



CITY OF DALLAS  
 CITY PLAN COMMISSION  
 Thursday, August 22, 2013  
 AGENDA

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WORKSHOP:	Council Chambers	8:30 a.m.
BRIEFINGS:	5ES	12:00 p.m.
PUBLIC HEARING	Council Chambers	1:30 p.m.
WORKSHOP RESUMES	Council Chambers	Following Public Hearing

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

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David Cossum, Interim Director  
 Neva Dean, Interim Assistant Director of Current Planning

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**WORKSHOP:**

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

**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket Planner: Paul Nelson

Consent Items:

- (1) **S123-222**  
 (CC District 11)
  - An application to create two lots, one 0.457-acre lot and one 4.008-acre lot from a 4.465-acre tract of land located at 13302 Preston Road.
  - Applicant/Owner: Vista Property Company/Preston Valley View, LTD.
  - Surveyor: AJ Bedford Group, Inc.
  - Application Filed: July 24, 2013
  - Zoning: RR
  - Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S123-226**  
(CC District 3) An application to create three lots ranging in size from 0.485 acres to 4.750 acres from a 5.943-acre tract of land on property located in City Block 6950 at 4559 and 4571 Barstow Boulevard.  
Applicant/Owner: Edgar and Sonia Villa/Alicia Aguirre  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: July 26, 2013  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S123-227**  
(CC District 1) An application to create one lot from a 6.694-acre tract of land in City Block 3185 bounded by West Page Avenue, Adam Avenue, Pembroke Avenue, and Llewellyn Avenue.  
Applicant/Owner: The Housing Authority of The City of Dallas, Texas  
Surveyor: Pacheco Koch  
Application Filed: July 30, 2013  
Zoning: MF-3(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S123-228**  
(CC District 8) An application to create four lots ranging in size from 11.880 acres to 28.288 acres from a 79.108-acre tract of land in City Block 7553 located on Old Hickory Trail, north of Daniieldale Road.  
Applicant/Owner: Seefried Properties, Inc./US Real Estate, LP  
Surveyor: Pacheco Koch  
Application Filed: July 30, 2013  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S123-229**  
(CC District 9) An application to replat a 3.380-acre tract of land containing part of Lot 15 in City Block 1/5222, all of Lot 1A in City Block 6/5284 and unplatted property in City Block 5284 into 1 lot located on Garland Road, south of Tavaros Avenue.  
Applicant/Owner: City of Dallas  
Surveyor: Pacheco Koch  
Application Filed: July 30, 2013  
Zoning: PD 287  
Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S123-230**  
(CC District 14)
- An application to replat a 7.112-acre tract of land containing all of Lots 1 through 18, and an abandoned alley in City Block 6/1511; and all of Lots 1 through 8 in City Block 5/1517, all of Lots 5 through 7 in City Block 1/1517, and an abandoned portion of Cambridge Street into one lot on property located at 3966 McKinney Avenue.  
Applicant/Owner: Corporation Of The Episcopal Diocese Of Dallas  
Surveyor: Brockette/Davis/Drake, Inc.  
Application Filed: July 30, 2013  
Zoning: PD 193 (MF-2)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S123-231**  
(CC District 8)
- An application to create one 54.199-acre lot, and one 44.970 acre lot from a 99.169-acre tract of land located at 4400 L.B.J. Freeway.  
Applicant/Owner: Hillwood Investment Properties/American Bank Of Texas  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: July 30, 2013  
Zoning: PD 761  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S123-232**  
(CC District 14)
- An application to replat a 0.344-acre tract of land containing all of Lots 14 and 16 in City Block 2/1984 into one lot located at 1901 and 1905 Summit Avenue at Alta Avenue, northwest corner.  
Applicant/Owner: 5841 Oram, LLC  
Surveyor: Xavier Chapa Engineering/Surveying  
Application Filed: July 29, 2013  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal:

- (9) **S123-114R**  
(CC District 2)
- An application to revise the previously approved preliminary plat (S123-114) to replat 37.699 acres containing part of Lot 15, all of Lots 1 through 14, 32 and 33, in City Block 5749, all of Lot 34A in City Block 5749, and an abandoned portion of Tex Oak Street, Redfield Street, all of Lofland Street and part of a 15-foot alley on property located at the northwest corner of Harry Hines Boulevard and Medical District Drive.  
Applicant/Owner: Dallas County Hospital District, DBA Parkland Health and Hospital System  
Surveyor: Pacheco Koch  
Application Filed: July 29, 2013  
Zoning: IR, IM  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S123-223**  
(CC District 13)
- An application to remove the existing 20-foot platted building line along the east line of Jamestown Drive on a 0.440 acre tract of land containing all of Lot 1 in City Block C/6384 on property located at 5810 Meadow Crest.  
Applicant/Owner: Kirk A. Watson  
Surveyor: Surveying Associates  
Application Filed: July 25, 2013  
Zoning: R-16(A)  
Staff Recommendation: **Denial**
- (11) **S123-225**  
(CC District 13)
- An application to replat a 25.545 acre tract of land containing all of Lot 1 in City Block B/5544 and all of Lots 1 and 2 in City Block 5544 into one lot; and to remove the 50-foot platted building line along Walnut Hill Lane and the 50-foot platted building line along Inwood Road and located at 4900 Walnut Hill Lane at its intersection with Inwood Road, southwest corner.  
Applicant/Owner: Ursuline Academy Of Dallas  
Surveyor: Pacheco Koch  
Application Filed: July 26, 2013  
Zoning: PD 385  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (12) **S123-224**  
(CC District 14)
- An application to replat a 0.276-acre tract of land containing all of Lot 28, and part of Lot 27 in City Block 11/1936 into one lot located at 5411 Miller Avenue.  
Applicant/Owner: Christopher B. Jones and Bethanie M. Belk  
Surveyor: Precise Land Surveying, Inc.  
Application Filed: July 25, 2013  
Zoning: CD 15  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- D123-023**  
Olga Torres Holyoak  
(CC District 9)
- An application for a development plan for Planned Development District No. 888 on the west line of Plano Road, north of East Northwest Highway.  
Staff Recommendation: **Approval**  
Applicant: Wilbow Corporation, Inc.  
Representative: Bruce Dunne, Icon Consulting Engineering
- M123-033**  
Richard Brown  
(CC District 13)
- An application for a minor amendment to the site plan for Specific Use Permit No. 477 for an Institution of a Religious, Charitable, and Philanthropic Nature for the Miracle at Pentecost Foundation on southwest corner of Park Lane and Boedeker Street.  
Staff Recommendation: **Approval**  
Applicant: R. J. Machacek  
Representative: Keith Crouch
- M123-038**  
Richard Brown  
(CC District 9)
- An application for a minor amendment to the Tract 3 development plan and landscape plan for Planned Development District No. 287 for a Public Arboretum, a Botanical Regional Park, and Support Uses on the north corner of Garland Road and Lawther Drive.  
Staff Recommendation: **Approval**  
Applicant: Dallas Arboretum  
Representative: Robert Reeves
- M123-040**  
Richard Brown  
(CC District 14)
- An application for a minor amendment to the development plan and concept landscape plan for Planned Development District No. 281, the Lakewood Center Special Purpose District on west line of Abrams Road, between Belmont Avenue and Richmond Avenue.  
Staff Recommendation: **Approval**  
Applicant: Chipolte Mexican Grill  
Representative: Robert Reeves

Zoning Cases – Consent:

1. **Z123-192(RB)**  
Richard Brown  
(CC District 2)  
An application for a Planned Development District for MU-2 Mixed Use District Uses on property zoned an IR Industrial Research District on the northwest line of Manor Way, between Maple Avenue and Denton Drive.  
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.  
Applicant: Canyon-Small Love Field, L.P.  
Representative: Kirk R. Williams, Tommy Mann |
  
2. **Z123-278(MW)**  
Megan Wimer  
(CC District 7)  
An application for a Specific Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or greater on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay south of E.R.L. Thornton Freeway and east of St. Francis Avenue.  
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.  
Applicant: Walmart Real estate Business Trust  
Representative: Jackson Walker, LLP |

Zoning Cases – Under Advisement:

3. **Z123-260(MW)**  
Megan Wimer  
(CC District 12)  
An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CR Community Retail District with deed restrictions west of Marsh Lane, north of Frankford Road.  
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and conditions.  
Applicant: Capital Telecom Acquisitions, LLC  
Representative: W. Bebb Francis, III  
U/A From: July 25, 2013
  
4. **Z123-288(WE)**  
Warren Ellis  
(CC District 5)  
An application for the renewal of Specific Use Permit No. 1896 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay south of Lake June Road, east of Temple Cliff Drive.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.  
Applicant: Bawa Corporation  
Representative: Parvez Malik – Business Zoom  
U/A From: August 8, 2013

5. **Z123-295(WE)**  
Warren Ellis  
(CC District 5)
- An application for the renewal of Specific Use Permit No. 1893 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the southwest corner of Lake June Road and North Prairie Creek Road.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to conditions.  
Applicant: New Rush Hour Foodmart – Rahim Rehmani  
Representative: MASTERPLAN – Santos Martinez  
U/A From: August 8, 2013
6. **Z123-297(WE)**  
Warren Ellis  
(CC District 5)
- An application for the renewal of Specific Use Permit No. 1871 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the northeast corner of Lake June Road and Holcomb Road.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to conditions.  
Applicant: Vortex Business, Inc  
Representative: Malik Parvez  
U/A From: August 8, 2013
7. **Z123-282(JH)**  
Jennifer Hiromoto  
(CC District 5)
- An application for the renewal of Specific Use Permit No. 1863 for the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the north side of Scyene Road, west of Jim Miller Road.  
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to staff conditions.  
Applicant: George Reeves  
Representative: MASTERPLAN - Santos Martinez  
U/A From: August 8, 2013

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Other Matters

Minutes: August 8, 2013

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, August 22, 2013**

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING** - Tuesday, August 27, 2013, City Hall, 1500 Marilla Street.

Note: The official Special Sign District Advisory Committee Agenda will be posted in the City Secretary's Office and City Website at [www.ci.dallas.tx.us/cso/boardcal.shtml](http://www.ci.dallas.tx.us/cso/boardcal.shtml). Please review the official agenda for items for consideration.



### 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 22, 2013****FILE NUMBER: S123-222****Subdivision Administrator: Paul Nelson****LOCATION: 13302 Preston Road****DATE FILED: July 24, 2013****ZONING: RR****CITY COUNCIL DISTRICT: 11    SIZE OF REQUEST: 4.465 Acres    MAPSCO: 15P****OWNER: Vista Property Company/Preston Valley View, LTD**

**REQUEST:** An application to create two lots, one 0.457 acre lot and one 4.008 acre lot from a 4.465 acre tract of land located at 13302 Preston Road.

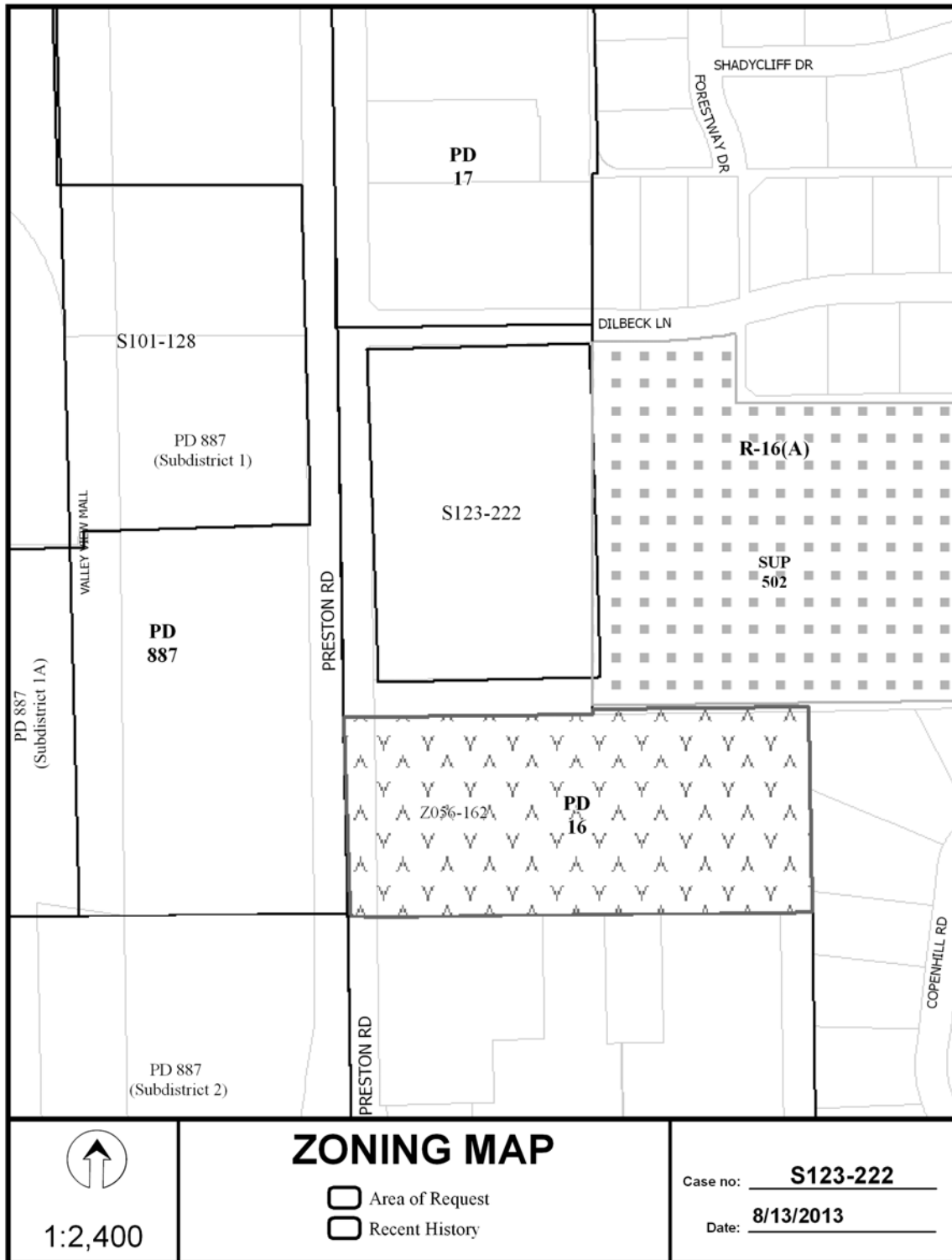
**SUBDIVISION HISTORY:**

1. S101-128 was an application to replat a 70.6483 acre tract of land containing all of Lot 3 in City Block A/7409 into one 20.5874 acre lot, one 37.9198 acre lot, and one 12.1411 acre lot at 11331 Preston Road. The application was approved on July 7, 2011 but has not been recorded.


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

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

8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 2.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 56 feet of right-of-way from the established centerline of Preston Road.
14. On the final plat dedicate a 10 foot by 10 foot corner clip at Preston Road and Dilbeck Lane.
15. On the final plat show how all adjoining right-of-way was created.
16. On the final plat choose a different addition name.
17. On the final plat show the distance/width of right-of-way across Dilbeck Lane.
18. On the final plat show abandonment of Dilbeck Lane as Ordinance # 8594.
19. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
20. Water/wastewater main extension may be required by Private Development Contract.
21. On the final plat identify the property as Lots 1 and 2.in City Block A/7438.





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>S123-222</u> Date: <u>8/7/2013</u>
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**CITY PLAN COMMISSION****THURSDAY, AUGUST 22, 2013****FILE NUMBER:** S123-226**Subdivision Administrator:** Paul Nelson**LOCATION:** 4559 and 4571 Barstow Boulevard**DATE FILED:** July 26, 2013**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 5.94 Acres**MAPSCO:** 63M**APPLICANT/OWNER:** Edgar and Sonia Villa/Alicia Aguirre

**REQUEST:** An application to create three lots ranging in size from 0.485 acre to 4.750 acres from a 5.943 acre tract of land on property located in City Block 6950 at 4559 and 4571 Barstow Boulevard.

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

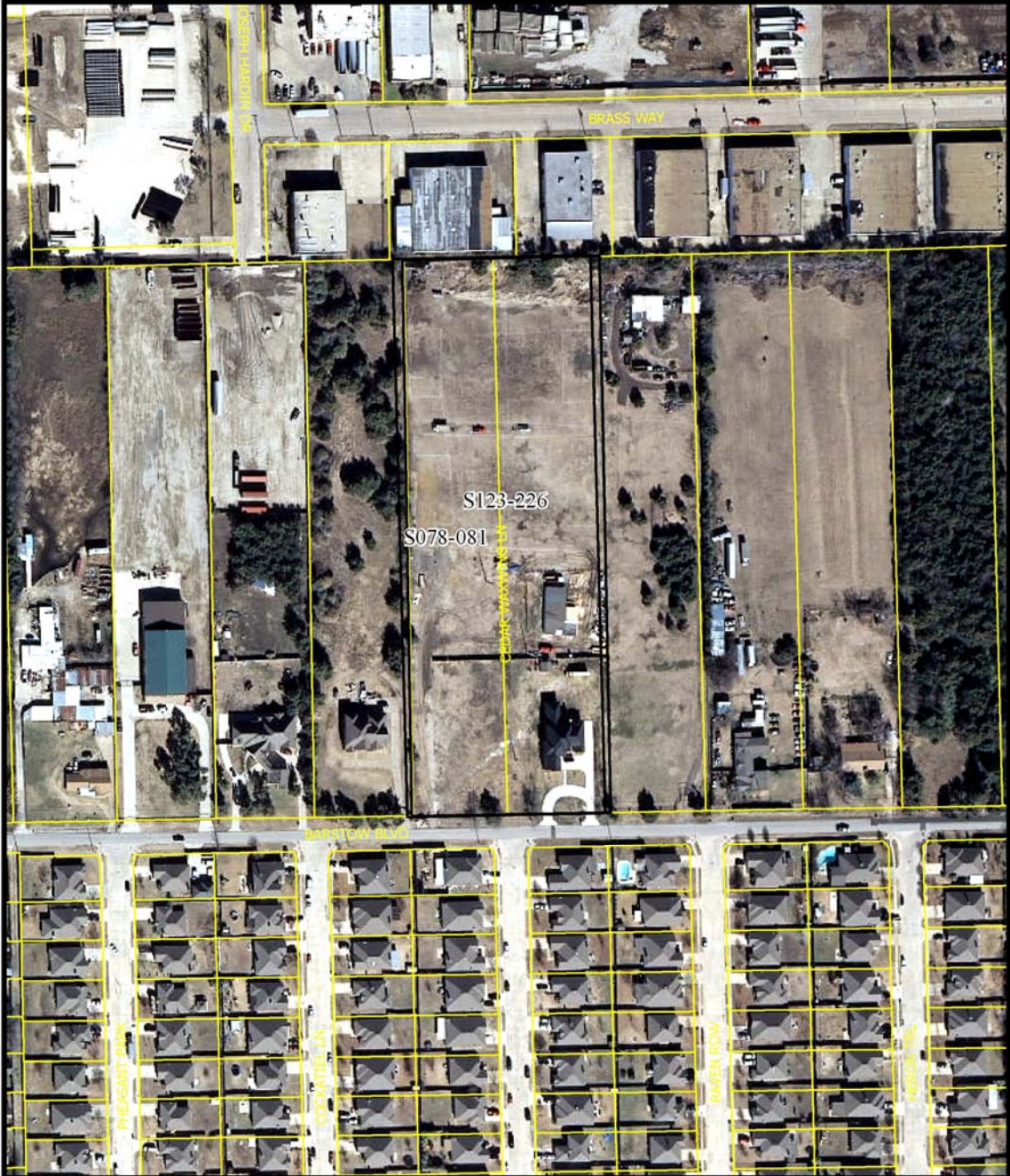
**STAFF RECOMMENDATION:** The request complies with the requirements of R 75(A); therefore, staff recommends approval subject to compliance with the following conditions:

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

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 3.
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 28 feet of right-of-way from the established centerline of Barstow Boulevard.
14. On the final plat show how all adjoining right-of-way was created.
15. On the final plat identify the property as Lots 1 through 3 in City Block B/6950.







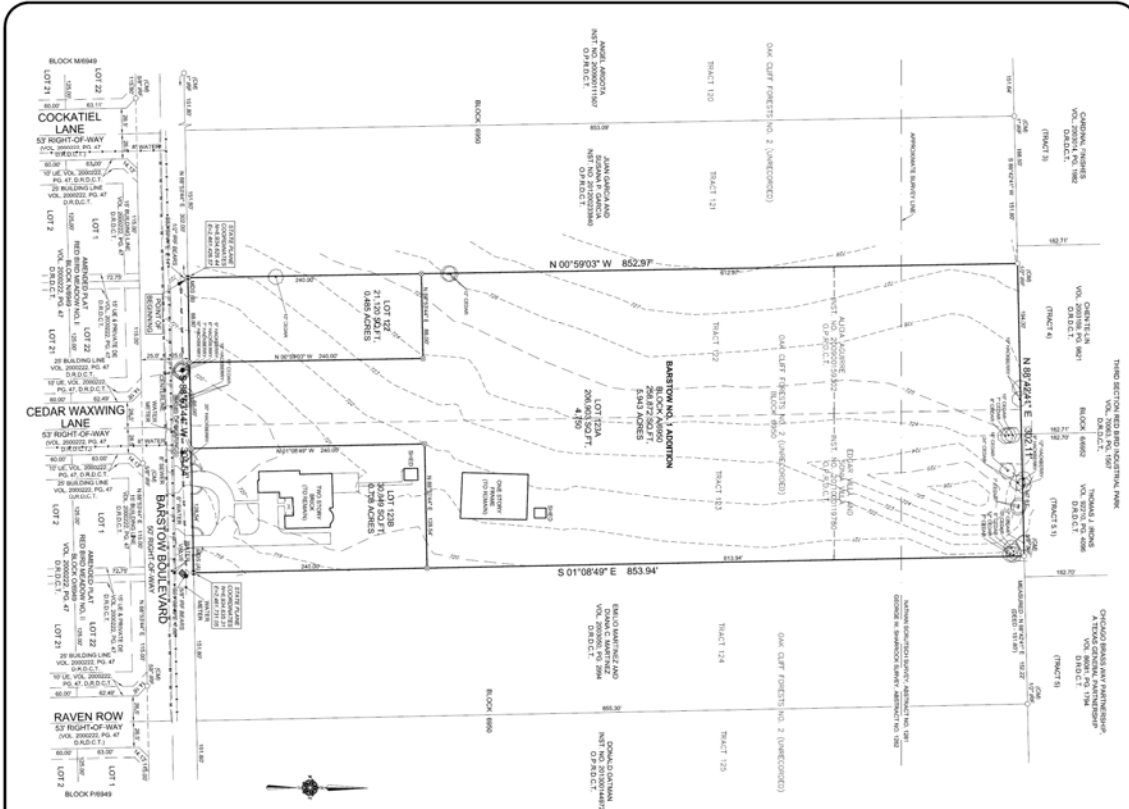
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# AERIAL MAP

- Area of Request
- Recent History

Case no: S123-226

Date: 8/7/2013



### OWNER'S CERTIFICATE

STATE OF TEXAS  
 COUNTY OF DALLAS

I, the undersigned, owner of the subject property, do hereby certify that the information set forth herein is true and correct to the best of my knowledge and belief, and that the same is a true and correct copy of the original plat as recorded in the public records of the County of Dallas, Texas, and that the same is a true and correct copy of the original plat as recorded in the public records of the County of Dallas, Texas, and that the same is a true and correct copy of the original plat as recorded in the public records of the County of Dallas, Texas.

The undersigned hereby certifies that the information set forth herein is true and correct to the best of my knowledge and belief, and that the same is a true and correct copy of the original plat as recorded in the public records of the County of Dallas, Texas, and that the same is a true and correct copy of the original plat as recorded in the public records of the County of Dallas, Texas.

This plat is approved subject to all zoning ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNES MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

\_\_\_\_\_  
 NAME: \_\_\_\_\_

### PRELIMINARY PLAT

**BASTON NO. 1 ADDITION**  
 NATHAN SCHRITSCH SURVEY, ABSTRACT NO. 1282 &  
 GEORGE W. SHARBROOK SURVEY, ABSTRACT NO. 1282  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAT FILE NO. 8723-2013

DATE SUBMITTED: JAN 31 2013 11:15 AM | SCALE: 1" = 80'

### RELEASE FOR REVIEW

PURPOSES ONLY 07/23/2013

\_\_\_\_\_  
 NAME: \_\_\_\_\_

### TXSHERIFFS STATEMENT

STATE OF TEXAS

\_\_\_\_\_  
 NAME: \_\_\_\_\_

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 NAME: \_\_\_\_\_

**CITY PLAN COMMISSION**

**THURSDAY, AUGUST 22, 2013**

**FILE NUMBER:** S123-227

**Subdivision Administrator:** Paul Nelson

**LOCATION:** West Page Ave., Adam Ave., Pembroke Ave., and Llewellyn Ave.

**DATE FILED:** July 30, 2013

**ZONING:** MF-3(A)

**CITY COUNCIL DISTRICT:** 1    **SIZE OF REQUEST:** 6.694 Acres

**MAPSCO:** 54G

**OWNER:** The Housing Authority Of The City Of Dallas, Texas

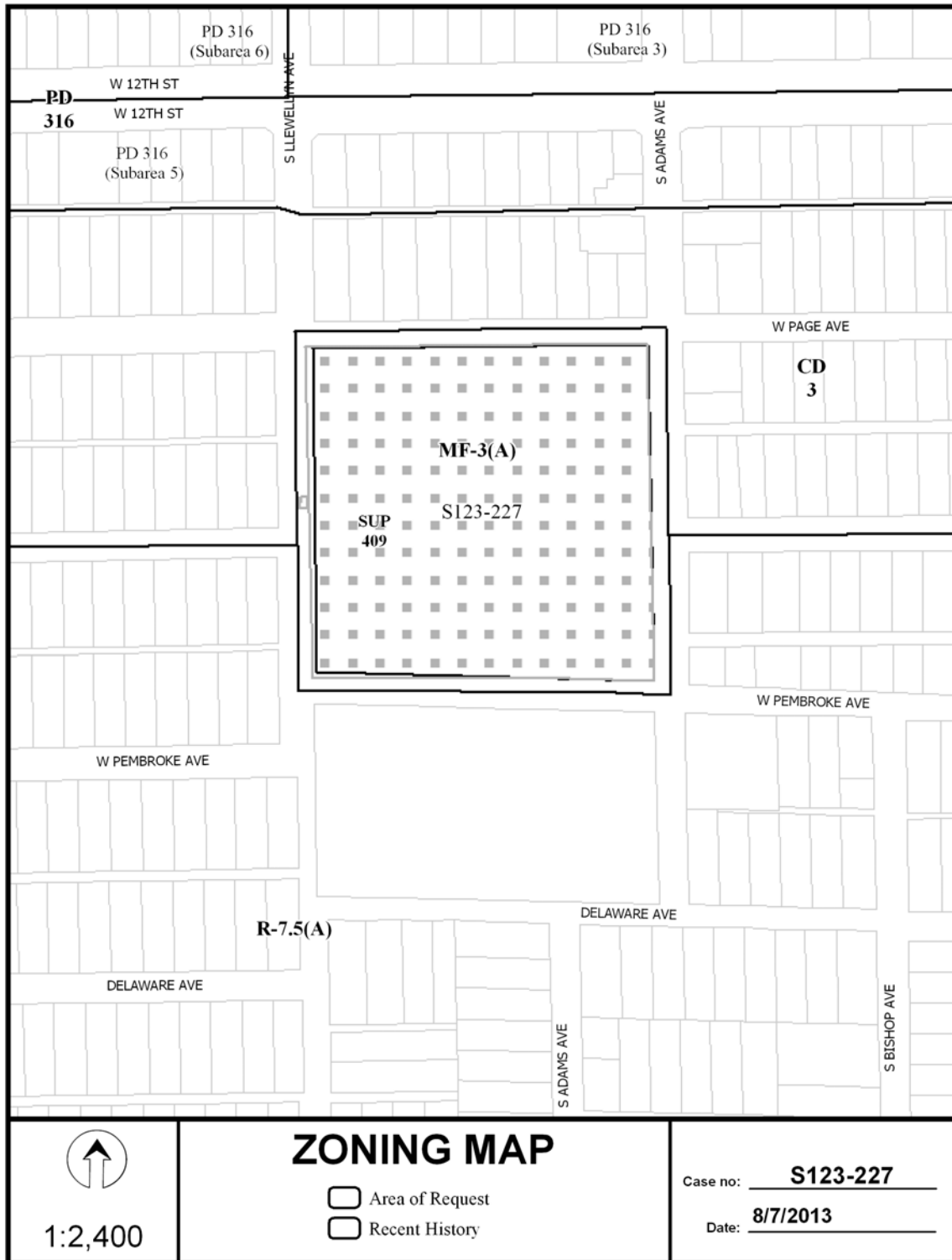
**REQUEST:** An application to create one lot from a 6.694 acre tract of land in City Block 3185 bounded by West Page Avenue, Adam Avenue, Pembroke Avenue, and Llewellyn Avenue.

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

**STAFF RECOMMENDATION:** The request complies with the requirements of the MF-3(A) zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

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

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
14. On the final plat dedicate 28 feet of right-of-way from the established centerline of Pembroke Avenue.
15. On the final plat dedicate a 10 foot by 10 foot corner clip at West Page Avenue and Adams Avenue.
16. On the final plat dedicate a 10 foot by 10 foot corner clip at Llewellyn Avenue and Pembroke Avenue.
17. On the final plat dedicate a 10 foot by 10 foot corner clip at Adams Avenue and Llewellyn Avenue.
18. On the final plat show how all adjoining right-of-way was created.
19. On the final plat show existing sewer easement with recording information.
20. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
21. Water/wastewater main extension is required by Private Development Contract.
19. On the final plat relocate the existing 7 foot fence out of the right-of-way (Llewellyn Avenue and west Page Avenue) or request abandonment of the portion of Llewellyn Avenue and West Page Avenue that is encompassed by the fence.
20. On the final plat identify the property as Lot 1.in City Block A/3185.



# ZONING MAP

- Area of Request
- Recent History

Case no: S123-227  
 Date: 8/7/2013



 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>    <b>S123-227</b>    </u> Date: <u>    <b>8/7/2013</b>    </u>
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**CITY PLAN COMMISSION**

**THURSDAY, AUGUST 22, 2013**

**FILE NUMBER:** S123-228

**Subdivision Administrator:** Paul Nelson

**LOCATION:** Old Hickory Trail, north of Danieldale Road

**DATE FILED:** July 30, 2013

**ZONING:** IR

**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 79.108 Acres **MAPSCO:** 73F,G

**APPLICANT/OWNER:** Seefried Properties Inc./US Real Estate LP

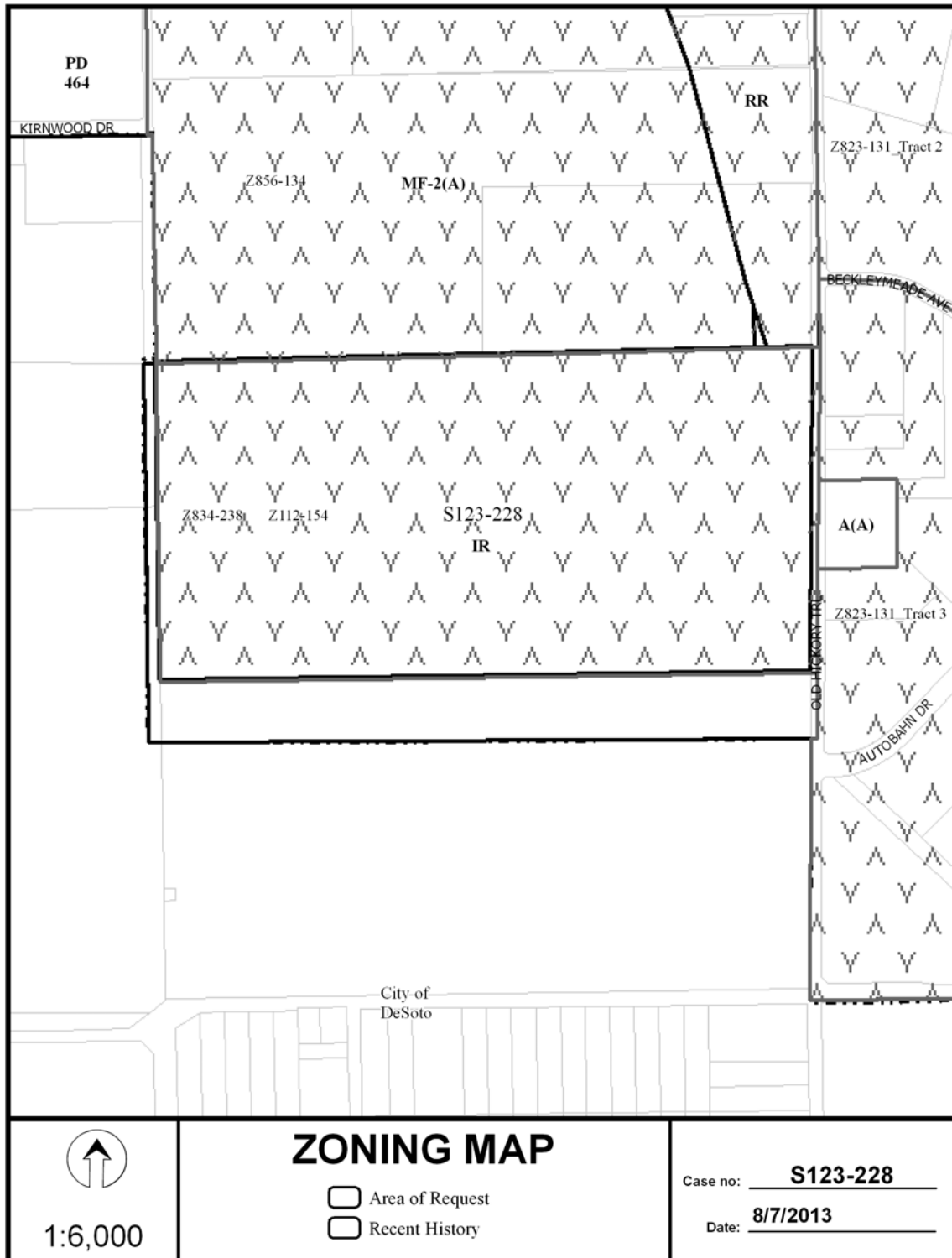
**REQUEST:** An application to create four lots ranging in size from 11.880 acres to 28.288 acres from a 79.108 acre tract of land in City Block 7553 located on Old Hickory Trail, north of Danieldale Road.

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

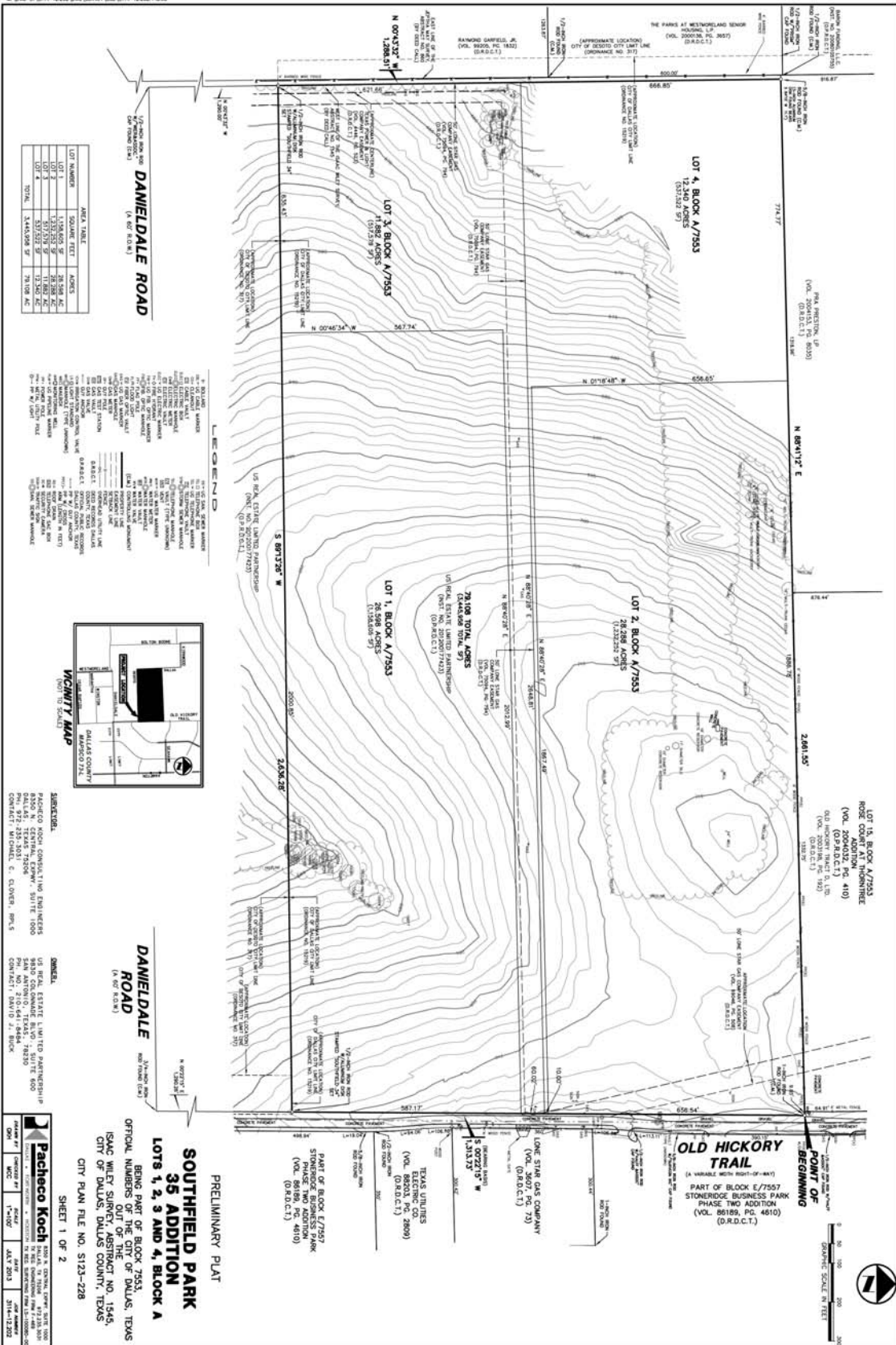
**STAFF RECOMMENDATION:** The request complies with the requirements of the IR District, therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 4.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 40 feet of right-of-way from the established centerline of Old Hickory Trail.
14. Design and construct one half of Old Hickory Trail per Section 51(A)-8.604(b)(3) Dallas code.
15. On the final plat show how all adjoining right-of-way was created.
16. On the final plat show the recording information on all existing easements within 150 feet of the property.
17. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
18. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
19. Water/wastewater main extension is required by Private Development Contract.
20. On the final plat increase the width of flag pole on Lot 4 and Lot 2 to a minimum of 20 feet or a mutual access easement with a minimum width of 20 feet must be provided on Lot 4.
21. On the final plat provide a minimum 20 foot mutual access easement over the south side of the flag lot and a minimum 10 foot mutual access easement on north line of Lot 3.
22. on the final plat place note stating "mutual access easement shall not encroach on to the 50 foot Lone Star Gas Easement".
23. On the final plat identify the property as Lots 18 through 21 in City Block A/7553.







**CITY PLAN COMMISSION****THURSDAY, AUGUST 22, 2013****FILE NUMBER:** S123-229**Subdivision Administrator:** Paul Nelson**LOCATION:** Garland Road south of Tavaros Avenue**DATE FILED:** July 30, 2013**ZONING:** PD 287**CITY COUNCIL DISTRICT:** 9 **SIZE OF REQUEST:** 3.380 Acres**MAPSCO:** 37R**OWNER:** City Of Dallas

**REQUEST:** An application to replat a 3.380 tract of land containing part of Lot 15 in City Block 1/5222, Lot 1A in City Block 6/5284 and unplatted property in City Block 5284 into 1 lot located on Garland Road, south of Tavaros Avenue.

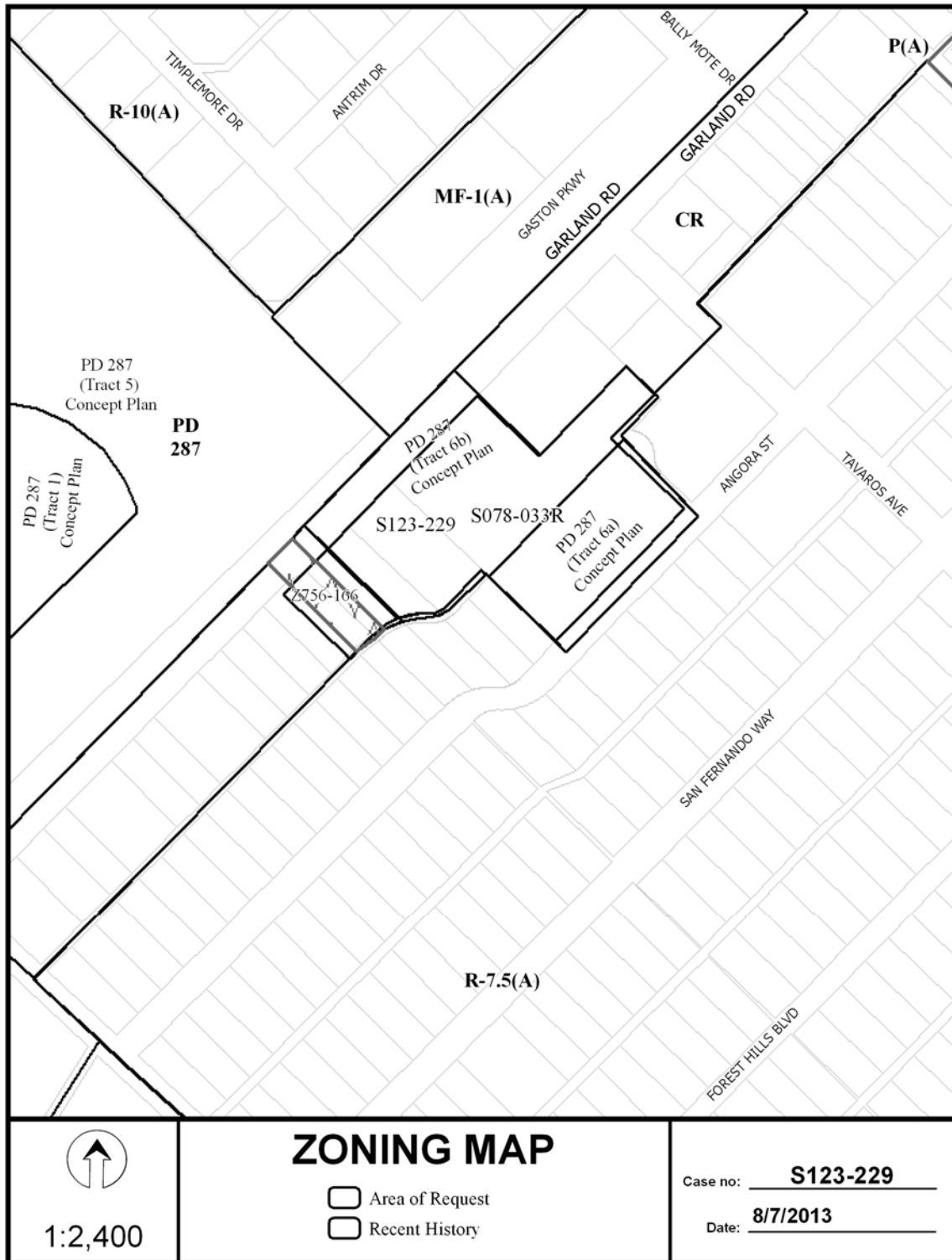
**SUBDIVISION HISTORY:**

1. S078-033 was an application to revise a previously approved preliminary plat (S078-033) to replat a 3.033 acre tract of land containing all of Lots 1, 3 and 4 in City Block 6/5284 and a tract of land in City Block 5284 and an abandoned alley to create one lot on Garland Road and Angora Avenue, west of Tavaros Street. The request was approved on November 15, 2007 but has not been recorded.
2. S078-033R was an application to revise a previously approved preliminary plat (S078-033) to replat a 3.033 acre tract of land containing all of Lots 1, 3 and 4 in City Block 6/5284 and a tract of land in City Block 5284 and an abandoned alley to create one lot on Garland Road and Angora Avenue, west of Tavaros Street. The request was approved on July 21, 2011 and was recorded on August 20, 2012.

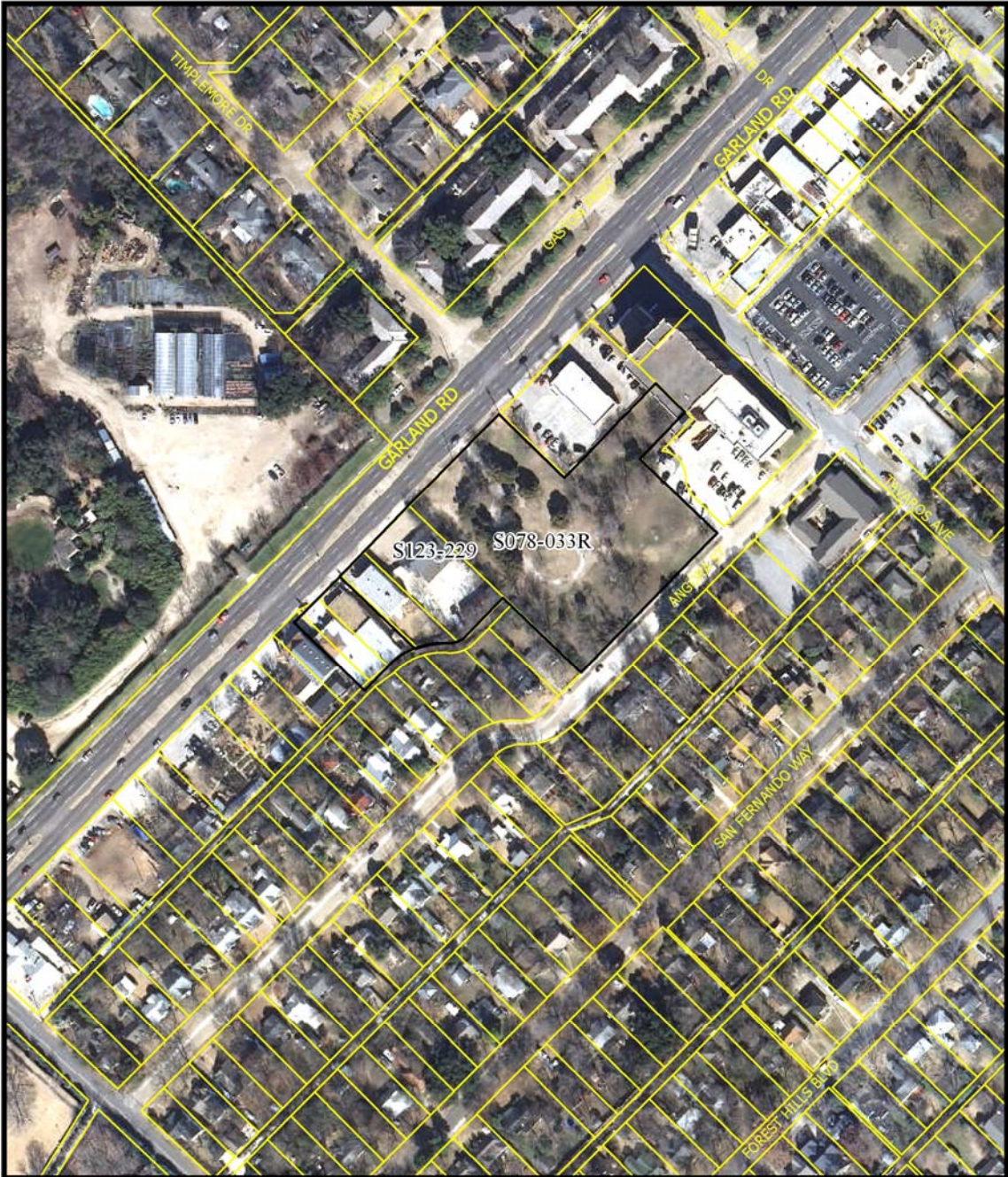
**STAFF RECOMMENDATION:** The request complies with the requirements of PD 287; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.

