



CITY OF DALLAS
 CITY PLAN COMMISSION
 Thursday, August 8, 2013
 AGENDA

WORKSHOP:	5ES	8:30 a.m.
BRIEFINGS:	5ES	11:00 a.m.
PUBLIC HEARING	Council Chambers	1:30 p.m.
WORKSHOP RESUMES	5ES	Following Public Hearing

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

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

WORKSHOP:

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Paul Nelson

Consent Items:

- (1) **S123-012R**
 (CC District 6)
 - An application to revise the previously approved preliminary plat to create six lots ranging in size from 5.916 acres to 32.470 acres from a 113.291 acre tract of land in City Block 8465 on property located on Belt Line Road and north of Hackberry Lane.
 - Applicant/Owner: Billingsley Company
 - Surveyor: Kimley-Horn and Associate, Inc
 - Application Filed: July 10, 2013
 - Zoning: PD 741
 - Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S123-210**
(CC District 14) An application to replat a 0.744 acre tract of land containing all of Lots 15 and 16A in City Block D/5187 into one lot located at the northwest corner of SMU Boulevard and Prentice Street.
Applicant/Owner: Peruna East Corporation
Surveyor: Raymond L. Goodson Jr., Inc
Application Filed: July 11, 2013
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S123-212**
(CC District 14) An application to replat a 1.4801 acre lot containing all of Lots 4 through 9 and part of Lot 10 in City Block C/5187 into one 1.090-acre lot and one 0.390-acre lot located on Dyer Street east of North Central Expressway.
Applicant/Owner: Peruna East Corporation
Surveyor: Raymond L. Goodson Jr., Inc
Application Filed: July 11, 2013
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S123-213**
(CC District 2) An application to replat a 37.103 acre tract of land containing part of Lots 1, 2, 7 and 8 in City Block B/2368 and all of Lots 1-A and 2A in City Block B/2368 into nine lots ranging in size from 1.143 acres to 5.861 acres bounded by Mockingbird Lane, Maple Avenue, Forest Park Road and Empire Central.
Applicant/Owner: Greenway-Mockingbird, LP
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: July 11, 2013
Zoning: PD 759 and IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S123-214**
(CC District 6) An application to create four lots ranging in size from 0.473 acres to 12.444 acres from a 32.196-acre tract of land in City Block 8467 located on Ranch Trail, east of Beltline Road.
Applicant/Owner: Coppell Independent School District
Surveyor: Survey Group, LLC.
Application Filed: July 15, 2013
Zoning: PD 741 Subdistrict D
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S123-215**
(CC District 14) An application to replat a 0.321 acre tract of land containing part of Lots 10 and 11 in City Block B/1323 into a six-lot shared access development with lots ranging in size from 1,858 square feet to 2,688 square feet on property located at 3322 Knight Street.
Applicant/Owner: Michael D. Bryant
Surveyor: Votex Surveying Company
Application Filed: July 16, 2013
Zoning: PD 193 MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S123-217**
(CC District 14) An application to replat a 0.317-acre lot containing all of Lots 3 and 4 into one lot located at 5908 and 5914 Ross Avenue.
Applicant/Owner: MH Residential Properties 2.LLC.
Surveyor: Davis Land Surveying Company, Inc.
Application Filed: July 16, 2013
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S123-221**
(CC District 11) An application to replat a 5.751 acre tract of land containing tracts of land in City Blocks 8224, 8225, and 8232 and part of Lot 1 in City Block B/8224 into one lot located at 16600 Dallas Parkway.
Applicant/Owner: PCB Properties, LLC
Surveyor: JPH Land Surveying
Application Filed: July 16, 2013
Zoning: GO(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Reduction/Removal:

- (9) **S123-218**
(CC District 13) An application to remove the existing 15-foot platted building line along the west line of Westside Drive on a 0.20-acre tract of land containing all of Lot 11 in City Block A/2478 on property located at 5435 Westside Drive
Applicant/Owner: Anita Cook-Motard
Surveyor: Texas Heritage Surveying, LLC.
Application Filed: July 16, 2013
Zoning: R-7.5 (A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(10) **S123-220**
(CC District 6)

An application to remove the existing platted 25-foot building line along the south line of Interstate Highway 635, to remove the existing platted 25-foot building line along the east line of Anaheim Drive, to remove the existing platted 25-foot building line along the north line of Tarna Drive, and to replat a 9.601-acre tract of land containing all of Lots 1 through 3 and Lots 7 through 9 in City Block 1/6593 into one lot on property located on the southeast corner of Interstate Highway 635 and Anaheim Road
Applicant/Owner: Forest Hill Limited Partnership
Surveyor: Davis Land Surveying Company, Inc.
Application Filed: July 16, 2013
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

(11) **S123-219**
(CC District 13)

An application to replat a 0.881 acre tract of land containing all of Lots 1 and 2 in City Block C/5666 into one lot on property located at 9010 and 9016 Broken Arrow Lane.
Applicant/Owner: Jean- Claude Saada
Surveyor: Raymond L. Goodson Jr., Inc.
Application Filed: July 16, 2013
Zoning: R-16(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

M123-034
Richard Brown
(CC District 13)

An application for a minor amendment to the development plan for Planned Development District No. 400 for a Private school on the northwest and southwest corners of Midway Road and Merrell Road.
Staff Recommendation: **Approval**
Applicant: Texas Irrigation Design
Representative: Scott Hornick

M123-037
Richard Brown
(CC District 13)

An application for a minor amendment to the development plan for Planned Development District No. 696 for a Public school other than an open-enrollment charter school and R-16(A) Single Family District Uses on property bounded by Welch Road, Ridgeside Drive, Crestline Avenue and Rickover Drive
Staff Recommendation: **Approval**
Applicant: Dallas Independent School District
Representative: Karl Crawley

D123-022

Olga Torres Holyoak
(CC District 9)

An application for a development plan for Planned Development District No. 287 on the north corner of Garland Road and East Lawther Drive.

Staff Recommendation: **Approval**

Applicant: Dallas Arboretum & Botanical Gardens, Park & Recreation Department, City of Dallas

Representative: Robert Reeves & Associates

Thoroughfare Plan Amendments:

Knoll Trail Road from Keller Springs Road to Arapaho Road

Tanya Brooks
(CC District 11)

Amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Knoll Trail Road from Keller Springs Road to Arapaho Road from a four lane divided (S-4-D) roadway within 80 feet of right-of-way to a special four lane undivided (SPCL 4-D) roadway within 64 feet of right-of-way and 44 feet of pavement.

Staff Recommendation: **Approval**

CPC Transportation Committee Recommendation: **Approval**

Fort Worth Avenue between Beckley Avenue and Westmoreland Road

Tanya Brooks
(CC District 6)

Amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Fort Worth Avenue between Beckley Avenue and Westmoreland Road from a six lane divided roadway M-6-D(A) within 100 feet of right-of-way to a special four lane divided roadway (SPCL 4-D) with a bicycle facility within 100 feet of right-of-way.

Staff Recommendation: **Approval**

CPC Transportation Committee Recommendation: **Approval**

Zoning Cases – Consent:

1. **Z123-258(AB)**

Audrey Butkus
(CC District 2)

An application for an MU-2 Mixed Use District on property zoned an IR Industrial Research District on the northeast side of Maple Avenue, southeast of Fielder Court.

Staff Recommendation: **Approval**

Applicant/Representative: Joe Furstenberg |

2. **Z123-281(AB)**
Audrey Butkus
(CC District 6)

An application for the renewal of Specific Use Permit No. 1853 for the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the northeast corner of Royal Lane and North Stemmons Freeway.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to conditions.
Applicant: Sub Enterprises, Inc.
Representative: Parvez Malik |
3. **Z123-271(MW)**
Megan Wimer
(CC District 2)

An application for an amendment to the development plan for Tract II-C and for a Specific Use Permit for a vehicle auction and storage use on property zoned Planned Development District No. 37 on the east corner of Lakefield Boulevard and Sheila Lane.
Staff Recommendation: **Approval** of the amendment to the development plan for Tract II-C and **approval** of a Specific Use Permit for a five-year period, subject to a site plan and conditions.
Applicant: Hargrove Interests, LLC
Representative: Robert Baldwin
4. **Z123-279(MW)**
Megan Wimer
(CC District 7)

An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay on the southwest corner of Forney Road and South Buckner Boulevard
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a revised site plan and conditions.
Applicant: Buckner Foods, Inc.
Representative: MASTERPLAN – Santos Martinez
5. **Z123-288(WE)**
Warren Ellis
(CC District 5)

An application for the renewal of Specific Use Permit No. 1896 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay south of Lake June Road, east of Temple Cliff Drive.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a revised site plan and conditions.
Applicant: Bawa Corporation |
Representative: Parvez Malik – Business Zoom |

6. **Z123-295(WE)**
Warren Ellis
(CC District 5)
- An application for the renewal of Specific Use Permit No. 1893 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the southwest corner of Lake June Road and North Prairie Creek Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to conditions.
Applicant: New Rush Hour Foodmart – Rahim Rehmani
Representative: MASTERPLAN – Santos Martinez
7. **Z123-297(WE)**
Warren Ellis
(CC District 5)
- An application for the renewal of Specific Use Permit No. 1871 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the northeast corner of Lake June Road and Holcomb Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to conditions.
Applicant: Vortex Business, Inc.
Representative: Malik Parvez

Zoning Cases – Under Advisement:

8. **Z123-148(WE)**
Warren Ellis
(CC District 11)
- An application for a Planned Development District for non-residential uses on property zoned a GO(A) General Office District on the northeast corner of Steppington Drive and Riverfall Drive.
Staff Recommendation: **Denial**
Applicant: Steppington SLJ/McKinney L.P.
Representative: MASTERPLAN - Maxwell Fisher
U/A From: July 11, 2013
9. **Z123-273(WE)**
Warren Ellis
(CC District 6)
- An application for an RR Regional Retail District on property zoned an LO-3 Limited Office District on the west line of North Walton Walker Freeway, north of Twenty Grand Drive.
Staff Recommendation: **Denial**
Applicant: 601 Walton Walker, LLC - David Varela
Representative: MASTERPLAN - Santos Martinez
U/A From: July 11, 2013

Zoning Cases – Individual:

10. **Z123-282(JH)**
Jennifer Hiromoto
(CC District 5)
- An application for the renewal of Specific Use Permit No. 1683 for the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the north side of Scyene Road, west of Jim Miller Road.
- Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to staff conditions.
- Applicant: George Reeves
Representative: MASTERPLAN - Santos Martinez
11. **Z123-294(MW)**
Megan Wimer
(CC District 7)
- An application for the renewal of Specific Use Permit No. 1914 for the sale or service of alcoholic beverages in conjunction with a commercial amusement (inside) on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay south of East R.L. Thornton Freeway, west of South Buckner Boulevard.
- Staff Recommendation: **Approval** for a two-year period, subject to conditions.
- Applicant: Garibaldi Sports Bar Private Club, Inc.
Representative: Roger Albright
12. **Z123-135(WE)**
Warren Ellis
(CC District 2)
- An application for a Planned Development Subdistrict for single detached dwellings on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the northwest line of Hawthorne Avenue between Production Drive and Afton Street.
- Staff Recommendation: **Hold under advisement until August 22, 2013.**
- Applicant: Texas Intownhomes, LLC
Representative: Robert Baldwin
13. **Z123-233(WE)**
Warren Ellis
(CC District 13)
- An application for a Specific Use Permit for a mini-warehouse on property zoned an MU-2 Mixed Use District with deed restrictions on the south line of Lyndon B. Johnson Freeway, east of Spurling Drive.
- 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: Dallas Spurling/635 Ltd.
Representative: MASTERPLAN - Maxwell Fisher

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.

U/A From: July 25, 2013

Other Matters

Minutes: July 25, 2013

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, August 8, 2013

SUBDIVISION REVIEW COMMITTEE (SRC) MEETING - Thursday, August 8, 2013, City Hall, 1500 Marilla Street, Council Chambers, at 10:30 a.m., to consider (1) **NC123-004** - An application to change the name of Education Way to "Ebby Halliday Road".

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, AUGUST 8, 2013****FILE NUMBER: S123-012R****Subdivision Administrator: Paul Nelson****LOCATION:** Belt Line Road, north of Hackberry Lane.**DATE FILED:** July 10, 2013**ZONING:** PD 741**CITY COUNCIL DISTRICT: 6** **SIZE OF REQUEST:** 113.291 Acres**MAPSCO:** 11A-P**OWNER:** Billingsley Company

REQUEST: An application to revise the previously approved preliminary plat to create six lots ranging in size from 5.916 acres to 32.470 acres from a 113.291 acre tract of land in City Block 8465 on property located on Belt Line Road, north of Hackberry Lane.

SUBDIVISION HISTORY:

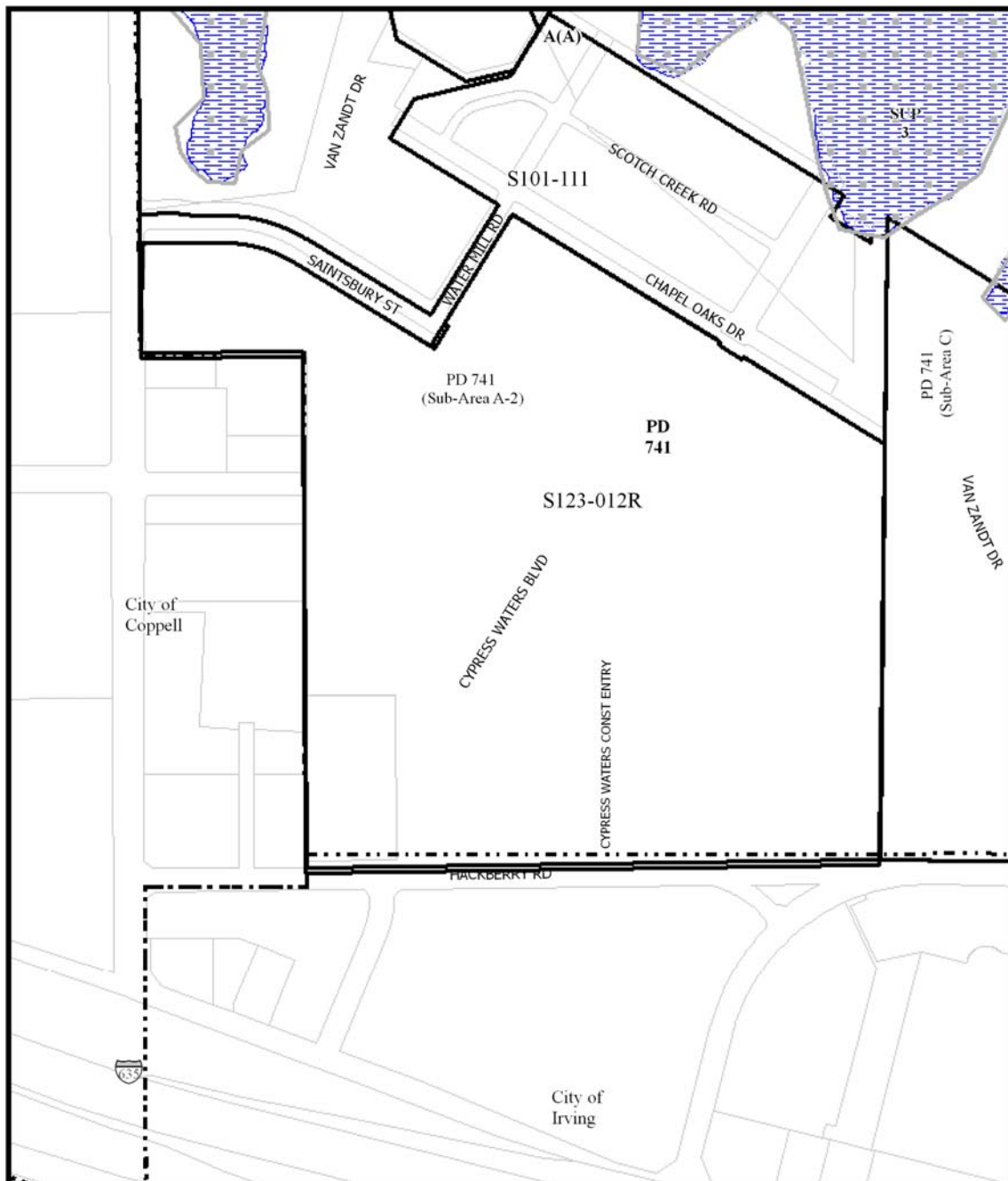
1. S101-111 was an application to create one 2.91 acre lot, one 1.456 acre lot, one 7.146 acre lot, and one 6.229 acre lot from a 34.222 acre tract of land out of the G.W. Laws Survey, Abstract No. 843, and the Jon L. Whitman Survey, Abstract No. 1521 in the City of Dallas, Dallas County, on property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


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

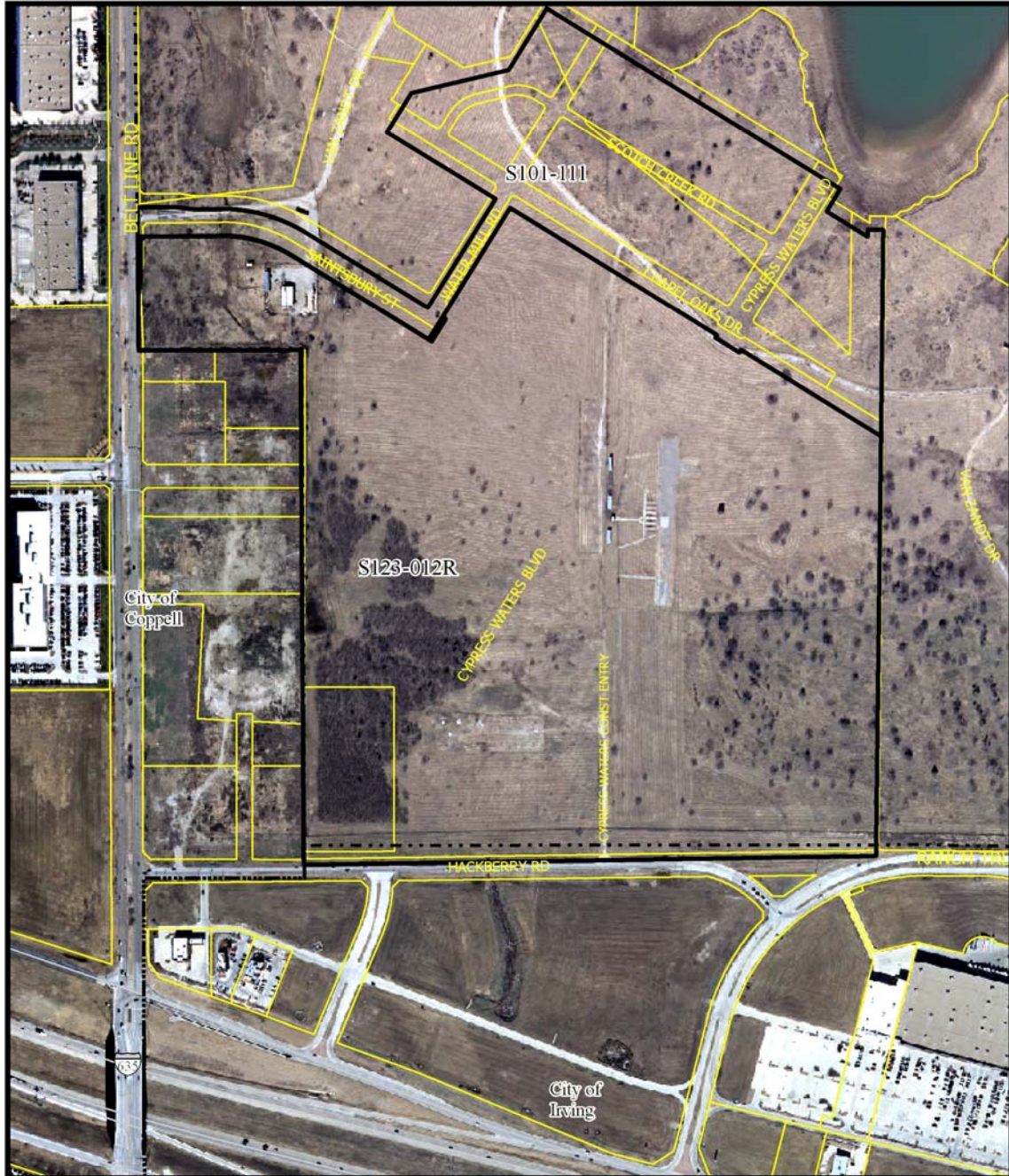
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with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


4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 6.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
14. On the final plat dedicate a 15 foot by 15 foot corner clip at the intersection of Cypress Water Boulevard and Hackberry Road.
15. Coordinate right-of-way design and construction for Hackberry Road with City of Irving and Dallas County.
16. Provide right-of-way design and construction for turnaround at East Dividend Drive.
17. On the final plat show how all adjoining right-of-way was created.
18. On the final plat show the recording information on all existing easements within 150 feet of the property.
19. On the final plat show city limit on sheet 4.
20. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.

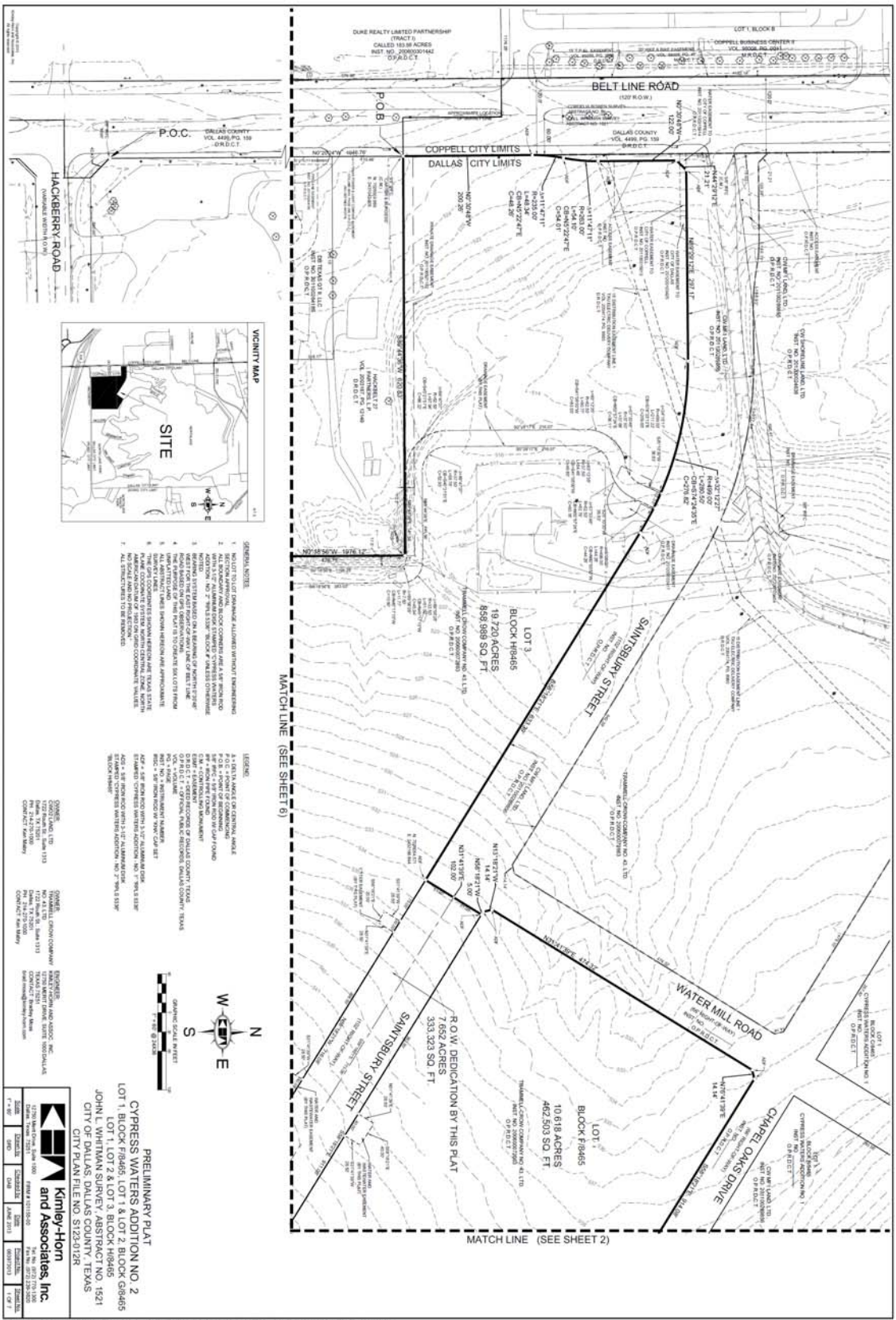
21. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
22. Water/wastewater main extension is required by Private Development Contract.
23. On the final plat identify the property as Lot 1, in City Block F/8465.
24. On the final plat identify the property as Lots 1 and 2, in City Block G/8465.
25. On the final plat identify the property as Lots 1 and 3, in City Block H/8465.



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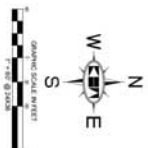


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- GENERAL NOTES:**
1. NO LOT TO LOT DIMENSIONS ALLOWED UNLESS OTHERWISE INDICATED.
 2. SECTION APPROVAL.
 3. THIS SURVEY IS A PART OF A LARGER SURVEY.
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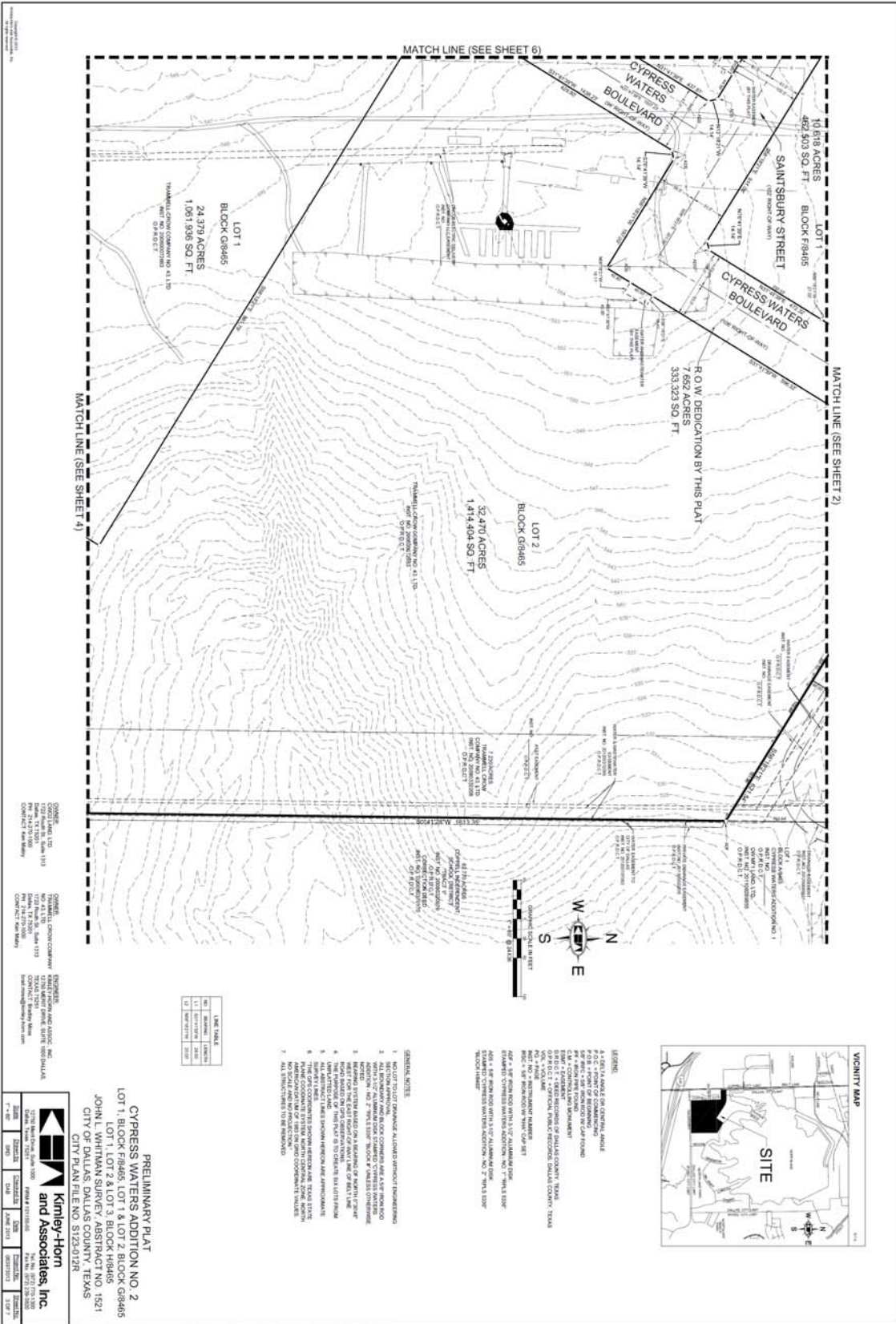
- LEGEND:**
- 1. 1/4 SECTION
 - 2. 1/2 SECTION
 - 3. 3/4 SECTION
 - 4. 1/4 SECTION
 - 5. 1/2 SECTION
 - 6. 3/4 SECTION
 - 7. 1/4 SECTION
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 - 99. 3/4 SECTION
 - 100. 1/4 SECTION



PRELIMINARY PLAT
 CYPRESS WATERS ADDITION NO. 2
 LOT 1, BLOCK F8465, LOT 1 & LOT 2, BLOCK G8465
 LOT 1, LOT 2 & LOT 3, BLOCK H8465
 JOHN L. WHITMAN SURVEY, ABSTRACT NO. 1521
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S123-012R

ENGINEER:
 Kimley-Horn
 and Associates, Inc.
 12700 North Central Expressway, Suite 1000
 Dallas, Texas 75243
 Phone: (214) 343-1000
 Fax: (214) 343-1001
 www.kimley-horn.com

DATE: 08/08/2013



OWNER: CYPRESS WATERS, LTD. 11111
 11111 CYPRESS WATERS, LTD. 11111
 DALLAS, TX 75250
 CONTRACT No. 10000000000000000000

OWNER: WINDMILL CHINA COMPANY 11111
 11111 WINDMILL CHINA COMPANY 11111
 DALLAS, TX 75250
 CONTRACT No. 10000000000000000000

ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 11111
 11111 KIMLEY-HORN AND ASSOCIATES, INC. 11111
 DALLAS, TX 75250
 CONTRACT No. 10000000000000000000

LINE	THICKNESS	DESCRIPTION
1	3/16"	PROPERTY LINE
2	1/8"	RIGHT-OF-WAY LINE
3	1/16"	ADJACENT PROPERTY LINE

- GENERAL NOTES:**
1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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LEGEND:

1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

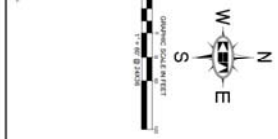
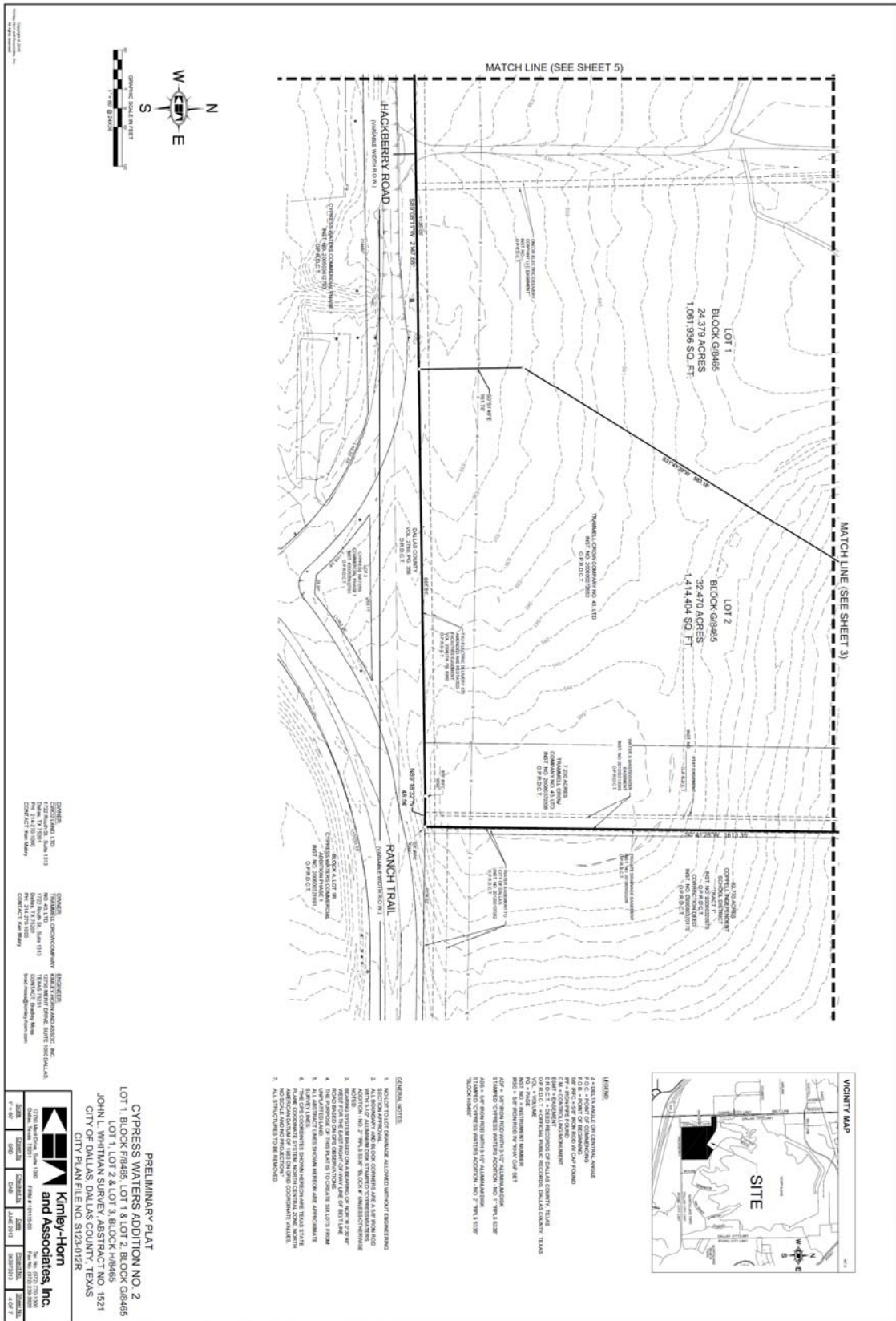
6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



PRELIMINARY PLAT
 CYPRESS WATERS ADDITION NO. 2
 LOT 1, BLOCK G9845, LOT 1 & LOT 2, BLOCK G9845
 LOT 1, LOT 2 & LOT 3, BLOCK H9845
 JOHN L. WHITMAN SURVEY ABSTRACT NO. 1521
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S123-012R

Kimley-Horn and Associates, Inc.
 11111 KIMLEY-HORN AND ASSOCIATES, INC. 11111
 DALLAS, TX 75250
 CONTRACT No. 10000000000000000000



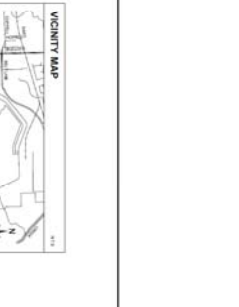
DRAWN BY: TERRY L. WATSON
 1722 N. WILSON ST., SUITE 1110
 DALLAS, TEXAS 75208
 TEL: 214.742.2200
 FAX: 214.742.2200
 CONTRACT: Tom Watson

ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
 1722 N. WILSON ST., SUITE 1110
 DALLAS, TEXAS 75208
 TEL: 214.742.2200
 FAX: 214.742.2200
 E-MAIL: kha@kimley-horn.com

PRELIMINARY PLAT
 CYPRESS WATERS ADDITION NO. 2
 LOT 1, BLOCK F8465, LOT 1 & LOT 2, BLOCK H8465
 LOT 1, LOT 2 & LOT 3, BLOCK H8465
 JOHN L. WHITMAN SURVEY, ABSTRACT NO. 1521
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S123-012R

Kimley-Horn and Associates, Inc.
 1722 N. Wilson St., Suite 1110
 Dallas, Texas 75208
 Tel: 214.742.2200
 Fax: 214.742.2200
 E-mail: kha@kimley-horn.com

- GENERAL NOTES:**
1. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO ALL EASEMENTS, ENCUMBRANCES, AND RESTRICTIONS OF RECORD.
 2. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO ALL EASEMENTS, ENCUMBRANCES, AND RESTRICTIONS OF RECORD.
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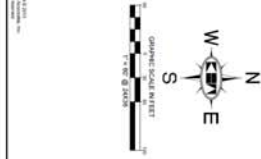
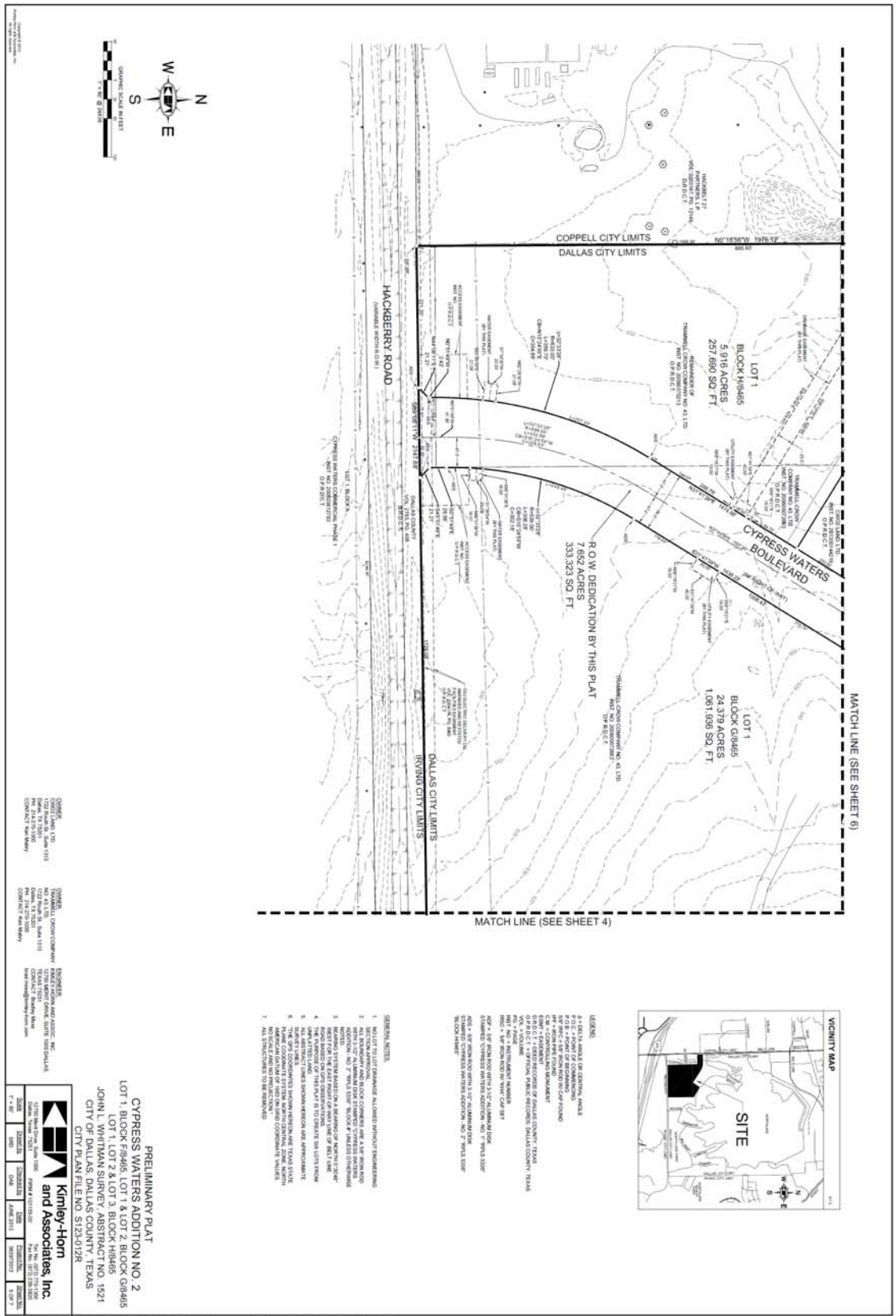


MATCH LINE (SEE SHEET 5)

MATCH LINE (SEE SHEET 3)

LEGEND

- 1. EXISTING MAJOR ROAD
- 2. EXISTING MINOR ROAD
- 3. EXISTING ALLEY
- 4. EXISTING DRIVE
- 5. EXISTING SIDEWALK
- 6. EXISTING CURB
- 7. EXISTING UTILITY
- 8. EXISTING FENCE
- 9. EXISTING CONCRETE
- 10. EXISTING ASPHALT
- 11. EXISTING GRAVEL
- 12. EXISTING SOIL
- 13. EXISTING VEGETATION
- 14. EXISTING WATER
- 15. EXISTING ELEVATION
- 16. EXISTING BOUNDARY
- 17. EXISTING SURFACE
- 18. EXISTING SUBSURFACE
- 19. EXISTING STRUCTURE
- 20. EXISTING EQUIPMENT
- 21. EXISTING SIGNAGE
- 22. EXISTING LIGHTING
- 23. EXISTING SECURITY
- 24. EXISTING ACCESS
- 25. EXISTING EGRESS
- 26. EXISTING ENTRANCE
- 27. EXISTING EXIT
- 28. EXISTING STAIR
- 29. EXISTING ELEVATOR
- 30. EXISTING ESCAPE
- 31. EXISTING REFUGER
- 32. EXISTING SHELTER
- 33. EXISTING PROTECTION
- 34. EXISTING DEFENSE
- 35. EXISTING OFFENSE
- 36. EXISTING STRATEGY
- 37. EXISTING TACTICS
- 38. EXISTING OPERATIONS
- 39. EXISTING LOGISTICS
- 40. EXISTING SUPPORT
- 41. EXISTING SERVICES
- 42. EXISTING UTILITIES
- 43. EXISTING INFRASTRUCTURE
- 44. EXISTING TRANSPORTATION
- 45. EXISTING COMMUNICATIONS
- 46. EXISTING INFORMATION
- 47. EXISTING INTELLIGENCE
- 48. EXISTING ANALYSIS
- 49. EXISTING SYNTHESIS
- 50. EXISTING EVALUATION
- 51. EXISTING RECOMMENDATION
- 52. EXISTING CONCLUSION
- 53. EXISTING SUMMARY
- 54. EXISTING APPENDIX
- 55. EXISTING INDEX
- 56. EXISTING GLOSSARY
- 57. EXISTING ACRONYMS
- 58. EXISTING REFERENCES
- 59. EXISTING CITATIONS
- 60. EXISTING FOOTNOTES
- 61. EXISTING ENDNOTES
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OWNER: TRIMBLE, JOHN L. & WIFE
 1522 SHAWLS, SUITE 1313
 IRVING, TEXAS 75038
 PHONE: 972.423.5100
 CONTACT: Joe Harty

ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
 2720 WESTERN CENTER, SUITE 1000
 DALLAS, TEXAS 75201
 PHONE: 972.333.1000
 CONTACT: Blake Hahn
 bahn@kimley-horn.com

PRELIMINARY PLAT
 CYPRESS WATERS ADDITION NO. 2
 LOT 1, BLOCK F18465, LOT 1 & LOT 2, BLOCK G18465
 LOT 1, LOT 2 & LOT 3, BLOCK H18465
 JOHN L. WHITMAN SURVEY, ABSTRACT NO. 1521
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S123-012R

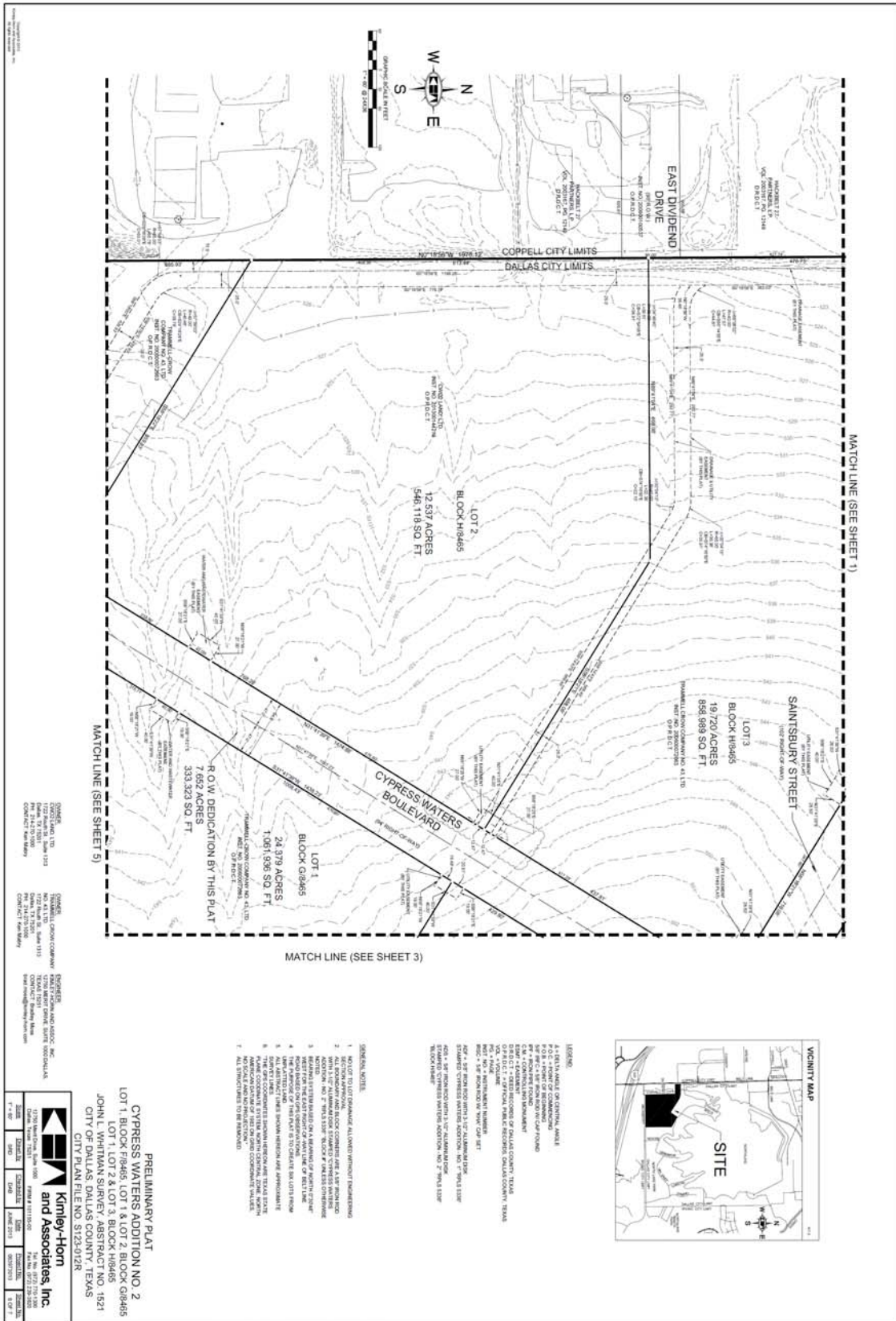
Kimley-Horn and Associates, Inc.
 2720 WESTERN CENTER, SUITE 1000
 DALLAS, TEXAS 75201
 PHONE: 972.333.1000
 FAX: 972.333.1001
 WWW.KIMLEY-HORN.COM

- GENERAL NOTES:**
1. NO LOT TO LOT GRADIMENTS ALLOWED UNLESS OTHERWISE SPECIFIED.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION SPECIFICATIONS FOR UTILITIES.
 4. THE ENGINEER HAS REVIEWED THE SURVEY AND FOUND IT TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS SURVEYING ACT AND THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
 5. THE ENGINEER HAS REVIEWED THE SURVEY AND FOUND IT TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS SURVEYING ACT AND THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION SPECIFICATIONS FOR UTILITIES.
 6. THE CITY ENGINEER HAS REVIEWED THE SURVEY AND FOUND IT TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS SURVEYING ACT AND THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
 7. THE CITY ENGINEER HAS REVIEWED THE SURVEY AND FOUND IT TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS SURVEYING ACT AND THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION SPECIFICATIONS FOR UTILITIES.

LEGEND:

- 1. 5' X 5' DETAILED OR GENERAL ANGLE
- 2. 10' X 10' DETAILED OR GENERAL ANGLE
- 3. 15' X 15' DETAILED OR GENERAL ANGLE
- 4. 20' X 20' DETAILED OR GENERAL ANGLE
- 5. 25' X 25' DETAILED OR GENERAL ANGLE
- 6. 30' X 30' DETAILED OR GENERAL ANGLE
- 7. 35' X 35' DETAILED OR GENERAL ANGLE
- 8. 40' X 40' DETAILED OR GENERAL ANGLE
- 9. 45' X 45' DETAILED OR GENERAL ANGLE
- 10. 50' X 50' DETAILED OR GENERAL ANGLE
- 11. 55' X 55' DETAILED OR GENERAL ANGLE
- 12. 60' X 60' DETAILED OR GENERAL ANGLE
- 13. 65' X 65' DETAILED OR GENERAL ANGLE
- 14. 70' X 70' DETAILED OR GENERAL ANGLE
- 15. 75' X 75' DETAILED OR GENERAL ANGLE
- 16. 80' X 80' DETAILED OR GENERAL ANGLE
- 17. 85' X 85' DETAILED OR GENERAL ANGLE
- 18. 90' X 90' DETAILED OR GENERAL ANGLE
- 19. 95' X 95' DETAILED OR GENERAL ANGLE
- 20. 100' X 100' DETAILED OR GENERAL ANGLE





LOCATION: northwest corner of SMU Boulevard and Prentice Street.

DATE FILED: July 12, 2013

ZONING: MU-3

CITY COUNCIL DISTRICT: 14 **SIZE OF REQUEST:** 0.744 Acres

MAPSCO: 36E

OWNER: Peruna East Corporation

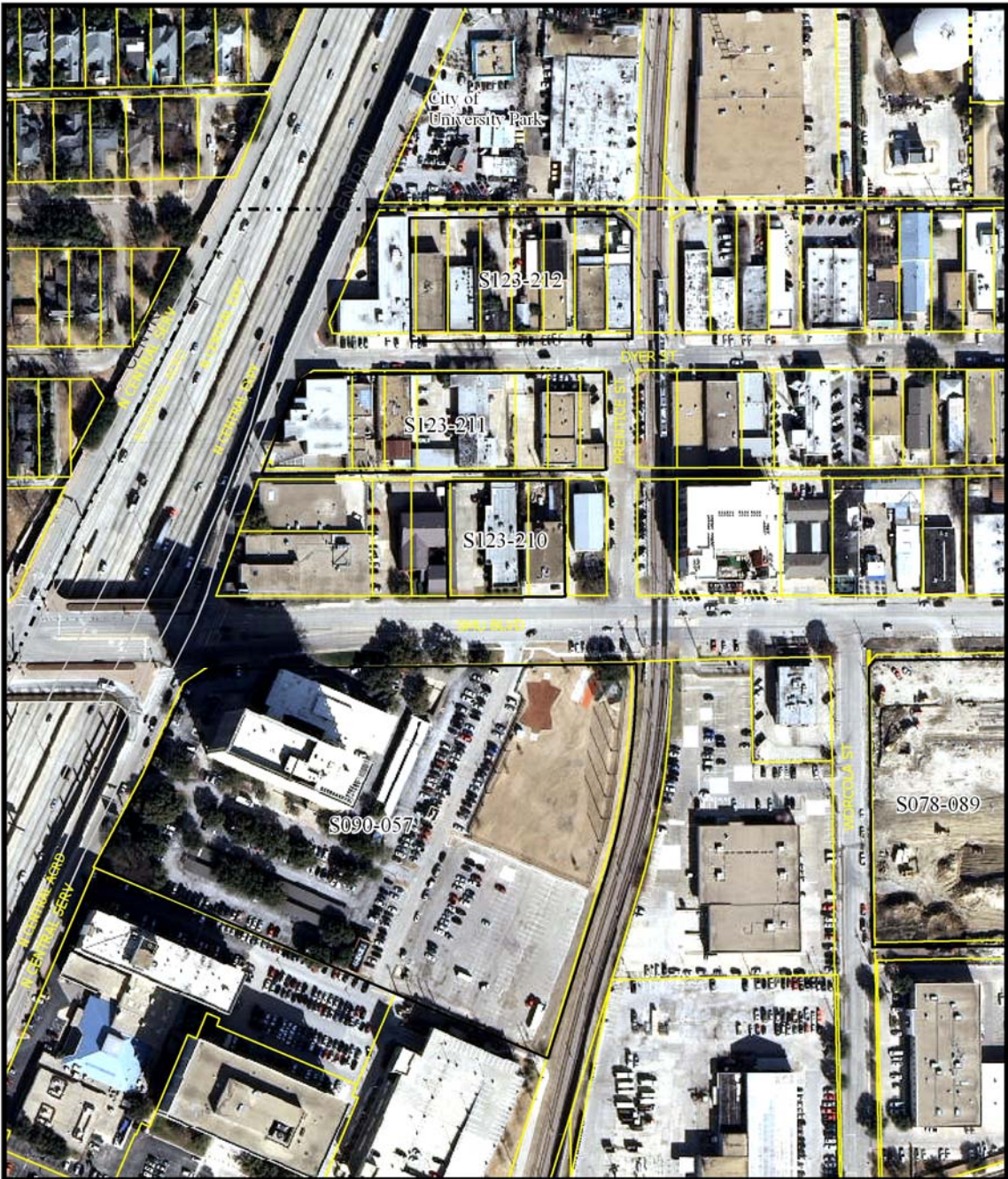
REQUEST: An application to replat a 0.744 acre tract of land containing all of Lots 15 and 16A in City Block D/5187 into one lot located at the northwest corner of SMU Boulevard and Prentice Street.

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

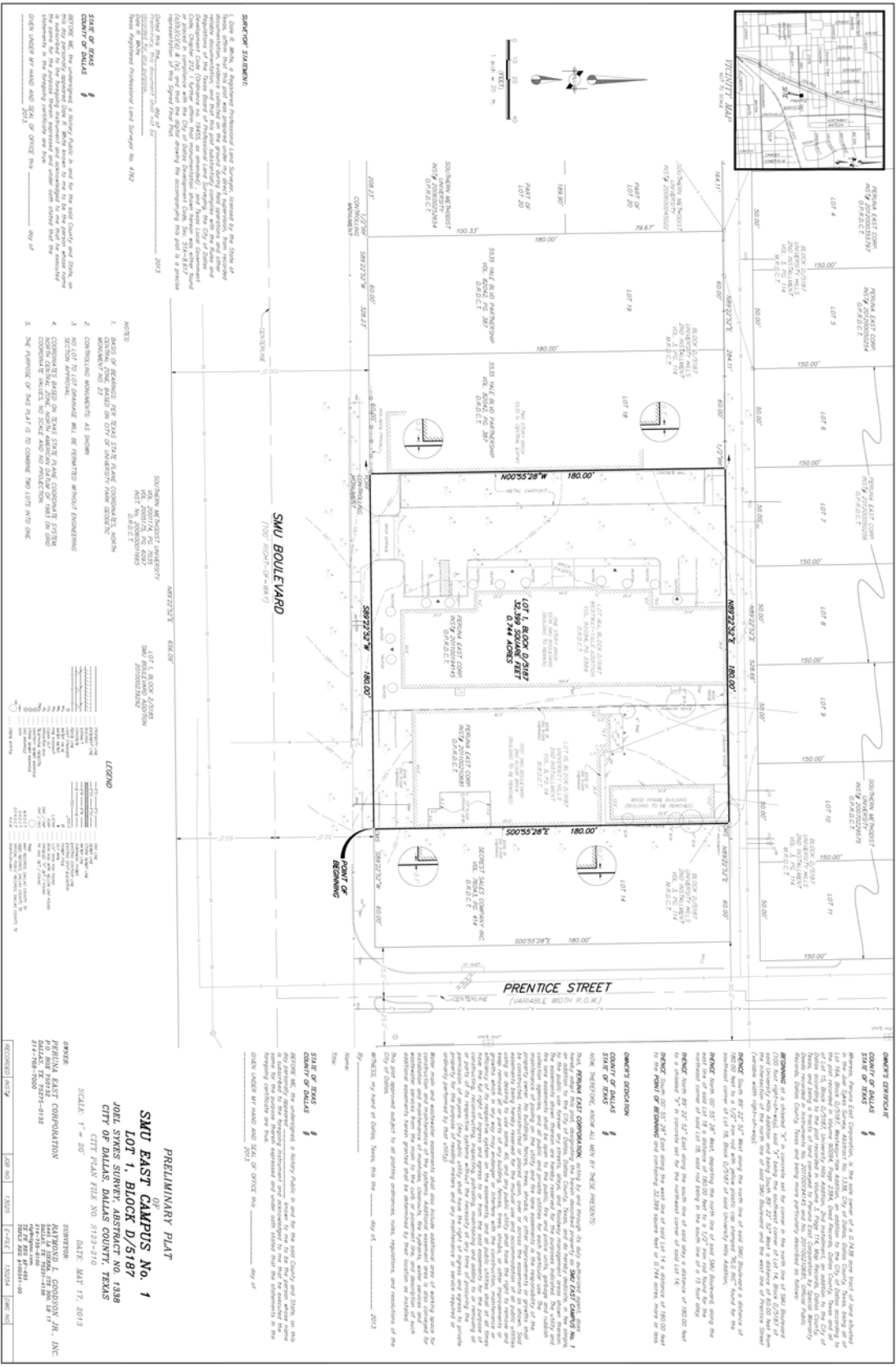
STAFF RECOMMENDATION: The request complies with the requirements of MU-3; therefore, staff recommends approval subject to compliance with the following conditions:

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

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 2.
11. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat show how all adjoining right-of-way was created.
14. On the final plat show the recording information on all existing easements within 150 feet of the property.
15. On the final plat show or list the prior plat on the map, in the legal description and/or in the title block.
16. On the final plat verify that building on Lot 16A is not over rear property line.
17. On the final plat verify 15 foot alley along the north property line with recording information.
18. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
19. Water/wastewater main extension may be required by Private Development Contract.
20. On the final plat identify the property as Lot15A, in City Block D/5187.



 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S123-210 </u> Date: <u> 7/29/2013 </u>
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OWNER'S DECLARATION

I, **JOEL STEVEN SURVEY, ABSTRACT NO. 1338**, being the owner of the above described premises, do hereby certify that the same are not subject to any lien, mortgage, or other encumbrance, and that I have no knowledge of any such encumbrance.

OWNER'S DECLARATION

I, **JOEL STEVEN SURVEY, ABSTRACT NO. 1338**, being the owner of the above described premises, do hereby certify that the same are not subject to any lien, mortgage, or other encumbrance, and that I have no knowledge of any such encumbrance.

OWNER'S DECLARATION

I, **JOEL STEVEN SURVEY, ABSTRACT NO. 1338**, being the owner of the above described premises, do hereby certify that the same are not subject to any lien, mortgage, or other encumbrance, and that I have no knowledge of any such encumbrance.

OWNER'S DECLARATION

I, **JOEL STEVEN SURVEY, ABSTRACT NO. 1338**, being the owner of the above described premises, do hereby certify that the same are not subject to any lien, mortgage, or other encumbrance, and that I have no knowledge of any such encumbrance.

OWNER'S DECLARATION

I, **JOEL STEVEN SURVEY, ABSTRACT NO. 1338**, being the owner of the above described premises, do hereby certify that the same are not subject to any lien, mortgage, or other encumbrance, and that I have no knowledge of any such encumbrance.

OWNER'S DECLARATION

I, **JOEL STEVEN SURVEY, ABSTRACT NO. 1338**, being the owner of the above described premises, do hereby certify that the same are not subject to any lien, mortgage, or other encumbrance, and that I have no knowledge of any such encumbrance.

OWNER'S DECLARATION

I, **JOEL STEVEN SURVEY, ABSTRACT NO. 1338**, being the owner of the above described premises, do hereby certify that the same are not subject to any lien, mortgage, or other encumbrance, and that I have no knowledge of any such encumbrance.

OWNER'S DECLARATION

I, **JOEL STEVEN SURVEY, ABSTRACT NO. 1338**, being the owner of the above described premises, do hereby certify that the same are not subject to any lien, mortgage, or other encumbrance, and that I have no knowledge of any such encumbrance.

OWNER'S DECLARATION

I, **JOEL STEVEN SURVEY, ABSTRACT NO. 1338**, being the owner of the above described premises, do hereby certify that the same are not subject to any lien, mortgage, or other encumbrance, and that I have no knowledge of any such encumbrance.

OWNER'S DECLARATION

I, **JOEL STEVEN SURVEY, ABSTRACT NO. 1338**, being the owner of the above described premises, do hereby certify that the same are not subject to any lien, mortgage, or other encumbrance, and that I have no knowledge of any such encumbrance.

CITY PLAN COMMISSION**THURSDAY, AUGUST 8, 2013****FILE NUMBER:** S123-212**Subdivision Administrator:** Paul Nelson**LOCATION:** Dyer Street East of North Central Expressway**DATE FILED:** July 11, 2013**ZONING:** MU-3**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 1.4801 Acres **MAPSCO:** 36E**OWNER:** Peruna East Corporation

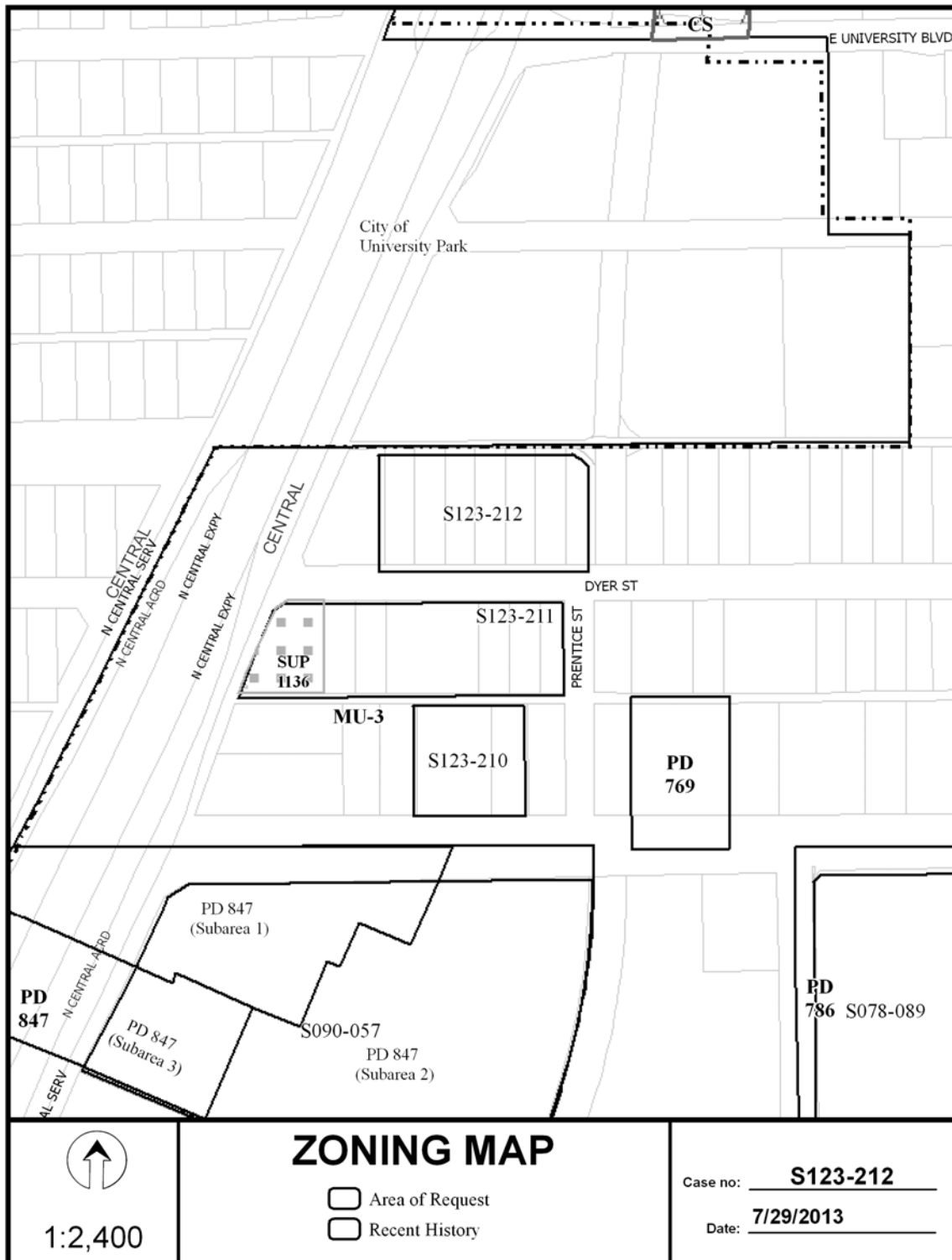
REQUEST: An application to replat a 1.4801 acre lot containing all of Lots 4 through 9 and part of Lot 10 in City Block C/5187 into one 1.090 acre lot and one 0.390 acre located on Dyer Street east of North Central Expressway.

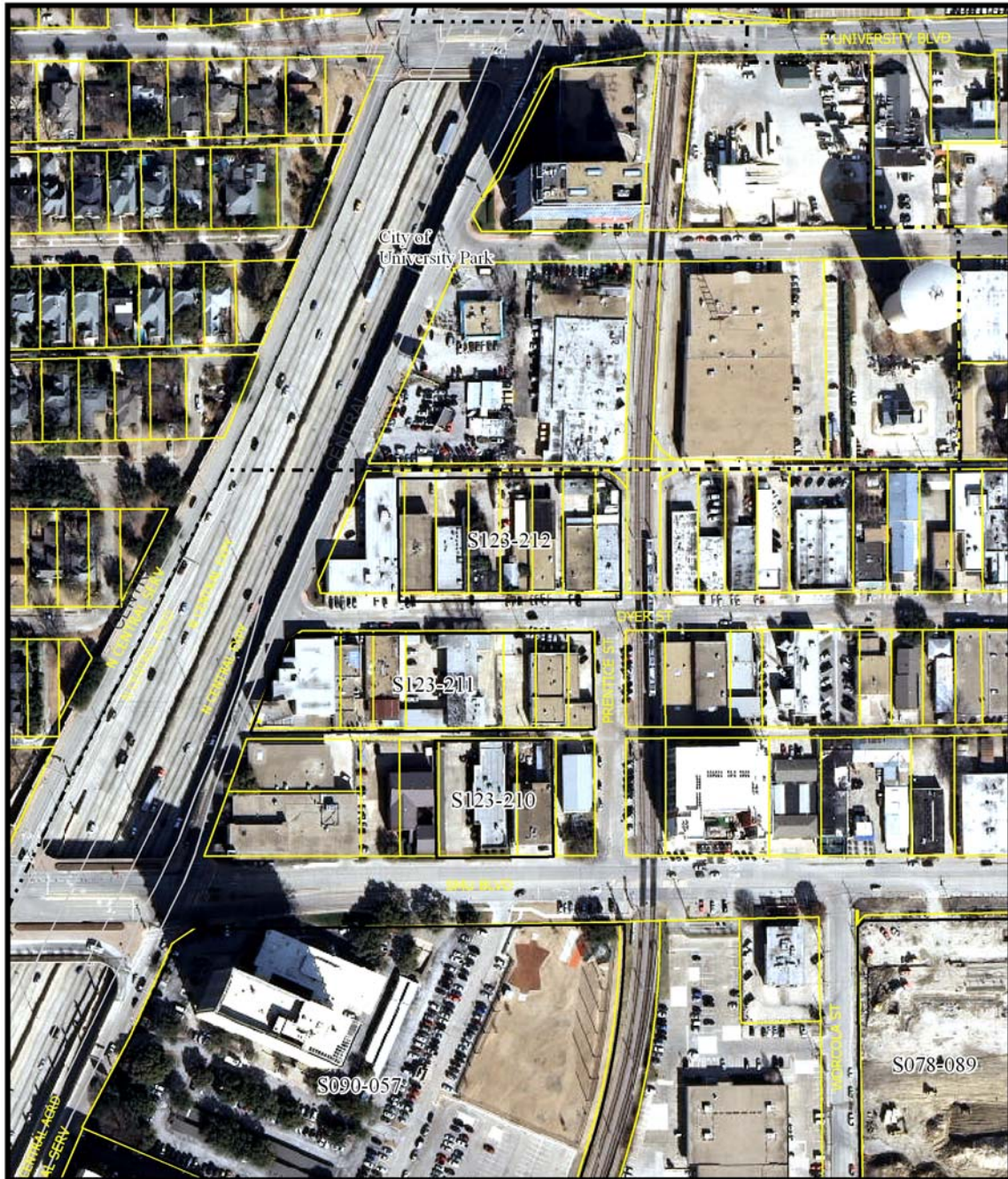
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.


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

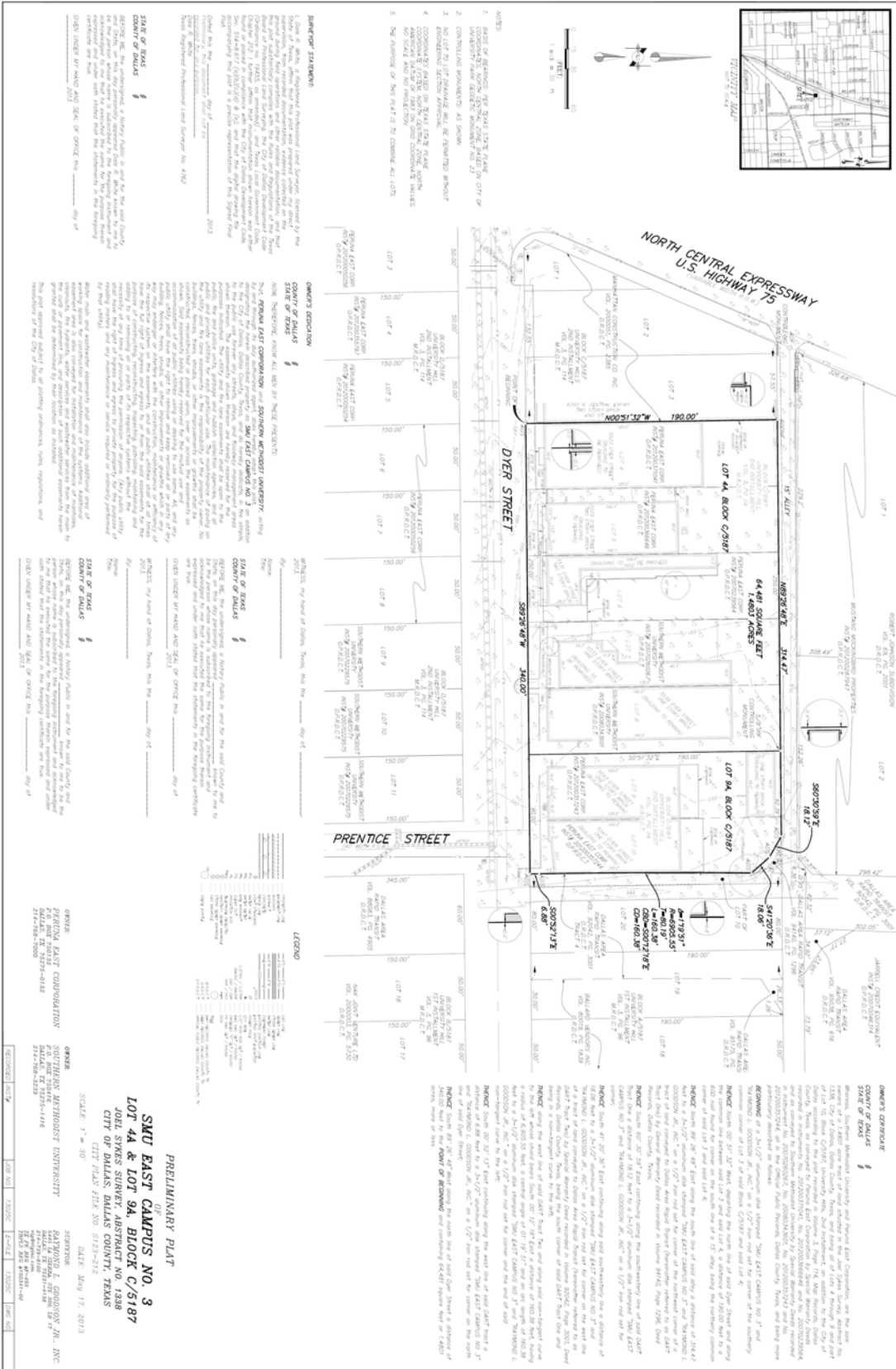
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with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

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 2.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat show how all adjoining right-of-way was created.
14. On the final plat show the recording information on all existing easements within 150 feet of the property.
15. On the final plat show or list the prior plat on the map, in the legal description and/or in the title block.
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 the city limits.
18. On the final plat show the lot area for each lot.
19. 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 is required by Private Development Contract.





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S123-212 </u> Date: <u> 7/29/2013 </u>
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LOCATION: bounded by Mockingbird Lane, Maple Avenue, Forest Park Road, and Empire Central.

DATE FILED: July 12, 2013

ZONING: PD 759 and IR

CITY COUNCIL DISTRICT: 2 SIZE OF REQUEST: 37.103 Acres

MAPSCO: 34N

OWNER: Greenway-Mockingbird, LP

REQUEST: An application to replat a 37.103 acre tract of land containing part of Lots 1, 2, 7 and 8 in City Block B/2368 and all of Lots 1-A and 2A in City Block B/2368 into nine lots ranging in size from 1.143 acre to 5.861 acre bounded by Mockingbird Lane, Maple Avenue, Forest Park Road and Empire Central.

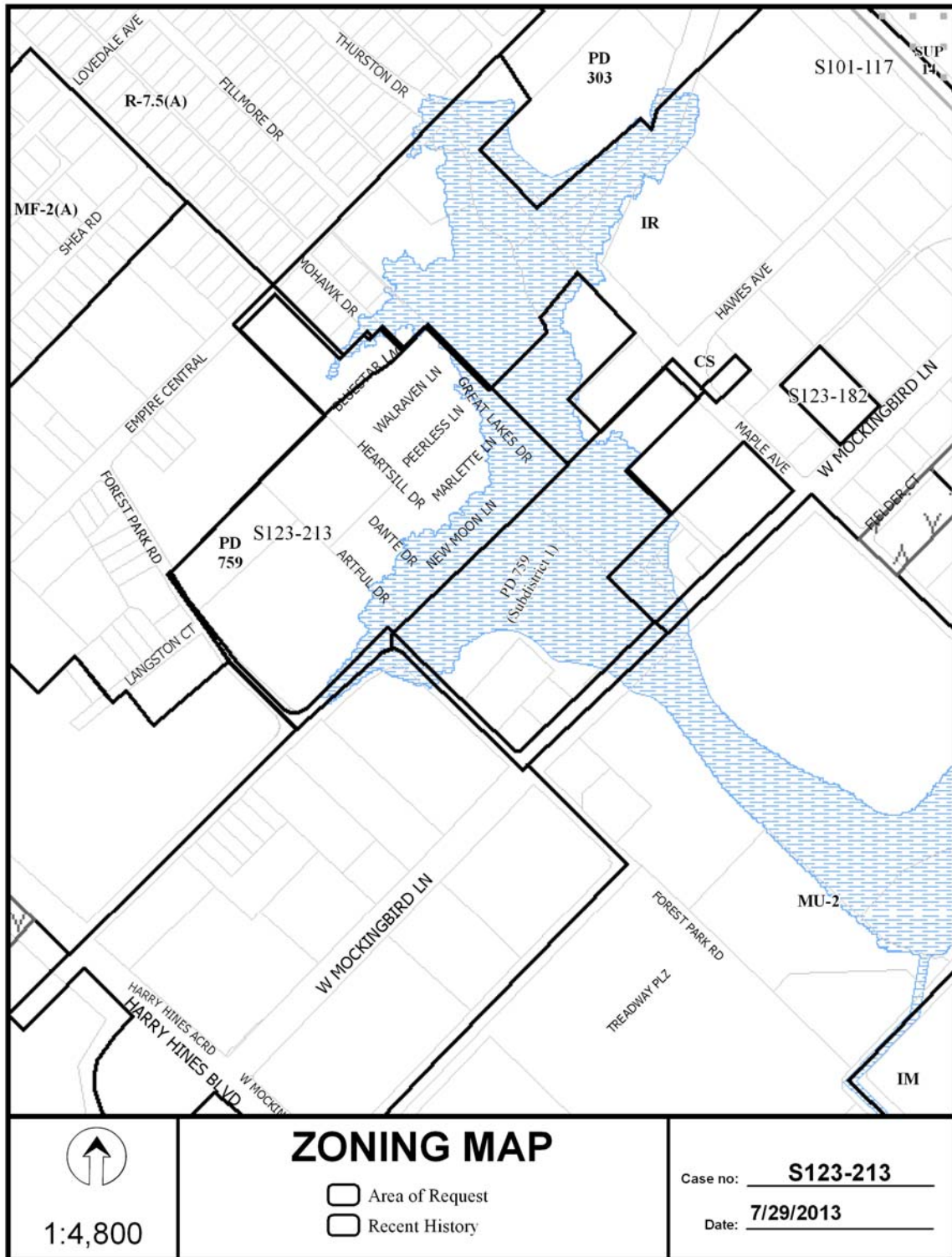
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of PD 759 and IR; therefore, staff recommends approval subject to compliance with the following conditions:

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

8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 9.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
14. On the final plat dedicate 28 feet of right-of-way from the established centerline of Forest Park Road.
15. On the final plat dedicate 28 feet of right-of-way from the established centerline of Hawes avenue.
16. On the final plat dedicate 30 feet of right-of-way from the established centerline of Empire Central.
17. On the final plat dedicate 75 feet of right-of-way from the established centerline of the alley west of Mohawk Drive.
18. On the final plat dedicate a 15 foot by 15 foot corner clip at the intersection of Mockingbird Lane and Maple Avenue.
19. On the final plat dedicate a 15 foot by 15 foot corner clip at the intersection of Mockingbird Lane and Forest Park Road.
20. On the final plat determine the 100 year water surface elevation across the plat.
21. 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.
22. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
304. On the final plat specify minimum fill and minimum finished floor elevations.
23. On the final plat show the natural channel set back from the crest of the natural channel.
24. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.

25. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
26. On the final plat show how all adjoining right-of-way was created.
27. On the final plat, include a note that the site is within the 70 Ldn contour of Love Field and that this noise level may require special construction standards for certain uses per the building code.
28. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
29. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
30. 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.
31. Water/wastewater main extension is required by Private Development Contract.
32. Prior to submittal of the final plat confirm with engineering and survey if 10 foot alley needs to be widened and if sight easement is needed.
33. On the final plat change "Hawes Street" to "Hawes avenue" as named by Ordinance 3429 (attached).
34. On the final plat change "Mohawk Street" to "Mohawk Drive".
35. On the final plat change "Thruston Street" to "Thurston Avenue" as platted by the Brookfield Addition, March 26. 1925, Volume 3 Page 340
36. On the final plat identify the property as Lots 1 through 9, in City Block E/2367.





1:4,800

AERIAL MAP

- Area of Request
- Recent History

Case no: S123-213

Date: 7/29/2013

LOCATION: Ranch Trail, east of Beltline Road.

DATE FILED: July 15, 2013

ZONING: PD 741 Sub-district D

CITY COUNCIL DISTRICT: 6 SIZE OF REQUEST: 32.019 Acres MAPSCO: 11A-Q

OWNER: Coppell Independent School District

REQUEST: An application to create four lots ranging in size from 0.473 acre to 12.444 acres from a 32.196 acre tract of land in City Block 8467 located on Ranch Trail, east of Beltline Road.

SUBDIVISION HISTORY: S123-168 was an application to create one 12 acre lot and one 0.984 acre lot from a 13.3 acre tract of land in City Block 8467 located on Ranch Trail at Lost Canyon Road and withdrawn on July 31, 2013.

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

S101-137 was an application to create a 2.902 acre lot from a tract of land in City Block 8467 located approximately 2,200 feet east of the intersection of Ranch Trail Lane at Hackberry Drive and was approved on July 21, 2011 and has not been recorded.

S123-012 was an application to create one 38.174 acre lot, one 10.595 acre lot and one 56.878 acre lot from a 113.291 acre tract of land in City Block 8465 on property in the vicinity of Belt Line Road, north of Hackberry Lane and was approved on October 23, 2012 and has not been recorded.

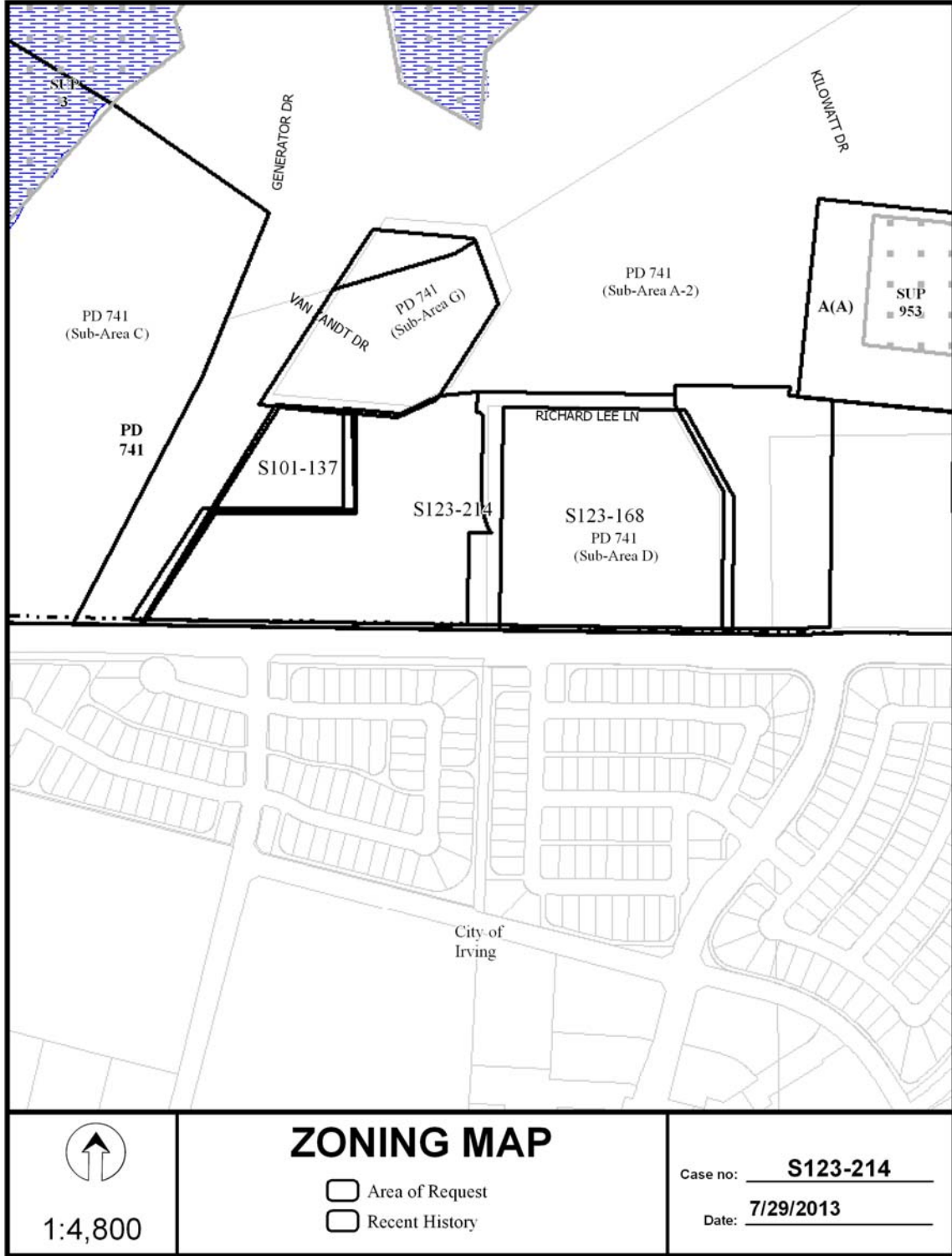
STAFF RECOMMENDATION: The request complies with the requirements of PD 741 Subdistrict D; therefore, staff recommends approval subject to compliance with the following conditions:

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


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

5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 4.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. Design and construct a cul-de-sac at Richard Lee Lane to City of Dallas standards.
14. Design and construct Lost Canyon Road and Richard Lee Lane to City of Dallas standards.
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 show all additions or tracts of land within 150 feet of the property with the recording information.
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. Access easement must be recorded be separate instrument.
20. On the final plat show the distance/width of right-of-way for Ranch Trail at a minimum of 2 locations.

21. On the final plat show and label city limit.
22. On the final plat show and label all street right-of-way dedication/easement for Ranch Trail.
23. Prior to final plat verify Airport Zoning Ordinance Number 71-100 and its impact on this plat.
24. On the final plat verify if Van Zandt Road encroaches on this plat at northwest corner.
25. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
26. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
28. Water/wastewater main extension is required by Private Development Contract.
29. On the final plat identify the property as Lots 2 and 3, in City Block A/8467.
30. On the final plat identify the property as Lots 1 and 2, in City Block B/8467.





 1:4,800	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S123-214 </u> Date: <u> 7/29/2013 </u>
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CITY PLAN COMMISSION**THURSDAY, AUGUST 8, 2013****FILE NUMBER:** S123-215**Subdivision Administrator:** Paul Nelson**LOCATION:** 3322 Knight Street**DATE FILED:** July 16, 2013**ZONING:** PD 193 (MF-2)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.321 Acres **MAPSCO:** 35W**OWNER:** Michael D. Bryant

REQUEST: An application to replat a 0.321 acre tract of land containing part of lots 10 and 11 in City Block B/1323 into a six lot shared access development with lots ranging in size from 1,858 square feet to 2,688 square feet on property located at 3322 Knight Street.

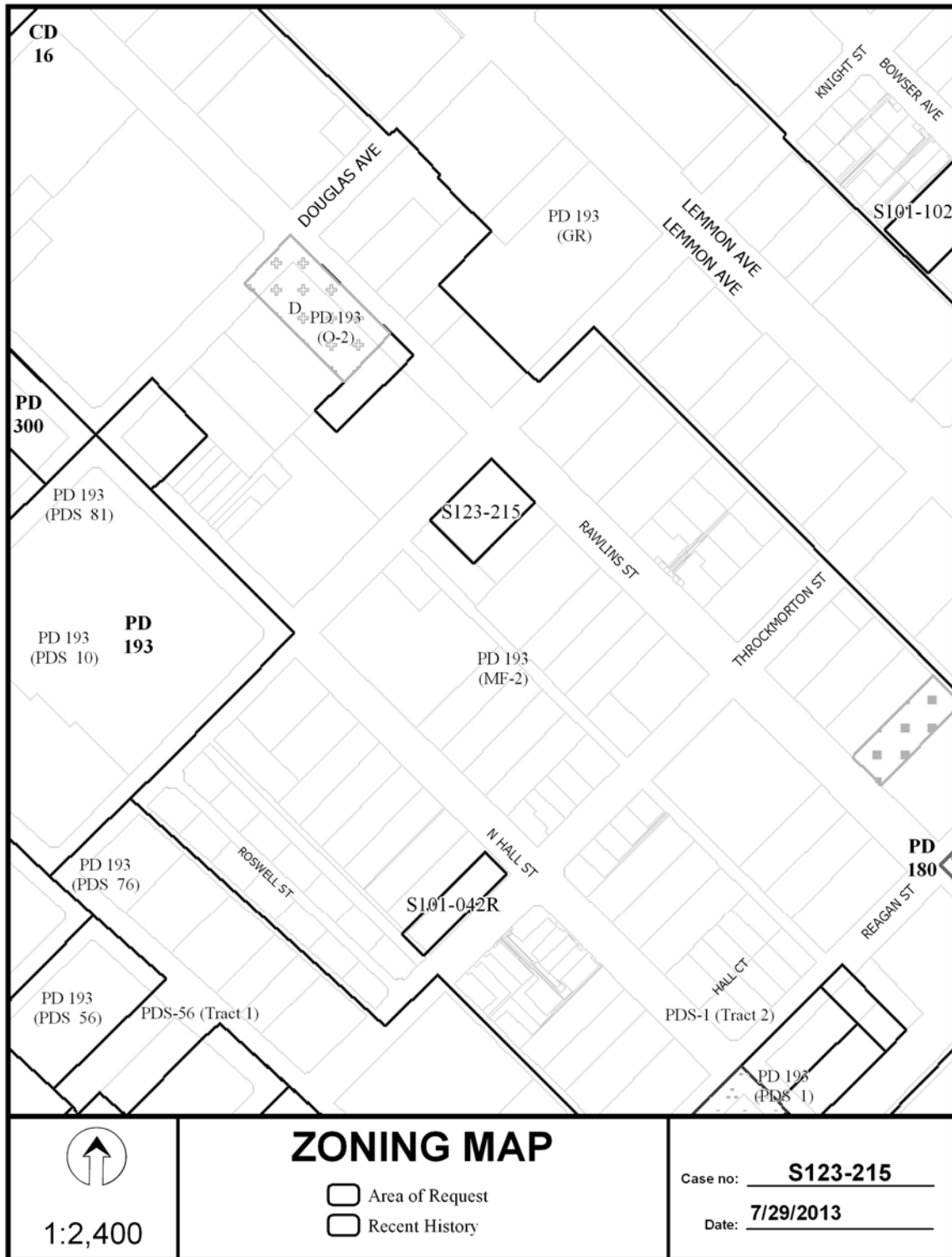
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

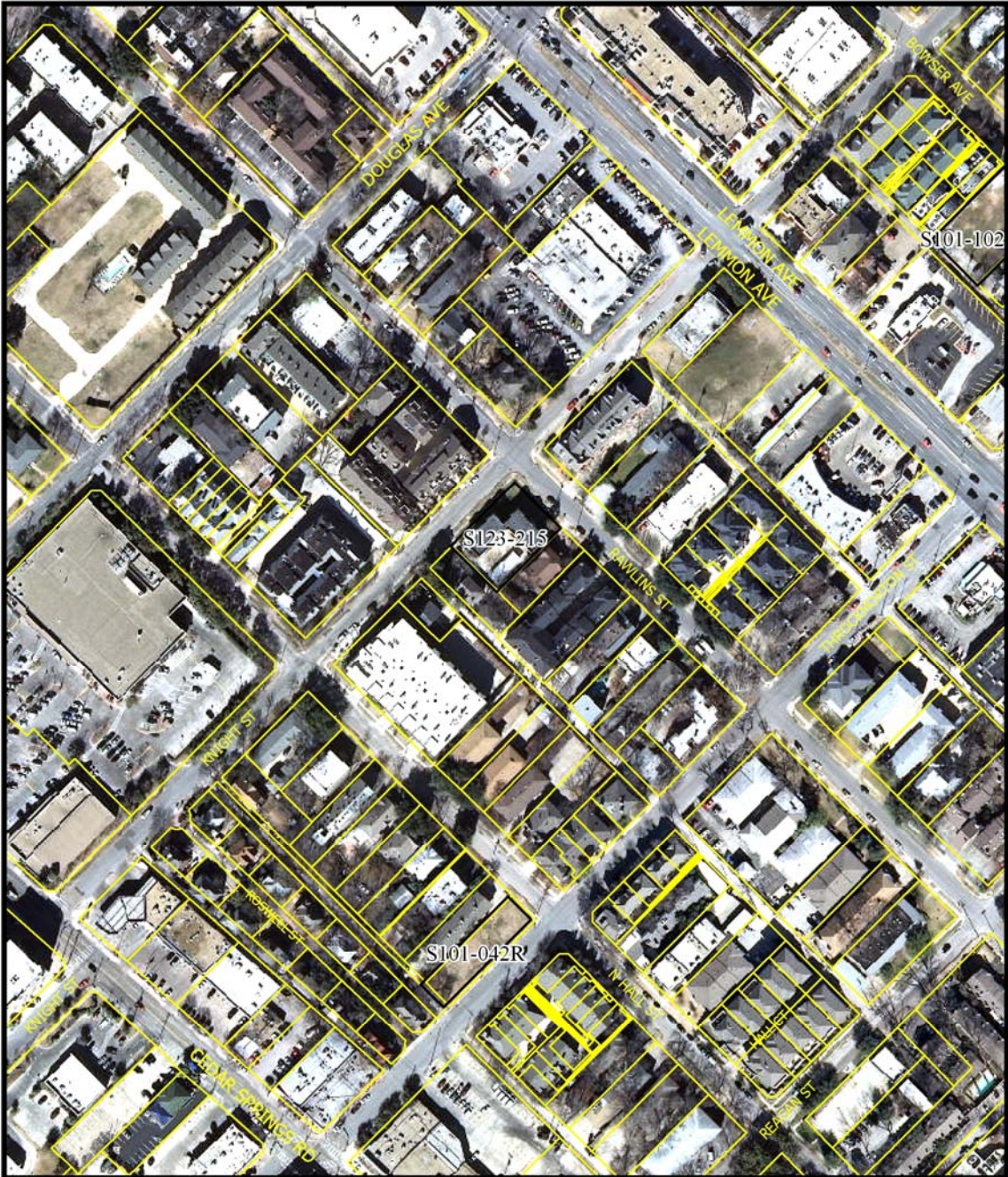
STAFF RECOMMENDATION: The request complies with the requirements of PD 193 (MF-2); therefore, staff recommends approval subject to compliance with the following conditions:

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

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 6.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate a 10 foot by 10 foot corner clip at the intersection of Rawlins Street and Knight Street.
14. The Shared Access Area easement must be at least 20 feet wide and contain a minimum paving width of 16 feet.
15. 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.
16. 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.
17. 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.
18. 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.
19. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot.
20. 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.
21. Include the words "Shared Access Development" in the title block of the final plat.
22. Add a note to the final plat stating "This development is restricted to single family dwellings only."

23. 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.
24. 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."
25. If a guard house is provided, it must be at least 30 feet from the shared access point.
26. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or right-of-way.
27. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Public Works and Transportation Department, GIS Section to obtain an approved street name.
28. On the final plat provide guest parking with adequate maneuverability per shared access development code.
29. On the final plat show how all adjoining right-of-way was created
30. On the final plat show the recording information on all existing easements within 150 feet of the property.
31. Access easement must be recorded by separate instrument.
32. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
33. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
34. Water/wastewater main extension is required by Private Development Contract.
35. Must comply with Dallas Water Utilities standard for shared access development.
36. Contact the street name coordinator to determine acceptable street name for the mutual access drive and private street.
37. On the final plat identify the property as Lots 10B through 10E, 11A and 11B, in City Block B/1323.





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S123-215 </u> Date: <u> 7/29/2013 </u>
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CITY PLAN COMMISSION**THURSDAY, AUGUST 8, 2013****FILE NUMBER:** S123-217**Subdivision Administrator:** Paul Nelson**LOCATION:** 5908 and 5914 Ross Avenue**DATE FILED:** July 16, 2013**ZONING:** MF-2 (A)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.317 Acres **MAPSCO:** 36X**OWNER:** MH Residential Properties 2, LLC

REQUEST: An application to replat a 0.317 acre lot containing all of Lots 3 and 4 into one lot located at 5908 and 5914 Ross Avenue.

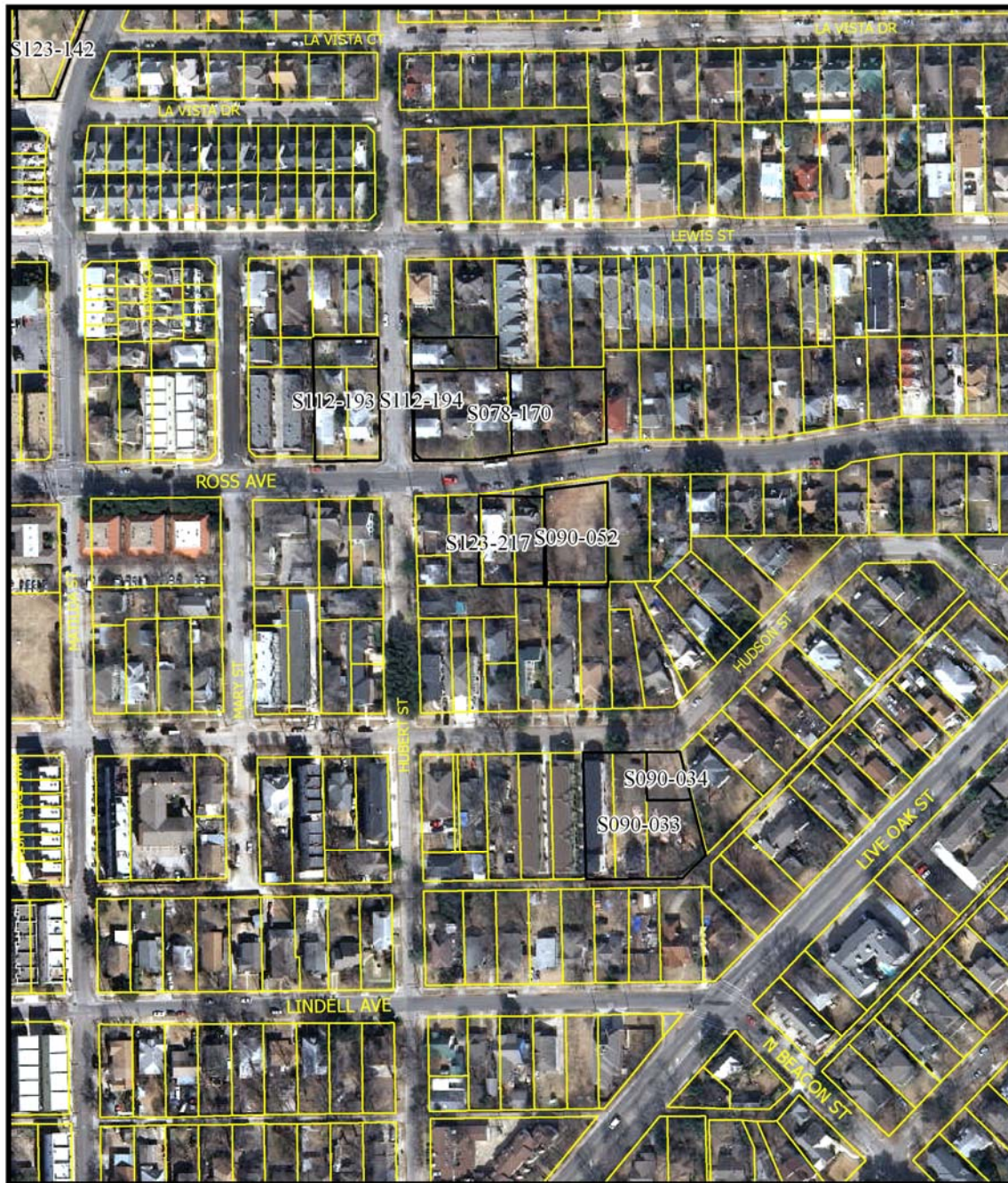
SUBDIVISION HISTORY: S112-194 was an application to replat a 0.62 acre tract of land containing part of Lots 1, 2, and 3 and all of Lot 7A in City Block J/1476 into one lot on property located at 5901 Ross Avenue and 1710 Hubert Street and was approved on September 20, 2012 and has not been recorded.

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

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

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
13. Comply with Peaks Branch drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb.
14. On the final plat show the recording information on all existing easements within 150 feet of the property.
15. On the final plat show the distance/width of right-of-way for Ross Avenue at a minimum of 2 locations.
16. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
17. On the final plat identify the property as Lot 3A, in City Block O/1480.





 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S123-217 </u> Date: <u> 7/29/2013 </u>
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CITY PLAN COMMISSION**THURSDAY, AUGUST 8, 2013****FILE NUMBER: S123-221****Subdivision Administrator: Paul Nelson****LOCATION: 16600 Dallas Parkway****DATE FILED: July 16, 2013****ZONING: GO(A)****CITY COUNCIL DISTRICT: 11 SIZE OF REQUEST: 5.751 Acre****MAPSCO: 4V****OWNER: PCB Properties, LLC**

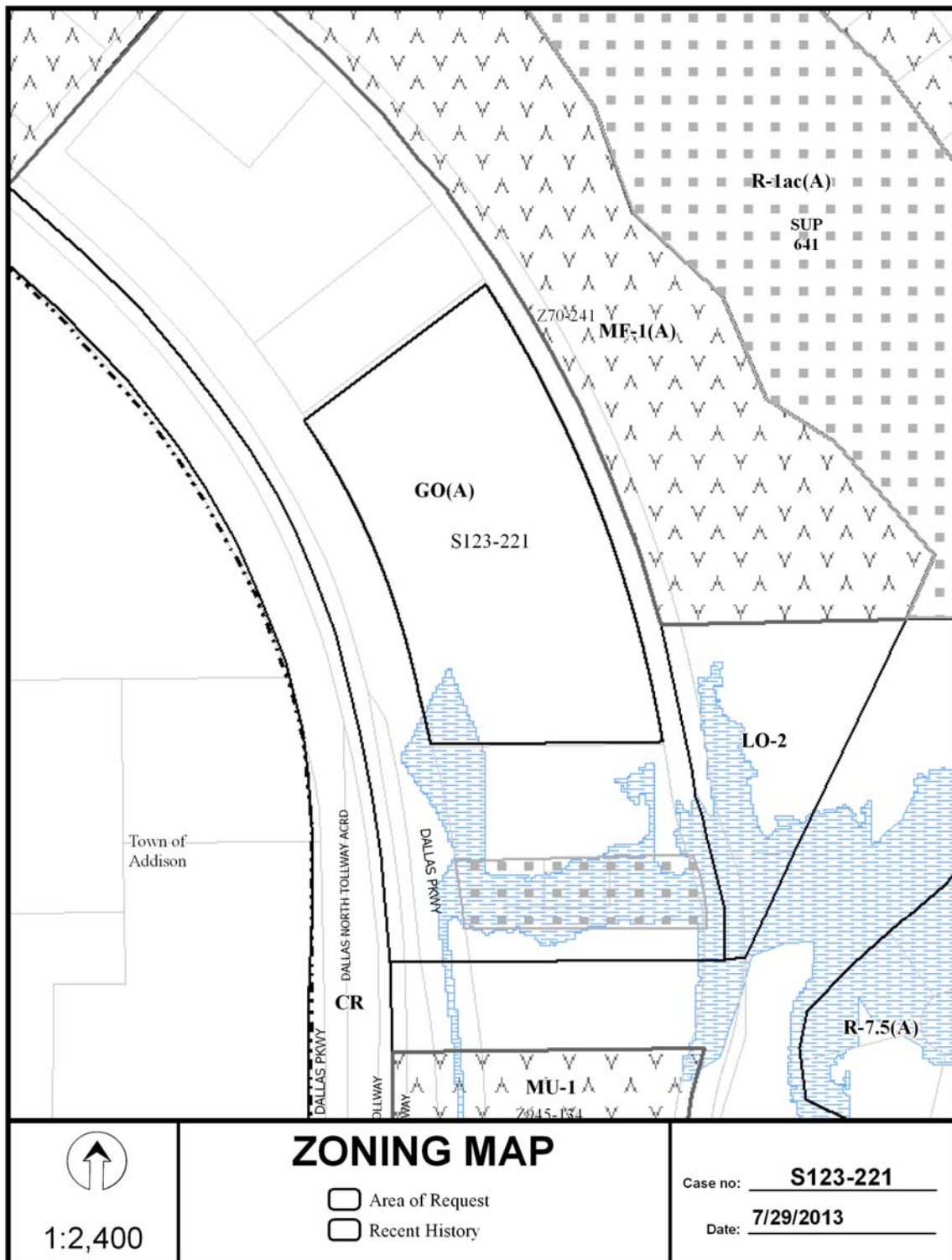
REQUEST: An application to replat a 5.751 acre tract of land containing tracts of land in City Blocks 8224, 8225, and 8232 and part of Lot 1 in City Block B/8224 into one lot located at 16600 Dallas Parkway.

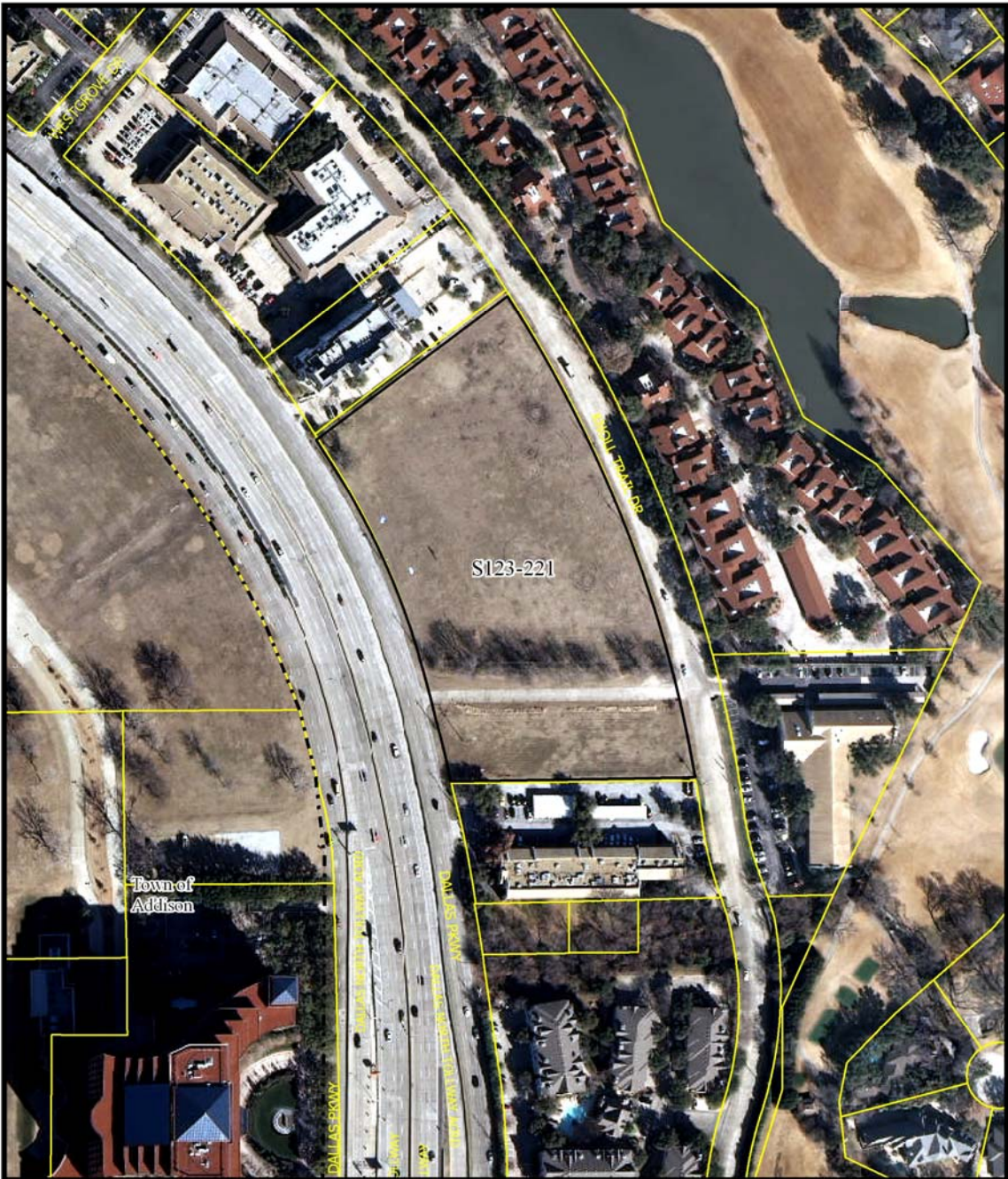
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

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

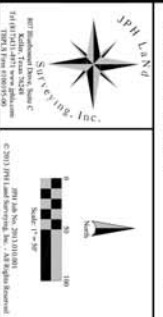
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with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

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat add a note stating: "any modification or access to frontage road Dallas North Tollway requires North Texas Tollway authority approval."
14. On the final plat determine the 100 year water surface elevation across the plat.
15. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
16. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
17. On the final plat specify minimum fill and minimum finished floor elevations.
18. On the final plat show the natural channel set back from the crest of the natural channel.
19. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
20. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
21. On the final plat show the recording information on all existing easements within 150 feet of the property.
22. On the final plat two control monuments must be shown.
23. On the final plat all utility easement abandonments must be shown with the correct recording information.
24. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
25. On the final plat change "Knoll Trail" to "Knoll Trail Drive", as originally named by S-65-262-D; "Knoll Trail Drive" street dedication.
26. On the final plat identify the property as Lot 4, in City Block A/8225.

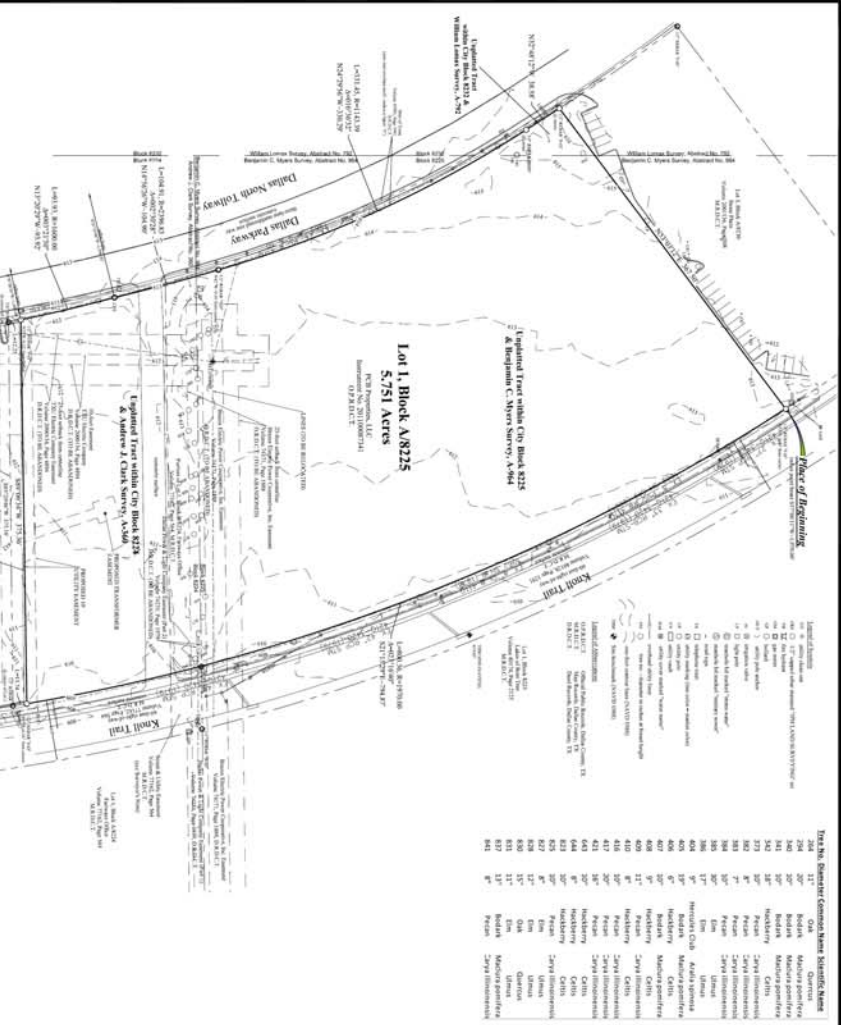




 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S123-221 </u> Date: <u> 7/29/2013 </u>
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Surveyed by: **Surveying, Inc.**
 2011 by No. 270110104
 11/11/2011 11:47 AM
 11/11/2011 11:47 AM
 11/11/2011 11:47 AM



TRACTS SUBJECT TO OTHER RIGHTS

TRACT NO.	TRACT AREA (ACRES)	TRACT OWNER	TRACT TYPE
394	20'	Block 4	Residential
395	20'	Block 4	Residential
396	20'	Block 4	Residential
397	20'	Block 4	Residential
398	20'	Block 4	Residential
399	20'	Block 4	Residential
400	20'	Block 4	Residential
401	20'	Block 4	Residential
402	20'	Block 4	Residential
403	20'	Block 4	Residential
404	20'	Block 4	Residential
405	20'	Block 4	Residential
406	20'	Block 4	Residential
407	20'	Block 4	Residential
408	20'	Block 4	Residential
409	20'	Block 4	Residential
410	20'	Block 4	Residential
411	20'	Block 4	Residential
412	20'	Block 4	Residential
413	20'	Block 4	Residential
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428	20'	Block 4	Residential
429	20'	Block 4	Residential
430	20'	Block 4	Residential
431	20'	Block 4	Residential
432	20'	Block 4	Residential
433	20'	Block 4	Residential
434	20'	Block 4	Residential
435	20'	Block 4	Residential
436	20'	Block 4	Residential
437	20'	Block 4	Residential

PRELIMINARY. THIS DOCUMENT IS NOT TO BE RECORDED FOR ANY PURPOSE.

REVISIONS:

1. Initial Survey
2. Final Survey
3. Final Survey
4. Final Survey
5. Final Survey
6. Final Survey
7. Final Survey
8. Final Survey
9. Final Survey
10. Final Survey
11. Final Survey
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97. Final Survey
98. Final Survey
99. Final Survey
100. Final Survey

VICINITY MAP

Preliminary Plat
Knoll Trail Plaza
Lot 1, Block A/8225
 being portions of unplanted tracts within
 Dallas City Blocks 8224, 8225, & 8232
 & a portion of Lot 1, Block B/8224, Fairways Office
 Volume 77162, Page 564, D.R.C.T.,
 and situated within the
 Andrew J. Clark Survey, Abstract No. 380, William Leann Survey, Abstract No. 792
 Bessemer City Survey, Abstract No. 964
 5.751 Acres
 City of Dallas, Dallas County, Texas - City Plan File No. S.123-221

LOCATION: 5435 Westside Drive

DATE FILED: July 16, 2013

ZONING: R 7.5(A)

CITY COUNCIL DISTRICT: 13 **SIZE OF REQUEST:** 0.20 Acres

MAPSCO: 34M

OWNER: Anita Cook-Motard

REQUEST: An application to remove the existing 15 foot plated building line along the west line of Westside Drive on a 0.20 acre tract of land containing all of Lot 11 in City Block A/2478 on property located at 5435 Westside Drive

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

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

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

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

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

- The removal of the building line will allow the existing house to maintain 10 feet side yard which is significantly greater than what is required by the R-7.5(A) zoning that governs the development.

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

- On July 22, 2013, 91 notices were sent to property owners within 200 feet of the request and as of July 30, 2013 we have received 0 replies in favor and 0 replies in opposition to the request.

“(iii) adversely affect neighboring properties; and”

- The removal of building line will allow development on this property to be closer to the street and will have the same set back as the property south of the site along Westside Drive.

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

- The plat has a platted 15 foot side building line on Westside Drive. The removal of side building line will allow the development of the property to occur in accordance with the zoning requirement of 5 foot side yard setback.

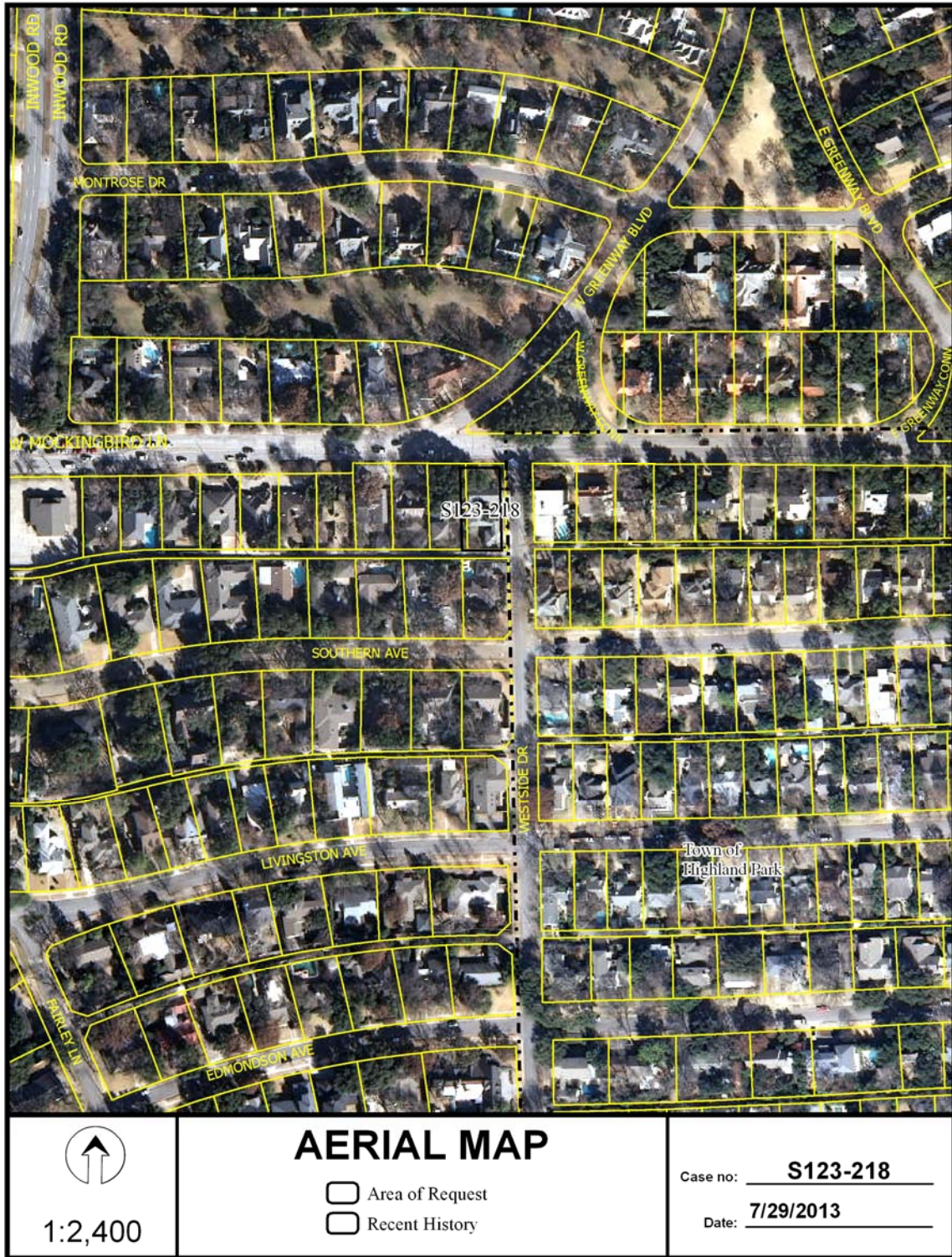
STAFF RECOMMENDATION OF BUILDING LINE REMOVAL: The request to remove the 15 foot side building line will eliminate the encroachment into the building line along Westside Drive will and maintain the integrity of the development along Westside Drive. The lot to the south of the site has no building line. The removal of the building line will maintain the lot area of the R 7.5(A) zoning district and will remove one encroachment into the platted building line; therefore, staff recommends **approval** of the removal of the 15 foot building line.

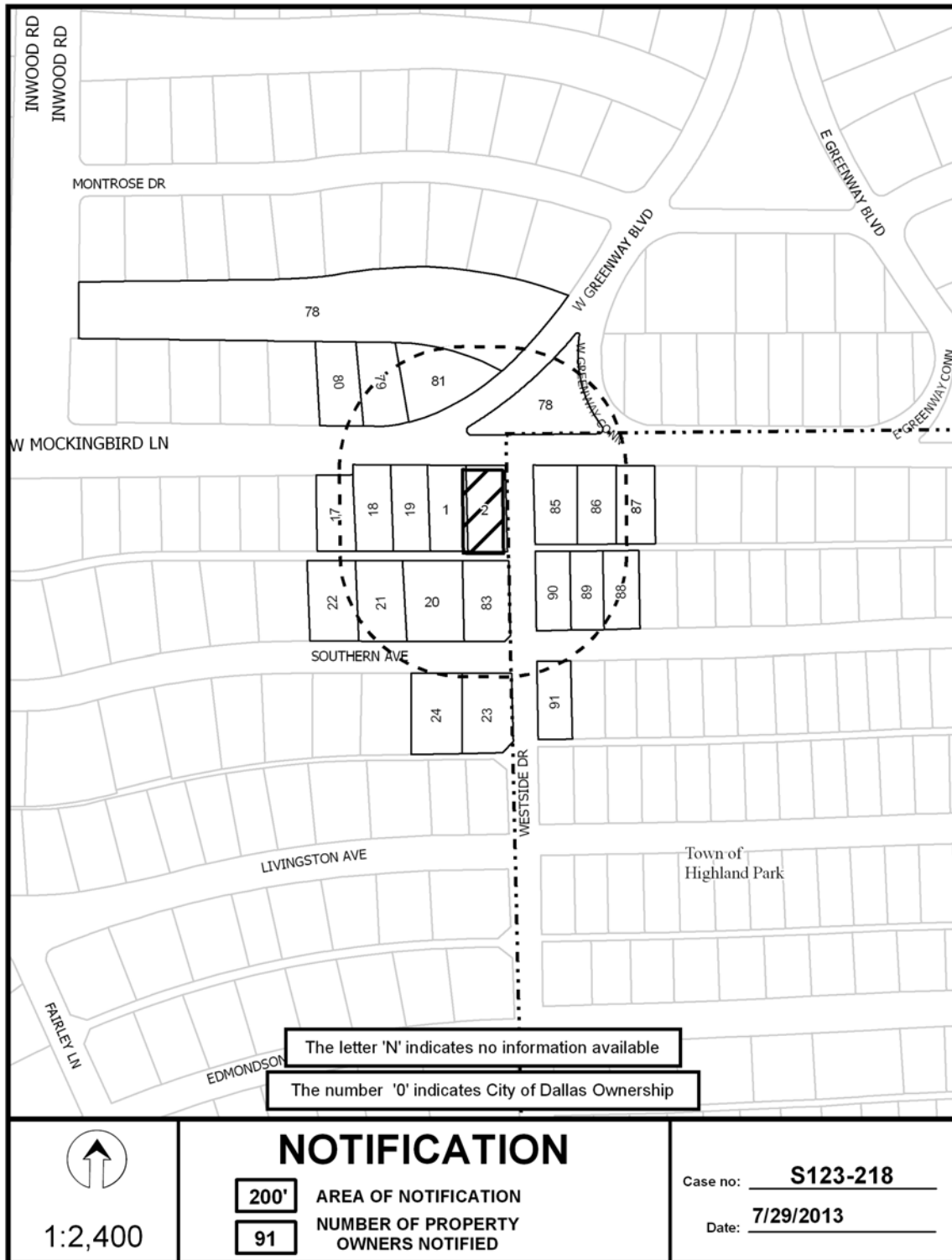
STAFF RECOMMENDATION: The request complies with the requirements of the removal of the building line; therefore, staff recommends **approval** of the removal of the 15 foot building line subject to compliance with the following conditions:

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

12. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
13. On the final plat dedicate 40 feet of right-of-way from the established centerline of Mockingbird Lane.
14. On the final plat dedicate a 10 foot by 10 foot corner clip at the intersection of Mockingbird Lane and Westside Drive.
15. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Westside Drive and the alley.
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 verify city limit line shown on Westside Drive.
19. On the final plat identify the property as Lot 11, in City Block A/2478.







7/30/2013

Notification List of Property Owners

S123-218

91 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5346 MOCKINGBIRD LN	BALASEKARAN SAROJA ETAL
2	5435 WESTSIDE DR	MOTARD ANITA
3	3728 CARPENTER AVE	GRAVES PHI GAMAL
4	3732 CARPENTER AVE	TRUE LEE MISSIONARY BAPTIST CHURCH
5	3800 CARPENTER AVE	TRUE LEE MISSIONARY BAPTIST CHURCH
6	3804 CARPENTER AVE	J TC LLC
7	3811 BERTRAND AVE	BRYANT EULA MORRIS
8	3809 BERTRAND AVE	JONES VELMA L
9	3803 BERTRAND AVE	TRUSTEES OF TRUE LEE MISSIONARY BAPTIST
10	3801 BERTRAND AVE	BRYANT JUDY GRACE
11	4011 BERTRAND AVE	TRUE LEE MISSIONARY BAPTIST
12	4003 BERTRAND AVE	HORNE LOTTIE MILES ESTATE OF
13	3902 CARPENTER AVE	TRUE LEE MISSIONARY BAPTIST CHURCH
14	3906 CARPENTER AVE	TRUE LEE MISSIONARY BAPTIST CHURCH
15	3910 CARPENTER AVE	TRUE LEE MISSIONARY BAPTIST CHURCH
16	3914 CARPENTER AVE	TRUE LEE MISSIONARY BC
17	5334 MOCKINGBIRD LN	GEORGE LELAND D & JESSICA D
18	5338 MOCKINGBIRD LN	POWELL KATHRYNE MARTIN
19	5342 MOCKINGBIRD LN	SCHUBERT SCOTT M & JOYCE NORRIS BELL
20	5363 SOUTHERN AVE	NASHER JOAN DRU
21	5355 SOUTHERN AVE	GILLIE MARK H
22	5349 SOUTHERN AVE	LAVIE LAETTIA ALEXANDRA
23	5372 SOUTHERN AVE	HOMSEY GARY L
24	5364 SOUTHERN AVE	NASH HORACE REUEL JR & SUZANNE WILLIAMS
25	4507 SCYENE RD	WILLIAMS J LOUISE
26	4527 SCYENE RD	DALLAS AREA RAPID TRANSIT

7/30/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4531 SCYENE RD	DAVIS LEO D
28	3833 YORK ST	DIXON ALFRED
29	3823 YORK ST	WILSON KATIE M
30	3834 YORK ST	PITTMAN R J
31	3838 YORK ST	MACILLAS LETICIA & VICTORIANAS MANCILLAS
32	3919 KENILWORTH ST	LOWERY EVETTE
33	3923 KENILWORTH ST	LOWERY EUETTE EST OF
34	3927 KENILWORTH ST	NGUYEN TAN VAN
35	3931 KENILWORTH ST	BRACKENS PATRICIA
36	3935 KENILWORTH ST	MAY LAKENDRA D LF EST REM: JAMES FISHER
37	3939 KENILWORTH ST	WHITE ERNEST L
38	4207 MONTIE ST	JOHNSON BESSIE M
39	4203 MONTIE ST	KEATON GEORGE JR & REGINALD SMALL
40	4202 MONTIE ST	BROOKS LEROY JR EST OF
41	4206 MONTIE ST	TAYLOR ELIZABETH
42	4210 MONTIE ST	SNEED BETTY
43	4211 YORK ST	GREEN LULA FLORENCE W
44	4207 YORK ST	PEMBERTON MARY
45	4203 YORK ST	CRISS BENNIE FRANK & LOTTIE STEVENSON
46	4202 YORK ST	YBARBO JOHNNY
47	4206 YORK ST	MILLER BEN JR
48	4210 YORK ST	STAFFORD DONALD A
49	4203 HATCHER ST	WILLIAMS LESS ESTATE OF
50	4207 HATCHER ST	COLEMAN LILLIE MAE EST OF % DONNIE COLEM
51	4211 HATCHER ST	MILTON BILLE & ANGELA R
52	4202 HATCHER ST	TOLLIVER LUTHER M
53	4206 HATCHER ST	TOLLIVER LUTHER M JR
54	4210 HATCHER ST	JONES ROBERNETTA SNEED & ROBERT W SR
55	4510 SCYENE RD	HOPE RESTORATION
56	4526 SCYENE RD	FRAZIER REVITALIZATION
57	4542 SCYENE RD	TRUE LEE BAPTIST CH

7/30/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4527 IMPERIAL ST	FRAZIER REVITALIZATION INC
59	4507 IMPERIAL ST	TRUE LEE BAPT CHURCH
60	4501 IMPERIAL ST	TRUE LEE MISSIONARY BAPTIST CHURCH
61	4602 SCYENE RD	FRAZIER REVITALIZATION INC
62	4612 SCYENE RD	FRAZIER HS LP
63	4656 SCYENE RD	SPERRY SHANNON
64	4658 SCYENE RD	FENDER H R C/O MATT HARTMAN
65	4132 HATCHER ST	SPERRY SHANNON DBA CHRUCHS CHICKEN
66	3906 BERTRAND AVE	TRUE LEE BAPT CHURCH
67	3910 BERTRAND AVE	TRUE LEE BAPT CHURCH % R L PARISH
68	3914 BERTRAND AVE	JOHNSON SADIE M
69	3918 BERTRAND AVE	TURNER JOHNNIE L S
70	4002 BERTRAND AVE	BLAIR DONALD L
71	4006 BERTRAND AVE	REEVES CURTIS & GEORGIA
72	3223 LAGOW ST	DRAYTON PAUL LODGE 9 F&AM
73	4015 MONTIE ST	GREATER MOUNT CALVARY CHURCH OF GOD IN C
74	4011 MONTIE ST	MOSS LUCILLE ET AL
75	4003 MONTIE ST	SIMS IRA JR
76	4522 IMPERIAL ST	DOBIN EUGENE & MARY
77	4022 MONTIE ST	THOMPSON A F MRS & SWANSON FRANK V
78	7100 INWOOD RD	GREENWAY PARKS HOMEOWNERS ASSN
79	5343 MOCKINGBIRD LN	FITZSIMMONS THOMAS R & DENNIS ANTHONY KY
80	5337 MOCKINGBIRD LN	DEIS MRS EDWARD EST OF %LILA DEIS LAUBY
81	5347 MOCKINGBIRD LN	WILSON GOLDER N & DONNA
82	3907 BERTRAND AVE	TRUE LEE BAPTIST CHURCH
83	5373 SOUTHERN AVE	CULWELL CHARLES W
84	4006 HATCHER ST	DART
85	4673 MOCKINGBIRD LN	COURTEMANCHE CRAIG F & JEANNE M
86	4669 MOCKINGBIRD LN	BENEVENTI MARK
87	4665 MOCKINGBIRD LN	THOMPSON DREW J & MICHELLE R SLOAN
88	4672 SOUTHERN AVE	WAWRO GEOFFREY

7/30/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4676 SOUTHERN AVE	DIXON REAGAN & CAROL
90	4680 SOUTHERN AVE	MONSOUR TREY
91	4685 SOUTHERN AVE	MATHEWS TRAVIS H

LOCATION: Interstate Highway 635 and Anaheim Road

DATE FILED: July 16, 2013

ZONING: IR

CITY COUNCIL DISTRICT: 6 SIZE OF REQUEST: 9.601 Acres MAPSCO: 23A & 13W

OWNER: Forest Hill Limited Partnership

REQUEST: An application to remove the existing platted 25 foot building line along the south line of Interstate Highway 635 and to remove the existing platted 25 foot building line along the east line of Anaheim Drive and to remove the existing platted 25 foot building line along the north line of Tarna Drive and to replat a 9.601 acre of tract of land containing all of Lots 1 through 3 and Lots 7 through 9 In City Block 1/6593 into one lot on property located on the southeast corner of Interstate Highway 635 and Anaheim Road.

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

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

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

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

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

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

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

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

“(iii) adversely affect neighboring properties; and”

- The removal of the building lines will allow development on this property to be consistent with the zoning regulation for IR district for the property.

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

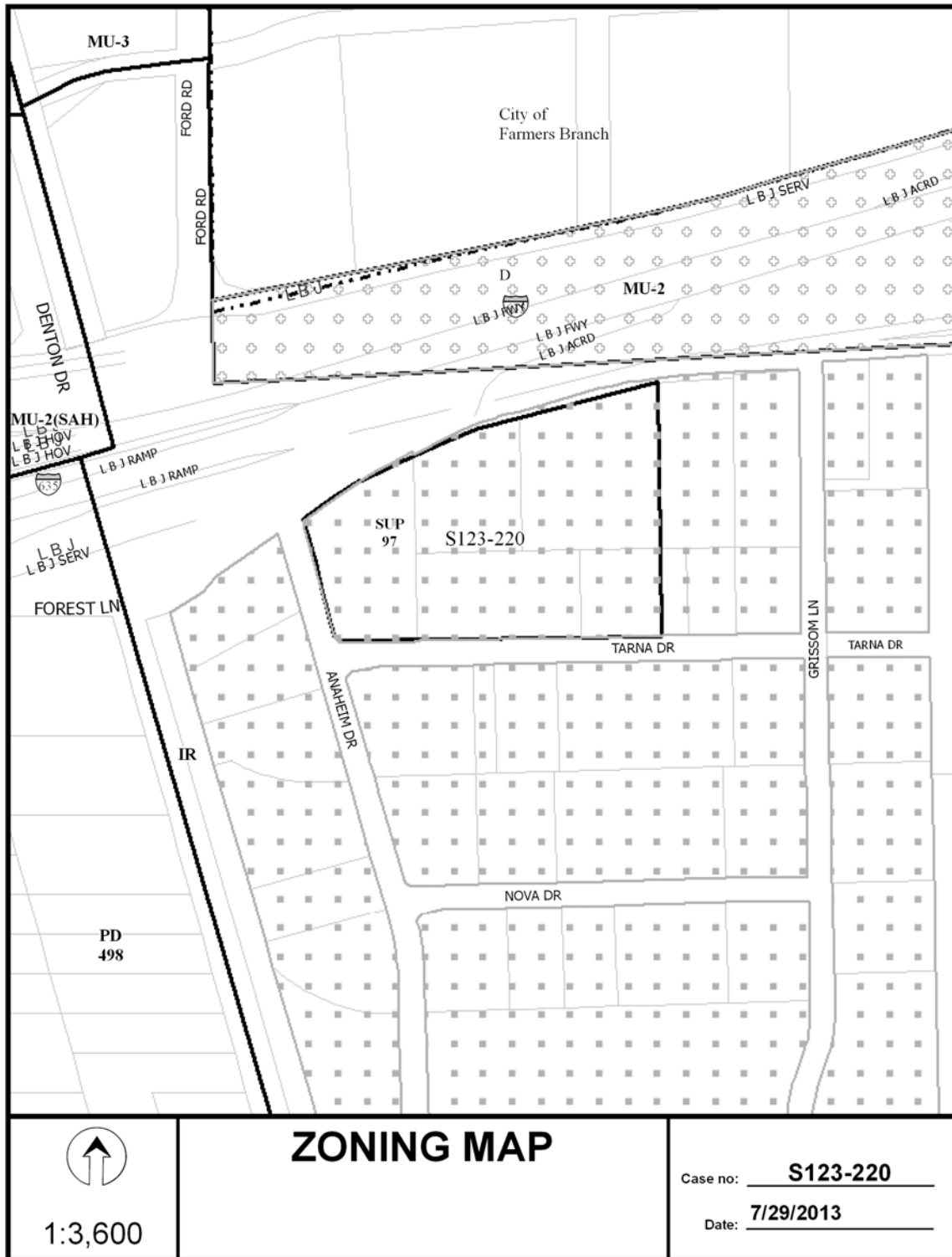
- The property will be developed in compliance with zoning regulation for IR district for the property.

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


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

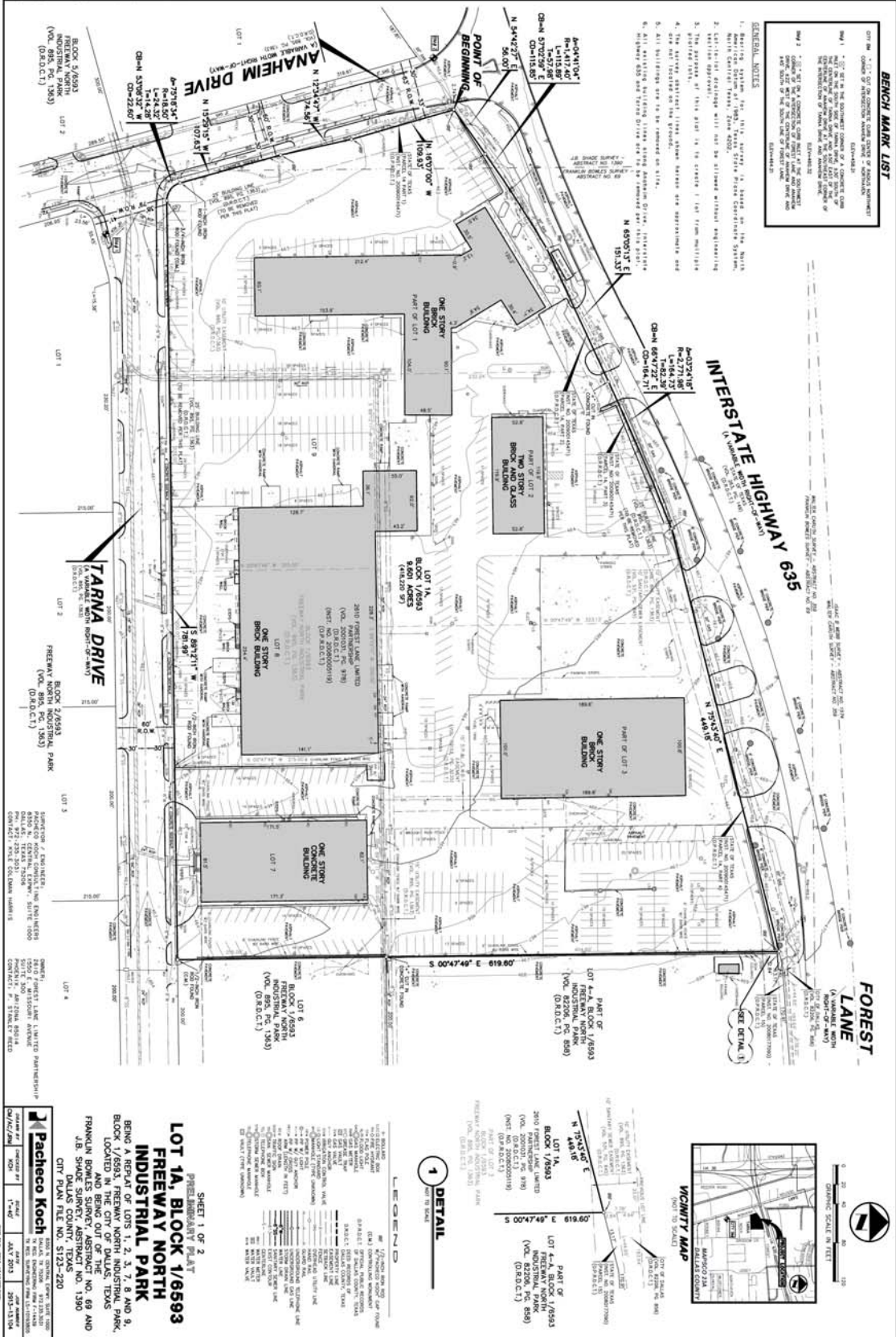
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with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

13. On the final plat dedicate a 15 foot by 15 foot corner clip at the intersection of Anaheim Drive and Tarna Drive.
14. On the final plat add a note stating: "any new or modification of access along Interstate Highway 635 requires TxDOT approval."
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. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
19. 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.
20. On the final plat change "Interstate Highway 635" to "Lyndon B Johnson Freeway /Interstate Highway 635".
21. On the final plat identify the property as Lot1A, in City Block 1/6593.





 1:3,600	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S123-220 </u> Date: <u> 7/29/2013 </u>
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BENCH MARK LIST

LOT 10
 1. 1.1' ON CONCRETE CURB CORNER OF ANAHEIM DRIVE
 CORNER OF FREIGHTWAY NORTH INDUSTRIAL PARK
 2. 1.1' ON CONCRETE CURB CORNER OF ANAHEIM DRIVE
 CORNER OF FREIGHTWAY NORTH INDUSTRIAL PARK

LOT 11
 1. 1.1' ON CONCRETE CURB CORNER OF ANAHEIM DRIVE
 CORNER OF FREIGHTWAY NORTH INDUSTRIAL PARK
 2. 1.1' ON CONCRETE CURB CORNER OF ANAHEIM DRIVE
 CORNER OF FREIGHTWAY NORTH INDUSTRIAL PARK

LOT 12
 1. 1.1' ON CONCRETE CURB CORNER OF ANAHEIM DRIVE
 CORNER OF FREIGHTWAY NORTH INDUSTRIAL PARK
 2. 1.1' ON CONCRETE CURB CORNER OF ANAHEIM DRIVE
 CORNER OF FREIGHTWAY NORTH INDUSTRIAL PARK

- GENERAL NOTES**
1. BENCH MARKS SHOWN ON THIS PLAN ARE BASED ON THE NORTH MAIN STREET CORNER OF THE INDUSTRIAL PARK. ALL DIMENSIONS ARE TO BE MEASURED FROM THIS POINT.
 2. ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO BE MEASURED FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 3. THE SETBACKS SHOWN ON THIS PLAN ARE TO BE MEASURED FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 4. THE SETBACKS SHOWN ON THIS PLAN ARE TO BE MEASURED FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO BE MEASURED IN FEET AND INCHES.
 6. THE SETBACKS SHOWN ON THIS PLAN ARE TO BE MEASURED FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

FOREST LANE
 (A VARIANCE WITH
 THE CITY PLAN NO. 1334)



LEGEND

1. DETAIL

2. 1/4" = 1' SCALE

PACHECO KOCH
 ARCHITECTS
 1000 S. GARDEN ST. SUITE 100
 ANAHEIM, CA 92805
 TEL: 714.771.1111
 FAX: 714.771.1112
 WWW.PACHECOKOCHEARCHITECTS.COM

PRELIMINARY PLAT
LOT 1A, BLOCK 1/6693
FREIGHTWAY NORTH
INDUSTRIAL PARK

SHEET 1 OF 2

BENCH A REPEAT OF LOTS 1, 2, 3, 7, 8 AND 9,
 BLOCK 1/6693, FREIGHTWAY NORTH INDUSTRIAL PARK,
 LOCATED AND BOUND OUT OF THE 1994
 FRANKLIN BOWLES SURVEY, ABSTRACT NO. 69 AND
 J.B. SHAW SURVEY, ABSTRACT NO. 1350
 CITY PLAN FILE NO. S123-220

DATE: MAY 2013
SCALE: 1" = 40'
PROJECT NO.: 2013-1334

CITY PLAN COMMISSION

THURSDAY, AUGUST 8, 2013

FILE NUMBER: S123-219

Subdivision Administrator: Paul Nelson

LOCATION: 9010 and 9016 Broken Arrow Line

DATE FILED: July 16, 2013

ZONING: R 16(A)

CITY COUNCIL DISTRICT: 13 **SIZE OF REQUEST:** 0.881 Acres

MAPSCO: 24Z

OWNER: Jean- Claude Saada

REQUEST: An application to replat a 0.881 acre tract of land containing all of Lots 1 and 2 in City Block C/5666 into one lot on property located at 9010 and 9016 Broken Arrow Lane.

