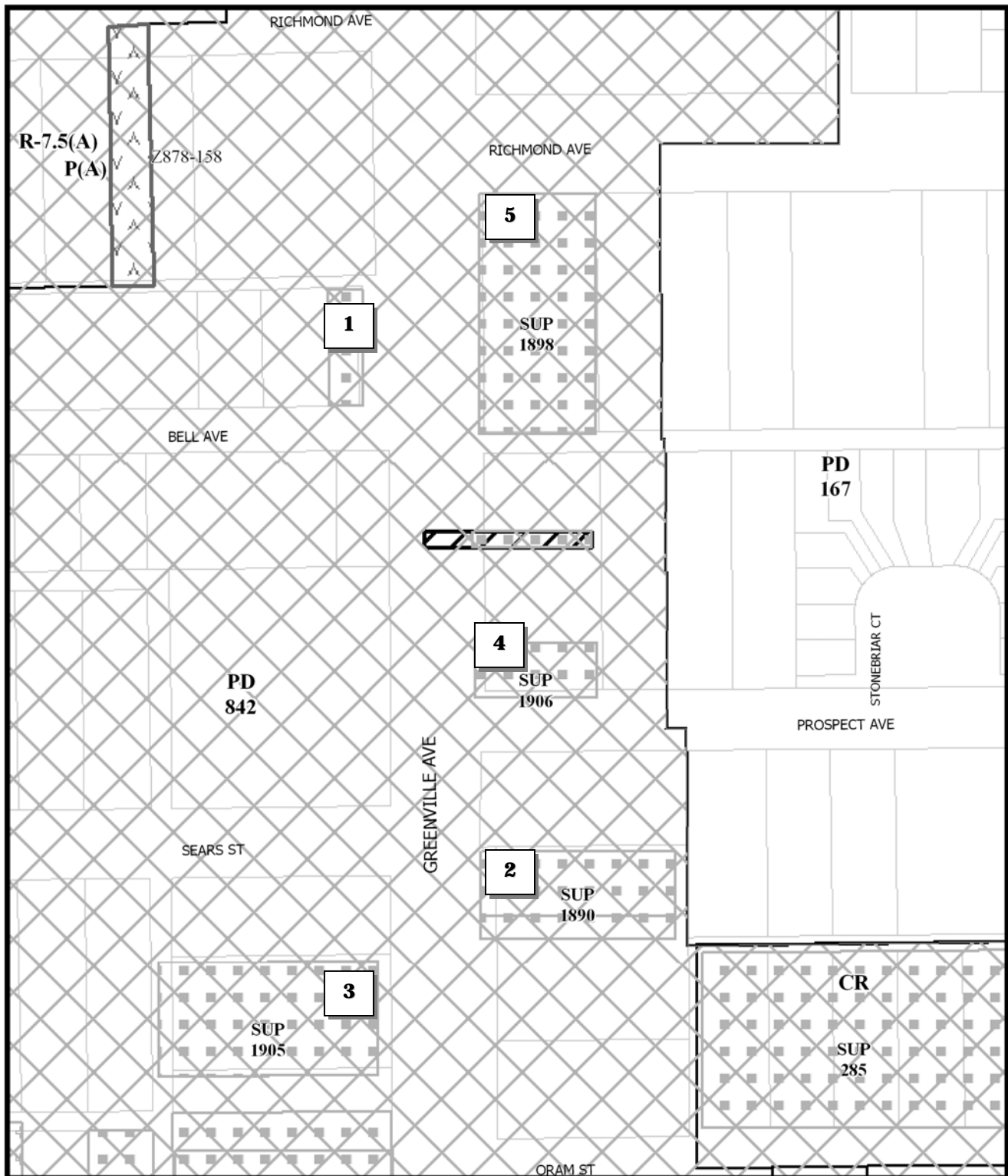
# VICINITY MAP

Case no:           Z123-259          

Date:           5/15/2013








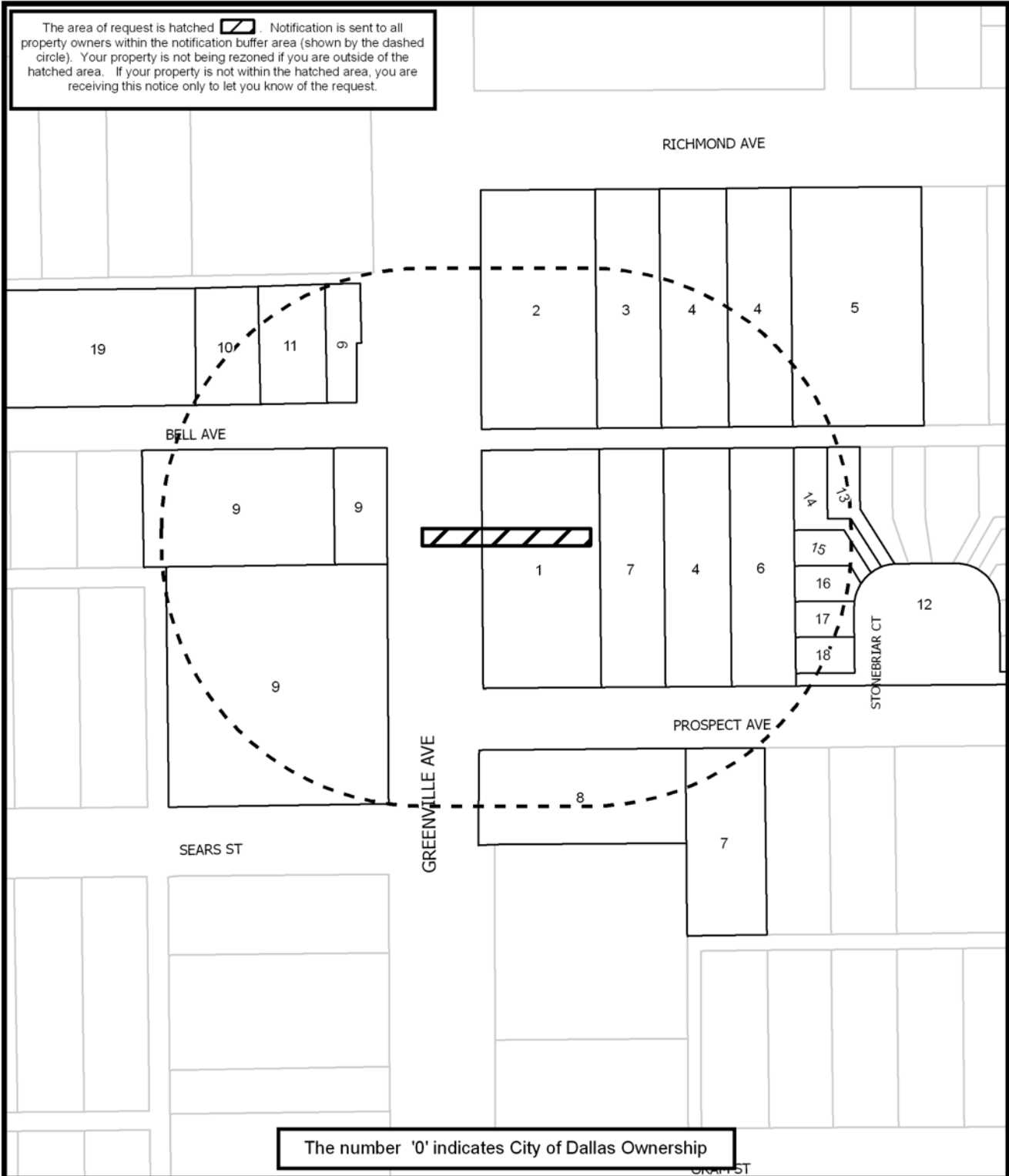
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# ZONING HISTORY

Case no:           Z123-259          

Date:           5/15/2013

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



The number '0' indicates City of Dallas Ownership



1:1,200

# NOTIFICATION

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

Case no:           **Z123-259**            
 Date:           **5/15/2013**

5/15/2013

***Notification List of Property Owners******Z123-259******19 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2100 GREENVILLE AVE	GREENVILLE 2100 LTD STE 300
2	5702 RICHMOND AVE	GREENVILLE ROSS PTNR LTD ATTN: TAX DEPT
3	5710 RICHMOND AVE	SANCHEZ FIDENCIO
4	5714 RICHMOND AVE	REESE GRANDCHILDRENS
5	5722 RICHMOND AVE	EUSTACHIO PIETRO
6	5719 PROSPECT AVE	MADISON PACIFIC DEV COM DEVELOPMENT CO #
7	5711 PROSPECT AVE	ANDRES FAMILY TRUST 200
8	2026 GREENVILLE AVE	ANDRES FAMILY TRUST
9	5642 BELL ST	2001 GREENVILLE VENTURE % MADISON PACIFI
10	5639 BELL ST	EATON ROAD LTD
11	5643 BELL ST	BATM PROP LP
12	2100 STONEBRIAR CT	STONEBRIAR CT H O A
13	6 STONEBRIAR CT	KELLEY STEPHANIE C & MALCOLM L
14	5 STONEBRIAR CT	CUMMINGHAM CAROLINE
15	4 STONEBRIAR CT	STOKES ROBERT CHARLES
16	3 STONEBRIAR CT	MATTHEWS TEVIS C
17	2 STONEBRIAR CT	WHITE SHARI
18	1 STONEBRIAR CT	HOOPER NICOLE E
19	5627 BELL ST	LEFEBVRE DALE

**FILE NUMBER:** Z123-287 (JH)

**DATE FILED:** May 17, 2013

**LOCATION:** West corner of Haskell Avenue and San Jacinto Street

**COUNCIL DISTRICT:** 14

**MAPSCO:** 45-D

**SIZE OF REQUEST:** Approx. 0.45 acres

**CENSUS TRACT:** 16

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**APPLICANT:** Chuck Hooks

**OWNER:** Don E. Cass

**REQUEST:** An application to renew Specific Use Permit No. 1753 for a liquor store within the Subarea 8 portion of Planned Development District No. 298, the Bryan Area Special Purpose District.

**SUMMARY:** The applicant is proposing to continue operation of an existing liquor store use.

**STAFF RECOMMENDATION:** Approval, for a five-year period with eligibility for automatic renewal of additional five-year periods

**BACKGROUND INFORMATION:**

- The request site is developed with a multi-tenant structure, of which the applicant occupies 2,030 square feet within the northern portion of the structure.
- The request site has had a Specific Use Permit for a liquor store use since 1996, with a brief lapse in 2008 due to a staff misinterpretation of the SUP conditions. SUP No. 1753 was granted on May 13, 2009 for a two-year time period and renewed on June 8, 2011 for a two-year time period.

**Zoning History:** There has not been any recent zoning activity in the immediate area pertinent to this request.

<u>Thoroughfare/Street</u>	<u>Designation; Existing &amp; Proposed ROW</u>
Haskell Avenue	Principal Arterial; 50' & 160' ROW
San Jacinto Street	Local; 50' ROW

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

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

The request site is located within a multi-modal corridor on the Vision Illustration within ForwardDallas!.

Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods. While normally located around DART light-rail or commuter rail stations, these building blocks could also be focused streetcar or enhanced bus corridors such as bus rapid transit. Transit centers and multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Multi-modal corridors in particular would diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access. Interactive public plazas and/or civic uses will be centrally located and residential roof terraces and balconies overlooking transit station areas add "eyes on the street" that can aid public safety.

**Land Use Compatibility:**

The request site is developed with a multi-tenant structure, of which the applicant occupies the northern portion of the structure. The applicant is requesting to renew SUP No. 1753.

Surrounding land use consists of various retail uses along the Ross Avenue frontage as well as within the multi-tenant structure accommodating the requested use. Low-to-medium density residential uses are found on properties to the southeast and south along Haskell Avenue.

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 this existing use has not created any adverse impact on the surrounding area. The development and use of the property is complying with the SUP site plan. As a result of this analysis as well as recognizing the adjacent development of new residential uses across Haskell Avenue and at the intersection of Haskell Avenue and San Jacinto Street, staff does support the request, subject to the attached recommended conditions.

**Traffic/Off-street Parking:**

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

A liquor store requires one space for each 200 square feet of floor area. The site plan provided by the applicant provides for the required 13 spaces on the property in the locations shown and 22 delta credits to meet the minimum requirement for all of the uses on the property.

**Police Report:**

Staff obtained reported offenses for the most recent five-year period. The list of offenses is provided later in this report. The “other offenses” entry is a report of a person attempting to make a purchase with a fake gift card.

DPD Report  
June 2008-June 2013

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

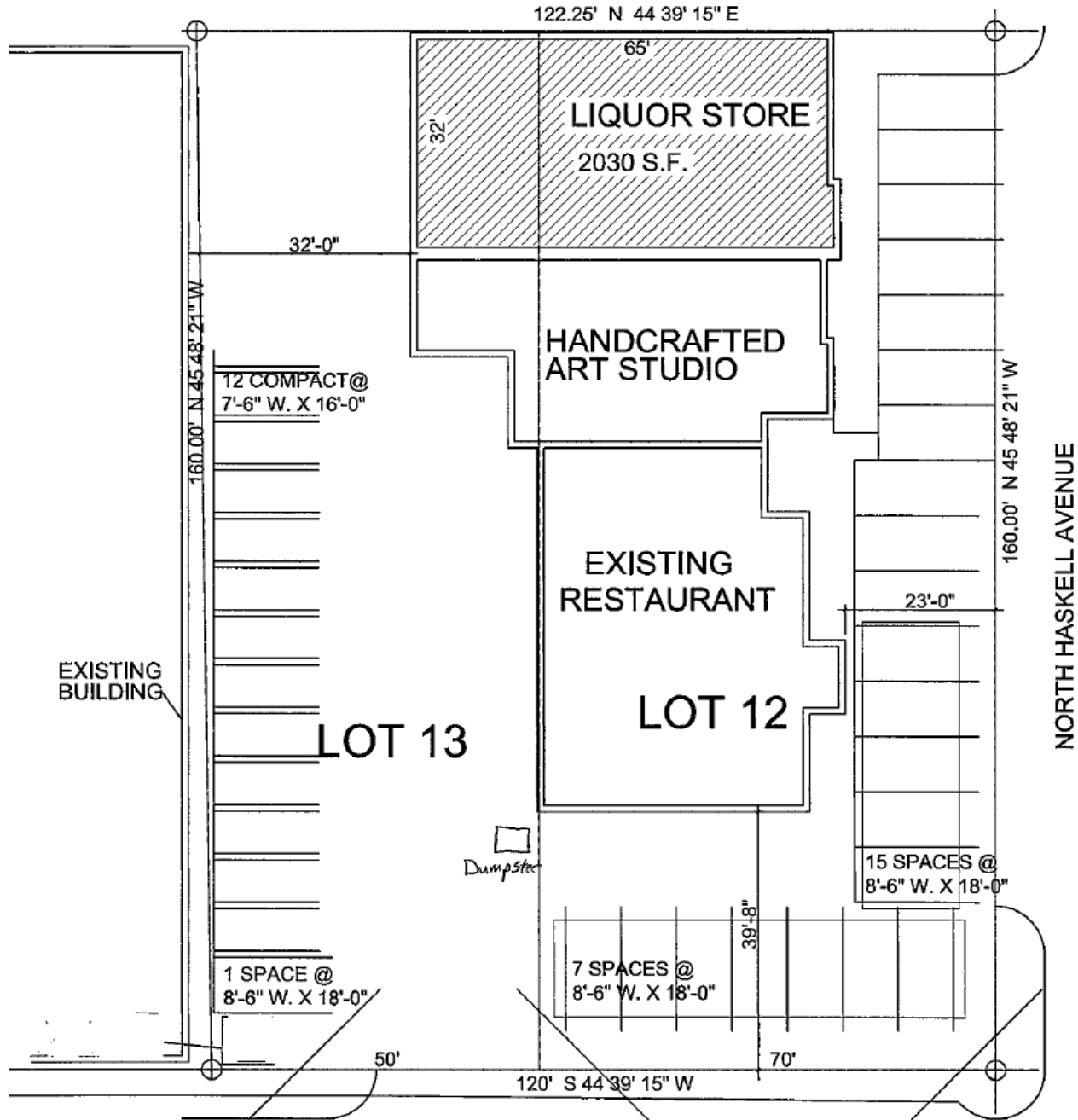
	SERVICE #	OFFENSE DATE	TYPE	COMPLAINANT	ADDRESS	BEAT	REPORTING AREA
1	0257057-W	08/29/2009	BURGLARY	*SULLYS BEER AND WINE	01617 N HASKELLAVE	154	2027
2	0128386-Y	05/04/2011	OTHER OFFENSES	*ROSS AVE LIQOUR	01617 N HASKELLAVE	154	2027



SUP Conditions

1. USE: The only use authorized by this specific use permit is a liquor store.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: ~~This specific use permit automatically terminates on (two years from passage of the ordinance).~~ This specific use permit expires on (five years), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. FLOOR AREA: The maximum floor area is 2,030 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The liquor store may only operate between 9 a.m. and 10:00 p. m., Monday through Saturday.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas

EXISTING SITE PLAN



**SITE PLAN**  
**1617 NORTH HASKELL AVENUE**

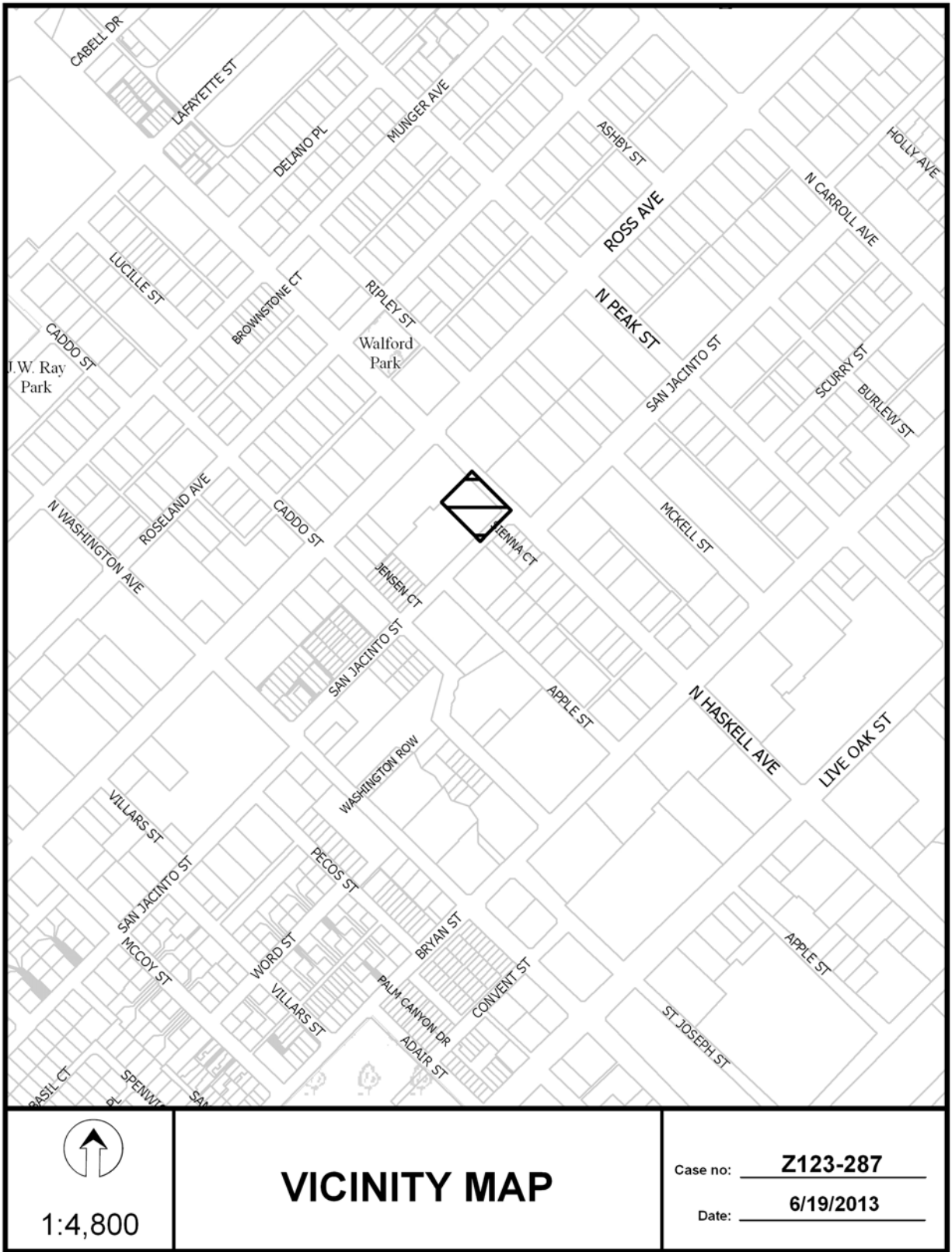
SAN JACINTO STREET

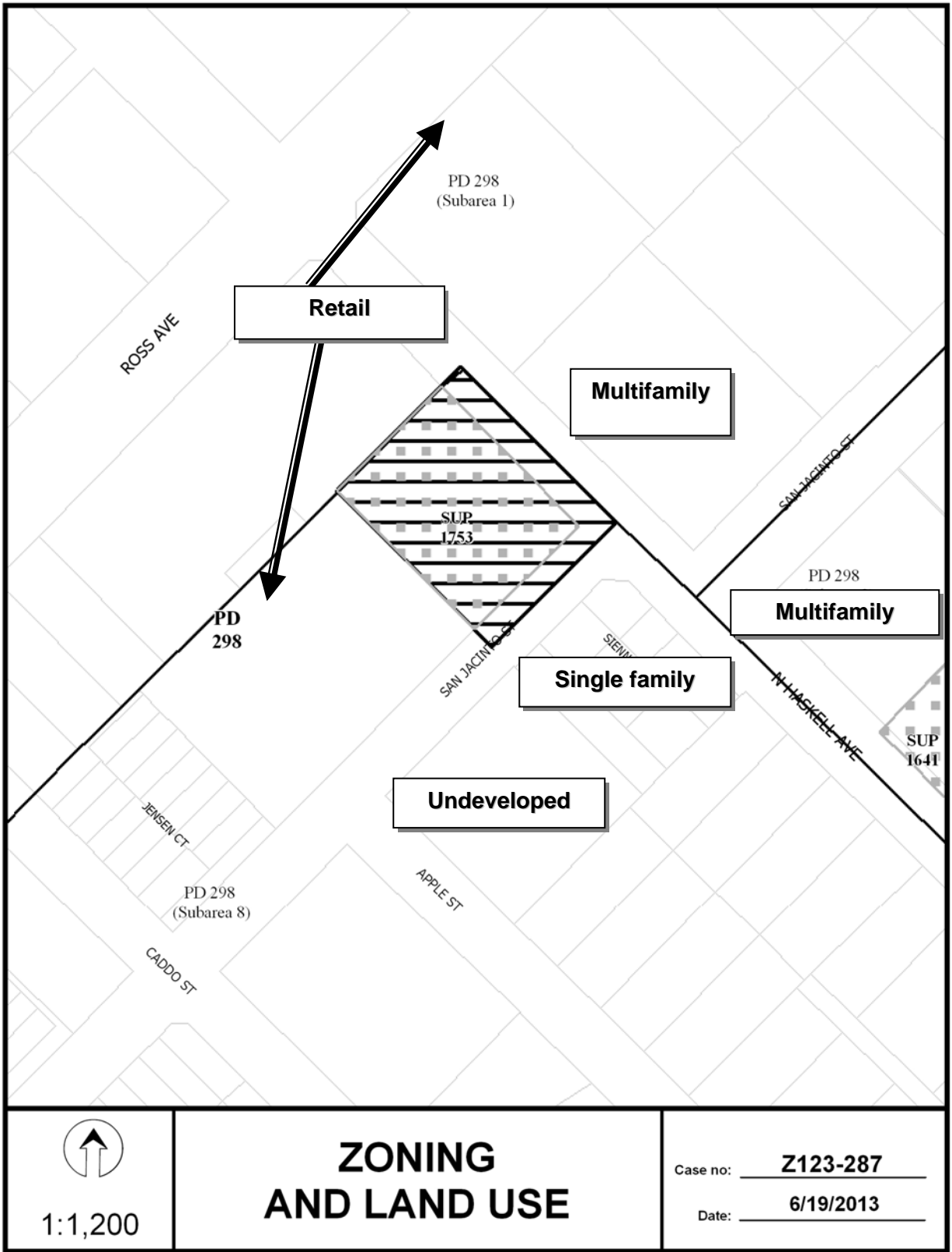


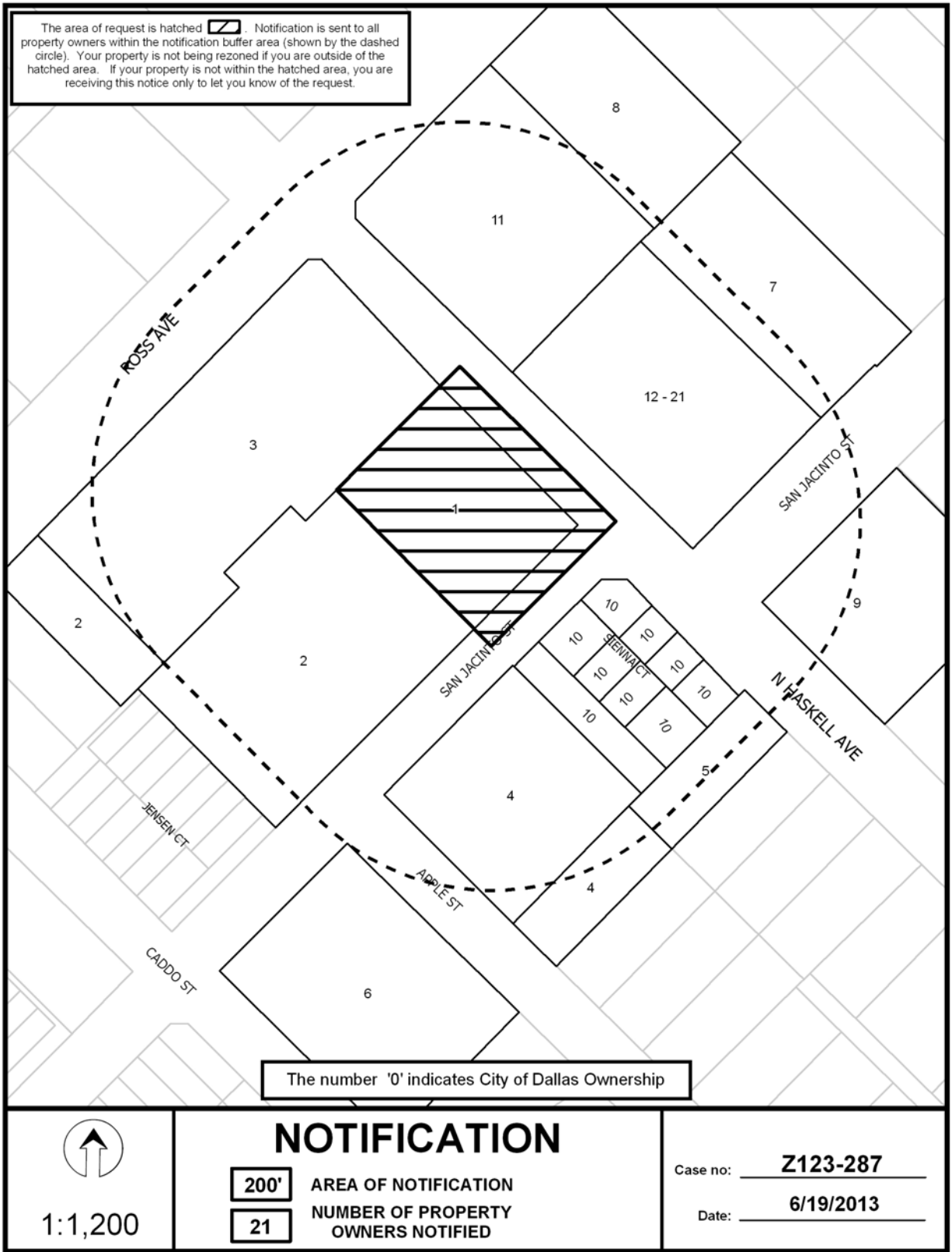
FULL SIZE SPACES = 23  
COMPACT SPACES = 12 (34.28 %)