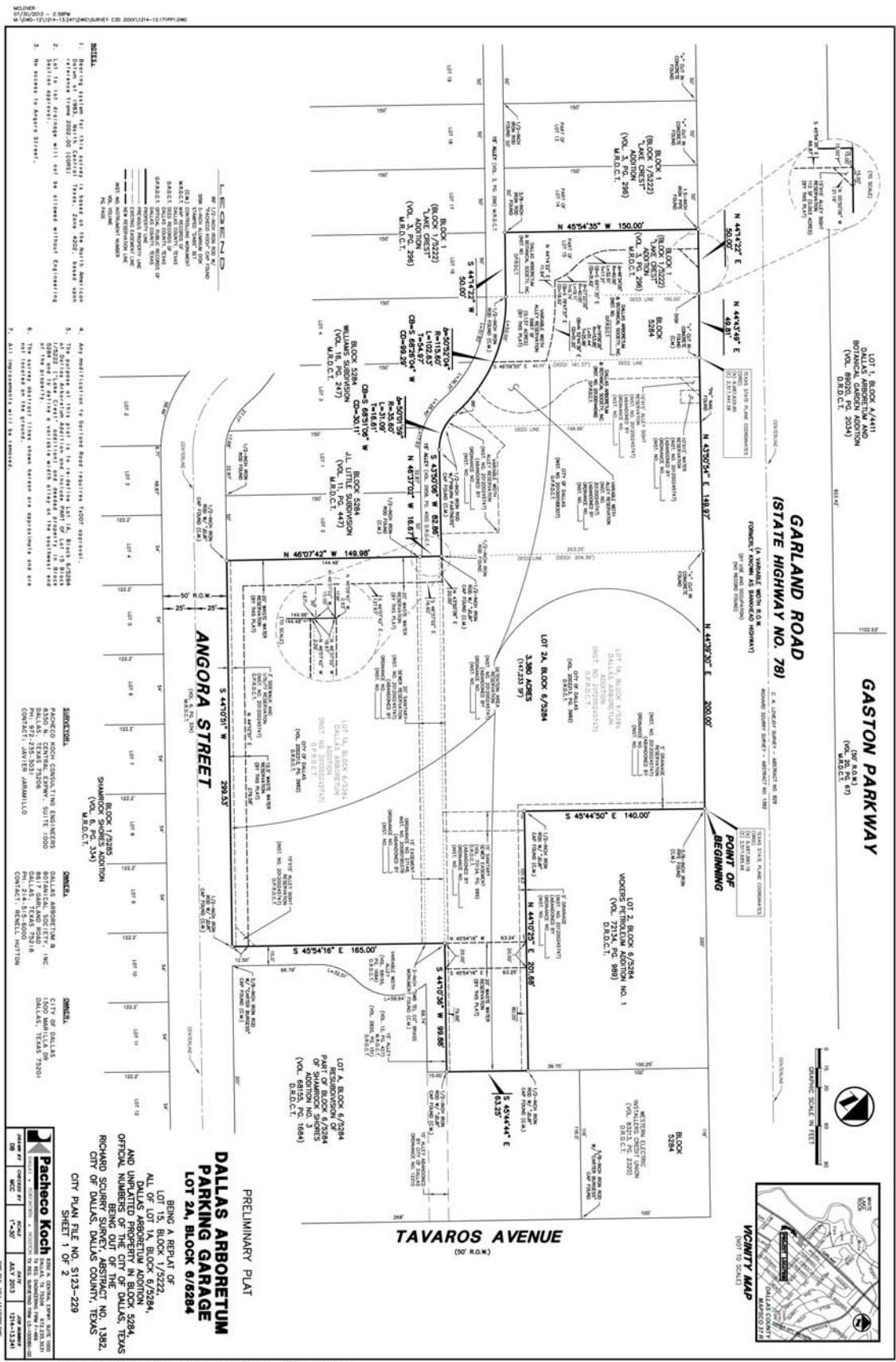
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
14. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Garland Road and future alley.
15. Provide adequate right-of-way design and construction for proposed alley turn out to Garland Road.
16. On the final plat add a note stating: "Any modification or new access to Garland Road requires TXDOT approval."
17. On the final plat all utility easement abandonments must be shown with the correct recording information.
18. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
19. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
20. Water/wastewater main extension is required by Private Development Contract.
21. Real Estate release requires: Process the abandonment and/or vacate closure of street, alley and easement thru Real Estate.
22. On the final plat identify the property as Lot 1B, City Block 6/5284.







 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>          <b>S123-229</b>          </u> Date: <u>          <b>8/7/2013</b>          </u>
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1. The plat is based on the survey of the site, as shown on the attached survey map, and is subject to the survey of the site, as shown on the attached survey map.
2. Lot 1A is the parking garage and Lot 1B is the parking garage.
3. No access to Angora Street.

4. All measurements are based on the survey of the site, as shown on the attached survey map, and are subject to the survey of the site, as shown on the attached survey map.
5. The purpose of this plat is to provide for the parking garage, as shown on the attached survey map, and to provide for the parking garage, as shown on the attached survey map.
6. The parking garage is shown on the attached survey map, and is subject to the survey of the site, as shown on the attached survey map.
7. All measurements are based on the survey of the site, as shown on the attached survey map, and are subject to the survey of the site, as shown on the attached survey map.

**RECORDING**  
 DALLAS COUNTY CLERK  
 4500 N. CENTRAL EXPRESSWAY, SUITE 1000  
 DALLAS, TEXAS 75206  
 CONTACT: JAVIER JARAMILLO  
 (972) 251-2400  
 FAX: (972) 251-2400

**OWNER**  
 RICHARD SCURRY SURVEY, ASSOCIATES, INC.  
 1500 W. WILLOW STREET, SUITE 100  
 DALLAS, TEXAS 75203  
 (214) 343-1111  
 FAX: (214) 343-1111

**PRELIMINARY PLAT**  
**DALLAS ARBORETUM**  
**PARKING GARAGE**  
**LOT 2A, BLOCK 6/284**  
 BEING A REPLAT OF  
 ALL OF LOT 1A, BLOCK 6/284,  
 DALLAS ARBORETUM ADDITION, 5284  
 OFFICIAL NUMBERS OF THE CITY OF DALLAS, TEXAS  
 BEING OUT OF THE  
 RICHARD SCURRY SURVEY, ASSOCIATES, INC.  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. 5123-229  
 SHEET 1 OF 2

DALLAS ARBORETUM PARKING GARAGE, LOT 2A, BLOCK 6/284 - PRELIMINARY PLAT

**CITY PLAN COMMISSION****THURSDAY, AUGUST 22, 2013****FILE NUMBER:** S123-230**Subdivision Administrator:** Paul Nelson**LOCATION:** 3966 McKinney Avenue**DATE FILED:** June 30, 2013**ZONING:** PD 193 (MF-2)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 7.112 Acres **MAPSCO:** 35Y**OWNER:** Corporation Of The Episcopal Diocese Of Dallas

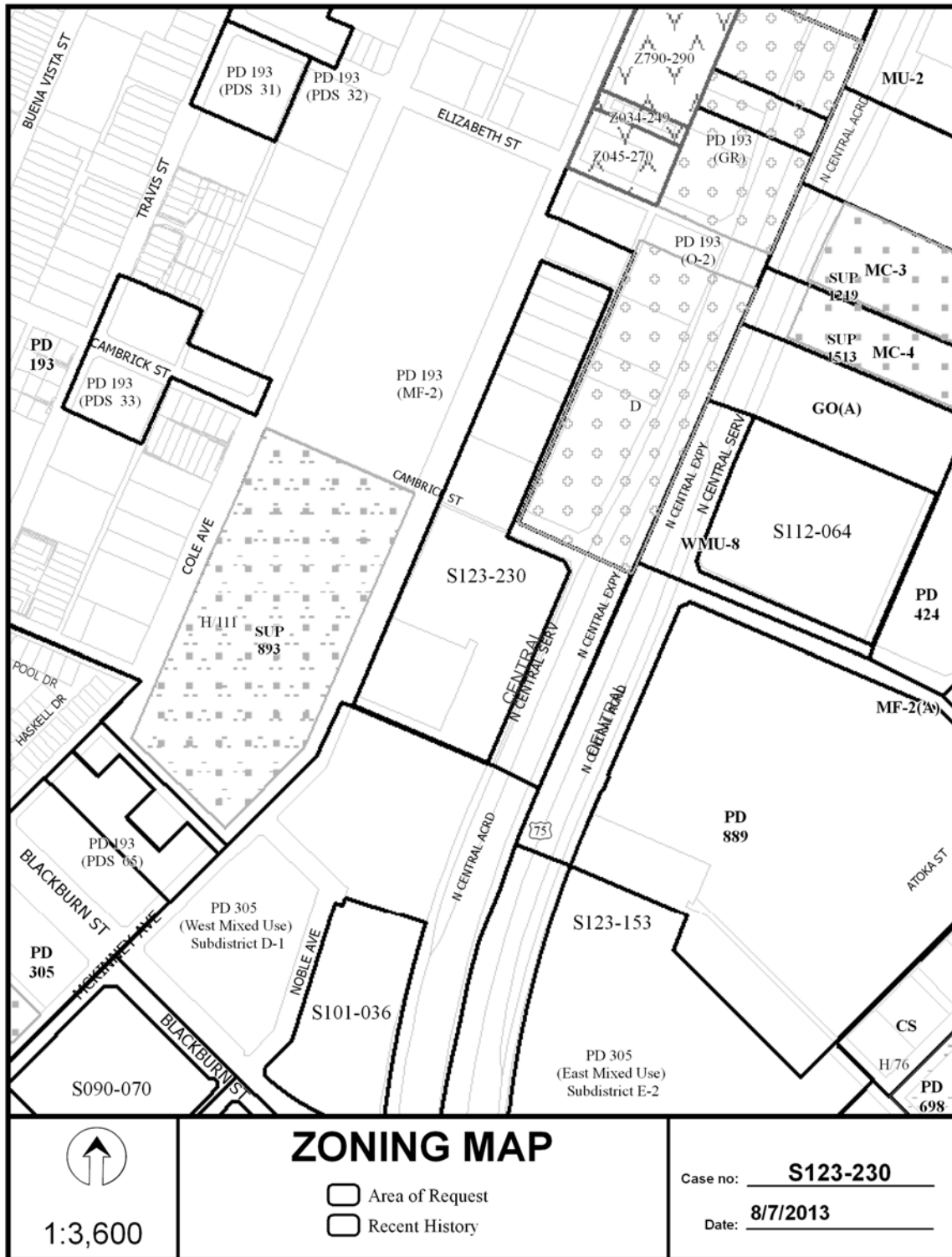
**REQUEST:** An application to replat a 7.112 acre tract of land containing all of Lots 1 through 18, an abandoned alley in City Block 6/1511; and all of Lots 1 through 8 in City Block 5/1517, all of Lots 5 through 7 in City Block 1/1517, and an abandoned portion of Cambridge Street on property located at 3966 McKinney Avenue.

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

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

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

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat add a note stating: "Any new or modification to frontage road of US highway 75 requires TXDOT approval."
14. On the final plat show a storm drainage easement for the existing 8 foot horseshoe.
15. On the final plat show the correct recording information for the subject property.
16. On the final plat two control monuments must be shown.
17. On the final plat all utility easement abandonments must be shown with the correct recording information.
18. On the final plat list the utility easements as retained within street abandonments when stated in the abandonment ordinance.
19. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
20. Water/wastewater main extension may be required by Private Development Contract.
21. On the final plat add a note stating: "easement retained" for Cambrick Street abandonment.
22. On the final plat show the recording information for the shown abandonment areas to include Vol. 97190 p. 2418, Vol. 97189 p. 472, and Vol.92126 p. 1565.
23. On the final plat show the missing 10 foot by 30 foot water easement dedicated by Vol. 96232 P. 904 show on plat unless water easement was previously abandoned.
24. On the final plat show the ordinance and recording information for previously abandoned areas to Real Estate.
25. On the final plat show recording information for Ordinances 10872 and 4219.
26. On the final plat identify the property as Lots 5A in City Block 1/1517.



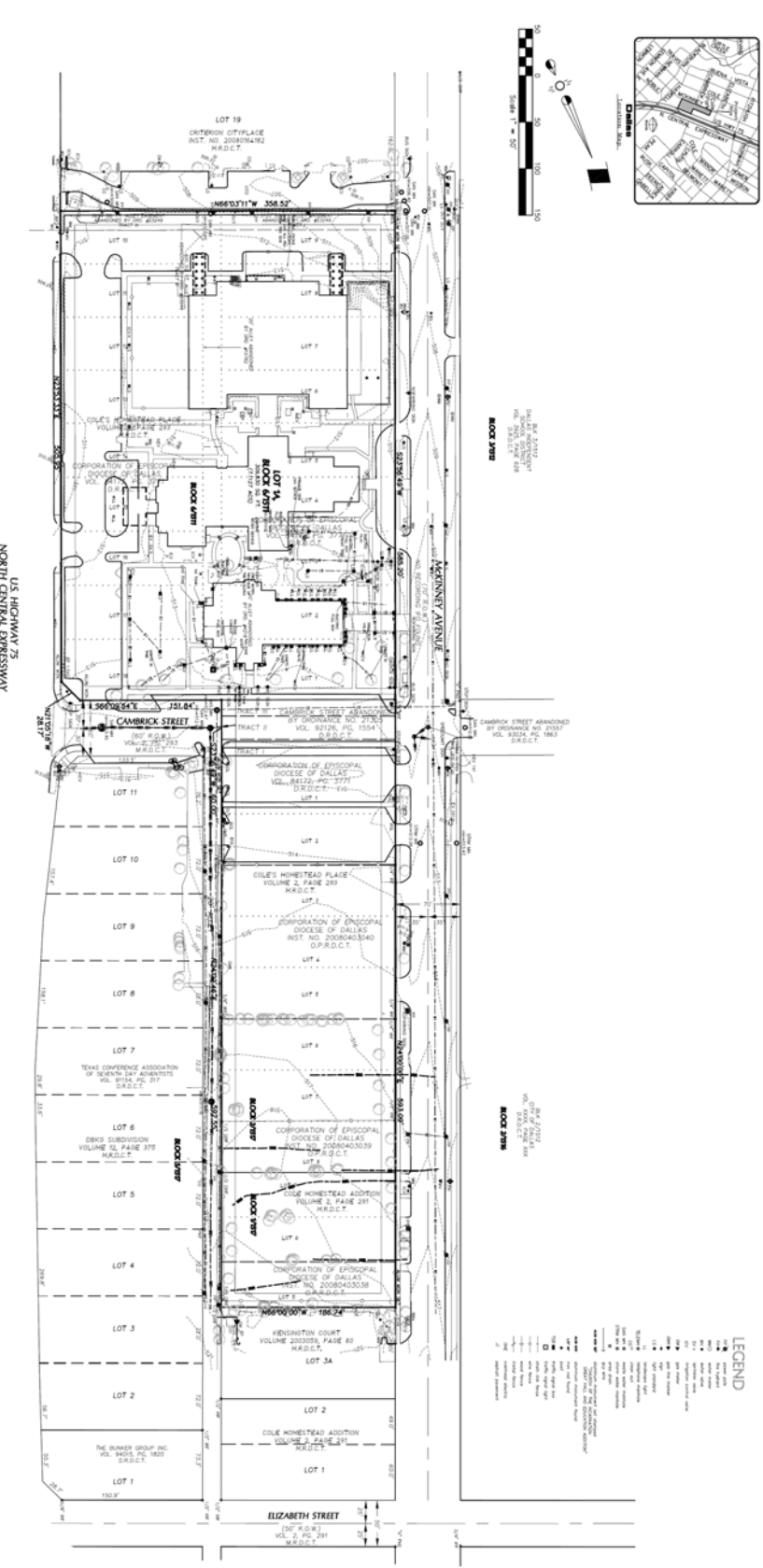


 1:3,600	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>          <b>S123-230</b>          </u> Date: <u>          <b>8/7/2013</b>          </u>
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NO PORTION OF THE SUBJECT PROPERTY HAS WITHIN ANY ONE OF THE LOTS BEING SUBMITTED FOR REZONING. THE PROPERTY IS OWNED BY THE CITY OF DALLAS, TEXAS, AND IS BEING SUBMITTED FOR REZONING AS A RESULT OF A REQUEST BY THE CITY OF DALLAS, TEXAS, TO REZONE THE PROPERTY TO A RESIDENTIAL DISTRICT.

NOTES:  
 No portion of the subject property has within any one of the lots being submitted for rezoning. The property is owned by the City of Dallas, Texas, and is being submitted for rezoning as a result of a request by the City of Dallas, Texas, to rezone the property to a residential district.

PURPOSE OF PLAN:  
 1. This plan is for a zoning map, as delineated hereby, and is not a subdivision plan.



**LEGEND**  
 ZONING DISTRICTS:  
 - Single arrow: Single arrow zoning district  
 - Double arrow: Double arrow zoning district  
 - Triangle: Triangle zoning district  
 - Square: Square zoning district  
 - Circle: Circle zoning district  
 - Diamond: Diamond zoning district  
 - Hexagon: Hexagon zoning district  
 - Octagon: Octagon zoning district  
 - Star: Star zoning district  
 - Circle with dot: Circle with dot zoning district  
 - Square with dot: Square with dot zoning district  
 - Triangle with dot: Triangle with dot zoning district  
 - Diamond with dot: Diamond with dot zoning district  
 - Hexagon with dot: Hexagon with dot zoning district  
 - Octagon with dot: Octagon with dot zoning district  
 - Star with dot: Star with dot zoning district  
 - Circle with dot and line: Circle with dot and line zoning district  
 - Square with dot and line: Square with dot and line zoning district  
 - Triangle with dot and line: Triangle with dot and line zoning district  
 - Diamond with dot and line: Diamond with dot and line zoning district  
 - Hexagon with dot and line: Hexagon with dot and line zoning district  
 - Octagon with dot and line: Octagon with dot and line zoning district  
 - Star with dot and line: Star with dot and line zoning district  
 - Circle with dot and line and arrow: Circle with dot and line and arrow zoning district  
 - Square with dot and line and arrow: Square with dot and line and arrow zoning district  
 - Triangle with dot and line and arrow: Triangle with dot and line and arrow zoning district  
 - Diamond with dot and line and arrow: Diamond with dot and line and arrow zoning district  
 - Hexagon with dot and line and arrow: Hexagon with dot and line and arrow zoning district  
 - Octagon with dot and line and arrow: Octagon with dot and line and arrow zoning district  
 - Star with dot and line and arrow: Star with dot and line and arrow zoning district

**RESUBMITTAL DATE**  
**CHURCH OF THE INCARNATION**  
**GREAT HALL AND EDUCATION ADDITION**  
 A REZONING PLAN  
 AND LOTS 14, BLOCK 5387 OF COLE'S HOMESTEAD ADDITION  
 AND LOTS 5, 6, 7, 8, 9, 10, 11 OF COLE'S HOMESTEAD ADDITION  
 AND ADJACENT PORTION OF CAMBRICK STREET  
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 750' ADJ.  
 CITY PLAN FILE NO. S123-230  
 OWNER:  
 CHURCH OF THE INCARNATION  
 414 North Central Expressway, Suite 1100  
 Dallas, Texas 75201  
 Tel: (214) 271-5814  
 Fax: (214) 271-5814

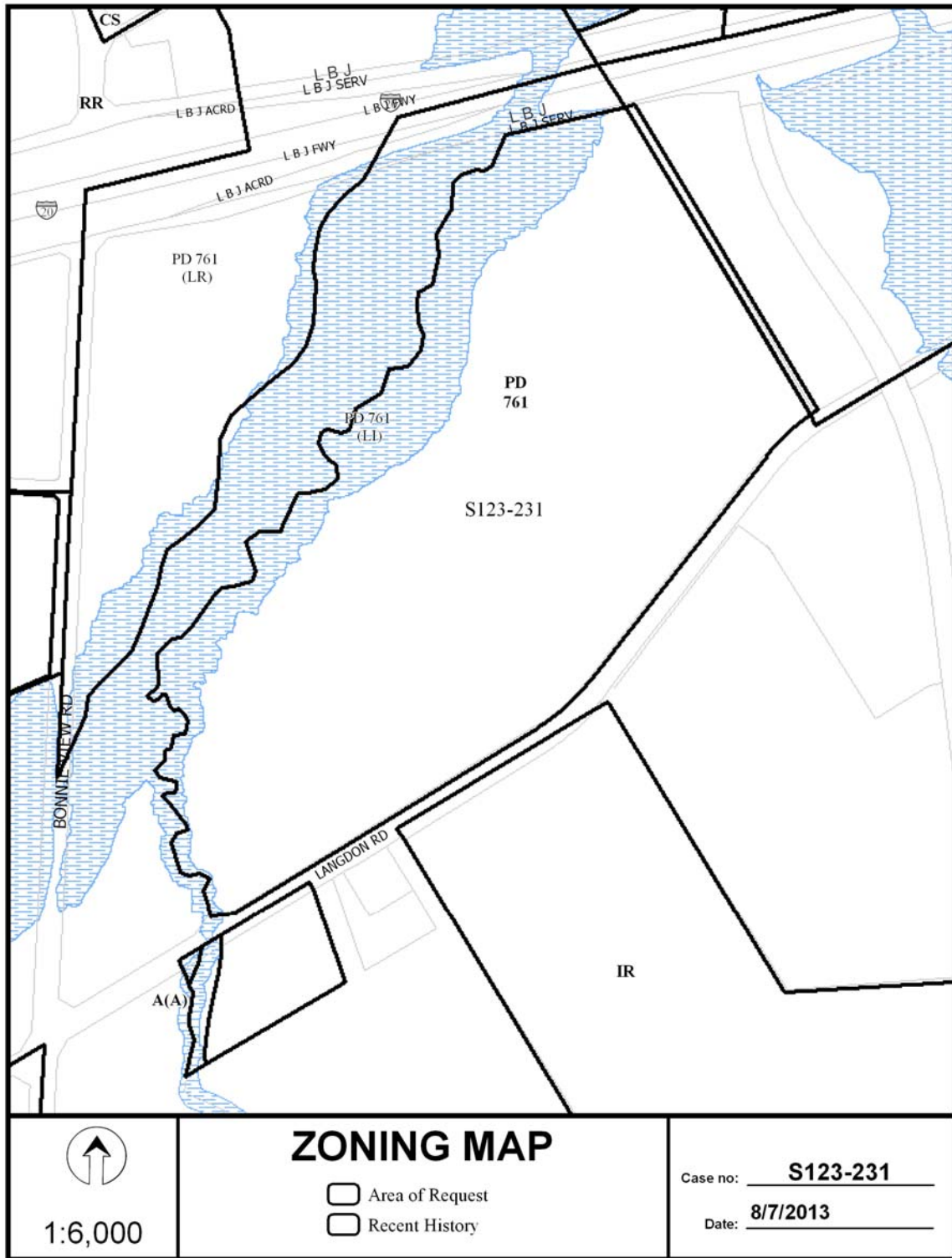
**CITY PLAN COMMISSION****THURSDAY, AUGUST 22, 2013****FILE NUMBER:** S123-231**Subdivision Administrator:** Paul Nelson**LOCATION:** 4400 L.B.J. Freeway, at the northeast corner of Bonnieview Road and Langdon Road**DATE FILED:** June 30, 2013**ZONING:** PD 761**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 99.169 acres **MAPSCO:** 76D, 77A**OWNER:** Hillwood Investment Properties/American Bank of Texas**REQUEST:** An application to create one 54.199 acre lot and one 44.970 acre lot from a 99.169 acre tract of land located at 4400 L.B.J. Freeway.**SUBDIVISION HISTORY:** There has been no recent platting activity within close proximity to this request.**STAFF RECOMMENDATION:** The request complies with the requirements of PD 761; therefore, staff recommends approval subject to compliance with the following conditions:

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




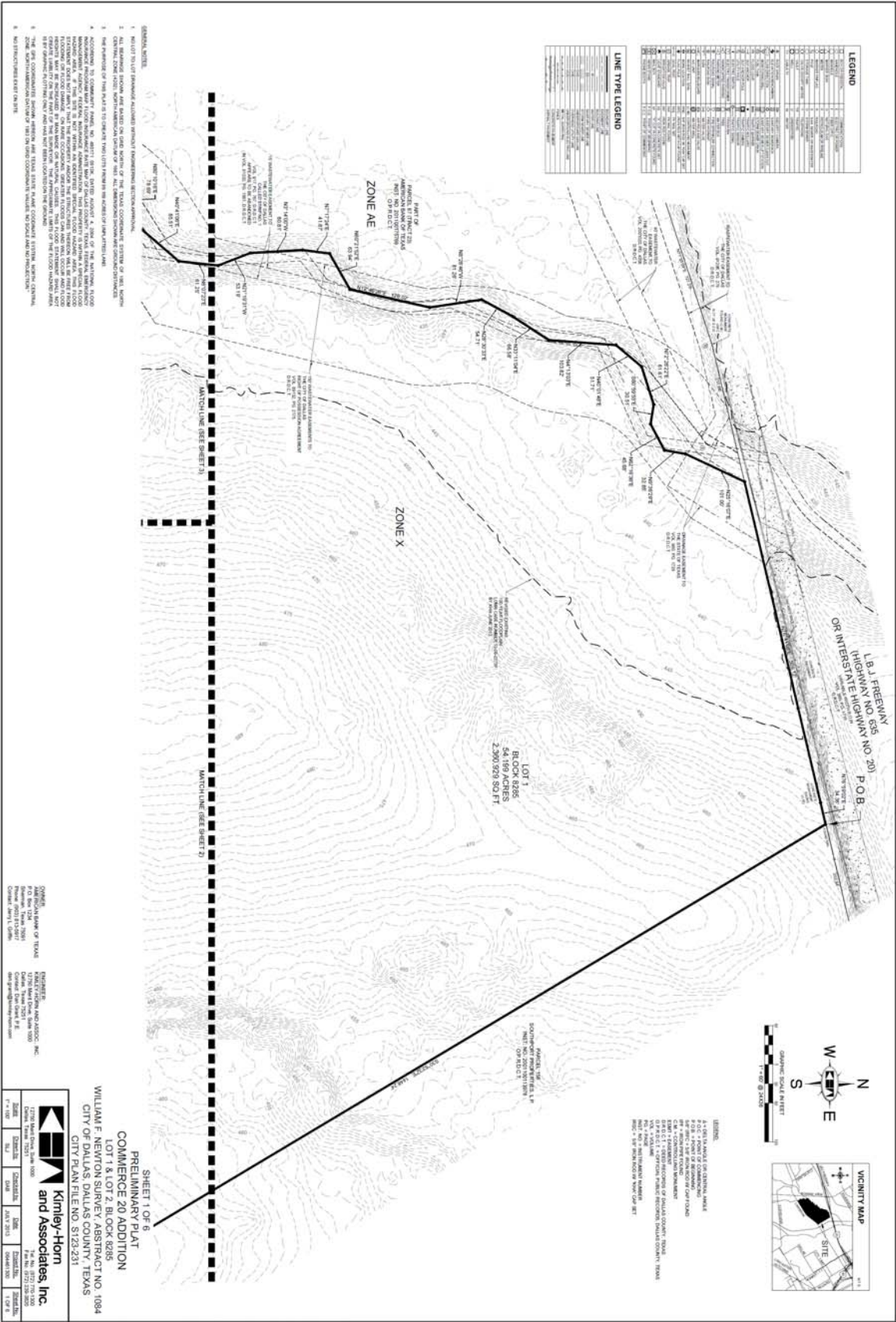
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 2.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
14. On the final plat add a note stating: "Any new access or modification along Interstate Highway 635 requires TXDOT approval."
15. On the final plat determine the 100 year water surface elevation across the plat.
16. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
17. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
18. On the final plat specify minimum fill and minimum finished floor elevations.
19. On the final plat show the natural channel set back from the crest of the natural channel.
20. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
22. On the final plat show the correct recording information for the subject property.
23. On the final plat monument all set corners per the monumentation ordinance.
24. On the final plat two control monuments must be shown.
25. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
26. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
27. Water/wastewater main extension is required by Private Development Contract.
28. On the final plat verify if the 15 foot wastewater easements are abandoned; if abandoned provide the recorded documents to the Real Estate Division.

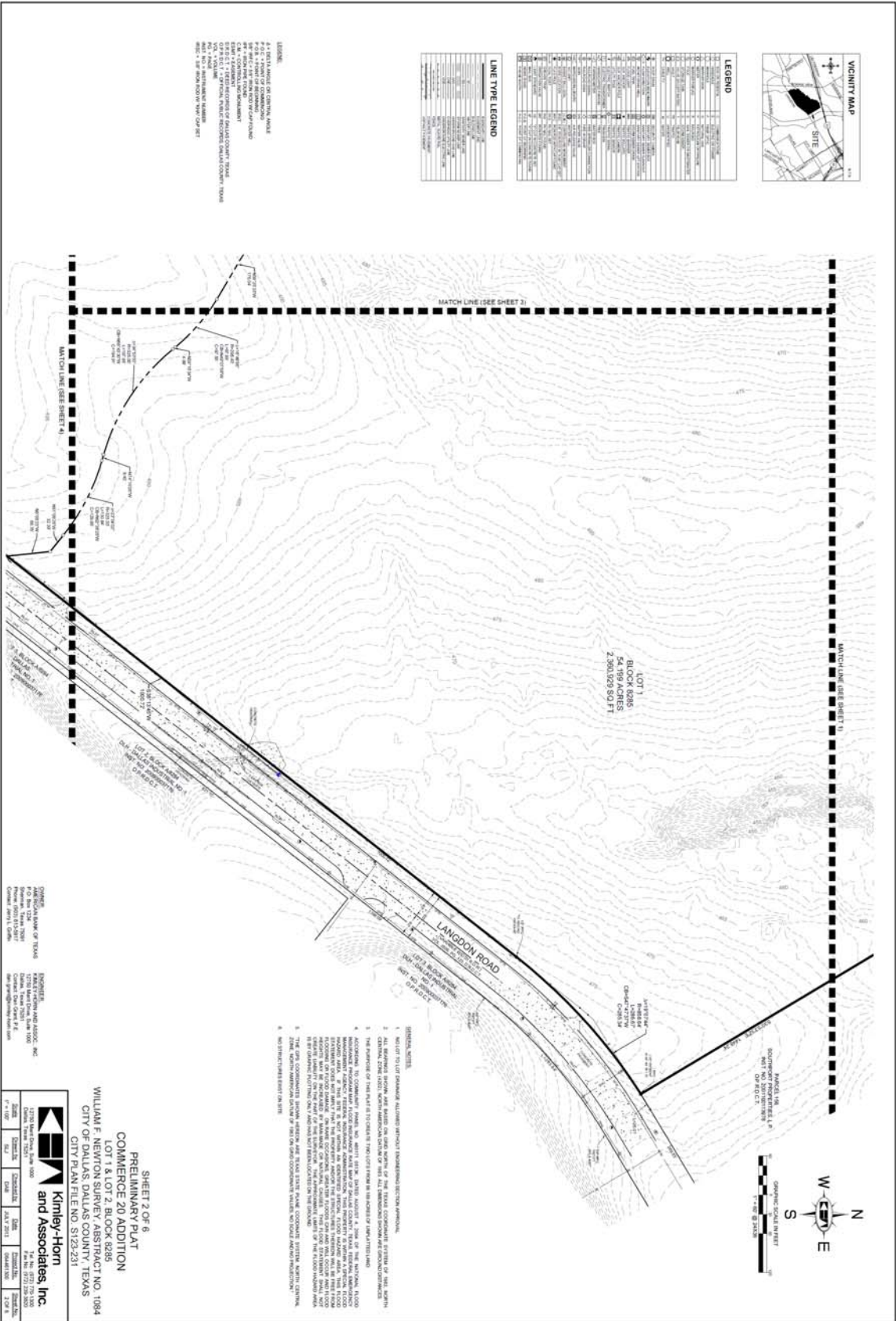
29. On the final plat change “Lyndon B Johnson Freeway (Highway No.635 or Interstate Highway No. 20)” to “Lyndon B Johnson Freeway (Interstate Highway No. 20).
30. On the final plat identify the property as Lots 1 and 2 in City Block A/8285.





 1:6,000	<h3>AERIAL MAP</h3> <ul style="list-style-type: none"><li><input type="checkbox"/> Area of Request</li><li><input type="checkbox"/> Recent History</li></ul>	Case no: <u>S123-231</u> Date: <u>8/7/2013</u>
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**CITY PLAN COMMISSION****THURSDAY, AUGUST 22, 2013****FILE NUMBER:** S123-232**Subdivision Administrator:** Paul Nelson**LOCATION:** 1905 Summit Avenue at Alta Avenue, northwest corner**DATE FILED:** June 29, 2013**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 14    **SIZE OF REQUEST:** 0.344 Acres    **MAPSCO:** 36W**OWNER:** 5841 Oram LLC

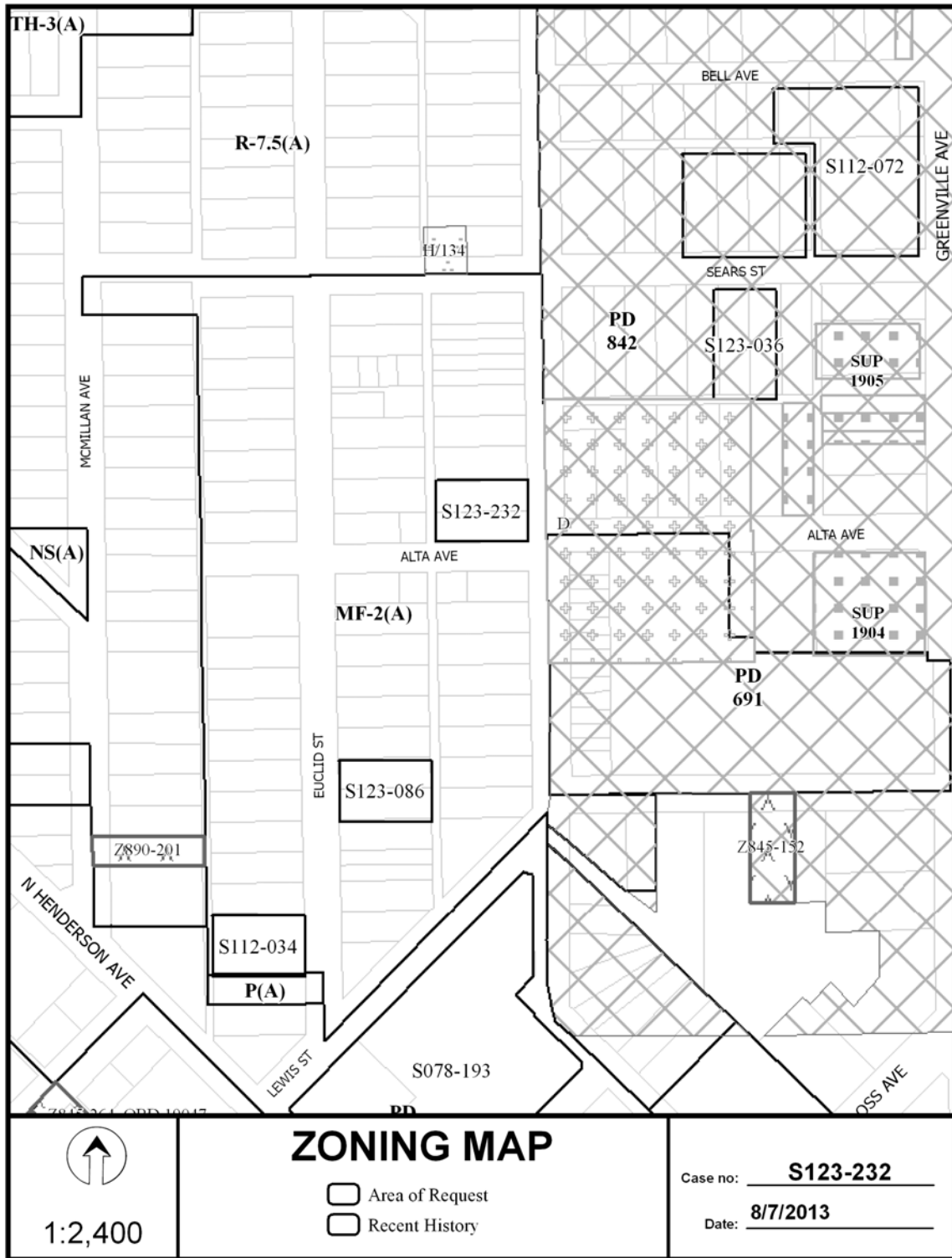
**REQUEST:** An application to replat a 0.344 acre tract of land containing all of Lots 14 and 16 in City Block 2/1984 into one lot located at 1901 and 1905 Summit Avenue at Alta Avenue, northwest corner.

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


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

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

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
13. On the final plat dedicate a 10 foot by 10 foot corner clip at Alta Avenue and Summit Avenue.
14. On the final plat dedicate a 15 foot by 15 foot alley sight easement at the alley and Alta Avenue.
15. On the final plat show how all adjoining right-of-way was created.
16. On the final plat identify the property as Lot 14A in City Block 2/1984.





 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>          <b>S123-232</b>          </u> Date: <u>          <b>8/7/2013</b>          </u>
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**CITY PLAN COMMISSION****THURSDAY, AUGUST 22, 2013****FILE NUMBER:** S123-114R**Subdivision Administrator:** Paul Nelson**LOCATION:** Harry Hines Boulevard, Medical District Drive and Butler Street**DATE FILED:** July 31, 2013**ZONING:** IR, IM**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 37.699 Acres **MAPSCO:** 34T,X,Y**APPLICANT:** Dallas County Hospital District, DBA Parkland Health and Hospital System

**REQUEST:** An application to revise the previously approved preliminary plat (S123-114) to replat 37.699 acres containing part of Lot 15, all of Lots 32, 33, Lots 1 through 14 in City Block 5749, all of Lot 34A in City Block 5749, and an abandoned portion of Tex Oak Street, Redfield Street, all of Lofland Street and part of a 15 foot alley on property located at the northwest corner of Harry Hines Boulevard and Medical District Drive.

**SUBDIVISION HISTORY:**

1. S123-114 was an application to replat a 37.70 acre tract of land containing all of Lot 1A and to remove the 15 foot platted setback line from Lot 1A in City Block A/5748, and to replat Lots 1 through 15, 32, 33, and 34A in City Block A/5749 in the vicinity of Harry Hines Boulevard, Medical District Drive and Butler Street. The request was approved on March 12, 2013 but has not been recorded as of this date.
2. S090-078 was an application to create one 24.435 acre lot, and one 34.185 acre lot from Lot 1, City Block A/5748; Lot 2, Block A/5748; part of Lot 6 and all of Lot 7 in Block 5750; Lots 15 through 30 in City Block 5749; part of Blocks 1/2373, A/5747, A/5748, 5749, 5750 and 5751 and located on Harry Hines Blvd., Medical District Drive, and Maple Avenue.. The request was approved on April 15, 2010. Phase A (Area between the DART Rail line and Maple Avenue) was recorded on December 28, 2010. Phase B (the hospital site) was recorded on November 4, 2011.
3. S067-058 was an application to replat part of City Block 5747 and A/5748 to create one, 3.3182 acre lot on Medical District Drive east of Harry Hines Boulevard for a DART Station. The request was approved on January 4, 2007 and recorded February 13, 2009.
4. S067-229 was an application to create a 3.8248 acre tract of land in City Block 5746 into one lot (contiguous on the north of the present request) on Bengal Street between Motor Street and Macatee Drive which was approved on August 9, 2007 but has not been recorded.
5. S067-246 was an application to create one 4.3 acre lot from a tract of land in City Block 5746 south of the present request on Macatee Street at Bengal Street,

northwest corner and was approved September 20, 2007 and recorded July 9, 2009.

6. S067-247R was an application to south of the present request to create one 7.547 acre lot from a tract of land in City Block 5746 on Bengal Street at Medical District Drive, southwest corner and was approved September 20, 2007 and recorded April 2, 2009.
7. S078-116 was an application contiguous on the northeast of the present request to replat a 2.878 acre tract of land in City Block 2318 into one lot on Maple Avenue, south of Hudnall Street and was approved on February 28, 2008 but has not been recorded.
8. S078-263 was an application north of Butler Street to create a 7.85 acre lot out of eight tracts of land in Block 5755 fronting on Butler St. and Redfield St. generally located at the intersection of Butler St. and Tex Oak Ave. The request was approved on October 16, 2008 but has not been recorded.
9. S089-063 was an application contiguous on the southeast line of the property on Medical District Drive to replat all of Lot 1 in City Block A/5747 into one 54,606 sq. ft. lot and one 54,629 sq. ft. lot fronting on Medical District Drive and was approved on March 5, 2009 but has not been recorded.

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

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

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

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

- The building lines are internal to the development of the property and are not front, side or rear yard setbacks. The removal of the building lines will allow the property to be developed in accordance with the IR and IM District regulations.

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

- No notices were sent because the property is zoned a non residential district.

“(iii) adversely affect neighboring properties; and”

- The removal of the building lines will not adversely impact neighboring properties as the removal will allow the property to be developed in compliance with the IR and IM zoning district requirements.



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

- The removal of the building lines will not impact the development of the subdivision.

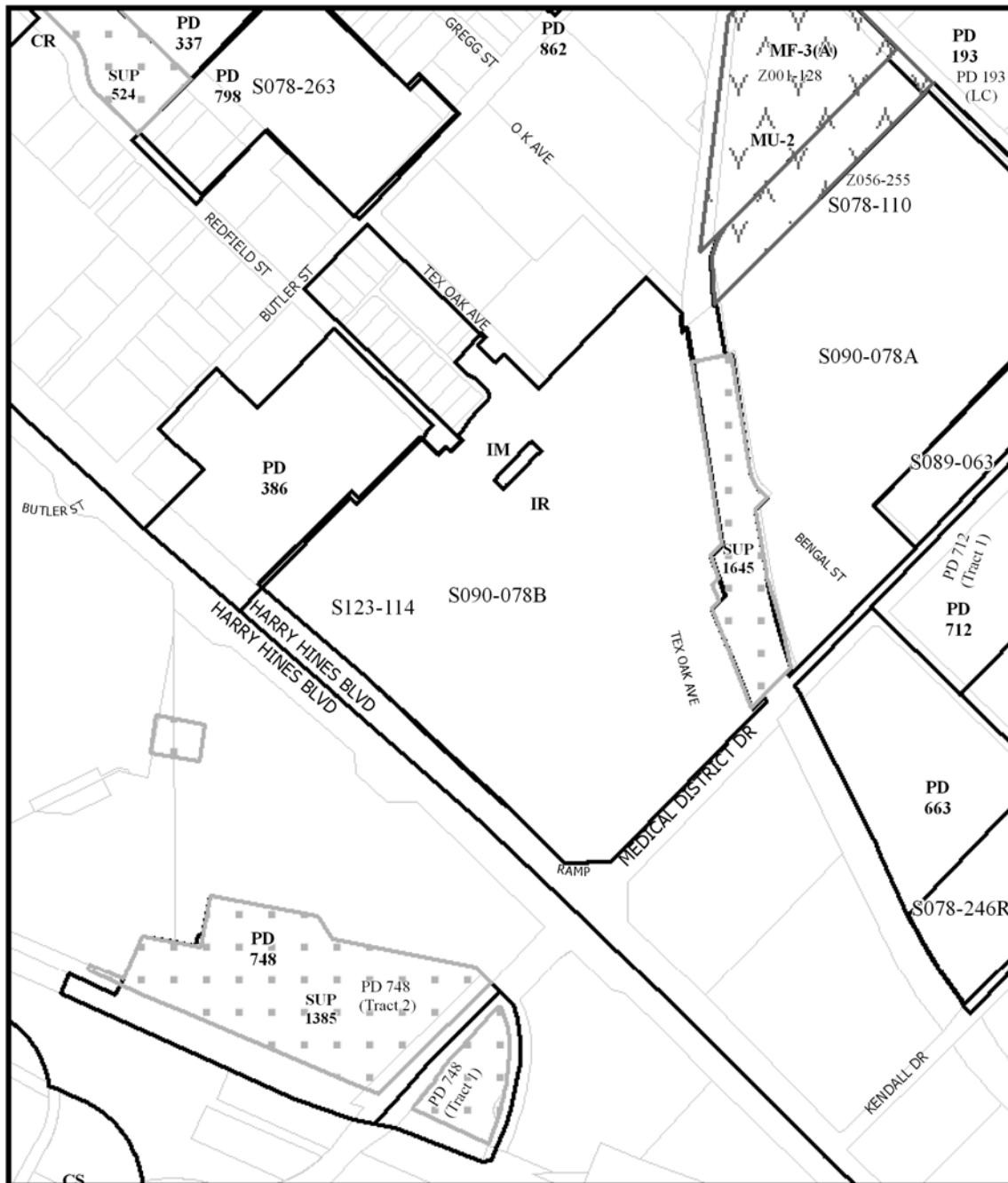
**STAFF RECOMMENDATION OF BUILDING LINE REMOVAL:** The staff supports the removal of the building lines.


**STAFF RECOMMENDATION:** The request complies with the requirements of the IR and the IM 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. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 2.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200,

Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.