SUBDIVISION HISTORY: S123-034 was an application to replat a 2.161 acre tract of land containing all of Lots 8 and 9 in City Block A/5664 into one 1.168 acre lot and one 0.9930 acre lot on property located at 9031 and 9039 Devonshire Drive. The application was approved on December 6, 2012 and has not been recorded.

S101-143 was an application to replat a 1.8054 acre tract of land containing all of Lots 10A and 11A in City Block A/5664 to relocate the lot line between the two lots on 9023 Devonshire Drive and 9015 Devonshire Drive. The application was approved on August 18, 2011 and recorded on February 11, 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..."

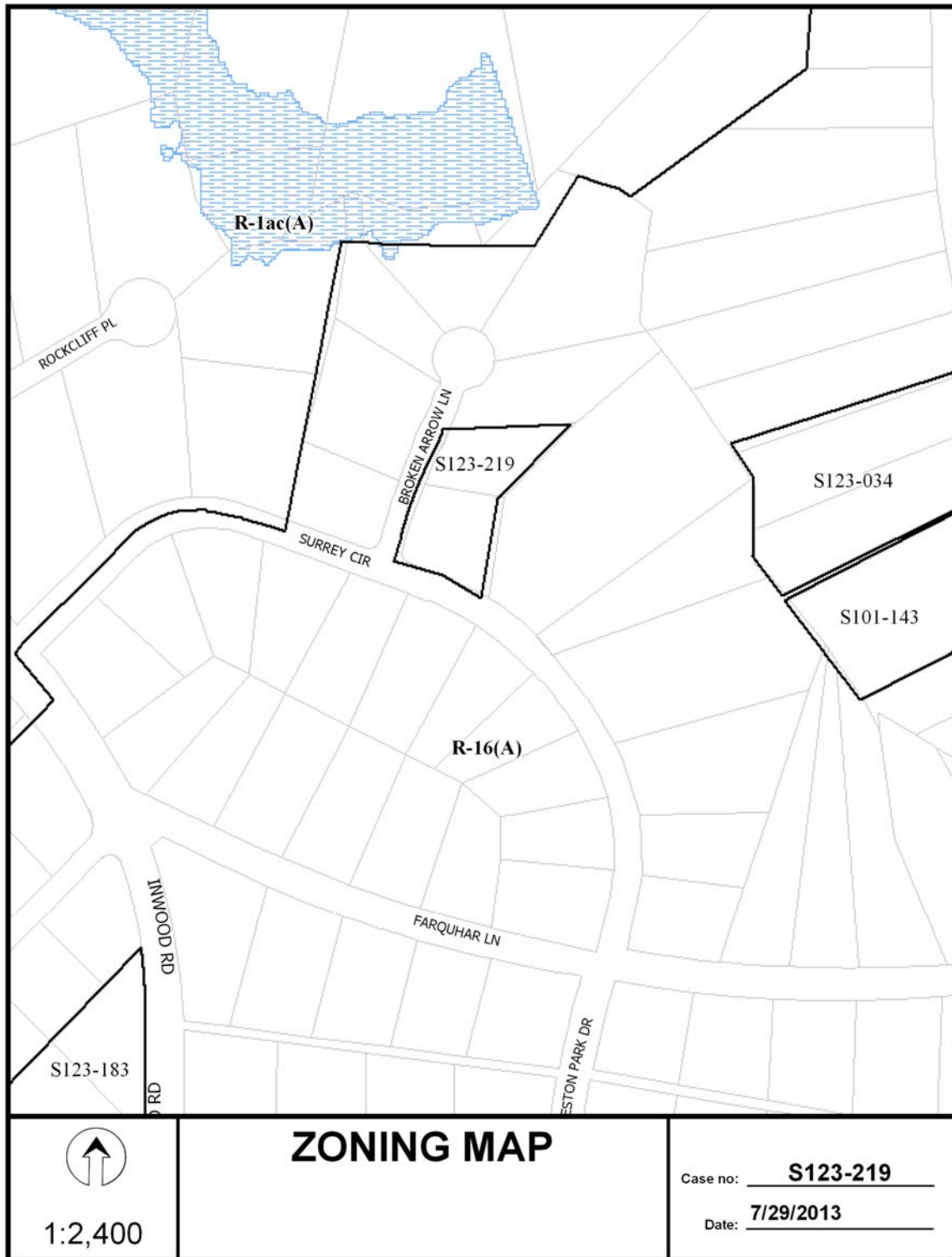
The combination of lots is consistent with the existing parcels along Surry Circle, and it appears that the proposal is consistent with the lot sizes to the east along Devonshire Drive, and along Farquhar Drive. The parcel size is greater than required by the R-16(A) zoning district and will be similar to other lots in the area; therefore, staff recommends **approval** of the request subject to compliance with the conditions as follows:

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

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

5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 26.5 feet of right-of-way from the established centerline Surrey Circle.
14. On the final plat dedicate 26.5 feet of right-of-way from the established centerline of Broken Arrow Lane.
15. On the final plat dedicate a 10 foot by 10 foot corner clip at the intersection of Surrey Circle and Broken Arrow Lane.
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 the distance/width of right-of-way for Broken Arrow Lane at a minimum of 2 locations.
19. On the final plat label boundary line agreement the east line of Lots 1 and 2 in City Block C/5666 and Lot 11 in City Block B/5666.
20. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.

21. Water main extension may be required by Private Development Contract.




 1:2,400

ZONING MAP

Case no: S123-219
 Date: 7/29/2013



 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S123-219 </u> Date: <u> 7/29/2013 </u>
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 1:2,400

NOTIFICATION

200'	AREA OF NOTIFICATION
19	NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **S123-219**
 Date: **7/29/2013**

Notification List of Property Owners

S123-219

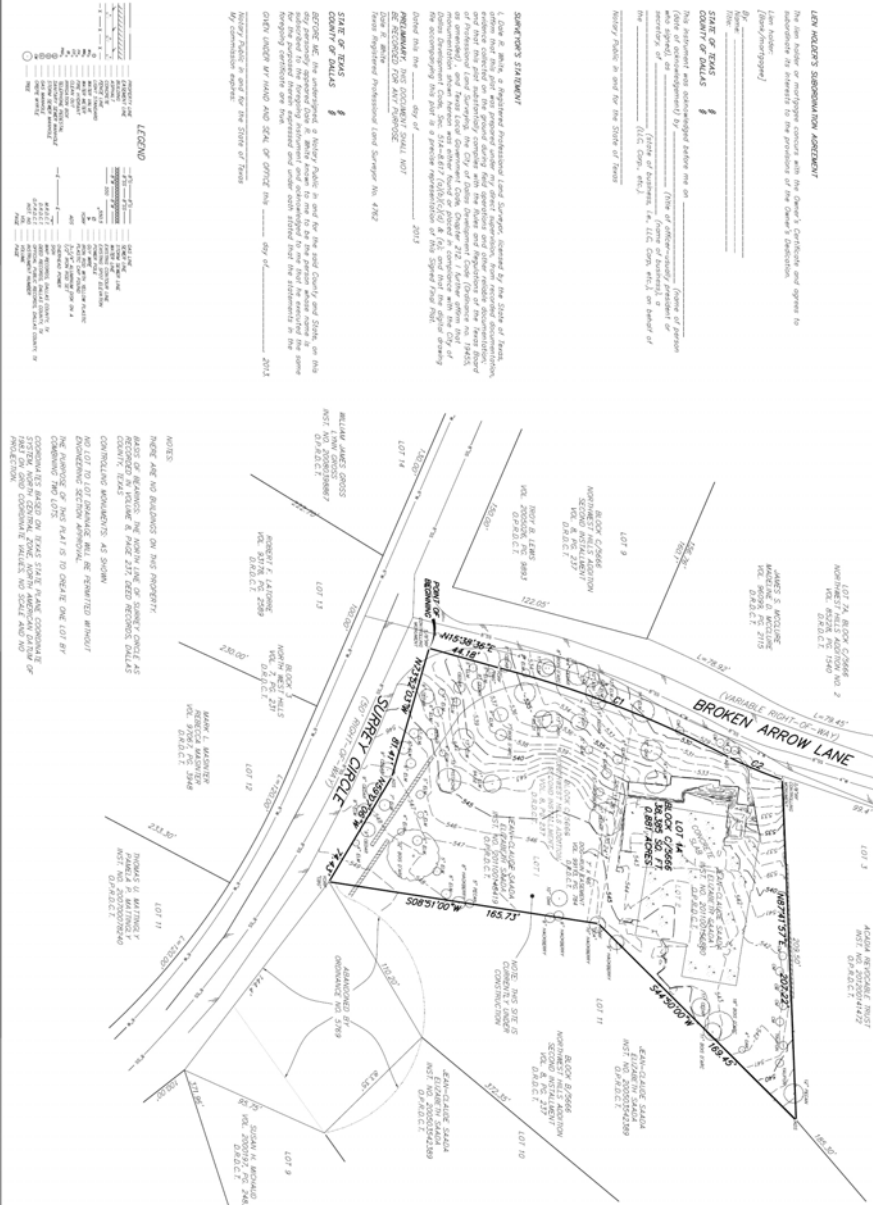
19 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9010 BROKEN ARROW LN	SAADA JEANCLAUDE & ELIZABETH
2	9016 BROKEN ARROW LN	SAADA JEAN CLAUDE & ELIZABETH
3	9024 BROKEN ARROW LN	MINNEHAN BRIAN ALBERT TR & MARIANNE S TR
4	5339 SURREY CIR	TAYLOR CATHERINE B
5	5430 SURREY CIR	NEWSOM ANDREW N & SHANNON B
6	5420 SURREY CIR	MATTINGLY THOMAS U & PAMELA P
7	5410 SURREY CIR	MASINTER MARK L & REBECCA
8	5400 SURREY CIR	LATORRE ROBERT F
9	5344 SURREY CIR	GROSS WILLIAM JAMES & LYNN
10	9123 DEVONSHIRE DR	WILSON ADDISON III SUITE 330
11	9115 DEVONSHIRE DR	VOSE CHARLES A III & MEREDITH A
12	5431 SURREY CIR	LAZAR JAMES P
13	5417 SURREY CIR	MICHAUD SUSAN H
14	5411 SURREY CIR	SAADA JEAN-CLAUDE T & ELIZABETH A
15	9030 BROKEN ARROW LN	JONES JEFFREY L & PATTIE M
16	9035 BROKEN ARROW LN	CHALKER VADA R
17	9029 BROKEN ARROW LN	COMBS CARL BRADLEY & COMBS HEATHER
18	5347 SURREY CIR	LEWIS TROY B
19	9019 BROKEN ARROW LN	MCCLURE JAMES S & MADELINE D

Friday, July 19, 2013



COORD. (EAST)	COORD. (NORTH)	COORD. (EAST)	COORD. (NORTH)
01 4130' 00"	1440' 00"	01 4130' 00"	1440' 00"
01 4130' 00"	1440' 00"	01 4130' 00"	1440' 00"
01 4130' 00"	1440' 00"	01 4130' 00"	1440' 00"



LEWIS & CLARK SUBDIVISION AGREEMENT
 The undersigned and undersigned hereby agree to...
 STATE OF TEXAS
 COUNTY OF DALLAS

STATE OF TEXAS
 COUNTY OF DALLAS
 I, the undersigned, a duly qualified and licensed Surveyor in and for the State of Texas, do hereby certify that the foregoing plat and subdivision map were prepared by me or under my direct supervision and that I am a duly qualified and licensed Surveyor in and for the State of Texas.

STATE OF TEXAS
 COUNTY OF DALLAS
 I, the undersigned, a duly qualified and licensed Surveyor in and for the State of Texas, do hereby certify that the foregoing plat and subdivision map were prepared by me or under my direct supervision and that I am a duly qualified and licensed Surveyor in and for the State of Texas.

OWNER'S CERTIFICATE
 I, the undersigned, the owner of the above described property, do hereby certify that the above described property is my own and that I am the owner of the same and that I have no interest in the same other than that of owner.

PRELIMINARY PLAT
SAADA
LOT 14, BLOCK C/5666
REPLAT OF LOTS 1 AND 2
BLOCK C, NORTHWEST HILLS ADDITION
ANDREW J. MANN SURVEY ABSTRACT NO. 948
CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. 5828-219
 DATE: JULY 2013
 SCALE: 1" = 50'

OWNER
 SAADA
 6411 SHERMAN DRIVE
 DALLAS, TX 75209-2148

SUBDIVISION
 SAADA
 6411 SHERMAN DRIVE
 DALLAS, TX 75209-2148

FILE NUMBER: M123-034

DATE FILED: May 24, 2013

LOCATION: Midway Road and Merrell Road, Northwest and Southwest Corners

COUNCIL DISTRICT: 13

MAPSCO: 24K

SIZE OF REQUEST: Approx. 35.182 Acres

CENSUS TRACT: 95

APPLICANT: Texas Irrigation Design

REPRESENTATIVE: Scott Hornick

OWNER: Episcopal School of Dallas

MISCELLANEOUS DOCKET ITEM

Minor Amendment for Development Plan

On June 22, 1994, the City Council passed Ordinance No. 22096 which established Planned Development District No. 400 for a Private school on property at the above location. The PDD was subsequently amended by Ordinance No. 24420.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to provide for three water towers (seven foot/three inch-tall) and an enclosed pump structure north of the existing tennis courts, along the northern property line. These improvements will facilitate on-site irrigation operations.

Staff is requiring that sound attenuation measures be implemented to ensure compliance with existing noise regulations. As a result, staff has determined the applicant's request does not impact any of the other regulations required by the ordinance governing PDD No. 400.

Staff Recommendation: Approval



1:3,600

ZONING MAP

Case no: **M123-034**

Date: **6/19/2013**



PLANNED DEVELOPMENT DISTRICT SUMMARY

FD NO. 400
 TOTAL SITE ACREAGE: 35.182 ACRES
 PROPOSED MAXIMUM LOT COVERAGE: 30%
 PROPOSED MAXIMUM BUILDING HEIGHT FOR DISTRICT (S.D.A.D.): 48 FEET
 PROPOSED MAXIMUM NUMBER OF STORES: 3 STORES FOR TRACT 1, 2 STORES FOR TRACT 2
 PROPOSED MAXIMUM HEIGHT FOR SPIRES, FLAGPOLES & AUDITORIUM:
 PROPOSED MAXIMUM HEIGHT FOR ATHLETIC FIELD LIGHTING:
 THE PHASING OF FUTURE DEVELOPMENT CAN BE CONSTRUCTED OUT OF SEQUENCE

OWNER
 THE EPISCOPAL SCHOOL OF DALLAS, INC.
 4150 MERRELL ROAD
 DALLAS, TEXAS 75229
 PHONE: (214) 358-4368

LANDSCAPE REQUIREMENTS
 ALL FUTURE WORK BEING IMPLEMENTED SHALL CONFORM TO THE LANDSCAPE ORDINANCE X (10) OF THE CITY OF DALLAS

PARKING DATA	PARKING REQUIRED
SCHOOL LEVEL	SCHOOL LEVEL
LOWER (1.5 Sp./Class)	LOWER (1)(1.5) = 15
MIDDLE (2.5 Sp./Class)	MIDDLE (1)(2.5) = 49
UPPER (6 Sp./Class)	UPPER (1)(6) = 84
SCHOOL	SCHOOL
TOTAL	TOTAL 148 SPACES

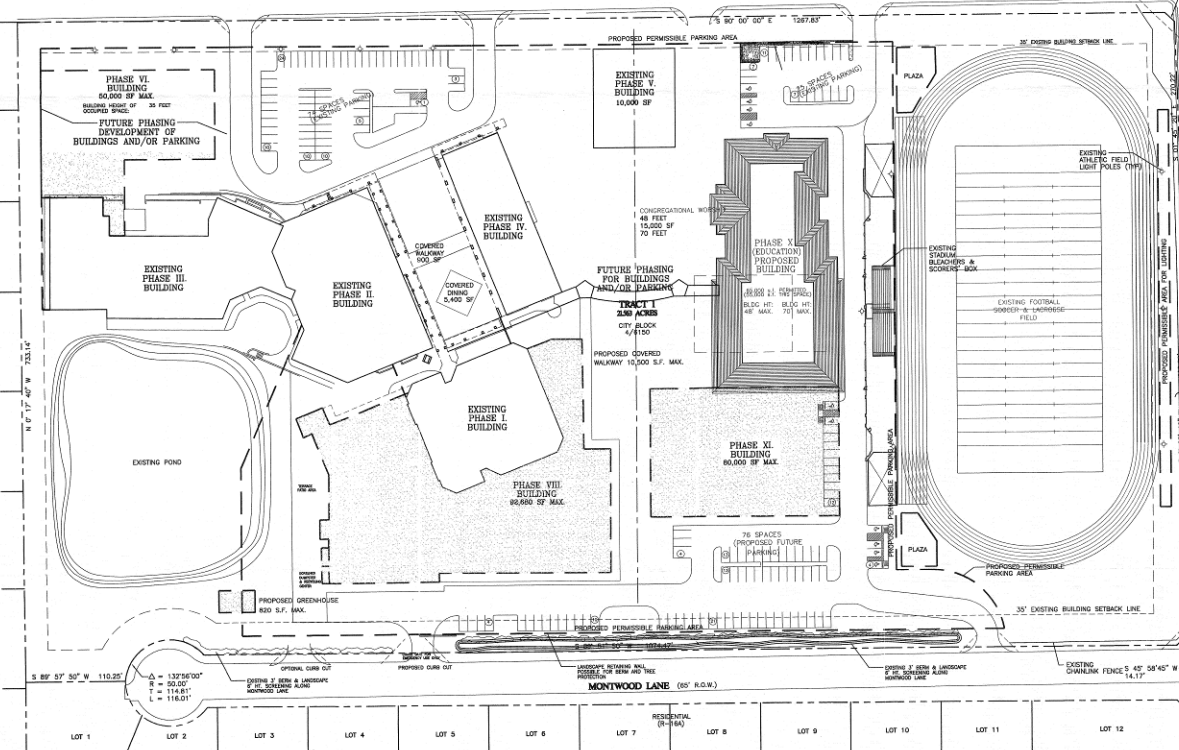
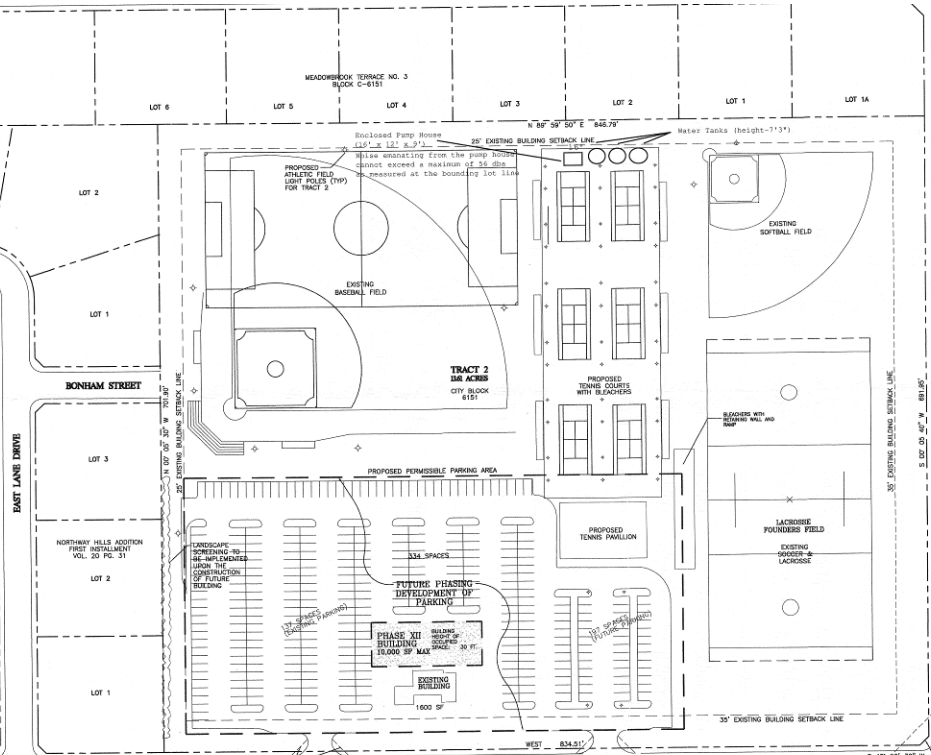
PARKING PROVIDED

EXISTING	208 SPACES
PROPOSED	78 SPACES
TOTAL	302 SPACES

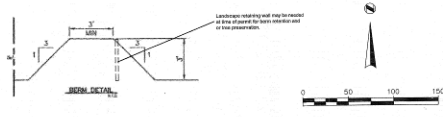
NUMBER OF CLASSROOMS

LOWER SCHOOL	10
MIDDLE SCHOOL	14
UPPER SCHOOL	14
TOTAL	38

NOTE:
 1. Spacing X shall apply only to those portions of the site which are not currently zoned for school use.
 2. The above parking spaces are based on a maximum of 30% lot coverage and a maximum of 48 feet building height.
 3. As area shall be the entire portion of the site which is brought to the maximum height.



Square Footage Changes	Current Masterplan	New Masterplan
Existing Phases		
Phase VI	50,000	5,700
Phase VII	30,000	-
Phase IX	35,000	-
Future Phase	5,000	-
Covered dining & walkway	-	6,300
Proposed Phase VIII Building	-	52,688
Covered Walkways	-	10,550
Greenhouse	-	820
Total Floor Area	120,000	120,000



DEVELOPMENT PLAN
EPISCOPAL SCHOOL OF DALLAS
 Lot 1, Block 4/6150
 and
 part of Block 6151
 out of the
 Benjamin Merrell Survey, Abstract 933
 DALLAS, DALLAS COUNTY, TEXAS

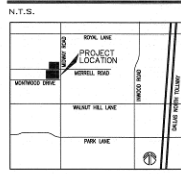
OWNER:
 The Episcopal School of Dallas, Inc.
 4150 Merril Road
 Dallas, Texas 75229
 Phone (214) 358-4368

PREPARED BY:
 SPARKS ENGINEERING
 730 E. Park Blvd.
 Suite 700
 Plano, Texas 75075
 Phone (972) 422-3077

DATE: JULY 15, 2009 May 24, 2013
 March 6, 2009

SCALE: 1"=50'

LOCATION MAP



PLANNED DEVELOPMENT DISTRICT SUMMARY
 PD NO. 400
 TOTAL SITE ACRES: 25.192 ACRES
 PROPOSED MAXIMUM LOT COVERAGE: 30%
 PROPOSED MAXIMUM BUILDING HEIGHT FOR DISTRICT (D.A.C.): 48 FEET
 PROPOSED MAXIMUM NUMBER OF STORES: 3 STORES FOR TRACT 1, 2 STORES FOR TRACT 2
 PROPOSED MAXIMUM HEIGHT FOR SPIRES, FLAGPOLES & AERIALS: 70 FEET
 PROPOSED MAXIMUM HEIGHT FOR ATHLETIC FIELD LIGHTING: 60 FEET
 THE PHASING OF FUTURE DEVELOPMENT CAN BE DECONSTRUCTED OUT OF SEQUENCE.

OWNER:
 THE EPISCOPAL SCHOOL OF DALLAS, INC.
 4100 MERRELL ROAD
 DALLAS, TEXAS 75229
 Phone: (214) 358-4368

LANDSCAPE REQUIREMENTS
 ALL FUTURE WORK BEING IMPLEMENTED SHALL CONFORM TO THE LANDSCAPE ORDINANCE X (10) OF THE CITY OF DALLAS

PARKING DATA

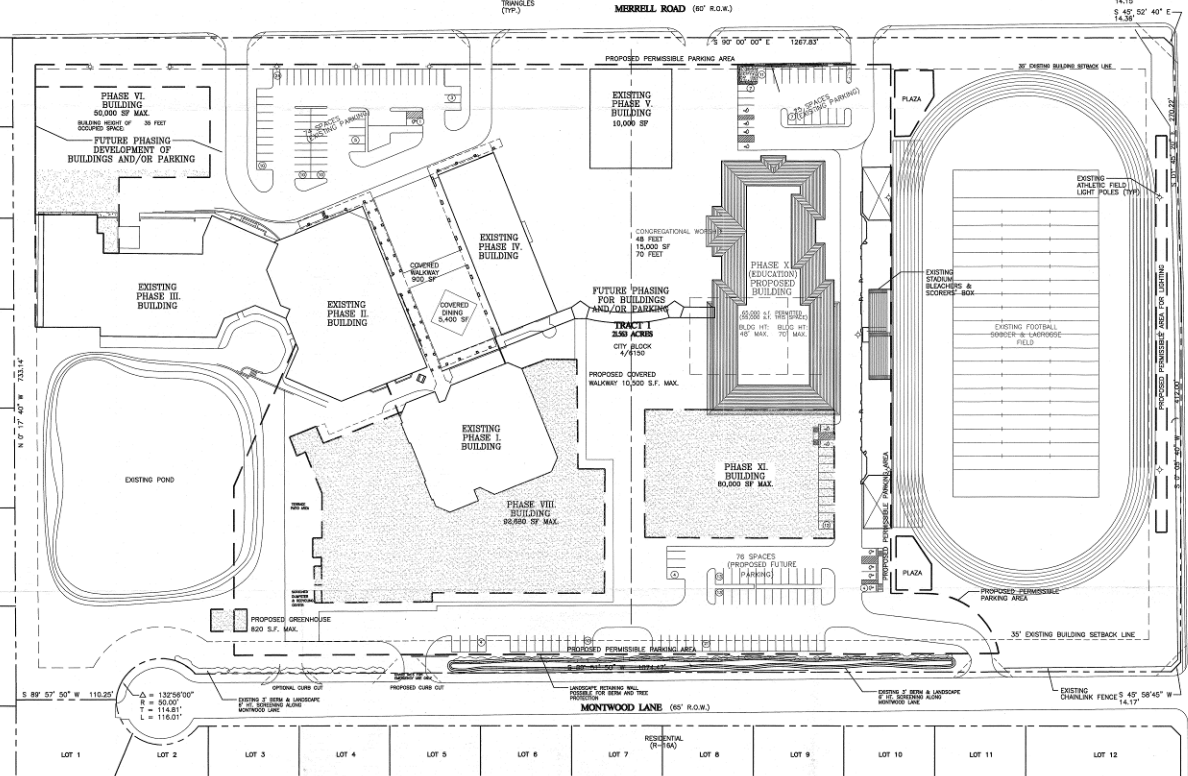
SCHOOL LEVEL	PARKING REQUIRED
LOWER (1.5 Sp./Class)	SCHOOL (10X1.5) = 15
MIDDLE (3.5 Sp./Class)	SCHOOL (14X3.5) = 49
UPPER (6 Sp./Class)	SCHOOL (14X6) = 84
	TOTAL 148 SPACES

PARKING PROVIDED

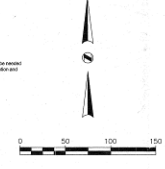
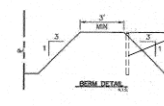
EXISTING	PROPOSED	TOTAL
286 SPACES	76 SPACES	362 SPACES

NUMBER OF CLASSROOMS

SCHOOL LEVEL	NUMBER
LOWER SCHOOL	10
MIDDLE SCHOOL	14
UPPER SCHOOL	14
TOTAL	38



Square Footage Changes	Current Masterplan	New Masterplan
Existing Phases		
Phase VI	50,000	5,798
Phase VIII	36,800	-
Phase IX	35,800	-
Future Phase	5,000	-
Covered dining & walkway	-	6,300
Proposed Phase VIII		
Building	-	92,680
Covered Walkways	-	16,500
Greenhouse	-	800
Total Floor Area	128,600	128,000



DEVELOPMENT PLAN
EPISCOPAL SCHOOL OF DALLAS
 Lot 1, Block 4/6150
 and
 part of Block 6151
 out of the
 Benjamin Merrell Survey, Abstract 933
 DALLAS, DALLAS COUNTY, TEXAS

APPROVED BY CITY PLANNING COMMISSION
 IN ACCORDANCE WITH THE PROVISIONS OF
 SECTION 994.703 OF THE DALLAS DEVELOPMENT
 CODE
 DATE: *July 15, 2008*
 PLANNING COMMISSION MEETING NO. *400*
 FILE NO. *2008-2008*

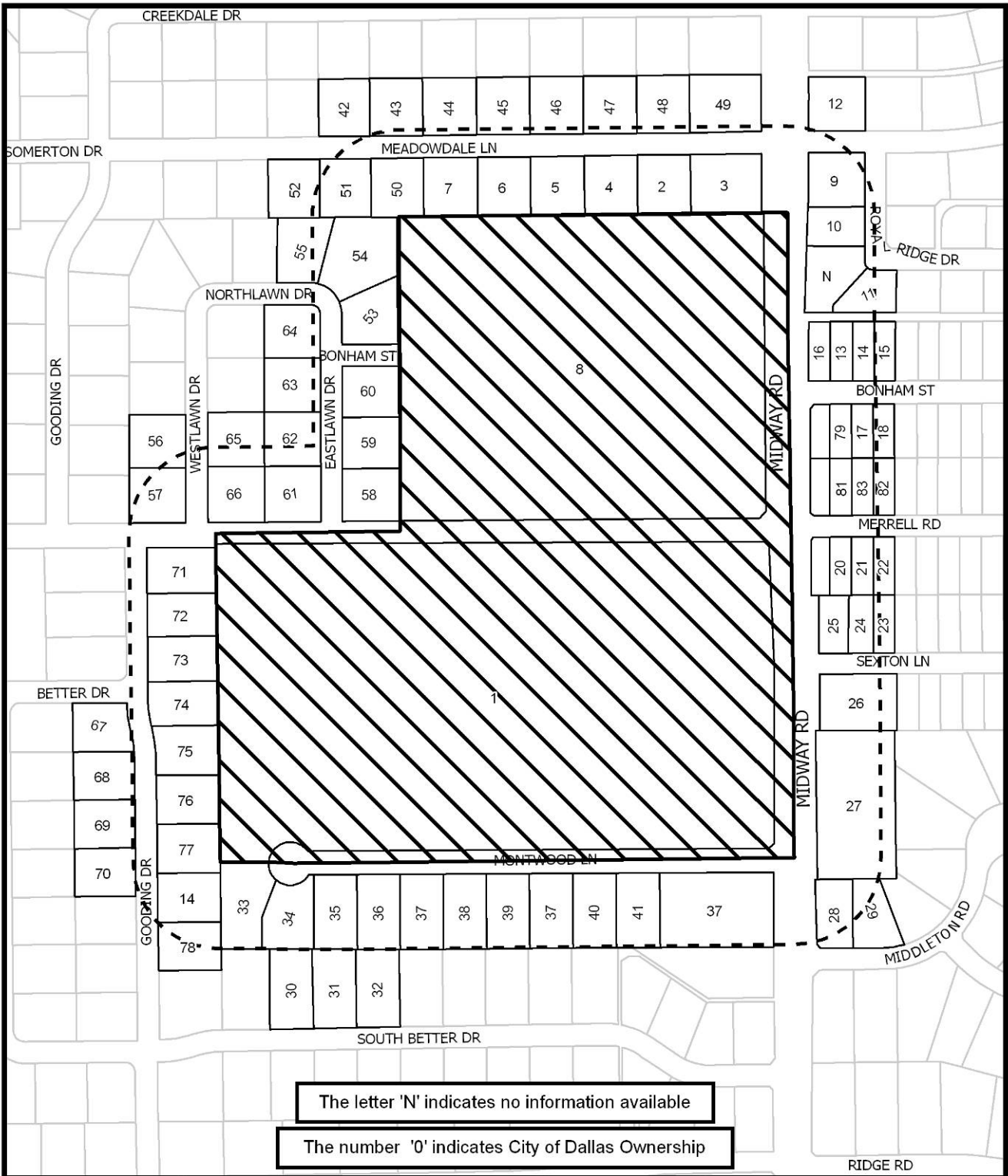
OWNER:
 The Episcopal School of Dallas, Inc.
 4100 Merrell Road
 Dallas, Texas 75229
 Phone: (214) 358-4368

PREPARED BY:
 SPARS ENGINEERING
 730 E. Park Blvd.
 Suite 210
 Plano, Texas 75074
 Phone: (972) 422-0077

DATE: JULY 15, 2008
 March 6, 2009

SCALE: 1"=50'

Existing Development Plan



The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership



1:3,600

NOTIFICATION

200'

AREA OF NOTIFICATION

83

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M123-034**

Date: **6/19/2013**

6/19/2013

Notification List of Property Owners***M123-034******83 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4100 MERRELL RD	EPISCOPAL SCHOOL DALLAS
2	4164 MEADOWDALE LN	SABO KAY
3	4170 MEADOWDALE LN	DAY LILLY P TRUSTEES
4	4156 MEADOWDALE LN	JACOBS PATRICIA E
5	4146 MEADOWDALE LN	CASSON SCOTT A & ASHLEY T
6	4136 MEADOWDALE LN	SOLAJA STEVEN & VICKI
7	4126 MEADOWDALE LN	VETTER SALLY LUCIA
8	4121 MERRELL RD	EPISCOPAL SCHOOL DALLAS INC
9	4210 ROYAL RIDGE DR	WADDLE JAMES A & JEAN P
10	4218 ROYAL RIDGE DR	SMITH RUTH
11	4230 ROYAL RIDGE DR	TRACY SCOTT JOHN
12	4209 MEADOWDALE LN	MUSSELMAN NICOLE
13	4207 BONHAM ST	SAUCEDO JOE R JR & VILMA D TRUSTEES SAUC
14	4211 BONHAM ST	STEWART STANLEY
15	4215 BONHAM ST	SEALE JENNIFER
16	4203 BONHAM ST	ALANIS JESSE II & NIEVES ALANIS
17	4210 BONHAM ST	DEROZIER SYLVIANE
18	4214 BONHAM ST	NEWKIRK PARTNERS LTD
19	4202 MERRELL RD	SAVOIE GAYLE JENSEN
20	4206 MERRELL RD	NASH AMY
21	4210 MERRELL RD	PHILLIPS JAN ELIZABETH
22	4214 MERRELL RD	WILSON MARY COLLINS
23	4213 SEXTON LN	CARDER HENRY M
24	4209 SEXTON LN	GERRITS JOHN R JR & LESLIE F
25	4205 SEXTON LN	BRENNAN JOHN MICHAEL & DAVID WAYNE RUMPE
26	10246 MIDWAY RD	EGELSTON PARTNERS LTD

6/19/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	10218 MIDWAY RD	STAVELY GERALD
28	4207 MIDDLETON RD	BROADY GEORGE
29	4215 MIDDLETON RD	GOODE MARK G III & DIANNE D
30	4067 BETTER DR	BEST RANDOLPH B JR & KITTY ANN
31	4075 BETTER DR	MEZGER GUY
32	4083 BETTER DR	FAY WILLIAM J & RACHIDA
33	4004 MONTWOOD LN	WBL FAMILY INV #120-243
34	4010 MONTWOOD LN	WBL FAMILY INVESTMENTS #120-243
35	4020 MONTWOOD LN	WBL FAMILY INVESTMENTS INC STE 120 243
36	4024 MONTWOOD LN	WBL FAMILY INVESTMENTS
37	4030 MONTWOOD LN	WBL FAMILY INV INC #120-143
38	4036 MONTWOOD LN	WBL FAMILY INVESTMENTS INC
39	4106 MONTWOOD LN	WBL FAMILY INVESTMENTS INC
40	4120 MONTWOOD LN	PIERCE FRANCES STONE
41	4126 MONTWOOD LN	WBL FAMILY INV INC
42	4107 MEADOWDALE LN	BISHOP MASON & ANN MARIE
43	4117 MEADOWDALE LN	HILL JEAN M
44	4127 MEADOWDALE LN	HUERTA CHRISTOPHER T & ARIANNE
45	4137 MEADOWDALE LN	ZEPPA CHRISTOPHER A & MELINDA L
46	4147 MEADOWDALE LN	HIRSCHHORN STACEE S
47	4157 MEADOWDALE LN	KIMBER GEORGE F
48	4165 MEADOWDALE LN	DURAN CHARLES P &
49	4171 MEADOWDALE LN	BARRY KENNETH & BEVERLY R
50	4116 MEADOWDALE LN	TYRA MELISSA K & JEREMY L
51	4106 MEADOWDALE LN	SERRECCHIA MICHAEL &
52	4078 MEADOWDALE LN	SPICER HARRY DIESTIN JR
53	10506 EASTLAWN DR	DODD MARK A & JULIE A
54	10512 EASTLAWN DR	REESE JULIAN V JR
55	4077 NORTHLAWN DR	GEORGOULIS ELIZABETH
56	10415 WESTLAWN DR	MARIGOT CAPITAL LLC
57	10405 WESTLAWN DR	GREER PANITA J

6/19/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	10404 EASTLAWN DR	CHA CHOON H & AUDREY Y
59	10414 EASTLAWN DR	LOFLIN ED M
60	10424 EASTLAWN DR	TIMMONS W THOMAS & JANET L TIMMONS
61	10405 EASTLAWN DR	HUEFFNER SUSAN H
62	10415 EASTLAWN DR	WRIGHT ROBERT G
63	10425 EASTLAWN DR	AKER CATHERINE W
64	10507 EASTLAWN DR	STOVALL ERNEST A
65	10414 WESTLAWN DR	KUCINSKAS DENNIS
66	10404 WESTLAWN DR	MILLSAP LINDA & GEORGE MICHAEL SHIREJIAN
67	10259 GOODING DR	BLOCH LAURENT C
68	10251 GOODING DR	CAPORAL CHRISTY C
69	10243 GOODING DR	ROARK ROSS E & STEPHANIE J
70	10235 GOODING DR	JERINA DANIEL A
71	10322 GOODING DR	HAMMETT ERLINE LIVING TRUST ERLINE HAMME
72	10314 GOODING DR	RILEY MICHAEL J
73	10306 GOODING DR	BELL JULIE S
74	10264 GOODING DR	GILES JEREMY D & MELISSA J
75	10254 GOODING DR	DELAGARZA CARLOS & COURTNEY A
76	10246 GOODING DR	WANDEL JACK L
77	10238 GOODING DR	HEBERT FRED J
78	10218 GOODING DR	ELKHORN CAPITAL PARTNERS SERIES I LP
79	4206 BONHAM RD	KONG YONGLI & GUIQIN ZHANG
80	4203 MERRELL RD	MCCOMBER RYAN & CORI
81	4207 MERRELL RD	CLINE BRIAN J
82	4215 MERRELL RD	CHI SUE M & JUNG I
83	4211 MERRELL RD	MOORE JAMES R

FILE NUMBER: M123-037

DATE FILED: May 22, 2013

LOCATION: Property bounded by Welch Road, Ridgeside Drive, Crestline Avenue, and Rickover Drive

COUNCIL DISTRICT: 13

MAPSCO: 14 U, Y

SIZE OF REQUEST: Approx. 28.8 Acres

CENSUS TRACT: 96.03

APPLICANT/OWNER: Dallas Independent School District

REPRESENTATIVE: Karl Crawley

MISCELLANEOUS DOCKET ITEM

Minor Amendment for Development Plan

On September 8, 2004, the City Council passed Ordinance No. 25725 which established Planned Development District No. 696 for a Public school other than an open-enrollment charter school and R-16(A) Single Family District Uses on property at the above location.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to provide for a storage building for athletic equipment, located along the Rickover Drive frontage. The expansion area has been reduced 3,072 square feet to accommodate for this structure.

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

STAFF RECOMMENDATION: Approval



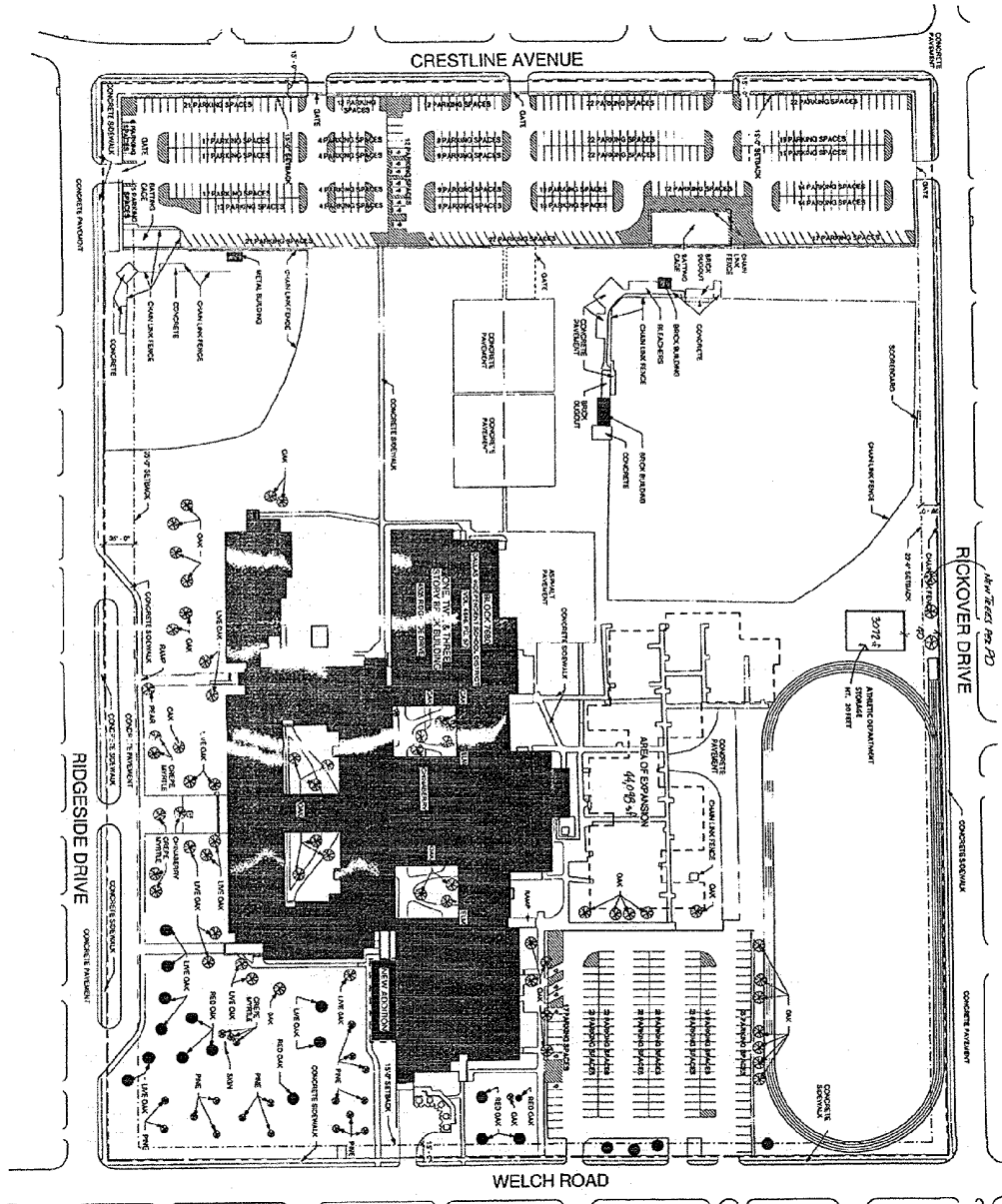
1:3,600

ZONING MAP

Case no: M123-037

Date: 7/18/2013

1 DEVELOPMENTAL LANDSCAPE PLAN
 1" = 60' 0"



W. T. WHITE
 HIGH SCHOOL
 LOCATED IN THE CITY BLOCK 7680
 AND BEING OUT OF THE
 A.M. HARWOOD SURVEY, ABSTRACT NO. 581
 CITY OF DALLAS, DALLAS COUNTY, TEXAS



LEGEND

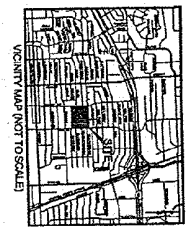
[Symbol]	EXISTING
[Symbol]	EXPANSION
[Symbol]	NEW ADDITIONS
[Symbol]	BUILDING SETBACK

FIELD NOTES

OWNER: DALLAS METROPOLITAN SCHOOL DISTRICT
 3700 RICE AVENUE
 DALLAS, TEXAS
 DATE: 10/15/14
 PROJECT: W. T. WHITE HIGH SCHOOL
 PREPARED BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

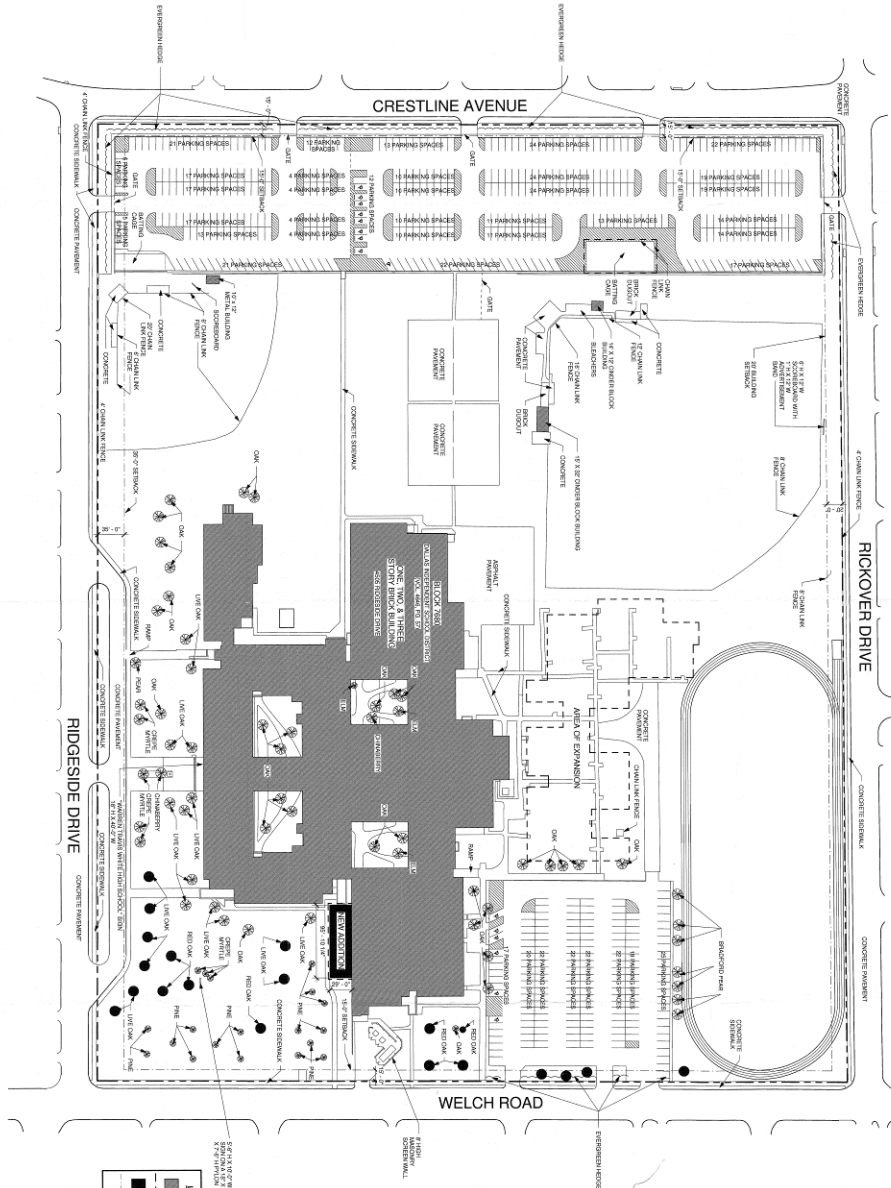
MEASUREMENTS:
 TOTAL AREA: 33,300 SF
 NEW ADDITION: 2,815 SF
 EXPANSION: 4,985 SF
 TOTAL: 41,100 SF

SCALE:
 1" = 60' 0"



Proposed Development Plan

1 DEVELOPMENT PLAN
1" = 40'0"



W.T. WHITE
HIGH SCHOOL
LOCATED IN THE CITY BLOCK 7880
A.M. HARBWOOD SURVEY ABSTRACT NO. 581
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LEGEND

[Pattern]	EXISTING
[Pattern]	EXPANSION
[Pattern]	NEW ADDITIONS
[Pattern]	BUILDING RETRACTION

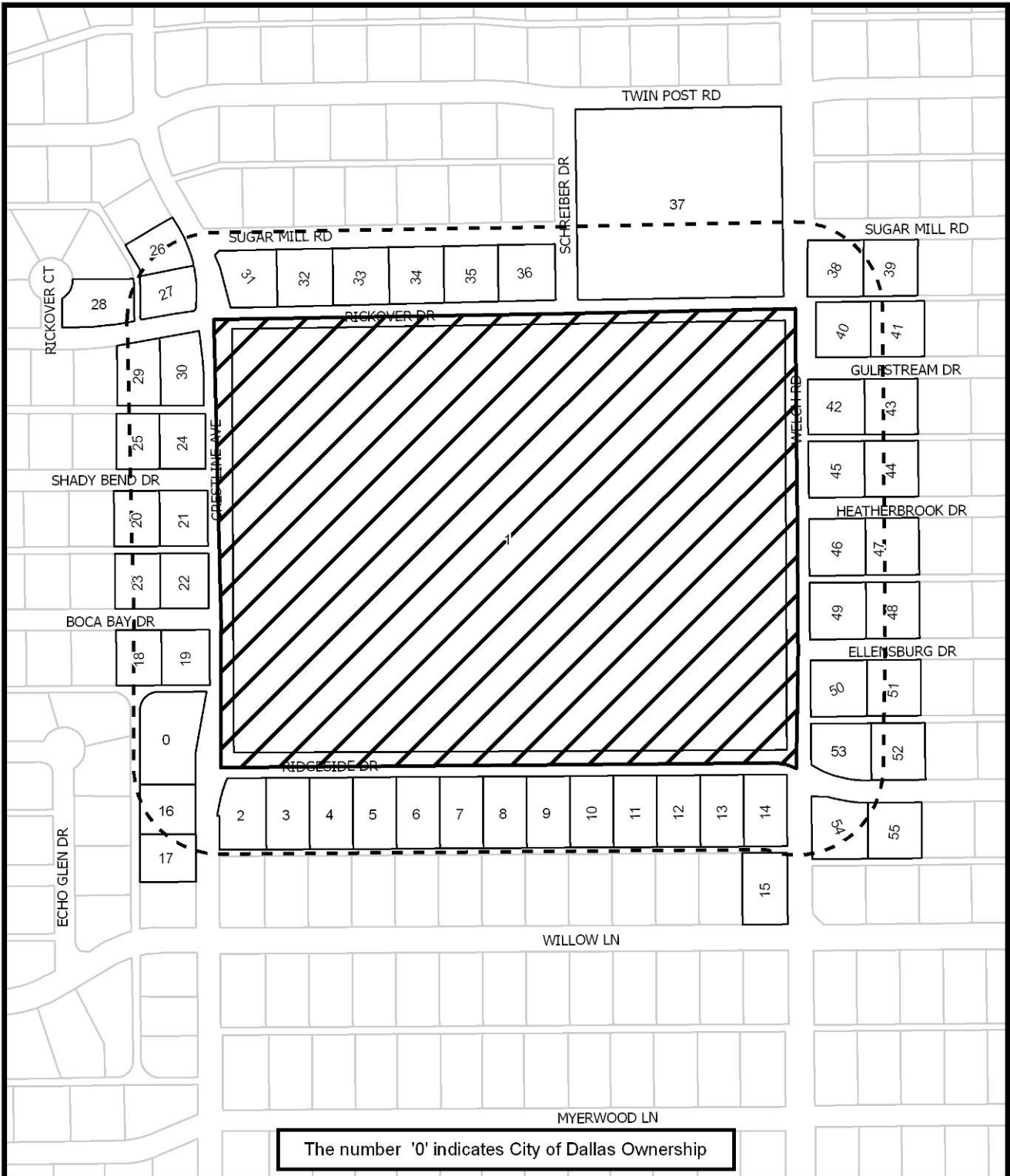
SITE SUMMARY

OWNER	WILLIAMS INDEPENDENT SCHOOL DISTRICT
2017 ZONING	2017 ZONING
LOT AREA	282,771 SQUARE FEET
LOT COVERAGE	20%
MAXIMUM BUILDING HEIGHT	75 FEET
BUILDING AREA	293,000 SF
EXISTING	411,000 SF
EXPANSION	50,000 SF
CLASSROOMS	64
PROPOSED	64
TOTAL	128
PARKING PROVIDED	611



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Existing Development Plan



1:3,600

NOTIFICATION

200' AREA OF NOTIFICATION
55 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M123-037**

Date: **7/18/2013**

7/18/2013

Notification List of Property Owners***M123-037******55 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4505 RIDGESIDE DR	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
2	4406 RIDGESIDE DR	GIESING ROSE F
3	4414 RIDGESIDE DR	KEY KEENAN
4	4422 RIDGESIDE DR	MITCHELL TIMOTHY T & DONNA RASHTI MITCHE
5	4430 RIDGESIDE DR	MARLEY SUSANNE M
6	4438 RIDGESIDE DR	CHEETHAM KAREN L
7	4446 RIDGESIDE DR	KRUEGER DIANNA J
8	4454 RIDGESIDE DR	HERZ JOACHIM J & MARIA T HERZ-HAEUPTIE
9	4508 RIDGESIDE DR	VALLALA JOHN
10	4516 RIDGESIDE DR	SINGER PAUL & EDITH
11	4524 RIDGESIDE DR	PALLASCH FAMILY TR
12	4532 RIDGESIDE DR	COX LISA S
13	4540 RIDGESIDE DR	SMITH RUSSELL & PATRICIA
14	4548 RIDGESIDE DR	DISORI FRANK A & KRISTIN M
15	4547 WILLOW LN	MCCALISTER SHAWN D
16	12151 CRESTLINE AVE	SIMMONS BENJAMIN P & CYNTHIA G
17	12143 CRESTLINE AVE	BRYAN WILLIAM R
18	4390 BOCA BAY DR	EARNSHAW ERIK O & JULIE C
19	4398 BOCA BAY DR	CONTRERAS CALIXTO & IRMA R
20	4390 SHADY BEND DR	TYLER RICHARD K & ELIZABETH ANNE
21	4398 SHADY BEND DR	FISHER SHIRLEY KAPLAN
22	4397 BOCA BAY DR	LAYCOCK ROYCE & NORMA TRUST
23	4389 BOCA BAY DR	NAILE CAROLYN SCOTT
24	4399 SHADY BEND DR	YOSS HARRISON H
25	4391 SHADY BEND DR	HEFFLER KATHRYN
26	12395 CRESTLINE AVE	SMITH RAY A

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	12387 CRESTLINE AVE	ZWERNER RUTH
28	4355 RICKOVER CT	FEAGINS KENNETH R & LEATHA F
29	4348 RICKOVER DR	SCHIERMANN FAMILY JOINT REVOCABLE TRUST
30	4356 RICKOVER DR	LOWE MARTY
31	4414 SUGAR MILL RD	LOHR YARON
32	4424 SUGAR MILL RD	OHARA DENNIS M & KATHRYN
33	4434 SUGAR MILL RD	BARTEL NICHOLAS W
34	4442 SUGAR MILL RD	SINGH HARI P & JASWANT KAUR
35	4452 SUGAR MILL RD	STERN KAREN S TRUSTEE
36	4462 SUGAR MILL RD	DIAZ FELIPE JR
37	4525 RICKOVER DR	SCHREIBER MEM METH CHURCH 4525 RICKOVER
38	4606 SUGAR MILL RD	STEPHENS L
39	4616 SUGAR MILL RD	AGUILAR SILVESTER & MARIA
40	4605 GULFSTREAM DR	MCGLOTHLIN KLYLE D & JENNIFER H
41	4611 GULFSTREAM DR	HENTON LORIN & BETH
42	4606 GULFSTREAM DR	FENT DAVID J & MARY M
43	4612 GULFSTREAM DR	ZINN ANDREW R & ELIZABETH A
44	4611 HEATHERBROOK DR	JACKSON JANN CLAIRE LAWS
45	4605 HEATHERBROOK DR	JOHNSON ROBERT J & BETTY A
46	4606 HEATHERBROOK DR	LEWIS CHERYL M & CHIP A
47	4612 HEATHERBROOK DR	ST NICHOLAS HOMES LP
48	4611 ELLENSBURG DR	USVOLK SCOTT & MARSHA J
49	4605 ELLENSBURG DR	THOMPSON GARY E JR & JENNIFER P
50	4606 ELLENSBURG DR	DOSS THOM
51	4612 ELLENSBURG DR	DUERNBERGER SALLY SUE
52	4615 RIDGESIDE DR	WINNIFORD KATHERINE ANN
53	4607 RIDGESIDE DR	LIPSKY KATHERINE L
54	4606 RIDGESIDE DR	MEAZELL DUEWANE & PATSY R
55	4614 RIDGESIDE DR	AUSTIN WILLIAM D

Planner: Olga Torres-Holyoak

FILE NUMBER: D123-022

DATE FILED: June 22, 2013

LOCATION: On the north corner of Garland Road and East Lawther Drive.

COUNCIL DISTRICT: 9

MAPSCO: 37- R

SIZE OF REQUEST: Approx. 3,338 sq. ft.

CENSUS TRACT: 81

MISCELLANEOUS DOCKET ITEM

Owner/Applicant: Dallas Arboretum & Botanical Gardens, Park & Recreation Department, City of Dallas

Representative: Robert Reeves & Associates

Development Plan:

On March 23, 1988, the City Council passed Ordinance No. 19904 which established Planned Development District No. 287 on property located at the north corner of Garland Road and East Lawther Drive. The size of PD 287 is approximately 67.66 acres. The proposed development is located in Tract 5.

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

In conjunction with the above requirement, the attached development plan has been submitted for Commission's consideration. The plan provides for the development of a dining pavilion adjacent to the Children's Garden Exhibit at the Dallas Arboretum.

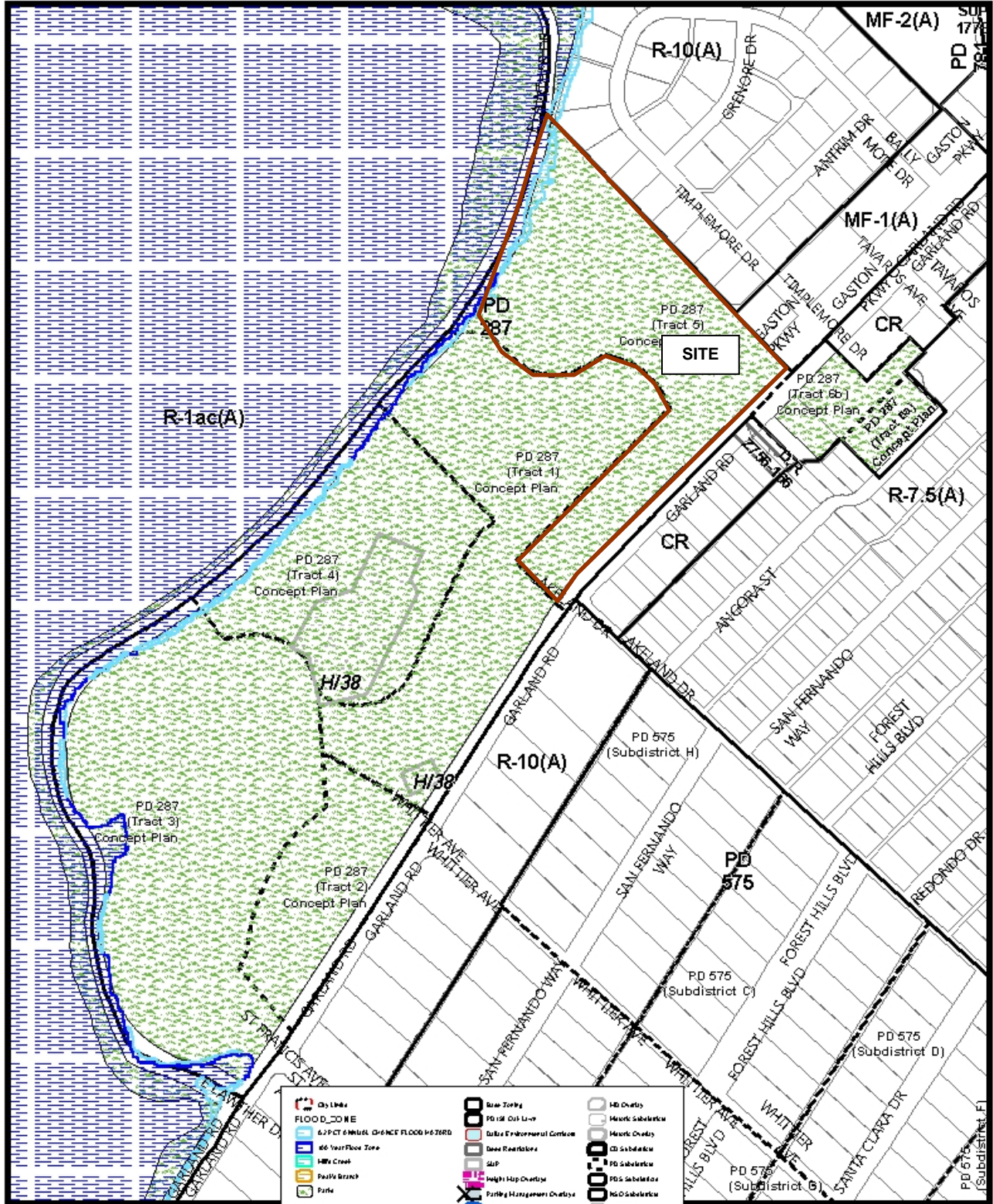
STAFF RECOMMENDATION: Approval

List of Applicant, Owner and Representative

Dallas Arboretum & Botanical Garden 2011 Board Offices

Brian Shivers	Chairman of the Board
Nathan Robinett	Vice Chairman and Chairman Elect
Scott Manis	Treasurer
Nancy Rutchik	Secretary
Steve Coke	Past Chairman
Mary Brinegar	President and CEO

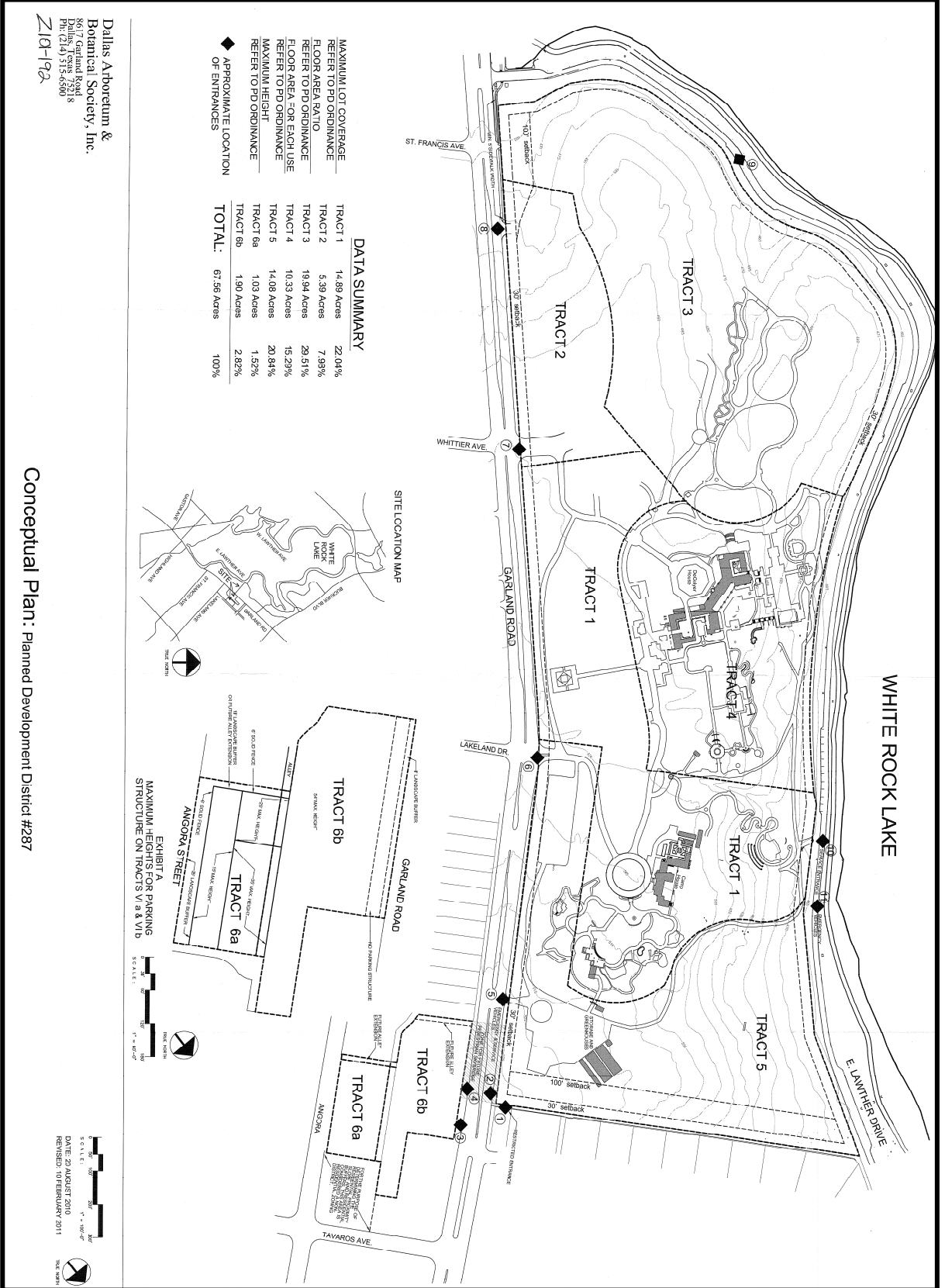
ZONING MAP



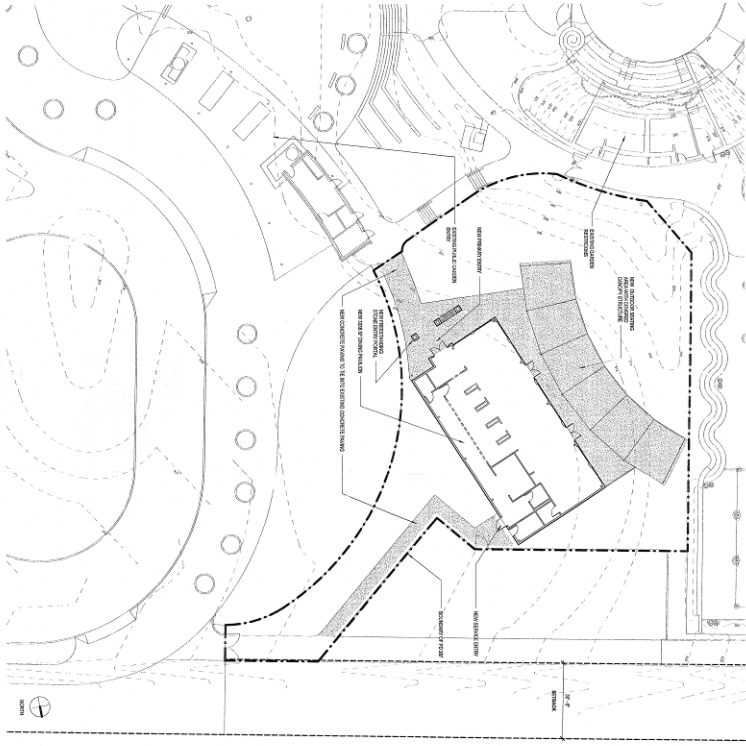
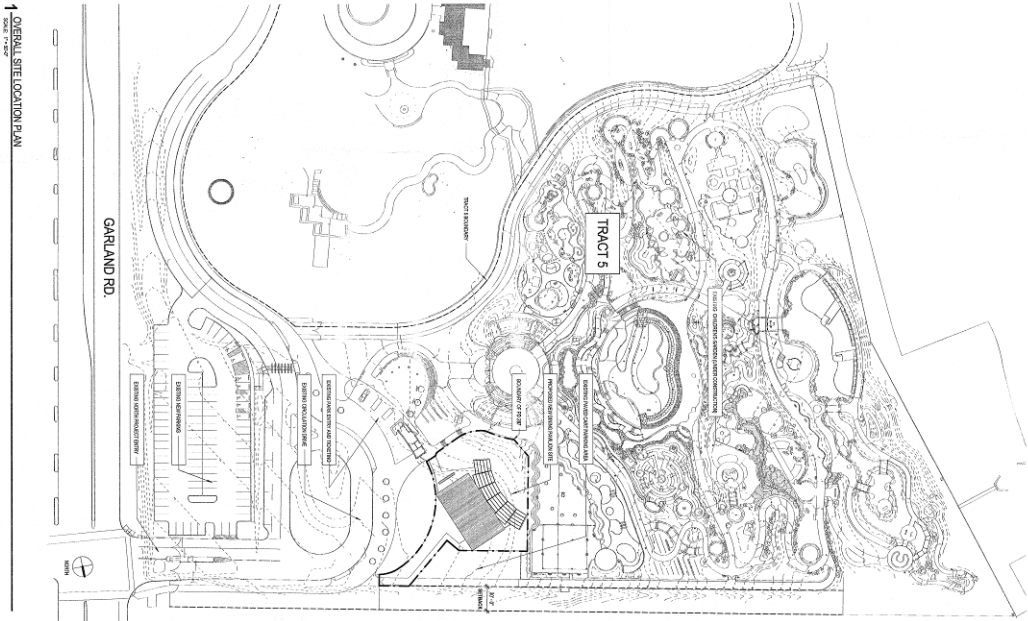
1:4,781

D123-022

EXISTING CONCEPTUAL PLAN



PROPOSED DEVELOPMENT PLAN



Development Plan - New Dining Pavilion

Dallas Arboretum and Botanical Society, Inc.
 8617 Garland Rd
 Dallas, Texas 75218
 214.515.6500

Planned Development District #287

New Building Information:
 33386f Dining pavilion (pre-packaged food service only)
 Date: 06.05.13



CLIENT'S APPROVAL	
DATE	DESCRIPTION

ARBORETUM DINING PAVILION

DEVELOPMENT PLAN

Project Number **A0.00**
 SHEET

LOCATION: Knoll Trail Road from Keller Springs Road to Arapaho Road

COUNCIL DISTRICT: 11

MAPSCO: 4V & Z
PLANNER Tanya Brooks

REQUEST

Amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Knoll Trail Road from Keller Springs Road to Arapaho Road from a four lane divided (S-4-D) roadway within 80 feet of right-of-way to a special four lane undivided (SPCL 4U) roadway within 64 feet of right-of-way and 44 feet of pavement.

SUMMARY

PV Prestonwood I and PV Prestonwood II, Ltd. are requesting an amendment to the City of Dallas Thoroughfare Plan to reduce the right-of-way on Knoll Trail Road between Keller Springs Road and Arapaho Road from 80 feet to 64 feet of right-of-way.

This segment of Knoll Trail, although designated as a four lane divided roadway is constructed as a four lane undivided roadway. Prestonwood Realty will build a residential subdivision in the area to include approximately 300 multi-family units and 125 assisted living units. The current 24 hour daily traffic volume on Knoll Trail Drive north of Arapaho Road is 10,422 vehicles per day and the anticipated 24 hour daily traffic volume at site build out is projected to be 9,105 vehicles per day. This redevelopment from retail to residential is expected to yield fewer trips when completely built out in year 2015. The anticipated traffic demand from the proposed land use change can be accommodated with a four lane undivided cross section. The four lane undivided cross section will match the adjacent cross section of Knoll Trail Road north of Keller Springs Road to the Dallas North Tollway.

STAFF RECOMMENDATION

Staff recommends approval of the amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Knoll Trail Road from Keller Springs Road to Arapaho Road from a four lane divided (S-4-D) roadway within 80 feet of right-of-way to a special four lane undivided (SPCL 4U) roadway within 64 feet of right-of-way and 44 feet of pavement

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Plan Commission
Transportation Committee

July 25, 2013
Recommendation Approval

MAPS

Attached

Knoll Trail
Council District 11
MAPSCO: 4Z



LOCATION: Fort Worth Avenue between Beckley Avenue and Westmoreland Road

COUNCIL DISTRICT: 6

MAPSCO: 43Y, Z 44Q, R, S, T, U
PLANNER Tanya Brooks

REQUEST

Amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Fort Worth Avenue between Beckley Avenue and Westmoreland Road from a six lane divided roadway M-6-D(A) within 100 feet of right-of-way to a special four lane divided roadway (SPCL 4-D) with a bicycle facility within 100 feet of right-of-way.

SUMMARY

Staff is requesting an amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification Fort Worth Avenue between Beckley Avenue and Westmoreland Road from a six lane divided roadway M-6-D(A) within 100 feet of right-of-way to a special four lane divided roadway (SPCL 4-D) with a bicycle facility within 100 feet of right-of-way.

The amendment will facilitate proposed development projects in the West Dallas community. Staff has worked with stakeholders in the community to establish a sustainable street design approach that meets the needs of proposed developments, existing property owners and all transportation modes. The design proposal creates a balanced multi-modal street while incorporating enhanced pedestrian sidewalks and includes a separated two-way cycle track on the south side of Fort Worth Avenue while maintaining adequate capacity for vehicles and public transit users. The proposal incorporates the vision of the community and the West Dallas Plan.

STAFF RECOMMENDATION

Staff recommends approval of the amendment to the Thoroughfare Plan to Fort Worth Avenue between Beckley Avenue and Westmoreland Road from a six lane divided roadway M-6-D(A) within 100 feet of right-of-way to a special four lane divided roadway (SPCL 4-D) with a bicycle facility within 100 feet of right-of-way.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Plan Commission
Transportation Committee

July 25, 2013
Recommendation Approval

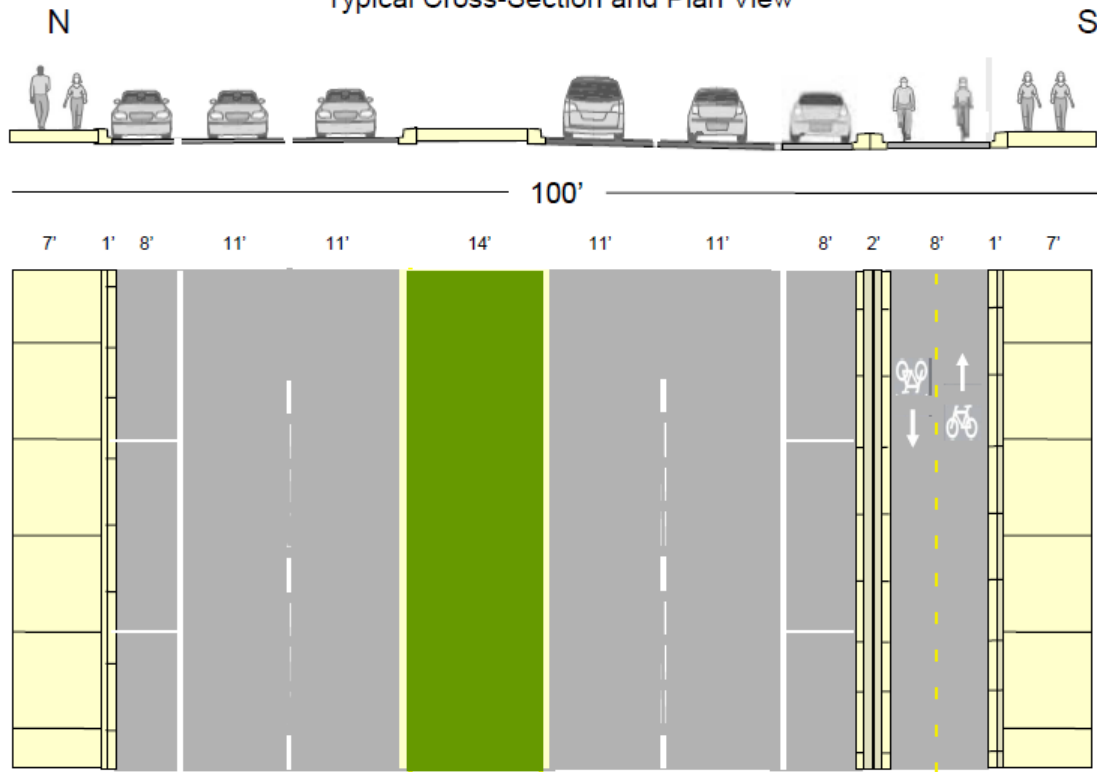
MAPS

Attached

Fort Worth Avenue
Council Districts 1,6
MAPSCO: 43Y,Z 44Q,R,S,T,U



Ft. Worth Avenue / W. Commerce St.
 Roadway-Level, Curb-Separated, Two-Way Cycle Track with On-Street Parallel Parking
 Typical Cross-Section and Plan View



FILE NUMBER: Z123-258 (AB)

DATE FILED: April 14, 2013

LOCATION: Northeast side of Maple Avenue, southeast of Mockingbird Lane

COUNCIL DISTRICT: 2

MAPSCO: 34-P

SIZE OF REQUEST: Approx. 0.61 Acres

CENSUS TRACT: 0004.06

REPRESENTATIVE/

APPLICANT: Joe Furstenberg

OWNER: Furstenberg Investments, Inc.

REQUEST: An application for a MU-2 Mixed Use District on property zoned an IR Industrial Research District.

SUMMARY: The applicant seeks to develop the property with offices or other commercial uses similar to the development occurring in the immediately surrounding area.

STAFF RECOMMENDATION: Approval

BACKGROUND INFORMATION:

- The request site is developed with a non-conforming, single-family home.
- The applicant proposes to develop the property with a mix of uses allowed under an MU-2 Mixed Use District.
- The existing IR District does not allow the applicant to develop the property in a manner similar to the surrounding areas that have been developed with MU-2 uses.

Zoning History:

1. **Z078-221:** On August 13, 2008 City Council approved an IR Industrial Research District on a property zoned MU-2 Mixed Use District with deed restrictions.

Thoroughfares/Streets:

<u>Thoroughfare/Street</u>	<u>Designation; Existing ROW</u>
Mockingbird Lane	Principal Arterial; 60ft. ROW
Maple Avenue	Collector; 60ft. ROW

STAFF ANALYSIS:

Land Use:

	Zoning	Land Use
Site	IR	Non-conforming, single-family structure
North	IR	Warehouse
East	IR	Warehouse
South	MU-2	Multifamily apartments
West	IR, MU-2	Self storage facility, retail

Comprehensive Plan: The request site’s location is considered a Campus Building Block. The Campus Building Block focuses on areas around large master-planned educational, institutional or business facilities outside of the Downtown. The University

of North Texas campus was the motivating factor for creating this Building Block, although other examples exist, such as the areas around the Southwestern Medical District, the Baylor University Medical Center, the Veterans Administration Hospital and Pinnacle Park. Campus Building Blocks often act as smaller versions of a complete community and include a range of single-family and multi-family housing for students, employees and visitors. A variety of offices, shops, services, and open space should exist to support the major campus employer and area residents. Over time, areas such as UNT can take on a “university town” feel as they mature. All Campus Building Block areas should have convenient transit options as an integral component. Economic development efforts should capitalize on the spin-off employment opportunities generated by the primary employers.

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The request site is developed with a non-conforming, single-family home. The site is currently surrounded by a self-storage facility to the north, a warehouse to the northeast and south and a multifamily complex to the south and southwest.

The site is located in an area prime for various uses allowed under an MU-2 Mixed Use District. The property is the only site in the immediate vicinity developed as a single-family use. The dense uses to the immediate north (self storage facility), and northeast and south (warehouse), make this site undesirable for a single-family structure. The multifamily property to the south and southwest of the site is separated by Maple Avenue, which creates a buffer from future uses that the site may develop. As a result of this analysis, staff supports the request as submitted.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the applicant’s request in conjunction with a required localized traffic impact analysis, and determined the proposed uses will not negatively impact the surrounding street system.

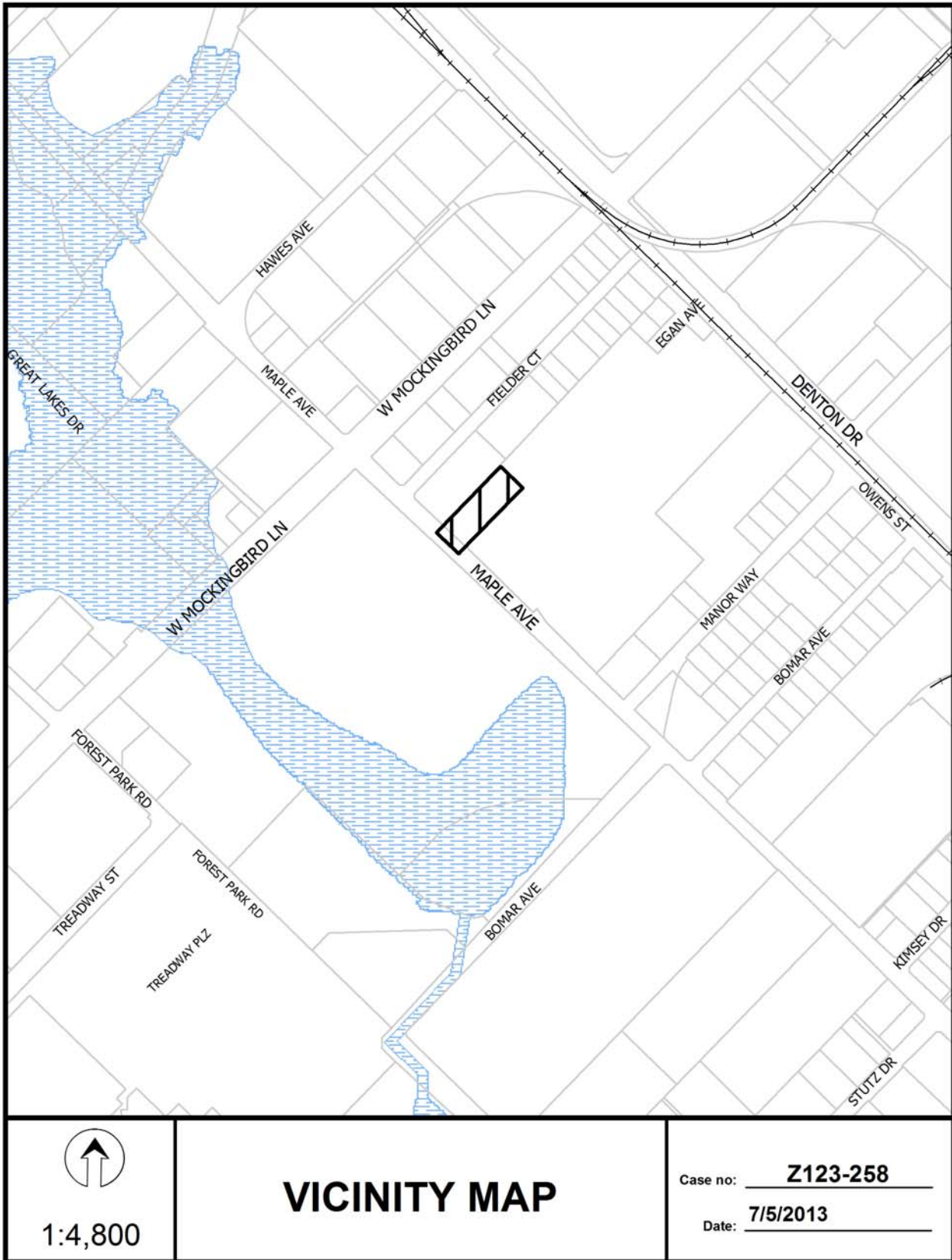
Landscaping: Article X requirements for nonresidential uses will be required prior to the issuance of a certificate of occupancy for any permitted use.

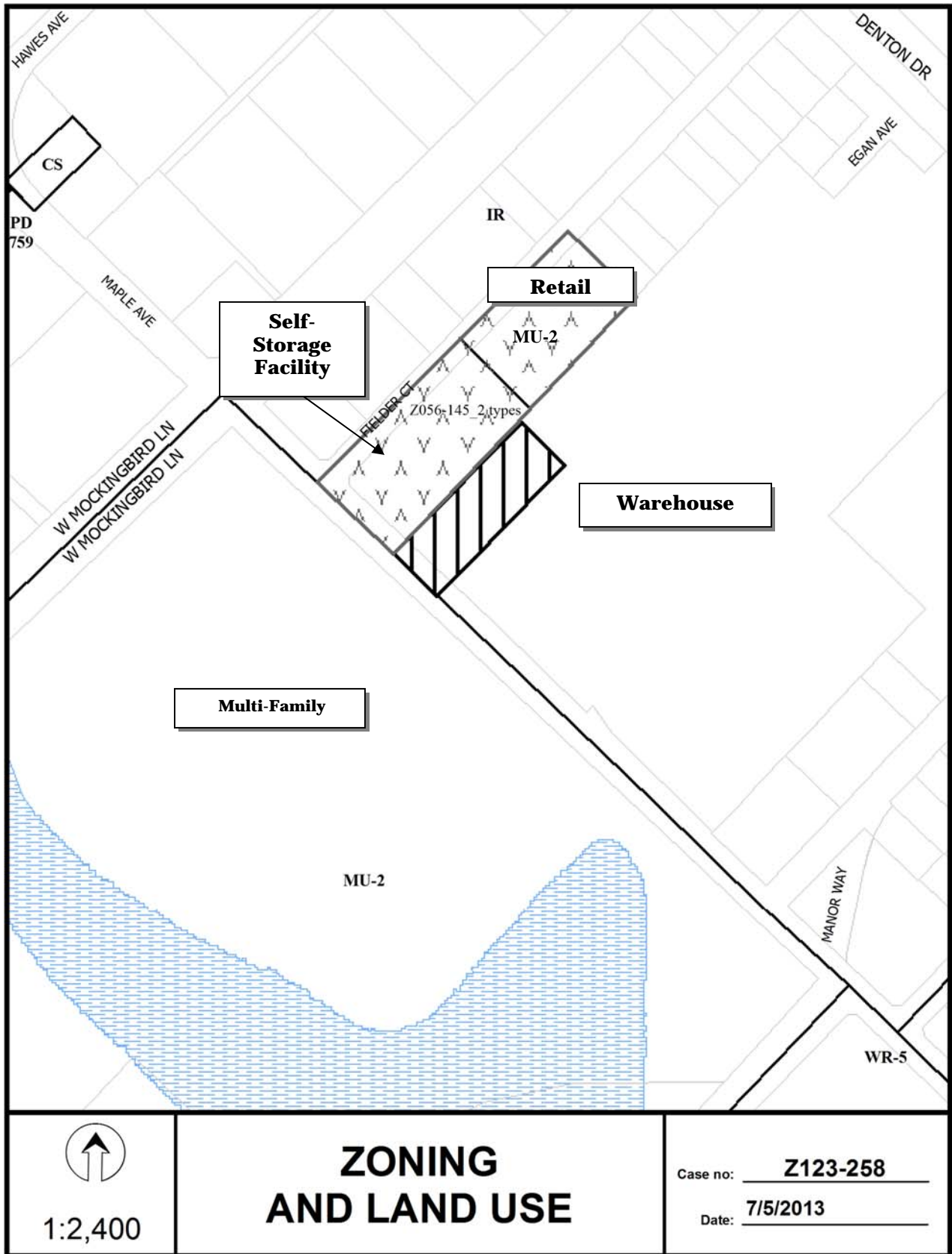
Z123-258 (AB)

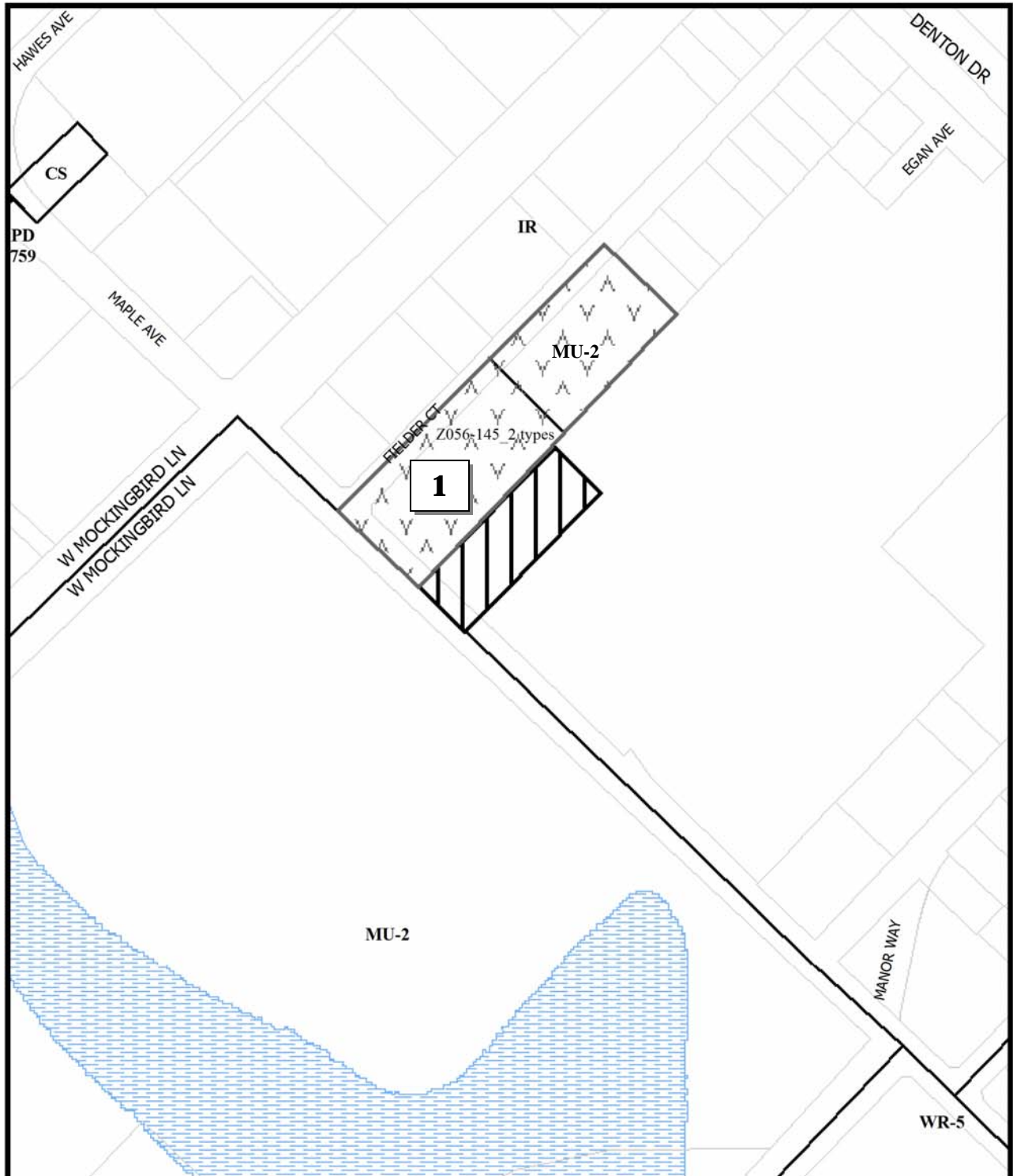
List of Partners and Principal Officers:

Company Name: Furstenberg Investments, LLC
Furstenberg

President: Joe





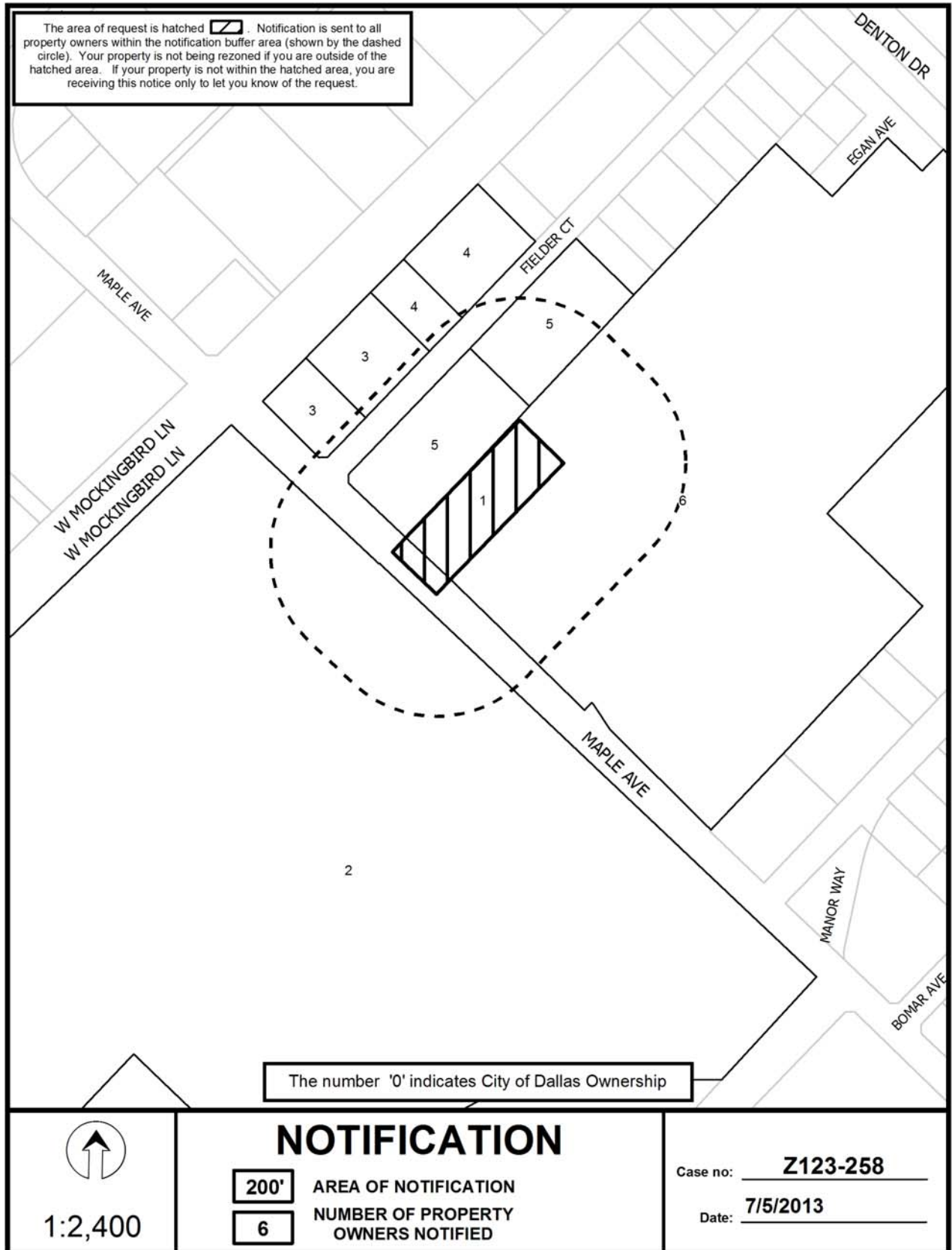


1:2,400

ZONING HISTORY

Case no: Z123-258

Date: 7/5/2013



Notification List of Property Owners

Z123-258

6 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6418 MAPLE AVE	FURSTENBERG INV LLC
2	6535 MAPLE AVE	BOARD OF REGENTS OF THE % REAL ESTATE OF
3	2500 MOCKINGBIRD LN	JUSBAR LTD
4	2526 MOCKINGBIRD LN	TREVINO PROPERTIES LTD
5	6434 MAPLE AVE	6434 MAPLE PLACE LP
6	6333 DENTON DR	CANYON FONBERG I LP

FILE NUMBER: Z123-281 (AB)

DATE FILED: May 8, 2013

LOCATION: Northeast corner of Royal Lane and North Stemmons Freeway

COUNCIL DISTRICT: 6

MAPSCO: 22-H

SIZE OF REQUEST: Approx. 0.468 acres

CENSUS TRACT: 0099.00

REPRESENTATIVE: Parvez Malik

APPLICANT: Sub Enterprises, Inc.

OWNER: Quickway Retail Association, Ltd.

REQUEST: An application to renew Specific Use Permit No. 1853 for the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less on property zoned RR-D-1 Regional 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 convenience store.

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

BACKGROUND INFORMATION:

- The request site is currently developed with a general merchandise or food store 3,500 square feet or less use and a motor vehicle fueling station.
- The proposed use is to continue to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property.
- The original SUP was granted on February 25, 2011 for a two-year period with eligibility for automatic renewals for additional five year periods. The applicant failed to submit the renewal application by the deadline for automatic renewal, thereby necessitating a two-hearing process.

Zoning History:

Z101-198: On February 25, 2011 City Council approved an application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet for a period of two-years, with eligibility for automatic renewal for additional five-year periods.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Royal Lane	Principle Arterial	100 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 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 0.47-acre request site is zoned an RR Regional Retail District with a D-1 Liquor Control Overlay and is currently developed with an approximately 2,477 square foot general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station. The applicant is proposing to continue to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property, which is allowed by Specific Use Permit.

The original SUP was granted on February 25, 2011 for a two-year period with eligibility for automatic renewals for additional five year periods. The applicant missed the deadline to submit for auto-renewal.

The surrounding zoning are RR Regional Retail to the north and west, IR Industrial Research to the south, and PD 498 to the east. The surrounding land uses are office, showroom, warehouse uses to the north, auto service center to the east and southeast, restaurant to the east, and office and retail to the south.

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.

Staff recommendation is to grant SUP renewal for five years with eligibility for automatic renewal for additional five-year periods as there has been no change to the site plan and under the condition that the site is repainted to match the previously approved site plan before being placed on the City Council docket.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
RR-D-1 Regional retail	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office	70' 5 stories	80%	Proximity Slope U-form setback 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 and a motor vehicle fueling station requires two spaces. The site plan

Z123-281(AB)

shows that 15 off-street parking spaces are required and 15 off-street spaces are provided.

Landscaping:

Landscaping required per Article X of the Dallas Development Code.

Z123-281(AB)

List of Partners/Principals/Officers

Applicant:

Sub Enterprises, INC

Aziz Rupani, President and Secretary

Owner:

Quik-way Retail Associates II, Ltd

Alan Golman, Manager

Richard Golman, Manager

Kenneth Bruder, Manager

Howard Beckerman, Manager

DPD Report

**Report from August 10, 2009 – August 10, 2011
Two Years Prior to Original SUP**

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

SERVICE #	OFFENSE DATE	TYPE	COMPLAINANT	ADDRESS	BEAT	REPORTING AREA
1	0246839-W	08/18/2009	AUTO THEFT-UUMV	GOSSETT, LARRY	11404 N STEMMONSFRWY	551 3004
2	0309809-W	10/18/2009	AUTO THEFT-UUMV	MILLER,VIC	11404 N STEMMONSFRWY	551 3004
3	0076552-Y	03/27/2011	ASSAULT	STRAWN, MURRAY	11404 N STEMMONSFRWY	551 3004
4	0047414-Y	02/24/2011	AUTO THEFT-UUMV	MATA,LUIS	11404 N STEMMONSFRWY	551 3004
5	0136559-Y	05/27/2011	OTHER OFFENSES	ROWE,ROBERT	11404 N STEMMONSFRWY	551 3004
6	0137719-Y	05/28/2011	OTHER OFFENSES	PHILLIPS,GREGORY	11404 N STEMMONSFRWY	551 3004

**Report from August 10, 2011 – July 23, 2013
Two Years after Original SUP is Granted**

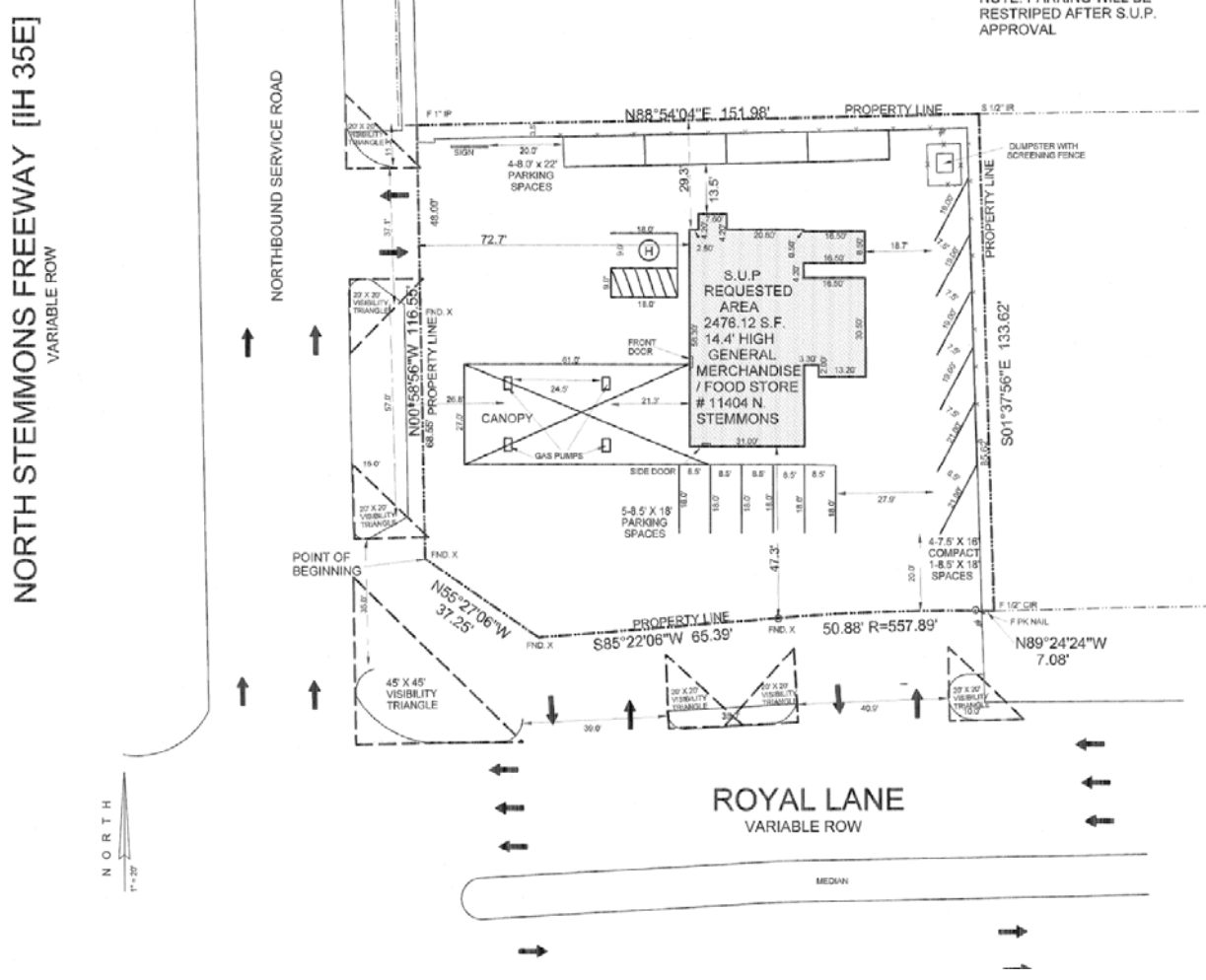
**Dallas Police Department Reports
Public Offense Search Results**

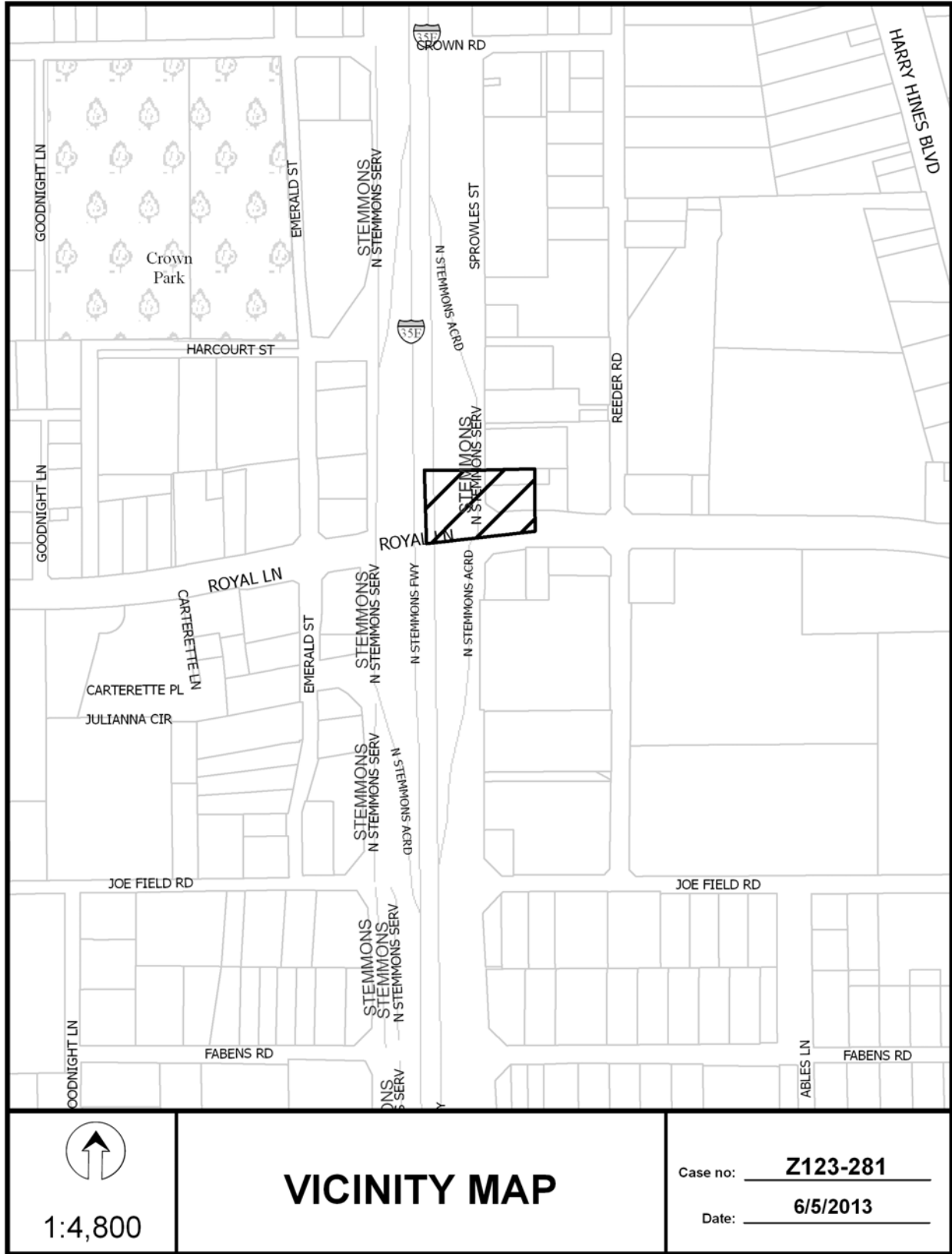
SERVICE #	OFFENSE DATE	TYPE	COMPLAINANT	ADDRESS	BEAT	REPORTING AREA
1	0257285-Y	09/28/2011	ROBBERY	PAUL, LEONARD	11404 N STEMMONSFRWY	551 3004
2	0018822-Z	01/23/2012	OTHER OFFENSES	DUCKELS, JAMES	11404 N STEMMONSFRWY	551 3004
3	0080654-A	04/01/2013	OTHER OFFENSES	LEE,BRIANNA	11404 N STEMMONSFRWY	551 3004
4	0115644-Z	05/12/2012	ASSAULT	SAPP,COURTNEY	11404 N STEMMONSFRWY	551 3004
5	0086975-A	04/09/2013	THEFT	RA,SUN	11404 N STEMMONSFRWY	551 3004
6	0123043-Z	05/20/2012	ASSAULT	HUTCHINS,KELSEY	11404 N STEMMONSFRWY	551 3004

Z123-281
CPC Recommended SUP Conditions

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five years) [~~August 10, 2013~~], 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.

EXISTING SITE PLAN (No changes proposed)



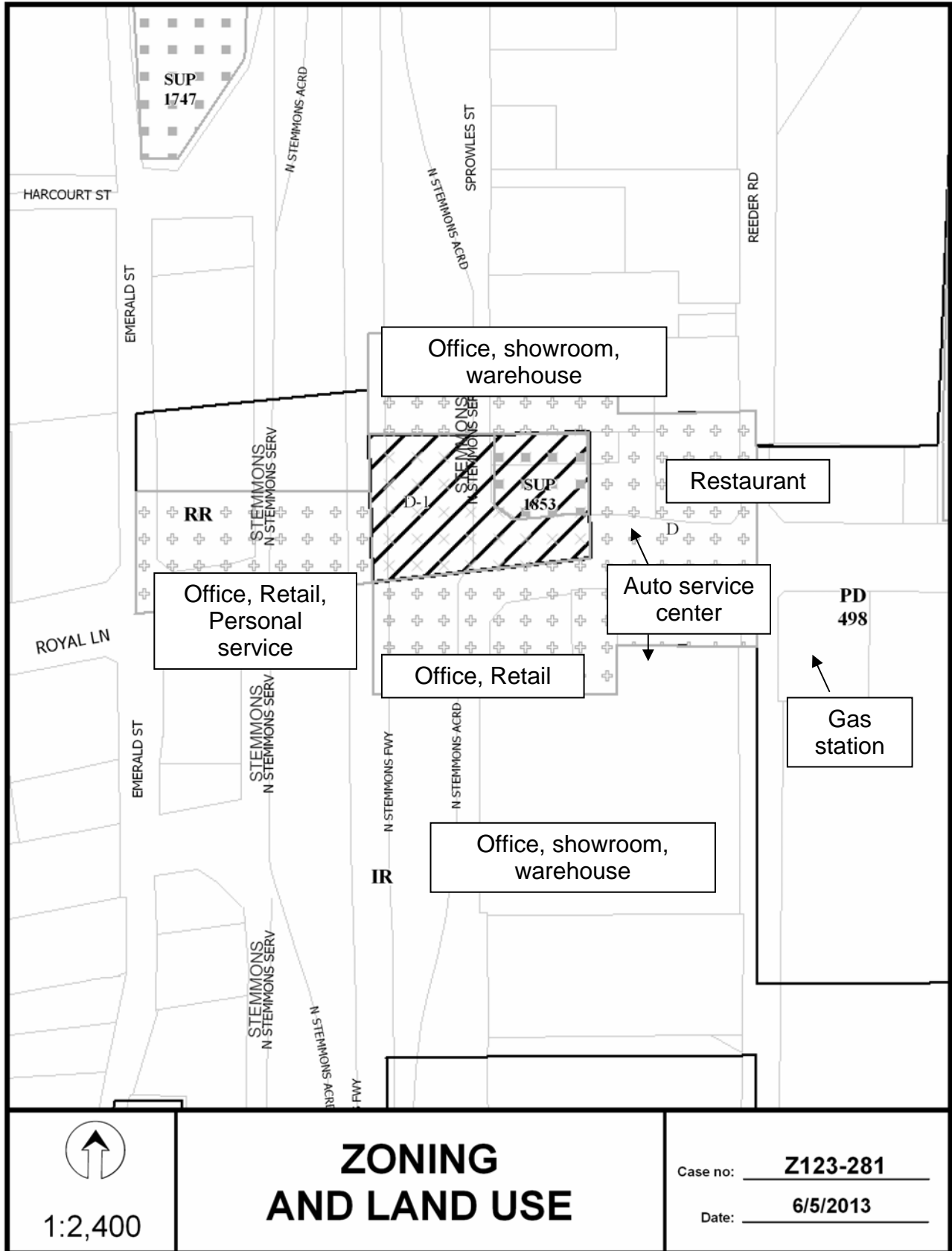


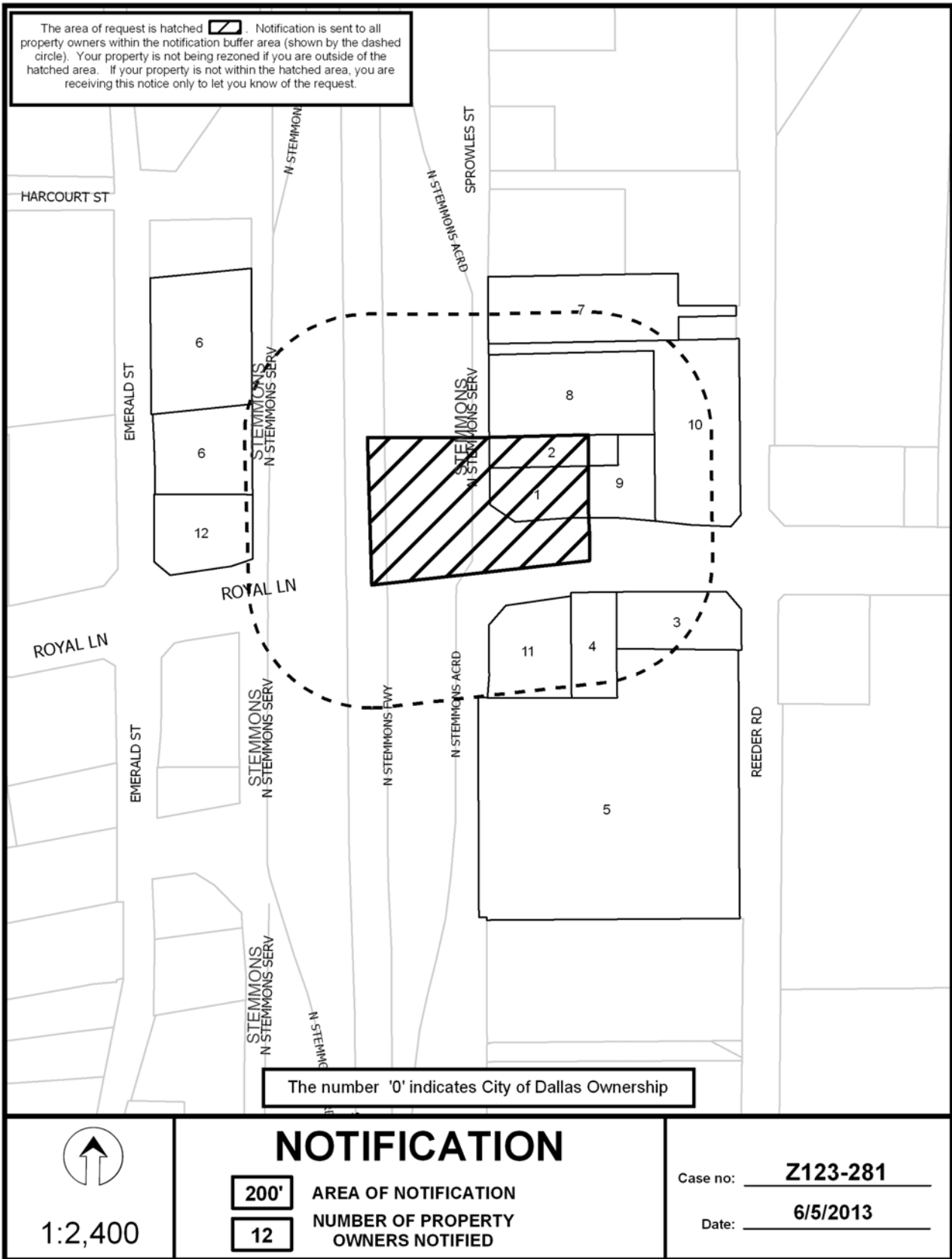
1:4,800

VICINITY MAP

Case no: Z123-281

Date: 6/5/2013





Notification List of Property Owners

Z123-281

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	11404 STEMMONS FWY	STATEWIDE STATIONS INC SOUTHWEST PROP TA
2	11404 STEMMONS FWY	QUIK WAY RETAIL AS II LTD
3	2464 ROYAL LN	KLACHIAN GARY & ELIZA ELIZABETH
KLACHIAN		
4	2454 ROYAL LN	V V S N HOLDING LLC
5	11359 REEDER RD	MOORE DIANA M RESIDUARY TRUST % COMPASS
6	11434 EMERALD ST	B & MK INC
7	11434 STEMMONS FWY	JAMES INVESCO INC
8	11408 STEMMONS FWY	GOLDSTEIN STAN
9	2465 ROYAL LN	C2 GLASS DISTRIBUTORS INC
10	2475 ROYAL LN	MCDONALDS USA LLC AMF OHARE
11	2450 ROYAL LN	HSY INC
12	2405 ROYAL LN	BEALL LEGACY PARTNERS LP

FILE NUMBER: Z123-271(MW)

DATE FILED: April 29, 2013

LOCATION: East corner of Lakefield Boulevard and Sheila Lane

COUNCIL DISTRICT: 2

MAPSCO: 23-Y, Z

SIZE OF REQUEST: ±6.417 acres

CENSUS TRACT: 72.02

REPRESENTATIVE: Robert Baldwin

APPLICANT: Hargrove Interests, LLC

OWNER: Texans Can

REQUEST: An application to amend the development plan for Tract II-C and for a Specific Use Permit for a vehicle auction and storage use on property zoned Planned Development District No. 37

SUMMARY: The applicant proposes to operate a vehicle auction and storage facility, consistent with the past use of the site and proposes the addition of a ±6,720-square foot building not depicted on the existing development plan.

STAFF RECOMMENDATION: Approval of the amendment to the development plan for Tract II-C and approval of a Specific Use Permit for a five-year period, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The ±6.417-acre request site is developed with a ±3,600-square foot building, last utilized as an office associated with a previous vehicle auction and storage facility. The majority of the site is paved.
- PDD No. 37 was approved by City Council on September 5, 1967 and has been amended several times. On February 24, 1999, the PDD was amended to create Tract II-C for I-1 Industrial District Uses and a Vehicle Auction and Storage Use by Specific Use Permit on Tract II-C only. A development plan for Tract II-C and Specific Use Permit No. 1380 were approved at that time.
- Within PDD No. 37, a “vehicle auction and storage use” is defined as a facility for the auction of vehicles including the storage of inoperable vehicles for a period not to exceed 14 calendar days. For the purposes of this definition, “vehicles” include automobiles, trucks, boats and other conveyances.
- Specific Use Permit No. 1380 expired on April 9, 2008 and was not renewed.
- The request site is surrounded by undeveloped property to the northeast; retail uses to the southeast; an auto-related use to the southwest and an open-enrollment charter school and warehouse use to the northwest.

Zoning History:

1. **Z112-302:** On November 14, 2012, the City Council approved SUP No. 1997 for an open-enrollment charter school for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan, traffic management plan, and conditions.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Lakefield Boulevard	Local	80 feet
Sheila Lane	Local	50 feet

Land Use:

	Zoning	Land Use
Site	PDD No. 37	Vacant office
Northeast	LI; CR	Undeveloped
Southeast	PDD No. 37	Retail
Southwest	PDD No. 37	Auto-related
Northwest	PDD No. 37 SUP No. 1997	Open-enrollment charter school; 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 within a *Commercial Center or Corridor*. These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buckner Boulevard is an example of a Commercial Corridor. Buildings in these areas tend to be on separate parcels and stand one to five stories with offices, restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor's experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other "town center" features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development.

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

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 ±6.417-acre request site is developed with a ±3,600-square foot building, last utilized as an office associated with a previous vehicle auction and storage facility. The majority of the site is paved. The applicant proposes to operate a vehicle auction and storage facility, consistent with the past use of the site and proposes the addition of a ±6,720-square foot building not depicted on the existing development plan.

The request site is surrounded by undeveloped property to the northeast; retail uses to the southeast; an auto-related use to the southwest and an open-enrollment charter school and warehouse use to the northwest. It is noted that the request site is within the flight path of Dallas Love Field.

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 but to ensure that the proposed use operates compatibly with the adjacent uses, staff recommends approval for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.

Traffic:

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

Parking:

Pursuant to PDD No. 37, the vehicle auction and storage use requires one off-street parking space for each 500 square feet of site area used for vehicle auction. The applicant proposes to utilize 84,746 square feet of site area for vehicle auction, which will require 170 spaces. The applicant will provide 172 spaces as depicted on the development plan and site plan.

Z123-271(MW)

Landscaping:

Landscaping will be required pursuant to PDD No. 37 and is depicted on the development plan and site plan.

Z123-271(MW)

Partners/Principals/Officers:

Applicant: Hargrove Interests, LLC.
Joshua B. Dunlap, Manager

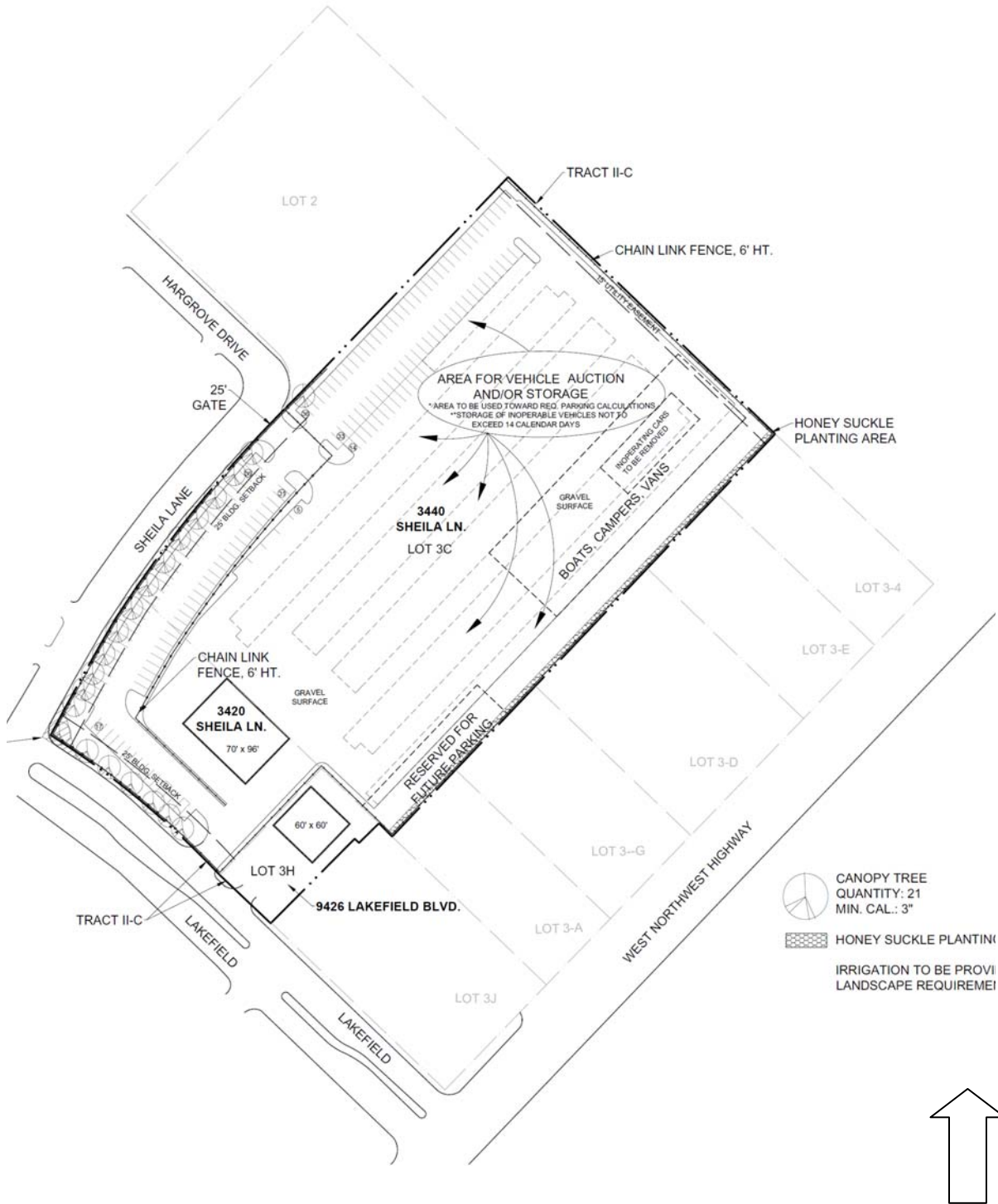
Owner: Texans Can
William Blaydes, Director
H.B. Bell, Director
Monty Gamber, Director
Delia Jasso, Director
Mauricio Navarro, Chairman of the Board and President
Trini Garza, Secretary
Bruce Leib, Treasurer
Levi Davis, Vice Chairman of the Board

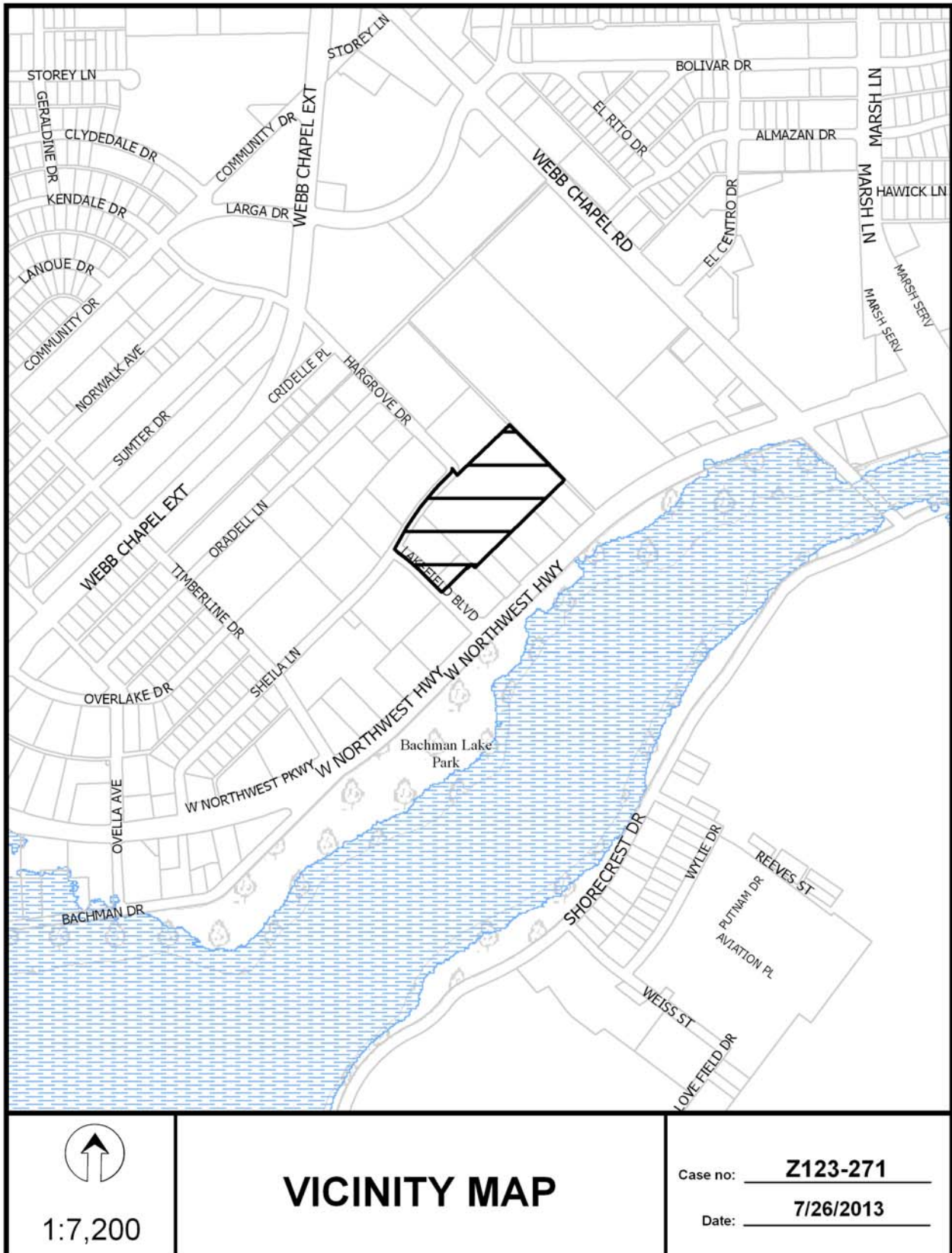
**Z123-271
Proposed SUP Conditions**

1. USE: The only use authorized by this specific use permit is a vehicle auction and storage use.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two years) but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. SCREENING: Plant screening approved by the city arborist must be planted adjacent to the northeast line of Lakefield Boulevard, the southeast line of Sheila Lane, and the southeast boundary line of the Property as shown on the attached site plan/landscape plan. The plant screening must be located in beds and be capable of obtaining a solid appearance within three years. The plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density.
5. LANDSCAPING: Landscaping must be provided as shown on the attached site plan.
 - (i) Street trees. A minimum of 21 three-inch caliper canopy trees must be provided along the street frontages of Lakefield Boulevard and Sheila Lane and must be spaced no more than thirty feet from center of trunk to center of trunk.
 - (ii) Planting. Installation of the street trees must be completed no later than six months after the issuance of a certificate of occupancy for the vehicle auction and storage use.
 - (iii) Irrigation requirements. All street landscaping must be irrigated by one of the following means:
 - a. an automatic irrigation system installed to comply with industry standards;

- b. placement within 200 feet of a verifiable water supply, or
 - c. an alternative irrigation system approved by the building official.
- (iv) Plant materials must be maintained in a healthy, growing condition.
- 6. DAYS OF OPERATION: Vehicle auctions are limited to a maximum of two days per week.
- 7. INGRESS-EGRESS: Ingress and egress must be provided as shown on the attached site plan.
- 8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
- 9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Development Plan and Site Plan



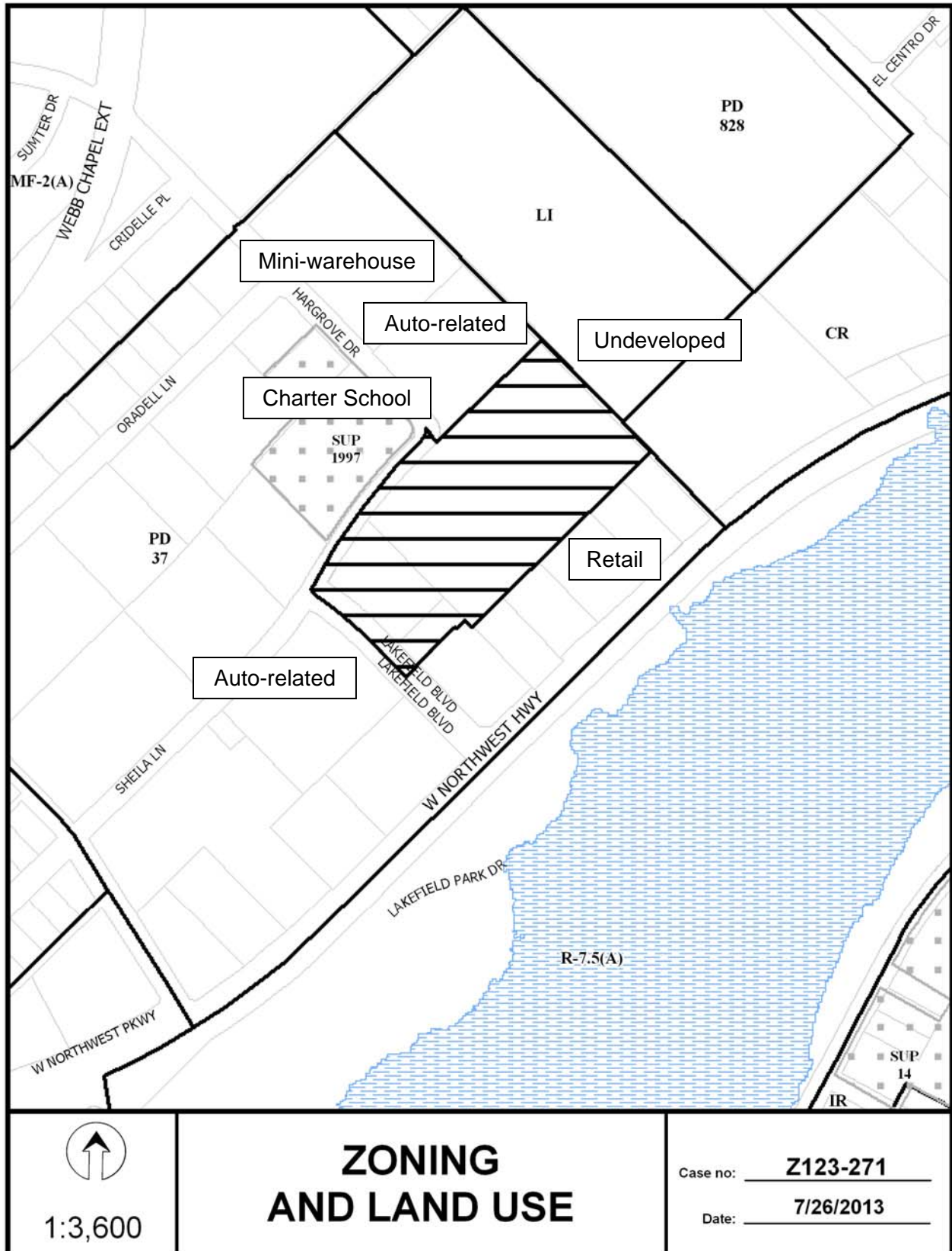


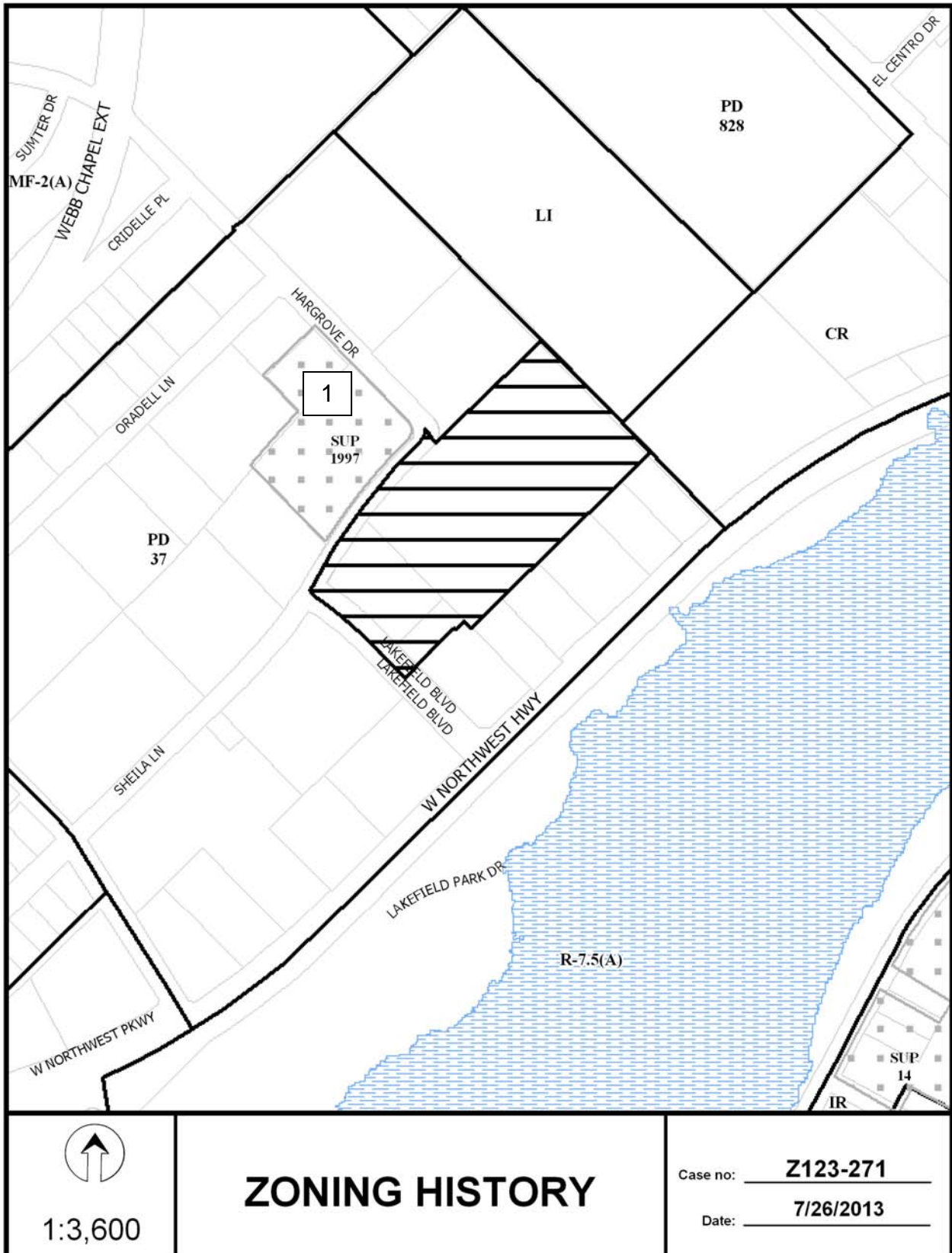
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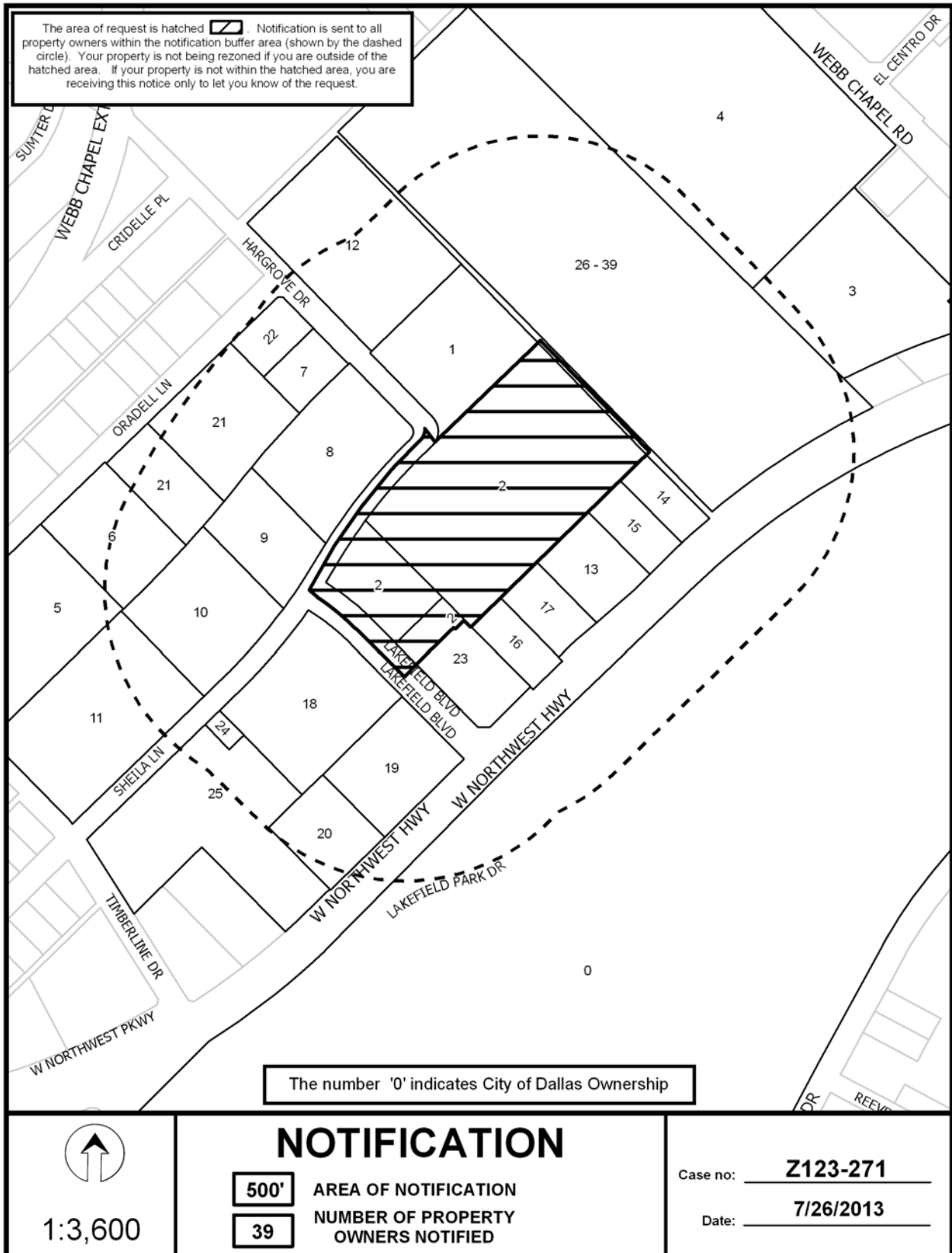
VICINITY MAP

Case no: Z123-271

Date: 7/26/2013







7/26/2013

Notification List of Property Owners***Z123-271******39 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9400 HARGROVE DR	HARGROVE INTERESTS LLC &
2	3420 SHEILA LN	TEXANS CAN DALLAS CAN ACADEMY
3	3641 NORTHWEST HWY	RED BIRD I 20 CORP SUITE 300
4	9461 WEBB CHAPEL RD	SAMS REAL ESTATE BUSINESS TRUST % PROPER
5	3102 ORADELL LN	ORADELL LANE HOLDINGS LP % DOUGLAS COOPE
6	3140 ORADELL LN	LIN CHANG LU ET AL
7	9439 HARGROVE DR	D AMBROGI P ROBERT & RICHARD T D AMBROGI
8	9411 HARGROVE DR	RESTORATION PARTNERS LTD
9	3411 SHEILA LN	RAIS HOMAYOUN
10	3399 SHEILA LN	MCJUNKIN FAMILY LP CORPORATE CENTRE
11	3315 SHEILA LN	ORADELL LANE HOLDINGS LP %DOUGLAS COOPER
12	9450 HARGROVE DR	SOVRAN ACQUISITION LIMITED PARTNERSHIP
13	3515 NORTHWEST HWY	PAPACHRISTOS FAMILY TRUST ELIAS J PAPACH
14	3537 NORTHWEST HWY	WALTON ANDY
15	3529 NORTHWEST HWY	BOWER D A INC
16	3421 NORTHWEST HWY	COMPASS PROPERTIES INC % KIN PROP INC BO
17	3505 NORTHWEST HWY	3505 3529 NORTHWEST
18	3350 SHEILA LN	EDDINS ENTERPRISES INC
19	3363 NORTHWEST HWY	BV NWH LP
20	3353 NORTHWEST HWY	CRISTO REY MINISTRIES
21	3214 ORADELL LN	GODO PROPERTIES LLC
22	3250 ORADELL LN	LOWEID INVESTMENTS LLC
23	3407 NORTHWEST HWY	GOSCHA G E & REAL EST EQUITY GROUP INC
24	3300 SHEILA LN	PRS GROSS I LP
25	3335 NORTHWEST HWY	SECURITY PORTFOLIO V LP BLDG E
26	3001 MOCKINGBIRD LN	DALLAS CITY OF

Z123-271(MW)

7/26/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2702 LOVE FIELD DR	SOUTHWEST AIRLINES CO
28	8020 DENTON DR	JACKS AUTO SUPPLY
29	7212 CEDAR SPRINGS RD	HERTZ RENT A CAR
30	7020 CEDAR SPRINGS RD	AVIS RENT A CAR % REAL ESTATE TAX DEPT
31	3407 HAWES AVE	TUCKER BLAKE C
32	7555 LEMMON AVE	DALLAS CITY OF
33	8333 LEMMON AVE	SOUTHWESTERN BELL SBC COMMUNICATIONS INC
34	8008 CEDAR SPRINGS RD	DALLAS CITY OF
35	3377 EDWARDS AVE	NATIONAL CAR RENTAL TAX DEPT 1154
36	6828 ANSLEY AVE	ENTERPRISE RENT A CAR COMPANY
37	8611 LEMMON AVE	BUSINESS JET CENTER
38	3250 LOVE FIELD DR	MLT DEVELOPMENT % GREGORY TUCKER
39	3232 LOVE FIELD DR	MLT DEVELOPMENT COMPANY

Planner: Warren F. Ellis

FILE NUMBER: Z123-279(WE) **DATE FILED:** May 6, 2013
LOCATION: Forney Road and South Buckner Boulevard, southwest corner
COUNCIL DISTRICT: 7 **MAPSCO:** 48-Q
SIZE OF REQUEST: Approx. 0.616 acres **CENSUS TRACT:** 85

APPLICANT / OWNER: Buckner Food, Inc.

REPRESENTATIVE: MASTERPLAN
Santos Martinez

REQUEST: An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to sell alcohol for off-premise consumption in conjunction with the existing general merchandise or food store.

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

BACKGROUND INFORMATION:

- The request site is currently developed with a general merchandise or food store 3,500 square feet or less use, and a motor vehicle fueling station.
- The proposed request is to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property.
- The general merchandise use is permitted by right. The sale of alcoholic beverages on property is prohibited in a D Liquor Control Overlay and requires a specific use permit in the D-1 Liquor Control Overlay.
- The adjacent land uses consist of an auto related use and office uses to the west, and a large tract of undeveloped land to the north. Properties east of request site, across South Buckner Boulevard are retail and personal services and a general merchandise or food store with fueling station. There is a vacant restaurant and several warehouse uses that are located south of the request site.
- **Zoning History:** There are one zoning changes being requested in the area.

1. Z123-268 On Thursday, August 22, 2013, the City Plan Commission will consider a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a LI-D-1 Light Industrial District with a D-1 Dry Liquor Control Overlay on the northeast corner of Forney Road and South Buckner Boulevard.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Forney Road		80 ft.	80 ft.
South Buckner Boulevard	Principal Arterial	100 ft.	100 ft.

Land Use:

	Zoning	Land Use
Site	LI-D-1	General merchandise or food store
North	MC-1-D-1	Undeveloped
South	LI-D-1	Vacant restaurant
East	LI-D-1	Retail and personal service
West	LI-D-1	Auto related uses

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

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

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

Land Use Compatibility: The approximately 0.616 acre site is zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay and is currently developed with a general merchandise or food store and a motor vehicle fueling station. The applicant's request for a Specific Use Permit will allow for the sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less.

The adjacent land uses consist of an auto related use and office uses to the west, and a large tract of undeveloped land to the north. Properties east of the request site, across South Buckner Boulevard are retail and personal services and a general merchandise or food store with fueling station. There is a vacant restaurant and several warehouse uses that are located south of the request site.

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 initial short time period will also require that the request be reevaluated to ensure the use is compatible in this location.

Development Standards:



DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
LI-D-1 Light Industrial	15'	30' adjacent to residential OTHER: No Min.	1.0 FAR overall 0.75 office/ retail 0.5 retail	70' 5 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

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

Parking: The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store 3,500 square feet or less is at one space for each 200 square feet of floor area. The development requires 24 spaces with 25 being provided per the attached site plan.

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

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

 DALLAS POLICE DEPARTMENT UCR Codes Year Codes Property Class Codes 										
Virtual Viewer - Public Access										Welcome
										
Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
002889...	01/30/2009	JENNIFER, PETTIGREW,	OTHER OFFENSES	04625	S	BUCKNE...	322	1229	26000	
005217...	02/23/2010	*BUCKNER FOODS	BURGLARY	04625	S	BUCKNE...	322	1229	05337	
005635...	02/27/2009	HARGE, LASHINA	OTHER OFFENSES	04625	S	BUCKNE...	322	1229	26000	
005822...	03/01/2010	GANCHI, SOFYE	OTHER OFFENSES	04625	S	BUCKNE...	322	1229	26000	
006070...	03/04/2010	COLEMAN, DERRELL	AUTO THEFT-UUMV	04625	S	BUCKNE...	322	1229	07142	
006380...	03/15/2012	*BUCKNER FOOD	CRIMINAL MISCHIEF/...	04625	S	BUCKNE...	322	1229	14082	
006901...	03/22/2012	GANCHI, SOFIYE	CRIMINAL MISCHIEF/...	04625	S	BUCKNE...	322	1229	14081	
008299...	04/03/2011	PLATT, MARCUS	ASSAULT	04625	S	BUCKNE...	322	1229	08291	
009570...	04/18/2013	*BUCKNER FOODS	OTHER OFFENSES	04625	S	BUCKNE...	322	1229	26000	
009594...	04/15/2011	*CONOCO GAS STAT...	THEFT	04625	S	BUCKNE...	322	1229	06901	
010250...	04/28/2012	*BUCKNER FOOD MART	BURGLARY	04625	S	BUCKNE...	322	1229	05128	
010487...	04/25/2011	*CONOCO	THEFT	04625	S	BUCKNE...	322	1229	06932	
010496...	04/25/2011	*BUCKNER FOODS	THEFT	04625	S	BUCKNE...	322	1229	06933	
013360...	05/10/2009	*BUCKNER FOODS S...	ROBBERY	04625	S	BUCKNE...	322	1229	03711	
014652...	05/27/2010	*BUCKNER FOOD	BURGLARY	04625	S	BUCKNE...	322	1229	05135	
019308...	07/22/2011	*BUCKNER FOODS	THEFT	04625	S	BUCKNE...	322	1229	06903	
021648...	08/31/2012	*CONOCO STORE	BURGLARY	04625	S	BUCKNE...	322	1229	05138	
024743...	08/20/2009	*BUCKNER FOOD ST...	THEFT	04625	S	BUCKNE...	322	1229	06934	
026887...	10/28/2012	*EMERGENCY ICE	THEFT	04625	S	BUCKNE...	322	1229	06941	
029254...	10/01/2009	*BUCKNER FOOD MART	THEFT	04625	S	BUCKNE...	322	1229	06934	
033669...	12/27/2011	*BUCKNER FOODS C...	FRAUD	04625	S	BUCKNE...	322	1229	11020	

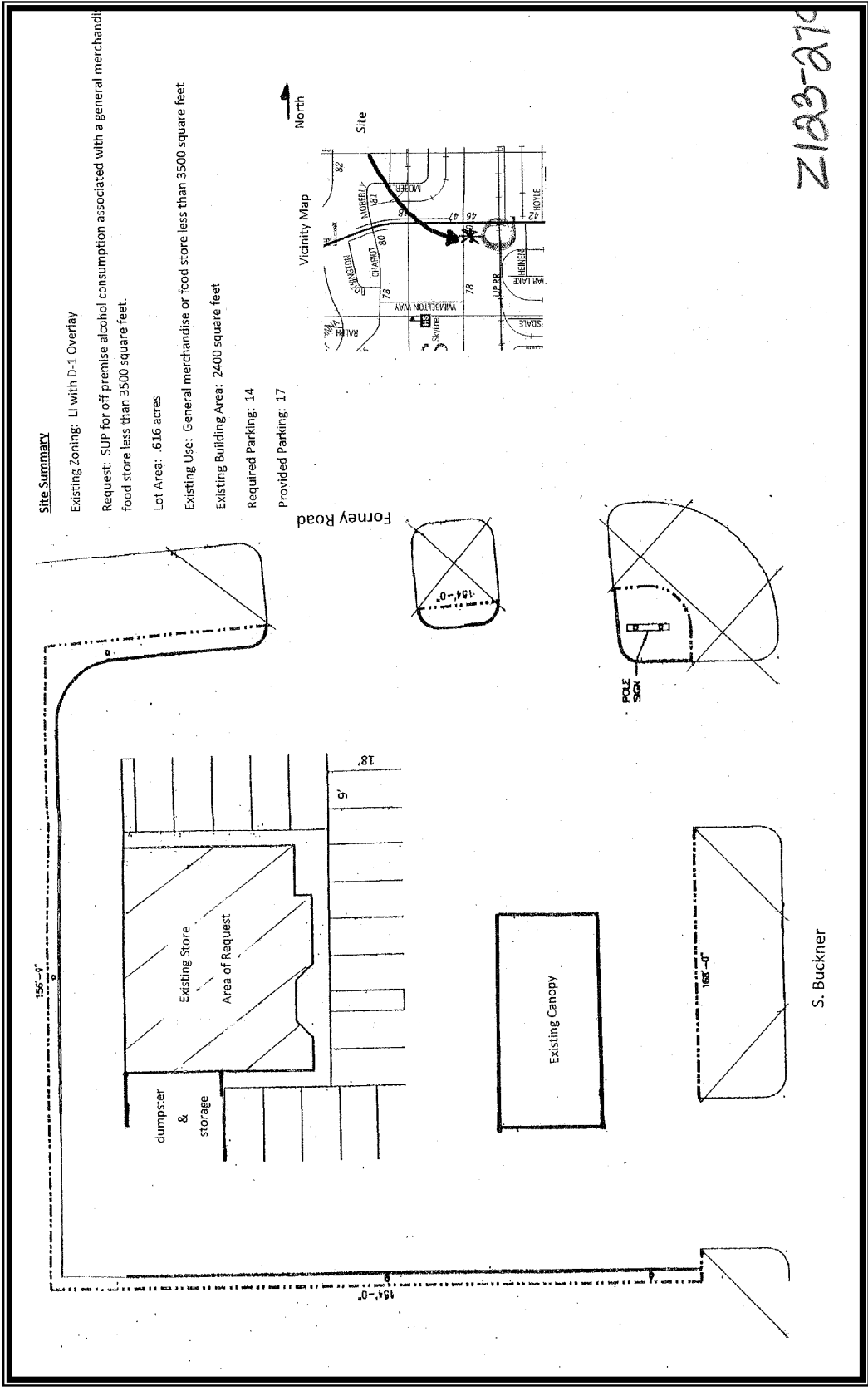
PROPOSED SUP CONDITIONS

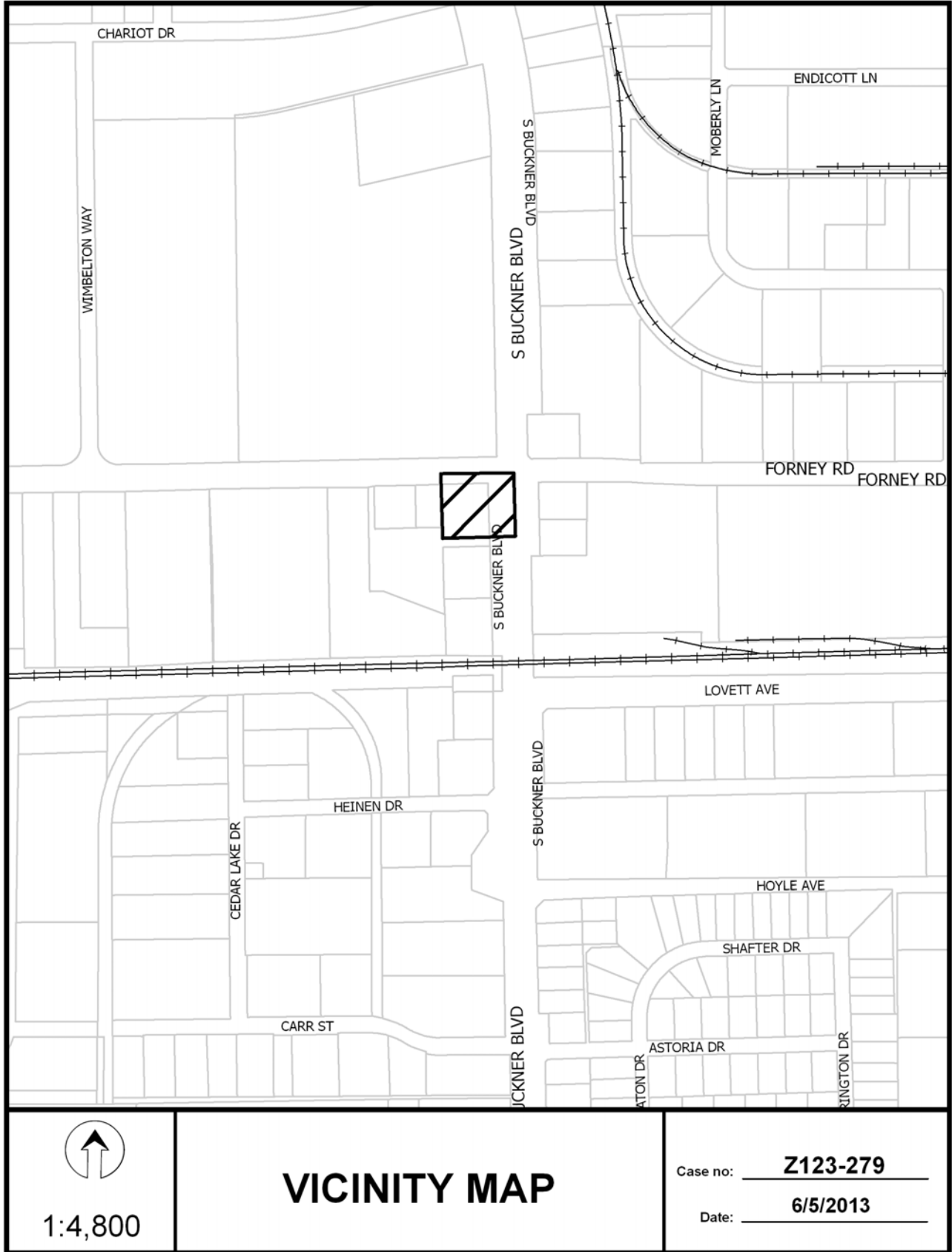
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use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

PROPOSED SITE PLAN

Site Summary

- Existing Zoning: LI with D-1 Overlay
- Request: SUP for off premise alcohol consumption associated with a general merchandise food store less than 3500 square feet.
- Lot Area: .616 acres
- Existing Use: General merchandise or food store less than 3500 square feet
- Existing Building Area: 2400 square feet
- Required Parking: 14
- Provided Parking: 17

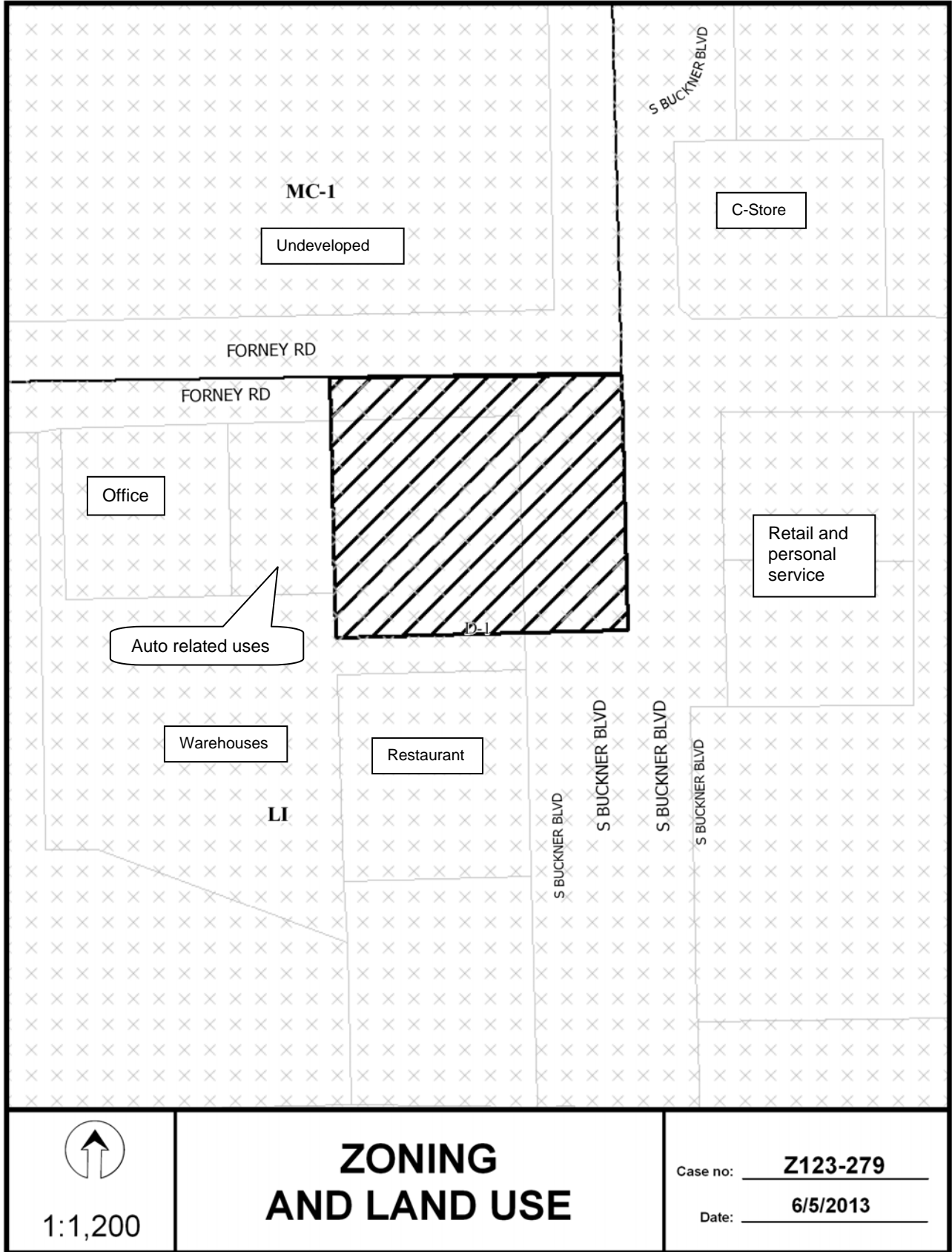




1:4,800

VICINITY MAP

Case no: Z123-279
Date: 6/5/2013

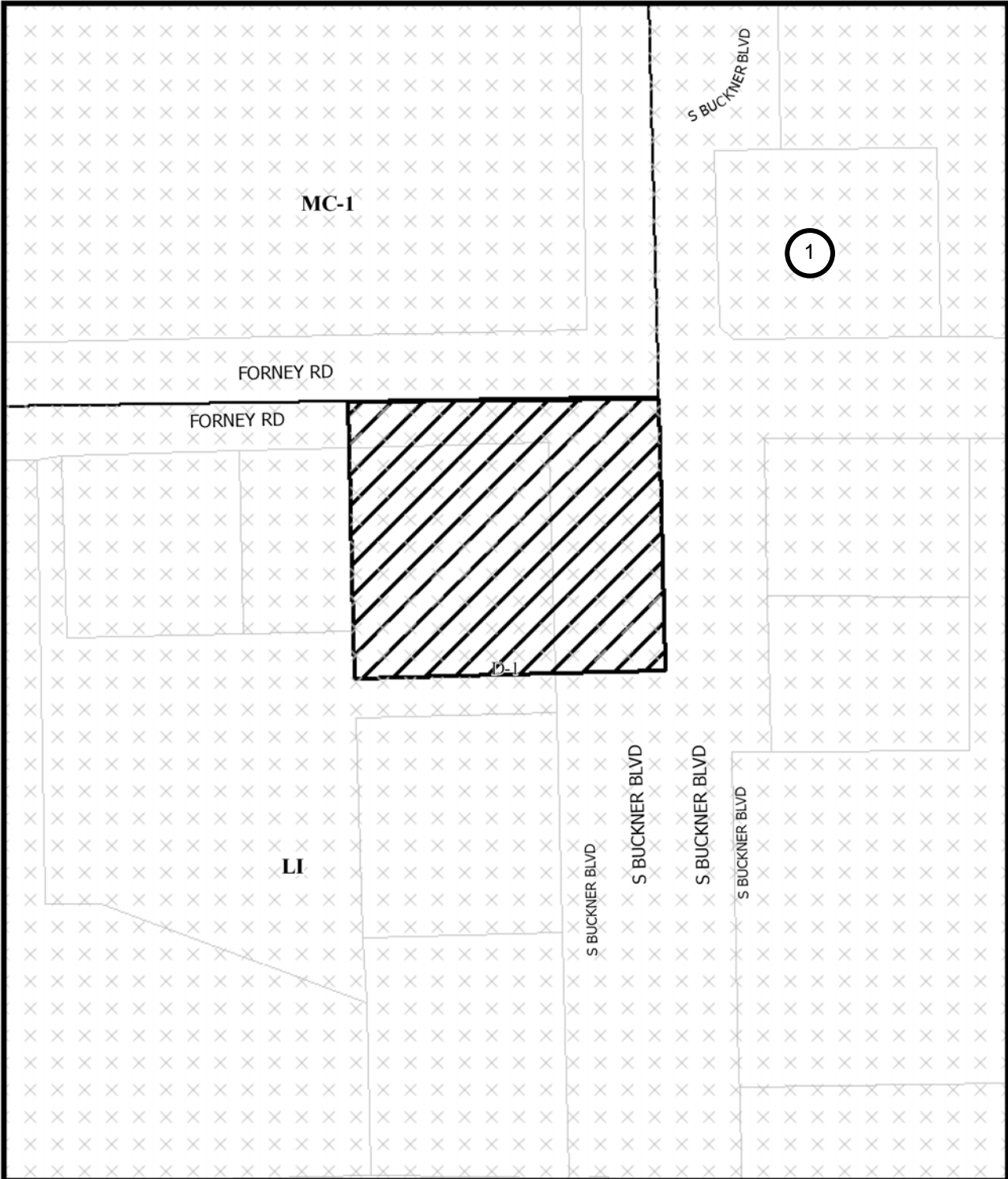


1:1,200

ZONING AND LAND USE

Case no: Z123-279

Date: 6/5/2013

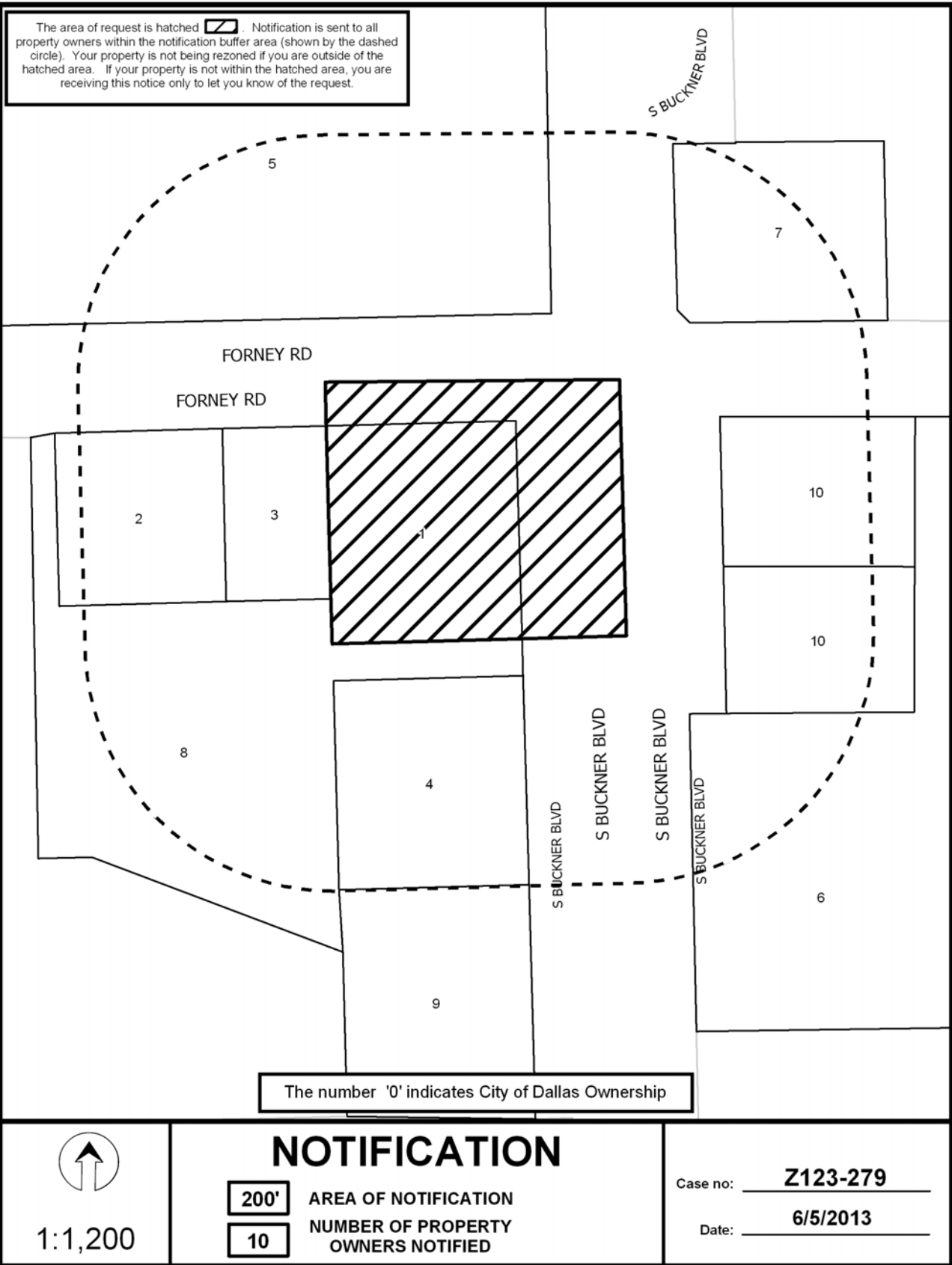


1:1,200

ZONING HISTORY

Case no: Z123-279

Date: 6/5/2013



Notification List of Property Owners

Z123-279

10 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4625 BUCKNER BLVD	BUCKNER FOODS INC
2	8020 FORNEY RD	BITTERROOT INC
3	8050 FORNEY RD	BUDGET AUTO BODYSHOP
4	4545 BUCKNER BLVD	FULL LIFE OUTREACH CENTER
5	4700 BUCKNER BLVD	NW REALTY INC
6	4520 BUCKNER BLVD	4520 BUCKNER LP
7	4710 BUCKNER BLVD	DEVIN BRICH GROUP DORP
8	4617 BUCKNER BLVD	BARA REAL ESTATE PROPERTIES LLC
9	4509 BUCKNER BLVD	A ADVANTAGE AUTO GROUP INC
10	4612 BUCKNER BLVD	RICHMOND P CURT

Planner: Warren F. Ellis

FILE NUMBER: Z123-288(WE) **DATE FILED:** May 21, 2013

LOCATION: South of Lake June Road, east of Temple Cliff Drive

COUNCIL DISTRICT: 5 **MAPSCO:** 58-J

SIZE OF REQUEST: Approx. 1,742 sq. ft. **CENSUS TRACT:** 93.01

APPLICANT / OWNER: Bawa Corporation

REPRESENTATIVE: Parvez Malik
Business Zoom

REQUEST: An application for the renewal of Specific Use Permit No. 1896 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay.

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

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

BACKGROUND INFORMATION:

- The applicant’s request for the renewal of Specific Use Permit No. 1896 will allow for the continued sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less and a fueling station.
- In September 2011, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less for a two year period.
- The general merchandise use is permitted by right. The sale of alcoholic beverages on property requires a specific use permit in the D-1 Liquor Control Overlay.
- The surrounding land uses consist of an auto related use, residential, church and a community center. South of the request site is a multifamily development.

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

1. Z101-253 On September 28, 2011, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D Regional Retail District with a D Liquor Control Overlay. (request site)
2. .Z123-240 On August 14, 2013, the City Council will consider a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Lake June Road	Principal Arterial	80 ft.	80 ft.
Temple Cliff Drive	Local	60 ft.	60 ft.

Land Use:

	Zoning	Land Use
Site	RR-D-1w/SUP No. 1896	General Merchandise store & fueling station
North	R-7.5(A), MF-1(A)	Single Family uses, Church
South	MF-1(A)	Multifamily
East	CR-D-1	Auto related uses, Church
West	CR-D-1	Center

COMPREHENSIVE PLAN: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being located on a Transit or Multi-Modal or Corridor.

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

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

Land Use Compatibility: The approximately 1,742 square foot site is zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay and is currently developed with a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station. The applicant's request for the renewal of Specific Use Permit No. 1896 will allow for the continued sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less.

In September 2011, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less for a two year period. The applicant will have to provide a 6-foot solid fence for the off-street parking portion of the request site that is adjacent to the residential use.

The surrounding land uses consist of an auto related use, residential, and a community center. A church is located north and east of the request site and is more than 300 feet by front door to front door measurement, therefore complying with the distance separation requirement. South of the request site is a multifamily development.

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 applicant will have to install a 6-foot solid fence on the southern property line to screen the off-street parking from the adjacent residential uses. Currently, a chain link fence separates the request site from the adjacent residential use.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
RR-D-1 Regional retail	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office	70' 5 stories	80%	Proximity Slope U-form setback Visual Intrusion	Retail & personal service, office


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

Parking: The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area and 2 spaces for a motor vehicle fueling station. The development requires 19 spaces with 20 being provided per the attached site plan.


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

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

Offenses prior to a Specific Use Permit – September 11, 2009 to September 11, 2011

 DALLAS POLICE DEPARTMENT UCR Codes Year Codes Property Class Codes 										
Virtual Viewer - Public Access										Welcome
Search Records - Offense Filter <input type="text"/>										
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0062997-X	03/06/2010	HILL, CHRISTOPHER	TRAFFIC MOTOR VE...	06808		LAKEJUN...	331	2197	32090	
0092321-Y	04/12/2011	@CITY OF DALLAS	FOUND PROPERTY	06808		LAKEJUN...	331	2197	43020	
0116887-X	04/28/2010	ROMERO, MAURO	ROBBERY	06808		LAKEJUN...	331	2197	03912	
0127183-Y	05/18/2011	*TEXACO	THEFT	06808		LAKEJUN...	331	2197	06933	
0129592-Y	05/20/2011	*TEXACO	THEFT	06808		LAKEJUN...	331	2197	06901	
0209946-Y	08/08/2011	CARDENAS, MARIA	AUTO THEFT-UUMV	06808		LAKEJUN...	331	2197	07112	
0229144-X	08/15/2010	OVALLE, DANIEL	AGGRAVATED ASSAULT	06808		LAKEJUN...	331	2197	04111	

Offenses received after Specific Use Permit – September 12, 2011 to July 23, 2013

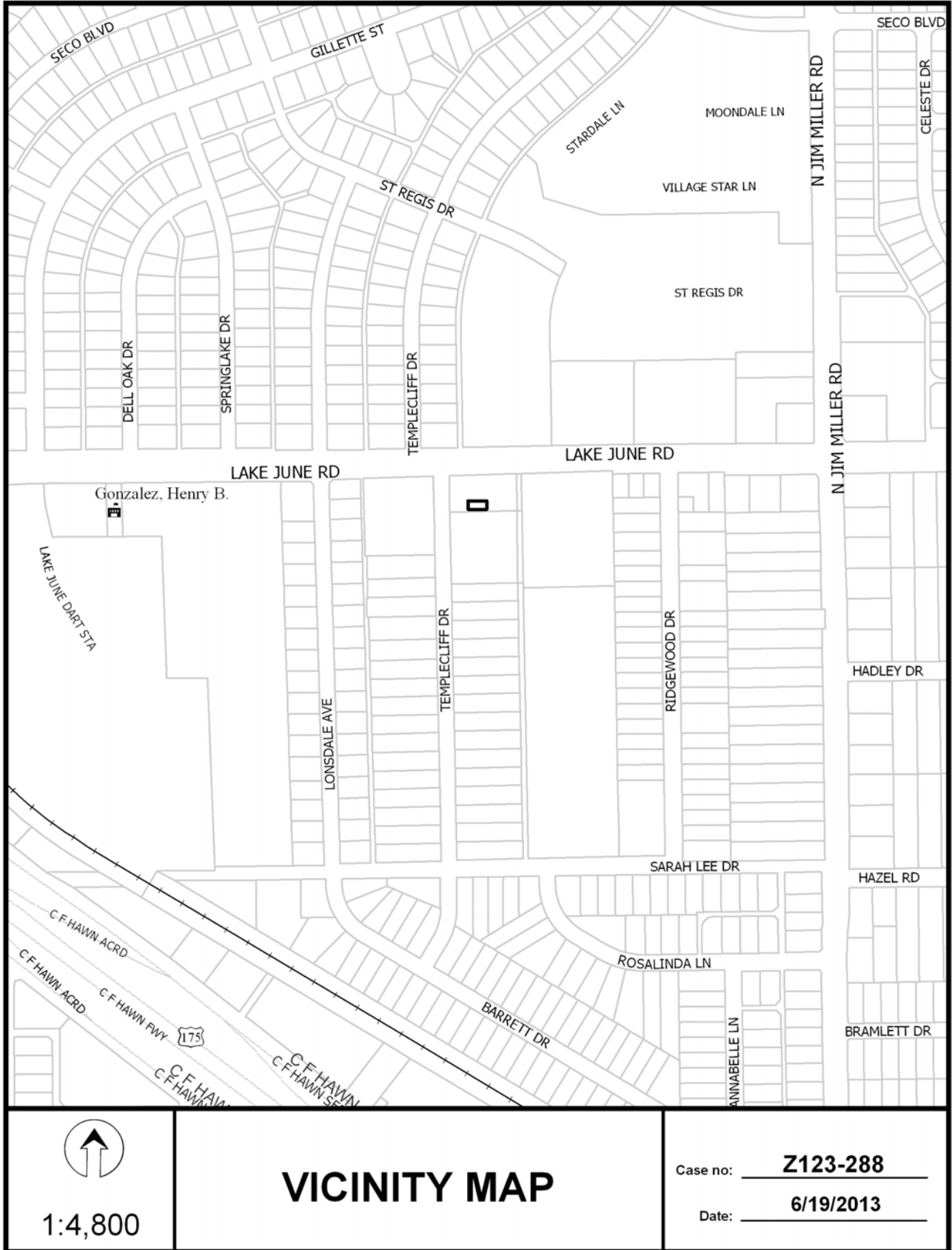
 DALLAS POLICE DEPARTMENT UCR Codes Year Codes Property Class Codes 										
Virtual Viewer - Public Access										Welcome
Search Records - Offense Filter <input type="text"/>										
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0019540-A	01/24/2013	*LAKE JUNE TEXACO	OTHER OFFENSES	06808		LAKEJUN...	331	2197	26530	
0056021-A	02/25/2013	CHATMON, DAWN,	OTHER OFFENSES	06808		LAKEJUN...	331	2197	26000	
0096257-A	04/19/2013	MARTINEZ, RAYMOND	ASSAULT	06808		LAKEJUN...	331	2197	08191	
0104536-A	04/28/2013	MARTINEZ, RAYMOND	ASSAULT	06808		LAKEJUN...	331	2197	08111	
0117687-Z	05/10/2012	*BAWA TEXACO	CRIMINAL MISCHIEF/VAN...	06808		LAKEJUN...	331	2197	14030	
0185989-A	07/22/2013	MUMPHREY, MARQUIS	OTHER OFFENSES	06808		LAKEJUN...	331	2197	26000	
0191690-Z	08/03/2012	*TEXACO	FORGERY & COUNTERFEI...	06808		LAKEJUN...	331	2197	10021	
0246566-Z	10/03/2012	PETERSON, SCOTT	AUTO THEFT-UUMV	06808		LAKEJUN...	331	2197	07121	

LIST OF OWNERS
BAWA Corporation

- Suhail Bawa President / Secretary

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [~~September 11, 2013~~], (five-year period from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
5. PARKING: Off-street parking must be located as shown on the attached site plan.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

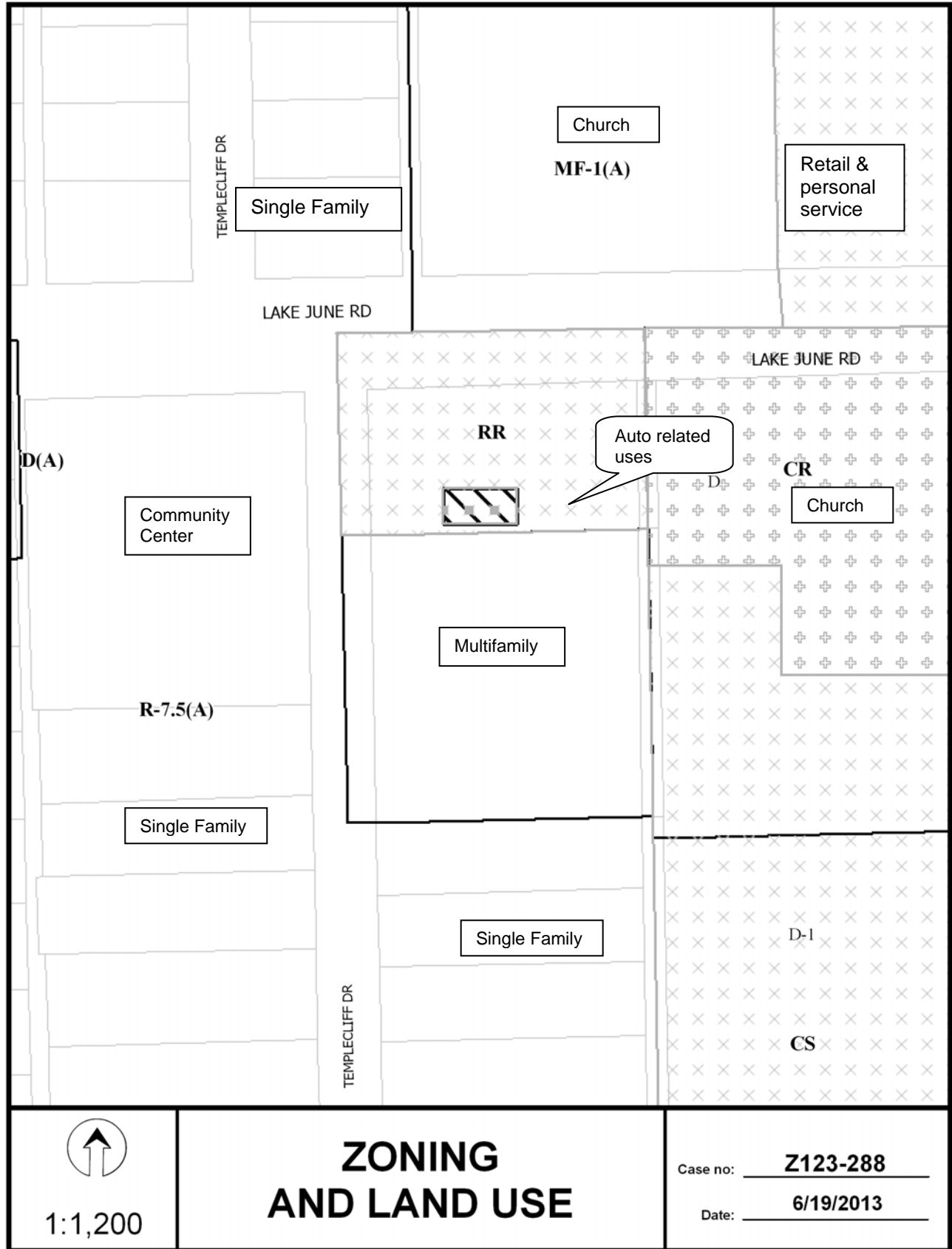


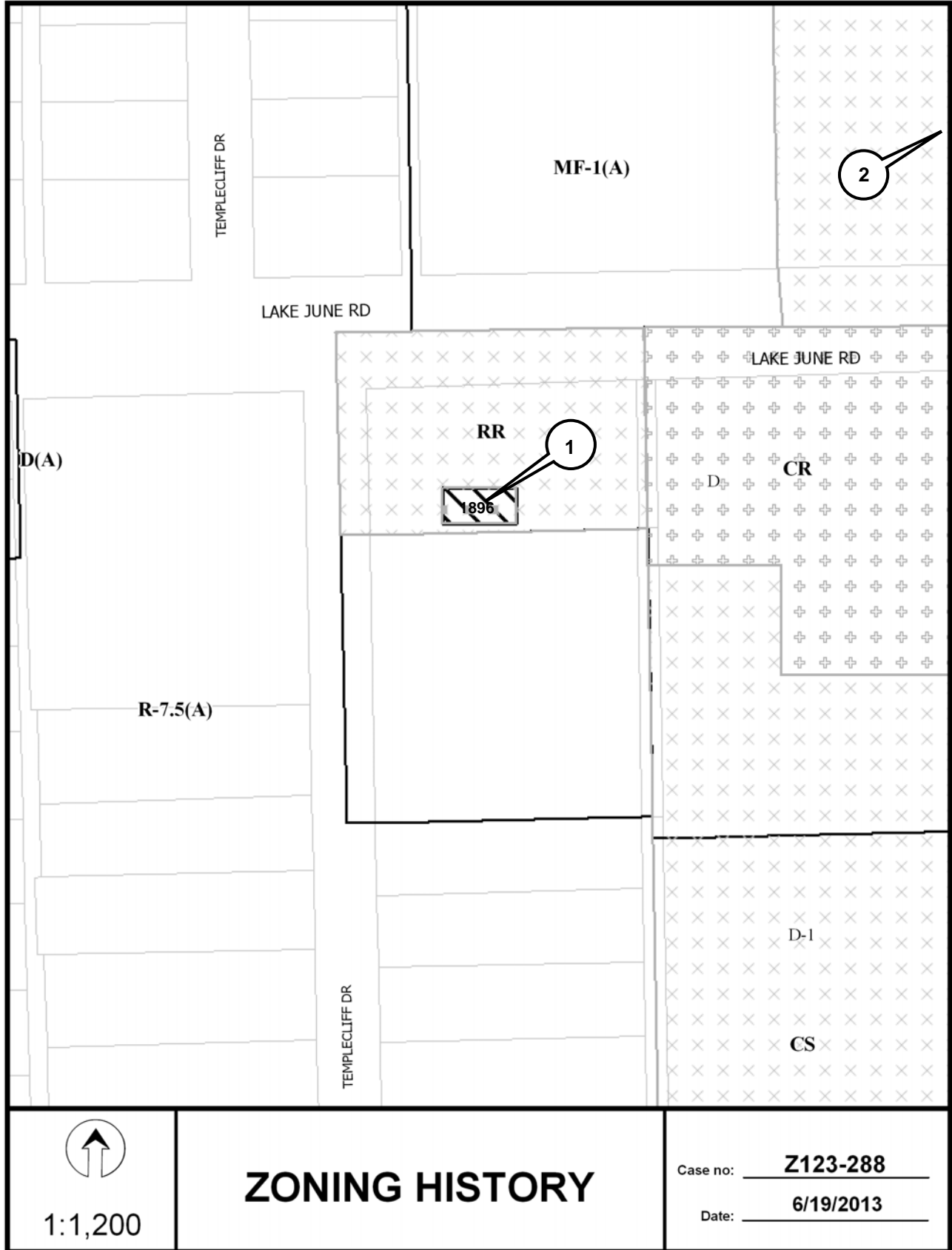
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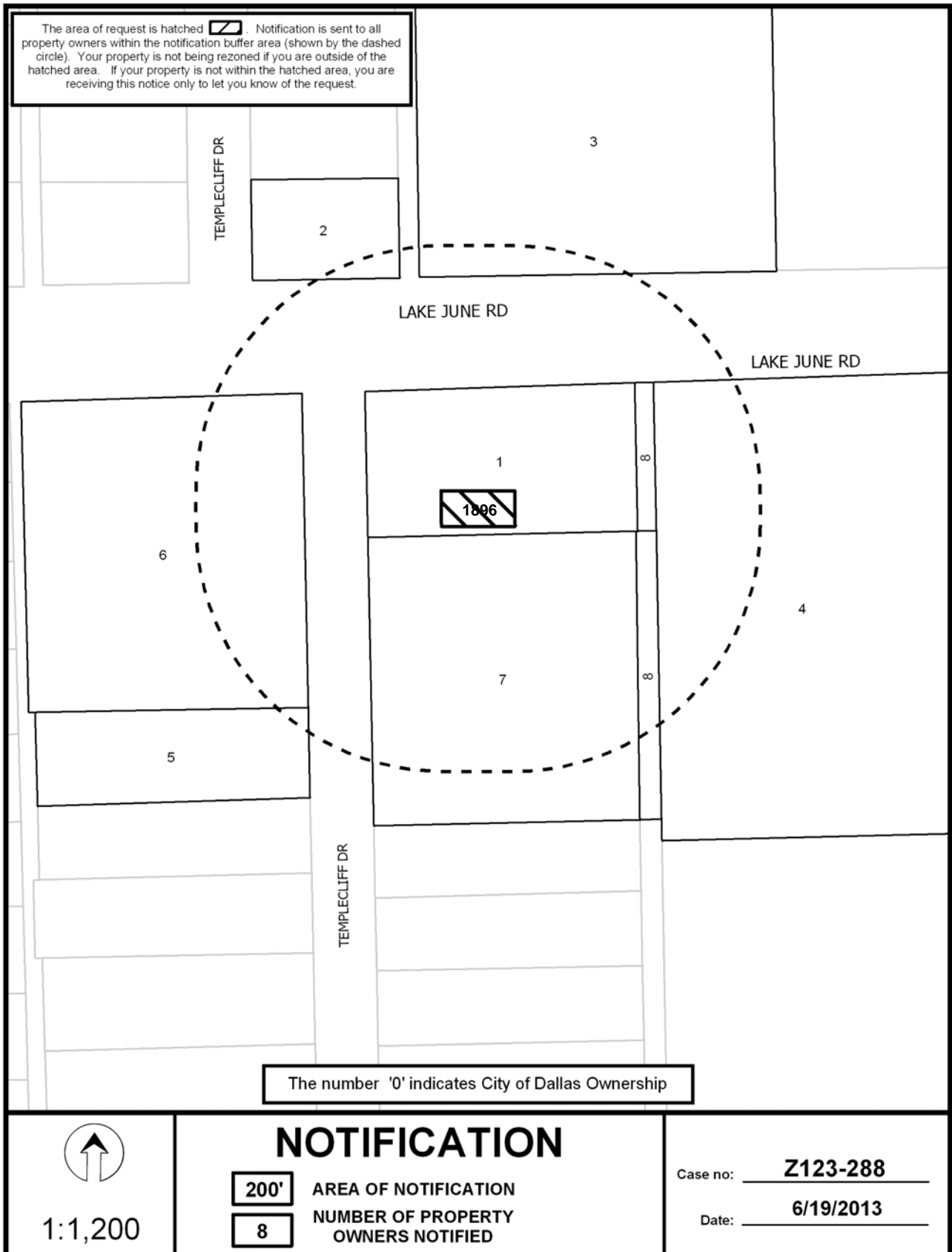
VICINITY MAP

Case no: Z123-288

Date: 6/19/2013







Notification List of Property Owners

Z123-288

8 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6808 LAKE JUNE RD	BAWA CORPORATION
2	1304 TEMPLECLIFF DR	MARES NOEL & LINDA MARES
3	6819 LAKE JUNE RD	MOUNT SINAI BAPTIST CH
4	6916 LAKE JUNE RD	FAITH KINGDOM CHURCH OF GOD IN CHRIST
5	1231 TEMPLECLIFF DR	SCOTT ANITA LOUISE
6	1239 TEMPLECLIFF DR	CENTRO CRISTIANO REDENCION
7	1234 TEMPLECLIFF DR	BOST FRED W APT 108
8	1234 TEMPLECLIFF DR	CRAIG A C RESOURCE CTR

Planner: Warren F. Ellis

FILE NUMBER: Z123-295(WE) **DATE FILED:** May 29, 2013
LOCATION: Lake June Road and N. Prairie Creek Road, southwest corner
COUNCIL DISTRICT: 5 **MAPSCO:** 59-J
SIZE OF REQUEST: Approx. 0.261 acres **CENSUS TRACT:** 92.02

APPLICANT: New Rush Hour Foodmart
Rahim Rehmani – Sole owner

OWNER: Reeves Group, Ltd.

REPRESENTATIVE: MASTERPLAN
Santos Martinez

REQUEST: An application for the renewal of Specific Use Permit No. 1893 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

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

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

BACKGROUND INFORMATION:

- The applicant’s request for the renewal of Specific Use Permit No. 1893 will allow for the continued sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less within an existing retail strip center. There are no changes proposed to the approved site plan.
- In September 28, 2011, the City Council approved a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D Community Retail District with a D Liquor Control Overlay for a two year period.
- The general merchandise use is permitted by right. The sale of alcoholic beverages on property requires a specific use permit in the D-1 Dry Liquor Control Overlay.
- The surrounding land uses consist of a variety of residential and retail and personal service uses.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
N. Prairie Creek Road	Collector	56 ft.	56 ft.
Lake June Road	Principal Arterial	80 ft.	100 ft.

Land Use:

	Zoning	Land Use
Site	CR-D-1 w/SUP No. 1893	Retail strip ctr. w/ general merchandise store
North	RR-D, CR-D	Restaurant, undeveloped
South	R-7.5(A), CR-D	Single family
East	CR-D	Auto related uses
West	CR-D, RR-D	Car wash, undeveloped

COMPREHENSIVE PLAN: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request. The Plan identifies the request site is on a Transit or Multi-Modal Corridor.

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

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

Land Use Compatibility: The approximately 11,367.54 square foot site is zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay and is currently developed with a general merchandise or food store 3,500 square feet or less within an existing retail strip center. The applicant’s request for the renewal of Specific Use Permit No. 1893 will allow for the continued sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less.

In September 28, 2011, the City Council approved a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D Community Retail District with a D Liquor Control Overlay for a two year period. There are no changes proposed to the approved site plan. There is currently a community center/church use that is located within the 300 feet of a requested site. However, the community center/church use presently does not have a (CO) Certificate of Occupancy and is not a protected use.

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.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
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

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

Parking: The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area. The development requires 16 spaces with 16 spaces being provided per the attached site plan. The remaining parking spaces are designated for other retail and personal service uses.

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

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

Offenses prior to a Specific Use Permit – September 29, 2009 to September 28, 2011

DALLAS POLICE DEPARTMENT										
										UCR Codes Year Codes Property Class Codes
Virtual Viewer - Public Access										Welcome
Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0009694-X	01/10/2010	*RUSH HOUR FOOD MART	CRIMINAL MISCHIEF/VAN...	08912		LAKEJUN...	337	2203	14083	
0016581-Y	01/18/2011	FLINT, JOSEPH	ROBBERY	08912		LAKEJUN...	337	2203	03962	
0017731-X	01/19/2010	*RUSH HOUR FOOD STORE	BURGLARY	08912		LAKEJUN...	337	2203	05128	
0025600-X	01/26/2010	*RUSH HOUR FOOD MART	BURGLARY	08912		LAKEJUN...	337	2203	05138	
0112236-Y	05/02/2011	OLIVARES-JIMENEZ, JUAN	THEFT	08912		LAKEJUN...	337	2203	06952	
0272665-X	09/30/2010	*RUSH HOUR FOODS	THEFT	08912		LAKEJUN...	337	2203	06935	
0272666-X	09/30/2010	@CITY OF DALLAS	FOUND PROPERTY	08912		LAKEJUN...	337	2203	43020	
0301065-Z	10/01/2010	*ONCOR	CRIMINAL MISCHIEF/VAN...	08912		LAKEJUN...	337	2203	14110	
0308727-W	10/17/2009	MOLINA, JUAN	ROBBERY	08912		LAKEJUN...	337	2203	03911	
0323895-W	10/31/2009	HODGES, ANTHONY	AUTO THEFT-UUMV	08912		LAKEJUN...	337	2203	07192	
0331456-W	11/07/2009	TRUNDEL, DOUG	THEFT	08912		LAKEJUN...	337	2203	06974	

Offenses received after Specific Use Permit – September 29, 2011 to July 23, 2013

DALLAS POLICE DEPARTMENT										UCR Codes	Year Codes	Property Class Codes
Virtual Viewer - Public Access											Welcome	
Search Records - Offense										Filter		
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2		
0101244-Z	04/26/2012	*DALLAS POLICE DEPT-VICE	FOUND PROPE...	08912		LAKEJUNE...	337	2203	43020			
0152781-A	06/17/2013	GARCIA, JOSE	ROBBERY	08912		LAKEJUNE...	337	2203	03A42			

LIST OF OFFICERS
Reeves Group Ltd.

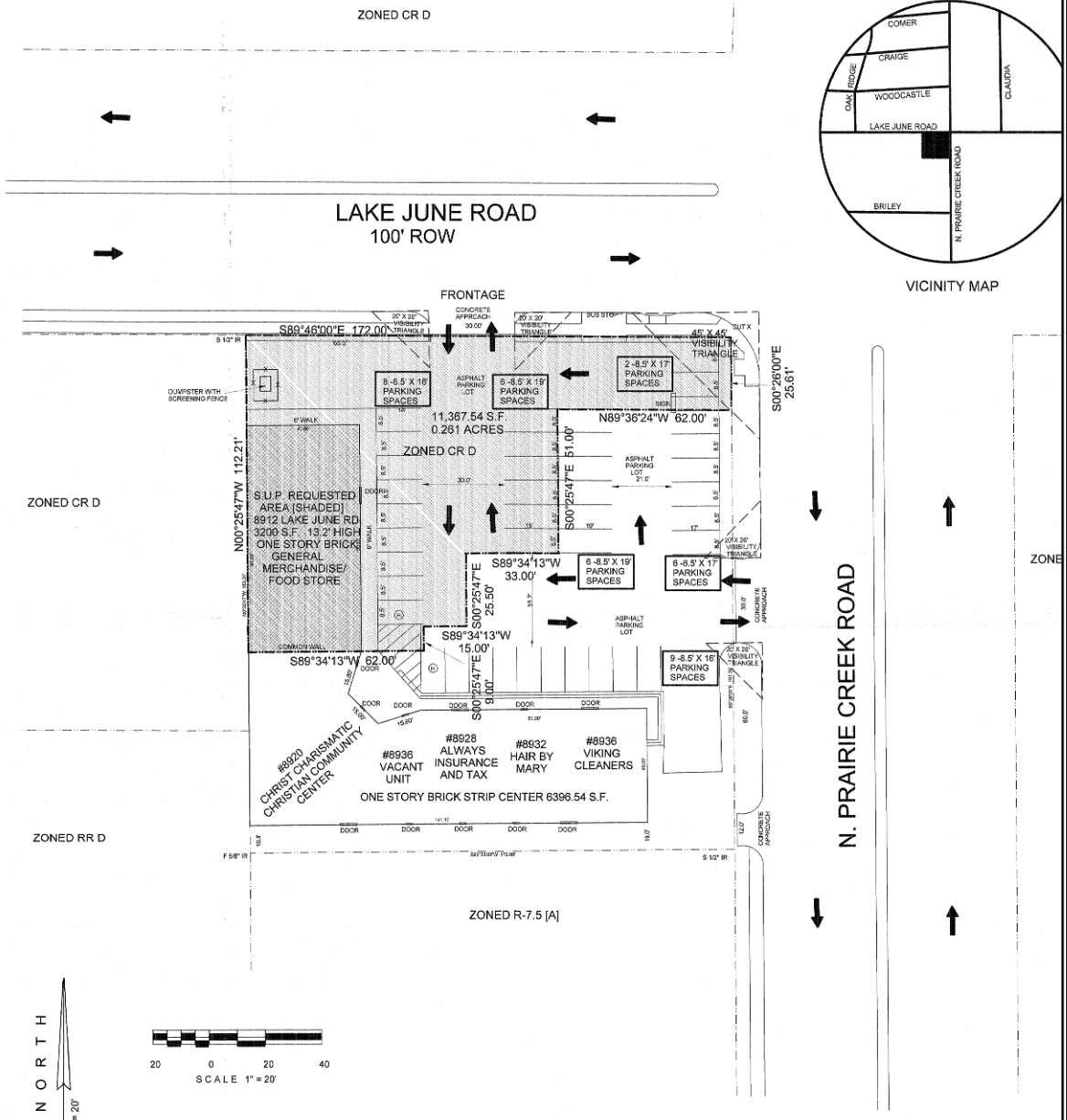
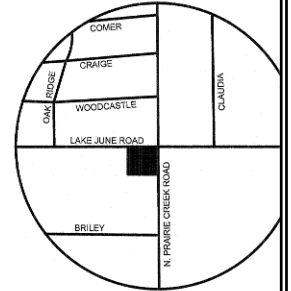
- George M. Reeves President / Treasurer
- George M. Reeves III Vice President / Secretary

PROPOSED SUP CONDITIONS

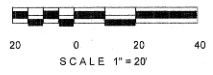
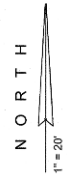
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [~~September 28, 2013~~], (five-year period from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. INGRESS / EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
5. PARKING: Parking must be located as shown on the attached site plan.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

APPROVED SITE PLAN

SITE INFORMATION	
COUNCIL DISTRICT	5
EXISTING ZONING	CR D
SCHOOL DISTRICT	10
ZONING MAP NO.	L-11
MAPSCO NO.	59 L
CENSUS TRACT	0092.02



- LEGEND**
- 1/2" IRF = 1/2" IRON ROD FOUND
 - 1/2" IRB = 1/2" IRON ROD BENT
 - X FND = 4" CUT IN CONCRETE FOUND
 - RFND = REINFORCED CONCRETE FOUND
 - RFSD = RAILROAD SPIKE FOUND
 - P.O.B = POINT OF BEGINNING
 - P.O.C = POINT OF COMMENCING
 - ESB = EASEMENT
 - UGE = UNDERGROUND ELECTRIC SERVICE
 - CEB = OVERHEAD ELECTRIC SERVICE
 - ET = ELECTRIC TRANSFORMER
 - FA = FRESH WATER
 - WA = WATER VALVE
 - WM = WATER METER
 - PP = POWER POLE
 - PPAS = POWER POLE & GUY ANCHOR
 - LP = LIGHT POLE
 - SP = SIGN POLE
 - SBM = SANITARY SEWER MANHOLE
 - SSCO = SANITARY SEWER CLEANOUT
 - SDM = STORM DRAIN MANHOLE
 - ELM = ELECTRICAL MANHOLE
 - PS = PARKING SPACE
 - H = HANDICAPPED PARKING SPACE
 - TS = TRAFFIC SIGN
 - TL = TRAFFIC LIGHT
 - TM = TELEPHONE MANHOLE
 - CW = CONCRETE WALK
 - TR = TELEPHONE RISER
 - GM = GAS METER
 - CB = CABLE BOX
 - X--- = FENCE



NEW RUSH HOUR STORE

IMPERVIOUS AREA	
BUILDING FOOTPRINT	3200.00 S.F.
CONCRETE/ ASPHALT	8167.54 S.F.
TOTAL	11367.54 S.F.

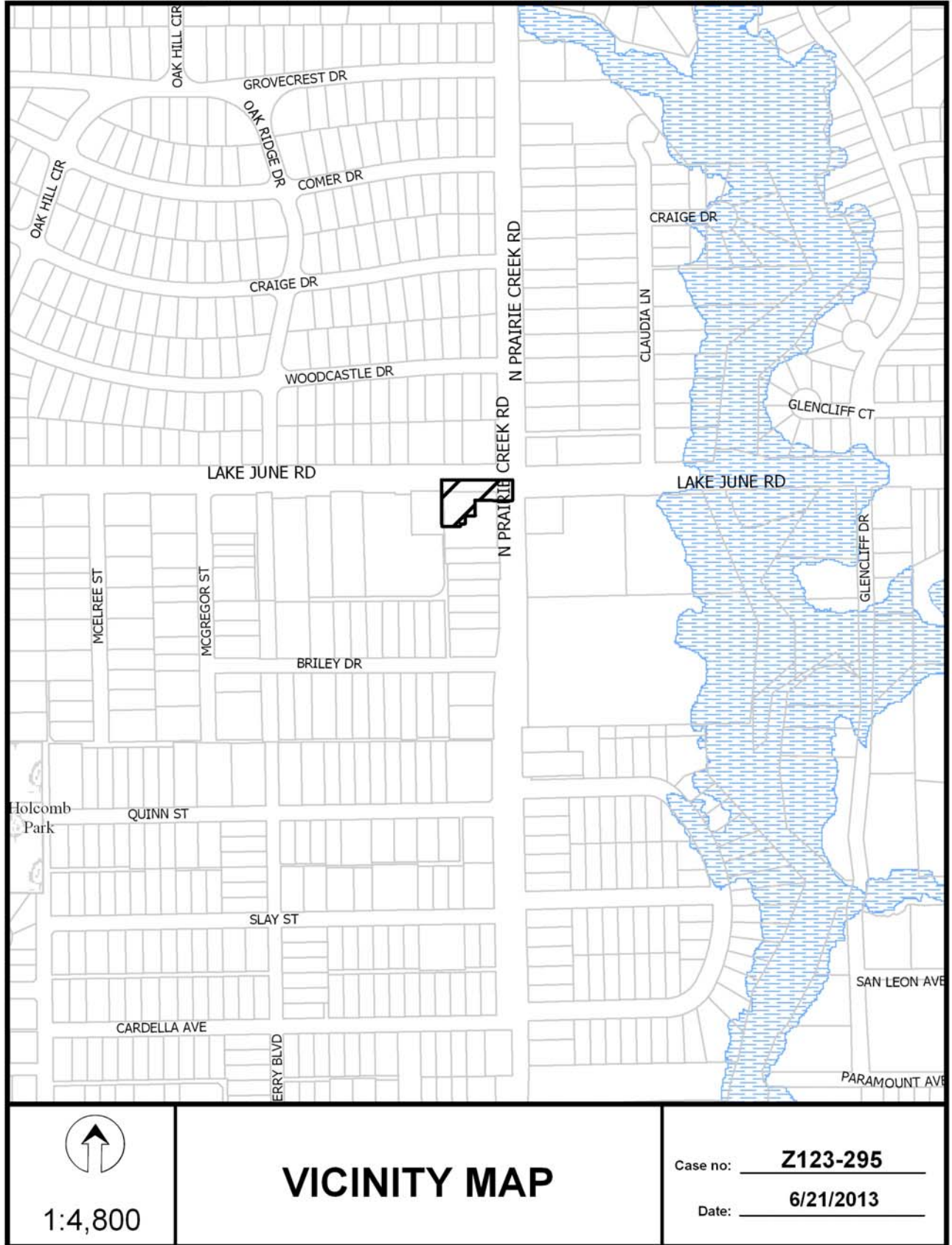
PARKING AND ZONING TABULATIONS NEW RUSH HOUR STORE

EXISTING ZONING	CR D		
PARKING	REQUIRED	PROVIDED	
REGULAR PARKING SPACES	16	16	
HANDICAPPED SPACES	1	1	
TOTAL	17	17	

TREE CHART

TREE	SIZE	COMMON NAME	SCIENTIFIC NAME
NONE			

MOBLY LAND SURVEYING, INC.
740 DALWORTH STREET
GRAND PRAIRIE, TEXAS 75050 972.262.133

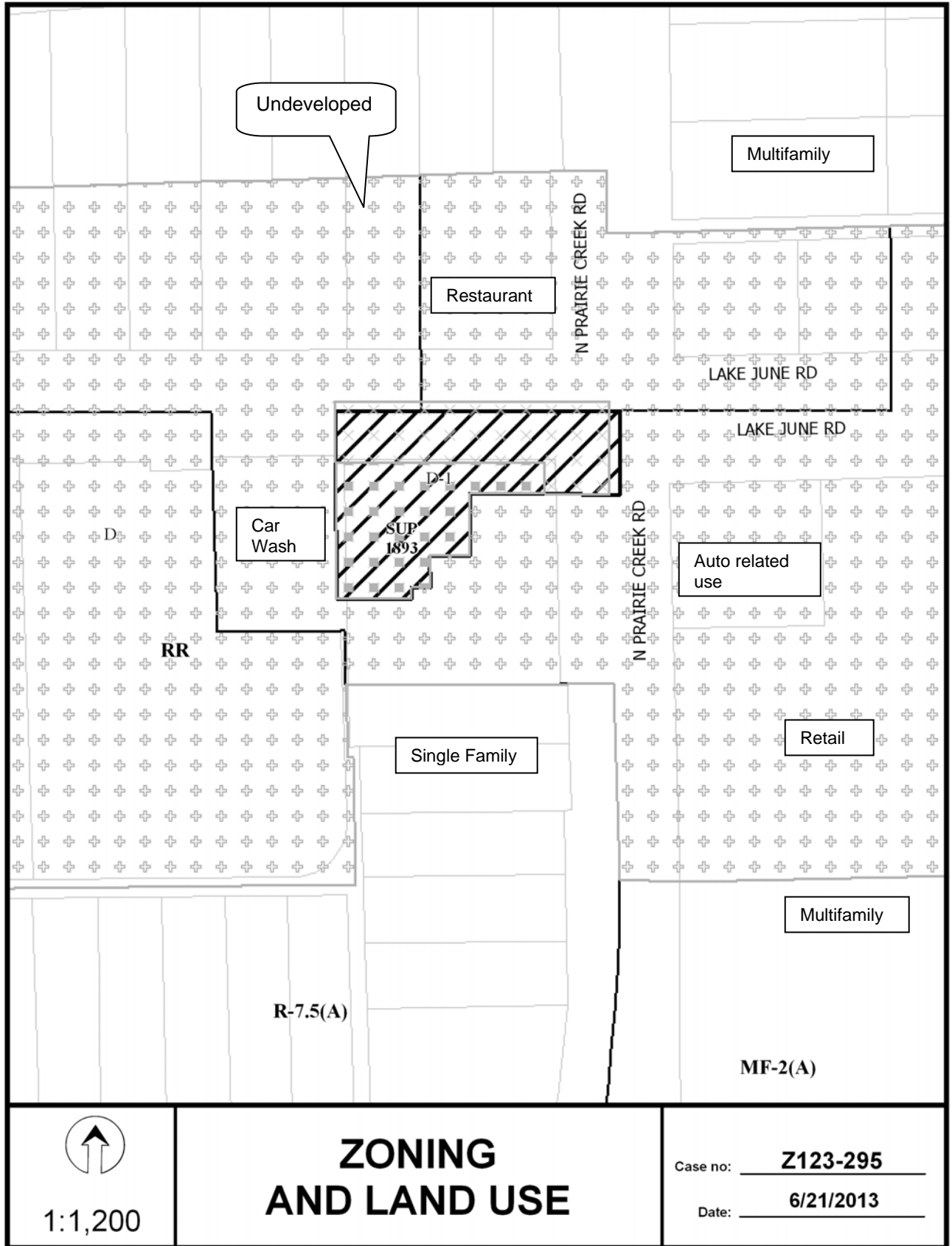


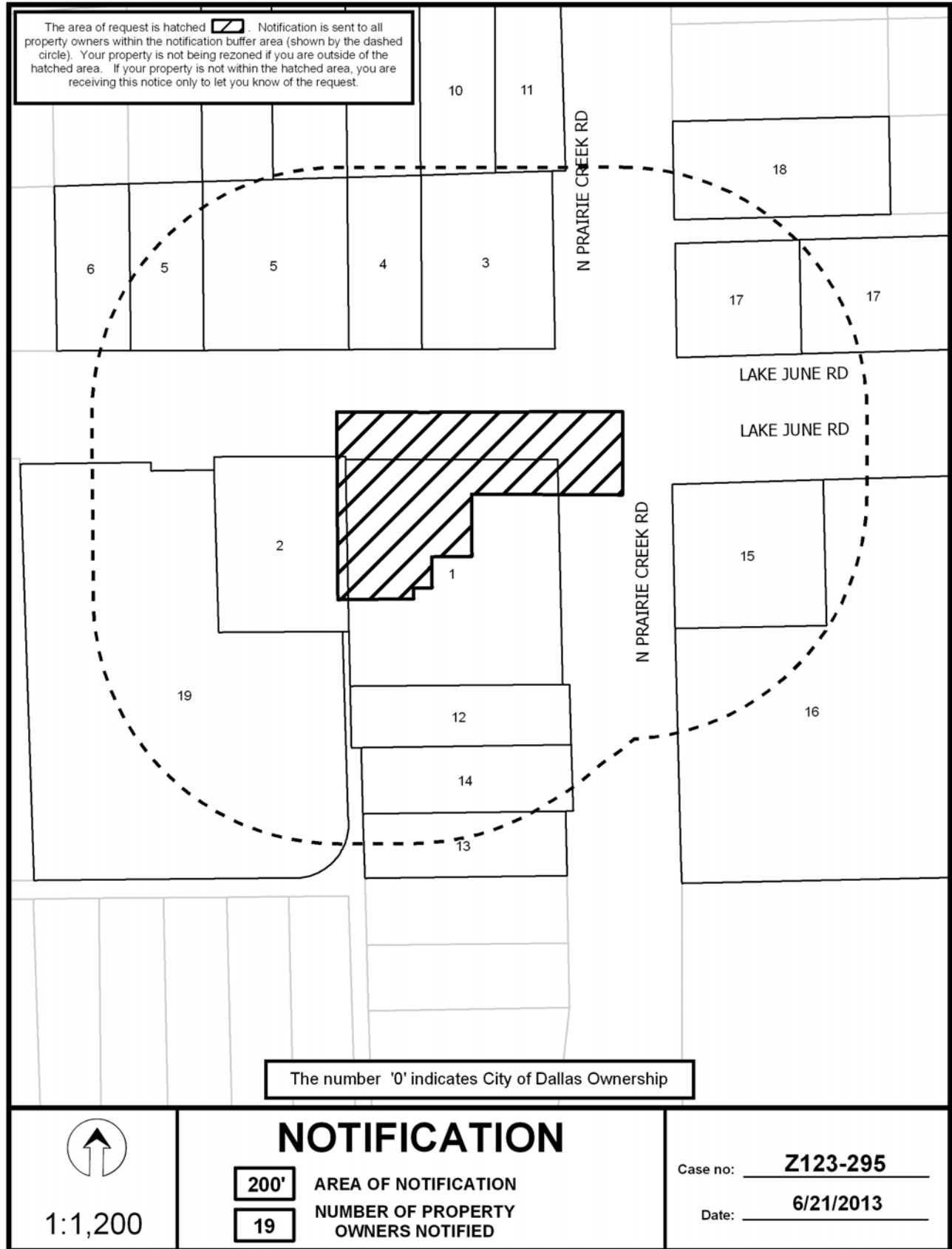
1:4,800

VICINITY MAP

Case no: Z123-295

Date: 6/21/2013





Notification List of Property Owners

Z123-295

19 *Property Owners Notified*

Label #	Address	Owner
1	8912 LAKE JUNE RD	REEVES GROUP LTD
2	8904 LAKE JUNE RD	OPALACH THOMAS
3	8921 LAKE JUNE RD	BALLAS VICTOR
4	8913 LAKE JUNE RD	DIAZ JUAN
5	8905 LAKE JUNE RD	MORALES CARLOS & PATRICIA L MORALES
6	8821 LAKE JUNE RD	FERRUFINO MARIA ANTONIA
7	8904 WOODCASTLE DR	MOSER ROGER C & DIXIE L MOSER
8	8908 WOODCASTLE DR	RAGSDALE GEORGE A
9	8912 WOODCASTLE DR	MENDOZA RAUL
10	8916 WOODCASTLE DR	OLDHAM DOLORIS JENNIE V
11	8920 WOODCASTLE DR	BUTLER NANCY A
12	1227 PRAIRIE CREEK RD	MORENO ISABEL
13	1219 PRAIRIE CREEK RD	RODRIGUEZ ESTEBAN & JUANA
14	1221 PRAIRIE CREEK RD	ABII EMMANUEL N
15	9000 LAKE JUNE RD	HAMM GUY L & JOYCE C
16	9020 LAKE JUNE RD	GULF REALTY INC
17	9000 LAKE JUNE RD	REALEINS PROPERTIES LTD
18	1312 PRAIRIE CREEK RD	LOPEZ MELQUIDEZ
19	8836 LAKE JUNE RD	EXCEL VENTURES LTD

Planner: Warren F. Ellis

FILE NUMBER: Z123-297(WE) **DATE FILED:** May 30, 2013

LOCATION: Lake June Road and Holcomb Road, northeast corner

COUNCIL DISTRICT: 5 **MAPSCO:** 58-M

SIZE OF REQUEST: Approx. 0.39 acres **CENSUS TRACT:** 92.01

APPLICANT: Vortex Business, Inc.

OWNER: Club Creek Rental Properties, LLC

REPRESENTATIVE: Malik Parvez

REQUEST: An application for the renewal of Specific Use Permit No. 1871 for the sale of alcoholic beverages in conjunction with a general merchandise store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

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

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

BACKGROUND INFORMATION:

- The applicant’s request for the renewal of Specific Use Permit No. 1871 will allow for the continued sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less and a fueling station.
- The proposed use is to continue selling alcohol for off-premise consumption in conjunction with the general merchandise use on the property.
- In August 2011, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less for two years with eligibility for automatic renewals for additional five year periods.
- The applicant did not submit an application to begin the automatic renewal process within the specified time frame. As a result, the applicant submitted an application for renewal of SUP No. 1871. There are no proposed changes to the approved site plan.
- The general merchandise use is permitted by right. The sale of alcoholic beverages on property requires a specific use permit in the D-1 Dry Liquor Control Overlay.
- The surrounding land uses consist of a variety of auto related uses, retail and convenience stores with fueling station along Lake June Road. There are two convenience stores with fueling stations that are located on the southeast and southwest corners of Lake June Road and Holcomb Road. Properties north and east of the request site are developed with residential uses.

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

1. 101-239 On August 10, 2011, the City Council approved a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two year period with eligibility for automatic renewals for additional five-year periods. (request site)
2. Z101-181 On Wednesday, June 22, 2011, the City Council approved a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store less than 3,500 square feet on property zoned a CR-D Community Retail District with a D liquor

Control Overlay on the southeast corner of Lake June Road and Holcomb Road.

3. Z101-186 On Wednesday, June 22, 2011, the City Council will consider a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store less than 3,500 square feet on property zoned a CR-D Community Retail District with a D liquor Control Overlay on the southwest corner of Lake June Road and Holcomb Road.

4. Z123-228 On Wednesday, June 26, 2013, the City Council approved a renewal of Specific Use Permit No. 1867 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the southwest corner of Lake June Road and Holcomb Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Holcomb Road	Local	60 ft.	60 ft.
Lake June Road	Principal Arterial	80 ft.	100 ft.

Land Use:

	Zoning	Land Use
Site	CR-D w/SUP 1871	General Merchandise store & fueling station
North	R-7.5(A)	Undeveloped, Single Family
South	CR-D, RR-D	General Merchandise store & fueling station, Auto related uses
East	R-7.5(A)	Undeveloped, Single Family
West	RR-D	Auto related uses

COMPREHENSIVE PLAN: The forwardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The forwardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site is on a Transit or Multi-Modal Corridor.

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

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

Land Use Compatibility: The approximately 0.39 acre site is zoned a CR-D-1 Commercial Retail District with a D-1 Liquor Control Overlay and is currently developed with a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station. The applicant's request for the renewal of Specific Use Permit No. 1871 will allow for the continued sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less.

In August 2011, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less for two years with eligibility for automatic renewals for additional five year periods.

The applicant did not submit an application to begin the automatic renewal process within the specified time frame. As a result, the applicant submitted an application for renewal of SUP No. 1871. There are no proposed changes to the approved site plan.

The surrounding land uses consist of a variety of auto related uses, retail and convenience stores with fueling station along Lake June Road. There are two convenience stores with fueling stations that are located on the southeast and southwest corners of Lake June Road and Holcomb Road. Properties north and east of the request site are developed with residential uses.

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.

Staff’s recommendation is for approval for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
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

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

Parking: The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area. The development requires 16 spaces with 16 spaces being provided per the attached site plan. The remaining parking spaces are designated for other retail and personal service uses.

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

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

Offenses prior to a Specific Use Permit – August 10, 2009 to August 10, 2011

DALLAS POLICE DEPARTMENT										
Virtual Viewer - Public Access										
Search Records - Offense										
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0026003-Y	01/30/2011	@COMMERCE PD	FOUND PROPERTY	08505		LAKEJUN...	333	1254	43020	43040
0046668-X	02/18/2010	*DR. PEPPER	THEFT	08505		LAKEJUN...	333	1254	06951	
0068646-X	03/11/2010	*BUY & RIDE	CRIMINAL MISCHIEF/VAN...	08505		LAKEJUN...	333	1254	14031	
0070086-X	03/13/2010	@CITY OF DALLAS	FOUND PROPERTY	08505		LAKEJUN...	333	1254	43020	
0092577-X	04/05/2010	*NEW; BUY & RIDE	CRIMINAL MISCHIEF/VAN...	08505		LAKEJUN...	333	1254	14083	
0096704-X	04/09/2010	CHAVARRIA, JEANIE	AUTO THEFT-UUMV	08505		LAKEJUN...	333	1254	07191	
0138316-Y	05/28/2011	*BUY& RIDE STORE	CRIMINAL MISCHIEF/VAN...	08505		LAKEJUN...	333	1254	14031	
0140616-X	05/21/2010	*BUY AND RIDE	CRIMINAL MISCHIEF/VAN...	08505		LAKEJUN...	333	1254	14031	
0150027-X	05/30/2010	LEE,NICHOLAS	ROBBERY	08505		LAKEJUN...	333	1254	03831	
0279071-W	09/18/2009	YOUNG,MALCOLM	THEFT	08505		LAKEJUN...	333	1254	06992	
0367120-W	12/13/2009	OLIVARES, MARIA	THEFT	08505		LAKEJUN...	333	1254	06942	

Offenses received after Specific Use Permit – August 11, 2011 to July 26, 2013

DALLAS POLICE DEPARTMENT										
Virtual Viewer - Public Access										
Search Records - Offense										
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0026003-Y	01/30/2011	@COMMERCE PD	FOUND PROPERTY	08505		LAKEJUN...	333	1254	43020	43040
0036379-Z	02/13/2012	GUITEREZ, JONATHAN	THEFT	08505		LAKEJUN...	333	1254	06941	
0042485-Z	02/21/2012	PERRUSQUESA,ELOISA	THEFT	08505		LAKEJUN...	333	1254	06123	
0046668-X	02/18/2010	*DR. PEPPER	THEFT	08505		LAKEJUN...	333	1254	06951	
0068646-X	03/11/2010	*BUY & RIDE	CRIMINAL MISCHIEF/VAN...	08505		LAKEJUN...	333	1254	14031	
0070086-X	03/13/2010	@CITY OF DALLAS	FOUND PROPERTY	08505		LAKEJUN...	333	1254	43020	
0080910-Z	04/04/2012	*NEW BUY AND RIDE	THEFT	08505		LAKEJUN...	333	1254	06932	
0092577-X	04/05/2010	*NEW; BUY & RIDE	CRIMINAL MISCHIEF/VAN...	08505		LAKEJUN...	333	1254	14083	
0096704-X	04/09/2010	CHAVARRIA, JEANIE	AUTO THEFT-UUMV	08505		LAKEJUN...	333	1254	07191	
0099259-A	04/22/2013	ADRADE,JAMIE	THEFT	08505		LAKEJUN...	333	1254	06942	
0109398-A	05/03/2013	GONZALEZ-HERNANDEZ,M...	ROBBERY	08505		LAKEJUN...	333	1254	03971	
0113185-Z	05/09/2012	*MOTION PICTURE ASSN	FRAUD	08505		LAKEJUN...	333	1254	11020	
0127540-Z	05/24/2012	KEZMI,SYED	ASSAULT	08505		LAKEJUN...	333	1254	08191	
0128990-Z	05/18/2012	PEARSON,JOHN	OTHER OFFENSES	08505		LAKEJUN...	333	1254	26000	
0138316-Y	05/28/2011	*BUY& RIDE STORE	CRIMINAL MISCHIEF/VAN...	08505		LAKEJUN...	333	1254	14031	
0140616-X	05/21/2010	*BUY AND RIDE	CRIMINAL MISCHIEF/VAN...	08505		LAKEJUN...	333	1254	14031	
0150027-X	05/30/2010	LEE,NICHOLAS	ROBBERY	08505		LAKEJUN...	333	1254	03831	
0171290-Z	07/11/2012	DIAZ, GILBERTO	ROBBERY	08505		LAKEJUN...	333	1254	03941	
0171337-Z	07/11/2012	*TEXACO	THEFT	08505		LAKEJUN...	333	1254	06935	
0279071-W	09/18/2009	YOUNG,MALCOLM	THEFT	08505		LAKEJUN...	333	1254	06992	
0307649-Y	11/22/2011	*BUY N RIDE	THEFT	08505		LAKEJUN...	333	1254	06935	
0332396-Y	12/21/2011	JOE,GLENDA,BAILEY	TRAFFIC MOTOR VEHICLE	08505		LAKEJUN...	333	1254	32090	
0367120-W	12/13/2009	OLIVARES, MARIA	THEFT	08505		LAKEJUN...	333	1254	06942	

LIST OF OFFICERS
Vortex Business, Inc.

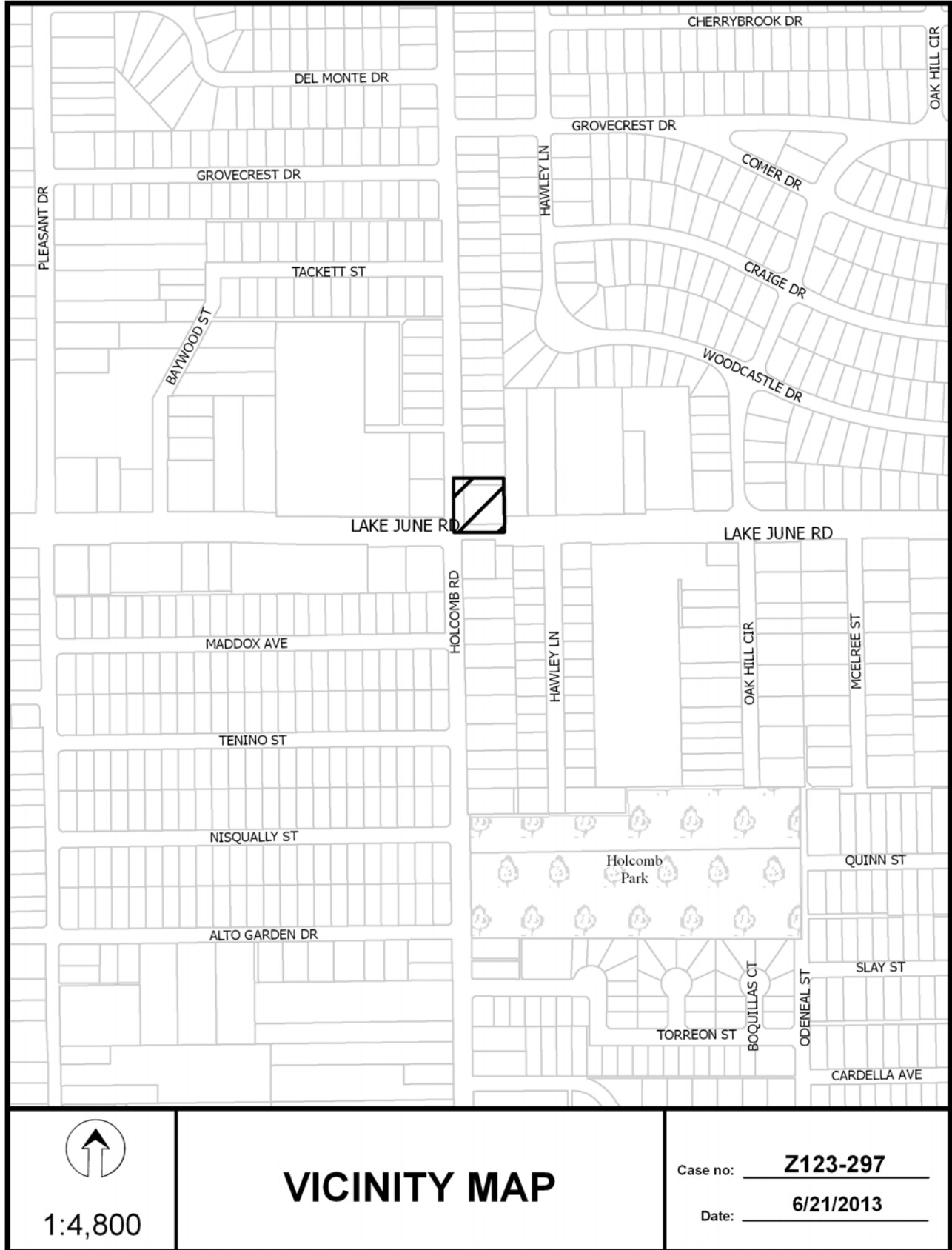
- Karim P. Rashid Member
- Rehan S. Merchant Member

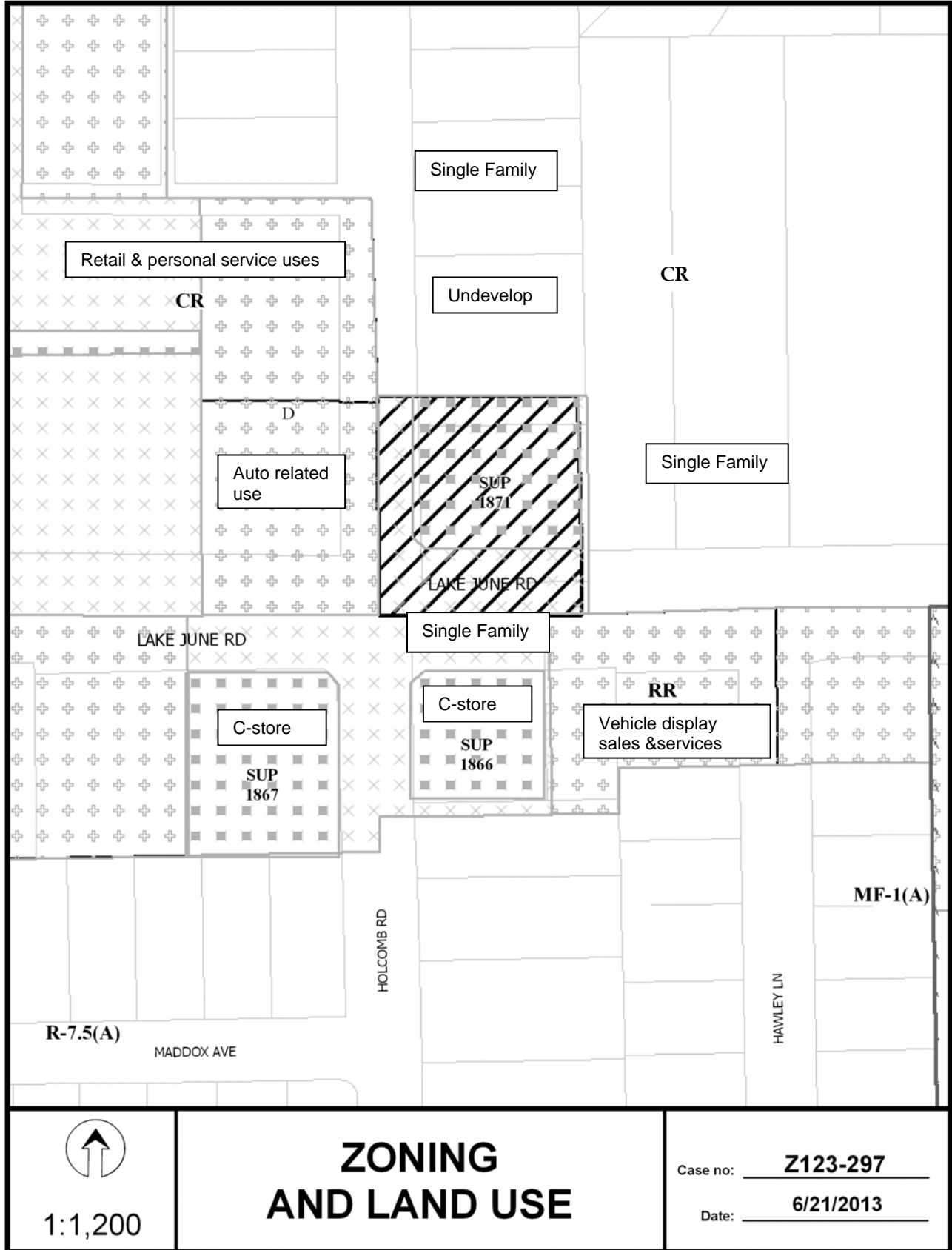
LIST OF OFFICERS
Club Creek Rental Properties, LLC

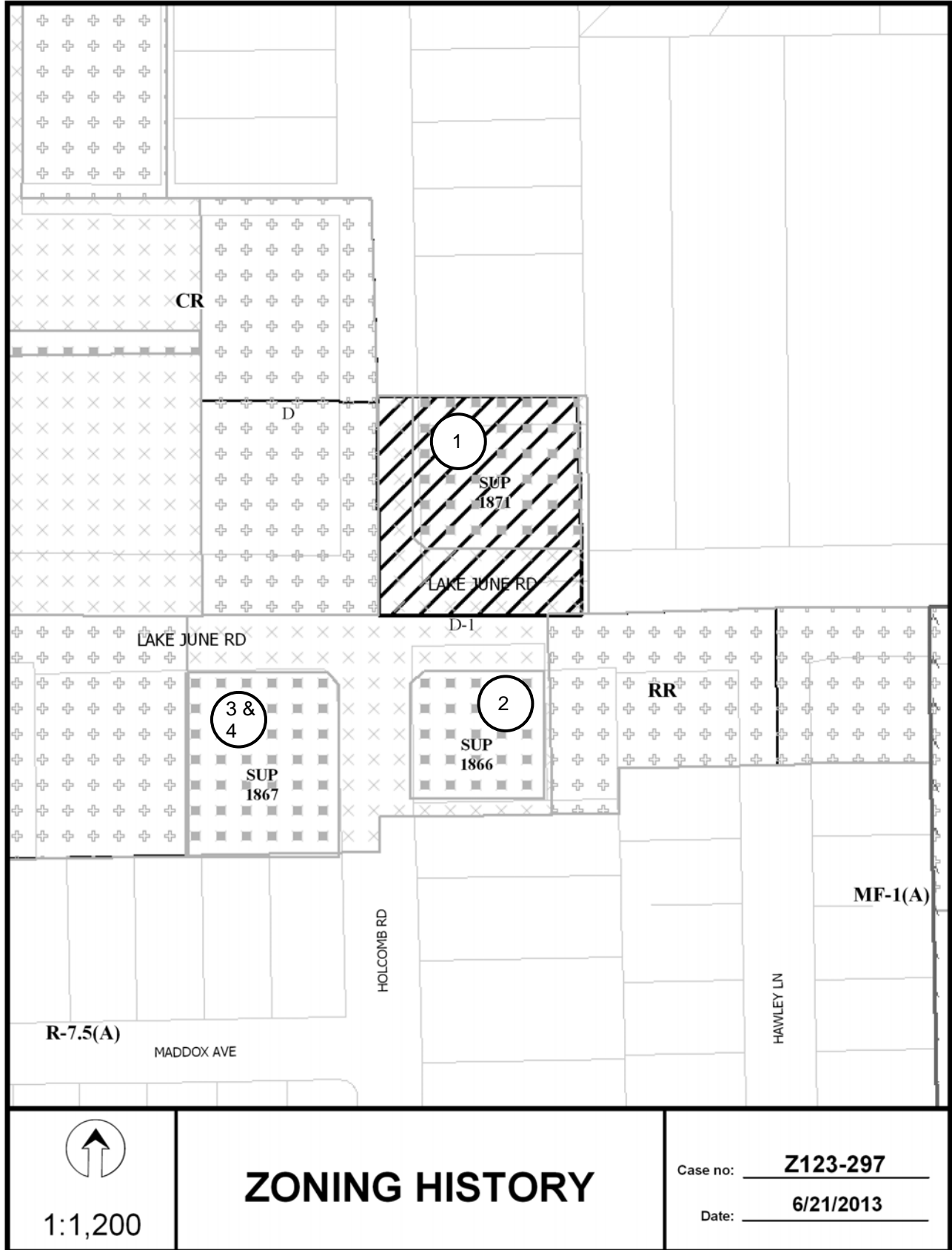
- Karim P. Rashid Member
- Rehan S. Merchant Member

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
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4. INGRESS / EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
5. PARKING: Parking must be located as shown on the attached site plan.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.





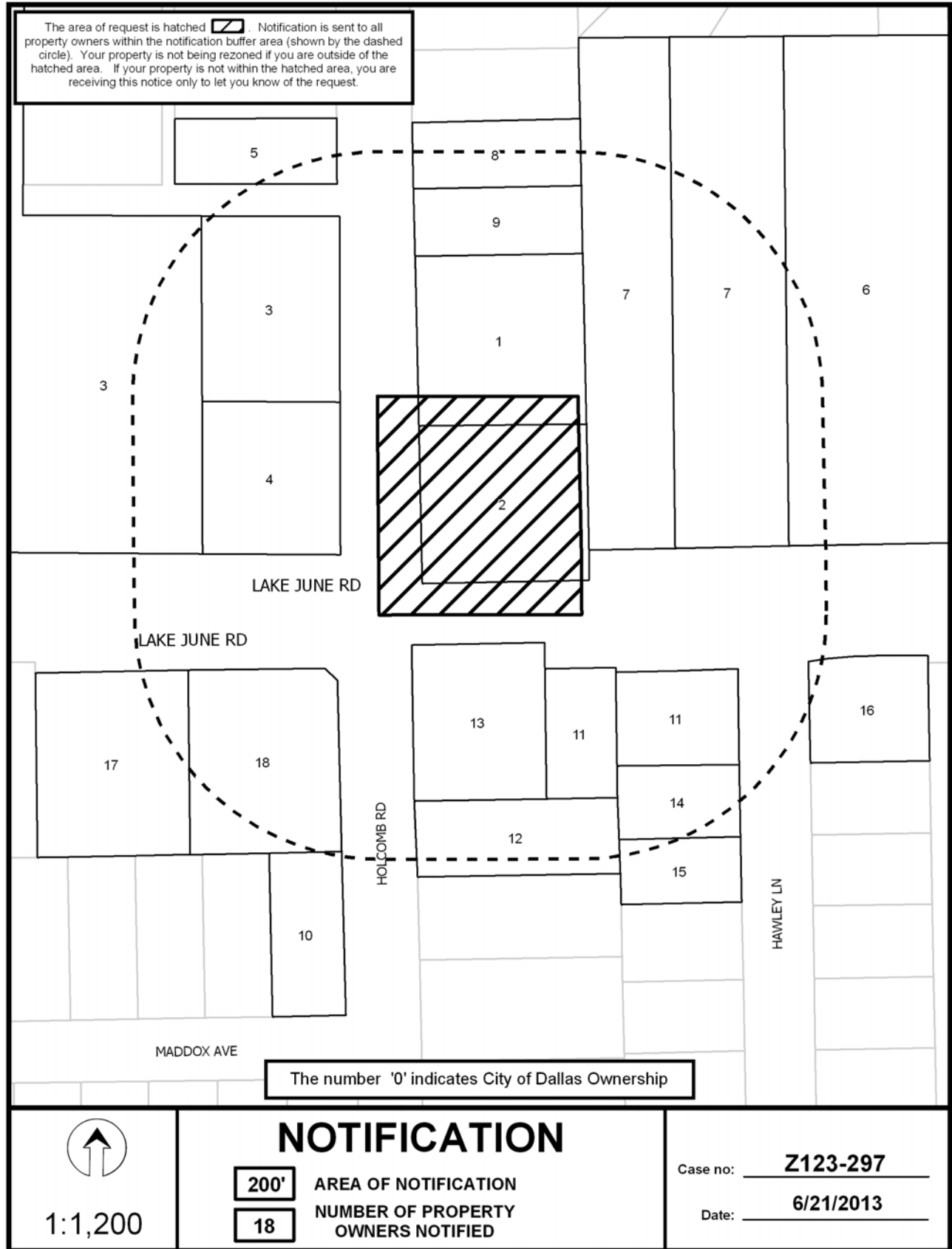


1:1,200

ZONING HISTORY

Case no: Z123-297

Date: 6/21/2013



Notification List of Property Owners

Z123-297

18 *Property Owners Notified*

Label #	Address	Owner
1	1316 HOLCOMB RD	SILVA JOSEFINA
2	8505 LAKE JUNE RD	IBRAHIM RETAIL GROUP INC
3	8407 LAKE JUNE RD	MARTINEZ RUBEN
4	8449 LAKE JUNE RD	ORTIZ JOSE & SANDRA
5	1329 HOLCOMB RD	ROMANS MATTIE W
6	8601 LAKE JUNE RD	SMITH MURRICE D
7	8515 LAKE JUNE RD	SMITH ALVIE DOUGLAS
8	1328 HOLCOMB RD	MORENO ROSA
9	1324 HOLCOMB RD	MONGE JOSE & MARIA DELREFUGIO
10	8451 MADDOX AVE	ALVARADO JAVIER & OLIMPIA
11	8508 LAKE JUNE RD	MUMITH FAHIM
12	1236 HOLCOMB RD	DURAN JOSE JORGE
13	8502 LAKE JUNE RD	CHIN ROBERT K & BEN Y GEE NO 18361
14	1231 HAWLEY LN	HERNANDEZ ROGELIO
15	1227 HAWLEY LN	MENDEZ BELEN V
16	8600 LAKE JUNE RD	MUMITH FAHIM & OMRAN
17	8440 LAKE JUNE RD	WASH JUNE INC
18	8470 LAKE JUNE RD	A & Z TASTY FOODS LP STE 904

Planner: Warren F. Ellis

FILE NUMBER: Z123-148(WE) **DATE FILED:** December 12, 2012
LOCATION: Steppington Drive and Riverfall Drive, northeast corner
COUNCIL DISTRICT: 11 **MAPSCO:** 26 – E, F, J, K
SIZE OF REQUEST: Approx. 4.42 acres **CENSUS TRACT:** 131.05

APPLICANT/ OWNER: Steppington SLJ/McKinney L.P.

REPRESENTATIVE: Maxwell Fisher
MASTERPLAN

REQUEST: An application for a Planned Development District for non-residential uses on property zoned a GO(A) General Office District.

SUMMARY: The purpose of this request is to permit the development of various retail, office and storage uses on site. The applicant is proposing to divide the site into two subareas. Each subarea will be developed separately, with Subarea A being developed with approximately 150,000 square feet of retail and personal service uses and Subarea B with approximately 315,000 square feet of mini-warehouse of uses.

STAFF RECOMMENDATION: Denial

PREVIOUS ACTION: On July 11, 2013, the City Plan Commission held this case under advisement until August 8, 2013, in order to meet with the applicant's representative and staff to discuss the proposed development.

BACKGROUND INFORMATION:

- The applicant’s request for a Planned Development District for non-residential uses will allow for the development of mini-warehouses, office and limited retail uses. The applicant will create two subareas within the request site to accommodate the proposed development.
- The applicant has incorporated specific language that relates to the development rights and standards for mini-warehouse uses in both subareas. In Subarea A, the maximum floor area is 150,000 square feet and for Subarea B, the maximum floor area is 315,000 square feet; totaling approximately 465,000 square feet of buildable floor area in both subareas.
- The request site is adjacent to multifamily uses to west, across Steppington Drive, and office uses to the east and south. Properties south of the request site, across Riverfall Drive, consist of a child-care facility and retail uses.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Steppington Drive	Local	30 ft.	30 ft.
Riverfall Drive	Local	30 ft.	30 ft.
Central Expressway		Variable lane widths	Variable lane widths

Land Use:

	Zoning	Land Use
Site	GO(A)	Office, Undeveloped
North	MF-3(A)	Multifamily
South	MU-1, GO(A), RR	Retail, Office
East	GO(A)	Office
West	GO(A), MF-4(A)	Multifamily

Comprehensive Plan: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request. The Plan identifies the request site as being in a Commercial Center or Corridor and being located a Transit Center or Multi-modal Corridor.

Business Centers or Corridors

These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. 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.

Transit Centers or Multi-Modal Corridors

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

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

Land Use Compatibility: The 4.42 acre site is developed with a 2-two story, office building. The applicant's request for a Planned Development District for non-residential uses will allow for the development of mini-warehouses, office and limited retail uses. The applicant will create two subareas within the request site to accommodate the proposed development. The total buildable area combined for both subareas is approximately 465,000 square feet of floor area. Subarea A will allow for the development of 140,000 square feet of mini-warehouses and up to 10,000 square feet of ground retail and personal service uses. Subarea B, on the other hand, will permit the development of approximately 315,000 square feet of mini-warehouse uses.

In addition, the applicant has provisions in the Planned Development District conditions that pertain to the treatment of the building's elevation. These provisions require certain building materials and architectural features for a mini-warehouse development.

Since the applicant is proposing to work around the SUP requirement for mini-warehouse uses typically required in all retail and mixed use districts by requesting a planned development district, at a minimum staff believes they need to submit a development plan with the zoning change request to regulate the use in a manner more consistent with the SUP requirement and a Council approved site plan. Staff also objects to the requested waiver of the residential proximity slope (RPS) and urban form setback adjacent to the multifamily uses to the north and to the west (urban form). Staff would also favor a minimum required development of uses other than mini-warehouses in the development, particularly along Central Expressway.

Staff has requested a development plan from the applicant's representative showing the proposed uses on site. However, a development plan was not submitted and at the request of the representative to proceed with the case with the conceptual plan. Staff believes the mini-warehouse uses are not conducive or compatible with the surrounding uses nor are they the best and highest use for this location along Central Expressway. Based on the information the applicant has provided as it relates to the conceptual plan and conditions, staff's recommendation is denial of a Planned Development District for non-residential uses.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Density</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Special Standards</u>	<u>PRIMARY Uses</u>
	<u>Front</u>	<u>Side/Rear</u>					
GO(A) -existing 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
PDD - Proposed non-residential	15'	20' adjacent to residential	150,000 sq. ft. Subarea A 315,000 sq. ft. Subarea B 4.0 FAR	Varies	75%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, lodging – limited retail & personal service uses, mini-warehouse

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

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

Planned Development District Conditions: Staff reviewed the applicant’s conditions and cannot support the specific uses that are proposed in both Subareas. These uses in Subarea A include, under the retail and personal service uses, a general merchandise or food store greater than 3,500 square feet and both uses that are listed under the Wholesale, Distribution and Storage use. As for the Subarea B, staff cannot support the mini-warehouse use which is also listed under the Wholesale, Distribution and Storage. In addition, staff is opposed to any outside storage of any vehicles, trailers and recreational vehicles within a mini-warehouse use.

As a result of the requirements and regulations the applicant has incorporated in the conditions for a mini-warehouse use, staff cannot support the applicant’s request for a Planned Development District for non-residential uses.

All other uses that are listed in Subarea A and Subarea B are a permitted use in the GO(A) General Office District, with only a few exceptions. Staff can support the few main uses the applicant has inserted into conditions.

Miscellaneous – conditions: The city attorney has reviewed and has made the necessary changes to the applicant’s proposed conditions in the event the zoning case is approved by the City Plan Commission and then forwarded for City Council consideration.

LIST OF OFFICERS

General Partners:

Steppington SLJ / McKinney L.P., a Texas Limited Liability Company

- J. Tim Moore President

SLJ COMPANY, LLC, a Texas Limited Liability Company

- Louis H. Lebowitz President

Limited Partners:

2009 MCKINNEY INVESTMENTS FUND, L.P., a Texas Limited Partnership

- J. Tim Moore President

SLJ / EOF VIII, LTD, a Colorado Limited Partnership

- Louis H. Lebowitz President

**APPLICANT'S PROPOSED PDD
CONDITIONS**

“ARTICLE

PD

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

PD__ was established by Ordinance No.____, passed by the Dallas City Council on _____, 2013.

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

PD__ is established on property located west of North Central Expressway and north of Riverfall Drive. The size of PD __ is approximately 4.42 acres.

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

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

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

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

SEC 51P- __.104 CREATION OF SUBAREAS.

The district is divided into two subareas: Subarea A and B.

SEC 51P- __.105 EXHIBITS.

The following exhibit is incorporated in this article:

Exhibit S-__ conceptual plan.

SEC 51P- __.106 CONCEPTUAL PLAN.

Development of the Property must comply with the conceptual plan (Exhibit S-__). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

SEC 51P- __.107 DEVELOPMENT PLAN.

A development plan must be approved by the city plan commission before the issuance of any building permit to authorize construction involving an increase in building footprint. If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC 51P- __.108 MAIN USES PERMITTED.

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

(1) Commercial and business services.

- Custom business services.
- Medical or scientific laboratory.

(2) Lodging uses.

- Hotel or motel [subject to restrictions of Section 51P___.117 below].
- Extended stay hotel or motel [subject to restrictions of Section 51P___.117 below].

(3) Office uses.

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

(4) Institutional and community service uses.

- Adult day care facility.
- Child-care facility.
- Church.

(5) Retail and personal service.

- Business school.
- 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.
- Personal services use.
- Restaurant without drive-in or drive-through window.

(6) Wholesale, distribution, and storage uses.

- Mini-warehouse.

-- Office showroom/warehouse.

(7) Miscellaneous Uses.

-- Temporary construction or sales office.

(b) Subarea B.

(1) Except as provided in this subsection, the only main uses permitted are those main uses permitted in the GO(A) General Office District, as set out in Chapter 51A. For example, a use permitted in the GO(A) General Office District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the GO(A) General Office District is subject to DIR in this district, etc. The following main uses are also permitted by right:

(2) The following main uses are permitted by right:

(A) Institutional and Community Service Uses:

-- Child-care facility.

(B) Wholesale, distribution, and storage uses:

-- Mini-warehouse.

SEC 51P-___.109 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) Outside storage is permitted as an accessory use restricted per Section 51P-__ 115 below.

SEC. 51P-___.110 YARD, LOT AND SPACE PROVISIONS.

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

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

(b) Residential proximity slope. The residential proximity slope regulations in Section 51A-4.412 apply only to the external perimeter of the property. The residential proximity slope applies only if there are windows above 26 feet on the northern elevation facing the multifamily district to the north.

(c) Urban form. No urban form setback is required.

(d) Setbacks. The setback from Central Expressway, Steppington Drive, and Riverfall Drive is 15 feet. The setback from the northern property line is 20 feet. The setback from the southern property line of Subarea A is 0 feet. The setback from the eastern property line of Subarea B is 0 feet. There are no setbacks for interior property lines.

(e) Lot Coverage. The maximum lot coverage for Subareas A and B combined is 75 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground structures are not.

(f) Height.

(1) Subarea A. Maximum structure height is 120 feet with exception of buildings occupied by a mini-warehouse use, in which case the maximum structure height is 54 feet.

(2) Subarea B. Maximum structure height is 120 feet with exception of buildings occupied by a mini-warehouse use, in which case the maximum structure height is 41 feet. Buildings are exempted from the maximum story provisions.

(3) Roof-top equipment. Roof-top mechanical equipment may extend up to 12 feet above the roofline or the maximum allowable building height for all subareas. Mechanical equipment, skylights, and solar panels on roofs must be integrated into the building design, screened, or setback so that they are not visible from a point five feet, six inches above grade at the Property line.

(g) Floor Area.

(1) Mini-warehouse.

(A) In Subarea A, maximum floor area for a mini-warehouse use is 150,000 square feet.

(B) In Subarea B, maximum floor area for a mini-warehouse use is 315,000 square feet.

(2) Office showroom/warehouse. The office showroom component of an office showroom/warehouse use must comprise at least 25 percent of the total floor area.

(h) Stories. No maximum number of stories.

SEC. 51P- __.111 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) For the purpose of meeting the parking requirements, this district is considered as one lot.

SEC. 51P __. 112 ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- __. 113 LANDSCAPING AND SCREENING.

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

(b) Landscaping must be maintained in a healthy, growing condition.

SEC. 51P- __.114 SIGNS.

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

SEC. 51P- __.115 BUILDING ELEVATIONS.

Building elevation treatments for mini-warehouse uses.

(1) The exterior materials of the building elevations facing public street rights-of-way must be comprised of a minimum 80 percent masonry, excluding glass or openings. Masonry includes stone, brick, concrete, stucco, hollow clay tile, cementitious fiber siding, decorative concrete blocks or tile, glass block, other similar building materials, or a combination of those materials.

(2) A minimum of three architectural features are required on the eastern building elevation in Subarea A. A minimum of two architectural features are required on the southern and western building elevations in Subarea B. Of the required architectural features, a minimum of one of the following features must be used on each of the elevations described above.

(a) A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches or architectural or decorative columns.

(b) Display windows, faux windows, or decorative windows.

(c) Trim or accent elements using decorative contrasting colors or decorative neon lighting of at least 10 percent of the area of the facade wall exclusive of fenestration.

(d) Canopies, awnings, or similar projections.

(3) The following materials may only be used on internal walls not directly facing a public street:

(a) Smooth-faced concrete block that is non-tinted or non-burnished.

(b) Tilt-up concrete panels that are unadorned or untextured. Textured painted tilt wall is acceptable.

(c) Prefabricated steel panels.

SEC. 51P-___.116 CONFORMING – STRUCTURES.

Buildings existing at the time of adoption of this ordinance shall be considered conforming with respect to building setbacks, floor area, and height.

SEC. 51P-___.117 ADDITIONAL PROVISIONS.

(a) For a mini-warehouse:

(1) Storage units in Subarea A must be accessed by an internal corridor.

(2) The outside storage of vehicles, trailers, and recreational vehicles is limited to internal areas screened by perimeter walls or buildings. Any outside storage areas must be located a minimum of 40 feet from public rights-of-way.

(3) Inside retail sales is permitted. Outside retail sales is prohibited.

(b) For a hotel or motel or extended stay hotel or motel, all guest rooms must have primary access to an internal hallway.

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

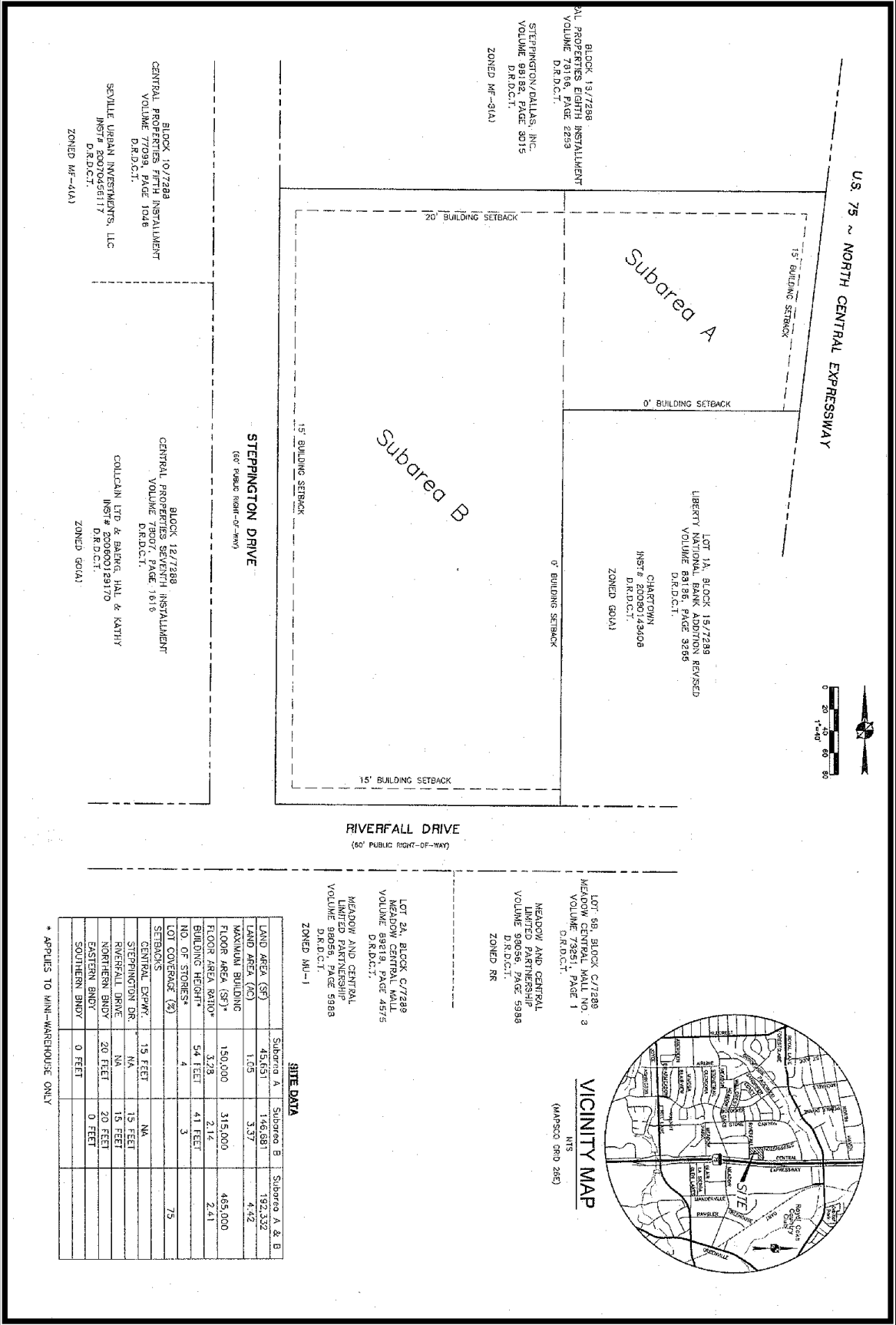
(d) Development and use of the property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-___.118 COMPLIANCE WITH CONDITIONS.

(a) All new 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.

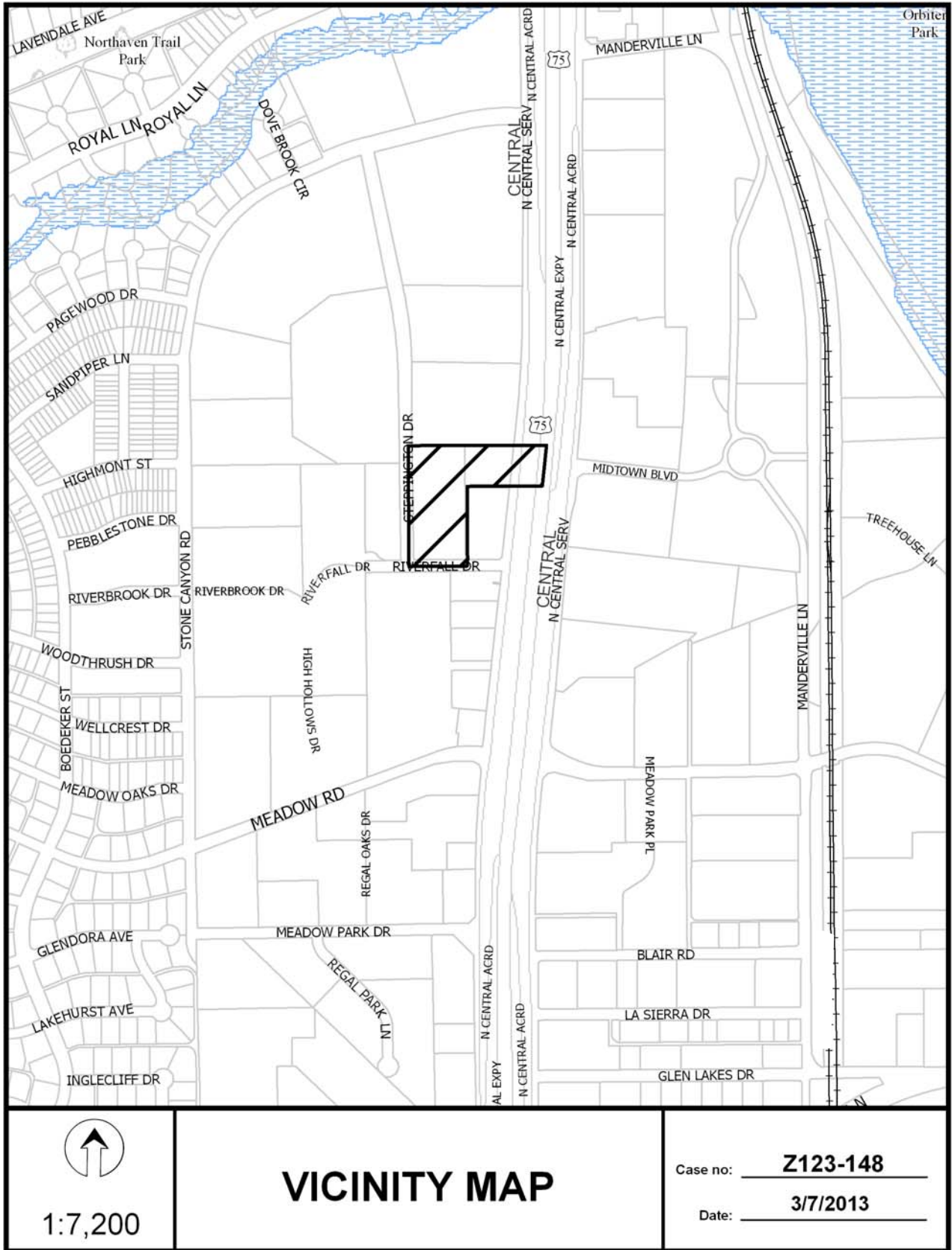
PROPOSED CONCEPTUAL PLAN

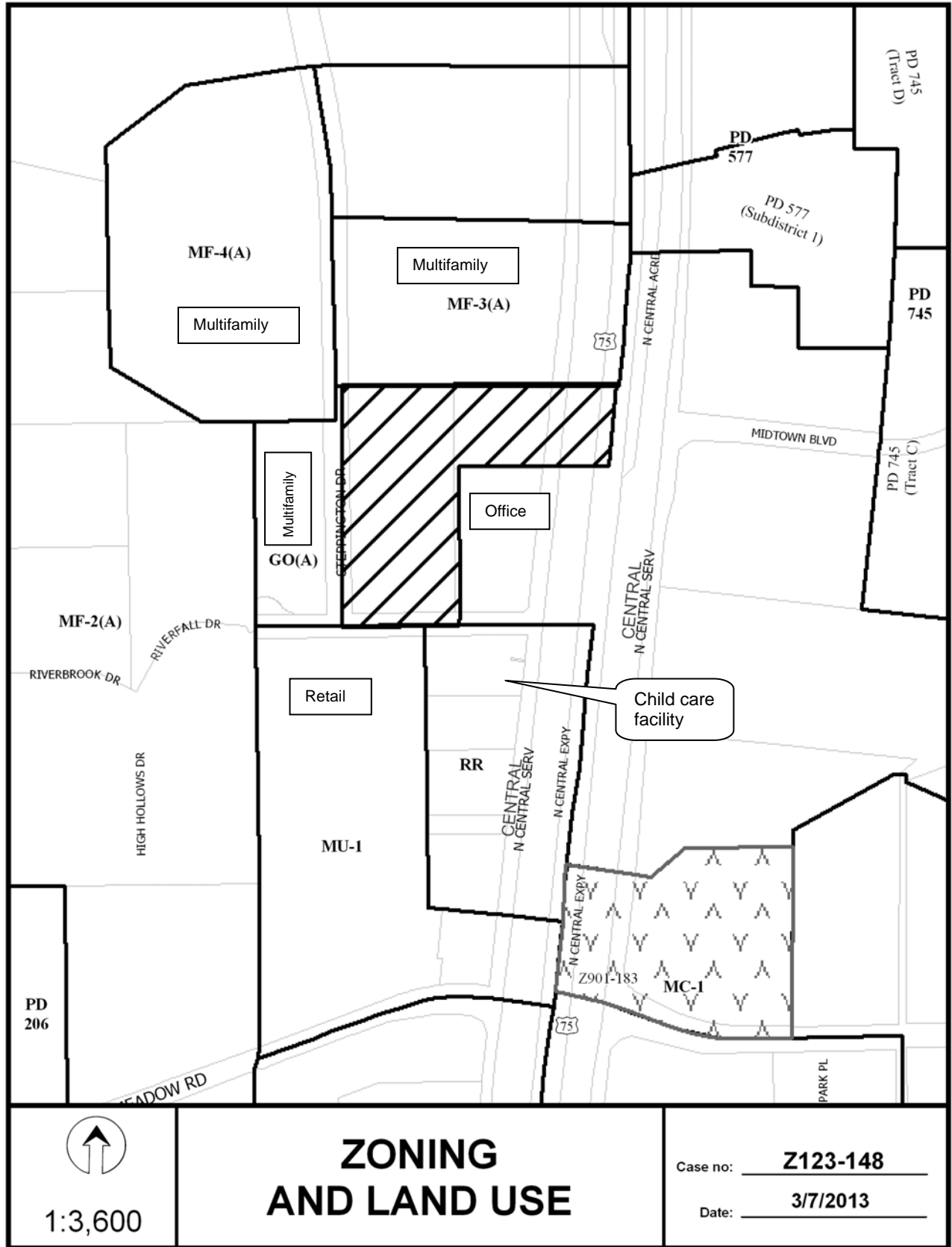


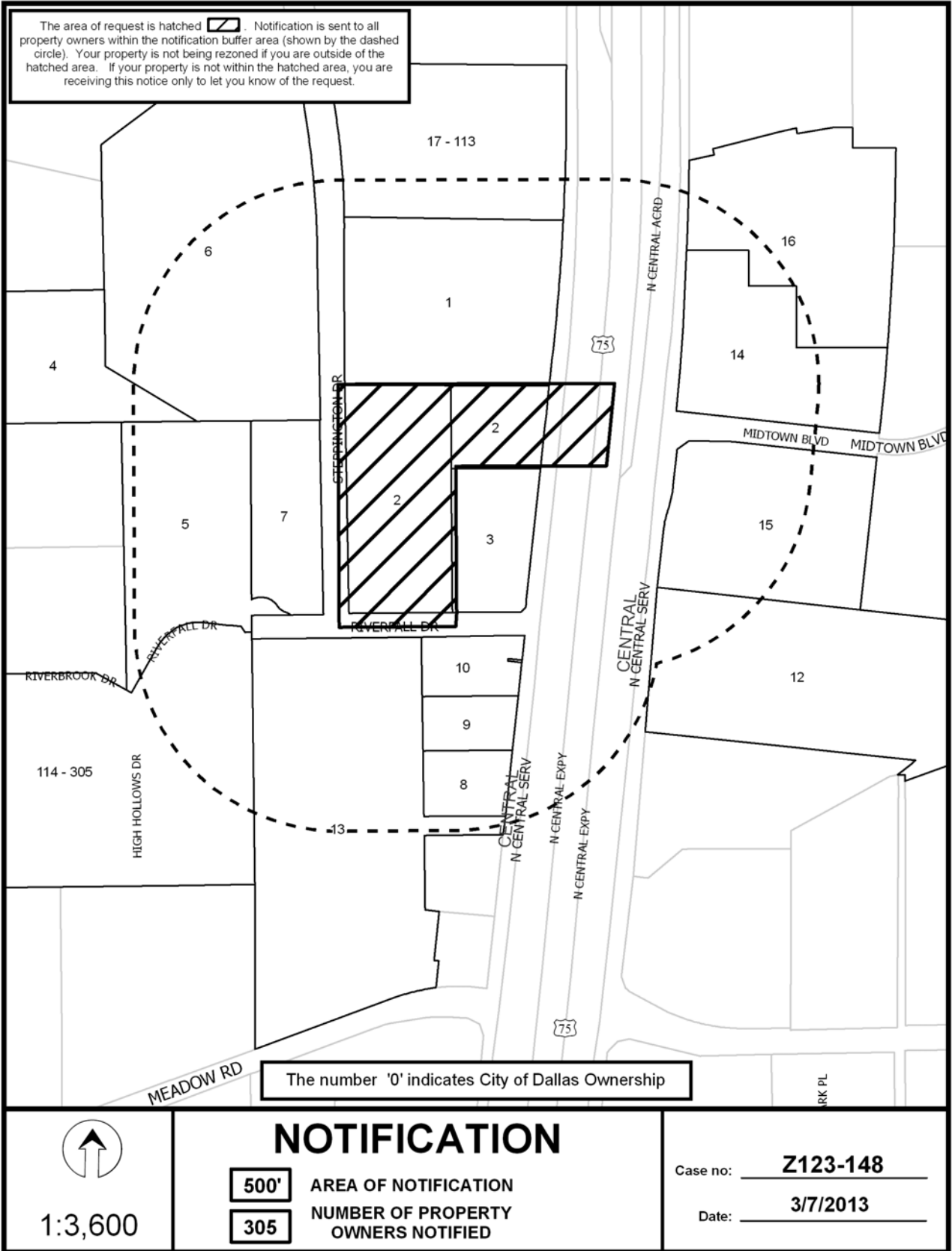
SITE DATA

Subarea	Subarea A	Subarea B	Subarea A & B
LAND AREA (SF)	45,651	146,681	192,332
LAND AREA (AC)	1.05	3.37	4.42
MAXIMUM BUILDING FLOOR AREA (SF)*	150,000	315,000	465,000
FLOOR AREA RATIO*	3.28	2.14	2.41
BUILDING HEIGHT*	54 FEET	41 FEET	75
NO. OF STORES*	4	3	
LOT COVERAGE (%)			
SETBACKS			
CENTRAL EXPWAY	15 FEET	NA	
STEPPINGTON DR	NA	15 FEET	
RIVERFALL DRIVE	20 FEET	15 FEET	
NORTHERN BNDY	20 FEET	20 FEET	
EASTERN BNDY	0 FEET	0 FEET	
SOUTHERN BNDY	0 FEET	0 FEET	

* APPLIES TO MINI-WAREHOUSE ONLY







Notification List of Property Owners

Z123-148

305 Property Owners Notified

Label #	Address	Owner
1	10640 STEPPINGTON DR	STEPPINGTON DALLAS INC 20TH FLOOR TX 492
2	10500 STEPPINGTON DR	06 QCC 0121 LLC SUITE 400
3	10501 CENTRAL EXPY	CHARTOWN NC GENERAL PS
4	10602 STONE CANYON RD	FATH VIEWPOINT LP STE 2300
5	7879 RIVERFALL DR	IRG RIVERFALL LLC % ILIAD REALTY GROUP
6	10641 STEPPINGTON DR	SEVILLE URBAN INVESTMENTS LLC
7	10501 STEPPINGTON DR	COLLCAIN LTD
8	10433 CENTRAL EXPY	CCP MEADOWCENT I LP STE 1500
9	10443 CENTRAL EXPY	CHAN NELSON S & BELLE H
10	10453 CENTRAL EXPY	MEADOW & CENTRAL LTD PS SUITE 500
11	10453 CENTRAL EXPY	PRESCOTT INTERESTS LTD STE 225
12	10550 CENTRAL EXPY	COMMODORE PARTNERS LTD
13	10455 CENTRAL EXPY	MEADOW & CENTRAL LTD PS
14	10670 CENTRAL EXPY	SEARCH PLAZA OFFICE LP STE 500
15	10650 CENTRAL EXPY	COMMODORE PTNRS LTD % CARL WESTCOTT
16	10720 CENTRAL EXPY	SK23 NORTH DALLAS LTD
17	10650 STEPPINGTON DR	GALVEZ CHARLES BLDG A UNIT 101
18	10650 STEPPINGTON DR	DUCHON MADELINE BLDG A UNIT 102
19	10650 STEPPINGTON DR	CABRIA MARIOLA M
20	10650 STEPPINGTON DR	TALIS PAMELA D &
21	10650 STEPPINGTON DR	SHELLENBERG DONALD P BLDG A UNIT 201
22	10650 STEPPINGTON DR	KAZIC EDIN & SAIDA KAZIC
23	10650 STEPPINGTON DR	MINIKES ALAN N
24	10650 STEPPINGTON DR	HERRON RODNEY GLEEN & HERRON JACQUELYN E
25	10650 STEPPINGTON DR	MOORE JACQUELINE P BLDG B UNIT 105
26	10650 STEPPINGTON DR	LONG MICHAEL A UNIT 106

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	10650 STEPPINGTON DR	BOSWELL YOLANDA ANN
28	10650 STEPPINGTON DR	NAIK JANDRERAI & MADHU # 108
29	10650 STEPPINGTON DR	NEWMAN KATHERINE
30	10650 STEPPINGTON DR	WRETA DAWIT BLDG B UNIT 206
31	10650 STEPPINGTON DR	REICHARDT WILLIAM
32	10650 STEPPINGTON DR	MALHI K S & MANJIT
33	10650 STEPPINGTON DR	NELSON VIRGINIA D #111
34	10650 STEPPINGTON DR	LEJEUNE AMANDA # 112
35	10650 STEPPINGTON DR	BURSTYN PEARCE L BLDG C UNIT 211
36	10650 STEPPINGTON DR	ZOU YONGLONG & WANG YUAN
37	10650 STEPPINGTON DR	MCCART TERRY D
38	10650 STEPPINGTON DR	ANDRADE MIRIAM C UNIT #115
39	10650 STEPPINGTON DR	BEHROOZI KAMRAN
40	10650 STEPPINGTON DR	CREIGHTON LARRY & CREIGHTON CAROL
41	10650 STEPPINGTON DR	SHACKELFORD LEWIS L III
42	10650 STEPPINGTON DR	ADCOCK SHIRLEY A #215
43	10650 STEPPINGTON DR	DARRAH JOHN S
44	10650 STEPPINGTON DR	BRASLAVSKY GEORGY & LILYA UNIT 217
45	10650 STEPPINGTON DR	PYSIAK GREGORY & EVA
46	10650 STEPPINGTON DR	BRUER HOMER L BLDG E UNIT 110
47	10650 STEPPINGTON DR	DAVIDSON ROBERT LAWRENCE &
48	10650 STEPPINGTON DR	SUTTERFIELD ODIS R TR & MARY J TR
49	10650 STEPPINGTON DR	RUBIO ROSA APT 120
50	10650 STEPPINGTON DR	LANGE NATALIE G UNIT 121
51	10650 STEPPINGTON DR	DELA PENA A & GABRIELA
52	10650 STEPPINGTON DR	VALENTINE CANDICE &
53	10650 STEPPINGTON DR	LONDON ALAN N & JEAN A
54	10650 STEPPINGTON DR	LONDON ALAN N & JEAN A
55	10650 STEPPINGTON DR	CAUSEVIC HASAN & DIKA BLDG G UNIT 218
56	10650 STEPPINGTON DR	WHITE SUE # 219
57	10650 STEPPINGTON DR	GARVIN CATHERINE L BLDG H UNIT 122

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	10650 STEPPINGTON DR	FOWLER CHERYL A
59	10650 STEPPINGTON DR	HARRISON MARY B
60	10650 STEPPINGTON DR	SPANN LIBERTY MANAGEMENT C/O MATT HARTMA
61	10650 STEPPINGTON DR	CARRASCO GILDA L
62	10650 STEPPINGTON DR	CASTANEDA GEORGE
63	10650 STEPPINGTON DR	GOLDMAN STANLEY
64	10650 STEPPINGTON DR	HAILU YODIT BLDG H UNIT 223
65	10650 STEPPINGTON DR	SPRUIELL STANLEY M BLDG H UNIT 224
66	10650 STEPPINGTON DR	JACOBS SUSAN D BLDG H UNIT 225
67	10650 STEPPINGTON DR	LONDON ALAN M & JEAN A
68	10650 STEPPINGTON DR	MURILLO ESTALLA B
69	10650 STEPPINGTON DR	BARNETT DON & MARY ALICE BARNETT
70	10650 STEPPINGTON DR	CAUSEVIC ADEL
71	10650 STEPPINGTON DR	CHAROENDIREKSAP RUNGRATH
72	10650 STEPPINGTON DR	BAILEY TONYA B BLDG I UNIT 132
73	10650 STEPPINGTON DR	WIDEMAN TERRENCE T UNIT 133
74	10650 STEPPINGTON DR	PATRICK & SONS LLC
75	10650 STEPPINGTON DR	TOLEDO TEX LLC
76	10650 STEPPINGTON DR	MORALES MARIBEL G BLDG I UNIT 230
77	10650 STEPPINGTON DR	SMITH SHIRLEY A APT 231
78	10650 STEPPINGTON DR	GHEBRAY STEFANOS T
79	10650 STEPPINGTON DR	JACKSON JAMES APT 233
80	10650 STEPPINGTON DR	WILBER LYN REID SUITE 134
81	10650 STEPPINGTON DR	LIU YAN
82	10650 STEPPINGTON DR	FUENTES ALMA BLDG J-136
83	10650 STEPPINGTON DR	GREBOW MARTIN BLDG J UNIT 137
84	10650 STEPPINGTON DR	ABAY ASMAMAW #234
85	10650 STEPPINGTON DR	COX KIMBERLY LOU APT 235
86	10650 STEPPINGTON DR	SHULTS JANICE S UNIT 236
87	10650 STEPPINGTON DR	REASONOVER TODD UNIT 237 BLGD J
88	10650 STEPPINGTON DR	CHERNYAKHOVSKY CYNTHIA

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	10650 STEPPINGTON DR	ZERMENO MARIA # 217
90	10650 STEPPINGTON DR	AGS INVESTMENTS LLC UNIT 140
91	10650 STEPPINGTON DR	DAVIS JON T
92	10650 STEPPINGTON DR	GARCIA VICTOR MANUEL UNIT 238
93	10650 STEPPINGTON DR	DILLINGHAM TOM # 239
94	10650 STEPPINGTON DR	MURPHY STEPHEN CHAD BLDG K UNIT 240
95	10650 STEPPINGTON DR	RIOPELLE ONEIDA
96	10650 STEPPINGTON DR	PERL JACK & PERL MARY
97	10650 STEPPINGTON DR	ANDREWS SUSAN
98	10650 STEPPINGTON DR	EBBIGHAUSEN RAY & JEAN
99	10650 STEPPINGTON DR	HUMPHRIES JOHN F JR & DENNIS R
100	10650 STEPPINGTON DR	PERRY MELISSA
101	10650 STEPPINGTON DR	PYSIAK GREGORY & EWA
102	10650 STEPPINGTON DR	LEE FLOYD H BLDG L UNIT 246
103	10650 STEPPINGTON DR	GANE SUE H UNIT 247
104	10650 STEPPINGTON DR	LEE FLOYD H
105	10650 STEPPINGTON DR	SANFORD LILA APT 149
106	10650 STEPPINGTON DR	LONDON ALAN W & JEAN A
107	10650 STEPPINGTON DR	SCHENKLER BRUCE G APT 151
108	10650 STEPPINGTON DR	KAZIC ESMA UNIT # 248
109	10650 STEPPINGTON DR	MILLER SHERALYN O
110	10650 STEPPINGTON DR	SUMMEY JOHN M APT 250
111	10650 STEPPINGTON DR	WALL SIMEON H
112	10650 STEPPINGTON DR	MCINTOSH JAMES L BLDG N UNIT 152
113	10650 STEPPINGTON DR	NGUYEN MYLY T
114	10526 STONE CANYON RD	HOWELL CRAIG
115	10526 STONE CANYON RD	MILLER MURIEL LIEBERS APT 102
116	10526 STONE CANYON RD	FARRIS ROY D JR
117	10526 STONE CANYON RD	STEWART VERA A
118	10526 STONE CANYON RD	BERRY KENNETH # 201
119	10526 STONE CANYON RD	VYAS ABHINAV BLDG A UNIT 202

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	10526 STONE CANYON RD	TIMRECK THOMAS J UNIT 203
121	10526 STONE CANYON RD	FLEMING GRACE
122	10530 STONE CANYON RD	EVANS EVA L BLDG B UNIT 105
123	10530 STONE CANYON RD	KLEINMAN DIANA E APT 106
124	10530 STONE CANYON RD	MAY JANET WOODWARD
125	10530 STONE CANYON RD	SCHNORMEIER MARILYN R UNIT 108 BLDG B
126	10530 STONE CANYON RD	KANNER LEONARD
127	10530 STONE CANYON RD	SPT REAL ESTATE SUB III LLC
128	10530 STONE CANYON RD	TURNER KEVIN F & ET AL 104-216
129	10530 STONE CANYON RD	NEWBERG MARVIN APT 247
130	10532 STONE CANYON RD	KLP INVESTMENTS LLC
131	10532 STONE CANYON RD	HARTSOCK MARLENE BLDG C UNIT 110
132	10532 STONE CANYON RD	DALEY PATRICK
133	10532 STONE CANYON RD	STONE MARILYN R & ALTON H
134	10534 STONE CANYON RD	HERNANDEZ REGINA T
135	10534 STONE CANYON RD	LITTLEJOHN COREY
136	10534 STONE CANYON RD	HAMILTON GREGORY G BLDG D UNIT 114
137	10534 STONE CANYON RD	HERMOSILLO JOSE UNIT 115
138	10534 STONE CANYON RD	WILKINSON AARON C &
139	10534 STONE CANYON RD	RUBENSTEIN LEON LIVING TRUST
140	10534 STONE CANYON RD	VELEZ OSCAR GOMEZ & HALE PAUL
141	10534 STONE CANYON RD	VELEZ OSCAR GOMEZ & PAUL HALE
142	10536 STONE CANYON RD	LONGORIA BARBARA BLDG E UNIT 116
143	10536 STONE CANYON RD	REEVES TERRY F
144	10536 STONE CANYON RD	GONZALES VANESSA V
145	10536 STONE CANYON RD	TAYLOR DEBORAH G NO 119
146	10536 STONE CANYON RD	DIAZ HUGH BLDG E UNIT 216
147	10536 STONE CANYON RD	LOZANO ENEDELIA
148	10536 STONE CANYON RD	EMERSON NORA C BLDG E UNIT 218
149	10536 STONE CANYON RD	PHAM JACQUELINE BLDG E UNIT 219
150	10544 STONE CANYON RD	WARD BERT TRUST

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	10544 STONE CANYON RD	MIDDLETON CHARLES ZACHARY UNIT 121
152	10544 STONE CANYON RD	MURPHREE JOHN E
153	10544 STONE CANYON RD	GOODSON CAROLYN K BLDG F UNIT 123
154	10544 STONE CANYON RD	WEISFELD RONALD A
155	10544 STONE CANYON RD	DONALDSON JAMES A
156	10544 STONE CANYON RD	ZAMLEN CYNTHIA JO STE 109-285
157	10544 STONE CANYON RD	WIGLEY ROBERT TR
158	10546 STONE CANYON RD	ZAK MICHAEL S UNIT #124
159	10546 STONE CANYON RD	BROWN LAUREN B BLDG G UNIT 125
160	10546 STONE CANYON RD	KAGAN ALAN M
161	10546 STONE CANYON RD	LEVINE LAWRENCE J & MARCIA P
162	10546 STONE CANYON RD	NAVARRO WENDY C #224
163	10546 STONE CANYON RD	WILDE TARA C
164	10546 STONE CANYON RD	SANTIAGO DEWITT L
165	10546 STONE CANYON RD	MULLEY MARY UNIT 227
166	10548 STONE CANYON RD	DUKE BILLY J BLDG H UNIT 128
167	10548 STONE CANYON RD	DUKE BJ #128
168	10548 STONE CANYON RD	ISAKSSON CHARLIE & JAHLYN C BLDG H UNIT
169	10548 STONE CANYON RD	WALLACE JILL SANDEL BALLARD #131
170	10548 STONE CANYON RD	ISAACSON PAMELA UNIT 228
171	10548 STONE CANYON RD	CONDON KATHLEEN UNIT 229
172	10548 STONE CANYON RD	CHANNING JENNIFER A BLDG H UNIT 230
173	10548 STONE CANYON RD	COLEMAN CALEB & VANESSA SALAZAR
174	10550 HIGH HOLLOW DR	HOLLOWS NORTH CONDO ASSOC UNIT 132
175	10550 HIGH HOLLOW DR	DAVIS MICHAEL UNIT 133
176	10550 HIGH HOLLOW DR	WANG DIING-YUAN &
177	10550 HIGH HOLLOW DR	CANTY JOHN P # 233
178	10552 HIGH HOLLOW DR	SMITH DONALD R & LYNDA J BLDG J UNIT 134
179	10552 HIGH HOLLOW DR	FRITTS REX CALLOWAY #J135
180	10552 HIGH HOLLOW DR	HAVERSTICK MICHAEL
181	10552 HIGH HOLLOW DR	CLARK NATHAN BLDG J UNIT 137

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	10552 HIGH HOLLOWS DR	HOLLOWS NORTH CONDOMINIUM ASSOCIATION IN
183	10552 HIGH HOLLOWS DR	GENTILE NANCY UNIT 235
184	10552 HIGH HOLLOWS DR	FOREMAN SHERYL L UNIT 236
185	10552 HIGH HOLLOWS DR	CARSON WILLIAM C APT 237
186	10556 HIGH HOLLOWS DR	FITZGERALD DAVID M
187	10556 HIGH HOLLOWS DR	SEARSON REX LEROY &
188	10556 HIGH HOLLOWS DR	WHIDDEN DAVID L III & GRIFFITH ALICIA A
189	10556 HIGH HOLLOWS DR	SCHILL TERRY M # 141
190	10556 HIGH HOLLOWS DR	BARGONETTI MERRY ANN UNIT 238
191	10556 HIGH HOLLOWS DR	STERLING TRACY UNIT 239
192	10556 HIGH HOLLOWS DR	BURKET JAMES BLDJ K UNIT 240
193	10556 HIGH HOLLOWS DR	DAVIS ROBERT A ET AL BLDG K UNIT 241
194	10558 HIGH HOLLOWS DR	MATISE JAN C
195	10558 HIGH HOLLOWS DR	KENDRA KAROL A UNIT 143
196	10558 HIGH HOLLOWS DR	MOMIN ASMA S UNIT 144
197	10558 HIGH HOLLOWS DR	WHITESIDE TRACY
198	10558 HIGH HOLLOWS DR	MANTANONA TINA UNIT 242
199	10558 HIGH HOLLOWS DR	SOMMER CLAUDIA M UNIT 243-L
200	10558 HIGH HOLLOWS DR	GOSNELL DAVID WILLIAM # 244
201	10558 HIGH HOLLOWS DR	HARTLEP KORY UNIT 215
202	10562 HIGH HOLLOWS DR	MINTZ ERIN M
203	10562 STONE CANYON RD	LEE SELMA RUE
204	10562 HIGH HOLLOWS DR	GUARDIAN MTG CO INC
205	10562 HIGH HOLLOWS DR	ISAKSSON CHARLIE & BLDG M UNIT 149
206	10562 HIGH HOLLOWS DR	KLEIN KATHERINE JOANNA # 246
207	10562 HIGH HOLLOWS DR	NEWBERG MARVIN J APT 247
208	10562 HIGH HOLLOWS DR	BLAIR DAVID C # 248
209	10562 HIGH HOLLOWS DR	HANNAH BRYON W
210	10564 HIGH HOLLOWS DR	HOLLOWS NORTH CONDO ASN INC
211	10564 HIGH HOLLOWS DR	HINKLE MELISSA # 151
212	10564 HIGH HOLLOWS DR	BARBERO ISABEL

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	10564 HIGH HOLLOWS DR	DRYZER LOWELL M TRUST & RUTH A DRYZER TR
214	10564 HIGH HOLLOWS DR	MCCURRACH PAMELA & DAVID BLDG N UNIT 25
215	10564 HIGH HOLLOWS DR	HUD
216	10564 HIGH HOLLOWS DR	GRIFFITH CHARLES D #252
217	10564 HIGH HOLLOWS DR	HOLM RICHARD D
218	10566 HIGH HOLLOWS DR	BARRETT MARTHA E BLDG O UNIT #154
219	10566 HIGH HOLLOWS DR	VINSONHALER MARY C UNIT 155 BLDG O
220	10566 HIGH HOLLOWS DR	BERNBAUM PHYLISS N APT 417
221	10566 HIGH HOLLOWS DR	COUNTS LYNNA KAY #O157
222	10566 HIGH HOLLOWS DR	ORDNER JOHN R & KAREN W TRUSTEES ORDNER
223	10566 HIGH HOLLOWS DR	MOORE D P
224	10566 HIGH HOLLOWS DR	LEON JAIRO CHING
225	10566 HIGH HOLLOWS DR	ALCALA LUIS M BLDG O UNIT 257
226	10570 HIGH HOLLOWS DR	SORIA MARIO &
227	10570 HIGH HOLLOWS DR	POUNDS TIM L & BUNNI
228	10570 HIGH HOLLOWS DR	YARBROUGH DANA LEE UNIT 258
229	10570 HIGH HOLLOWS DR	CATHCART PATRICIA BLDG P UNIT 259
230	10572 HIGH HOLLOWS DR	MONTGOMERY MILLIE BLDG Q UNIT 160
231	10572 HIGH HOLLOWS DR	TSCHUMY SHEILA A #161
232	10572 HIGH HOLLOWS DR	ALCALEN LIVING TRUST ELADIETO E & ERLIND
233	10572 HIGH HOLLOWS DR	ANDERSON DENISE
234	10574 HIGH HOLLOWS DR	WILKERSON KAREN M
235	10574 HIGH HOLLOWS DR	ALOI TOM UNIT 163
236	10574 HIGH HOLLOWS DR	SMITH SHARON E # 164
237	10574 HIGH HOLLOWS DR	DUBNOV WILLIAM L UNIT 165
238	10574 HIGH HOLLOWS DR	GROCE TERESA ANN
239	10574 HIGH HOLLOWS DR	GLENN DON V
240	10574 HIGH HOLLOWS DR	MCCOY DENNIS G
241	10574 HIGH HOLLOWS DR	JSL TRUST
242	10578 HIGH HOLLOWS DR	MARTIN OPAL S UNIT 166
243	10578 HIGH HOLLOWS DR	VIRDEN JOHN C #167

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	10578 HIGH HOLLOWES DR	MARSHALL JUNE
245	10578 HIGH HOLLOWES DR	SMITH DIANNE #169
246	10578 HIGH HOLLOWES DR	D & F PRODUCTIONS LTD
247	10578 HIGH HOLLOWES DR	ZIELINSKI TANYA A
248	10578 HIGH HOLLOWES DR	JACKSON LORIE M
249	10578 HIGH HOLLOWES DR	CURTIS CONSTANCE C UNIT 269
250	10580 HIGH HOLLOWES DR	KEOUGH KATHRYN UNIT 170
251	10580 HIGH HOLLOWES DR	SAIDI ROSAMOND VIRGINIA BLDG T UNIT 171
252	10580 HIGH HOLLOWES DR	AIKMAN ANITA G UNIT 172
253	10580 HIGH HOLLOWES DR	BLOCK HOWARD
254	10580 HIGH HOLLOWES DR	RING INTERNATIONAL LLC
255	10580 HIGH HOLLOWES DR	ARONSON THOMAS W APT 271
256	10580 HIGH HOLLOWES DR	FRANCE WARREN D UNIT 272 BLDG T
257	10580 HIGH HOLLOWES DR	GUCHEREAU JAN UNIT 273
258	10584 HIGH HOLLOWES DR	WILMOTH AMANDA BYARS & STEPHEN R APT 174
259	10584 HIGH HOLLOWES DR	LOWE FRED FAMILY PTNRS LTD
260	10584 HIGH HOLLOWES DR	MILAKOVICH MARKS & ANNA
261	10584 HIGH HOLLOWES DR	FISHER FRANCES JUNE EST OF BLDG U UNIT 1
262	10584 HIGH HOLLOWES DR	BAGGETT SUSANNE L
263	10584 HIGH HOLLOWES DR	GARNER NANCY #275
264	10584 HIGH HOLLOWES DR	DIA PROPERTIES
265	10584 HIGH HOLLOWES DR	GARRETT CONNIE BLDG U UNIT 277
266	10586 HIGH HOLLOWES DR	PHILLIPS JOYCE I & MAC D & PHEBE P HARGR
267	10584 HIGH HOLLOWES DR	BRZEZINSKI ARTUR & ETAL BLDG V UNIT 179
268	10586 HIGH HOLLOWES DR	JANIAK TERESA UNIT 278
269	10586 HIGH HOLLOWES DR	GOLDBERG DAVID V
270	10588 HIGH HOLLOWES DR	GALER VINCENT H #180
271	10588 HIGH HOLLOWES DR	GERSON CHARISSE BLDG W UNIT 181
272	10588 HIGH HOLLOWES DR	WERN JASON E BLDG W APT 182
273	10588 HIGH HOLLOWES DR	WILLIAMS CAROL RAND TR
274	10588 HIGH HOLLOWES DR	WILLIAMS-EAKINS CATEHRINE E

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	10588 HIGH HOLLOWES DR	TOASTON TANISHA A # 281
276	10588 HIGH HOLLOWES DR	MARTINEZ ARMANDO & FLORENCIA UNIT 282
277	10588 HIGH HOLLOWES DR	KATZEN ELLEN BLDG W UNIT 283
278	10590 HIGH HOLLOWES DR	HUNTER TANA LYNN
279	10590 HIGH HOLLOWES DR	CALVERT EVELYN A
280	10590 HIGH HOLLOWES DR	BRUCH MICHELE APT 186
281	10590 HIGH HOLLOWES DR	DOWLER LYNNE L UNIT 187
282	10590 HIGH HOLLOWES DR	TRUSTEE SERVICES OF AMERICA INC TRUSTEE
283	10590 HIGH HOLLOWES DR	LAMBERT HELEN & MICHAEL LAMBERT SR
284	10590 HIGH HOLLOWES DR	DOWLER LYNNE L & DONALD R
285	10590 HIGH HOLLOWES DR	REN XIJING
286	10594 HIGH HOLLOWES DR	LAMBERT ALLISON UNIT 188
287	10594 HIGH HOLLOWES DR	MONARCH MARTHA # 189
288	10594 HIGH HOLLOWES DR	ASTRAHAN EDELWEISS P BLDG Y UNIT #190
289	10594 HIGH HOLLOWES DR	GARCIA RUBIELA VILLA UNIT 191
290	10594 HIGH HOLLOWES DR	WILDBERGER PAUL L
291	10594 HIGH HOLLOWES DR	CLARK ADAIR W #289
292	10594 HIGH HOLLOWES DR	HALL LEANNE C BLDG Y UNIT 290
293	10594 HIGH HOLLOWES DR	MINOR TRACY BLDG Y UNIT 291
294	10596 HIGH HOLLOWES DR	SEIJAS ENNIE UNIT 192
295	10596 HIGH HOLLOWES DR	SCHROEDER WENDY K BLDG Z UNIT 193
296	10596 HIGH HOLLOWES DR	SEIJAS ENNIE G BLDG Z UNIT 292
297	10596 HIGH HOLLOWES DR	CADY LESLIE G & CHARLINE APT 293
298	10598 HIGH HOLLOWES DR	BARNETT DON & MARY
299	10598 HIGH HOLLOWES DR	MUETHER ROBERT MICHAEL UNIT 195
300	10598 HIGH HOLLOWES DR	GOULD KEVIN A UNIT 196
301	10598 HIGH HOLLOWES DR	SMITH SUSAN L #197
302	10598 HIGH HOLLOWES DR	GRANGER GAYLE E BLDG AA UNIT 294
303	10598 HIGH HOLLOWES DR	RUPP BETTY JO UNIT 295
304	10598 HIGH HOLLOWES DR	SCHLICHTING STEPHEN J
305	10598 HIGH HOLLOWES DR	GRAY EMILY E

Planner: Warren F. Ellis

FILE NUMBER: Z123-273 (WE) **DATE FILED:** April 29, 2013

LOCATION: West line of North Walton Walker Freeway, north of Twenty Grand Drive

COUNCIL DISTRICT: 6 **MAPSCO:** 52- E

SIZE OF REQUEST: Approx. 1.87 acres **CENSUS TRACT:** 107.03

APPLICANT/ OWNER: 601 Walton Walker, LLC
David Varela – Managing Member

REPRESENTATIVE: MASTERPLAN
Santos Martinez

REQUEST: An application for an RR Regional Retail District on property zoned an LO-3 Limited Office District.

SUMMARY: The purpose of this request is to allow for the development of retail type uses on the site.

STAFF RECOMMENDATION: Denial.

PREVIOUS ACTION: On July 11, 2013, the City Plan Commission held this case under advisement until August 8, 2013, to allow for the applicant’s representative to facilitate a neighborhood meeting.

BACKGROUND INFORMATION:

- The applicant’s request for an RR Retail Regional District will allow for a variety of retail and personal services uses on the site.
- The request site is adjacent to an LO-3 District, an RR Regional Retail District and an R-7.5(A) Single Family District where the development is primarily a church and single family uses. The properties to the north and west of the site are undeveloped.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
N. Walton Walker	Variable lane widths		
Twenty Grand Drive	Local	50 ft.	50 ft.

Land Use:

	Zoning	Land Use
Site	LO-3	Undeveloped
North	LO-3	Undeveloped
South	RR	Undeveloped
East	LO-3	Walton Walker Freeway
West	LO3	Church, Undeveloped

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

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

The request site is located within an area that limits office uses and is in close proximity to residential uses. The RR District is a more intensive district than the surrounding LO-3 District. The proposed RR Regional Retail District could have a negative impact on the adjacent uses even though the request site is adjacent to a frontage road.

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

Land Use Compatibility: The 1.87 acre site is undeveloped and is adjacent to an institutional use and several undeveloped tracts of land. There is also a single family development that is within close proximity of the request site; which is located south of Twenty Grand Drive and west of Furlough Drive.

The applicant’s request for an RR regional Retail District will allow for the development of various retail and personal service uses. Certain uses that are permitted within the RR District are not compatible with adjacent to LO-3 District uses. In addition, there are R-7.5(A) Single Family uses that are in close proximity to the request site. Even though there are some tracts of land to the south of Twenty Grand Drive that are zoned an RR Regional Retail District, staff proposes that the RR zoning boundary line not extend beyond the northern line of Twenty Grand Drive. Staff is concerned that further encroachment of the RR Regional Retail District to the north, could have a negative impact on the surrounding uses. An RR Regional Retail District is intended to “provide for the development of regional-serving retail, personal service, and office uses. This district is not intended to be located in areas of low density residential development.”

A less intensive and intrusive zoning district that is compatible with the adjacent uses is more plausible for the site. The current LO-3 Limited Office District or an NO(A) Neighborhood Office District provides the appropriate transition between the residential and office uses. The request site is adjacent to a LO-3 District and is in close proximity to an R-7.5(A) Single Family District were the development is primarily a church and single family uses. The properties to the north and a portion to the west are undeveloped.

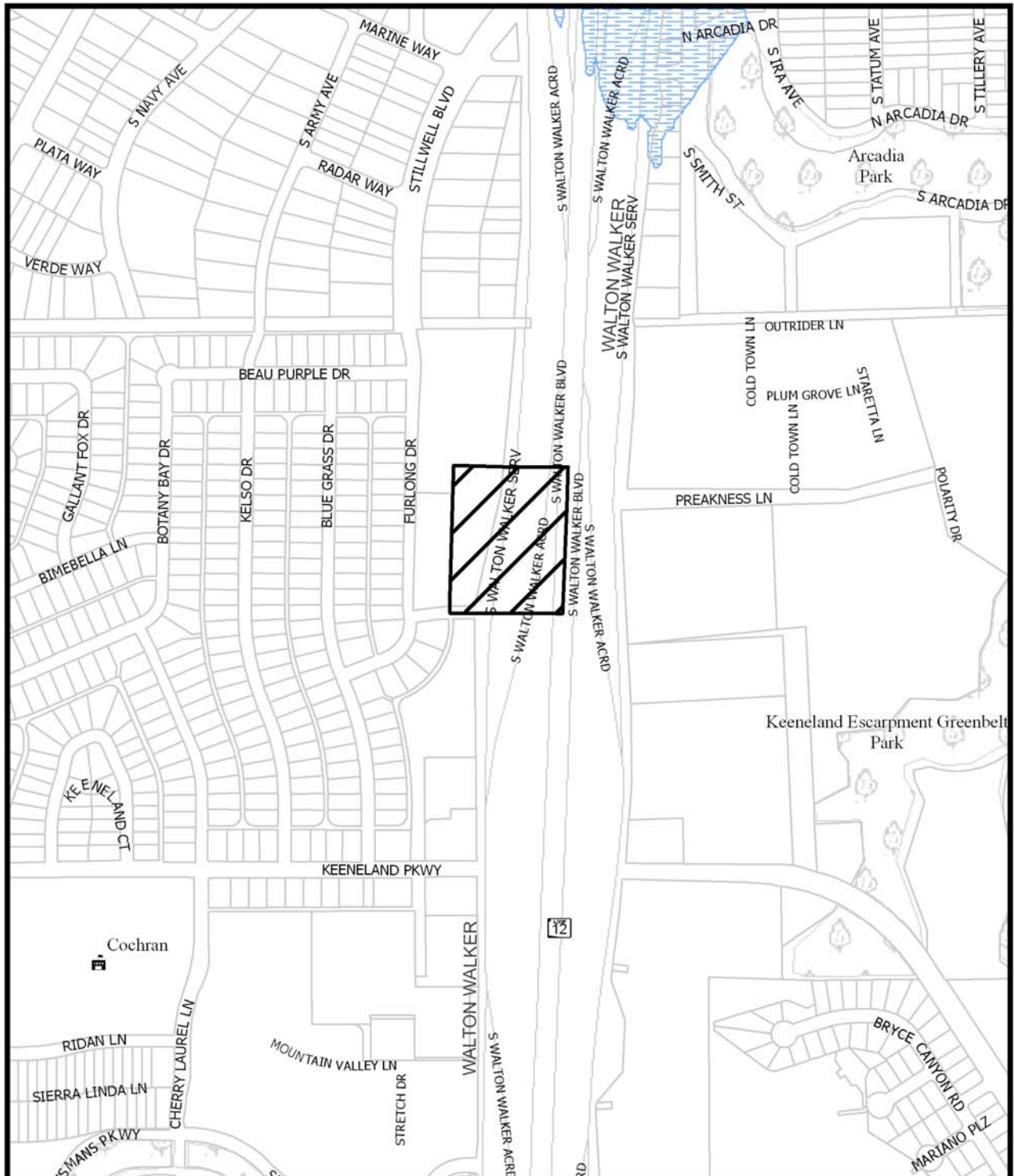
Staff’s recommendation is denial of the applicant’s request for an RR Regional District.


Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
LO-3 - existing Limited office – 3	15'	20' adjacent to residential OTHER: No Min.	1.75 FAR	115' 9 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, lodging – limited retail & personal service uses
RR - proposed Regional retail	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office	70' 5 stories	80%	Proximity Slope U-form setback Visual Intrusion	Retail & personal service, office

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

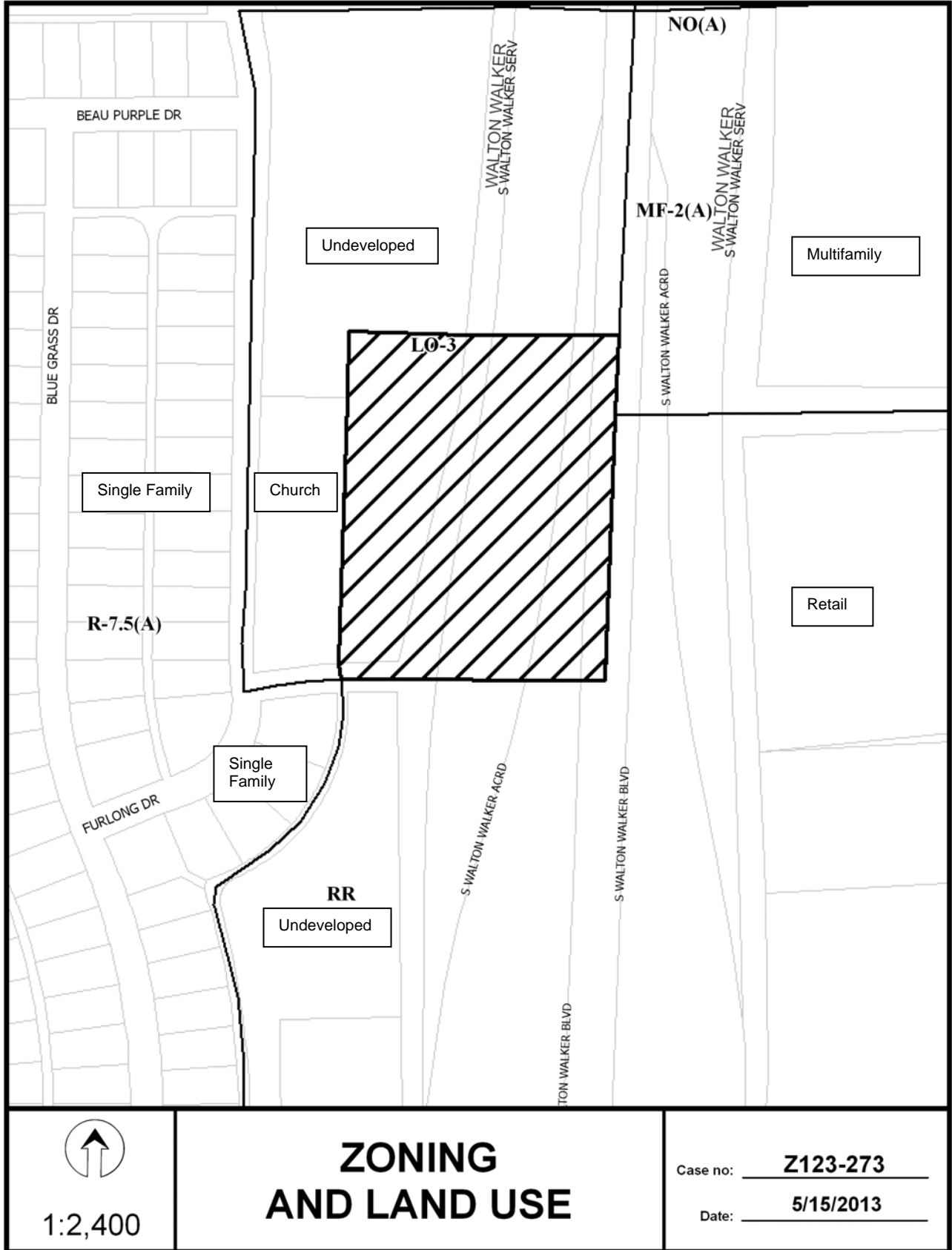
Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and has determined that the proposed development will not have a negative impact on the surrounding street system.

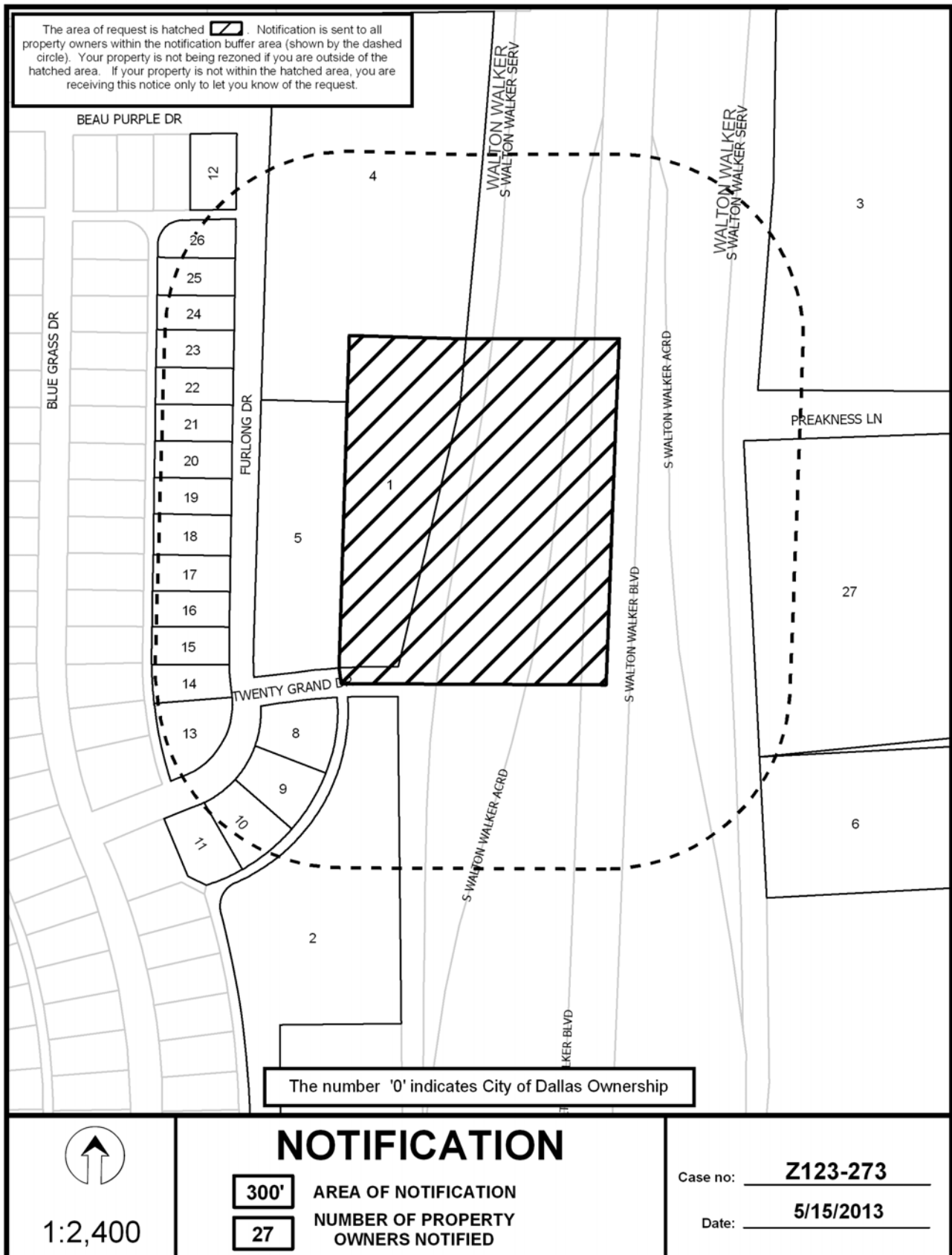



1:6,000

VICINITY MAP

Case no: Z123-273
Date: 5/15/2013





Notification List of Property Owners

Z123-273

27 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	601 WALTON WALKER BLVD	601 WALTON WALKER LLC
2	701 WALTON WALKER BLVD	AUTO LATIN INC
3	400 WALTON WALKER BLVD	RIDGECREST TERRACE INVESTORS LLC BLDG B
4	500 FURLONG DR	LOS LUPES INC
5	500 FURLONG DR	DALLAS CHRISTIAN CENTER ASSEMBLY OF GOD
6	704 WALTON WALKER BLVD	FIESTA GROUP LP
7	714 WALTON WALKER BLVD	SUPER FIESTA LP
8	704 FURLONG DR	WEST ROSE M
9	708 FURLONG DR	CALLADO GISELA
10	714 FURLONG DR	LAFUENTE MICHAEL & ESTHER
11	720 FURLONG DR	URBINA MANUEL
12	5834 BEAU PURPLE DR	GONZALEZ ARMANDO
13	711 FURLONG DR	LOPEZ RICARDO R &
14	653 FURLONG DR	REYES RAFAEL & ESTHER
15	647 FURLONG DR	SERRANO NORA I % PRIVADA RETORNO DEL REO
16	641 FURLONG DR	PEREZ GILBERTO M
17	635 FURLONG DR	GARCIA ELADIO G
18	629 FURLONG DR	WILLIAMS CLARENCE
19	623 FURLONG DR	RJ RICHARDSON & REMELL K REV LIV TRUST
20	619 FURLONG DR	FORD D WILSON
21	611 FURLONG DR	WEBBER DONNA
22	605 FURLONG DR	MORENO PEDRO & VALERIA MORENO
23	533 FURLONG DR	VONWALLENBERG GEOFFREY
24	527 FURLONG DR	RIOS EFRAIN
25	521 FURLONG DR	ARREDONDO GUADALUPE
26	515 FURLONG DR	UMANZOR NELSON G & DORA A GALEAS

Z123-273(WE)

5/15/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5600 PREAKNESS LN	AUTO CENTER UNLIMITED LP

FILE NUMBER: Z123-282 (JH)

DATE FILED: May 14, 2013

LOCATION: North side of Scyene Road, west of Jim Miller Road

COUNCIL DISTRICT: 5

MAPSCO: 48-S, W

SIZE OF REQUEST: Approx. 2.51 acres

CENSUS TRACT: 84

REPRESENTATIVE: Santos Martinez, MASTERPLAN

APPLICANT/OWNER: George Reeves

REQUEST: An application to renew Specific Use Permit No. 1863 for the sale of alcoholic beverages in conjunction with general merchandise or food store use 3,500 square feet or less on property zoned a CR-D-1 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 3,360 square foot convenience store.

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

BACKGROUND INFORMATION:

- The request site is currently developed with a multi-tenant building which includes an approximately 3,360 square foot general merchandise or food store 3,500 square feet or less use and a motor vehicle fueling station. Other uses on the request site include retail, personal service, child care facility, and a vehicle or engine repair or maintenance use.
- The applicant is requesting to continue to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property. SUP No. 1863 was approved for a two-year period on August 24, 2011.

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

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Scyene Road	Principle Arterial	100 ft.
Jim Miller Road	Minor Arterial	100 ft.

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 on a Multi-modal Corridor.

Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods. 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. Interactive public plazas and/or civic uses will be centrally located and residential roof terraces and balconies overlooking transit station areas add "eyes on the street" that can aid public safety.

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

Land Use Compatibility:

The approximately 2.51 acre site is zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay and is developed with a multi-tenant building which includes an approximately 3,360 square foot general merchandise or food store 3,500 square feet or less use and a motor vehicle fueling station. Other uses on the request site include retail, personal service, child care facility, and a vehicle or engine repair or maintenance use. The applicant is proposing to continue to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property, but requires a Specific Use Permit. The applicant has an off-premise license.

The adjacent uses consist primarily of retail and general merchandise stores, a commercial bus terminal to the west, and single family to the north and south.

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 request site was non-conforming for the required screening of the service side of a commercial site from residential uses. When the SUP was created two years ago, the applicant agreed to provide the screening fence along the alley and revised the site plan from the current parking configuration to one that would work with a screening fence along the northern boundary. The fence was not installed and the site is not in compliance with this condition of the SUP ordinance.

The applicant is requesting the removal of the SUP condition requiring a screening fence along the alley. Staff does not support this request and recommends that the screening fence be installed. Staff believes that the screening fence should be provided to buffer the residential uses from the commercial uses and that the applicant agreed to provide the fence with the origination of SUP No. 1863. If the City Plan Commission is inclined to support the applicant’s request, the site plan for SUP No. 1863 will need to be replaced with a site plan that does not show a screening fence along the northern boundary.

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

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
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:

The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area. The development requires 124 spaces for all of the uses on the request site with 127 being provided per the attached site plan.

Landscaping:

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

Police Report:

Staff obtained reported offenses for the most recent four-year period: two years prior to the approval of SUP No. 1863 and two years after. The list of offenses is provided later in this report.

DPD Report

August 24, 2009 – August 24, 2011

Dallas Police Department Reports

Public Offense Search Results

SERVICE #	OFFENSE DATE	TYPE	COMPLAINANT	ADDRESS	BEAT	REPORTING AREA
1	0277027-W	09/16/2009	ROBBERY	*VECTA FOOD STORE	06935 SCYENERD	315 1234
2	0025010-X	01/26/2010	THEFT	DALE,SHAWN	06935 SCYENERD	315 1234
3	0342445-W	11/18/2009	ASSAULT	STATON, CHRISTINA	06935 SCYENERD	315 1234
4	0204023-X	07/21/2010	BURGLARY	*BECTA FOOD	06935 SCYENERD	315 1234
5	0177657-X	06/25/2010	BURGLARY	*VECTA FOOD STORE	06935 SCYENERD	315 1234
6	0066212-Y	03/17/2011	CRIMINAL MISCHIEF/VANDALISM	*VECTA FOOD STORE	06935 SCYENERD	315 1234

August 24, 2011 – July 29, 2013

Dallas Police Department Reports

Public Offense Search Results

SERVICE #	OFFENSE DATE	TYPE	COMPLAINANT	ADDRESS	BEAT	REPORTING AREA
1	0103907-Z	04/29/2012	THEFT	*VECTA FOOD STORE	06935 SCYENERD	315 1234
2	0196419-Z	08/08/2012	THEFT	CARRILLO, MARIA	06935 SCYENERD	315 1234
3	0281688-Z	11/10/2012	BURGLARY	*VECTA FOOD STORE	06935 SCYENERD	315 1234
4	0295052-Z	11/28/2012	THEFT	*VECTA FOOD STORE	06935 SCYENERD	315 1234
5	0072148-Z	03/26/2012	THEFT	CASTANEDA,VELAZQUEZ, ELPID	06935 SCYENERD	315 1234
6	0166640-Z	07/06/2012	TRAFFIC MOTOR VEHICLE	WINKLEY,CHER	06935 SCYENERD	315 1234

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 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: ~~This specific use permit automatically terminates on August 24, 2013.~~ This specific use permit expires on (two years), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

Staff recommended (existing SUP condition)

4. <u>SCREENING</u> : A minimum six-foot-high solid screening fence must be maintained along the northern boundary of the Property. Screening must be constructed before issuance of a building permit, alcohol measurement certification, or certificate of occupancy.

Applicant proposed

4. <u>SCREENING</u>: A minimum six-foot-high solid screening fence must be maintained along the northern boundary of the Property. Screening must be constructed before issuance of a building permit, alcohol measurement certification, or certificate of occupancy.

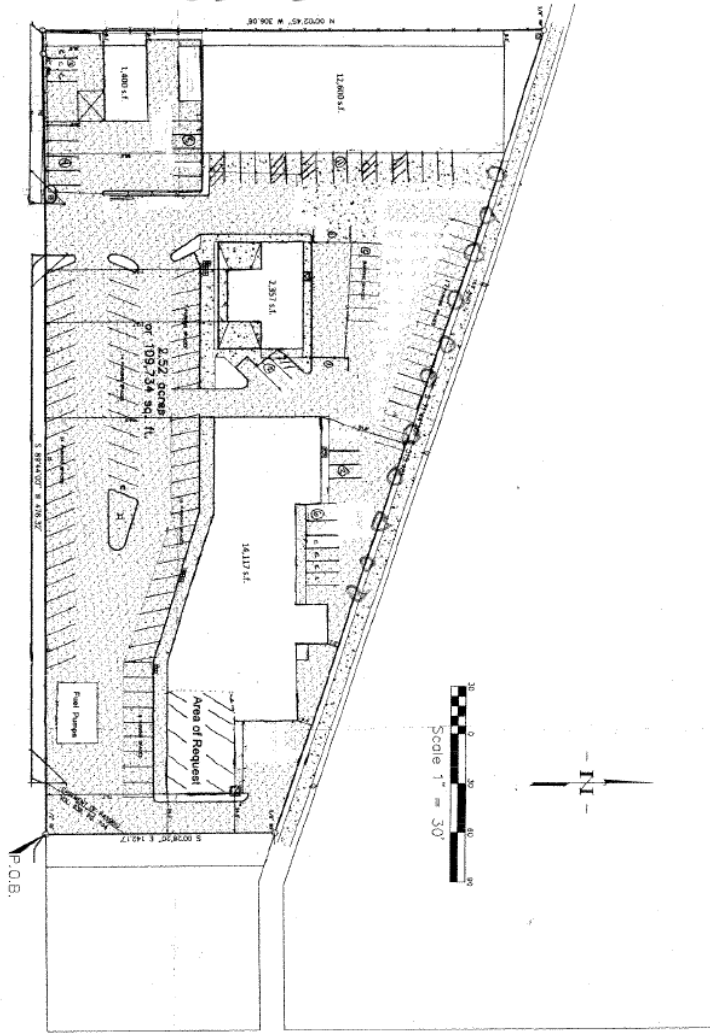
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING SITE PLAN

Site Plan

1 12240

28345

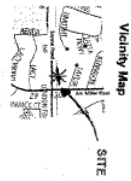


SCENE ROAD
(100.00 R.O.W.)

Jim Miller
(60.00 R.O.W.)

Handwritten: required screening

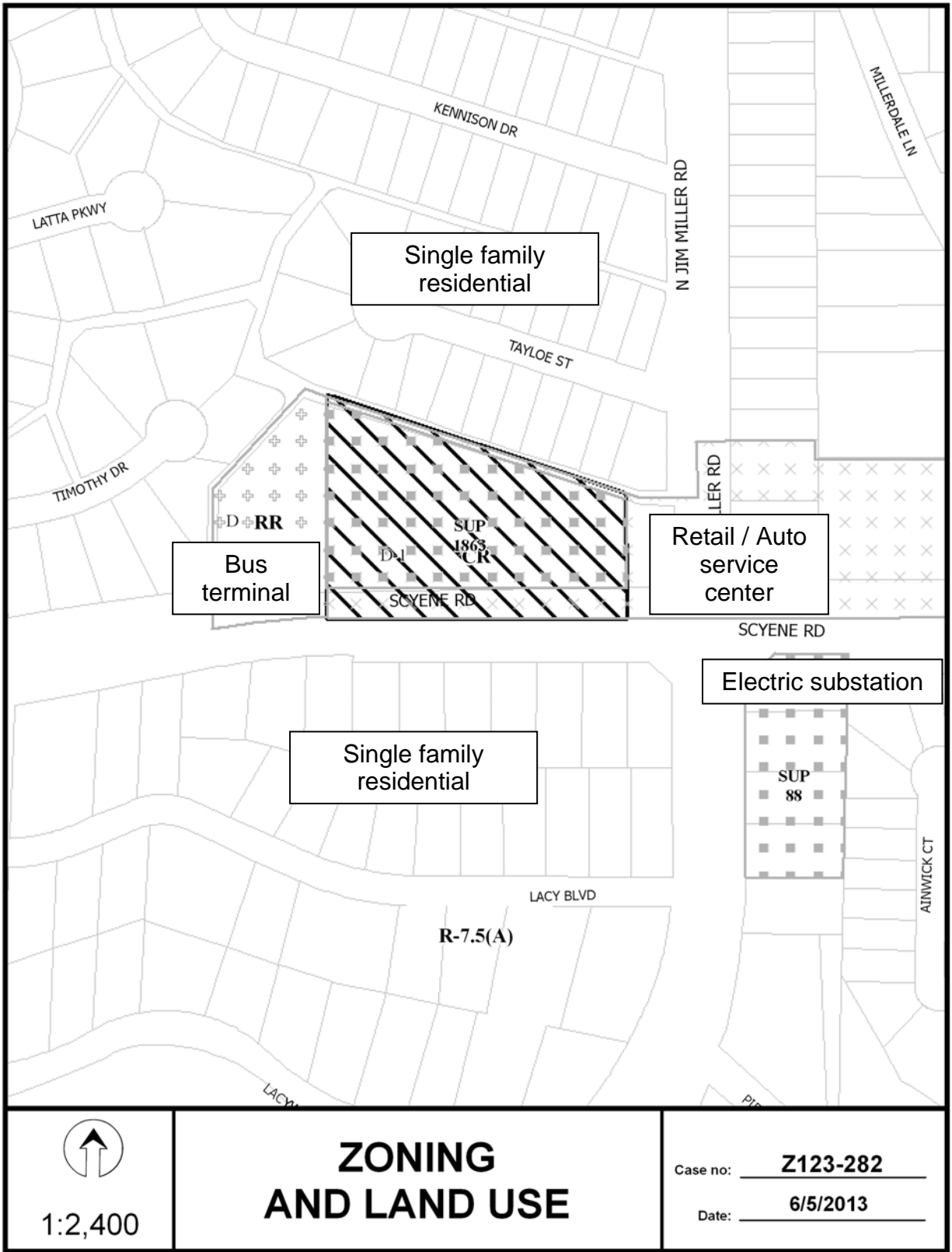
- Site Summary**
- Existing Zoning: C.R.D.1
 - Proposed Request: S.U.P. general merchandise store less than 3500 sq ft with off premise alcohol consumption (limited to hatched area shown)
 - L of Area: 108,724 sq ft
 - Area of Request: 3260 sq ft
 - Existing Buildings: 30,474 sq ft
 - Existing Lot Coverage: 28%
 - Existing Uses:
 - Restaurant: 4,087 sq ft
 - Vehicle and Engine Repair and Car Care Center: 10,357 sq ft
 - Retail, Personal Services, and Motor Vehicle Fueling Station: 10,030 sq ft
 - Required Parking:
 - Restaurant: 41
 - Vehicle Engine Repair, and Car Care Center: 33
 - Retail, Personal Services, and Motor Vehicle Fueling Station: 90
 - Provided Parking: 127



Specific Use Permit
No. 1863

Approved
City Plan Commission
May 19, 2011

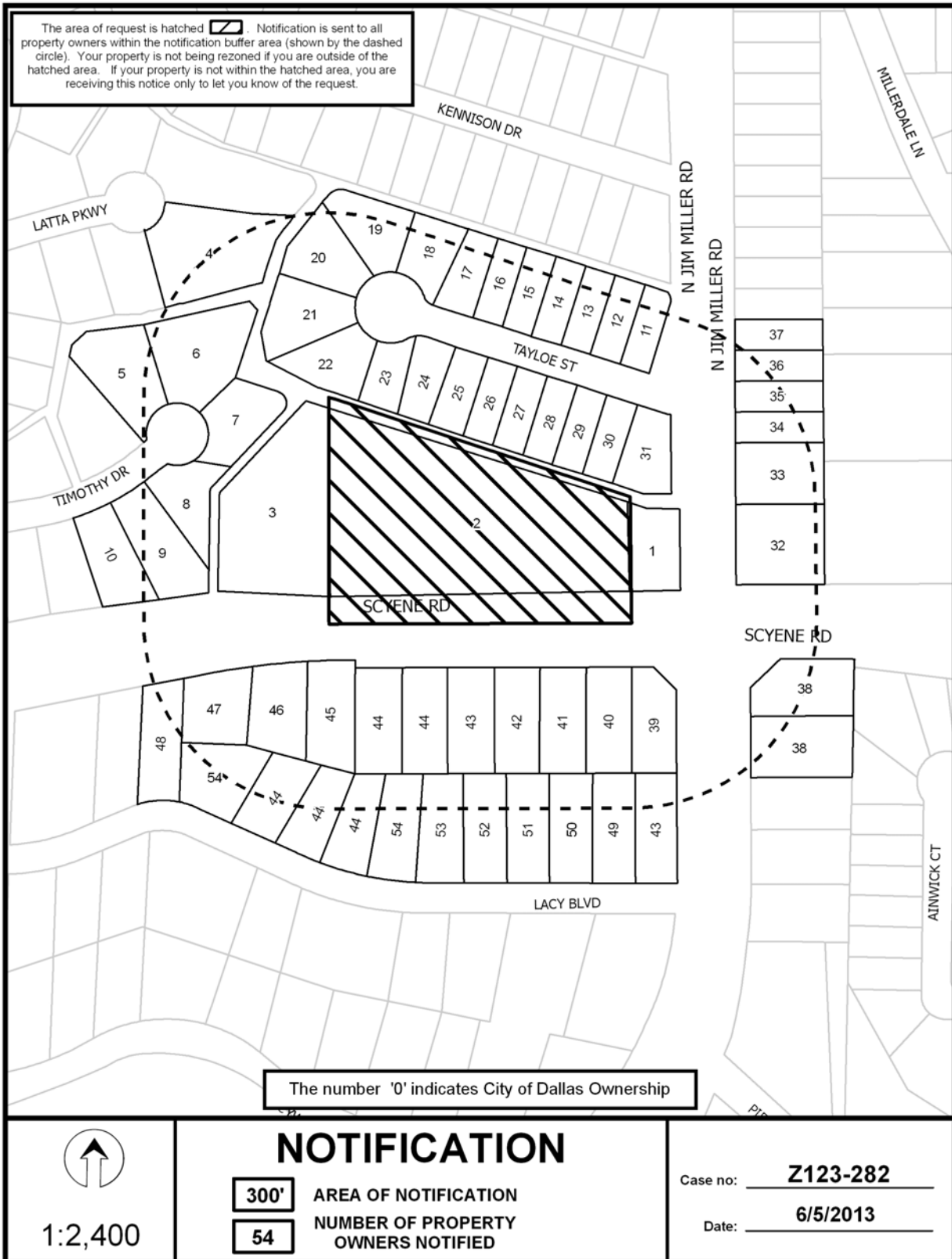
SITE PLAN Z101-189



1:2,400

ZONING AND LAND USE

Case no: Z123-282
Date: 6/5/2013



6/5/2013

Notification List of Property Owners

Z123-282

54 Property Owners Notified

Label #	Address	Owner
1	6939 SCYENE RD	TREVINO EMILIA
2	6901 SCYENE RD	REEVES GEORGE M III LTD
3	6855 SCYENE RD	MARES LIDIA
4	6824 LATTA PKWY	SMITH SHELLIE BAMBI
5	6837 TIMOTHY DR	MINGHILLO JAMES
6	6841 TIMOTHY DR	FERNANDEZ RAMIRO
7	6840 TIMOTHY DR	TAYLOR RUSSELL E JR
8	6834 TIMOTHY DR	CLEMONS KELLY & JUSTIN
9	6828 TIMOTHY DR	GUEVARA LUIS
10	6824 TIMOTHY DR	ESCALANTE GERARDO M & ROSALINDA
11	6943 TAYLOE ST	GONZALEZ RITA EDITH
12	6939 TAYLOE ST	MEZA MARIA LUISA
13	6933 TAYLOE ST	MERAZ ALBERTICO & ANA DELIA ROMERO
14	6929 TAYLOE ST	BROOKS BAINIFF
15	6925 TAYLOE ST	ALVAREZ GRACE E & PEDRO
16	6921 TAYLOE ST	SANDERS GLORIA
17	6915 TAYLOE ST	AGUILAR PAULINO
18	6911 TAYLOE ST	RAMIREZ ALBERTINA
19	6907 TAYLOE ST	FLORES ROJELIO
20	6903 TAYLOE ST	GONZALEZ MARIO ARTURO
21	6902 TAYLOE ST	MARROQUIN LUGARDO
22	6906 TAYLOE ST	BLAND SAMUEL P
23	6910 TAYLOE ST	GUARDADO MARIA FRANCISCO
24	6914 TAYLOE ST	HATCHER KEVIN EST OF
25	6920 TAYLOE ST	ZAMORA JOSE A V & FATIMA D FACUNDO
26	6924 TAYLOE ST	BERNAL FIDENCIO A

6/5/2013

Label #	Address	Owner
27	6928 TAYLOE ST	MERAZ ALBERTICO
28	6932 TAYLOE ST	GARCIA IGNACIO P &
29	6936 TAYLOE ST	SALAZAR GILDA
30	6942 TAYLOE ST	DALLAS HOUSING AUTHORITY
31	6946 TAYLOE ST	PEREZ LUZ & FILBERTO
32	7007 SCYENE RD	HAMM GUY L JR
33	3016 JIM MILLER RD	TIMBERLAKE BILL W
34	3102 JIM MILLER RD	SILLER ANDREW M &
35	3106 JIM MILLER RD	SILLER ANDREW M & LOWNELL
36	3110 JIM MILLER RD	CRUZ JOSEPHINE DURAN
37	3114 JIM MILLER RD	CONTRERAS PEDRO & MARIA DE LA LUZ
38	7000 SCYENE RD	TEXAS UTILITIES ELEC CO % STATE & LOCAL
39	6938 SCYENE RD	JCRB ENTERPRISE
40	6930 SCYENE RD	DIAZ MARIA P
41	6928 SCYENE RD	SANDOVAL ABRAHAM GALDEAN
42	6922 SCYENE RD	LINWOOD MONTIQUE
43	6916 SCYENE RD	MECCA APRIL INC
44	6910 SCYENE RD	KENDALL JAMES W
45	6902 SCYENE RD	JONES TIMOTHY
46	6836 SCYENE RD	GARAY JOSE R &
47	6830 SCYENE RD	BROWN JANET E
48	6820 SCYENE RD	SANTILLAN LUIS A
49	6939 LACY BLVD	MARTINEZ ALICIA N
50	6933 LACY BLVD	LOPEZ MATIAS JR & GENIEVA
51	6927 LACY BLVD	YOUNG AMY TRAMMELL
52	6923 LACY BLVD	GIDDINGS MARJORIE Y & RAYNARD
53	6915 LACY BLVD	KENDALL JAMES W
54	6905 LACY BLVD	KENDALL JAMES

FILE NUMBER: Z123-294(MW)

DATE FILED: May 28, 2013

LOCATION: South of East R.L. Thornton Freeway, west of South Buckner Boulevard

COUNCIL DISTRICT: 7

MAPSCO: 48-G

SIZE OF REQUEST: ±3,298 sf

CENSUS TRACT: 122.07

REPRESENTATIVE: Roger Albright

APPLICANT: Garibaldi Sports Bar Private Club, Inc.

OWNER: 9334 Ltd., c/o SLJ Company, LLC, GP
Louis H. Lebowitz, President

REQUEST: An application to renew Specific Use Permit No. 1914 for the sale or service of alcoholic beverages in conjunction with a commercial amusement (inside) on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay

SUMMARY: The applicant proposes to continue the sale and service of alcoholic beverages at the existing commercial amusement (inside).

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

BACKGROUND INFORMATION:

- The request site comprises ±3,298-square feet of floor area within a ±64,000 square-foot building utilized for retail and personal service uses.
- The request site operates as a commercial amusement (inside) which includes pool tables and a ±300-square foot dance floor. The commercial amusement (inside) is allowed by right.
- The sale of alcoholic beverages on the property requires a specific use permit due to the D-1 Liquor Control Overlay. Specific Use Permit No. 1914 was approved on November 26, 2011 for a two-year period.
- The request site is surrounded by RL Thornton Freeway right-of-way to the north; surface parking to the east; retail and personal service uses to the south and retail uses to the west.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
R.L. Thornton Freeway	Interstate Highway	Variable
Buckner Boulevard	Principal Arterial	Variable

Land Use:

	Zoning	Land Use
Site	RR-D-1	Commercial amusement (inside)
North	RR-D-1	Right-of-way
East	RR-D-1	Surface parking
South	RR-D-1	Retail and personal services
West	RR-D-1	Retail

STAFF ANALYSIS:

Comprehensive Plan:

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

The Vision Illustration depicts the request site as within a *Business Center or Corridor* Building Block. This Building Block represents major employment or shopping destinations outside of Downtown. Examples include the Galleria area, the NorthPark 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.

In general, the applicant's request for a Specific Use Permit for the sale and service of alcoholic beverages in conjunction with a commercial amusement (inside) is consistent with the following goal and policy of the Comprehensive Plan.

LAND USE ELEMENT

Goal 1.1: Promote desired development.

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

Land Use Compatibility:

The request site comprises ±3,298-sqaure feet of floor area within a ±64,000 square-foot building utilized for retail and personal service uses. The request site operates as a commercial amusement (inside) which includes pool tables and a ±300-square foot dance floor. The commercial amusement (inside) is allowed by right. The sale of alcoholic beverages on the property requires a specific use permit due to the D-1 Liquor Control Overlay. Specific Use Permit No. 1914 was approved on November 26, 2011 for a two-year period.

The request site is surrounded by RL Thornton Freeway right-of-way to the north; Buckner Boulevard right-of-way to the east; and retail to the south and 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 applicant does not propose changes to the existing site plan. The request, subject to conditions, complies with the general provisions for consideration of a Specific Use Permit.

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:

Parking must be provided pursuant to §51A-4.200 of the Dallas Development Code. The commercial amusement (inside) requires one (1) space per 100 square feet of floor area; the dance hall portion requires one (1) space per 25 square feet of dance floor. Therefore, 42 spaces are required.

Landscaping:

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

Police Report:

Specific Use Permit No. 1914 was approved on October 26, 2011. An online search of the Dallas Police Department's offense incident reports for the period from October 26, 2010 (one year prior to approval) to October 26, 2011 revealed the following results:

(Note: this report pertains to the entire shopping center and is not limited to the request site)

DALLAS POLICE DEPARTMENT										UCR Codes Year Codes Property Class Codes	
Virtual Viewer - Public Access										Welcome	
Search Records - Offense										Filter	
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2	
0007661-Y	01/08/2011	PACHECO,OGA,	THEFT	09334	E	RLTHORNTON...	318	1217	06903		
0007685-Y	01/09/2011	GARCIA,JUANA	THEFT	09334	E	RLTHORNTON...	318	1217	06902		
0008275-Y	01/10/2011	MUNOZ, EFRAIN	THEFT	09334	E	RLTHORNTON...	318	1217	06945		
0010651-Y	01/13/2011	*GARIBALDI BAZAAR	OTHER OFFENSES	09334	E	RLTHORNTON...	318	1217	26530		
0017804-Y	01/21/2011	RESENDEZ, OMAR	AUTO THEFT-UUMV	09334	E	RLTHORNTON...	318	1217	07692		
0024003-Y	01/28/2011	@CITY OF DALLAS	FOUND PROPERTY	09334	E	RLTHORNTON...	318	1217	43021		
0025955-Y	01/30/2011	*JERSEY'S	THEFT	09334	E	RLTHORNTON...	318	1217	06932		
0031353-Y	02/06/2011	@CITY OF DALLAS	FOUND PROPERTY	09334	E	RLTHORNTON...	318	1217	43020		
0036098-Y	02/12/2011	SAN JUAN, BEATRICE	THEFT	09334	E	RLTHORNTON...	318	1217	06951		
0050513-Y	02/28/2011	*LOMA ALTA WESTERNW...	THEFT	09334	E	RLTHORNTON...	318	1217	06932		
0089923-Y	04/10/2011	AYALA,GASPAR	THEFT	09334	E	RLTHORNTON...	318	1217	06951		
0090176-Y	04/10/2011	LEMUS,THELMA	CRIMINAL MISCHIEF/VA...	09334	E	RLTHORNTON...	318	1217	14081		
0100658-Y	04/21/2011	CARREON,JOSE	THEFT	09334	E	RLTHORNTON...	318	1217	06951		
0112384-Y	05/03/2011	*GARIBALDI BAZAAR	CRIMINAL MISCHIEF/VA...	09334	E	RLTHORNTON...	318	1217	14082		
0119955-Y	04/16/2011	CARRASCO,FLOR	THEFT	09334	E	RLTHORNTON...	318	1217	26000	06901	

Page 1 of 3 (32 items)

DALLAS POLICE DEPARTMENT										UCR Codes Year Codes Property Class Codes	
Virtual Viewer - Public Access										Welcome	
Search Records - Offense										Filter	
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2	
0131956-Y	05/22/2011	FLETCHER,FRANCISCA	CRIMINAL MISCHIEF/VA...	09334	E	RLTHORNTON...	318	1217	14092		
0144274-Y	12/01/2010	*PIERCING XPRESS	OTHER OFFENSES	09334	E	RLTHORNTON...	318	1217	26000		
0152390-Y	06/11/2011	LOPEZ,ADAN,	THEFT	09334	E	RLTHORNTON...	318	1217	06945		
0202276-Y	07/31/2011	BELTRAN,BENJAMIN	THEFT	09334	E	RLTHORNTON...	318	1217	06951		
0227898-Y	08/27/2011	GARCIA,YAJAIRA	THEFT	09334	E	RLTHORNTON...	318	1217	06963		
0234447-Y	09/03/2011	LOPEZ,RAUL	AUTO THEFT-UUMV	09334	E	RLTHORNTON...	318	1217	07222		
0260347-Y	10/01/2011	GUIDO,PETRA	LOST PROPERTY	09334	E	RLTHORNTON...	318	1217	42020		
0262304-Y	10/03/2011	GOMEZ,PETRA	ROBBERY	09334	E	RLTHORNTON...	318	1217	03911		
0267711-Y	10/09/2011	*FREDDIE CAR AUTO RE...	THEFT	09334	E	RLTHORNTON...	318	1217	06902		
0278906-Y	10/21/2011	ROBERTS, BENJIMIN	THEFT	09334	E	RLTHORNTON...	318	1217	06941		
0278926-Y	10/21/2011	HERNENDEZ, HECTOR	CRIMINAL MISCHIEF/VA...	09334	E	RLTHORNTON...	318	1217	14082		
0302144-X	10/31/2010	*TRIPLE T AMUSEMENT	THEFT	09334	E	RLTHORNTON...	318	1217	06901		
0308808-X	11/07/2010	*RENTERIA,MANUEL	THEFT	09334	E	RLTHORNTON...	318	1217	06901		
0314762-X	11/14/2010	@CITY OF DALLAS	FOUND PROPERTY	09334	E	RLTHORNTON...	318	1217	43020		
0325981-X	11/26/2010	ESPINOZA,RUDY	CRIMINAL MISCHIEF/VA...	09334	E	RLTHORNTON...	318	1217	14082		

Page 2 of 3 (32 items)

Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0192080-Z	08/03/2012	*GILABLADLI BAZAR	OTHER OFFENSES	09334	E	RLTHORNTON...	318	1217	26530	
0192108-Z	08/03/2012	HERNANDEZ,LIZANDRO	THEFT	09334	E	RLTHORNTON...	318	1217	06901	
0198153-Z	08/09/2012	GOMEZ,MARIA	THEFT	09334	E	RLTHORNTON...	318	1217	26000	06905
> 0199982-Z	08/12/2012	MELGAR,GUSTAVO	CRIMINAL MISCHIEF/VA...	09334	E	RLTHORNTON...	318	1217	14081	
0200001-Z	08/03/2012	ARRIAGA,RICARDO	THEFT	09334	E	RLTHORNTON...	318	1217	06901	06941
0212367-Z	08/26/2012	ALBERTO, LUIS	AUTO THEFT-UUMV	09334	E	RLTHORNTON...	318	1217	07612	
0244190-Z	09/30/2012	LOPEZ,ROBERTO	AUTO THEFT-UUMV	09334	E	RLTHORNTON...	318	1217	07263	
0268090-Z	10/27/2012	RAMOS,LAURA	THEFT	09334	E	RLTHORNTON...	318	1217	06901	
0275122-Z	11/04/2012	GONZALES,CLAUDIA	THEFT	09334	E	RLTHORNTON...	318	1217	06901	
0280337-Z	11/10/2012	MEDRANO,AUGUSTINE	THEFT	09334	E	RLTHORNTON...	318	1217	06954	
0291313-Y	11/04/2011	*JOAERIA LATINA	THEFT	09334	E	RLTHORNTON...	318	1217	06901	
0292410-Z	11/25/2012	SANCHEZ,MARIA	THEFT	09334	E	RLTHORNTON...	318	1217	06901	
0292519-Z	11/25/2012	ZUNIGA-GONZALEZ,MIG...	AGGRAVATED ASSAULT	09334	E	RLTHORNTON...	318	1217	04121	
0303198-Z	12/07/2012	MEZA,RIGOBERTO	THEFT	09334	E	RLTHORNTON...	318	1217	06901	
0304861-Z	12/09/2012	RAMIREZ,PRISCILLA	AGGRAVATED ASSAULT	09334	E	RLTHORNTON...	318	1217	04332	08312

Page 3 of 4 (54 items)

Below are the results from October 27, 2011 to present (July 22, 2013):

Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0002792-Z	12/31/2011	VALDEZ,EVELIO	AUTO THEFT-UUMV	09334	E	RLTHORNTON...	318	1217	07923	
0011196-A	01/14/2013	HERNANDEZ,MARIA	THEFT	09334	E	RLTHORNTON...	318	1217	06951	
0013406-A	01/17/2013	OLVERA,LINDA,	THEFT	09334	E	RLTHORNTON...	318	1217	06951	
0015673-Z	01/19/2012	*THE BEST PERFUME	CRIMINAL MISCHIEF/VA...	09334	E	RLTHORNTON...	318	1217	14082	
0015901-A	01/20/2013	*CENTRO DE SALUD	THEFT	09334	E	RLTHORNTON...	318	1217	06901	
0023814-A	01/21/2013	RAMIREZ,SEFERINO,	THEFT	09334	E	RLTHORNTON...	318	1217	06951	
0027434-Z	02/02/2012	ISENBERG,RALPH,	ASSAULT	09334	E	RLTHORNTON...	318	1217	08112	
0029416-Z	02/04/2012	ESTRADA,MARISOL,	OCCUPATIONAL ACCIDE...	09334	E	RLTHORNTON...	318	1217	35020	
0048707-A	02/28/2013	GRISWOLD,JAMES	THEFT	09334	E	RLTHORNTON...	318	1217	06901	
0050927-Z	03/01/2012	*GARIBALDI BAZAAR	BURGLARY	09334	E	RLTHORNTON...	318	1217	05292	26530
0056410-A	03/09/2013	HERNANDEZ,JOSE	THEFT	09334	E	RLTHORNTON...	318	1217	06941	
0062114-A	03/16/2013	BENITEZ,ADAN	ROBBERY	09334	E	RLTHORNTON...	318	1217	03912	
0065543-Z	03/18/2012	RESENDIZ, ALFREDO	TRAFFIC MOTOR VEHICLE	09334	E	RLTHORNTON...	318	1217	32090	
0070649-A	03/16/2013	SAUCEDO,MARIA,	CRIMINAL MISCHIEF/VA...	09334	E	RLTHORNTON...	318	1217	14081	
0098120-A	04/21/2013	SAUCEDO,MARIA	THEFT	09334	E	RLTHORNTON...	318	1217	06901	

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Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0110481-Z	04/29/2012	*COBAR COMPUTERS	FORGERY & COUNTERFEI...	09334	E	RLTHORNTON...	318	1217	10021	
0110482-Z	04/29/2012	*COBAR COMPUTERS	FORGERY & COUNTERFEI...	09334	E	RLTHORNTON...	318	1217	10021	
0110483-Z	05/03/2012	*COBAR COMPUTERS	FORGERY & COUNTERFEI...	09334	E	RLTHORNTON...	318	1217	10021	
0110927-A	05/05/2013	ORDUNA, JOSE	THEFT	09334	E	RLTHORNTON...	318	1217	06941	
0111627-Z	05/07/2012	RAMIREZ,SEFERINO	FORGERY & COUNTERFEI...	09334	E	RLTHORNTON...	318	1217	10121	
0116794-A	05/11/2013	ACOSTA,MARIA,	THEFT	09334	E	RLTHORNTON...	318	1217	06902	
0117533-Z	04/30/2012	*COBAR COMPUTERS	FORGERY & COUNTERFEI...	09334	E	RLTHORNTON...	318	1217	10021	
0129990-A	05/25/2013	JIMENEZ,LENNY ST	LOST PROPERTY	09334	E	RLTHORNTON...	318	1217	42020	
0141285-Z	06/08/2012	@CITY OF DALLAS	OTHER OFFENSES	09334	E	RLTHORNTON...	318	1217	26210	
0150732-A	05/14/2013	GONZALEZ, ANAIS	THEFT	09334	E	RLTHORNTON...	318	1217	06901	
0155755-Z	06/25/2012	VAZQUEZ,ISRAEL	TRAFFIC MOTOR VEHICLE	09334	E	RLTHORNTON...	318	1217	32090	
0156787-A	06/21/2013	ORTEGA,ROSIE	THEFT	09334	E	RLTHORNTON...	318	1217	06951	
0158662-A	06/23/2013	RAMIREZ, JANETT	THEFT	09334	E	RLTHORNTON...	318	1217	06902	
0182535-Z	07/23/2012	BAZ, LUIZ	TRAFFIC MOTOR VEHICLE	09334	E	RLTHORNTON...	318	1217	32090	
0185749-A	07/21/2013	@MUSCIS CENTER	THEFT	09334	E	RLTHORNTON...	318	1217	06932	

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Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0192080-Z	08/03/2012	*GILBLADLI BAZAR	OTHER OFFENSES	09334	E	RLTHORNTON...	318	1217	26530	
0192108-Z	08/03/2012	HERNANDEZ,LIZANDRO	THEFT	09334	E	RLTHORNTON...	318	1217	06901	
0198153-Z	08/09/2012	GOMEZ,MARIA	THEFT	09334	E	RLTHORNTON...	318	1217	26000	06905
0199982-Z	08/12/2012	MELGAR,GUSTAVO	CRIMINAL MISCHIEF/VA...	09334	E	RLTHORNTON...	318	1217	14081	
0200001-Z	08/03/2012	ARRIAGA,RICARDO	THEFT	09334	E	RLTHORNTON...	318	1217	06901	06941
0212367-Z	08/26/2012	ALBERTO, LUIS	AUTO THEFT-UUMV	09334	E	RLTHORNTON...	318	1217	07612	
0244190-Z	09/30/2012	LOPEZ,ROBERTO	AUTO THEFT-UUMV	09334	E	RLTHORNTON...	318	1217	07263	
0268090-Z	10/27/2012	RAMOS,LAURA	THEFT	09334	E	RLTHORNTON...	318	1217	06901	
0275122-Z	11/04/2012	GONZALES,CLAUDIA	THEFT	09334	E	RLTHORNTON...	318	1217	06901	
0280337-Z	11/10/2012	MEDRANO,AUGUSTINE	THEFT	09334	E	RLTHORNTON...	318	1217	06954	
0291313-Y	11/04/2011	*JOAERIA LATINA	THEFT	09334	E	RLTHORNTON...	318	1217	06901	
0292410-Z	11/25/2012	SANCHEZ,MARIA	THEFT	09334	E	RLTHORNTON...	318	1217	06901	
0292519-Z	11/25/2012	ZUNIGA-GONZALEZ,MIG...	AGGRAVATED ASSAULT	09334	E	RLTHORNTON...	318	1217	04121	
0303198-Z	12/07/2012	MEZA,RIGOBERTO	THEFT	09334	E	RLTHORNTON...	318	1217	06901	
0304861-Z	12/09/2012	RAMIREZ,PRISCILLA	AGGRAVATED ASSAULT	09334	E	RLTHORNTON...	318	1217	04332	08312

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Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0304955-Z	12/09/2012	AYALA, BYRON	CRIMINAL MISCHIEF/VA...	09334	E	RLTHORNTON...	318	1217	14082	
0306217-Y	11/20/2011	ASCENCIO,IVAN	THEFT	09334	E	RLTHORNTON...	318	1217	06951	
0309893-Y	11/25/2011	*KATHYS BOTANICA	THEFT	09334	E	RLTHORNTON...	318	1217	06933	
0315475-Z	12/09/2012	DELGADO,ENANUEL	FRAUD	09334	E	RLTHORNTON...	318	1217	11110	
0322403-Y	12/10/2011	MORALES, TIOFELO	ROBBERY	09334	E	RLTHORNTON...	318	1217	03822	
0324143-Y	12/12/2011	PEDRAZA,ALBERTO,	AUTO THEFT-UUMV	09334	E	RLTHORNTON...	318	1217	07222	
0324388-Y	12/12/2011	HERRERA,DORA,	CRIMINAL MISCHIEF/VA...	09334	E	RLTHORNTON...	318	1217	14082	
0324389-Y	12/12/2011	NAYIBE,AGEL,	CRIMINAL MISCHIEF/VA...	09334	E	RLTHORNTON...	318	1217	14081	
0324390-Y	12/12/2011	BALDERRAMA,GABRIEL,	CRIMINAL MISCHIEF/VA...	09334	E	RLTHORNTON...	318	1217	14082	

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Z123-294
Existing/Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a commercial amusement (inside).
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

Staff recommended:

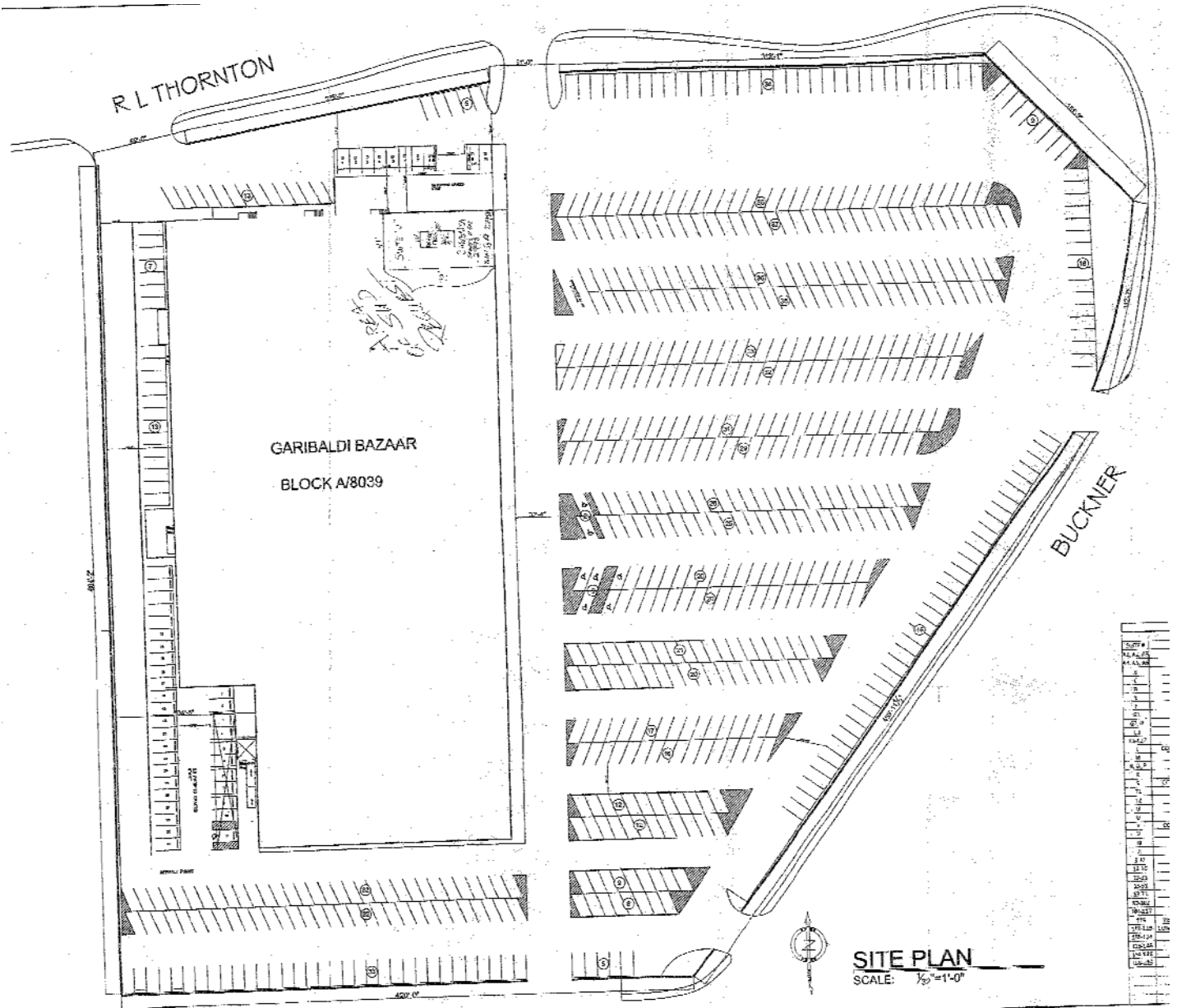
3. TIME LIMIT: This specific use permit ~~automatically terminates on October 26, 2013~~ expires on (two years).

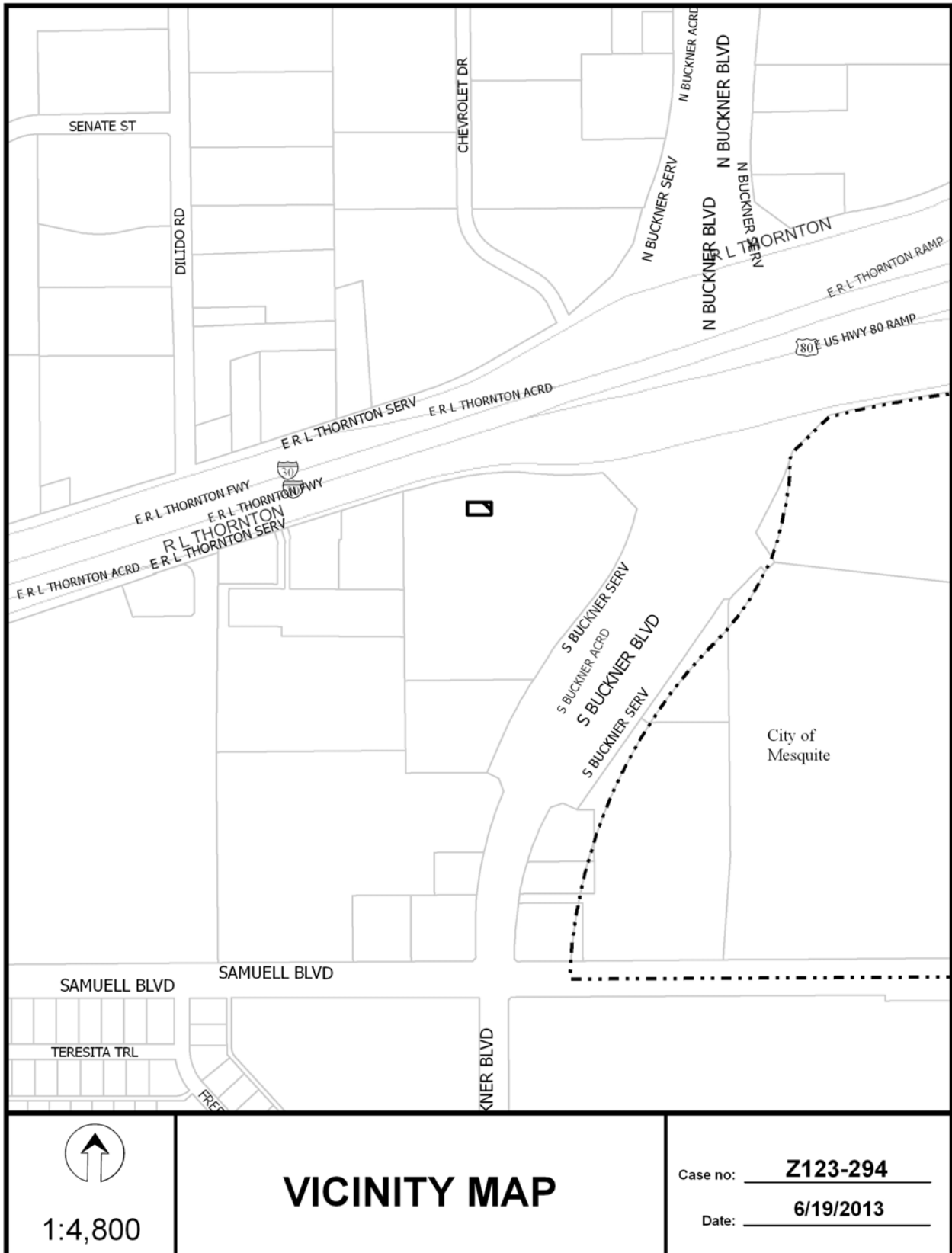
Applicant requested:

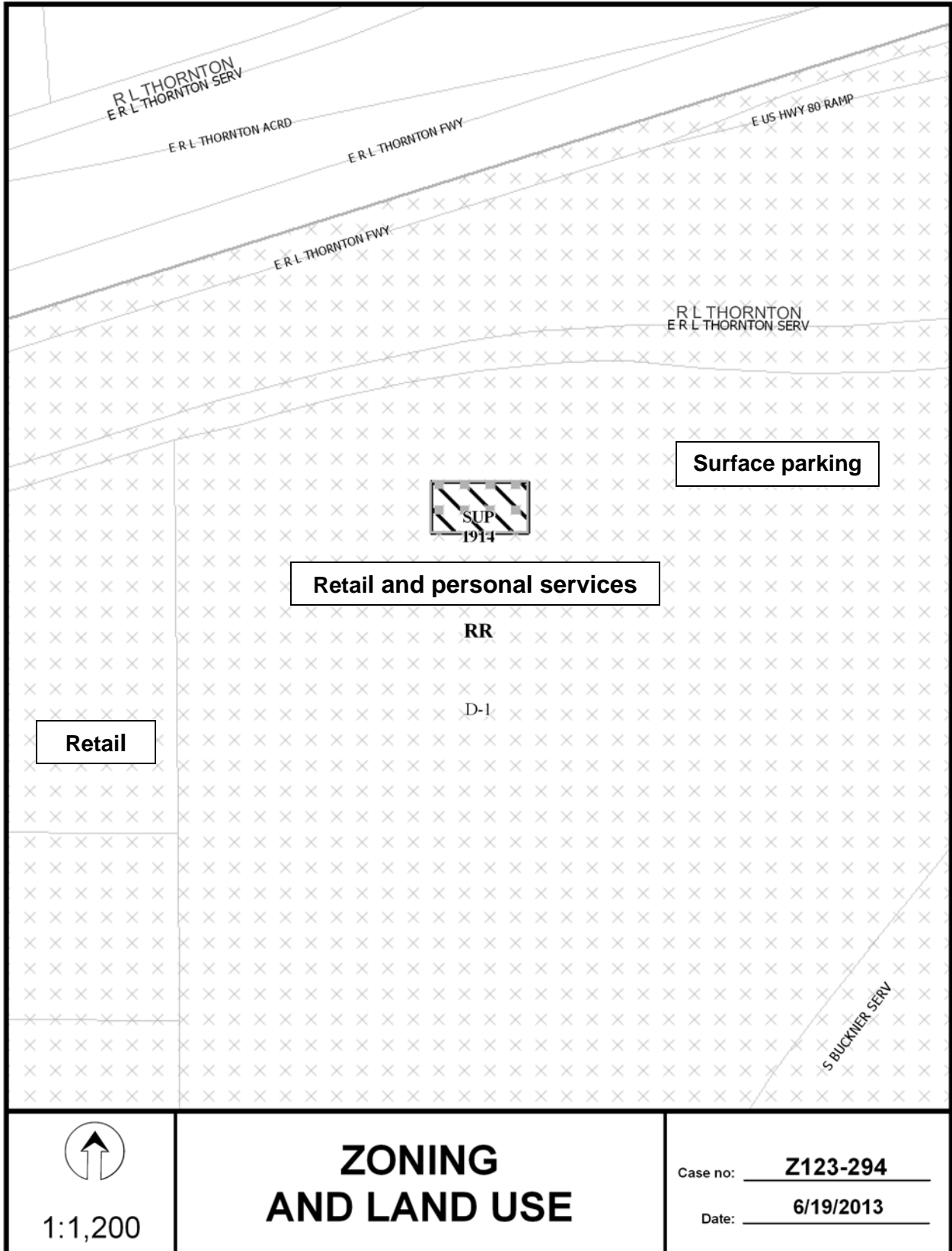
3. TIME LIMIT: This specific use permit ~~automatically terminates on October 26, 2013~~ expires on (five years).


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.

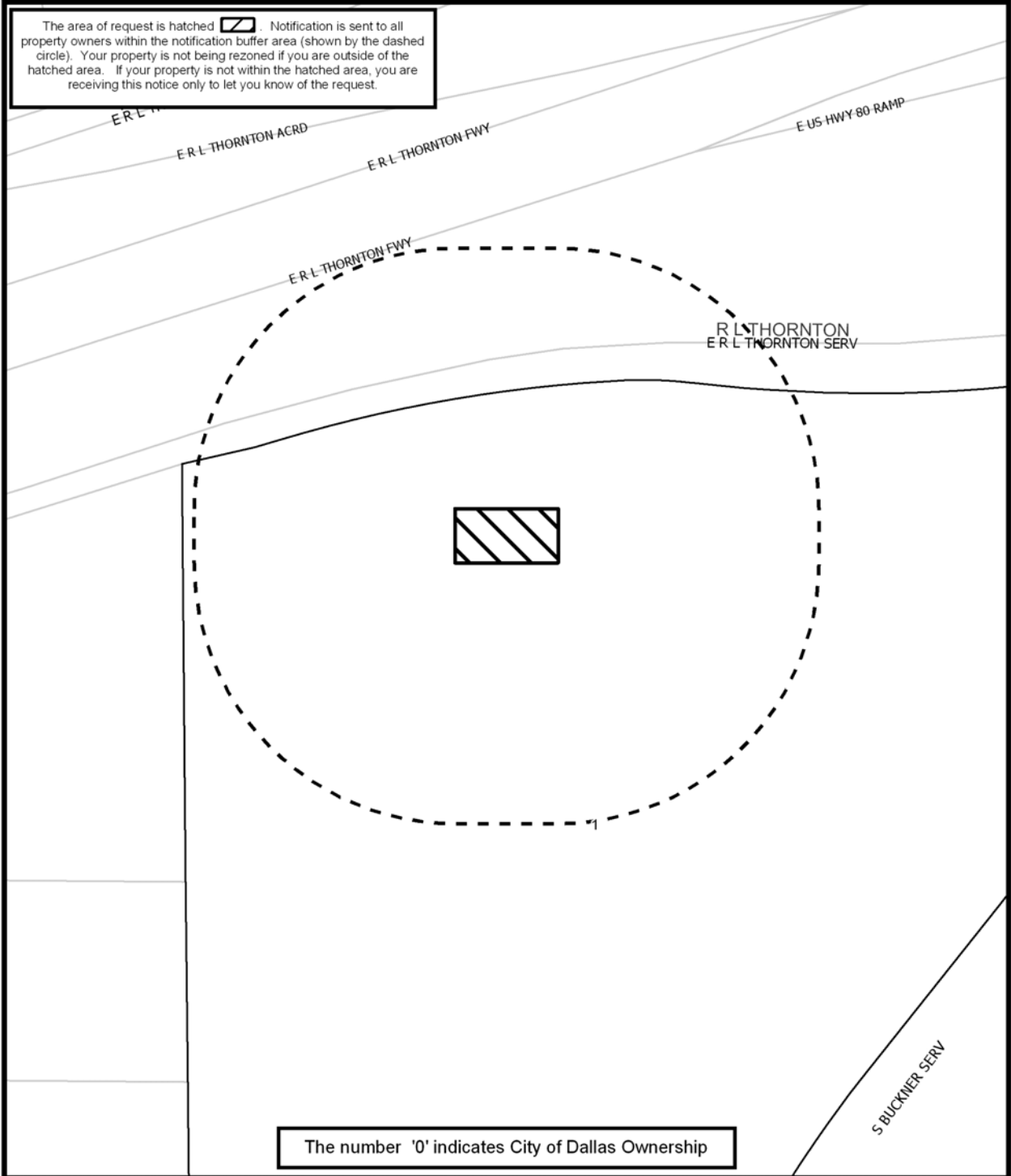
Existing Site Plan







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



1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION
1 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z123-294**

Date: **6/19/2013**

Z123-294(MW)

6/19/2013

Notification List of Property Owners

Z123-294

1 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9334 R L THORNTON FWY	9334 LTD % SLJ CO

Planner: Warren F. Ellis

FILE NUMBER: Z123-135(WE) **DATE FILED:** November 12, 2012

LOCATION: Northwest line of Hawthorne Avenue between Production Dr. and Afton Street

COUNCIL DISTRICT: 2 **MAPSCO:** 34-Y

SIZE OF REQUEST: Approx. 5.509 acres **CENSUS TRACT:** 4.01

APPLICANT / OWNER: Texas Intownhomes, LLC.

REPRESENTATIVE: Robert Baldwin

REQUEST: An application for a Planned Development Subdistrict for single detached dwellings on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of this request is to allow for the construction of a single family development and a community service center. The maximum number of single family dwellings proposed is 110.

STAFF RECOMMENDATION: Hold under advisement until August 22, 2013

BACKGROUND INFORMATION:

- The request for a Planned Development Subdistrict is to construct a 110-single family detached development is twofold: 1) increase the structure height from 36 feet to 58 feet and 2) modify the yard, space and yard regulations in an MF-2(A) Subdistrict. The MF-2 Subdistrict development standards are more restrictive than wants is proposed by the applicant to construct the single family development.
- The Medical District Tax Increment Finance District has reached an agreement with the applicant to receive funds for the site’s redevelopment. As part of the agreement, the developer has agreed to allocate approximately 20 percent of the units as affordable units.
- The surrounding land uses consist of single family uses to the northeast and an elementary school (PDS No. 28) to the southeast, which is across Hawthorne Avenue. A flood plain borders the request site’s northwestern and southwestern boundaries that separate the industrial and commercial type uses that are on Macatee Drive and Production Drive, respectively.

Zoning History: There have been two recent Board of Adjustment cases requested in the area.

1. BDA101-011 On May 17, 2011, the Board of Adjustment Panel A granted a variance of 15 feet to the front yard setback regulations at 2201 Kings Road.
2. BDA101-040 On May 17, 2011, the Board of Adjustment Panel A granted a variance of 15 feet to the front yard setback regulations at 4701 Bengal Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Hawthorne Avenue	Local Street	50 ft.	50 ft.

Land Use:

	Zoning	Land Use
Site	MF-2 w/in PDD No. 193	
Northeast	MF-2 w/in PDD No. 193	Single Family
Southeast	PDS No. 28 w/in PDD No. 193	Elementary School
Northwest	IR	Industrial
Southwest	IR	Industrial, Warehouses

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 being within the Urban Mixed Use Building Block.

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

LAND USE:

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

GOAL 3.1 ENSURE A SUSTAINABLE AND EFFICIENT LONG-RANGE HOUSING SUPPLY

Policy 3.1.2 Encourage alternatives to single-family housing developments for homeownership.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Area Plans:

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

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

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

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

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

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

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

The applicant's request for a PDS for a single family development meets objectives 1, 4, 6 and 7. The request does not meet the remaining objectives, 2, 3, and 5 because the proposed development will not have a retail component nor is located in a commercial area. The proposed single family development will only provide the appropriate off-street parking requirements necessary to service the development.

STAFF ANALYSIS:

Land Use Compatibility: The 5.509 acre site is undeveloped and is adjacent to a floodplain which flows along the request sites northwestern and southwestern property line. The surrounding land uses consist of primarily residential uses, however there is an elementary school that is southeast of the site, across Hawthorne Avenue and industrial type uses (e.g., warehouse uses) to the southwest, across Production Drive.

The applicant's request for a Planned Development Subdistrict for single detached dwellings will permit the construction of a 110-single family shared access development. The applicant has requested several modifications to the MF-2 Subdistrict's development standards and regulations to allow for the proposed single family development to be developed. These modifications refer primarily to the yard, lot and space regulations, and parking regulations. The MF-2 Subdistrict development standards are more restrictive than is proposed by the applicant to construct the single family development. The MF-2 Subdistrict permits a front yard setback of 20-feet, a side yard setback of 10-feet and a rear yard setback of 15 feet. The proposed development will allow for zero yard setbacks. In addition, the City Council approved a similar development in the Farmer's Market area that is being considered on the request site.

In addition, the applicant and the Medical District Tax Increment Finance District have reached an agreement to allocate approximately 20 percent of the units as affordable units. Also, the Medical District Tax Increment Finance will provide some financial funding for the site's redevelopment.

The applicant has informed staff that the TIFF Board and the developer are continuing to meet to finalize the overall layout of the development. Therefore, the case will be held under advisement until the applicant submits a conceptual plan. Initially, the applicant submitted a development plan when the case was submitted for review.

Staff’s recommendation is to hold this case under advisement until August 22, 2013

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Density</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Special Standards</u>	<u>PRIMARY Uses</u>
	<u>Front</u>	<u>Side/Rear</u>					
MF-2 – existing Multiple Family	15'	10/15'	Min lot 2,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq. ft – 2 BR +150 sq ft each add BR	36'	60%		Multifamily, duplex, single family
PDS for single family - proposed	0'	0/0'	Min lot 2,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq. ft – 2 BR +150 sq ft each add BR	58'	90%		Multifamily, duplex, single family

Landscaping: Landscaping of any development will be in accordance with Part I landscaping requirements in PDD No. 193.

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

Miscellaneous – Conditions: Staff has reviewed supports the applicant Planned Development conditions. However, there are some provisions in the conditions that are not supported by staff and will be reflected in the appropriate sections. Staff will continue to work with the applicant’s representative to discuss our differences and incorporate additional language to reflect the placement of windows on the proposed single family dwellings that abuts the single family uses.

**LIST OF OFFICERS
Texas in Townhomes, LLC**

- Frank M. K. Liu, President
- Ming Liu, Vice-President
- Helen Ghozali, Vice-President

PROPOSED PDS CONDITIONS

SEC. S-___.101. LEGISLATIVE HISTORY.

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

SEC. S-___.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict ____ is established on property generally located on the northeast corner of the intersection of Hawthorne Street and Production Drive. The size of PD Subdistrict ____ is approximately 5.509 acres.

SEC. S-___.103. PURPOSE.

The general objectives of these standards are to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and, in part, to achieve the following:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment by encouraging the development of residential structures in an urban context.
- (3) To encourage a mix in the design of residential structures.
- (4) To promote landscape/streetscape quality and appearance.
- (5) To provide visual buffering and enhance the beautification of the city.
- (6) To safeguard and enhance property values and to protect public and private investment.
- (7) To conserve energy.

SEC. S-___.104. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part 1 of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part 1 of this article, Part 1 of this article controls. In this division,

- (1) **COLORED CONCRETE** means concrete with one or more pigments added to it.
 - (2) **SUBDISTRICT** means a subdistrict of PD 193.
- (b) Unless otherwise state, all references to articles, divisions, or sections in this

division are articles, divisions or sections in Chapter 51.

- (c) This subdistrict is considered to be a residential zoning district.

SEC. S-___.105. EXHIBIT.

The following exhibit is incorporated into this division:

- (1) Exhibit S-__A: conceptual plan.

SEC. S-___.106. CONCEPTUAL PLAN

Development and use of the Property must comply with the conceptual plan (Exhibit S- __). If there is a conflict between the text of this division and the conceptual plan, the text of this division controls.

SEC. S-___.107. 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 subdistrict. If there is a conflict between the text of this division and the development plan, the text of this division controls.

SEC. S-___.108. HOMEOWNERS ASSOCIATION.

Prior to final plat approval, the owner of the Property must execute an instrument creating a homeowner’s association for the maintenance of common areas, screening walls, landscape areas (including right-of-way landscaping areas), and for other functions. This instrument must be approved as to form by the city attorney and filed in the Dallas County deed records.

Staff’s Recommendation

SEC. S-___.109. GENERAL DEVELOPMENT STANDARDS.

~~The provisions of Section 51A-4.702, “Planned Development (PD) District Regulations,” relating to the PD pre-application conference, site plan procedure, site analysis, conceptual plan, development plan, development schedule, and amendments to the development plan do not apply to this district.~~

Applicant’s Proposal

SEC. S-___.109. GENERAL DEVELOPMENT STANDARDS.

The provisions of Section 51A-4.702, “Planned Development (PD) District Regulations,” relating to the PD pre-application conference, site plan procedure, site analysis, conceptual plan, development plan, development schedule, and amendments to the development plan do not apply to this district.

SEC. S-____.110. MAIN USES PERMITTED.

- (a) The following uses are the only uses permitted in the PD Subdistrict:
- Accessory community center (private).
 - Handicapped group dwelling unit.
 - Local utilities
 - Single-family.
 - Temporary construction or sales office.

SEC. S-____.111. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

SEC. S-____.112. 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 Part 1 of this article. In the event of a conflict between this section and Part 1 of this article, this section controls.)

(a) Single-Family uses.

- (1) Front yard. No minimum front yard.
- (2) Side and rear yard. No minimum side or rear yard.
- (3) Density. No maximum dwelling unit density is 110 units.
- (4) Height. Maximum structure height is 58 feet to the highest point of the roof. Rooftop projections, trellis projections and other architectural features may exceed the height by 12 feet.
- (5) Lot coverage. Maximum lot coverage is 90 percent.
- (6) Stories. No maximum stories.

SEC. S-____.113. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult Part 1 of this article for the specific off-street parking and loading requirements for each use.

(b) Parking for Single-family Residential Uses.

- (1) Type A Units (80% of total units): Two off-street parking spaces are required per unit.

(2) Type B Units (20% of total units): One off-street parking per unit.

(c) Guest Parking. A total of .25 parking spaces are required and these spaces may cross lot lines

(d) Parking Space Dimensions. Except for on-street parallel parking spaces along Bengal Drive, off-street parking spaces must be a minimum of 18 feet long by eight feet wide.

Staff's recommendation

(e) There is no parking requirement for accessory uses, such as an ~~sales office~~, accessory community center (private) or fitness center, provided the accessory use is principally for the residents.

Applicant's Proposal

(e) There is no parking requirement for accessory uses, such as a sales office, accessory community center (private) or fitness center, provided the accessory use is principally for the residents.

(e) Accessory community center (private). Off-street parking is not required for an accessory community center (private) use.

SEC. S-____.114. SIDEWALKS.

(a) A minimum sidewalk width of 12 feet, with 7.5 feet unobstructed by any structure or planting, must be provided along Hawthorne Street.

(b) A minimum sidewalk width of 10 feet, with 7.5 feet unobstructed by any structure or planting, must be provided along Bengal Street.

(c) Sidewalks elsewhere in the interior of the subdistrict are allowed but not required. Interior sidewalks must be a minimum of three feet wide.

(d) Sidewalks can be constructed with concrete, colored concrete or pavers.

SEC. S-____.115. PAVEMENT WIDTHS FOR ACCESS DRIVES.

(a) The access drives must be provided as shown on the conceptual plan.

(b) Single-family lots may front on access drives.

(c) The access drives must have a minimum width of 20 feet and a minimum pavement width of 20 feet. Pavement widths are measured perpendicularly from the edge of the pavement to the opposite edge of the pavement.

(d) In this Subdistrict, sight visibility triangles are 10 feet by 10-feet for driveways and 15 feet by 15 feet at street intersections.

SEC. S-____.116. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-____.117. LANDSCAPING.

(a) In general. Except as provided in this section, landscaping and screening must be provided in accordance with Part 1 of this article.

(b) Tree preservation. Protected trees must be preserved in accordance with Article X. The protective fencing and tree mitigation requirements apply to all uses. No grading may occur and no building permit may be issued to authorize work on the Property until required protective fencing is inspected and approved by the building official.

(c) Street trees.

(1) Except as provided in this subsection, street trees must have a minimum height of 12 feet and a minimum caliper of three-and-a-half inches measured at a point 12 inches above the root ball at the time of installation.

(2) If the building official determines that a tree with a minimum height of 12 feet will interfere with utilities, a street tree may have a minimum height of six feet and a minimum caliper of two inches measured at a point 12 inches above the root ball at the time of installation.

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

SEC. S-____.118. URBAN DESIGN CONSIDERATIONS.

(a) Building materials. A minimum of 40 percent of total building façade area, excluding openings, must incorporate stone, brick or a combination of those materials. Hardi-board may be used on all façades.

(b) Drive-through porte-cocheres. Porte-cocheres may span across shared access drives, provided a minimum clearance of 18 feet is maintained.

(c) Outdoor lighting. Light poles must be located a minimum of 50 feet and a maximum of 100 feet on center with a minimum of one footcandle at the mid-point between fixtures. Outdoor light sources must be indirect, diffused, or shielded-type fixtures, installed to reduce glare and the consequent interference with boundary streets. Bare bulbs or strings of lamps are prohibited. Fixtures must be attached to buildings or mounted on permanent poles at a maximum height of 20 feet. Fixtures may be located within the public right-of-way with a City of Dallas license or on adjoining property. Pedestrian areas must be lighted beginning one-half hour after sunset and continuing until one-half hour before sunrise.

(d) Tree grates. Tree grates conforming to state and federal standards and specifications adopted to eliminate, insofar- as possible, architectural barriers encountered by aged, handicapped, or disabled persons, and of a size adequate to permit healthy tree growth may be provided for all trees planted within a public sidewalk, but are not required.

(e) Fencing.

(1) Solid fencing is not required, but is allowed.

(2) Wrought iron fencing with gates is permitted between buildings along the perimeter of the subdistrict.

(3) Maximum height for fencing is eight feet.

(f) Pavement markings. Pedestrian crosswalks across ingress and egress driveways and interior drives or streets must be clearly marked by colored concrete or patterned or stamped concrete and must be consistent.

(g) Common areas. Mailboxes, water features and private recreation facilities are allowed in common areas.

SEC. S-____.119. SIGNS.

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

SEC. S-____.120. ADDITIONAL PROVISIONS.

Staff's Recommendation

~~(a) The property that is subject to these regulations can be developed as a residential development tract.~~

Applicant's Proposal

(a) The property that is subject to these regulations can be developed as a residential development tract.

Staff's Recommendation

~~(b) In this Subdistrict, there are not a maximum number of lots that can be platted in a single residential development tract.~~

Applicant's Proposal

(b) In this Subdistrict, there are not a maximum number of lots that can be platted in a single residential development tract.

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

(d) 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.

(e) Development and use of the Property must comply with Part 1 of this Article.

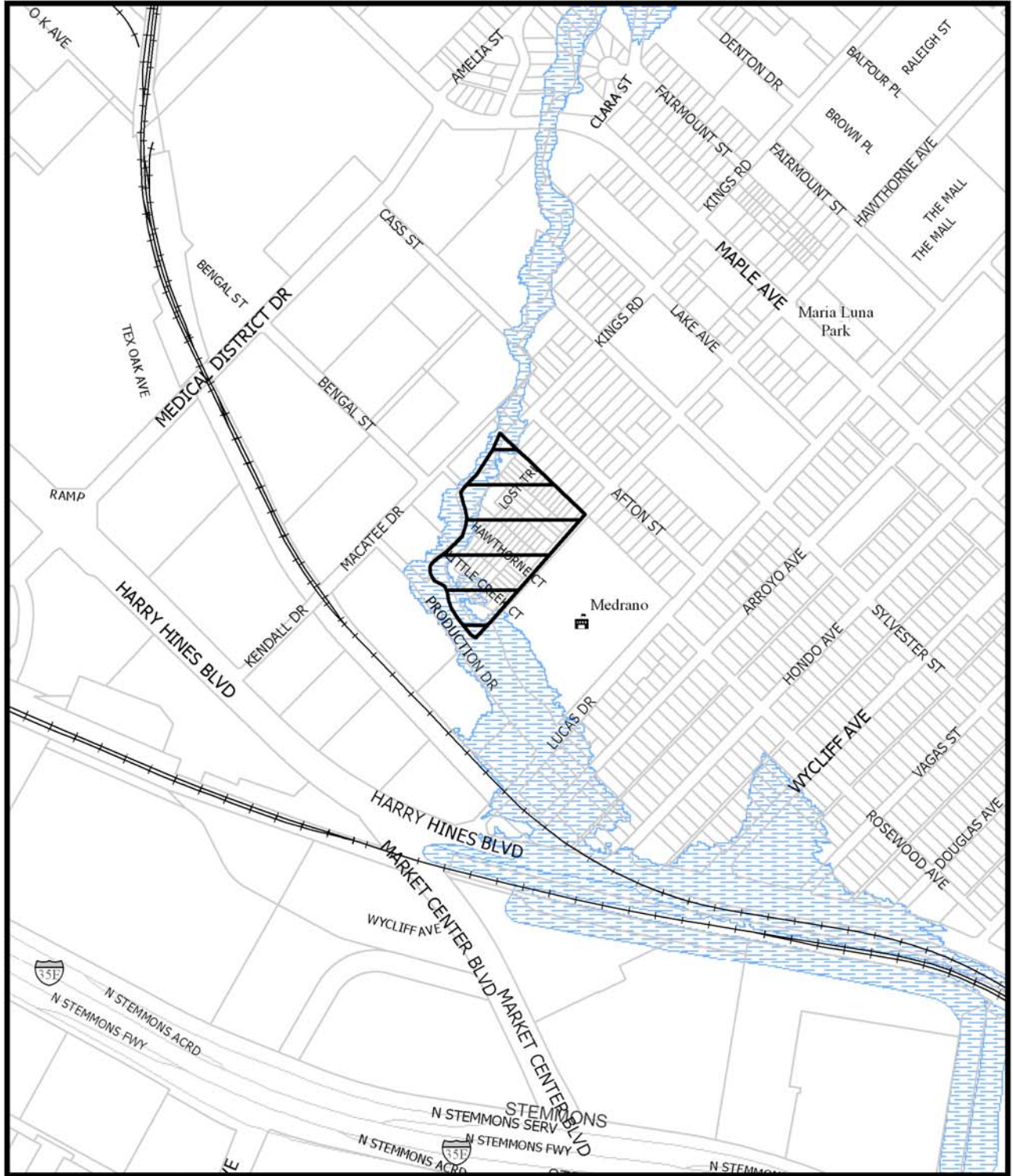
SEC. S-____.121. COMPLIANCE WITH CONDITIONS.

(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, in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

PROPOSED CONCEPTUAL PLAN

The applicant is proposing a conceptual plan. Staff has not received the conceptual plan at this time

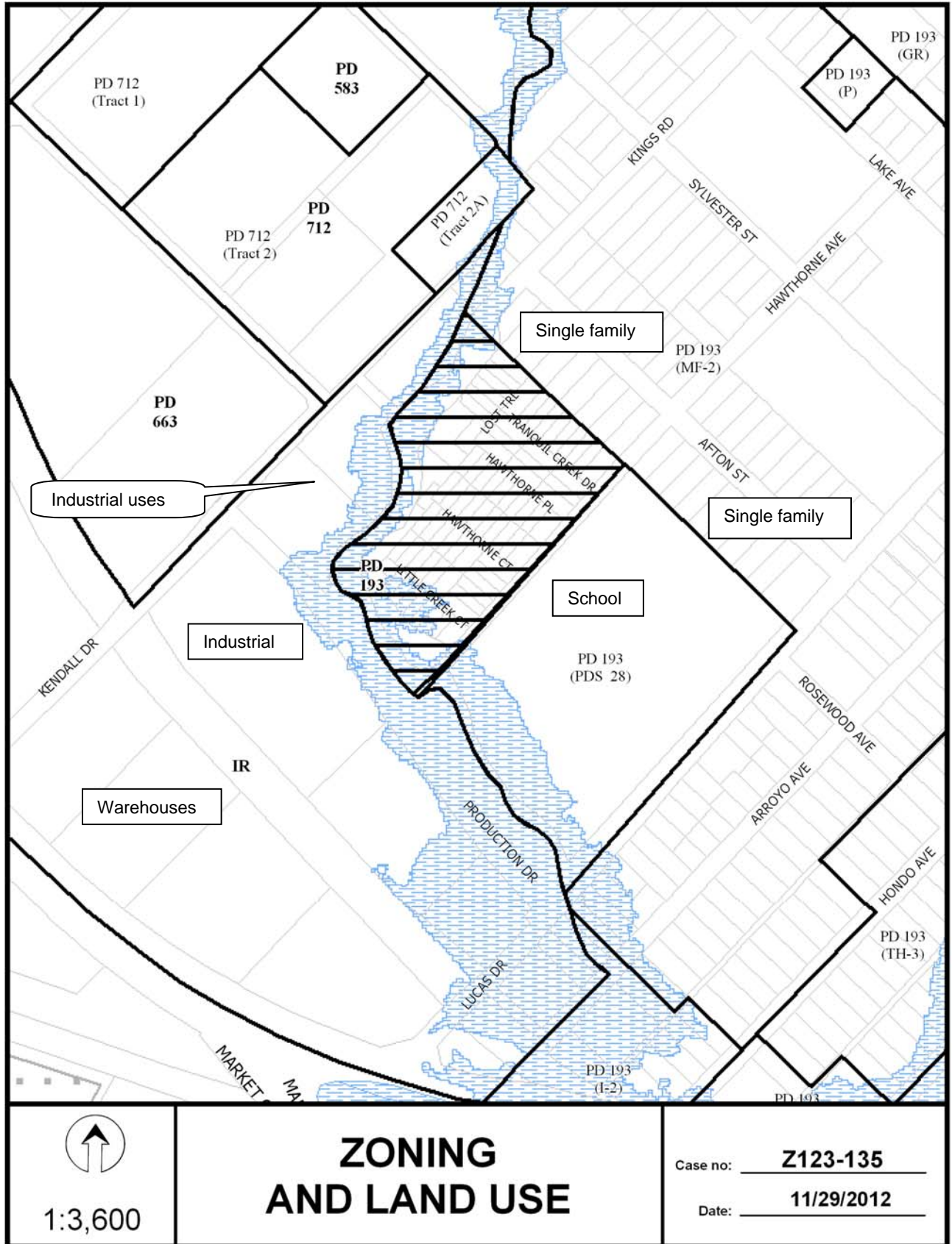


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VICINITY MAP

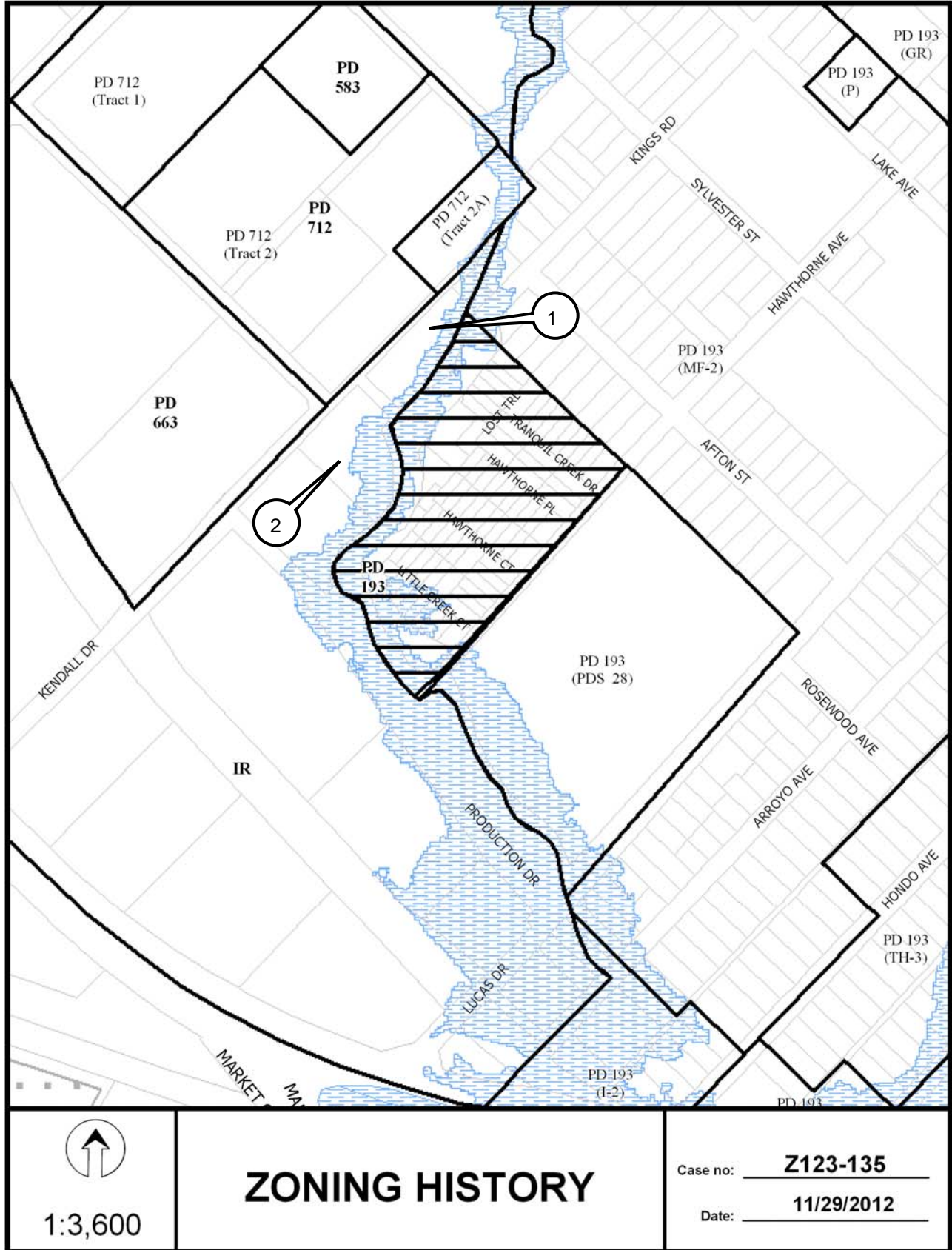
Case no: Z123-135

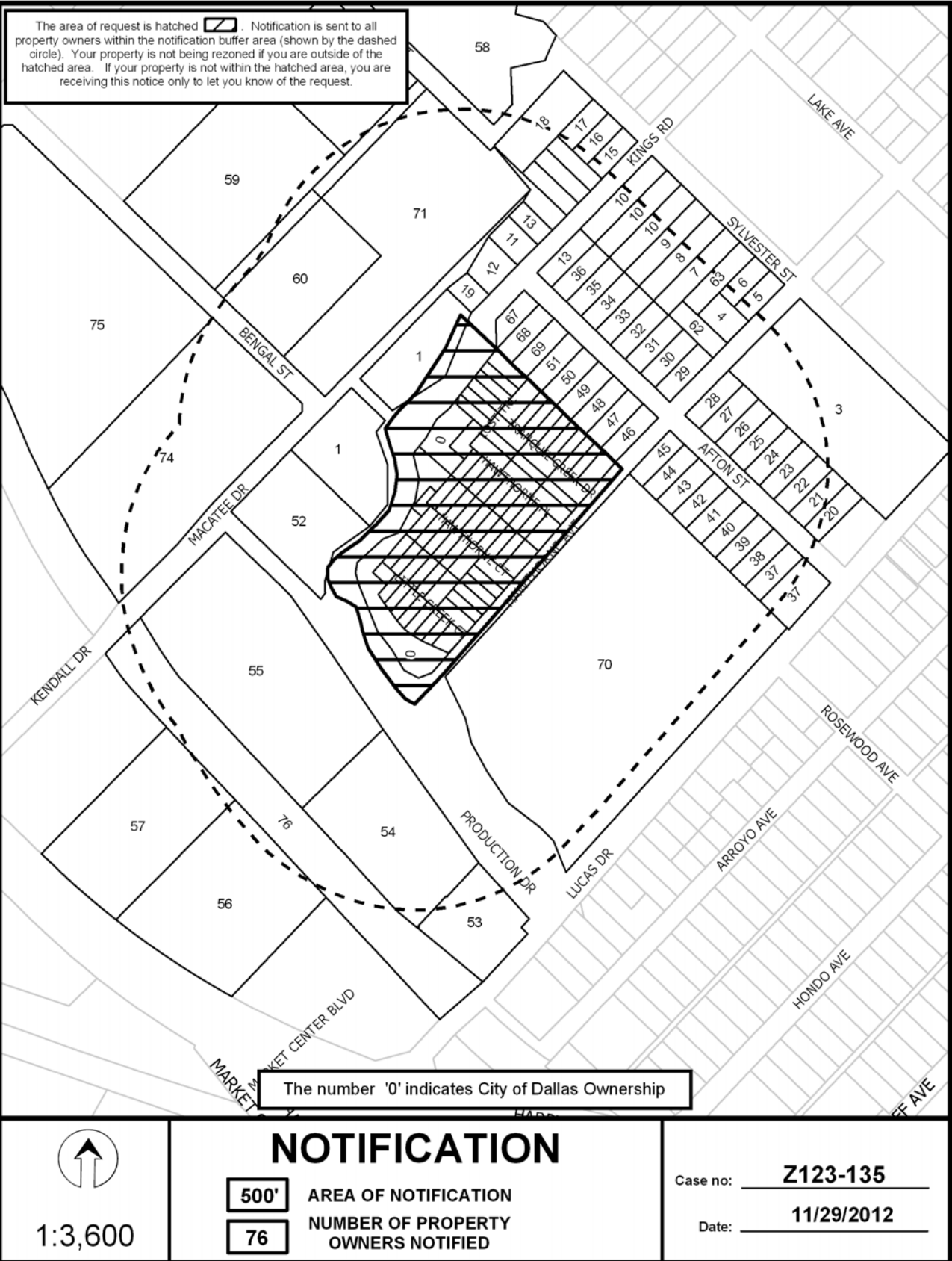
Date: 11/29/2012



ZONING AND LAND USE

Case no: Z123-135
Date: 11/29/2012





Notification List of Property Owners

Z123-135

76 *Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2201 KINGS RD	CRASH INC
2	2201 LOST TRL	TEXAS INTOWNHOMES LLC
3	4525 SYLVESTER ST	TUNG CHYUAN INV INC
4	2319 HAWTHORNE AVE	DELGADO SALVADOR & DINA
5	4601 SYLVESTER ST	MALAGON MARTIN & GADRIELA
6	4607 SYLVESTER ST	LOEZA CRISTINA
7	4615 SYLVESTER ST	GARCIA BRENDA N
8	4619 SYLVESTER ST	GANDARA AURELIANO & RAFAELA M
9	4623 SYLVESTER ST	HOLGUIN FERNANDO & MARIA D C
10	4625 SYLVESTER ST	KEMP JACK R
11	2330 KINGS RD	HYDE HEATH
12	2251 KINGS RD	SINGER ARTURO
13	2326 KINGS RD	CHANDLER NANCY ANN S TR STE 207
14	2324 KINGS RD	SANCHEZ MARIA
15	4703 SYLVESTER ST	CARRILLO CIRILO ESTATE OF
16	4707 SYLVESTER ST	SEPULVEDA JAMES L & GLORIA MRS
17	4711 SYLVESTER ST	BARRIOS JOSE LUIS & ESPERANZA BARRIOS
18	4719 SYLVESTER ST	HOLGUIN DANIEL & CHRISTINE
19	2200 KINGS RD	ODONNELL AUDREY L % MICHAEL ODONELL
20	4508 AFTON ST	AGUINAGA JOSE A & ALICIA
21	4514 AFTON ST	DAO CUONG P & QUYEN T VO
22	4518 AFTON ST	MARTINEZ MARIA CARMEN
23	4522 AFTON ST	HERNANDEZ EPIFANIO
24	4526 AFTON ST	CORTEZ ANGEL & MARIA AMAYA
25	4530 AFTON ST	NGUYEN HOANG
26	4534 AFTON ST	LE HOA THI XUAN

11/29/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4538 AFTON ST	OSORIO ISRAEL ANTUNEZ & NICOLASA PINEDA
28	4542 AFTON ST	MEDRANO PROPERTIES LLC
29	4600 AFTON ST	GALINDO XOCHILT
30	4606 AFTON ST	RAMIREZ JOSE & MARIA G ZUNIGA
31	4610 AFTON ST	MEDINA ADAN V & MAGDALENA C
32	4614 AFTON ST	VO HUONG THANH
33	4618 AFTON ST	DINH MY HOANG
34	4622 AFTON ST	LE MINH HOANG
35	4624 AFTON ST	LE KY VAN & MANH NGOC NGUYEN
36	4630 AFTON ST	NGUYEN THANH PHONG
37	4501 AFTON ST	LIVE MODERN HOMES LLC
38	4515 AFTON ST	URBINA CELIA
39	4519 AFTON ST	PEREZ JENNIFER
40	4523 AFTON ST	YOHANNES KIDUS UNIT 1001
41	4527 AFTON ST	RODRIGUEZ JUAN P
42	4531 AFTON ST	ZUNIGA ANTONIO JUAN
43	4533 AFTON ST	DEITELHOFF KATRINA
44	4535 AFTON ST	QUINONES DANIEL G
45	4543 AFTON ST	MANUEL CLEMENTE
46	4601 AFTON ST	DICKERSON DOROTHY
47	4607 AFTON ST	GALINDO JOSE H & ROSA
48	4611 AFTON ST	PEREZ DENISE
49	4615 AFTON ST	FRANCISCO TOMAS
50	4619 AFTON ST	CAO TRANG THI
51	4623 AFTON ST	NGUYEN VAN NGOC
52	4699 PRODUCTION DR	RUPLEY HELEN GAIL
53	2023 LUCAS DR	WALRAVEN A T III & ANNE WALRAVEN R RUPE
54	4525 PRODUCTION DR	PRODUCTION PPTY PTNR LLC ATTN: CHARLES M
55	4641 PRODUCTION DR	GREENWAY 4641 PRODUCTION SUITE 100
56	4600 HARRY HINES BLVD	UNIVERSITY OF TEXAS BOARD OF REGENTS
57	4640 HARRY HINES BLVD	SOVRAN ACQUISITION LTD PS

11/29/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4714 CASS ST	KALOGRIDIS REAL EST LTD
59	4814 BENGAL ST	TCF INTERESTS PARTNERSHIP LTD
60	4722 BENGAL ST	FOSTER M POOLE JR
61	4815 CASS ST	UNION GOSPEL MISSION
62	2313 HAWTHORNE AVE	JORY ROBERT
63	4611 SYLVESTER ST	GUZMAN JOSE GUADALUPE
64	2359 KINGS RD	BOUNNHING SAY
65	2355 KINGS RD	GOMEZ ELPIDIA
66	2351 KINGS RD	LARA OLGA L
67	4637 AFTON ST	NGUYEN DIEM TRANG HOANG
68	4633 AFTON ST	NGO HUNG VI & KIM YEN NGO
69	4629 AFTON ST	NGUYEN MINH
70	2221 LUCAS DR	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
71	4700 BENGAL ST	TCF INTERESTS PARTNERSHIP LTD ATTN: LEGA
72	4816 BENGAL ST	TCF INTERESTS PS LTD LTD
73	4816 BENGAL ST	POOLE FOSTER M JR
74	4707 BENGAL ST	RONALD MCDONALD HOUSE OF DALLAS FAMILY A
75	2140 MEDICAL DISTRICT DR	MOTOR STREET APTS LP
76	555 2ND AVE	DART

Planner: Warren F. Ellis

FILE NUMBER: Z123-233(WE) **DATE FILED:** March 20, 2013
LOCATION: South line of Lyndon B. Johnson Freeway, east of Spurling Drive
COUNCIL DISTRICT: 13 **MAPSCO:** 15-P, T
SIZE OF REQUEST: Approx. 2.62 acres **CENSUS TRACT:** 96.04

APPLICANT: Dallas Spurling / 635 Ltd.

OWNER: Sanford Acquisition Company, Inc

REPRESENTATIVE: MASTERPLAN
Maxwell Fisher

REQUEST: An application for a Specific Use Permit for a mini-warehouse on property zoned an MU-2 Mixed Use District with deed restrictions.

SUMMARY: The applicant proposes to raze an existing structure and develop a mini-warehouse use that will have a retail component on the ground floor.

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

BACKGROUND INFORMATION:

- The applicant’s request for a Specific Use Permit will allow for the development of a 150,848 square foot mini-warehouse. The proposed mini-warehouse use will consist of two buildings: 1) a three story, 139,989 square foot building with ground retail and 2) a one-story 10,898 square foot building that is located on the southern portion of the site.
- The proposed mini-warehouse will also have an office/caretakers quarters that will not exceed 2,000 square feet of floor area. The caretakers’ quarters is an accessory use to the main use.
- The property currently has deed restrictions that limit the height of a parking structure to a maximum height of 36 feet, and prohibit ingress and egress to the site from Spurling Road. In addition, the deed restrictions limit curb cuts onto Spurling Road to egress from the site directing vehicles towards Lyndon B. Johnson (LBJ) Freeway. The applicant proposes no changes to the existing deed restrictions.
- The surrounding land uses consist of office and retail and personal service uses.

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

1. Z123-186 On Wednesday, June 12, 2013, the City Council approved a Planned Development District for regional mixed uses in an area generally bound by Peterson Lane, both sides of Montfort Drive, James Temple Drive and a line approximately 590 feet east of Noel Road and on property zoned an RR Regional Retail District on the northeast corner of Alpha Road and the Dallas North Tollway.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
LBJ Freeway		Variable lane width	Variable lane width
Spurling Road	Local	53 ft.	53 ft.

Land Use:

	Zoning	Land Use
Site	MU-2	Vacant commercial building
North	RR	Retail
South	MF-1(A), LO-1	Undeveloped, Office
East	MU-2, MU-1, RR	Retail and personal service
West	MU-2, GO(A)	Retail and Office

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

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

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

Area Plan: The *North Dallas Forum Report*, adopted by the City Council in April 1988, designates the area for retail uses. The plan recommends a balanced development pattern while not adversely impacting residential developments.

STAFF ANALYSIS:

Land Use Compatibility: The 2.62 acres site is located on the south side of Lyndon B. Johnson (LBJ) Freeway between Spurling Road and Preston Road. The applicant request for a Specific Use Permit will allow for the development of a 150,848 square foot mini-warehouse. The proposed mini-warehouse use will consist of two buildings; 1)

a three story, 139,989 square foot building with ground retail and 2) a one-story 10,898 square foot building that is located on the southern portion of the site.

The property is adjoined to the north and east by retail uses on property zoned an RR Regional Retail District, MU-1 Mixed Use District and MU-2 Mixed Use District. Property to the south is zoned an LO-1 Limited Office District and is developed as an office, with a 54-foot strip of undeveloped MF-1(A) Multifamily property that is adjacent to the southern property boundary of the request site. Properties to the west are developed with retail and office uses and are zoned for MU-2 Mixed Use and NO(A) Neighborhood Districts.

The request site is currently developed with a commercial structure that will be razed in order to develop a 150,848 square foot mini-warehouse facility. In addition, the property has deed restrictions that limit the height of a parking structure to a maximum height of 36 feet, and prohibit ingress and egress to the site from Spurling Road. In addition, the deed restrictions limit curb cuts onto Spurling Road to egress from the site directing vehicles towards Lyndon B. Johnson (LBJ) Freeway. The applicant proposes no changes to the existing deed restrictions.

The site is situated with frontage to the Lyndon B. Johnson service road. According to the applicant's representative, the nearest entrance / exit ramp is approximately 1 to 2 miles west of the site, which makes the site's accessibility undesirable for retail development. Given the location and the adjoining non-residential development, the proposed use is compatible with the surrounding development. Furthermore, the only allowed access onto the site is from the service road because the current deed restrictions prohibit access to the site from Spurling 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.

The applicant's request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. Staff's recommendation is for approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan and conditions.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Density</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Special Standards</u>	<u>PRIMARY Uses</u>
	<u>Front</u>	<u>Side/Rear</u>					
MU-2 Mixed use-2	15'	20' adjacent to residential OTHER: No Min.	1.6 FAR base 2.0 FAR maximum + bonus for residential	135' 10 stories 180' 14 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential

Landscaping: Landscaping of any development will be in accordance with Article X, as amended. The southern portion of the site is undeveloped and is zoned an MF-1(A) Multifamily District. Article X requires a 10-foot buffer strip between non-residential and residential uses; however, the applicant will provide a 20-foot buffer strip between the two districts.

Parking: The Dallas Development Code requires a minimum of six off-street parking for a mini-warehouse use and a maximum of two spaces for caretakers' quarters. The number of off-street parking required for the mini-warehouse use is 18 spaces and the applicant is providing 18 spaces.

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

Miscellaneous – conditions: The applicant has requested an initial time period of thirty years with eligibility for automatic renewals of ten-year periods. Staff cannot support the applicant's initial time period of thirty years. Typically, staff recommends a ten year period with eligibility for automatic renewals for additional ten-year periods for mini-warehouse uses to ensure that the proposed use is compatible with the existing development.

LIST OF OFFICERS
Sanford Acquisition Company

- W. R. Sanford
- W.A. Sanford

LIST OF OFFICERS
Dallas Spurling / 635 Ltd.

- Charles C. Yang

PROPOSED SUP CONDITIONS

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

Staff's Recommendation

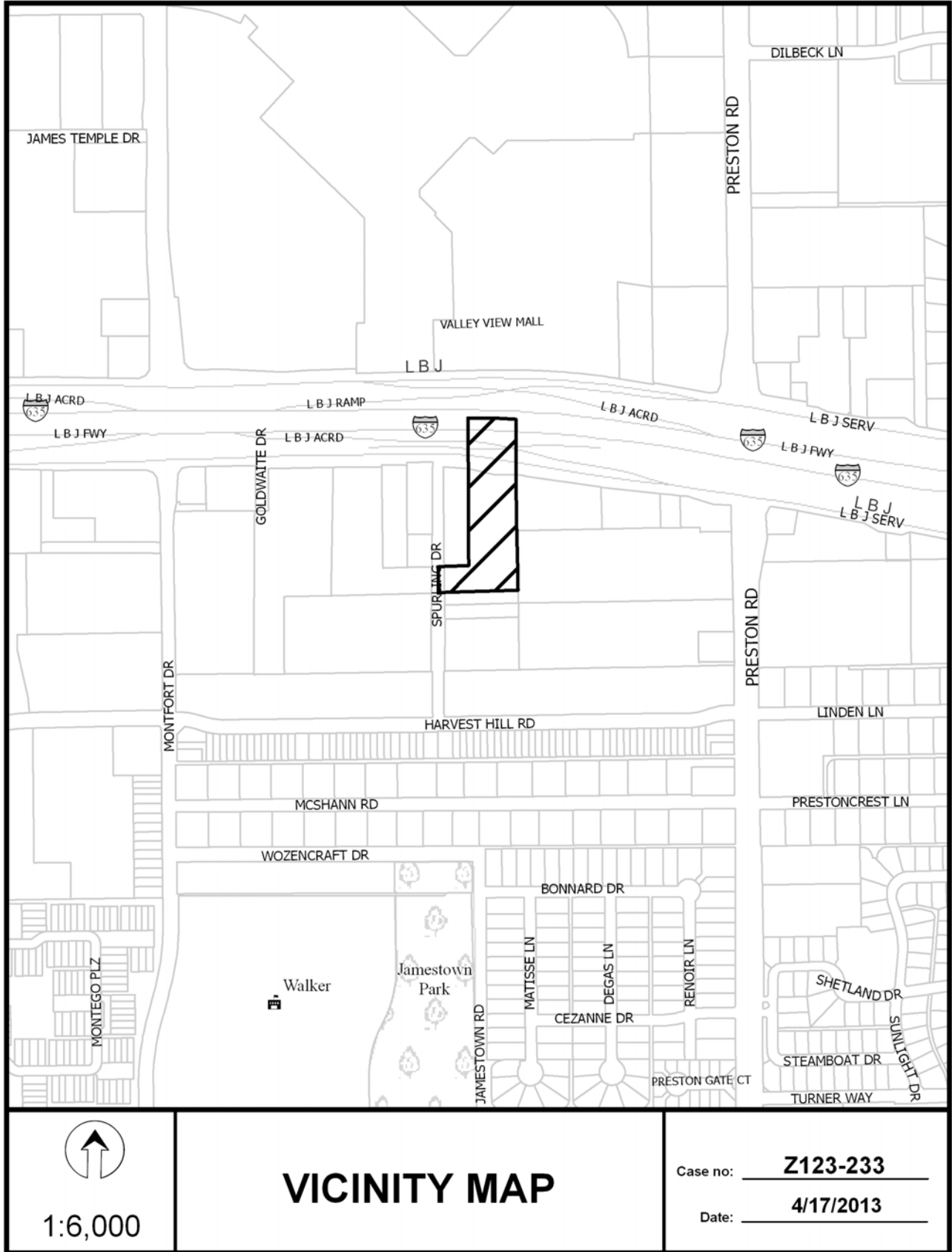
3. TIME LIMIT: This specific use permit expires on_____, (ten-year period from the passage of this ordinance), but is eligible for automatic renewal for additional ten-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property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

Applicant's Proposal

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

4. FLOOR AREA: The maximum floor area is 150,887 square feet. The maximum floor area for the office is 1,384 square feet and the caretaker's quarters is 2,000 square feet.
5. HOURS OF OPERATION: The mini-warehouse office may only operate between Monday through Saturday, 8:00 a.m. to 7:00 p.m. and Sundays, from 10:00 a.m. to 4:00 p.m.

6. OUTSIDE STORAGE: Outside storage of vehicles, parking for vehicles for rent, boats, and /or equipment is prohibited.
7. OFF-STREET PARKING: A minimum of 18 parking spaces must be provided in the location shown on the attached site plan.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

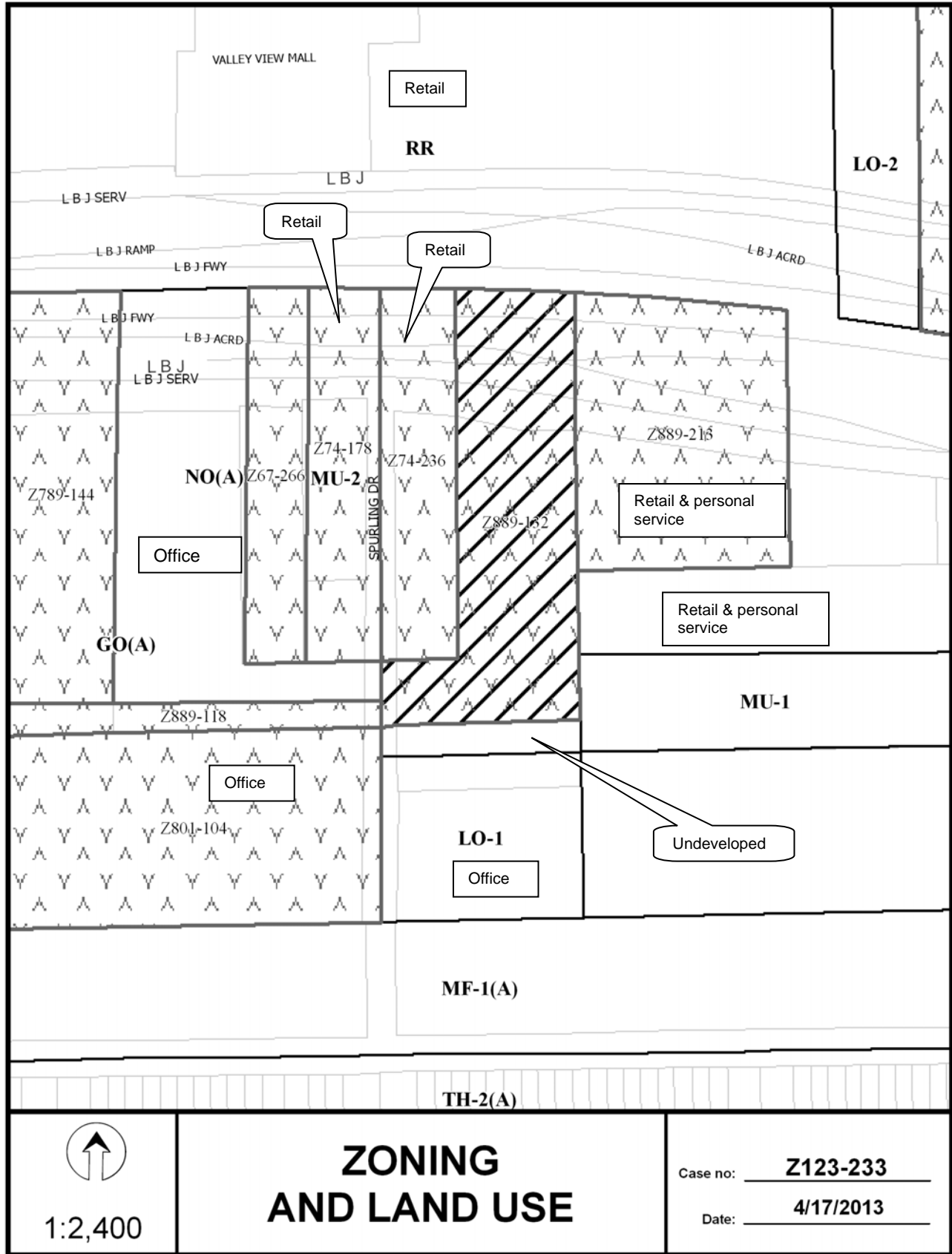


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VICINITY MAP

Case no: Z123-233

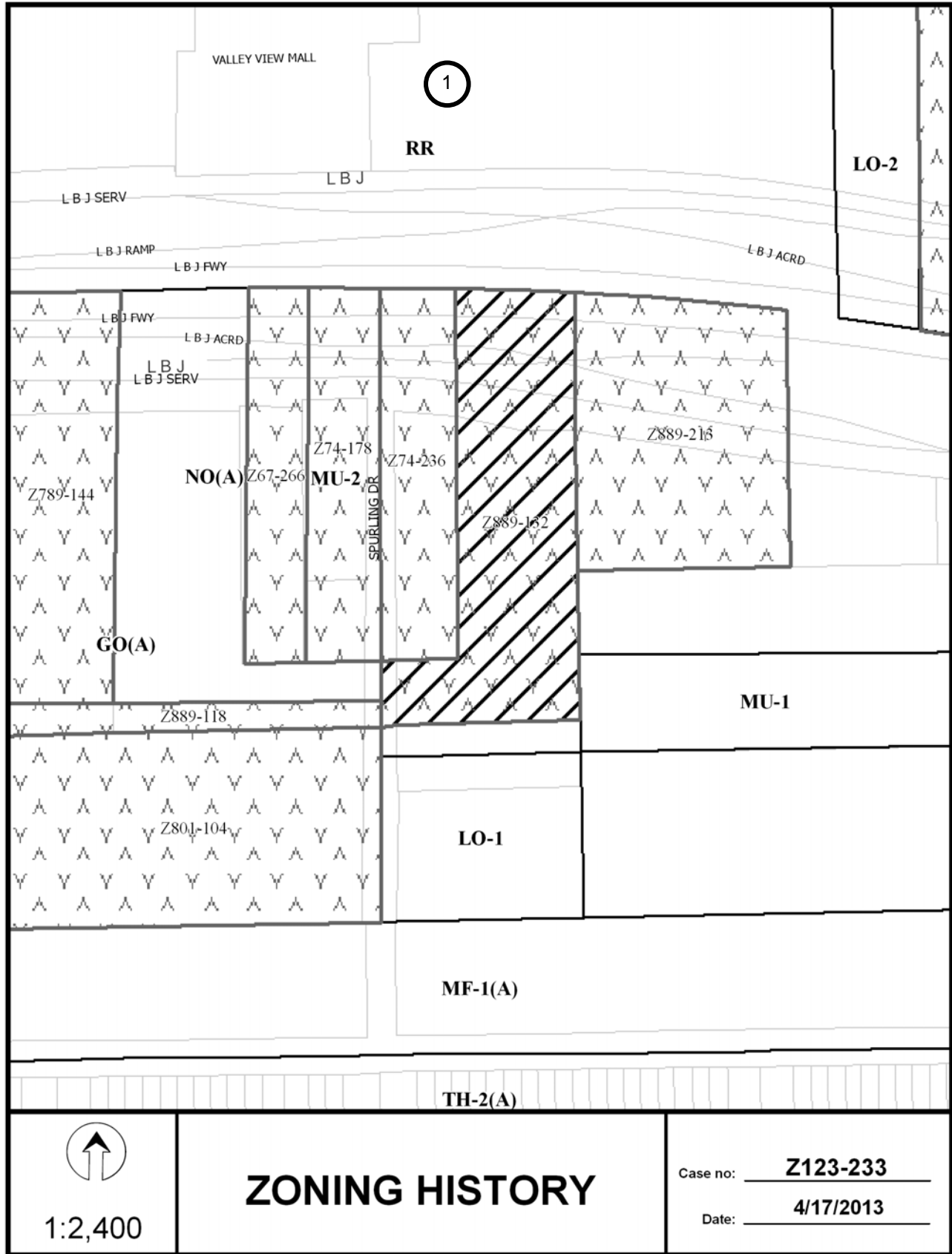
Date: 4/17/2013

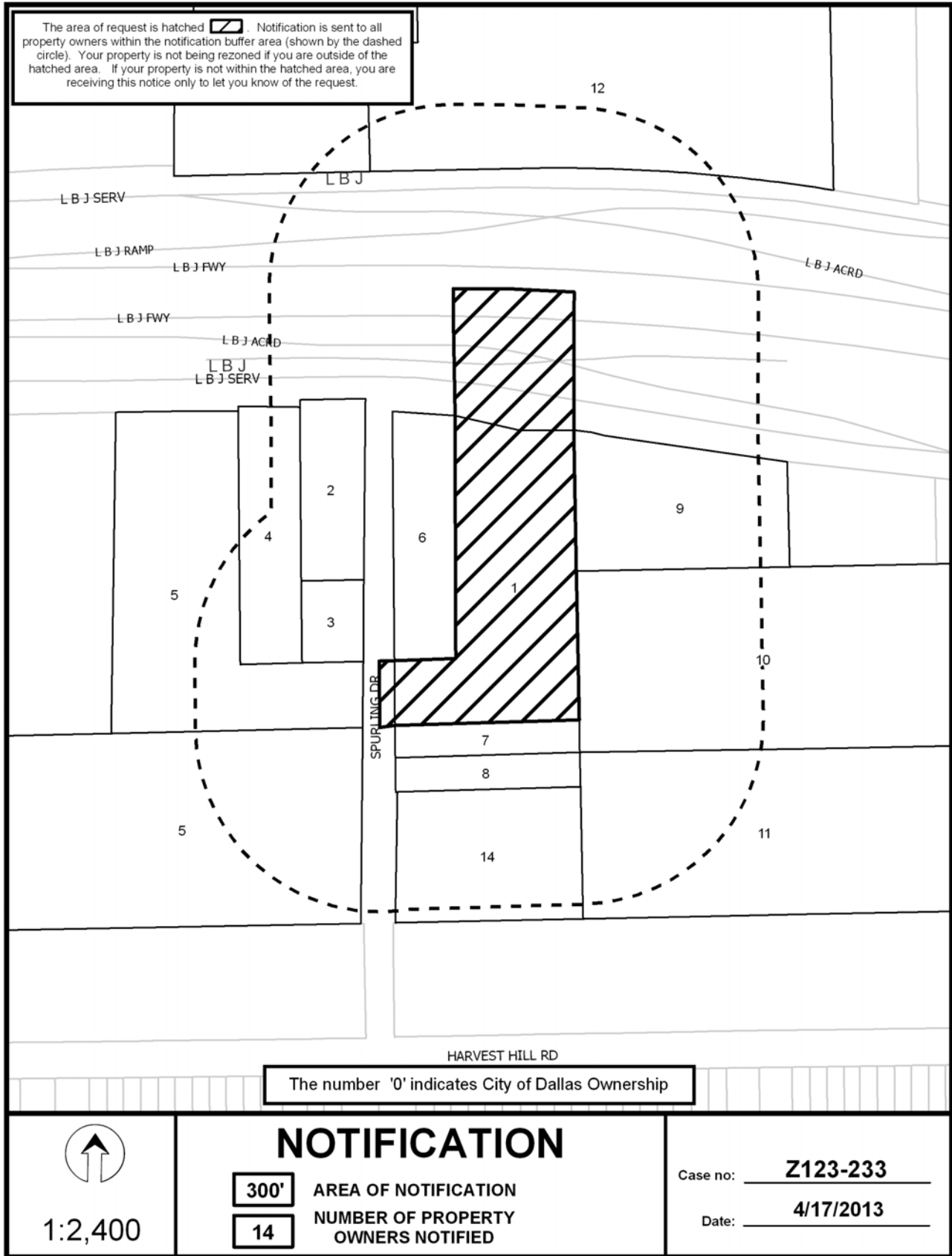


ZONING AND LAND USE

Case no: Z123-233
 Date: 4/17/2013

1:2,400





Notification List of Property Owners

Z123-233

14 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5818 LBJ FWY	DALLAS SPURLING 635 LTD
2	5756 LBJ FWY	EVERITT BETTY FAMILY LTD PARTNERSHIP
3	12900 SPURLING DR	CNL RETIREMENT CRS1 VALLEY VIEW LP #300
4	5744 LBJ FWY	CNL RETIREMENT CRS1 STE 300
5	5728 LBJ FWY	INVESTORS WARRANTY OF AMERICA INC
6	5812 LBJ FWY	HART M L TR STE 840
7	12858 SPURLING DR	GRAMKAT II LTD STE#100
8	12854 SPURLING DR	BLACK JAMES W JR
9	5850 LBJ FWY	PRESTON VALLEY SOUTH JV % CENCOR REALTY
10	12835 PRESTON RD	GRAMKAT LTD SUITE 100
11	12817 PRESTON RD	THOMPSON SAMUEL M
12	13131 PRESTON RD	SEARS ROEBUCK & CO DEPT 768 TAX B2 107A
13	13131 PRESTON RD	13331 PRESTON RD LP
14	12850 SPURLING DR	SPINDLETOP OIL & GAS CO #200

Memorandum



DATE August 8, 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.



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

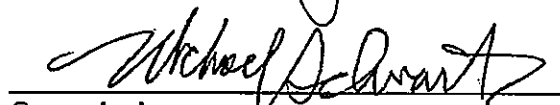
We respectfully request that the following item be placed on the City Plan Commission agenda and advertised as required by Section 51A-7.701(a)(1) of the City of Dallas Development Code.

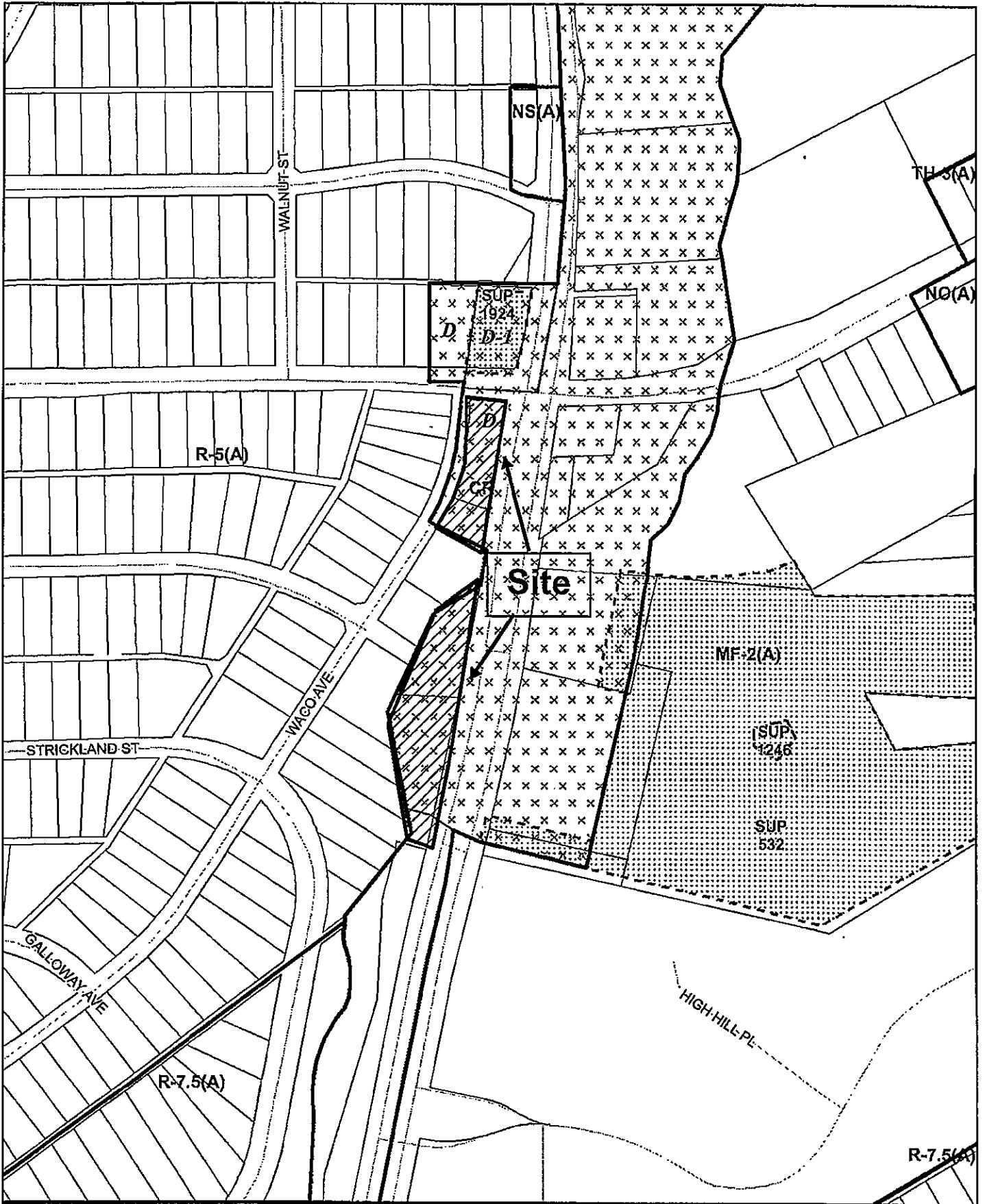
Consideration of a hearing to authorize a public hearing to determine the proper zoning on property zoned a CR-D Community Retail District with a D Liquor Control Overlay in the abovementioned location. Consideration is to be given to an RR Regional Retail District. A map of the area to be considered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

Thank you for your attention to this matter.


Betty Culbreath, Commissioner


Commissioner


Commissioner



1:2,800

Proposed Authorized Hearing Area