TOTAL SPACES PROVIDED = 35  
LIQUOR STORE PARKING - 1 SPACE PER 200 S.F. = 10 SPACES  
ZONING FILE #Z089-149(RB)

1"=20'







6/19/2013

## Notification List of Property Owners

### Z123-287

#### 21 Property Owners Notified

Label #	Address	Owner
1	1605 HASKELL AVE	CASS DON TR STE B
2	3910 ROSS AVE	ROSS AVE WAREHOUSE LP STE 300
3	4004 ROSS AVE	ROSS AVE RETAIL LLC ATTN DAVID E CLAASSE
4	1516 APPLE ST	ACCESS 1ST CAPITAL BANK
5	1525 HASKELL AVE	HASKELL PARC LLC %JOHAN SALEH (PRESIDENT
6	3910 SAN JACINTO ST	AT & T CORP
7	4115 SAN JACINTO ST	URBAN SOUTHWEST EASTSIDE LP
8	4202 ROSS AVE	HARRIS W R JR TR
9	1518 HASKELL AVE	ALLEGRO ROBERT DBA ALLEGRO PROPERTIES
10	1536 SIENNA CT	SIENNA COURT TOWNHOMES LLC
11	4202 ROSS AVE	4206 ROSS PARTNERS LTD ATTN: RASANSKY MI
12	1600 HASKELL AVE	WILSON CHASITY N
13	1600 HASKELL AVE	SMALLWOOD JOHN M JR
14	1600 HASKELL AVE	NORTHGATE CONSOLIDATED GROUP LLC
15	1600 HASKELL AVE	DELGADO DANTE RENE
16	1600 HASKELL AVE	PEDERSON MISTY D
17	1600 HASKELL AVE	SHOEMAKER ANTHONY L
18	1600 HASKELL AVE	HO KIEM A & CAROLINE H
19	1600 HASKELL AVE	EAKINS GREG
20	1600 HASKELL AVE	HONEYCUTT CHARLES W &
21	1600 HASKELL AVE	COLWILL DAVID & ADKINS JULIE

**FILE NUMBER:** Z123-171(MW)

**DATE FILED:** January 2, 2013

**LOCATION:** Northwest corner of Villa Creek Drive and Ford Road

**COUNCIL DISTRICT:** 6

**MAPSCO:** 12-Z

**SIZE OF REQUEST:** ±1.42 acre

**CENSUS TRACT:** 140.01

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**REPRESENTATIVE:** Robert Baldwin

**APPLICANT/OWNER:** Atmos Energy

**REQUEST:** An application for a Specific Use Permit for a radio, television or microwave tower on property zoned an MU-3 Mixed Used District

**SUMMARY:** The applicant proposes to replace an existing 170-foot tower, which connects the onsite gas regulator facility to the utility's billing system and network, with a 270-foot.

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

**BACKGROUND INFORMATION:**

- The ±1.42-acre request site is developed with a gas regulator facility (utility or government installation other than listed) which includes two storage warehouses, constructed in the 1950's (per DCAD data), and a 170-foot microwave tower.
- Pursuant to Chapter 51A of the Dallas Development Code, a radio, television or microwave tower is defined as a structure supporting antennae that transmit or retrieve any portion of the electromagnetic spectrum.
- A radio, television or microwave tower is permitted only by specific use permit in the Mixed Use districts.
- The request site is surrounded by office uses to the north and east; retail uses to the south and warehouse uses to the west.

**Zoning History:**

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

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Ford Road	Local	50 feet
Villa Creek Drive	Local	60 feet

**Land Use:**

	Zoning	Land Use
<b>Site</b>	MU-3	Gas regulator facility
<b>North</b>	MU-3	Office
<b>East</b>	City of Farmers Branch	Office
<b>South</b>	IR	Retail
<b>West</b>	IR	Warehouse



**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

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

The applicant's request is consistent with the following goal and policy of the Comprehensive Plan.

**LAND USE ELEMENT**

**GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

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

**Land Use Compatibility:**

The ±1.42-acre request site is developed with a gas regulator facility (utility or government installation other than listed) which includes two storage warehouses, constructed in the 1950's (per DCAD data), and a 170-foot microwave tower. The applicant proposes to replace the existing tower with a with a 270-foot tower. A radio, television or microwave tower is permitted only by specific use permit in the Mixed Use districts.

The request site is surrounded by office uses to the north and east; retail uses to the south and warehouse uses to the west.

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

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

**Traffic:**

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

**Parking:**

Pursuant to the Dallas Development Code, a utility or government installation other than listed does not require off-street parking. A radio, television or microwave tower requires two off-street parking spaces, as depicted on the site plan.

**Landscaping:**

The request will not trigger the requirements of Article X of the Dallas Development Code.

**Federal Aviation Administration:**

On August 31, 2011, the Federal Aviation Administration (FAA) conducted an aeronautical study of the proposed tower which revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided it is marked/lighted in accordance with the FAA standards.

**Partners/Principals/Officers:**

**APPLICANT/OWNER:** Atmos Energy

Robert W. Best – CEO

J. Kevin Akers – President

Verlon R. Aston Jr. – Vice President

Mark S. Bergeron – President, Atmos Energy Holdings, Inc.

Clay C. Cash – Vice President

Bret Eckert – Senior Vice President

Christopher T. Forsythe – Vice President and Controller

Daniel M. Meziere – Vice President and Treasurer

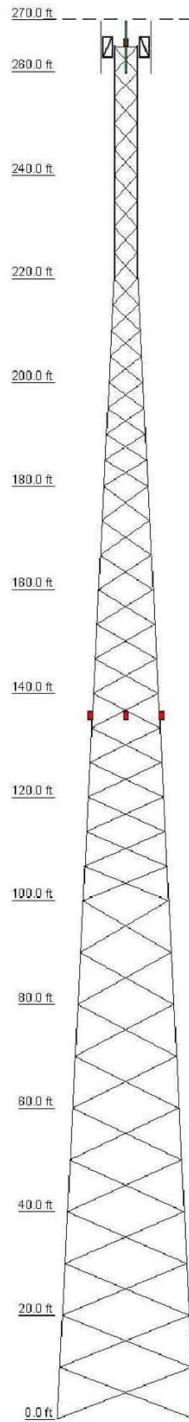
Louis P. Gregory – Senior Vice President, General Counsel and Corporate Secretary

**Z123-171  
Proposed Conditions**

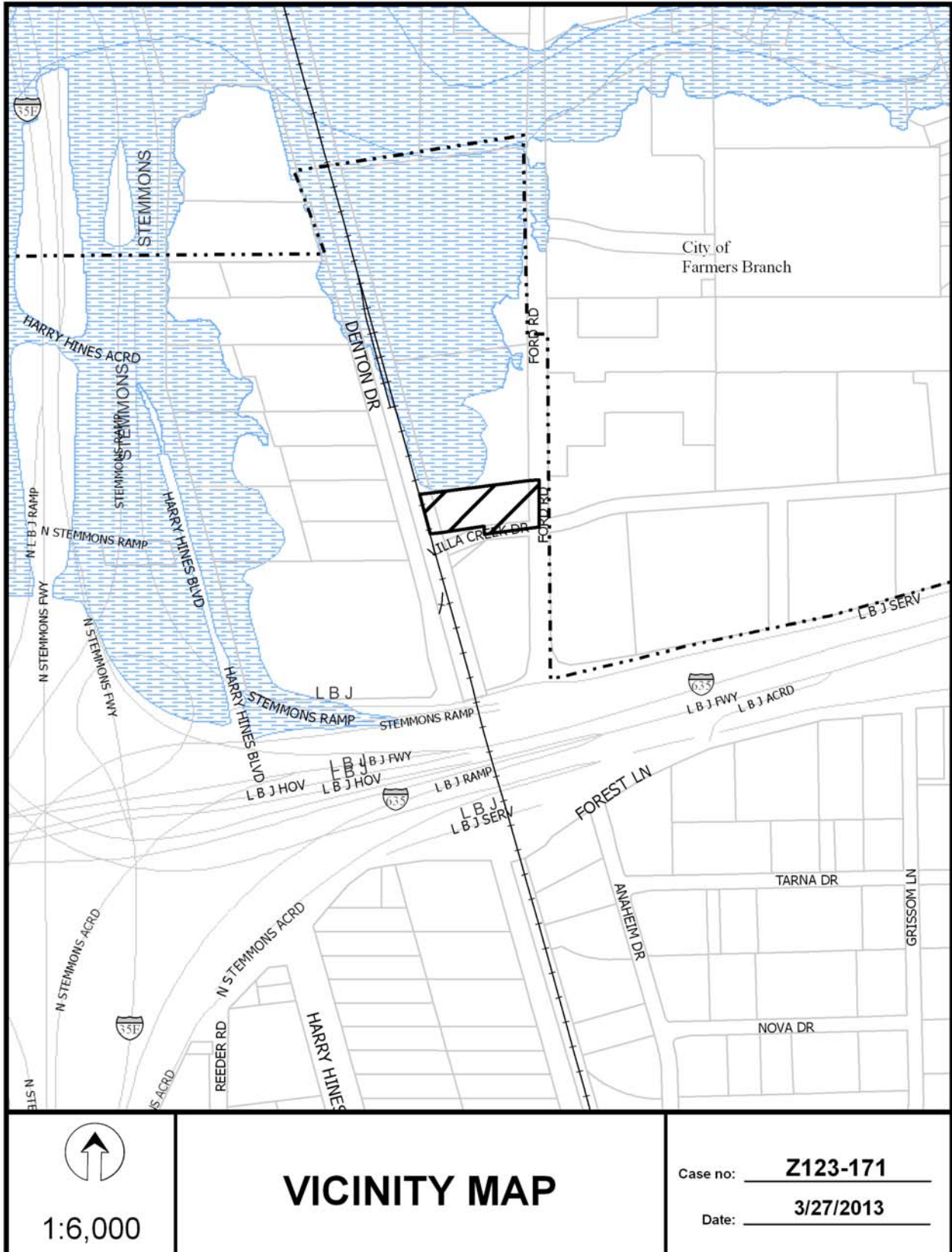
1. **USE:** The only use authorized by this specific use permit is a radio, television, or microwave tower.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT:** This specific use permit expires on (ten years), but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. **HEIGHT:** Maximum height for the radio, television, or microwave tower is 270 feet.
5. **ILLUMINATION:** The radio, television, or microwave tower may not be illuminated, except as required by the Federal Aviation Administration.
6. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
7. **GENERAL REQUIREMENTS:** Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

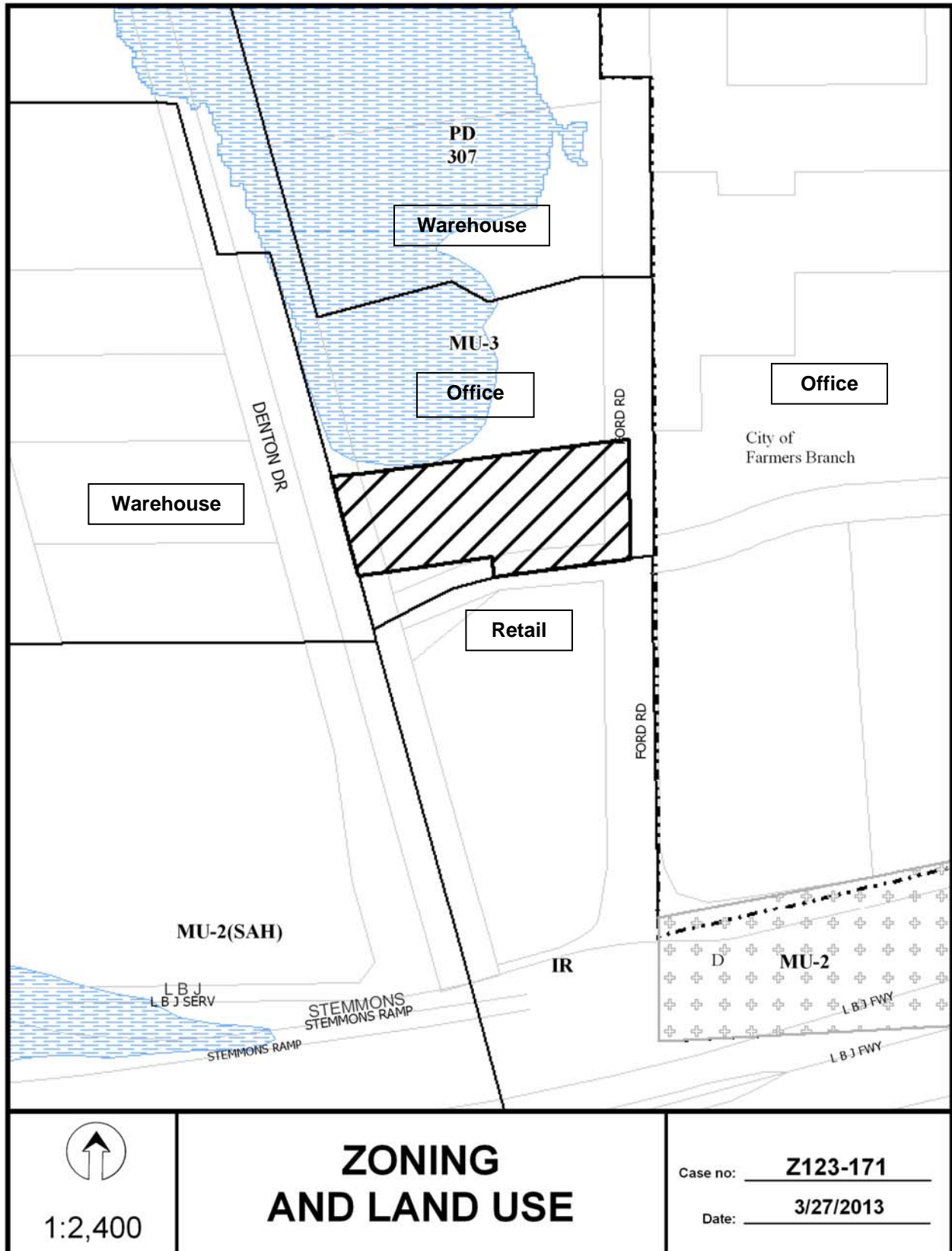


**Proposed Elevation**

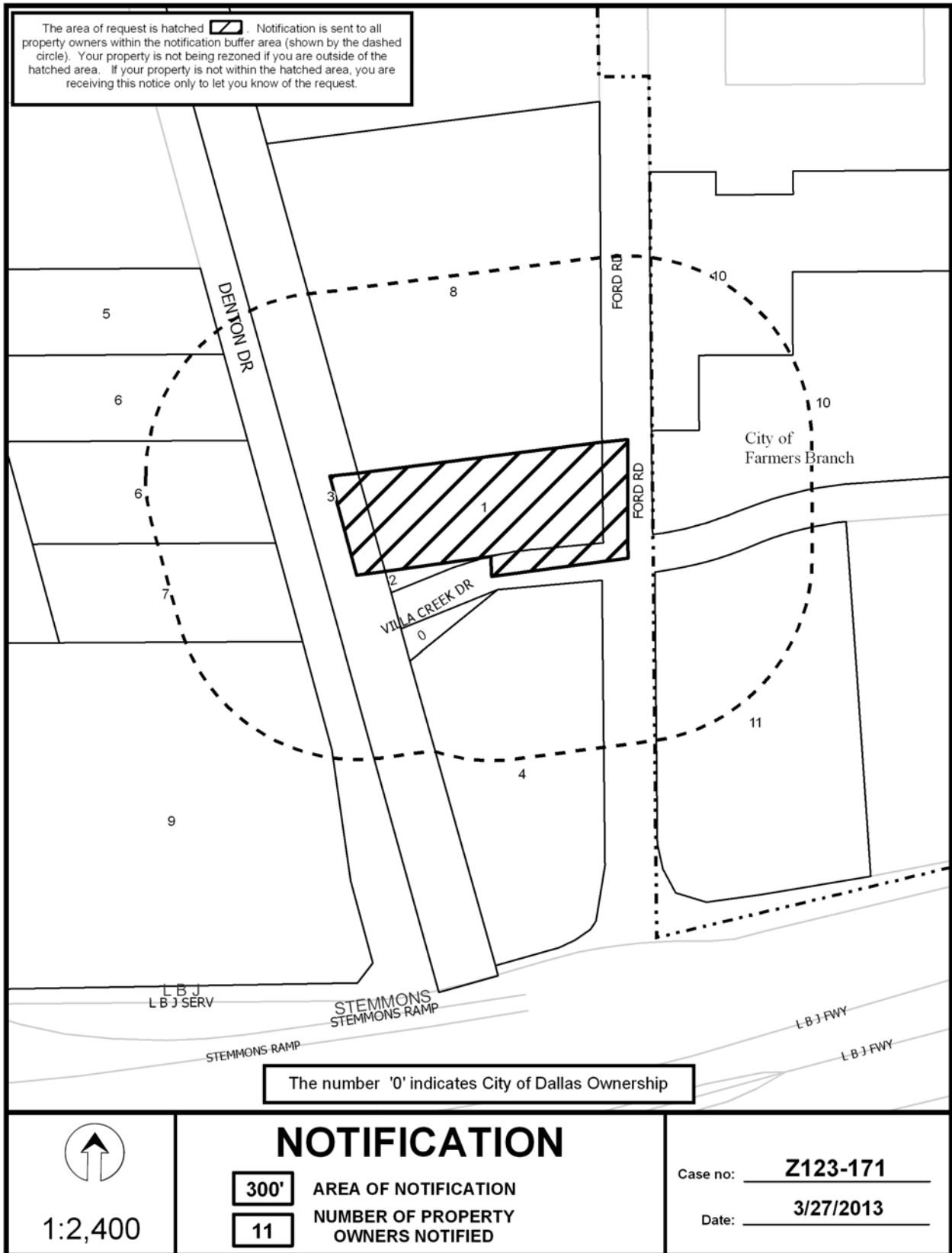


# SELF-SUPPORTING TOWER









Z123-171(MW)

3/27/2013

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

***Z123-171***

***11 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	11931 FORD RD	ENSERCH CORP % ATMOS ENERGY / PPTY TAX
2	11900 FORD RD	BALDWIN HARRIS COMPANY STE 13
3	401 BUCKNER BLVD	DART
4	2605 LBJ FWY	MOON ACQUISITIONS LTD
5	12025 DENTON DR	ABOA INC
6	11937 DENTON DR	ALEXANDER PLASTICS INC
7	11929 DENTON DR	KATZ ANN TRUST OLLIE GOLDFARB TRUSTEE
8	12005 FORD RD	NORTHPOINTE LP % ECOM REAL ESTATE
9	11814 HARRY HINES BLVD	MOON VENTURES LTD
10	12000 FORD RD	CB 3 METRO LLC
11	11800 FORD RD	BALDWIN HARRIS CO

**FILE NUMBER:** Z123-212(MW)

**DATE FILED:** February 19, 2013

**LOCATION:** Southeast corner of North Central Expressway and Midtown Boulevard

**COUNCIL DISTRICT:** 13

**MAPSCO:** 26-F, K

**SIZE OF REQUEST:** ±12.46 acres

**CENSUS TRACT:** 78.23

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**REPRESENTATIVE:** Santos Martinez, Masterplan

**APPLICANT/OWNER:** Commodore Partners, LTD

**REQUEST:** An application for a Planned Development District for mixed uses on property zoned a GO(A) General Office District

**SUMMARY:** The proposed Planned Development District will allow for retail and multifamily residential uses with design standards.

**STAFF RECOMMENDATION:** Approval; subject to a conceptual plan and conditions.

**BACKGROUND INFORMATION:**

- The ±12.46-acre request site is currently undeveloped; however, a portion of the site is improved with surface parking.
- The request site is surrounded by office uses and undeveloped land to the north; undeveloped land and railway corridor to the east; office uses, multifamily residential and undeveloped land to the south and office uses to the west (across Central Expressway).

**Zoning History:**

- 1. Z123-148:** On July 11, 2013, the City Plan Commission recommended to hold the case under advisement with the public hearing left open until August 8, 2013. This is an application for a Planned Development District for non-residential uses on property zoned a GO(A) General Office District.
- 2. Z112-173:** On March 28, 2012, the City Council approved the creation of a new subdistrict within Planned Development District No. 577.
- 3. Z089-233:** October 28, 2009, the City Council approved an amendment to and expansion of Planned Development District No. 745 for mixed uses on property zoned Planned Development District No. 745, a CR Community Retail District and an MF-2(A) Multifamily District.
- 4. Z056-169:** On June 14, 2006, the City Council approved a Planned Development District for MU-3(A) Mixed Use District uses on property zoned an MF-1(A) Multifamily District and an MF-2(A) Multifamily District.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>
North Central Expressway	US Highway	Variable
Midtown Boulevard	Local	37 feet
Manderville Lane	Local	Variable

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	GO(A)	Undeveloped; surface parking
<b>North</b>	GO(A); PDD No. 745	Office; undeveloped
<b>East</b>	PDD No. 745; MF-2(A);	Undeveloped; railway corridor
<b>South</b>	GO(A); MF-2(A) MF-2 (A)(SAH)	Office; multifamily; undeveloped
<b>West</b>	GO(A); RR	Office

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

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

**LAND USE ELEMENT**

Goal 1.1: Promote desired development

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

**URBAN DESIGN ELEMENT**

**GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

**Land Use Compatibility:**

The ±12.46-acre request site is currently undeveloped; however, a portion of the site is improved with surface parking. The request site is surrounded by office uses to the north; undeveloped land and railway corridor to the east; office uses, multifamily residential and undeveloped land to the south and office uses to the west (across Central Expressway).

While the applicant intends to develop the site with retail uses, the proposed planned development district allows for a mix of uses, including multifamily residential, with design standards. As proposed, the design standards for large retail uses, as required by §51A-4.605 of the Dallas Development Code will apply. In addition, the applicant proposes design standards for mixed use or residential development consistent with Planned Development District No. 745.