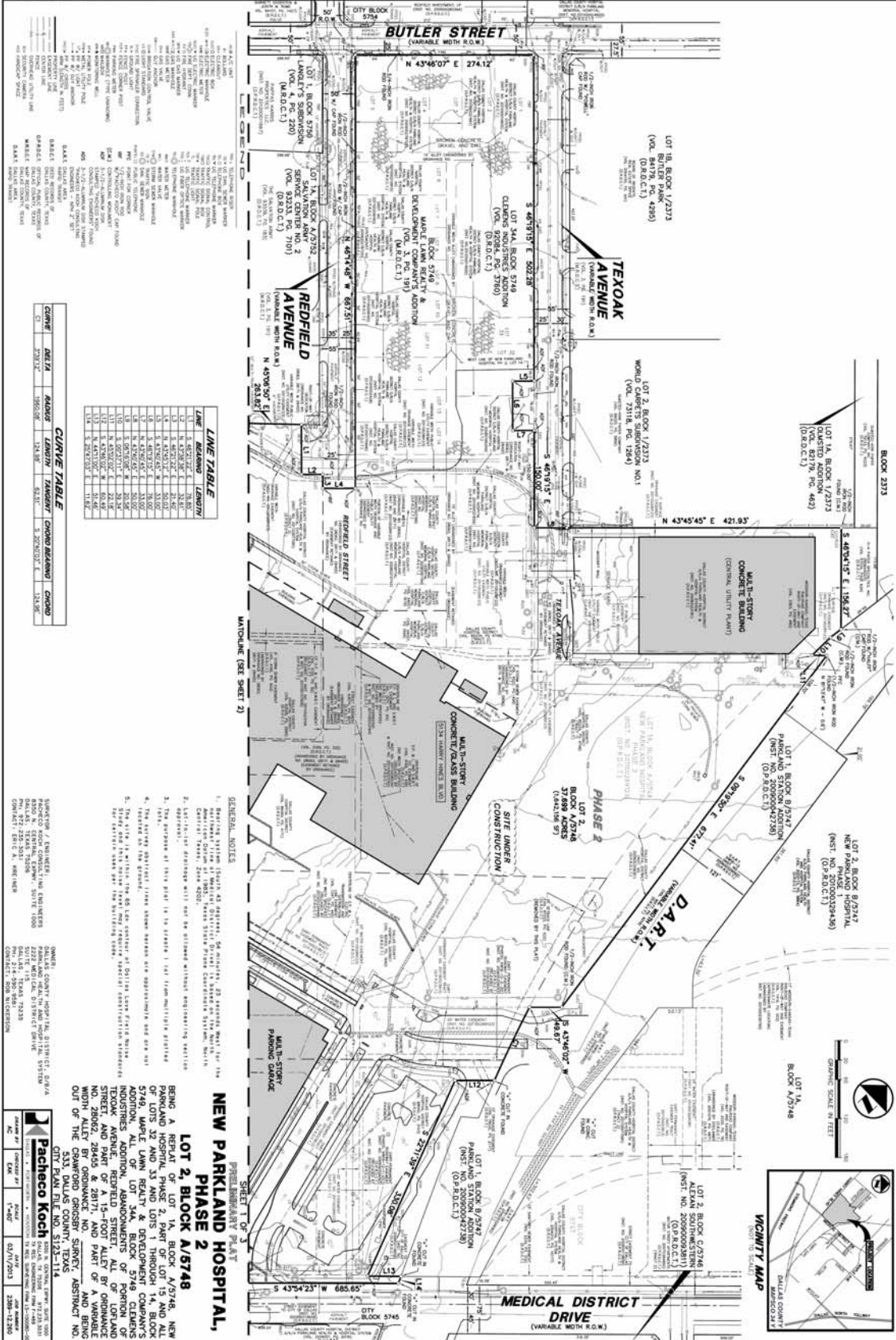
12. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
14. On the final plat dedicate 28 feet of right-of-way, street easement, public utility, or sidewalk easement from the established center line of Butler Street.
15. On the final plat dedicate a 10 foot by 10 foot corner clip at Redfield Street and Butler Street.
16. On the final plat dedicate a 10 foot by 10 foot corner clip at Butler Street and Tex Oak Avenue.
17. Chose a different addition name for the plat.
18. On the final plat list the utility easements as retained within street abandonments when stated as such in the abandonment ordinance.
19. On the final plat show and label all utility easement abandonments with the recording information.
20. On the final plat list all utility easements as retained within street abandonments when stated in the abandonment ordinance.
21. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
22. Water/wastewater main extension is required by Private Development Contract.
23. On the final plat change Texoak Avenue to Tex Oak Avenue on the drawing and in the text.
24. on the final plat change "Redfield Avenue" to "Redfield Street" on the drawing and text.
25. On the final plat show and label the abandoned portion of Lofland Street in the area being platted.
26. On the final plat show and label any street, easement, roadway, or private drive to be used for addressing or posting of street signs within the area being platted.
27. On the final plat determine the correct suffix for Redfield and use it on both the drawing and the text.
28. On the final plat identify the property as Lot 1B, Lot 1C in City Block A/5748.



 1:4,800	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>      <b>S123-114</b>      </u> Date: <u>      <b>3/27/2013</b>      </u>
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 1:4,800	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>    <b>S123-114</b>    </u> Date: <u>    <b>3/26/2013</b>    </u>
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**LINE TABLE**

LINE	BEARING	LENGTH
1	S 45°00'00" E	75.00
2	S 45°00'00" E	75.00
3	S 45°00'00" E	75.00
4	S 45°00'00" E	75.00
5	S 45°00'00" E	75.00
6	S 45°00'00" E	75.00
7	S 45°00'00" E	75.00
8	S 45°00'00" E	75.00
9	S 45°00'00" E	75.00
10	S 45°00'00" E	75.00
11	S 45°00'00" E	75.00
12	S 45°00'00" E	75.00
13	S 45°00'00" E	75.00
14	S 45°00'00" E	75.00
15	S 45°00'00" E	75.00
16	S 45°00'00" E	75.00
17	S 45°00'00" E	75.00
18	S 45°00'00" E	75.00
19	S 45°00'00" E	75.00
20	S 45°00'00" E	75.00
21	S 45°00'00" E	75.00
22	S 45°00'00" E	75.00
23	S 45°00'00" E	75.00
24	S 45°00'00" E	75.00
25	S 45°00'00" E	75.00
26	S 45°00'00" E	75.00
27	S 45°00'00" E	75.00
28	S 45°00'00" E	75.00
29	S 45°00'00" E	75.00
30	S 45°00'00" E	75.00
31	S 45°00'00" E	75.00
32	S 45°00'00" E	75.00
33	S 45°00'00" E	75.00
34	S 45°00'00" E	75.00
35	S 45°00'00" E	75.00
36	S 45°00'00" E	75.00
37	S 45°00'00" E	75.00
38	S 45°00'00" E	75.00
39	S 45°00'00" E	75.00
40	S 45°00'00" E	75.00
41	S 45°00'00" E	75.00
42	S 45°00'00" E	75.00
43	S 45°00'00" E	75.00
44	S 45°00'00" E	75.00
45	S 45°00'00" E	75.00
46	S 45°00'00" E	75.00
47	S 45°00'00" E	75.00
48	S 45°00'00" E	75.00
49	S 45°00'00" E	75.00
50	S 45°00'00" E	75.00

**CURVE TABLE**

CURVE	BEARING	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
1	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
2	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
3	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
4	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
5	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
6	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
7	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
8	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
9	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
10	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
11	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
12	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
13	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
14	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
15	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
16	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
17	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
18	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
19	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
20	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
21	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
22	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
23	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
24	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
25	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
26	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
27	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
28	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
29	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
30	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
31	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
32	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
33	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
34	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
35	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
36	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
37	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
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39	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
40	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
41	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
42	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
43	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
44	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
45	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
46	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
47	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
48	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
49	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'
50	S 45°00'00" E	150.00'	157.08'	62.50'	S 45°00'00" E	157.08'

**GENERAL NOTES**

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
3. THE PROPERTY IS TO BE DIVIDED INTO THE FOLLOWING LOTS:
4. THE PROPERTY IS TO BE DIVIDED INTO THE FOLLOWING LOTS:
5. THE PROPERTY IS TO BE DIVIDED INTO THE FOLLOWING LOTS:

**NEW PARKLAND HOSPITAL, PHASE 2**

**LOT 2, BLOCK A/5748**

BEING A REPEAT OF LOT 1A, BLOCK A/5748, NEW PARKLAND HOSPITAL PHASE 2, PART OF LOT 15 AND ALL OF LOTS 32 AND 33 AND LOTS 14 THROUGH 14, BLOCK A/5748, LOT 14A & BLOCK A/5748 CLEANS INDUSTRIES ADDITION, ABANDONMENTS OF PORTION OF TEXOAK AVENUE, REDFIELD STREET, ALL OF LOTLAND STREET, 2844S & 2811S AND PART OF WINDMILL WINDMILL ALLEY BY ORDINANCE NO. 10000 AND BEING OUT OF THE GARWOOD GROSS SURVEY, ABSTRACT NO. 10000, COUNTY OF DALLAS, TEXAS.

**Pacheco Koch**

REGISTERED PROFESSIONAL ENGINEER

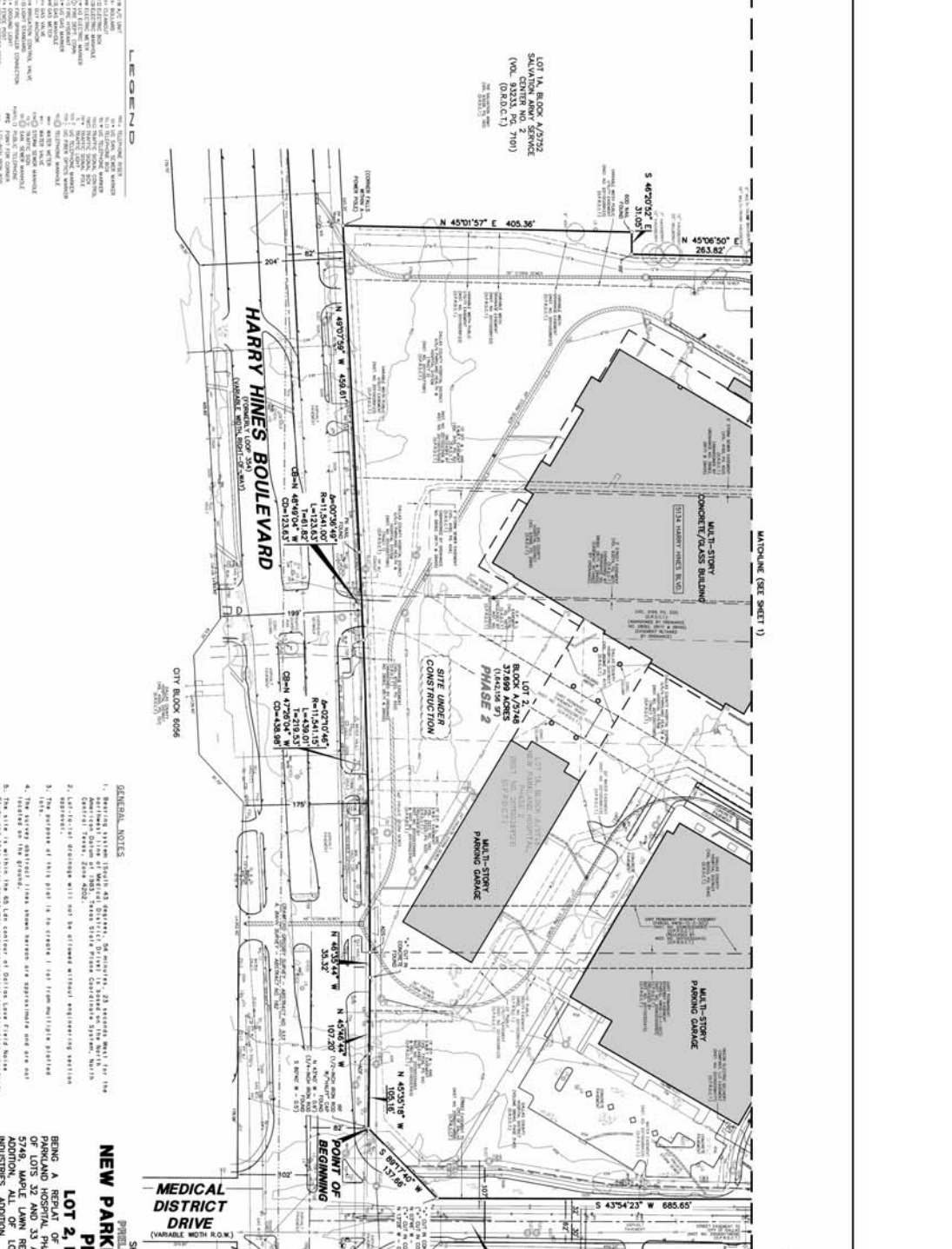
2202 WEST OLBORN STREET, SUITE 1200  
 DALLAS, TEXAS 75233  
 PHONE: 972-232-5031  
 FAX: 972-232-5031  
 EMAIL: PAK@PKENR.COM

DATE: 03/17/2011

SCALE: AS SHOWN

**LEGEND**

CONTRACT	PLANNED
EXISTING	PROPOSED
SUBMITTAL	CONSTRUCTION
PROPERTY	CONSTRUCTION
EXISTING	PROPOSED
SUBMITTAL	CONSTRUCTION
PROPERTY	CONSTRUCTION
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SUBMITTAL	CONSTRUCTION
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PROPERTY	CONSTRUCTION
EXISTING	PROPOSED
SUBMITTAL	CONSTRUCTION
PROPERTY	CONSTRUCTION



**GENERAL NOTES**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO THE EXTERIOR UNLESS OTHERWISE SPECIFIED.
4. THE BEARING AND DISTANCE SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.
5. THE BEARING AND DISTANCE SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.
6. THE BEARING AND DISTANCE SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.
7. THE BEARING AND DISTANCE SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.
8. THE BEARING AND DISTANCE SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.
9. THE BEARING AND DISTANCE SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.
10. THE BEARING AND DISTANCE SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.

**NEW PARKLAND HOSPITAL,  
PHASE 2  
LOT 2, BLOCK A/5748**

BEING A REPEAT OF LOT 1A, BLOCK A/5748, NEW PARKLAND HOSPITAL, PHASE 2, PART OF LOT 15 AND ALL OF LOTS 32 AND 33 AND LOTS 1 THROUGH 14, BLOCK A/5748, IN CITY BLOCK 6096, CITY OF DALLAS, TEXAS, IN ADDITION, ALL OF LOT 54K, BLOCK 5748 CLEMENS INDUSTRIES ABANDONMENT OF PORTION OF TERRY AVENUE, REDFIELD STREET, ALL OF LOT AND LOTS 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 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364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 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764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

SHEET 2 OF 3  
PRELIMINARY PLAT

Pacheco Koch  
1930 BAYVIEW DRIVE, SUITE 1000  
DALLAS, TEXAS 75225  
PHONE: 214-750-1100  
FAX: 214-750-1101  
WWW.PACHECO-KOCH.COM

DATE: 02/11/2013  
TIME: 12:00PM

NEW PARKLAND HOSPITAL PHASE 2, LOT 2 PRELIMINARY PLAT

10/15/2012

**CITY PLAN COMMISSION****THURSDAY, AUGUST 22, 2013****FILE NUMBER:** S123-223**Subdivision Administrator:** Paul Nelson**LOCATION:** 5810 Meadow Crest**DATE FILED:** July 25, 2013**ZONING:** R-16(A)**CITY COUNCIL DISTRICT:** 13      **SIZE OF REQUEST:** 0.440 acre      **MAPSCO:** 25 B**APPLICANT:** Kirk A. Watson

**REQUEST:** An application to remove the existing 20 foot platted building line along the east line of Jamestown Drive on a 0.440 acre tract of land containing all of Lot 1 in City Block C/6384 on property located at 5810 Meadow Crest.

**SUBDIVISION HISTORY:**

The property is part of the Preshaven Park Addition which was recorded on September 14, 1954 and has a platted 20 foot building line along both sides of Jamestown Drive (formerly Rochelle Drive), and a 50 foot platted building line along both sides of Meadowcrest Drive, the north line of Northaven Road and the west line of Preston Road. There are no known replats that have occurred within the plat that have reduced or removed the platted building line.

The pavilion was constructed and completed without a building permit, and a "Stop Work Order" was posted on the property on November 9, 2012 by the Building Inspector. Work did not stop. The Department of Code Compliance has issued a citation for not obtaining a building permit. The removal of the existing 20 foot platted building line will allow the 10 foot side yard setback of the R-16(A) zoning district to control development along this section of Jamestown Road. The Board of Adjustment approved a 6 feet 3 inch variance to the R-16(A) 10 foot side yard setback requirement.

The Board of Adjustment application and hearing was filed prior to the property owner applying to remove the existing 20 foot platted building line. The removal of the existing 20 feet platted building line will allow development on this property to be inconsistent with the remainder of the properties within the boundaries of the Preshaven Park Addition.

On June 18, 2013 the Board of Adjustment approved a 6 foot 3 inch variance to the R-16(A) 10 foot side yard setback requirement. Due to the existing 20 foot side yard platted building line along the east line of Jamestown Road the building line needs to be removed before Building Permit can be issued.

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

- (1) upon the affirmative vote of at least three-fourths of the commission members present; and
- (2) if the commission finds that relocation or removal of the platted building line will not:

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

- The removal of the 20 foot building line will allow the setback of the R-16(A) district to govern development along Jamestown Road. The Board of Adjustment action of June 18, 2013 allows the property owner to encroach into the required setback.

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

- Notices were
- 15 notices were sent to property owners within 200 feet of the property with 0 replies received by August 14, 2013.

“(iii) adversely affect neighboring properties; and”

- The removal of the building lines will allow development on this property to encroach into the required sideyard setback which will be inconsistent with the other development within the addition.

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

- The property will be the only property within the subdivision that will be encroaching into the required setback as well as the 20 foot platted building line.

**STAFF RECOMMENDATION: - BUILDING LINE REMOVAL:** The staff recommends denial of removal of the 20 foot building line because the reduction is inconsistent with the development within the addition plat.

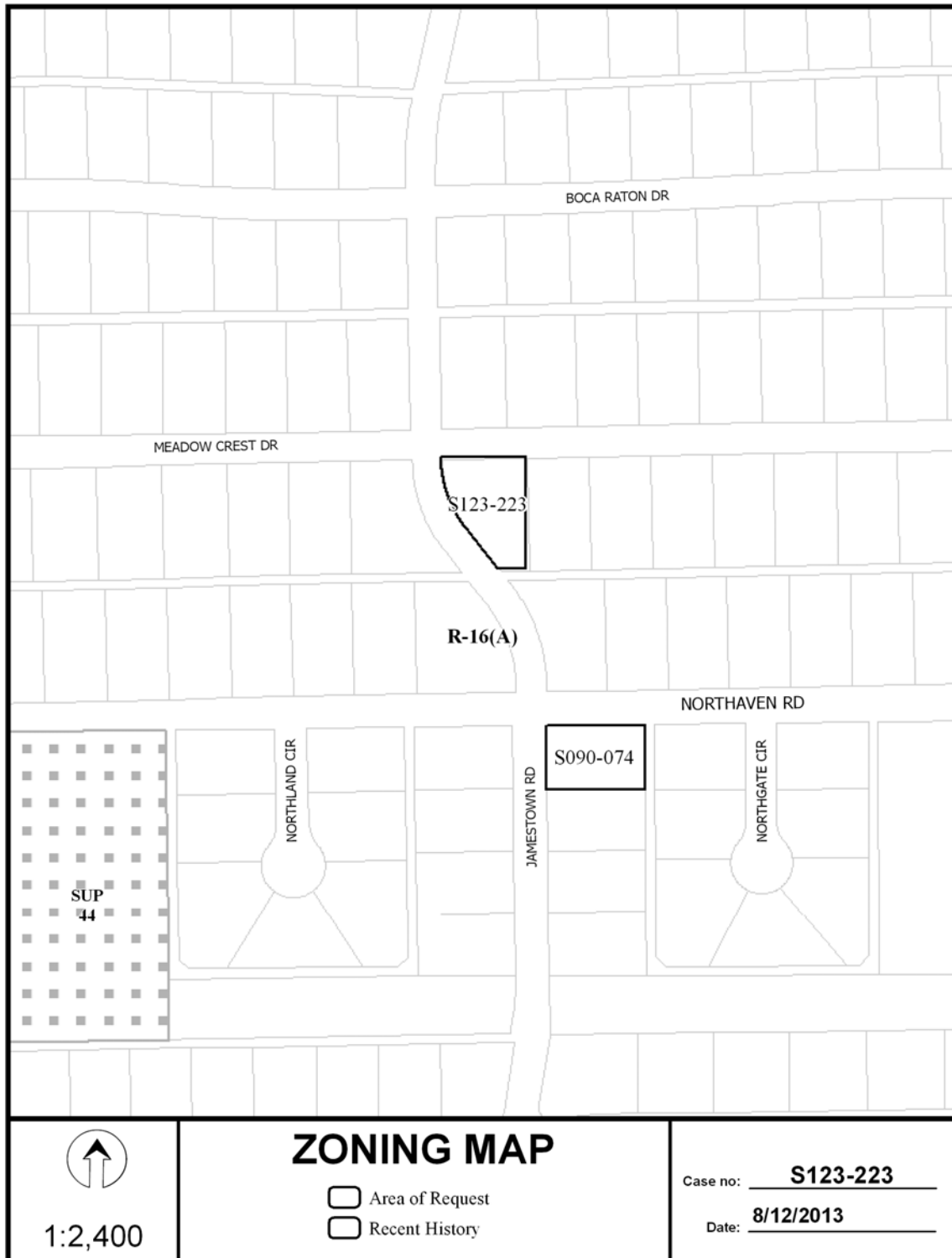
**STAFF RECOMMENDATION:** The proposed plat does not comply with the minimum setback requirement of the R-16(A) District nor is it consistent with the other development along Jamestown Road; therefore, staff recommends denial of the request. However, should the request be approved the staff recommends that the approval be subject to compliance with the following conditions:

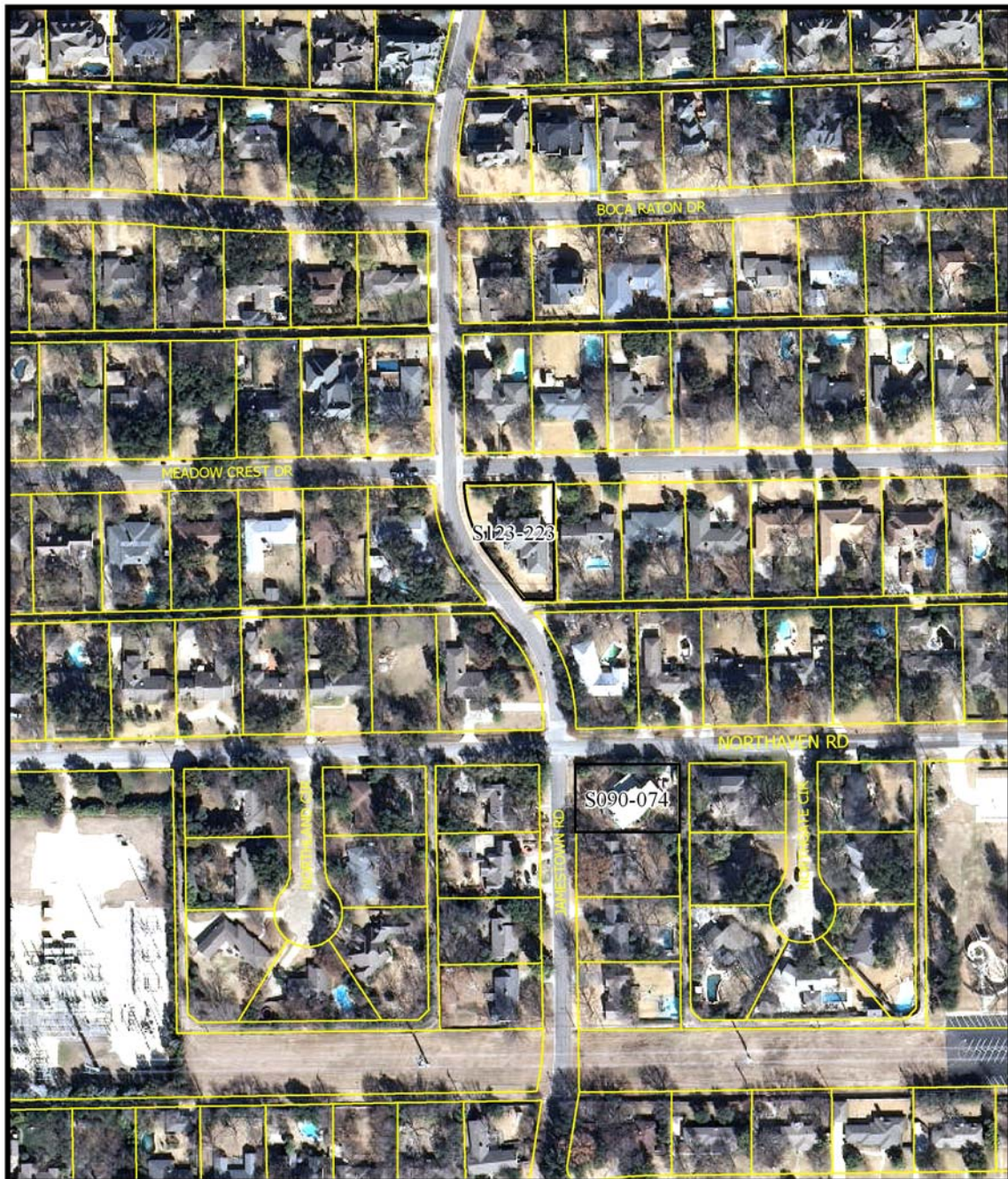
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with 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.
4. Fire apparatus access roads must comply with Article 10 Division II of the Dallas Fire Code.
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 unless any proposed construction, renovation, conversion, etc. of the building complies




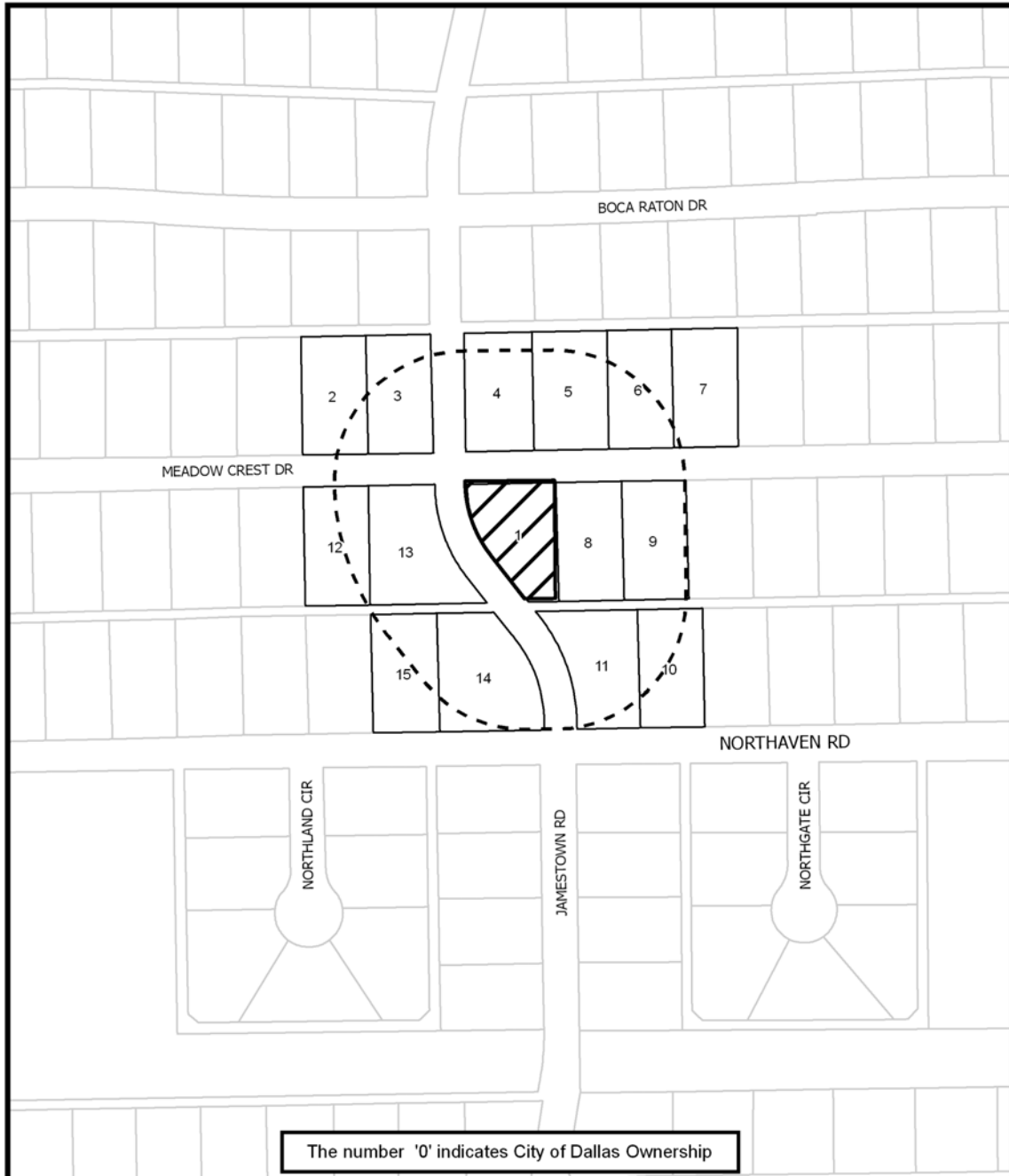
with the Dallas Building Code to permit the building to cross lot lines. In addition, any detached sign must be shown on the final plat.

7. 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 City Plan Commission in a format that is compatible with the "Microstation" format.
8. On the final plat the total number of lots permitted is 1.
9. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
10. On the final plat dedicate a 10 foot by 10 foot corner clip at Meadow Crest drive and Jamestown Drive.
11. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Jamestown Drive and the alley.
12. On the final plat show how all adjoining right-of-way was created.
13. On the final plat choose a different addition name.
14. On the final plat identify the property as Lot 1 in City Block C/6384.
15. On the final plat change Jamestown Drive to Jamestown Road.





 1:2,400	<h3>AERIAL MAP</h3> <p><input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History</p>	Case no: <u>S123-223</u> Date: <u>8/12/2013</u>
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 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;"><b>200'</b></td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;"><b>15</b></td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	<b>200'</b>	AREA OF NOTIFICATION	<b>15</b>	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>          <b>S123-223</b>          </u> Date: <u>          <b>8/12/2013</b>          </u>
<b>200'</b>	AREA OF NOTIFICATION					
<b>15</b>	NUMBER OF PROPERTY OWNERS NOTIFIED					

8/13/2013

## *Notification List of Property Owners*

*S123-223*

### *15 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5810 MEADOWCREST DR	WATSON KIRK A
2	5715 MEADOWCREST DR	GUTHNECK BARBARA T
3	5723 MEADOWCREST DR	HOWELL ANGELA T MICHAEL E HOWELL
4	5807 MEADOWCREST DR	KEED LORRAINE FORSYTH
5	5815 MEADOWCREST DR	JONES THOMAS P & DENISE K
6	5823 MEADOWCREST DR	SHIVER FREDERICK H
7	5831 MEADOWCREST DR	BEARDEN LISA
8	5818 MEADOWCREST DR	JENKENS LYSSA &
9	5824 MEADOWCREST DR	HARRIS MARY GENEVIEVE
10	5915 NORTHAVEN RD	ARNOLD JUDY
11	5907 NORTHAVEN RD	CHU DENNIS T
12	5714 MEADOWCREST DR	WINN JANICE L
13	5722 MEADOWCREST DR	FAULKNER ADRIENNE A
14	5831 NORTHAVEN RD	TANOOMAND GUILTY & SHARIFADDIN SOKHANSANJ
15	5821 NORTHAVEN RD	STEVEN E BOX CO



**LOCATION:** 4900 Walnut Hill Lane at Inwood Road, southwest corner

**DATE FILED:** July 25, 2013

**ZONING:** PD 385

**CITY COUNCIL DISTRICT:** 13    **SIZE OF REQUEST:** 25.545 acres    **MAPSCO:** 24R

**APPLICANT:** Ursuline Academy of Dallas

**REQUEST:** An application to replat a 25.545 acre tract of land containing all of Lot 1 in City Block B/5544 and all of Lots 1 and 2 in City Block 5544 into one lot; and to remove the 50 foot platted building line along Walnut Hill Lane and the 50 foot platted building line along Inwood Road and located at 4900 Walnut Hill Lane at its intersection with Inwood Road, southwest corner.

**SUBDIVISION HISTORY:**

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

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

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

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

- The removal of the 50 feet building lines will allow the setbacks of the planned development district govern the development.

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

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

“(iii) adversely affect neighboring properties; and”

- The removal of the building lines will allow development on this property to be consistent with the development plan for the property.

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

- The property will be developed in compliance with the development plan for the planned development district.

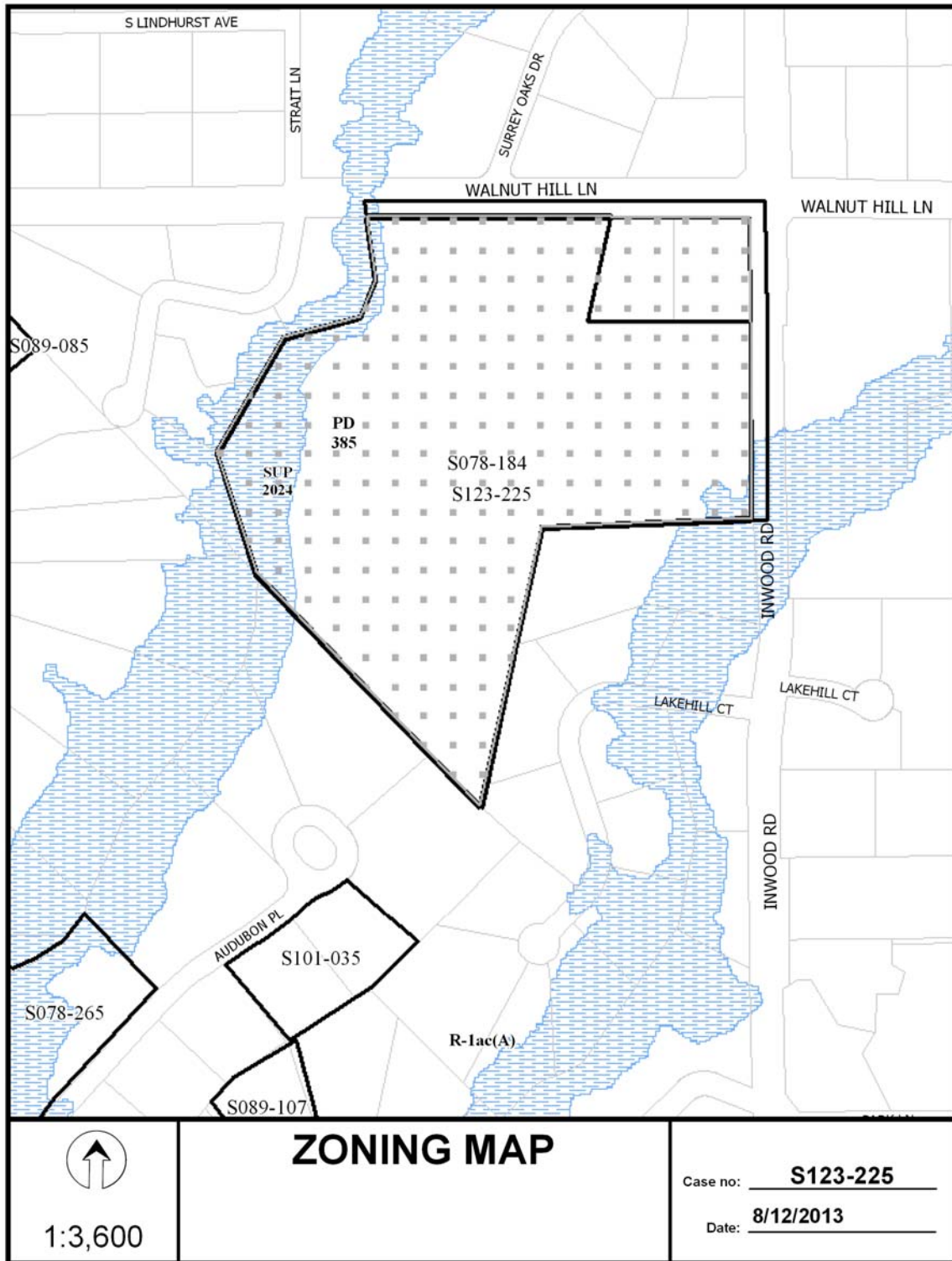
**STAFF RECOMMENDATION: - BUILDING LINE REMOVAL:** The staff recommends approval of the removal of both of the 50 foot building lines because development of the property is governed by the conditions of the planned development district.

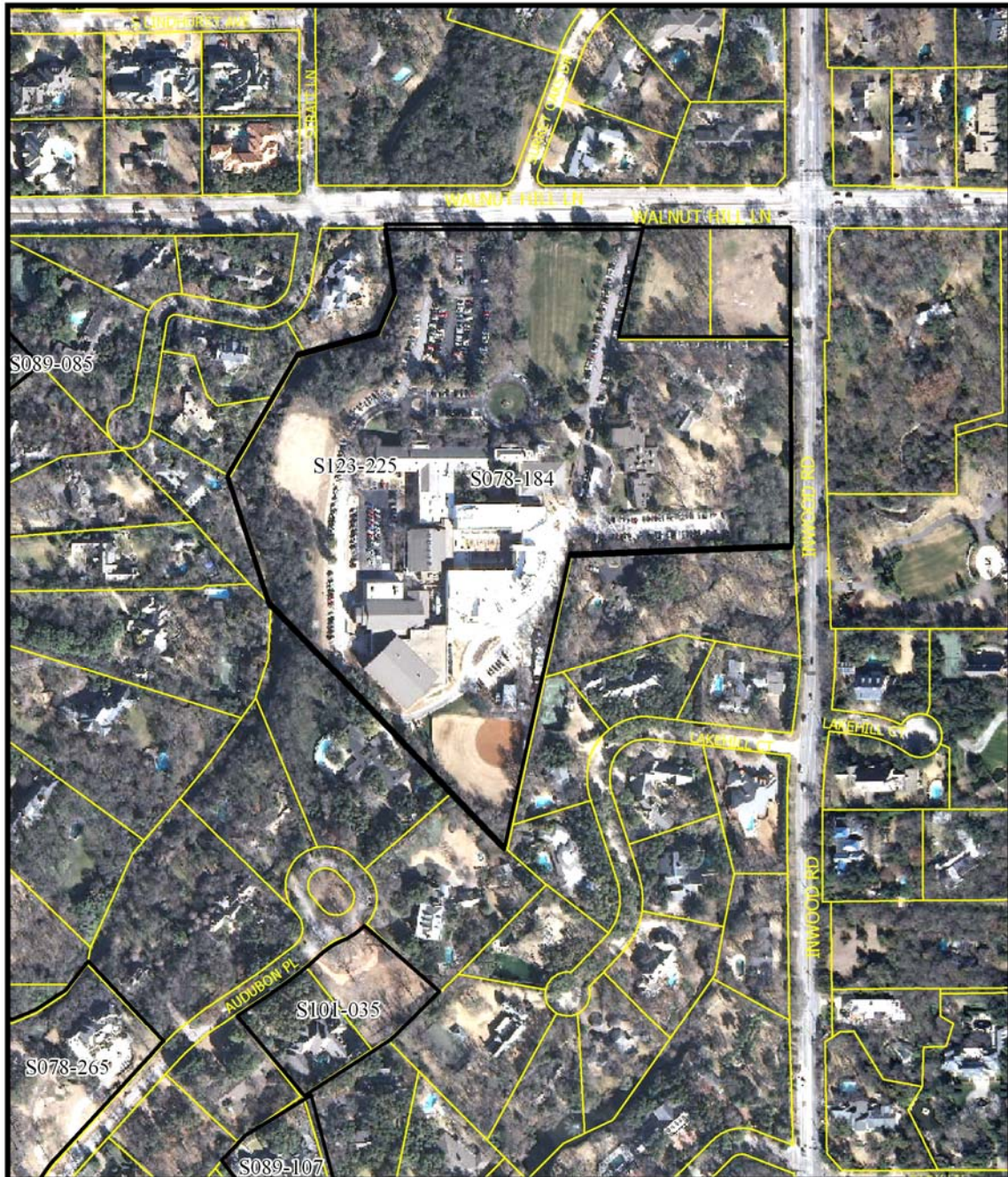
**STAFF RECOMMENDATION:** The proposed plat complies with the minimum zoning regulations in PDD No. 385; therefore, staff recommends approval subject to compliance with the following conditions:


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.
4. Fire apparatus access roads must comply with Article 10 Division II of the Dallas Fire Code.
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 unless any proposed construction, renovation, conversion, etc. of the building complies with the Dallas Building Code to permit the building to cross lot lines. In addition, any detached sign must be shown on the final plat.
7. 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 City Plan Commission in a format that is compatible with the "Microstation" format.
8. On the final plat the total number of lots permitted is 1.
9. 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.
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
11. On the final plat dedicate 50 feet of right-of-way or street easement from the established centerline of Walnut Hill Lane.
13. On the final plat dedicate a 15 foot by 15 foot corner clip at Walnut Hill Lane and Inwood Road.
14. On the final plat determine the 100 year water surface elevation across the plat.
15. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
16. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
17. On the final plat specify minimum fill and minimum finished floor elevations.
18. On the final plat show the natural channel set back from the crest of the natural channel.

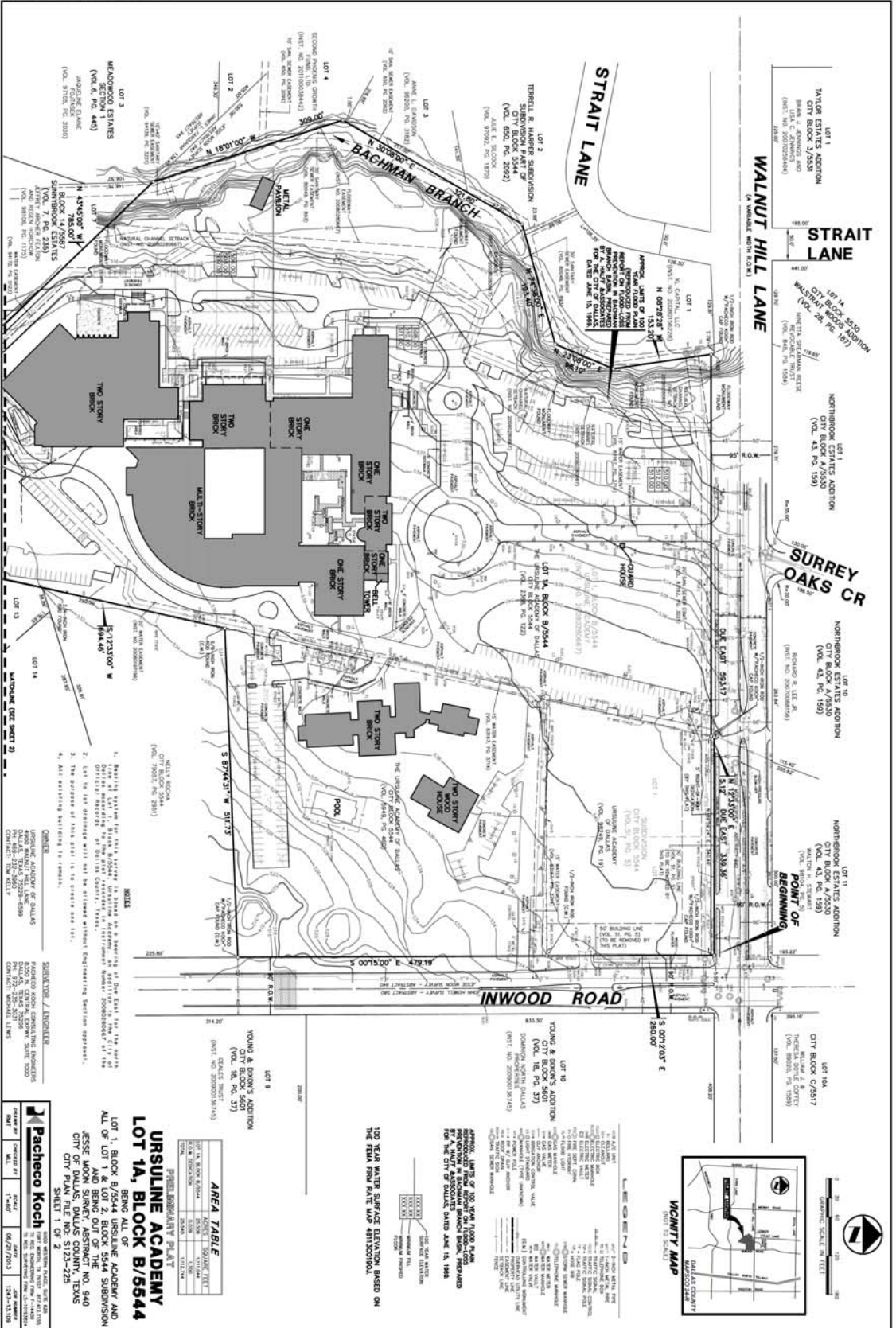


19. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
20. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
21. On the final plat show how all adjoining right-of-way was created.
22. On the final plat choose a different addition name.
23. On the final plat all utility easement abandonments must be shown with the correct recording information.
24. On the final plat add the following note: "The platted 50 foot building lines are removed by this plat."
25. Site plan needs to be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
26. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer.
27. On the final plat define the areas that are shown with an "X".
28. On the final plat verify/correct scale or measurements of 30 foot sanitary sewer easement Vol 80049 pg 893 on pg 1 of plat near Strait Lane.
29. On the final plat change "Surry Oaks CR" to "Surry Oaks Drive" as named by Ordinance 8919.
30. On the final plat identify the property as Lot 1A, City Block B/5544.





 1:3,600	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>          <b>S123-225</b>          </u> Date: <u>          <b>8/12/2013</b>          </u>
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URSULINE ACADEMY LOT 1A, BLOCK B/5544 - PRELIMINARY PLAT



**CITY PLAN COMMISSION****THURSDAY, AUGUST 22, 2013****FILE NUMBER:** S123-224**Subdivision Administrator:** Paul Nelson**LOCATION:** 5411 Miller Avenue**DATE FILED:** July 25, 2013**ZONING:** CD-15**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.276 Acres**MAPSCO:** 36S**OWNER:** Christopher B. Jones and Bethanie M. Belk

**REQUEST:** An application to replat a 0.276 acre tract of land containing all of Lot 28, and part of Lot 27 in City Block 11/1936 into one lot located at 5411 Miller Avenue.

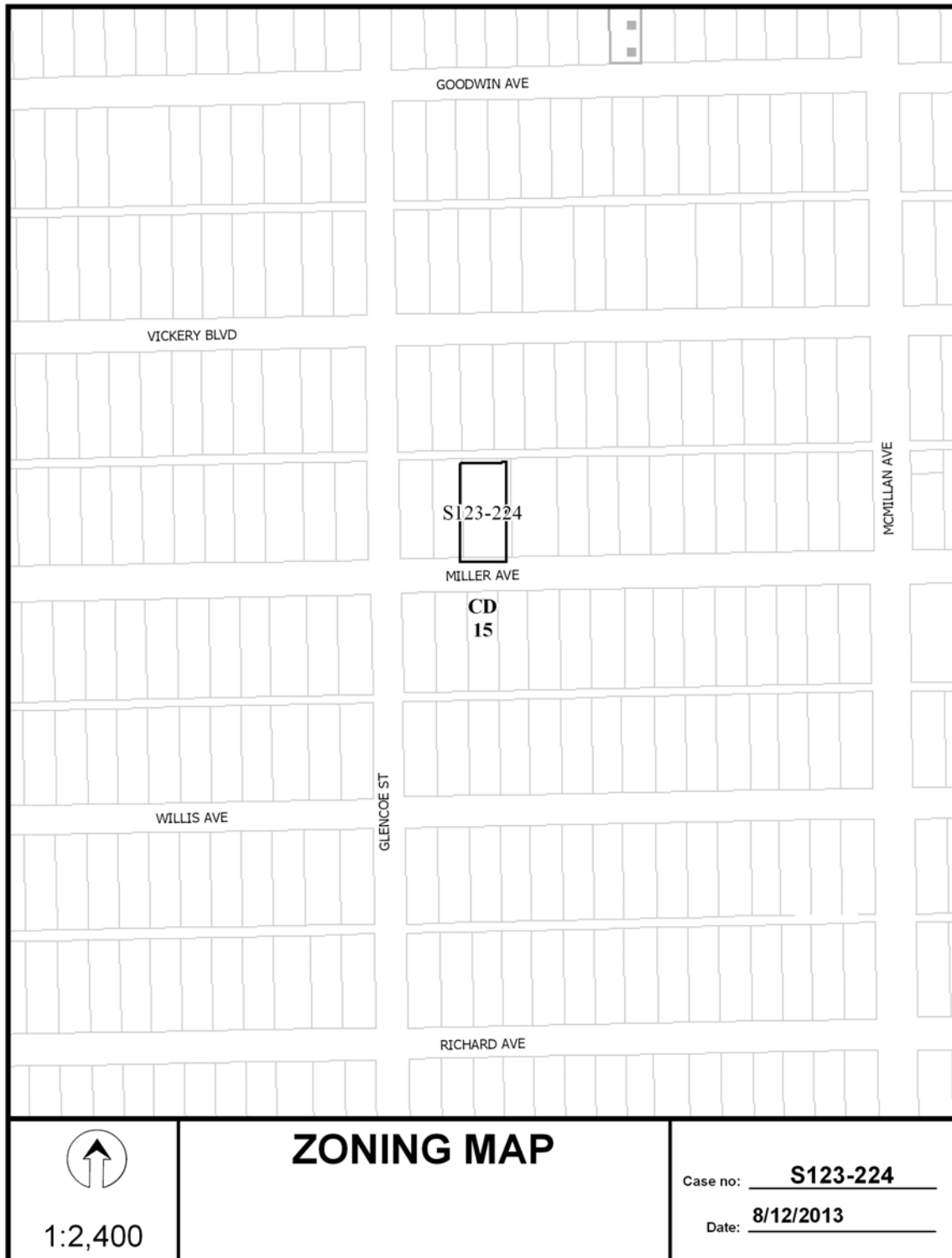
**SUBDIVISION HISTORY:** There has been no recent subdivision activity within close proximity to this request.

1. S012-138 was an application to combine part of Lot 26 and part of Lot 27 into one lot, was approved on April 4, 2002, and recorded on November 12, 2002.
2. Conservation District 15 requires a minimum lot size of 7,500 square feet, the proposed lot is 12,000 square feet in size. The CD indicates that the existing structure has a setback of 24 feet and this section of Miller Avenue has an average setback of 28 feet. The setback requirements will be determined and complied with when a building permit application is submitted to Building Inspection.

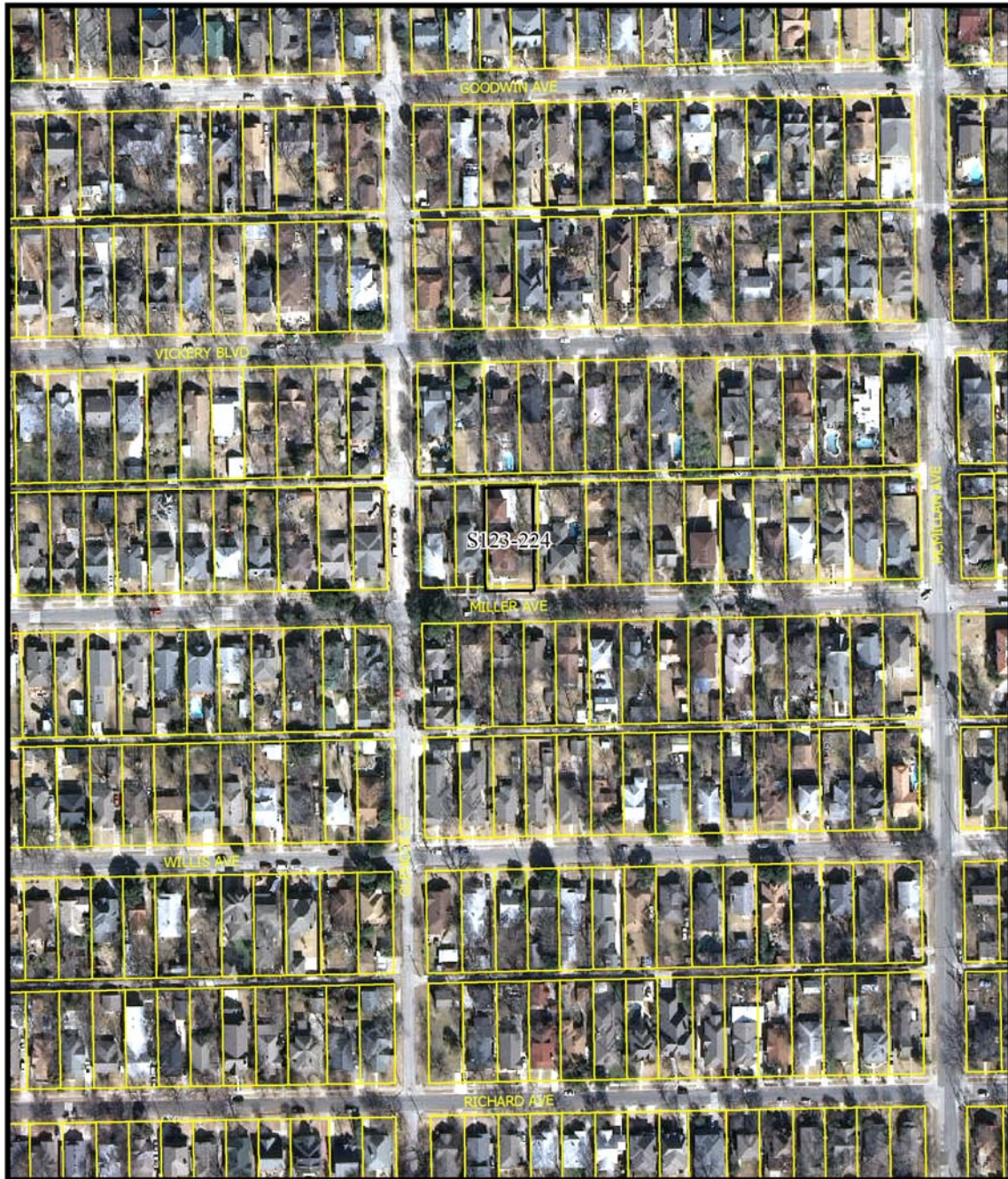
**STAFF RECOMMENDATION:** The request complies with the requirements of CD 15; therefore, staff recommends approval subject to compliance with the following conditions:

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

7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. On the final plat monument all set corners per the monumentation provisions of Section 51A-8.617 of the Dallas Development Code. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
13. On the final plat choose a different addition name.
14. On the final plat identify the property as Lot 27A in City Block 11/1936.







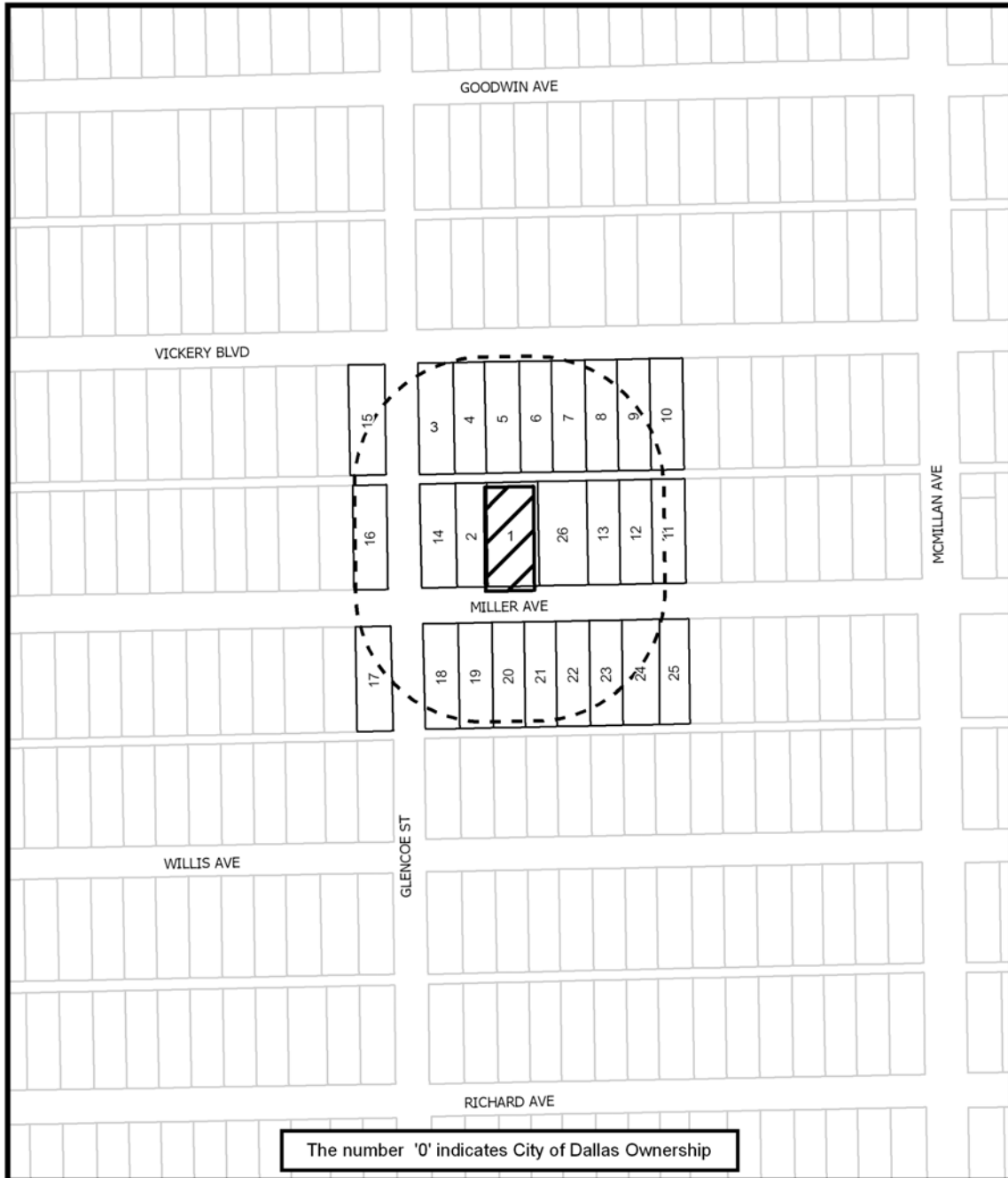
1:2,400

## AERIAL MAP

- Area of Request
- Recent History

Case no: S123-224

Date: 8/12/2013



 1:2,400	<h2>NOTIFICATION</h2>	Case no: <b>S123-224</b>			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">26</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	26	NUMBER OF PROPERTY OWNERS NOTIFIED
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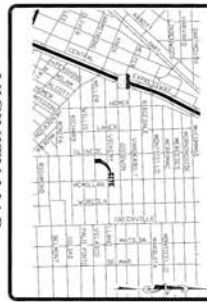
8/13/2013

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

***S123-224***

### ***26 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	5411 MILLER AVE	JONES CHRISTOPHER B & BETHANIE M BELK
2	5405 MILLER AVE	OAKES CHRISTOPHER & LAUREN M
3	5400 VICKERY BLVD	PERDUE KIMBERLY M
4	5406 VICKERY BLVD	MARIN ANGELICA & HILL BARRY
5	5410 VICKERY BLVD	CARREKER CHRISTOPHER & LINDSAY
6	5414 VICKERY BLVD	LINTON JONI
7	5418 VICKERY BLVD	EARMAN LAURA C & STEPHEN L GALBREATH
8	5422 VICKERY BLVD	DAY JERRY GLEN
9	5424 VICKERY BLVD	SENGER RICHARD & PATE DENTON
10	5430 VICKERY BLVD	CAMPBELL DOUGLAS S
11	5429 MILLER AVE	MILLER RALPH
12	5427 MILLER AVE	COWARD DENNIS K
13	5425 MILLER AVE	COLLINS MARY ANN
14	5401 MILLER AVE	PATTERSON CHRISTIAN
15	5354 VICKERY BLVD	UNHERDABLE LLC
16	5355 MILLER AVE	LATOUR ADAM MICHAEL
17	5354 MILLER AVE	JOHNSON BRIAN G
18	5402 MILLER AVE	BRENNER FAMILY TRUST
19	5404 MILLER AVE	CASTLE CREEK HOLDINGS CO
20	5408 MILLER AVE	THOMAS JULIE M
21	5414 MILLER AVE	PERDUE MICHAEL D. KIYOKO SAITO
22	5416 MILLER AVE	JACKSON HUNTER M
23	5422 MILLER AVE	SOSA ASENCION JR & THERESA RIVERA
24	5424 MILLER AVE	IRANZAD MICHELE RENEE
25	5428 MILLER AVE	MJCF PPTIES LP
26	5419 MILLER AVE	ORELL BRIAN A & JONES ARTHUR WILLIAM JR



**VICINITY MAP**  
(NOT TO SCALE)

SCALE: 1" EQUALS 20 FEET

THESE RECORDS REPRESENT THE PRELIMINARY PLAN FOR THE PROPOSED DEVELOPMENT OF THE PROJECT. THE CITY OF DALLAS HAS REVIEWED THE PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF DALLAS ZONING ORDINANCE AND THE CITY OF DALLAS SUBDIVISION MAP ACT. THE CITY OF DALLAS DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



**SECTION 111.001**

THE CITY OF DALLAS HAS REVIEWED THE PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF DALLAS ZONING ORDINANCE AND THE CITY OF DALLAS SUBDIVISION MAP ACT. THE CITY OF DALLAS DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

THESE RECORDS REPRESENT THE PRELIMINARY PLAN FOR THE PROPOSED DEVELOPMENT OF THE PROJECT. THE CITY OF DALLAS HAS REVIEWED THE PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF DALLAS ZONING ORDINANCE AND THE CITY OF DALLAS SUBDIVISION MAP ACT. THE CITY OF DALLAS DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

**PRELIMINARY REVIEW ONLY**  
**NOT TO BE RECORDED FOR ANY PURPOSE**



REPORT THE INTERESTED PARTIES, A NEIGHBOR, A MEMBER OF THE STATE OF TEXAS, OR ANY OTHER PERSON WHOSE INTEREST IN THE PROPERTY MAY BE AFFECTED BY THE PROPOSED DEVELOPMENT OF THE PROJECT. THE CITY OF DALLAS DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

**SECTION 111.002**

THE CITY OF DALLAS HAS REVIEWED THE PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF DALLAS ZONING ORDINANCE AND THE CITY OF DALLAS SUBDIVISION MAP ACT. THE CITY OF DALLAS DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

THESE RECORDS REPRESENT THE PRELIMINARY PLAN FOR THE PROPOSED DEVELOPMENT OF THE PROJECT. THE CITY OF DALLAS HAS REVIEWED THE PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF DALLAS ZONING ORDINANCE AND THE CITY OF DALLAS SUBDIVISION MAP ACT. THE CITY OF DALLAS DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

**PRELIMINARY REVIEW ONLY**  
**NOT TO BE RECORDED FOR ANY PURPOSE**

**FINAL PLAN**  
**LOT 28A, BLOCK 11/1936**  
**JONES ADDITION**

REPORT FOR LOT 28 AND THE WEST 1/2 OF LOT 27, BLOCK 11, DALLAS COUNTY, TEXAS, RECORDED IN THE PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, BOOK 02766, PAGE 0001, DATED 08/15/2013.

0.2766 ACRES SITUATED IN THE JACOBO MARTI SUBDIVISION, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. 12-224

PREPARED BY: PRECISE LAND SURVEYING, INC.  
1401 EAST WILSON AVENUE, SUITE 100, DALLAS, TEXAS 75203  
PHONE: 972-443-1111  
FAX: 972-443-1112  
WWW.PRECISELANDSURVEYING.COM

APPROVED BY: CHRISTOPHER B. JONES & BETHANIE M. BELK  
1111 MILLER AVENUE, SUITE 1000, DALLAS, TEXAS 75201

**Planner: Olga Torres-Holyoak**

**FILE NUMBER:** D123-023

**DATE FILED:** June 21, 2013

**LOCATION:** On the west line of Plano Road, north of East Northwest Highway

**COUNCIL DISTRICT:** 9

**MAPSCO:** 37- R

**SIZE OF REQUEST:** Approx. 7.81 acres

**CENSUS TRACT:** 103.05

---

**MISCELLANEOUS DOCKET ITEM**

Owner/Applicant: Wilbow Corporation, Inc.

Representative: Bruce Dunne, Icon Consulting Engineering

Development Plan:

On May 22, 2013, the City Council passed Ordinance No. 29005 which established Planned Development District No. 888 on property located at the west line of Plano Road, north of East Northwest Highway. The size of PD 888 is approximately 7.51 acres.

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

In conjunction with the above requirement, the attached development plan has been submitted for Commission's consideration. The plan provides for the development of eighty (80) single family units.

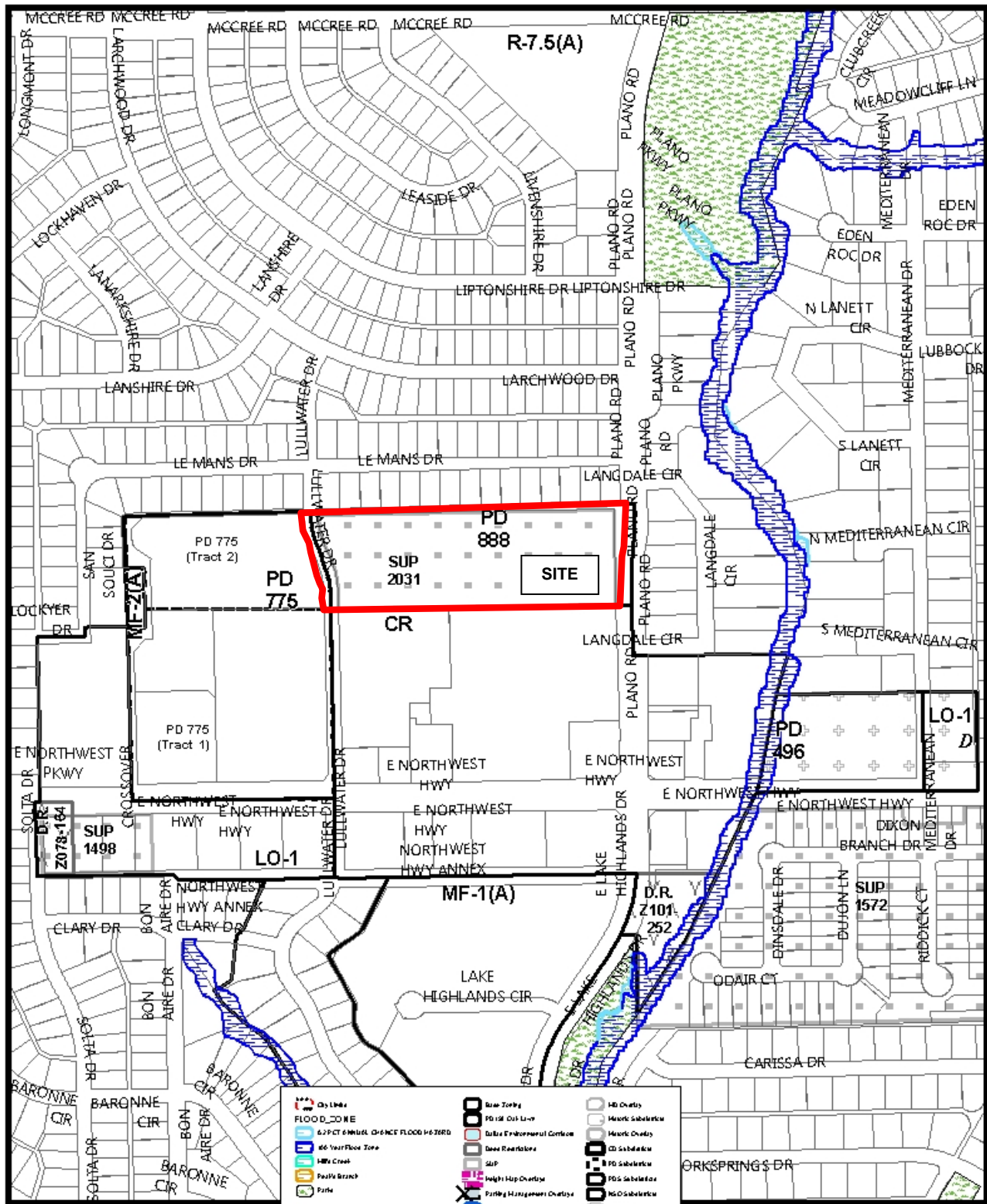
**STAFF RECOMMENDATION:** Approval

## List of Applicant, Owner and Representative

### Wilbow Corporation

Chase Fitzgerald	President
Jeff David	Chief Financial Officer
Jon Van De Voorde	Vice President

# ZONING MAP



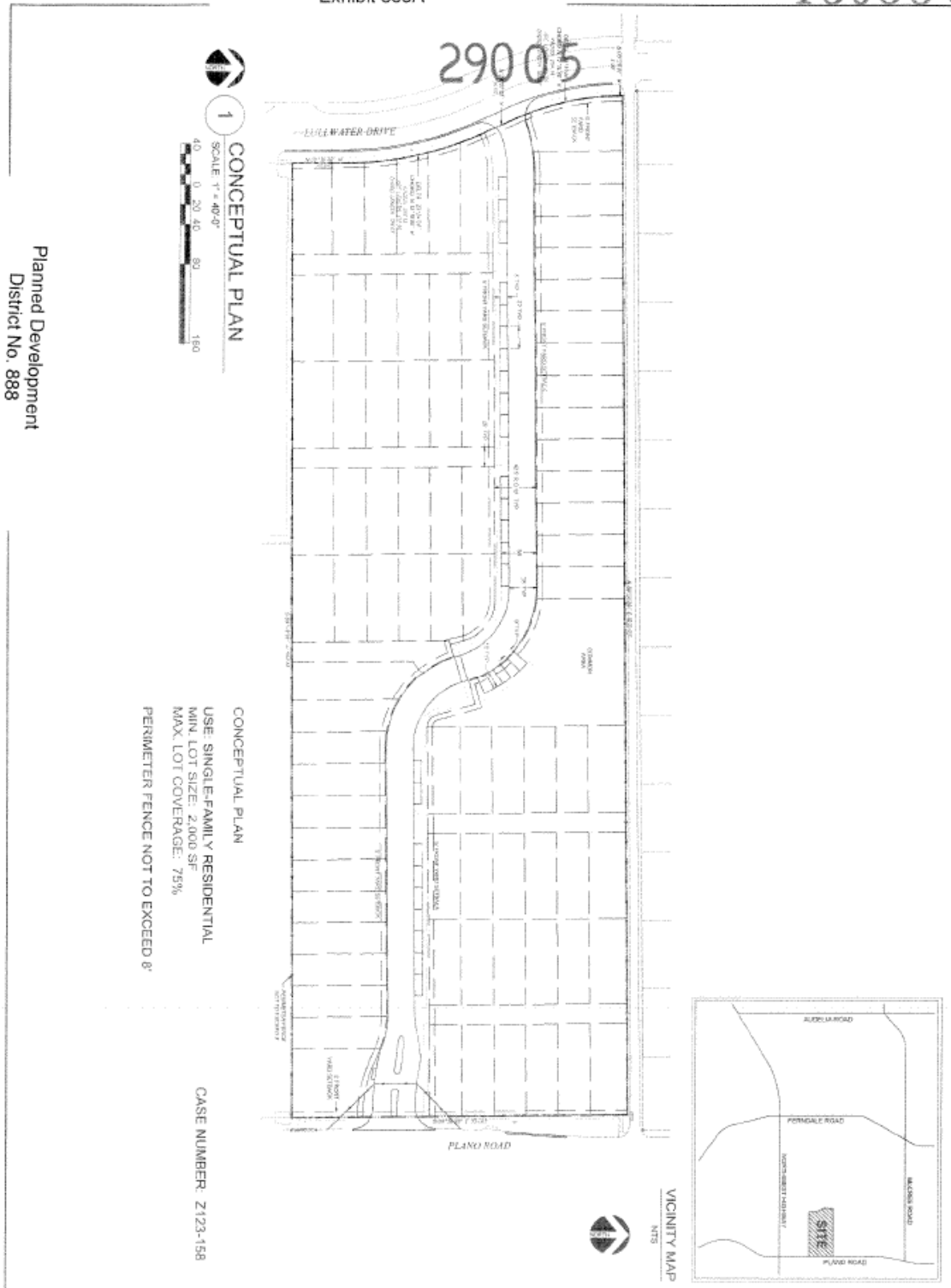
1:5,000

D123-023

# EXISTING CONCEPTUAL PLAN

130883

Exhibit 888A



8501 Plano Road  
CITY OF DALLAS, TEXAS

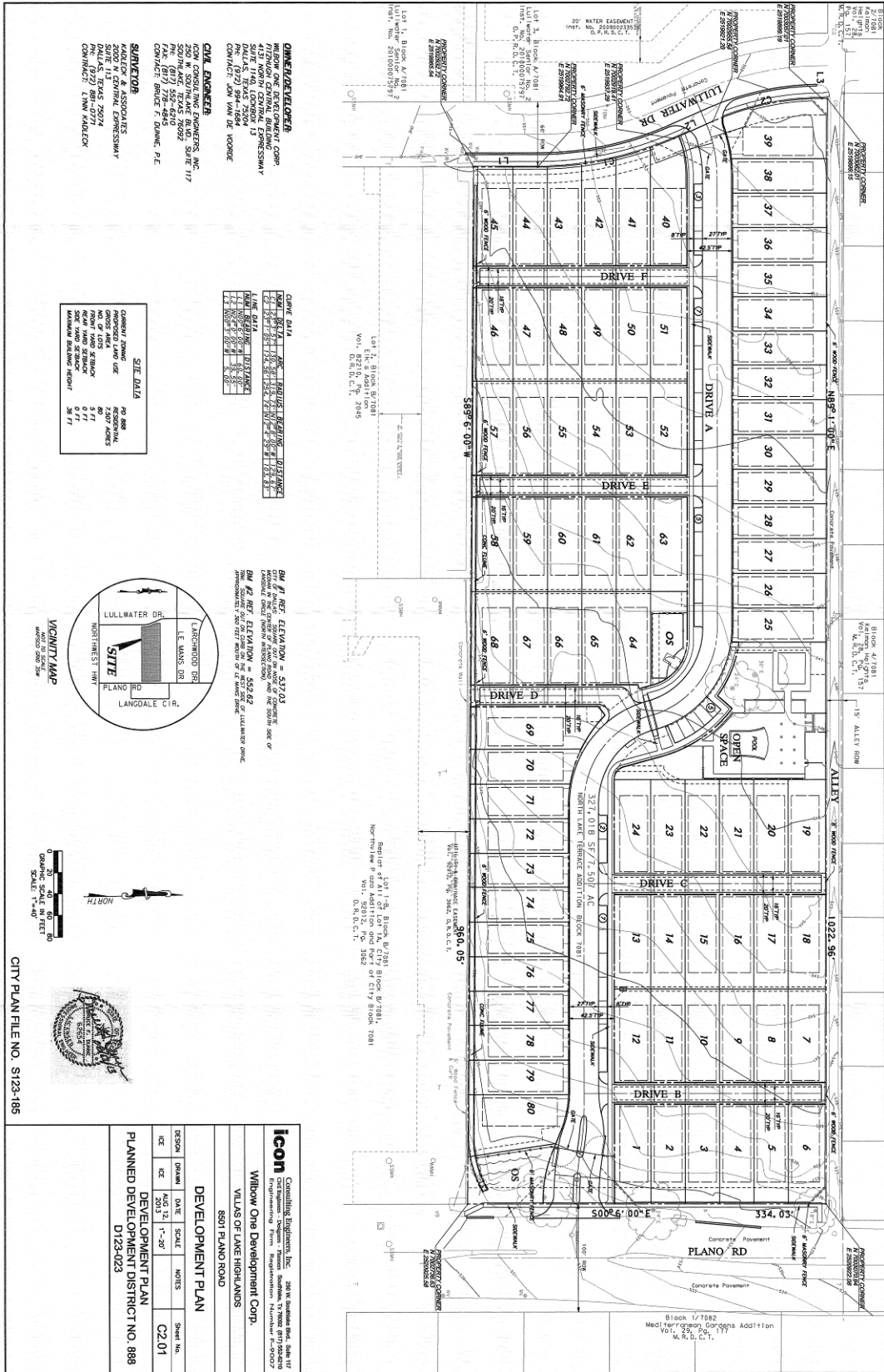
Baldwin  
Associates

BALDWIN ASSOCIATES  
3904 Elm Street, Suite B  
Dallas, Texas 75226  
MOBILE: 214.728.7946  
OFFICE: 214.824.7848  
rcb@baldwinplanning.com

05/20/13  
PROJECT NUMBER:  
DRAW NUMBER:



# PROPOSED DEVELOPMENT PLAN



**OWNER/DEVELOPER**  
 WILLOW ONE DEVELOPMENT CORP.  
 4121 NORTH CENTRAL EXPRESSWAY  
 SUITE 1102, COVINGTON, LA  
 PK. (972) 294-1884  
 CONTACT: JON VAN DE KOPPE

**CIVIL ENGINEER**  
 IGM CONSULTING ENGINEERS, INC.  
 2000 N. CENTRAL EXPRESSWAY  
 SUITE 1102, COVINGTON, LA  
 PK. (972) 555-6410  
 CONTACT: BRUCE F. DANNE, P.E.

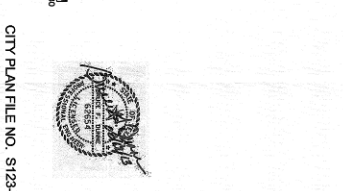
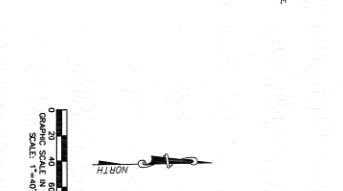
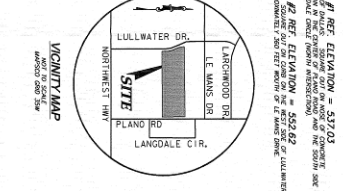
**SUBJECTS**  
 2000 N. CENTRAL EXPRESSWAY  
 DALLAS, TEXAS 75274  
 PK. (972) 555-6410  
 CONTACT: JON VAN DE KOPPE

**CADRE DATA**

NAME	TYPE	100' USE	BEARING	DISTANCE
1	LINE	327.018	S 71.500° W	327.018
2	LINE	334.032	E 0.000°	334.032
3	LINE	334.032	N 89.511° E	334.032
4	LINE	327.018	S 71.500° W	327.018
5	LINE	327.018	S 71.500° W	327.018
6	LINE	327.018	S 71.500° W	327.018
7	LINE	327.018	S 71.500° W	327.018
8	LINE	327.018	S 71.500° W	327.018
9	LINE	327.018	S 71.500° W	327.018
10	LINE	327.018	S 71.500° W	327.018
11	LINE	327.018	S 71.500° W	327.018
12	LINE	327.018	S 71.500° W	327.018
13	LINE	327.018	S 71.500° W	327.018
14	LINE	327.018	S 71.500° W	327.018
15	LINE	327.018	S 71.500° W	327.018
16	LINE	327.018	S 71.500° W	327.018
17	LINE	327.018	S 71.500° W	327.018
18	LINE	327.018	S 71.500° W	327.018
19	LINE	327.018	S 71.500° W	327.018
20	LINE	327.018	S 71.500° W	327.018
21	LINE	327.018	S 71.500° W	327.018
22	LINE	327.018	S 71.500° W	327.018
23	LINE	327.018	S 71.500° W	327.018
24	LINE	327.018	S 71.500° W	327.018
25	LINE	327.018	S 71.500° W	327.018
26	LINE	327.018	S 71.500° W	327.018
27	LINE	327.018	S 71.500° W	327.018
28	LINE	327.018	S 71.500° W	327.018
29	LINE	327.018	S 71.500° W	327.018
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32	LINE	327.018	S 71.500° W	327.018
33	LINE	327.018	S 71.500° W	327.018
34	LINE	327.018	S 71.500° W	327.018
35	LINE	327.018	S 71.500° W	327.018
36	LINE	327.018	S 71.500° W	327.018
37	LINE	327.018	S 71.500° W	327.018
38	LINE	327.018	S 71.500° W	327.018
39	LINE	327.018	S 71.500° W	327.018
40	LINE	327.018	S 71.500° W	327.018
41	LINE	327.018	S 71.500° W	327.018
42	LINE	327.018	S 71.500° W	327.018
43	LINE	327.018	S 71.500° W	327.018
44	LINE	327.018	S 71.500° W	327.018
45	LINE	327.018	S 71.500° W	327.018
46	LINE	327.018	S 71.500° W	327.018
47	LINE	327.018	S 71.500° W	327.018
48	LINE	327.018	S 71.500° W	327.018
49	LINE	327.018	S 71.500° W	327.018
50	LINE	327.018	S 71.500° W	327.018
51	LINE	327.018	S 71.500° W	327.018
52	LINE	327.018	S 71.500° W	327.018
53	LINE	327.018	S 71.500° W	327.018
54	LINE	327.018	S 71.500° W	327.018
55	LINE	327.018	S 71.500° W	327.018
56	LINE	327.018	S 71.500° W	327.018
57	LINE	327.018	S 71.500° W	327.018
58	LINE	327.018	S 71.500° W	327.018
59	LINE	327.018	S 71.500° W	327.018
60	LINE	327.018	S 71.500° W	327.018
61	LINE	327.018	S 71.500° W	327.018
62	LINE	327.018	S 71.500° W	327.018
63	LINE	327.018	S 71.500° W	327.018
64	LINE	327.018	S 71.500° W	327.018
65	LINE	327.018	S 71.500° W	327.018
66	LINE	327.018	S 71.500° W	327.018
67	LINE	327.018	S 71.500° W	327.018
68	LINE	327.018	S 71.500° W	327.018
69	LINE	327.018	S 71.500° W	327.018
70	LINE	327.018	S 71.500° W	327.018
71	LINE	327.018	S 71.500° W	327.018
72	LINE	327.018	S 71.500° W	327.018
73	LINE	327.018	S 71.500° W	327.018
74	LINE	327.018	S 71.500° W	327.018
75	LINE	327.018	S 71.500° W	327.018
76	LINE	327.018	S 71.500° W	327.018
77	LINE	327.018	S 71.500° W	327.018
78	LINE	327.018	S 71.500° W	327.018
79	LINE	327.018	S 71.500° W	327.018
80	LINE	327.018	S 71.500° W	327.018

**SITE DATA**

PROPERTY	VALUE
PROPOSED LAMB USE	RESIDENTIAL
NO. OF LOTS	80
PROJ. HAMB SETBACK	5 FT
PROJ. SIDE SETBACK	5 FT
PROJ. REAR SETBACK	5 FT
MINIMUM DRIVEWAY WIDTH	36 FT



**Icon**  
 Consulting Engineers, Inc. 208 W. Skelly Blvd., Suite 117  
 Covington, Texas 75620  
 Phone: (972) 294-1884  
 Fax: (972) 294-1884  
 Website: www.icon-engineers.com

**Willow One Development Corp.**  
 4121 North Central Expressway  
 Suite 1102, Covington, LA 70022  
 Phone: (972) 294-1884  
 Fax: (972) 294-1884  
 Website: www.willowone.com

**DEVELOPMENT PLAN**  
 VILLAGES OF LAKE HIGHLANDS  
 SOUTH PLANO ROAD

**PLANNED DEVELOPMENT PLAN**  
 DEVELOPMENT PLAN  
 DISTRICT NO. 888  
 DT23-023

REVISION	DATE	SCALE	NOTES	SHEET NO.
01	AUG 12, 2013	1"=20'		C2.01

**FILE NUMBER:** M123-033

**DATE FILED:** May 22, 2013

**LOCATION:** Park Lane and Boedeker Street, Southwest Corner

**COUNCIL DISTRICT:** 13

**MAPSCO:** 26S

**SIZE OF REQUEST:** Approx. 5 Acres

**CENSUS TRACT:** 78.01

---

**APPLICANT/OWNER:** R. J. Machacek

**REPRESENTATIVE:** Keith Crouch

**MISCELLANEOUS DOCKET ITEM**

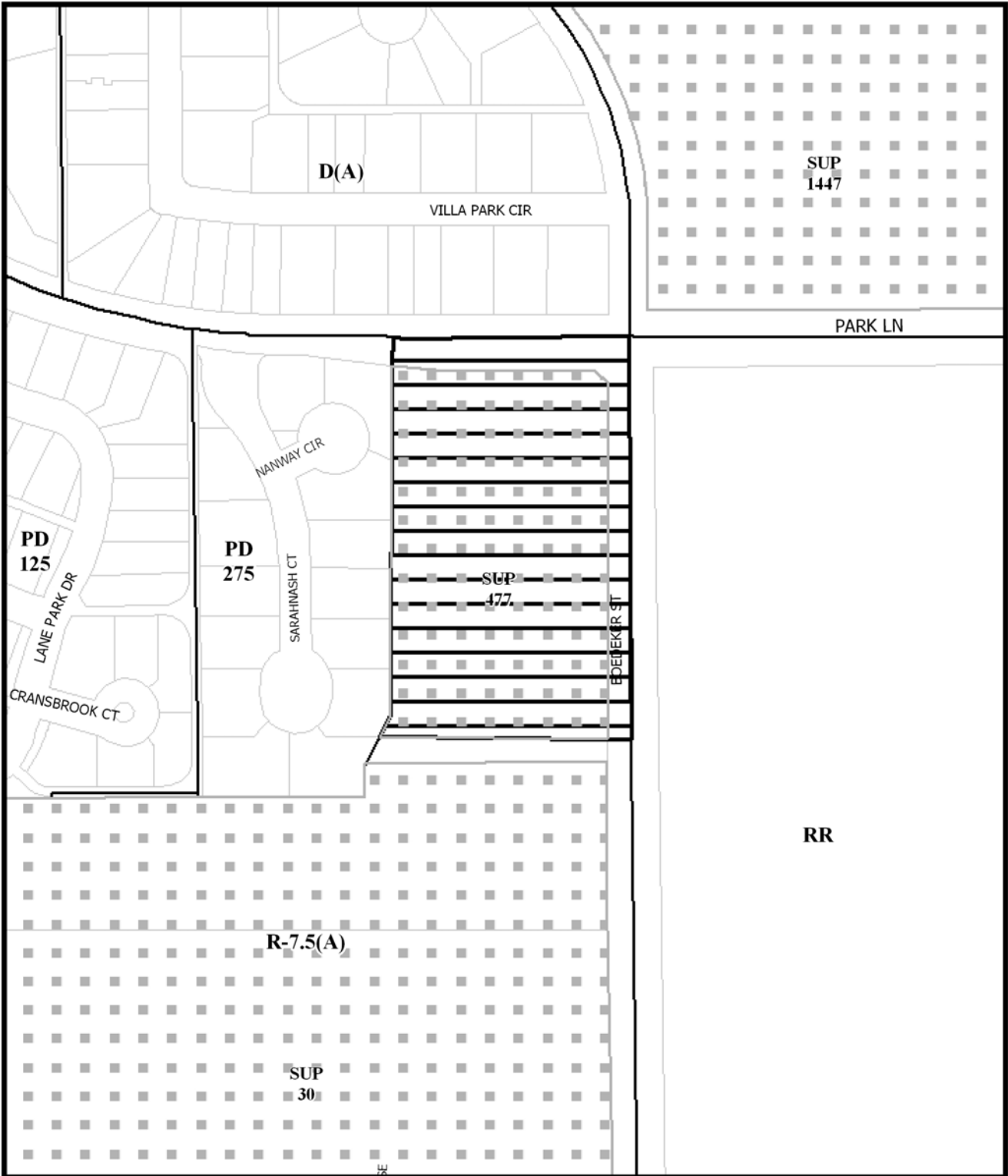
Minor Amendment for Site Plan

On November 12, 1969, the City Council passed Ordinance No. 12762 which established Specific Use Permit No. 477 for an Institution of a Religious, Charitable, and Philanthropic Nature for the Miracle at Pentecost Foundation on property at the above location. The ordinance has been subsequently amended three times, most recently by Ordinance No. 27174 which amended the use to a Library, art gallery, or museum as well as the site plan and conditions to reflect this use.

At this time, the property owner has submitted an application for consideration of a minor amendment to the site plan to provide for a landscaped area separated from the parking areas by ten foot/six inch-tall decorative wall and fencing in an area abutting the northern façade as well as revising the off-street parking area.

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

**STAFF RECOMMENDATION:** Approval



1:2,400

# ZONING MAP

Case no:           **M123-033**          

Date:           **6/5/2013**

Museum of Biblical Art, Dallas, Texas

VIA DOLOROSA

5/22/13

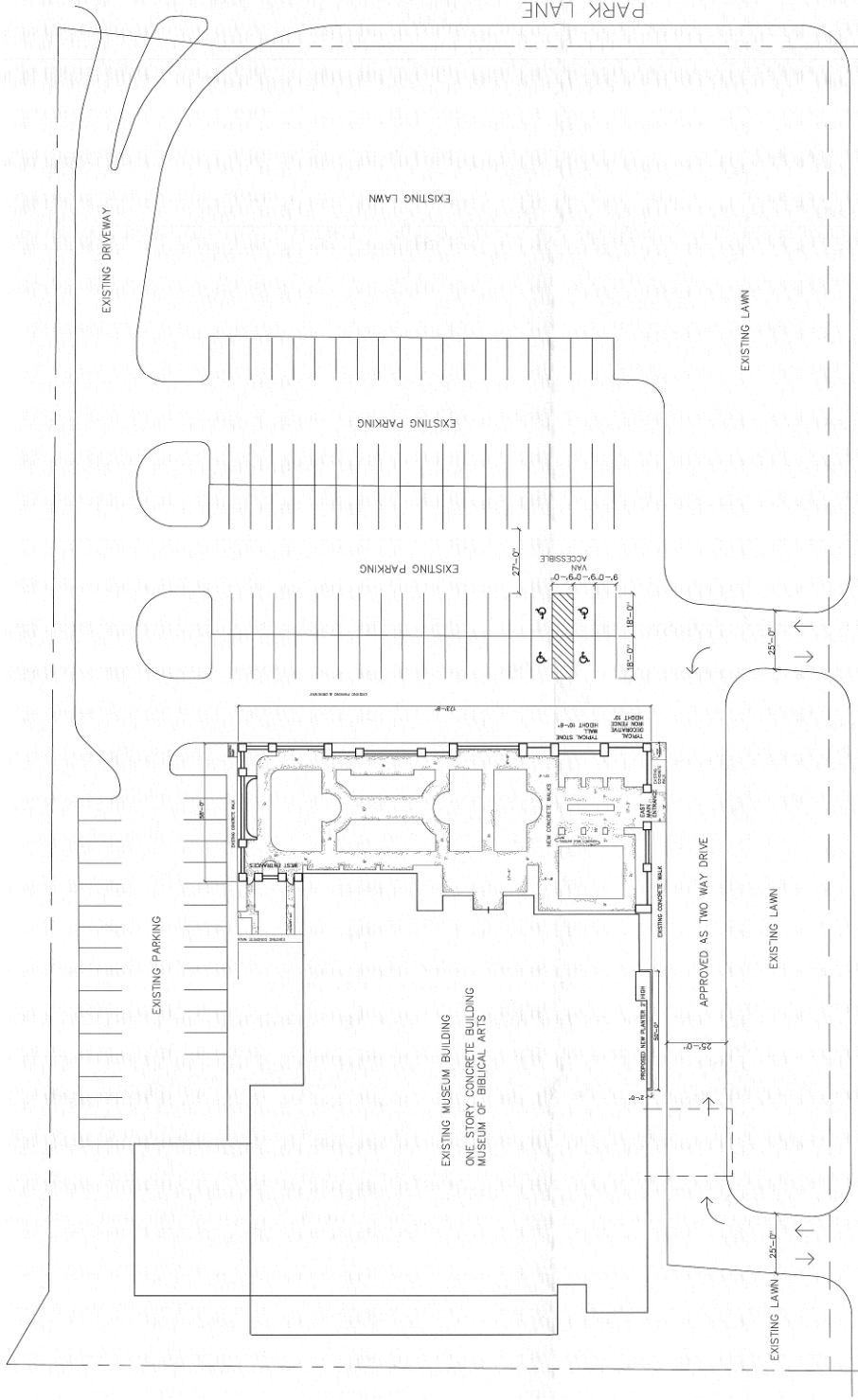
REVISIONS:  
7-5-13 T.I.P. REVISIONS

SHEET TITLE  
SITE PLAN

SHEET NUMBER  
**SP1.0**

Kelin Crouch, AIA NCARB  
Church Architecture Resources  
Cedar Hill, Texas (469) 371-2400

Susan E. Atkinson, RIA ASLA  
Katherine Hill, LLC  
Arlington, Texas (817) 429-9658



TITLE:  
VIA DOLOROSA SCULPTURE GARDEN  
MUSEUM OF BIBLICAL ART  
7500 PARK LANE  
DALLAS, TX 75225  
S.W. CORNER OF PARK LANE  
AND BOEDECKER.

DALLAS  
LOCATION MAP  
NOT TO SCALE

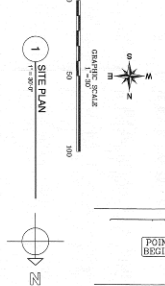
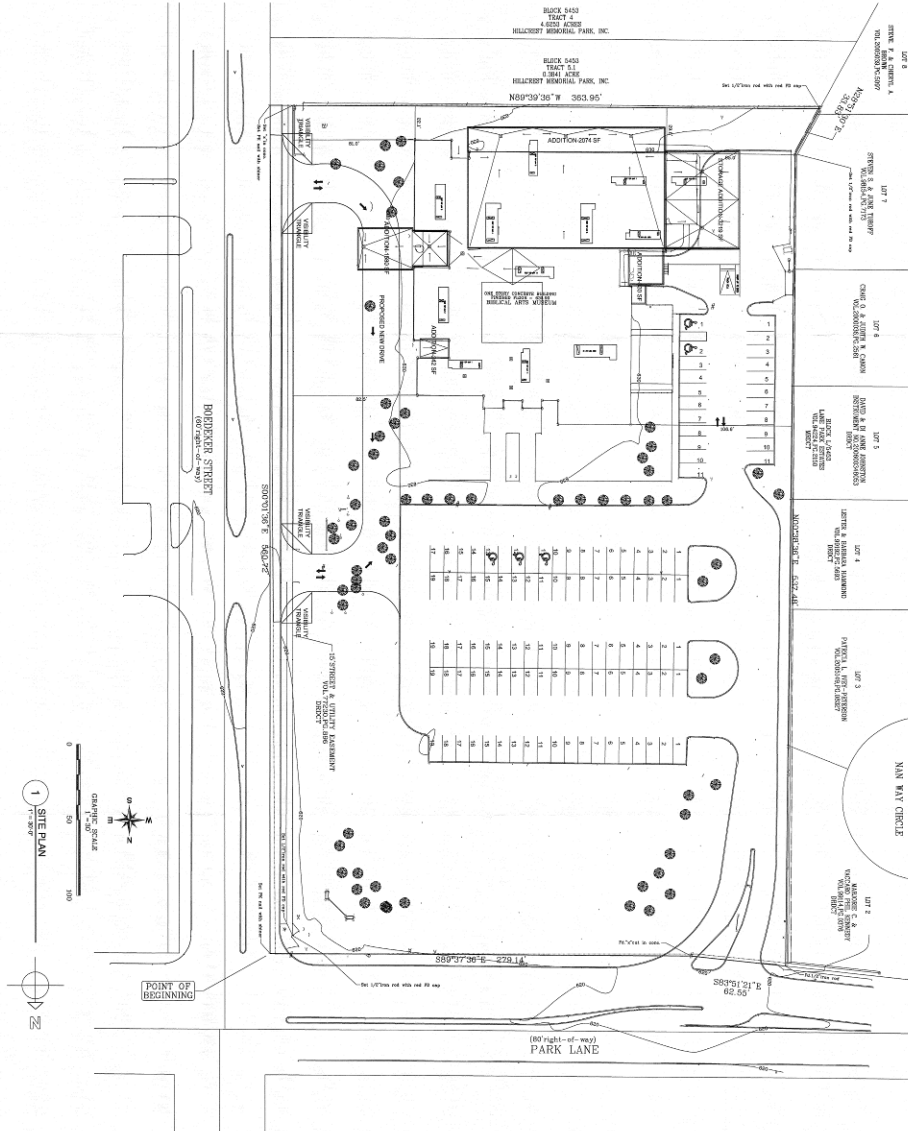
AMENDED SITE PLAN DATA TABLE

EXISTING	31,871 SF
PROPOSED ADDITIONS	12 SF
NOT CONSTRUCTED	31,883 SF
TOTAL	62
PARKING REQUIRED	122
PROVIDED	



01 SITE PLAN

NOTES:  
NO CURBS OR DRIVEWAYS WERE ALTERED. ONLY GARDEN IS INSTALLED ON EXISTING LAWN WITHOUT ALTERING ANY BUILT CONDITIONS.

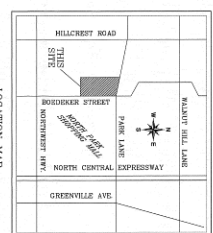


1 SITE PLAN

**LEGEND**  
 --- 12" Sewer  
 --- 12" Storm  
 --- 12" Gas  
 --- 6" Gas  
 --- 4" Gas  
 --- 2" Gas  
 --- 2" Electric  
 --- 2" Telephone  
 --- 2" Cable  
 --- 2" Fiber Optic  
 --- 2" Water  
 --- 2" Gas  
 --- 2" Electric  
 --- 2" Telephone  
 --- 2" Cable  
 --- 2" Fiber Optic  
 --- 2" Water

**AREA CALCULATIONS:**  
 EXISTING: 25,008 SF  
 PROPOSED ADDITION: 6,277 SF  
 TOTAL AREA: 31,885 SF

**PARKING COUNT:**  
 REQUIRED: 9 ADA SPACES  
 PROVIDED: 129 STANDARD SPACES  
 2 ADA SPACES



Z 078-162 (OTH)

081439  
 27114  
 APPROVED BY  
 CITY COUNCIL  
 MAY 11 2008  
*David Johnson*  
 City Manager

# BIBLICAL ARTS MUSEUM

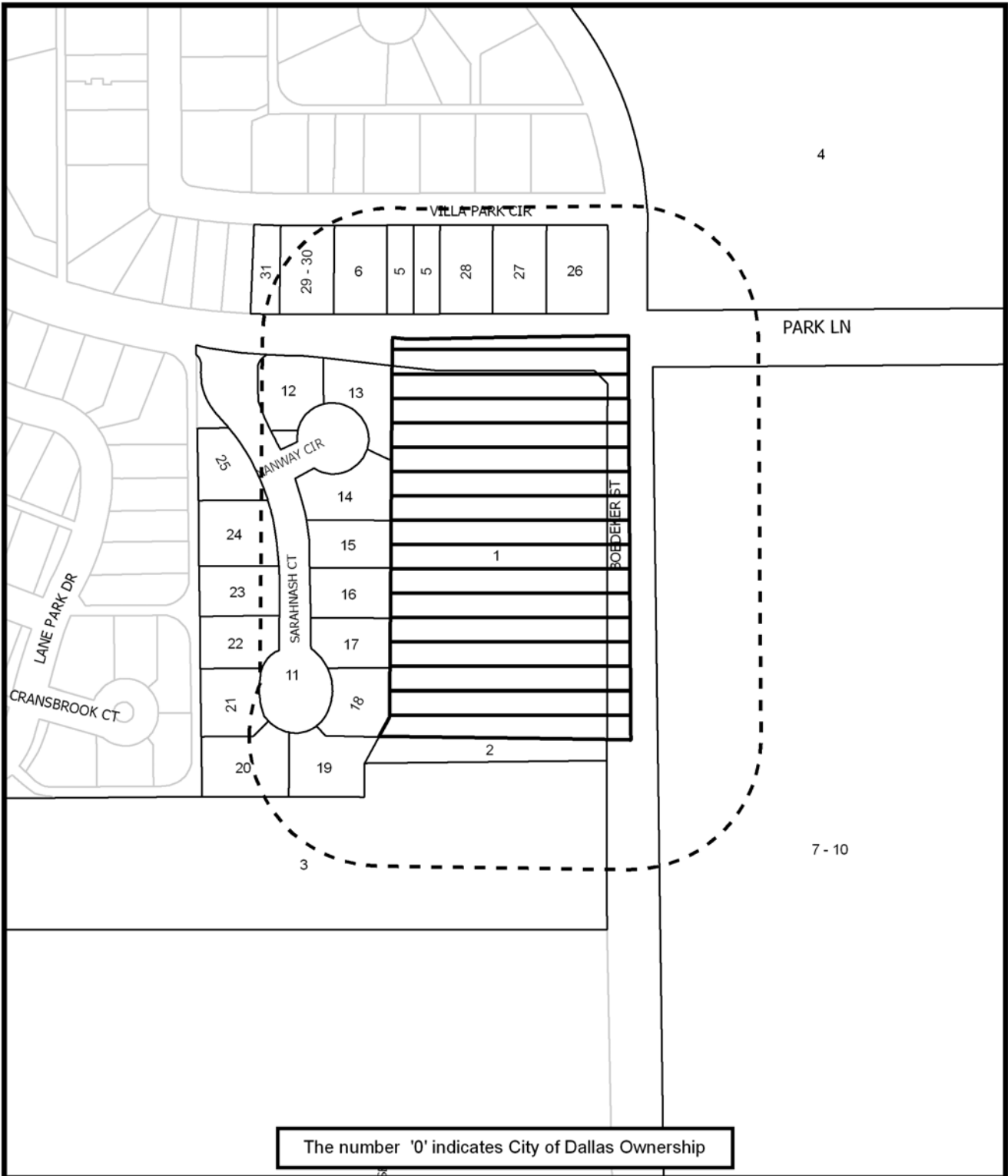
RENOVATION AND ADDITION  
 BOEDEKER AND PARK LANE  
 DALLAS, TEXAS 75225

**Frank L. Meier**  
 Association, Inc.  
 6819 Adeline Road, Suite 670  
 Dallas, Texas 75224, U.S.A.  
 (972) 253-9992, Fax (972) 253-1645



Project Name	Z 078-162
Project Number	081439
City/County	Dallas/Tarrant
Address	Boedecker and Park Lane
Client	Biblical Arts Museum
Architect	Frank L. Meier Association, Inc.
Engineer	
Surveyor	
City Council Member	
City Council District	
City Council Meeting	
City Council Action	
City Council Date	
City Council Agenda Item	

Plan Number: A-100



The number '0' indicates City of Dallas Ownership



1:2,400

# NOTIFICATION

**200'**

AREA OF NOTIFICATION

**31**

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: M123-033

Date: 6/5/2013

## *Notification List of Property Owners*

### *M123-033*

#### *31 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7500 PARK LN	MIRACLE AT PENTECOST FOUNDATION
2	8800 BOEDEKER ST	HILLCREST MEM PARK INC PROPERTY TAX 8TH
3	8500 BOEDEKER CIR	HILLCREST MEM PARK INC % SCI MANAGEMENT C
4	7611 PARK LN	OUR REDEEMER EVANG LUTHERAN CHURCH
5	9021 VILLA PARK CIR	CARSON KATHLEEN H
6	9027 VILLA PARK CIR	LEONARD SUSAN FRANKS
7	8687 CENTRAL EXPY	NORTHPARK LAND PARTNERS SUITE 1100
8	8850 BOEDEKER ST	NORTHPARK NATIONAL BANK C/O COLLIERS INT
9	400 NORTHPARK	NEIMAN MARCUS CO LESSEE ATTN: GEORGE A R
10	7901 NORTHWEST HWY	NORDSTROM
11	1 SARAHNASH CT	LANEPARK ESTATES INC
12	2 NANWAY CIR	VARDEMAN JOE REX
13	4 NANWAY CIR	KENNEDY MARJORIE C & VACCARO PHIL
14	6 SARAHNASH CT	IVEY-PETERSEN PATRICIA
15	8 SARAHNASH CT	HAMMOND LESTER & BARBARA
16	10 SARAHNASH CT	JOHNSTON DAVID & DI ANN
17	12 SARAHNASH CT	CANON CRAIG O & JUDITH W
18	14 SARAHNASH CT	TUROFF STEVEN S & JUNE
19	16 SARAHNASH CT	BROWN STEVE F & CHERYL A
20	13 SARAHNASH CT	KRIEG JOHN B STE 1250
21	11 SARAHNASH CT	BRACKBILL ROBERT M
22	9 SARAHNASH CT	EDWARDS RANDALL B SR & JANET LEE WILLIAM
23	7 SARAHNASH CT	BLACK ROBERT C & MARY M
24	5 SARAHNASH CT	CRAWFORD SHARON J
25	3 SARAHNASH CT	JACOBSON ROBERT & JOYCE JACOBSON
26	9003 VILLA PARK CIR	VASQUEZ SALVADOR JR

M123-033

6/5/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	9009 VILLA PARK CIR	COLOMBE ROBERT L & MARILYN L
28	9015 VILLA PARK CIR	MARINO THOMAS M
29	9033 VILLA PARK CIR	CLELAND REV LIVING TRUST
30	9035 VILLA PARK CIR	CLELAND JEAN M
31	9039 VILLA PARK CIR	KELLER KIMBERLY K



**FILE NUMBER:** M123-038**DATE FILED:** June 12, 2013**LOCATION:** Garland Road and Lawther Drive, North Corner**COUNCIL DISTRICT:** 9**MAPSCO:** 37 U**SIZE OF REQUEST:** Approx. 9.64 Acres**CENSUS TRACT:** 81**APPLICANT:** Dallas Arboretum**OWNER:** City of Dallas-Park and Recreation Department**REPRESENTATIVE:** Robert Reeves**MISCELLANEOUS DOCKET ITEM****Minor Amendment for Tract 3 Development Plan and Landscape Plan**

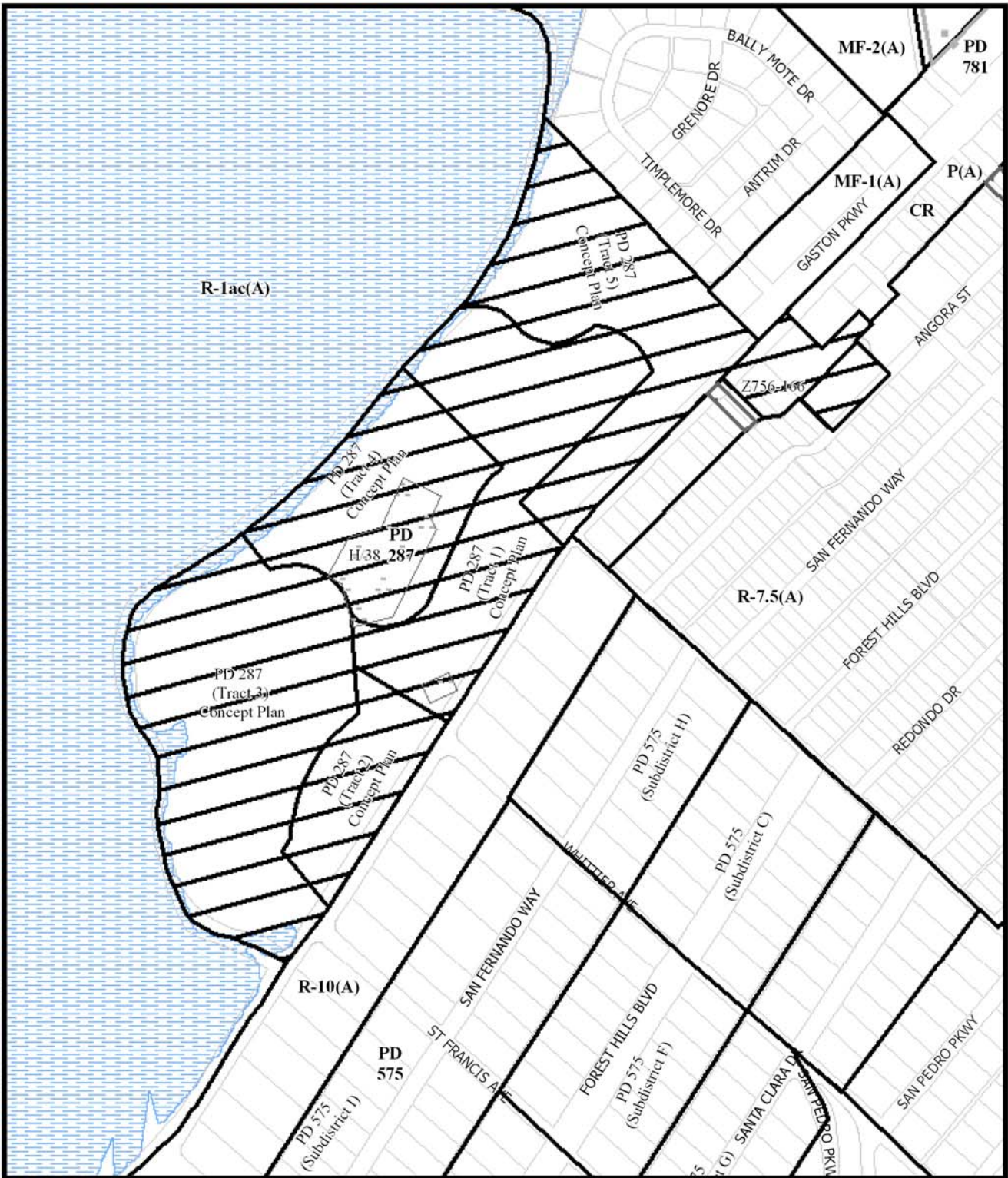
On March 23, 1988, the City Council passed Ordinance No. 19904 which established Planned Development District No. 287 for a Public Arboretum, a Botanical Regional Park, and Support Uses on property at the above location. The PDD has been subsequently amended many times, most recently by Ordinance No. 28270 (June 22, 2011), providing for an expansion of the PDD across Garland Road.

The zoning was granted as a planned development district with a conceptual plan and requires City Plan Commission approval of a development plan and landscape plan for each building site prior to the issuance of a building permit. On November 3, 2011, the City Plan Commission recommended approval of a development plan and landscape plan (Tracts 1, 3, 5, 6a, and 6b) for this portion of the PDD to provide for off-street parking areas.

At this time, the property owner has submitted an application for consideration of a minor amendment to the landscape plan to provide for revisions to the various landscape islands. Specifically, evergreen shrubs are being replaced with turf (parking lot trees remain in these areas) due to an inability to maintain the shrubs in a healthy, growing condition.

It should be noted that the perimeter of the site possesses landscape materials that provides for a solid appearance, therefore this request does not impact adjacent uses.

**STAFF RECOMMENDATION:** Approval

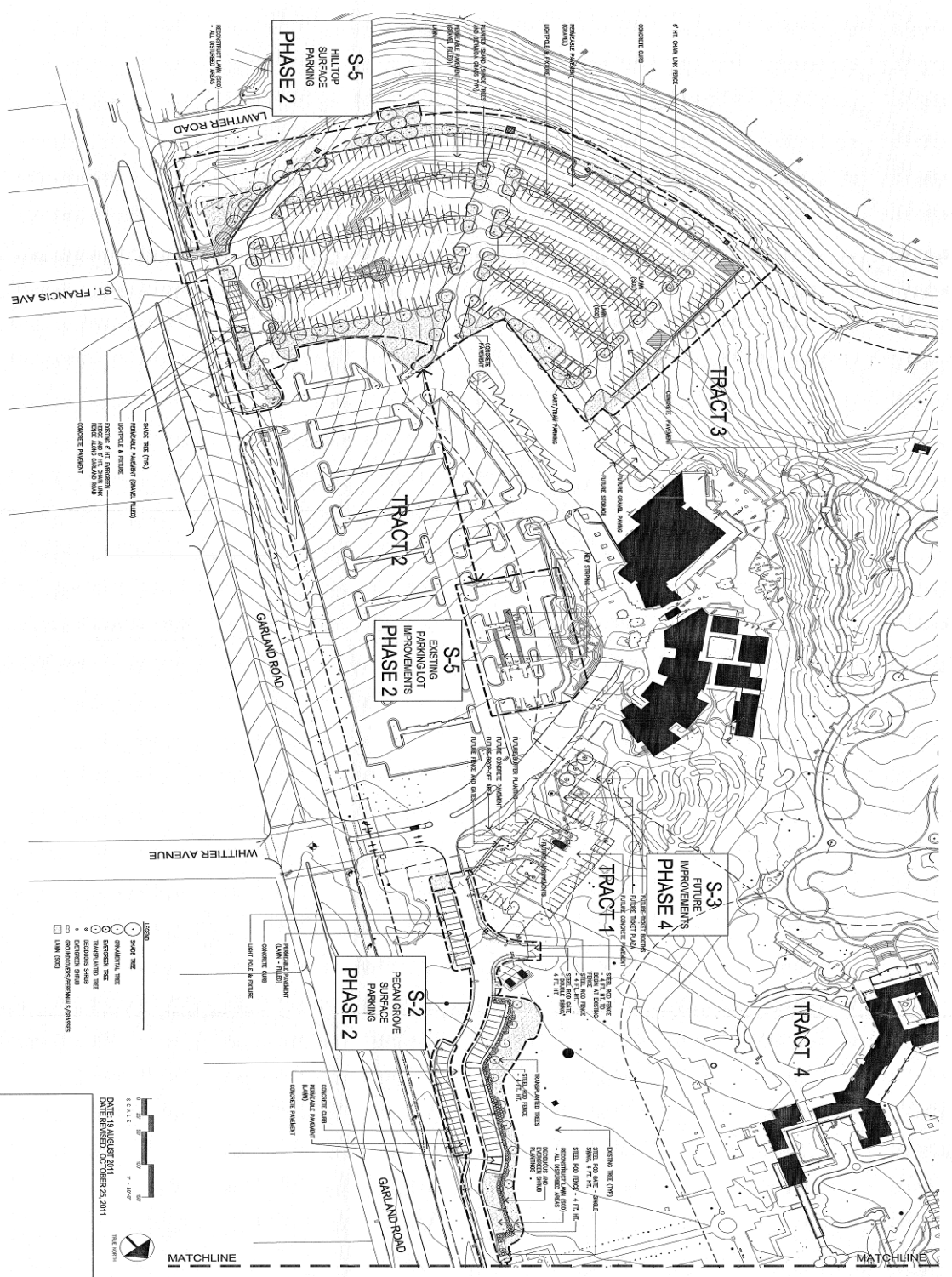


1:6,000

# ZONING MAP

Case no: M123-038

Date: 7/26/2013



**Good Fulton & Farrell Architects**  
 1000 Ross Avenue, Suite 2000  
 Dallas, Texas 75202  
 Tel: (214) 513-4500

**Dallas Arboretum & Botanical Society, Inc.**  
 8817 Garland Road  
 Dallas, Texas 75248  
 Tel: (214) 513-4500

**AREA AFFECTED:** Area S-4, Hilltop Surface Parking Area  
 Landscape Islands located at the end of  
 each row of parking

3/22/15  
 REVISION 7-15-13

**Site/Landscape Plan: Planned Development District #287**  
 Dallas Arboretum  
 8817 Garland Road  
 Dallas, Texas 75248  
 JAC/K, 10/23/12 & 11/09  
 File Name: C:\\_Development Planning  
 Date: 05, 19, 11  
 Drawn by: MNV + Associates, LLC

Planned Development District No. 287  
 Tracts 1, 3, 5, 6a & 6b  
 SHEET 1 OF 2

**Proposed Development Plan and Landscape Plan**

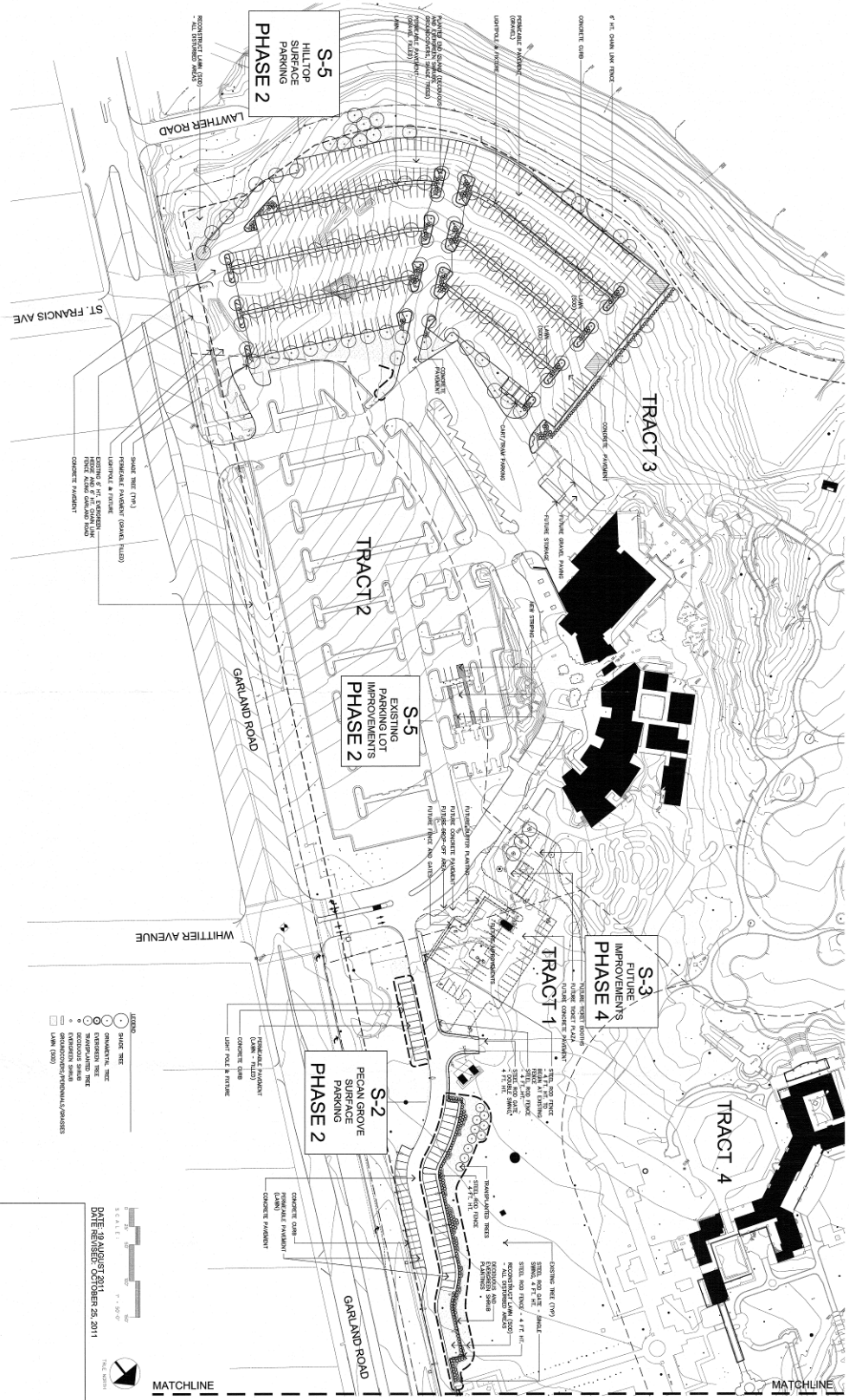
**gff**  
 Good Fulton & Farnell Architects  
 2009 University Street  
 Dallas, Texas 75201  
 214.333.2276  
 www.gff.com

**Dallas Arboretum &  
 Botanical Society, Inc.**  
 8617 Garland Road  
 Dallas, Texas 75218  
 PH: (214) 515-6300

**Steel/Landscape Plan: Planned Development District #287**

Dallas Arboretum  
 8617 Garland Road  
 Dallas, Texas 75218  
 Job #: 10023.02 & 11023  
 File Name: City\_Development Plan.dwg  
 Date: 08.19.11  
 Drawn by: MKV + Associates, LLC.

Planned Development District No. 287  
 Tracts 1, 3, 5, 6A & 6B  
 D101-023  
 Sheet 1 of 2



**NOTE:**  
 SHOWN IN ANTINA AREAS TO RECEIVE  
 IRRIGATION IN THE FORM OF DRAIN AND  
 SPRAY TYRES.

- LEGEND:**
- SHADE TREE
  - ORNAMENTAL TREE
  - EVERGREEN TREE
  - DECIDUOUS TREE
  - SHRUB
  - EXISTING SHRUB
  - EXISTING SHRUB (PROPOSED PLANTING)
  - LAWN (5000)

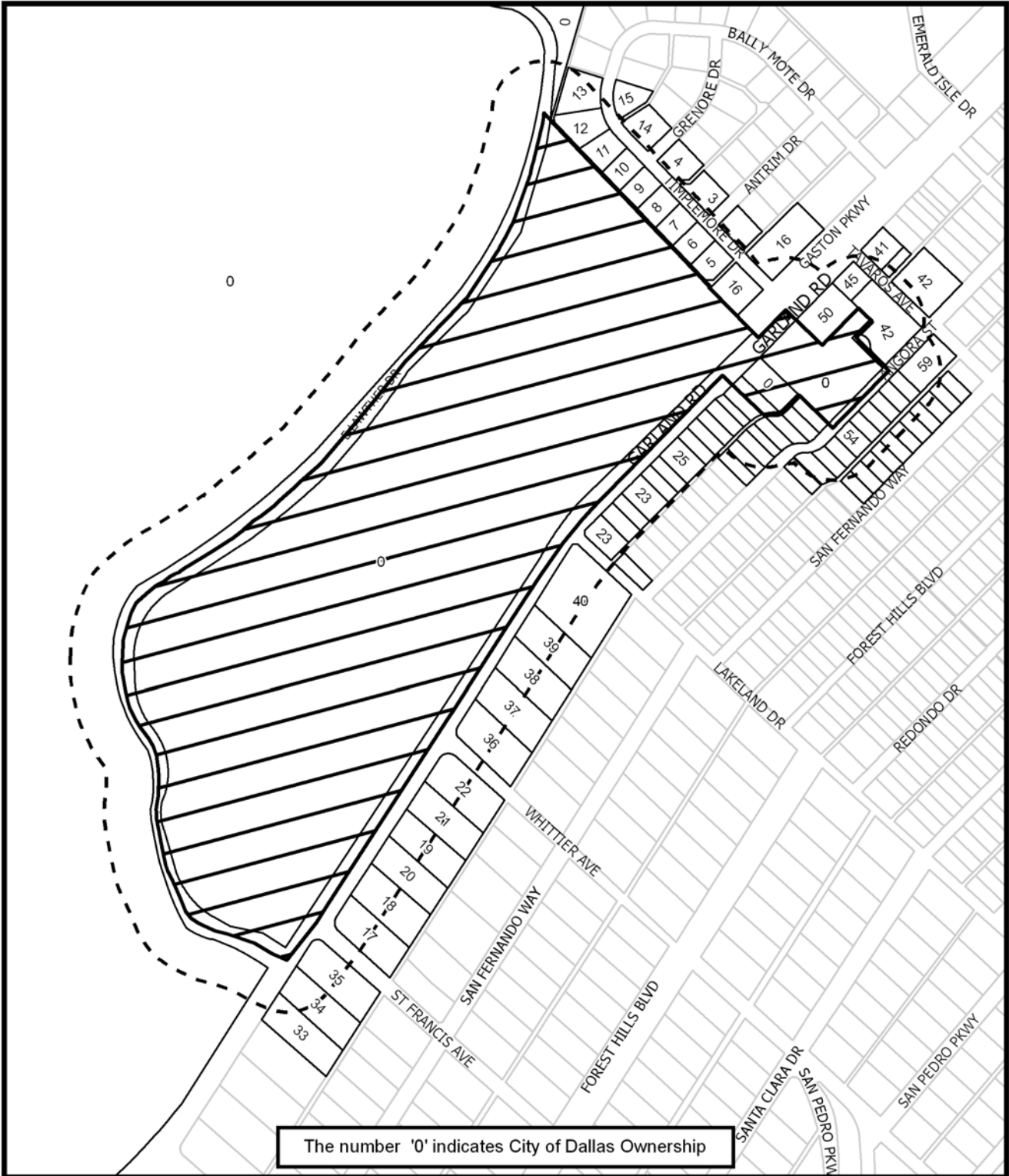
DATE: 08/19/11  
 DATE REVISION: 08/19/11  
 2011



MATCHLINE

MATCHLINE

**Existing Development Plan and  
 Landscape Plan**



The number '0' indicates City of Dallas Ownership



1:6,000

# NOTIFICATION

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

Case no: **M123-038**

Date: **7/26/2013**

## *Notification List of Property Owners*

### *M123-038*

#### *70 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8706 GARLAND RD	DALLAS ARBORETUM & BOTANICAL SOCIETY INC
2	8806 ANTRIM DR	BAGG PETER B
3	1154 TIMPLEMORE DR	LAMBRECHT LAURIE
4	8810 GRENORE DR	TRAIL ROBERT J & MOLLY P
5	1171 TIMPLEMORE DR	SIMPSON JR GEORGE & MARIA A
6	1163 TIMPLEMORE DR	RAMIREZ ARTURO & ESTER
7	1155 TIMPLEMORE DR	HERRON AMANDA C & CHRISTOPHER M
8	1147 TIMPLEMORE DR	CANTRELL ROBERT L & RUTH E
9	1139 TIMPLEMORE DR	TEHAN JAMES D
10	1131 TIMPLEMORE DR	BLAIR PATRICIA
11	1123 TIMPLEMORE DR	DUPERRY KENNETH
12	1115 TIMPLEMORE DR	HETTRICK GREGORY J HETTRICK KAREN
13	1107 TIMPLEMORE DR	SIMPSON GEORGE M JR & MARIA A B
14	8809 GRENORE DR	HORNICK SCOTT E & DORA P GARZON
15	1110 TIMPLEMORE DR	HOEFLER ANNE ZBYLOT TR
16	8821 GASTON PKWY	8861 GASTON PARKWAY LLC % JOHN HOLMES &
17	8410 GARLAND RD	MARTINEZ ROY & OLGA
18	8422 GARLAND RD	BOYLES WILLIAM H & JUDITH
19	8442 GARLAND RD	GORE PAUL J
20	8432 GARLAND RD	NGUYEN TUONG & PHUONG TRAN
21	8452 GARLAND RD	NORTON JOSEPH J
22	8462 GARLAND RD	REES TERRY & GRETA C
23	8602 GARLAND RD	CONDOR K LTD
24	8626 GARLAND RD	DALLAS ARBORETUM & BOTANICAL SOCIETY INC
25	8634 GARLAND RD	WALTONS LAWN & GARDEN INC
26	8658 GARLAND RD	TAMALE PARTNERS LTD

M123-038

7/26/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	8659 ANGORA ST	RICKERSON CHARLIE & RICKERSON VIRGINIA
28	8655 ANGORA ST	BURROUGH PAUL & ERIN
29	8651 ANGORA ST	YOUNG LORRAINE E L & YOUNG PAUL M
30	8645 ANGORA ST	CRADDUCK CAROL ANNE
31	8603 ANGORA ST	HUKILL SIGRUN
32	8658 ANGORA ST	JAMISON NANCY
33	8354 GARLAND RD	CARONA DEBORAH A
34	8366 GARLAND RD	SHOPOFF STEPHEN R & TRUST JOAN S
35	8372 GARLAND RD	POGUE BLAIR
36	8510 GARLAND RD	KELLER JACQUELYN
37	8522 GARLAND RD	KELLER WILMA
38	8532 GARLAND RD	BATJER SHARON
39	8542 GARLAND RD	BATJER SHARON
40	8554 GARLAND RD	KELLER R J
41	8902 GARLAND RD	SOUTHLAND CORP 21972 % AD VALOREM
42	8903 ANGORA ST	SOUTHWESTERN BELL SBC COMM INC PPTY TAX
43	1212 TAVAROS AVE	BARRY ANNA ROSE
44	8702 GARLAND RD	TAMALE PTNRS LTD
45	8818 GARLAND RD	AT&T CREDIT UNION
46	8711 ANGORA ST	SCHECK JENNIFER R & DUREN MATTHEW L
47	8715 ANGORA ST	MONGELLO JUDY L
48	8707 ANGORA ST	STREETMAN RANDY
49	8703 ANGORA ST	JUDY SHARON L
50	8810 GARLAND RD	TIMCO LUBE LLC
51	8702 ANGORA ST	LUFF PETER A & CHRISTIE M LETTS
52	8706 ANGORA ST	BANGLE JULIE C
53	8710 ANGORA ST	STEWART WILLIAM J
54	8718 ANGORA ST	DILDY JAMIE
55	8722 ANGORA ST	HUEY TODD BRANDON
56	8726 ANGORA ST	AXLEY CHERYL D
57	8800 ANGORA ST	BARNETT MELISSA M

M123-038

7/26/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8808 ANGORA ST	DUKE CHARLES W
59	8814 ANGORA ST	EL DIVINO SALVADOR PRESBYTERIAN CHURCH
60	8815 SAN FERNANDO WAY	DRENNAN SHERRY L
61	8811 SAN FERNANDO WAY	CONDIT PAULINE S
62	8807 SAN FERNANDO WAY	CUTRELL JAMES B & CRYSTAL L
63	8803 SAN FERNANDO WAY	HUSTI JILL E
64	8727 SAN FERNANDO WAY	MCCLAIN HENRY D & CHARLENE REVOCABLE LIV
65	8723 SAN FERNANDO WAY	BENNER TIMOTHY J & KATHLEEN G
66	8719 SAN FERNANDO WAY	CRAIG MEGAN
67	8715 SAN FERNANDO WAY	AMIEL PAUL H
68	8711 SAN FERNANDO WAY	MOORE KELLY
69	8707 SAN FERNANDO WAY	PARRISH PATRICIA P
70	8819 SAN FERNANDO WAY	JOHNSON ERIC



**FILE NUMBER:** M123-040                      **DATE FILED:** June 14, 2013  
**LOCATION:** West Line of Abrams Road between Belmont Avenue and  
Richmond Avenue  
**COUNCIL DISTRICT:** 14                      **MAPSCO:** 36 U  
**SIZE OF REQUEST:** Approx. 38,864 Sq. Ft.    **CENSUS TRACT:** 11.02

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**APPLICANT:** Chipolte Mexican Grill

**OWNER:** RDY Abrams, L. P.

**REPRESENTATIVE:** Robert Reeves

**MISCELLANEOUS DOCKET ITEM**

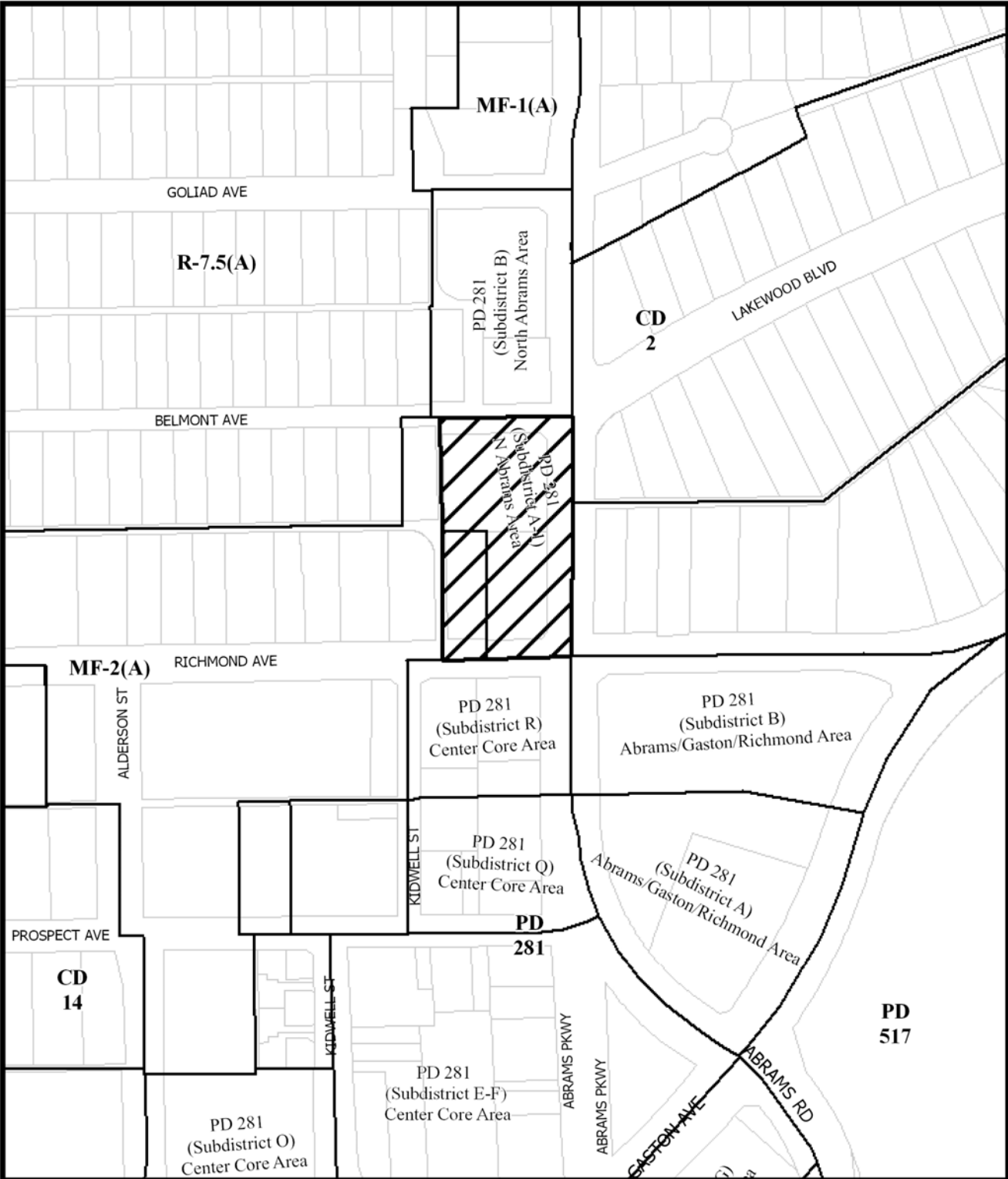
Minor Amendment for Development Plan and Concept Landscape Plan

On September 14, 1988, the City Council passed Ordinance No. 20062 which established Planned Development District No. 281, the Lakewood Center Special Purpose District on property generally bounded by Goliad Avenue, Abrams Road/Abrams Parkway, and La Vista Drive/Alderson Street. PDD No. 281 consists of four areas/26 subdistricts. The request site is located in the A-1 portion (subdistrict) of the PDD's North Abrams Area ( A-1 Subdistrict adopted by City Council on December 13, 2006).

At this time, the applicant is requesting an amendment to provide for a revision to the previously approved streetscape landscaping/sidewalk area and off-street parking area for a restaurant use in the southeast corner of the property.

The request does not impact any other provisions regulating the property and complies with the criteria for consideration of a minor amendment to a development plan.

**STAFF RECOMMENDATION:** Approval

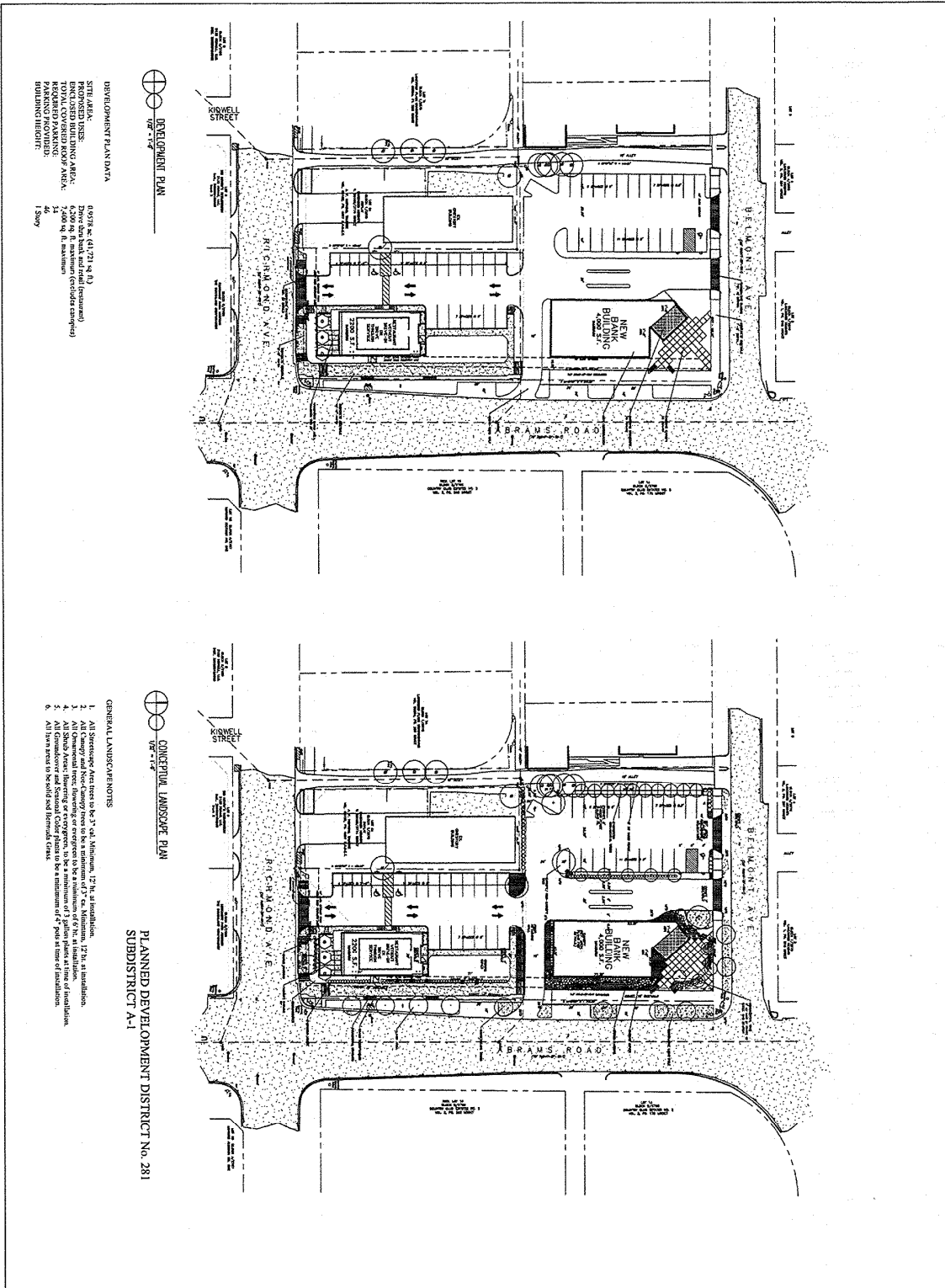


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# ZONING MAP

Case no: M123-040

Date: 7/26/2013



**DEVELOPMENT PLAN DATA**

SITE AREA: 20,878 sq. ft. (781 sq. ft.)  
 PROPOSED USES: 20,878 sq. ft. (781 sq. ft.)  
 TOTAL COVERED ROAD AREA: 7,400 sq. ft. (minimum)  
 REQUIRED PARKING: 24  
 BUILDING HEIGHT: 1 Story

**GENERAL LANDSCAPE NOTES**

- All Streetedge Area trees to be 3" cal. Minimum, 12' ht. at installation, 12' ht. at final condition.
- All Streetedge Area trees to be 3" cal. Minimum, 12' ht. at installation, 12' ht. at final condition.
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- All Streetedge Area trees to be 3" cal. Minimum, 12' ht. at installation, 12' ht. at final condition.
- All trees to be installed in accordance with the City of Lakewood Tree Ordinance.

PLANNED DEVELOPMENT DISTRICT No. 281  
 SUBDISTRICT A-1

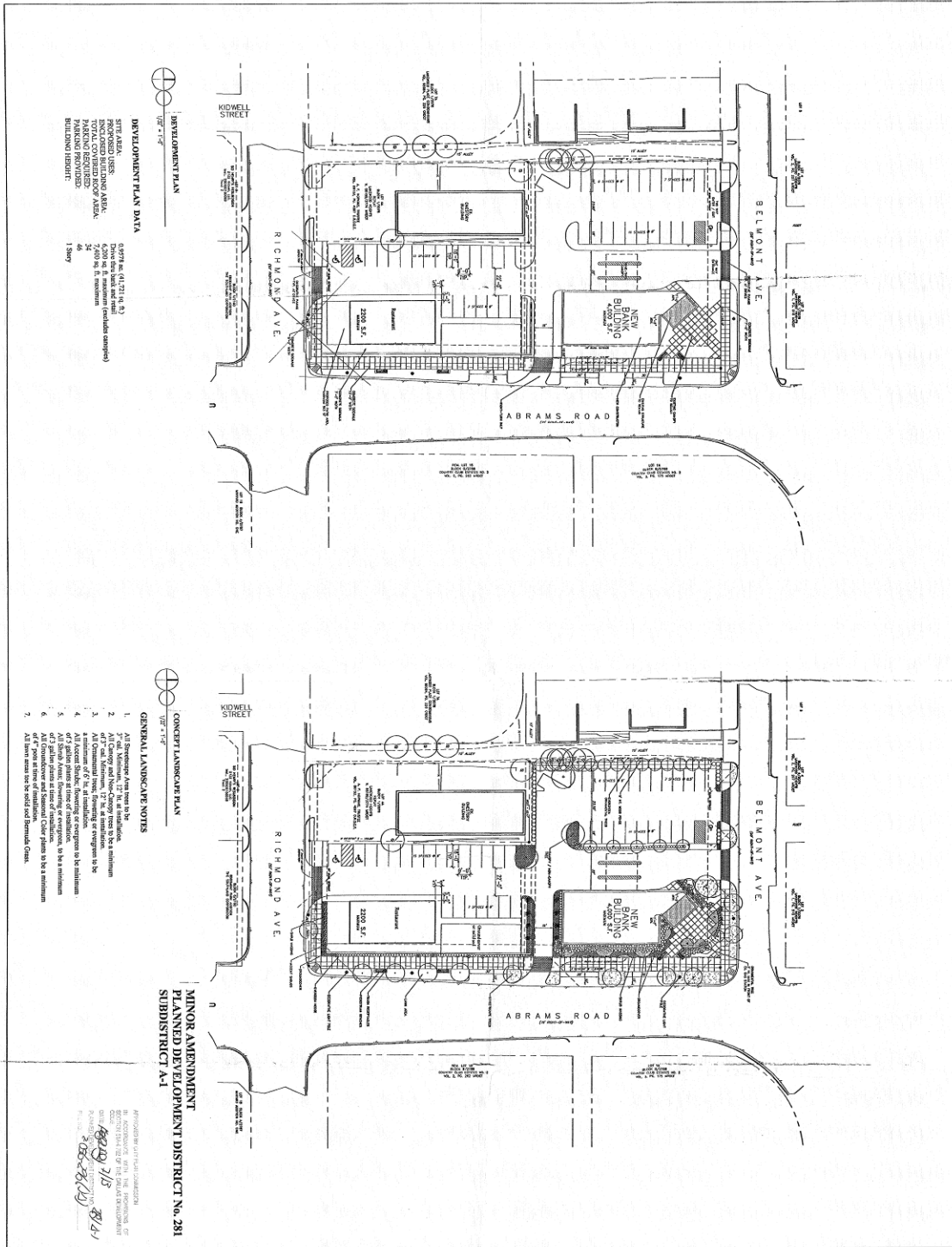
DATE: 06.13.13  
 TIME: 08:01:13

STORE # TBD  
 LAKEWOOD, TX  
 RICHMOND AVE. & ABRAMS  
 ROAD  
 LAKEWOOD, TX



**red**  
 architecture + planning LLC  
 865 GRANDVIEW AVENUE  
 SUITE 205  
 COLUMBUS, OHIO 43215  
 PHONE: 614.487.8770  
 FAX: 614.487.8777

**Proposed Development Plan and  
 Concept Landscape Plan**



**DEVELOPMENT PLAN DATA**

SITE AREA: 0.5479 ac. (41,211 sq. ft.)  
 ENCLOSED BUILDING AREA: 4,200 sq. ft. (includes parking)  
 TOTAL COVERED SQ. FT. AREA: 24,000 sq. ft. (includes parking)  
 PARKING PROVIDED: 46  
 BUILDING HEIGHT: 1 Story

**GENERAL LANDSCAPE NOTES**

- All Site Work to be done by the Applicant.
- All Site Work to be done by the Applicant.
- All Site Work to be done by the Applicant.
- All Site Work to be done by the Applicant.
- All Site Work to be done by the Applicant.
- All Site Work to be done by the Applicant.
- All Site Work to be done by the Applicant.

**MINOR AMENDMENT  
PLANNED DEVELOPMENT DISTRICT NO. 281  
SUBDISTRICT A-1**

APPROVED FOR THE COMMISSIONER OF REVENUE AND TAXATION OF THE STATE OF OHIO

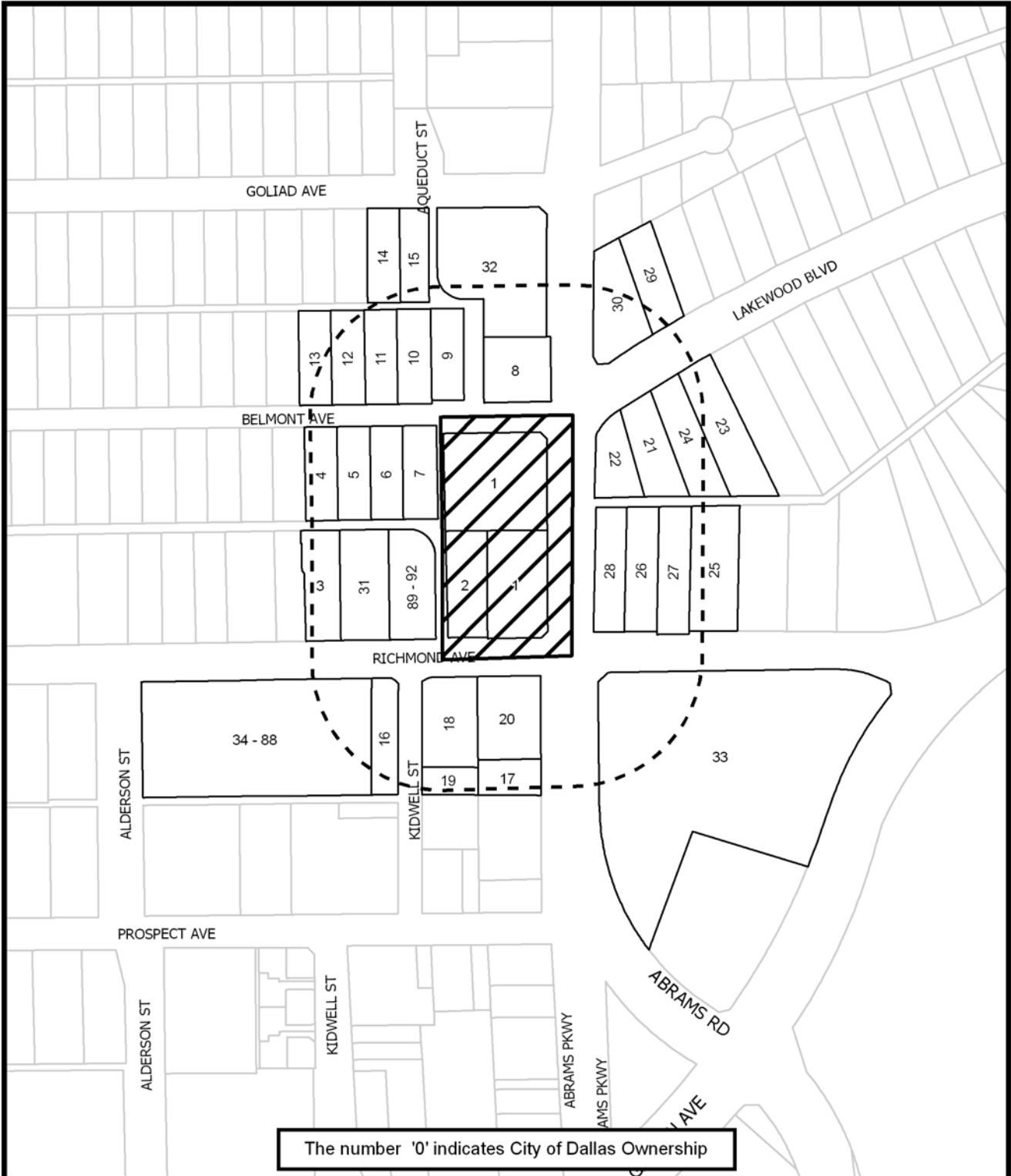
[Signature]  
 [Signature]  
 [Signature]

11/29/2012

STORE # TBD  
LAKEWOOD, TX  
RICHMOND AVE. &  
ABRAMS ROAD  
LAKEWOOD, TX

**red**

architecture + planning llc  
 885 GRANDVIEW AVENUE  
 COLUMBUS, OHIO 43215  
 PHONE: 614.427.7777  
 FAX: 614.427.7777



1:2,400

# NOTIFICATION

**200'**

AREA OF NOTIFICATION

**92**

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M123-040**

Date: **7/26/2013**

## *Notification List of Property Owners*

### *M123-040*

#### *92 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2201 ABRAMS RD	CDC-LAKEWOOD LP STE 480
2	6363 RICHMOND AVE	HOPKINS A F TRUSTEE
3	6343 RICHMOND AVE	FERGUSON CARLTON W & ELIZABETH L
4	6342 BELMONT AVE	DMT GROUP INC
5	6348 BELMONT AVE	MACK ALARIC D
6	6350 BELMONT AVE	WHISENHUNT JOAN C
7	6354 BELMONT AVE	GILLESPIE HAL KEITH
8	2301 ABRAMS RD	SIDES EARL
9	6359 BELMONT AVE	LEWIS LESLIE RAY III
10	6355 BELMONT AVE	MEZGER ROBERT W & MEZGER JANET D
11	6351 BELMONT AVE	STEWART J THOMAS
12	6347 BELMONT AVE	VELVET VINE LLC THE
13	6345 BELMONT AVE	DAVIS ROBERT RYAN JR & A CLAUDIA
14	6348 GOLIAD AVE	EICHNER ROXANNE M
15	6354 GOLIAD AVE	WATTS LAURA G &
16	6328 RICHMOND AVE	2122 KIDWELL LLC
17	2113 ABRAMS RD	GOOD PPTIES LLC
18	2122 KIDWELL ST	2122 KIDWELL LLC % JUSTIN TRAIL
19	2114 KIDWELL ST	CHAMBERLAIN NICHOLAS
20	2121 ABRAMS RD	SOUTHLAND CORP % AD VALOREM
21	6406 LAKEWOOD BLVD	CARDWELL PHILIP LARRY & MARY BELINDA BAI
22	6402 LAKEWOOD BLVD	BROWN MICHAEL
23	6414 LAKEWOOD BLVD	SHAH SHASHIN G & MARY S SHAH
24	6410 LAKEWOOD BLVD	CORTEZ NATHANIEL G & NATALIE S
25	6411 RICHMOND AVE	ISAACSON JOHN D & ANITA P
26	6407 RICHMOND AVE	WILLIAMS VELMA

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6409 RICHMOND AVE	DREHER C
28	6401 RICHMOND AVE	WILLIAMS VELMA A
29	6411 LAKEWOOD BLVD	THOMPSON GREGORY & ALLISON
30	6407 LAKEWOOD BLVD	SIDERIS HARRY K & TINA
31	6345 RICHMOND AVE	BUCHANAN JO ANN
32	2311 ABRAMS RD	SCHENKEL PARTNERS LTD PS PARTNERS LTD
33	2118 ABRAMS RD	SANDELMAN SUSAN TR THE ALEFF TRUST
34	6318 RICHMOND AVE	SHEUMAKER ANDREW UNIT 1101
35	6318 RICHMOND AVE	BURKHALTER BRADLEY G UNIT 1102
36	6318 RICHMOND AVE	HALE VALLI
37	6318 RICHMOND AVE	HEARN ROBERT J BLDG A1 UNIT 1104
38	6318 RICHMOND AVE	STEWART ADAM UNIT #1105
39	6318 RICHMOND AVE	TOPP PATRICIA ANN
40	6318 RICHMOND AVE	PIGG MICHAEL W SUITE 1201 UNIT 4101
41	6318 RICHMOND AVE	SAUCEDO GUADALUPE UNIT 1202
42	6318 RICHMOND AVE	JOHN PAUL HOLDING INVESTMENTS CORP
43	6318 RICHMOND AVE	ADCOCK RONALD K & BARBARA BLDG A1 UNIT 1
44	6318 RICHMOND AVE	NEMETH MARY A STE 1205
45	6318 RICHMOND AVE	TIMMER JENNIFER UNIT 1206
46	6318 RICHMOND AVE	BRADY PATRICIA A BLDG A1 UNIT 1301
47	6318 RICHMOND AVE	MAYER BARBARA ANN UNIT 1302
48	6318 RICHMOND AVE	SHRIVER JODI LYN UNIT 1303
49	6318 RICHMOND AVE	SEUFER AIMEE R
50	6318 RICHMOND AVE	THIBAUT JEANNINE BLDG A1 # 1305
51	6318 RICHMOND AVE	LACHER KIMBERLY A UNIT 23
52	6318 RICHMOND AVE	MCNEILL MOLLIE
53	6318 RICHMOND AVE	BAILEY GRETCHEN BLDG B2 UNIT 2102
54	6318 RICHMOND AVE	COX CRISTIN E
55	6318 RICHMOND AVE	GONZALEZ LEONOR
56	6318 RICHMOND AVE	HARTFIEL HOLLY M APT 2201
57	6318 RICHMOND AVE	GILMORE LOU ANNE & DALE VON UNIT 2202

M123-040

7/26/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	6318 RICHMOND AVE	LEOPOLD ANTHONY M
59	6318 RICHMOND AVE	BALARAMA KRISHNA #2204
60	6318 RICHMOND AVE	BELL KENDRA UNIT 2301
61	6318 RICHMOND AVE	THOMAS ADRIAN
62	6318 RICHMOND AVE	PRISCO RAYMOND
63	6318 RICHMOND AVE	AUTREY STEPHANIE M BLDG B2 UNIT 2304
64	6318 RICHMOND AVE	LABRIE LINDSAY BLDG C3 UNIT 3101
65	6318 RICHMOND AVE	PERKINS SYDNEY MARIE &
66	6318 RICHMOND AVE	MOON ADAM BLDG C3 UNIT 3104
67	6318 RICHMOND AVE	J & P LEYMON FAMILY TRUST
68	6318 RICHMOND AVE	BLONS JEANETTE M LIF EST BLDG C3 UNIT 32
69	6318 RICHMOND AVE	KELLY ELIZABETH E UNIT 3203
70	6318 RICHMOND AVE	GANN THOMAS K & ANN M
71	6318 RICHMOND AVE	MCCOLLUM MILES G
72	6318 RICHMOND AVE	POLLAK ROBERT N
73	6318 RICHMOND AVE	BOIS DU LAC CONDOMINIUM ASSOCIATION INC
74	6318 RICHMOND AVE	TAYLOR SALLY B BLDG C3 UNIT 3303
75	6318 RICHMOND AVE	MINICK MATTHEW BLDG C3 UNIT 3304
76	6318 RICHMOND AVE	BORSH SARAH A UNIT 3305
77	6318 RICHMOND AVE	WILLE ELIZABETH A
78	6318 RICHMOND AVE	CLAYTON LESLEY
79	6318 RICHMOND AVE	LEATHERWOOD NANCY R BLDG D4 UNIT 4103
80	6318 RICHMOND AVE	MILLER SHANNON R
81	6318 RICHMOND AVE	GERHART MARTHA
82	6318 RICHMOND AVE	BONDURANT KAREN BLDG D4 UNIT 4201
83	6318 RICHMOND AVE	HUTCHESON MELEISSA L UNIT 4205
84	6318 RICHMOND AVE	JORDAN MARILYN S
85	6318 RICHMOND AVE	WADINO MICHAEL J JR & JOAN L
86	6318 RICHMOND AVE	REAVES CATHRYN
87	6318 RICHMOND AVE	REYNA MICHAL
88	6318 RICHMOND AVE	ACOSTA VERONICA M UNIT 4305



M123-040

7/26/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	6355 RICHMOND AVE	TRAVIS PATRICIA J
90	6355 RICHMOND AVE	MEADOWS GLENDA C UNIT B
91	6355 RICHMOND AVE	MARSHALL DAHL UNIT C
92	6355 RICHMOND AVE	JANSON ALISON G UNIT D

**FILE NUMBER:** Z123-192(RB)

**DATE FILED:** February 4, 2013

**LOCATION:** Northwest Line of Manor Way, between Maple Avenue and Denton Drive

**COUNCIL DISTRICT:** 2

**MAPSCO:** 34 P

**SIZE OF REQUEST:** Approx. 16.8 Acres

**CENSUS TRACT:** 4.06

---

**APPLICANT/OWNER:** Canyon-Small Love Field, L.P.

**REPRESENTATIVES:** Kirk R. Williams, Tommy Mann

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

**SUMMARY:** The applicant is proposing to redevelop the site with a mix of uses inclusive of multifamily dwelling units.

**STAFF RECOMMENDATION:** Approval, subject to a conceptual plan and staff's recommended conditions.

**BACKGROUND INFORMATION:**

- The property is an assembly of various lots/tracts with frontage along Denton Drive, Manor Way, and Maple Avenue, all with mid-block face frontage.
- The site is located within the 70 DNL contour of Dallas Love Field Airport.
- The applicant proposes to redevelop the property with a mix of uses inclusive of multifamily dwelling units. At this time, no specific plans for redevelopment are planned, nor has a timeline been set for the orderly relocation of existing tenants in the various structures.
- A PDD is being requested for consideration of the following: 1) provide for residential uses; 2) revised urban form setback and tower spacing regulations; 3) provide for a general merchandise or food store greater than 100,000 square feet by right (existing zoning does not permit the use while the requested MU-2 District regulations require an SUP).

**Zoning History:**

<b><u>File No.</u></b>	<b><u>Request, Disposition, and Date</u></b>
1. Z045-116	On April 13, 2005, the City Council approved an IR District.
2. Z045-119	On April 13, 2005, the City Council approved an IR District.
3. Z045-257/Z067-320	On March 8, 2006, the City Council approved an application for an MF-2(A) District, with deed restrictions and an avigation easement. On January 9, 2008, the City Council approved an MU-2 District with terminated deed restrictions.
4. Z056-145/Z078-221	On March 28, 2007 City Council approved an IR District on a property zoned MU-2 District with deed restrictions/ On August 13, 2008 City Council approved an IR District on a property zoned MU-2 District with deed restrictions.
5. Z078-275/Z112-228	On October 22, 2008, the City Council approved an MU-2 District on property zoned an IR District/On August 22, 2012, the City Council approved a WR-5 District on property zoned an MU-2 District.
6. Z078-288	On November 10, 2008, the City Council approved an MU-2 District on property zoned an IR District.

7. Z123-258

On August 8, 2013, the CPC approved an MU-2 District on property zoned an IR District. Pending a City Council public hearing.

**Comprehensive Plan:** The site is located in 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

**Area Plan:** The property is situated within the boundary of the Stemmons Corridor-Southwestern Medical District Area Plan, adopted by the City Council on June 10, 2010. The approximate 3,900 acre-site is generally bounded by the Trinity River, Mockingbird Lane, the downtown area, and Uptown.

The *Consensus Development Vision* for the site and immediate area is anticipated to accommodate Urban Residential Medium. This is defined as a scale of development of two to seven stories and a mix of residential housing products (approx.. 80%-90%; 10% retail and services uses). Residential uses anticipated for the site are envisioned to connect via a pedestrian-friendly streetscape along Maple Avenue and Denton Drive, the latter providing for a connection to the Denton/Inwood DART Station.

**STAFF ANALYSIS:**

**Land Use Compatibility:** The request area consists of various parcels developed with office/inside industrial and commercial uses. The applicant is anticipating redeveloping the entire area with a mix of uses, inclusive of multifamily dwelling units. At this time, there are no specific plans for redevelopment nor is there a sense of timing regarding the relocation of the existing tenant mix.

A PDD is being requested for consideration of the following: 1) provide for residential uses; 2) revised urban form setback and tower spacing regulations; 3) provide for a general merchandise or food store greater than 100,000 square feet by right (existing zoning does not permit the use while the requested MU-2 District regulations require an SUP).

The site is surrounded by a mix of uses, inclusive of typical office, commercial, and inside industrial uses typical for this part of the city. Additionally, there has been a

surge of redevelopment in the general area between Inwood Road to the and Mockingbird Lane to the north with multifamily developments, all of which benefit from the city’s mass transit system and the Southwest Medical Center as a magnet for residential uses in close proximity to its campus. It should be noted that the Denton/Inwood DART Station is situated approximately 2,500 feet south/southeast of the site, as measured along the Denton Drive right-of-way.

As noted in the Background Section, the site is located within the 70-decibel day-night average sound level contour of Dallas Love Field Airport. The Aviation Department has reviewed the request and is recommending the redevelopment of the property invest in appropriate sound attenuation practices to address noise levels emanating from Love Field.

In summary of this analysis, staff supports the request, subject to the attached conceptual plan and staff’s recommended conditions.

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
<b>Existing:</b> IR	15'	30' adj. To residential OTHER: No min	2.0:1	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
<b>Requested:</b> PDD-MU-2	15'	20' adj. to res.; OTHER: no minimum	1.0-3.5:1	135'-180'	80%	Revised urban form and tower spacing	Mixed uses

**Thoroughfares/Streets:**

<b><u>Thoroughfare</u></b>	<b><u>Designation; Existing &amp; Proposed ROW</u></b>
Denton Drive	Local; 56' ROW
Manor Way	Local; 50" ROW
Maple Avenue	Collector; 60' & 60' ROW

**Traffic:** The applicant’s requested MU-2 District would provide for development rights greater than that addressed in the provided traffic impact analysis. The proposed scale of development would be consistent those development standards in the immediate area. The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request in conjunction with a requested traffic impact analysis. The TIA was prepared based on the following anticipated build-out:

<b>Land Use</b>	<b>Amount</b>	<b>Unit</b>
Residential Uses	600	Dwelling Units
Lodging Uses	250	Rooms
Retail and Personal Services Uses	50,000	Square Feet
Office Uses	300,000	Square Feet

While the applicant has requested development standards provided for in an MU-2 District (greater than that noted above), staff’s request for a revised traffic impact analysis address development rights greater than studied was not accommodated. In efforts to address development rights over what is anticipated, staff is recommending (and the applicant has agreed) that prior to the issuance of a building permit that would exceed the study’s focus, or an equivalent for development for any other permitted use, a revised traffic impact analysis would need to be completed and reviewed by the department’s engineering staff.

**Landscaping:** Minimal landscape materials exist in conjunction with the existing development across the various parcels. It is anticipated that landscaping and tree mitigation will be addressed through existing Article X regulations.

With respect to the Maple Avenue and Denton Drive frontages, staff is still working through additional commitments from the applicant that provide for enhanced pedestrian amenities and specific sidewalk requirements that will support the vision for this general area within the Stemmons Corridor-Southwestern Medical District Area Plan study boundary. This will be provided during the August 22, 2013 staff briefing.

**Off-Street Parking:** The applicant will comply with the various off-street parking regulations as outlined in the Dallas Development Code.

**General Merchandise or Food Store greater than 100,000 Square Feet:** As noted above, the applicant is requesting this use to be permitted by right. The MU-2 District requires an SUP for the use while the existing IR District does not permit this retail use.

It should be noted that nonresidential districts that permit this use require an SUP with the exception of an RR Regional Retail District (considered a regional serving district) and Central Area Districts. There are certain characteristics associated with the development of this use category that should be considered on a case-by-case basis:

- 1) scale of development
- 2) how are regional serving vehicle trips to and from the site utilizing the local street system to access the property; how are ingress/egress points addressed to ensure there is not a decrease in the level of service (LOS)
- 3) screening and buffering at the site’s perimeter
- 4) operational characteristics of the use (i.e., hours of operation, hours/location of loading areas)
- 5) location of off-street parking areas in relation to no. 2, above.

In summary, the SUP requirement permits staff to anticipate the long-term compatibility of the use in relation to the built environment. Once constructed and operational, the SUP process permits a structured review of actual impacts of the use [through the automatic renewal provision or renewal process (if SUP is approved without automatic renewal provisions or the property owner does not timely file for automatic renewal)]. With the recent commitment to residential development in the immediate area, staff finds the SUP process reasonable for consideration of this use.

**Officers and Directors**

Canyon-Small Love Field, L.P.

General Partner: Canyon Love Field GP, LLC  
- Joshua S. Friedman, director  
- Mitchell R. Julis, director  
- K. Robert Turner, director

Limited Partner: Justin Small, director



**APPLICANT REQUESTED/STAFF RECOMMENDED CONDITIONS  
ARTICLE \_\_\_\_.**

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

PD \_\_\_\_ was established by Ordinance No. \_\_\_\_\_, passed by the Dallas City Council on \_\_\_\_\_, 2013.

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

PD \_\_\_\_ is established on property located on the northeast line of Maple Avenue, north of Manor Way, and the northwest line of Manor Way, northeast of Maple Avenue. The size of PD \_\_\_\_ is approximately 16.8 acres.

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

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

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

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

**SEC. 51P-\_\_\_\_.104. EXHIBIT.**

The following exhibit is incorporated into this article: Exhibit \_\_\_\_A: conceptual plan.

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

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

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

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

**SEC. 51P-\_\_\_\_.107. MAIN USES PERMITTED.**

*Applicant requested:*

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the MU-2 Mixed Use District, subject to the same conditions
---

applicable in the MU-2 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-2 Mixed Use District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MU-2 Mixed Use District is subject to DIR in this district, etc.

(b) General merchandise or food store greater than 100,000 square feet allowed by right.

*Staff recommended:*

The only main uses permitted are those main uses permitted in the MU-2 Mixed Use District, subject to the same conditions applicable in the MU-2 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-2 Mixed Use District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MU-2 Mixed Use District is subject to DIR in this district, etc.

**SEC. 51P-\_\_\_108. ACCESSORY USES.**

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

**SEC. 51P-\_\_\_109. YARD, LOT, AND SPACE REGULATIONS**

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MU-2 Mixed Use District apply.

(b) Urban form setback. An additional 20-foot front yard setback is required for the main portion of a structure over 60 feet in height.

(c) Tower spacing. An additional side and rear yard setback of one foot for each two feet in height above 60 feet is required for that portion of a main structure over 60 feet in height, up to a maximum side or rear yard of 30 feet.

(d) Density. Maximum dwelling unit density is 75 units per acre.

(e) Floor area ratio. Except as provided in this subsection, maximum floor area ratio (FAR) varies depending on whether the development is a mixed-use project as follows:

[Note: The first column is the base FAR, which applies when there is no mixed-use project. The second column (MUP=2/no res.) is the FAR for a mixed-use project with a mix of two use categories when neither category is residential. The third column (MUP=2/with res.) is the FAR for a mixed-use project with a mix of residential plus one other use category. The fourth column (MUP=3/with res.) is the FAR for a mixed-use project with a mix of residential plus two or more other use categories. A mixed-use

project with three use categories must include a residential use.]

Use category	Base (no MUP)	MUP=2 (no res.)	MUP=2 (with res.)	MUP=3 (no res.)	MUP=3 (with res.)
Lodging	1.6	1.7	1.8	1.8	1.9
Office	1.6	1.7	1.8	1.8	1.9
Residential	n/a	--	n/a	-	n/a
Retail and personal service	0.6	0.7	0.7	0.8	0.8
<b>Total</b>	<b>1.6</b>	<b>1.8</b>	<b>2.0</b>	<b>2.0</b>	<b>2.25</b>

(f) Phasing of development. Prior to the issuance of a building permit that would exceed that provided in Tables (f)(1) and (f)(2), a traffic impact analysis that establishes a maximum build-out of the Property must be provided to the building official.

Table (f)(1)

Land Use	Amount	Unit
Residential Uses	600	Dwelling Units
Lodging Uses	250	Rooms
Retail and Personal Services Uses	50,000	Square Feet
Office Uses	300,000	Square Feet

The following equivalency table can be utilized, by exchanging land uses totals up to the limits defined in this paragraph. The equivalency table can be used to convert between any of the land uses listed.

Table (f)(2)

One (1.0) Residential Dwelling Unit (ITE Land Use 220)	Is Considered Equivalent To:	Quantity	Use (ITE Land Use)
		1.0 Guest Room	Lodging Uses (310)
		165 SF	Retail and Personal Service Uses (820)
		420 SF	Office Uses (710)

*Example: 100 residential dwelling units can be exchanged for 16,500 SF of retail uses, or 42,000 SF of office uses.*

*Example: 1,000 SF of office floor area can be exchanged for 393 SF of retail floor area, or 2.4 residential dwelling units.*

The above table was developed by comparing the average PM peak hour trip generation for each use, using data from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition. Equivalencies for other land uses not reflected in

the table may be made by citing the data in the *Trip Generation Manual*, 9th or newer Edition.

**SEC. 51P-\_\_\_\_.110. OFF-STREET PARKING AND LOADING.**

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

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

See Article VI.

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

- (a) Landscaping must be provided in accordance with Article X.
- (b) Plant materials must be maintained in a healthy, growing condition.

**SEC. 51P-\_\_\_\_.113. SIGNS.**

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

**SEC. 51P-\_\_\_\_.114. INGRESS/EGRESS.**

Ingress and egress must be provided as shown on the conceptual plan. Final location of the drive approach may vary from the location shown with no increase in number of drive approaches. Final design and location must be shown on an approved development plan.

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

**Uncodified condition regarding waiver of two-year limitation for SUP.**

*Applicant requested:*

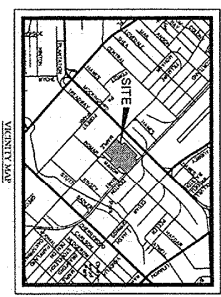
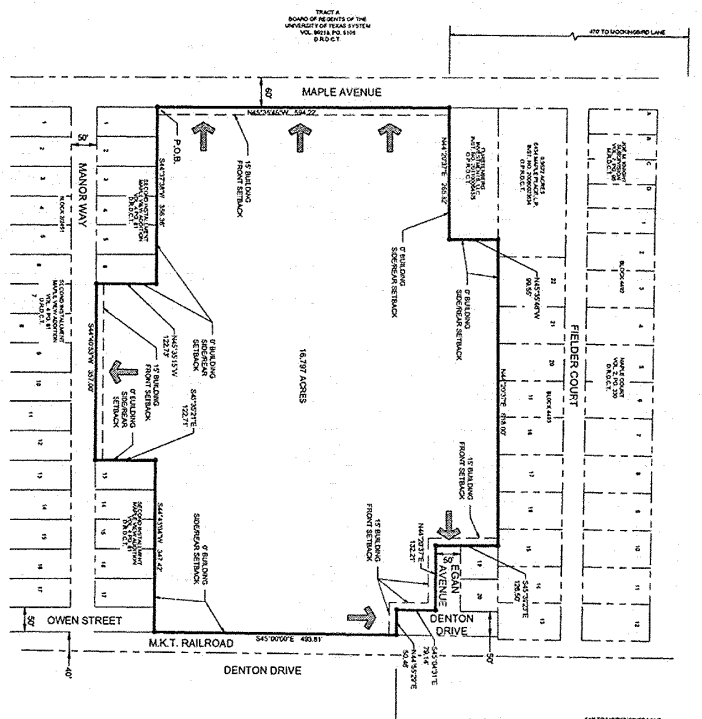
Z123-192(RB)

That the two-year limitation in Section 51A-4.701(d) of the Dallas Development Code is waived for applications for specific use permits for a general merchandise or food store greater than 100,000 square feet.

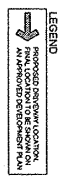
*Staff recommendation:*

The two-year limitation as outlined in Section 51A-4.701(d) is recommended to apply to the property.

Plotted By: Dorian, Tom, Shashi Sankha, Luvell Eubank August 08, 2013 11:04:37am C:\V24\_084\084444424-Canyon-Small\084444424\Conceptual Plan.dwg  
 This document, together with the concepts and design presented herein, as an instrument of service, is intended only for the specific purpose and shall not be construed, shown or held to imply any reference to this document without written authorization and stipulation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PROPERTY BOUNDED BY MAPLE DRIVE, MANOR WAY, DENTON DRIVE, AND THE PROPERTY LINE SOUTH OF FIELDER COURT



SITE	18.377 ACRES			
SETBACKS	MINIMUM REQUIRED SETBACKS AS SHOWN - SEE ORDINANCE FOR ADDITIONAL SETBACKS			
DENSITY	75 Dwellings			
USE CATEGORY	Office (R-1), Medium Density Residential (M-2)			
FLOOR AREA				
OFFICE	1.6	2.5	3.0	3.5
RESIDENTIAL	NA	-	NA	2.5
RETAIL AND PERSONAL SERVICE	1.0	1.1	1.2	1.3
TOTAL	-	2.5	3.0	3.5
REPORT	15'-MIN. DEPENDENT ON MAP OF USES			
STORIES	10-14 STORY MAXIMUM HEIGHT LIMITED TO 14 STORY MAXIMUM HEIGHT LIMITED TO 14			
LOT COVERAGE	N/A			
NOTES	- SEE ORDINANCE FOR EQUATION/CHANGING PROVISIONS			

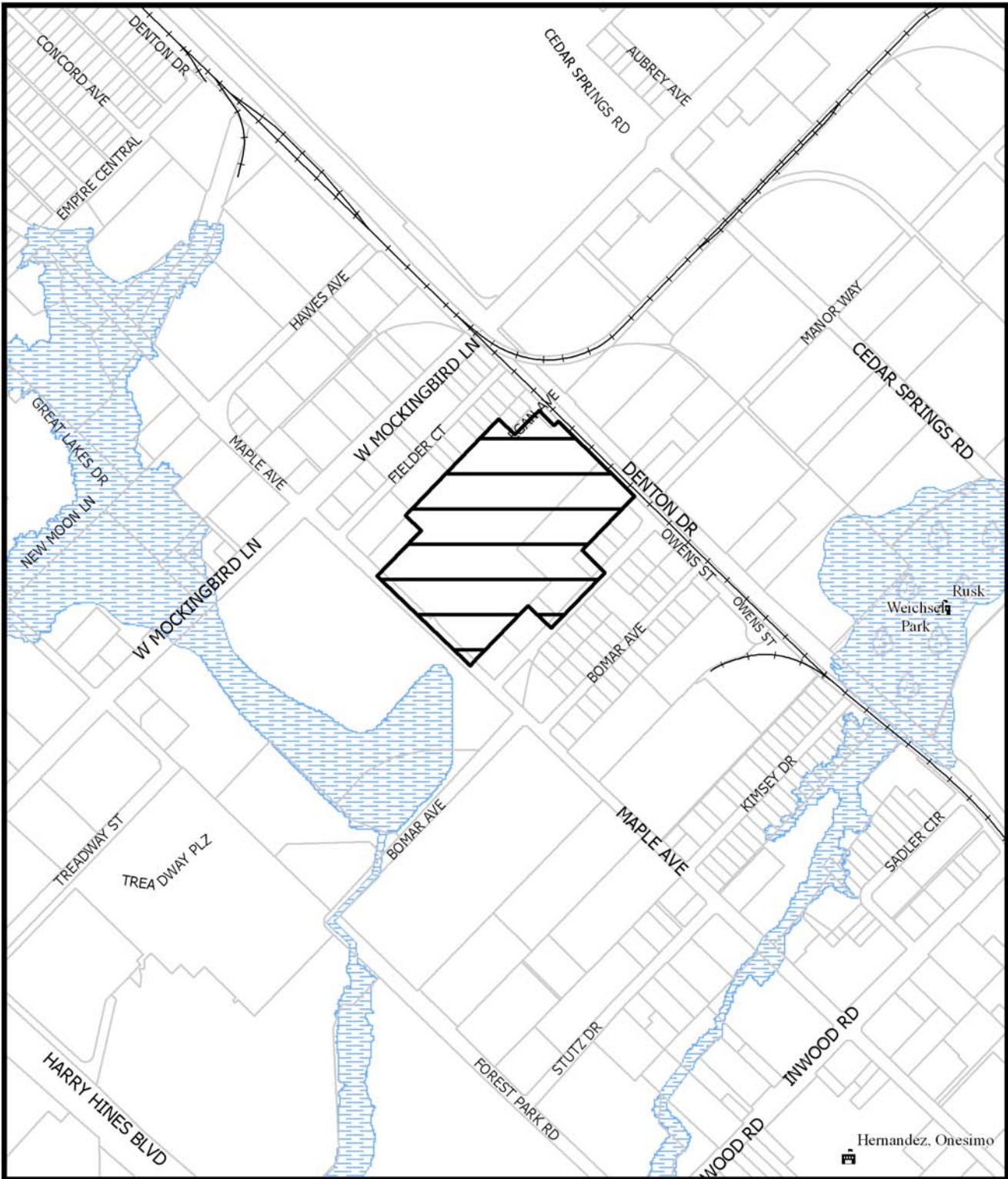
ZONING CASE Z123-192 (RB)

MIXED USE DEVELOPMENT CANYON-SMALL LOVE FIELD L.P.  
 DALLAS TEXAS

CONCEPTUAL PLAN

KHA PROJECT 084444424  
 DATE JULY 31, 2013  
 DRAWN BY KHA  
 CHECKED BY KHA

No.	REVISIONS	DATE	BY



Hernandez, Onesimo

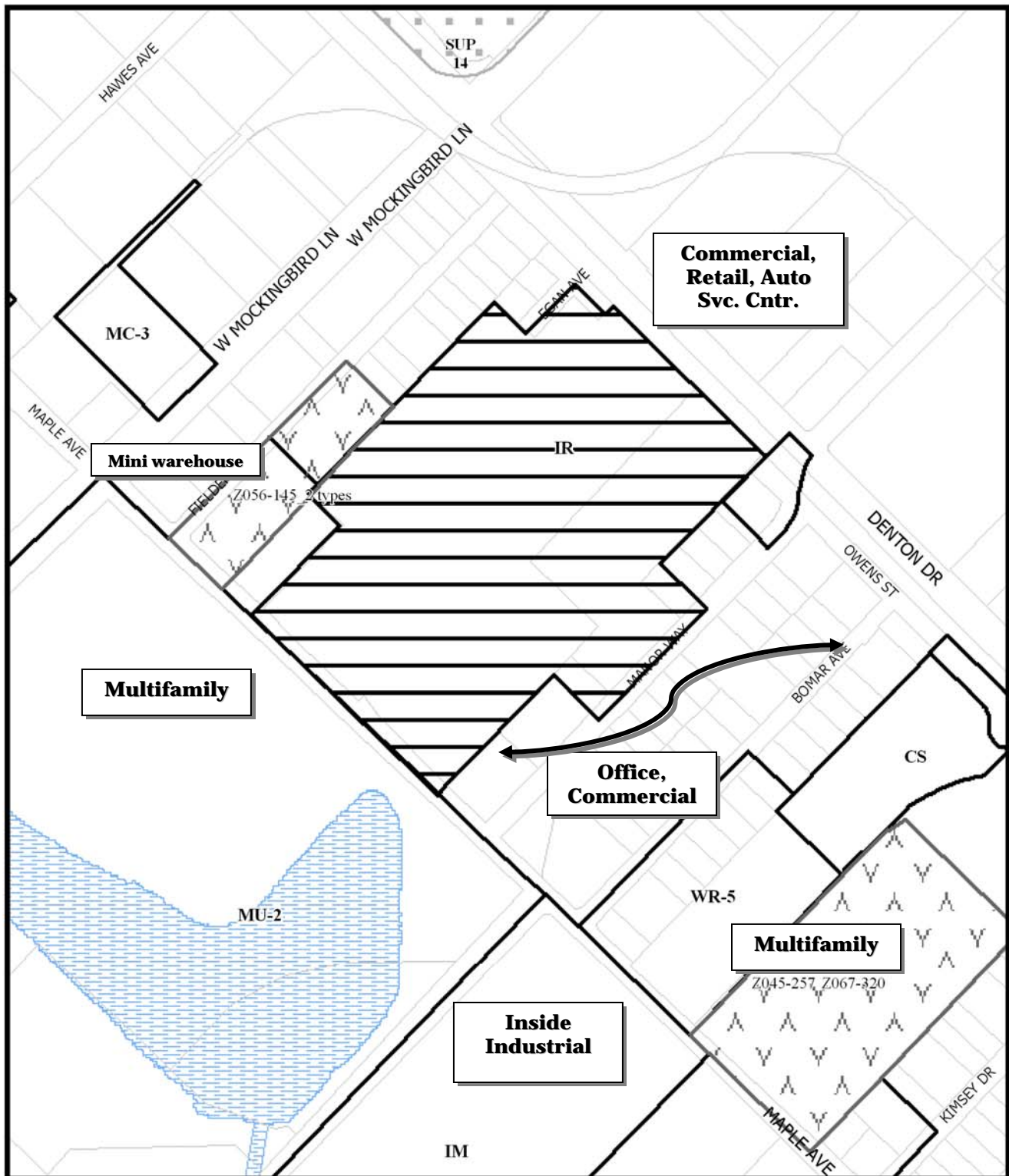


1:7,200

# VICINITY MAP

Case no:           **Z123-192**          

Date:           **2/20/2013**



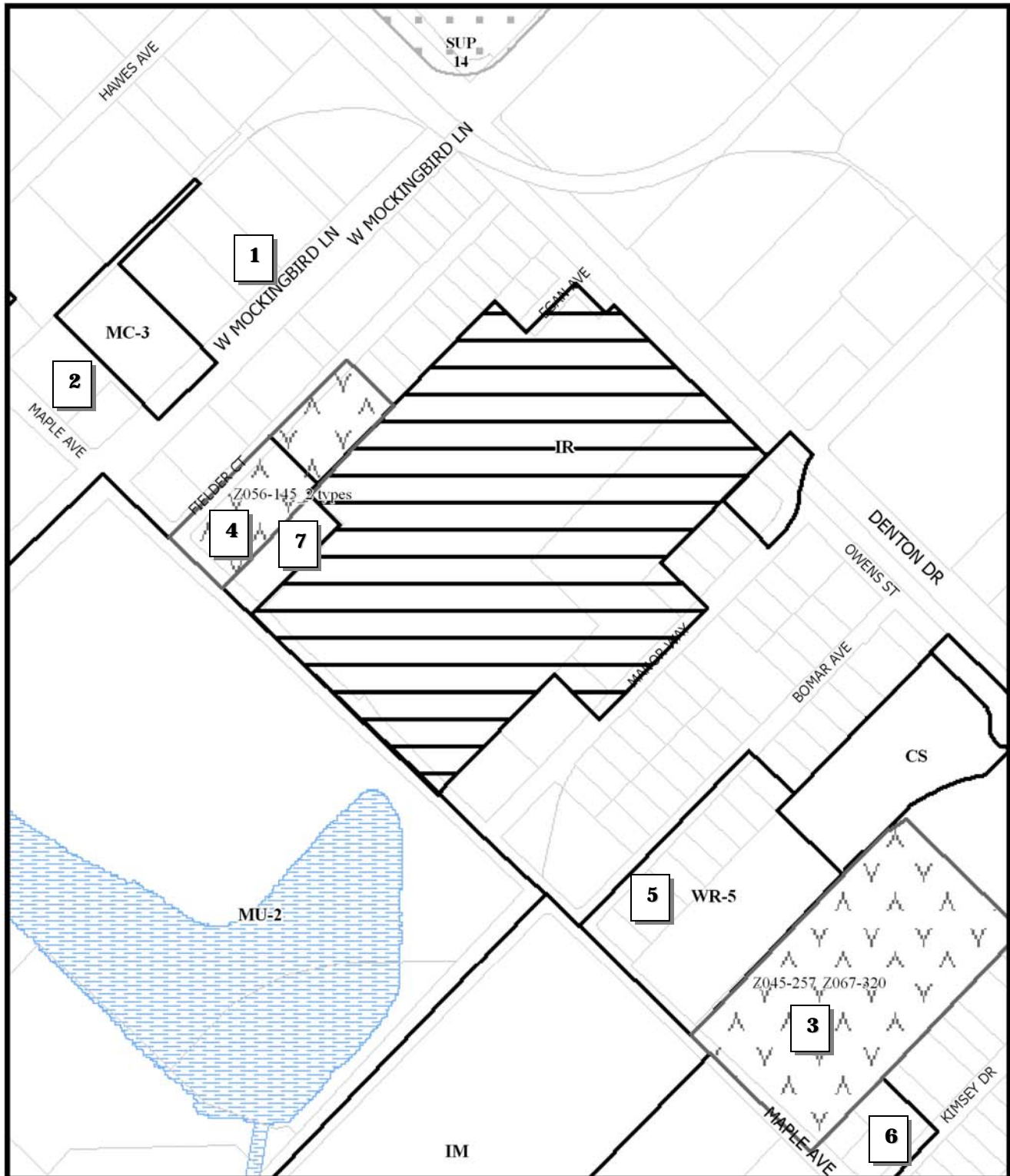
1:3,600

# ZONING AND LAND USE

Case no: Z123-192

Date: 2/20/2013






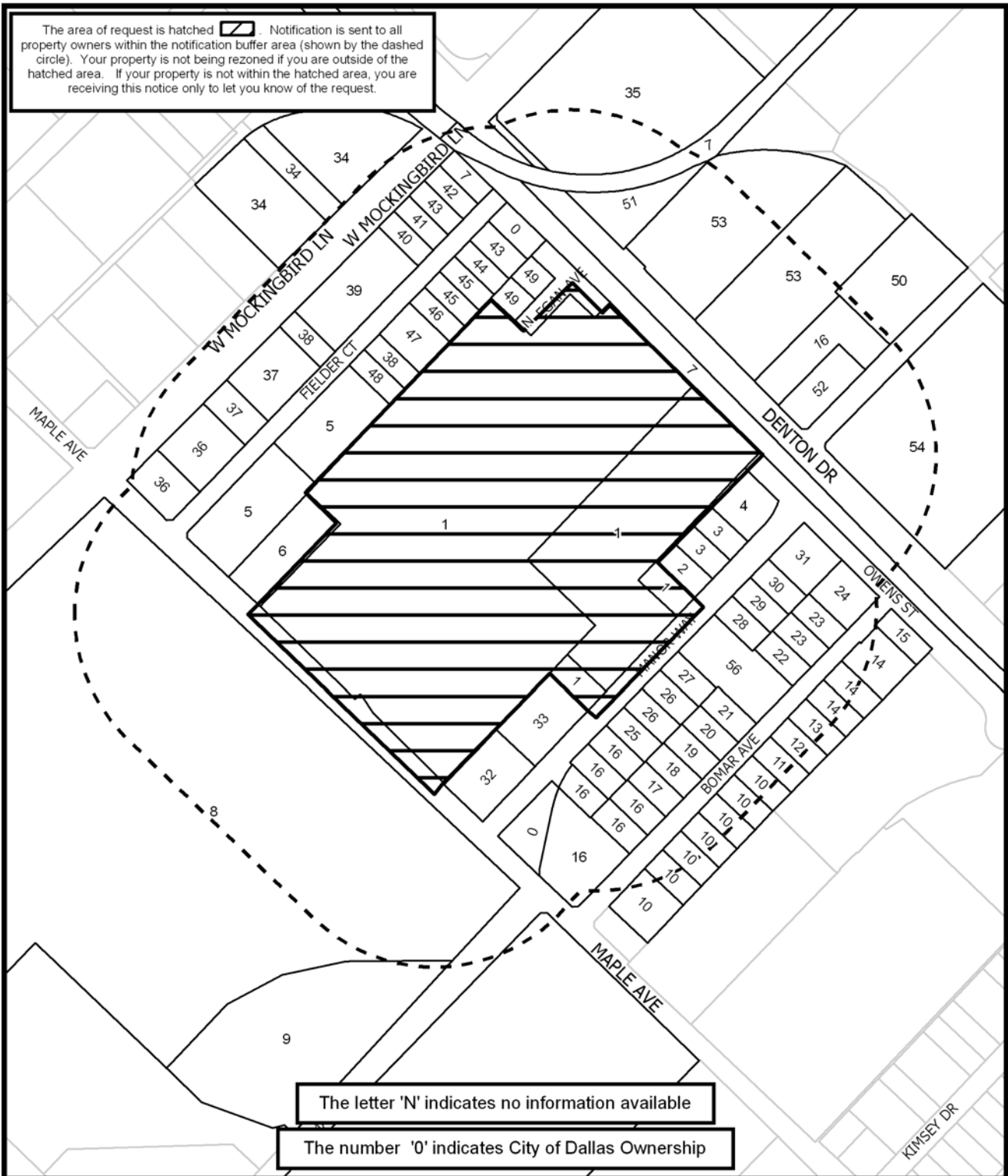
1:3,600

# ZONING HISTORY

Case no:     **Z123-192**    

Date:     **2/20/2013**

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



The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership



1:3,600

# NOTIFICATION

**400'** AREA OF NOTIFICATION  
**57** NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z123-192**  
 Date: **2/20/2013**

## *Notification List of Property Owners*

**Z123-192**

**57 Property Owners Notified**

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
1	2603 MANOR WAY	CANYON FONBERG I LP
2	2703 MANOR WAY	NINE MANOR WAY LLC
3	2707 MANOR WAY	DAVIS ROBERT L
4	2719 MANOR WAY	PATTERSON PATRICIA MILLER
5	6434 MAPLE AVE	6434 MAPLE PLACE LP
6	6418 MAPLE AVE	FURSTENBERG INV LLC
7	2728 MOCKINGBIRD LN	DART
8	6535 MAPLE AVE	BOARD OF REGENTS OF THE % REAL ESTATE OF
9	2351 BOMAR AVE	UNIVERSITY OF TEXAS % REAL ESTATE OFFICE
10	2506 BOMAR AVE	TOMAINO PPTIES LP
11	2614 BOMAR AVE	MONTEZ ELIAS
12	2618 BOMAR AVE	6115 DENTON LLC
13	2622 BOMAR AVE	6115 DENTON LLC
14	2626 BOMAR AVE	KAIM RONALD M
15	2718 BOMAR AVE	MCCLAIN CAROLYN
16	6200 MAPLE AVE	3605 INWOOD ROAD LP
17	2523 BOMAR AVE	TRIGLETH GEARY
18	2603 BOMAR AVE	SMART MORRIS E
19	2607 BOMAR AVE	MARTIN J C
20	2611 BOMAR AVE	MARTIN BARRY A & TERRI J
21	2615 BOMAR AVE	KILPATRICK EQUIPMENT CO
22	2703 BOMAR AVE	HABITATS BY B & D
23	2707 BOMAR AVE	WAY BACK HOUSE INC
24	6211 DENTON DR	WAY BACK HOUSE INC
25	2602 MANOR WAY	BAUTISTA ROBERT IV
26	2606 MANOR WAY	TRAVIS DOUG

2/19/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2612 MANOR WAY	KILPATRICK GEORGE H
28	2702 MANOR WAY	MATTINGLY MARLEY ET AL %JOHN RUDOLPH MAT
29	2706 MANOR WAY	AFGHANIPOUR SAMAD
30	2710 MANOR WAY	BREWER DAVID G II
31	2720 MANOR WAY	SLOAN LEONARD & ASSOC INC
32	6300 MAPLE AVE	R & L MAPLE ASSOCIATES LC
33	2515 MANOR WAY	REYNA FELIPE O
34	2727 MOCKINGBIRD LN	PRESCOTT INTERESTS LTD STE 225
35	2800 MOCKINGBIRD LN	STINSON FLP TX PPTY LLC
36	2500 MOCKINGBIRD LN	JUSBAR LTD
37	2526 MOCKINGBIRD LN	TREVINO PROPERTIES LTD
38	2616 MOCKINGBIRD LN	HALLFORD RAY
39	2626 MOCKINGBIRD LN	EL HUASCARAN LP
40	2712 MOCKINGBIRD LN	WARD RONNIE J L
41	2716 MOCKINGBIRD LN	GARZA ANGEL SERGIO & ROSALINDA
42	2726 MOCKINGBIRD LN	VALDES HUGO V REV LIVING TRUST
43	2720 MOCKINGBIRD LN	MURDOCH COYLE S
44	2718 FIELDER CT	GARZA ANGEL SERGIO & ROSALINDA GARZA
45	2714 FIELDER CT	GARZA VENTURES
46	2706 FIELDER CT	PARRAS SAMUEL
47	2630 FIELDER CT	PORRAS SAMUEL
48	2622 FIELDER CT	KELLER JON & R JACKSON KELLER TRUSTEE
49	2717 EGAN AVE	CANADA WILLIAM RANDALL
50	2825 MANOR WAY	ARMSTRONG BERGER PARTNERS
51	6420 DENTON DR	NEWBURY RANDALL L & DIANE S NEWBURY
52	6302 DENTON DR	PRIORE INC
53	6320 DENTON DR	VICEROY DELIVERY LP
54	6200 DENTON DR	SEWELL CORPORATION SUITE 102
55	6114 FOREST PARK RD	DALLAS AIRMOTIVE INC
56	2616 MANOR WAY	TRBA INC
57	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT

**FILE NUMBER:** Z123-278(MW)

**DATE FILED:** May 3, 2013

**LOCATION:** South of E.R.L. Thornton Freeway and east of St. Francis Avenue

**COUNCIL DISTRICT:** 7

**MAPSCO:** 48-F

**SIZE OF REQUEST:** ±23.2 acres

**CENSUS TRACT:** 122.07

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**REPRESENTATIVE:** Jackson Walker, LLP

**APPLICANT/OWNER:** Walmart Real Estate Business Trust

**REQUEST:** An application for a Specific Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or greater on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay

**SUMMARY:** The applicant proposes the sale of alcoholic beverages for off-premise consumption in conjunction with the existing discount store.

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

**BACKGROUND INFORMATION:**

- The ±23.2-acre request site is developed with a ±208,653-square foot discount store, which is permitted by right in the RR Regional Retail District. The sale of alcoholic beverages on the property requires a specific use permit due to the D-1 Liquor Control Overlay.
- The request site is surrounded by a restaurant with drive-through service, vehicle display, sales and service and a motel to the north; retail to the east; single family residential to the south and a bank, retail and motor vehicle fueling station to the west.

**Zoning History:**

1. **Z101-306:** On September 24, 2012, the City Council approved Specific Use Permit No.1908 for the sale and service of alcoholic beverages in conjunction with a restaurant with drive-in or drive-through service for a three-year period with eligibility for automatic renewal for additional five-year periods subject to a site plan and conditions.
2. **Z112-110:** On October 10, 2011, the City Council approved Specific Use Permit No. 1975 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a three-year period subject to a site plan and conditions.
3. **Z112-138:** On October 10, 2011, the City Council approved an amendment to PDD No. 605 subject to a conceptual plan and conditions and Specific Use Permit No. 1949 for a four-year period subject to a site plan and conditions.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	RR-D-1	Discount store
<b>North</b>	RR-D-1; SUP No. 1908	Drive-through restaurant; vehicle sales; motel
<b>East</b>	RR-D-1	Retail
<b>South</b>	RR-D-1	Single family
<b>West</b>	RR-D-1	Bank, retail; fueling station

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

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

In general, the applicant's request for a Specific Use Permit for the sale and service of alcoholic beverages in conjunction with a drive-through or drive-in restaurant is consistent with the following goal and policy of the Comprehensive Plan.

**LAND USE ELEMENT**

Goal 1.1: Promote desired development.

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

**Land Use Compatibility:**

The ±23.2-acre request site is developed with a ±208,653-square foot discount store, which is permitted by right in the RR Regional Retail District. The sale of alcoholic beverages on the property requires a specific use permit due to the D-1 Liquor Control Overlay. The applicant proposes the sale of alcoholic beverages for off-premise consumption in conjunction with the existing discount store.

The request site is surrounded by a restaurant with drive-through service, vehicle display, sales and service and a motel to the north; retail to the east; single family residential to the south and a bank, retail and motor vehicle fueling station to the west.

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

The applicant’s request, subject to a site plan and conditions, is consistent with the intent of the Dallas Development Code.

**Development Standards:**

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



**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>
E.R.L. Thornton Freeway	Primary Highway	Variable Lane Width
Samuell Boulevard	Collector	120 feet
St. Francis Avenue	Local	84 feet

**Traffic:**

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

**Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store 100,000 square feet or greater is one (1) space per 300 square feet of floor area. Therefore, the ±208,653-square foot discount store requires 696 spaces. As depicted on the site plan, 1,032 spaces are provided.


**Landscaping:**

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


Z123-278(MW)

**Police Report:**

An online search of the Dallas Police Department's offense incident reports for the period from July 31, 2011 to July 31, 2013 revealed the following results:


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

Virtual Viewer - Public Access Welcome



Search Records - Offense Filter

Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
> <b>0097432-A</b>	04/20/2013	BULLOCK,APRIL	THEFT	09100	E	RLTHORNTON...	318	1217	06941	
<b>0268077-Y</b>	10/10/2011	*TIGER CABARET	FORGERY & COUNTER...	09100	E	RLTHORNTON...	318	1217	10121	

 Page 1 of 1 (2 items)

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**Partners/Principals/Officers:**

**LIST OF OFFICERS  
WAL-MART**

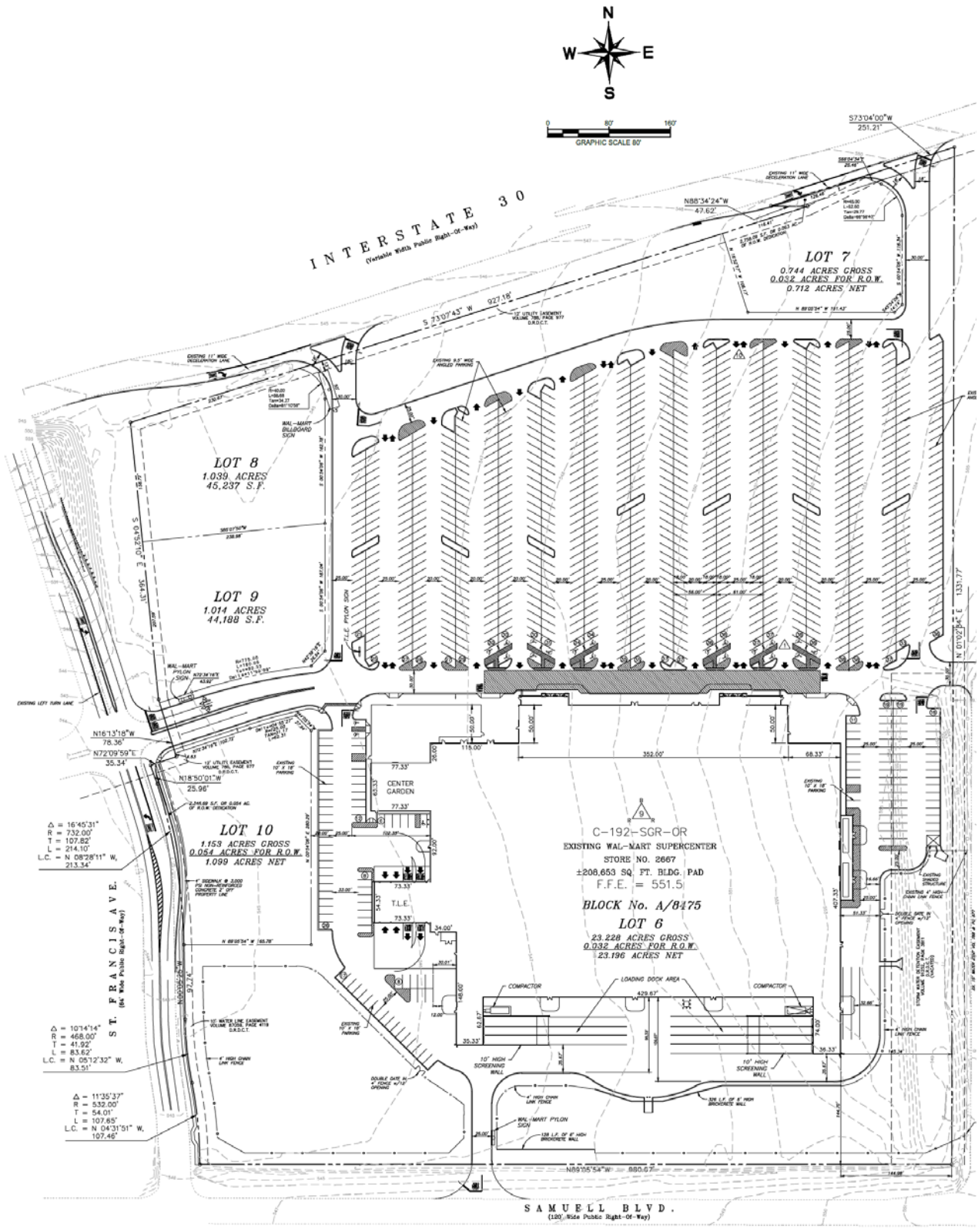
- Eric S. Zorn.....President and Chief Executive Officer
- Claire L. Babineaux-Fontenot.....Senior Vice President
- J. Robert Bray.....Senior Vice President
- Anthony L. Fuller.....Senior Vice President
- Steven P. Whaley.....Senior Vice President and Controller
- Gordon Y. Allison.....Vice President and Secretary
- Cathryn Santoro.....Vice President and Treasurer
- Timothy M. Austin.....Vice President
- Steven Zielske.....Vice President
- Harry M. Eng.....Vice President
- Patrick J. Hamilton.....Vice President
- Richard O. Kinnard.....Vice President
- J. Council Leak.....Vice President
- Jennifer May-Brust.....Vice President
- Carl R. Muller.....Vice President
- Kimberly K. Saylor-Laster.....Vice President
- Taylor C. Smith.....Vice President
- Michael E. Gardner.....Vice President
- John E. Clarke.....Vice President
- Brian E. Hooper.....Vice President
- George J. Bacso.....Assistant Secretary
- Heather Clark.....Assistant Secretary
- James A. Cole.....Assistant Secretary
- Geoffrey W. Edwards.....Assistant Secretary
- Donald R. Etheredge.....Assistant Secretary
- Nicholas S. Goodner.....Assistant Secretary
- Sheri K. Goodwin.....Assistant Secretary
- Judith S. Kim.....Assistant Secretary
- Adele E. Lucas.....Assistant Secretary
- Richard H. Martin.....Assistant Secretary
- Michelle M. McCall.....Assistant Secretary
- John T. Okwubanego.....Assistant Secretary
- Matthew R. Powers.....Assistant Secretary
- Brad T. Rogers.....Assistant Secretary
- Jennifer M. Rudolph.....Assistant Secretary
- Erron W. Smith.....Assistant Secretary
- J. Jeremy Snell.....Assistant Secretary
- Elvin J. Sutton, Jr.....Assistant Secretary
- Gregory L. Tesoro.....Assistant Secretary
- Kathy E. Tobey.....Assistant Secretary
- Barri L. Tulgetske.....Assistant Secretary
- Sonya L. Webster.....Assistant Secretary
- Romona L. West.....Assistant Secretary
- Bruce E. Wickline.....Assistant Secretary
- Elizabeth A. Woodcock.....Assistant Secretary

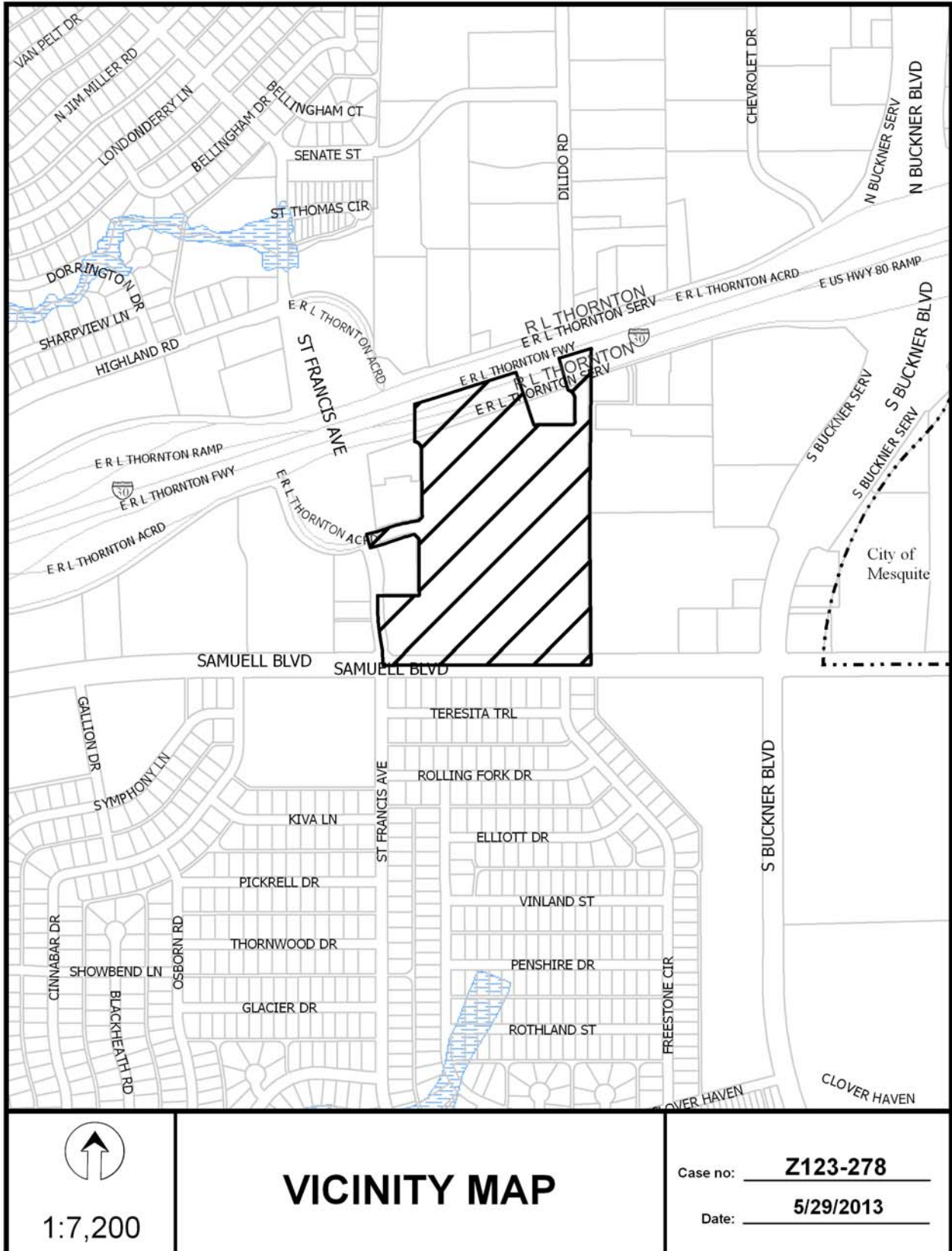
Z123-278

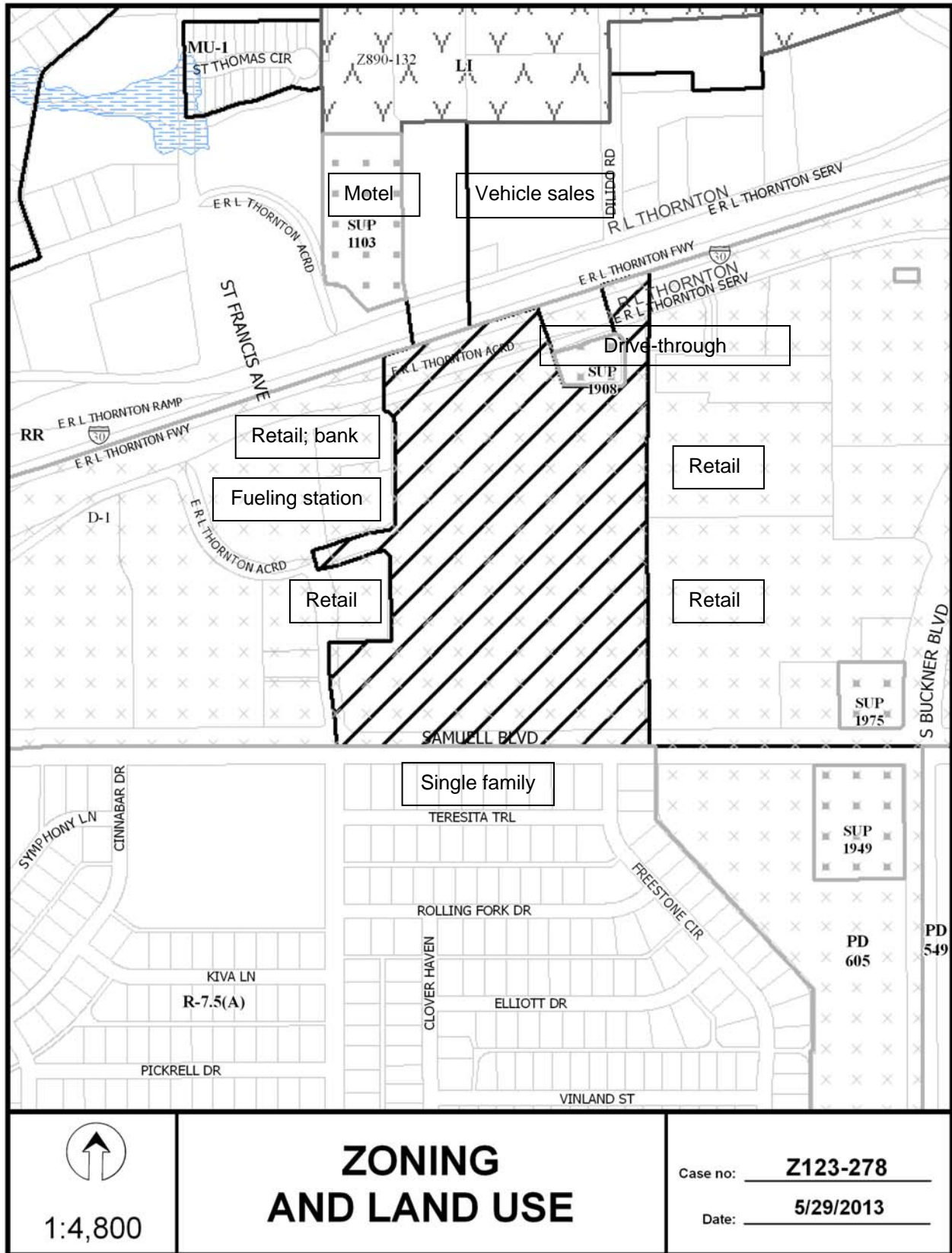
**Z123-278**  
**Proposed SUP Conditions**

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or greater.
2. SITE PLAN. Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two years), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

**Proposed Site Plan**





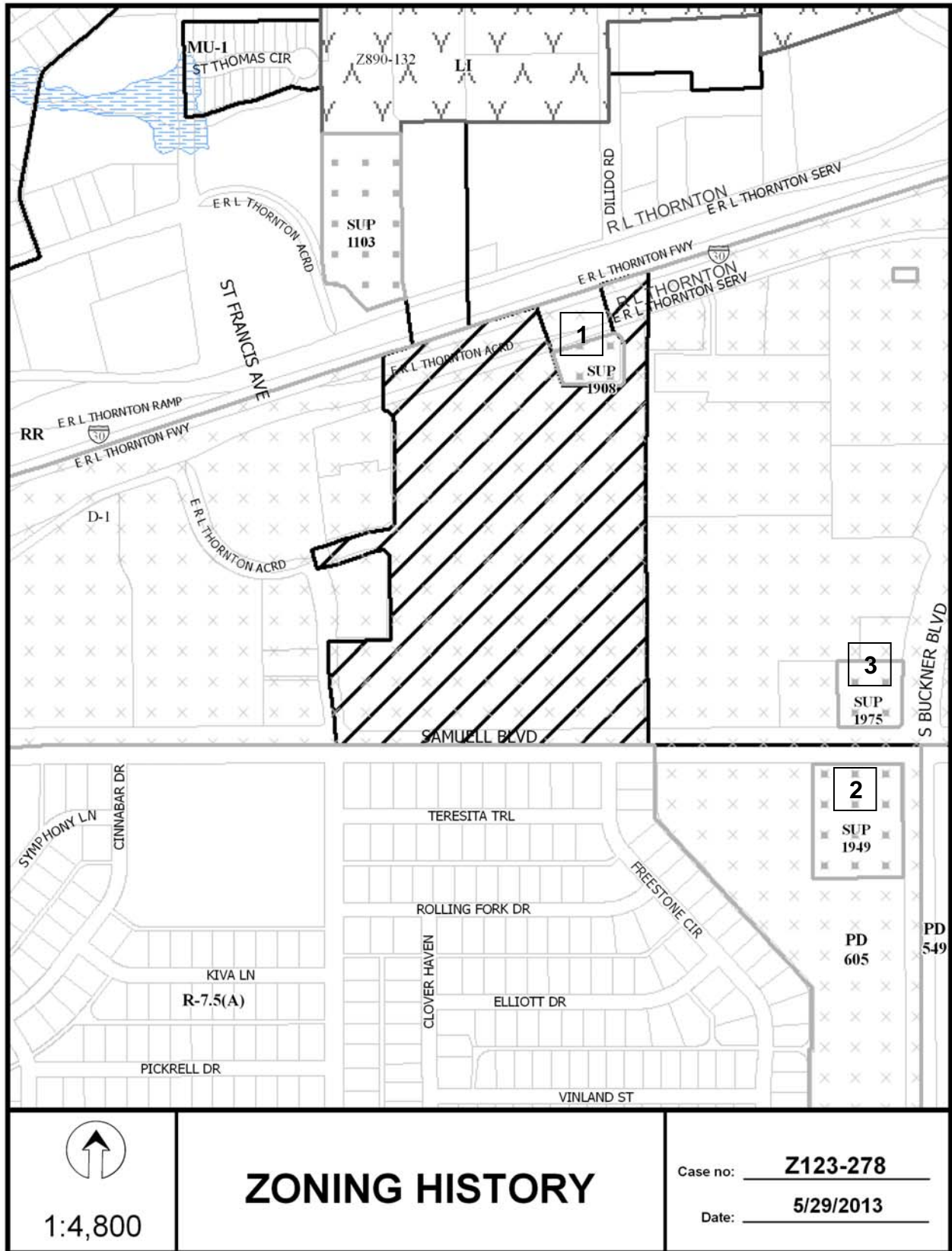


# ZONING AND LAND USE

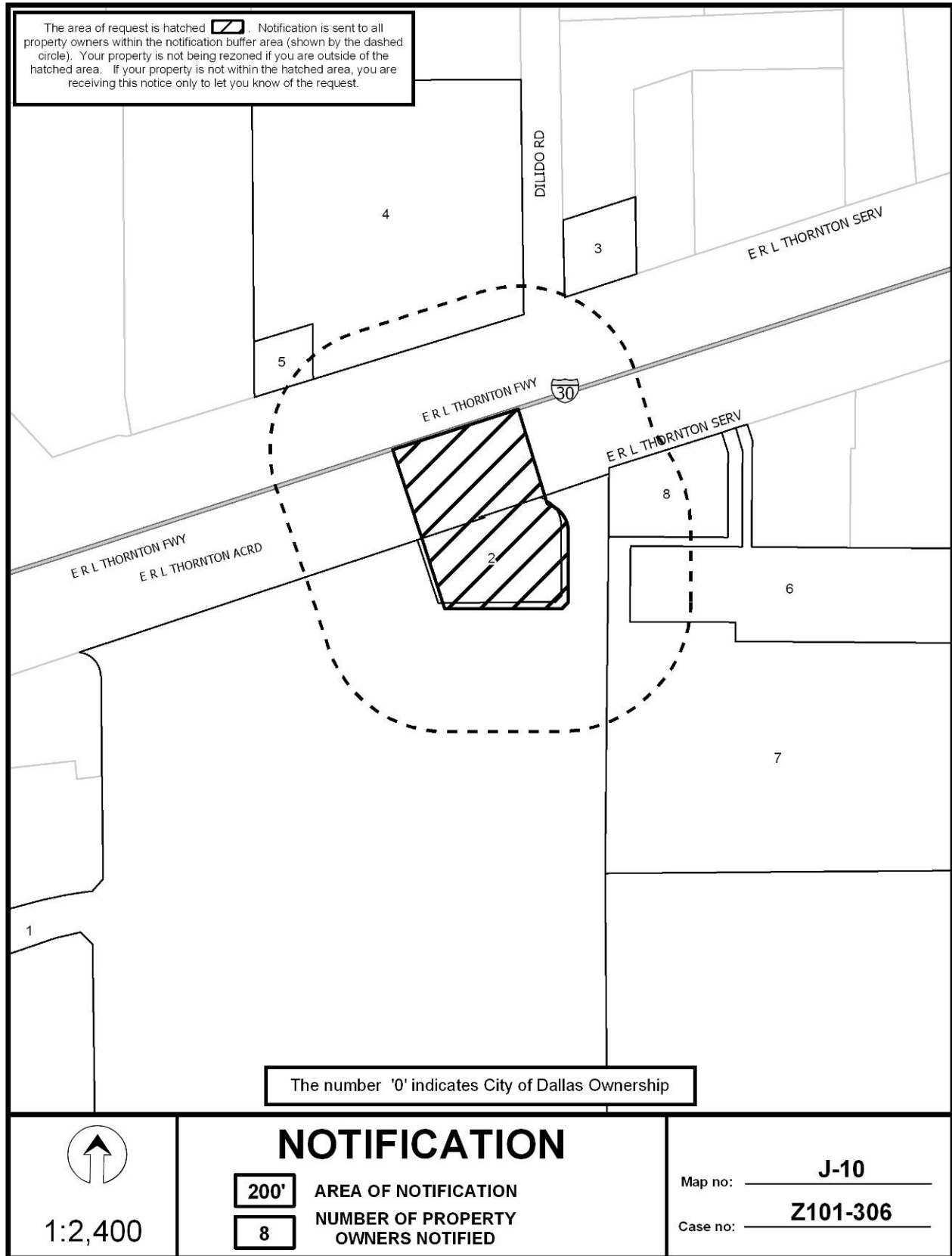
Case no: **Z123-278**

Date: **5/29/2013**

1:4,800







5/29/2013

***Notification List of Property Owners******Z123-278******67 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	9100 R L THORNTON FWY	WAL MART REAL EST BUS TR % WAL-MART PPTY
2	9210 R L THORNTON FWY	MARY PPTIES LLC %MICHAEL SHEBAY
3	3940 ST FRANCIS AVE	SHOQUIST PROPERTIES LP
4	9208 R L THORNTON FWY	BUCKNER SHOPPING CE LP SUITE 301
5	9214 R L THORNTON FWY	BUCKNER SHOPPING CE LP SUITE 205
6	5555 BUCKNER BLVD	WM DALLAS PORTFOLIO LP
7	8930 R L THORNTON FWY	PECK ROY & STELLA PECK IRREVOCABLE TRUST
8	5204 BUCKNER BLVD	BUCKNER BAPT BENEVOLENCE
9	6810 SAMUEL BLVD	LAKE POINTE BAPTIST CHURCH INC
10	7105 TERESITA TRL	FLETCHER ARGELL ETAL
11	7111 TERESITA TRL	THOMAS K T
12	7117 TERESITA TRL	RAMOS RUFINO
13	7123 TERESITA TRL	CUSTARD SANDRA KAY
14	7129 TERESITA TRL	HILLBURN BERTHA L
15	7135 TERESITA TRL	LEE DERRICK
16	7141 TERESITA TRL	GARZA RUBY
17	7147 TERESITA TRL	WHITEHEAD KELLY JOE
18	7153 TERESITA TRL	ADEYOJU EMMANUEL ETUX
19	7159 TERESITA TRL	DONALDSON BOBBY A EST OF
20	7165 TERESITA TRL	MARSHALL LENWOOD & LINDA G SAVANNH
21	7106 TERESITA TRL	WASHINGTON SYLVESTER ETAL
22	7112 TERESITA TRL	BROWN MARK D & DEBRA D
23	7118 TERESITA TRL	COLLINS CAMON SR LF EST & LAURINE H LF E
24	7124 TERESITA TRL	MILLER KEITH
25	7130 TERESITA TRL	SANDERS TRAVIS G & JO ANN
26	7136 TERESITA TRL	CHAVEZ JUAN ANTONIO

5/29/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7142 TERESITA TRL	JPMORGAN CHASE BANK
28	7148 TERESITA TRL	LEANOS JOSE JR
29	7154 TERESITA TRL	HILL CE ESTER & EUNICE
30	7160 TERESITA TRL	TAING AN & PHA
31	7166 TERESITA TRL	OSBORNE KENNETH L
32	7177 ROLLING FORK DR	NEWMAN TERENCE T
33	7165 ROLLING FORK DR	LANE LOIS H
34	7159 ROLLING FORK DR	FLORES ELVIRA
35	7153 ROLLING FORK DR	JOHNSON HOWARD E & DEZZIE L
36	7147 ROLLING FORK DR	RUIZ ROSIE OCHOA & FOSTER
37	7141 ROLLING FORK DR	GARCIA SERGIO M
38	7135 ROLLING FORK DR	TOMPKINS STEPHEN ROYCE
39	7129 ROLLING FORK DR	BARRIENTOS MARIO C
40	7123 ROLLING FORK DR	TRENT WILLIAM D
41	7117 ROLLING FORK DR	TIPTON CATHLEEN
42	7111 ROLLING FORK DR	CHENG JASON CHENG MALISSA
43	7105 ROLLING FORK DR	MAYES JOHNNIE III &
44	5430 FREESTONE CIR	MARQUEZ MARTINA
45	5424 FREESTONE CIR	PERRY ELLEN MARIE
46	5418 FREESTONE CIR	COMBEST MILTON D
47	5412 FREESTONE CIR	RAMOS CELSO M
48	5406 FREESTONE CIR	OLIVO LOUIS EST OF % IRMA OLIVO TOVAR
49	5330 FREESTONE CIR	CARR MARGARET
50	9103 R L THORNTON FWY	GARLAND E PARTNERSHIP LP % COMMERCIAL RE
51	9111 R L THORNTON FWY	GARLAND E PARTNERSHIP LP % LARRY D SMITH
52	9001 R L THORNTON FWY	LAMPLIGHTER MOTEL LTD
53	9001 R L THORNTON FWY	SINNI CORPORATION
54	8901 R L THORNTON FWY	NORTHSTAR HOTELS LLC
55	9125 R L THORNTON FWY	9125 THORNTON LLC
56	3830 DILIDO RD	CLEERE ENTERPRISES INC
57	8951 R L THORNTON FWY	PS TEXAS HOLDINGS LTD % DEPT-PT-TX-20913

Z123-278(MW)

5/29/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8640 R L THORNTON FWY	POULOS REALTY GROUP DALLAS FORD LP
59	4025 ST FRANCIS AVE	KIMBALL MARK P & SHANA L
60	4020 ST FRANCIS AVE	INTERSTATE NATIONAL BANK C/0 DIANE SEALE
61	3949 ST FRANCIS AVE	3949 ST FRANCIS LLC
62	3939 ST FRANCIS AVE	FIDELITY BANK NATL ASSOC ATTN: WILLIAM C
63	3550 ST FRANCIS AVE	LAMELL GUIDO & NANCY B
64	9222 R L THORNTON FWY	IACONO ELANA FAMILY LTD
65	3936 ST FRANCIS AVE	WAL MART REAL EST BUS TR PROPERTY TAX DE
66	9226 R L THORNTON FWY	BANK OF AMERICA NA NC1-001-03-81
67	9310 R L THORNTON FWY	DOCKSIDE THREADING INC JASON MORAHAN

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

**DATE FILED:** April 19, 2013

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

**COUNCIL DISTRICT:** 12

**MAPSCO:** 3-H

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

**CENSUS TRACT:** 216.37

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

**APPLICANT:** Capital Telecom Acquisitions, LLC

**OWNER:** Marsh Road, LLC

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

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

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

**PREVIOUS ACTION:** Held under advisement from July 25, 2013

**BACKGROUND INFORMATION:**

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

**Zoning History:**

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

**Thoroughfares/Streets:**

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

**Land Use:**

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

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The subject site is identified as being within a Commercial Center or Corridor on the forwardDallas! Vision Illustration, adopted June 2006. These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buckner Boulevard is an example of a Commercial Corridor. Buildings in these areas tend to be on separate parcels and

stand one to five stories with offices, restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor's experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other "town center" features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development.

The applicant's proposal complies with the following goals and policies of the Comprehensive Plan:

### **LAND USE ELEMENT**

Goal 1.1: Promote desired development.

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

### **Land Use Compatibility:**

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

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

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

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

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

public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

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

**Traffic:**

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

**Parking:**

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

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

**Landscaping:**

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



**Partners/Principals/Officers:**

**APPLICANT:** Capital Telecom Acquisitions, LLC

**MEMBERS**

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

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

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

Z123-260

Z123-260(MW)

**OWNER:** Marsh Road, LLC

**MEMBERS**

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

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

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

Members of Pigsty Holding Limited (BVI):

- James Yue Jia Chen
- Su Hwei Lee

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

Members of Continuity Securities Limited (BVI):

- James Yue Jia Chen
- Su Hwei Lee

Z123-260

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

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

**Existing Deed Restrictions (no changes proposed):**

99059!

**DEED RESTRICTIONS**

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

I.

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

II.

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

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

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

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

III.

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

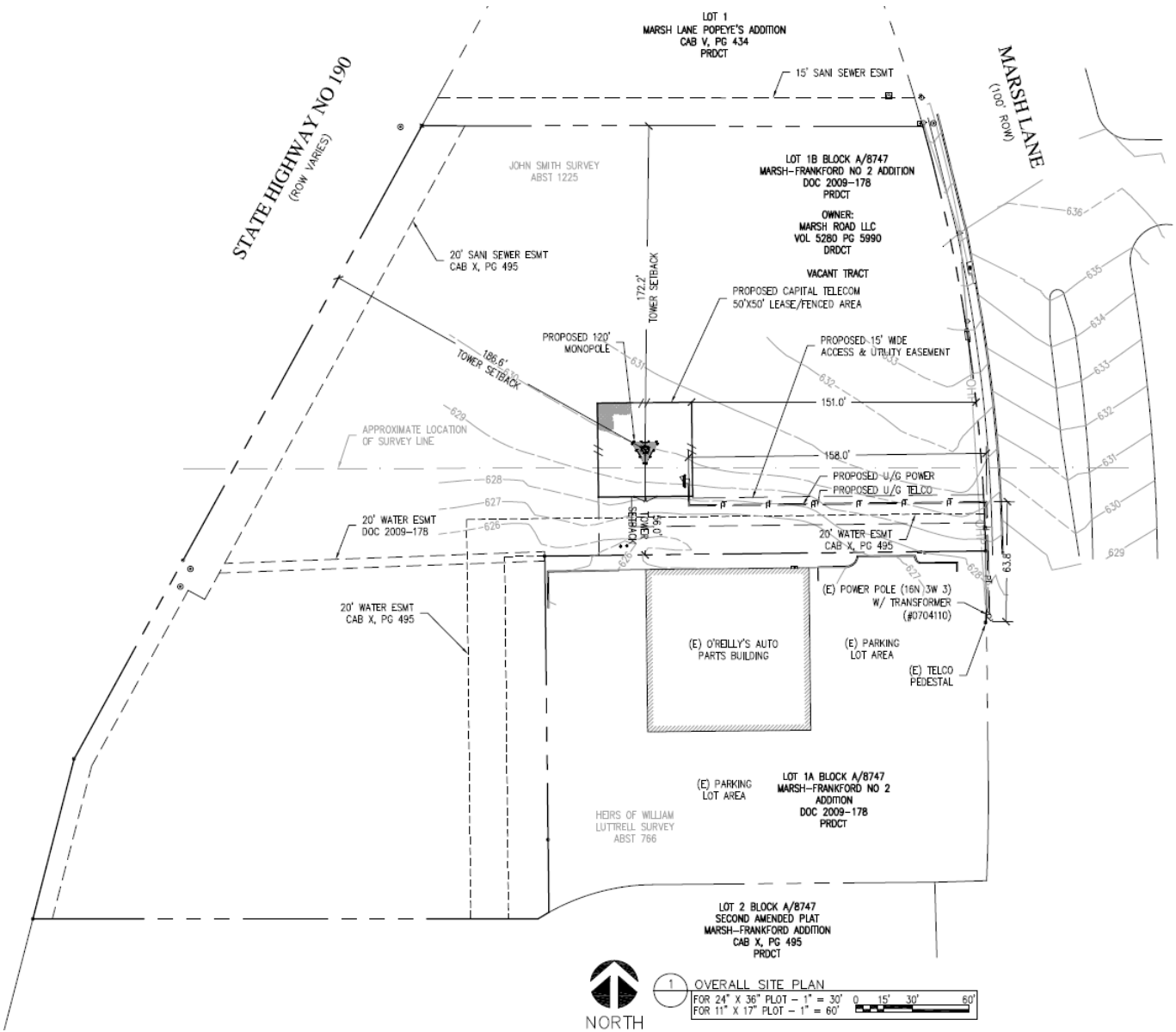
IV.

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

V.

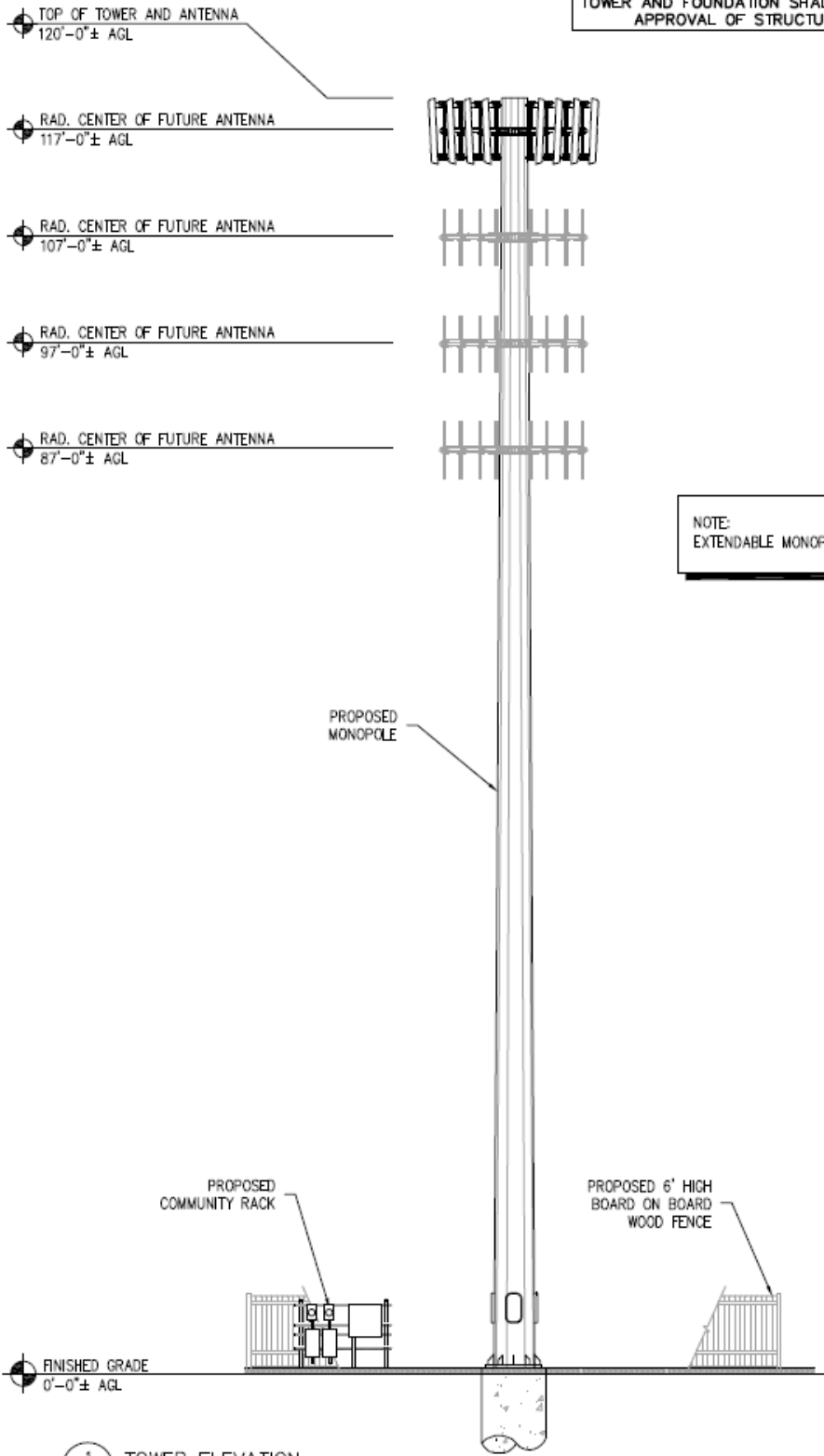
These Restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

**Proposed Site Plan**



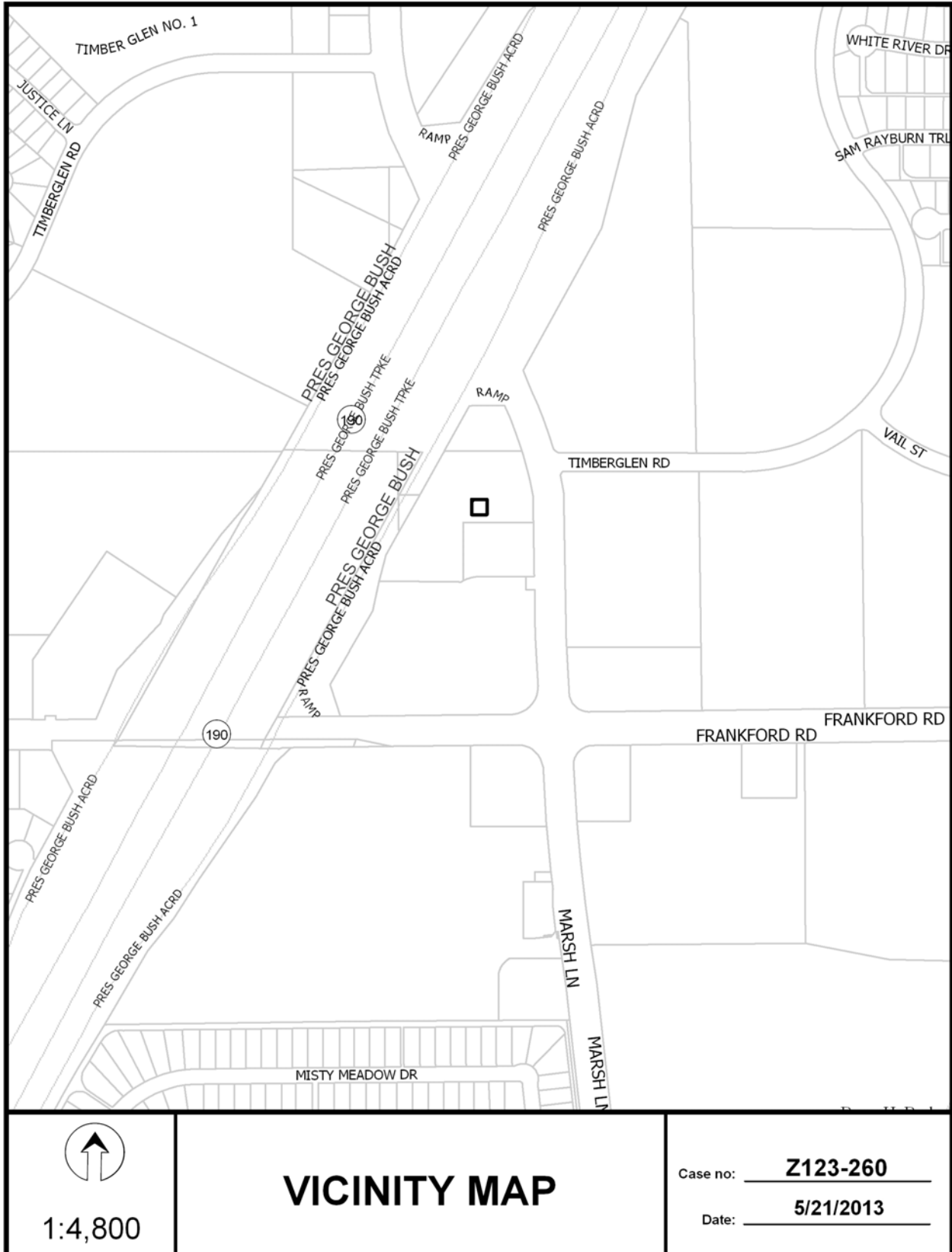
**Proposed Elevation**

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

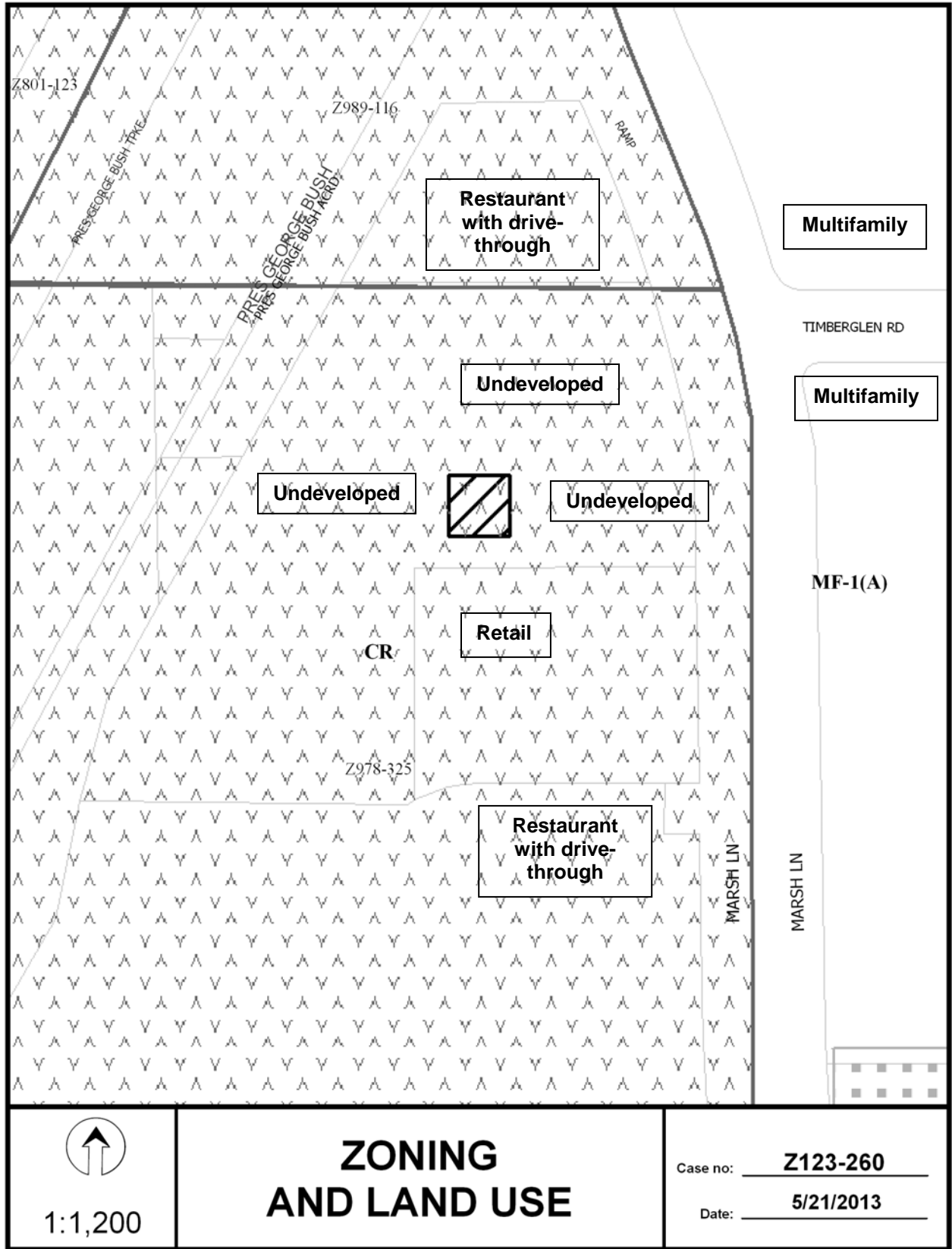


NOTE:  
EXTENDABLE MONOPOLE UP TO 140'.

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





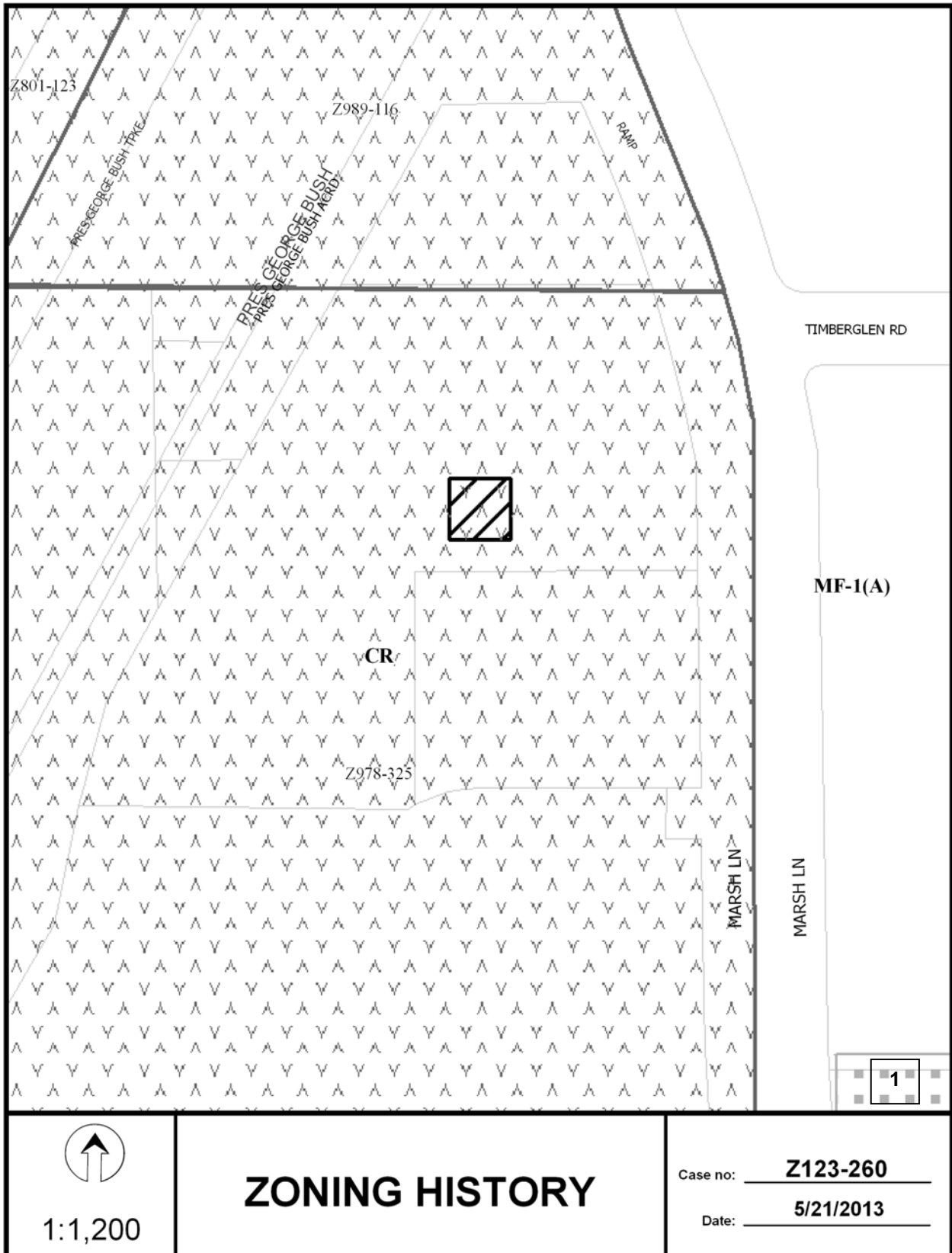


1:1,200

# ZONING AND LAND USE

Case no: Z123-260

Date: 5/21/2013

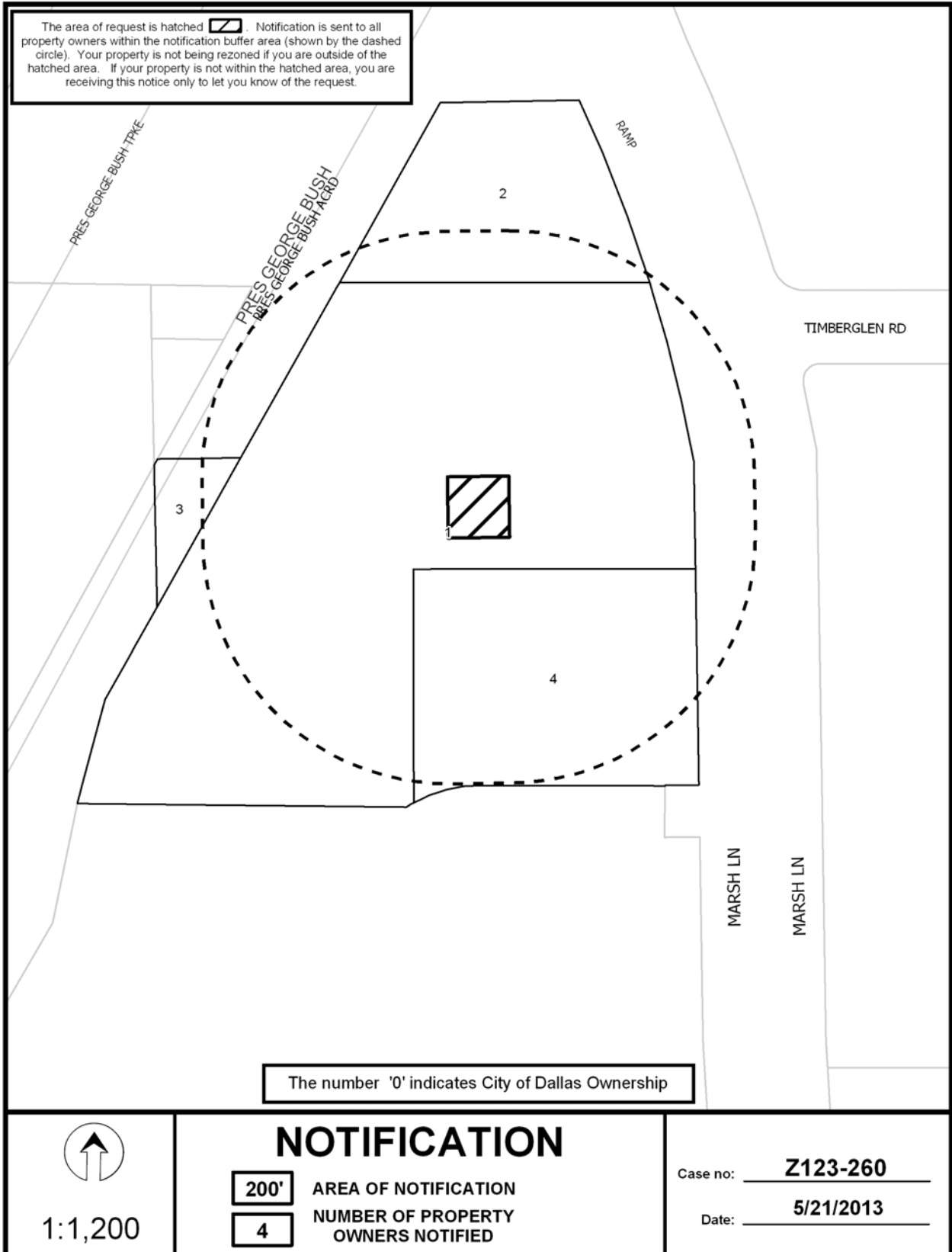


1:1,200

# ZONING HISTORY

Case no: Z123-260

Date: 5/21/2013



Z123-260(MW)

5/21/2013

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

***Z123-260***

***4 Property Owners Notified***

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

**Planner: Warren F. Ellis**

**FILE NUMBER:** Z123-288(WE)                      **DATE FILED:** May 21, 2013  
**LOCATION:** South of Lake June Road, east of Temple Cliff Drive  
**COUNCIL DISTRICT:** 5                              **MAPSCO:** 58-J  
**SIZE OF REQUEST:** Approx. 1,742 sq. ft.              **CENSUS TRACT:** 93.01

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**APPLICANT / OWNER:** Bawa Corporation

**REPRESENTATIVE:** Parvez Malik  
Business Zoom

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

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

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

**PREVIOUS ACTION:** On August 8, 2013, the City Plan Commission held this case under advisement in order to allow the Dallas Police Department to inspect the request site for compliance to Chapter 12B of the Dallas Development Code. Staff will apprise the Commission of the results at the meeting.

**BACKGROUND INFORMATION:**

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

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

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

**Thoroughfares/Streets:**

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

**Land Use:**

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

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

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

**LAND USE**

**GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

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

**STAFF ANALYSIS:**

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

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

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

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

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

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



that occurs in convenience stores in the city. This chapter establishes a registration program for convenience stores and provides requirements relating to:

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

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually. The Dallas Police has determined that the request site is in compliance with Chapter 12B.

The applicant’s request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. The applicant will have to install a 6-foot solid fence on the southern property line to screen the off-street parking from the adjacent residential uses. Currently, a chain link fence separates the request site from the adjacent residential use.

**Development Standards:**

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

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

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

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

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

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

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

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

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

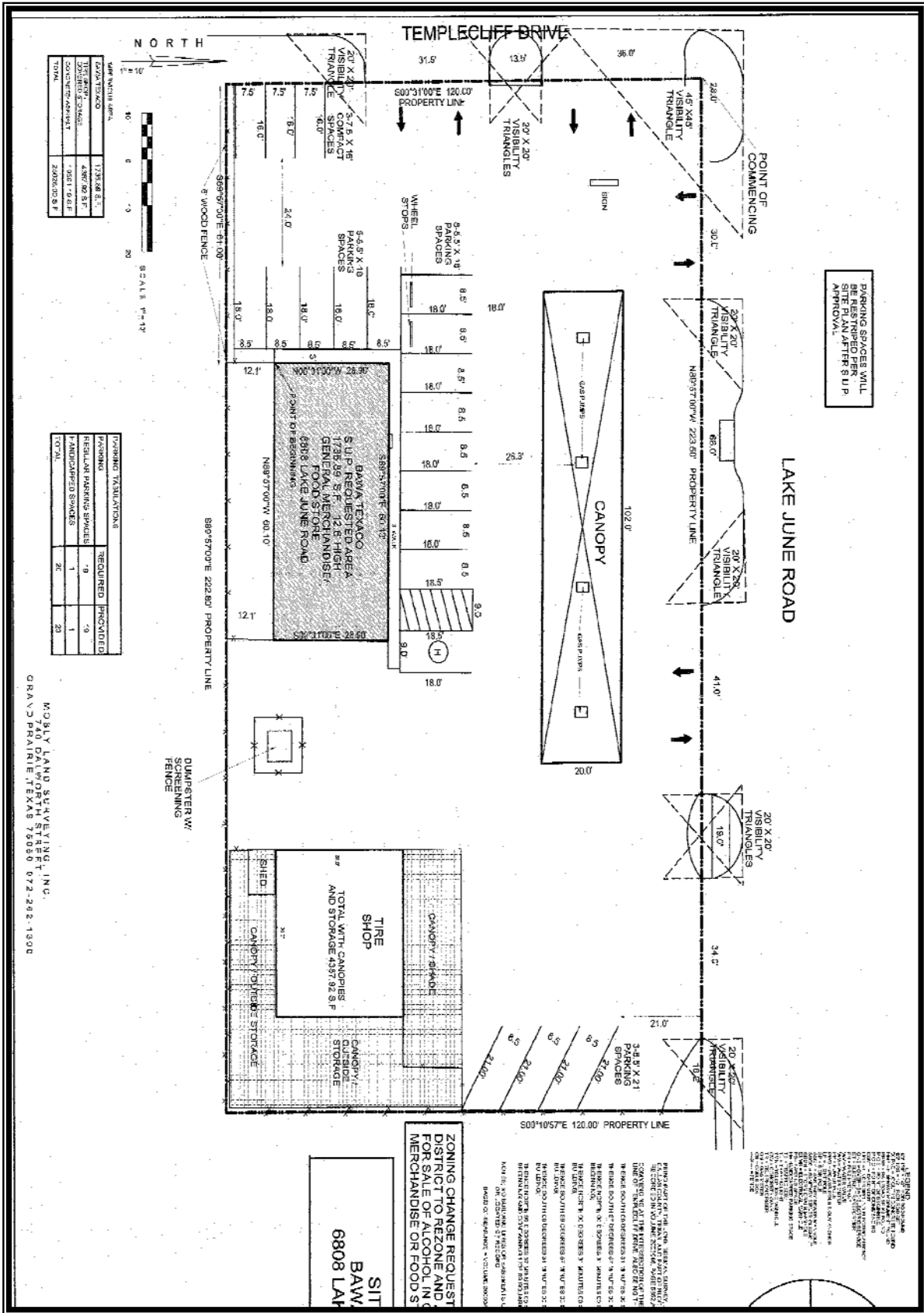
**LIST OF OWNERS**  
BAWA Corporation

- Suhail Bawa                      President / Secretary

**PROPOSED SUP CONDITIONS**

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires ~~[automatically terminates]~~ on ~~[September 28, 2013.]~~, (five-year period from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
5. PARKING: Off-street parking must be located as shown on the attached site plan.
6. FENCE: A 6-foot solid fence must be provided in the location as shown on the attached site plan.
- ~~[4.]~~7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
- ~~[5.]~~8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

APPROVED SITE PLAN



WALL MATERIAL AREA

DATA/TICKET	1733.68 S.F.
TRUCK DRIVE	4.98' X 8.8' F
CONCRETE/ASPHALT	3.861' X 4.8' F
TOTAL	2308.52 S.F.

PARKING TABULATION

PARKING	REQUIRED	PROVIDED
REGULAR PARKING SPACES	79	79
HANDICAPPED SPACES	1	1
TOTAL	26	23

MORLEY LAND SURVEYING, INC.  
 GRAVY PLAIN, ILLINOIS 62456 672-242-1396

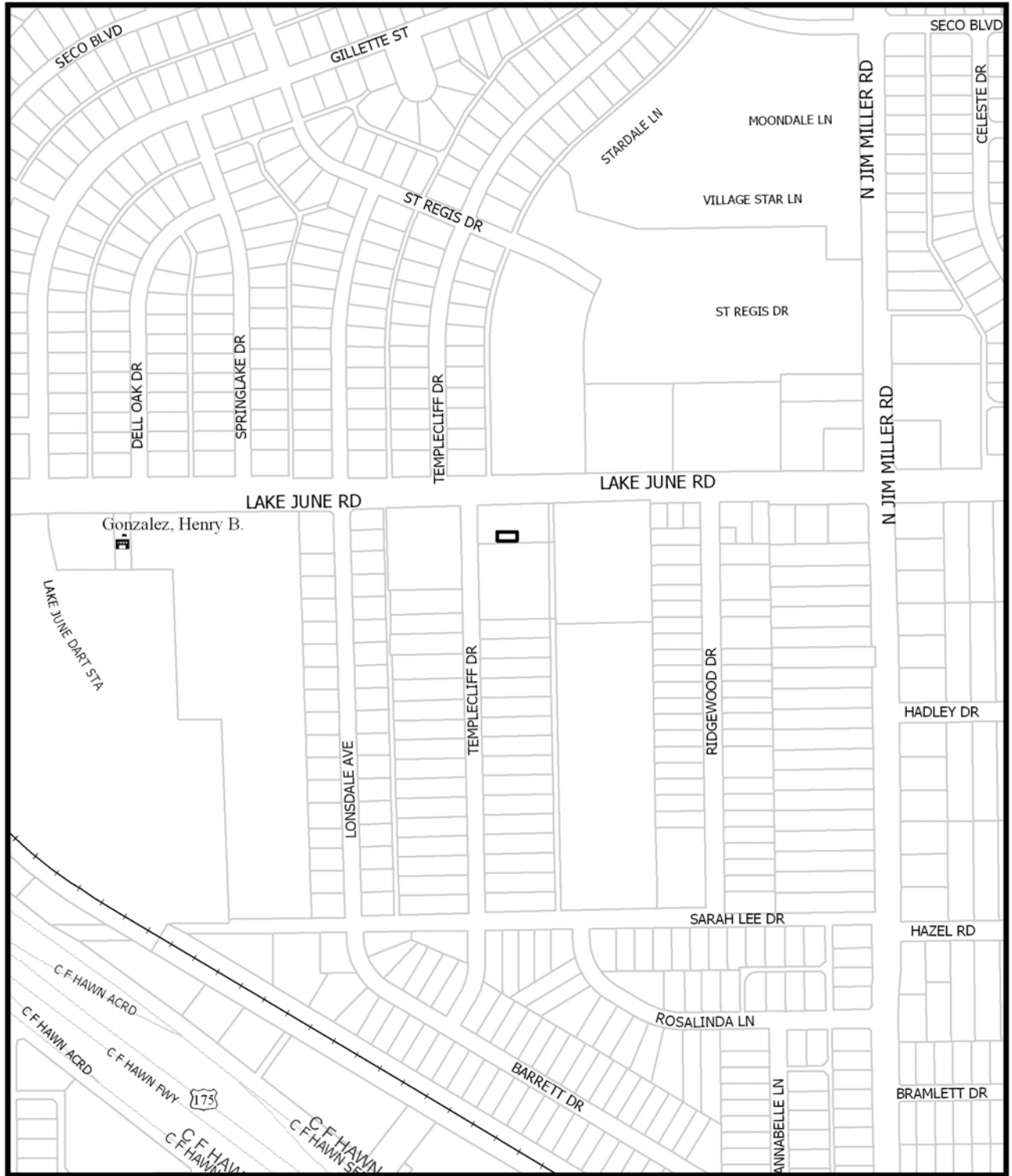
PARKING SPACES WILL  
 BE RESTRICTED PER  
 SITE PLAN AFTER 8:00 P.  
 APPROX.

**ZONING CHANGE REQUEST  
 DISTRICT TO REZONE AND  
 FOR SALE OF ALCOHOL IN  
 MERCHANDISE OR FOODS**

**SIT  
 BAW  
 6808 LAW**

FOR THE RECORD:  
 THE ABOVE SITE PLAN IS THE  
 FINAL PLAN FOR THE PROPOSED  
 DEVELOPMENT AND IS SUBJECT TO  
 THE CITY OF SPRINGFIELD  
 ZONING ORDINANCES AND  
 THE CITY ENGINEER'S  
 APPROVAL. THE CITY ENGINEER  
 HAS REVIEWED THE SITE PLAN  
 AND HAS DETERMINED THAT THE  
 PROPOSED DEVELOPMENT IS  
 IN ACCORDANCE WITH THE  
 CITY OF SPRINGFIELD  
 ZONING ORDINANCES AND  
 THE CITY ENGINEER'S  
 APPROVAL. THE CITY ENGINEER  
 HAS REVIEWED THE SITE PLAN  
 AND HAS DETERMINED THAT THE  
 PROPOSED DEVELOPMENT IS  
 IN ACCORDANCE WITH THE  
 CITY OF SPRINGFIELD  
 ZONING ORDINANCES AND  
 THE CITY ENGINEER'S  
 APPROVAL.

Z123-288WE)

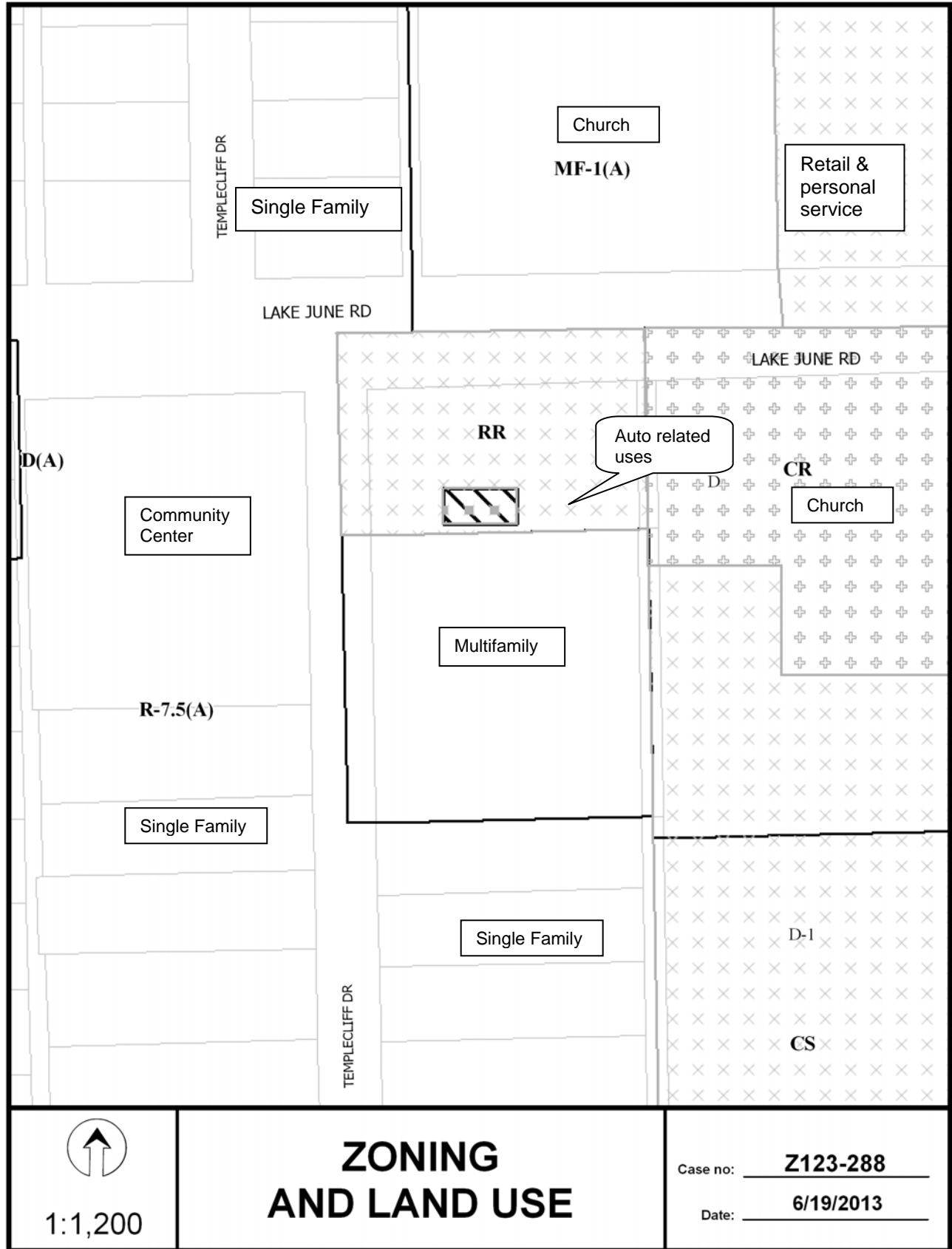


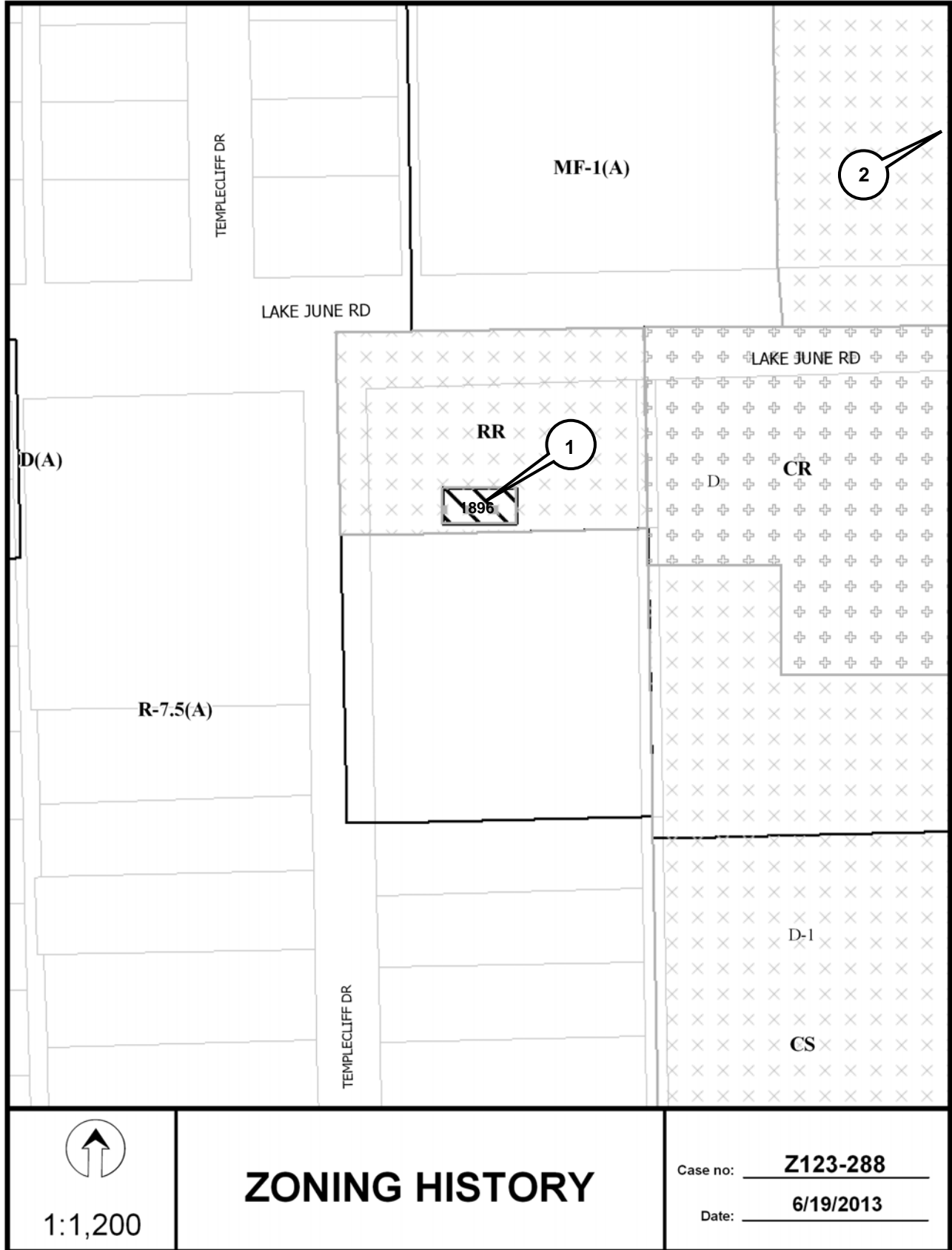
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### VICINITY MAP

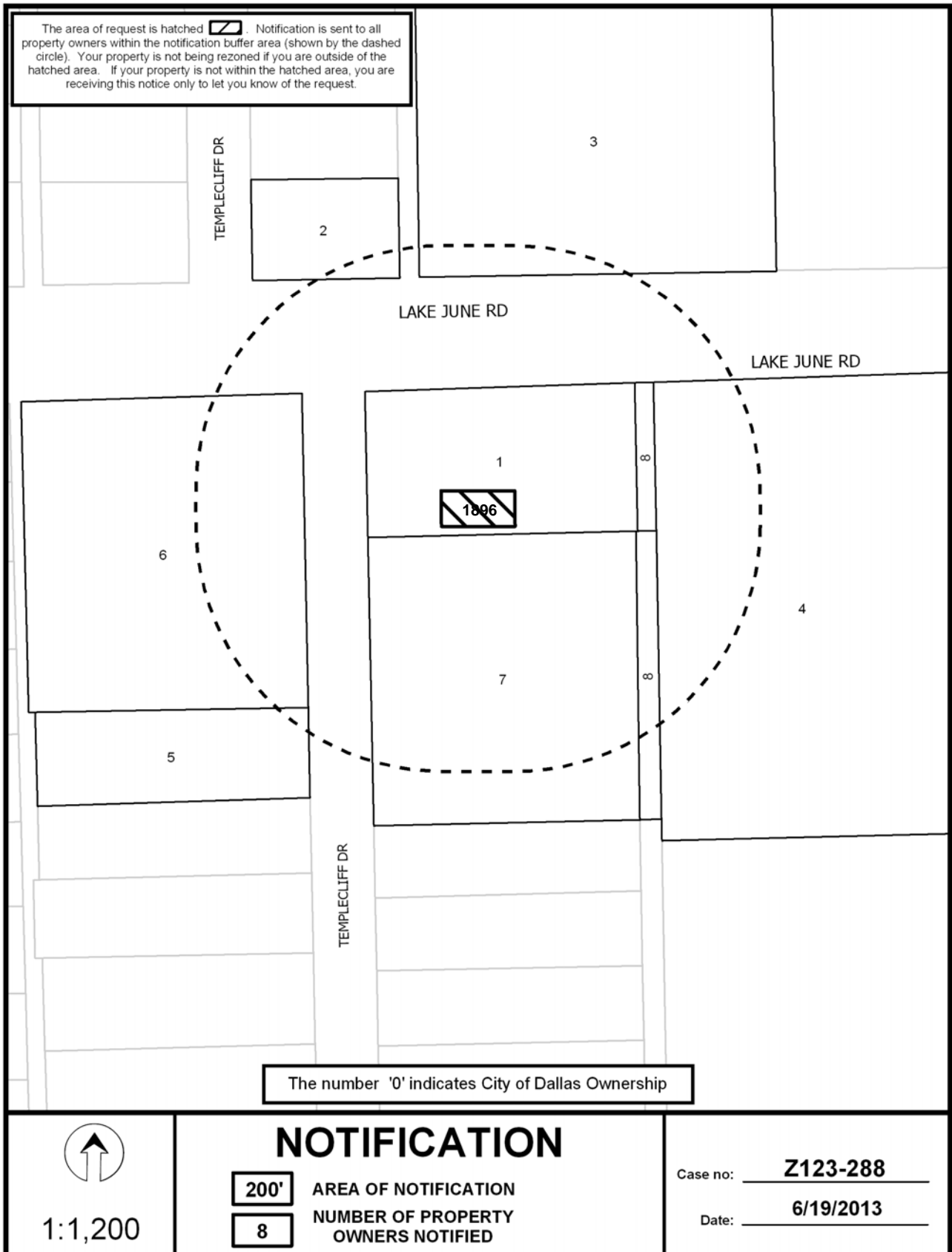
Case no:           Z123-288          

Date:           6/19/2013









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

***Z123-288***

***8 Property Owners Notified***

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

**Planner: Warren F. Ellis**

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

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**APPLICANT:** New Rush Hour Foodmart  
Rahim Rehmani – Sole owner

**OWNER:** Reeves Group, Ltd.

**REPRESENTATIVE:** MASTERPLAN  
Santos Martinez

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

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

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

**PREVIOUS ACTION:** On August 8, 2013, the City Plan Commission held this case under advisement in order to allow the Dallas Police Department to inspect the request site for compliance to Chapter 12B of the Dallas Development Code. The Dallas Police Department was scheduled to re-inspect on August 17, 2013, for compliance to Chapter 12B. Staff will apprise the Commission of the results at the meeting.

**BACKGROUND INFORMATION:**

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

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

**Thoroughfares/Streets:**

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

**Land Use:**

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

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

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

## **LAND USE**

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

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

#### **STAFF ANALYSIS:**

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

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

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

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

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

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

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

The applicant's request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code.

**Development Standards:**

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

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

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





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

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

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

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

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

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



**LIST OF OFFICERS**  
Reeves Group Ltd.

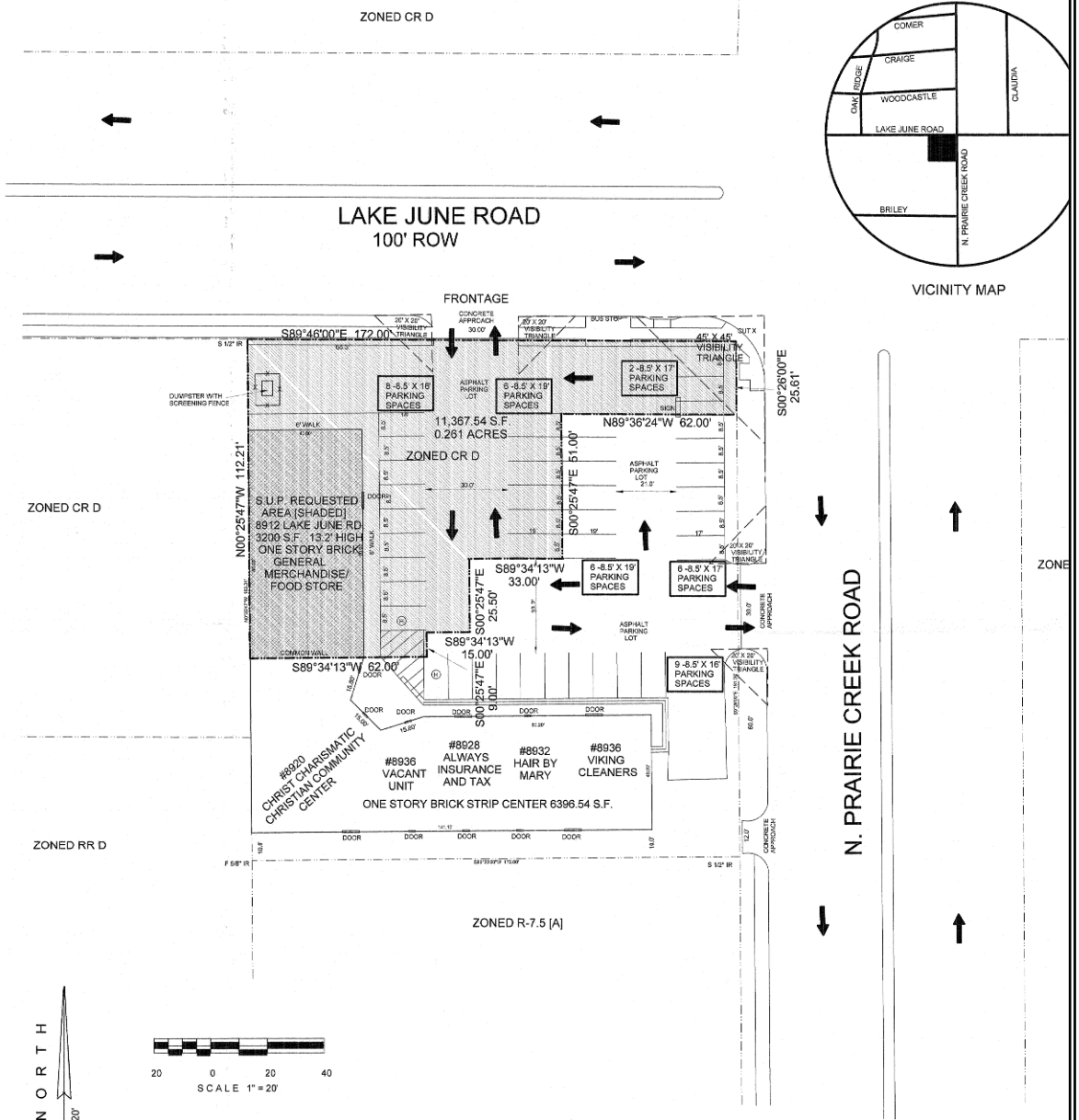
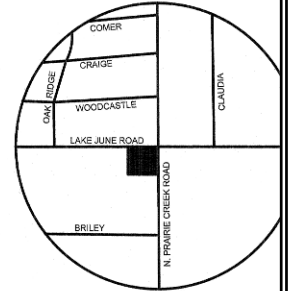
- George M. Reeves      President / Treasurer
- George M. Reeves III      Vice President / Secretary

**PROPOSED SUP CONDITIONS**

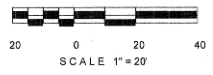
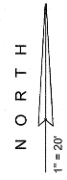
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use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

# APPROVED SITE PLAN

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



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



**NEW RUSH HOUR STORE**

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

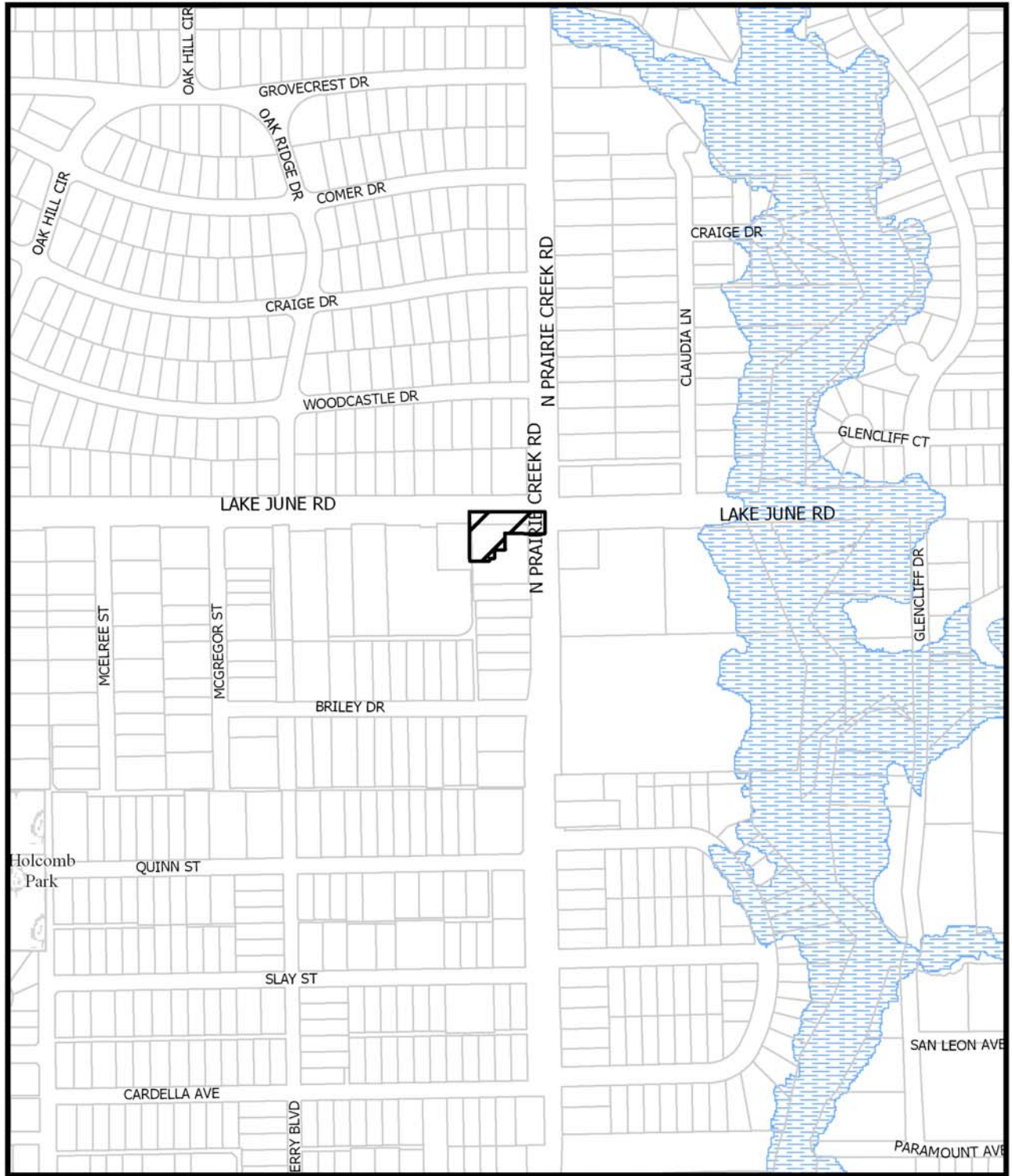
**PARKING AND ZONING TABULATIONS NEW RUSH HOUR STORE**

EXISTING ZONING	CR D		
PARKING	REQUIRED	PROVIDED	
REGULAR PARKING SPACES	16	16	
HANDICAPPED SPACES	1	1	
<b>TOTAL</b>	<b>17</b>	<b>17</b>	

**TREE CHART**

TREE	SIZE	COMMON NAME	SCIENTIFIC NAME
NONE			

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

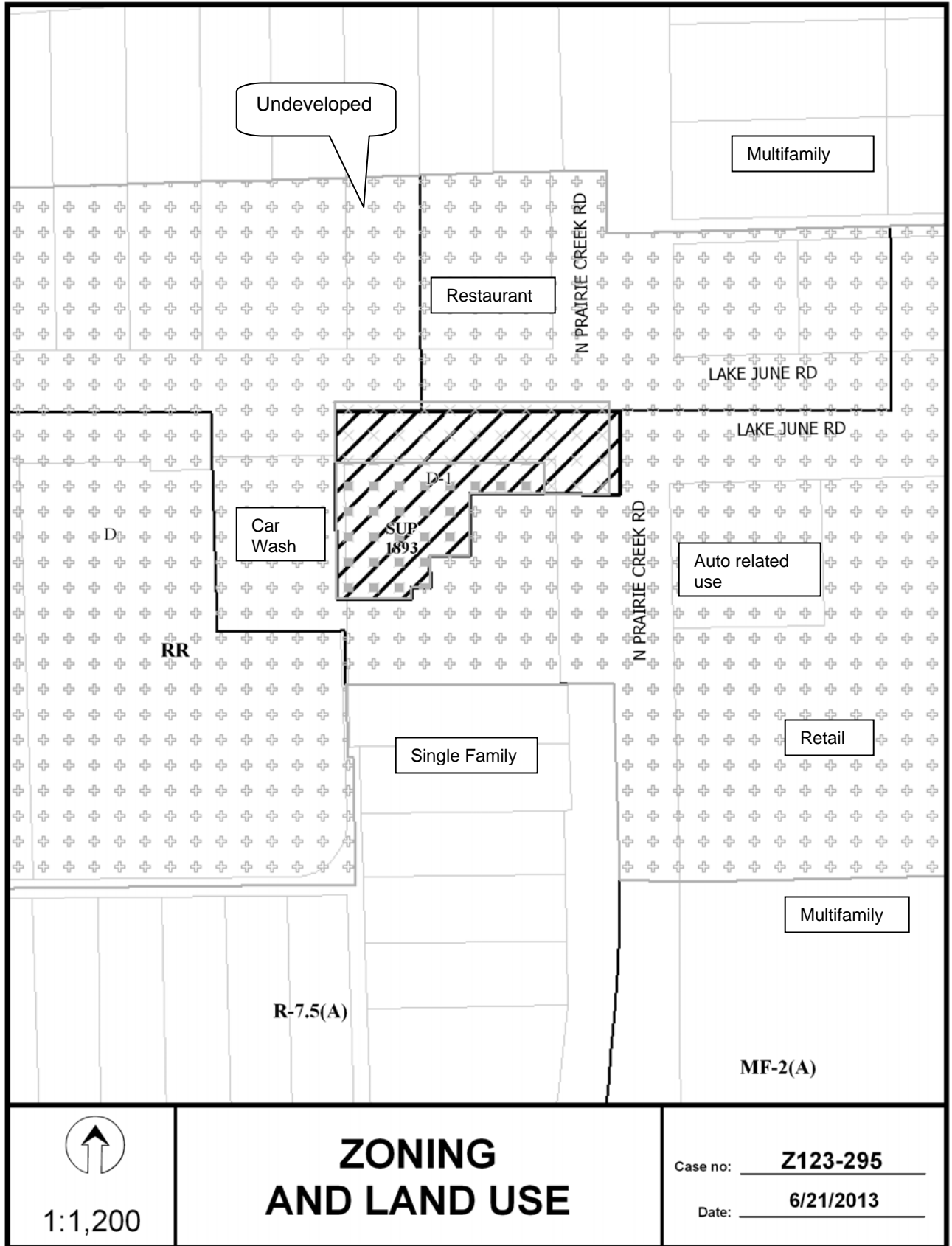


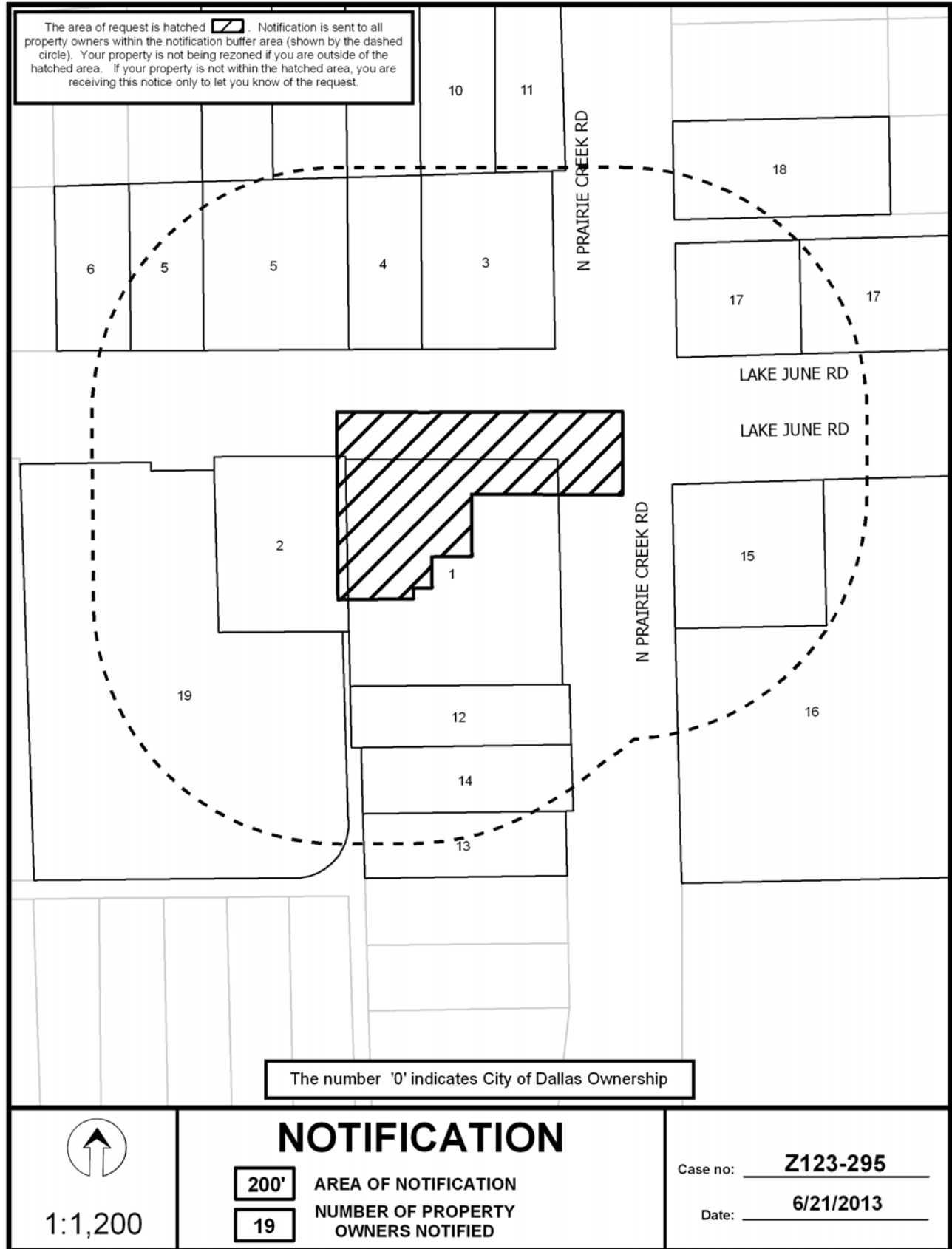
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# VICINITY MAP

Case no: Z123-295

Date: 6/21/2013





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

### ***Z123-295***

***19 Property Owners Notified***

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

**Planner: Warren F. Ellis**

**FILE NUMBER:** Z123-297(WE)                      **DATE FILED:** May 30, 2013  
**LOCATION:** Lake June Road and Holcomb Road, northeast corner  
**COUNCIL DISTRICT:** 5                              **MAPSCO:** 58-M  
**SIZE OF REQUEST:** Approx. 0.39 acres              **CENSUS TRACT:** 92.01

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**APPLICANT:** