



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, August 16, 2012
AGENDA

| | | |
|----------------|------------------|------------|
| BRIEFINGS: | 5ES | 12:00 p.m. |
| PUBLIC HEARING | Council Chambers | 1:30 p.m. |

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

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S112-095R**
(CC District 11)

An application to create an 8 lot subdivision with a private street with lots ranging in size from 16,002 square feet to 17,201 square feet in size from a 3.65 acre tract of land located on Forest Lane, east of Hillcrest Road.
Applicant/ Owner: Doolin Forest, Ltd.
Surveyor: Texas Heritage Surveying, Inc.
Application Filed: July 24, 2012
Zoning: R-16(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S078-188R**
(CC District 7)

An application to replat a 0.682 acre tract of land containing all of Lots 21 through 30 in City Block 2/2539 into 8 lots ranging in size from 0.04 acre to 0.09 acre located in the 5300 Block of Bexar Street between Hooper Street and Starks Avenue.
Applicant/Owner: East Dallas Community Organization, Inc.
Surveyor: Shields and Lee Surveyors
Application Filed: July 24, 2012
Zoning: PD No. 730
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S112-168**
(CC District 2)
- An application to replat a 1.933 acre tract of land containing all of Lots 1 through 5 and part of Lots 8 through 11 in City Block 13/1616 into one lot located at 4401 and 4411 Cedar Springs Road at Herschel Avenue.
Applicant/Owner: Cedar Point Multifamily, LLC
Surveyor: Dowdy, Anderson & Associates, Inc.
Application Filed: July 18, 2012
Zoning: PD193 (PDS 91)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S112-169**
(CC District 6)
- An application to create a 13.5864 acre lot from a tract of land in City Block 7153 on Singleton Boulevard east of Pluto Drive.
Applicant/Owner: Bruce Heydarian
Surveyor: Drommer & Associates, Inc.
Application Filed: July 18, 2012
Zoning: IM, IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S112-171**
(CC District 2)
- An application to replat a 0.085 acre tract of land containing all of Lot 26A and part of lot 25 in City Block B/657 into two lots on property located at 4228 and 4232 Delano Place at Peak Street, southwest corner.
Applicant/Owner: Dallas Housing Authority, Dar Jes & Chantha Vann / Dallas Housing Authority
Surveyor: North Texas Surveying
Application Filed: July 18, 2012
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S112-172**
(CC District 7)
- An application to replat a 0.780 acre tract of land containing all of Lot 4A and Lot 8 in City Block 1/1349 into one 0.193 acre lot and one 0.587 acre lot on property on Martin Luther King, Jr. Boulevard and Meadow Street, north corner.
Applicant/Owner: Dallas MLK Riverside Development, LLC, and Janis L. Ware
Surveyor: A.J. Bedford Group Inc.
Application Filed: July 19, 2012
Zoning: PD 595 (CC)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S112-174**
(CC District 6)
- An application to create a 0.699 acre lot from a tract of land in City Block 6609 on Denton Drive at Royal Lane, northwest corner.
Applicant/Owner: KNW, LLC
Surveyor: Brittain & Crawford
Application Filed: July 24, 2012
Zoning: PD 498
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S112-175**
(CC District 2)
- An application to replat a 1.07 acre tract of land containing part of Lot 6 and all of Lots 1 through 5 in City Block 8/1616 into one lot on property at 4311 Dickason Avenue at Douglas Avenue, west corner.
Applicant/Owner: Price Hartford, LP
Surveyor: Texas Heritage Surveying, LLC
Application Filed: July 24, 2012
Zoning: PD 193 (MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S112-176**
(CC District 14)
- An application to replat a 0.184 acre tract of land containing all of Lot 18 in City Block 10/1050 into two 0.092 acre lots at 3723 Gilbert Avenue between Oak Lawn Avenue and Turtle Creek Boulevard.
Applicant/Owner: JBGL Avignon, LLC
Surveyor: Colvin Surveying Company
Application Filed: July 24, 2012
Zoning: PD 193 (MF-3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S112-177**
(CC District 6)
- An application to replat a 5.426 acre tract of land containing part of Lot 3 and part of Lot 14, all of Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13, and part of a 30' wide abandoned alley in City Block H/8343 into one lot on property on Marine Way between Jefferson Boulevard and Navy Avenue.
Applicant/Owner: Bruce and Behzad Heydarian
Surveyor: A&W Surveyors, Inc.
Application Filed: July 24, 2012
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(11) **S112-178**
(CC District 14)

An application to replat a 2.309 acre tract of land containing all of Lot 1E in City Block 13/958 into one lot on property at Cedar Springs Road and Carlisle Street, north corner and to remove the existing platted 10' building line building line along Katy Trail and the platted building line in between lots 1E and 1D that state the property line is the building line.

Applicant/Owner: JLB 2728 Cedar Springs, LP

Surveyor: Kevin Wier

Application Filed: July 25, 2012

Zoning: PD 184, Zone 1

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

Residential Replats:

(12) **S112-170**
(CC District 8)

An application to replat a 5.00 acre tract of land containing all of Lot 1 and a tract of land in City Block J/7554 to create one 5.00 acre lot on property located at 3200 Bainbridge Road at Kirnwood Drive, southeast corner.

Applicant/Owner: Deliverance Revivals

Surveyor: Keeton Surveying Company

Application Filed: July 18, 2012

Zoning: TH-1(A), TH-2(A)

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

Miscellaneous Docket – Under Advisement

M112-028
Richard Brown
(CC District 10)

An application for a minor amendment to the development plan and landscape plan for Planned Development No. 501 for a Public school and R-10(A) Single Family District Uses on the south line of Stults Road between Woodshore Drive and Clearwater Drive.

Staff Recommendation: **Approval**

Applicant: Richardson Independent School District

Representative: Karl Crawley

U/A From: August 2, 2012

Miscellaneous Docket

W112-018
Neva Dean
(CC District 7)

An application for a waiver of the two-year waiting period in order to submit an application to amend Planned Development District No. 849 on the northwest corner of Hatcher Street and Scyene Road.

Staff Recommendation: **Denial**

D112-010 An application for a development plan for Planned
Olga Torres Holyoak Development District No. 363 on the northeast side of Malcolm
(CC District 7) X Boulevard, northwest of Grand Avenue.
Staff Recommendation: **Approval**

Thoroughfare Plan Amendments

SMU Boulevard

Tanya Brooks An amendment to the City of Dallas Thoroughfare Plan to
(CC District 14) change the dimensional classification of SMU Boulevard
between Worcola Street to Greenville Avenue from a special
five lane undivided roadway (SPCL 5U) within 100 feet of right
of way to a special five lane undivided roadway (SPCL 5U)
within 87 feet of right of way within existing pavement.
Staff Recommendation: **Approval**
CPC Transportation Committee Recommendation: **Approval**

Danieldale Road/Westmorland Road

Tanya Brooks An amendment to the City of Dallas Thoroughfare Plan to **(1)**
(CC District 8) Change the dimensional classification of Danieldale Road
between Old Hickory Trail and Hampton Road from a six lane
divided roadway (S-6-D) within 107 feet of right of way to a four
lane undivided roadway (S-4-U) within 60 feet of right of way;
and **(2)** to delete Westmoreland Road from Wheatland Road to
the Desoto City Limit, a four lane divided roadway (S-4-D)
within 80 feet of right of way.
Staff Recommendation: **Approval**
CPC Transportation Committee Recommendation: **Approval**

Zoning Cases – Consent

1. **Z090-208(OTH)** An application for an amendment to and an expansion of
Olga Torres Holyoak Specific Use Permit No. 1522 for an open enrollment charter
(CC District 8) school on property zoned a RR Regional Retail District on the
south side of West Ledbetter Drive, west of Hampton Road.
Staff Recommendation: **Approval** for a five-year period with
eligibility for automatic renewals for additional five-year periods,
subject to a site plan, traffic management plan and conditions.
Applicant: Focus Learning Academy, Inc.
Representative: Jonathan Vinson, Jackson Walker, LLP

2. **Z112-275(MW)**
Megan Wimer
(CC District 5)
- An application for an amendment to and renewal of Specific Use Permit No. 1771 for a vehicle display, sales and service use on property within Subdistrict 3 of Planned Development District No. 533, the C. F. Hawn Special Purpose District No. 1 on the north side of C. F. Hawn Freeway, west of Jim Miller Road.
- Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
- Applicant/Representative: Heriberto Miranda

Zoning Cases – Under Advisement

3. **Z112-266(WE)**
Warren Ellis
(CC District 2)
- An application for an amendment to Planned Development Subdistrict No. 91 for Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District on the west corner of Cedar Springs Road and Herschel Avenue.
- Staff Recommendation: **Approval**, subject to a development plan and conditions.
- Applicant: Dallas Cedar Point Ltd.
- Representative: MASTERPLAN – Karl Crawley
- U/A From: August 2, 2012
4. **Z112-225(JH)**
Jennifer Hiromoto
(CC District 14)
- An application for a Planned Development District for multifamily uses on property zoned an MF-1(A) Multifamily District on the southwest corner of Skillman Street and Sandhurst Lane and both sides of Amesbury Drive.
- Staff Recommendation: **Approval**, subject to a conceptual plan, street sections and staff conditions.
- Applicant: JLB Realty, LLC
- Representative: Jackson Walker
- U/A From: August 2, 2012

Zoning Cases – Individual

5. **Z112-256(JH)**
Jennifer Hiromoto
(CC District 12)
- An application for a CS Commercial Service District on property zoned a CH Clustered Housing District on the south side of Ronnie Drive and north side of Newt Drive, east of Dickerson Street.
- Staff Recommendation: **Denial**
- Applicant: Barbara Haynes and Feliz Diaz

6. **Z112-262(JH)**
Jennifer Hiromoto
(CC District 6)
- An application for a Specific Use Permit for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR Industrial Research District on the northeast corner of Luna Road and Ryan Road.
Staff Recommendation: **Denial**
Applicant: Charlie Parnian
Representative: Issac Molina
7. **Z112-263(RB)**
Richard Brown
(CC District 9)
- An application for a Specific Use Permit for an Alcoholic beverage establishment for a Private club-bar on property zoned a CR Community Retail District on the west line of Jupiter Road, north of Garland Road.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Alibis-Michael Elena
Representative: Pamela Craig
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Other Matters

Minutes: August 2, 2012

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, August 16, 2012

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, August 16, 2012, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider **(1)** Presentation on automated/mechanized parking by Parking Vault, Ltd, **(2) DCA 112-002(c)** – Consideration of amending the Dallas Development Code to amend parking requirements to permit the use of automated/mechanized parking systems for required parking; and **(3) DCA 112-002(a)** – Consideration of amending the Dallas Development Code to amend certain parking standards to include bicycle parking provisions.

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 16, 2012****FILE NUMBER:** S112-095R**Subdivision Administrator:** Paul Nelson**LOCATION:** Forest Lane, east of Hillcrest Road**DATE FILED:** July 24, 2012**ZONING:** R-16(A)**CITY COUNCIL DISTRICT:** 11 **SIZE OF REQUEST:** 3.65 Ac. **MAPSCO:** 15Y**APPLICANT/OWNER:** Doolin Forest, Ltd.

REQUEST: An application to create an 8 lot subdivision with a private street with lots ranging in size from 16,002 square feet to 17,201 square feet in size from a 3.65 acre tract of land located on Forest Lane, east of Hillcrest Road.

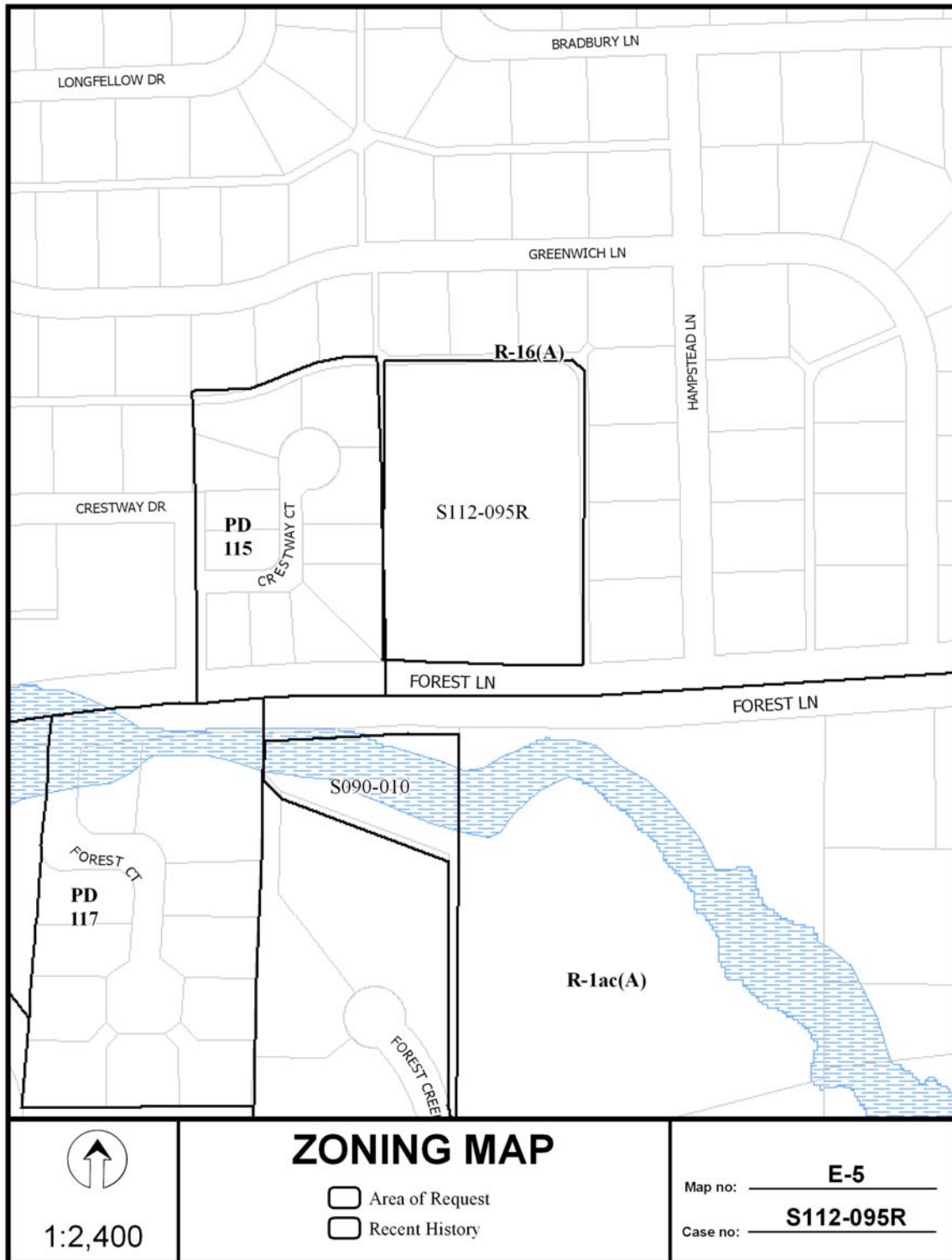
SUBDIVISION HISTORY:

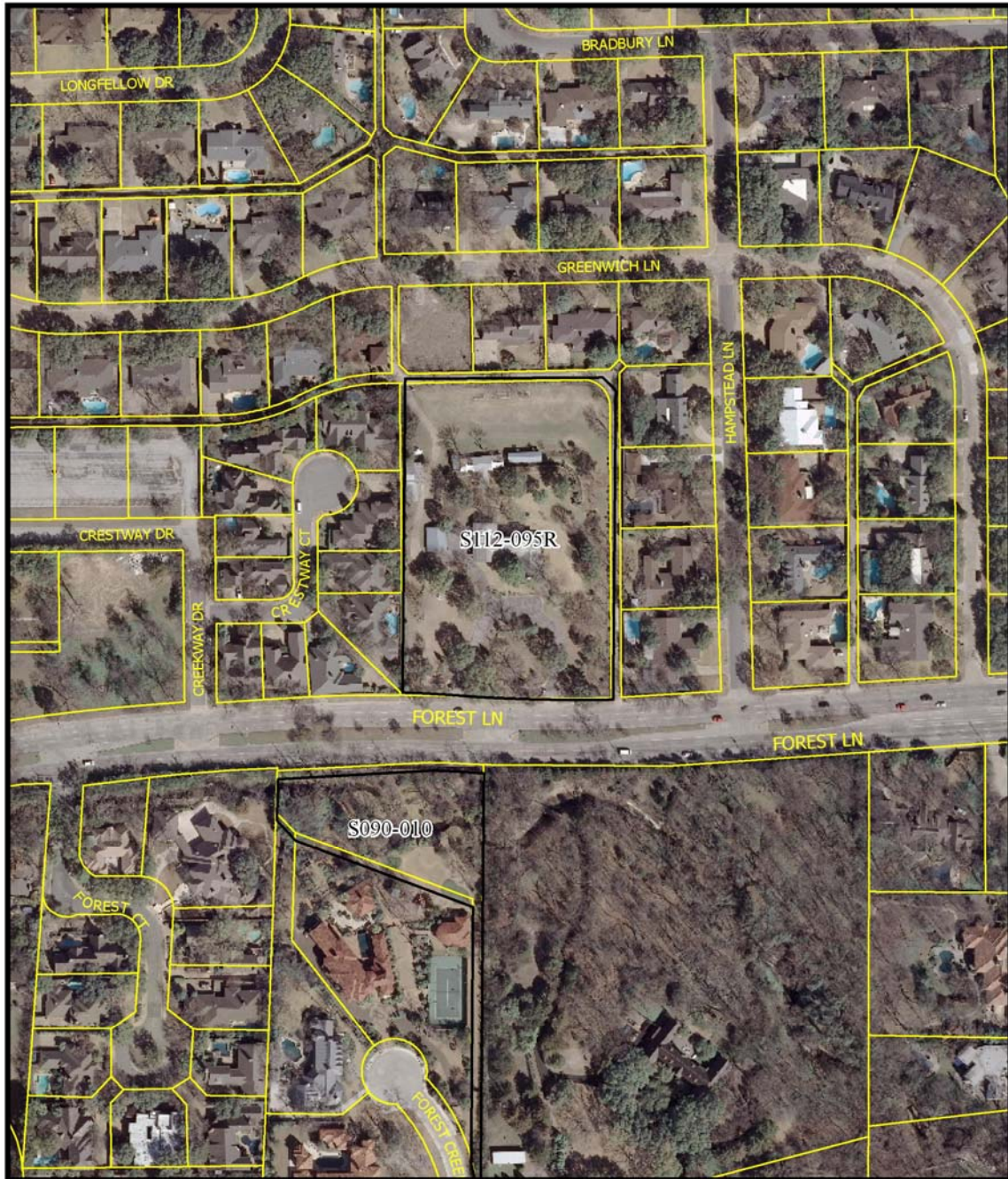
1. S112-095 was an application on this same property to create an 8 lot residential subdivision with a public street and was approved on April 5, 2012 but has not been recorded.

STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of R-16(A) District; therefore, staff recommends approval subject to compliance with the following conditions:

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

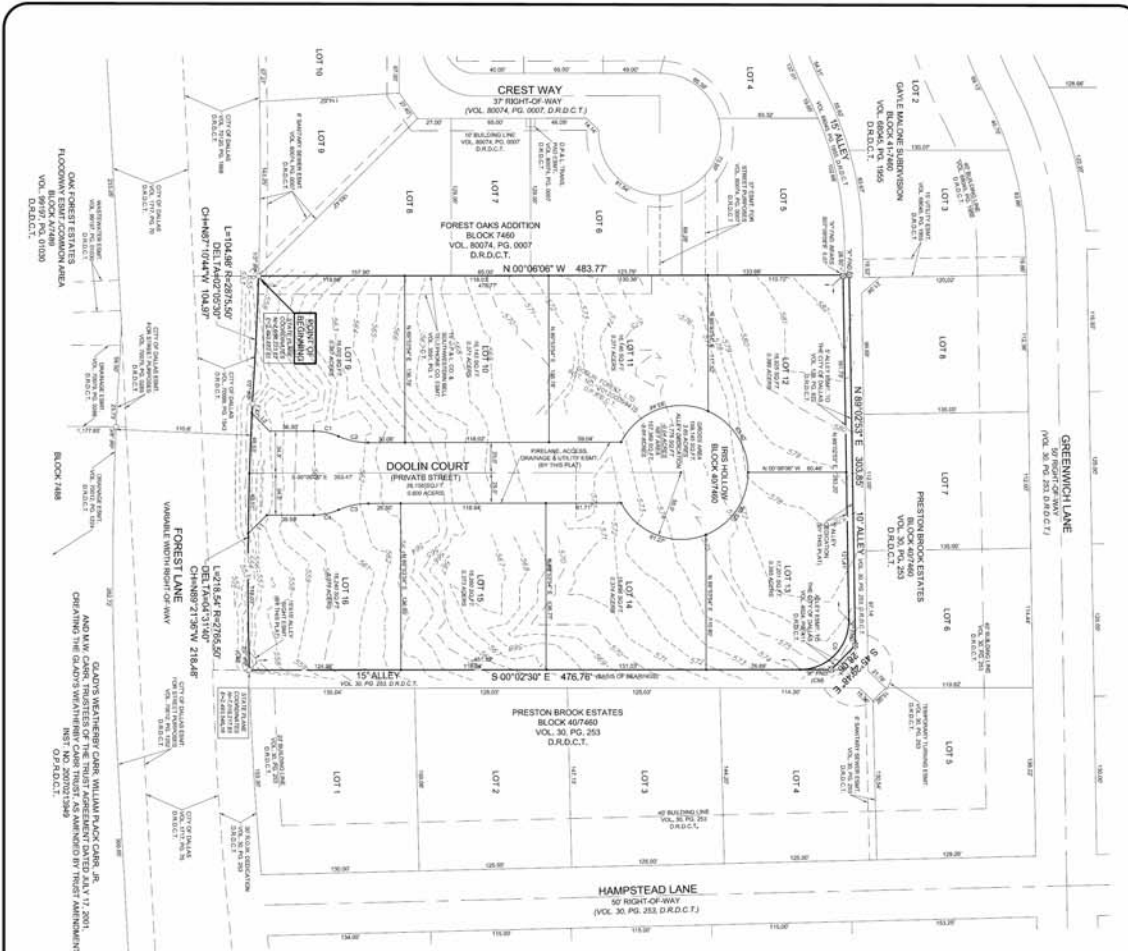
9. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.
10. The maximum number of lots permitted by this plat is 8.
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. Water/wastewater main extension is required by Private Development Contract.
14. 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.
15. On the final plat change Crest Way to Crest Way Court.
16. On the final plat delete Iris Hollow from the street ROW dedication.
17. On the final plat show private street dedication.
18. A specific use permit for a private street must be approved and the street constructed to City of Dallas standard prior to the Chairman signing the final plat.





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|  1:2,400 | <h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p> | <p>Map no: <u> E-5 </u></p> <p>Case no: <u> S112-095R </u></p> |
|--|--|--|

7/29/2012



OWNER'S CERTIFICATE

I, the undersigned, being the owner of the above described property, do hereby certify that the information herein is true and correct to the best of my knowledge and belief, and that I have read and understand the contents of the same, and that I have executed the same for the purposes and consideration therein expressed.

NON-INTERFERE KNOW ALL MEN BY THESE PRESENTS

That I do hereby certify that I have read and understand the contents of the above described plat, and that I have executed the same for the purposes and consideration therein expressed, and that I have no objection to the same being recorded and published for the purposes and consideration therein expressed, and that I have no objection to the same being recorded and published for the purposes and consideration therein expressed, and that I have no objection to the same being recorded and published for the purposes and consideration therein expressed.

RELEASER'S STATEMENT

I, the undersigned, being the releaser of the above described property, do hereby certify that the information herein is true and correct to the best of my knowledge and belief, and that I have read and understand the contents of the same, and that I have executed the same for the purposes and consideration therein expressed.

REVERSED PRELIMINARY PLAT

IRIS HOLLOW

LOT 15, BLOCK 4769, PRESTON BROOK ESTATES, DALLAS COUNTY, TEXAS

TEXAS HERITAGE SUBDIVISION

ENGINEER
 POOLAN CORPORATION
 5001 SPRAW VALLEY ROAD
 DALLAS, TEXAS 75244

OWNER
 IRIS HOLLOW, LTD.
 1405 WEST SPRING VALLEY ROAD
 DALLAS, TEXAS 75244

CITY PLAN COMMISSION**THURSDAY, AUGUST 16, 2012****FILE NUMBER:** S078-188R**Subdivision Administrator:** Paul Nelson**LOCATION:** 5300 Block of Bexar Street between Hooper Street and Starks Avenue**DATE FILED:** July 24, 2012**ZONING:** PD 730**CITY COUNCIL DISTRICT:** 7 **SIZE OF REQUEST:** 0.682 Acre. **MAPSCO:** 56C**APPLICANT/OWNER:** East Dallas Community Organization, Inc.

REQUEST: An application to replat a 0.682 acre tract of land containing all of Lots 21 through 30 in City Block 2/2539 into 8 lots ranging in size from 0.04 acre to 0.09 acre located in the 5300 Block of Bexar Street between Hooper Street and Starks Avenue.

SUBDIVISION HISTORY:

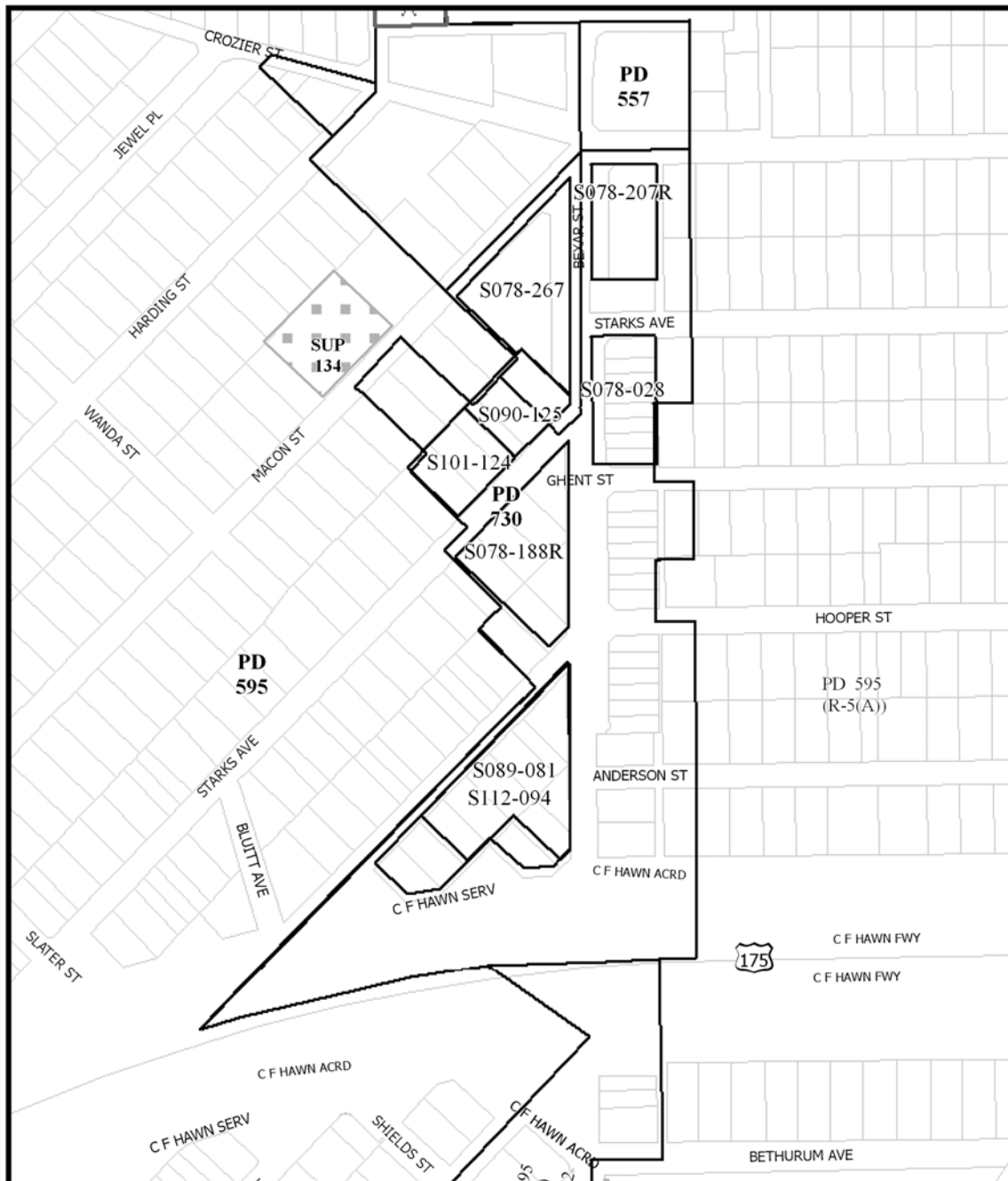
1. S078-188 was an application on the same property as the present request to replat Lots 21 thru 30 in City Block 2/2539 into 7 lots on property located on the west side of Bexar St. at the intersection of Bexar St. and Ghent St. The request was approved on June 5, 2008 but has not been recorded.
2. S078-028 was an application to replat a 0.454 acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block 9/2513 to create 8 lots ranging in size from 1,774 square feet in size to 2,294 square feet in size on property at 5302, 5310, and 5314 Bexar Street between Ghent St. and Starks Ave. Approved November 15, 2007, but has not been recorded.
3. S067-181 was an application to replat all of Lots 12, 13, and 14 in City Block 9/2532 and all of Lots 32 and 33 in City Block 1/2538 into one 0.478 acre lot on 2446 thru 2448 Macon St. and 5203 Bexar St. Approved June 14, 2007, but has not been recorded.
4. S056-398 was an application to replat Lots 2, 3 & 4 in City Block 2/2509 into six lots ranging in size from 1,902 sq. ft. to 2,183 sq. ft. on the east side of Bexar Street between Anderson Street and Hooper Avenue south of the present request on Bexar Street and was approved on October 26, 2006 but has not been recorded.
5. S056-397 was an application to replat Lots 1 & 2 in City Block 3/2510 and Lots 1 & 2 in City Block 6/2510 into seven lots ranging in size from 1,908 sq. ft. to 2,450 sq. ft. on the east side of Bexar Street between Ghent Avenue and Hooper Avenue south of the present request on Bexar Street and was approved on October 26, 2006 but has not been recorded.


STAFF RECOMMENDATION: The request complies with the requirements of PD 730 regulations; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.

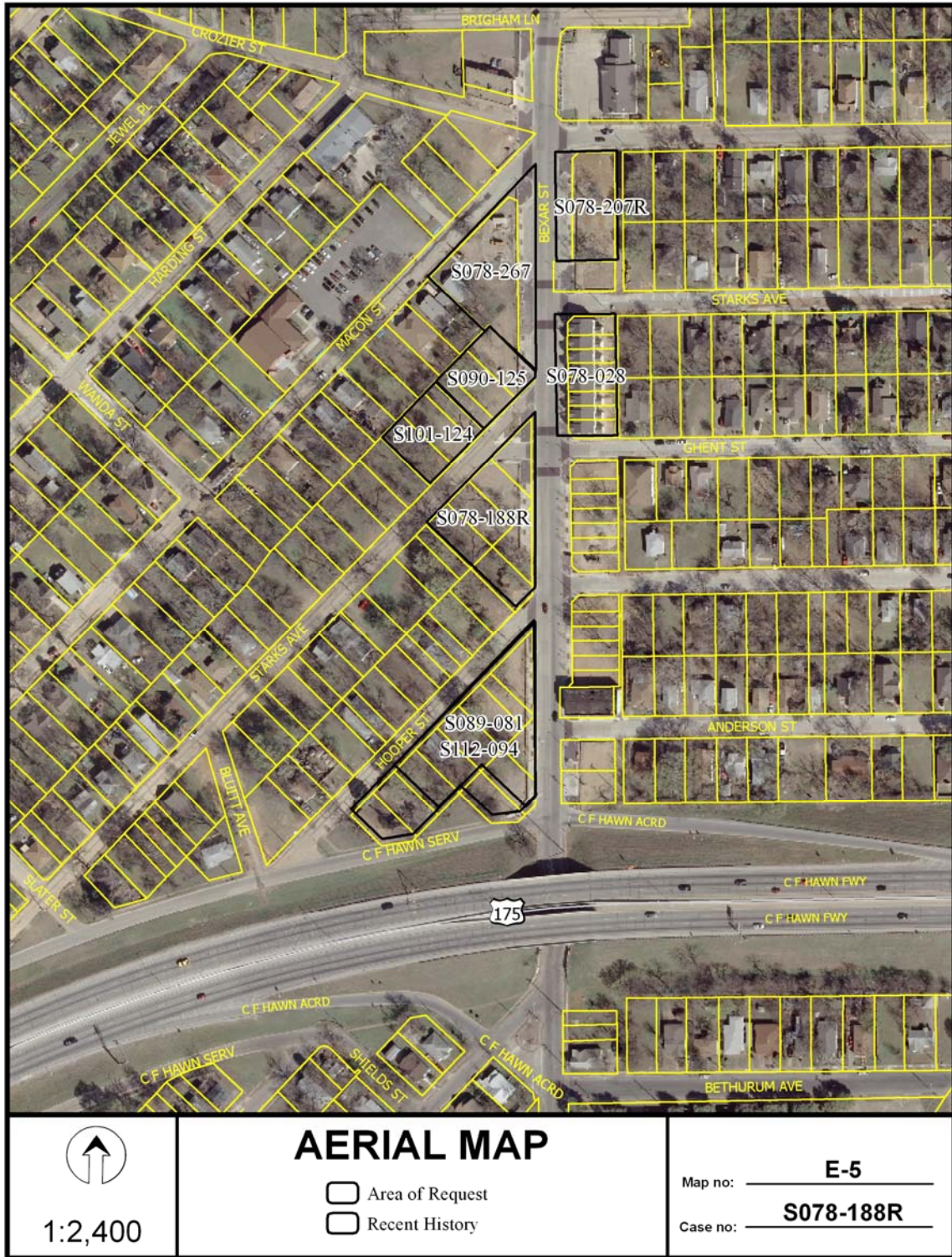
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.
10. The maximum number of lots permitted by this plat is 8.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Development Services, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. Dedicate 28' of right-of-way from the center-line of Hooper St.
14. Dedicate 28' of right-of-way from the center-line of Starks Ave.
15. Dedicate 15' X 15' alley sight easement at Starks Avenue.
16. Before submitting the final plat, a development plan that matches the final plat and complies with PD 730 must be approved by the commission.
17. The final plat must be drawn to conform to the zoning regulation applicable to the property in accordance with Section 51A-8.501(a) and Planned Development District No. 730.
18. On the final plat show how all adjoining ROW was created.

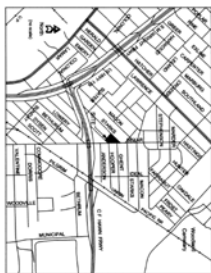
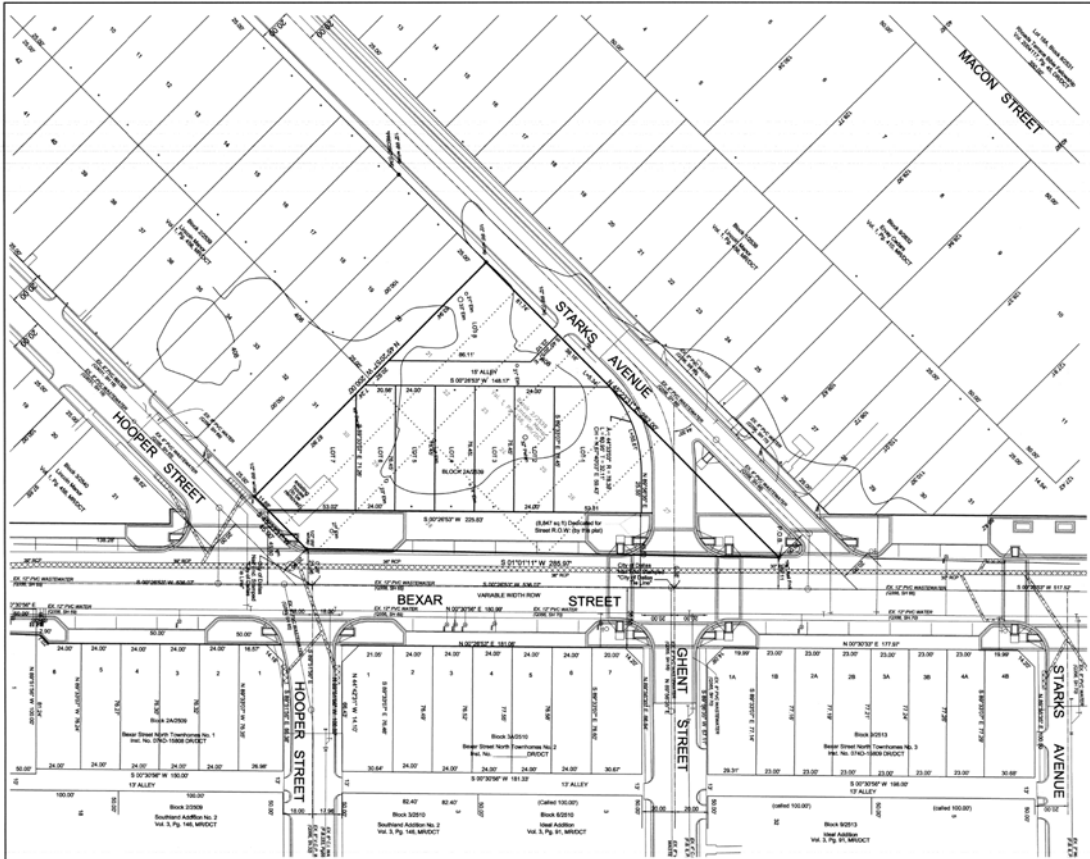
19. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department
20. On the final plat show two control monuments.
21. On the final plat, label the proposed lots as 21A, 21B, 21C, 21D, 22A, 22B, 23A and 23B, Block 2/2539.
22. On the final plat add a label for Ghent Street where it is being extended along the northern perimeter of the platted area, and show how it is being created.
23. On the final plat provide for an easement to Oncor for the existing underground facilities on the south side of Ghent Street between Starks Avenue and Bexar Street. The easement must be by separate instrument and the recording information placed on the face of the plat.



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|---|---|--|
|  1:2,400 | <h2>ZONING MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History | <p>Map no: <u> E-5 </u></p> <p>Case no: <u> S078-188R </u></p> |
|---|---|--|

7/30/2012





Plat prepared by the City of Dallas, Texas, on this 15th day of August, 2012.

| LOT NO. | SQ. FT. | ACRES |
|---------|-----------|----------|
| LOT 1 | 10,000.00 | 0.229561 |
| LOT 2 | 10,000.00 | 0.229561 |
| LOT 3 | 10,000.00 | 0.229561 |
| LOT 4 | 10,000.00 | 0.229561 |
| LOT 5 | 10,000.00 | 0.229561 |
| LOT 6 | 10,000.00 | 0.229561 |
| LOT 7 | 10,000.00 | 0.229561 |
| LOT 8 | 10,000.00 | 0.229561 |
| LOT 9 | 10,000.00 | 0.229561 |
| LOT 10 | 10,000.00 | 0.229561 |
| LOT 11 | 10,000.00 | 0.229561 |
| LOT 12 | 10,000.00 | 0.229561 |
| LOT 13 | 10,000.00 | 0.229561 |
| LOT 14 | 10,000.00 | 0.229561 |
| LOT 15 | 10,000.00 | 0.229561 |
| LOT 16 | 10,000.00 | 0.229561 |
| LOT 17 | 10,000.00 | 0.229561 |
| LOT 18 | 10,000.00 | 0.229561 |
| LOT 19 | 10,000.00 | 0.229561 |
| LOT 20 | 10,000.00 | 0.229561 |



OWNER'S DECLARATION

I, the undersigned, being the owner of the above described property, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein, and that I have the right to execute this declaration.

Signature: _____ Date: _____ 2012

OWNER'S CERTIFICATE

I, the undersigned, being the owner of the above described property, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein, and that I have the right to execute this certificate.

Signature: _____ Date: _____ 2012

STATEMENTS

I, the undersigned, being the owner of the above described property, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein, and that I have the right to execute this statement.

Signature: _____ Date: _____ 2012

NOTES

- No lot is to be changed.
- All lots are to be shown as shown.
- Dimensions shown are as shown on the plat.
- Dimensions shown are as shown on the plat.
- Dimensions shown are as shown on the plat.

Bexar Street North Townhomes No. 4

Plat No. 1-8, Block 24/239
 Lots 1 - 8, Block 24/239
 City of Dallas, Dallas County, Texas
 J. M. Cook, Jr., Surveyor
 City of Dallas, Dallas County, Texas
 City/Plan No. 0078-1-88F

CITY PLAN COMMISSION

THURSDAY, AUGUST 16, 2012

FILE NUMBER: S112-168

Subdivision Administrator: Paul Nelson

LOCATION: 4401 and 4411 Cedar Springs road at Herschel Avenue

DATE FILED: July 18, 2012

ZONING: PD 193 (PDS 91)

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 1.933 Acres **MAPSCO:** 34V, 35S

APPLICANT/OWNER: Cedar Point Multifamily, LLC

REQUEST: An application to replat a 1.933 acre tract of land containing all of Lot 1 through 5 and part of Lots 8 through 11 in City Block 13/1616 into one lot located at 4401 and 4411 Cedar Springs Road at Herschel Avenue

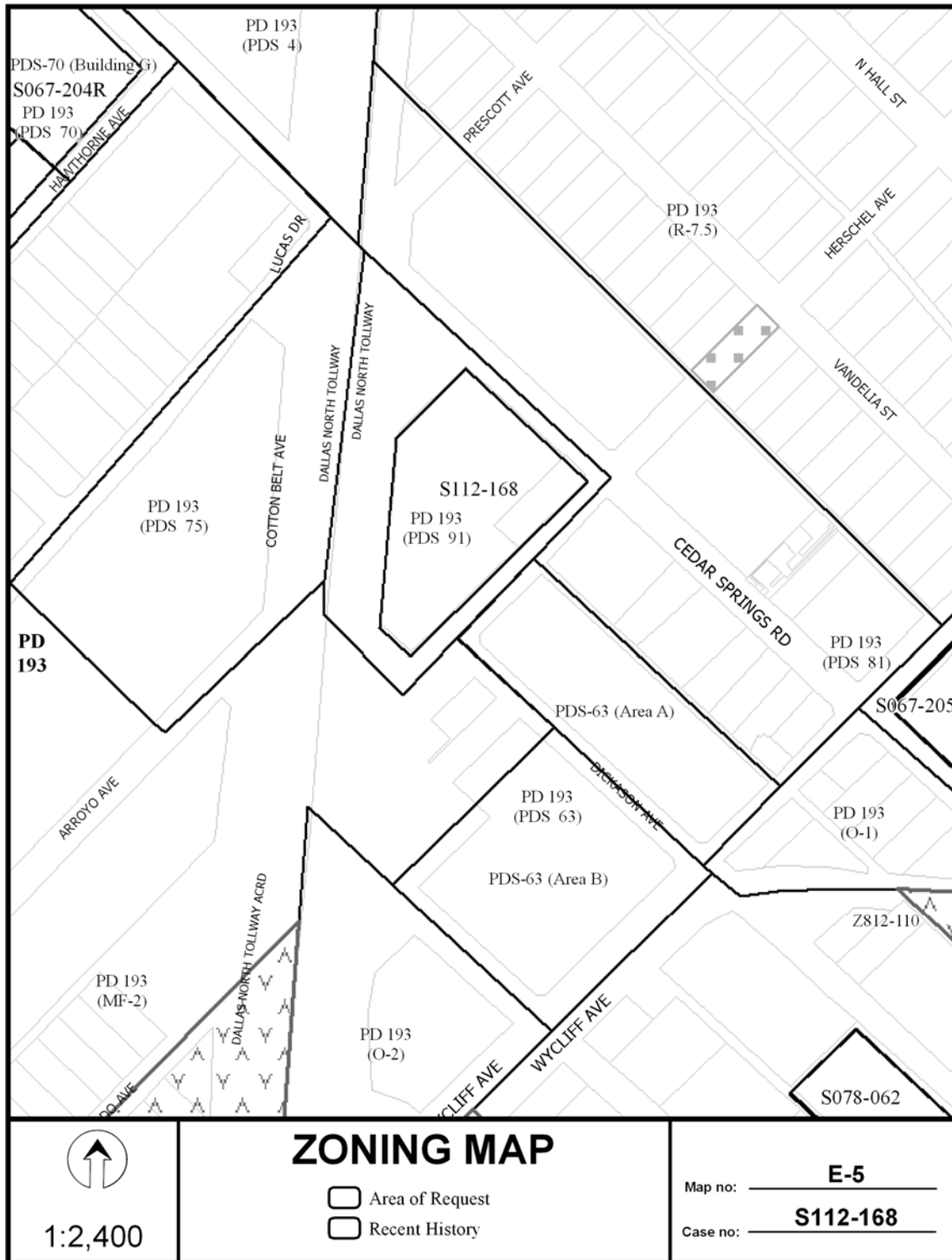
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

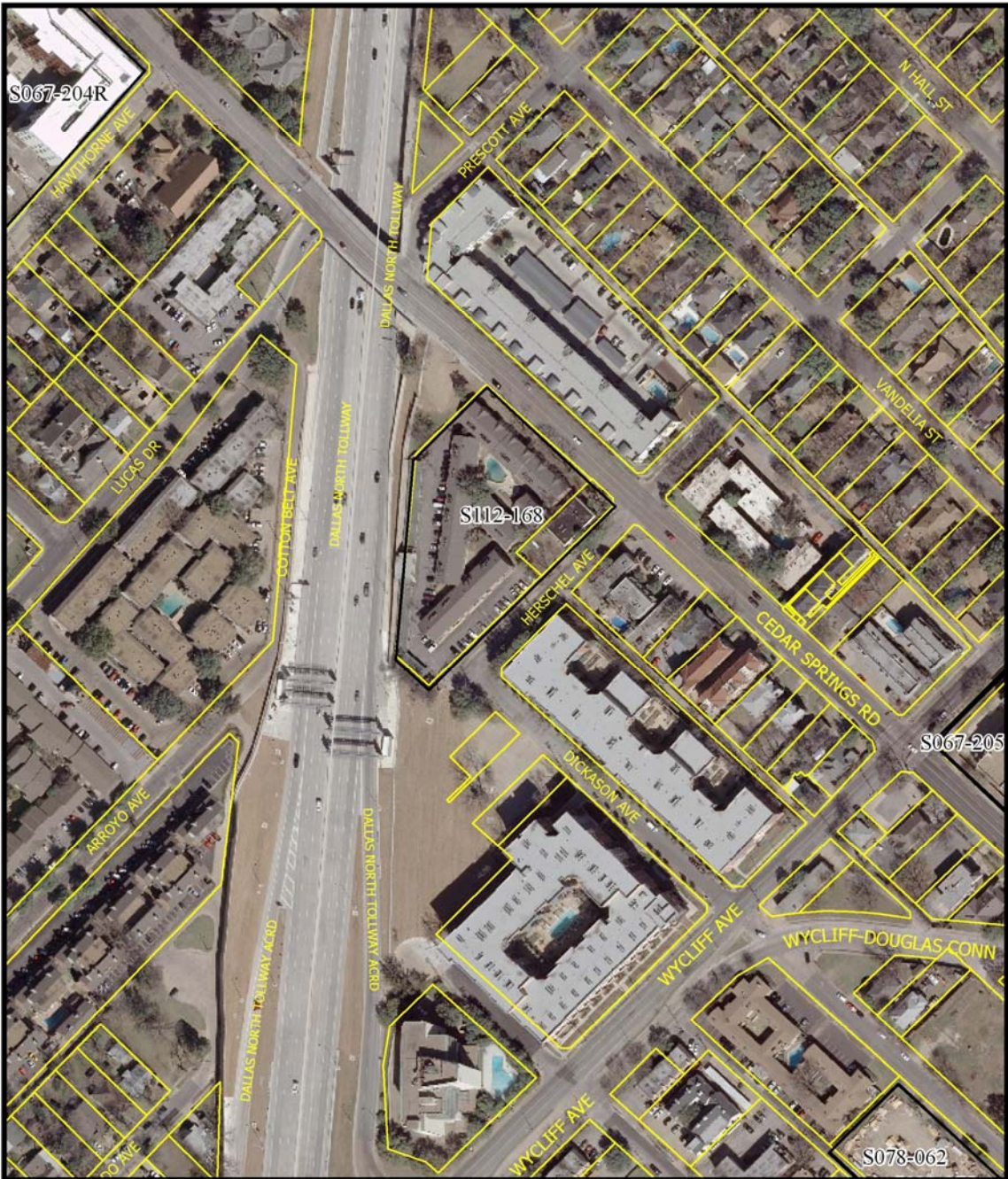
STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of PDS 91; therefore, staff recommends approval subject to compliance with the following conditions:


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

the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.

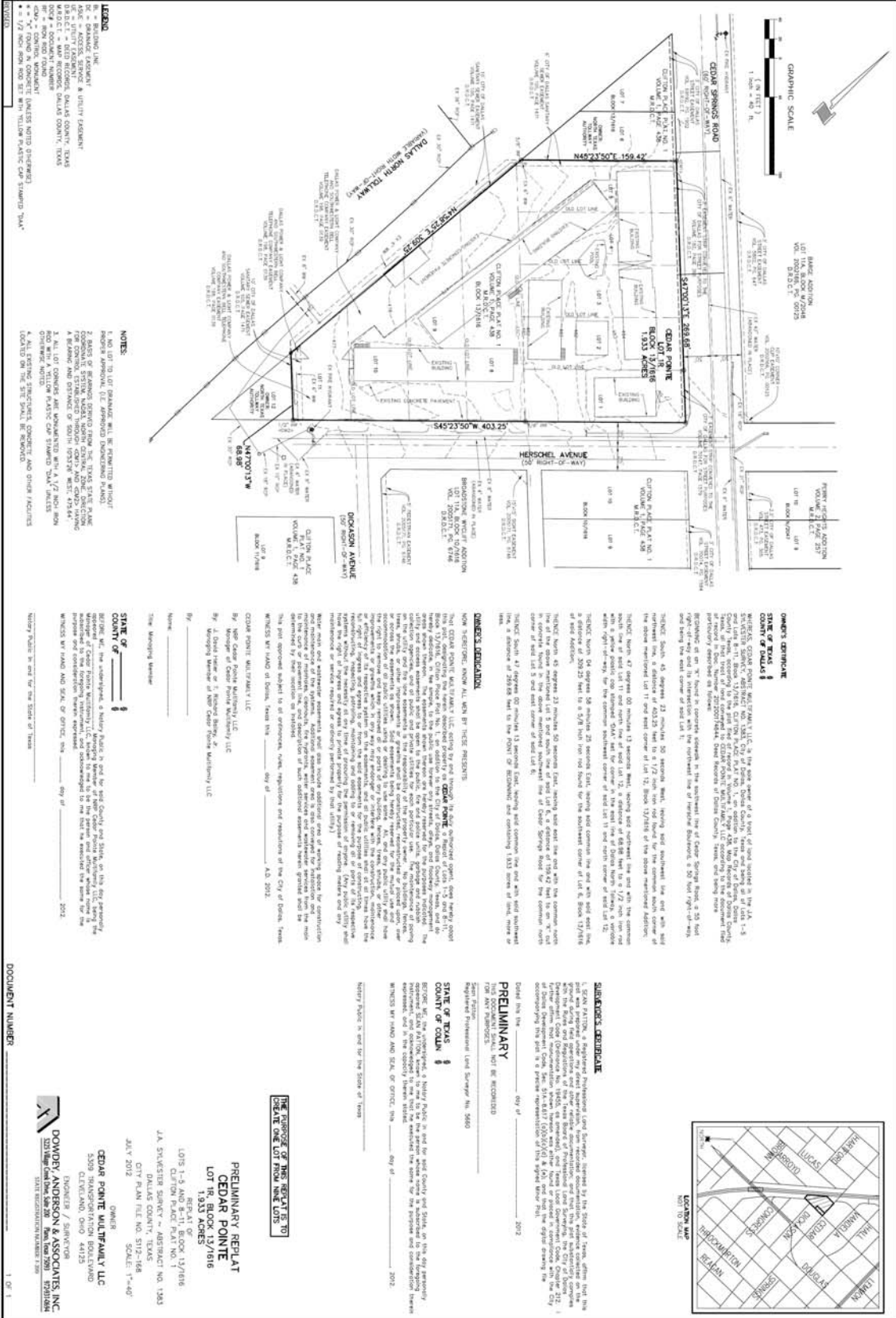
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate a 10 foot by 10 foot corner clip at Cedar Springs Road and Herschel Ave.
14. On the final plat show how all adjoining ROW was created.
15. 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
16. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
17. . Water/wastewater main extension is required by Private Development Contract.
18. On the final plat identify the property as Lot 1A in City Block 13/1616.





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|  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 | Map no: <u> E-5 </u> Case no: <u> S112-168 </u> |
|--|---|--|

7/29/2012



LEGEND

- = EASEMENT
- = EASEMENT AREA
- = EASEMENT BOUNDARY
- = EASEMENT WIDTH
- = EASEMENT BEARING
- = EASEMENT BEARING AND DISTANCE
- = EASEMENT BEARING AND DISTANCE WITH ADJACENT PROPERTY
- = EASEMENT BEARING AND DISTANCE WITH ADJACENT PROPERTY AND BEARING AND DISTANCE OF SOUTH PROPERTY
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NOTES

1. ALL LOT CORNERS ARE MARKED WITH A 1/2" X 3/8" X 1/2" GALV. NAIL.
2. ALL LOT CORNERS ARE MARKED WITH A 1/2" X 3/8" X 1/2" GALV. NAIL.
3. ALL LOT CORNERS ARE MARKED WITH A 1/2" X 3/8" X 1/2" GALV. NAIL.
4. ALL EXISTING STRUCTURES, CONCRETE AND OTHER FACILITIES LOCATED ON THE SITE SHALL BE REMOVED.

OWNER'S DECLARATION

I, **WALTER J. SWEETER**, being the owner of the above described property, do hereby certify that the above described property is not subject to any other claims, liens, mortgages, or other encumbrances, and that the same is being offered for sale free and clear of all such claims, liens, mortgages, or other encumbrances.

WITNESSE MY HAND AND SEAL OF OFFICE this _____ day of _____, 2012.

STATE OF TEXAS

COUNTY OF COLLIN

WALTER J. SWEETER, Notary Public in and for said County and State, do hereby certify that the above described property is not subject to any other claims, liens, mortgages, or other encumbrances, and that the same is being offered for sale free and clear of all such claims, liens, mortgages, or other encumbrances.

PRELIMINARY REPLAT

CEDAR POINTE

LOT 18, BLOCK 13/1616

1.933 ACRES

CLAYTON PLACE PLAT NO. 1

DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. STV-166

NOVEMBER 1, 2007

DOWDEY, ANDERSON & ASSOCIATES, INC.

ENGINEER / SURVEYOR

2599 SHILOH PARK BLVD., SUITE 200

CLEVELAND, OHIO 44123

PHONE (216) 261-1100 FAX (216) 261-1101

STATE OF TEXAS

COUNTY OF COLLIN

WALTER J. SWEETER, Notary Public in and for said County and State, do hereby certify that the above described property is not subject to any other claims, liens, mortgages, or other encumbrances, and that the same is being offered for sale free and clear of all such claims, liens, mortgages, or other encumbrances.

PRELIMINARY

STATE OF TEXAS

COUNTY OF COLLIN

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STATE OF TEXAS

COUNTY OF COLLIN

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STATE OF TEXAS

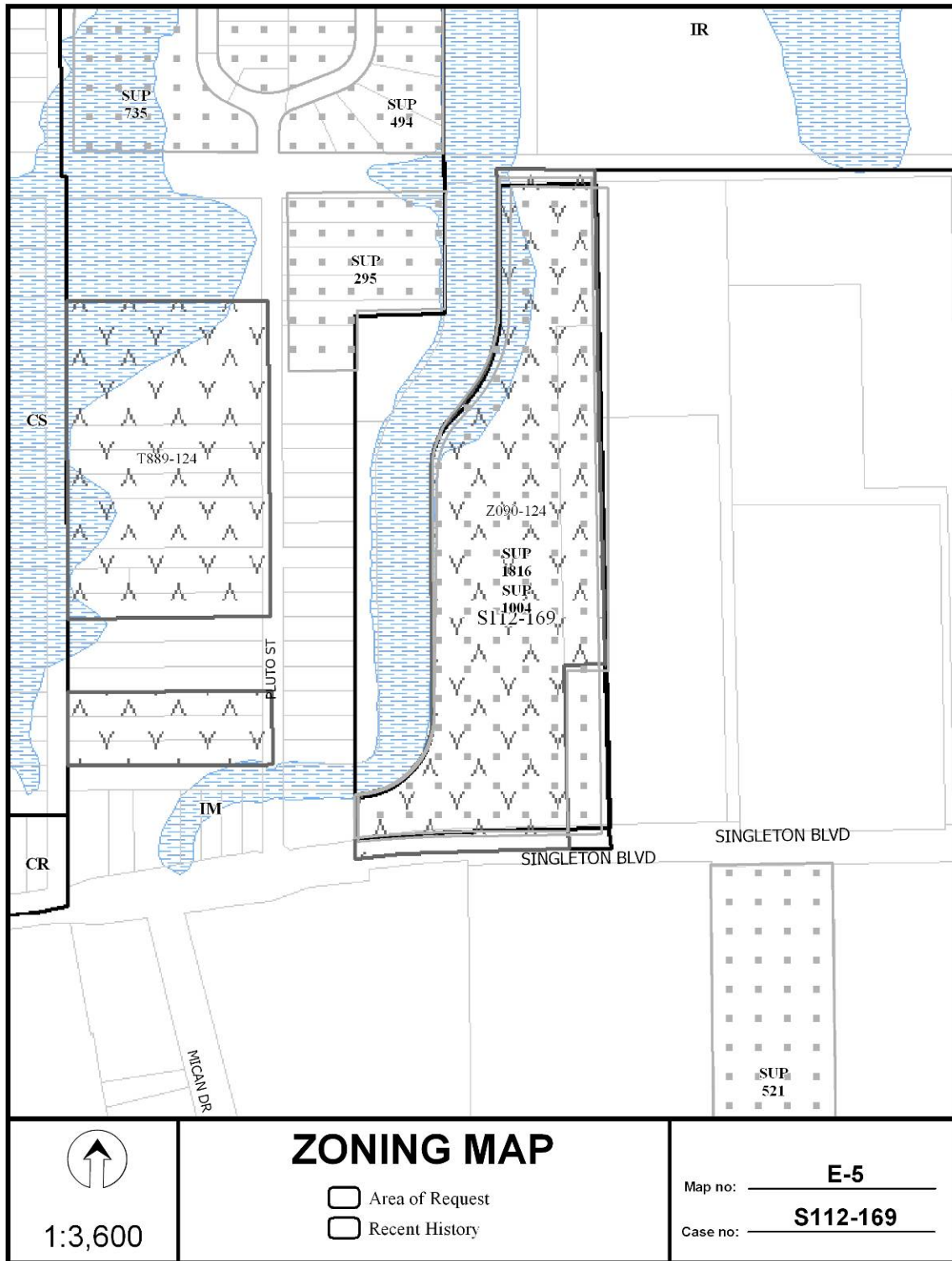
COUNTY OF COLLIN

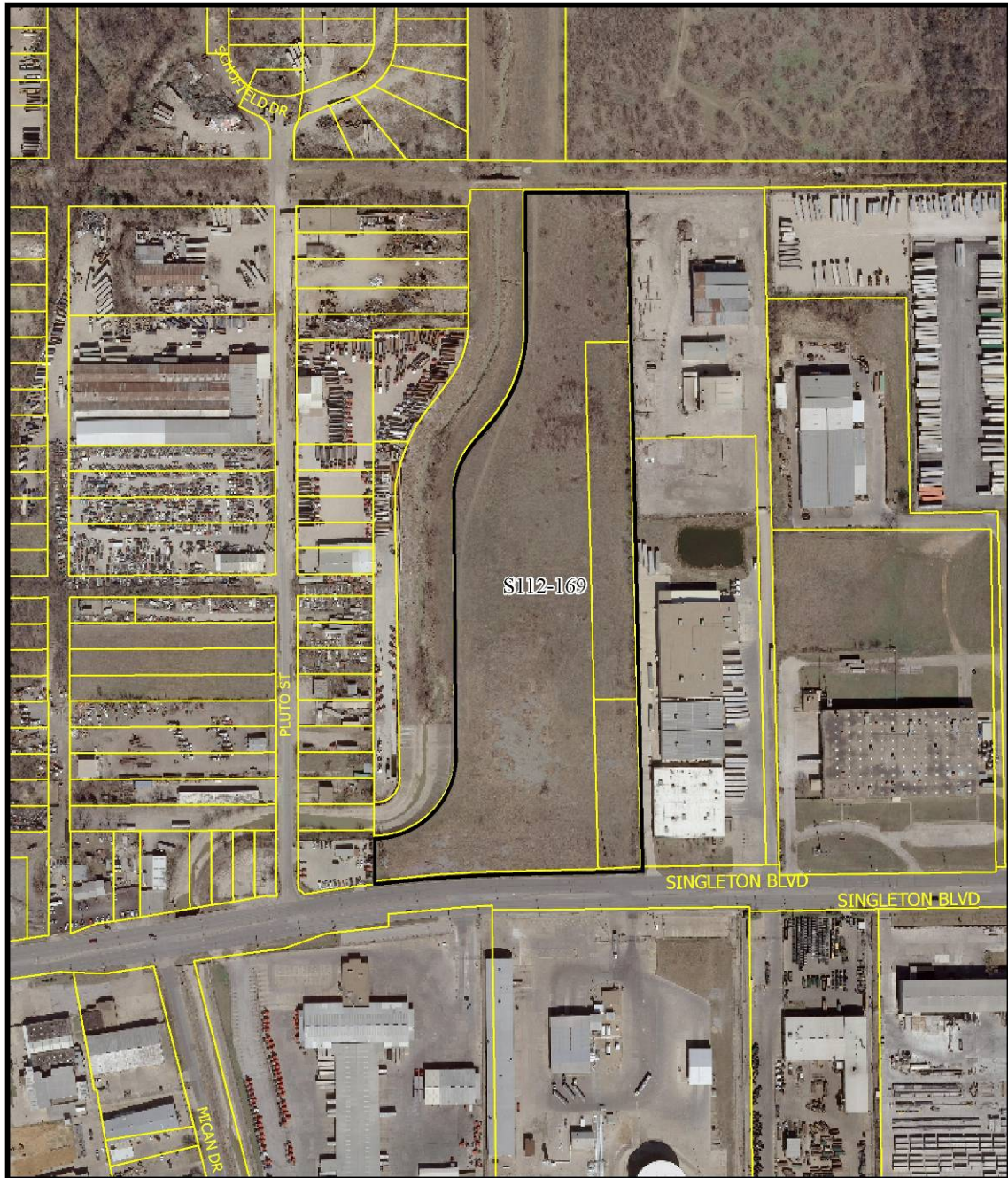
WALTER J. SWEETER, Notary Public in and for said County and State, do hereby certify that the above described property is not subject to any other claims, liens, mortgages, or other encumbrances, and that the same is being offered for sale free and clear of all such claims, liens, mortgages, or other encumbrances.