The applicant’s request is compatible with the existing development pattern as well as with the use as well as with the intent of the adjacent Planned Development District No. 745. Therefore, staff supports the request.

**Development Standards:**

District	Setbacks		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
<b>Existing</b>							
GO(A) General office	15'	20' adjacent to residential OTHER: No Min.	4.0 FAR	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, lodging – limited retail & personal service uses
<b>Proposed</b>							
PDD	25' 15'	15'; 0' internally	4.0 FAR 1,950 du	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, lodging – limited retail & personal service uses

**Traffic:**

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

**Parking:**

Within the new Planned Development District, the applicant proposes off-street parking requirements pursuant to §51A-4.200 of the Dallas Development Code with one exception; that the entire district shall be considered one lot.

**Landscaping:**

The applicant proposes landscaping in accordance with Article X of the Dallas Development Code. The applicant requests that the City Council grant a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this district for the exclusive purpose of authorizing compliance with the landscaping requirements. Staff does not support this aspect of the request and, therefore, has omitted it from the proposed conditions.

Z123-212(MW)

**List of Partners/Principals/Officers:**

**Applicant/Owner:** Commodore Partners, LTD

Sole General Partner: Carl Westcott LLC

Acting Manager: Court Westcott



**Z123-212  
Proposed PDD Conditions**

**SEC. 51P-\_\_\_.101. LEGISLATIVE HISTORY.**

PD \_\_\_ was established by Ordinance No. \_\_\_\_\_, passed by the Dallas City Council on \_\_\_\_\_.

**SEC. 51P-\_\_\_.102. PROPERTY LOCATION AND SIZE.**

PD \_\_\_ is established on property located at the southeast corner of North Central Expressway and Midtown Boulevard. The size of PD \_\_\_ is approximately 12.46 acres.

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

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

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

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

(3) INTERIOR SIDE YARD means a side yard that is not adjacent to a street.

(4) PRIMARY STREET means the principal frontage for a building site, as designated on the development plan.

(5) SECONDARY STREET means the frontage for a building site that is not a primary street, as designated on the development

(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: conceptual plan.

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

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

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

A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is 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.

--Catering service.  
--Custom business service.  
--Electronics service center.  
--Medical or scientific laboratory.  
--Tool or equipment rental.

(3) Industrial uses.

--Temporary concrete or asphalt batching plant. [*By special authorization of the building official.*]

(4) Institutional and community service uses.

--Adult day care facility.  
--Child-care facility.  
--Church.  
--College, university or seminary.  
--Community service center. [*SUP*]  
--Convalescent and nursing homes, hospice care, and related institutions. [*RAR*]  
--Convent or monastery.  
--Foster home.  
--Hospital.  
--Library, art gallery, or museum.  
--Open-enrollment charter school.

- Private school.
- Public school. *[RAR]*
- (5) Lodging uses.
  - Extended stay hotel or motel. *[SUP]*
  - Hotel or motel.
- (6) Miscellaneous uses.
  - Attached non-premise sign.
  - Carnival or circus (temporary). *[By special authorization of the building official.]*
  - Temporary construction or sales office.
- (7) Office uses.
  - Financial institution without drive-in window.
  - Financial institution with drive-in window.
  - Medical clinic or ambulatory surgical center.
  - Office.
- (8) Recreation uses.
  - Country club with private membership.
  - Private recreation center, club, or area.
  - Public park, playground, or golf course.
- (9) Residential uses.
  - College dormitory, fraternity or sorority house.
  - Duplex.
  - Group residential facility. *[SUP required if spacing component of Section 51A-4.209(b)(3) is not met.]*
  - Multifamily.
  - Residential hotel.
  - Retirement housing.
- (9) Retail and personal service uses.
  - Alcoholic beverage establishment. *[See 51A-4.210(b)(4).]*
  - Animal shelter or clinic without outside runs. *[RAR]*
  - Business school.
  - Commercial amusement (inside).
  - Commercial amusement (outside).
  - Commercial parking lot or garage.
  - Dry cleaning or laundry store.
  - Furniture store.
  - General merchandise or food store 3,500 square feet or less.

- General merchandise or food store greater than 3,500 square feet.
- General merchandise or food store 100,000 square feet or more.
- Household equipment and appliance repair.
- Liquor store.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service.
- Temporary retail use.
- Theater.

(10) Transportation uses.

- Railroad passenger station
- Transit passenger shelter.
- Transit passenger station or transfer center.

(12) Utility and public service uses.

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

(13) Wholesale, distribution, and storage uses.

- Mini-warehouse.
- Office showroom/warehouse.
- Recycling buy-back center [SUP or RAR may be required. See Section 51A-4.213 (11).]
- Recycling collection center. [SUP or RAR may be required. See Section 51A-4.213 (11.1).]
- Recycling drop-off container. [SUP required if the requirements of Section 51A-4.213 (11.2)(E) are not satisfied.]
- Recycling drop-off for special occasion collection. [SUP required if the requirements of Section 51A-4.213 (11.3)(E) are not satisfied.]

**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 use is not permitted:

-- Private stable.

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

-- Accessory medical/infectious waste incinerator.

-- Accessory pathological waste incinerator.

**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.)

**Staff recommended:**

<p>(a) Central Expressway.</p> <p>(1) Minimum setback is 25 feet.</p> <p>(b) <u>Manderville Lane and Midtown Boulevard.</u></p> <p>(1) Minimum.</p> <p>(i) For a mixed use or residential building, the minimum setback is 10 feet.</p> <p>(ii) For other uses, the minimum setback is 15 feet.</p> <p>(2) Maximum.</p> <p>(i) For a mixed use or residential building, the maximum setback is 15 feet.</p> <p>(ii) For other uses, there is no maximum setback.</p> <p>(c) <u>Side and rear yard.</u> Minimum side and rear yard is 15 feet. No minimum interior side yard is required.</p>
--

(3) Façade location. For a mixed use or residential building, a portion of the front facade equal to at least 50 percent of the length of the lot, excluding pedestrian and vehicular ingress and egress points, must be located within the area between the minimum and maximum setback. The remainder of the front facade (less than 50 percent of the length of the lot) must comply only with the minimum front yard setback.

(c) Projections into setbacks. Window sills, bay windows, belt courses, cornices, other architectural features, and fireplace chimneys may project up to three feet into a required front, side, or rear yard. Unenclosed balconies, unenclosed patios, and stoops may project up to six feet into a required front, side, or rear yard, provided that the width of the encroachment is not greater than fifteen feet.

(d) Dwelling unit density. Maximum number of dwelling units is 1,650.

(e) Floor area.

(1) Maximum floor area ratio:

(a) 3.8 for lodging and office uses;

(b) 3.75 for retail and personal service uses;

(c) 4.0 for all uses combined.

(f) Height. Maximum structure height is 270 feet.

(g) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; however, if the roof of a parking garage is an interior courtyard that is landscaped and the garage does not exceed 17 feet in height above ground level, it does not count as lot coverage. Surface parking lots and underground parking structures are not included in lot coverage.

(h) Lot size. No minimum lot size.

(i) Stories. Maximum number of stories above grade is 20. Aboveground parking structures are not included in the calculation of stories but are included in the height calculations.

**SEC. 51P-\_\_\_.110.**

**OFF-STREET PARKING AND LOADING.**

(a) Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) A maximum of 10 percent of multifamily parking spaces must be surface parking.

(c) For purpose of this section, the entire district shall be considered one lot.

**SEC. 51P-\_\_\_\_.111. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

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

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

(b) Drive approaches must have one tree for every 30 linear feet of drive approach. Trees must be a minimum two and one-half caliper inches at the time of planting and may be planted in naturalized clusters along the driveway. All trees must be located within 35 feet of the paved drive approach. These trees qualify towards site tree requirements under Article X.

(c) All plant materials must be maintained in a healthy, growing condition.

**SEC. 51P-\_\_\_\_.113. PEDESTRIAN AMENITIES.**

(a) The following pedestrian amenities are required along all street frontages:

- (1) benches at a minimum of one per 200 feet of frontage.
- (2) trash receptacles at a minimum of one per 200 feet of frontage.
- (3) bicycle parking at a minimum of one five-bicycle rack per 200 feet of frontage.
- (4) pedestrian lighting at a minimum of one per 150 feet of frontage.

(b) All pedestrian amenities must be maintained by the owner of the lot; if there is more than one owner, all owners are jointly and severally responsible for maintenance.

**SEC. 51P-745.114. BUILDING ELEMENTS AND DESIGN STANDARDS.**

(Note: See Section 51A-4.605 for required design standards for a general merchandise or food store 100,000 square feet or more.)

**Staff recommended:**

(a) In general.

(1) Applicability. Except as provided in this section, building elements and design standards apply to all mixed use or residential buildings within the district.

(2) Purpose. Building elements and design standards are intended to:

(A) ensure that new development enhances and is compatible with surrounding neighborhoods; and

(B) enhance the character and environment for pedestrians.

(3) Building elements and facade.

(A) Street-level transparency. (*Measured between 0 and 10 feet above adjacent sidewalk.*)

(i) Primary street facade: Minimum 40 percent.

(ii) Secondary street facade: Minimum 20 percent.

(B) Upper-story transparency. (*Measured from floor to floor.*)

(i) Primary street facade: Minimum 40 percent.

(ii) Secondary street facade: Minimum 20 percent.

(C) Entrance.

(i) Primary street facade: Required.

(ii) Entrance spacing: (*Maximum linear feet.*)

(aa) Except as provided in provision (bb): 100.

(bb) For hospital, medical or scientific laboratory, and all office uses: 150.

(iii) Secondary facade: Allowed.

(4) Blank wall. A blank wall may not face a primary street for more than 20 linear feet.

(5) Street-level retail use front windows. A minimum of 60 percent of a street-fronting street-level window must allow views into the street-level retail use for a depth of at least four feet, measured from the edge of the sidewalk closest to the window. Windows must be clear, unpainted, or translucent. Spandrel glass or back-painted glass is not permitted.



**Applicant proposed:**

(a) Building materials. The exterior facades of the building elevations for non-residential uses facing North Central Expressway or Midtown Boulevard must be comprised of no less 75 percent masonry. The exterior facades of the building elevations for residential uses facing North Central Expressway, Midtown Boulevard, or Manderville Lane shall be comprised of no less 75 percent masonry. Masonry includes, but is not limited to, stone, brick, concrete, hollow clay tile, cementitious fiber siding, decorative concrete blocks or tile, glass block, other similar building materials, or a combination of those materials. For purposes of this provision, stucco is considered masonry but Exterior Finish Insulations System (EFIS) materials are not.

(b) Off-street parking structures. All permanent parking structures for multifamily uses must be either underground or concealed in a building with a facade that is similar in appearance to the facade of either the main non-parking building to which the parking is accessory or the adjacent structure's architecture. At least 10 percent of the parking structure facade must be covered with the same material used predominantly on the first 50 feet of height of the main non-parking building. (The facade area is calculated by including openings, if any.) Openings in the parking structure facade may not exceed 52 percent of the total facade area.

(c) Highly reflective glass prohibited. Highly reflective glass may not be used as an exterior building material on any building or structure in this district. For purposes of this subsection, HIGHLY REFLECTIVE GLASS means glass with exterior visible reflectance percentages in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.)

(d) Multifamily structures. The facade of multifamily dwelling units facing North Central Expressway, Midtown Boulevard, or Manderville Lane, exclusive of trim, doors, soffits, and shutters, may consist of no more than 15 percent wood or products that appear to be wood (such as Hardi-plank), with the remainder of the facade to be constructed of glass or masonry that does not have the appearance of wood.

(e) Drive approach enhancements. The following drive approach enhancements must be provided.

(1) Ingress/egress points on the Property must have a change in surface materials such as pavers, bricks, patterned concrete or stained concrete with color. This special paving must have a minimum length of 20 feet, starting at the Property line, and must span the entire width of the drive approach throat (from edge of curb to edge of curb).

(2) The intersections of main drive approaches must have enhanced paving such as concrete pavers, patterned concrete, or stained concrete with color, brick, stone, landscape islands, or similar feature or materials.

(3) Drive approaches must have a minimum six-foot-wide unobstructed sidewalk on one side of the drive within 20 feet of the drive approach pavement. Benches, at a minimum of one per drive approach, must be located along the sidewalk. Benches are not permitted to obstruct the six-foot-wide clearance. These park benches may qualify for required pedestrian amenities listed in Section \_\_\_\_-112. All other sidewalks must comply with city standards.

(4) Pedestrian lighting with decorative fixtures must be installed along both sides of the main driveways, and located within 25 feet of the drive approach pavement. These light figures may qualify for required pedestrian amenities listed in Section 51P-\_\_\_\_.113.

(5) Throughout the Property, all pedestrian walkways that cross vehicular circulation routes must be clearly marked with enhanced paving and signage or other traffic calming devices such as speed bumps.

(6) Main building entrances. Awnings, canopies, arcades, or similar features must be provided at all main building entrances of buildings located on the Property. If the main building entrance is located within a parking structure this provision does not apply.

(7) Sidewalks. Sidewalks with a minimum width of six feet must be provided along the primary façade wall of all structures with air-conditioned space.

**SEC. 51P-\_\_\_.115. SIGNS.**

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

(b) A-frame signs. A-frame signs are permitted to identify a business in accordance with the following provisions:

(1) The maximum size of the sign is 34 inches wide and 36 inches tall.

(2) The maximum effective area per side is 1,224 square inches.

(3) A-frame signs may only be displayed when the business that it is identifying is open.

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

(5) Only one A-frame sign is permitted per business.

(6) A-frame signs must be separated by a minimum of 50 feet.

(7) A-frame signs may not be located closer than 25 feet to a street intersection.

(c) Blade signs. For multifamily uses, six additional premise signs are permitted as blade signs. The effective area for the sign may not exceed 72 square feet per side. The blade signs must be attached to a main structure and may project no more than 2.5 feet into the required setback.

**SEC. 51P-\_\_\_\_.116.                    ADDITIONAL PROVISIONS.**

(a) Mini-warehouse units must be accessed by an interior corridor.

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

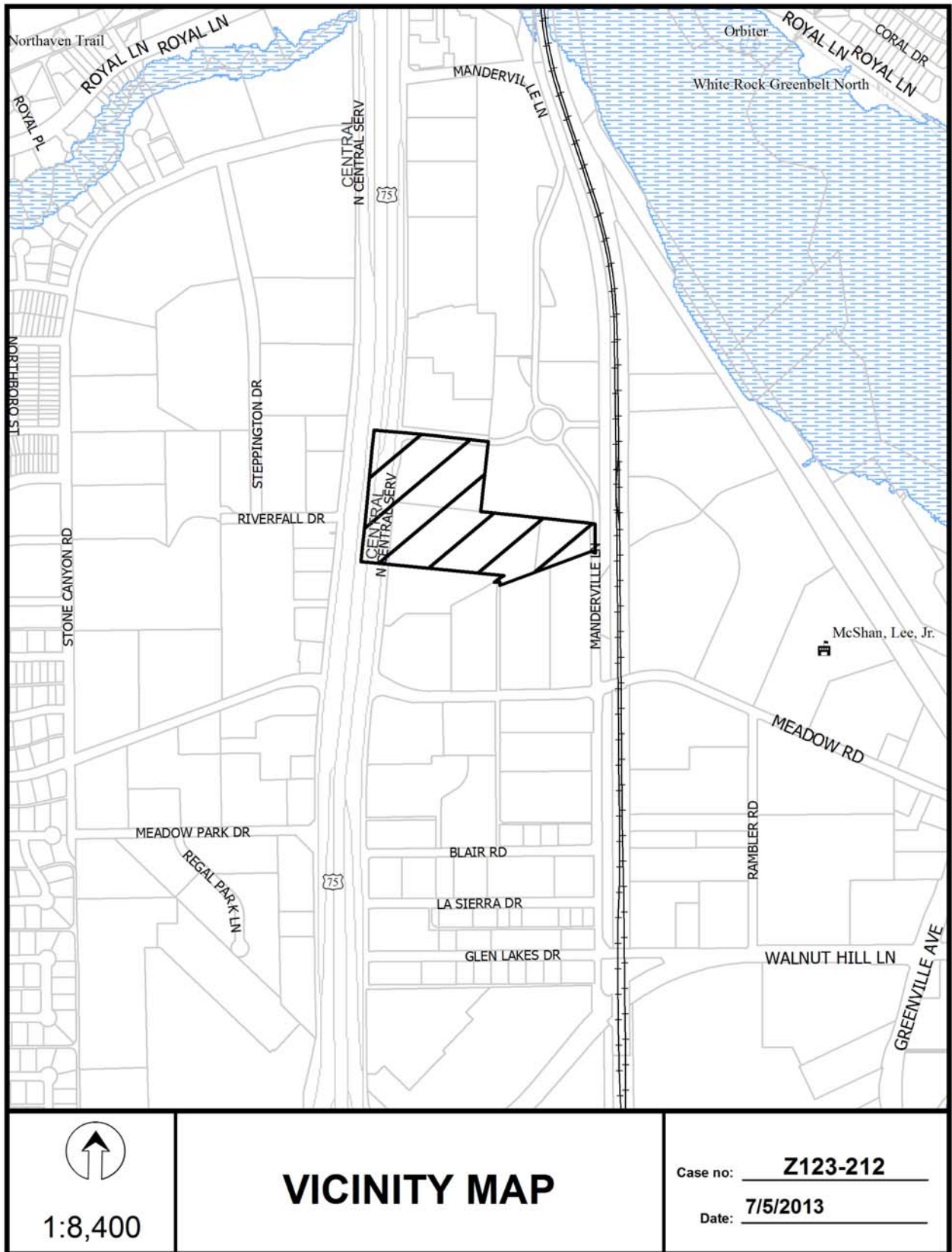
(c) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

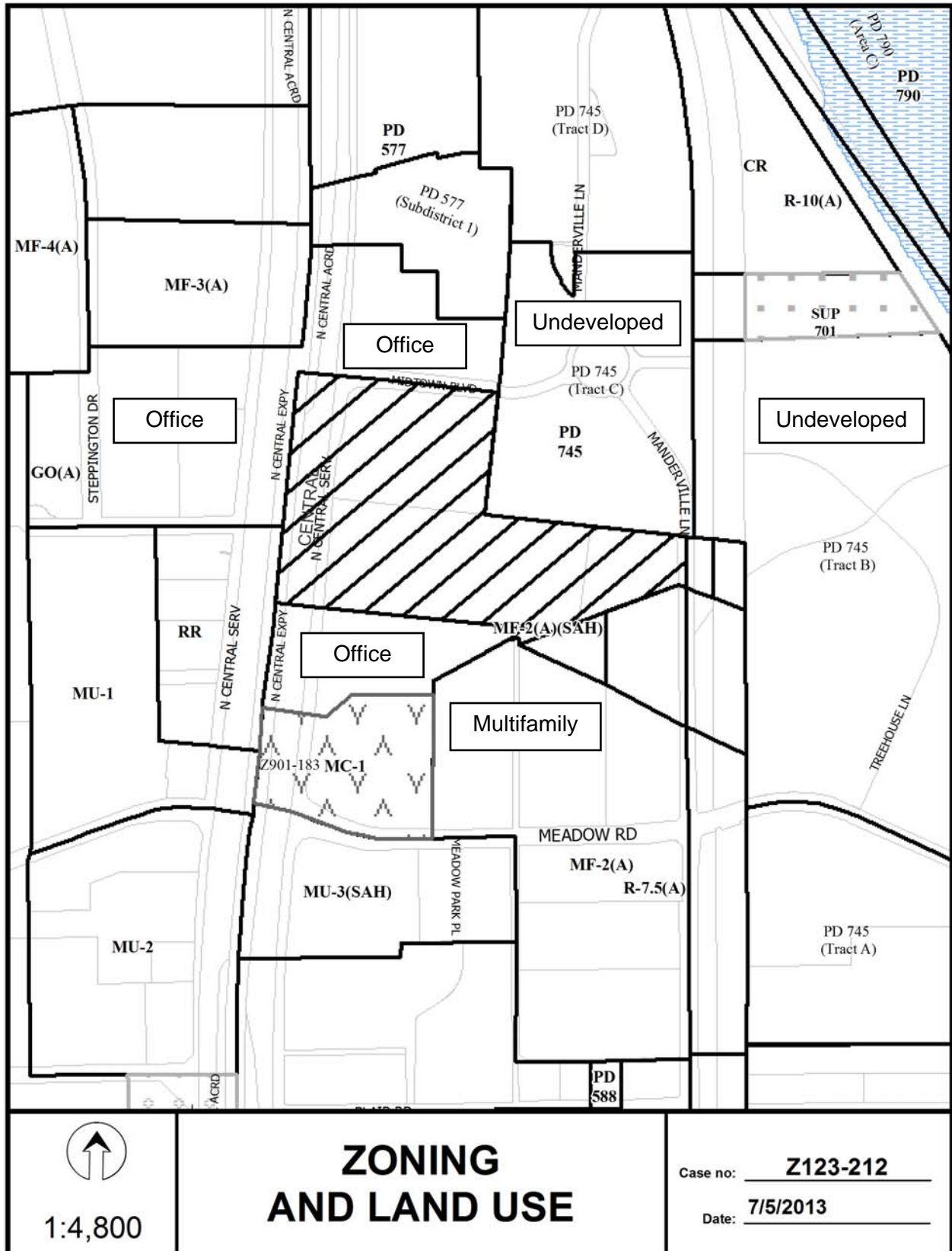
**SEC. 51P-\_\_\_\_.11.                    COMPLIANCE WITH CONDITIONS.**

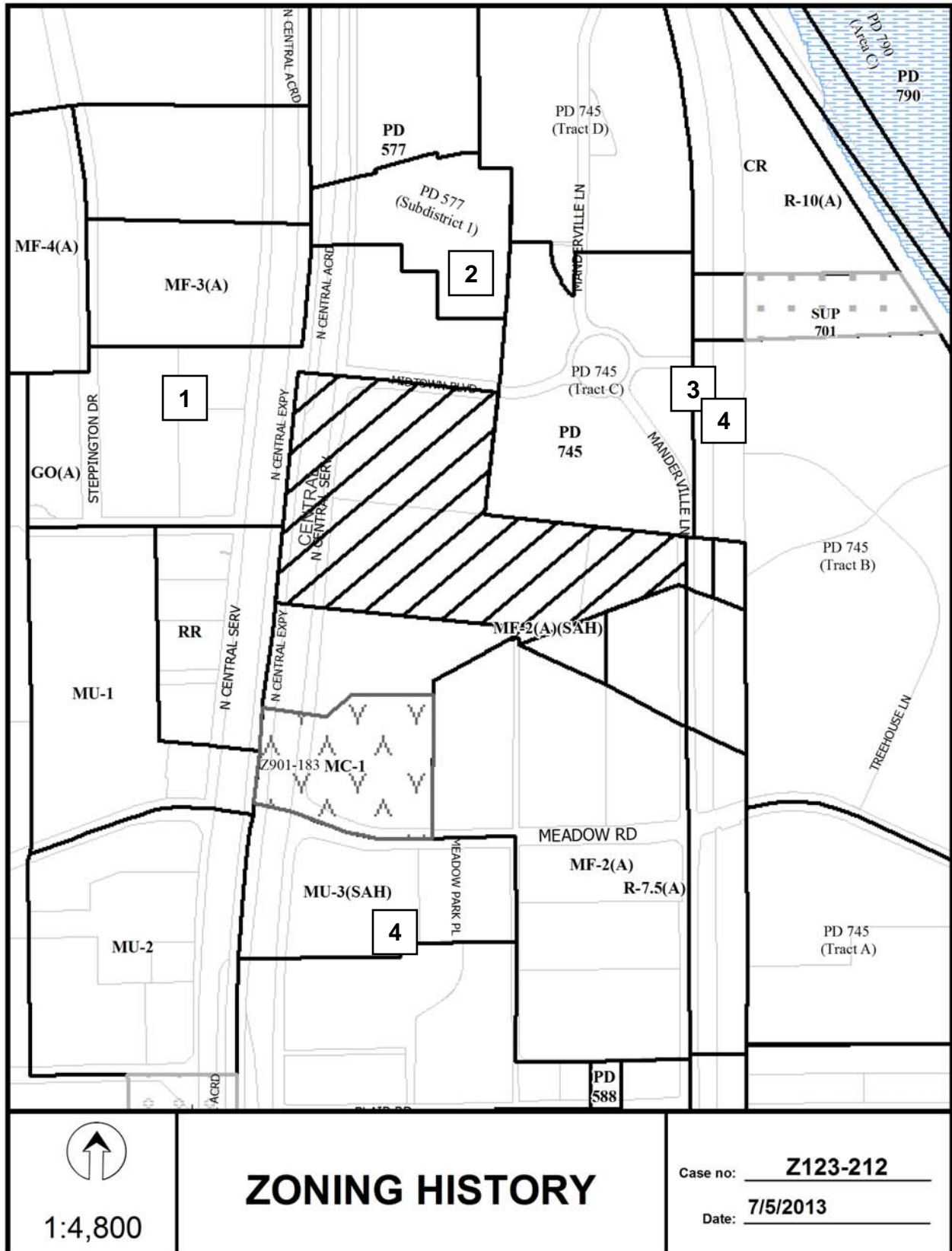
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.


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

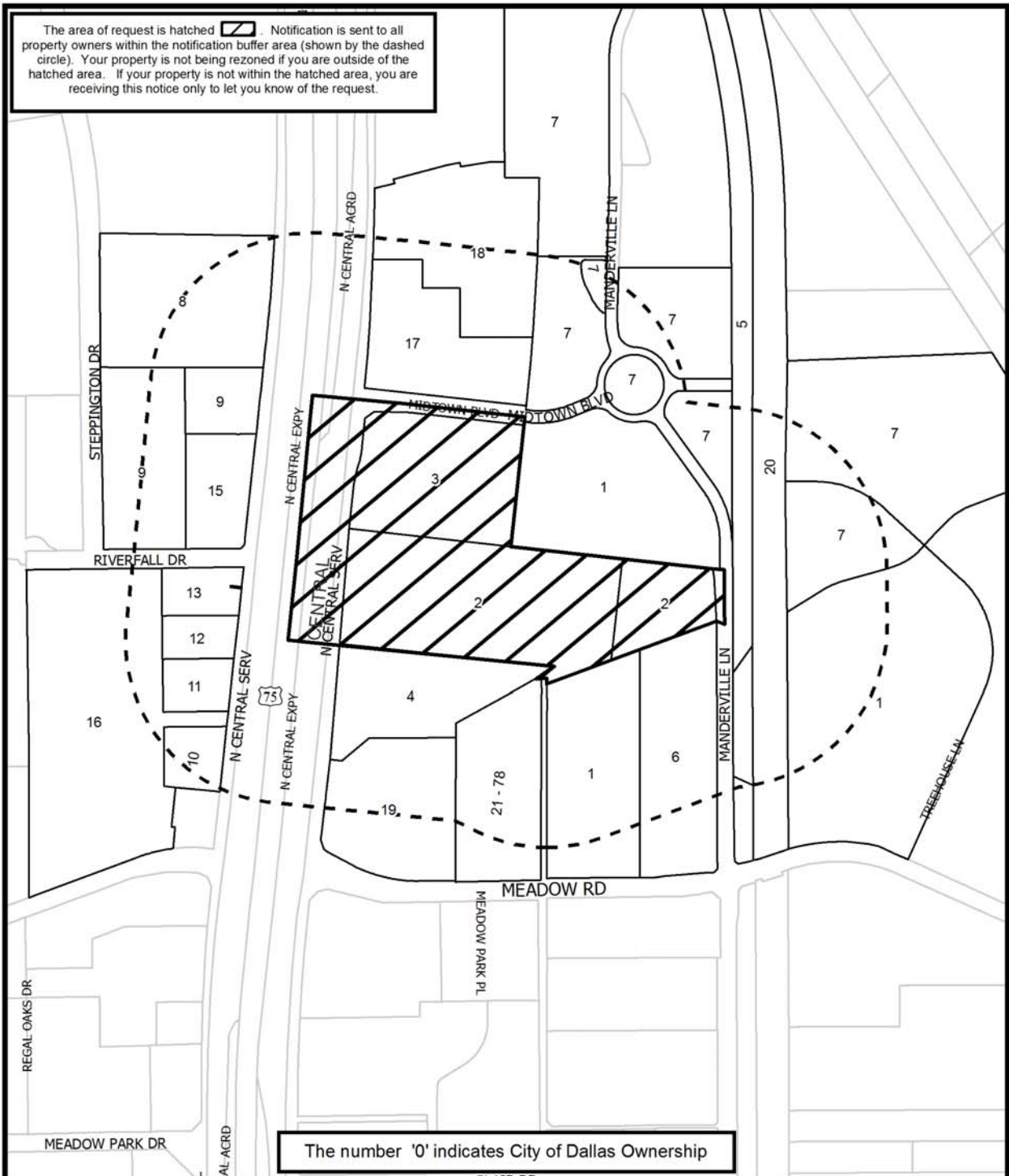









The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only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



The number '0' indicates City of Dallas Ownership

  
1:4,800

## NOTIFICATION

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

Case no:           Z123-212            
Date:           7/5/2013



7/5/2013

***Notification List of Property Owners******Z123-212******78 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	8111 MEADOW RD	NEXT BLOCK DALLAS I LP SUITE 400
2	8109 MANDERVILLE LN	COMMODORE PARTNERS LTD
3	10650 CENTRAL EXPY	COMMODORE PTNRS LTD % CARL WESTCOTT
4	10440 CENTRAL EXPY	MEADOW PARK OFFICE LLC SUITE 500
5	7700 GLEN LAKES DR	TEXAS UTILITIES ELEC CO % STATE & LOCAL
6	8175 MEADOW RD	MEADOWS REDEVELOPMENT LTD % LANDMARK RED
7	7910 TREEHOUSE LN	TKG VALENCIA MIDTOWN LLC
8	10640 STEPPINGTON DR	STEPPINGTON DALLAS INC 20TH FLOOR TX 492
9	10500 STEPPINGTON DR	06 QCC 0121 LLC SUITE 400
10	10425 CENTRAL EXPY	SRS HOLDINGS LLC
11	10433 CENTRAL EXPY	CCP MEADOWCENT I LP STE 1500
12	10443 CENTRAL EXPY	CHAN NELSON S & BELLE H
13	10453 CENTRAL EXPY	MEADOW & CENTRAL LTD PS SUITE 500
14	10453 CENTRAL EXPY	PRESCOTT INTERESTS LTD STE 225
15	10501 CENTRAL EXPY	CHARTOWN NC GENERAL PS
16	10455 CENTRAL EXPY	MEADOW & CENTRAL LTD PS
17	10670 CENTRAL EXPY	SEARCH PLAZA OFFICE LP STE 500
18	10720 CENTRAL EXPY	SK23 NORTH DALLAS LTD
19	10400 CENTRAL EXPY	MISI REALTY CC DALLAS LP
20	401 BUCKNER BLVD	DART
21	8059 MEADOW RD	SOLOMON YEMANE &
22	8059 MEADOW RD	TODORA TONY
23	8057 MEADOW RD	WEAVER TOM
24	8057 MEADOW RD	FOSTER JAMES JAY
25	8057 MEADOW RD	NEWAY ZEKARIAS BLDG A UNIT 202
26	8057 MEADOW RD	ABEBE ZUFAN

7/5/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	8055 MEADOW RD	WEAVER THOMAS R
28	8055 MEADOW RD	FRIEDRICH ELIZABETH E & HARRY FRIEDRICH
29	8055 MEADOW RD	CUNNINGHAM SHEREICE BLDG B UNIT 106
30	8057 MEADOW RD	CUNNINGHAM SHEREICE UNIT 204
31	8055 MEADOW RD	KEBEDE TAFESECH
32	8063 MEADOW RD	WEAVER TOM R
33	8063 MEADOW RD	WEAVER TOM & GLENDA
34	8065 MEADOW RD	SMITH LOUCILE BLDG D UNIT 111
35	8065 MEADOW RD	HUEY JOSEPH D & LORI A
36	8067 MEADOW RD	CHILDRESS CAROLYN H
37	8065 MEADOW RD	YEMANE SOLOMON
38	8065 MEADOW RD	JORDAN JAMES C & BISHOP PAUL C
39	8067 MEADOW RD	NGUYEN LAM P
40	8069 MEADOW RD	HARTGROVE GRACE T
41	8069 MEADOW RD	ASKY MAZYAR BLDG E UNIT 216
42	8069 MEADOW RD	OUZTS JOHN B JR
43	8071 MEADOW RD	GARCIA CYNTHIA
44	8071 MEADOW RD	WOLTER DIANE
45	8071 MEADOW RD	MESSEYE ABIER
46	8071 MEADOW RD	YANACEK CANDACE L
47	8075 MEADOW RD	LEWIS PAUL C STE 120-189
48	8075 MEADOW RD	NGUYEN LAM P
49	8075 MEADOW RD	SINGLETON PAULA K
50	8075 MEADOW RD	BARNES MATTHEW D & ERICA J
51	8081 MEADOW RD	SALCEDO DANNIEL E
52	8081 MEADOW RD	SOLOMON YEMANE KIFLU
53	8081 MEADOW RD	VILLAFUERTE ARMANDO BLDG H UNIT 223
54	8083 MEADOW RD	MAYO HEDWIG J BLDG J UNIT 124
55	8083 MEADOW RD	VALDEZ FEDERICO C & STELLA M
56	8083 MEADOW RD	ARMSTRONG YENY A BLDG J UNIT 224
57	8083 MEADOW RD	LARUMBE ZULEMA

7/5/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8085 MEADOW RD	WALKER GEORGE FURMAN # 126
59	8085 MEADOW RD	RODRIGUEZ JULIO D
60	8085 MEADOW RD	MITCHELL LAURENCE
61	8087 MEADOW RD	KIRK CHARLES GLEN
62	8087 MEADOW RD	MCVAY NIKKI J
63	8087 MEADOW RD	HOLCOMB JAMES RUSSELL III UNIT 229
64	8089 MEADOW RD	JOHNSTON HILLARY BLDG M UNIT 230
65	8089 MEADOW RD	HAILE TESHOME S UNIT 231
66	8091 MEADOW RD	BENAVIDES OSCAR R JR UNIT 1102
67	8091 MEADOW RD	ALEMU HULUMSEW ABEBE
68	8093 MEADOW RD	KIDANE MULU HABITE & BLDG N #134
69	8093 MEADOW RD	BENEVIDES OSCAR
70	8091 MEADOW RD	CHOU AMY APT 233
71	8093 MEADOW RD	ABRAHA SELAMAWIT
72	8095 MEADOW RD	MILLER PAULETTA J APT 213
73	8095 MEADOW RD	TAN JINI L
74	8095 MEADOW RD	SHEPHERD MARGARET BLDG P UNIT 137
75	8095 MEADOW RD	SEUBERT SALLY A
76	8095 MEADOW RD	STOKES CATRIONA BLDG P UNIT 236
77	8095 MEADOW RD	FOSTER CORRIE LEE # 237-P
78	8079 MEADOW RD	DYGOWSKI LAURIEANN

**FILE NUMBER:** Z123-260(MW)

**DATE FILED:** April 19, 2013

**LOCATION:** West of Marsh Lane, north of Frankford Road

**COUNCIL DISTRICT:** 12

**MAPSCO:** 3-H

**SIZE OF REQUEST:** ±2,500 square feet

**CENSUS TRACT:** 216.37

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**REPRESENTATIVE:** W. Bebb Francis, III

**APPLICANT:** Capital Telecom Acquisitions, LLC

**OWNER:** Marsh Road, LLC

**REQUEST:** An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CR Community Retail District with deed restrictions

**SUMMARY:** The applicant proposes to construct a 120-foot monopole cellular tower on the request site. In CR Community Retail District, a tower exceeding 65 feet in height is permitted only by Specific Use Permit.

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

**BACKGROUND INFORMATION:**

- The ±2,500-square foot request site is undeveloped. The applicant proposes to construct a 120-foot tower/antenna for cellular communication on the request site.
- The request site is surrounded by undeveloped land and a restaurant with drive-through service to the north; undeveloped land and multifamily residential to the east; undeveloped land and retail to the south and undeveloped land to the west.

**Zoning History:**

1. **Z101-225:** On Wednesday, June 22, 2011, the City Council approved the renewal of and an amendment to Specific Use Permit No. 1344 for an open-enrollment charter school or private school.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing /Proposed ROW
Marsh Lane	Principal Arterial	100 feet

**Land Use:**

	Zoning	Land Use
<b>Site</b>	CR with deed restrictions	Undeveloped
<b>North</b>	CR with deed restrictions	Undeveloped; drive-through restaurant
<b>East</b>	CR with deed restrictions; MF-1(A)	Undeveloped; multifamily
<b>South</b>	CR with deed restrictions	Undeveloped; retail
<b>West</b>	CR with deed restrictions	Undeveloped

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The subject site is identified as being within a Commercial Center or Corridor on the forwardDallas! Vision Illustration, adopted June 2006. 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.

The applicant's proposal to continue to provide an open-enrollment charter school or private school in this area of the City is consistent with the *forwardDallas!* Vision and complies with the following goals and policies:

### **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 ±2,500-square foot request site is undeveloped. The applicant proposes to construct a 120-foot tower/antenna for cellular communication. In CR Community Retail District, a tower exceeding 65 feet in height is permitted only by Specific Use Permit.

The request site is surrounded by undeveloped land and a restaurant with drive-through service to the north; undeveloped land and multifamily residential to the east; undeveloped land and retail to the south and undeveloped land to the west.

Pursuant to Section 51A-4.407, a monopole cellular tower is exempt from residential proximity slope (RPS) height restrictions if a specific use permit is required for the monopole cellular tower use. However, the City Council considers each case on its own merits to determine if waiving the RPS height restrictions is appropriate.

In this case, RPS originates from the private property zoned an MF-1(A) Multifamily District located ±254 feet to the east of the request site. However, in the MF-1(A) Multifamily District, RPS terminates at a horizontal distance of 50 feet from the site of origination so is not applicable to the applicant's request.

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

welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

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

**Traffic:**

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

**Parking:**

Pursuant to the Dallas Development Code, the required off-street parking for this use is one (1) space if the cellular communication tower/antenna has an auxiliary building housing electronic and communication equipment ("auxiliary building") greater than 120 square feet. Physically separate auxiliary buildings will not be aggregated to determine the area of an auxiliary building for the purpose of determining required off-street parking requirements.

The proposed site plan indicates that equipment will be supported by a rack and will not be housed in a cabinet or auxiliary building; therefore, no off-street parking is required.

**Landscaping:**

The request will not trigger the requirements of Article X of the Dallas Development Code. With regard to screening, the applicant proposes a six-foot wood fence around the perimeter of the request site.

**Partners/Principals/Officers:**

**APPLICANT:** Capital Telecom Acquisitions, LLC

**MEMBERS**

**CAPITAL TELECOM ACQUISITION, LLC, a Delaware Limited Liability Company  
1500 Mt. Kemble Avenue, Suite 203  
Morristown, NJ 07960**

The following are the Members of CAPITAL TELECOM ACQUISITION, LLC, a Delaware Limited Liability Company

1. Charles Louria;  
1500 Mt. Kemble Avenue, Suite 203  
Morristown, NJ 07960
2. Vincent Casiero;  
1500 Mt. Kemble Avenue, Suite 203  
Morristown, NJ 07960
3. Craig Letts;  
1500 Mt. Kemble Avenue, Suite 203  
Morristown, NJ 07960
4. Thomas Waniewski; and  
1500 Mt. Kemble Avenue, Suite 203  
Morristown, NJ 07960
5. Lapitac Telecom, LLC  
1500 Mt. Kemble Avenue, Suite 203  
Morristown, NJ 07960

Z123-260



Z123-260(MW)

**OWNER:** Marsh Road, LLC

**MEMBERS**

**MARSH ROAD, LLC, a Texas Limited Liability Company  
2653 High Heaven Road  
McMinnville, Oregon 97128**

The following are the Members of MARSH ROAD, LLC, a Texas limited liability company:

1. Pigsty Holding Limited (BVI)  
2653 High Heaven Road  
McMinnville, Oregon 97128

Members of Pigsty Holding Limited (BVI):

- James Yue Jia Chen
- Su Hwei Lee

2. Continuity Securities Limited (BVI)  
2653 High Heaven Road  
McMinnville, Oregon 97128

Members of Continuity Securities Limited (BVI):

- James Yue Jia Chen
- Su Hwei Lee

Z123-260

**Z123-260**  
**Proposed SUP Conditions**

1. **USE:** The only use authorized by this specific use permit is a tower/antenna for cellular communication.
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 (ten years), but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. **COLLOCATION:** The tower/antenna for cellular communication must be constructed to support the antenna arrays for at least two other wireless communications carriers. The tower/antenna support structure must be made available to other wireless communication carriers upon reasonable terms.
5. **HEIGHT:** The tower/antenna for cellular communication may not exceed 120 feet in height.
6. **ILLUMINATION:** The tower/antenna for cellular communication may not be illuminated, except as required by the Federal Aviation Administration.
7. **SCREENING:** A six-foot-high solid screening fence must be located as shown on the site plan. No equipment, other than the tower/antenna for cellular communication, may exceed the height of the screening fence.
8. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
9. **GENERAL REQUIREMENTS:** Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Existing Deed Restrictions (no changes proposed):

99059!

DEED RESTRICTIONS

THE STATE OF TEXAS   §  
                                  §       KNOW ALL PERSONS BY THESE PRESENTS  
COUNTY OF DENTON    §

I.

The undersigned, LAND SOUTHWEST, INC., a Texas corporation ("Owner"), is the owner of that certain real property (the "Property") located in the City of Dallas ("City"), Denton County, Texas, being in particular those tracts of land out of (i) the William Luttrell Survey, Abstract No.766, (ii) the William Miller Survey, Abstract No. 883, and (iii) John Smith Survey, Abstract No. 1225, and being the same property conveyed to the Owner by United SSC Corporation, a Texas corporation, by Special Warranty Deed recorded December 9, 1996, as Instrument No. 96-R0086539, in the Deed Records of Denton County, Texas, more particularly described in EXHIBIT A, attached hereto and by this reference made a part hereof.

II.

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

No portion of the Property shall be used for any of the following uses:

- A. building repair and maintenance shop,
- B. adult day care facility,
- C. cemetery or mausoleum,
- D. college, university, or seminary,
- E. lodging or boarding house,
- F. overnight general purpose shelter,
- G. ambulance service,
- H. animal shelter or clinic; however, an animal clinic that is an incidental part of the operation of a pet store, that does not provide boarding or overnight shelter for animals, shall be permitted,

- I. car wash, except in conjunction with a motor vehicle fueling station,
- J. outdoor carnival or amusement park,
- K. mortuary or funeral home or commercial wedding chapel,
- N. commercial radio or television transmitting station,
- O. electrical substation,
- P. radio, television or microwave tower,
- Q. recycling collection center,
- R. pawn shop,
- S. accessory helistop, and
- T. accessory medical/infectious waste incinerator.

III.

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

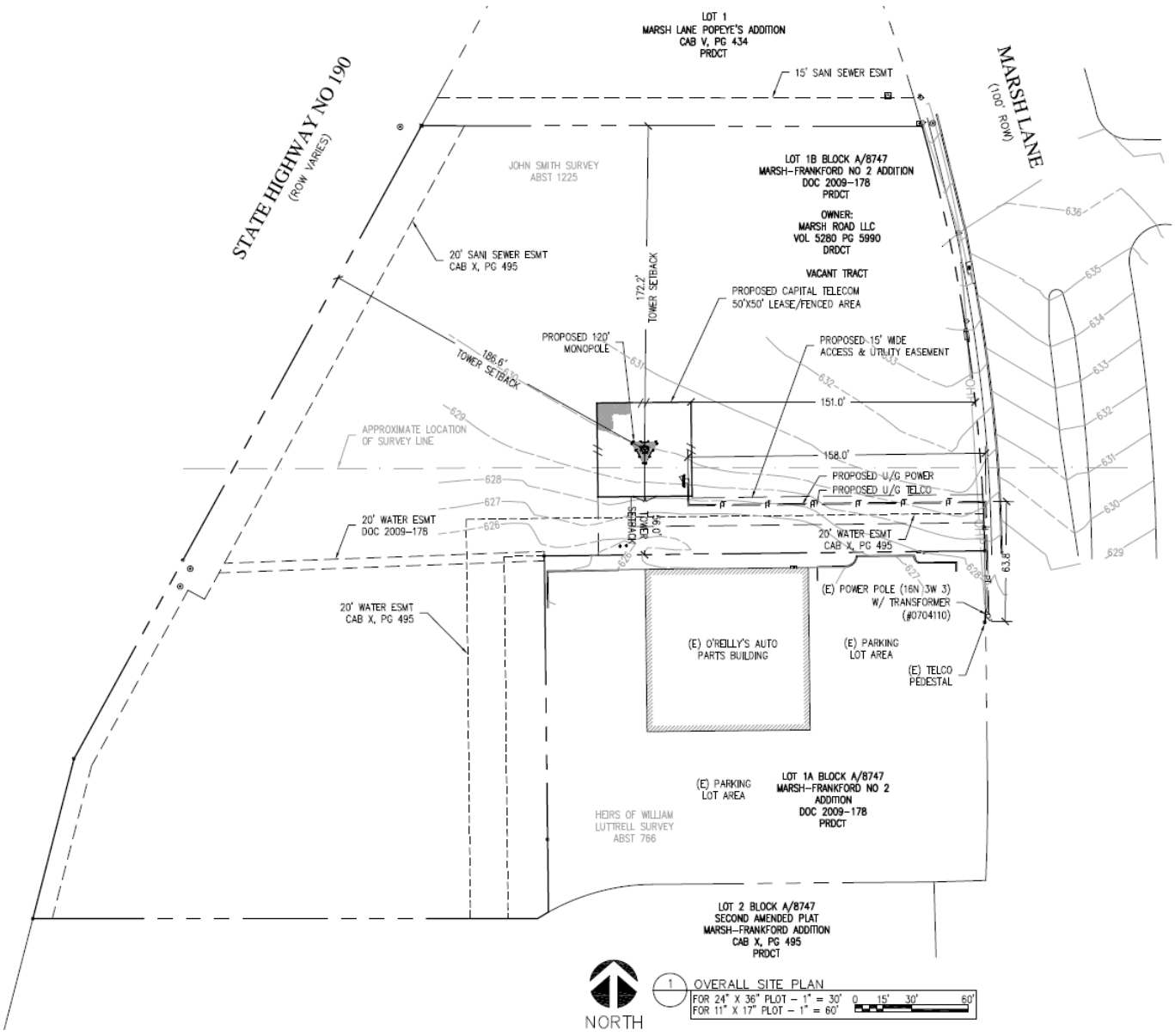
IV.

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

V.

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

**Proposed Site Plan**

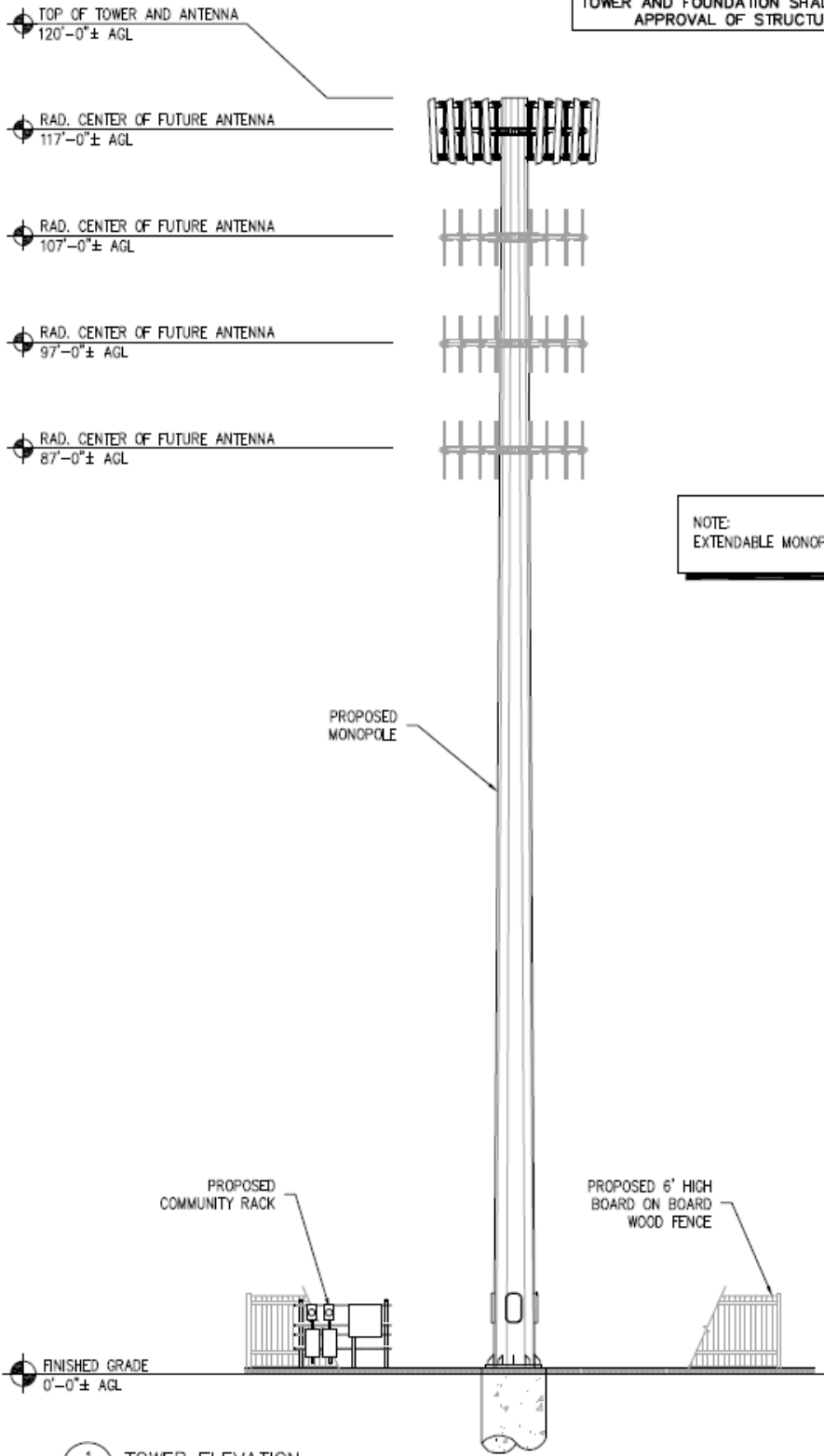


**1 OVERALL SITE PLAN**  
FOR 24" X 36" PLOT - 1" = 30'  
FOR 11" X 17" PLOT - 1" = 60'

NORTH

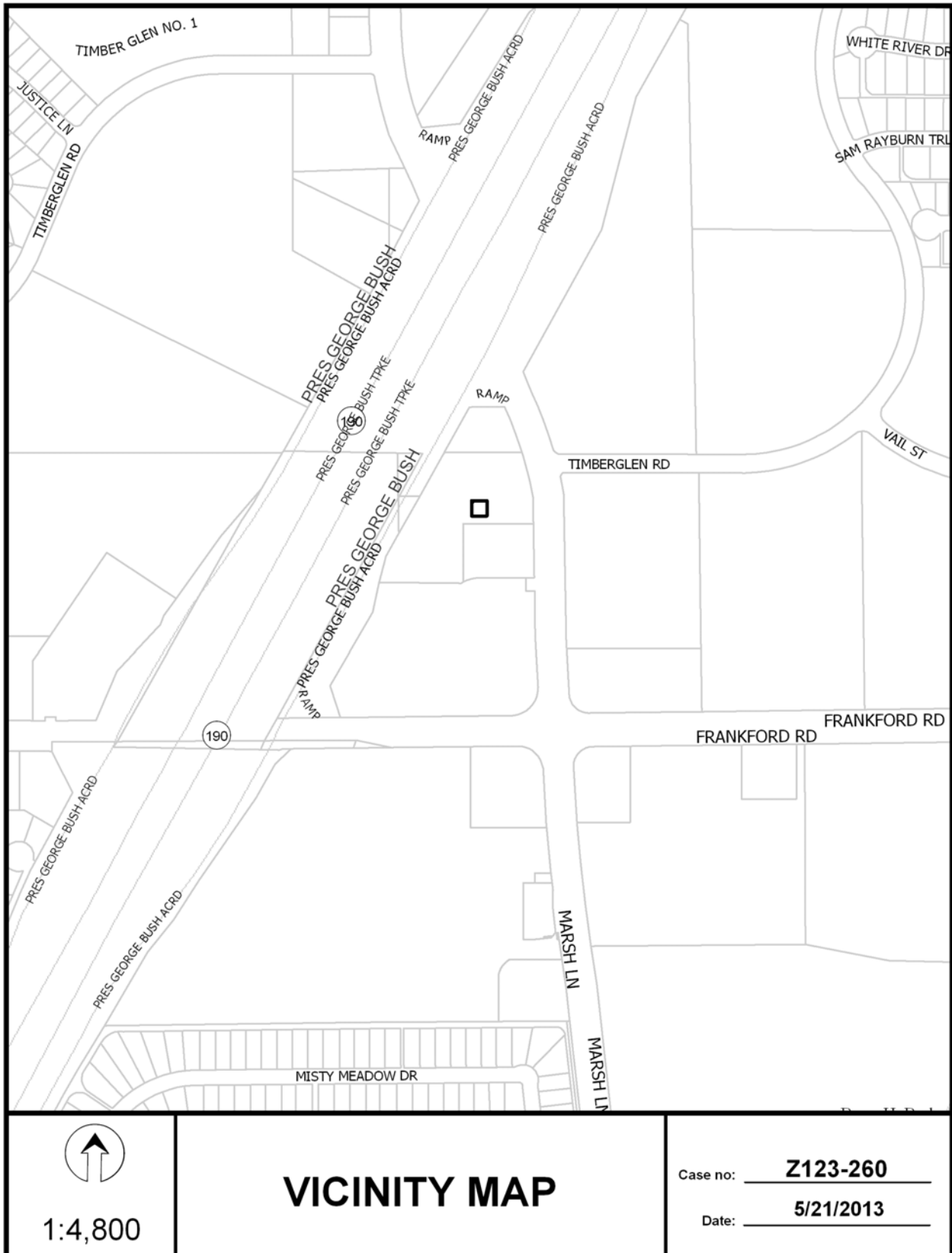
**Proposed Elevation**

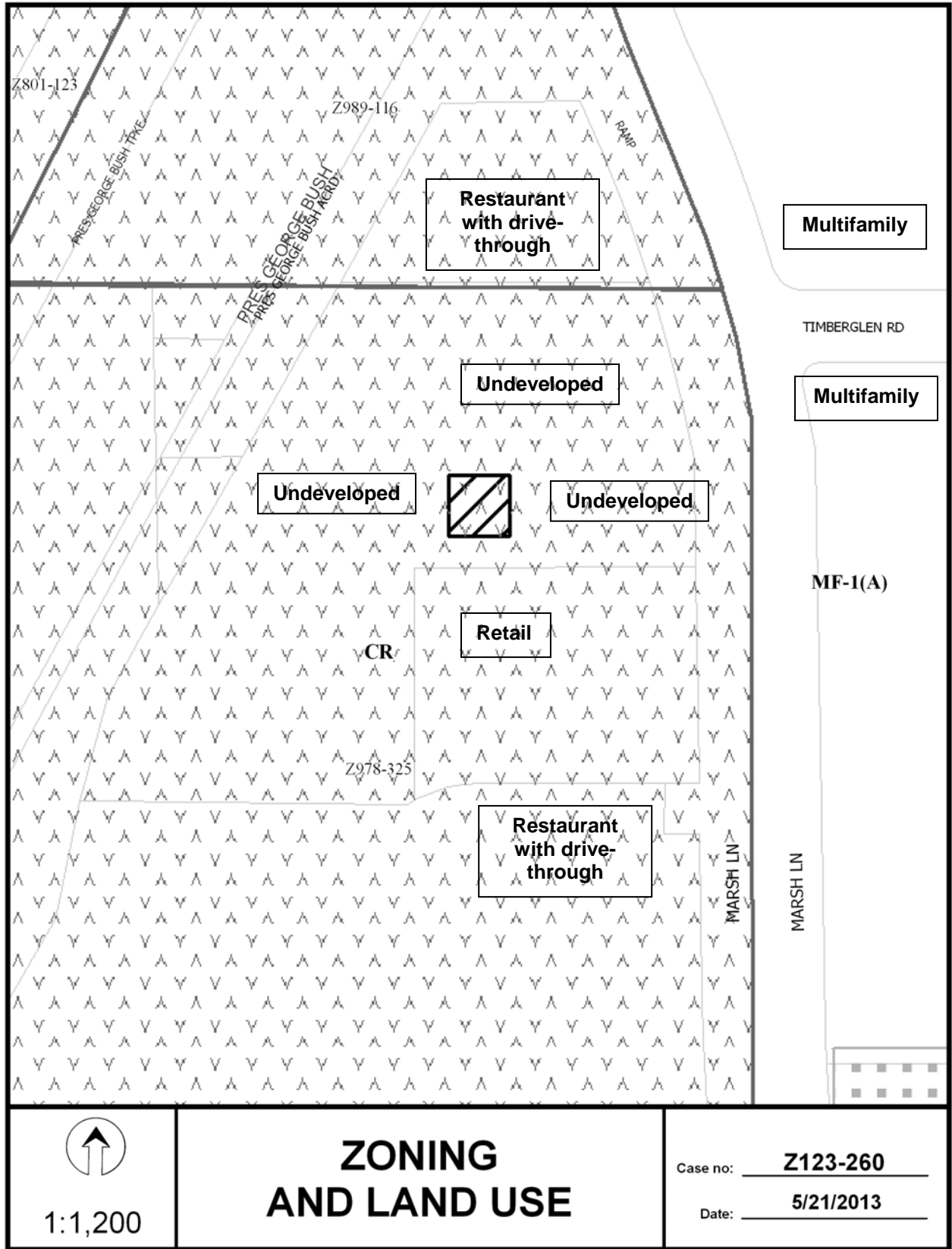
ANALYSIS AND DESIGN OF TOWER AND FOUNDATION BY OTHERS. NO ERECTION OR MODIFICATION OF TOWER AND FOUNDATION SHALL BE MADE WITHOUT APPROVAL OF STRUCTURAL ENGINEER.



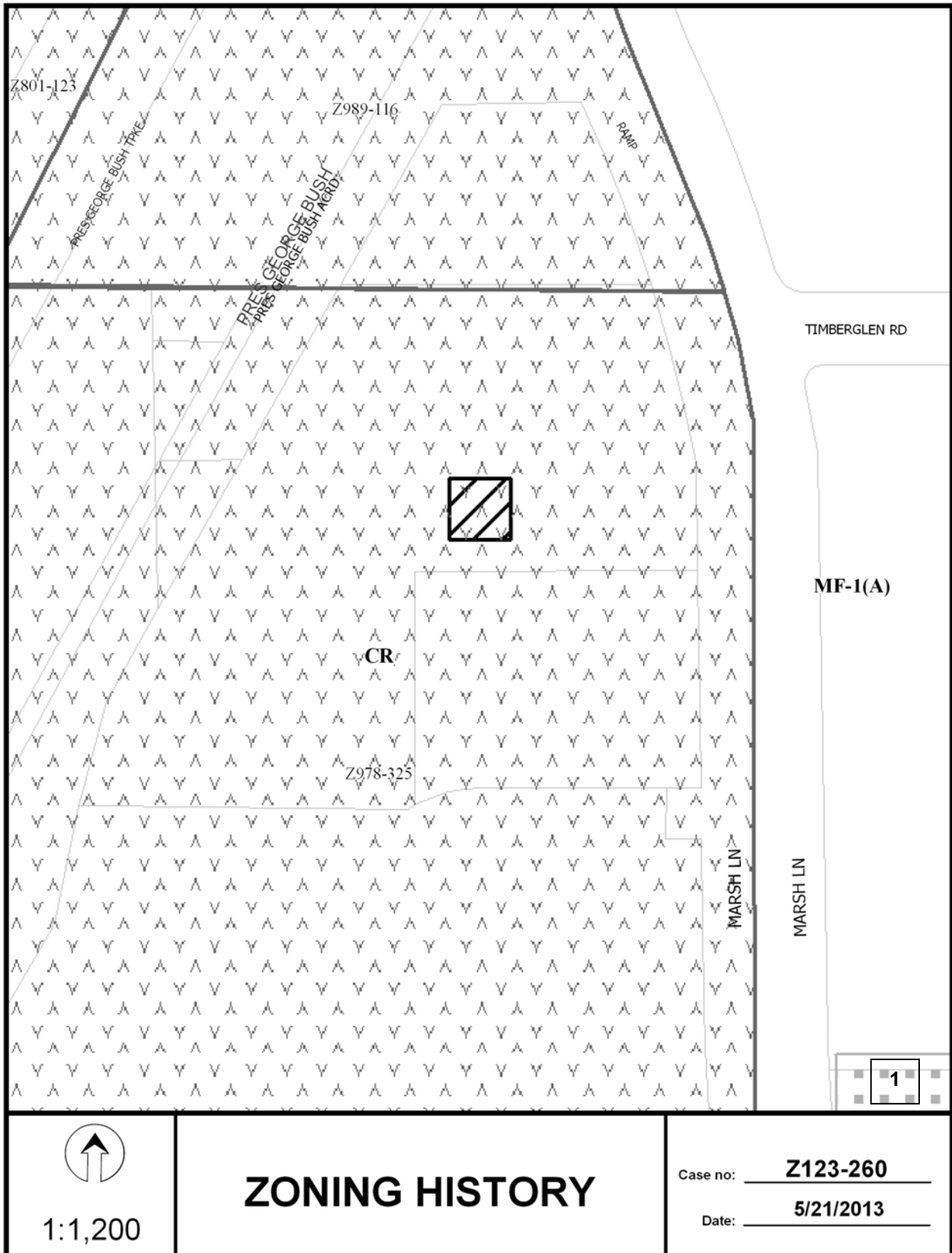
NOTE:  
EXTENDABLE MONOPOLE UP TO 140'.


1 TOWER ELEVATION  
FOR 24" X 36" PLOT - 1/8" = 1' 0' 2' 4' 8' 16'  
FOR 11" X 17" PLOT - 1/16" = 1'

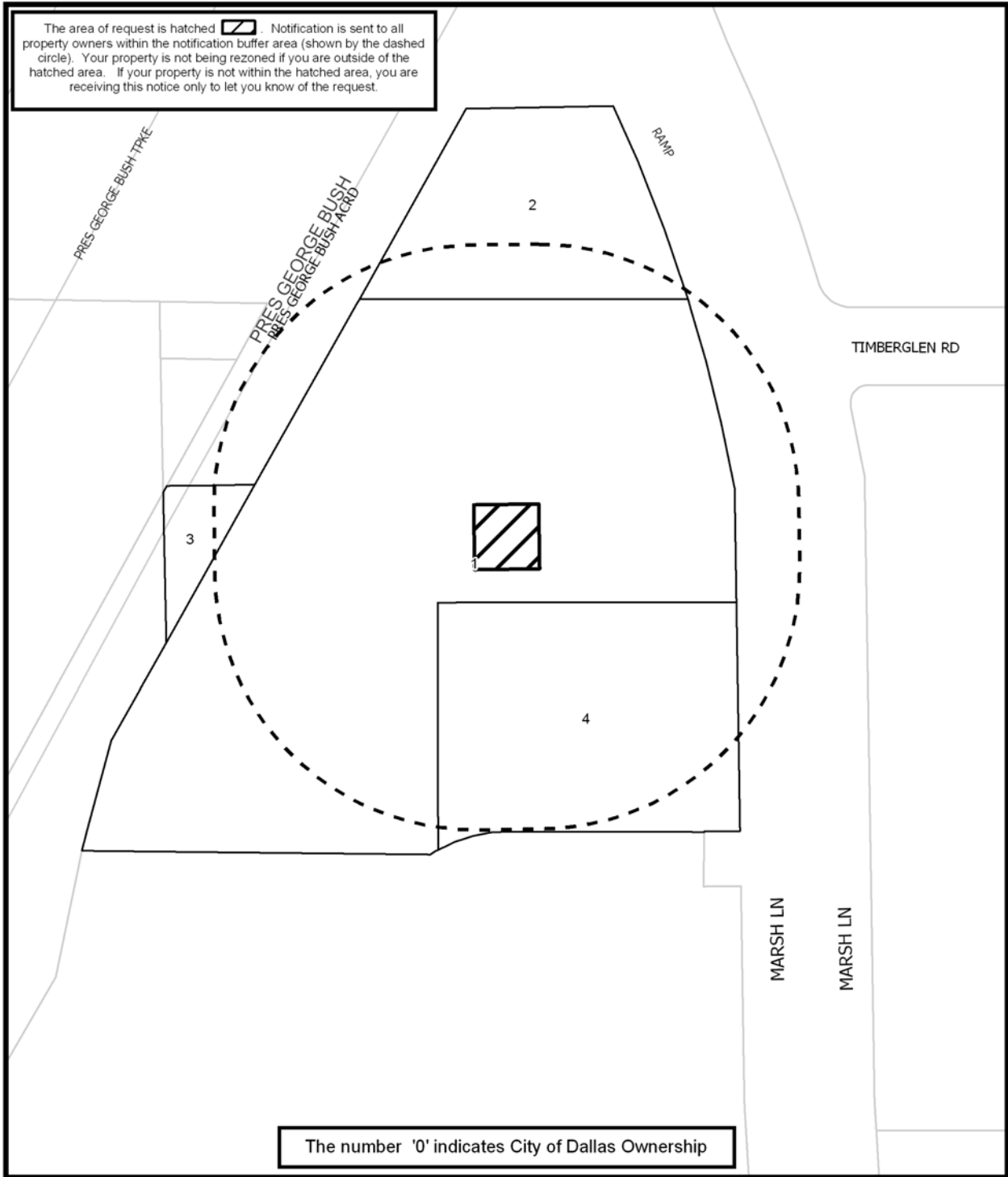








The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only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



The number '0' indicates City of Dallas Ownership

 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <p>  AREA OF NOTIFICATION   NUMBER OF PROPERTY OWNERS NOTIFIED                 </p>	Case no: <u>    <b>Z123-260</b>    </u> Date: <u>    <b>5/21/2013</b>    </u>
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Z123-260(MW)

5/21/2013

***Notification List of Property Owners***

***Z123-260***

***4 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	MARSH	MARSH ROAD, LLC C/O ALAN ROODHOUSE
2	18311 MARSH	POP HOLDINGS LP POPEYES #7149
3	MARSH	TEXAS, STATE OF DEPT OF HWYS
4	MARSH	BARRIO HOLDING LTD, ETAL ATTN: WL FELLMA

**FILE NUMBER:** Z123-246 (AB)

**DATE FILED:** April 5, 2013

**LOCATION:** Northwest corner of S. Buckner Boulevard and Cordell Drive

**COUNCIL DISTRICT:** 5

**MAPSCO:** 58-C

**SIZE OF REQUEST:** Approx. 1.07 acres

**CENSUS TRACT:** 91.01

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**REPRESENTATIVE:** Santos Martinez, MASTERPLAN

**APPLICANT/OWNER:** Vilas Kumar

**REQUEST:** An application to renew Specific Use Permit No. 1900 for the sale of alcoholic beverages in conjunction with a general merchandise use greater than 3,500 square feet on property zoned Subdistrict 1 within Planned Development District No. 366 with a D-1 Liquor Control Overlay.

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

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

**PRIOR CPC ACTION:** On July 11, 2013, the City Plan Commission recommended to reconsider this item and hold it under advisement until July 25, 2013.

**BACKGROUND INFORMATION:**

- The request site is currently developed with a general merchandise or food store greater than 3,500 square feet use, a motor vehicle fueling station, and an accessory drive-through automatic carwash.
- The proposed use is to continue to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property.
- The general merchandise use is permitted by right. The sale of alcoholic beverages on property is permitted by Specific Use Permit in a D-1 Liquor Control Overlay.
- The applicant failed to submit their application within the allowed period of time to be eligible for automatic renewal. The two-year time limit is recommended due to the applicant's late application submission, with eligibility for automatic-renewals for additional five year periods.

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

**Thoroughfares/Streets:**

Thoroughfares/Street	Type	Existing ROW
Buckner Boulevard	Principle Arterial	107 feet

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in the Multi-modal Corridor Block.

Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods. While normally located around DART light-rail or commuter rail stations, these building blocks could also be focused streetcar or enhanced bus corridors such as bus rapid transit. Examples of multi-modal corridors include the Lancaster and Ferguson Road corridor. These areas offer dense mixed use at the transit station or multi-modal corridor and then transition to multi-family and single-family housing at the edge. Of all the Building Blocks, this incorporates the greatest range of building structures and land uses, including multi-story residential above retail to townhomes to single-family residences. Transit centers and multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Multi-modal

corridors in particular would diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access.

## **LAND USE**

### **GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

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

#### **Land Use Compatibility:**

The approximately 1.07-acre request site is zoned Planned Development District No. 366 Subarea 1 with a D-1 Liquor Control Overlay and is currently developed with a general merchandise or food store greater than 3,500 square feet use and a motor vehicle fueling station. The applicant is proposing to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property, which is not allowed by the D-1 Liquor Control Overlay but requires a specific use permit in the D-1 Liquor Control Overlay.

The adjacent land uses are single family residential to the west; retail and personal service uses, including a child care facility to the south; office, auto service center, and personal service uses to the north; and office, medical office, retail, and personal services uses across Buckner Boulevard to the east. A church is located to the north of the request site greater than 300 feet by front door to front door measurement, therefore complying with the distance separation requirement. The child care facility to the south does not require a distance separation per Chapter 6 because the applicant is not seeking a beer or wine on-premise retailer's license; the applicant is seeking an off-premise license.

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

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

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

welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

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

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

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

The applicant’s request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. The adjacent residential uses could be considered incompatible, but the property is located on Buckner Boulevard, a major commercial corridor. The initial short time period will also require that the request be reevaluated to ensure the use is compatible in this location.

**Development Standards:**

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
PDD 366 Sub 1-D Commercial	15' adjacent to thoroughfare; OTHER: No Min.	20' adjacent to residential OTHER: No Min.	0.5 Lodging / Office/ Retail 0.75 All uses combined	45' / 3 Stories	80%	Proximity Slope	Retail, Office, Commercial Service

**Parking:**

The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area and 2 spaces for a motor vehicle fueling station. The development requires 17 spaces with 18 being provided per the attached site plan.

Z123-246 (AB)

**Landscaping:**

Landscaping required per PDD No. 366. Applicant has submitted a landscape plan.



## DPD Report

Police Reports from September 28, 2009 – September 28, 2011  
2 Years Before SUP

**Dallas Police Department Reports**

**Public Offense Search Results**

SERVICE #	OFFENSE DATE	TYPE	COMPLAINANT	ADDRESS	BEAT	REPORTING AREA
1	0350870-W	11/26/2009	FORGERY & COUNTERFEITING	*SHELL SERVICE STATION	02313 S BUCKNERBLVD	324 1242
2	0064936-X	03/09/2010	AGGRAVATED ASSAULT	MARTINEZ,ANGEL	02313 S BUCKNERBLVD	324 1242
3	0103311-X	04/15/2010	OTHER OFFENSES	GERARDO,OLGA	02313 S BUCKNERBLVD	324 1242
4	0224051-X	07/29/2010	OTHER OFFENSES	MCCLINTON,AMBER	02313 S BUCKNERBLVD	324 1242
5	0004351-Y	01/05/2011	OTHER OFFENSES	*SHELL GAS STATION	02313 S BUCKNERBLVD	324 1242
6	0095428-Y	04/16/2011	AGGRAVATED ASSAULT	FLORES,CARLOS,	02313 S BUCKNERBLVD	324 1242
7	0095432-Y	04/16/2011	AGGRAVATED ASSAULT	LEYVA,JUAN	02313 S BUCKNERBLVD	324 1242
8	0095429-Y	04/16/2011	AGGRAVATED ASSAULT	ALMAZAM,LOM	02313 S BUCKNERBLVD	324 1242
9	0095433-Y	04/16/2011	AGGRAVATED ASSAULT	LUCAS,RICARDO	02313 S BUCKNERBLVD	324 1242
10	0184206-Y	07/13/2011	FORGERY & COUNTERFEITING	*SHELL	02313 S BUCKNERBLVD	324 1242
11	0184951-Y	07/14/2011	THEFT	*W.O.E. CONSTRUCTION	02313 S BUCKNERBLVD	324 1242

Police Reports from September 28, 2011 – July 11, 2013  
2 Years After SUP

**Dallas Police Department Reports**

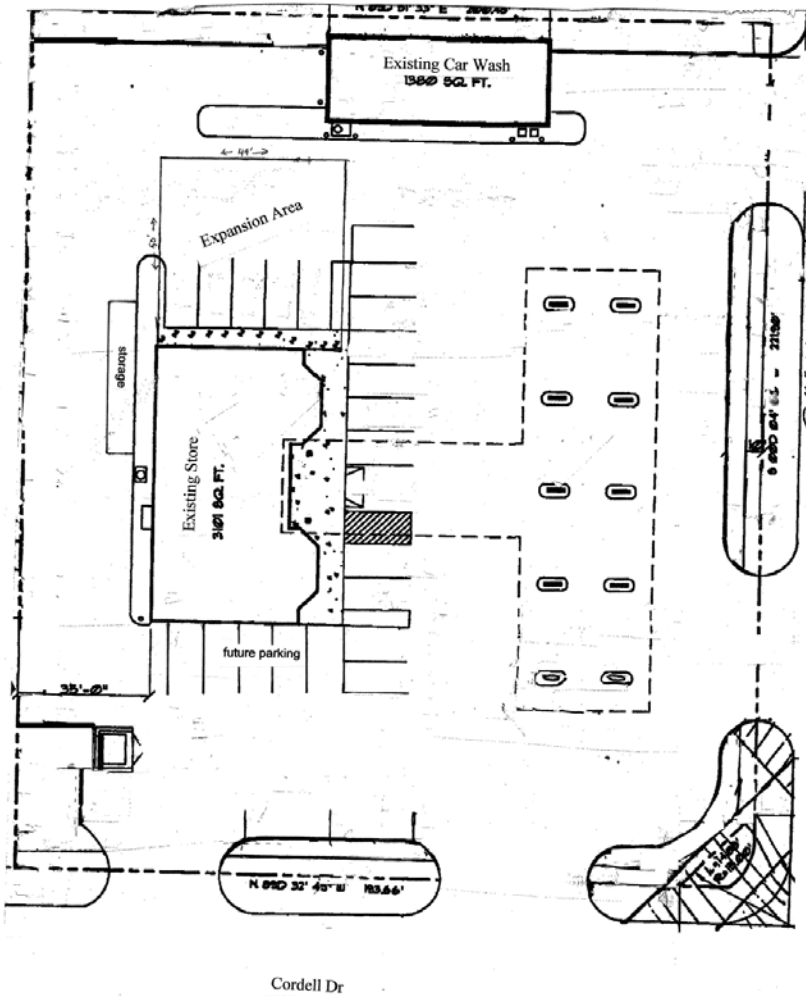
**Public Offense Search Results**

SERVICE #	OFFENSE DATE	TYPE	COMPLAINANT	ADDRESS	BEAT	REPORTING AREA
1	0260465-Y	10/01/2011	ASSAULT	HERNDON, LATAVIA	02313 S BUCKNERBLVD	324 1242
2	0273845-Y	10/16/2011	ROBBERY	*ADIS SHELL	02313 S BUCKNERBLVD	324 1242
3	0275326-Y	10/17/2011	FOUND PROPERTY	PICKLES,ARVELETTA	02313 S BUCKNERBLVD	324 1242
4	0089681-Z	04/12/2012	OTHER OFFENSES	WOODS,KURTIS,	02313 S BUCKNERBLVD	324 1242
5	0103106-Z	04/14/2012	THEFT		02313 S BUCKNERBLVD	324 1242
6	0192023-Z	08/03/2012	ROBBERY	GARDUNO,MIGUEL	02313 S BUCKNERBLVD	324 1242
7	0253055-Z	10/10/2012	FORGERY & COUNTERFEITING	*SHELL GAS STATION	02313 S BUCKNERBLVD	324 1242
8	0033369-A	02/10/2013	AGGRAVATED ASSAULT	AGUILAR,FRANSISCO	02313 S BUCKNERBLVD	324 1242
9	0033370-A	02/10/2013	AGGRAVATED ASSAULT	WELLS,JUSTIN	02313 S BUCKNERBLVD	324 1242
10	0033353-A	02/10/2013	AGGRAVATED ASSAULT	SANCHEZ,RAUL	02313 S BUCKNERBLVD	324 1242
11	0056848-A	03/10/2013	AUTO THEFT-UUMV	JOHNSON, CLARENCE	02313 S BUCKNERBLVD	324 1242
12	0137786-A	06/03/2013	ROBBERY	MONTALVO, DANIEL	02313 S BUCKNERBLVD	324 1242
13	0173651-A	07/09/2013	ROBBERY	*ADI'S SHELL	02313 S BUCKNERBLVD	324 1242

SUP Conditions

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages for off-premise consumption as part of the operation of a general merchandise or food store greater than 3,500 square foot.
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 (~~September 28, 2013~~) (two years), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. 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.

PREVIOUSLY APPROVED SITE PLAN



Vicinity Map



N

Buckner Blvd

Site Summary

Zoning: PDD 366- SD-1- D

Zoning Request: PDD 366-SD-1 D-1 with SUP for off premise alcohol sales

Existing Use: General Merchandise > 3500 square feet

Lot Area: 46783 square feet

Lot Coverage: 15 percent

Building Area: 4481 square feet

Expansion Area: 2450 square feet

Total Building Area: 6930 square feet

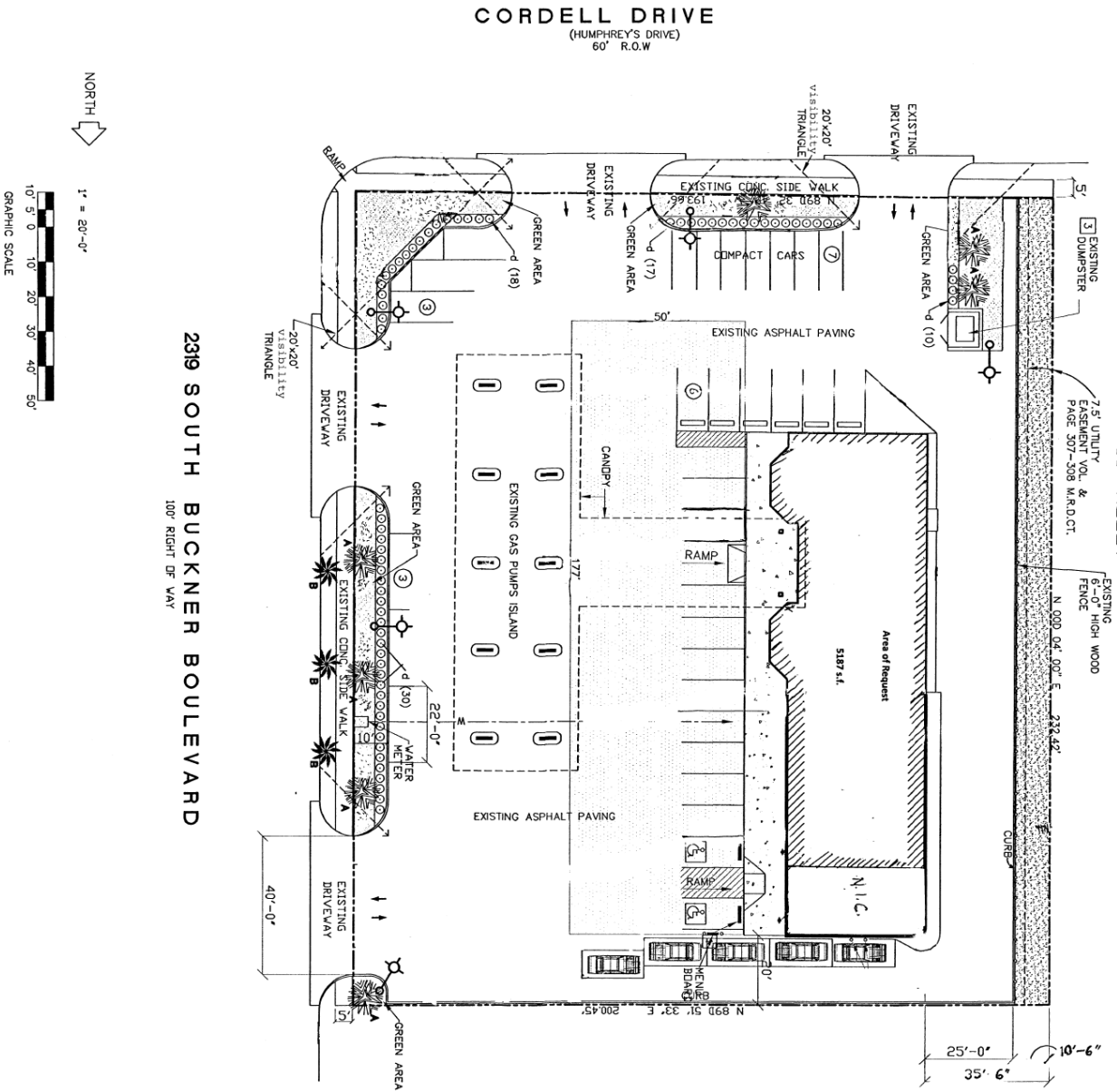
Required Parking: 17

Provided Parking: 10

Scale: 1" = 20'

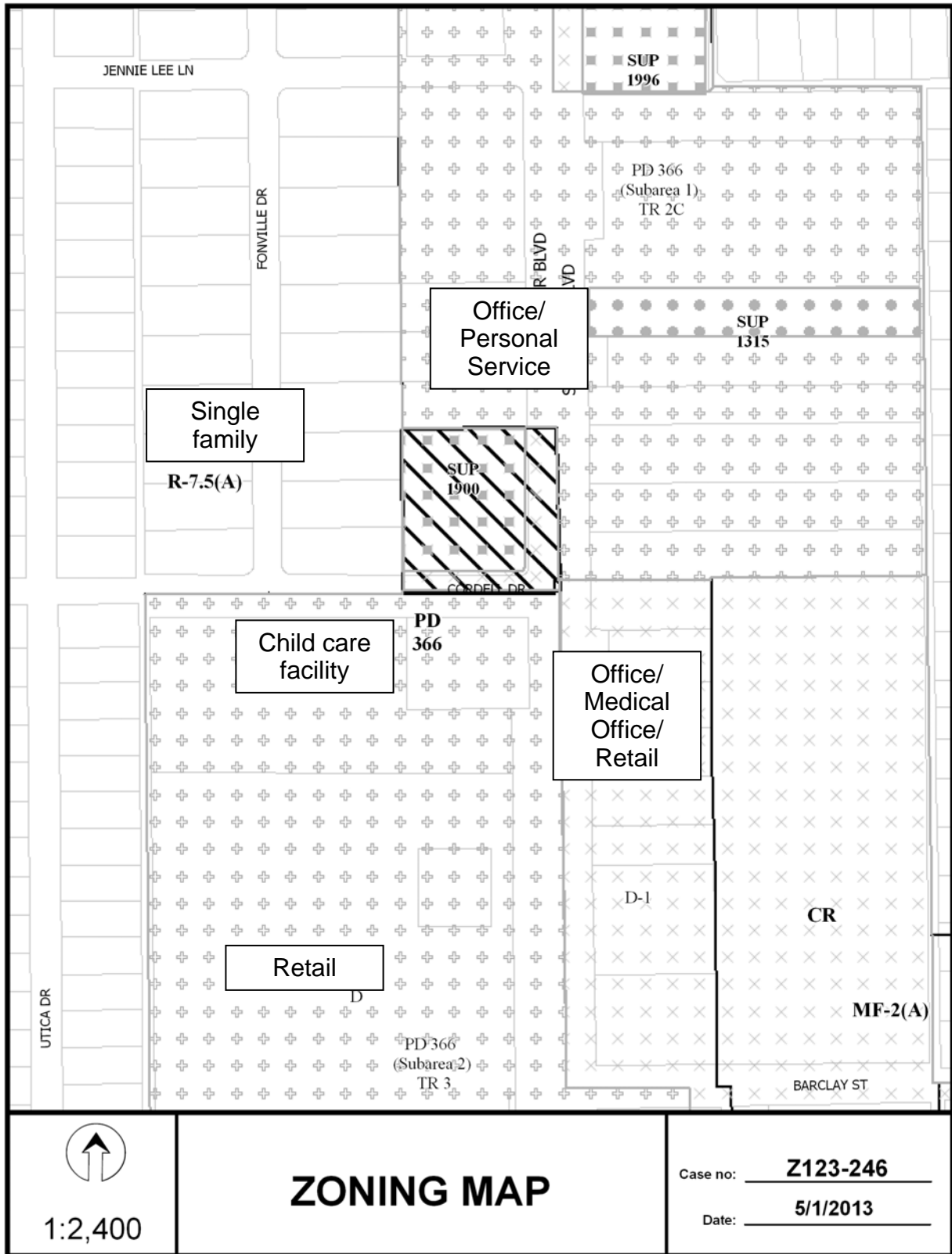
Site Plan

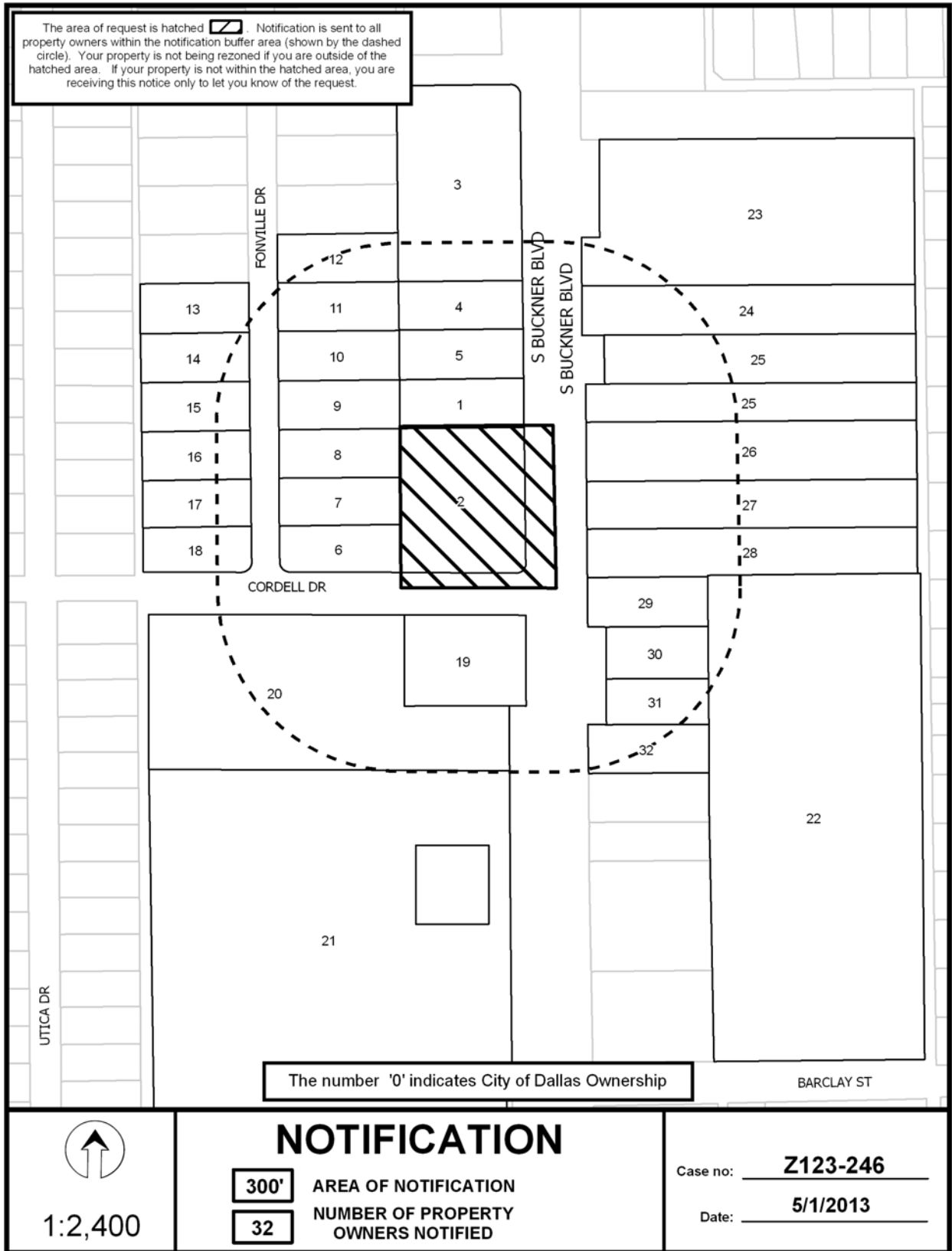
PROPOSED SITE/LANDSCAPE PLAN



The applicant's property has begun phase two of construction, building a drive-thru restaurant on the northern side of the site. The new restaurant is not included in the request site however a new site plan was needed in order to show restriped parking and building footprint changes. The site abuts residential property to the west, with a utility easement along the western line of the property. The property's landscaping is not in compliance with Article X, therefore a landscape plan is required in addition to the site plan.







5/1/2013

***Notification List of Property Owners******Z123-246******32 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2323 BUCKNER BLVD	PLEASANT GROVE DEV LP
2	2313 BUCKNER BLVD	KUMAR VILAS D/B/A BUCKNER FINA
3	2423 BUCKNER BLVD	CHRIST HOLY TEMPLE CHURCH
4	2405 BUCKNER BLVD	QAREM FADI
5	2327 BUCKNER BLVD	ESSENFELD FAMILY TRUST APT 530
6	2300 FONVILLE DR	DELGADO ENRIQUE F & MORENA E R
7	2310 FONVILLE DR	SILVA MARICELA & MARGARITO
8	2316 FONVILLE DR	ALVARADO JAVIER E
9	2322 FONVILLE DR	ALFAN MARLENE & EMILIO GUZMAN
10	2328 FONVILLE DR	GUZMAN JERONIMO & MARIA
11	2404 FONVILLE DR	THE REAL ADVANTAGE INC DBA WILKINS FAMIL
12	2410 FONVILLE DR	GALLARDO ERASMO
13	2405 FONVILLE DR	MORALES HORLANDO APT 1
14	2329 FONVILLE DR	PAULIN MANUEL & YOLANDA
15	2323 FONVILLE DR	ROPER GREGORY WAYNE &
16	2317 FONVILLE DR	ZEPEDA ARTURO & MARIA DEL SOCORRO
17	2311 FONVILLE DR	SILVA MARGARITO & MARICELA
18	2301 FONVILLE DR	RAMIREZ PEDRO & JUANA ABRAHANA RODRIGUEZ
19	2253 BUCKNER BLVD	NICHOLS TINA
20	7900 CORDELL DR	KRS PARTNERSHIP % KATE RENNER SIDRAN
21	2223 BUCKNER BLVD	KRS PARTNERSHIP LTD % KATE RENNER SIDRAN
22	8117 BARCLAY ST	KV6 BARCLAY LLC
23	2414 BUCKNER BLVD	PALOMA ISABELA INVESTMENTS INC
24	2336 BUCKNER BLVD	TNS INVESTMENTS LTD
25	2328 BUCKNER BLVD	GOMEZ GEORGE J
26	2312 BUCKNER BLVD	SILVA MAGDALENO



Z123-246 (AB)

5/1/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2306 BUCKNER BLVD	MILLER & MARTIN CHILDRENS TRUST
28	2300 BUCKNER BLVD	DEL REY PARTNERS LLC
29	2264 BUCKNER BLVD	NGHIEM MEI WANG
30	2248 BUCKNER BLVD	PNYX LIMITED PARTNERSHIP
31	2244 BUCKNER BLVD	BRIAN L HOCHSTEIN LLC
32	2240 BUCKNER BLVD	SC THREE STAR INVESTMENT LLC

**FILE NUMBER:** Z123-249 (AB)

**DATE FILED:** April 8, 2013

**LOCATION:** North of Centerville Road, west of Aledo Drive

**COUNCIL DISTRICT:** 9

**MAPSCO:** 38-G

**SIZE OF REQUEST:** Approx. 0.12 acres

**CENSUS TRACT:** 127.01

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**REPRESENTATIVE:** Parvez Malik

**APPLICANT:** John Matthews

**OWNER:** Amedio Centerville, LLC

**REQUEST:** An application to renew Specific Use Permit No. 1864 for the sale of alcoholic beverages in conjunction with a general merchandise or food store use greater than 3,500 square feet on property zoned CR Community Retail District with a D-1 Liquor Control Overlay.

**SUMMARY:** The applicant proposes to continue to sell alcohol for off-premise consumption in conjunction with the existing approximately 5,158 square foot convenience store.

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

**PREVIOUS CPC ACTION:** On July 11, 2013 the City Plan Commission held this case under advisement until July 25, 2013.

On June 6, 2013 the City Plan Commission held this case under advisement until July 11, 2013.

**BACKGROUND INFORMATION:**

- The request site is currently developed with a multi-tenant commercial building.
- The proposed use is to continue to sell alcohol for off-premise consumption in conjunction with the existing approximately 5,158 square foot general merchandise use on the property.
- On August 10, 2011 Specific Use Permit No. 1864 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet was approved for a two-year period with eligibility for automatic renewal for additional five-year periods. The applicant did not submit their renewal application until after the deadline to file for automatic renewal, necessitating a full renewal process.
- The general merchandise use is permitted by right. The sale of alcoholic beverages on property is permitted through a D-1 Liquor Control Overlay.

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

**Thoroughfares/Streets:**

Thoroughfares/Street	Type	Existing ROW
Centerville Road	Collector	60 feet

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections. Neighborhood “pocket parks” provide open space for families. These areas rely primarily on cars for access, although traffic on neighborhood streets is expected to be low. Cut-through traffic or spill over from commercial areas will be strongly discouraged. While public transit may be available, typically it involves longer walks to bus stops or the need to drive to park-and-ride facilities. Newly developed neighborhoods may provide better pedestrian access to community services through shorter block lengths, narrower streets, sidewalks and greenbelts with hike and bike trails and might also provide improved access to transit service. Public investment will

focus on protecting quality of life by providing amenities such as parks, trails, road improvements and strong code enforcement.

## **LAND USE**

### **GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

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

#### **Land Use Compatibility:**

The approximately 0.12-acre request site is zoned CR Community Retail District with a D-1 Liquor Control Overlay and is currently developed with a general merchandise or food store greater than 3,500 square feet use within a multi-tenant commercial building. The applicant is proposing to continue the sale of alcohol for off-premise consumption in conjunction with the general merchandise use on the property.

On August 10, 2011 Specific Use Permit No. 1864 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet was approved for a two-year period with eligibility for automatic renewal for additional five-year periods. The applicant did not submit their renewal application until after the deadline to file for automatic renewal, necessitating a full renewal process.

The adjacent land uses are single family residential to the north, east, and southeast; retail and personal service uses and auto service center to the south; and office to the west.

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

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

The general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined

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

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

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

The previously approved site plan is currently inconsistent with the striped off-street parking on the ground. The applicant will be required to re-stripe the parking lot to match the site plan before the case can proceed to City Council. The lack of consistency between the site plan and the site on the ground also creates the need for a shorter time frame. The applicant's request, subject to the attached conditions and on-the-ground improvements, is consistent with the intent of the Dallas Development Code.

**Development Standards:**

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
<b>Existing</b>							
CR-D-1 Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

**Parking/Traffic:**

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

The general merchandise or food store use requires one space for every 200 square feet of floor area. The site plan shows that 57 off-street parking spaces are provided for the strip shopping center. A parking analysis provided by the applicant indicates that 79 off-street parking spaces are required. The strip shopping center was constructed in approximately 1953 according to DCAD records. It appears that the request site has approximately 22 delta credits.

Z123-249(AB)

**Landscaping:**

Landscaping required per Article X of the Dallas Development Code.

Z123-249(AB)

**List of Partners/Principals/Officers**

Amedio Centerville, LLC, a Texas Limited Liability Company

Leiva McBride, Managing Partner

DPD Report

The following is the police report from August 10, 2009 to August 10, 2011 before the original SUP for alcohol sales was granted:

DALLAS POLICE DEPARTMENT										
Virtual Viewer - Public Access										Welcome
Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
<a href="#">0006995-Y</a>	01/08/2011	DORRIS,DEBORAH,	FOUND PROPERTY	01551		CENTERVILLERD	226	1129	43020	
<a href="#">0103194-Y</a>	04/23/2011	ALVARADO,IRMA	AGGRAVATED ASSAULT	01551		CENTERVILLERD	226	1129	04361	
<a href="#">0131026-Y</a>	05/21/2011	JOHN, MATHEWS	TRAFFIC MOTOR VEHICLE	01551		CENTERVILLERD	226	1129	32090	
<a href="#">0165493-X</a>	06/13/2010	SUDEATH,JAMES	OTHER OFFENSES	01551		CENTERVILLERD	226	1129	26000	
<a href="#">0173202-Y</a>	07/02/2011	AGUIRE, CECILIO	THEFT	01551		CENTERVILLERD	226	1129	06951	

The following is the police report from August 11, 2011 to May 22, 2013, after the original SUP for alcohol sales was granted:

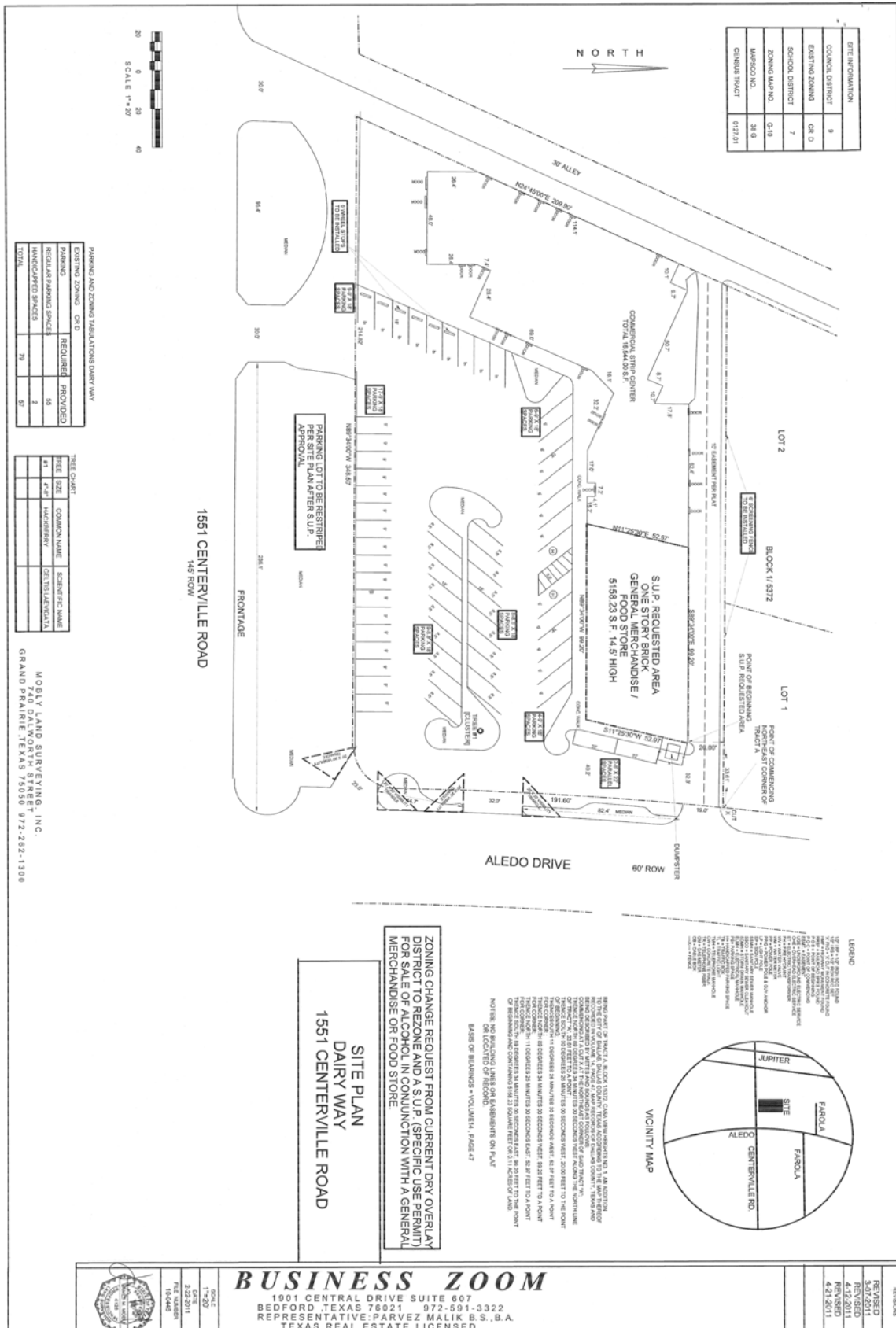
DALLAS POLICE DEPARTMENT										
Virtual Viewer - Public Access										Welcome
Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
<a href="#">0048561-A</a>	02/28/2013	*NEW DAIRYWAY GROCERY	FORGERY & COUNTERFEITING	01551		CENTERVILLERD	226	1129	10021	
<a href="#">0069018-A</a>	03/23/2012	BALDERAS,JESUS	AUTO THEFT-UUMV	01551		CENTERVILLERD	226	1129	07271	
<a href="#">0267370-Y</a>	10/09/2011	*NEW DAIRY WAY	BURGLARY	01551		CENTERVILLERD	226	1129	05128	
<a href="#">0292211-Y</a>	11/05/2011	*DAIRY WAY	BURGLARY	01551		CENTERVILLERD	226	1129	05128	
<a href="#">0293968-Z</a>	10/27/2012	*NEW DAIRY WAY	LOST PROPERTY	01551		CENTERVILLERD	226	1129	42020	

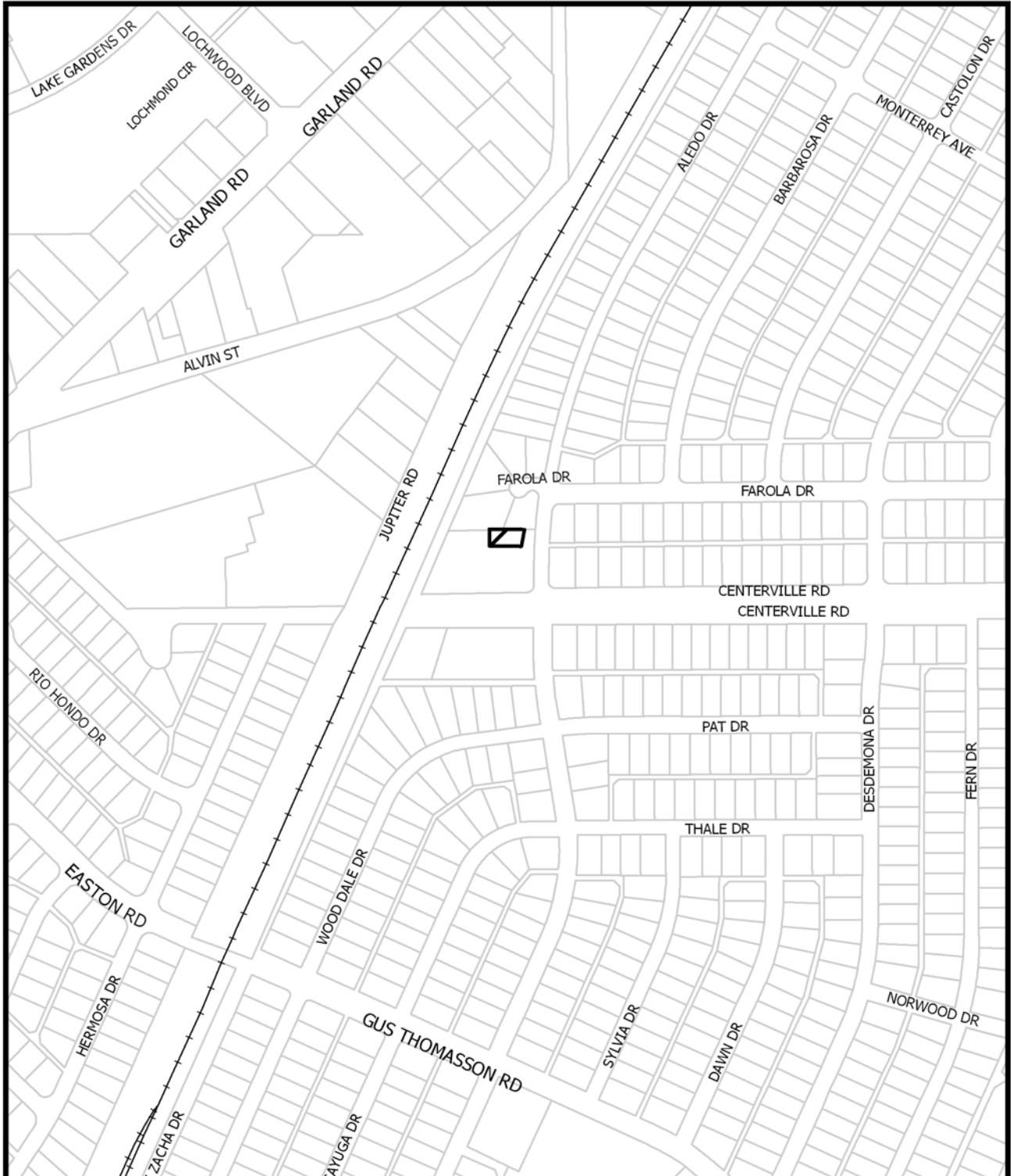


SUP Conditions

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages for off-premise consumption as part of the operation of a general merchandise or food store greater than 3,500 square feet.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ~~(August 18, 2013)~~(two years), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. SCREENING: A minimum six-foot-high solid screening fence must be maintained along the northern boundary of the Property. The screening fence must be located outside of the visibility obstruction triangle. Screening must be constructed before issuance of a building permit, alcohol measurement certification, or certificate of occupancy.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING SITE PLAN



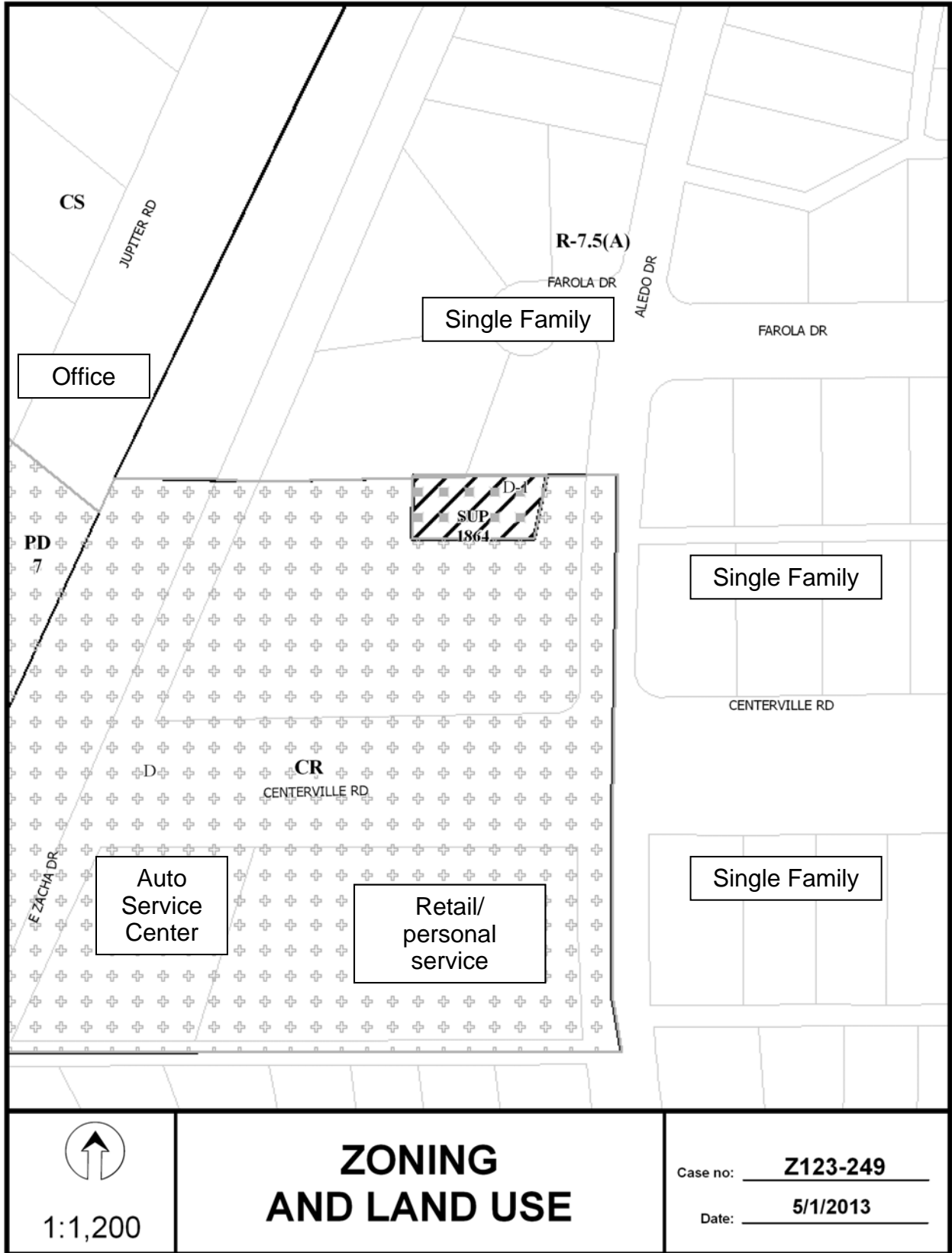


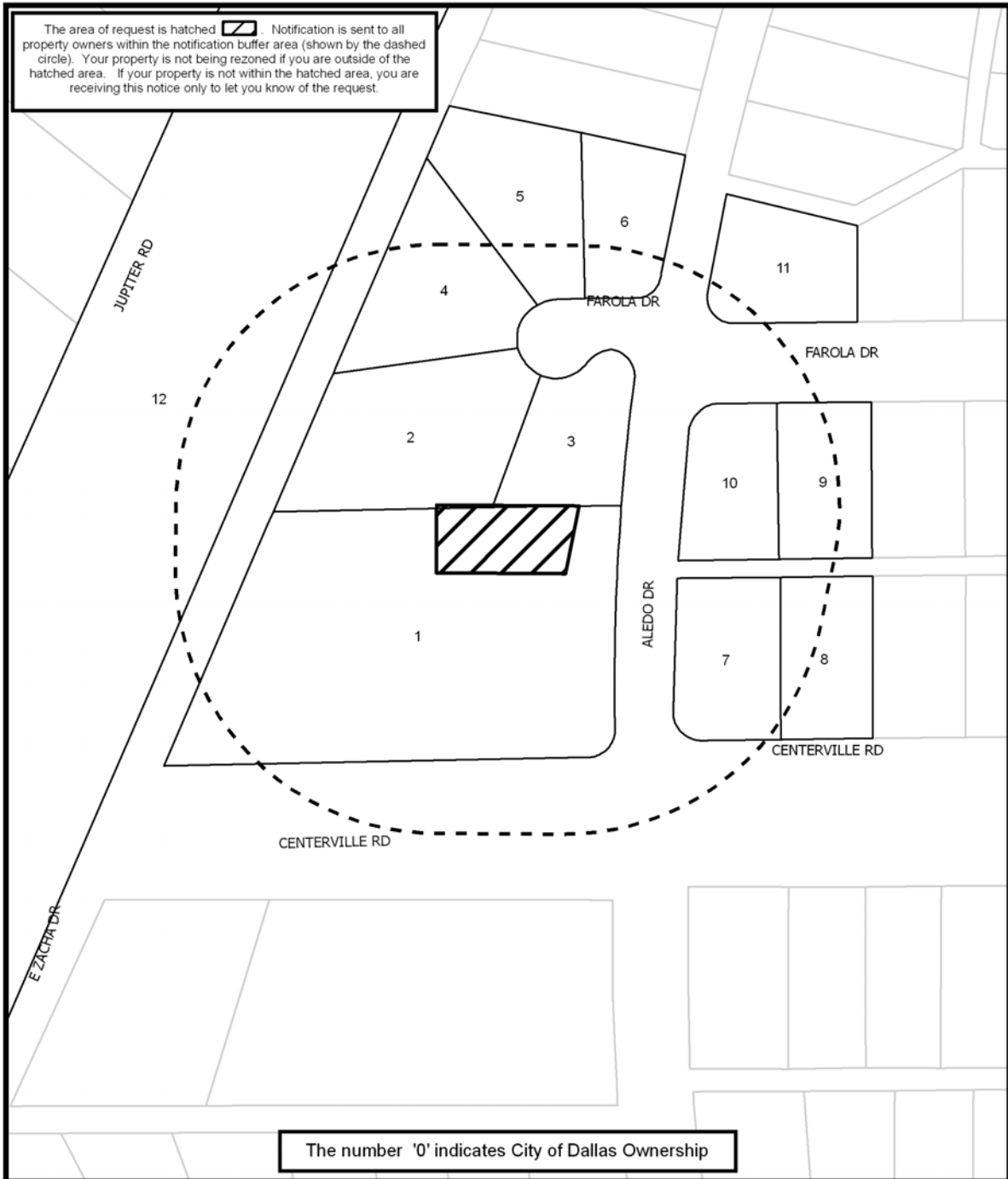
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# VICINITY MAP

Case no:           **Z123-249**          

Date:           **5/1/2013**





 1:1,200	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;"><b>200'</b></td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;"><b>12</b></td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	<b>200'</b>	AREA OF NOTIFICATION	<b>12</b>	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>    <b>Z123-249</b>    </u> Date: <u>    <b>5/1/2013</b>    </u>
<b>200'</b>	AREA OF NOTIFICATION					
<b>12</b>	NUMBER OF PROPERTY OWNERS NOTIFIED					

5/1/2013

***Notification List of Property Owners***

***Z123-249***

***12 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1503 CENTERVILLE RD	AMEDIO CENTERVILLE LLC
2	1510 FAROLA DR	818 GRANDVIEW LTD
3	1514 FAROLA DR	MENDOZA MARIA E
4	1511 FAROLA DR	PARIS RUTH EVELYN %STEPHEN N PARIS
5	1515 FAROLA DR	BELITERE NICHOLAS JR
6	1519 FAROLA DR	GARCIA JOSE A
7	1605 CENTERVILLE RD	BELLEW LISA Y
8	1611 CENTERVILLE RD	ANDERSON NILS CHRISTIAN
9	1610 FAROLA DR	MEDINA RICARDO JR & NELLY
10	1602 FAROLA DR	PARIS RUTH RIGGS
11	10806 ALEDO DR	GUZMAN RAQUEL O
12	99999 NO NAME ST	KANSAS CITY SOUTHERN RR

**FILE NUMBER:** Z123-262(MW)

**DATE FILED:** April 19, 2013

**LOCATION:** West side of Greenville Avenue, south of Sears Street

**COUNCIL DISTRICT:** 14

**MAPSCO:** 36-X

**SIZE OF REQUEST:** ±0.346 acre

**CENSUS TRACT:** 10.02

---

**REPRESENTATIVE:** Permitted Development, Audra Buckley

**APPLICANT:** Matt Tobin

**OWNER:** 1919-27 Greenville, Ltd.

**REQUEST:** An application for a Specific Use Permit for a late-hours establishment limited to restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842.

**SUMMARY:** If granted, this request will allow the proposed restaurant to operate after midnight.

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

**BACKGROUND INFORMATION:**

- The ±0.346-acre request site is developed with a ±7,451-square foot multi-tenant building occupied with restaurant and retail and personal service uses. The applicant intends to utilize a ±1,875-square foot space within the building, as well as the adjoining ±750-square foot covered patio and ±1,300-square foot uncovered patio, as a restaurant without drive-in or drive-through service.
- The restaurant without drive-in or drive-through service use is allowed by right; however, pursuant to the provisions of PDD No. 842, a Specific Use Permit for late hours is required in order for the establishment to operate after midnight.
- Specific Use Permit No. 1905, approved on September 14, 2011, permits a late hours establishment limited to restaurant without drive-in or drive-through service within a different leasable space on the request site (Greenville Avenue Pizza Company).
- On January 10, 2013, the City Plan Commission approved a waiver of the two-year waiting period which allowed the applicant to submit this request.
- The request site is surrounded by retail uses to the north; retail uses (including vacant space) to the east; alcoholic beverage establishments (including vacant space) to the south and undeveloped land to the west.

**Zoning History:**

- 1. Z101-263:** **SUP No. 1879.** On August 10, 2011, the City Council approved a Specific Use Permit for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge or tavern for a three-year period subject to a site plan and conditions.
- 2. Z101-270:** **SUP No. 1889.** On September 14, 2011, the City Council approved a Specific Use Permit for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge or tavern for a two-year period subject to a site plan and conditions.
- 3. Z101-303:** **SUP No. 1890.** On September 14, 2011, the City Council approved a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a five-year period subject to a site plan and conditions.
- 4. Z101-311:** **SUP No. 1901.** On September 14, 2011, the City Council approved a Specific Use Permit for a late-hours establishment limited to a commercial amusement (inside) limited to a billiard hall for a two-year period subject to a site plan and conditions.



- 5. Z101-318:**        **SUP No. 1903.**        On September 14, 2011, the City Council approved a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a three-year period subject to a site plan and conditions.
  
- 6. Z101-323:**        **SUP No. 1904.**        On September 14, 2011, the City Council approved a Specific Use Permit for a late-hours establishment limited to a restaurant with drive-in or drive-through service for a two-year period subject to a site plan and conditions.
  
- 7. Z101-326:**        **SUP No. 1905.**        On September 14, 2011, the City Council approved a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a two-year period subject to a site plan and conditions.
  
- 8. Z101-260:**        **SUP No. 1906.**        On September 14, 2011, the City Council approved a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a two-year period subject to a site plan and conditions.
  
- 9. Z101-295:**        **SUP No. 1912.**        On October 26, 2011, the City Council approved a Specific Use Permit for a late-hours establishment limited to a limited to an alcoholic beverage establishment operated as a bar, lounge or tavern for a two-year period subject to a site plan and conditions.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Greenville Avenue	Local	50 feet
Sears Street	Local	50 feet

**Land Use:**

	Zoning	Land Use
<b>Site</b>	PDD No. 842 with SUP No. 1905	Restaurant; retail and personal services
<b>North</b>	PDD No. 842	Retail
<b>East</b>	PDD No. 842	Retail (including vacant space)
<b>South</b>	PDD No. 842 with SUP No. 1289 and SUP No. 1912	Alcoholic beverage establishments (including vacant space)
<b>West</b>	PDD No. 842	Undeveloped

**STAFF ANALYSIS:**

**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.

**Comprehensive Plan:**

The subject site is identified as being 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.

In general, the applicant’s proposal is consistent with the following goal and policy of the Comprehensive Plan.

**LAND USE ELEMENT**

**GOAL 1.2 PROMOTE DESIRED DEVELOPMENT.**

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

**Land Use Compatibility:**

The ±0.346-acre request site is developed with a ±7,451-square foot multi-tenant building occupied with restaurant and retail and personal service uses. The applicant intends to utilize a ±1,875-square foot space within the building, as well as the adjoining

±750-square foot covered patio and ±1,300-square foot uncovered patio, as a restaurant without drive-in or drive-through service.

The restaurant without drive-in or drive-through service use is allowed by right; however, pursuant to the provisions of PDD No. 842, a Specific Use Permit for late hours is required in order for the establishment to operate after midnight.

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 was created to help mitigate the possible negative impacts of late hour uses on adjacent residential neighborhoods.

The request site is surrounded by retail uses to the north; retail uses (including vacant space) to the east; alcoholic beverage establishments (including vacant space) to the south and undeveloped land to the west.

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.

While the request site does not have residential adjacency, the applicant proposes a noise attenuation condition to address the establishment's patios seating.

The applicant's request, subject a site plan and conditions, complies with the general provisions for consideration of a Specific Use Permit. Therefore, staff recommends approval of the request for an initial time period of two years.

**Traffic:**

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

**Parking:**

Pursuant to §51A-4.210, a restaurant requires one (1) space per 100 square feet of floor area. Therefore, the ±1,875-square foot restaurant with a ±750-square foot covered patio (2,625 total square feet) requires 26 spaces.

Since the request site is not a platted lot and is included within a larger building site, parking is evaluated for all uses on the building site. The building site on which the request site is located is within a Modified Delta Overlay, which terminates delta credits when there is an expansion or change in use.

Based documentation provided by the applicant and confirmed by Building Inspection, 92 spaces are required for all uses on the building site. The building site retains 59 delta credits, 19 spaces are provided onsite, and 14 spaces are provided through a remote parking agreement (5614 Sears Street). However, this does not reflect the potential sidewalk patio, which will require four off-street parking spaces.

**Landscaping:**

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

**Sidewalk Patio:**

The owner or operator must obtain a private license for the sidewalk patio, with copy provided to the building official, before the outdoor patio may be used by customers. Parking for the sidewalk patio must be provided in accordance with Planned Development District No. 842 and MD-1 Modified Delta Overlay No. 1.

Z123-262(MW)

**List of Partners/Principals/Officers**

**OWNER:** 1919-27 Greenville, Ltd.

Hope Street LLC

Larry Vineyard, General Partner/Manager of 1919-27 Greenville, Ltd.

Limited Partners: AJ Associates, SULU Joldings, L.P. – Larry Vineyard

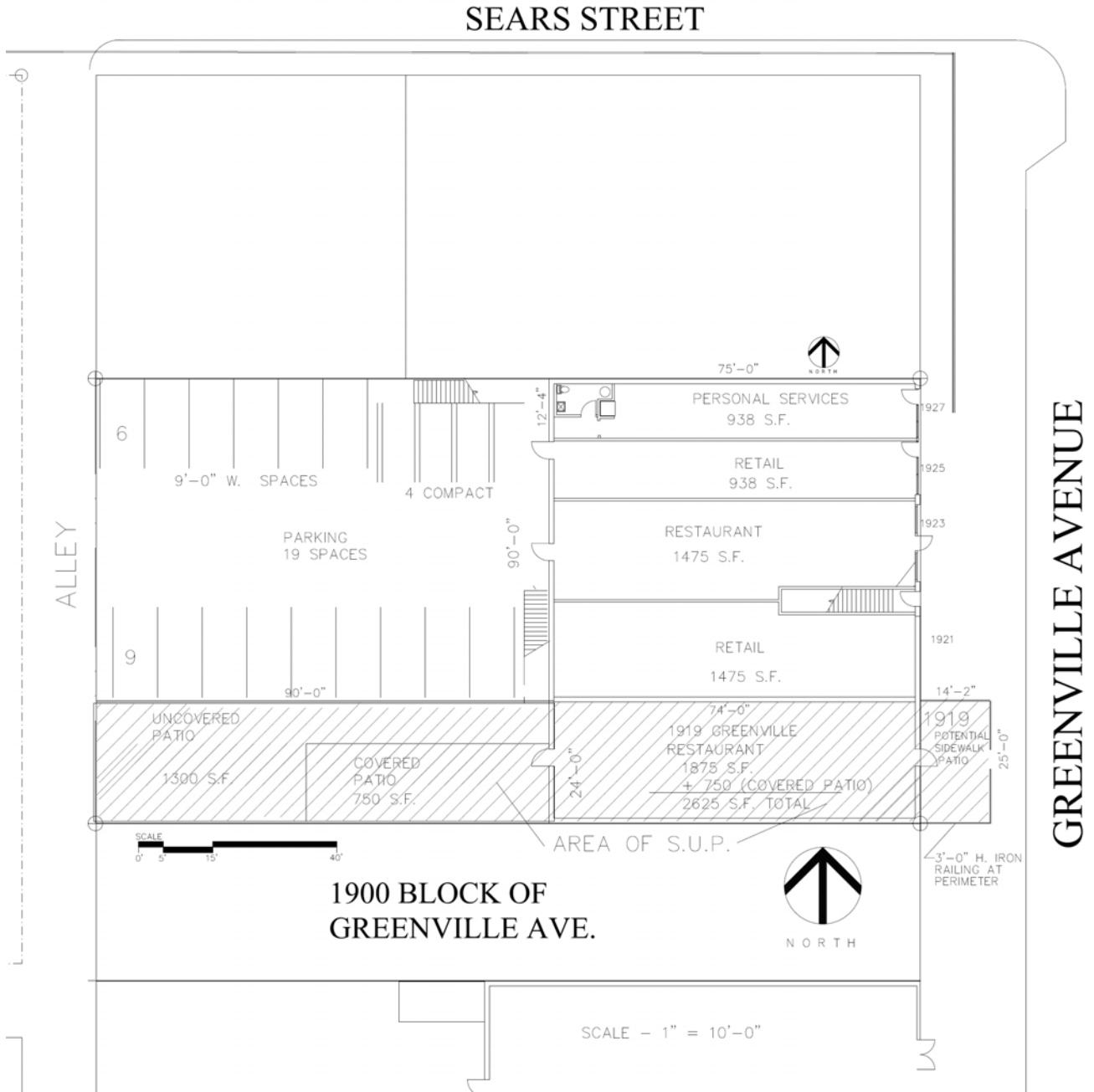
KTR Investments, LLC - Larry Vineyard

**Z123-262  
SUP Conditions**

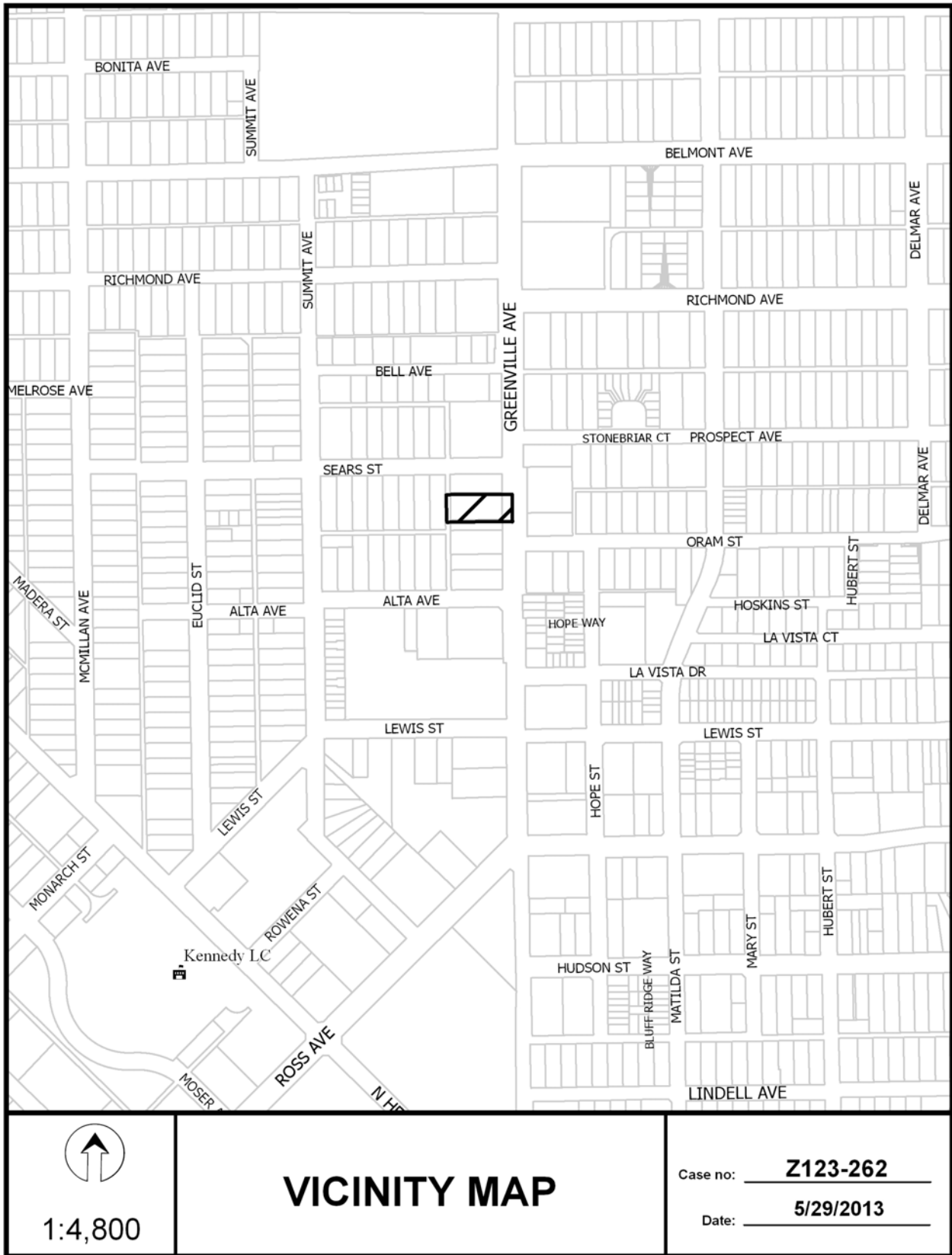
1. USE: The only use authorized by this specific use permit is a late-hours establishment limited to restaurant without drive-in or drive-through service.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two years).
4. FLOOR AREA:
  - A. The maximum floor area is 2,625 square feet in the location shown on the attached site plan.
  - B. The maximum land area for the uncovered patio is 1,300 square feet in the location shown on the attached site plan.
  - C. The maximum land area for the sidewalk patio is patio is 350 square feet in the location shown on the attached site plan.
5. 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).
6. HOURS OF OPERATION: The late hours establishment limited to a restaurant without drive-in or drive-through service may only operate between 12:00 a.m. (midnight) and 2:00 a.m., Monday through Sunday. Food must be made available to the public for purchase during this time. All customers must be removed from the Property by 2:15 a.m.
7. NOISE ATTENUATION: The exterior brick wall along the rear patio must be sound-proofed in a manner approved by the building official.
8. OUTDOOR LOUDSPEAKERS: Use of outdoor loudspeakers is prohibited.
9. PARKING: Off-street parking must be provided in accordance with Planned Development District No. 842 and the MD-1 Modified Delta Overlay No. 1.
10. SIDEWALK PATIO: The owner or operator must obtain a private license for the sidewalk patio, with copy provided to the building official, before the outdoor patio may be used by customers. Parking for the sidewalk patio must be provided in accordance with Planned Development District No. 842 and the MD-1 Modified Delta Overlay No. 1.

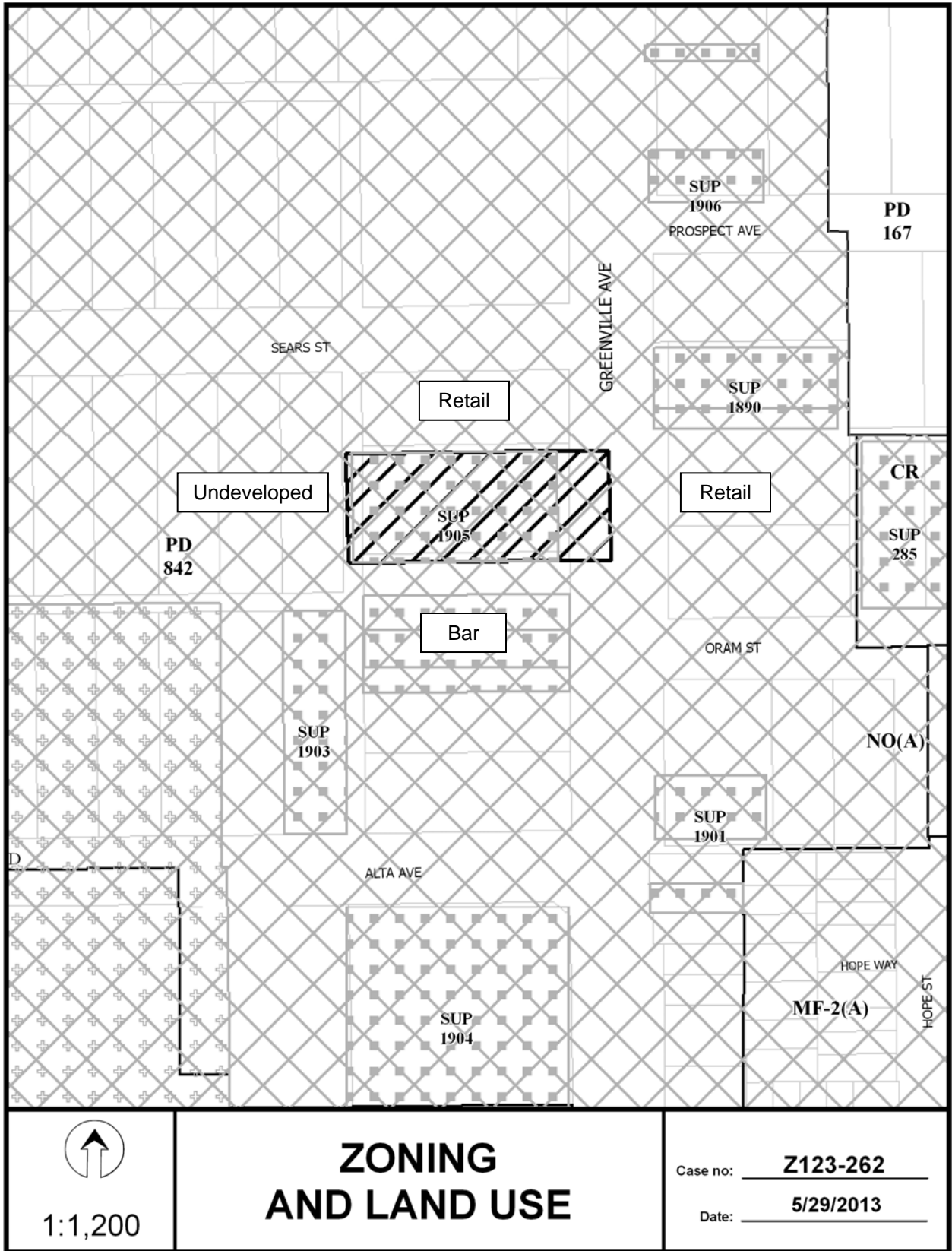
11. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
12. GENERAL REQUIREMENT: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

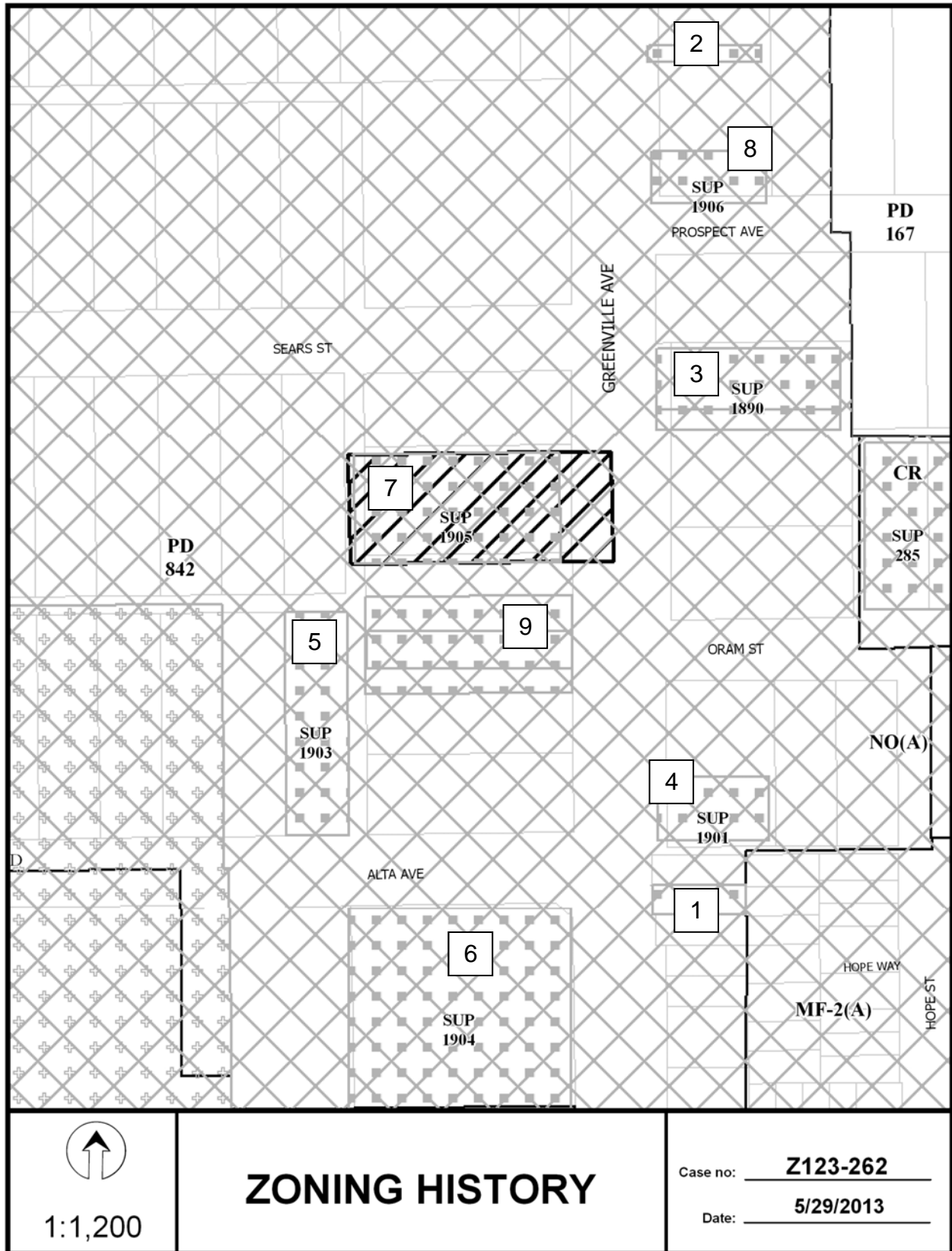
**Proposed Site Plan**









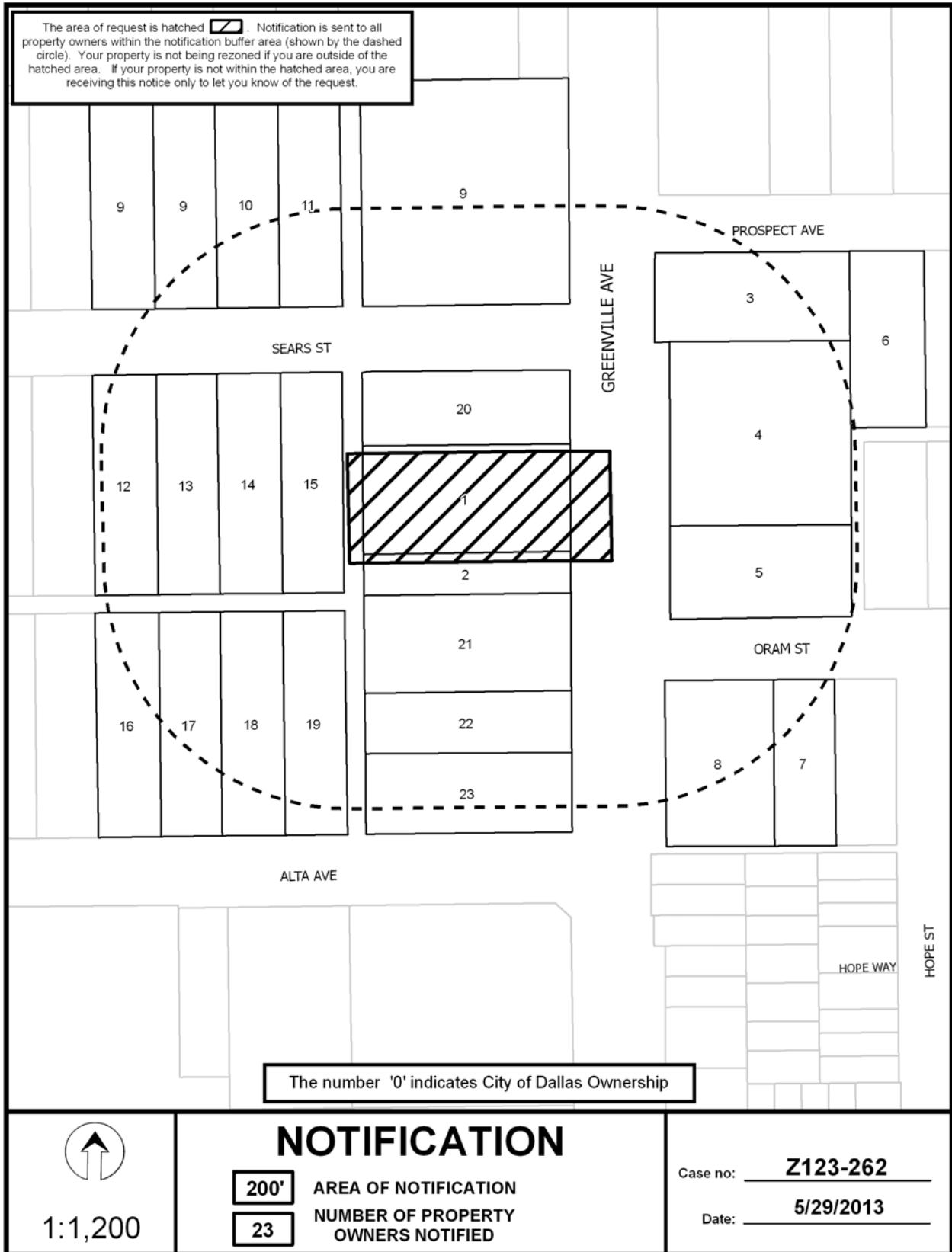


1:1,200

# ZONING HISTORY

Case no: Z123-262

Date: 5/29/2013



5/29/2013

***Notification List of Property Owners******Z123-262******23 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1919 GREENVILLE AVE	1919 27 GREENVILLE LTD
2	1917 GREENVILLE AVE	WORLD WIDE FOOD INC
3	2026 GREENVILLE AVE	ANDRES FAMILY TRUST
4	2008 GREENVILLE AVE	WONDERFUL SEVEN A LP SUITE 200
5	2000 GREENVILLE AVE	LANDE PAUL & PAUL LANDE EMP PR SH TR
6	5716 PROSPECT AVE	ANDRES FAMILY TRUST 200
7	5710 ORAM ST	SOURIS MINOS
8	1920 GREENVILLE AVE	LOWGREEN PS
9	5617 SEARS ST	2001 GREENVILLE VENTURE % MADISON PACIFI
10	5627 SEARS ST	2001 GREENVILLE VENTURE LTD ATTN WM H
11	5631 SEARS ST	LOWER GREENVILLE AVE TR % JAMES G VETTER
12	5618 SEARS ST	GREENVILLE HOLDINGS CO STE 260
13	5622 SEARS ST	ROY MARION B
14	5624 SEARS ST	5624 SEARS STREET LTD
15	5628 SEARS ST	ANDRES FAMILY TRUSTS
16	5619 ALTA AVE	THACKER RICHARD E JR
17	5623 ALTA AVE	SHIELDS WILLIAM OLIVER
18	5627 ALTA AVE	WSVV
19	5631 ALTA AVE	WSVV LLC
20	1931 GREENVILLE AVE	GENARO TRUST 1 % THOMAS ODDO
21	1911 GREENVILLE AVE	INTERCITY INVESTMENT PROP SUITE 500
22	1909 GREENVILLE AVE	WORLDWIDE FOOD INC
23	1903 GREENVILLE AVE	LOWGREEN PS % SHULA NETZER

# Memorandum



CITY OF DALLAS

DATE July 25, 2013

TO Joe Alcantar, Chair and  
City Plan Commissioners

SUBJECT City Plan Commission Authorized Hearing  
Approximately 1.27 acres generally bound by S Corinth St, Waco St, and Morrell Street.

Commissioners Culbreath, Anglin, and Schwartz are requesting that the City Plan Commission authorize a public hearing to determine the proper zoning on property zoned a CR-D Community Retail District with a D Liquor Control Overlay in the abovementioned location. Consideration is to be given to an RR Regional Retail District. Attached is a location map for your review.

This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

A handwritten signature in black ink, appearing to read 'Valerie Miller'.

Valerie Miller, Senior Planner  
Current Planning Division  
Sustainable Development and Construction Department

# Memorandum



CITY OF DALLAS

DATE July 11, 2013

TO David Cossum, Interim Director  
Department of Sustainable Development and Construction

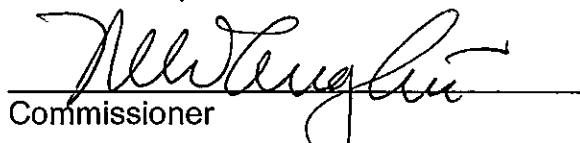
SUBJECT Request for Agenda Item for Authorized Hearing;  
West side of South Corinth Street, south of Morrell Avenue

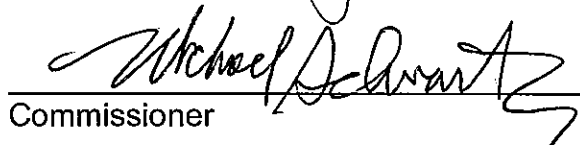
We respectfully request that the following item be placed on the City Plan Commission agenda and advertised as required by Section 51A-7.701(a)(1) of the City of Dallas Development Code.

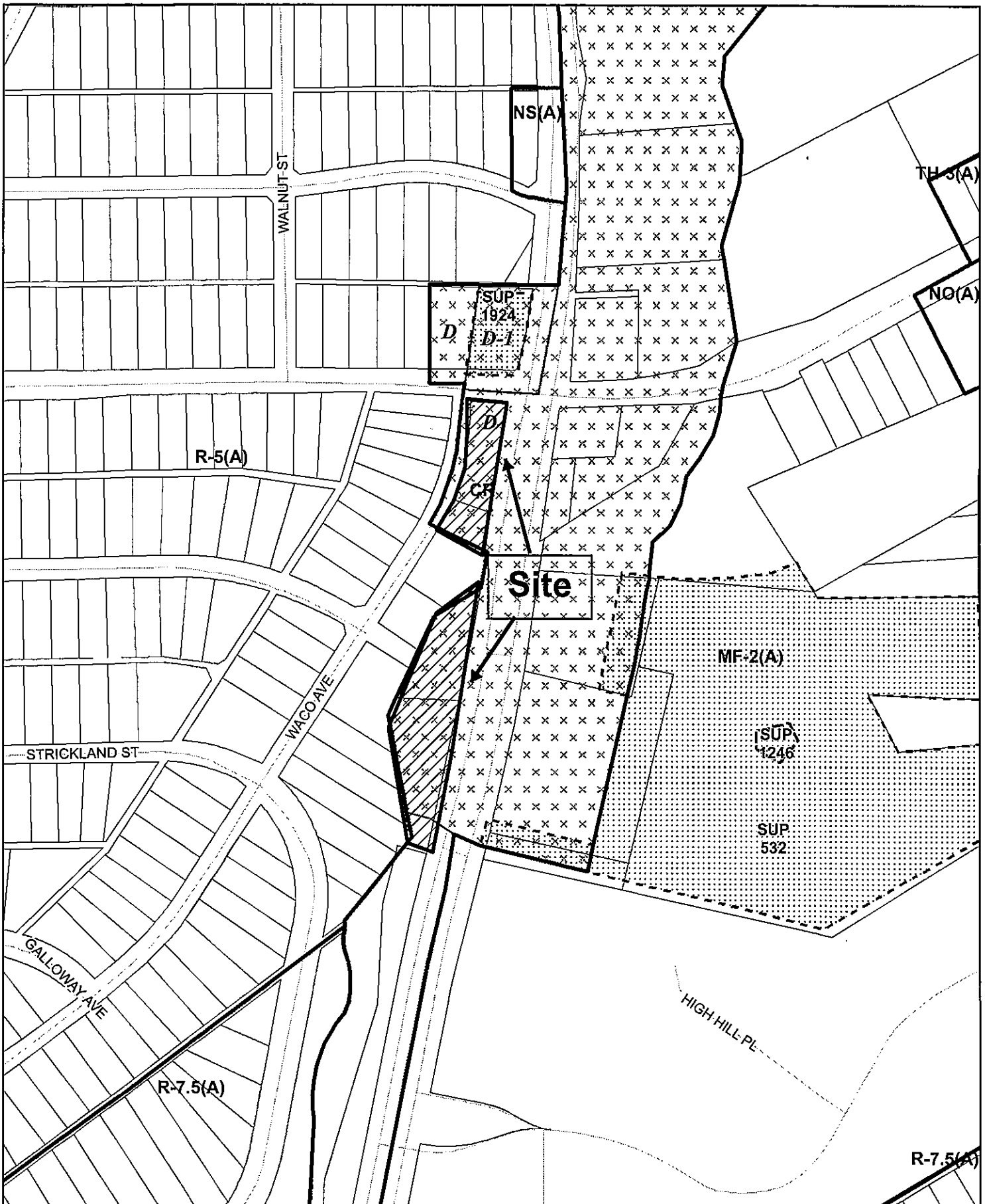
Consideration of a hearing to authorize a public hearing to determine the proper zoning on property zoned a CR-D Community Retail District with a D Liquor Control Overlay in the abovementioned location. Consideration is to be given to an RR Regional Retail District. A map of the area to be considered is attached.

Thank you for your attention to this matter.

  
Betty Culbreath, Commissioner

  
Commissioner

  
Commissioner



1:2,800

### Proposed Authorized Hearing Area