CITY PLAN COMMISSION**THURSDAY, AUGUST 16, 2012****FILE NUMBER:** S112-169**Subdivision Administrator:** Paul Nelson**LOCATION:** Singleton Boulevard east of Pluto Drive**DATE FILED:** July 18, 2012**ZONING:** IM, IR**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 13.5864 Ac. **MAPSCO:** 43J, N**APPLICANT/OWNER:** Bruce Heydarian**REQUEST:** An application to create a 13.5864 acre lot from a tract of land in City Block 7153 on Singleton Boulevard east of Pluto Drive.**SUBDIVISION HISTORY:** There has been no recent subdivision activity within close proximity to this request.**STAFF RECOMMENDATION:** The proposed subdivision complies with the requirements of the IM and IR Districts; therefore, staff recommends approval subject to compliance with the following conditions:

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

10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat determine the 100 year water surface elevation across the plat.
14. 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.
15. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
16. On the final plat specify minimum fill and minimum finished floor elevations.
17. On the final plat show the natural channel set-back from the crest of the natural channel.
18. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
19. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
20. Location is in the Trinity Portland Sump (WSE 411.9). All construction for any proposed development must be above the 411.9 foot elevation. For the areas where the existing elevation is below 411.9 feet, and any improvement is proposed, there must be a fill permit applied for and approved by Public Works and Transportation Department and Minimum Finish Floor elevation for those areas will have to be established thru the process and placed on the face of the final plat.
21. A "Fire Protection Certificate" must be signed and approved by the Building Inspection Chief Plans Examiner (or assigned representative) in Room 105 of the Oak Cliff Municipal Center, 320 E. Jefferson Blvd. and must be submitted to the Manager of Water and Sewer Services, Engineering Division, in Room 200, 320 E. Jefferson Blvd. prior to submittal of the final plat for signature by the Chairperson of the City Plan Commission or the approval of an "Early Release Building Permit" application whichever occurs first.
22. Fire hydrant(s) may be required by Private Development Contract.
23. On the final plat change "Singleton Boulevard " to "Singleton Boulevard", change Pluto Drive" to Pluto Street"; change" South Pilkington Road" to "McBroom Street"; change "North Pilkington Road" to "Morris Street".
24. On the final plat identify the property as Lot 1 in City Block B/7153.





1:3,600

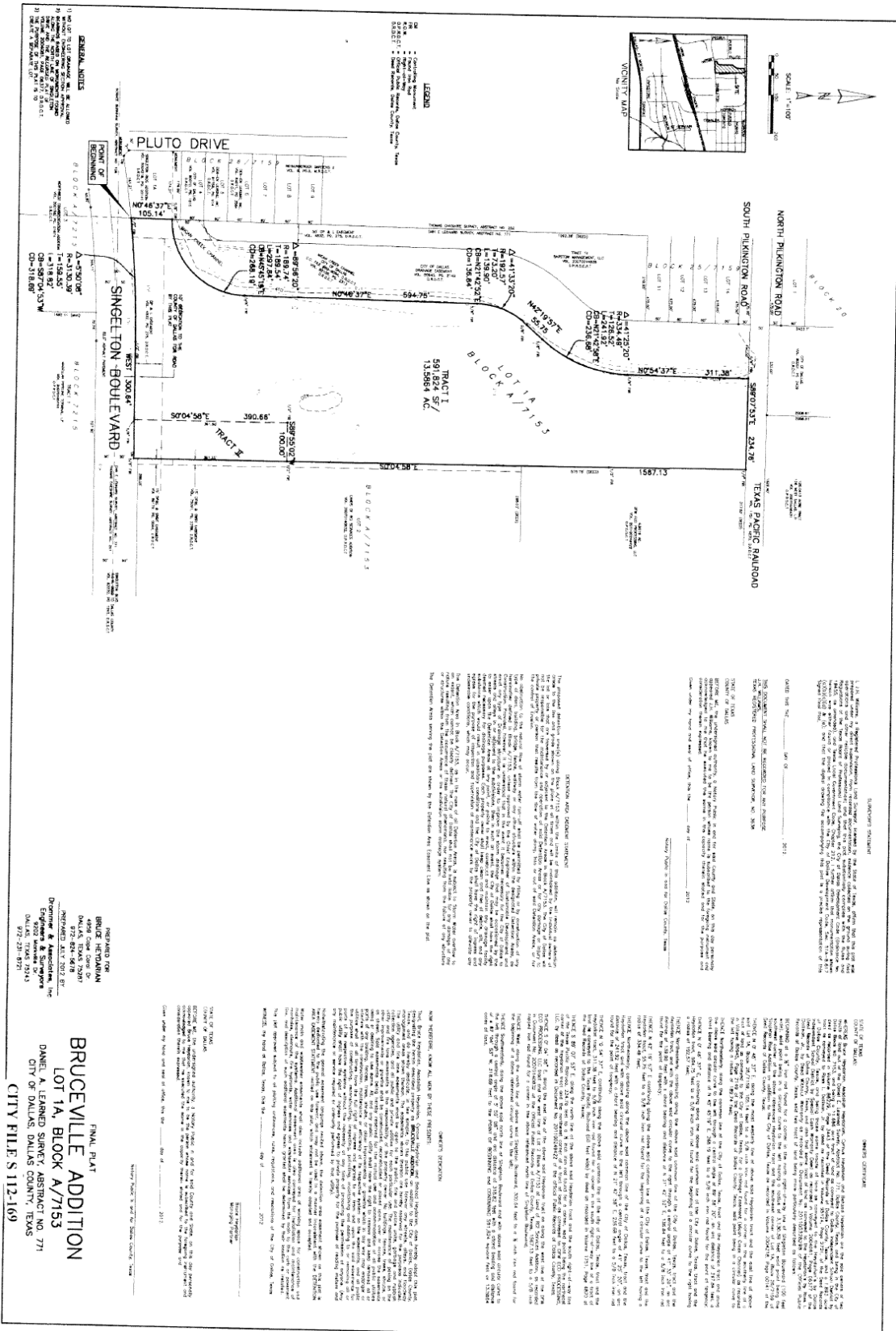
AERIAL MAP

- Area of Request
- Recent History

Map no: E-5

Case no: S112-169

7/29/2012



CITY PLAN COMMISSION

THURSDAY, AUGUST 16, 2012

FILE NUMBER: S112-171

Subdivision Administrator: Paul Nelson

LOCATION: 4228 and 4232 Delano Place at Peak Street, southwest corner

DATE FILED: July 18, 2012

ZONING: MF-2(A)

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 0.085Acre.

MAPSCO: 45D

APPLICANT/OWNER: Dallas Housing Authority/ Dar Jes & Chantha Vann

REQUEST: An application to replat a 0.085 acre tract of land containing all of Lot 26A and part of lot 25 in City Block B/657 into two lots on property located at 4228 and 4232 Delano Place at Peak Street, southwest corner.

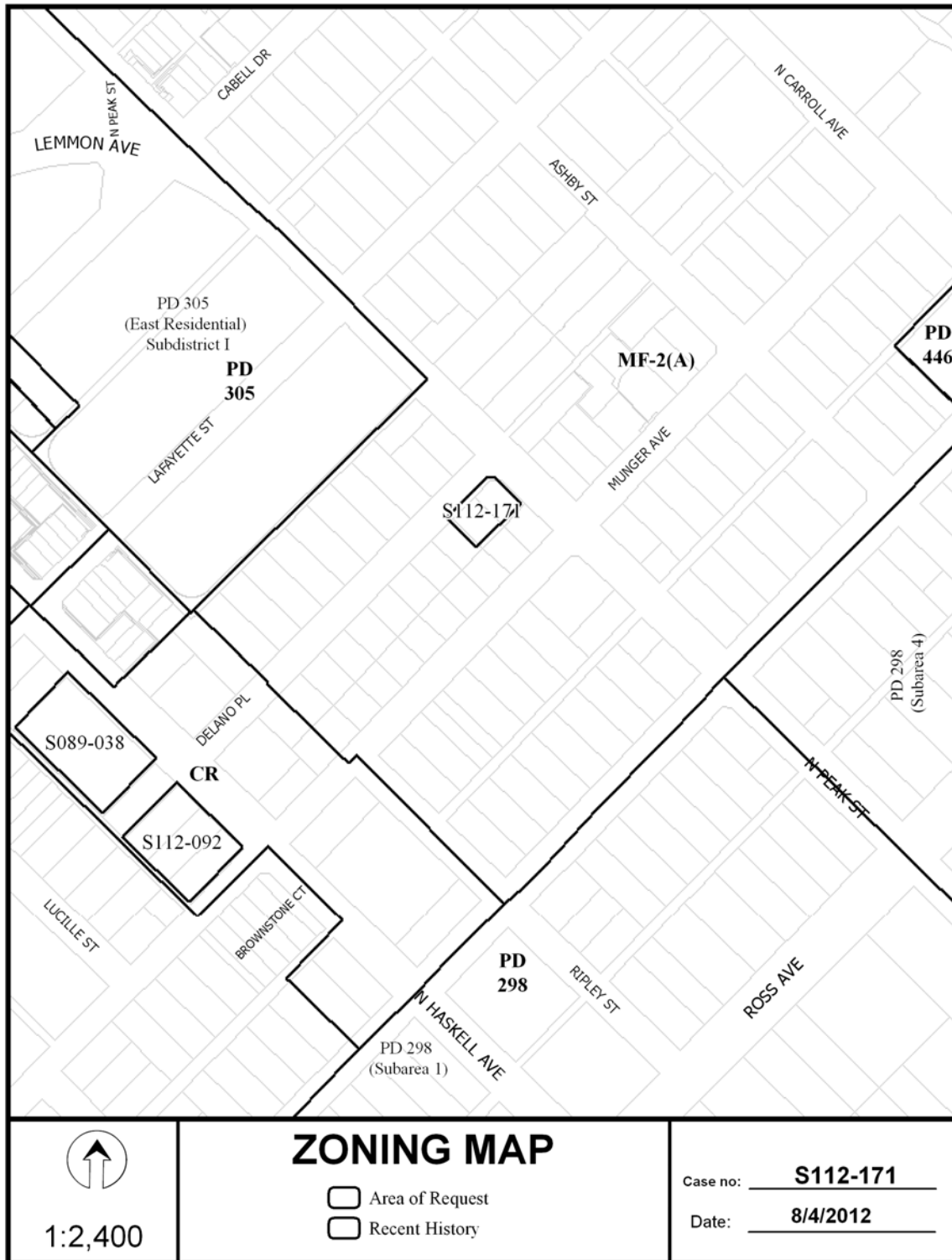
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

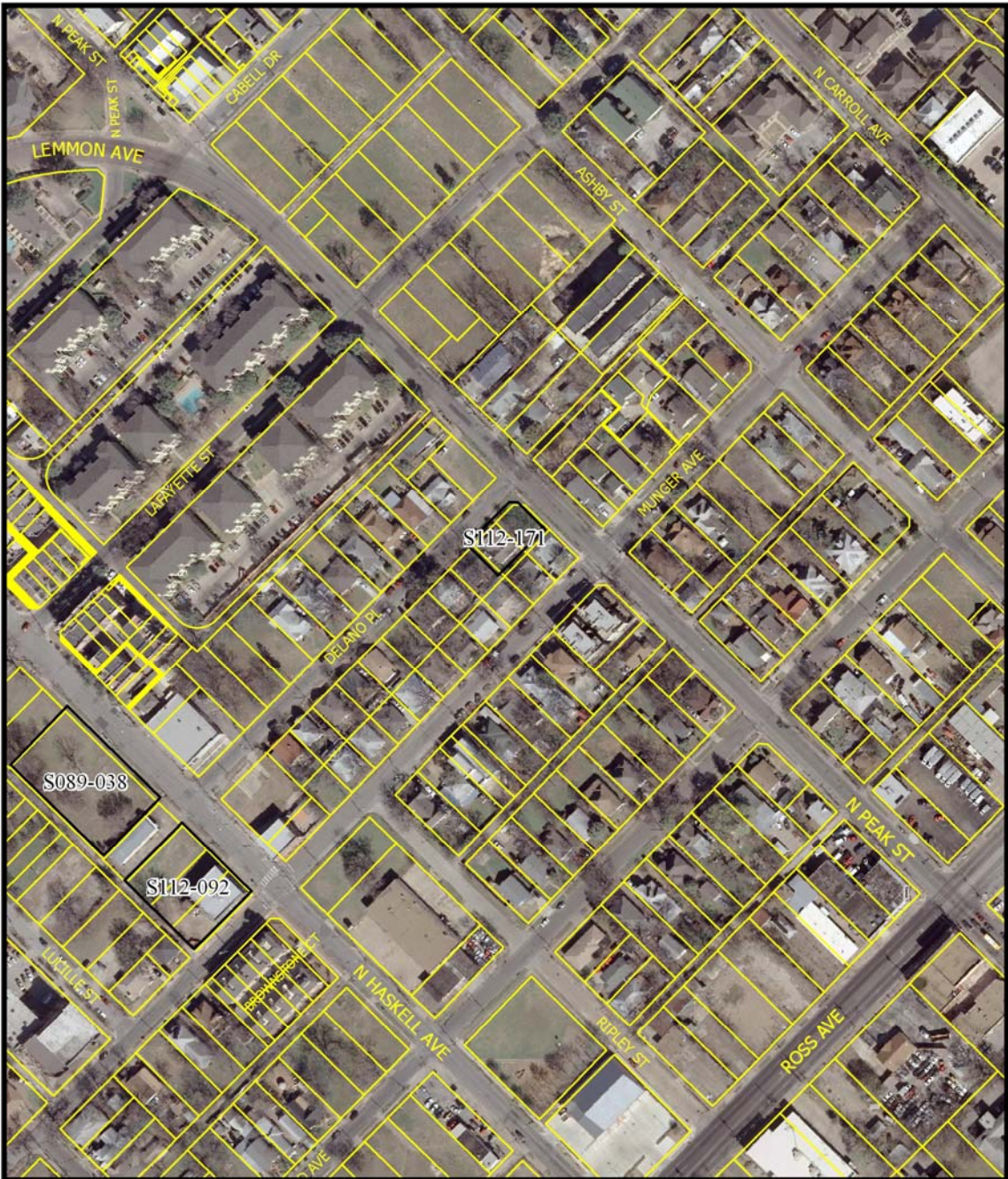
STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of the MF-2(A) Districts; therefore, staff recommends approval subject to compliance with the following conditions:


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

the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.

10. The maximum number of lots permitted by this plat is 2.
11. 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 dedicate 28 feet of ROW, or a street easement, or Public Utility and Sidewalk Easement equal to 28 feet from the established centerline of Delano Place.
14. On the final plat dedicate 32.5' of ROW from the established centerline of Peak Street.
15. On the final plat dedicate a 15' X 15' corner clip at Peak Street and Delano Place.
16. On the final plat show how all adjoining ROW was created.
17. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development
18. Water/Wastewater main extension is required by Private Development contract.
19. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
20. On the final plat identify the property as Lots 25A and 26B in City Block B/657.





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|  1:2,400 | <h3>AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p> | Map no: <u> E-5 </u> Case no: <u> S112-171 </u> |
|--|--|--|

7/29/2012

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

Delano Place
(100' Right-of-Way)

Mungler Avenue
(100' Right-of-Way)

Peak Street
(80' Right-of-Way)

GRAPHIC SCALE
1" = 20' (1:240)

COMMISSIONER'S CERTIFICATE

COUNTY OF HULLS

PRELIMINARY PLAT
DELANO PLACE
ADDITION NO. 2

BEING A SEPART OF
LOT 204, BLOCK 8, EAST OF
MUNGLER AVENUE, (100' R.O.W.)
(S.A. 100.00)

NORTHWEST 1/4 and L&A
BLOCK 8, 8100'
RANCHER'S PLAT REFINANCE
CITY OF HULLS,
HULLS COUNTY, TEXAS

City Plan File No. **S 112-171**

DATE: 07/27/2012 SCALE: 1" = 20' DRAWN BY: C.S.A. CHECKED BY: B.S.A. JOB NO. 2012-002 - PH

S 112-171

JUL 18 2012

CITY PLAN COMMISSION

THURSDAY, AUGUST 16, 2012

FILE NUMBER: S112-172

Subdivision Administrator: Paul Nelson

LOCATION: Martin Luther King, Jr. Boulevard and Meadow Street, north corner

DATE FILED: July 19, 2012

ZONING: PD 595 (CC)

CITY COUNCIL DISTRICT: 7 **SIZE OF REQUEST:** 0.780 Acre. **MAPSCO:** 46P

APPLICANT/OWNER: Dallas MLK Riverside Development, LLC, and Janis L. Ware

REQUEST: An application to replat a 0.780 acre tract of land containing all of Lot 4A and Lot 8 in City Block 1/1349 into one 0.193 acre lot and one 0.587 acre lot on property on Martin Luther King, Jr. Boulevard and Meadow Street, north corner

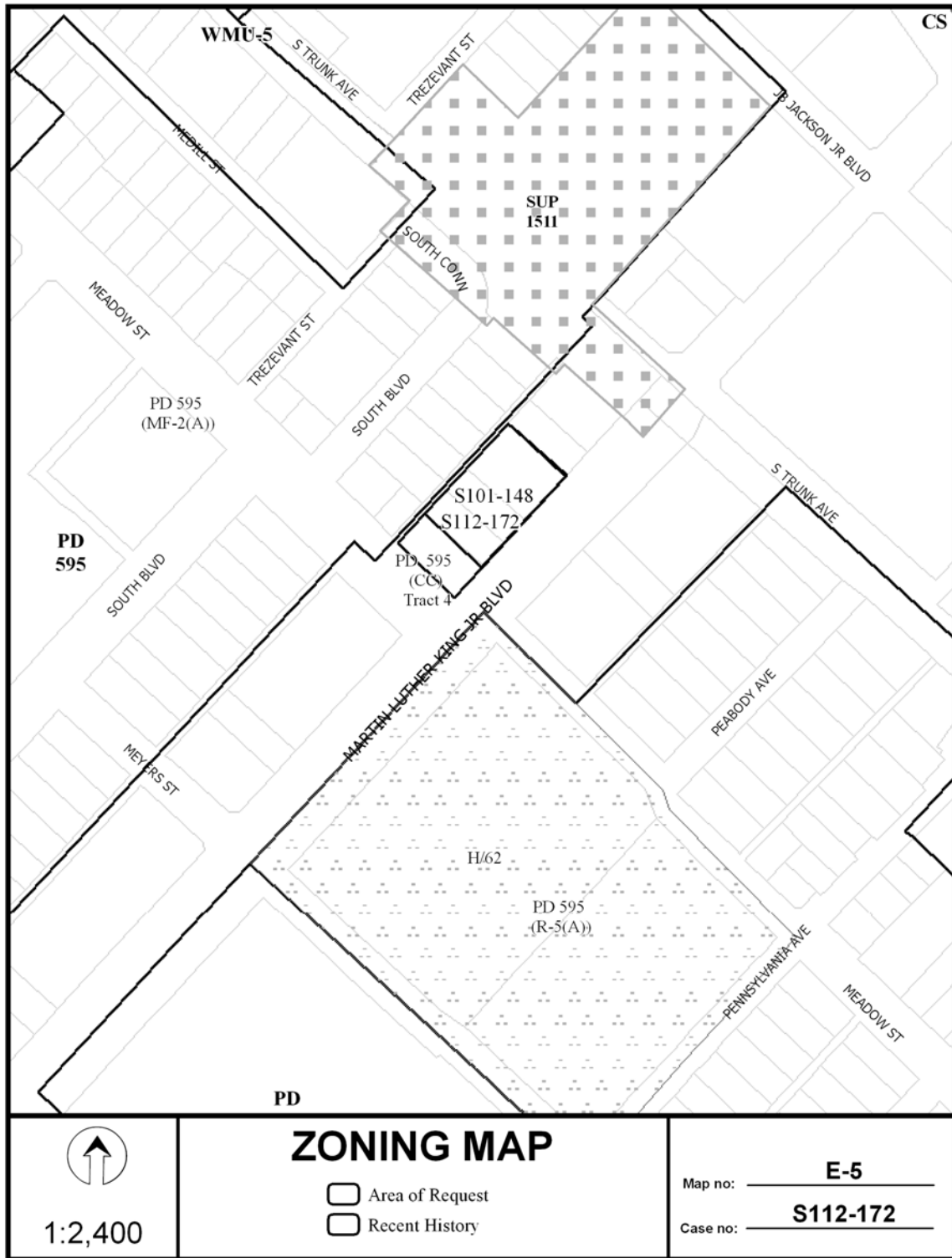
SUBDIVISION HISTORY: An application to replat a 0.583 acre tract of land containing all of lots 4, 5, 6 and 7 in City Block 1/1349 into one lot at 3109 Martin Luther King Jr. was approved on August 18, 2011 and recorded on June 8, 2012.

STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of PD 595 (CC) district; therefore, staff recommends approval subject to compliance with the following conditions:

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

the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.

10. The maximum number of lots permitted by this plat is 2.
11. On the final plat show how all adjoining ROW was created.
12. On the final plat identify the property as Lots 4B and 8A in City Block 1/1349.





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|  <p>1:2,400</p> | <h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p> | <p>Map no: <u> E-5 </u></p> <p>Case no: <u> S112-172 </u></p> |
|---|--|---|

7/29/2012

OWNERS DEDICATION

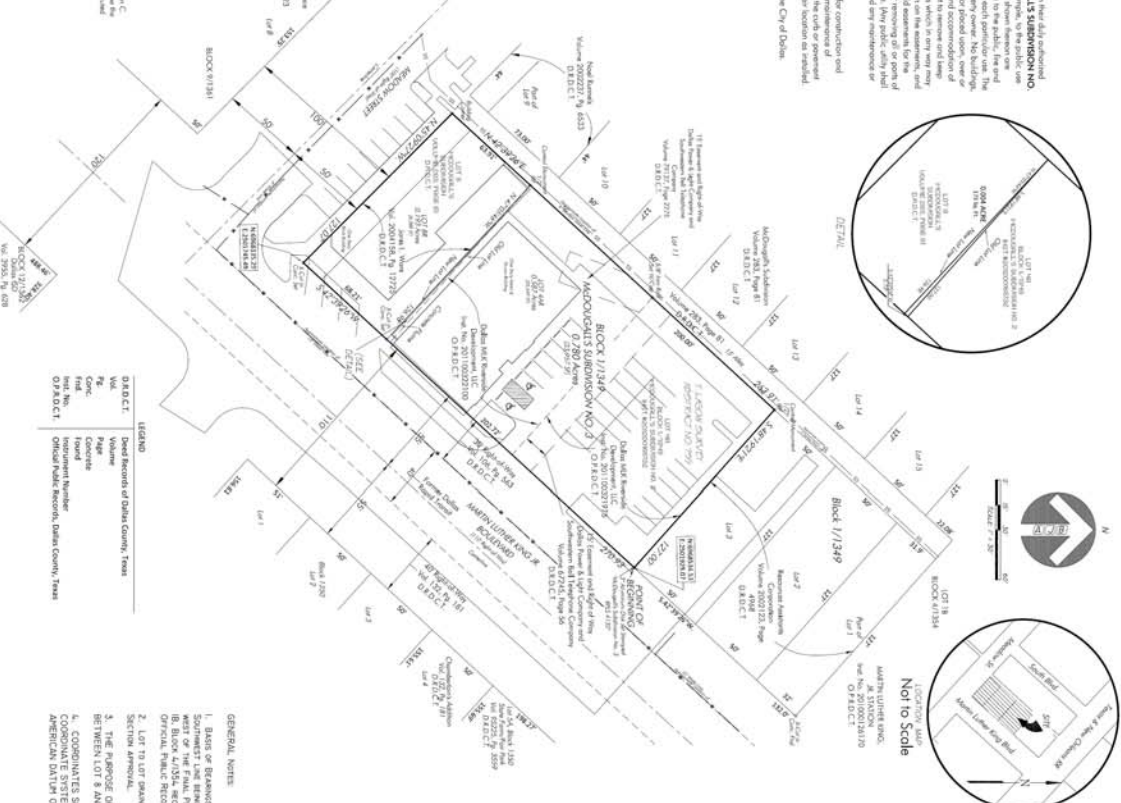
NOW HEREOF, KNOW ALL MEN BY THESE PRESENTS,

THAT JAMES L. WARE & DANA'S MARK EMBERGE DEVELOPMENT, LLC, acting by and through their duly authorized officers do hereby dedicate the land, situate...

Witness my hand this the ___ day of _____, 2012. JAMES L. WARE

Witness my hand this the ___ day of _____, 2012. DANA'S MARK EMBERGE DEVELOPMENT, LLC

THE STATE OF TEXAS, COUNTY OF DALLAS, TEXAS. BEFORE ME, the undersigned authority, on this day personally appeared JAMES L. WARE, known to me to be the person whose name is included on the above-captioned plat...



GENERAL NOTES: 1. BASIS OF STRIKING BEARINGS ARE BASED ON THE 1907 SOUTHERN SURVEY... 2. THE PORTION OF THIS BEARING IS TO MOVE LOT LINE BETWEEN LOT 1 AND LOT 16... 3. COORDINATES SHOW ARE TEXAS STATE PLANE... AMERICAN DATUM OF 1983 GRID VALUES.

PRELIMINARY PLAT MEDDOUGALS SUBDIVISION NO. 3. CITY OF DALLAS, TEXAS. CIVIL PLANNING DIVISION. DATED: 08/16/2012. PREPARED BY: A.J. Bedford Group, Inc.

OWNERS CERTIFICATE

WHEREAS, JAMES L. WARE & DANA'S MARK EMBERGE DEVELOPMENT, LLC, on the part of Lot 8 in Block 11349 of Meddough's Subdivision... and that said Lot 8 is shown on the plat...

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, Texas, this ___ day of _____, 2012.

THE STATE OF TEXAS, COUNTY OF DALLAS, TEXAS. BEFORE ME, the undersigned authority, on this day personally appeared JAMES L. WARE, known to me to be the person whose name is included on the above-captioned plat...

CITY PLAN COMMISSION**THURSDAY, AUGUST 16, 2012****FILE NUMBER:** S112-174**Subdivision Administrator:** Paul Nelson**LOCATION:** Denton Drive at Royal Lane, northwest corner**DATE FILED:** July 24, 2012**ZONING:** PD 498**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 0.699 Acre.**MAPSCO:** 23E**APPLICANT/OWNER:** KNW, LLC

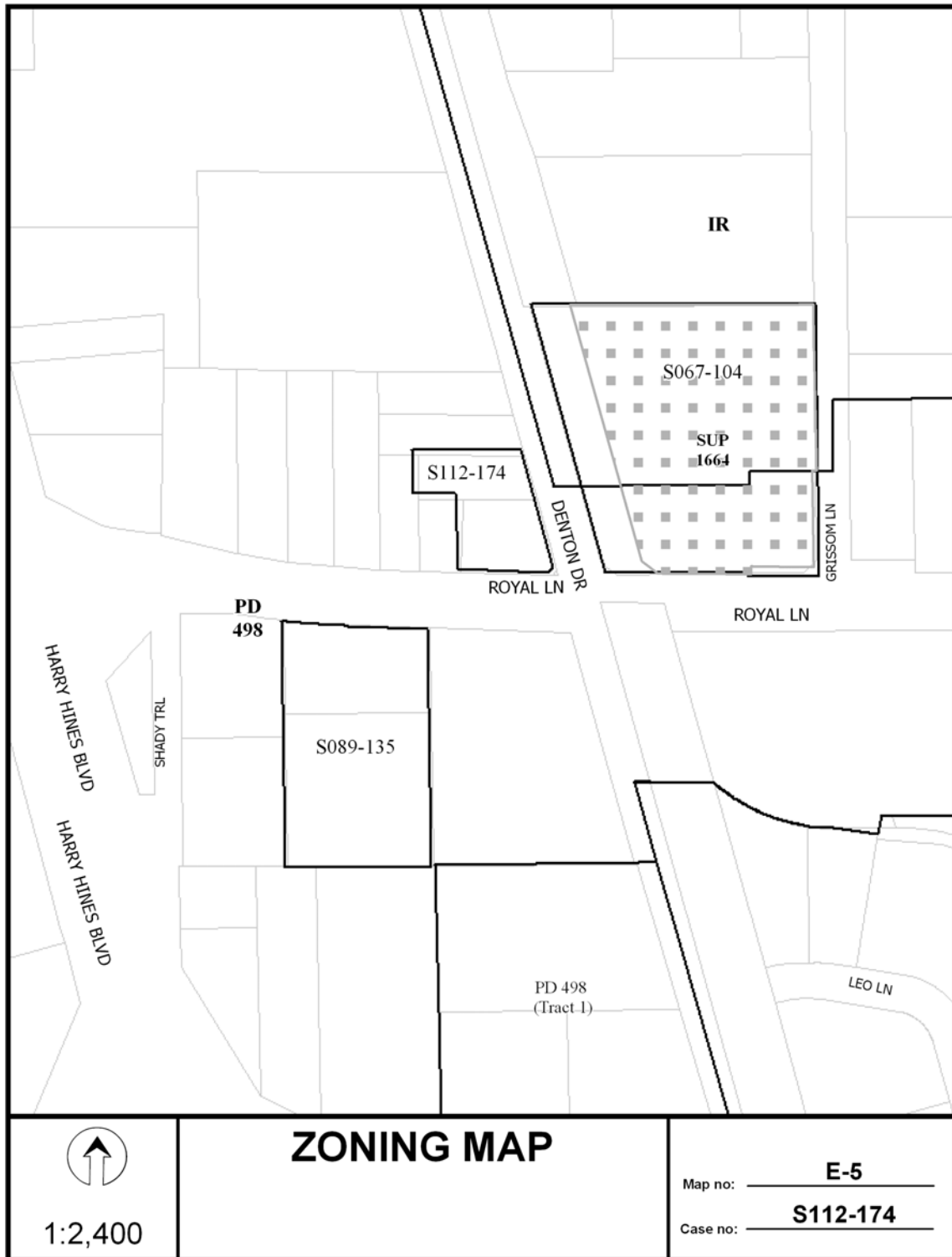
REQUEST: An application to create a 0.699 acre lot from a tract of land in City Block 6609 on Denton Drive at Royal Lane, northwest corner.

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


STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of PD 498 district; therefore, staff recommends approval subject to compliance with the following conditions:

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

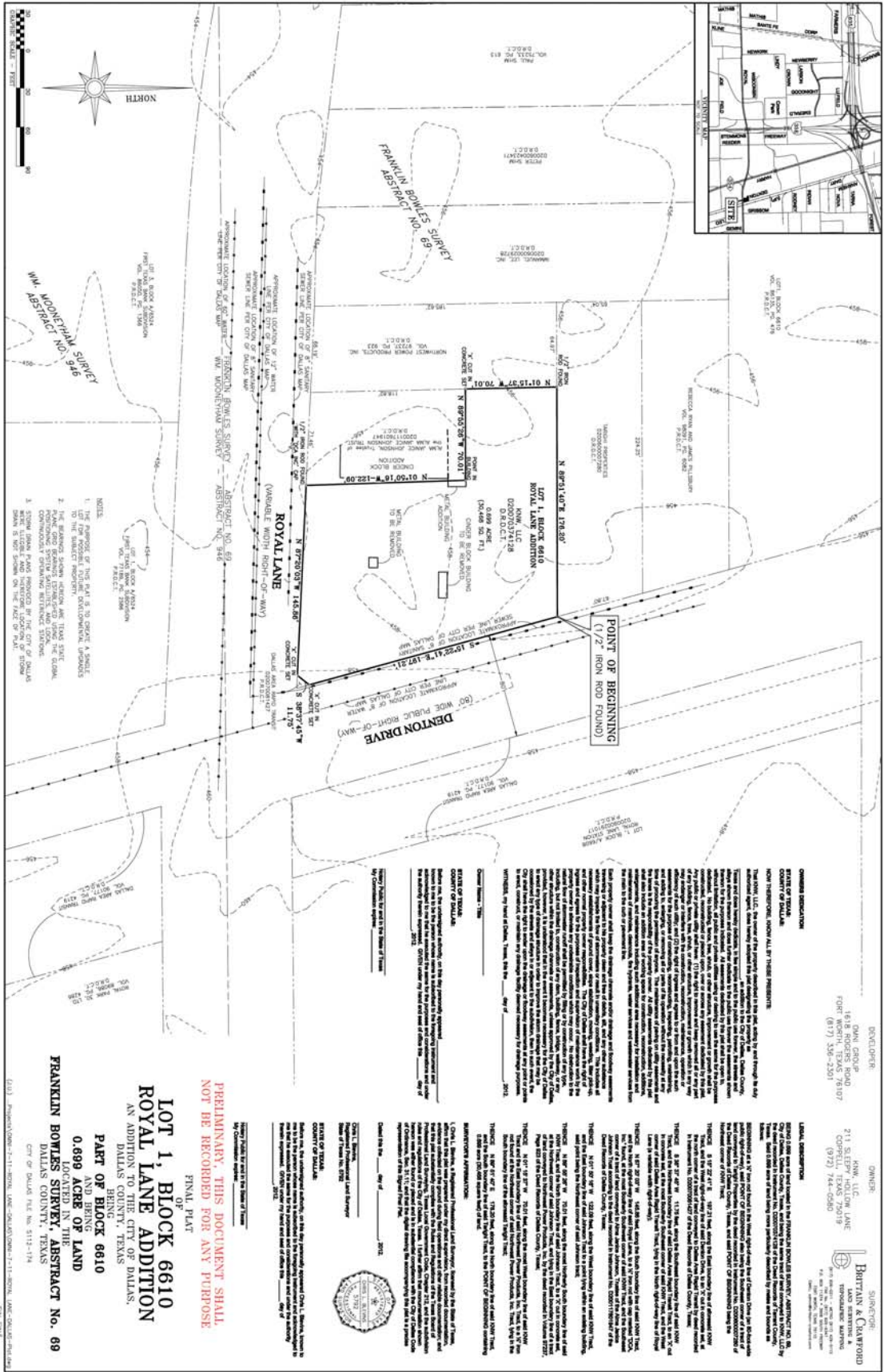
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 50' ROW from the established center line of Royal Lane.
14. On the final plat dedicate a 15' X 15' corner clip at Royal Lane and Denton Drive.
15. On the final plat show how all adjoining ROW was created.
16. On the final plat show two control monuments.
17. Remove building encroachment prior to final plat.
18. On the final plat identify the property as Lots 1 in City Block A/6609.





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|  1:2,400 | <h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p> | <p>Map no: <u> E-5 </u></p> <p>Case no: <u> S112-174 </u></p> |
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7/29/2012



CITY PLAN COMMISSION**THURSDAY, AUGUST 16, 2012****FILE NUMBER:** S112-175**Subdivision Administrator:** Paul Nelson**LOCATION:** 4311 Dickason Avenue at Douglas Avenue, west corner**DATE FILED:** July 24, 2012**ZONING:** PD 193 (MF-2)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 1.07 Acre.**MAPSCO:** 35W**APPLICANT/OWNER:** Price Hartford, LP

REQUEST: An application to replat a 1.07 acre tract of land containing part of Lot 6 and all of Lots 1 through 5 in City Block 8/1616 into one lot on property at 4311 Dickason Avenue at Douglas Avenue, west corner.

SUBDIVISION HISTORY:

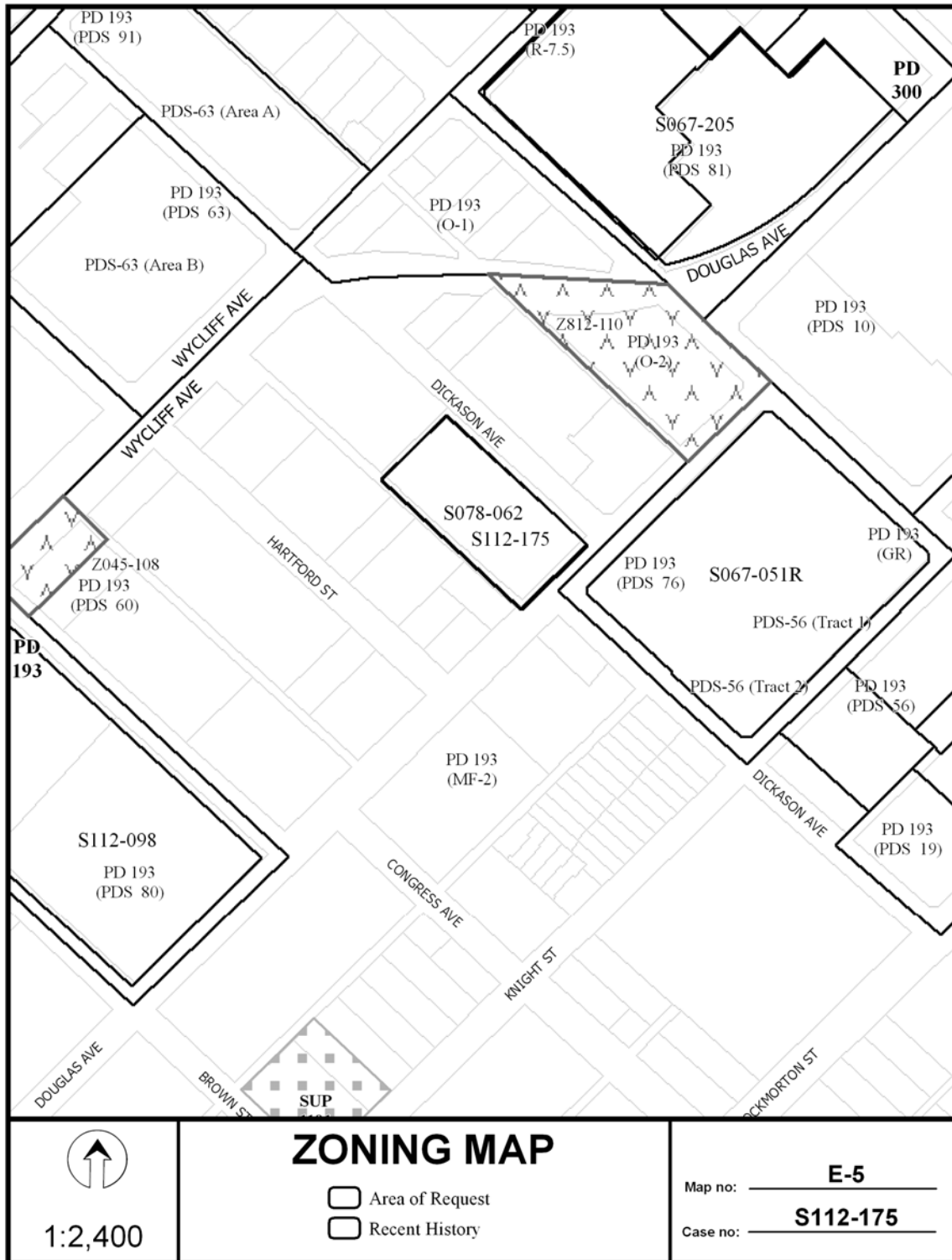
1. S078-062 was a previous plat on this property but has expired due to inactivity.

STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of PD193 (MF-2) district; therefore, staff recommends approval subject to compliance with the following conditions:


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

the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.

10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate a 10' X 10' corner clip at Douglas Avenue and Dickason Avenue.
14. On the final plat dedicate a 15' X 15' alley sight easement at Douglas Avenue.
15. On the final plat show how all adjoining ROW was created.
16. Monument all set corners per monumentation ordinance
17. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
18. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and developmen
19. On the final plat show how all adjoining ROW was created.
20. Water/Wastewater main extension is required by Private Development Contract.





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|  1:2,400 | <h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History | Map no: <u> E-5 </u> Case no: <u> S112-175 </u> |
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7/29/2012

CITY PLAN COMMISSION**THURSDAY, AUGUST 16, 2012****FILE NUMBER:** S112-176**Subdivision Administrator:** Paul Nelson**LOCATION:** 3723 Gilbert Ave. between Oak Lawn Ave. and Turtle Creek Blvd.**DATE FILED:** July 24, 2012**ZONING:** PD 193 (MF-3)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.184 Acre. **MAPSCO:** 35X**APPLICANT/OWNER:** JBGL Avignon, LLC

REQUEST: An application to replat a 0.184 acre tract of land containing all of Lot 18 in City Block 10/1050 into two 0.092 acre lots at 3723 Gilbert Avenue between Oak Lawn Avenue and Turtle Creek Boulevard.

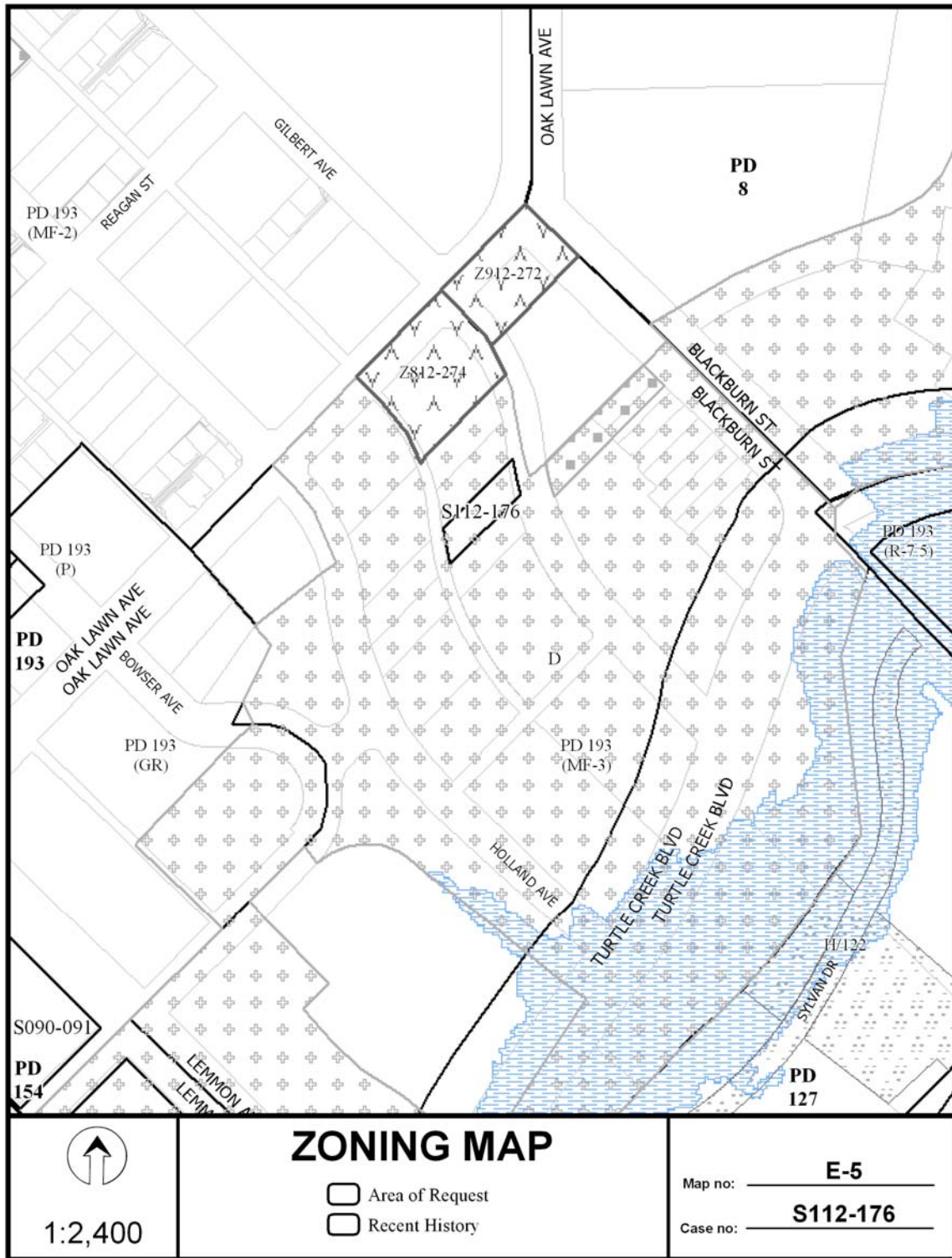
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of PD 193 (MF-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. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from

the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.

10. The maximum number of lots permitted by this plat is 2.
11. 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 dedicate 7.5' ROW from the center line of the alley.
14. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
15. On the final plat identify the property as Lots 18A and 18B in City Block 10/1050





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|  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 | <p style="text-align: center;">Map no: <u> E-5 </u></p> <p style="text-align: center;">Case no: <u> S112-176 </u></p> |
|--|---|---|

7/29/2012

CITY PLAN COMMISSION**THURSDAY, AUGUST 16, 2012****FILE NUMBER:** S112-177**Subdivision Administrator:** Paul Nelson**LOCATION:** Marine Way between Jefferson Boulevard and Navy Avenue.**DATE FILED:** July 24, 2012**ZONING:** CS**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 5.426 Acres. **MAPSCO:** 52A&E**APPLICANT/OWNER:** Bruce and Behzad Heydarian

REQUEST: An application to replat a 5.426 acre tract of land containing part of Lot 3 and part of Lot 14, all of Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13, and part of a 30' wide abandoned alley in City Block H/8343 into one lot on property on Marine Way between Jefferson Boulevard and Navy Avenue.

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

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


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

the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.

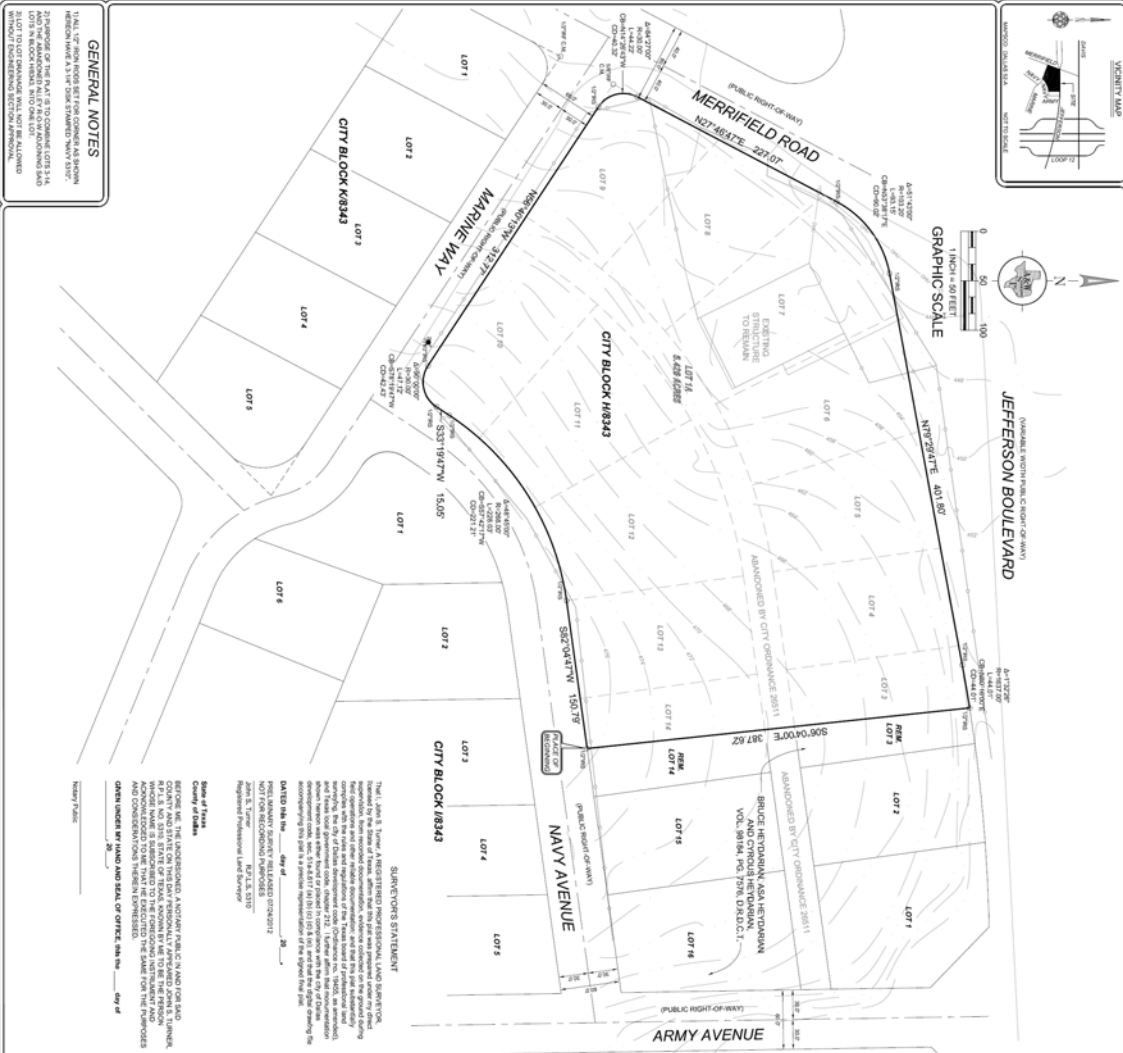
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat show how all adjoining ROW was created.
14. On the final plat show all additions or tracts of land within 150' of property with recording information.
15. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
16. Add label for Navy Avenue along southern perimeter of Block K/8343, indicate whether Navy is paved along the southern perimeter of the platted area and indicate whether Army Avenue is paved along the eastern perimeter of Block H/8343.
17. On the final plat identify the property as Lots 3A in City Block H/8343.





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|  1:2,400 | <h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p> | <p>Map no: <u> E-5 </u></p> <p>Case no: <u> S112-177 </u></p> |
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7/29/2012



GENERAL NOTES

1. ALL LOT BOUNDARIES SHOWN ON THIS PLAT ARE BASED ON SURVEY DATA. ANY ADJUSTMENTS MADE TO THE PLAT BY THE CITY OF DALLAS WILL BE BASED ON SURVEY DATA.

2. THE PLAT IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

3. THE CITY OF DALLAS DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

PLAT INFORMATION

THIS PLAT IS FOR THE CITY OF DALLAS. THE PLAT IS FOR THE CITY OF DALLAS. THE PLAT IS FOR THE CITY OF DALLAS.

CONVEYANCE CERTIFICATE

OWNERS DECLARATION

KNOW THESE PRESENTS

WITNESSES



NEIGHBORHOOD MAP

(SMALL PRINT PUBLIC RIGHT OF WAY)

JEFFERSON BOULEVARD

N7342E 401.80'

MERRIFIELD ROAD

N7342E 220.00'

MARINE WAY

N8840357E 332.25'

NAVY AVENUE

N3041000E 500.00'

ARMY AVENUE

N5641000E 500.00'

CITY BLOCK H8343

CITY BLOCK K8343

CITY BLOCK H8342

CITY BLOCK H8344

LOT 1 through **LOT 28**

LEGEND

| | |
|--------|---------------------|
| Symbol | Legend |
| --- | Public Right-of-Way |
| --- | Survey Boundary |
| --- | City Block Boundary |
| --- | Other |

PLAT INFORMATION

THIS PLAT IS FOR THE CITY OF DALLAS. THE PLAT IS FOR THE CITY OF DALLAS. THE PLAT IS FOR THE CITY OF DALLAS.

CONVEYANCE CERTIFICATE

OWNERS DECLARATION

KNOW THESE PRESENTS

WITNESSES

PLAT INFORMATION

THIS PLAT IS FOR THE CITY OF DALLAS. THE PLAT IS FOR THE CITY OF DALLAS. THE PLAT IS FOR THE CITY OF DALLAS.

PRELIMINARY PLAT

JEFFERSON-NAVY ADDITION

LOT 1A, CITY BLOCK H8343

APPROVED BY THE CITY OF DALLAS

DATE: 8/16/2012

A & W SURVEYORS, INC.

P.O. BOX 670000, MESQUITE, TX 75151

PHONE: (972) 297-7777

WWW.AANDWSURVEYORS.COM

DATE: 8/16/2012

PROJECT: PRELIMINARY PLAT FOR LOT 1A, CITY BLOCK H8343

LEGEND

| | |
|--------|---------------------|
| Symbol | Legend |
| --- | Public Right-of-Way |
| --- | Survey Boundary |
| --- | City Block Boundary |
| --- | Other |

CITY PLAN COMMISSION

THURSDAY, AUGUST 16, 2012

FILE NUMBER: S112-178

Subdivision Administrator: Paul Nelson

LOCATION: Cedar Springs Road and Carlisle Street, north corner.

DATE FILED: July 25, 2012

ZONING: PD 184, Zone 1

CITY COUNCIL DISTRICT: 14 **SIZE OF REQUEST:** 2.309 Acres. **MAPSCO:** 45B

APPLICANT/OWNER: JLB 2728 Cedar Springs, LP

REQUEST: An application to replat a 2.309 acre tract of land containing all of Lot 1E in City Block 13/958 into one lot on property at Cedar Springs Road and Carlisle Street, north corner and to remove the existing platted 10' building line building line along Katy Trail and the platted building line in between lots 1E and 1D that state the property line is the building line.

SUBDIVISION HISTORY: S112-152 An application to replat all of Lot 1 and a tract of land in City Block A/993 to create one 5.8529 acre lot on property located on Cedar Springs Road at Bowen Street. The request was approved on July 12, 2012, but has not been recorded.

S112-002 An application to replat a 1.309 acre tract of land containing all of Lots 1, 2, 3, 4A and abandoned Sneed Street in City Block 15/967 into one lot at 3003 through 3103 Carlisle Street. The request was approved on November 3, 2011, but has not been reocorded.

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;”

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

- No notices were sent because the property is not zoned as a residential zoning district.

“(iii) adversely affect neighboring properties; and”

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

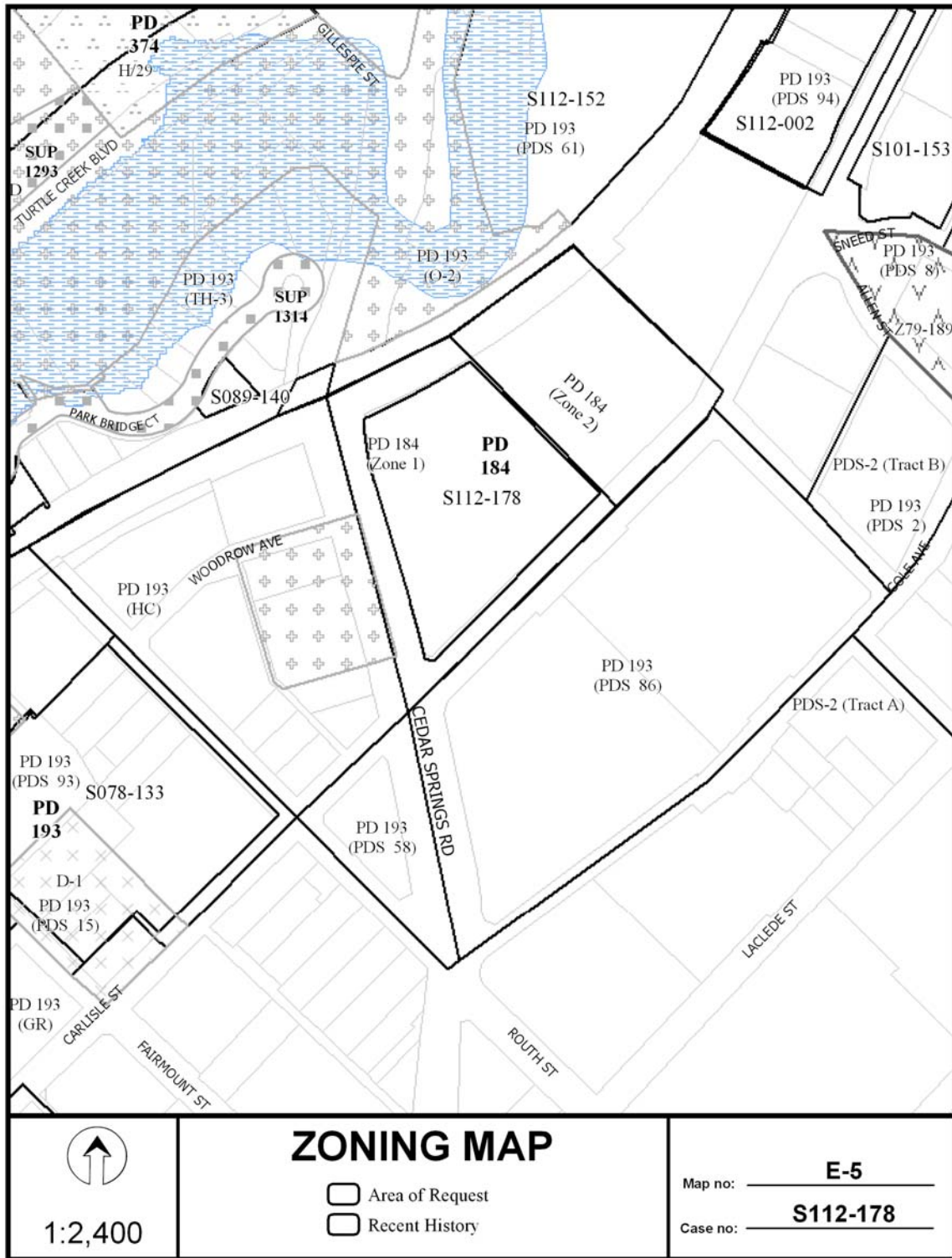
- The removal of the building lines will allow the property to be developed in accordance with the requirements of the zoning district.

STAFF RECOMMENDATION OF BUILDING LINE REMOVAL: The staff supports the removal of the building lines because the property is governed by setbacks controlled by Development Plan in PD 184. Property adjacent to Katy Trail has a 25' setback, 25' along Cedar Springs Road, 22' along Carlisle Street and 20' between lot 1D and lot 1E.


STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of the PD 184 Zone 1; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat show how all adjoining ROW was created.
14. On the final plat chose a different addition name.

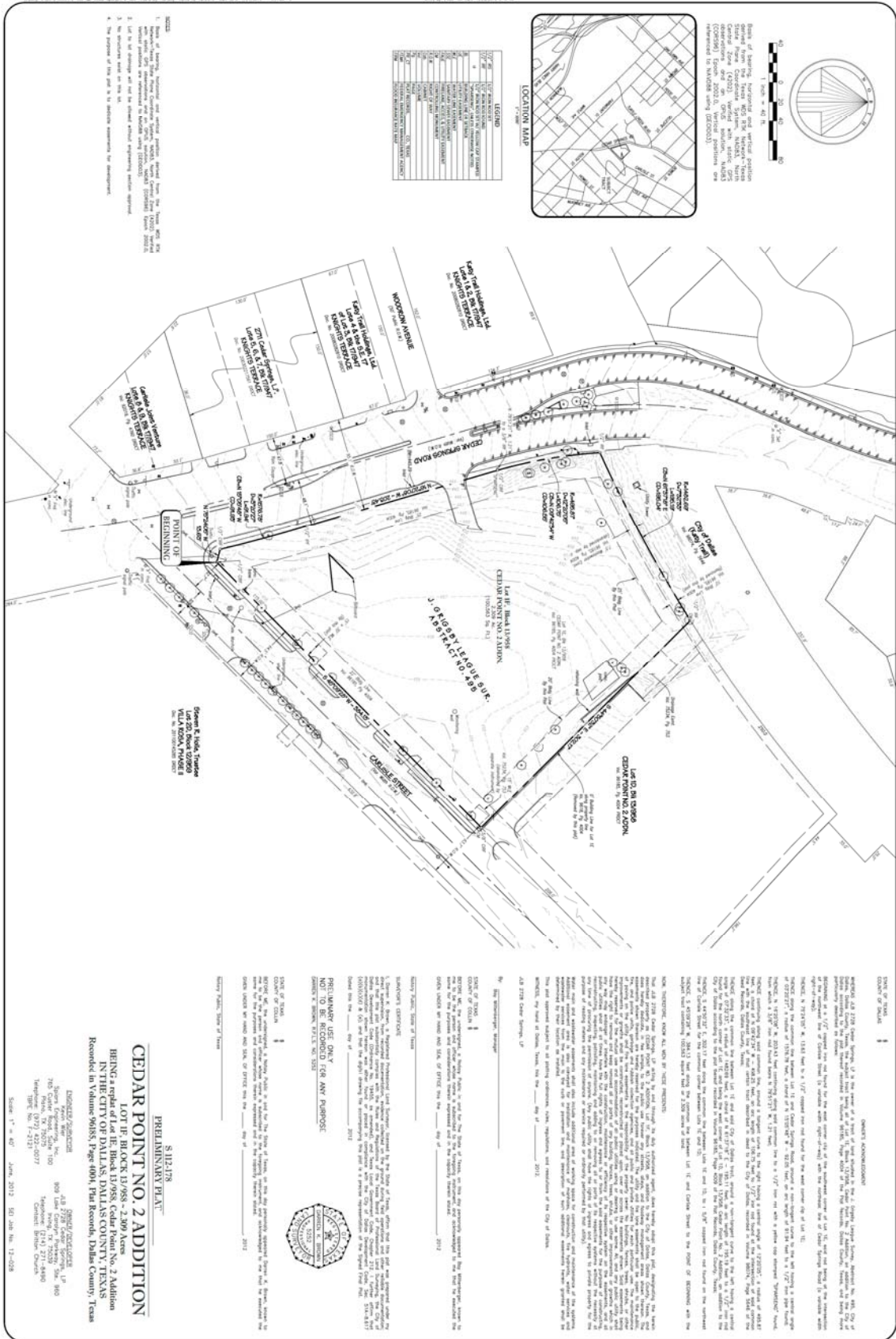
15. Water/wastewater main extension is required by Private Development Contract.
16. Prior to final plat substandard 6" water main requires replacement.
17. On the final plat identify the property as Lots 1E in City Block 13/958.
18. On the final plat remove the proposed 20' Building line between lot 1D and 1E and the proposed 25' Building line along Katy Trail.





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|  1:2,400 | <h3>AERIAL MAP</h3> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Area of Request <input type="checkbox"/> Recent History | Map no: <u> E-5 </u> Case no: <u> S112-178 </u> |
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7/29/2012



CITY PLAN COMMISSION**THURSDAY, AUGUST 16, 2012****FILE NUMBER:** S112-170**Subdivision Administrator:** Paul Nelson**LOCATION:** 3200 Bainbridge Road at Kirnwood Drive, southeast corner**DATE FILED:** July 18, 2012**ZONING:** TH 1 (A), TH 2(A)**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 5.00 Acres.**MAPSCO:** 63Y**APPLICANT/OWNER:** Deliverance Revivals

REQUEST: An application to replat a 5.00 acre tract of land containing all of Lot 1 and a tract of land in City Block J/7554 to create one 5.00 acre lot on property located at 3200 Bainbridge Road at Kirnwood Drive, southeast corner

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

STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of the TH 1(A), TH 2(A) Districts; therefore, staff recommends approval subject to compliance with the following conditions:

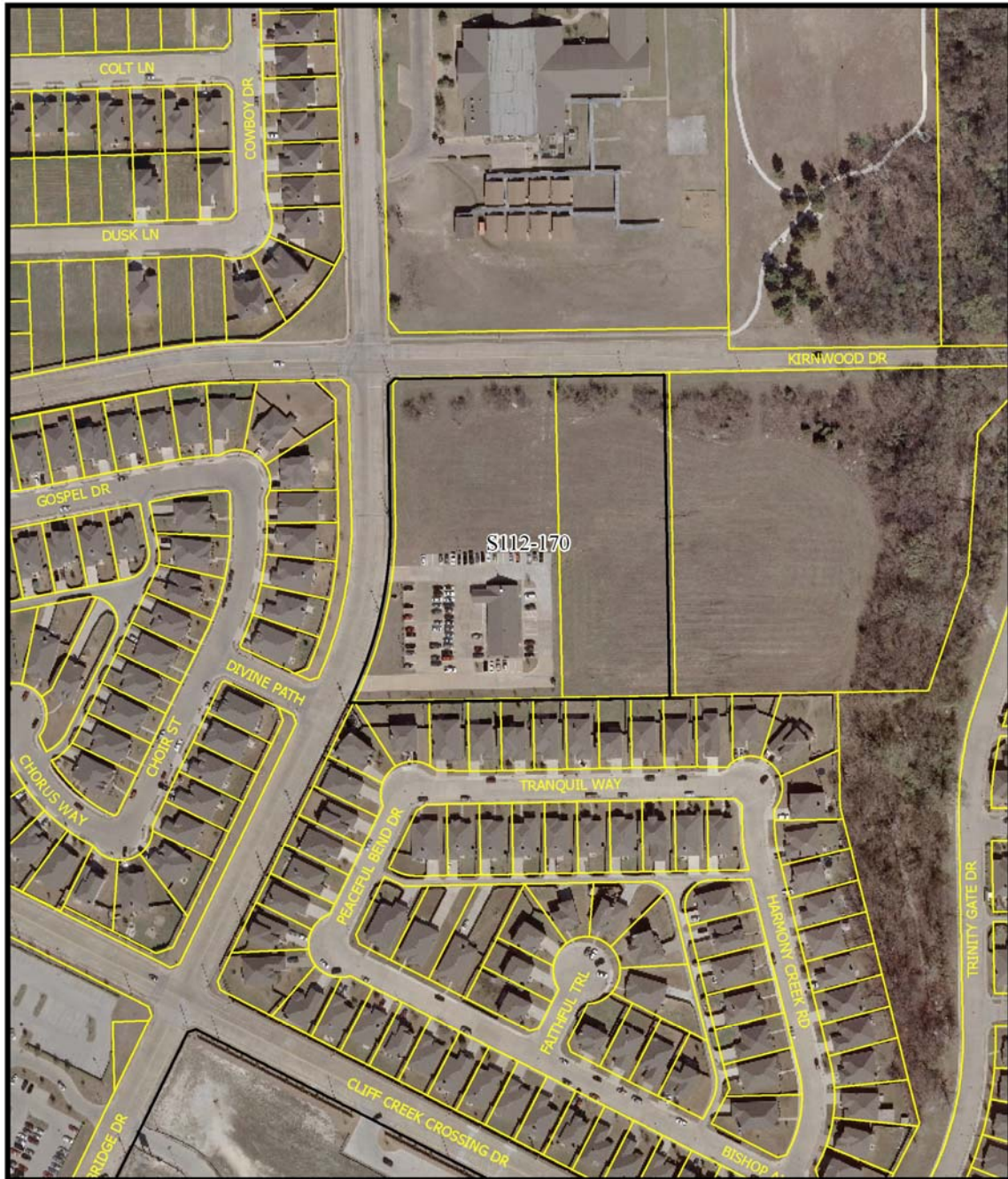
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with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


the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.

10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate a 10' X 10' corner clip Kirnwood Drive and Bainbridge Road.
14. On the final plat show how all adjoining ROW was created.
15. On the final plat identify the property as Lot 1A in City Block J/7554.

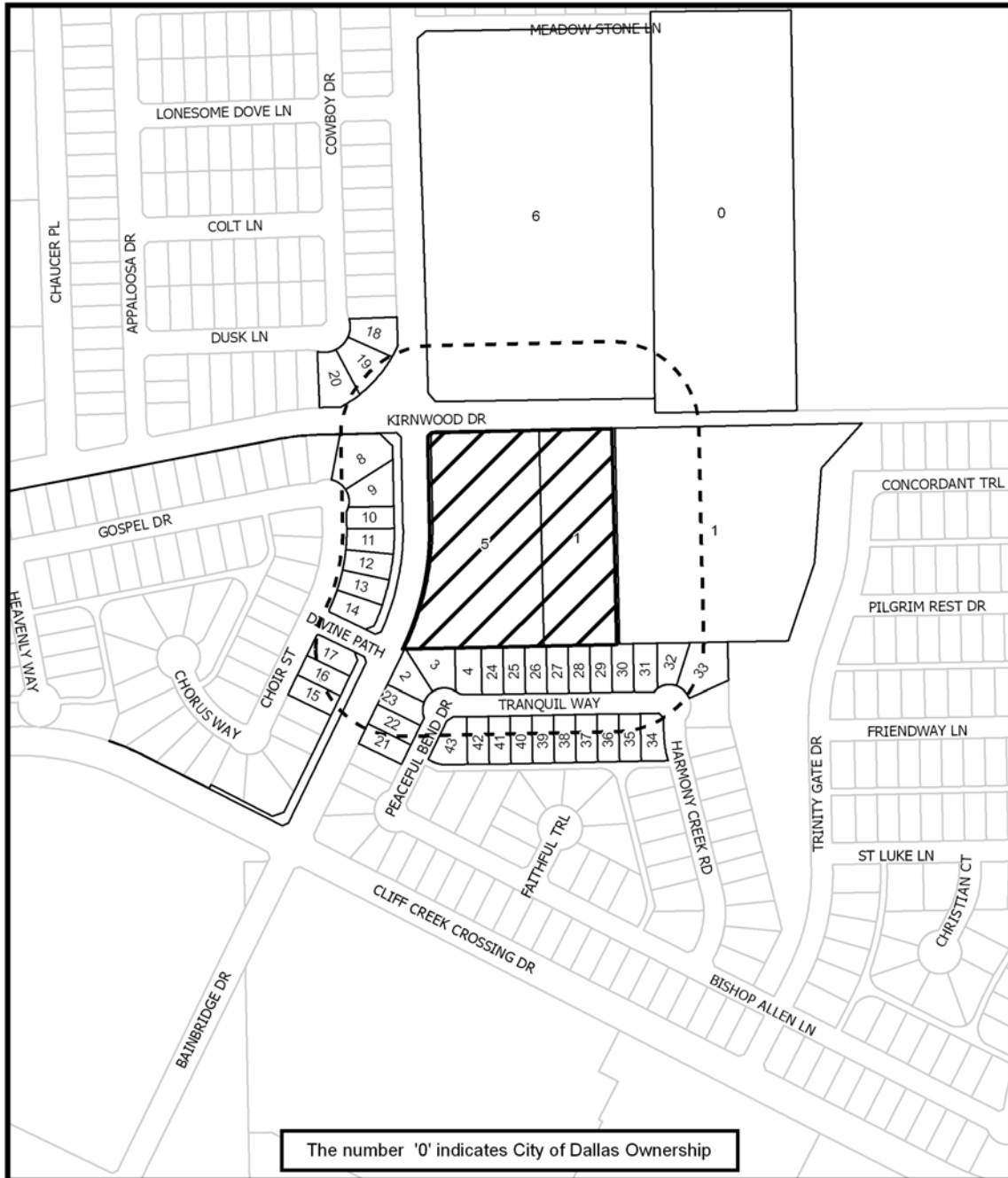


7/29/2012



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|  <p>1:2,400</p> | <h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p> | <p>Map no: <u> E-5 </u></p> <p>Case no: <u> S112-170 </u></p> |
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7/29/2012



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|  1:3,600 | <h2>NOTIFICATION</h2> | E-5 Map no: _____ |
| | <div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">43</div> NUMBER OF PROPERTY OWNERS NOTIFIED | S112-170 Case no: _____ |

7/29/2012

Notification List of Property Owners

S112-170

43 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------------|---|
| 1 | 3200 BAINBRIDGE DR | DELIVERANCE REVIVALS |
| 2 | 7919 PEACEFUL BEND DR | LARRISON ROBERT A & LILEA R |
| 3 | 2751 TRANQUIL WAY | ESCALANTE JUVENCIO |
| 4 | 2747 TRANQUIL WAY | BARROW WILLIAM E |
| 5 | 3200 BAINBRIDGE DR | DELIVERANCE REVIVALS |
| 6 | 3150 BAINBRIDGE DR | Dallas ISD |
| 7 | 1 GOSPEL DR | TRINITY MEADOWS HOA ING %PRINCIPAL MGMT GROUP |
| 8 | 2801 GOSPEL DR | DUNN TARA M & DAVID J |
| 9 | 3306 CHOIR ST | JOHNSON DEBBIE & SIMMONS KIM |
| 10 | 3310 CHOIR ST | PRIDE CHARLES |
| 11 | 3314 CHOIR ST | CHATMAN ANTOINETTE |
| 12 | 3318 CHOIR ST | MEYER STACY |
| 13 | 3322 CHOIR ST | LEE TAMESHA |
| 14 | 3326 CHOIR ST | CHANG ROGER |
| 15 | 3338 CHOIR ST | LOVE DONNELLE S |
| 16 | 3334 CHOIR ST | HAWTHORNE MYRON B & HAWTHORNE FALLON M |
| 17 | 3330 CHOIR ST | COTTON ROBIN KAYE & CLINE PHYLLISS JANE |
| 18 | 3140 COWBOY DR | CRAYTON IRMA DOLORES |
| 19 | 3144 COWBOY DR | DEMUS ANTHONY |
| 20 | 2806 DUSK LN | KEITA MAMADY & AISSATOU D BAH |
| 21 | 7931 PEACEFUL BEND DR | ALVAREZ GABRIELA |
| 22 | 7927 PEACEFUL BEND DR | CRAVIN RAYMOND SR & DOROTHY J |
| 23 | 7923 PEACEFUL BEND DR | WILLIAMS SOPHIA |
| 24 | 2743 TRANQUIL WAY | WHITE BILLYE J |
| 25 | 2739 TRANQUIL WAY | ROCHA SERGIO R & MARIA F |
| 26 | 2735 TRANQUIL WAY | BLAYLOCK DORSEY JR & MARY L |

Friday, July 27, 2012

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------------|----------------------------------|
| 27 | 2731 TRANQUIL WAY | TYSON SAMUEL T |
| 28 | 2727 TRANQUIL WAY | BAC HOME LOANS SERVICING |
| 29 | 2723 TRANQUIL WAY | BUFFIN GINA |
| 30 | 2719 TRANQUIL WAY | RICHARD CASSANDRA |
| 31 | 2715 TRANQUIL WAY | JACKSON RENARD |
| 32 | 2711 TRANQUIL WAY | NUNEZ ROBERT G & MARIA E |
| 33 | 7932 HARMONY CREEK R | RODRIGUEZ ALFREDO & MARIBEL |
| 34 | 2712 TRANQUIL WAY | JEANBAPTISTE MARIETTA E |
| 35 | 2716 TRANQUIL WAY | HALEY JAMES |
| 36 | 2720 TRANQUIL WAY | MCKINNEY CEDRIC & RUTH A |
| 37 | 2724 TRANQUIL WAY | SCROGGINS MARIO |
| 38 | 2728 TRANQUIL WAY | MILES WILLIE GENE JR & BEVERLY J |
| 39 | 2732 TRANQUIL WAY | HARP BETTY RICHARDSON |
| 40 | 2736 TRANQUIL WAY | LEVI CORDELIA D |
| 41 | 2740 TRANQUIL WAY | MAGALLAN MARIA M |
| 42 | 2744 TRANQUIL WAY | LOGAN LYNN V |
| 43 | 2748 TRANQUIL WAY | BELL REGINALD & DEBBIE R TOWERY |

Friday, July 27, 2012

FILE NUMBER: M112-028

DATE FILED: April 6, 2012

LOCATION: South Line of Stults Road between Woodshore Drive and Clearwater Drive

COUNCIL DISTRICT: 10

MAPSCO: 26 C, D

SIZE OF REQUEST: Approx. 9.664 Acres

CENSUS TRACT: 78.05

APPLICANT/OWNER: Richardson Independent School District

REPRESENTATIVE: Karl Crawley

MISCELLANEOUS DOCKET ITEM

Minor Amendment for Development Plan and Landscape Plan

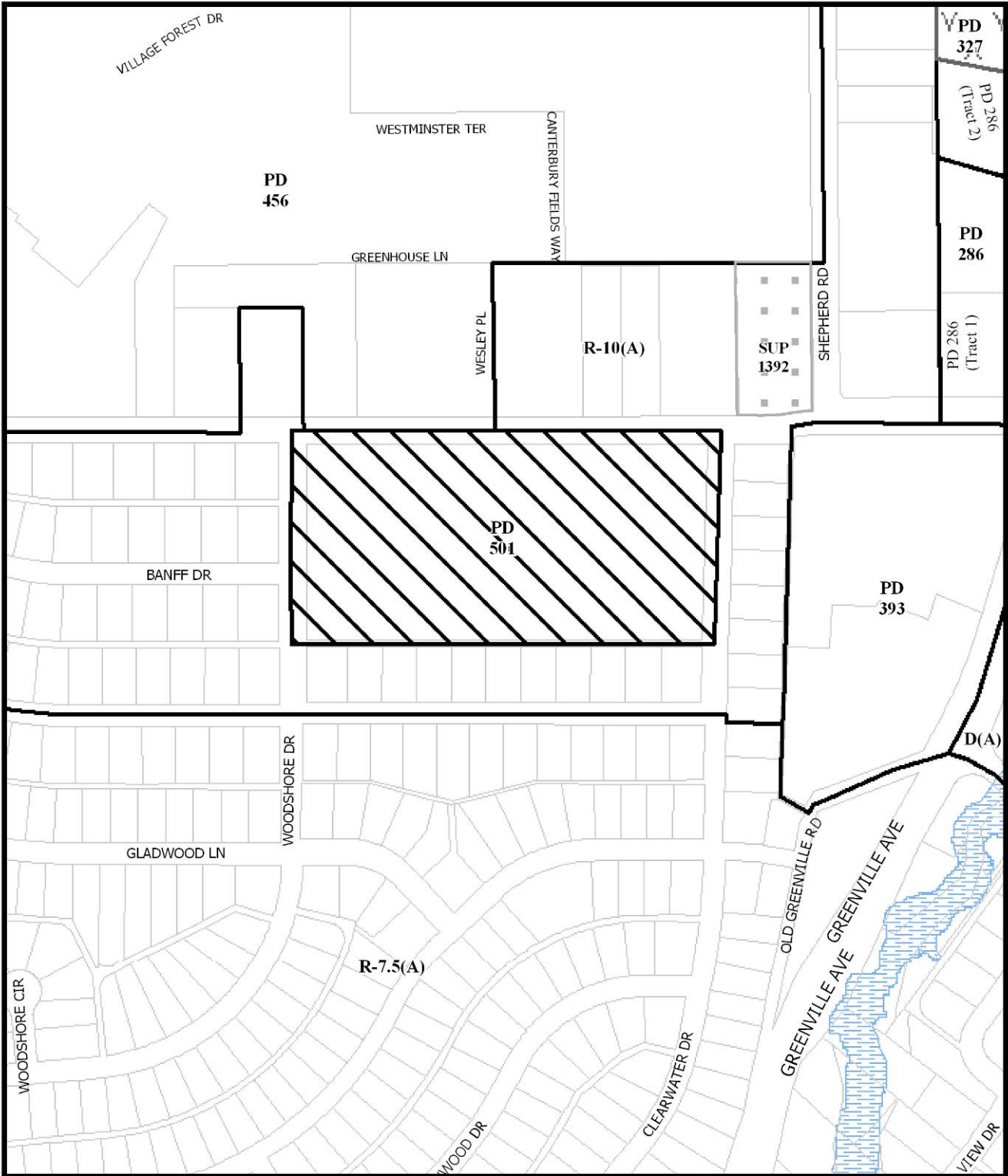
On February 25, 1998, the City Council passed Ordinance No. 23448 which established Planned Development District No. 501 for a Public school and R-10(A) Single Family District Uses on property at the above location.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to provide for a revision to the 'addition one story' footprint of the main structure. As a result of the slight increase in floor area, the future expansion area has been reduced accordingly. The landscape plan has been revised to provide for additional screening of the new off-street parking spaces provided by this request as well as revising existing specie inventory.

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

STAFF RECOMMENDATION: Approval

PRIOR CPC ACTION: On August 2, 2012, the City Plan Commission held this request under advisement until August 16, 2012.

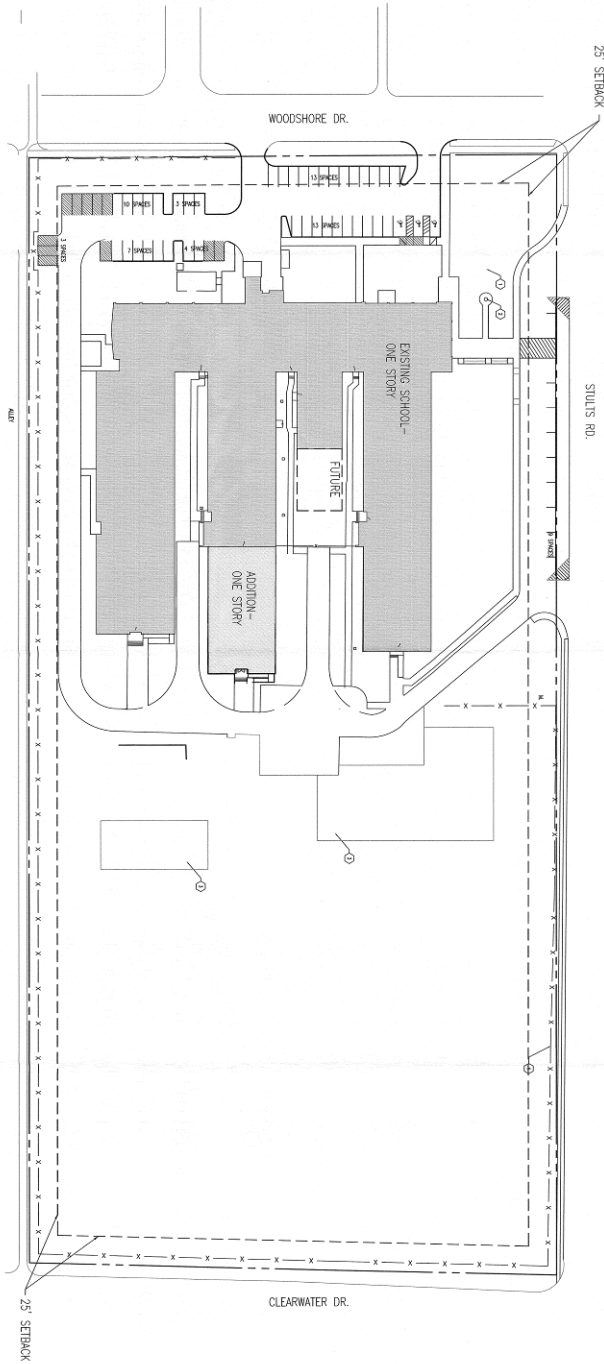


1:3,600

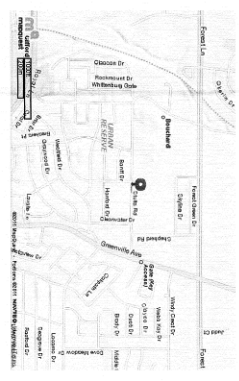
ZONING MAP

Case no: M112-028

Date: 6/7/2012



02 VICINITY MAP



01 DEVELOPMENT PLAN



| SITE SUMMARY | |
|---------------------|------------------|
| SITE AREA: | 420,964 SQ. FT. |
| TOTAL BLDG. AREA | 82,000 SQ. FT. |
| EXISTING BLDG. AREA | 82,000 SQ. FT. |
| ADDITION BLDG. AREA | 0 SQ. FT. |
| FLOOR AREA | 2,053 SQ. FT. |
| HEIGHT | 1-5 STORY: 22 FT |
| COVERAGES | 17% |
| CLASSROOMS | 41 |
| PARKING REQ'D: | 62 SPACES |
| PARKING PROVIDED: | 62 SPACES |

| LEGEND | |
|--------|--------------------------|
| | EXISTING BLDG. FOOTPRINT |
| | NEW ADDITION |
| | NEW PARKING |
| | SETBACK |

- ARCHITECTURAL SITE PLAN
 NOTES BY NUMBER
- 1. EXISTING BLDG.
 - 2. EXISTING PARKING
 - 3. EXISTING DRIVE
 - 4. EXISTING DRIVE
 - 5. EXISTING DRIVE

PERKINS + WILL
 300 N. LaSalle Street
 17th Floor
 Chicago, IL 60601
 www.perkinswill.com

STULTS ELEMENTARY SCHOOL

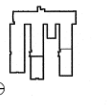
R
 400 S. Dewey Ave.
 Richardson, Texas 75080

P.L. Goodson
 State Architect
 1717 N. Main Street
 Springtown, TX 76082

L.A. Frazee
 3333 Lakewood Blvd.
 Springtown, TX 76082

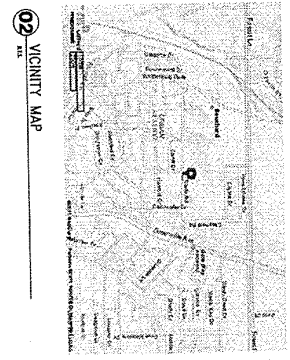
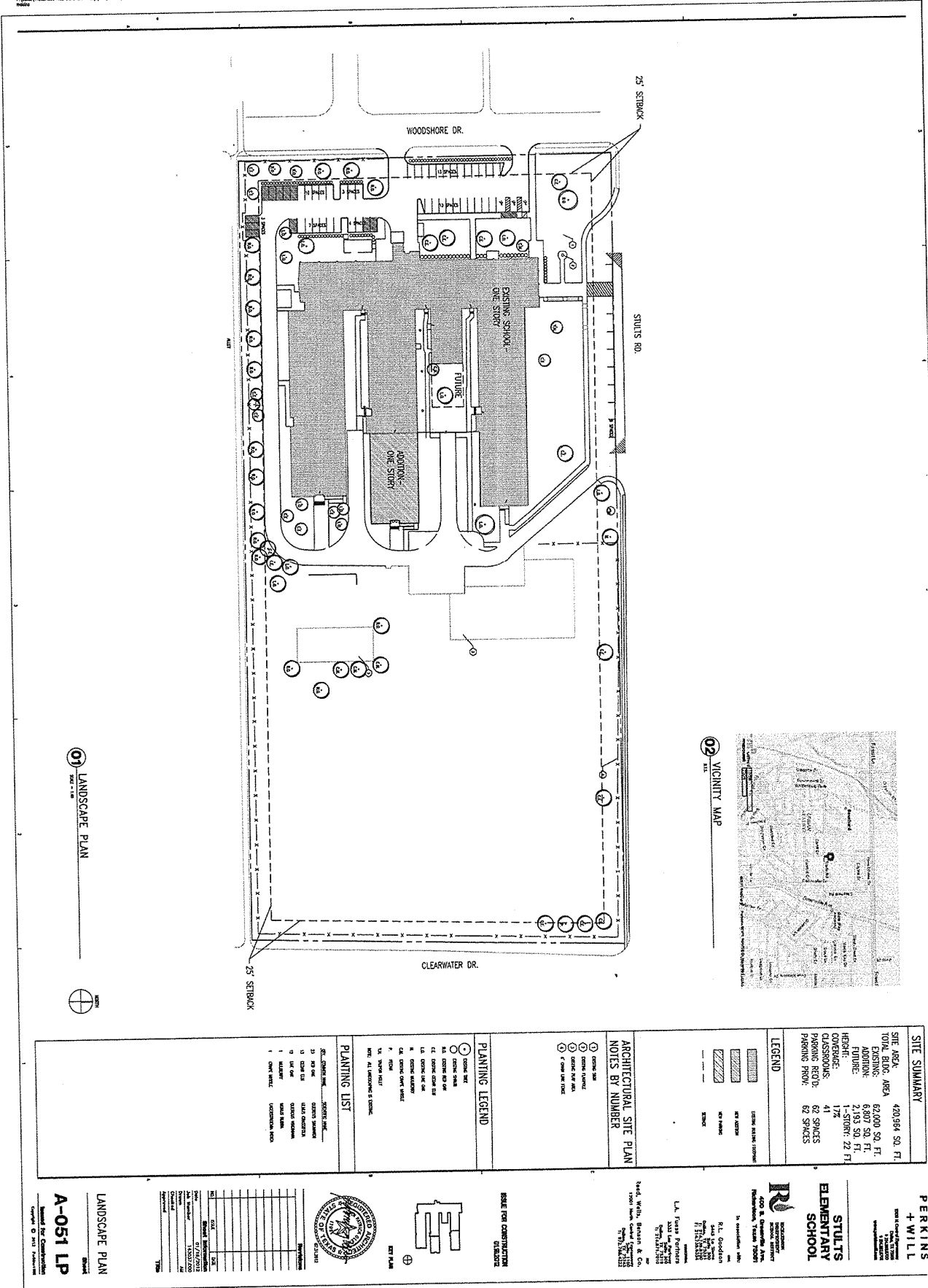
Redl, Walls, Beaton & Co.
 1201 Main Street
 Springtown, TX 76082

ISSUE FOR CONSTRUCTION ORDINANCE



| REVISIONS | |
|-----------|----------|
| NO. | DATE |
| 1 | 07/05/12 |
| 2 | 07/05/12 |
| 3 | 07/05/12 |
| 4 | 07/05/12 |
| 5 | 07/05/12 |
| 6 | 07/05/12 |
| 7 | 07/05/12 |
| 8 | 07/05/12 |
| 9 | 07/05/12 |
| 10 | 07/05/12 |

DEVELOPMENT PLAN
A-051 DP
 Issued for Construction Ordinance
 Project: 14027200



01 LANDSCAPE PLAN
 SCALE: 1" = 30'

SITE SUMMARY

| | |
|-------------------|-------------------|
| SITE AREA: | 420,594 SQ. FT. |
| TOTAL BLDG. AREA: | 62,000 SQ. FT. |
| EXISTING: | 6,803 SQ. FT. |
| ADDITION: | 55,197 SQ. FT. |
| HEIGHT: | 2.5 STORY; 22 FT. |
| CLASSROOMS: | 41 |
| CONFERENCE: | 172 |
| PARKING SPACES: | 62 SPACES |
| PARKING PROVIDED: | 62 SPACES |

- LEGEND**
- EXISTING BUILDING
 - NEW BUILDING
 - EXISTING PAVED
 - NEW PAVED
 - EXISTING TREE
 - NEW TREE

ARCHITECTURAL SITE PLAN
NOTES BY NUMBER

1. EXISTING TREE
2. EXISTING PAVED
3. EXISTING NEW PAV.
4. EXISTING NEW TREE

- PLANTING LEGEND**
- 1. EXISTING TREE
 - 2. EXISTING PAVED
 - 3. EXISTING NEW PAV.
 - 4. EXISTING NEW TREE
 - 5. EXISTING NEW SHRUB
 - 6. EXISTING NEW PLANT
 - 7. EXISTING NEW PLANT
 - 8. EXISTING NEW PLANT
 - 9. EXISTING NEW PLANT
 - 10. EXISTING NEW PLANT
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 - 26. EXISTING NEW PLANT
 - 27. EXISTING NEW PLANT
 - 28. EXISTING NEW PLANT
 - 29. EXISTING NEW PLANT
 - 30. EXISTING NEW PLANT

- PLANTING LIST**
- | PLANT | QUANTITY | LOCATION |
|------------------------|----------|----------|
| 1. EXISTING TREE | | |
| 2. EXISTING PAVED | | |
| 3. EXISTING NEW PAV. | | |
| 4. EXISTING NEW TREE | | |
| 5. EXISTING NEW SHRUB | | |
| 6. EXISTING NEW PLANT | | |
| 7. EXISTING NEW PLANT | | |
| 8. EXISTING NEW PLANT | | |
| 9. EXISTING NEW PLANT | | |
| 10. EXISTING NEW PLANT | | |
| 11. EXISTING NEW PLANT | | |
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| 24. EXISTING NEW PLANT | | |
| 25. EXISTING NEW PLANT | | |
| 26. EXISTING NEW PLANT | | |
| 27. EXISTING NEW PLANT | | |
| 28. EXISTING NEW PLANT | | |
| 29. EXISTING NEW PLANT | | |
| 30. EXISTING NEW PLANT | | |

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------------------|
| 1 | 07/17/07 | ISSUED FOR CONSTRUCTION |
| 2 | 08/01/07 | ISSUED FOR CONSTRUCTION |
| 3 | 08/01/07 | ISSUED FOR CONSTRUCTION |
| 4 | 08/01/07 | ISSUED FOR CONSTRUCTION |
| 5 | 08/01/07 | ISSUED FOR CONSTRUCTION |
| 6 | 08/01/07 | ISSUED FOR CONSTRUCTION |
| 7 | 08/01/07 | ISSUED FOR CONSTRUCTION |
| 8 | 08/01/07 | ISSUED FOR CONSTRUCTION |
| 9 | 08/01/07 | ISSUED FOR CONSTRUCTION |
| 10 | 08/01/07 | ISSUED FOR CONSTRUCTION |

PERKINS + WILL
 ARCHITECTS
 800 North LaSalle Street
 Chicago, IL 60610
 Tel: (312) 334-4000
 Fax: (312) 334-4001
 www.perkinswill.com

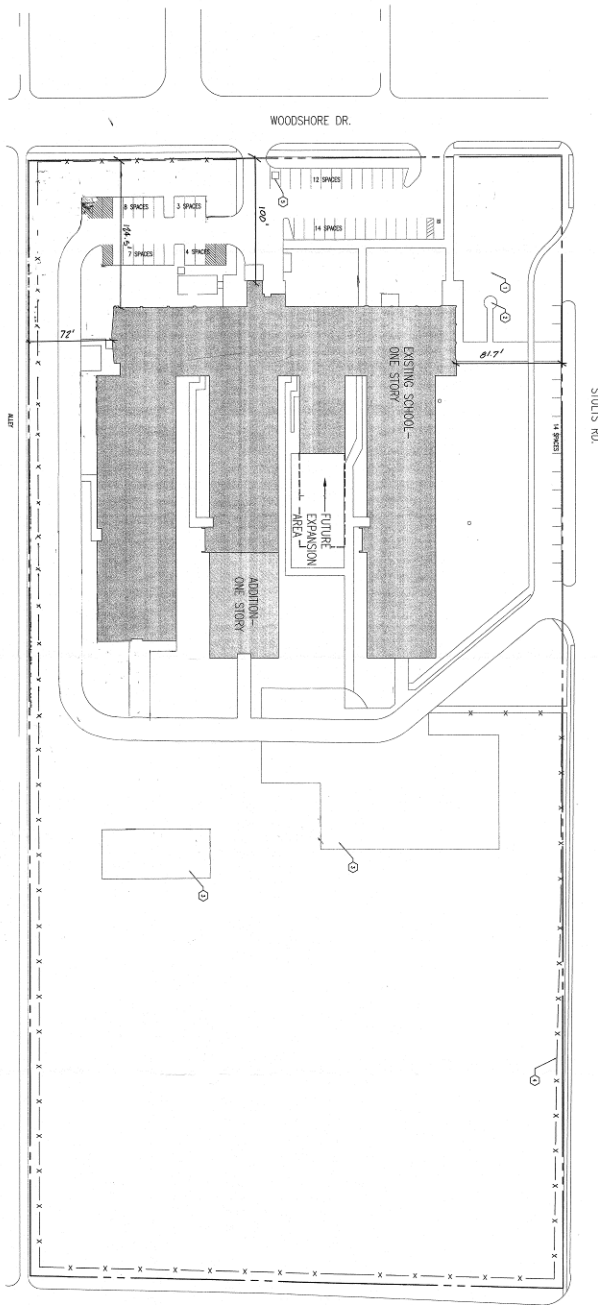
**STULTS
 ELEMENTARY
 SCHOOL**

L.A. FULTZ PARTNERS
 ARCHITECTS
 1000 Main Street
 Northridge, CA 91324
 Tel: (818) 713-3333
 Fax: (818) 713-3334
 www.lafultz.com

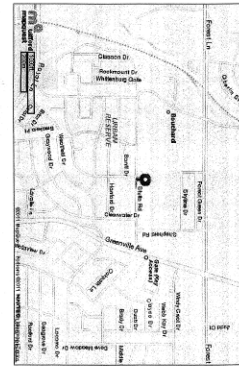
SCALE FOR CONSTRUCTION
 1" = 30'

LANDSCAPE PLAN
 SCALE: 1" = 30'

A-051 LP
 Issued for Construction
 Copyright © 2007, Perkins + Will



02 VICINITY MAP



01 DEVELOPMENT PLAN
 SCALE: 1/8" = 1'-0"



LEGEND



ARCHITECTURAL SITE PLAN
 NOTES BY NUMBER

- 1 EXISTING SITE
- 2 EXISTING BUILDING
- 3 EXISTING LOT AREA
- 4 FUTURE LOT AREA
- 5 EXISTING SCHOOL BUILDING

SITE SUMMARY

Use: Public School - Elementary
 Site Area: 420,989 sq ft
 Floor Area:
 Existing 62,000 sq ft
 Addition 5,600 sq ft
 Future 3,400 sq ft
 Total 71,000 sq ft

FAR
 Existing 0.15-1
 w/Addition 0.16-1
 Total 0.17-1

Height/Stories
 Existing 22 ft / 1 story
 Permitted 28 ft / 1 story

Lot Coverage
 Existing 15%
 w/Addition 16%
 Total/Future 17%

Classrooms 41

Off-street Parking
 Required 62 spaces
 Provided 62 spaces

APPROVED FOR SUBMITTAL

BY ARCHITECT OF RECORD

DATE: 11/16/2011

SCALE: AS SHOWN

PROJECT NO. 11-0000-000

SHEET NO. 11-0000-000

DATE: 11/16/2011

SCALE: AS SHOWN

PROJECT NO. 11-0000-000

SHEET NO. 11-0000-000

PERKINS + WILL
 1000 North LaSalle Street
 Chicago, IL 60610
 Tel: 312.420.4000
 Fax: 312.420.4001
 www.perkinswill.com

STULTS ES. ADDITION & RENOVATION

RISD
 400 S. Greenway Ave.
 Richardson, TX 75081
 Tel: 972.500.0000
 Fax: 972.500.0001
 www.risd.com

L.A. Foss Partners
 2000 W. Irving Blvd.
 Irving, TX 75039
 Tel: 972.412.1111
 Fax: 972.412.1112
 www.lafoss.com

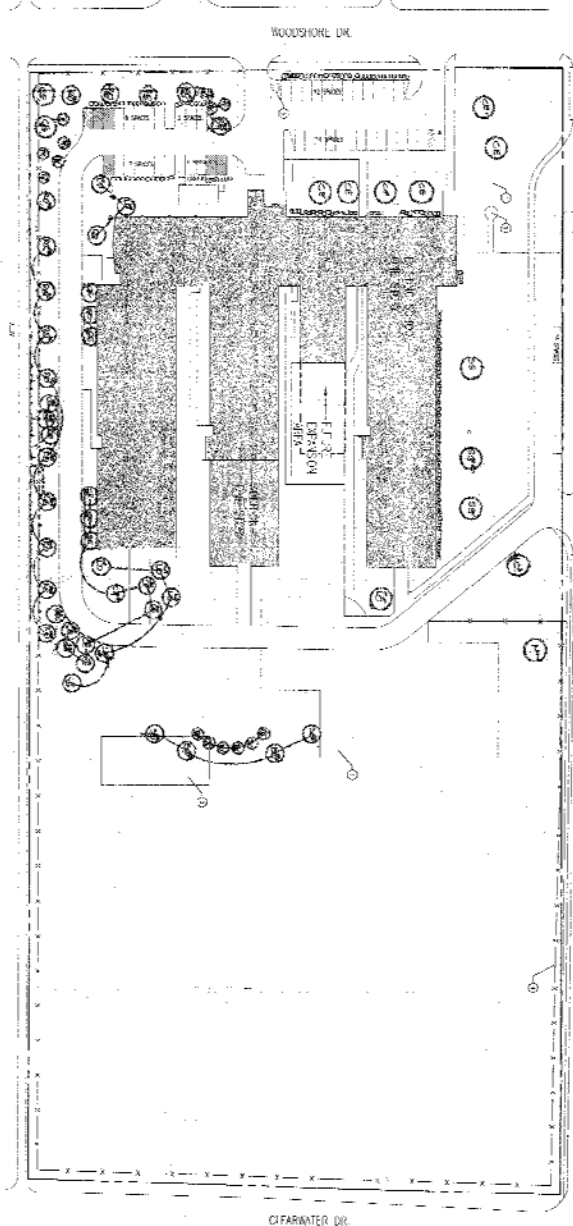
Reed, White, Seaton & Co.
 1000 West Loop South
 Suite 1000
 Houston, TX 77027
 Tel: 713.866.1000
 Fax: 713.866.1001
 www.rwsa.com

PLM DEVELOPMENT REVIEW
 TEXAS



| NO. | DESCRIPTION | DATE |
|-----|-------------------|------------|
| 1 | ISSUE FOR PERMITS | 11/16/2011 |
| 2 | ISSUE FOR PERMITS | 11/16/2011 |
| 3 | ISSUE FOR PERMITS | 11/16/2011 |
| 4 | ISSUE FOR PERMITS | 11/16/2011 |
| 5 | ISSUE FOR PERMITS | 11/16/2011 |
| 6 | ISSUE FOR PERMITS | 11/16/2011 |
| 7 | ISSUE FOR PERMITS | 11/16/2011 |
| 8 | ISSUE FOR PERMITS | 11/16/2011 |
| 9 | ISSUE FOR PERMITS | 11/16/2011 |
| 10 | ISSUE FOR PERMITS | 11/16/2011 |

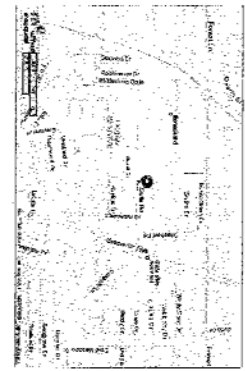
A-051



NOTE: All landscaping is existing. No protected trees removed with addition.

- LEGEND**
- RO Red Oak
 - BO Burr Oak
 - CE Cedar Elm
 - LO Live Oak
 - TY Tree Yampok
 - SG Sweet Gum
 - M Mulberry
 - ES Evergreen Shrub
 - FF Foundation Planting

01 LANDSCAPE PLAN



02 VICINITY MAP

- LEGEND**
- EXISTING TREES
 - NEW TREES
 - NEW PLANTS

- ARCHITECTURAL SITE PLAN NOTES BY NUMBER**
- 1. 10/17/2014
 - 2. 10/17/2014
 - 3. 10/17/2014
 - 4. 10/17/2014
 - 5. 10/17/2014



PERKINS + WILL
 333 North Dearborn Street
 Chicago, IL 60610
 (312) 244-4000
 www.perkinswill.com

STUTTS ES. ADDITION & RENOVATION

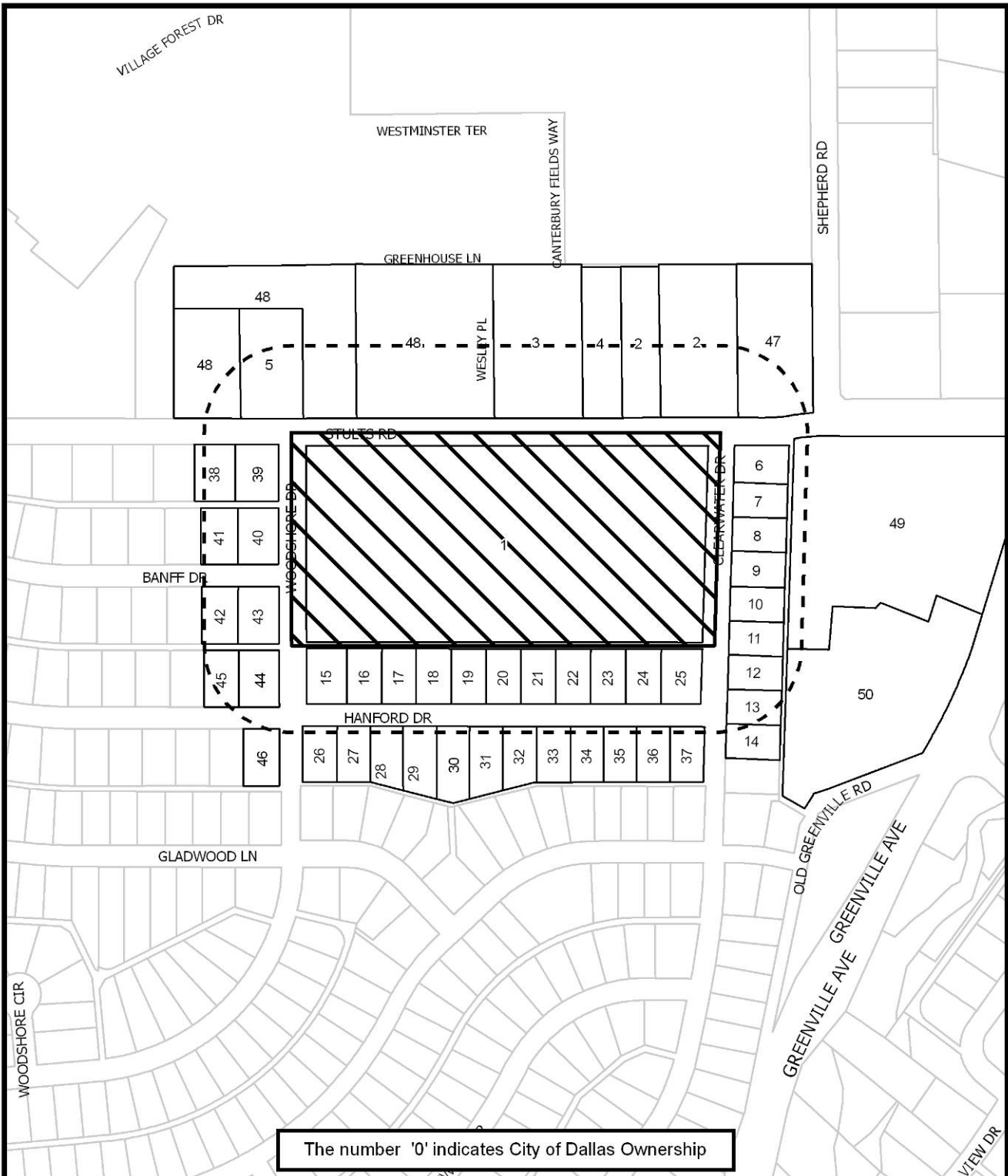
RISD
 400 S. Dearborn Ave.
 Richardson, Texas 75081
 (972) 234-1234
 www.risd.com

Prepared by: [Name]
 Date: 10/17/2014

PLAN DEVELOPER REVIEW
 REVIEWED BY: [Name]
 DATE: 10/17/2014

LANDSCAPE PLAN

A-051



1:3,600

NOTIFICATION

200'

AREA OF NOTIFICATION

50

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M112-028**

Date: **6/7/2012**

Notification List of Property Owners

M112-028

50 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|--------------------|---|
| 1 | 8700 WOODSHORE DR | RICHARDSON I S D |
| 2 | 8821 STULTS RD | CORNELL CLYDE BLAKE |
| 3 | 8807 STULTS RD | CHECKI JOHN J JR |
| 4 | 8811 STULTS RD | DAMIENS ROY A |
| 5 | 8631 STULTS RD | DAVIS KATHRYN B |
| 6 | 9422 CLEARWATER DR | MARSHALL JERALDENE M & MICHELLE TURNER |
| 7 | 9416 CLEARWATER DR | DAVIS DOROTHY |
| 8 | 9410 CLEARWATER DR | MCHANNEY DEBRA K |
| 9 | 9404 CLEARWATER DR | STEPHENS CARL EST OF |
| 10 | 9324 CLEARWATER DR | FOUNTAIN BOBBY JOE |
| 11 | 9318 CLEARWATER DR | JUDD COURT LP |
| 12 | 9312 CLEARWATER DR | VAUGHAN KIMBERLY |
| 13 | 9306 CLEARWATER DR | TOKERUD ROBERT K & CHANTAL ARASHVAND |
| 14 | 9228 CLEARWATER DR | KASPAR ASHLEY E & JARED M |
| 15 | 8707 HANFORD DR | GEORGE MONCY & JOLLY MONCY GEORGE |
| 16 | 8715 HANFORD DR | AVANT LINDA |
| 17 | 8721 HANFORD DR | COLLERETTE C BRYCE & GILBERT RANDOLPH V |
| 18 | 8727 HANFORD DR | RUVALCABA ROGELIO |
| 19 | 8735 HANFORD DR | BARNHART JAMES E |
| 20 | 8741 HANFORD DR | ECHOLS HERTHA H |
| 21 | 8805 HANFORD DR | FIELDS L B ESTATE OF |
| 22 | 8811 HANFORD DR | MORENO ROBERTO B |
| 23 | 8819 HANFORD DR | SCHULTZ JAMIE D |
| 24 | 8827 HANFORD DR | PALMER KAREL L& ARTHUR |
| 25 | 8835 HANFORD DR | ANSYE YIRGALEM |
| 26 | 8706 HANFORD DR | LOWE LINDA KAY |

6/7/2012

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|--|
| 27 | 8714 HANFORD DR | FINLAY THOMAS F |
| 28 | 8720 HANFORD DR | ROBISON DANIEL I & SYLVIA R |
| 29 | 8726 HANFORD DR | PALCHIK YEFIM & SOFYA UNIT TW210 |
| 30 | 8734 HANFORD DR | GIBBS DONNIE J |
| 31 | 8740 HANFORD DR | HOOVER AMY & |
| 32 | 8804 HANFORD DR | MEIER RUTH O MEIER TR |
| 33 | 8810 HANFORD DR | RAMIREZ FAMILY TRUST |
| 34 | 8818 HANFORD DR | BARBOSA JAIME |
| 35 | 8824 HANFORD DR | ALLEN EDWARD L |
| 36 | 8830 HANFORD DR | MEISNER SAM |
| 37 | 8836 HANFORD DR | HOERNER KELLY RICHARD |
| 38 | 8622 STULTS RD | SMITH WILLIE F JR LF EST REM JESSIE RUTH |
| 39 | 8630 STULTS RD | SMITH THOMAS LEE |
| 40 | 8633 BANFF DR | REDMAN CECILE M EST OF % JANE REDMAN KIN |
| 41 | 8625 BANFF DR | TREVIZO ANASTASIO & MARIA LUISA |
| 42 | 8626 BANFF DR | HILL KAREN |
| 43 | 8634 BANFF DR | AGERLID PATRICIA |
| 44 | 8633 HANFORD DR | TERRELL LURLENE & VICKI TURNER |
| 45 | 8625 HANFORD DR | TERRELL BUCKNEY W |
| 46 | 8634 HANFORD DR | HILBURN JIMMIE E |
| 47 | 8835 STULTS RD | NEW MOUNT ZION BAPTIST CHURCH OF DALLAS |
| 48 | 8703 STULTS RD | PRESBYTERIAN VILLAGE |
| 49 | 8920 STULTS RD | YOUNG MENS CHRISTIAN ASSN OF |
| METROPOLITA | | |
| 50 | 9303 GREENVILLE AVE | YMCA OF METROPOLITAN DALLAS |

FILE NUMBER: W112-018

DATE FILED: July 13, 2012

LOCATION: Northwest corner of Hatcher Street and Scyene Road

COUNCIL DISTRICT: 7

MAPSCO: 46V, 47S

SIZE OF REQUEST: Approx 4.9 acres

CENSUS TRACT: 27.02

MISCELLANEOUS DOCKET ITEM:

Owners: Frazier Revitalization Inc., Frazier HS, LP, and True Lee Missionary Baptist Church

Waiver of Two-Year Waiting Period

On May 25, 2011, the City Council approved Planned Development District No. 849 for mixed uses on property zoned a CC Community Commercial Subdistrict, an MF-1(A) Multifamily Subdistrict, and an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District. at the above location. According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to May 25, 2013, without a waiver of the two-year waiting period.

The applicant is requesting a waiver of the two-year waiting period in order to submit an application to allow retirement housing on the property. The applicant indicates the change of circumstance is that due to litigation regarding tax credits the proposed project is not feasible. The applicant indicates that retirement housing on the property as well as property to the west is being planned.

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

Staff Recommendation: Denial

W112-018

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No.: Z101-194

Location: Northwest corner of Hatcher Street and Scyene Road

Date of last CPC or CC Action: May 25, 2011

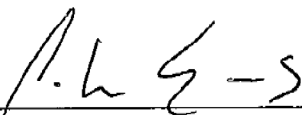
Applicant's Name, Address & Phone Number: Kirk Williams, Tommy Mann and Cole Evans of Winstead PC; 5400 Renaissance Tower, 1201 Elm Street, Dallas, Texas 75270; (214) 745-5400

Property Owner's Name, Address and Phone No., if different from above:

(1) and (2): Frazier Revitalization Inc. and Frazier HS, LP, P.O. Box 796368
Dallas, TX 75379, (469) 221-0682

(3): True Lee Missionary Baptist Church, 3907-11 Bertrand Ave., Dallas, TX 75210,
(214) 421-9435

State briefly change of circumstances since the last hearing on the property that would warrant reconsideration of another request in less than two years: The project originally contemplated for this site is no longer feasible because litigation on the method by which the TDHCA awards credits for affordable housing rendered the credits for affordable housing in areas with demographics like the area surrounding the subject site impossible. As such, a new retirement housing development, which also includes additional land to the west, is now being planned for the site, and the property must be rezoned in order to allow it.



Applicant's Signature

RECEIVED BY

JUL 13 2012

Current Planning

(See attached.)

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

Date Received
Fee: **\$300.00**

True Lee Missionary Baptist Church

Where Christianity Is Practiced and Not Merely Discussed

3907-11 Bertrand Avenue - Dallas, Texas 75210

Phone (214) 421-9435 ~ Fax (214) 421-0324

www.truelee.org

Rev. Donald R. Parish, Sr., Pastor

July 11, 2012

Ms. Neva Dean
Department of Planning and Development Services
Dallas City Hall
1500 Marilla Street, 5BN
Dallas, Texas 75201

Re: Letter of Authorization for the processing of an Application for Waiver of Two-Year Waiting Period for property located at Northwest Corner of Hatcher Street and Scyene Road ("Property")

Dear Neva:

True Lee Missionary Baptist Church, Hope Restoration Inc. ("Owner") is the owner of a portion of the above referenced property. By signature below, Owner hereby authorizes Winstead PC to file and process an Application for Waiver of Two-Year Waiting Period on its behalf and address related land use matters.

Trulee Missionary Baptist Church,
Hope Restoration Inc.

By: Donald R. Parish Sr.
Name: Donald R. Parish Sr
Its: Pastor/Founder

SUBSCRIBED AND SWORN BEFORE ME on this 11th day of July, 2012, to certify which witness my hand and seal of office.

Helicia Clayborne
Notary Public - State of Texas

FRAZIER HS, LP
P O Box 796368
Dallas, TX 75379
Phone 469.221.0704 / Fax 469.221.0705

July 11, 2012

Ms. Neva Dean
Department of Planning and Development Services
Dallas City Hall
1500 Marilla Street, 5BN
Dallas, Texas 75201

Re: Letter of Authorization for the processing of an Application for Waiver of Two-Year Waiting Period for property located at Northwest Corner of Hatcher Street and Scyene Road ("Property")

Dear Neva:

Frazier HS, LP ("Owner") is the owner of a portion of the above referenced property. By signature below, Owner hereby authorizes Winstead PC to file and process an Application for Waiver of Two-Year Waiting Period on its behalf and address related land use matters.

Frazier HS, LP

By: *Winstead PC*
Its General Partner

By: FRI HS GP LLC

Name: Dorethy Hopkins

Its: President

SUBSCRIBED AND SWORN BEFORE ME on this 11th day of July, 2012, to certify which witness my hand and seal of office.



Tabatha Levi Smith
Notary Public - State of Texas

F R I
FRAZIER REVITALIZATION INC
A proud neighborhood, building its future.

July 11, 2012

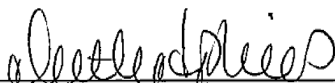
Ms. Neva Dean
Department of Planning and Development Services
Dallas City Hall
1500 Marilla Street, 5BN
Dallas, Texas 75201

Re: Letter of Authorization for the processing of an Application for Waiver of Two-Year Waiting Period for property located at Northwest Corner of Hatcher Street and Scyene Road ("Property")

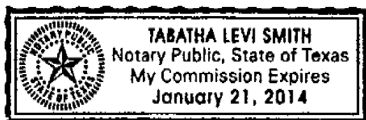
Dear Neva:

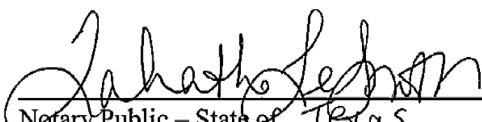
Frazier Revitalization, Inc. ("Owner") is the owner of a portion of the above referenced property. By signature below, Owner hereby authorizes Winstead PC to file and process an Application for Waiver of Two-Year Waiting Period on its behalf and address related land use matters.

Frazier Revitalization, Inc.

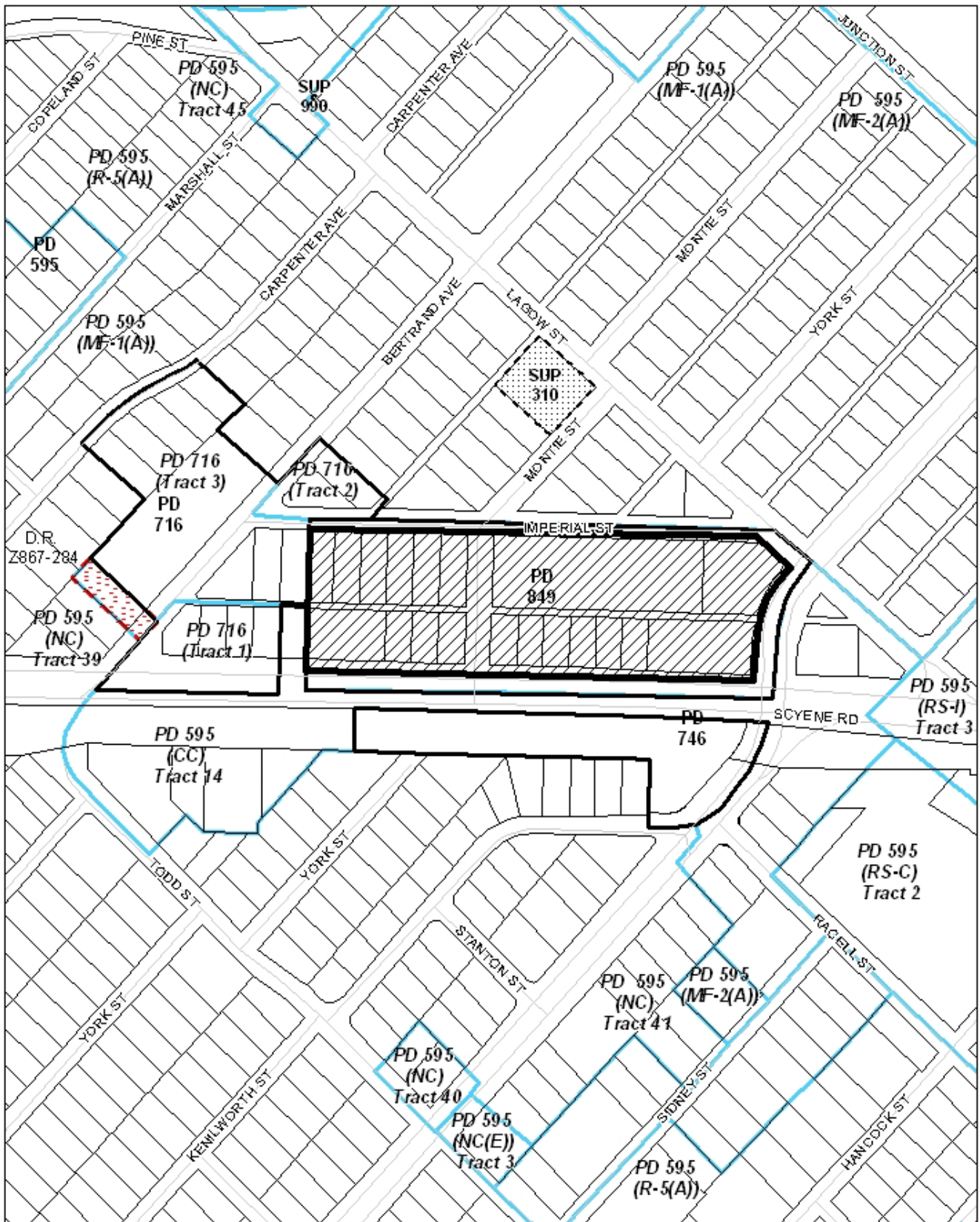
By: 
Name: Dorothy Hopkins
Its: President

SUBSCRIBED AND SWORN BEFORE ME on this 11th day of July, 2012, to certify which witness my hand and seal of office.




Notary Public - State of Texas

P. O. Box 796368* Dallas, TX 75379
469.221.0704 / 469.221.0705 fax



1:3,000

W112-018
August 16, 2012

FILE NUMBER: D112-010

DATE FILED: June 11, 2012

LOCATION: On the northeast side of Malcolm X Boulevard, northwest of Grand Avenue.

COUNCIL DISTRICT: 7

MAPSCO: 46 - N

SIZE OF REQUEST: Approx. 1.56 acres

CENSUS TRACT: 203.00

MISCELLANEOUS DOCKET ITEM

Development plan

On April 8, 1992, the City Council passed Ordinance No. 21258 that established Planned Development District No. 363, known as the Jeffries/Meyers PD. The PD was established on property generally bounded by Oakland Avenue, the alley at the rear of the lots on the northeast side of Meyers Street, and Grand Avenue. The size of PD No. 363 is approximately 42.74 acres.

The zoning was granted as a planned development district and requires City Plan Commission approval of a development plan for each phase of development prior to the issuance of a building permit. The proposed development is located in Subarea 3.

In conjunction with the above requirement, the attached development plan is being submitted to the CPC for approval. The proposed development is for an office building.

STAFF RECOMMENDATION: Approval

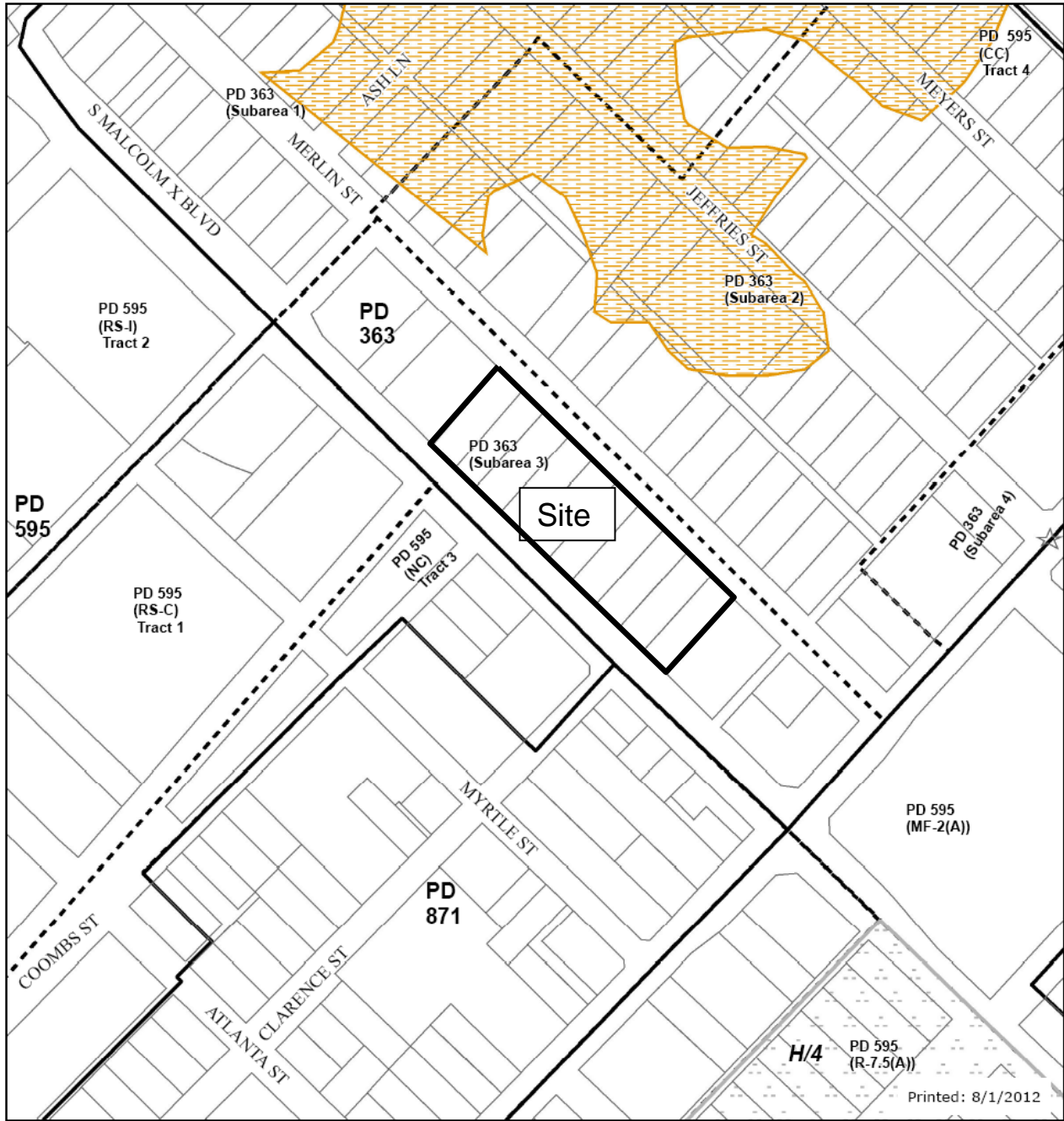
List of Officers/Partners

SouthFair Community Development Corporation Board of Directors

**2610 Martin Luther King Jr. Blvd
Dallas, TX 75215
214-421-1363 phone
214-421-1364 fax**

| <u>Name</u> | <u>Title</u> | <u>Organization Affiliation</u> |
|------------------------|---------------------|--|
| Roy Andy | Parliamentarian | Manager, Roy'el Company |
| Michael Krywucki | Member | Attorney, Munsch Hardt Kopf & Harr |
| Harry Robinson, Jr. | Chairman | CEO, African American Museum |
| Marilynn Mayse | Secretary | Attorney, Law Offices of Marilyn Mayse |
| Glorias Dixon | Treasurer | Retired Administrator, Dallas Public Schools |
| Johnnie Griggs | Member | Resident/Community Activist |
| Henry T. Lawson | Member | Director, Frazier Revitalization, Inc. |
| Zaincorie Taylor-Smith | Member | Paralegal, Fulbright & Jaworski |

ZONING MAP



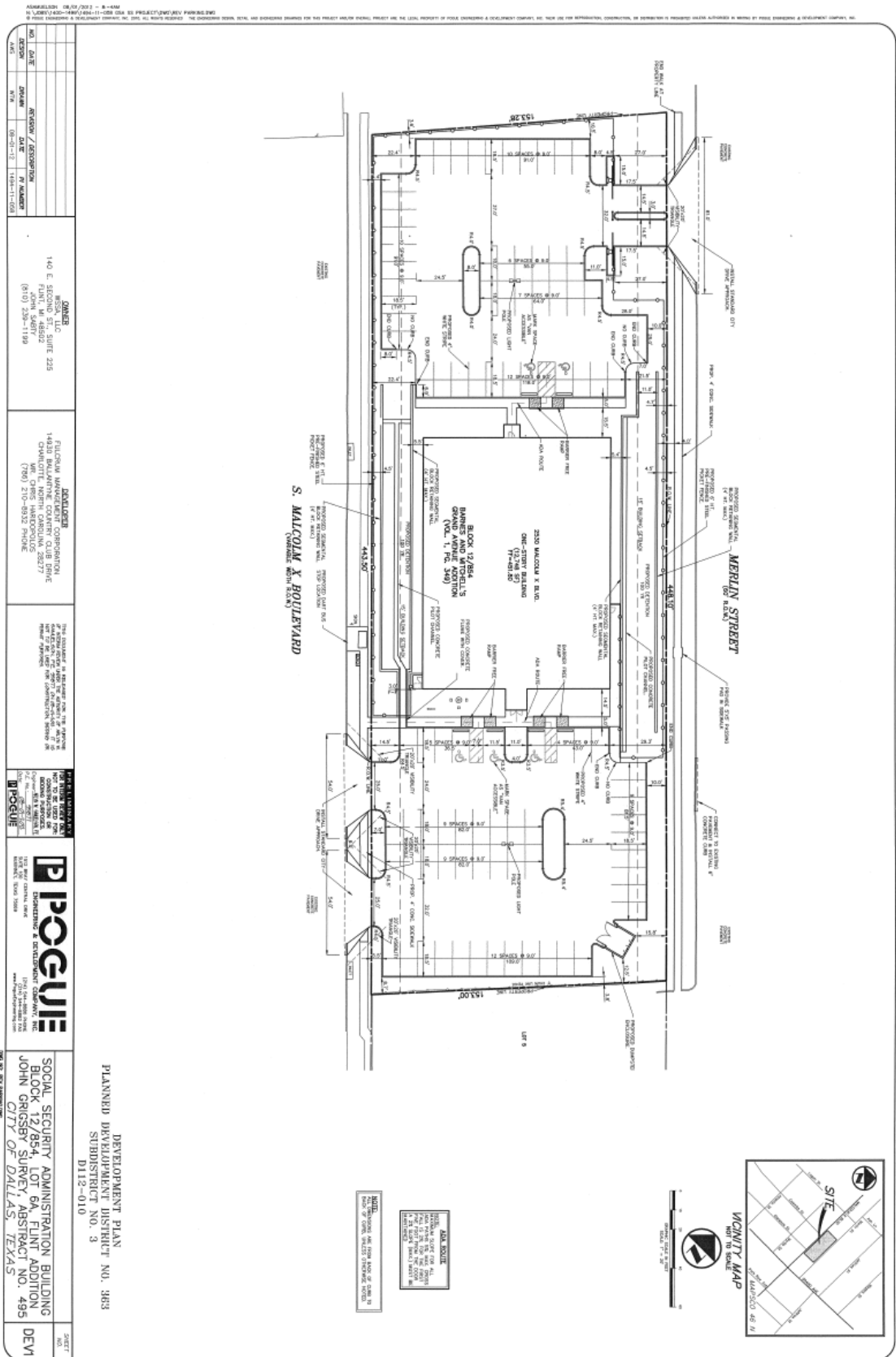
Legend

- | | | | |
|----------------------|--------------------------------|-----------------------|--------------------|
| City Limits | railroad | Dry Overlay | CD Subdistricts |
| School | Certified Parcels | D | PD Subdistricts |
| Floodplain | Base Zoning | D-1 | PDS Subdistricts |
| 100 Year Flood Zone | PD193 Oak Lawn | CP | NSO Subdistricts |
| Mill's Creek | Dallas Environmental Corridors | SP | NSO_Overlay |
| Peak's Branch | SPSP Overlay | MD Overlay | Escarpment Overlay |
| X Protected by Levee | Deed Restrictions | Historic Subdistricts | |
| Parks | SUP | Historic Overlay | |



1:2,400

Proposed Development Plan



| NO. | DATE | REVISION / DESCRIPTION |
|-----|------------|------------------------|
| 1 | 08/02/2012 | ISSUED FOR PERMITS |
| 2 | 08/02/2012 | ISSUED FOR PERMITS |
| 3 | 08/02/2012 | ISSUED FOR PERMITS |

OWNER:
 MISS LUCILLE
 140 E. BERRY ST. SUITE 225
 DALLAS, TX 75201
 (972) 358-1199

DEVELOPER:
 BURNHAM MANAGEMENT CORPORATION
 140 E. BERRY ST. SUITE 225
 DALLAS, TX 75201
 (972) 358-1199

THE DEVELOPER IS REQUESTING THE PERMITS FOR THE PROPOSED DEVELOPMENT TO BE CONSIDERED AS A PLANNED DEVELOPMENT DISTRICT NO. 3.

POGUE
 ARCHITECTS
 1233 WEST CENTRAL AVENUE
 SUITE 200
 DALLAS, TEXAS 75208
 (214) 766-8888

POGUE
 ARCHITECTS
 1233 WEST CENTRAL AVENUE
 SUITE 200
 DALLAS, TEXAS 75208
 (214) 766-8888

SOCIAL SECURITY ADMINISTRATION BUILDING
 BLOCK 127/854
 ONE-STORY BUILDING ADDITION
 JOHN CRIBB SUBDIVISION
 CITY OF DALLAS, TEXAS

DEVELOPMENT PLAN
 PLANNED DEVELOPMENT DISTRICT NO. 3
 SUBDISTRICT NO. 3
 D112-010

SHEET NO.

LOCATION: SMU Boulevard from Worcola Street to Greenville Avenue

COUNCIL DISTRICT: 14

MAPSCO: 36E, F
PLANNER Tanya Brooks

REQUEST

An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of SMU Boulevard from Worcola Street to Greenville Avenue from a special five lane undivided (SPCL 5U) roadway within 100 feet of right of way to a special five lane undivided (SPCL 5U) roadway within 87 feet of right of way and within existing pavement.

SUMMARY

5640 SMU Boulevard, LP has requested an amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of SMU Boulevard between Worcola Street and Greenville Avenue from a special five lane undivided roadway within 100 feet of right of way to a special five lane undivided roadway within 87 feet of right of way to accommodate an enclosed sidewalk patio café that extends into the right of way.

SMU Boulevard is currently operating as one lane each direction with a center turn lane and angled parking on the south side of SMU Boulevard within 100 feet of right of way and 36 feet of pavement. A reduction in the right of way would not affect traffic operations, any of the existing lane widths or angled parking. The sidewalks requirements outlined in PD 786 will be attained through a City of Dallas sidewalk easement.

STAFF RECOMMENDATION

Staff recommends approval of the amendments to the City of Dallas Thoroughfare Plan to change the dimensional classification of SMU Boulevard from Worcola Street to Greenville Avenue from a special five lane undivided roadway within 100 feet of right of way to a special five lane undivided roadway within 87 feet of right of way and within existing pavement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

City Plan Commission
Transportation Committee

August 2, 2012
Recommendation Approval

MAPS

Attached

SMU Blvd. (Yale)

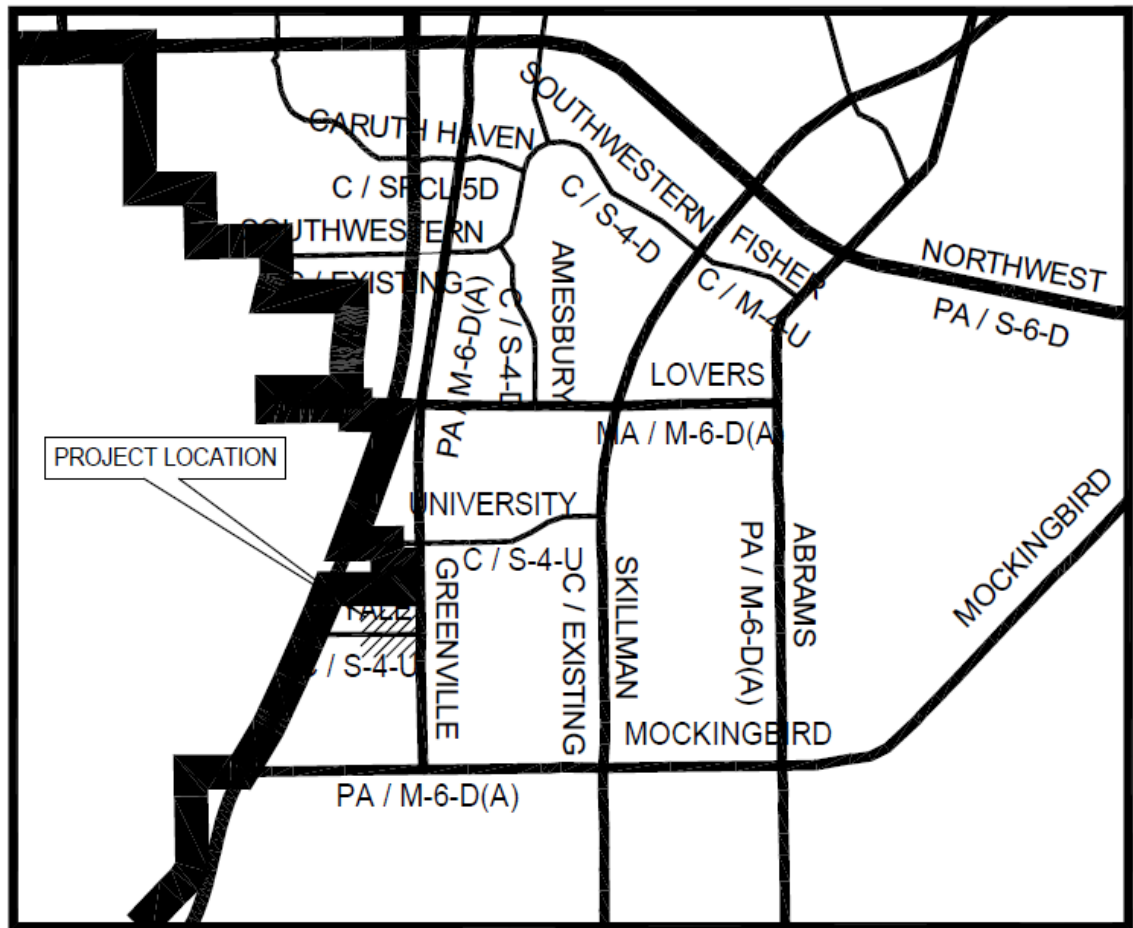
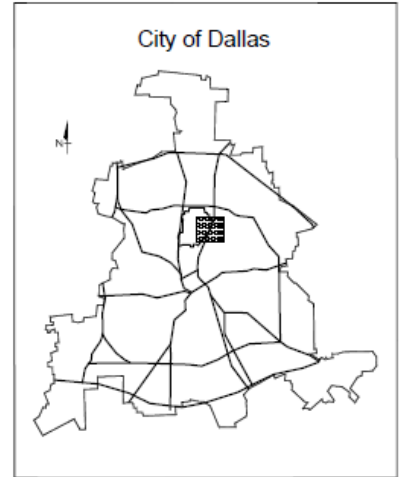


Mapsco Page 36E, F

Mapsco Page 36E, F

SMU BLVD. (YALE) WORCOLA ST. TO GREENVILLE AVE.

Thoroughfare Plan Amendment Thoroughfare Map



LOCATOR MAP
NOT TO SCALE

LOCATION: Danieldale Road from Old Hickory Trail to Hampton Road

COUNCIL DISTRICT: 8

MAPSCO: 73B, F, L, 74J, K
PLANNER Tanya Brooks

REQUEST

Amendment to the City of Dallas Thoroughfare Plan to (1) Change the dimensional classification of Danieldale Road from Old Hickory Trail to Hampton Road from a six lane divided roadway (S-6-D) within 107 feet of right of way to a four lane undivided roadway (S-4-U) within 60 feet of right of way; and (2) Delete Westmoreland Road from Wheatland Road to the Desoto City Limit, a four lane divided roadway (S-4-D) within 80 feet of right of way.

SUMMARY

Seefried Properties, Inc. has requested amendments to change the dimensional classification of Danieldale Road from Old Hickory Trail to Hampton Road from a six lane divided Principal Arterial roadway (S-6-D) within 107 feet of right of way to a four lane undivided roadway (S-4-U) Principal Arterial roadway within 60 feet of right of way. The developer is also requesting the removal of Westmoreland Road from Wheatland Road to the Desoto City Limit, a four lane divided roadway (S-4-D) within 80 feet of right of way from the City of Dallas Thoroughfare Plan.

Seerfried Properties is developing Southfield Park 35 with warehouse and distribution functions. The proposed land use changes will not require a six lane divided roadway. The development will receive access from Danieldale Road and Old Hickory Trail. Danieldale Road between Hampton Road and Old Hickory Trail which currently exists as a sub-standard two lane roadway will be designated as a four lane undivided roadway.

The proposed amendment will facilitate an agreement between the City of Dallas, the developer and the City of Desoto to install infrastructure and construct the roadway which is needed for truck access associated with the development. At build-out, the daily traffic demand is not anticipated to exceed the 24 hour capacity of a four lane undivided roadway. Deleting Westmoreland Road from the Thoroughfare Plan does not affect existing segment of roadway.

STAFF RECOMMENDATION

Staff recommends approval of the amendment to the Thoroughfare Plan to (1) Change the dimensional classification of Danieldale Road from Old Hickory Trail to Hampton Road from a six lane divided roadway (S-6-D) within 107 feet of right of way to a four lane undivided roadway (S-4-U) within 60 feet of right of way; and (2) Delete Westmoreland Road from Wheatland Road to the Desoto City Limit, a four lane divided roadway (S-4-D) within 80 feet of right of way.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

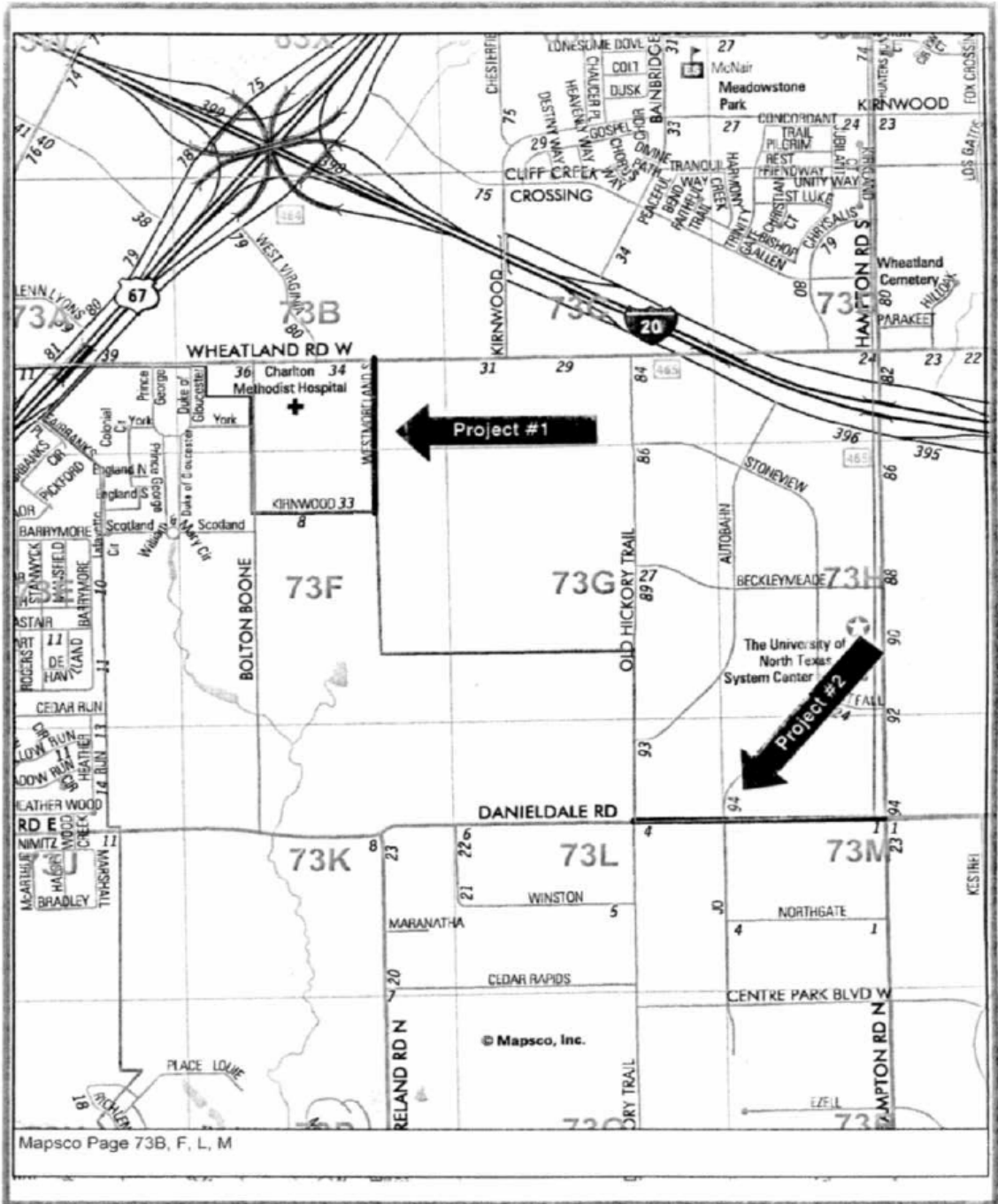
City Plan Commission
Transportation Committee

August 2, 2012
Recommendation Approval

MAPS

Attached

Westmoreland Rd. / Danieldale Rd.

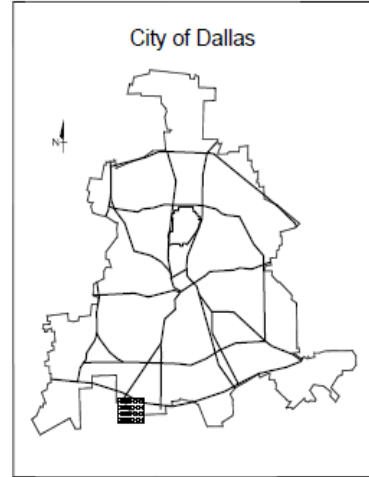


Mapsco Page 73B, F, L, M

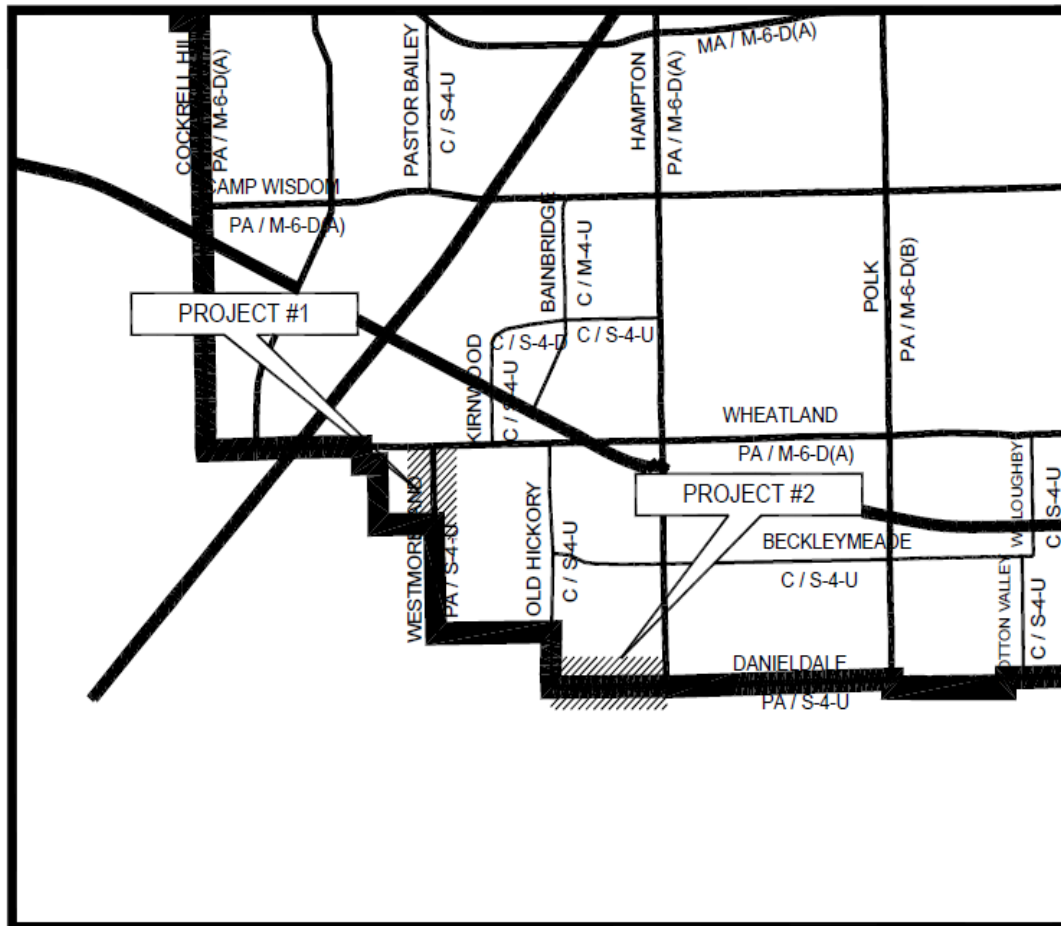
Mapsco Page 73B, F, L, M

**#1 - WESTMORELAND RD.
WHEATLAND RD. TO
DALLAS CITY LIMIT**

**#2 - DANIELDALE RD.
OLD HICKORY TR. TO
HAMPTON RD.**



Thoroughfare Plan Amendment
Thoroughfare Map



LOCATOR MAP
NOT TO SCALE

FILE NUMBER: Z090-208(OTH) **DATE FILED:** May 18, 2010

LOCATION: On the south side of West Ledbetter Drive, west of Hampton Road.

COUNCIL DISTRICT: 8 **MAPSCO:** 63-H

SIZE OF REQUEST: Approx. 10.22 acres **CENSUS TRACT:** 109.04

OWNER/ APPLICANT: Focus Learning Academy, Inc.

REPRESENTATIVE: Jonathan Vinson, Jackson Walker, LLP

REQUEST: An application for an amendment to and an expansion of Specific Use Permit No. 1522 for an open-enrollment charter school on property zoned a RR Regional Retail District. SUP expires June 25, 2013.

SUMMARY: The purpose of this request is to amend and expand the existing area and increase the number of classrooms. The request includes future expansion.

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

BACKGROUND INFORMATION:

- The school is currently occupying 41,070 square feet of the 70,630 square feet existing building. The building is currently used for an open-enrollment charter school, retail use and a vacant building area.
- The adjacent land uses consist of a church and undeveloped to the south, church to the southeast, and retail and offices to the east.
- Surrounded uses to the site are multifamily to the west; undeveloped and retail to the north, office and retail to the east, and undeveloped and a church to the south.
- The property has been utilized for an open-enrollment charter school since June 25, 2003. The SUP was automatically renewed on June 25, 2008 for an additional five year period.
- On August 13, 2009, the City Plan Commission approved a minor amendment to the site plan to provide for the addition of a porte cochere and a revised off-street parking area/designated unloading/loading spaces.
- The applicant is proposing to expand the existing SUP by 58,530 square feet, where another school formerly operated; two existing modular buildings, and the construction of a new gymnasium.
- The applicant is also increasing the number of classrooms from 33 classrooms to 103 and is providing a revised Traffic Management Plan for approval.

Thoroughfares/Streets:

| Thoroughfares/Street | Type | Existing ROW |
|----------------------|--------------------|--------------|
| W Ledbetter Drive | Principal Arterial | 100 ft. |

Land Use:

| | Zoning | Land Use |
|--------------|-----------------|--|
| Site | RR/SUP No. 1522 | Open-enrollment charter school/Retail/Vacant |
| North | RR/R-10(A)/LO-3 | Church/Single family/vacant and retail |
| East | RR | Undeveloped & church |
| South | RR | Office and Retail |
| West | MF-2(A) | Multifamily |

Land Use:

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 an Industrial Area.

This building block, Industrial Areas, offers important employment opportunities, occupy large areas of land and usually are near major roads and heavy rail lines. Evolving technology and the need for freight movement through Dallas to the rest of the country and internationally means this sector can offer good opportunities for jobs. Logistics and warehousing, a growing industry with strong potential for upward mobility of skilled workers, would thrive in such areas. Examples include Southport and the Agile Port, parts of West Dallas along I-30, and the Stemmons industrial area. These areas include a mix of low- and medium-density industrial buildings and industrial yards and have large surface parking for cars and trucks. Industrial Areas rely on quality road access and may be linked to rail for freight purposes. Street lanes are wide and intersections are large. Transit, sidewalks and other pedestrian improvements are limited.

LAND USE

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 10.228 acre site is currently developed with a one-story building. The existing uses are a retail store, an open-enrollment school and vacant. The applicant's request is for an amendment to, and an expansion of the SUP for the existing open-enrollment charter school. The applicant proposes to increase the area by 58,530 square feet and a future expansion of 49,500 square feet including the adjacent vacant space, existing structures and new construction. The applicant is also increasing the number of classrooms and adding new grades.

Any amendment to an existing SUP for a public or private school must provide a Traffic Management Plan. Therefore, part of this amendment is to include the TMP in the amended conditions.

The land uses surrounding the request site consist of single family, vacant and retail to the north; multifamily to the west, undeveloped and a church to the south, office and retail to the east and church.

The applicant is proposing the following distribution for existing and new grades:

| Grade Levels | Existing Classrooms | Proposed | Future | Total No. of classrooms | Parking Ratio per classroom | Total Required /provided Parking |
|--------------------|---------------------|-----------|-----------|-------------------------|-----------------------------|----------------------------------|
| K4-6 | 27 | 13 | 8 | 48 | 1.5 spaces | 72 |
| 7-8 | 6 | 9 | 6 | 21 | 3.0 Spaces | 63 |
| 9 - 12 | 0 | 6 | 28 | 34 | 9.5 spaces | 323 |
| Accessible parking | 6 | 6 | 9 | | Accessible | 21 |
| Load/Unload | 12 | 0 | 0 | 0 | | 12 |
| Total | 33 | 28 | 42 | 103 | | 491 |

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

Staff recommends approval of the applicant’s request for a five-year period with eligibility for automatic renewals for additional five-year periods subject to the attached conditions, revised site plan and traffic management plan. The proposed development should not have any adverse affect on the surrounding areas.

Landscaping: All landscaping must be provided in Accordance to Article X of the City Code.

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.

Parking:

Parking will be provided as shown on the site plan. The applicant is providing sufficient parking for the present, proposed and future expansions.

PARTNERS AND OFFICERS

FOCUS LEARNING ACADEMY, INC.
(A Texas non-profit corporation)
Officers and Directors

Leroy McClure, Jr.

Logan Garret, Jr.

Sandra Carter

Neal Lang

Dana Hamilton-Hernandez

Yvette McClure

CEO/Superintendent/Director

Board Chair/Director

Secretary/Director

Director

Director

Director

Z090-208
Amend SUP 1522

1. USE: The only use authorized by this specific use permit is an open-enrollment charter school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit [~~is approved for a time period that~~] expires on *(five years after council approval)* [~~June 25, 2008~~], but [~~and~~] 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. In order for automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. LANDSCAPING: Plant materials must be maintained in a healthy, growing condition.
 - ~~a. All existing live oak street trees shown on the attached site plan must be maintained in a healthy, growing condition.~~
 - ~~b. Landscaping that complies with the provisions of Article X must be installed prior to the final inspection for the mezzanine addition.]~~
5. INGRESS-EGRESS: Vehicular ingress and egress must be provided as shown on the attached site plan.
6. OFF-STREET PARKING: [~~Except as provided in this Paragraph, off-street parking must comply with Chapter 51A, as amended.] A minimum of 187 [~~78~~] off-street parking spaces must be provided in the location shown on the attached site plan.~~
7. CLASSROOMS: The maximum number of classrooms is 103 [~~33~~].
8. OUTDOOR PLAY AREA: An outdoor play area must be provided and located as shown on the attached site plan.
9. TRAFFIC MANAGEMENT PLAN:

- (a) In general. The open-enrollment charter school must comply with the attached traffic management plan.
- (b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.
- (c) Traffic study.
 - (1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by September 26, 2013. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director by March 1st of every odd-numbered year.
 - (2) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:
 - (A) ingress and egress points;
 - (B) queue lengths;
 - (C) number and location of personnel assisting with loading and unloading of students;
 - (D) drop-off and pick-up locations;
 - (E) drop-off and pick-up hours for each grade level;
 - (F) hours for each grade level; and
 - (G) circulation.
 - (3) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.
 - (A) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.
 - (B) If the director determines that the current traffic management plan results in traffic hazards or traffic

congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

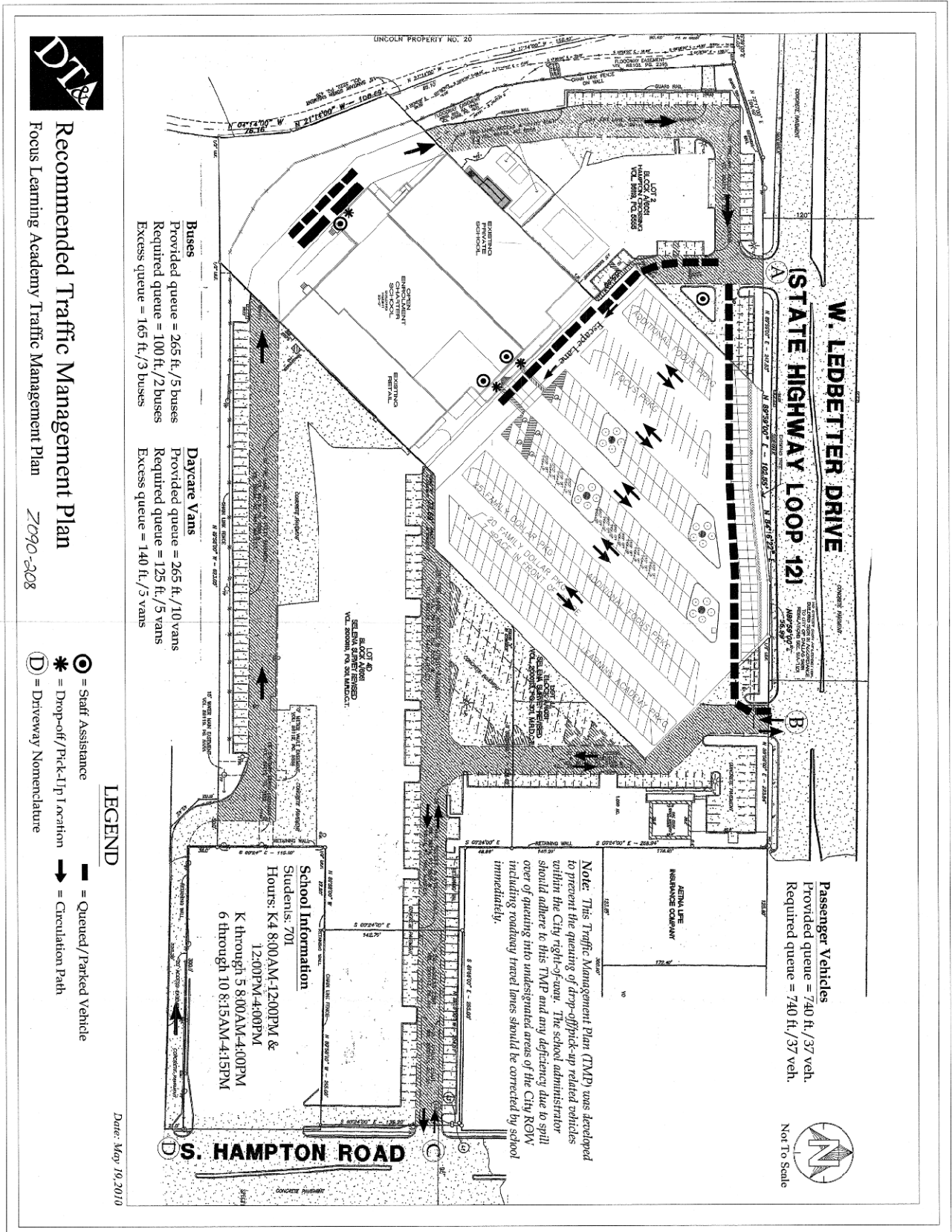
(d) Amendment process.

- (i) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.
- (ii) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

~~[LOADING/UNLOADING AREA: A loading/unloading area must be provided in the location shown on the attached site plan. The minimum required number of spaces for the loading/unloading area is 12.]~~

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

PROPOSED TRAFFIC MANAGEMENT PLAN





Technical Memorandum Addendum

To: Logan Garrett — Focus Learning Academy
From: Jignesh P. Thakkar — DeShazo Group, Inc
Date: July 16, 2012
Re: Traffic Management Plan for Focus Learning Academy in Dallas, Texas
DeShazo Project No. 09205.01

INTRODUCTION

The services of **DeShazo Group, Inc** (“DeShazo” - *previously known as DeShazo, Tang & Associates, Inc.*) were retained by **Focus Learning Academy** to conduct a Traffic Management Plan (TMP) for the expansion of Focus Learning Academy (“the school”) located at 2524 W. Ledbetter Drive in Dallas, Texas. **DeShazo** is an engineering consulting firm providing licensed engineers skilled in the field of traffic/transportation engineering.

The school site is currently zoned under Specific Use Permit (SUP #1522) and is being re-designed to provide additional student capacity. A TMP tech memo dated May 4, 2010 associated with the SUP amendment process was previously submitted by DeShazo and was approved by the City of Dallas Sustainable Development and Construction department. The plans for the school expansion have been slightly adjusted since the approval of previous TMP. This tech memo serves as an addendum to the previously approved TMP and includes a revised TMP that incorporates the proposed modifications in the ultimate master plan.

TRAFFIC MANAGEMENT PLAN

The following items have been incorporated in the revised TMP, which is provided for reference in **Exhibit A**. The revised TMP replaces **Exhibit 4** provided in the previous tech memo dated May 4, 2010.

- **Student Population:** 1,081 students from grades K4 through 11th (the previous TMP was designed for 701 students from grades K4 through 10th)
- **Site Plan:** A new gymnasium building has been added on the east side of school campus
- **Drop-off/Pick-up Hours:**
 - K4 (full-time) through 4th grades begin at 8:00 AM and end at 4:00 PM
 - 5th through 11th grades begin at 8:20 AM and end at 4:20 PM

- Ingress/Egress Points: No change
- Drop-off/Pick-up Locations: An additional drop-off/pick-up location has been added in front of the new gymnasium building
- Circulation: No significant change is recommended in the overall vehicular circulation on campus
- Queue Analysis:
 - Projected – 49 vehicles or 980 ft for passenger vehicles, 5 buses or 250 ft for school buses, and 10 vans or 250 ft for daycare vans [NOTE: Revised queue calculations related to passenger vehicles are provided in **Appendix**.]
 - Provided – 49 vehicles or 980 ft for passenger vehicles, 5 buses or 265 ft for school buses, and 10 vans or 265 ft for daycare vans [NOTE: Additional queue space provided in front of the new gymnasium building is included.]
- Staff Assistance: Additional staff assistance will be needed at the new drop-off/pick-up location in front of the proposed gymnasium building

SUMMARY

This TMP is to be used by Focus Learning Academy to provide safe and efficient transportation of students, staff, and faculty to and from the site. The Plan was developed with the intent of optimizing passenger vehicle loading/unloading within the site and to avoid vehicle queuing and passenger loading/unloading within the City right-of-way. The details of the TMP shall be reviewed by the school on a regular basis to confirm its effectiveness and compliance and to consider adjustments as needed to provide overall safety.

END OF MEMO

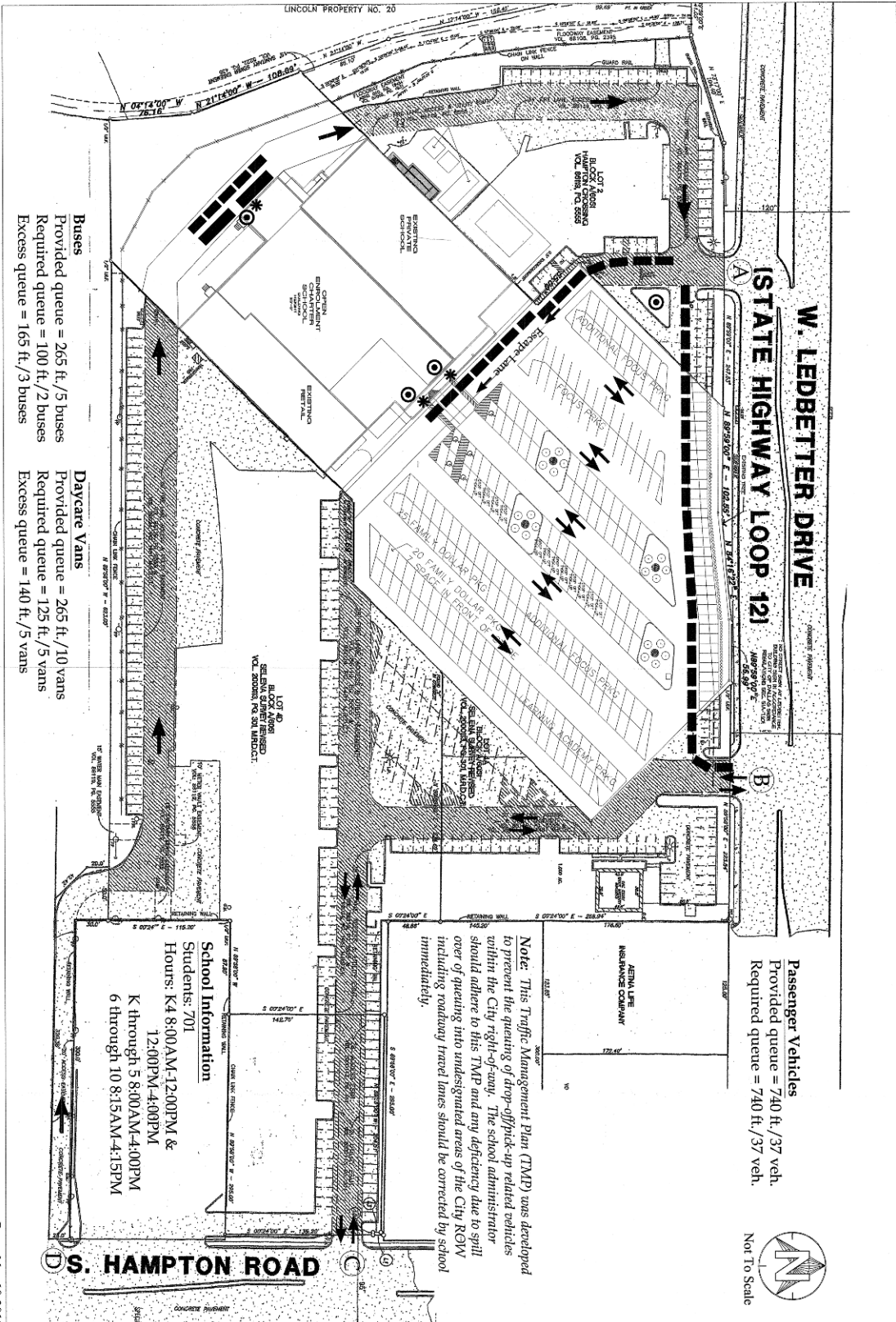


Recommended Traffic Management Plan
Focus Learning Academy Traffic Management Plan

Z090-208

- LEGEND**
- ⊙ = Staff Assistance
 - * = Drop-off/Pick-Up Location
 - ➔ = Circulation Path
 - Ⓧ = Driveway Nomenclature
 - ▬ = Queued/Parked Vehicle

Date: May 19, 2010



EXISTING CONDITIONS

050177

1-3-05

ORDINANCE NO. 25843

An ordinance amending Ordinance No. 25303, passed by the Dallas City Council on June 25, 2003, which amended the zoning ordinances of the City of Dallas, as amended, and granted Specific Use Permit No. 1522 for an open-enrollment charter school; amending the conditions contained in Section 2 of that ordinance, as amended; providing a revised site plan; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the city, have given the required notices and held the required public hearings regarding this amendment to Ordinance No. 25303, as amended; and

WHEREAS, the city council finds that it is in the public interest to amend Specific Use Permit No. 1522 as specified herein; Now, Therefore,

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

SECTION 1. That the conditions contained in Section 2 of Ordinance 25303, as amended, are amended to read as follows:

- "1. USE: The only use authorized by this specific use permit is an open-enrollment charter school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit is approved for a time period that expires on June 25, 2008, and 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. In order for automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the

25843

050177

180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. LANDSCAPING:
 - a. All existing live oak street trees shown on the attached site plan must be maintained in a healthy, growing condition.
 - b. Landscaping that complies with the provisions of Article X must be installed prior to the final inspection for the mezzanine addition.
5. INGRESS-EGRESS: Vehicular ingress and egress must be provided as shown on the attached site plan.
6. OFF-STREET PARKING: Except as provided in this Paragraph, off-street parking must comply with Chapter 51A, as amended. A minimum of ~~78~~ [63] off-street parking spaces must be provided in the location shown on the attached site plan.
7. CLASSROOMS: The maximum number of classrooms is 33.
8. OUTDOOR PLAY AREA: An outdoor play area must be provided and located as shown on the attached site plan.
9. LOADING/UNLOADING AREA: A loading/unloading area must be provided in the location shown on the attached site plan. The minimum required number of spaces for the loading/unloading area is 12.
10. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas."

SECTION 2. That the site plan attached to Ordinance No. 25303, as amended, is replaced by the site plan attached to this ordinance.

SECTION 3. That the zoning ordinances of the City of Dallas, as amended, and Ordinance No. 25303, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

25843

050177

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

SECTION 5. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

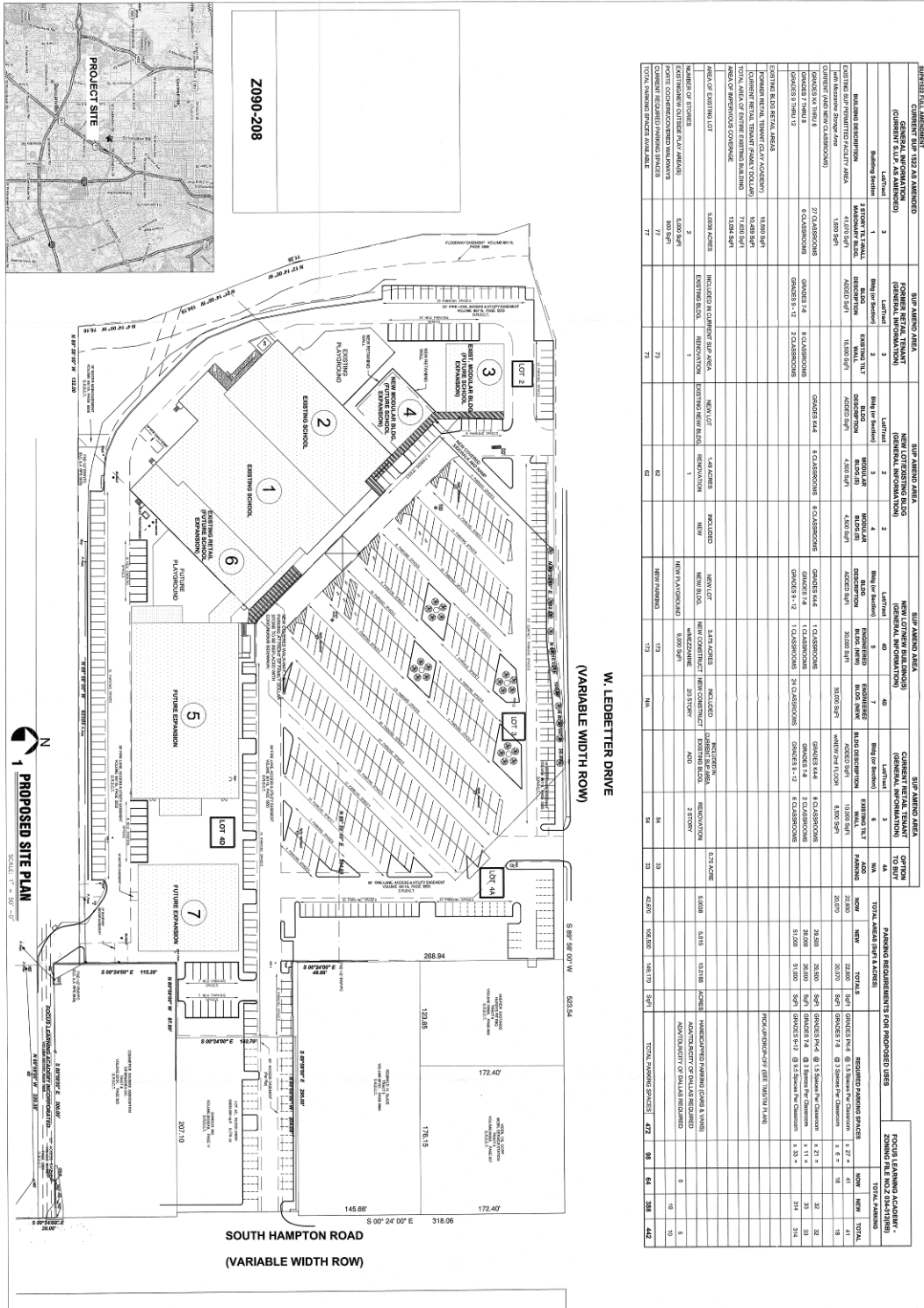
APPROVED AS TO FORM:

MADELEINE B. JOHNSON, City Attorney

By 
Assistant City Attorney

Passed JAN 12 2005

PROPOSED SITE PLAN



| EXISTING BUILDING/AMENITY (CURRENT T.U.P. & NUMBER) | EXISTING BUILDING/AMENITY (GENERAL INFORMATION) | | NEW LOT/EXISTING BLDG (GENERAL INFORMATION) | | NEW LOT/EXISTING BLDG (GENERAL INFORMATION) | | NEW LOT/EXISTING BLDG (GENERAL INFORMATION) | | CURRENT RETAIL TRUNK (GENERAL INFORMATION) | | OPTION TO DRIVE | PARKING REQUIREMENTS FOR PROPOSED USES | | FOCUS LEARNING ACADEMY ZONING (BLD. DIMENSIONS) | | TOTAL NUMBER | |
|--|--|--------------|--|--------------|--|--------------|--|--------------|---|--------------|--------------------|--|--------------|--|--------------|--------------|--------------|
| | Building Number | Area (sq ft) | Lot Area | Area (sq ft) | Lot Area | Area (sq ft) | Area (sq ft) | Area (sq ft) | Area (sq ft) | Area (sq ft) | | Area (sq ft) | Area (sq ft) | Area (sq ft) | Area (sq ft) | Area (sq ft) | Area (sq ft) |
| 1 | 2,100 sq ft | 1,000 sq ft | 2 | 2,100 sq ft | 2 | 2,100 sq ft | 2 | 2,100 sq ft | 2 | 2,100 sq ft | 2 | 2,100 sq ft | 2,100 sq ft | 2,100 sq ft | 2,100 sq ft | 2,100 sq ft | 2,100 sq ft |
| 2 | 1,000 sq ft | 1,000 sq ft | 3 | 1,000 sq ft | 3 | 1,000 sq ft | 3 | 1,000 sq ft | 3 | 1,000 sq ft | 3 | 1,000 sq ft | 1,000 sq ft | 1,000 sq ft | 1,000 sq ft | 1,000 sq ft | 1,000 sq ft |
| 3 | 1,000 sq ft | 1,000 sq ft | 4 | 1,000 sq ft | 4 | 1,000 sq ft | 4 | 1,000 sq ft | 4 | 1,000 sq ft | 4 | 1,000 sq ft | 1,000 sq ft | 1,000 sq ft | 1,000 sq ft | 1,000 sq ft | 1,000 sq ft |
| 4 | 1,000 sq ft | 1,000 sq ft | 5 | 1,000 sq ft | 5 | 1,000 sq ft | 5 | 1,000 sq ft | 5 | 1,000 sq ft | 5 | 1,000 sq ft | 1,000 sq ft | 1,000 sq ft | 1,000 sq ft | 1,000 sq ft | 1,000 sq ft |
| 5 | 1,000 sq ft | 1,000 sq ft | 6 | 1,000 sq ft | 6 | 1,000 sq ft | 6 | 1,000 sq ft | 6 | 1,000 sq ft | 6 | 1,000 sq ft | 1,000 sq ft | 1,000 sq ft | 1,000 sq ft | 1,000 sq ft | 1,000 sq ft |
| 6 | 1,000 sq ft | 1,000 sq ft | 7 | 1,000 sq ft | 7 | 1,000 sq ft | 7 | 1,000 sq ft | 7 | 1,000 sq ft | 7 | 1,000 sq ft | 1,000 sq ft | 1,000 sq ft | 1,000 sq ft | 1,000 sq ft | 1,000 sq ft |
| 7 | 1,000 sq ft | 1,000 sq ft | 8 | 1,000 sq ft | 8 | 1,000 sq ft | 8 | 1,000 sq ft | 8 | 1,000 sq ft | 8 | 1,000 sq ft | 1,000 sq ft | 1,000 sq ft | 1,000 sq ft | 1,000 sq ft | 1,000 sq ft |

PERSPECTIVE
ARCHITECTURAL PLANNING & DESIGN
1100 W. LEIGHTON ST. SUITE 200
DALLAS, TX 75201
TEL: (214) 350-7800

Project No.: 2010020100

NOT FOR CONSTRUCTION, PERMITTING OR REGULAR APPROVAL

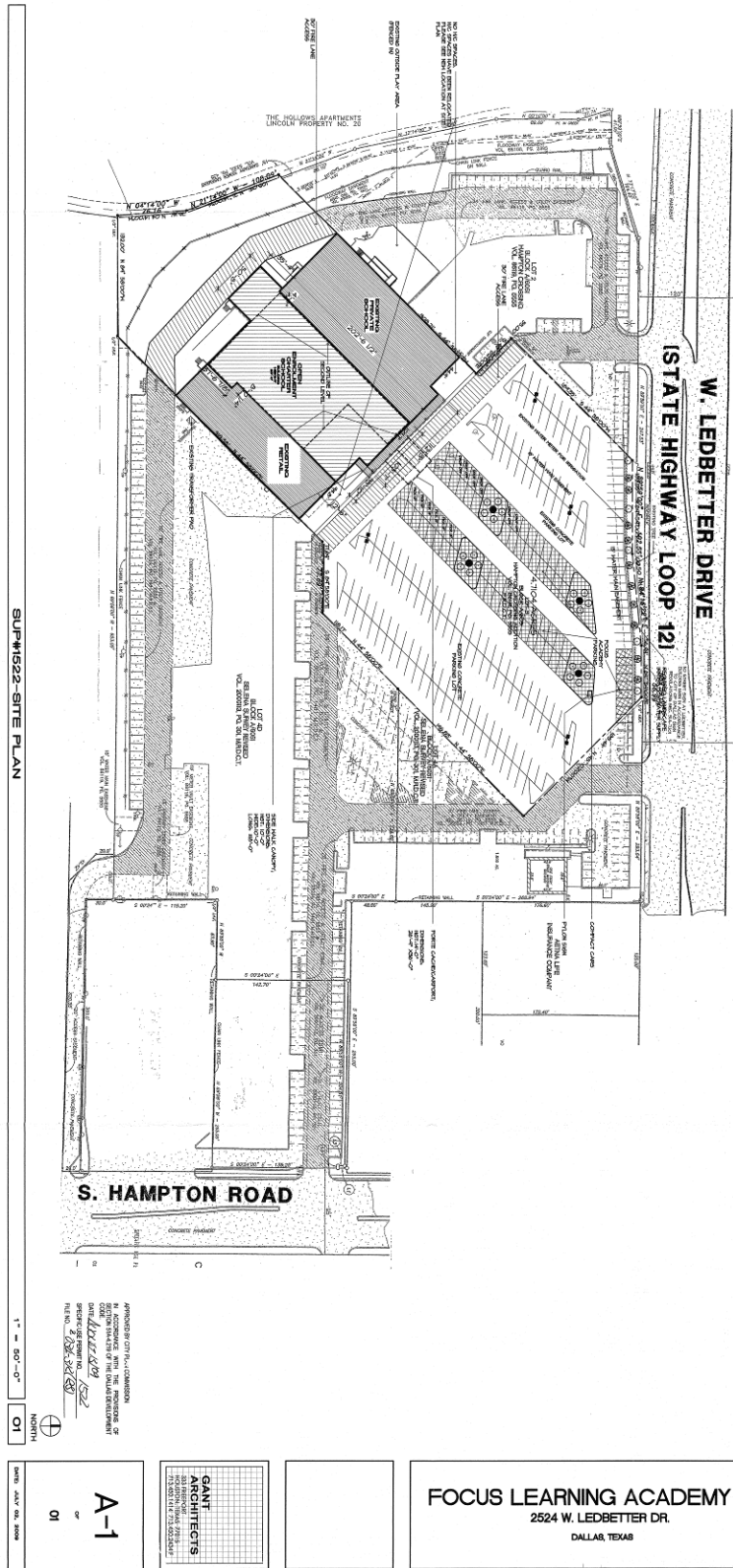
FOCUS LEARNING ACADEMY
2524 W. LEBETTER DR.
DALLAS, TX

Design Date: JANUARY 17, 2011
Drawing Title: ZONING PLAN
Scale: 1" = 50'-0"
A0311 PK

ZONING PLAN
Z1.10

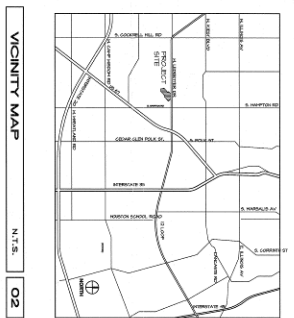
1-16

EXISTING SITE PLAN



FOCUS Learning Academy, Inc.
SUP#1522-BLDG DETAIL TABLE

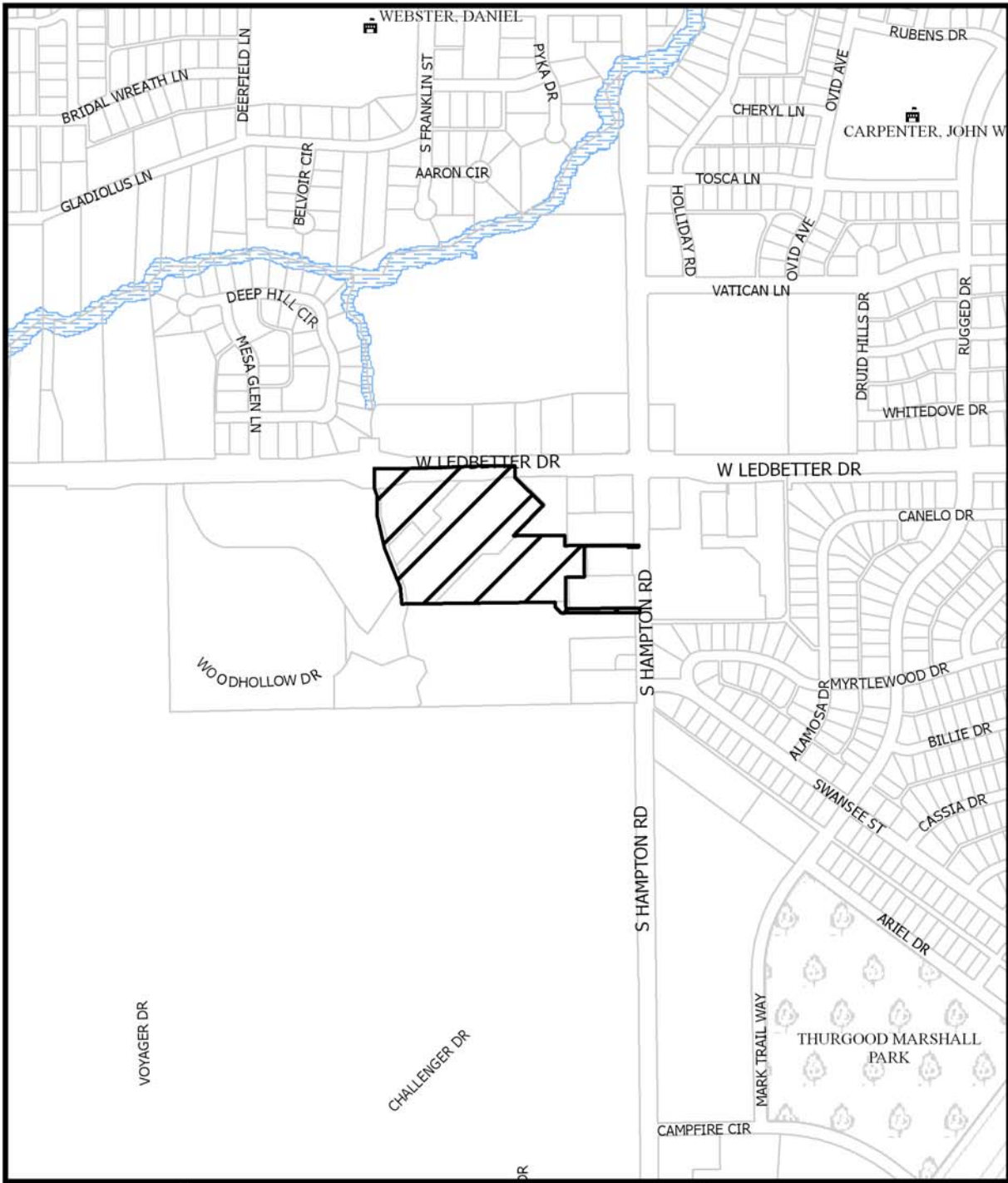
| GENERAL INFORMATION | | MINOR AMENDMENT TABLE | |
|---|--------------------------------------|---|----------|
| BUILDING DESCRIPTION | ONE STORY BRICK & MASONRY BLDG. | PARKING REQUIREMENTS FOR PROPOSED AND EXISTING USES | |
| GRADE OF FINISH TO FACILITY (ELEVATION) | 38.00' SEA LEVEL (NO FLOOR ADDITION) | AMENITIES | PROVIDED |
| GRADE OF FINISH TO GRADES 1 THROUGH 8 | 38.00' SEA LEVEL (NO FLOOR ADDITION) | CLASSROOMS | 10 |
| AREA OF ENTIRE BUILDING | 86,728 SQFT (NET FLOOR AND FLOOR) | CLASSROOMS WITH STORAGE | 1 |
| AREA OF STUDENT WORKSPACE | 4,394 ACRES | STORAGE | 0 |
| AREA OF LOT | 15,990 SQFT | STORAGE (OFFICE) | 0 |
| NUMBER OF STUDENTS | 2 (FAMILY ROOMS) 1 (15,990 SQFT) | STORAGE (OFFICE) | 0 |
| ADDITION OF A SPORTS COURSE | 0 | STORAGE (OFFICE) | 0 |
| TOTAL SQFT | | TOTAL SQFT | |
| 86,728 SQFT | | 86,728 SQFT | |



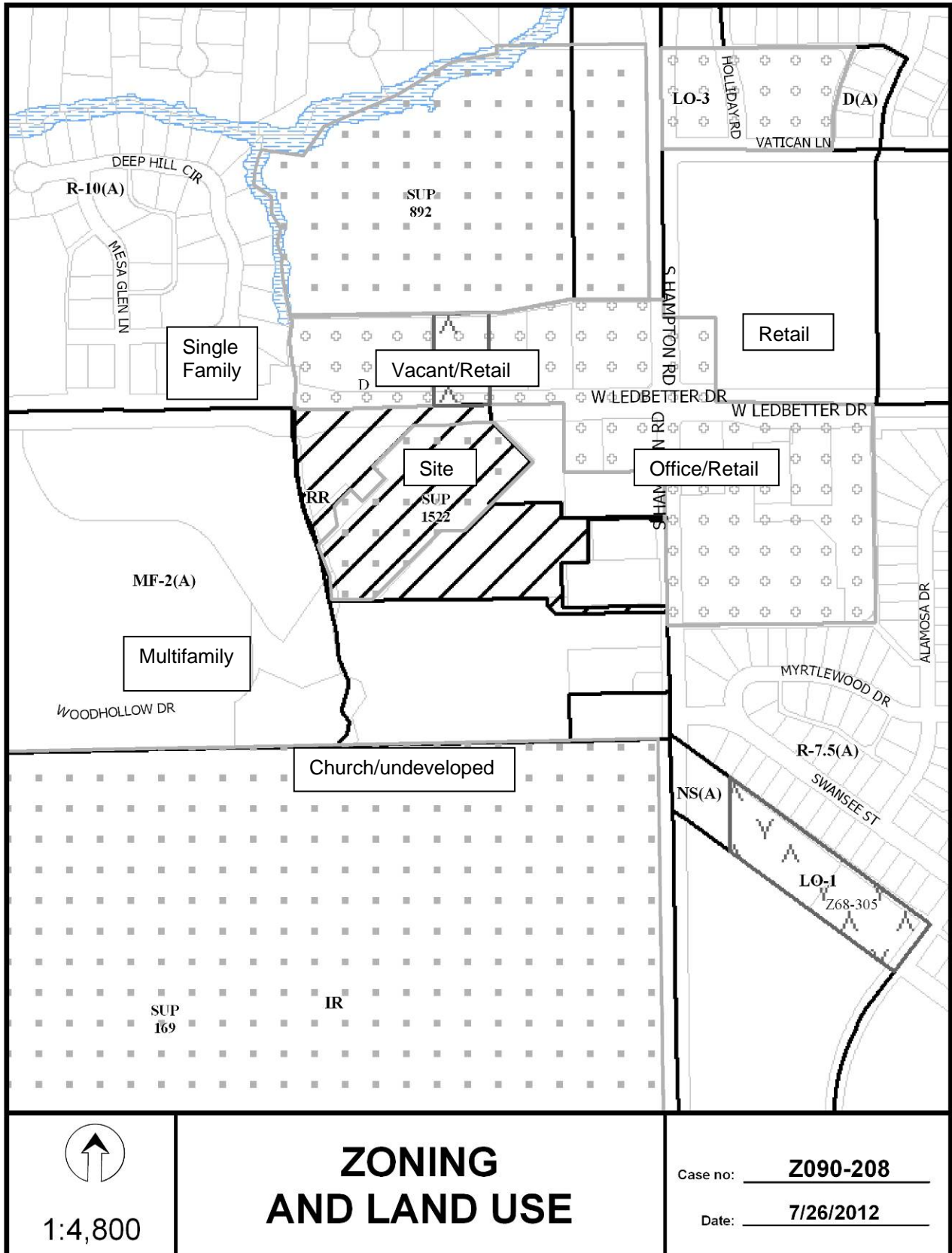
FOCUS LEARNING ACADEMY INC.
2524 W. LEBBETTER DR.
DALLAS, TEXAS

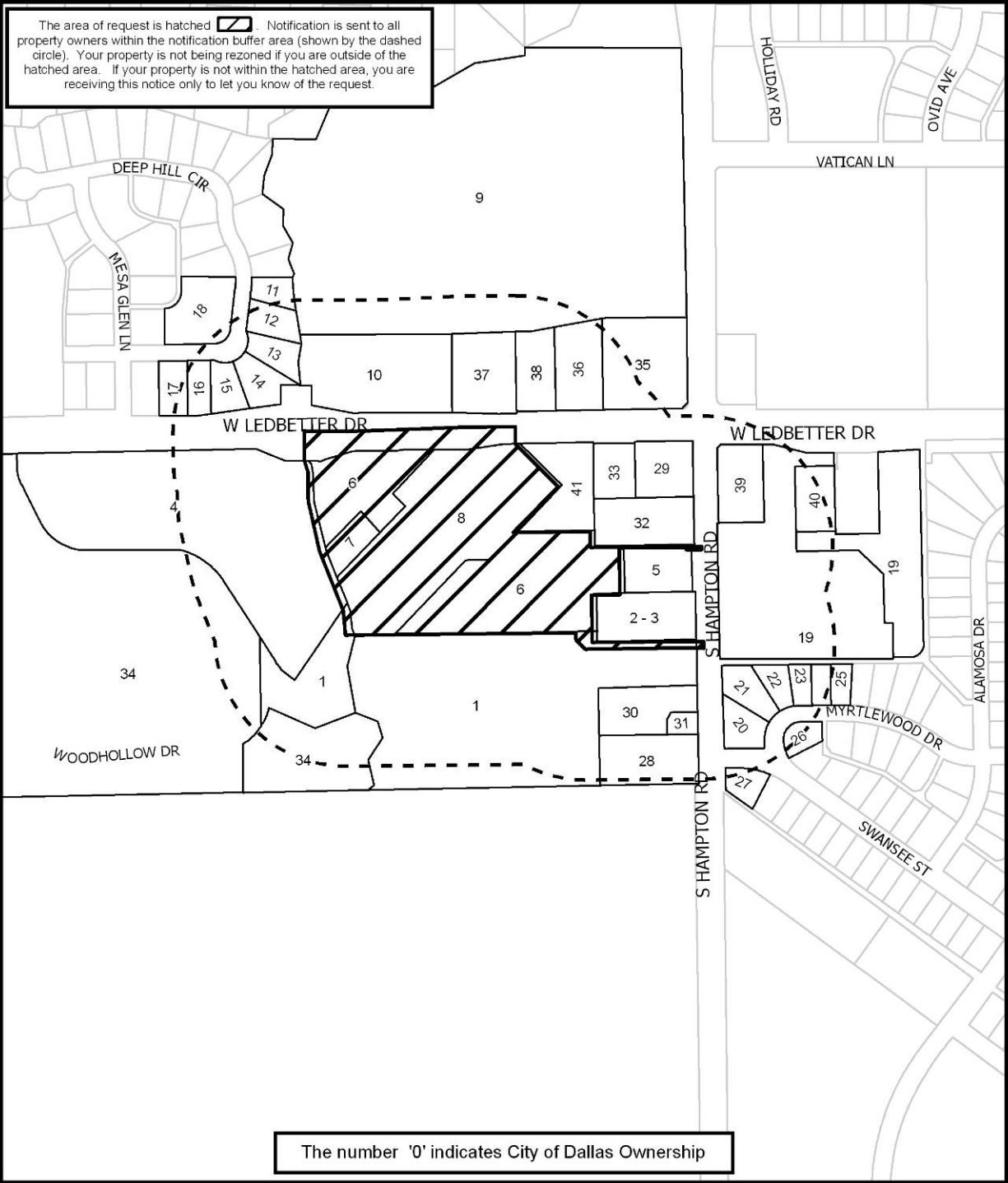
A-1
or
01

GAIN ARCHITECTS
2524 W. LEBBETTER DR.
DALLAS, TEXAS



| | | |
|--|-----------------------|--|
|  1:7,200 | <h1>VICINITY MAP</h1> | Case no: <u> Z090-208 </u> Date: <u> 7/26/2012 </u> |
|--|-----------------------|--|





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

The number '0' indicates City of Dallas Ownership

1:4,800

NOTIFICATION

400' AREA OF NOTIFICATION

41 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z090-208**

Date: **7/26/2012**

7/26/2012

Notification List of Property Owners***Z090-208******41 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|--|
| 1 | 100 HAMPTON RD | DAVIDS CHAPEL MISSIONARY BAPTIST CHURCH |
| 2 | 4347 HAMPTON RD | TENTH EPISCOPAL DISTRICT AFRICAN METH EP |
| 3 | 4347 HAMPTON RD | TENTH EPISCOPAL DISTRICT AFRICAN METH EP |
| 4 | 4302 WOODHOLLOW DR | BACLAK LLC |
| 5 | 4331 HAMPTON RD | GARDCO INC |
| 6 | 4331 HAMPTON RD | FOCUS LEARNING ACADEMY INC |
| 7 | 2502 LEDBETTER DR | HAMPTON LEDBETTER PTNRS STE 445 LB 125 |
| 8 | 2524 LEDBETTER DR | FOCUS LEARNING ACADEMY INC |
| 9 | 4015 HAMPTON RD | ROMAN CATH DIOCESE DALLAS % BISHOP |
| KEVIN | | |
| 10 | 2415 LEDBETTER DR | SERRANO HUMBERTO |
| 11 | 2641 DEEP HILL CIR | ORUM EDDIE L III DBA ORUM & ASSOCIATES |
| 12 | 2635 DEEP HILL CIR | BURCIAGA JOSE G & |
| 13 | 2631 DEEP HILL CIR | ROTHSTEIN LINDA A |
| 14 | 2625 DEEP HILL CIR | ROTHSTEIN LINDA |
| 15 | 2621 DEEP HILL CIR | WALKER RUTH E |
| 16 | 2615 DEEP HILL CIR | AYALA SAMUEL |
| 17 | 2611 DEEP HILL CIR | FINN GAIL L & BENNY E SR |
| 18 | 2626 DEEP HILL CIR | MARCO SUE M |
| 19 | 4444 HAMPTON RD | FIRST NATIONWIDE POSTAL |
| 20 | 2265 MYRTLEWOOD DR | GIX LAVON & VANESSA |
| 21 | 2261 MYRTLEWOOD DR | SOSA AMANDO & GUADALUPE |
| 22 | 2255 MYRTLEWOOD DR | WADE LARRY D |
| 23 | 2251 MYRTLEWOOD DR | PHILLIPS AARON REV & LINDA D |
| 24 | 2245 MYRTLEWOOD DR | GARROW JOSEPH N |
| 25 | 2241 MYRTLEWOOD DR | CRAWFORD JAMES |
| 26 | 2266 MYRTLEWOOD DR | CALLOWAY JERRY |

Z090-208(OTH)

7/26/2012

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|--------------------|--------------------------------------|
| 27 | 2306 SWANSEE DR | WILLISJONES FELICIA M |
| 28 | 4373 HAMPTON RD | ANDREWS RICHARD C |
| 29 | 2400 LEDBETTER DR | BOSCHERT LARRY J & GLENNA I BOSCHERT |
| 30 | 4363 HAMPTON RD | LEWIS ROBERT L |
| 31 | 4367 HAMPTON RD | JOHNSON ALFRED L & LENA |
| 32 | 4323 HAMPTON RD | BEW FINANCING |
| 33 | 2412 LEDBETTER DR | SKC VENTURE INC |
| 34 | 4424 WOODHOLLOW DR | 2M MILLICAN II LTD |
| 35 | 2401 LEDBETTER DR | MINNETONKA CAPITAL INV LP TAX DEPT- |
| WALGR | | |
| 36 | 2429 LEDBETTER DR | SRI REAL ESTATE PROPERTIES |
| 37 | 2451 LEDBETTER DR | TEXAS SUDS CO |
| 38 | 2439 LEDBETTER DR | POP HOLDINGS LP #120-121 |
| 39 | 4344 HAMPTON RD | LBLS CORPORATION |
| 40 | 2332 LEDBETTER DR | BERKE ENTERPRISES LTD LP |
| 41 | 2426 LEDBETTER DR | RECORD ALFRED E |

FILE NUMBER: Z112-275(MW)

DATE FILED: June 29, 2012

LOCATION: North side of C.F. Hawn Freeway, west of Jim Miller Road

COUNCIL DISTRICT: 5

MAPSCO: 58-N

SIZE OF REQUEST: ±0.5295 acre

CENSUS TRACT: 93.03

APPLICANT/REPRESENTATIVE/OWNER: Heriberto Miranda

REQUEST: An application to amend and renew Specific Use Permit No. 1771 for a vehicle display, sales and service use on property within Subdistrict 3 of Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1

SUMMARY: The applicant proposes to continue to utilize the request site for vehicle display and sales and proposes to construct a 2,400-square foot storage building on the property.

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

BACKGROUND INFORMATION:

- The ±0.5295-acre request site is developed with a ±600-square foot building utilized as an office for vehicle sales.
- Specific Use Permit No. 1771 for vehicle display and sales was approved on September 9, 2012 for a three-year period with eligibly for automatic renewal for additional three-year periods subject to a site plan and conditions.
- The applicant requests to renew and amend the Specific Use Permit to allow the addition of a 2,400-square foot storage building on the property.
- The request site is surrounded by single family to the north; vehicle display and sales to the east; auto-related uses and single family to the south (across C.F. Hawn Freeway) and undeveloped property and outside storage to the west.

Zoning History:

There has been no recent zoning activity within the immediate area.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW |
|---------------------|-----------------|--------------|
| C.F. Hawn Freeway | Primary Highway | 135 feet |

Land Use:

| | Zoning | Land Use |
|-------|---------------------------|------------------------------|
| Site | PDD No. 533 | Vehicle display and sales |
| North | R-7.5(A) | Single family |
| East | PDD No. 533 | Vehicle display and sales |
| South | PDD No. 533; R-7.5(A) | Auto-related; single family |
| West | PDD No. 533; R-7.5(A); RR | Undeveloped; outside storage |

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 subject site is identified as being within a *Commercial Center or Corridor* on the ***forwardDallas! Vision Illustration***, adopted June 2006. Commercial Centers function as service and job destinations, are commonly located at the intersection of major streets and are easily accessible via automobiles. 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.

The applicant's request is consistent with the *forwardDallas! Vision* and further complies with the following goals and policies of the Comprehensive Plan.

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.4 Support efforts to expand targeted business and industry development within the Southern Sector.

Area Plan:

The request site is within the Southeast Dallas Comprehensive Land Use Plan, adopted December 11, 1996. The study recommended the creation of three C.F. Hawn Planned Development Districts, which were subsequently adopted in 1999 to facilitate stabilization of the corridor through landscaping, parking requirements and urban design standards.

Land Use Compatibility:

The ±0.5295-acre request site is developed with a ±600-square foot building utilized as an office for vehicle sales. The applicant proposes to continue to utilize the request site for vehicle display and sales and proposes to construct a 2,400-square foot storage building on the property.

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

The applicant's request; subject a site plan and conditions, complies with the general provisions for consideration of a specific use permit.

Development Standards:

| DISTRICT | SETBACKS | | Density FAR | Height | Lot Coverage | Special Standards | Primary Uses |
|------------------------------|----------|--|---|--------------------|--------------|---|--|
| | Front | Side/Rear | | | | | |
| Existing | | | | | | | |
| PDD No. 533 Subdistrict 3 | 15' | 30' adjacent to residential OTHER: No Min. | 2.0 FAR overall 0.75 office/ retail 0.5 retail | 200' 15 stories | 80% | Proximity Slope Visual Intrusion | Industrial, wholesale distribution & storage, supporting office & retail |

Traffic:

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

Parking:

Pursuant to §51A-4.210 of the Dallas Development Code, the off-street parking requirement for the vehicle display, sales and service use is one space for each 500 square feet of floor area. The proposed project, which includes a 600-square foot office, a 2,400-square foot storage area and 1,777-square feet of display area requires 10 spaces; 11 spaces will be provided, as shown on the site plan.

Landscaping:

The landscaping depicted on the proposed site plan complies with the requirements of PDD No. 533, the C.F. Hawn Special Purpose District No.1. The site plan reflects the existing landscaping and the proposed landscaping for the storage building the applicant intends to construct on the site. The required foundation plantings shown adjacent to the proposed storage building must be installed prior to the issuance of a certificate of occupancy.

Z112-275(MW)

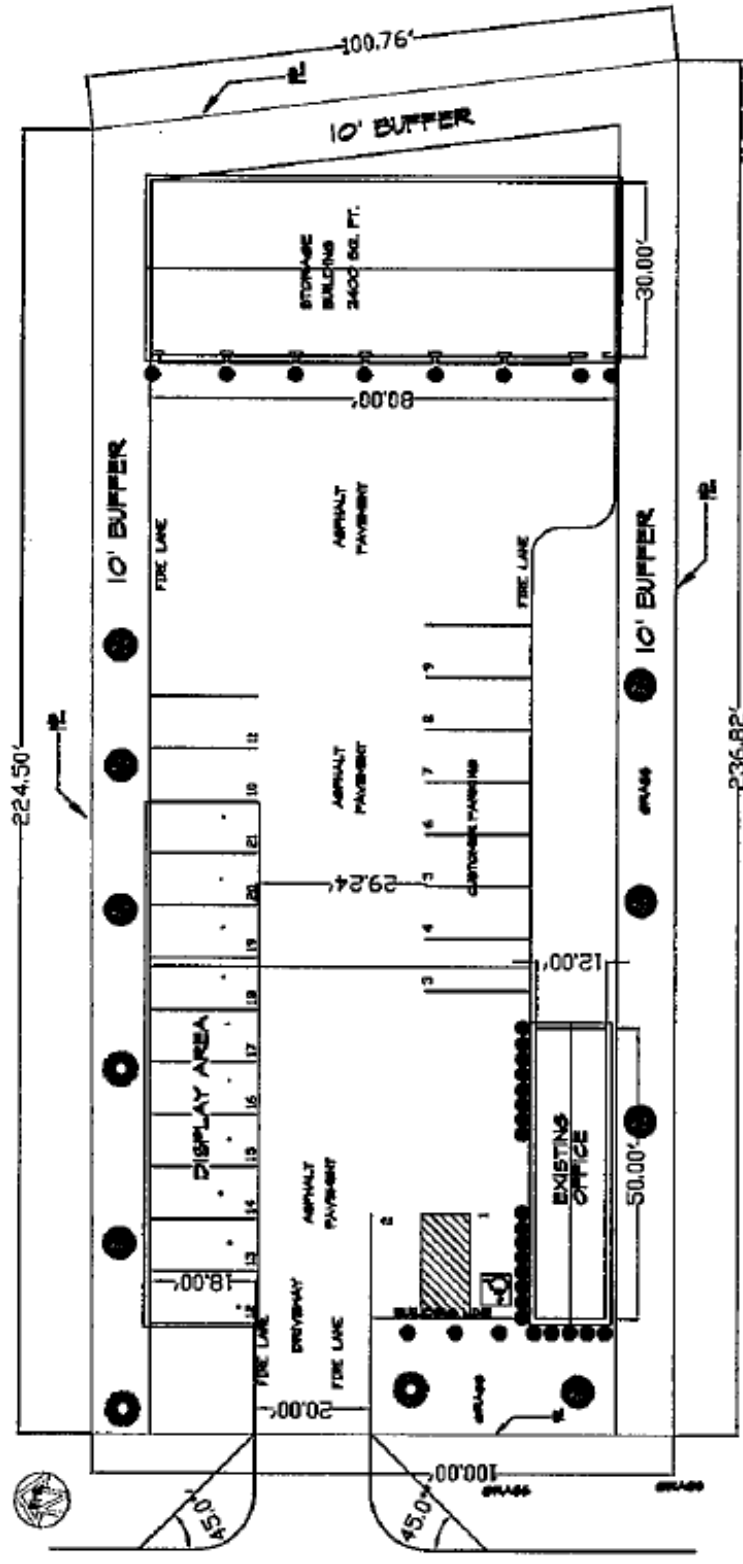
Air Quality:

Prior to the issuance of an amended Certificate of Occupancy, the applicant must register the business with the Air Pollution Control office of the City of Dallas.

**Z112-275
EXISTING/PROPOSED CONDITIONS**

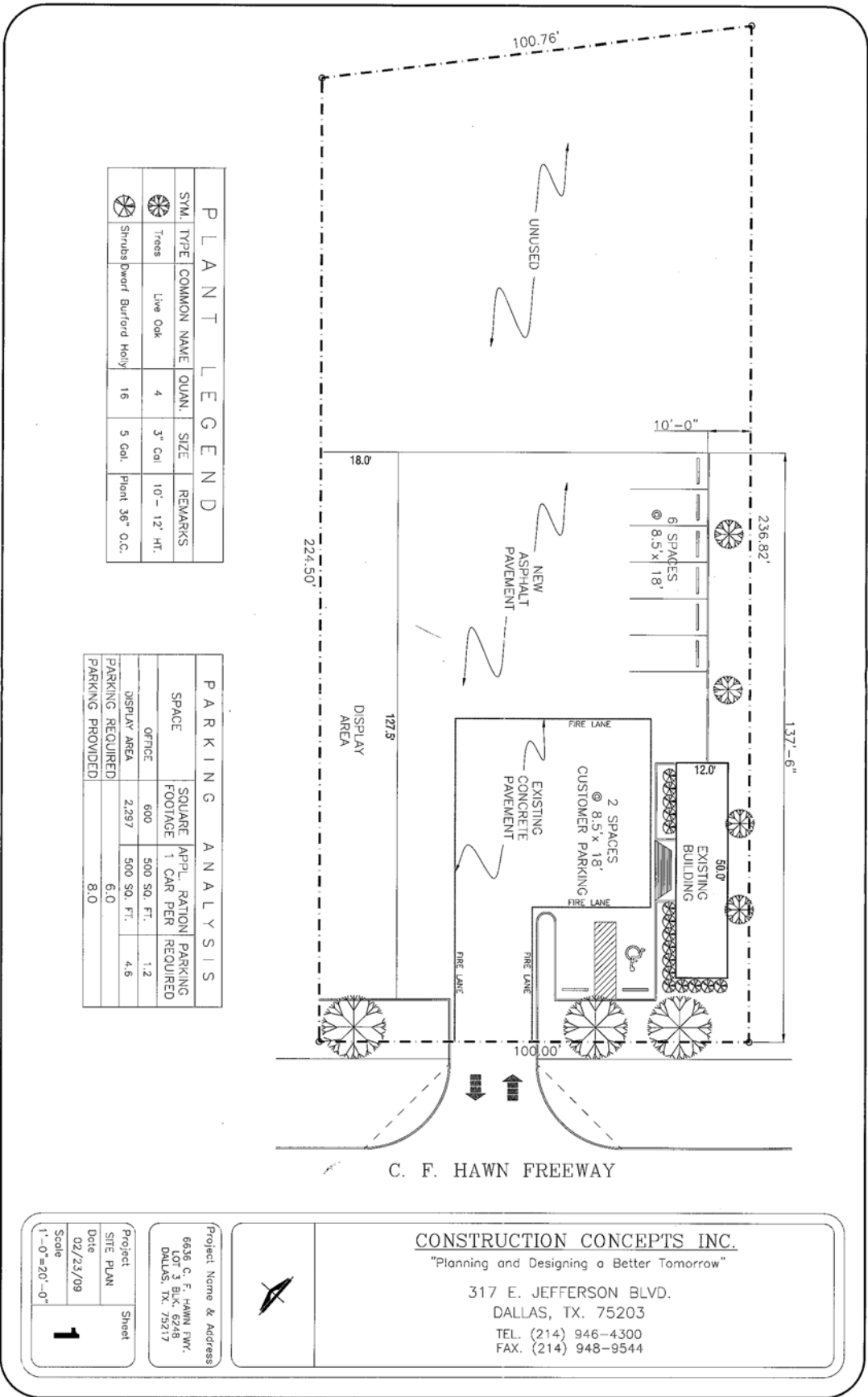
1. USE: The only use authorized by this specific use permit is vehicle display, sales, and service.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use expires on ~~September 9, 2012~~ (a three-year period), but is eligible for automatic renewal for additional ~~three~~ five-year periods[,] pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. LANDSCAPING: Landscaping must be provided as shown on the attached site plan.
5. AIR QUALITY: This use must register with the Air Pollution Control office of the City of Dallas.
6. PARKING: Parking must be located as shown on the attached site plan. Vehicle display is limited to the area shown on the attached site plan.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENT: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan



G. F. HANN PARK. SERVICE ROAD

Existing Site Plan

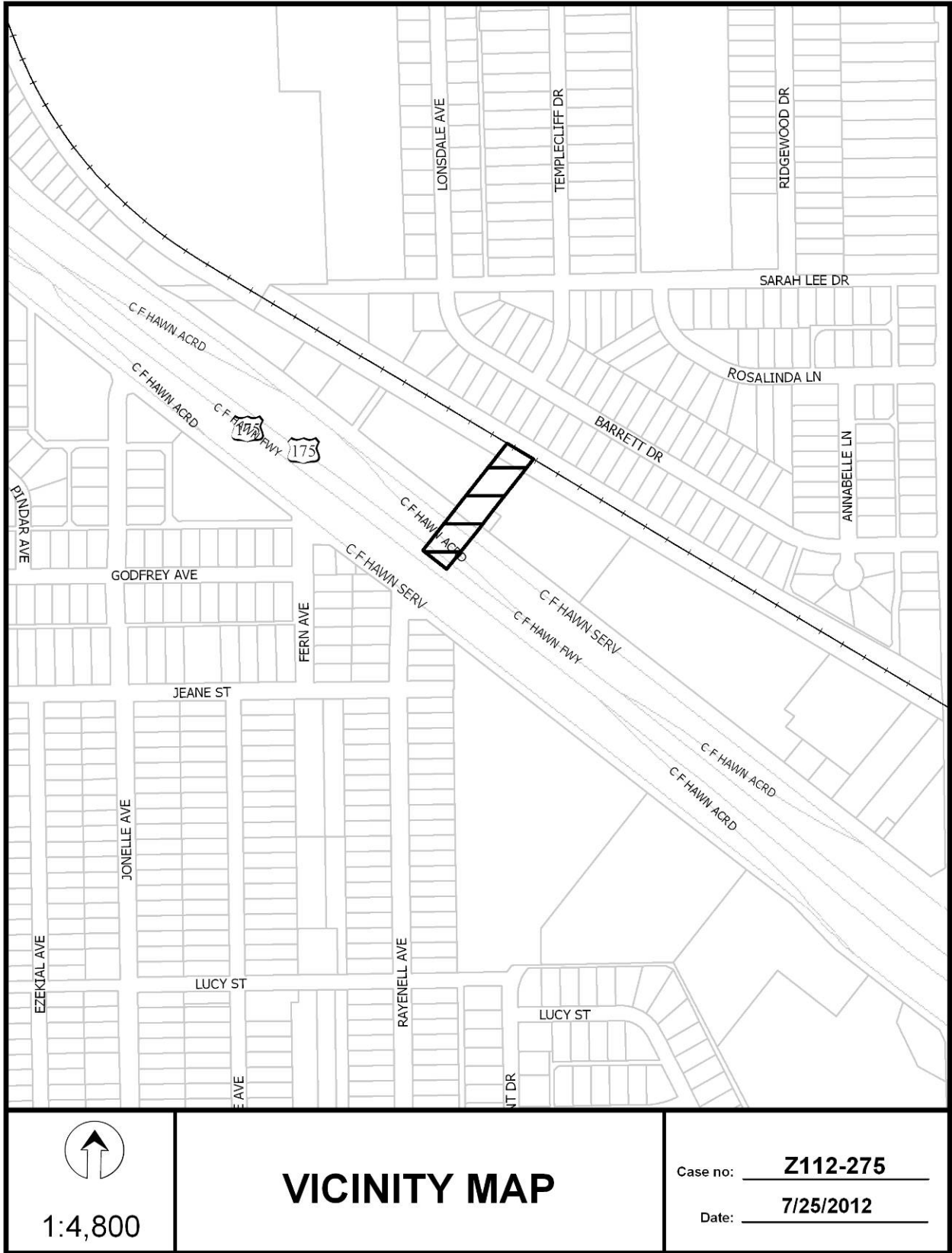


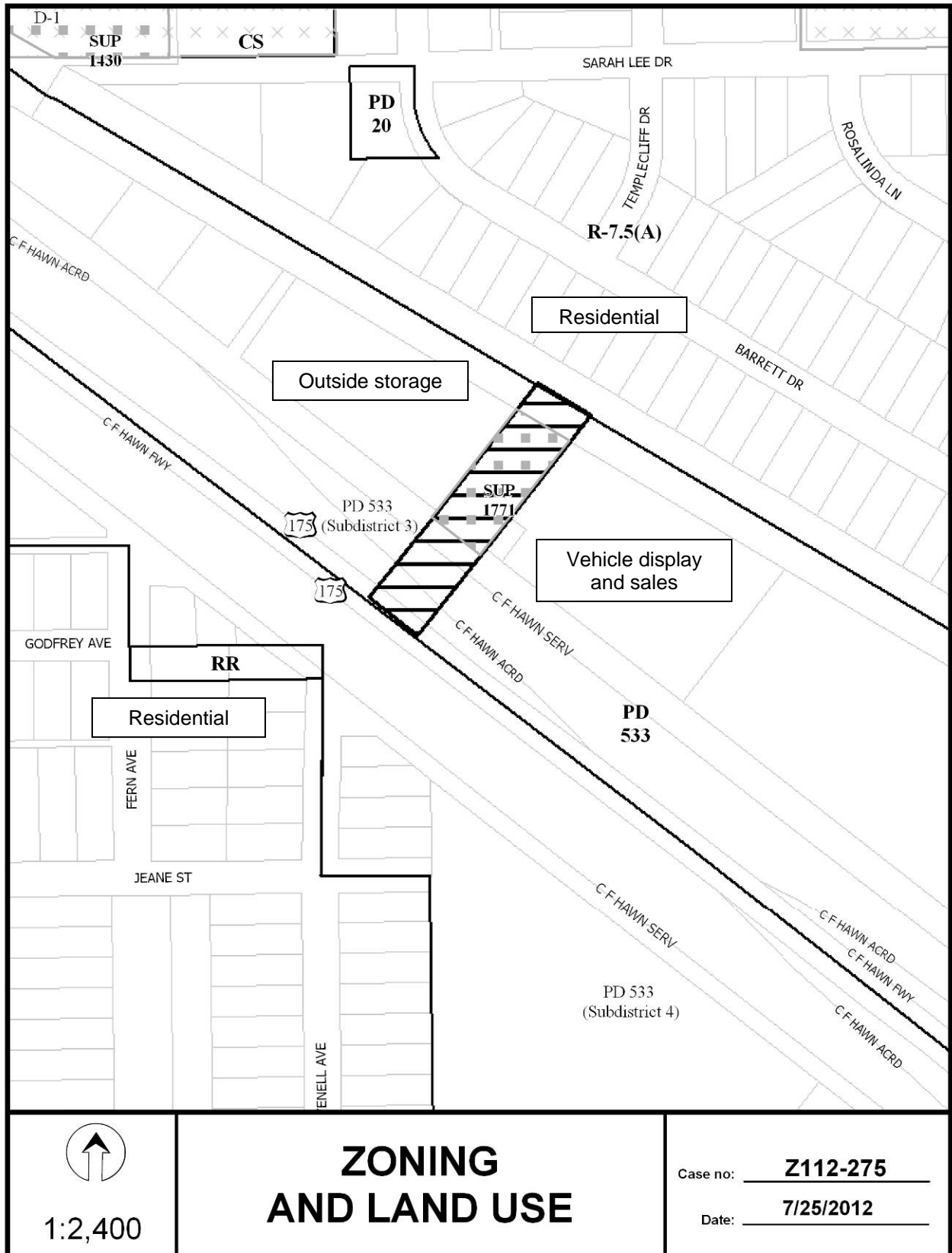
| P L A N T L E G E N D | | | | | |
|-----------------------|--------|---------------------|-------|---------|----------------|
| SYM. | TYPE | COMMON NAME | QUAN. | SIZE | REMARKS |
| (Tree Symbol) | Trees | Live Oak | 4 | 3" Cal. | 10' - 12' HT. |
| (Shrub Symbol) | Shrubs | Dwarf Burford Holly | 16 | 5 Gal. | Plant 36" O.C. |


| P A R K I N G A N A L Y S I S | | | | | |
|-------------------------------|----------------|--------------|-----------------|----------|----------|
| SPACE | SQUARE FOOTAGE | APPL. RATION | PARKING CAR PER | REQUIRED | PROVIDED |
| OFFICE | 600 | 500 SQ. FT. | | 1.2 | |
| DISPLAY AREA | 2,297 | 500 SQ. FT. | | 4.6 | |
| PARKING REQUIRED | | | | 6.0 | |
| PARKING PROVIDED | | | | | 8.0 |

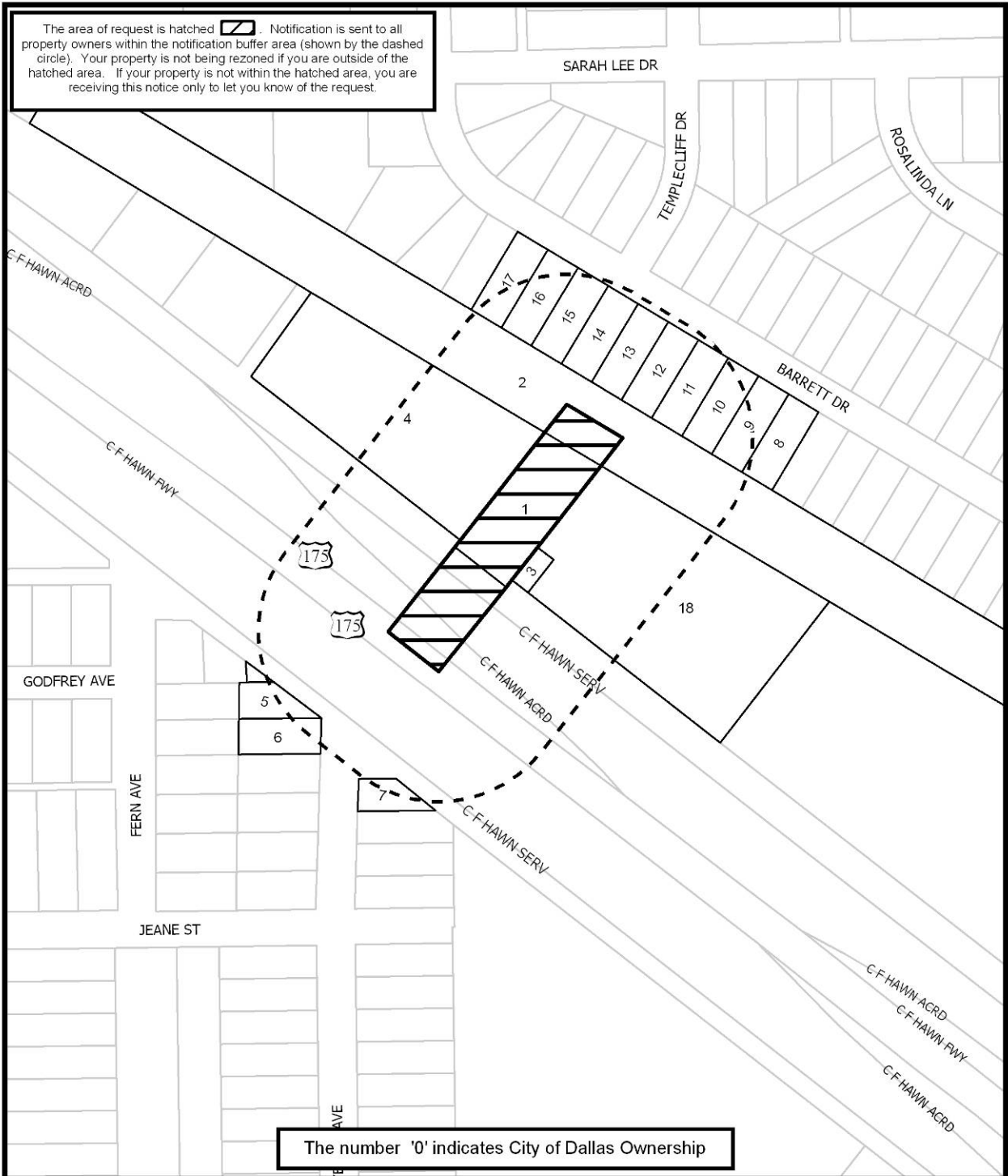
C. F. HAWN FREEWAY

| | | | | |
|---|-------------------|--|--|--------------------|
| Project Name & Address 6636 C. F. HAWN Fwy. 6636 Blk. 6248 Dallas, TX. 75217 | | | CONSTRUCTION CONCEPTS INC. "Planning and Designing a Better Tomorrow" 317 E. JEFFERSON BLVD. DALLAS, TX. 75203 TEL. (214) 946-4300 FAX. (214) 948-9544 | |
| Project SITE PLAN | Sheet 1 | | Date 02/23/09 | Scale 1"=20'-0" |





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



The number '0' indicates City of Dallas Ownership

| | | |
|--|---|--|
|  1:2,400 | <h2 style="text-align: center;">NOTIFICATION</h2> <p> 200' AREA OF NOTIFICATION 18 NUMBER OF PROPERTY OWNERS NOTIFIED </p> | Case no: <u> Z112-275 </u> Date: <u> 7/25/2012 </u> |
|--|---|--|

7/25/2012

Notification List of Property Owners

Z112-275

18 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|---------------------------------------|
| 1 | 6636 C F HAWN FWY | MIRANDA HERBERTO |
| 2 | 401 BUCKNER BLVD | DART |
| 3 | 6700 C F HAWN FWY | QUALITY PROPERTY MANAGEMENT LLC |
| 4 | 6626 C F HAWN FWY | UHRICK PROPERTIES LLC |
| 5 | 834 FERN AVE | FARMER MARTHA J |
| 6 | 821 RAYENELL AVE | SMITH HUBERT W |
| 7 | 814 RAYENELL AVE | ESTRADA MICHAEL JR |
| 8 | 6904 BARRETT DR | VAZQUEZ OSIRIS H |
| 9 | 6850 BARRETT DR | PATRICIO NORMA |
| 10 | 6846 BARRETT DR | CASTRO RODOLFO H |
| 11 | 6842 BARRETT DR | SCOTT MARILYN R |
| 12 | 6838 BARRETT DR | QUINTERO EPIGMENIO & ANTONIA QUINTERO |
| 13 | 6834 BARRETT DR | HERNANDEZ ROSALIO |
| 14 | 6830 BARRETT DR | BEARD LEON |
| 15 | 6826 BARRETT DR | FRAUSTO JOSE GUADALUPE |
| 16 | 6822 BARRETT DR | MOLINA NAZARIO U |
| 17 | 6818 BARRETT DR | NAJERA JUAN |
| 18 | 6768 C F HAWN FWY | USA MUSTANG SPECIALIST |

Planner: Warren F. Ellis

FILE NUMBER: Z112-266(WE) **DATE FILED:** June 18, 2012
LOCATION: Cedar Springs Road and Herschel Avenue, west corner
COUNCIL DISTRICT: 2 **MAPSCO:** 34V, 34Z & 35S, 35W
SIZE OF REQUEST: Approx. 1.9 acres **CENSUS TRACT:** 05.00

APPLICANT/OWNER: Dallas Cedar Point Ltd.

REPRESENTATIVE: MASTERPLAN
Karl Crawley

REQUEST: An application for an amendment to Planned Development Subdistrict No. 91 for Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to amend the conditions and development plan of the proposed development. The applicant proposes to add an additional 35 units as well as place the parking structure underground. The proposed development will have a total of 215 multiple family units.

STAFF RECOMMENDATION: Approval, subject to a development plan and conditions

PREVIOUS ACTION: On August 2, 2012, the City Plan Commission held this case under advisement in order to allow staff to work with the representative to confirm specific language in the PDD conditions.

BACKGROUND INFORMATION:

- The purpose of this request is to amend the development standards and regulations for PDS No. 91. The applicant has made some minor changes to the overall development that includes the number of multiple family units, structure height, and placement of the parking structure.
- The applicant proposes an increase in the number of units permitted by an additional 35 units as well as place the parking structure underground. The proposed development will have a total of 215 multiple family units.
- The surrounding land uses primarily consist of multiple family and townhouse uses.

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

1. Z090-180 On August 11, 2010, the City Council approved a Planned Development Subdistrict for Multiple Family Subdistrict use on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District
2. Z045-190 On June 8, 2005, the City Council approved a Planned Development Subdistrict for a Planned Development Subdistrict for Multiple-family uses with Planned Development District No. 193, the Oak Lawn Special Purpose District, on property zoned an MF-2 Multiple-family Subdistrict within Planned Development District No. 193.
3. Z056-327 On February 28, 2007, the City Council approved a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict Uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW | Proposed ROW |
|----------------------|--------------|------------------------|------------------------|
| Cedar Springs Road | Collector | 60 ft. | 60 ft. |
| Herschel Avenue | Local Street | 60 ft. | 60 ft. |
| North Dallas Tollway | | Variable Street widths | Variable Street widths |

Land Use:

| | Zoning within PD No. 193 | Land Use |
|--------------|--------------------------|------------------------------|
| Site | MF-2 | Multiple Family |
| North | MF-2 | North Dallas Tollway |
| South | MF-2, PDS No. 63 | Undeveloped, Multiple Family |
| East | MF-2 | Multiple Family |
| West | PDS No. 75 | Multiple Family |

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 an Urban Neighborhood Building Block.

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

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 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas

Economic

GOAL 2.1 PROMOTE BALANCED GROWTH.

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

Urban Design

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WORKABILITY

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

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 complies with the above mentioned objectives except for objectives 2 and 5. The applicant meets the first half of objective No. 2 where the objective is to promote and protect an attractive street level pedestrian environment. The applicant will accomplish a pedestrian environment by meeting the landscaping requirements in PD No. 193. However, the proposed development does not meet the statement that relates to the continuous street frontage activities in retail areas. The proposed multiple family will not have any retail uses that are associated with this development.

As it relates to objective No. 5, prior to 2010, the property was zoned an Multiple Family-2 District and the applicant is proposing an even greater density than what was previously allowed. The applicant is proposing a maximum density of 97.36 units per acre. The proposal does not comply with objective 5 above. The proposed development, on the other hand, does comply with the surrounding densities in the area. Planned Development Subdistrict No. 63, which is adjacent to the request site, permits a maximum density of 95.10 units per acre and PDS No. 75, which is west the proposed development, west of the Dallas Tollway, permits 81.96 units per acre.

STAFF ANALYSIS:

Land Use Compatibility: The 1.9 acre site is currently constructed with a 2-story multiple family development. The surrounding land uses consist primarily of multiple family uses or townhome uses.

In August 2010, the City Council approved Planned Development Subdistrict No. 91 for multiple family uses. Initially, the redevelopment of the site would have provided for the construction of a 5 story, 180 unit multiple family development with the following development standards: a maximum structure height of 68 feet, lot coverage of 86 percent and the required front yard setbacks of 15 feet and side and rear yard setbacks of 10 feet. A pool court is proposed to be constructed in the middle of the multiple family development with the parking structure being developed on the western portion of the property.

The only changes to the development standards that were approved by City Council involve the following standards: Height zone for area E, increase the number of multiple units, and the placement of the parking structure. The changes proposed by the applicant will allow for a slight decrease in the structure height in zone E from 68 feet to 65 feet, an increase in the total number of units from 180 to 215 and the construction of the parking structure underground. The additional units will be built over the parking

structure, which is located on the western portion of the site.

The access to the proposed multiple family development will not change and will have the two driveway approaches on Herschel Street to access a parking structure.

During a site visit, staff observed several multiple family developments (PDS No. 63 and PDS No. 75) with a higher density and increased height on Wycliff Avenue, south of Cedar Springs Road. PDS No. 63 has 350 units and a maximum height of 65 feet; and PDS No. 75 has 250 units and maximum height 65 feet, respectively.

Staff is recommending approval of an amendment to Planned Development Subdistrict 91 for Multiple Family Subdistrict uses. Staff’s recommendation is consistent with several Planned Development Subdistricts in the immediate area: such as PDS No. 76 bounded by Dickason, Knight Street, Douglas Avenue and Cedar Springs Road; PDS No. 75 at Cotton Belt Avenue and Lucas Drive; and PDS No. 63 at Dickason Avenue and Wycliff Avenue.

Development Standards:

| DISTRICT | SETBACKS | | Density | Height | Lot Coverage | Special Standards | PRIMARY Uses |
|---|----------|-----------|-----------|---------|--------------|-------------------|-----------------|
| | Front | Side/Rear | | | | | |
| Planned Development District No. 91 – (Existing) MF-2 Subdistrict | 15' | 10'/10' | 180 units | Max-68' | 86% | Urban Form | Multiple Family |
| PDS No. 91 for Multiple Family (Proposed) | 15' | 10'/10' | 215 units | Max-65' | 86% | Urban Form | Multiple Family |
| | | | | | | | |

Parking: Parking will comply with the off-street parking and loading requirements in Planned Development Subdistrict No. 91.

Landscaping: Landscaping must in accordance with the landscaping requirement in PDD No. 91.

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

**LIST OF MANAGERS
DALLAS CEDAR POINT, LTD.**

- Vernon W. Barge III, Manager

**LIST OF MANAGERS
NRP PROPERTIES, LLC**

- J. David Heller, Member
- Alan F. Scott, Member
- T. Richard Bailey, Jr., Member
- Kyle Lovelady, Sr. Vice President, Development

**PROPOSED PDS No. 91
CONDITIONS**

“ARTICLE

PD

SEC.S S-91.101. LEGISLATIVE HISTORY.

PD Subdistrict 91 was established by Ordinance No. _____, passed by the Dallas City Council on August 11, 2010.

SEC. S-91.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 91 is established on property at the west corner Cedar Springs Road and Herschel Avenue. The size of PD Subdistrict 91 is approximately 1.9 acres.

SEC. S-91.103. DEFINITIONS AND INTERPRETATIONS.

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

(b) In this division SUBDISTRICT means a Subdistrict of PD 193.

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

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

SEC. S-91.104. EXHIBIT.

The following exhibit is incorporated into this division: Exhibit S-91A: development plan

SEC. S-91.105. DEVELOPMENT PLAN.

(a) For multiple family uses, development and use of the Property must comply with the development plan (Exhibit S-91A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51-4.702 regarding submission of or amendment to a development plan, site

analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. S-91.106. MAIN USES PERMITTED.

(a) The only main uses permitted in this subdistrict are those main uses permitted in the MF-2 Multiple Family Subdistrict, subject to the same conditions applicable in the MF-2 Multiple Family Subdistrict, as set out in Part I of this article. For example, a use permitted in the MF-2 Multiple Family Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the MF-2 Multiple Family Subdistrict is subject to DIR in this subdistrict; etc.

SEC. S-91.107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of 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.

(b) The following accessory uses are not permitted in this subdistrict.

- Private stable.
- Amateur communication tower.
- Open storage.

SEC. S-91.108. 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 I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MF-2 Multiple Family Subdistrict apply.

(b) Multiple family uses.

(1) Front yard.

(i) Minimum front yard is 15 feet.

(ii) For landscaping purposes only, the Dallas North Tollway frontage is not considered a front yard.

(2) Side and rear yard. Minimum side and rear yard is 10 feet.

(3) Density. Maximum number of dwelling units is ~~185~~215.

(4) Height. Maximum structure heights are as designated on the development plan and are measured to the highest point on the roof. The maximum structure heights are as follows:

- (A) Area A: 33 feet
- (B) Area B: 46 feet
- (C) Area C: 57 feet
- (D) Area D: 6~~8~~5 feet
- (E) Area E: 55 feet

(5) Lot coverage. Maximum lot coverage is 86 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

SEC. S- 91.109. OFF-STREET PARKING AND LOADING.

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

(b) Multiple family uses.

(1) A minimum of 1.70 parking spaces for each dwelling unit is required. Out of these spaces, 0.25 unassigned spaces per dwelling unit must be available for use by visitors as guest parking and by residents as unreserved parking.

(2) A minimum of one medium loading space must be provided.

(3) An accessory community center (private) use in conjunction with a multiple-family use must provide parking at a ratio of one space per 1,000 square feet of floor area.

(c) For multiple family uses, Section 51P-193.126(b)(3)(c) does not apply for off-street loading spaces.

(d) For multiple family uses, Section 51P-193(b)(3)(D) does not apply.

SEC.S-91.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC.S- 91.111. LANDSCAPING.

(a) Landscaping and screening must be provided in accordance with Part I of this article.

(b) All street frontages are to be considered as a front yard, except for the Dallas North Tollway frontage.

(c) The tree planting zone on the Cedar Springs Road frontage is that area parallel to and between 2.5 feet and 1~~4~~5 feet from the back of curb of projected street curb.

(d) A sidewalk with a minimum width of [~~six~~] four feet must be provided on the Cedar Springs Road frontage. The sidewalk location must be provided in that area parallel to and between [~~5~~] 3 feet and [~~12~~] 10 feet from the back of the projected street curb.

(e) Plant materials must be maintained in a healthy, growing condition.

SEC. S-91. 112. STRUCTURE FAÇADE STANDARDS

(a) The structure façade must be clad with masonry materials. Masonry includes but is not limited to brick, stone, concrete, stucco and fiber cement exterior cladding material.

(b) All permanent parking structures must have a façade that is similar in appearance to the façade of the main non-parking building for which the parking is accessory. Openings in the parking structure façade may not exceed 52 percent of the total façade area.

SEC. S-91.113. SIGNS.

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

SEC. S- ____ .114. ADDITIONAL PROVISIONS.

(a) The following does not apply to multiple-family uses:

(1) For multiple-family dwellings over 36 feet in height, an outer court that has on its perimeter exterior walls that have openings for access, light, air, must have a minimum width equal to the depth of the court, up to a maximum required width of 100 feet,

(2) For multiple-family dwellings over 36 feet in height, an inner court that has one or more walls with openings for access, light, air, must have a minimum

dimension in length and in width to the height of the building enclosing the inner court, up to a maximum required width and length of 100 feet.

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

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

~~[(e)](d)~~ Development and use of the Property must comply with Part I of this article.

SEC. S- 91.115. COMPLIANCE WITH CONDITIONS.

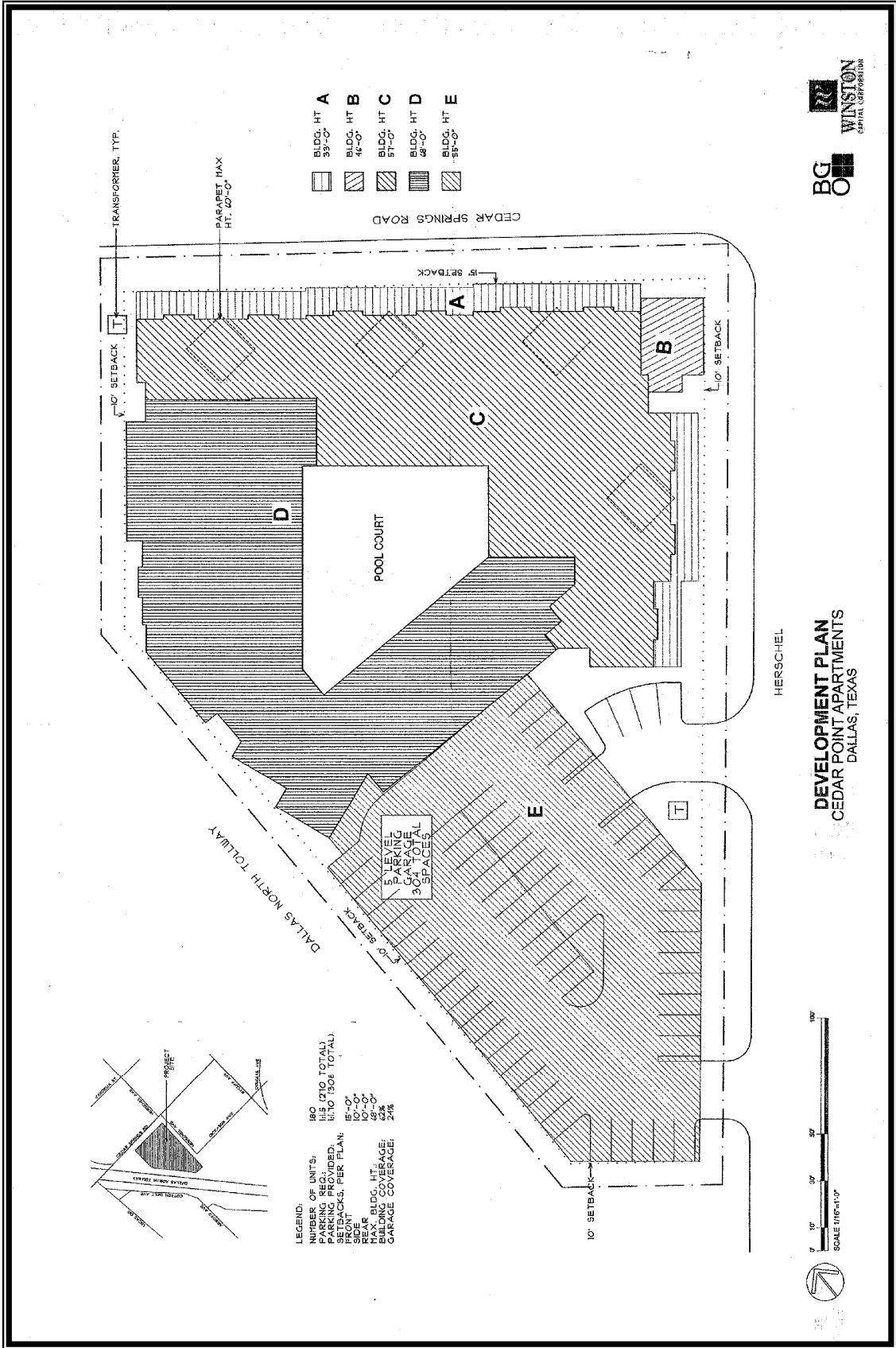
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

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

~~[SEC. S ____ .116. _____ ZONING MAP.]~~

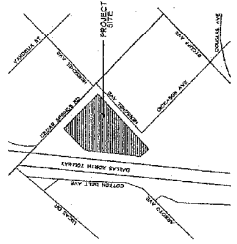
~~[PD Subdistrict 91 is located on Zoning Map No. 1-7.]~~

APPROVED DEVELOPMENT PLAN



| | | | |
|--|----------|----------|--------|
| | A | BLDG. HT | 33'-0" |
| | B | BLDG. HT | 44'-0" |
| | C | BLDG. HT | 57'-0" |
| | D | BLDG. HT | 48'-0" |
| | E | BLDG. HT | 55'-0" |

LEGEND:
 NUMBER OF UNITS: 180 (170 TOTAL) / 10 (100 TOTAL)
 PARKING PROVIDED: 304 (304 TOTAL)
 SETBACKS, PER PLAN:
 FRONT: 10'-0"
 REAR: 10'-0"
 BUILDING: 48'-0"
 GARAGE COVERAGE: 21%



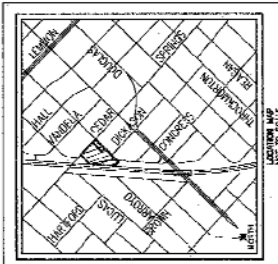
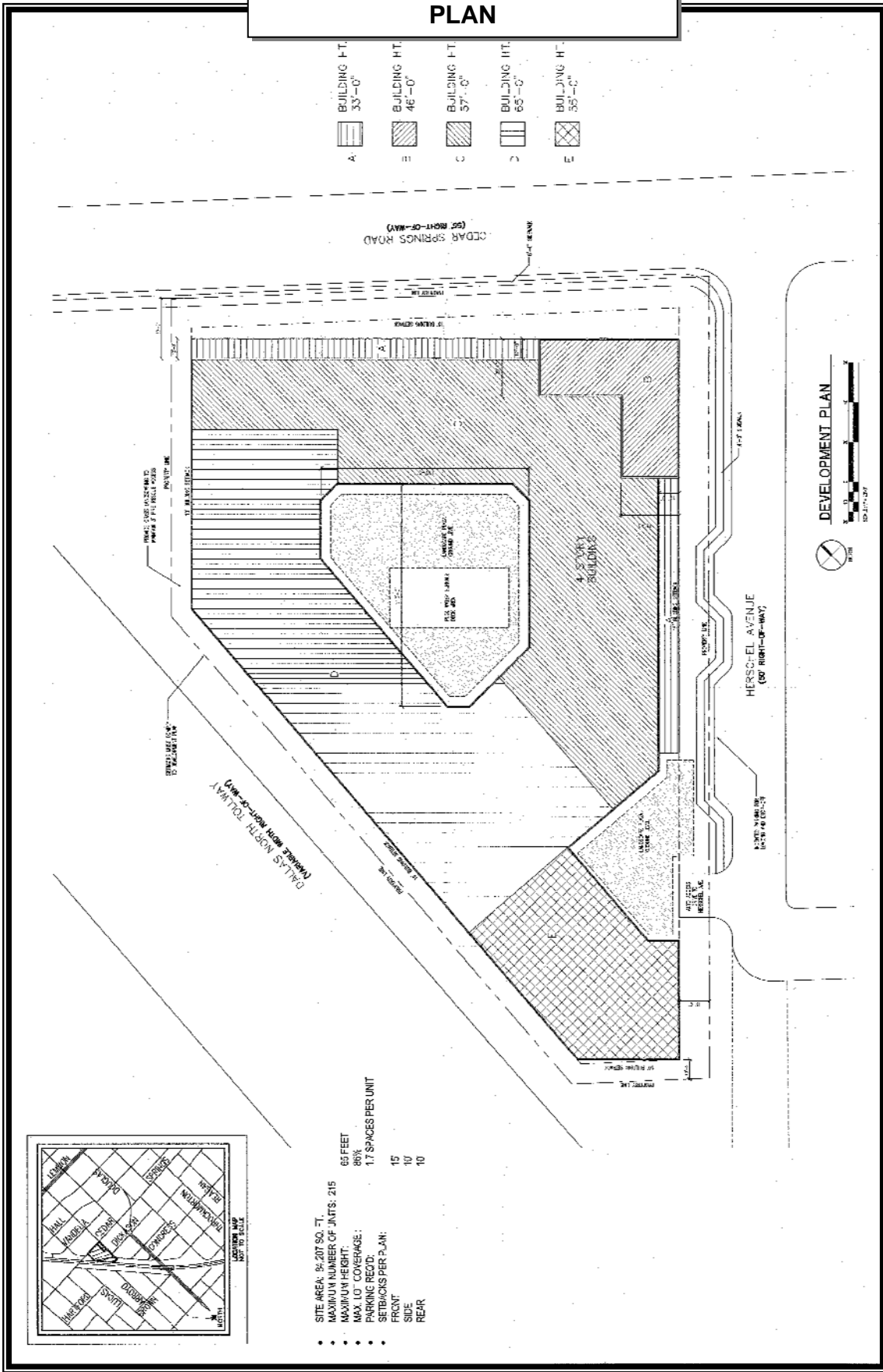
HERSCHEL

DEVELOPMENT PLAN
 CEDAR POINT APARTMENTS
 DALLAS, TEXAS

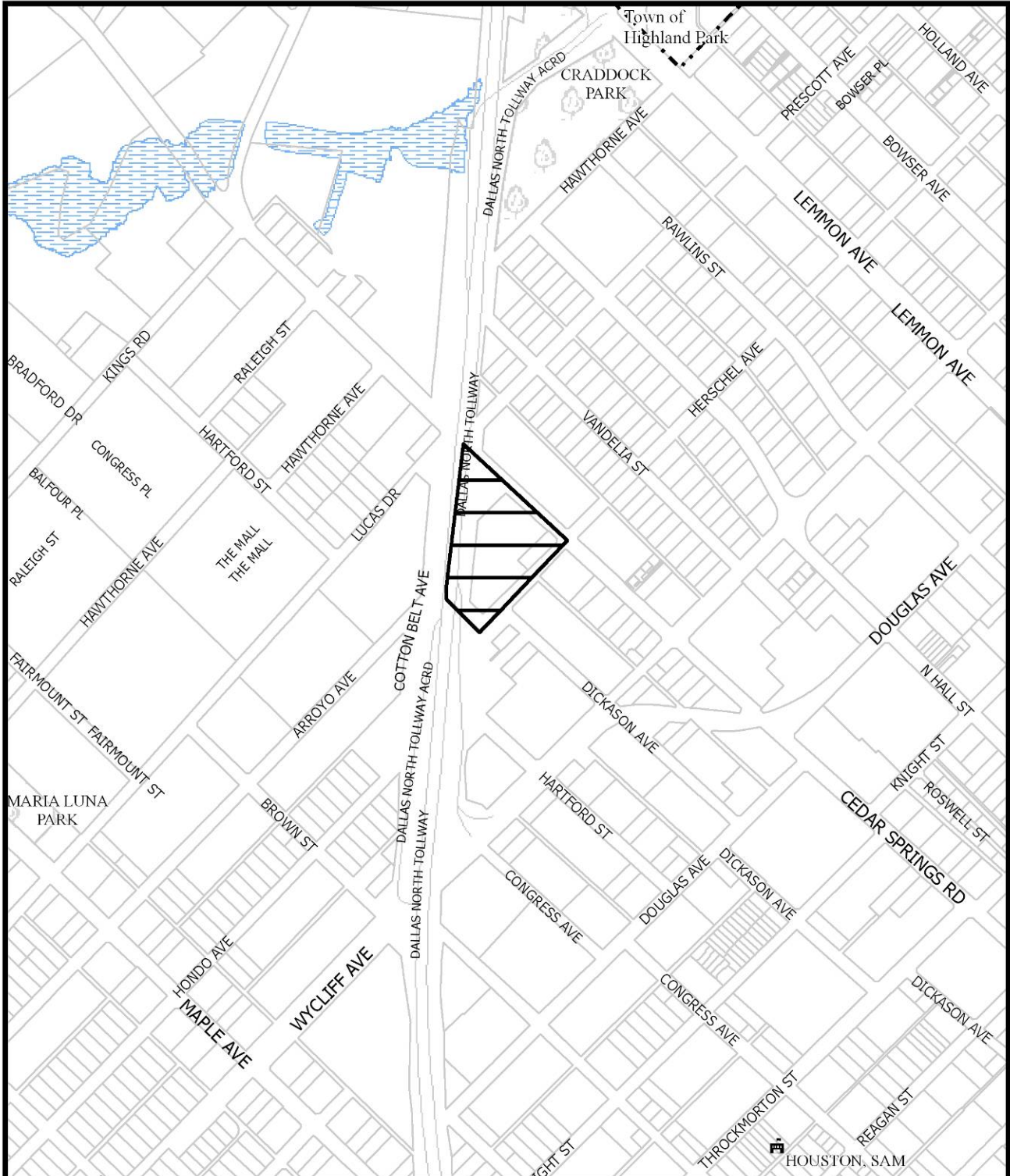


PROPOSED DEVELOPMENT PLAN

| | | | | | | | | | |
|---|------------------------|---|------------------------|---|------------------------|---|------------------------|---|------------------------|
| A | BUILDING HT. 33'-0" | B | BUILDING HT. 48'-0" | C | BUILDING HT. 37'-0" | D | BUILDING HT. 65'-0" | E | BUILDING HT. 55'-0" |
|---|------------------------|---|------------------------|---|------------------------|---|------------------------|---|------------------------|



- SITE AREA: 84,207 SQ. FT.
- MAXIMUM NUMBER OF UNITS: 215
- MAXIMUM HEIGHT: 65 FEET
- MAX. LOT COVERAGE: 98%
- PARKING REQD.: 1.7 SPACES PER UNIT
- SETBACKS PER PLAN:
 - FRONT: 15'
 - SIDE: 10'
 - REAR: 10'

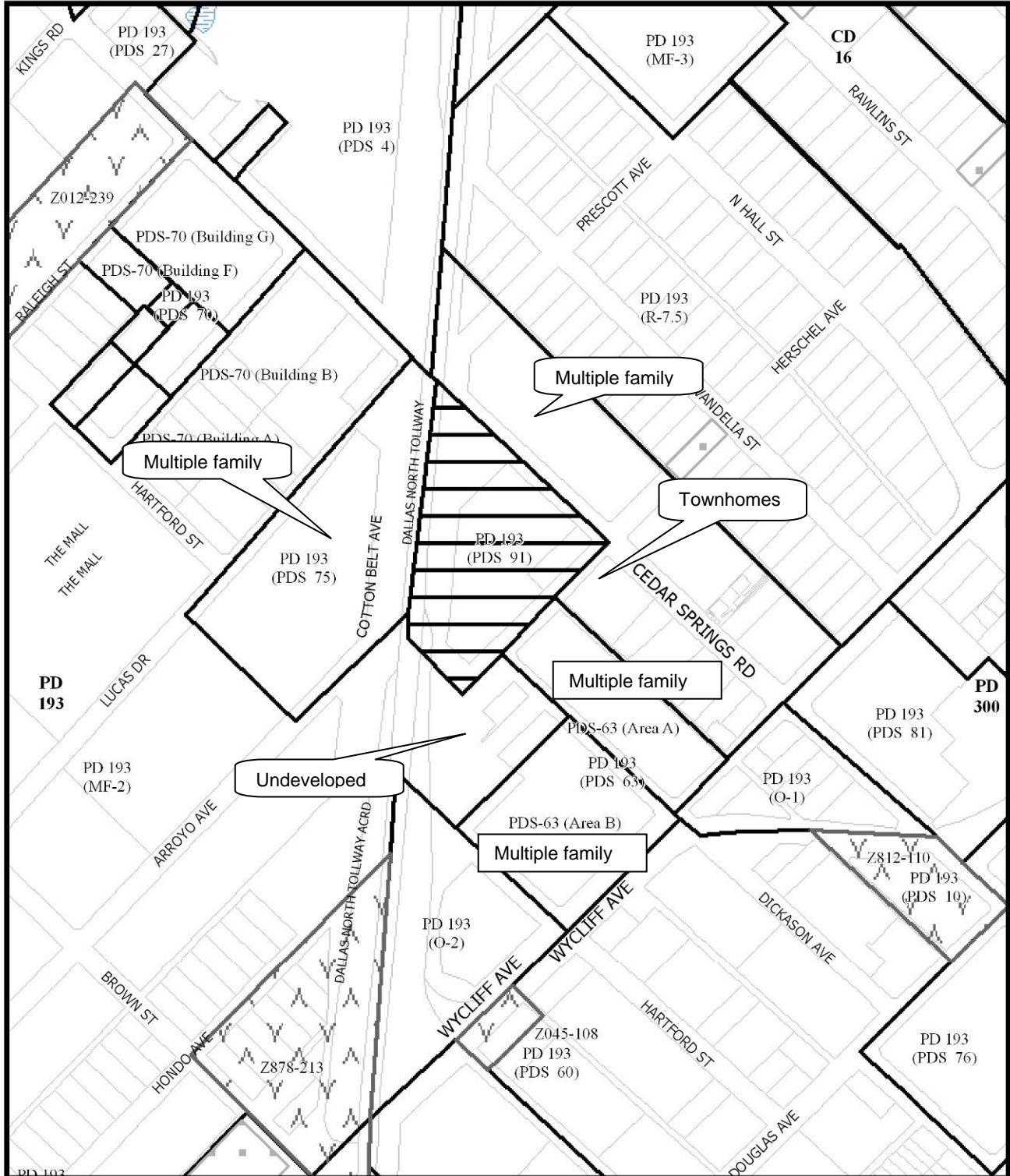


1:6,000

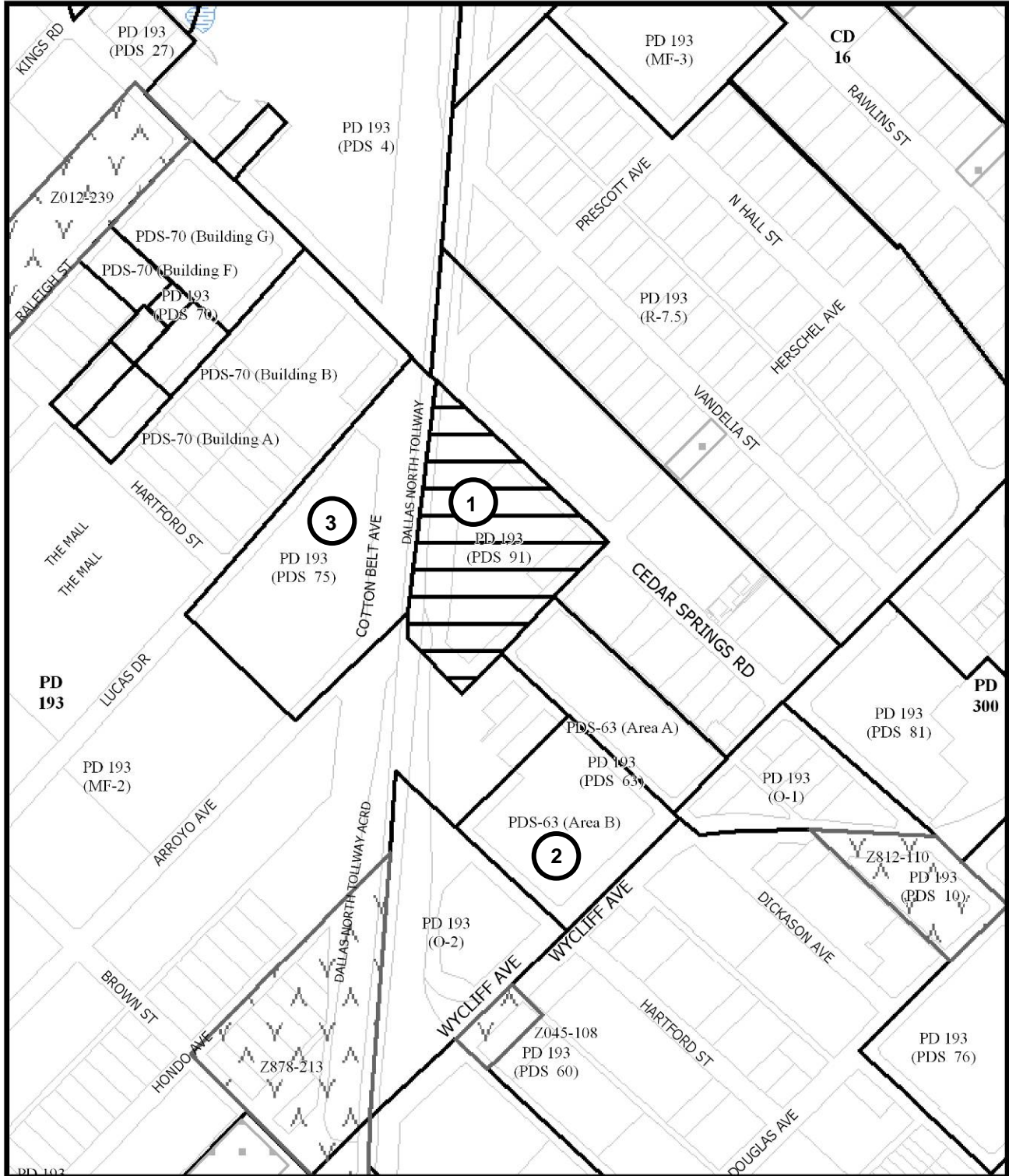
VICINITY MAP

Case no: **Z112-266**


Date: **7/12/2012**

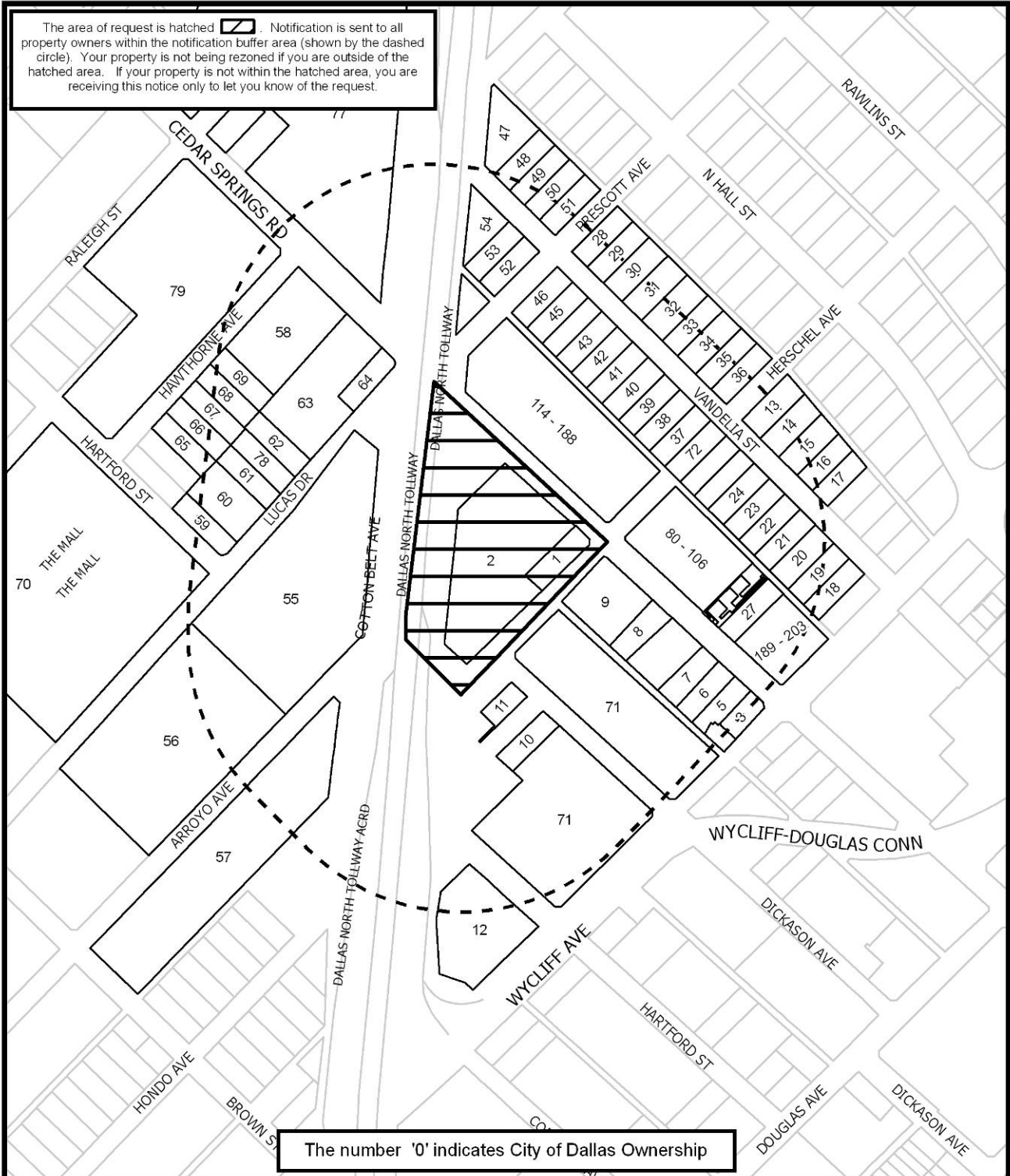


| | | |
|--|----------------------------------|---|
|  <p>1:3,600</p> | <h1>ZONING AND LAND USE</h1> | <p>Case no: <u> Z112-266 </u></p> <p>Date: <u> 7/12/2012 </u></p> |
|--|----------------------------------|---|




| | | |
|--|--|--|
|  1:3,600 | <h2 style="margin: 0;">ZONING HISTORY</h2> | Case no: <u> Z112-266 </u> Date: <u> 7/12/2012 </u> |
|--|--|--|

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



The number '0' indicates City of Dallas Ownership


1:3,600

NOTIFICATION

| | |
|-------------|---|
| 500' | AREA OF NOTIFICATION |
| 203 | NUMBER OF PROPERTY OWNERS NOTIFIED |

Case no: **Z112-266**

Date: **7/12/2012**

Notification List of Property

Z112-266

203 *Property Owners Notified*

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------------|---|
| 1 | 4401 CEDAR SPRINGS RD | DALLAS CEDAR POINT LTD STE 211 |
| 2 | 4411 CEDAR SPRINGS RD | DALLAS CEDAR POINT LTD |
| 3 | 4303 CEDAR SPRINGS RD | PATEL SHYAM |
| 4 | 3015 WYCLIFF AVE | SEITZ CHRISTOPHER |
| 5 | 4307 CEDAR SPRINGS RD | VANDERDYS EDUARDO |
| 6 | 4309 CEDAR SPRINGS RD | CHIN DAVID & SHWULING CHEN |
| 7 | 4313 CEDAR SPRINGS RD | HAJIBASHI MOHAMMED & ASCENSION |
| 8 | 4325 CEDAR SPRINGS RD | NGUYEN VAN TRI & KIM-DUNG THI TRAN NGUYE |
| 9 | 4335 CEDAR SPRINGS RD | TUBBS WINFRED |
| 10 | 4427 DICKASON AVE | NORTH TEXAS TOLLWAY AUTHORITY |
| 11 | 4435 DICKASON AVE | TEXAS TURNPIKE AUTHORITY |
| 12 | 2801 WYCLIFF AVE | VILLA RESIDENTIAL CARE HOMES-DALLAS LP |
| 13 | 4338 VANDELIA ST | LAUGHLAND MATT M |
| 14 | 4332 VANDELIA ST | FRENCH MARTHA WALLACE |
| 15 | 4328 VANDELIA ST | MATTHEWS JOHN T |
| 16 | 4324 VANDELIA ST | CLAWSON EARLE H REV TR |
| 17 | 4318 VANDELIA ST | CLINK DAVID R |
| 18 | 4307 VANDELIA ST | CHRISTIAN YVETTE M |
| 19 | 4311 VANDELIA ST | JARVIS ROBERT D |
| 20 | 4315 VANDELIA ST | CASEY MICHAEL S & ELAINE F |
| 21 | 4319 VANDELIA ST | NGUYEN QUYEN L |
| 22 | 4323 VANDELIA ST | SELLMAN WILLARD C & SUSAN DIEHL |
| 23 | 4327 VANDELIA ST | VANDAGRIFF LOREN L |
| 24 | 4331 VANDELIA ST | BURTON PATRICK L |
| 25 | 4335 VANDELIA ST | BARRA MICHAEL C |
| 26 | 4339 VANDELIA ST | MARKLEY GORDON M |

7/12/2012

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------------|---|
| 27 | 4312 CEDAR SPRINGS RD | ARMSTRONG MELODEE D |
| 28 | 4438 VANDELIA ST | WATKINS JEREMY & HEIN MATTHEW |
| 29 | 4434 VANDELIA ST | DEVENDORF MICHAEL A |
| 30 | 4428 VANDELIA ST | DAILY LOUIS R |
| 31 | 4424 VANDELIA ST | NICHOLSON FRANK R II |
| 32 | 4418 VANDELIA ST | DOWNER WILLIAM V III |
| 33 | 4414 VANDELIA ST | EVANS PATRICIA L |
| 34 | 4410 VANDELIA ST | MORALES JOE V JR |
| 35 | 4406 VANDELIA ST | FLETCHER MARK |
| 36 | 4402 VANDELIA ST | THOMPSON JAMES S & CARSON D |
| 37 | 4403 VANDELIA ST | MIELKE JENS R |
| 38 | 4407 VANDELIA ST | SCIANO DANIEL J T & DENISE L |
| 39 | 4411 VANDELIA ST | THOMAS MICHAEL |
| 40 | 4415 VANDELIA ST | SMITH EDGAR LEE |
| 41 | 4419 VANDELIA ST | SANCHEZ PABLO J |
| 42 | 4423 VANDELIA ST | WHITTEN ERIC |
| 43 | 4427 VANDELIA ST | SCHNEER KENNETH E & TERRI B |
| 44 | 4431 VANDELIA ST | WATERS KAYCI C |
| 45 | 4435 VANDELIA ST | CED CHARLES & BETTY |
| 46 | 4439 VANDELIA ST | CUSTER DANIEL J |
| 47 | 4518 VANDELIA ST | PENDLETON AMY S |
| 48 | 4512 VANDELIA ST | SCHWEND NICOLE |
| 49 | 4508 VANDELIA ST | HARTLEY THOMAS G |
| 50 | 4506 VANDELIA ST | BOONE OLIVIA E |
| 51 | 4502 VANDELIA ST | HERNANDEZ LUIS A & NILSA |
| 52 | 4503 VANDELIA ST | HUGGINS JASON |
| 53 | 4507 VANDELIA ST | TEXAS TURNPIKE AUTHORITY |
| 54 | 4509 VANDELIA ST | TEXAS UTILITIES ELEC CO % STATE & LOCAL |
| 55 | 2924 LUCAS DR | SOUTHWEST EMBARCADERO LP % RICHARD M BAR |
| 56 | 2816 LUCAS DR | MELROSE PLACE APARTMENTS |
| 57 | 2702 ARROYO AVE | KNOT YOUR ORDINARY APTS LLC |

7/12/2012

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------------|--|
| 58 | 4515 CEDAR SPRINGS RD | BETHANY PRESBYTERIAN CH |
| 59 | 2903 LUCAS DR | SOOCKAR KARL D |
| 60 | 2909 LUCAS DR | KELCHER MANAGEMENT INC |
| 61 | 2915 LUCAS DR | RODNEY E JOHNSON PPTIES LLC |
| 62 | 2923 LUCAS DR | GREATER MOUNT ZION BAPTIST CHURCH |
| 63 | 4505 CEDAR SPRINGS RD | CS VILLAS LLC |
| 64 | 4503 CEDAR SPRINGS RD | TEXAS TURNPIKE AUTHORITY ATTN JERRY M SH |
| 65 | 2908 HAWTHORNE AVE | GUEVARA ANTONIO & ROSA TERESA GALINDO |
| 66 | 2912 HAWTHORNE AVE | ALEJANDRO JOSE ALFREDO |
| 67 | 2916 HAWTHORNE AVE | ALEJANDRO JOSE A & BLANCA |
| 68 | 2920 HAWTHORNE AVE | LARA PEDRO |
| 69 | 3000 HAWTHORNE AVE | SKINNER LEO |
| 70 | 2801 LUCAS DR | DALLAS HOUSING AUTHORITY |
| 71 | 4420 DICKASON AVE | BROADSTONE WYCLIFF LP SUITE 901 |
| 72 | 4401 VANDELIA ST | PERRY HTS NEIGHBORHOOD ASSOCIATION INC |
| 73 | 4316 CEDAR SPRINGS RD | GORMAN DAVID T & UNIT D |
| 74 | 4316 CEDAR SPRINGS RD | JONES PAULETTE FAMILY LIVING TRUST |
| 75 | 4316 CEDAR SPRINGS RD | MAR DANIEL UNIT B |
| 76 | 4316 CEDAR SPRINGS RD | JONES JEFF UNIT A |
| 77 | 4606 CEDAR SPRINGS RD | M&A TEXAS MADISON LP |
| 78 | 2919 LUCAS DR | IRVIN ROSS GREGORY |
| 79 | 4533 CEDAR SPRINGS RD | CLB HAWTHORNE RESIDENCES LP |
| 80 | 4340 CEDAR SPRINGS RD | HERBERT ROBERT A |
| 81 | 4340 CEDAR SPRINGS RD | BALLARD WILLIAM PAUL JR BLDG A UNIT #102 |
| 82 | 4340 CEDAR SPRINGS RD | PAOLISSI HENRY J III BLDG A UNIT 103 |
| 83 | 4340 CEDAR SPRINGS RD | LUU TYLER |
| 84 | 4340 CEDAR SPRINGS RD | VARNER BROOK APT 105 |
| 85 | 4340 CEDAR SPRINGS RD | BADILLO JOSE LUIS S BLDG A UNIT 106 |
| 86 | 4340 CEDAR SPRINGS RD | SPRINKLE DAVID |
| 87 | 4340 CEDAR SPRINGS RD | CAMERON JOHN S & BEVERLY UNIT 108 BLDG A |
| 88 | 4340 CEDAR SPRINGS RD | JESR MOHAMAD YOMN BLDG A UNIT 118 |

7/12/2012

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------------|--------------------------------------|
| 89 | 4340 CEDAR SPRINGS RD | SALIT CHAD UNIT 204 |
| 90 | 4340 CEDAR SPRINGS RD | DUPUY DAVID M UNIT 205 BLDG A |
| 91 | 4340 CEDAR SPRINGS RD | HEIDBRINK CHARLES M |
| 92 | 4340 CEDAR SPRINGS RD | JENSEN CARL ALBERT |
| 93 | 4324 CEDAR SPRINGS RD | MILLER DANNY L |
| 94 | 4340 CEDAR SPRINGS RD | BEBEAU SAMUEL % ZANDER RONALD LEE |
| 95 | 4340 CEDAR SPRINGS RD | LAFLEUR TRACY J & UNIT 110 |
| 96 | 4340 CEDAR SPRINGS RD | NOVELLO RODOLFO B #212 |
| 97 | 4340 CEDAR SPRINGS RD | JORY ROBERT |
| 98 | 4340 CEDAR SPRINGS RD | MOSES RANDALL CRAIG & ANN F |
| 99 | 4340 CEDAR SPRINGS RD | JACOBS BONIFACE J BLDG B UNIT 210 |
| 100 | 4340 CEDAR SPRINGS RD | LOWE ETHEL A |
| 101 | 4340 CEDAR SPRINGS RD | NOVELLO RODOLFO BLDG B UNIT 212 |
| 102 | 4340 CEDAR SPRINGS RD | MIMS ELIZABETH ANN |
| 103 | 4340 CEDAR SPRINGS RD | LIMBOC AUDIE P UNIT 114 |
| 104 | 4324 CEDAR SPRINGS RD | CASAS EDUARDO #115 |
| 105 | 4340 CEDAR SPRINGS RD | SKLOSS ALOIS H |
| 106 | 4340 CEDAR SPRINGS RD | DUPUY DAVID MICHAEL |
| 107 | 4317 CEDAR SPRINGS RD | SCHWARTZ MICOLE NEIMAN BLDG 1 UNIT A |
| 108 | 4317 CEDAR SPRINGS RD | ANDREW PAUL S BLDG 1 UNIT B |
| 109 | 4317 CEDAR SPRINGS RD | LEVINE RICHARD G JR BLDG 1 UNIT C |
| 110 | 4317 CEDAR SPRINGS RD | ELROD JON D BLDG 1 UNIT D |
| 111 | 4317 CEDAR SPRINGS RD | BAILEY BRADLEY B & BLDG 2 UNIT E |
| 112 | 4317 CEDAR SPRINGS RD | LOVELACE DAVID BOYD BLDG 2 UNIT F |
| 113 | 4317 CEDAR SPRINGS RD | CARTER MELISSA B |
| 114 | 4414 CEDAR SPRINGS RD | SAMUEL STEVEN D |
| 115 | 4414 CEDAR SPRINGS RD | HU JOSEPH UNIT 101 |
| 116 | 4414 CEDAR SPRINGS RD | PRICE LESLIE C UNIT 103 |
| 117 | 4414 CEDAR SPRINGS RD | ARMENDARIZ KARLA G UNIT 105 |
| 118 | 4414 CEDAR SPRINGS RD | ARONOWICZ JOEL |
| 119 | 4414 CEDAR SPRINGS RD | CLENDANIEL JOHN J & JEANA K |

7/12/2012

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------------|------------------------------|
| 120 | 4414 CEDAR SPRINGS RD | SCHIAVONE JILL M UNIT 111 |
| 121 | 4414 CEDAR SPRINGS RD | CHRONISTER RANDY LEE JR |
| 122 | 4414 CEDAR SPRINGS RD | INKS ANGELA |
| 123 | 4414 CEDAR SPRINGS RD | FLECHA LANE INC |
| 124 | 4414 CEDAR SPRINGS RD | MCCREA ROBERT S # 119 |
| 125 | 4414 CEDAR SPRINGS RD | REEVES SHAWN A UNIT 121 |
| 126 | 4414 CEDAR SPRINGS RD | LEAL ROBERTO |
| 127 | 4414 CEDAR SPRINGS RD | LAPORTE MIKEL #124 |
| 128 | 4414 CEDAR SPRINGS RD | BOLDING GARY UNIT 125 |
| 129 | 4414 CEDAR SPRINGS RD | TERRELL PAUL & NORMA |
| 130 | 4414 CEDAR SPRINGS RD | GOINS MICAH & TRACEY |
| 131 | 4414 CEDAR SPRINGS RD | CHEN TING YU UNIT 201 |
| 132 | 4414 CEDAR SPRINGS RD | DAGROSA ANTHONY L |
| 133 | 4414 CEDAR SPRINGS RD | PARK EDWARD UNIT 203 |
| 134 | 4414 CEDAR SPRINGS RD | PAULUS MICHAEL J APT 307 |
| 135 | 4414 CEDAR SPRINGS RD | CONNELL KATHERINE K UNIT 205 |
| 136 | 4414 CEDAR SPRINGS RD | PADDOCK LOUIS & |
| 137 | 4414 CEDAR SPRINGS RD | LAI MY LINH UNIT 207 |
| 138 | 4414 CEDAR SPRINGS RD | KATES TIFFANY R UNIT 208 |
| 139 | 4414 CEDAR SPRINGS RD | THOMPSON WAYNE E |
| 140 | 4414 CEDAR SPRINGS RD | KIM BILLY J APT 1116 |
| 141 | 4414 CEDAR SPRINGS RD | PHAM RICHARD T NO 10026 |
| 142 | 4414 CEDAR SPRINGS RD | HERCULES ELLSWORTH D APT 212 |
| 143 | 4414 CEDAR SPRINGS RD | JACKSON JENISE |
| 144 | 4414 CEDAR SPRINGS RD | TERRELL PAUL A & NORMA L |
| 145 | 4414 CEDAR SPRINGS RD | PLASTERER ROGER |
| 146 | 4414 CEDAR SPRINGS RD | HEATH LEA ANNE UNIT 216 |
| 147 | 4414 CEDAR SPRINGS RD | HEIMBACH SARAH E UNIT 217 |
| 148 | 4414 CEDAR SPRINGS RD | MIHECOBY ALLEN F |
| 149 | 4414 CEDAR SPRINGS RD | DRURY MARK #219 |
| 150 | 4414 CEDAR SPRINGS RD | PETTIT STACY L UNIT 220 |

7/12/2012

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------------|----------------------------------|
| 151 | 4414 CEDAR SPRINGS RD | BENNETT LORIE A |
| 152 | 4414 CEDAR SPRINGS RD | ROSSER L B UNIT 222 |
| 153 | 4414 CEDAR SPRINGS RD | MUTREJA SWADESH & JAI G UNIT 223 |
| 154 | 4414 CEDAR SPRINGS RD | SHARMA DARPAN & |
| 155 | 4414 CEDAR SPRINGS RD | FAROOQI MIDHAT S & APT 225 |
| 156 | 4414 CEDAR SPRINGS RD | HESS JENIFER D UNIT 226 |
| 157 | 4414 CEDAR SPRINGS RD | DO THAO #227 |
| 158 | 4414 CEDAR SPRINGS RD | APNAR JOHN UNIT 228 |
| 159 | 4414 CEDAR SPRINGS RD | RICE JAMES H JR UNIT 229 |
| 160 | 4414 CEDAR SPRINGS RD | HO ELIZABETH D #230 |
| 161 | 4414 CEDAR SPRINGS RD | BURGOON LARRY REV TRUST |
| 162 | 4414 CEDAR SPRINGS RD | JOHNSON JILL UNIT 302 |
| 163 | 4414 CEDAR SPRINGS RD | VOLLMER DAVID W UNIT 303 |
| 164 | 4414 CEDAR SPRINGS RD | HARIRI WAHIB & HARIRI HEATHER |
| 165 | 4414 CEDAR SPRINGS RD | DYTKO MICHAEL A UNIT 305 |
| 166 | 4414 CEDAR SPRINGS RD | REEVES JEFFREY S & |
| 167 | 4414 CEDAR SPRINGS RD | SANFORD QUINN A UNIT #307 |
| 168 | 4414 CEDAR SPRINGS RD | PIRZADEH SARA UNIT 308 |
| 169 | 4414 CEDAR SPRINGS RD | GOH YEE KHAI & YIWEN LEE STE 309 |
| 170 | 4414 CEDAR SPRINGS RD | POWELL TIFFANY #310 |
| 171 | 4414 CEDAR SPRINGS RD | ODUNSI ABAYOMI N #311 |
| 172 | 4414 CEDAR SPRINGS RD | TRIBECA OWNERS ASSN |
| 173 | 4414 CEDAR SPRINGS RD | DENNIE DEIDRE D UNIT 313 |
| 174 | 4414 CEDAR SPRINGS RD | CHENET FLORENCE J |
| 175 | 4414 CEDAR SPRINGS RD | TAVARES CARLOS L & ZELIA R |
| 176 | 4414 CEDAR SPRINGS RD | GIDDENS CHRISTOPHER # 316 |
| 177 | 4414 CEDAR SPRINGS RD | CHISOLM HENRY JR & UNIT 317 |
| 178 | 4414 CEDAR SPRINGS RD | PHAM LINH L |
| 179 | 4414 CEDAR SPRINGS RD | TRUONG HUY A UNIT 319 |
| 180 | 4414 CEDAR SPRINGS RD | TRUONG HUY A UNIT 320 |
| 181 | 4414 CEDAR SPRINGS RD | GRIMES STEPHANIE R |

7/12/2012

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------------|-------------------------------------|
| 182 | 4414 CEDAR SPRINGS RD | BASHARA VIRGINIA & MICHAEL E |
| 183 | 4414 CEDAR SPRINGS RD | ANDERSON HEATHER L |
| 184 | 4414 CEDAR SPRINGS RD | WEINER FRANK PHILLIP |
| 185 | 4414 CEDAR SPRINGS RD | CHEN JIAQIANG UNIT 327 |
| 186 | 4414 CEDAR SPRINGS RD | GOODWIN BOBBY A UNIT #328 |
| 187 | 4414 CEDAR SPRINGS RD | BROCKHOFF HANS C & JUYD BROCKHOFF |
| 188 | 4414 CEDAR SPRINGS RD | AGUIRRE PATRICIA UNIT 330 |
| 189 | 3121 WYCLIFF AVE | SHARRETT MICHAEL W BLDG A UNIT 3121 |
| 190 | 3123 WYCLIFF AVE | MCANGUS JUDY #1014 |
| 191 | 3125 WYCLIFF AVE | SPEXARTH STEPHANIE L |
| 192 | 3127 WYCLIFF AVE | COWEN JAMES D EST OF APT 3127 |
| 193 | 3129 WYCLIFF AVE | NELLER S M A |
| 194 | 3131 WYCLIFF AVE | NEWLIN PATRICIA |
| 195 | 3101 WYCLIFF AVE | RODRIGUEZ GARRY D BLDG B UNIT #3101 |
| 196 | 3103 WYCLIFF AVE | GOLDBERG ERIC BLDG B UNIT 3103 |
| 197 | 3105 WYCLIFF AVE | NAVAMA TAMAR |
| 198 | 3109 WYCLIFF AVE | MOTLEY JERRY LEE |
| 199 | 3111 WYCLIFF AVE | WOODBURY MATTHEW S |
| 200 | 3113 WYCLIFF AVE | KNIGHT COREY BLDG B UNIT 3113 |
| 201 | 3115 WYCLIFF AVE | JUDD KATHLEEN MARIE UNIT 3115 |
| 202 | 3117 WYCLIFF AVE | HUEBSCHMANN WILHELM |
| 203 | 3119 WYCLIFF AVE | MCDUFF DOUG BLDG B |

FILE NUMBER: Z112-225 (JH)

DATE FILED: April 23, 2012

LOCATION: Southwest corner of Skillman Street and Sandhurst Lane and both sides of Amesbury Drive

COUNCIL DISTRICT: 14

MAPSCO: 36-F

SIZE OF REQUEST: Approx. 19.11 acres

CENSUS TRACT: 79.14

REPRESENTATIVE: Jackson Walker

APPLICANT: JLB Realty, LLC

OWNER: Amesbury Skillman LP

REQUEST: An application for a Planned Development District for multifamily uses on property zoned an MF-1(A) Multifamily District.

SUMMARY: The applicant proposes to redevelop the property with multifamily uses that range in height from 36 feet/three stories to 78 feet/six stories and an overall density of approximately 73 dwelling units per acre.

STAFF RECOMMENDATION: Approval, subject to a conceptual plan, street sections, and staff conditions

PREVIOUS ACTION: On August 2, 2012, this case was held under advisement.

BACKGROUND INFORMATION:

- The request site is currently developed with approximately 472 multifamily dwelling units that were constructed in the 1960s.
- The proposed use is a denser and taller multifamily development. Average maximum density is proposed at 73 dwelling units per acre. Maximum heights are specific to the Subareas shown on the conceptual plan, ranging from 36 feet/three stories to 78 feet/six stories

Zoning History:

1. Z112-201 A pending application for an amendment to the development plan and conditions for Planned Development District No. 493 for certain Nonresidential Uses and a Specific Use Permit for a Child-care facility scheduled for the August 8, 2012 City Council hearing.

Thoroughfares/Streets:

| Thoroughfares/Street | Type | Existing ROW |
|-----------------------------|-------------|---------------------|
| Sandhurst Lane | Local | 50 ft. |
| Amesbury Lane | Local | 50 ft. |
| Skillman Street | Collector | 100 to 120 ft. |

STAFF ANALYSIS:

Comprehensive Plan:

The request complies with the following land use goals and policies of the Comprehensive Plan because the proposed redevelopment will provide enhanced urban design and streetscape elements. The increased density will be in an area that can support more people with minimal changes required to the nearby street network. The development is also providing access and amenities that enhance the connection to the Ridgewood Trail.

LAND USE ELEMENT

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

- Policy 2.5.2 Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

- Policy 4.2.2 Promote a network of on-street and off street walking and biking paths.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

- Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Land Use Compatibility:

The approximately 19.11-acre request site is zoned an MF-1(A) Multifamily District and is currently developed with approximately 472 dwelling units in multiple buildings. The applicant is proposing to redevelop the site with a maximum density of 1,396 dwelling units (approximately 73 units per acre) with maximum heights ranging from 36 feet and three stories to 78 feet and six stories.

The surrounding land uses are multifamily to the north, single family to the east and south, and utilities (ONCOR) to the west. The multifamily uses are adjacent to the request site and across streets. The single family uses to the east are separated by approximately 120 feet across Skillman Street; single family uses to the south are separated from the request site by a 100 foot DART right-of-way and a 100 foot ONCOR property that is planned for the Ridgewood Trail.

The Ridgewood Trail is a four mile long linear park currently under construction from US-75 to the White Rock DART Station. When completed in mid-2013, the Ridgewood Trail will connect the Katy Trail with the north side of White Rock Lake, two DART light rail stations, and single and multi-family neighborhoods in between.

The request site will be accessible to Mockingbird Station when Ridgewood Trail is completed. The walking distance from the southwestern corner of the request site to Mockingbird Station is approximately 4,000 feet, which is about three-quarters of a mile. The typical comfortable walking distance to consider a project a transit-oriented development is less than one-quarter to one-half a mile. The request site will be more comfortably accessible by bicycle on the trail.

There are two conceptual plans attached. The only difference between these drawings is the text boxes regarding the maximum height for Subarea D-2.

The surrounding MF-1(A) Multiple Family District allows for a maximum height of 36 feet with an additional 12 feet for mechanical equipment and other listed structures. Staff is comfortable with the requested height of 54 feet plus an additional 12 feet for mechanical equipment and clerestory for the property that is setback so to be not visible from the street; staff is very concerned with 78 feet / six stories in Subarea D-2. The PD conditions indicate that Residential Proximity Slope will apply and additional setbacks are required on the side yards adjacent to multifamily uses to the north.

The request site has existing topography that falls from west to east approximately 7-10 feet in Subarea D; 15 feet in Subarea B; 14 feet in Subarea C; and 5 feet in Subarea A. The request site is also developed with approximately 60 two-story buildings. The site will likely be redeveloped with approximately 7 to 10 apartment buildings with parking structures and an area on the east side for townhouses.

The applicant is proposing to alter the definition of height and from where height is measured. The Dallas Development Code currently specifies for height to be measured from average grade; grade may be altered as reasonably necessary to allow for development. The applicant has concern in how Building Inspection interprets where average grade is after grade is altered. The applicant is proposing to measure height from the highest point of grade. Staff is very concerned with this proposed definition and does not think it is appropriate to alter a standard definition. The applicant's proposal will also result in additional height allowed compared to zoning districts that do not alter the definition of height.

The MF-1(A) Multifamily District generally allows maximum densities that range from 24 to 41 dwelling units per acre, based on the mix of bedrooms in a multifamily development. The PD conditions indicate the maximum density overall will be 1,396 dwelling units, which equates to approximately 73 dwelling units per acre. The PD conditions are restrictive on the location of density only in Subarea A and limits density to 196 dwelling units.

The applicant is providing urban design elements in the PD conditions. The proposed development will have individual units on the ground floor that have direct access to the street, bicycle parking, benches, and trash receptacles, which will enhance pedestrian activity. The urban form of the building will be broken up with required articulations every 50 feet and using a mix of façade materials. Staff supports the applicant's request for more density and height because of the increase urban design, pedestrian amenities, and encouraged protection of large existing trees.

Development Standards:

| DISTRICT | SETBACKS | | Density FAR | Height | Lot Coverage | Special Standards | Primary Uses |
|------------------------|----------|-----------|---|--------------------------------|------------------------------|-------------------|------------------------------------|
| | Front | Side/Rear | | | | | |
| Proposed | | | | | | | |
| PDD Multifamily | 10' | 10' | 1,396 dwelling units / 73 u/ac | 36'/3 stories to 78'/6 stories | Subarea A- 50% All other 85% | | Multifamily, duplex, single family |
| Existing | | | | | | | |
| MF-1(A) Multifamily | 15' | 15' | Min lot 3,000 sq. ft. 1,000 sq ft – E 1,400 sq. ft – 1 BR 1,800 sq ft – 2 BR +200 sq ft each add BR | 36' | 60% | Proximity Slope | Multifamily, duplex, single family |

Parking:

The PD conditions state that multifamily uses must provide off-street parking at one space per bedroom and tandem parking may be counted to meet the parking requirements. Parking structures that are visible from the right-of-way or Ridgewood Trail must be concealed with a façade that is similar in appearance to the main or adjacent structure.

Traffic:

The PD conditions include traffic improvements that were recommended from the Traffic Impact Analysis. The improvements include providing striping to define turn lanes at certain intersections nearby and turning a two-way stop into a four-way stop at Jason Drive/Amesbury Drive at Sandhurst Lane.

Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code with some additional requirements. Parkway trees are required at a spacing of one per 35 feet of street frontage and a private license is granted in the PD. An additional option to satisfy the design standard requirement of Article X is provided for the trailhead amenities. The applicant is providing additional trees along the alley in Subarea B at one per 50 feet of alley frontage. A minimum of eight percent open space, which can be provided through courtyards and private accessory recreation areas for the multifamily uses, must be provided for each lot.

The PD conditions include some modification to tree mitigation. Yaupon hollies and crape myrtles are excluded as protected trees based on the fact these species have multiple trunks. An incentive is provided to preserve existing large trees within 50 feet of a right-of-way. New trees that are planted in the parkway or the adjacent portion of the adjacent linear park may count towards the tree replacement requirements.

Z112-225(JH)

List of Partners/Principals/Officers

Owner: Amesbury Skillman, LP

General Partner: CRV Intervest GP, LLC

M. Timothy Clark, President & Manager
Stephen T. Clark, Chairman & Manager
Pamela H. Harper, Secretary & Treasurer

Applicant: JLB Realty, LP

Bay Miltenberger, Manager
Charles C. Carey, Vice President
Scott Sherwood, Executive Vice President
John Santry, Executive Vice President
Hudson Hooks, Executive Vice President

PD CONDITIONS

“ARTICLE ____.

P.D. ____

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

PD ____ was established by Ordinance No. _____, passed by the Dallas City Council on _____, 2012.

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

PD _____ is established on property generally bounded by Sandhurst Lane, Skillman Street, and Amesbury Lane. The size of PD _____ is approximately 19.106 acres.

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

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

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

(2) STOOP means a small porch leading to the entrance of a residence.

(3) TANDEM PARKING means one parking space in front of another parking space, making it necessary to pass through one parking space to gain vehicular access to the other parking space from a street, alley, or driveway.

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

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

SEC.51P-____.104 CREATION OF SUBAREAS.

This Property is divided into four main Subareas: Subarea A, Subarea B, Subarea C, and Subarea D. Subarea D is further divided into Subarea D-1 and Subarea D-2.

SEC.51P-____.105 EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit ____A: Conceptual Plan
- (2) Exhibit ____B: Street and Sidewalk Sections

SEC.51P-____.106 CONCEPTUAL PLAN

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

(b) A minor amendment to the conceptual plan required due to right-of-way modifications may be approved by the city plan commission if the amendment does not change the basic relationship of the proposed development to the abutting property and does not reduce the area of trail access shown on the conceptual plan. The minor amendment to the conceptual plan does not require the public notice procedure in Section 51A-1.105(k).

SEC.51P-____.107 DEVELOPMENT PLAN

(a) A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work on the Property. If there is a conflict between the text of this article and the approved development plan, the text of this article controls.

(b) Development plans may be submitted in phases.

SEC.51P-____.108 MAIN USES PERMITTED.

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

- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Local utilities. *[SUP may be required. Communications exchange facility prohibited.]*
- Multifamily.
- Public park, playground, or golf course.
- Retirement housing.
- Single family.

SEC.51P-____.109. ACCESSORY USES.

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

- (b) The following accessory uses are not permitted:
- Accessory helistop.
 - Accessory medical/infectious waste incinerator.
 - Accessory outside display of merchandise.
 - Accessory outside sales.
 - Accessory pathological waste incinerator.
 - Amateur communication tower.
 - Day home.
 - General waste incinerator.
 - Private stable.

SEC.51P-____.110. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Setbacks.

Minimum setbacks apply to the outer perimeter of the Property. Setbacks are not required between subareas or lots within the Property.

(1) Encroachments.

(A) For residential uses, unenclosed balconies, bay windows, awnings, and patios may encroach up to five feet into a required front yard setback. Stoops, retaining walls, raised planters, sculptures, and other decorative landscape items may be located within the required setback.

(B) In the required front yard along Skillman Street, gazebos, pergolas, and trellises may be located within the required setback if they are for public use.

(C) Accessory structures for residential uses that are located in a side or rear yard and less than 15 feet in height may provide no side or rear setback.

(2) Front yard.

(A) Minimum front yard along Amesbury Drive is 10 feet.

(B) Minimum front yard along Sandhurst Lane is 15 feet.

(B) Minimum front yard along Skillman Street is 30 feet except where shown on the conceptual plan.

(3) Side and rear yard.

(A) Except as provided, minimum side and rear yard is 10 feet.

(B) In Subarea B, minimum side yard is 30 feet.

(C) In Subarea D-2, minimum side yard is 20 feet.

(b) Dwelling unit density.

(1) Except Subarea A, maximum dwelling unit density is 1,200.

(2) For Subarea A, maximum dwelling unit density is 196.

(c) Floor area ratio. None.

(d) Height and stories.

(1) In general.

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

(B) The additional projections specified in Sec. 51A-4.408(a)(2)(A) are permitted to project an additional four feet above the maximum building height from 10 feet to 40 feet from front, rear and side yard property lines, and 12 feet when greater than 40 feet from front, rear and side yard property lines, provided they comply with the residential proximity slope above the maximum building height.

(C) Parapet walls may project a maximum of four feet above the maximum building height.

(2) Subarea A. Maximum height is 36 feet. Maximum stories is three.

(3) Subarea B. Maximum height is 54 feet. Maximum stories is four.

(4) Subarea C. Maximum height is 65 feet. Maximum stories is five.

Staff recommended

(5) Subarea D-1. Maximum height is 65 feet. Maximum stories is five.

(6) Subarea D-2. Maximum height is 54 feet. Maximum stories is four.

Applicant proposed

| |
|---|
| (5) <u>Subarea D.</u> Maximum height is 65 feet. Maximum stories is five. |
|---|

(e) Lot coverage.

(1) Except Subarea A, maximum lot coverage is 85 percent.

(2) For Subarea A, maximum lot coverage is 50 percent.

(f) Lot size. None.

SEC.51P-____.111. URBAN DESIGN ELEMENTS FOR RESIDENTIAL USES.

(a) A minimum of 50 percent of the street-facing, ground floor dwelling units must have individual entries that access the street and must have an improved path connecting to the sidewalk.

(b) Individual entries may be gated and private yards fenced if the fencing is a minimum of 50% open, such as wrought iron.

(c) Solid fencing is prohibited between a street-facing façade and the right-of-way and between a façade that faces the Ridgewood Trail and the southern property line of the Property.

(d) Street facing facades must be clearly visible from the street.

(e) In order to break up long walls, building articulation of a minimum depth of one foot is required for every 50 feet of length of a street facing façade is required.

(f) A minimum of two different façade materials is required on each street-facing facade.

(g) Special architectural elements, such as architecturally prominent public entrances, a canopy or awning, attached tower or turret, are required at the building corners at street intersections and building public entry points.

(h) A minimum of two of each of the following pedestrian amenities are required along each street frontage per lot: bench, trash receptacle, and bicycle rack.

Sec. 51P-____.112. OFF-STREET PARKING AND LOADING.

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

(b) For multifamily uses, a minimum of one space per bedroom is required. No additional off-street parking is required for an accessory use.

(c) A maximum of 25 percent of the required off-street parking spaces may be compact.

(d) Tandem parking may count towards required off-street parking for residential uses.

(e) Exterior parking structure facades that are visible from a public right-of-way or the southern or western property line of the district must be concealed with a facade that is similar in materials, architecture, and appearance to the facade of the main structure or the adjacent structure, except that breaks in the exterior parking structure facade not exceeding 40 feet in width are permitted at driveway and entryway locations. Openings in the exterior parking structure facade may not exceed 60 percent of the total parking structure facade area.

SEC.51P-___113. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC.51P-___114. LANDSCAPING AND SIDEWALKS.

(a) In general. Except as provided in this section, landscaping and tree mitigation must be provided in accordance with Article X. If there is a conflict between the text of this article and Article X, the text of this article controls.

(b) Landscaping.

(1) Plant materials must be maintained in a healthy, growing condition.

(2) For each subarea, or portion approved by a development plan, landscaping must be installed within six months after the issuance of a certificate of occupancy.

(3) Large trees must be planted a minimum of 10 feet from a building.

(c) Parkway trees.

(1) Tree planting zone. Parkway trees must be located within the tree planting zone, which is that area parallel to and between two-and-one-half and fifteen feet from the back of the projected street curb. Trees planted within the tree planting zone may count toward street tree requirements.

(2) Number. The minimum number of required parkway trees is determined by dividing the number of feet of street frontage, exclusive of visibility triangles, by 35. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next higher whole number.

(3) Type. Parkway trees must be recommended for local area use by the building official.

(4) Height and caliper. Parkway trees must have a minimum height of 14 feet and a minimum caliper of three-and-one-half inches measured at a point 12 inches above the root ball at the time of installation.

(5) Spacing. Parkway trees must be spaced as uniformly as practicable, but must be within 50 feet of the trunk of another required tree.

(d) Design standards. A public trail access area as shown on the conceptual plan will count toward satisfying the design standard requirements in Article X for both tract C and D as long as it contains the following:

(1) a pathway with a minimum 12 feet in width connecting Amesbury Drive to the Ridgewood Trail;

(2) a minimum of two drinking fountains;

(3) bench seating at one bench per 50 linear feet of pathway;

(4) trash cans at one per 100 linear feet of pathway;

(5) pedestrian scale lighting at one per 25 linear feet;

(6) large canopy tree within 10 feet of pathway at one per 50 feet; and

(7) signage indicating trail connection.

(e) Alley trees in Subarea B. One minimum four inch caliper tree must be planted in Subarea B within 30 feet of the alley right-of-way for every 50 feet of alley frontage. These trees are not required to be evenly spaced.

(f) Open space. A minimum of eight percent of the lot area must be provided as open space. Open space may be provided at or below grade or

above ground through the use of an outside roof deck, rooftop garden, pool area, or similar type of outside common area. Open space cannot be parked or driven upon.

(g) Tree mitigation and protection.

(1) Mitigation for trees removed under a tree removal permit or building permit must be completed prior to the final inspection of the newest building permit for new construction within the district. (Tree removal carries forward to a building permit as long as an active building permit for new construction is pending within the district. If no active building permit exists, tree mitigation is due before final certificate of occupancy or final inspection.) Building permits must specify tree mitigation balances.

(2) Yaupon holly (*Ilex Vomitoria*), and crepe myrtles (*lagerstroemia*), are not considered protected trees for mitigation purposes under Article X.

(3) To preserve existing tree canopies, existing large trees with a caliper of 20 inches or greater whose trunks are within 50 feet of a right-of-way may reduce the number of replacement inches by a factor of 1.5. For example, a tree with a caliper of 20 inches that is preserved reduces the tree replacement requirement by 30 caliper inches.

(4) Trees planted on the Property, in the parkway, or within an adjacent public linear park may count towards the tree replacement requirements.

(h) Sidewalks

(1) Sidewalks located adjacent and parallel to public right of way must be a minimum width of six feet unobstructed.

(2) Street and sidewalk sections must generally follow the conceptual Street and Sidewalk Section plan as shown in Exhibit B. Sidewalks and unobstructed areas can be larger than shown in the Exhibit B.

(3) Tree grates do not count toward the minimum unobstructed sidewalk width.

(4) If a sidewalk is located in the front yard, the property owner must dedicate a sidewalk easement to the city to assure its availability to the public as a permanent pedestrian way.

(i) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) within the Property for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. Parkway means the portion of a street right of way between

the street curb and the property line. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolutions passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(2) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

(3) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(4) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(j) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the building official. The application must be in writing on a form approved by the building

official and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(2) Upon receipt of the application and any required fees, the building official shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the building official determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the building official shall issue a parkway landscape permit to the property owner; otherwise, the building official shall deny the permit.

(3) If compliance or partial compliance with the parkway landscaping requirement is made impossible due to the building official's denial of a parkway landscape permit, the director may approve an alternate landscaping that meets the intent of the parkway landscaping requirement, including but not limited to replacing a requirement for large trees with small trees where overhead utilities exist. If no alternative exists, the director may waive all or part the parkway landscaping requirement.

(4) A parkway landscape permit issued by the building official is subject to immediate revocation upon written notice if at any time the building official determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the building official's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way.

SEC.51P-____.115 SIGNS

(a) In general. Except as provided in this subsection, signs must comply with the provisions for non-business zoning districts.

(b) Blade signs. A multifamily premise may erect no more than two blade signs per subarea that project no further than four feet from the vertical building surface. The sign may not be illuminated, exceed 20 square feet in effective area, extend above the roof or over any public right-of-way, be located within the space 10 feet above grade, or be on a premise with a detached sign. No blade signs are allowed to project from a building façade facing Skillman Street.

Z112-225(JH)

SEC.51P-____.116 TRAFFIC IMPROVEMENTS.

The following traffic control improvements must be implemented, subject to approval by the city, prior to the issuance of the first certificate of occupancy for new construction in this district.

(1) At the intersection of East University Boulevard and Matilda Street, restripe the northbound and southbound approaches to create a dual lane approach with a dedicated left turn bay.

(2) At the intersection of East University Boulevard and Amesbury Drive, restripe the northbound approach to create a dual lane approach with a dedicated left turn bay.

(3) At the intersection of Skillman Street and Sandhurst Lane, restripe the eastbound approach to provide a dual lane approach with a dedicated right turn bay.

(4) At the intersection of Jason Drive and East University Boulevard, restripe the northbound approach to provide a dual lane approach with a dedicated right turn lane and an additional right turn lane.

(5) Installation of a four-way stop at Jason Drive/Amesbury Drive at Sandhurst Lane.

SEC.51P-____.117 ADDITIONAL PROVISIONS.

(a) One pedestrian, public access location shall be provided through Subarea D as shown on the conceptual plan. The trail access point shall be open for public use and provide pedestrian access from Amesbury Drive to the Ridgewood Trail with the minimum area as shown on the conceptual plan. If provided by easement, the easement must be provided prior to issuance of the first certificate of occupancy for structures in Subarea D.

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

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

SEC.51P-____.118 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.

Z112-225(JH)

(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.

STAFF RECOMMENDED CONCEPTUAL PLAN

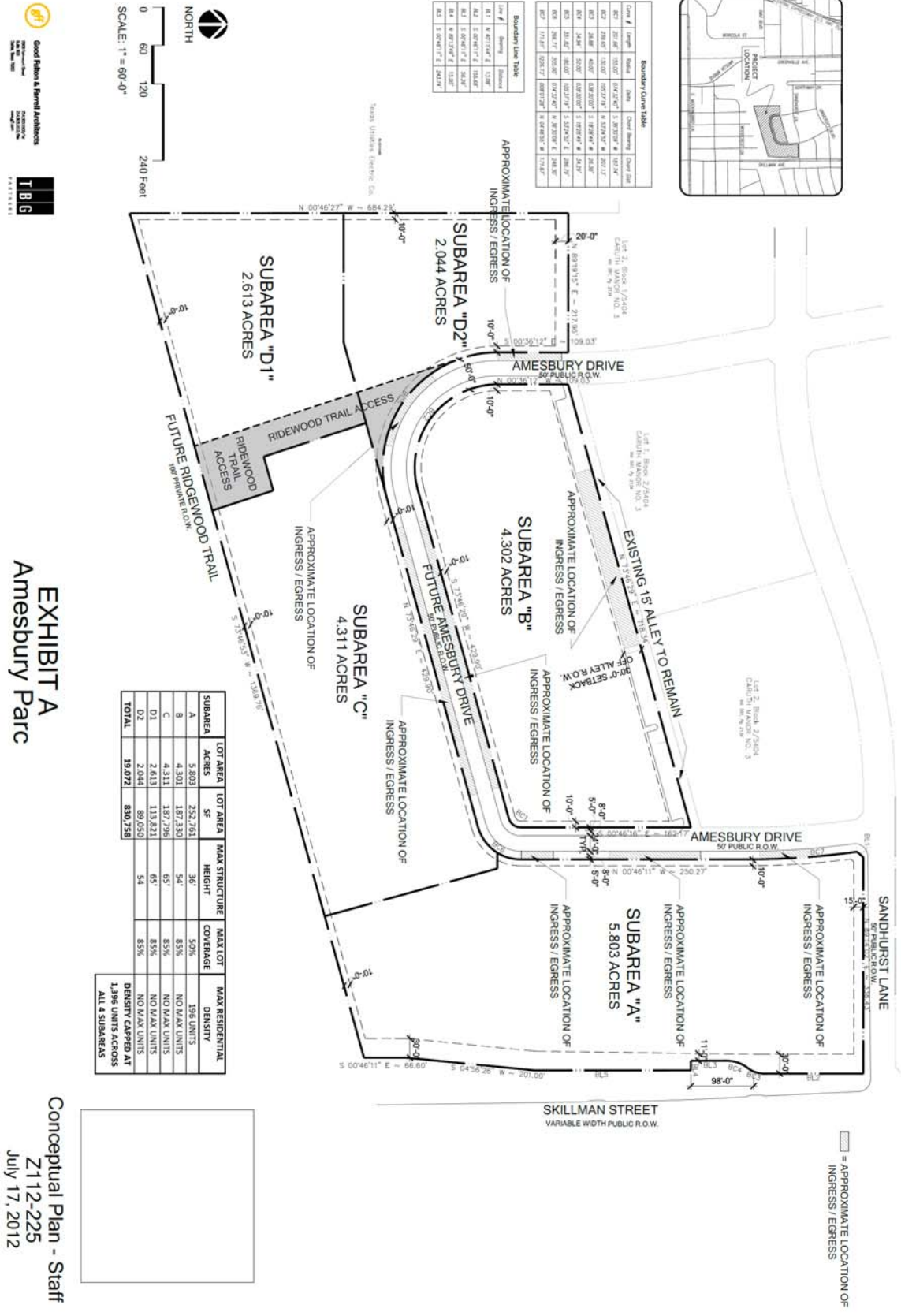


EXHIBIT A
Amesbury Parc

Conceptual Plan - Staff
Z112-225
July 17, 2012

APPLICANT'S PROPOSED CONCEPTUAL PLAN

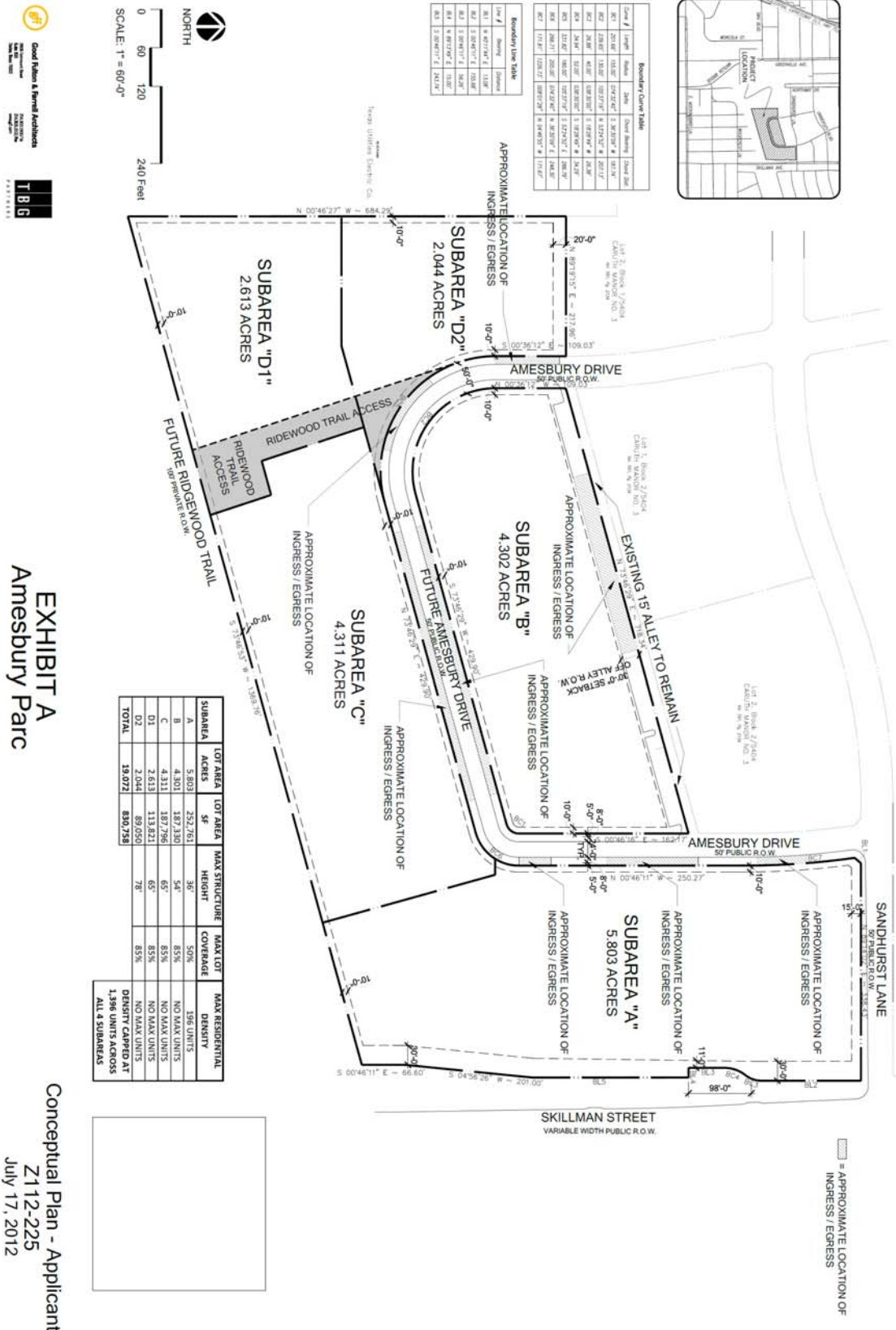
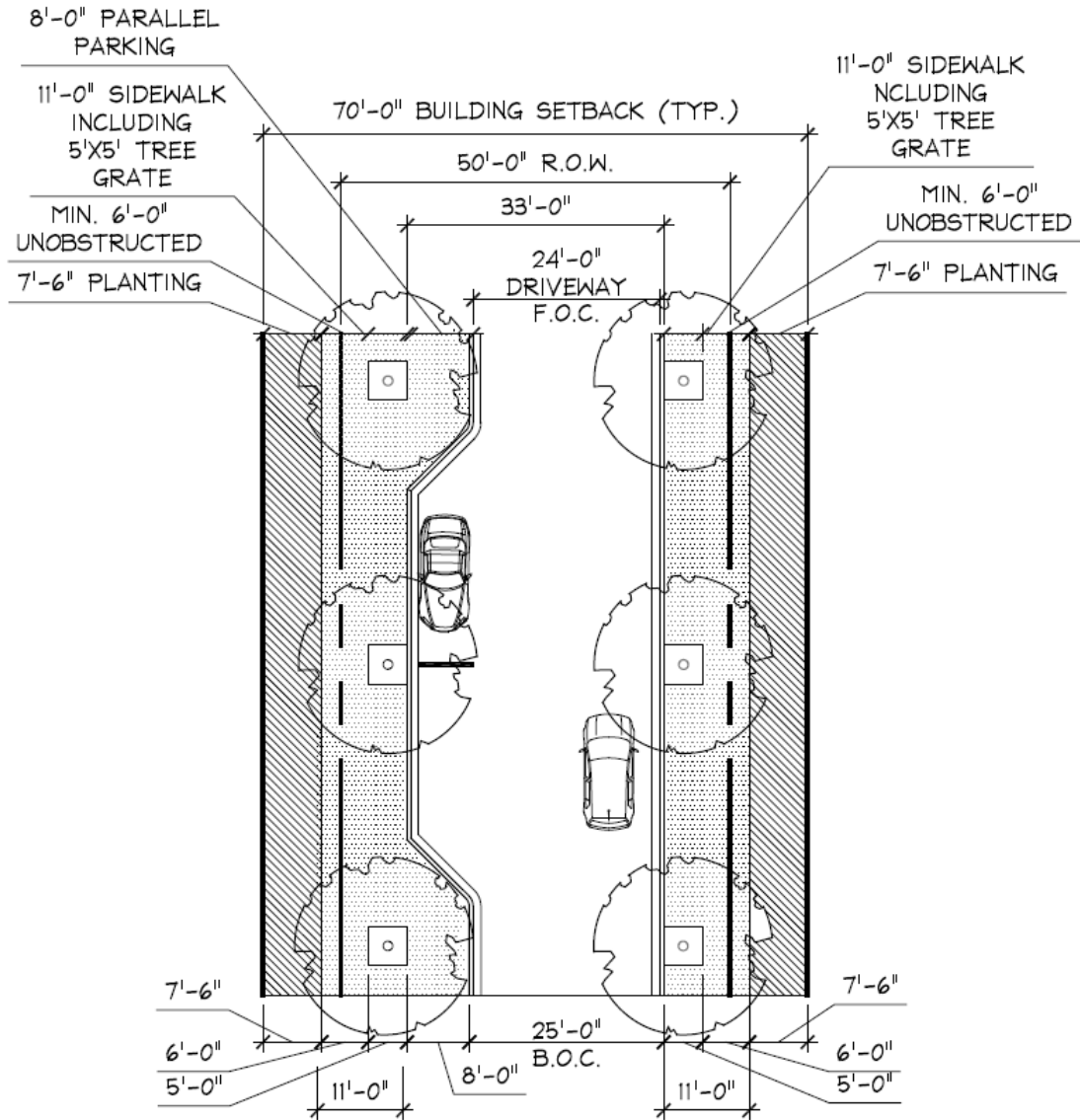


EXHIBIT A
Amesbury Parc

Conceptual Plan - Applicant
Z112-225
July 17, 2012

PROPOSED STREET SECTIONS



Typ. Street Section - Parallel Parking on One Side

PLAN

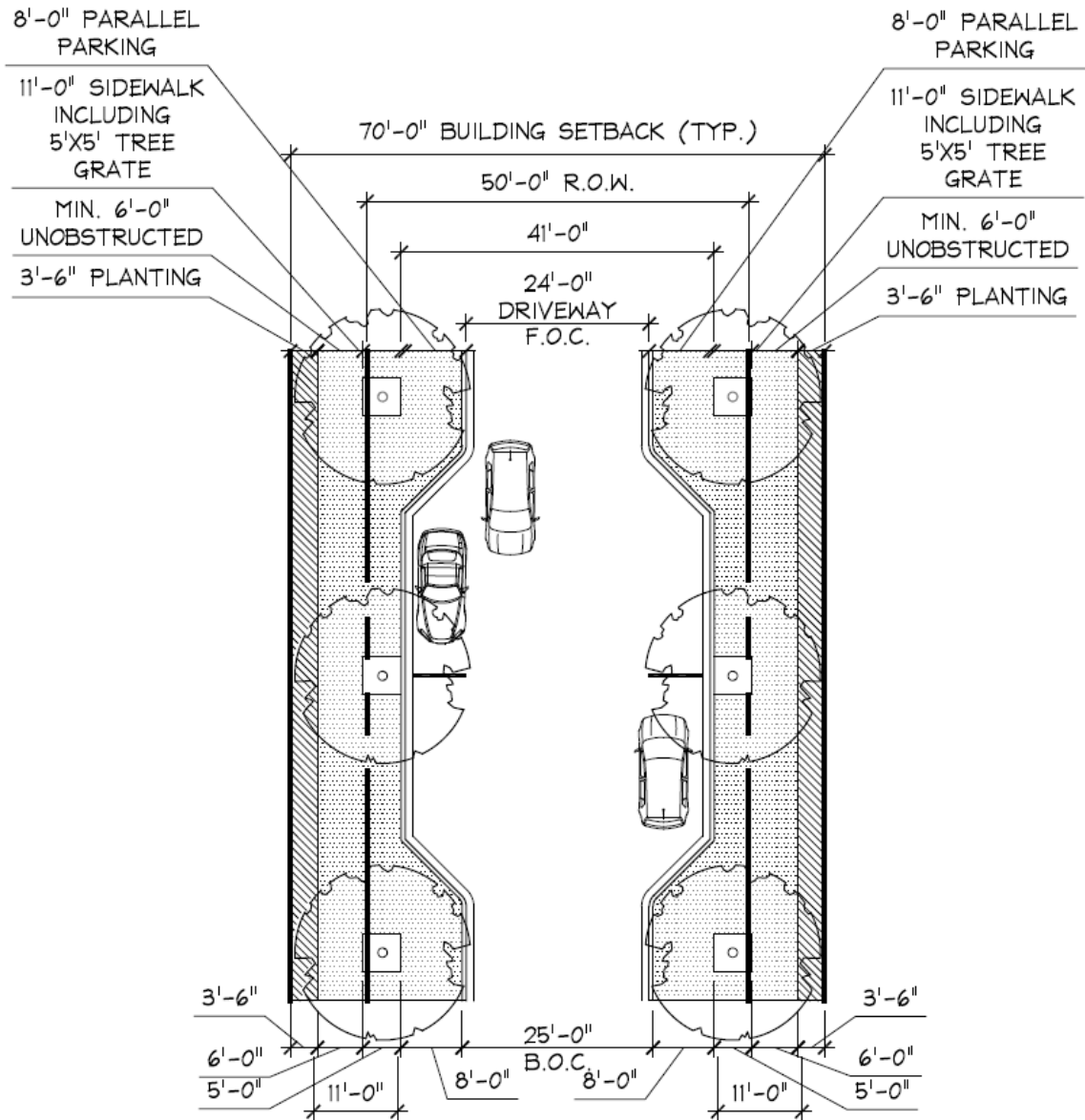
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05.03.2012



Good Fulton & Farrell Architects



Typ. Street Section - Parallel Parking on Both Sides

PLAN

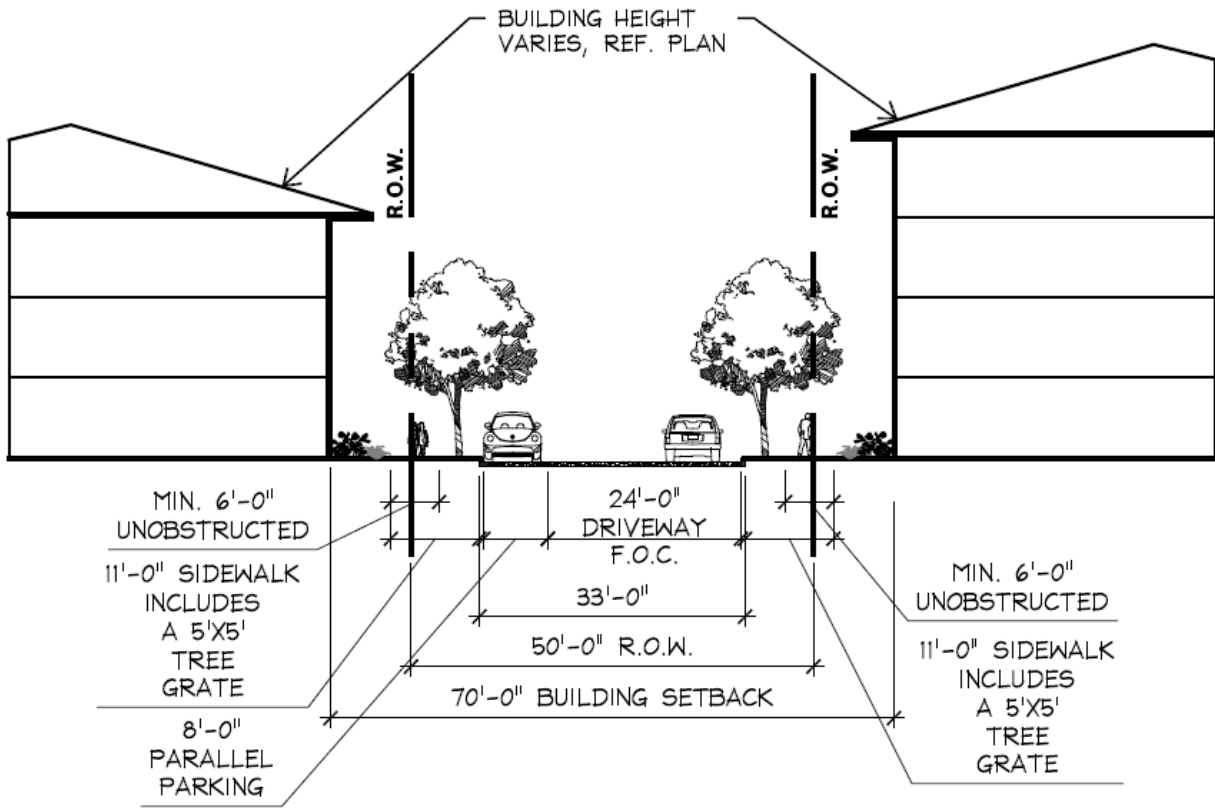
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05.03.2012



Good Fulton & Farrell Architects



Typ. Street Section - Parallel Parking on One Side

SECTION

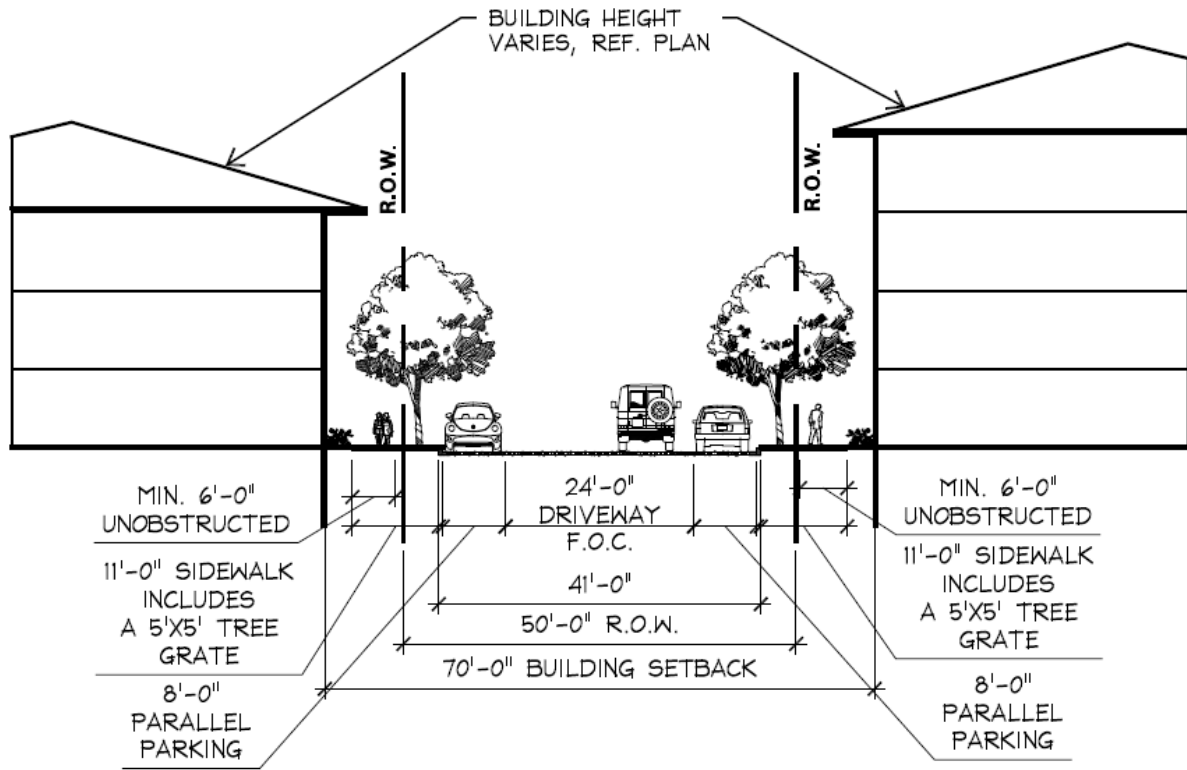
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05.03.2012



Good Fulton & Farrell Architects



Typ. Street Section - Parallel Parking on Both Sides

SECTION

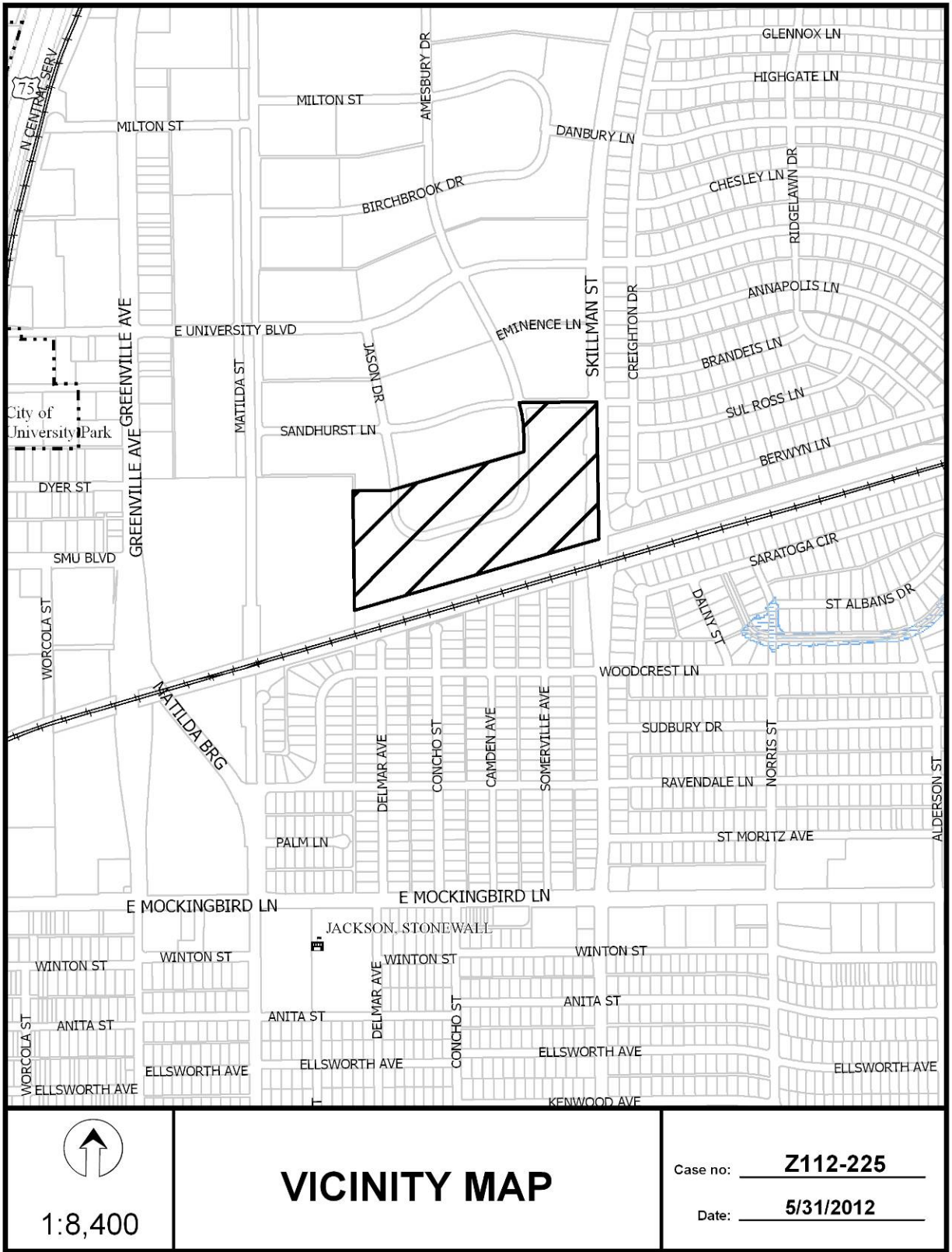
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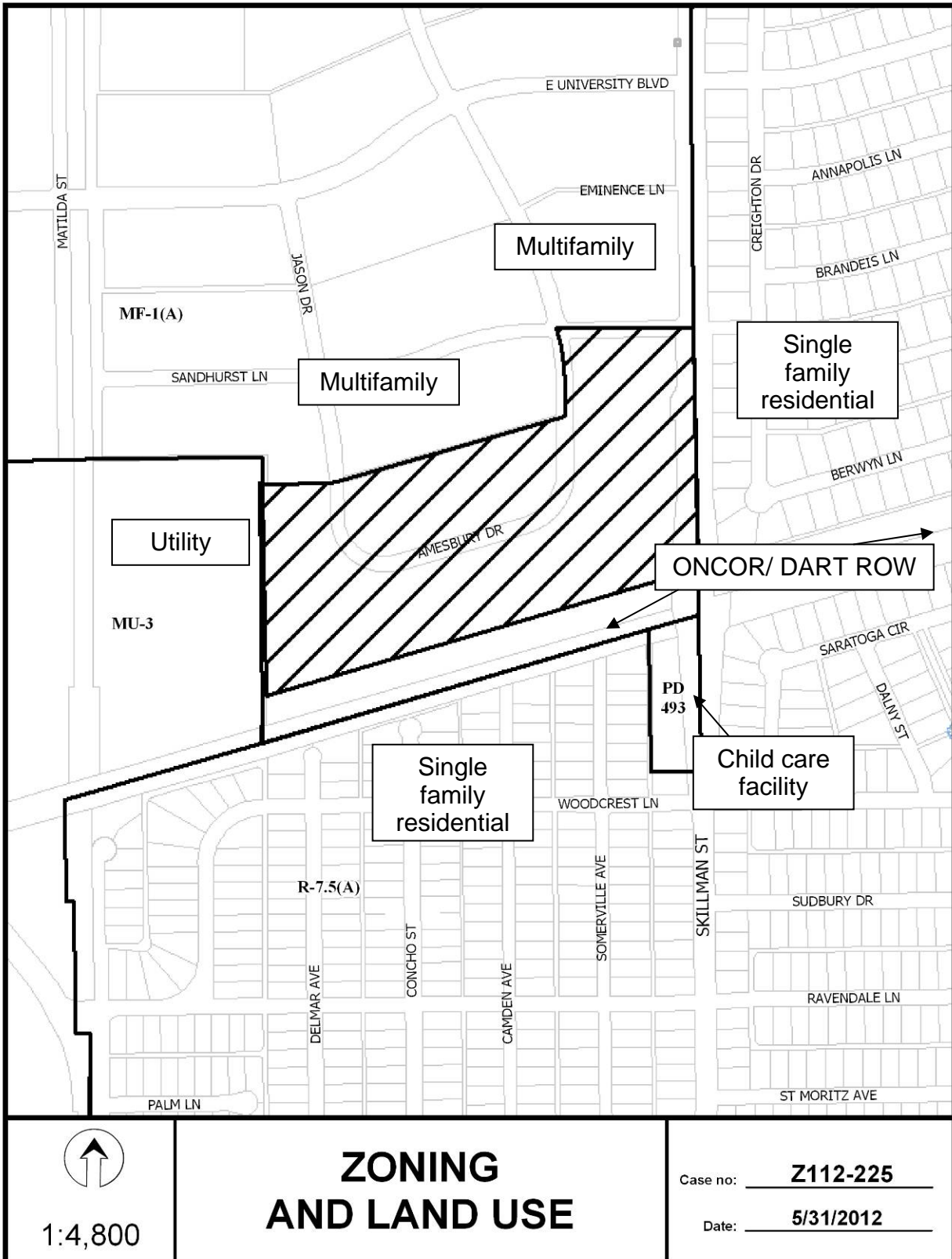


05.03.2012



Good Fulton & Farrell Architects





1:4,800

ZONING AND LAND USE

Case no: Z112-225
Date: 5/31/2012



1:4,800

ZONING HISTORY

Case no: Z112-225
Date: 5/31/2012



5/31/2012

Notification List of Property Owners

Z112-225

510 Property Owners Notified

| Label # | Address | Owner |
|---------|---------------------|--|
| 1 | 4601 AMESBURY DR | AMESBURY SKILLMAN LP |
| 2 | 4434 SOMERVILLE AVE | JOHNSON ERIC W |
| 3 | 4430 SOMERVILLE AVE | JORDAN JAMES MICHAEL |
| 4 | 4426 SOMERVILLE AVE | COOK SCOTT C |
| 5 | 4422 SOMERVILLE AVE | JOHNSON MATTHEW S & JENNIFER L |
| 6 | 4418 SOMERVILLE AVE | ZIELKE DARYL & MARZELLA |
| 7 | 4412 SOMERVILLE AVE | TAYLOR SHARON R |
| 8 | 4431 SOMERVILLE AVE | HERRICK JACK L TRUSTEE JACK L HERRICK LI |
| 9 | 4427 SOMERVILLE AVE | JAVADI EMILY & |
| 10 | 4421 SOMERVILLE AVE | KARY NORMAN E |
| 11 | 4417 SOMERVILLE AVE | BROWN SHAWN MICHAEL |
| 12 | 4413 SOMERVILLE AVE | DANIELSON STEVEN JON |
| 13 | 4407 SOMERVILLE AVE | HARRIS DEBORAH KAY |
| 14 | 4420 CAMDEN AVE | HARDISON TANYA |
| 15 | 4416 CAMDEN AVE | MAKAR ROGER J |
| 16 | 4410 CAMDEN AVE | GLEISER KATHERINE L |
| 17 | 4406 CAMDEN AVE | FILES JAMES B |
| 18 | 4402 CAMDEN AVE | TOMPKINS JAMES B ETAL |
| 19 | 4419 CAMDEN AVE | SANDRES HERSCHEL R |
| 20 | 4417 CAMDEN AVE | BARCENAS DIANA |
| 21 | 4411 CAMDEN AVE | MCCOMBIE JAMES JR |
| 22 | 4407 CAMDEN AVE | SCHMELTZ ANDREW & BETANCOURT KATHRYN |
| 23 | 4403 CAMDEN AVE | J GREGORY HOMES INC |
| 24 | 6161 SARATOGA CIR | HEBERT LAURA E |
| 25 | 6155 SARATOGA CIR | LIPSEY SCOTT F |
| 26 | 6151 SARATOGA CIR | CHERRY SUSIE MELISSA |
| 27 | 6145 SARATOGA CIR | NELSON ROBERT L & BONNIE E |
| 28 | 6141 SARATOGA CIR | THOMAS DIANNE C |
| 29 | 6137 SARATOGA CIR | PATE CHARLES ANDREW & LAURA ELIZABETH |
| 30 | 6133 SARATOGA CIR | GEORGE KENN S |

| Label # | Address | Owner |
|----------------|---------------------|---|
| 31 | 6129 SARATOGA CIR | MCCLURE RONALD C & BARI LEE MCCLURE |
| 32 | 6123 SARATOGA CIR | MEMZDORF SCOTT & JENNIFER |
| 33 | 6128 SARATOGA CIR | HECHT EDWARD H |
| 34 | 4437 DALNY ST | HARRISON PATRICIA LYNN |
| 35 | 4345 CONCHO ST | SOCCIO MARJORIE A MCNEAL |
| 36 | 4403 CONCHO ST | TURNER PATRICK & NANCY |
| 37 | 4407 CONCHO ST | TURNER PATRICK & NANCY |
| 38 | 4411 CONCHO ST | MARR COREY HOWARD |
| 39 | 4415 CONCHO ST | ECELLE ANTHONY |
| 40 | 4402 CONCHO ST | GOSSETT EMILY |
| 41 | 4406 CONCHO ST | STACY SUSAN |
| 42 | 4410 CONCHO ST | BONG ROBERT S |
| 43 | 4414 CONCHO ST | KOH ANGELINE |
| 44 | 4418 CONCHO ST | ROBERTS CHAD |
| 45 | 4337 DELMAR AVE | THOMAS CLYDENE SETZER |
| 46 | 4343 DELMAR AVE | DAY JULIE |
| 47 | 4347 DELMAR AVE | HUDDLESTON BRIAN |
| 48 | 4342 DELMAR AVE | PANKO HEATHER & JASON |
| 49 | 4346 DELMAR AVE | HEDGES JUDITH |
| 50 | 4403 DELMAR AVE | WARD GILBERT O & LYNN L WARD |
| 51 | 4411 DELMAR AVE | QUAIL ASSETS LP |
| 52 | 4402 DELMAR AVE | CHOWN JEFFREY P & MELINDA D |
| 53 | 4406 DELMAR AVE | CHOWN JEFFERY P & CHOWN MELINDA D |
| 54 | 4412 DELMAR AVE | BRADLEY NORMA |
| 55 | 4342 WOODCREST LN | CORONA GREGORIO A & MARTHA C |
| 56 | 4336 WOODCREST LN | GONZALES CONNIE B |
| 57 | 4357 WOODCREST LN | DAVIS RYAN |
| 58 | 4353 WOODCREST LN | MINNIS NORMA |
| 59 | 4349 WOODCREST LN | KINGSTON THOMAS E JR & ELIA L |
| 60 | 4345 WOODCREST LN | STRAUSS JEFFREY C & TAMARA J |
| 61 | 4341 WOODCREST LN | HOOPER GREGORY LANDIS & DIANE MICHELLE |
| 62 | 4530 GREENVILLE AVE | TEXAS UTILITIES ELEC CO % STATE & LOCAL |
| 63 | 4639 CREIGHTON DR | BURGIN CHARLES E |
| 64 | 4633 CREIGHTON DR | FINCH KATHY |
| 65 | 4627 CREIGHTON DR | BEYER JENNIFER A |

| Label # | Address | Owner |
|----------------|----------------------|--------------------------------------|
| 66 | 4621 CREIGHTON DR | MILLER B J AND JERRY |
| 67 | 4615 CREIGHTON DR | SABA JOHN D & EDWINA SABA |
| 68 | 4609 CREIGHTON DR | WEBER ANN M |
| 69 | 4603 CREIGHTON DR | CHARLES BRONSON |
| 70 | 6104 BERWYN LN | FOSTER FRED M & MARSHA KAY TRUSTEES |
| 71 | 6108 BERWYN LN | DEFAZIO JOHN B |
| 72 | 6114 BERWYN LN | FORD FAMILY REVOCABLE LIVING TURST |
| 73 | 6120 BERWYN LN | HERNDON CHRIS |
| 74 | 6126 BERWYN LN | WIEGERT LISA G |
| 75 | 6110 SUL ROSS LN | GOODWIN BETTY |
| 76 | 6118 SUL ROSS LN | BARRACO JOE |
| 77 | 6124 SUL ROSS LN | MONTGOMERY CYNTHIA |
| 78 | 6133 BERWYN LN | STRANSKY GEORGIA H |
| 79 | 6127 BERWYN LN | LAWRENCE LAIRD |
| 80 | 6121 BERWYN LN | ALLOWAY PAUL & SUE |
| 81 | 6115 BERWYN LN | FJORDBAK ANNETTE |
| 82 | 6106 BRANDEIS LN | PRIOLO LEO JR & MICHELLE D |
| 83 | 6112 BRANDEIS LN | CUMBERWORTH ROBERT B & MARTHA CLAIRE |
| 84 | 6118 BRANDEIS LN | TEETERS LESTER |
| 85 | 6131 SUL ROSS LN | HALL ROMEY L |
| 86 | 6123 SUL ROSS LN | GRISSOM BILLIE W TR BMG LIVING TRUST |
| 87 | 6117 SUL ROSS LN | RASH PAUL JONES JR |
| 88 | 6109 SUL ROSS LN | MCKENZIE DIANE E |
| 89 | 6106 ANNAPOLIS LN | PERRY SHERRI A |
| 90 | 6114 ANNAPOLIS LN | PUDDY GLENN L & STACY L |
| 91 | 6119 BRANDEIS LN | EMERSON MICHAEL & JENNIFER |
| 92 | 6115 BRANDEIS LN | CAIN MELINDA L |
| 93 | 6107 BRANDEIS LN | SHELTON GREGORY & |
| 94 | 4739 CREIGHTON DR | WADE ELISE & |
| 95 | 4733 CREIGHTON DR | TIMMONS ROBERT N SR |
| 96 | 4727 CREIGHTON DR | MORRISON KELLY S |
| 97 | 4721 CREIGHTON DR | MASON ROY H |
| 98 | 4715 CREIGHTON DR | GURLEY LARRY D & SANDRA L |
| 99 | 4707 CREIGHTON DR | CHAMBLESS GERALDINE |
| 100 | 5902 UNIVERSITY BLVD | SSWH PARTNERS LP SUITE 960 |

| Label # | Address | Owner |
|----------------|-------------------|--------------------------------------|
| 101 | 6132 SARATOGA CIR | KELEMEN RUSSELL M & CARI P |
| 102 | 4411 SKILLMAN ST | LEETEX CONSTRUCTION LLC |
| 103 | 401 BUCKNER BLVD | DART |
| 104 | 4705 SKILLMAN ST | MEINES SHARON J & LARRY JAMES |
| 105 | 4705 SKILLMAN ST | NICHOLS CHRISTOPHER C |
| 106 | 4705 SKILLMAN ST | DYER REX |
| 107 | 4705 SKILLMAN ST | DECKARD JOHN W & DEBORAH C |
| 108 | 4709 SKILLMAN ST | SWOPE GLENN |
| 109 | 4709 SKILLMAN ST | LOSCERBO VIRGINIA S |
| 110 | 4709 SKILLMAN ST | SVANE ERIK J |
| 111 | 4709 SKILLMAN ST | DTRE LLC STE 104-442 |
| 112 | 4715 SKILLMAN ST | MILLICAN MARY |
| 113 | 4715 SKILLMAN ST | HINDMAN JOYCEE |
| 114 | 4715 SKILLMAN ST | BAKER RITA M |
| 115 | 4715 SKILLMAN ST | ELLIOTT LORI A |
| 116 | 4719 SKILLMAN ST | HILL THERESA M |
| 117 | 4719 SKILLMAN ST | LONG RALPH & LINDA BLDG A UNIT 4719 |
| 118 | 4719 SKILLMAN ST | TEWOLDE ZIGEREDA |
| 119 | 4719 SKILLMAN ST | RED STICK PPTIES LTD |
| 120 | 6005 SANDHURST LN | BAILEY LENNIE T |
| 121 | 6005 SANDHURST LN | TAYLOR CATHERINE R BLDG B APT B |
| 122 | 6005 SANDHURST LN | COLE EMILY C UNIT C |
| 123 | 6005 SANDHURST LN | LANE TARA |
| 124 | 6007 SANDHURST LN | HARPER HELEN JACKSON |
| 125 | 6007 SANDHURST LN | LEONG CRAIG S |
| 126 | 6007 SANDHURST LN | HARPER HELEN J |
| 127 | 6007 SANDHURST LN | DAVIS JUNE S |
| 128 | 6009 SANDHURST LN | FLIPPO ALINE J |
| 129 | 6009 SANDHURST LN | SANDFORT JANE L |
| 130 | 6009 SANDHURST LN | OATES RICHARD BURT |
| 131 | 6009 SANDHURST LN | SHUEMAKE JEAN C # D |
| 132 | 6015 SANDHURST LN | FLYNN PATRICIA A & ROBERT W |
| 133 | 6015 SANDHURST LN | DIMOULAKIS JULIA L BLDG C UNIT 6015B |
| 134 | 6015 SANDHURST LN | MCLEROY PEGGY |
| 135 | 6015 SANDHURST LN | LANGLEY WILLIAM JR & CHARLEEN |

| Label # | Address | Owner |
|----------------|-------------------|--|
| 136 | 6017 SANDHURST LN | HUNTER TANA LYNN |
| 137 | 6017 SANDHURST LN | CULPEPPER KENNETH & CHARLOTTE A |
| 138 | 6017 SANDHURST LN | BJORK JAYNE F UNIT 6017 C |
| 139 | 6017 SANDHURST LN | HANSEN MICHAEL & |
| 140 | 6021 SANDHURST LN | STORY MAURICE |
| 141 | 6021 SANDHURST LN | CURTIS HAROLD R & BILLIE FAYE CURTIS |
| 142 | 6021 SANDHURST LN | MARX PATRICIA |
| 143 | 6021 SANDHURST LN | PARKER NINA ELIZABETH |
| 144 | 6023 SANDHURST LN | CURTIS HAROLD R & BILLIE FAYE |
| 145 | 6023 SANDHURST LN | THIGPEN HOLLY |
| 146 | 6023 SANDHURST LN | AFFLECK BERT |
| 147 | 6023 SANDHURST LN | STAMBAUGH JOHNSON L |
| 148 | 6027 SANDHURST LN | RASKOPF ANN O LIFE ESTATE |
| 149 | 6027 SANDHURST LN | GEBRON ALBERT G |
| 150 | 6027 SANDHURST LN | SILBERSTEIN BETTY G TR |
| 151 | 6027 SANDHURST LN | MCQUEEN FRANCES V |
| 152 | 6029 SANDHURST LN | HALLARD SONYA FAYE |
| 153 | 6029 SANDHURST LN | GRANSTROM PETER NILS E & KARIN M EDMAN G |
| 154 | 6029 SANDHURST LN | BLANKENSHIP MARY |
| 155 | 6029 SANDHURST LN | ROONEY ANTON P |
| 156 | 6033 SANDHURST LN | TRUITT FANNIE BLDG F UNIT A |
| 157 | 6033 SANDHURST LN | BAKER KENNETH E & PATRICIA A |
| 158 | 6033 SANDHURST LN | WILSON ELVA M |
| 159 | 6033 SANDHURST LN | PIERCE LOUIS P & REBECCA A PIERCE |
| 160 | 6035 SANDHURST LN | SAMPSON REBECCA UNIT A |
| 161 | 6035 SANDHURST LN | SCHULTZ CAROL APT B |
| 162 | 6035 SANDHURST LN | COX CHARLENE M |
| 163 | 6035 SANDHURST LN | YOSEPH AZEB |
| 164 | 6037 SANDHURST LN | NANCE CAROLYN BLDG F APT A |
| 165 | 6037 SANDHURST LN | STEWART LAURA L |
| 166 | 6037 SANDHURST LN | BURKHART LOUIZA |
| 167 | 6037 SANDHURST LN | WILSON KYLE DAVID |
| 168 | 4718 AMESBURY DR | ALEXANDER LAVEY L |
| 169 | 4718 AMESBURY DR | KINNEY PEARL A |
| 170 | 4718 AMESBURY DR | WORLEY KATHRYN % FRANK W WORLEY |

| Label # | Address | Owner |
|----------------|-------------------|--|
| 171 | 4718 AMESBURY DR | GEORGE JUNE |
| 172 | 4712 AMESBURY DR | GLOECKNER SILKE |
| 173 | 4712 AMESBURY DR | DUSSAU BONNIE BUIL H, UNIT B |
| 174 | 4712 AMESBURY DR | BROWN JOHN A |
| 175 | 4712 AMESBURY DR | RHODES RICHARD STEPHENSON UNIT D |
| 176 | 5801 SANDHURST LN | GAMBLE KAREN |
| 177 | 5801 SANDHURST LN | HEIL ERIC & JAYE |
| 178 | 5801 SANDHURST LN | RUTLEDGE MARJORIE J TRUSTEE THE |
| RUTLEDGE | | |
| 179 | 5801 SANDHURST LN | HEADLEY CAREY J |
| 180 | 5805 SANDHURST LN | VAILLANCOURT LOIS |
| 181 | 5805 SANDHURST LN | PATTERSON D M |
| 182 | 5805 SANDHURST LN | WILSON JANE E |
| 183 | 5805 SANDHURST LN | WRIGHT HELENA CONLY |
| 184 | 5807 SANDHURST LN | MONCIBAIS MATILDA |
| 185 | 5807 SANDHURST LN | BEAL MARTHA ANN |
| 186 | 5807 SANDHURST LN | BURCHAM SHEILA M BLDG A # C |
| 187 | 5807 SANDHURST LN | MOORE RUTH & BURCHAM SHIELA BLDG A UNIT |
| 188 | 5839 SANDHURST LN | FULLINGIM DIANE |
| 189 | 5839 SANDHURST LN | WOOD ROBERT C |
| 190 | 5839 SANDHURST LN | RAFFERTY BRIAN JOHN |
| 191 | 5839 SANDHURST LN | NETTLE JAMES P & MICHELLE M NETTLE |
| 192 | 5841 SANDHURST LN | DURKIN COLLEEN E UNIT A |
| 193 | 5841 SANDHURST LN | THORNHILL CYNTHIA C |
| 194 | 5841 SANDHURST LN | FERRILLO GINA V MOSS |
| 195 | 5841 SANDHURST LN | IRFAN SALMAN & MONA FARYAL |
| 196 | 5845 SANDHURST LN | MILIARA DEBBIE G |
| 197 | 5845 SANDHURST LN | BRADLEY SHARON G |
| 198 | 5845 SANDHURST LN | RWD HOLDINGS LP |
| 199 | 5845 SANDHURST LN | JONES DOUG B |
| 200 | 5849 SANDHURST LN | DAVIS HELENE ESTATE OF BLDG C UNIT 5849- |
| 201 | 5849 SANDHURST LN | ROGERS PEGGY J |
| 202 | 5849 SANDHURST LN | ARREDONDO VIRGINIA L |
| 203 | 5849 SANDHURST LN | SCOGGINS BLAKE W |
| 204 | 5815 SANDHURST LN | BURGESS ELMER R |
| 205 | 5815 SANDHURST LN | LAKE LESLEY A |

| Label # | Address | Owner |
|----------------|-------------------|---|
| 206 | 5815 SANDHURST LN | ANGELO JOAN M |
| 207 | 5819 SANDHURST LN | BOYSE SHERRY |
| 208 | 5819 SANDHURST LN | WESTBROOK MELBA J BLDG D UNIT 5819B |
| 209 | 5819 SANDHURST LN | WAKEFIELD SHARON |
| 210 | 5819 SANDHURST LN | CHERONES STACY BLDG D |
| 211 | 5823 SANDHURST LN | PRITCHARD HOLLY A |
| 212 | 5823 SANDHURST LN | HULSE MARILYN F |
| 213 | 5823 SANDHURST LN | MCCARTY MELISSA A |
| 214 | 5823 SANDHURST LN | ZIVNEY DARLA JUNE |
| 215 | 5827 SANDHURST LN | WATSON MARY |
| 216 | 5827 SANDHURST LN | SOTELO GLORIA BLDG E UNIT B |
| 217 | 5827 SANDHURST LN | CASE TERRY W |
| 218 | 5827 SANDHURST LN | SHUSTER EARL T |
| 219 | 5831 SANDHURST LN | WEBB GUYDA B |
| 220 | 5831 SANDHURST LN | BENNETT-HINES CHERE |
| 221 | 5831 SANDHURST LN | WALLACE TERRY D BLDG E & UNIT C |
| 222 | 5831 SANDHURST LN | CARTHEW J ANDREW & CHARLES M CARTHEW |
| 223 | 5835 SANDHURST LN | MILLS DARLENE LIFE ESTATE BLDG F UNIT A |
| 224 | 5835 SANDHURST LN | EADES ROBERT BLDG F UNIT B |
| 225 | 5835 SANDHURST LN | POLITE JODY |
| 226 | 5835 SANDHURST LN | SMITH MARK ALAN & CATHERINE C |
| 227 | 5811 SANDHURST LN | SNOW ROBERT A |
| 228 | 5811 SANDHURST LN | DAVIS SANDRA D |
| 229 | 5811 SANDHURST LN | SOTELO GLORIA L |
| 230 | 5811 SANDHURST LN | IRFAN SALMAN U |
| 231 | 5817 SANDHURST LN | PETCHSUWAN WIPHORN |
| 232 | 5817 SANDHURST LN | PEABERRY PROPERTIES LLC |
| 233 | 5817 SANDHURST LN | KUSMIN SEAN & SUSAN |
| 234 | 5817 SANDHURST LN | SHOEMAKER MARY JONES |
| 235 | 5821 SANDHURST LN | GARCIA HOPE L |
| 236 | 5821 SANDHURST LN | CARPENTER PETER JON |
| 237 | 5821 SANDHURST LN | BASSI NOELLE BLDG G |
| 238 | 5821 SANDHURST LN | KELLY REAGAN MARY |
| 239 | 5825 SANDHURST LN | LIN WEI CHEN |
| 240 | 5825 SANDHURST LN | ALLEN ELIZABETH A UNIT B |

| Label # | Address | Owner |
|----------------|-------------------|-------------------------------------|
| 241 | 5825 SANDHURST LN | LESSER ROBERT & |
| 242 | 5825 SANDHURST LN | FRANKLIN DANIEL J & KIMBERLY W |
| 243 | 5829 SANDHURST LN | GICK MICHAEL & EUNICE |
| 244 | 5829 SANDHURST LN | DEGRAAF SONJA MARIJKE |
| 245 | 5829 SANDHURST LN | HAMMOND JIMMIE |
| 246 | 5829 SANDHURST LN | NEWSOME SHIRLEY ISON |
| 247 | 5833 SANDHURST LN | WOOD CYNTHIA |
| 248 | 5833 SANDHURST LN | DUSTON MONICA |
| 249 | 5833 SANDHURST LN | ROUSSEAU WILLIAM |
| 250 | 5833 SANDHURST LN | TESFAYOHANNES TWOLDE T UNIT 5833 D |
| 251 | 4512 AMESBURY DR | SLAUGHTER STEVEN M |
| 252 | 4512 AMESBURY DR | RICKRICH WHITE LLC |
| 253 | 4512 AMESBURY DR | MAZZINI CHRIS G & MICHELLE H |
| 254 | 4512 AMESBURY DR | STAGGS JENNA L |
| 255 | 4512 AMESBURY DR | HOLLAND BILLIE R |
| 256 | 4512 AMESBURY DR | DAHM DEREK W |
| 257 | 4512 AMESBURY DR | BAUMGARDNER TIMOTHY |
| 258 | 4518 AMESBURY DR | SLAUGHTER STEVEN |
| 259 | 4518 AMESBURY DR | MARTINEZ MARISA N BLDG A UNIT 4518B |
| 260 | 4518 AMESBURY DR | CHAILLET BRIAN STEPHEN |
| 261 | 4518 AMESBURY DR | BRACKEN CORRINE CATHERINE |
| 262 | 4518 AMESBURY DR | WOOD MARY E BLDG A UNIT E |
| 263 | 4518 AMESBURY DR | DECKARD JOHN & DEBBIE |
| 264 | 4524 AMESBURY DR | PATERNOSTRO RONALD L |
| 265 | 4524 AMESBURY DR | DECKARD JOHN W & DEBORAH DEBORAH C |
| DECKA | | |
| 266 | 4524 AMESBURY DR | MAYPO REALTY 1 LP |
| 267 | 4524 AMESBURY DR | WILDBERGER PAUL & |
| 268 | 4652 MATILDA ST | MURRAY JOHN G UNIT 259 |
| 269 | 4652 MATILDA ST | KLEPACZ KELLY |
| 270 | 4652 MATILDA ST | DITTMAR DANA UNIT C |
| 271 | 4652 MATILDA ST | BELIZARIO A R |
| 272 | 4652 MATILDA ST | OSWIECINSKI ALEXANDER D |
| 273 | 4652 MATILDA ST | CHENG MICHAEL M |
| 274 | 4652 MATILDA ST | JEFFREY JARED |

| Label # | Address | Owner |
|----------------|-------------------|--|
| 275 | 4652 MATILDA ST | PATTERSON W DRAKE |
| 276 | 4658 MATILDA ST | DEORNELLAS LLOYD JACOB |
| 277 | 4658 MATILDA ST | BAEZ ROBERTO C |
| 278 | 4658 MATILDA ST | DOAN-LYN INVESTMENT INC |
| 279 | 4658 MATILDA ST | CHOMSHOEY TANONGSAK BLDG B UNIT G |
| 280 | 4658 MATILDA ST | BUTLER BARBARA K BLDG B UNIT H |
| 281 | 4664 MATILDA ST | SCALLA ANTHONYJ III STE 300 |
| 282 | 4664 MATILDA ST | OSELL BRUCE |
| 283 | 4664 MATILDA ST | BOND CAROLYN S |
| 284 | 4664 MATILDA ST | DOAN-LYNN INVESTMENTS INC |
| 285 | 4664 MATILDA ST | DECKARD JOHN & DEBORAH |
| 286 | 4676 MATILDA ST | DECKARD JOHN W & DEBORAH C |
| 287 | 4676 MATILDA ST | ANTHONY WILLIAM M II |
| 288 | 4676 MATILDA ST | ALLEN CYNTHIA L |
| 289 | 4676 MATILDA ST | SIMPSON SANDRA K BLDG C UNIT E |
| 290 | 4676 MATILDA ST | DECKARD JOHN W & DEBORAH UNIT 130 |
| 291 | 4676 MATILDA ST | HOLT JOHN E UNIT G |
| 292 | 4676 MATILDA ST | KERSHAW ALAN APT H |
| 293 | 4682 MATILDA ST | TWILIGHT PPTIES LLC |
| 294 | 4682 MATILDA ST | DEAL ARTHUR & JUDITH DEAL |
| 295 | 4682 MATILDA ST | DECKARD JOHN W & DEBORAH C |
| 296 | 4682 MATILDA ST | SAVARD MARY E |
| 297 | 4688 MATILDA ST | HOSS MICHELLE M & CHRISTOPHER G MAZZINI |
| 298 | 4688 MATILDA ST | LOGUE PAULINE LIFE ESTATE REM: ALENE CAT |
| 299 | 4688 MATILDA ST | MANGELSDORF PAUL |
| 300 | 4688 MATILDA ST | ALVARADO OWEDIA S BLDG C UNIT G |
| 301 | 5802 SANDHURST LN | HARMON STEPHANIE L BLDG D UNIT A |
| 302 | 5802 SANDHURST LN | PRETZMAN CHRISTOPHER & CELEEN B |
| 303 | 5802 SANDHURST LN | PETCHSWAN WIPHORN & VARISA S CLAPPER |
| 304 | 5808 SANDHURST LN | SU ZHEN |
| 305 | 5808 SANDHURST LN | BUSSEY MARTY T BLDG D UNIT #B |
| 306 | 5808 SANDHURST LN | HULLUM ANITA |
| 307 | 5808 SANDHURST LN | SMELLAGE CALVIN LEE UNIT 5808 BLDG D |
| 308 | 5814 SANDHURST LN | BARNETT STACEY W |
| 309 | 5814 SANDHURST LN | WHITE LANCE W |

| Label # | Address | Owner |
|----------------|-------------------|------------------------------------|
| 310 | 5814 SANDHURST LN | RUCKS SUSAN T |
| 311 | 5814 SANDHURST LN | KEBEDE GENET BLDG E UNIT 5814D |
| 312 | 5820 SANDHURST LN | FLEMING KELLIE M |
| 313 | 5820 SANDHURST LN | PARKER JAMES III |
| 314 | 5820 SANDHURST LN | DANSER MICHAEL & |
| 315 | 5820 SANDHURST LN | PINO CARLOS J & ANNALY M PINO |
| 316 | 5826 SANDHURST LN | PLUSS NOHEMI B & DAVID |
| 317 | 5826 SANDHURST LN | MINNIS NORMA |
| 318 | 5826 SANDHURST LN | PATTERSON MARLENE L |
| 319 | 5826 SANDHURST LN | HAMMOND JIMMIE |
| 320 | 5832 SANDHURST LN | THOMPSON MARCUS M & |
| 321 | 5838 SANDHURST LN | ALFANO MARY BLDG E UNIT A |
| 322 | 5838 SANDHURST LN | RUSH SAMANTHA #B |
| 323 | 5838 SANDHURST LN | NICOLET TED |
| 324 | 5844 SANDHURST LN | WOOD BOB & PAT WOOD |
| 325 | 5844 SANDHURST LN | DOYLE ANDREW I BLDG E UNIT B |
| 326 | 5844 SANDHURST LN | BEYER BRADLEY J |
| 327 | 5844 SANDHURST LN | BLEY TIMOTHY JOHN |
| 328 | 5850 SANDHURST LN | MALL LORI & HAROLD |
| 329 | 5850 SANDHURST LN | FLANAGAN JESSE |
| 330 | 5850 SANDHURST LN | COLEMAN CALVIN |
| 331 | 5850 SANDHURST LN | TAYLOR LIDA T BLDG F UNIT 5850 |
| 332 | 5856 SANDHURST LN | BOSSIO BEATRIZ |
| 333 | 5856 SANDHURST LN | HODGSON JEFFREY E |
| 334 | 5856 SANDHURST LN | KOWITZ JEFFREY E UNIT D |
| 335 | 5904 SANDHURST LN | DAVIS JOHANNA C |
| 336 | 5904 SANDHURST LN | SOO WILLIAM N |
| 337 | 5904 SANDHURST LN | RIDGEWAY LEAH |
| 338 | 5904 SANDHURST LN | REEVES PAMELA C BLDG 5904 UNIT 148 |
| 339 | 5904 SANDHURST LN | LANDRY MATHEW G |
| 340 | 5904 SANDHURST LN | MCLEAN KIMBERLY J |
| 341 | 5904 SANDHURST LN | JOWELL LISA C |
| 342 | 5904 SANDHURST LN | BERG GREG T UNIT247 |
| 343 | 5904 SANDHURST LN | SMITH CHRISTINE |
| 344 | 5904 SANDHURST LN | DONNER CHRISTOPHER |

| Label # | Address | Owner |
|----------------|-------------------|--|
| 345 | 5908 SANDHURST LN | BRONSTAD JOSHUA LEE |
| 346 | 5908 SANDHURST LN | CHUD ANDREW CHRISTOPHER |
| 347 | 5908 SANDHURST LN | ROBERTS BRIDGET D |
| 348 | 5908 SANDHURST LN | ALLEN MARK BLDG 5908 UNIT 242 |
| 349 | 5908 SANDHURST LN | GLASS TIMOTHY C |
| 350 | 5908 SANDHURST LN | MENTER ROBERT |
| 351 | 5910 SANDHURST LN | CARROLL JAMES R ET AL |
| 352 | 5910 SANDHURST LN | SCHINDLER CHELSEA L BLDG 5910 UNIT 140 |
| 353 | 5910 SANDHURST LN | WILLIAMS DANIEL LEE |
| 354 | 5910 SANDHURST LN | HILL ROBERT C & CHARLOTTE E |
| 355 | 5910 SANDHURST LN | GROSS ANNE MARIE |
| 356 | 5910 SANDHURST LN | FINNEY WILLIAM PRESTON UNIT 241 |
| 357 | 5912 SANDHURST LN | BIVENS WILLIAM |
| 358 | 5912 SANDHURST LN | TURPIN JENNIFER R UNIT 137 |
| 359 | 5912 SANDHURST LN | GLOVER MICHAEL L & KAREL C |
| 360 | 5912 SANDHURST LN | GRAHAM KIMBERLEY |
| 361 | 5912 SANDHURST LN | TOWNSEND GARY B SR |
| 362 | 5912 SANDHURST LN | OLSON BRIAN & KELLY OLSON |
| 363 | 5916 SANDHURST LN | COLE KIMBERLY A |
| 364 | 5916 SANDHURST LN | SPENCER JULIA |
| 365 | 5916 SANDHURST LN | WEIDBERG CARLI E |
| 366 | 5916 SANDHURST LN | KHURANA EDITH B TRUST |
| 367 | 5916 SANDHURST LN | THORMODSGARD JUSTIN |
| 368 | 5916 SANDHURST LN | EDDY DUSTIN J |
| 369 | 5916 SANDHURST LN | ALLEN CHAD |
| 370 | 5916 SANDHURST LN | JOHNSTON JEFFREY A JR UNIT 233 |
| 371 | 5916 SANDHURST LN | CASSIDY C BRIAN & BARBARA |
| 372 | 5916 SANDHURST LN | GARCIA EVA & MARIO SAUCEDO |
| 373 | 5920 SANDHURST LN | YOHN ELIZABETH |
| 374 | 5920 SANDHURST LN | WILCOX DIANE POU BLDG 5920 UNIT 130 |
| 375 | 5920 SANDHURST LN | NG ADRIAN H |
| 376 | 5920 SANDHURST LN | GALVAN SYLVIA |
| 377 | 5920 SANDHURST LN | BATES LAUREN |
| 378 | 5920 SANDHURST LN | BRUNSON JONATHAN M BLDG 5920 UNIT 230 |
| 379 | 5920 SANDHURST LN | ROUQUETTE JOHN F JR |

| Label # | Address | Owner |
|----------------|-------------------|------------------------------------|
| 380 | 5920 SANDHURST LN | MARTIN D & |
| 381 | 5926 SANDHURST LN | BRYAN BARRY C |
| 382 | 5926 SANDHURST LN | OLDING KEVIN UNIT 122 |
| 383 | 5926 SANDHURST LN | TOOMAY INVESTMENTS LLC |
| 384 | 5926 SANDHURST LN | MITCHELL DANIEL G |
| 385 | 5926 SANDHURST LN | GAUTHIER RACHEL & |
| 386 | 5926 SANDHURST LN | MCELROY CASSIE |
| 387 | 5926 SANDHURST LN | PECKAT WALTER L III |
| 388 | 5926 SANDHURST LN | BERRY JOANNE |
| 389 | 5928 SANDHURST LN | BENDER PAUL D & VIRGINIA L BENDER |
| 390 | 5928 SANDHURST LN | VANBREDA MICHAEL & MARYANN IBRAHIM |
| 391 | 5928 SANDHURST LN | SANTOS LEONARDO O |
| 392 | 5928 SANDHURST LN | MONTOYA CUAUHEMOC & NICOLE KINSON |
| 393 | 5928 SANDHURST LN | WATSON FLYNN |
| 394 | 5928 SANDHURST LN | TUSCANY HOME OWNERS ASSOCIATION |
| 395 | 5930 SANDHURST LN | PADDOCK CARTER D #118 |
| 396 | 5930 SANDHURST LN | HAITZ DANIEL J APT 119 |
| 397 | 5930 SANDHURST LN | MERRITT DAN |
| 398 | 5930 SANDHURST LN | WEST ANN MARIE |
| 399 | 5930 SANDHURST LN | AGER ZACHARY A # 219 |
| 400 | 5930 SANDHURST LN | MCGEHEE CRYSTAL ANN |
| 401 | 5932 SANDHURST LN | HAYES BRIAN A & MIRANDA L APT 113 |
| 402 | 5932 SANDHURST LN | MANDALA STEPHEN & JESSICA |
| 403 | 5932 SANDHURST LN | MORGAN JAYSON |
| 404 | 5932 SANDHURST LN | HALL DON K |
| 405 | 5932 SANDHURST LN | LANDRY ELIZABETH M |
| 406 | 5932 SANDHURST LN | ROBERTO DOUGLAS P |
| 407 | 5932 SANDHURST LN | MOORE STANLEY R & SHARON A |
| 408 | 5932 SANDHURST LN | THOMAS KAMERON |
| 409 | 5932 SANDHURST LN | DAVIS DARYL |
| 410 | 5932 SANDHURST LN | MARTINDALE EMERY S |
| 411 | 5934 SANDHURST LN | PILLANS JULIE A |
| 412 | 5934 SANDHURST LN | STEPHENSON STACY D |
| 413 | 5934 SANDHURST LN | HARLOW JAMES & LISA |
| 414 | 5934 SANDHURST LN | COUCH KATRINA UNIT 109 |

| Label # | Address | Owner |
|----------------|----------------------|-------------------------------------|
| 415 | 5934 SANDHURST LN | COKELEY JENNIFER L & |
| 416 | 5934 SANDHURST LN | RICO DAVID |
| 417 | 5934 SANDHURST LN | MORAN NOZALED A ANGIE |
| 418 | 5934 SANDHURST LN | JUDKINS SUSAN UNIT 208 |
| 419 | 5934 SANDHURST LN | HOLMAN HAWLEY |
| 420 | 5934 SANDHURST LN | SINGLETON KENTNER & JULIA SINGLETON |
| 421 | 5936 SANDHURST LN | RUGG JESSICA & ANDREW |
| 422 | 5936 SANDHURST LN | CAPONE DONALD W III |
| 423 | 5936 SANDHURST LN | CONFER JOHN |
| 424 | 5936 SANDHURST LN | GUNN ANDREW MCDOWELL |
| 425 | 5938 SANDHURST LN | PENNINGTON JOSHUA |
| 426 | 5938 SANDHURST LN | VAREL JESSICA #102 |
| 427 | 5938 SANDHURST LN | SIMPSON SANDRA S |
| 428 | 5938 SANDHURST LN | DAVIDSON JOHN UNIT 104 |
| 429 | 5938 SANDHURST LN | WALTERS BESSIE R |
| 430 | 5938 SANDHURST LN | RICHARDS VELMA P |
| 431 | 5938 SANDHURST LN | UHLER LYNNE B & ROBERT B UHLER |
| 432 | 5938 SANDHURST LN | LAU WILLIAM |
| 433 | 5938 SANDHURST LN | MARBLE ERIKA |
| 434 | 5938 SANDHURST LN | WILLIAMS SARA ELIZABETH |
| 435 | 6018 UNIVERSITY BLVD | BARBARY GEORGE F JT BLDG A UNIT 101 |
| 436 | 6018 UNIVERSITY BLVD | SINGH AMRITPREET UNIT 102 |
| 437 | 6022 UNIVERSITY BLVD | HOPKINS JOANNE S BLDG A UNIT 103 |
| 438 | 6022 UNIVERSITY BLVD | ROBERTSON LORETTA |
| 439 | 6026 UNIVERSITY BLVD | THOMAS DORINA |
| 440 | 6026 UNIVERSITY BLVD | PIERCE JAN |
| 441 | 6018 UNIVERSITY BLVD | KIWIE T TALITHA BLD A UNIT 201 |
| 442 | 6018 UNIVERSITY BLVD | DURAN OMAR MOISES #202 |
| 443 | 6022 UNIVERSITY BLVD | LEMONS MARTHA ANN UNIT 203 BLDG A |
| 444 | 6022 UNIVERSITY BLVD | COLWELL MATT UNIT 204 |
| 445 | 6026 UNIVERSITY BLVD | WININGHAM ROBERT G UNIT 205 BLDG A |
| 446 | 6026 UNIVERSITY BLVD | CHAWNER LUCIA M |
| 447 | 6030 UNIVERSITY BLVD | PORTER NANCY G UNIT 107 |
| 448 | 4819 SKILLMAN ST | VOGEL JUDITH CAROL |
| 449 | 4817 SKILLMAN ST | SOLARI LOIS # 109 |

| Label # | Address | Owner |
|----------------|----------------------|--------------------------------------|
| 450 | 4815 SKILLMAN ST | DAVIS ESTHER L TR |
| 451 | 4811 SKILLMAN ST | WHYTE NICOLE |
| 452 | 4807 SKILLMAN ST | MISENHELTER EDWARD F |
| 453 | 6030 UNIVERSITY BLVD | BABCOCK THADDEUS J ET AL UNIT 207 |
| 454 | 4819 SKILLMAN ST | HAMMOND CAROL DELEAN BLDG B UNIT 208 |
| 455 | 4819 SKILLMAN ST | MERMAID PROPERTIES LLC |
| 456 | 4815 SKILLMAN ST | BANKSTON JENNIFER JO BLDG B UNIT 210 |
| 457 | 4807 SKILLMAN ST | BARNETT BRYAN R |
| 458 | 4807 SKILLMAN ST | FUNKE KAREN M |
| 459 | 6028 UNIVERSITY BLVD | BULLARD CAROL J BLDG C UNIT 113 |
| 460 | 6028 UNIVERSITY BLVD | HULT BARBARA UNIT 114 |
| 461 | 6024 UNIVERSITY BLVD | KOHLBECK ANNA R UNIT 115 |
| 462 | 6024 UNIVERSITY BLVD | BYRD MARY E UNIT 116 BLDG C |
| 463 | 6028 UNIVERSITY BLVD | BAUER JOHN R & KATHALEEN K |
| 464 | 6028 UNIVERSITY BLVD | SHEEHAN SUMALEE BLDG C UNIT 214 |
| 465 | 6024 UNIVERSITY BLVD | WU FEN FEN UNIT 215 |
| 466 | 6024 UNIVERSITY BLVD | RAINEY BETH A & UNIT 216 |
| 467 | 6020 UNIVERSITY BLVD | PIMENTEL CARLOS BLDG D UNIT 117 |
| 468 | 6020 UNIVERSITY BLVD | HANCOCK HEATHER UNIT 118 |
| 469 | 6016 UNIVERSITY BLVD | JACK ANASTASIA & KENNETH #119 |
| 470 | 6016 UNIVERSITY BLVD | DENNEY MARION |
| 471 | 6012 UNIVERSITY BLVD | IBARRA GUADALUPE |
| 472 | 6008 UNIVERSITY BLVD | OLDHAM GIP D JR |
| 473 | 6008 UNIVERSITY BLVD | LAUDERDALE DUSTIN UNIT 123 |
| 474 | 6020 UNIVERSITY BLVD | TOWNSEND EMILY J UNIT # 217 BLDG D |
| 475 | 6020 UNIVERSITY BLVD | NAGY LEILA W |
| 476 | 6016 UNIVERSITY BLVD | WITT LEE ANN UNIT #219 |
| 477 | 6016 UNIVERSITY BLVD | ROBINSON JOEL E #220 |
| 478 | 6012 UNIVERSITY BLVD | DAVISSON AMANDA K STE 221 |
| 479 | 6008 UNIVERSITY BLVD | CUNNINGHAM WILLIAM R JR #8L |
| 480 | 6008 UNIVERSITY BLVD | WILSON CATHERINE A # 223 |
| 481 | 4810 AMESBURY DR | CLARK KITTY D # 124 |
| 482 | 4814 AMESBURY DR | KEY CYNTHIA ANN |
| 483 | 4814 AMESBURY DR | ASHTON JANE M # 126 |
| 484 | 4816 AMESBURY DR | YOUNG ASHLEY N |

| Label # | Address | Owner |
|----------------|----------------------|-------------------------------------|
| 485 | 4816 AMESBURY DR | FERGUSON JUANITA LOUISE |
| 486 | 4820 AMESBURY DR | KADING DOLLIE B |
| 487 | 4820 AMESBURY DR | VAUGHAN MARTHA RITA |
| 488 | 4810 AMESBURY DR | JOHNSON VICTORIA L UNIT 224 |
| 489 | 4814 AMESBURY DR | HILL MICKEY H |
| 490 | 4814 AMESBURY DR | KIWIET MARGARET E UNIT 226 BLDG E |
| 491 | 4816 AMESBURY DR | PORTERFIELD LESLIE |
| 492 | 4816 AMESBURY DR | INMAN MEGAN L UNIT 228 |
| 493 | 4820 AMESBURY DR | CREGOR LLOYD C & DOROTHY L |
| 494 | 4820 AMESBURY DR | WRIGHT CHARLES TONY |
| 495 | 6004 UNIVERSITY BLVD | KERR L DARRELL #131 |
| 496 | 6004 UNIVERSITY BLVD | EVERETT JOHN |
| 497 | 6006 UNIVERSITY BLVD | BROWN KIRBY BLDG F UNIT 133 |
| 498 | 6006 UNIVERSITY BLVD | ARMOUR MAUREEN N BLDG F UNIT 134 |
| 499 | 6010 UNIVERSITY BLVD | MARTIN MARGARET E EST OF & ROBERT |
| EDWARD | | |
| 500 | 6010 UNIVERSITY BLVD | HARRISON HARRY H & FIELD G HARRISON |
| 501 | 6014 UNIVERSITY BLVD | DETAR DAN BLDG F UNIT 137 |
| 502 | 6014 UNIVERSITY BLVD | SCHWARTZ GLORIA ESTATE OF |
| 503 | 6004 UNIVERSITY BLVD | GAVIGAN AMY BLDG F UNIT 231 |
| 504 | 6004 UNIVERSITY BLVD | SANDS STACY CAROL BLDG F UNIT 232 |
| 505 | 6006 UNIVERSITY BLVD | FRY KAREN E |
| 506 | 6006 UNIVERSITY BLVD | VENUTO ALLISON & JOHN |
| 507 | 6010 UNIVERSITY BLVD | SANTANA KATHERINE #235 |
| 508 | 6010 UNIVERSITY BLVD | DRYSDALE RICHARD ET UX # 236 |
| 509 | 6014 UNIVERSITY BLVD | RUTLEDGE JEFFREY BLDG F UNIT 237 |
| 510 | 6014 UNIVERSITY BLVD | ROBERTS BILLY |

FILE NUMBER: Z112-256 (JH)

DATE FILED: June 8, 2012

LOCATION: South side of Ronnie Drive and north side of Newt Drive, east of Dickerson Street

COUNCIL DISTRICT: 12

MAPSCO: 6-J

SIZE OF REQUEST: Approx. 0.84 acres

CENSUS TRACT: 317.20

APPLICANT/OWNER: Barbara Haynes and Feliz Diaz

REQUEST: An application for a CS Commercial Service District on property zoned an CH Clustered Housing District.

SUMMARY: The purpose of the request is to allow for a commercial redevelopment of the currently residential property.

STAFF RECOMMENDATION: Denial

BACKGROUND INFORMATION:

- The request site is currently developed with two single family structures.
- The applicant is proposing to change the zoning to allow for future reuse or redevelopment of the property for commercial uses similar to those properties zoned a CS Commercial Service District to the north and west.

Zoning History:

1. Z1078-104 On January 10, 2008, the City Plan Commission denied an application for a CS Commercial Service District on property zoned a CH Clustered Housing District.

Thoroughfares/Streets:

| Thoroughfares/Street | Type | Existing ROW |
|-----------------------------|-------------|---------------------|
| Ronnie Drive | Local | 60 ft. |
| Newt Drive | Local | 60 ft. |

STAFF ANALYSIS:

Comprehensive Plan:

The requested zoning change does not comply with the Comprehensive Plan. Even though there are some commercial uses in the area, the area is approximately half developed with residential uses zoned a CH Clustered Housing District. The request conflicts with the following goals and policies of the Comprehensive Plan because the commercial district would be a further encroachment into a residential area.

HOUSING ELEMENT

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

Policy 3.1.3 Encourage stabilization of existing neighborhoods.

URBAN DESIGN

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Land Use Compatibility:

The approximately 0.84-acre request site is zoned a CH Clustered Housing District and is currently developed with single family uses.

The surrounding land uses are a church use to the west, auto-related uses to the north and west, single family to the east, and multifamily to the east and south. There are several undeveloped lots in the immediate area.

Although some commercial uses already exist in the surrounding area, staff is concerned about the further encroachment of commercial uses into the residential areas. Specifically, the property to the east on Newt Drive would be an isolated CH Clustered Housing District if the applicant's request is approved. The residential neighborhood is unstable and is adversely impacted by the spillover effects of the auto-related uses and other commercial uses in the area. A CS Commercial Service District is not intended to be located in areas of low to medium density residential areas. Staff may have supported the request if the application was for a larger area that did not isolate any residential properties.

Development Standards:

| DISTRICT | SETBACKS | | Density FAR | Height | Lot Coverage | Special Standards | Primary Uses |
|--------------------------|--------------------|--|---|------------------|--------------|-------------------------------------|--|
| | Front | Side/Rear | | | | | |
| Proposed | | | | | | | |
| CS Commercial Service | 15' 0' on minor | 20' adjacent to residential OTHER: No Min. | 0.75 FAR overall 0.5 office/ lodging/ retail combined | 45' 3 stories | 80% | Proximity Slope Visual Intrusion | Commercial & business service, supporting retail & personal service & office |
| Existing | | | | | | | |
| CH Clustered Housing | 0' | 0' | 18 Dwelling Units/ Acre | 36' | 60% | Proximity Slope | Multifamily, single family |

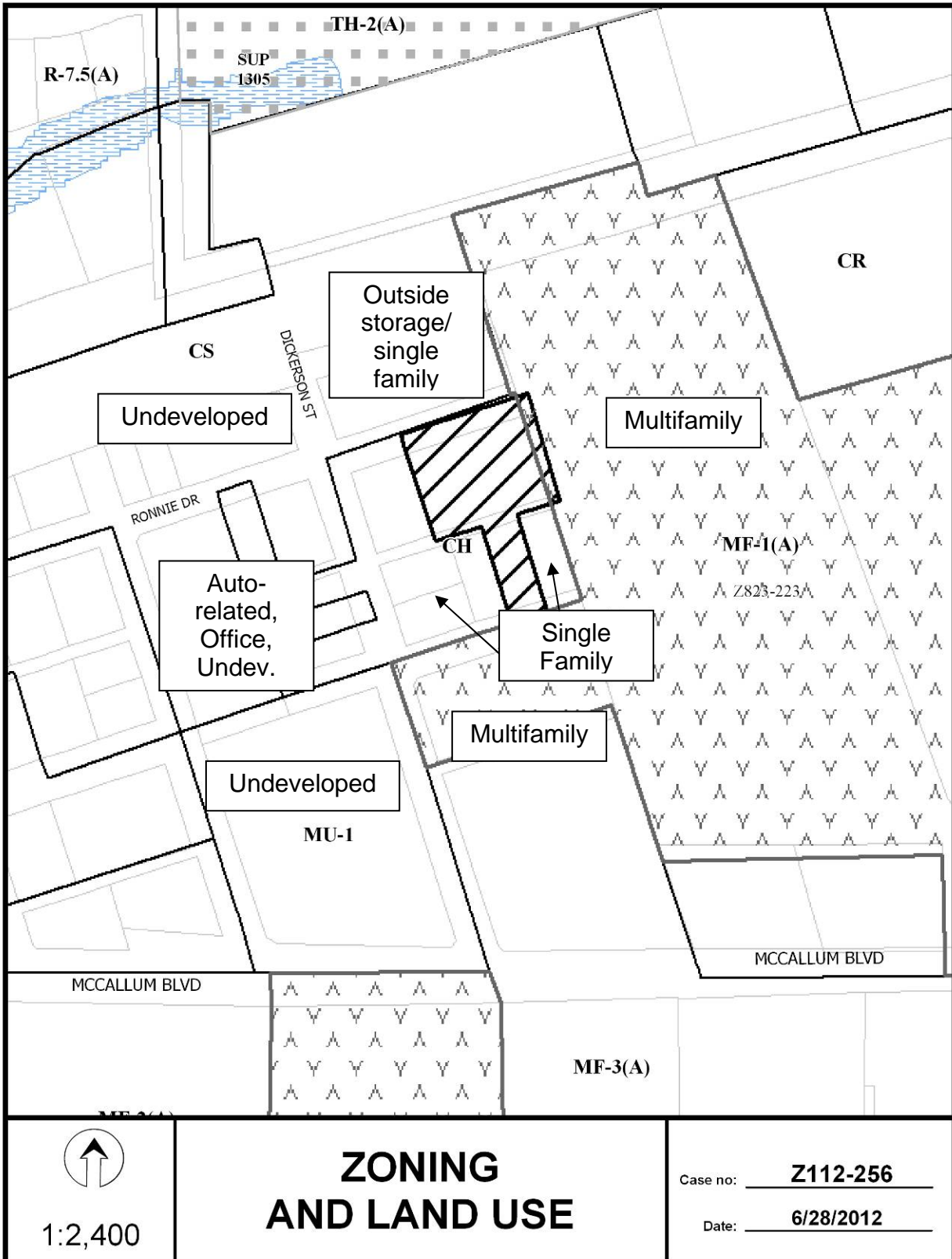
Traffic:

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

Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code.

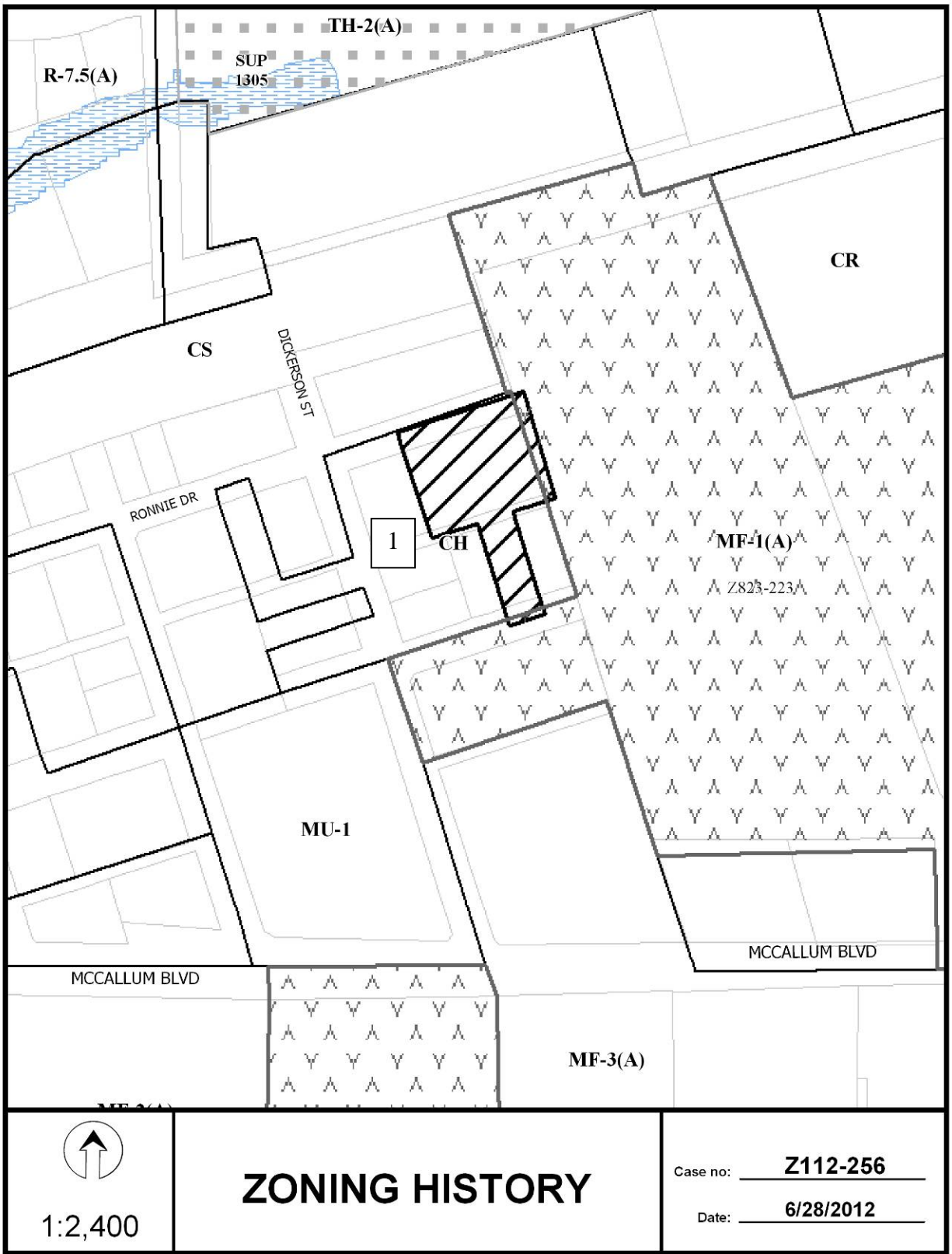


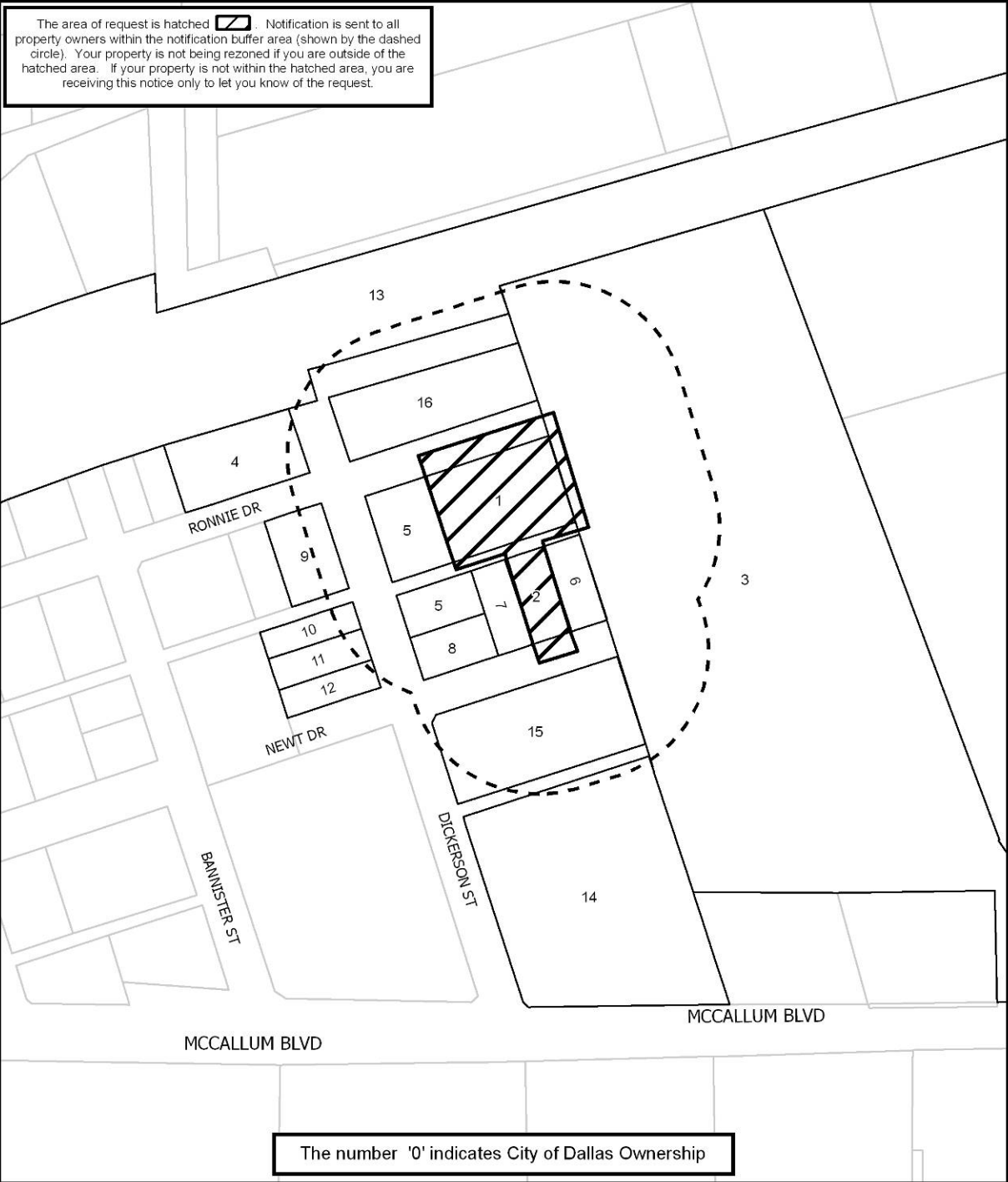


1:2,400

ZONING AND LAND USE

Case no: Z112-256
Date: 6/28/2012





| | | | | | | |
|--|---|-------------|----------------------|-----------|------------------------------------|--|
|  1:2,400 | <h2>NOTIFICATION</h2> <table border="1"> <tr> <td>200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td>16</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table> | 200' | AREA OF NOTIFICATION | 16 | NUMBER OF PROPERTY OWNERS NOTIFIED | Case no: <u> Z112-256 </u> Date: <u> 6/28/2012 </u> |
| 200' | AREA OF NOTIFICATION | | | | | |
| 16 | NUMBER OF PROPERTY OWNERS NOTIFIED | | | | | |

6/28/2012

Notification List of Property Owners

Z112-256

16 Property Owners Notified

| Label # | Address | Owner |
|---------|-----------------|--|
| 1 | 7758 RONNIE DR | HAYNES WILLIAM H & BARBARA J |
| 2 | 7767 NEWT DR | DIAZ FELIX |
| 3 | 7815 MCCALLUM | REFLECTIONS ASSOCIATES LP ETAL C/O BENJ |
| 4 | 17727 DICKERSON | Taxpayer at |
| 5 | 17720 DICKERSON | V E INVESTMENT PROPERTIES INC |
| 6 | 7771 NEWT | NEWT LIVING TRUST |
| 7 | 7763 NEWT DR | AUSTIN FAMILY TRUST LYNN O SURLS TRUSTEE |
| 8 | 17714 DICKERSON | EITEL RUBY-LE EITEL LIVING TRUST |
| 9 | 17721 DICKERSON | Taxpayer at |
| 10 | 17719 DICKERSON | Taxpayer at |
| 11 | 17715 DICKERSON | Taxpayer at |
| 12 | 17717 DICKERSON | Taxpayer at |
| 13 | | DALLAS AREA RAPID TRANSIT |
| 14 | 7777 MCCALLUM | COURTS OF MCCALLUM PARTNERS |
| 15 | 17708 DICKERSON | CITY NATIONAL BANK |
| 16 | 7759 RONNIE | LINDQUIST OSCAR H |

FILE NUMBER: Z112-262 (JH)

DATE FILED: June 14, 2012

LOCATION: Northeast corner of Luna Road and Ryan Road

COUNCIL DISTRICT: 6

MAPSCO: 22-N, P

SIZE OF REQUEST: Approx. 3.94 acres

CENSUS TRACT: 99.00

REPRESENTATIVE: Isaac Molina

APPLICANT/OWNER: Charlie Parnian

REQUEST: An application for Specific Use Permit for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR Industrial Research District.

SUMMARY: The applicant proposes to construct and operate a concrete batch plant.

STAFF RECOMMENDATION: Denial

BACKGROUND INFORMATION:

- The request site is currently developed with a commercial motor vehicle parking use with an accessory office building. However, the property appears mostly unpaved.
- The proposed use is concrete batch plant, which is an industrial (outside) use and requires a Specific Use Permit.
- The property is mostly located within the floodplain. A floodplain permit and filling of the property will be required prior to consideration by City Council of this Specific Use Permit request.

Zoning History:

1. Z112-268 A pending application for a September City Plan Commission hearing for an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District.

Thoroughfares/Streets:

| Thoroughfares/Street | Type | Existing ROW |
|----------------------|--------------------|--------------|
| Luna Road | Principle Arterial | 60 ft. |
| Ryan Road | Local | 50 ft. |

STAFF ANALYSIS:

Comprehensive Plan:

The vision illustration of the comprehensive plan identifies the area around the request site as an industrial building block. However, new industrial development the Elm Fork area ought to be sensitive to the surrounding public parks. Outside industrial uses that contribute to air quality issues ought to be critically examined for compatibility with public parks nearby.

ENVIRONMENT ELEMENT

GOAL 6.4 IDENTIFY, PROTECT AND RESTORE OPEN SPACE

Policy 6.4.1 Identify and prioritize ecologically sensitive areas.

Policy 6.4.2 Protect open space.

Trinity River Corridor Comprehensive Land Use Plan (Adopted March 9, 2005):

The property is located in The Trinity River Corridor Comprehensive Land Use Plan. The Elm Fork District contains a mix of light industrial, heavy industrial, office, and commercial corridor uses adjacent to collection of parks, river bottom wetlands, and trails along the Elm Fork of the Trinity River. The preferred Land Use Plan for the Elm Fork District affirms its role as a location for industrial activities and businesses in Dallas. The plan calls for office development west of I-35 and adjacent to the Trinity River.

The Elm Fork District is also adjacent to a series of parks, river-bottom woodlands, and trails along the Elm Fork of the Trinity River. Besides the trails, this acreage boasts a City-owned golf course and tennis courts and a gun range.

It is worth mentioning the importance of environmental restoration and clean-up of the river and parks in this area.

Park Master Plan Elm Fork Athletic Complex:

The development of a premiere soccer facility on the former landfill site will not only provide the City of Dallas with much needed facilities to serve the soccer playing community, it also provides a unique opportunity to implement various environmental initiatives:

- Increases urban park area and trail networks
- Emphasizes sustainable design and storm water quality
- Establishes prime location for reuse water application

The environmental conditions resulting from current and past activities on and around the athletic complex properties need to be addressed as part of the properties' redevelopment from unused former landfill to a state-of-the-art soccer facility. Landfill activities and industrial operation on-site and in the area present potential environmental issues to address for the complex design and development.

The Elm Fork Athletic Complex will define the athletic field area with new tree masses, to restore native vegetation as much as possible and to connect site facilities with pedestrian circulation paths by using sustainable design principles.

The 160 acres, at I-35 and Walnut Hill Lane, will soon transform a closed landfill into an exciting, outdoor recreational area including soccer, hiking, birding, picnic areas and a children's playground. While these activities are scattered across the entire complex, there is a focal point, the championship soccer field, where all activities connect and people can gather together.

The project is split into two phases: First phase is in progress and will be open to the public in the fall of 2012. This phase includes the construction of 19 soccer fields, along with parking areas and landscaping.

Land Use Compatibility:

The approximately 3.94-acre request site is zoned an IR Industrial Research District and is currently developed with a partially paved commercial motor vehicle parking use. The applicant is proposing to construct a concrete batch plant on the property, which requires a specific use permit as an industrial (outside) use.

The surrounding land uses are undeveloped to the north and south, a city park to the west, and industrial uses to the northeast, east, and southeast.

The Elm Fork Athletic Complex is currently under construction to the east of the request site by approximately 1,500 feet. The complex is scheduled to open in the fall of 2012. The Athletic Complex features only outdoor activities such as soccer fields, nature trails, and bird overlook areas.

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

Staff has reviewed the applicant's proposal and recommends denial of this request. Both the Parks and Recreation Department and the Office of Environmental Quality (OEQ) recommend denial of the request based on the proximity to the new soccer complex, but also the golf course and gun range to the west. Staff is concerned that dust generated from the operation and heavy truck traffic related to the operations will have a negative impact on the surrounding park facilities.

If the City Plan Commission is inclined to support the applicant's request, SUP conditions are attached and staff recommends a short time period to evaluate the air quality impacts from this use.

Development Standards:

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

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.

Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code.

**SUP CONDITIONS
Z112-262**

1. USE: The only use authorized by this specific use permit is an industrial (outside) not potentially incompatible use limited to a concrete batch plant.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

Staff recommended

- | |
|---|
| 3. <u>TIME LIMIT:</u> This specific use permit expires on _____ (two years from the passage of this ordinance). |
|---|

Applicant proposed

- | |
|--|
| 3. <u>TIME LIMIT:</u> This specific use permit expires on _____ (five years from the passage of this ordinance). |
|--|

4. DUST CONTROL:

A. The following conditions must be met on an ongoing basis:

- i. Trucks must be loaded through a discharge equipped with a water ring or equivalent dust control system that eliminates visible dust emissions.
- ii. All permanent roads or vehicular maneuvering area inside the plant must be paved, watered, and swept to eliminate visible dust emissions.
- iii. The area between the sand/aggregate stockpiles and conveyor charge hopper used for vehicle traffic must be paved, watered, and swept as necessary to achieve maximum control of dust emissions. Other areas used for vehicle traffic must be watered as necessary to eliminate visible dust emissions.
- iv. During operations, all stockpiles must be sprinkled with water or chemicals as necessary to eliminate visible dust emissions.
- v. The cement storage silos and cement weigh hopper must be vented to a fabric filter to eliminate visible dust emissions.
- vi. During operations, the conveyor charge hopper must have a water spray sufficient to eliminate visible dust emissions or the conveyor charge hopper must be completely enclosed to contain dust.
- vii. To avoid overloading, a mechanism must be installed on each cement storage silo to warn operators that the silo is full.

viii. Spillage of cement must be cleaned up and contained or dampened within 30 minutes so that emissions from wind erosion and/or vehicle traffic are minimized.

B. Prior to the issuance of a certificate of occupancy, a written ground and dust control plan that reflects existing and proposed infrastructure needed to comply with conditions 4(A)(i) through 4(A)(viii) must be delivered to the director of environmental and health services and the director of development services.

5. FLOOR AREA: The maximum floor area is 3,316 square feet in the location shown on the attached site plan.

Staff recommended

| |
|---|
| 6. <u>HOURS OF OPERATION</u> : Hours of operation are limited to Monday through Friday from 12:00 a.m. to 4:00 p.m. |
|---|

Applicant proposed

| |
|---|
| 6. <u>HOURS OF OPERATION</u> : Hours of operation are limited to Monday through Friday from 12:00 a.m. to 6:00 p.m. |
|---|

7. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.

8. LANDSCAPING: Landscaping must be installed in accordance with Article X.

9. PARKING: A minimum of 14 off-street parking spaces must be provided in the location as shown on the attached site plan. All off-street parking spaces, vehicular maneuvering area, and driveways must be paved.

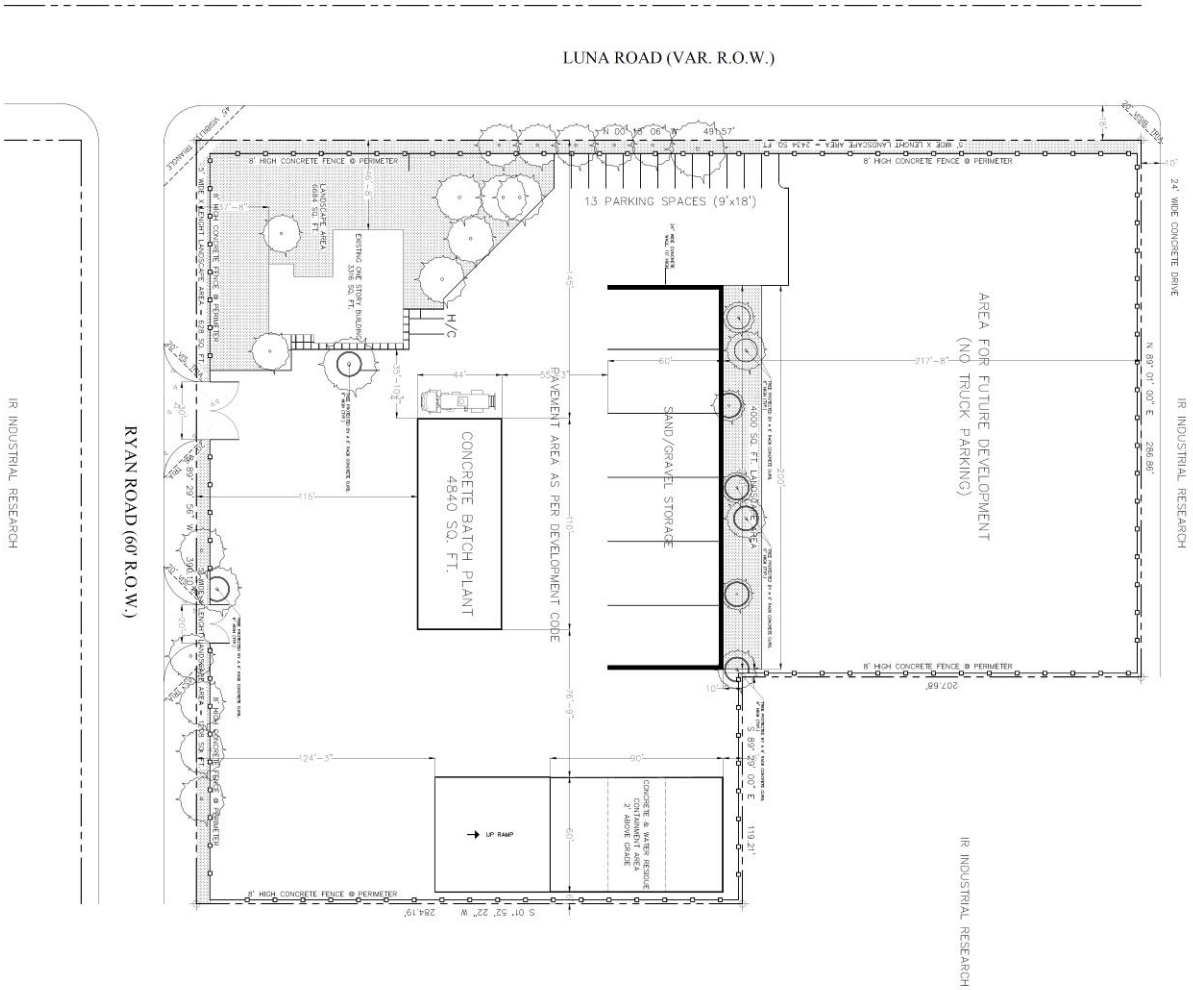
10. SCREENING: Solid screening must be provided in the height and locations shown on the site plan.

11. STOCKPILE HEIGHT: Maximum stockpile height for materials in the sand/gravel stockpile is ten feet.

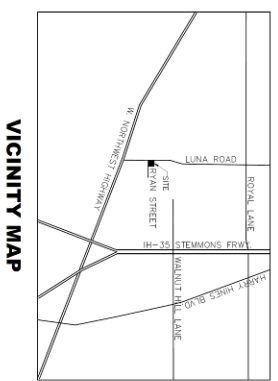
12. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

13. 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.

SITE PLAN



LANDSCAPE DATA
 LAND AREA: 19320 SQ. FT.
 TOTAL LOT TREES: 14
 TOTAL STREET TREES: 11

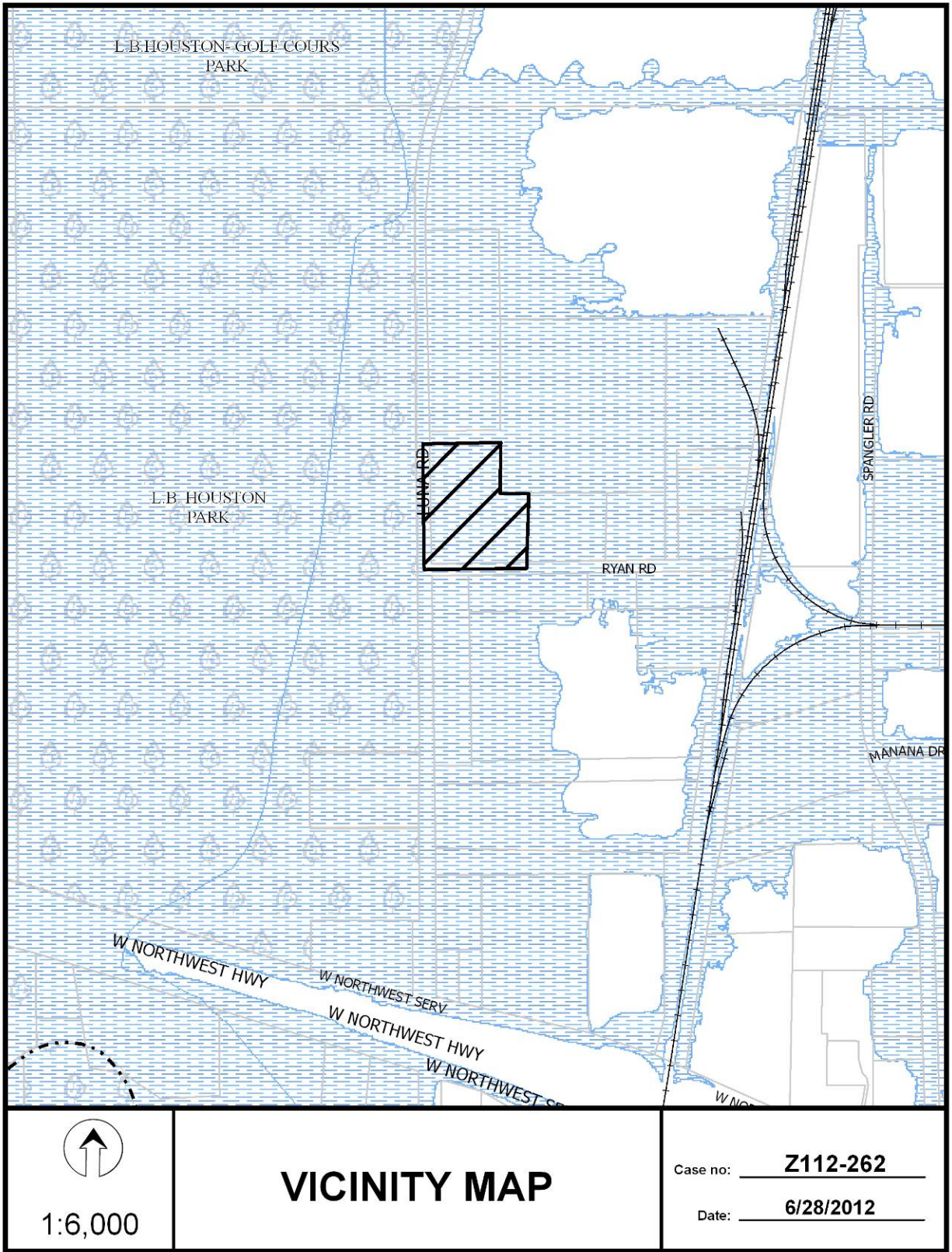


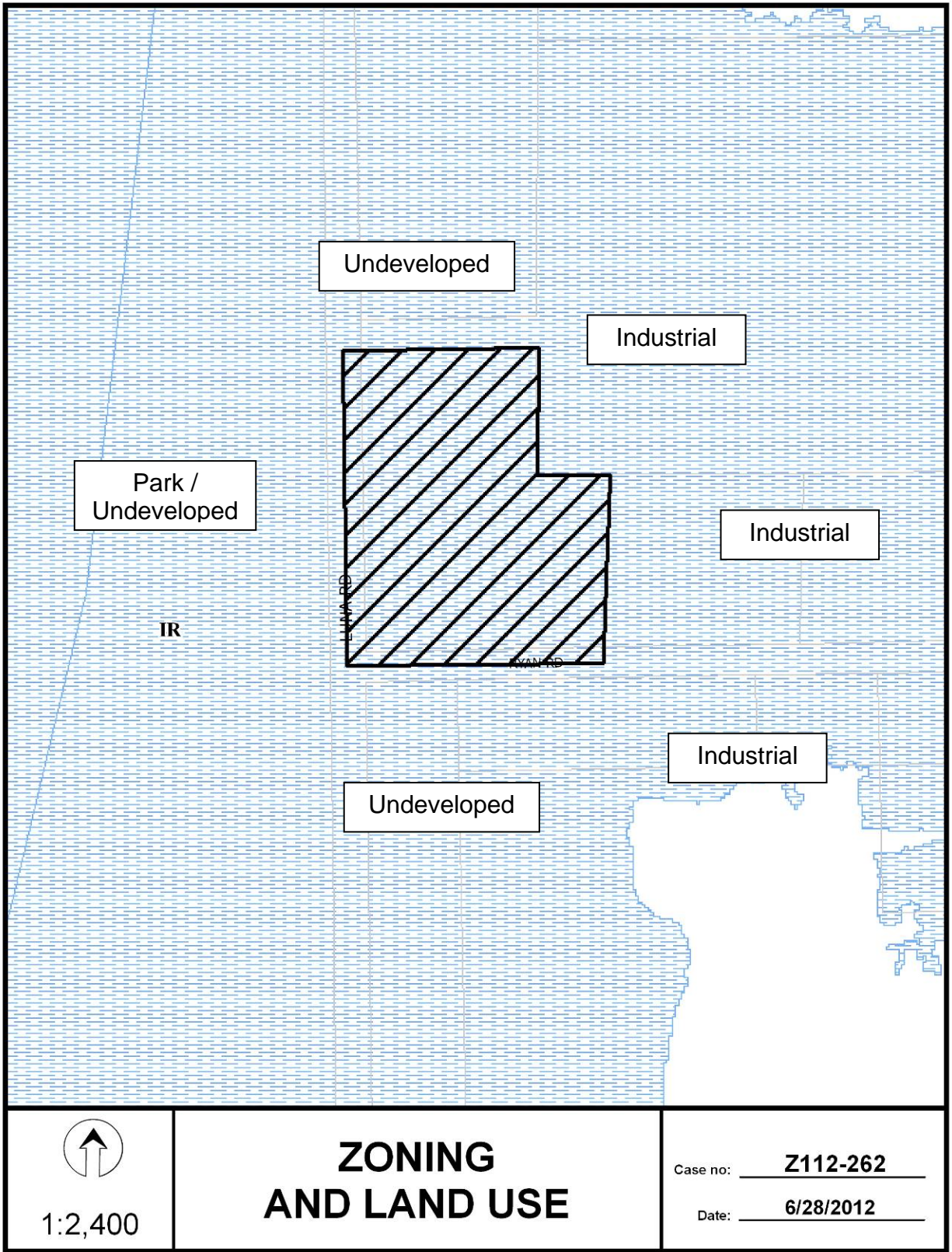
PARKING ANALYSIS
 TOTAL LOT AREA: 19320 SQ. FT.
 BUILDING AREA: 3138 / 690 = 4.54
 BUILDING AREA: 4840 / 690 = 7.01
 TOTAL BUILDING AREA: 7978 / 690 = 11.56
 TOTAL PARKING REQUIRED: 13.86
 TOTAL PARKING PROVIDED: 14 (13 REGULAR, 1 HANDICAPPED)

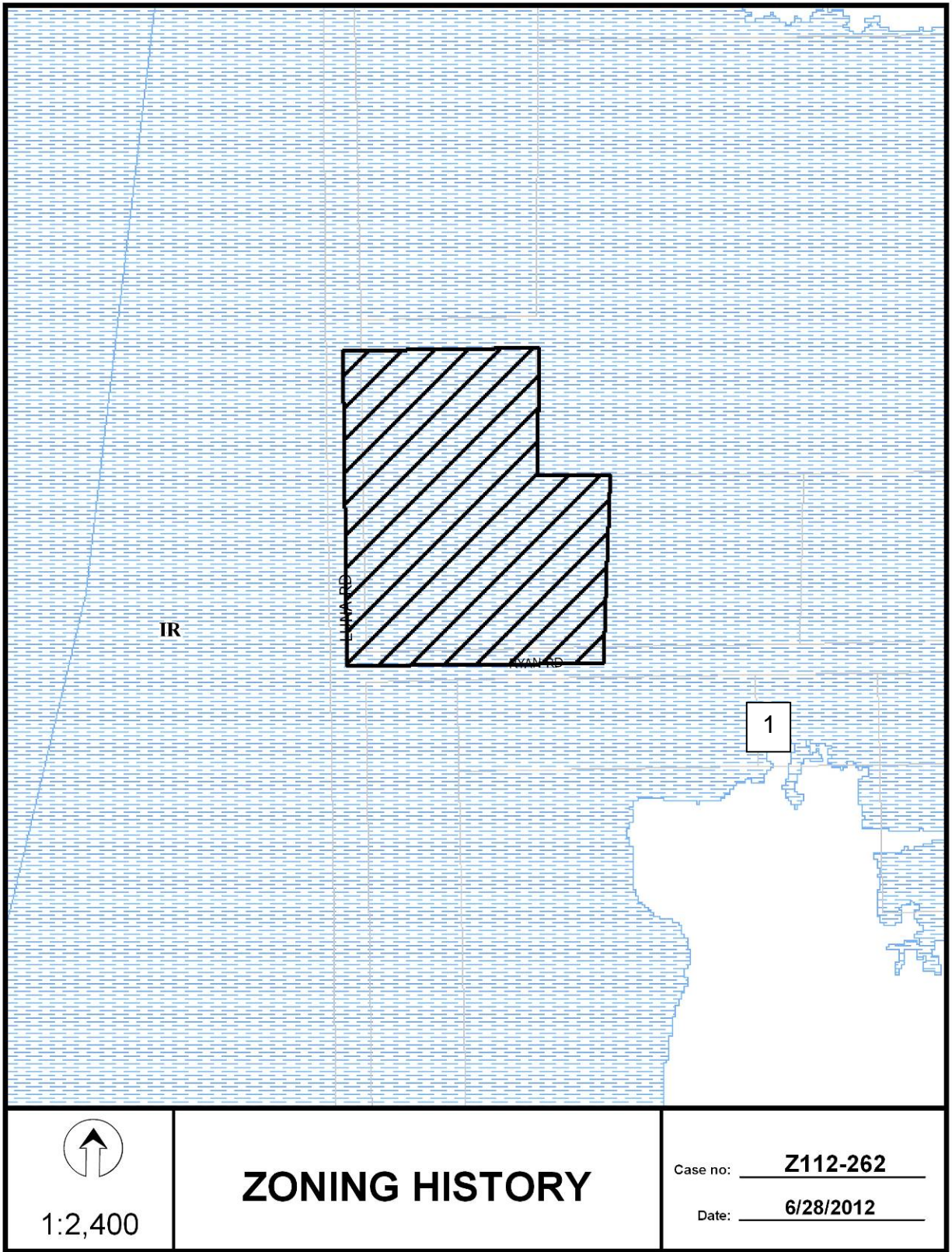
DEVELOPMENT DATA
 LAND AREA: 19320 SQ. FT.
 LOT COVER: 1.95%

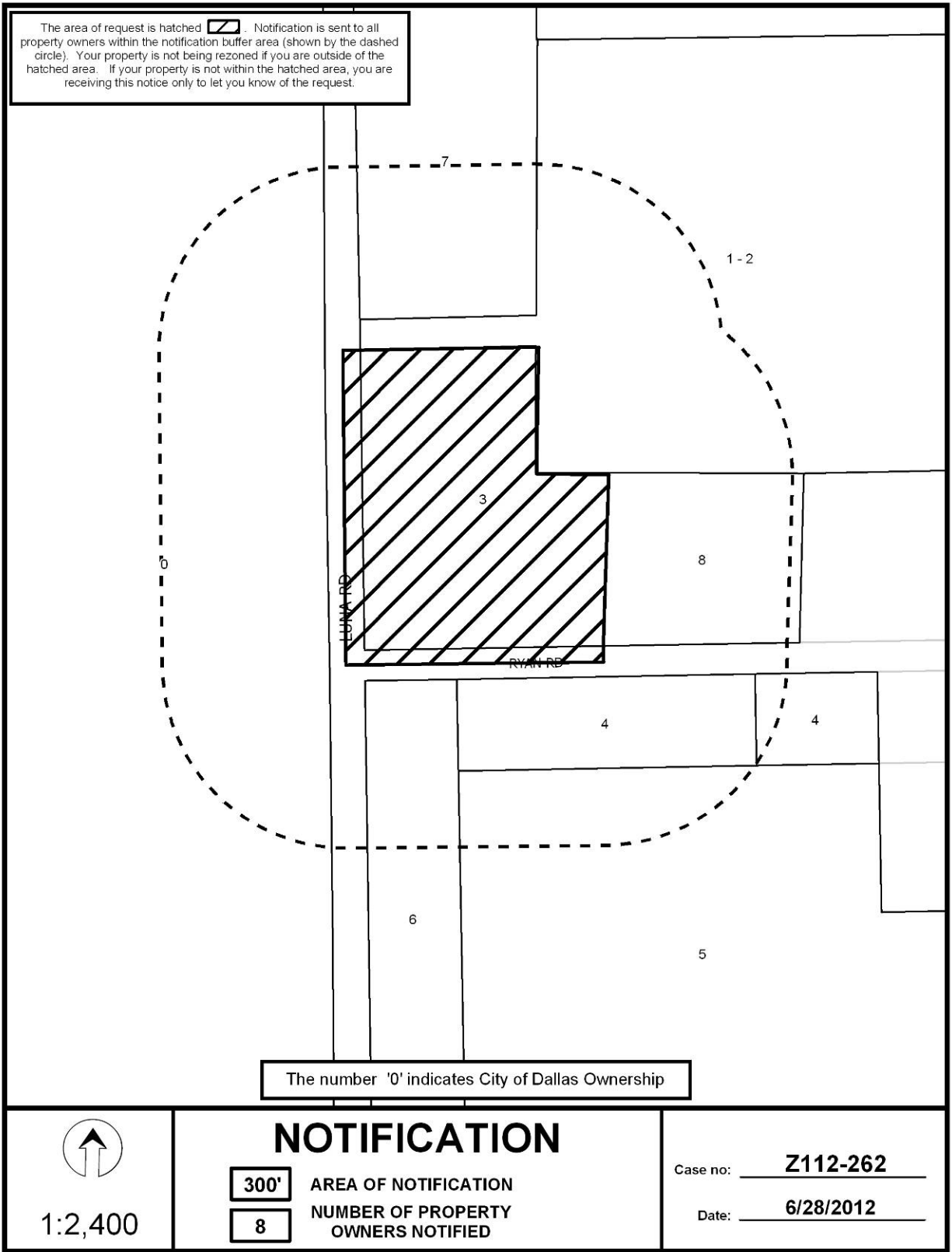
LANDSCAPE AS PER ARTICLE X OF THE DALLAS DEVELOPMENT CODE

| | |
|--------------------------------|--------|
| SITE PLAN | |
| 10808 LUNA ROAD | |
| Z 112-262 | |
| DEPARTMENT OF CURRENT PLANNING | |
| CITY OF DALLAS | |
| DESIGN BY: | DATE: |
| DRAWN BY: | SCALE: |









Z112-262(JH)

6/28/2012

Notification List of Property Owners

Z112-262

8 Property Owners Notified

| Label # | Address | Owner |
|----------------|----------------|--|
| 1 | 10848 LUNA RD | ONEAL METALS LP ATTN KEVIN HURD |
| 2 | 10848 LUNA RD | ONEAL STEEL BLDGS CO ATTN KEVIN HURD |
| 3 | 10808 LUNA RD | PARNIAN CHARLIE |
| 4 | 1860 RYAN RD | JCR TEAM LLC |
| 5 | 1840 RYAN RD | RUCKER HUGH W & |
| 6 | 10750 LUNA RD | RUCKER HUGH W ET AL |
| 7 | 10850 LUNA RD | LUNA VANOD B TRUST PART M VANOD B LUNA T |
| 8 | 1839 RYAN RD | NILCO ENTERPRISES INC |

FILE NUMBER: Z112-263(RB)

DATE FILED: June 15, 2012

LOCATION: West Line of Jupiter Road, North of Garland Road

COUNCIL DISTRICT: 9

MAPSCO: 38 C

SIZE OF REQUEST: Approx. 20,840 Sq. Ft.

CENSUS TRACT: 128

APPLICANT: Alibis-Michael Elena, President and Sole Officer

REPRESENTATIVE: Pamela Craig

OWNER: Uriel, Inc.-Angela Sedillo, President and Sole Officer

REQUEST: An application for a Specific Use Permit for an Alcoholic beverage establishment for a Private club-bar on property zoned a CR Community Retail District.

SUMMARY: The applicant is proposing to utilize approximately 2,176 square feet of floor area within a multi-tenant retail development for the purpose of operating the requested alcoholic beverage establishment.

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

BACKGROUND:

- The request site represents lease space, inclusive of an off-street parking area within a multi-tenant retail center.
- The applicant is proposing a 2,176 square foot private-club bar; a portion of the required off-street parking will be provided off-site via a city-approved remote parking agreement (location not known at this time).

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

Thoroughfare

Jupiter Road

Designation; Existing & Proposed ROW

Principal Arterial; 100' & 100' ROW

STAFF ANALYSIS:

Comprehensive Plan: The request site is located in an area considered 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.

Land Use Compatibility: The request site represents lease space, inclusive of an off-street parking area within a multi-tenant retail center. The applicant proposes to operate a private club-bar use within the lease space.

Surrounding land use consists of retail uses in all directions. A low density residential area is located approximately 250 feet north of these retail uses.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of

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

While staff has determined the request can exist in this location with minimal impact on surrounding uses, there is concern relating to the proposed hours of operation (see attached conditions). The requested hours are not consistent with similar uses staff has considered across the city. Generally, these uses begin daily operation in the 4:00-6:00 p.m. period. It is staff's opinion that the extended hours of operation (7:00 a.m. opening) could have a negative impact on surrounding uses. Additionally, the applicant will be relying on remote parking for compliance with required parking. Staff's concern is somewhat enhanced in that it is not clear where this parking will be located, thus the ability to assess the impact of patrons walking to/from their vehicles is unclear. Staff could envision extended hours of operation as this applicant establishes this use within the community by operating in a responsible manner. As is often the situation, renewals of these type of uses tend to garner longer time periods and/or relaxed operational provisions as their presence in the community is extended.

As a result, the request can be supported by staff, subject to the attached recommended staff's recommended conditions.

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

Parking: As noted above, the applicant will be required to provide the building official a remote parking agreement for nine spaces (23 required; 14 on-site) prior to the issuance of a certificate of occupancy for the use.

Landscaping: The site is void of landscape materials. The request will not trigger, nor is staff recommending, compliance with Article X.

APPLICANT REQUESTED/STAFF RECOMMENDED CONDITIONS FOR A SPECIFIC USE PERMIT FOR AN ALCOHOLIC BEVERAGE ESTABLISHMENT FOR A PRIVATE CLUB-BAR

- 1, USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a private club-bar.
- 2, SITE PLAN: Use and development of the Property must comply with the attached site plan.
- 3, TIME LIMIT: This specific use permit automatically terminates on (two-year period).
4. FLOOR AREA: The maximum indoor floor area is 2,176 square feet in the location shown on the attached site plan.

Applicant requested:

- | |
|--|
| 5. <u>HOURS OF OPERATION</u> : The alcoholic beverage establishment limited to a private-club bar may only operate between 7:00 a.m. and 2:00 a.m., Monday through Saturday, and between 12:00 p.m. and 2:00 a.m., Sunday. |
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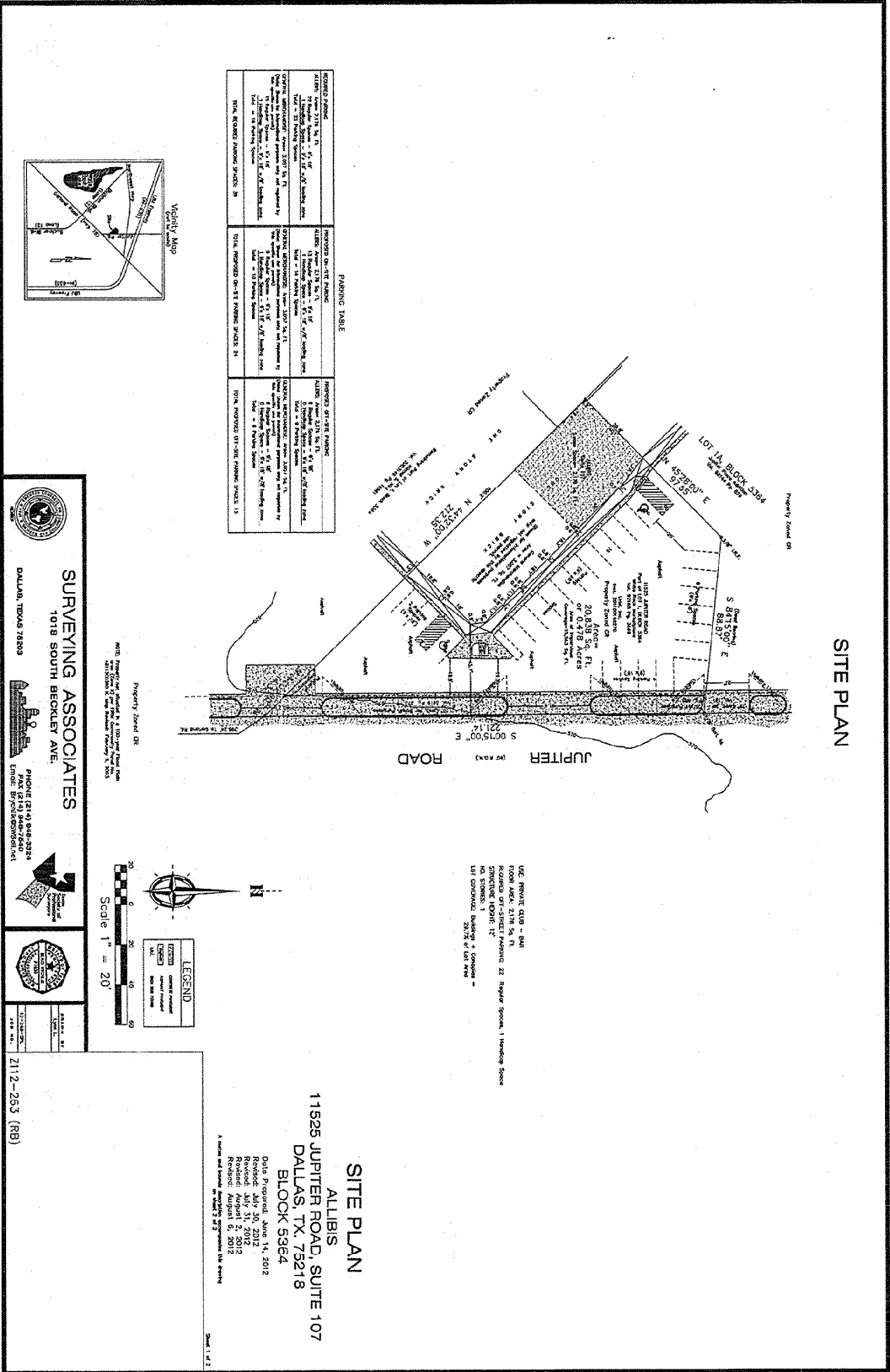
Staff recommended:

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| 5. <u>HOURS OF OPERATION</u> : The alcoholic beverage establishment limited to a private-club bar may only operate between 4:00 p.m. and 2:00 a.m., Monday through Saturday, and between 12:00 p.m. and 2:00 a.m., Sunday. |
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6. OFF-STREET PARKING: Prior to the issuance of a certificate of occupancy for the alcoholic beverage establishment limited to a private-club bar, a minimum of 23 off-street parking spaces must be provided on-site, by special parking agreement as provided for in Section 51A-4.323 of the Dallas Development Code, or a combination of the two.
7. OUTSIDE SPEAKERS: Outside speakers are prohibited.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

Z112-263(RB)

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.



| REMOVED PARKING | PROPOSED 07-27E PARKING | PROPOSED 07-28E PARKING |
|----------------------------|----------------------------|----------------------------|
| ALLBIS 200 - 20' x 11' 11" | ALLBIS 200 - 20' x 11' 11" | ALLBIS 200 - 20' x 11' 11" |
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SURVEYING ASSOCIATES
1018 SOUTH BECKETT AVE.
DALLAS, TEXAS 75203

PHONE (214) 988-9324
FAX (214) 988-9320
EMAIL info@susa.net

LEGEND

EXISTING LOT

PROPOSED LOT

PROPOSED LOT 1/2" AS SHOWN

PROPOSED LOT 1/4" AS SHOWN

PROPOSED LOT 1/8" AS SHOWN

PROPOSED LOT 1/16" AS SHOWN

PROPOSED LOT 1/32" AS SHOWN

PROPOSED LOT 1/64" AS SHOWN

PROPOSED LOT 1/128" AS SHOWN

PROPOSED LOT 1/256" AS SHOWN

PROPOSED LOT 1/512" AS SHOWN

PROPOSED LOT 1/1024" AS SHOWN

PROPOSED LOT 1/2048" AS SHOWN

PROPOSED LOT 1/4096" AS SHOWN

PROPOSED LOT 1/8192" AS SHOWN

PROPOSED LOT 1/16384" AS SHOWN

PROPOSED LOT 1/32768" AS SHOWN

PROPOSED LOT 1/65536" AS SHOWN

PROPOSED LOT 1/131072" AS SHOWN

PROPOSED LOT 1/262144" AS SHOWN

PROPOSED LOT 1/524288" AS SHOWN

PROPOSED LOT 1/1048576" AS SHOWN

PROPOSED LOT 1/2097152" AS SHOWN

PROPOSED LOT 1/4194304" AS SHOWN

PROPOSED LOT 1/8388608" AS SHOWN

PROPOSED LOT 1/16777216" AS SHOWN

PROPOSED LOT 1/33554432" AS SHOWN

PROPOSED LOT 1/67108864" AS SHOWN

PROPOSED LOT 1/134217728" AS SHOWN

PROPOSED LOT 1/268435456" AS SHOWN

PROPOSED LOT 1/536870912" AS SHOWN

PROPOSED LOT 1/1073741824" AS SHOWN

PROPOSED LOT 1/2147483648" AS SHOWN

PROPOSED LOT 1/4294967296" AS SHOWN

PROPOSED LOT 1/8589934592" AS SHOWN

PROPOSED LOT 1/17179869184" AS SHOWN

PROPOSED LOT 1/34359738368" AS SHOWN

PROPOSED LOT 1/68719476736" AS SHOWN

PROPOSED LOT 1/137438953472" AS SHOWN

PROPOSED LOT 1/274877906944" AS SHOWN

PROPOSED LOT 1/549755813888" AS SHOWN

PROPOSED LOT 1/1099511627776" AS SHOWN

PROPOSED LOT 1/2199023255552" AS SHOWN

PROPOSED LOT 1/4398046511104" AS SHOWN

PROPOSED LOT 1/8796093022208" AS SHOWN

PROPOSED LOT 1/17592180444016" AS SHOWN

PROPOSED LOT 1/35184360888032" AS SHOWN

PROPOSED LOT 1/70368721776064" AS SHOWN

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PROPOSED LOT 1/1125899548417024" AS SHOWN

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PROPOSED LOT 1/4503598193668096" AS SHOWN

PROPOSED LOT 1/9007196387336192" AS SHOWN

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PROPOSED LOT 1/36028785549344768" AS SHOWN

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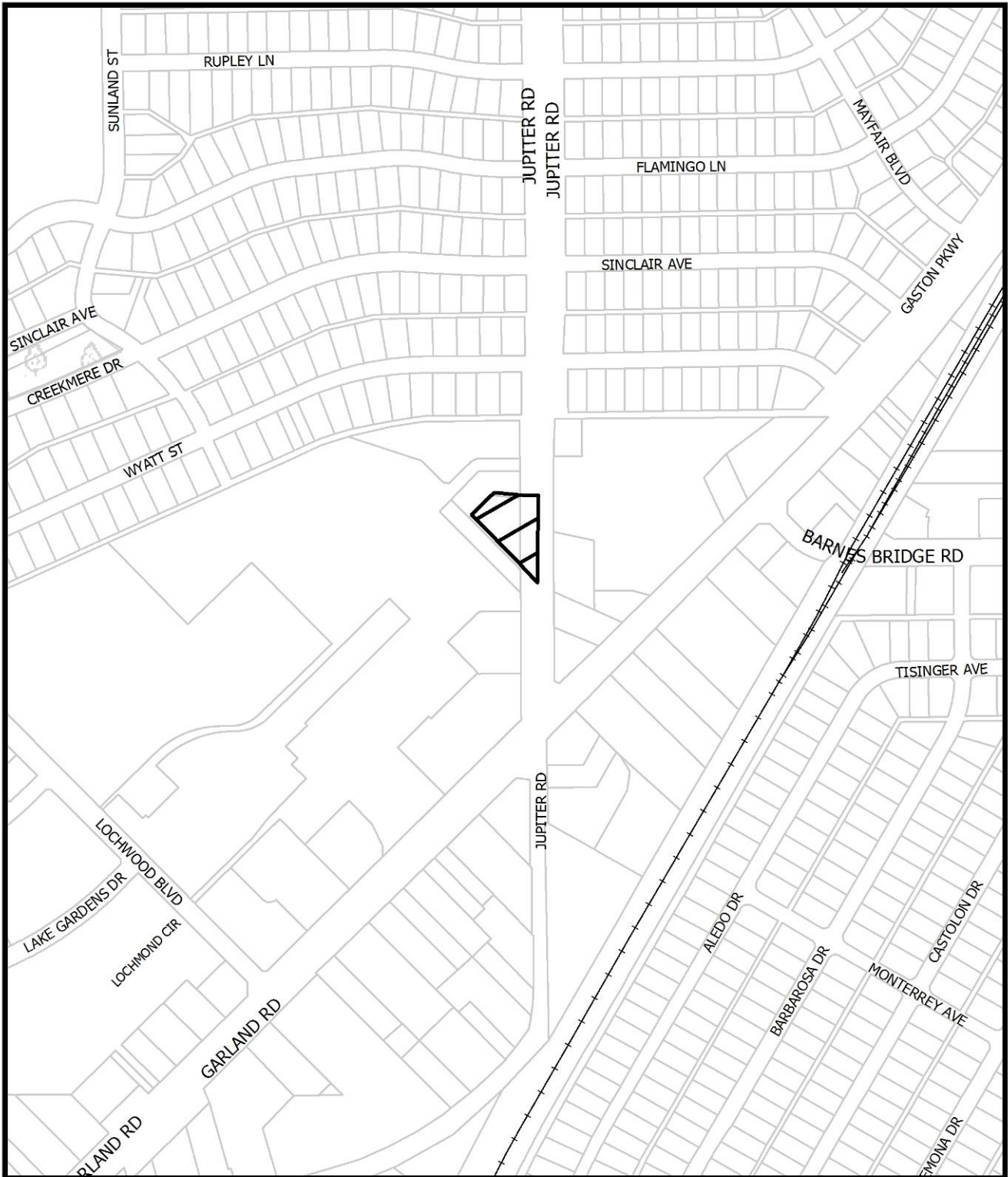
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PROPOSED LOT 1/4212489310571354604090524444444444444448" AS SHOWN

PRO



1:4,800

VICINITY MAP

Case no: Z112-263

Date: 8/2/2012

Low density residential (sf and duplex structures)

Retail

Retail

Retail

CR

SUP
1885

JUPITER RD

JUPITER RD

GARLAND RD

RLAND RD




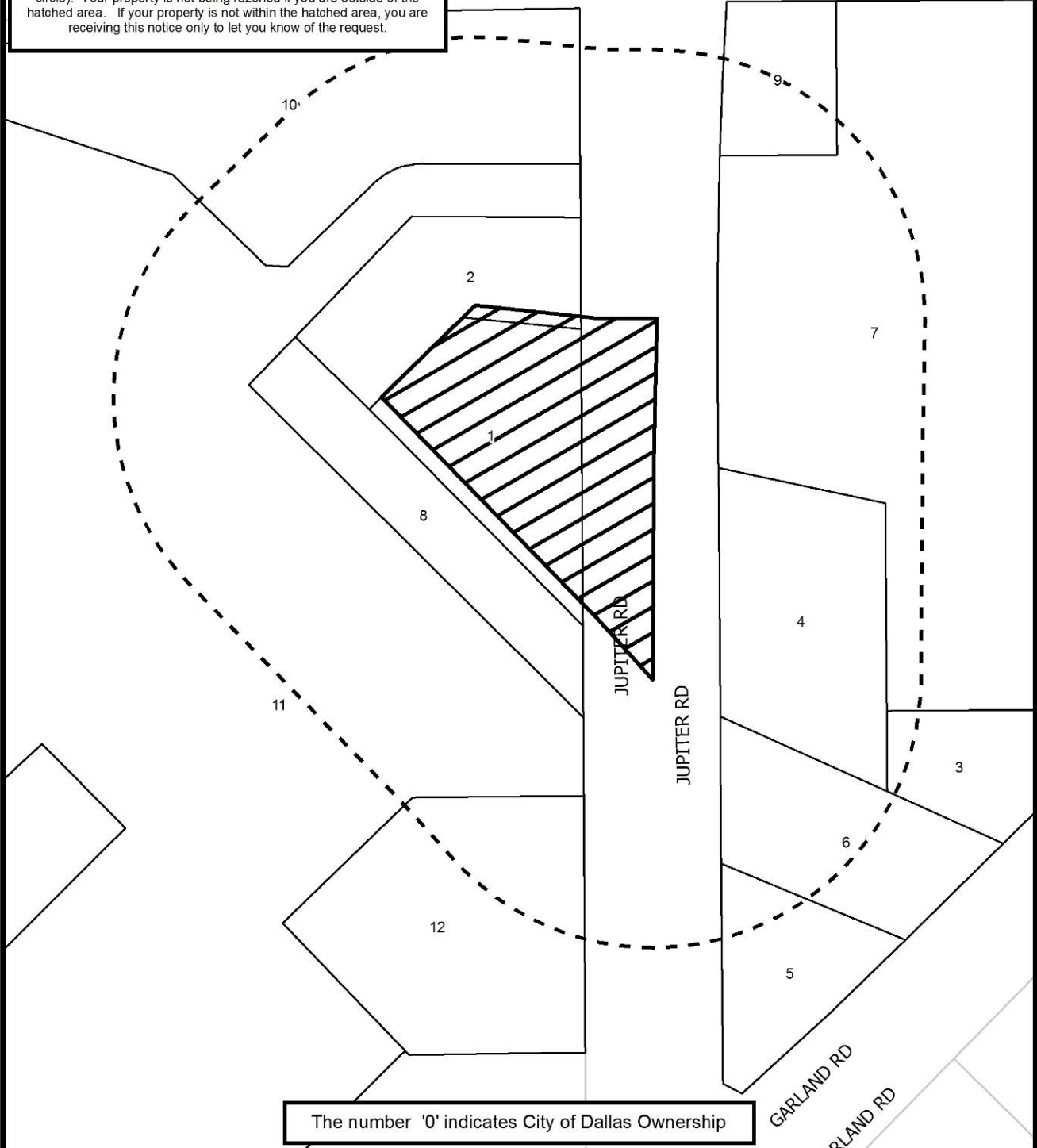
1:1,200

ZONING AND LAND USE

Case no: Z112-263

Date: 8/2/2012

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



The number '0' indicates City of Dallas Ownership



1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION
12 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z112-263
 Date: 8/2/2012

8/2/2012

Notification List of Property Owners

Z112-263

12 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|---|
| 1 | 11525 JUPITER RD | URIEL INC |
| 2 | 11535 JUPITER RD | HEAD INVESTMENT CO |
| 3 | 11419 GARLAND RD | A & S INTERSTATE INV CORP |
| 4 | 11500 JUPITER RD | STREETMAN HARRY E |
| 5 | 11403 GARLAND RD | PLS PROPERTY MGMT OF TEXAS |
| 6 | 11411 GARLAND RD | IVEY ROBERT W |
| 7 | 11445 GARLAND RD | COLE MT DALLAS TX LLC |
| 8 | 11505 JUPITER RD | NILVI NIRMAL S |
| 9 | 11530 JUPITER RD | GABBERT HOLDINGS LLC |
| 10 | 11555 JUPITER RD | G J T INVESTMENT LP |
| 11 | 11255 GARLAND RD | WHITEROCK IMPROVMENTS L P C/O DLC |
| MANAGE | | |
| 12 | 11225 GARLAND RD | TACO BELL OF AMERICA INC % TBC TAX UNIT |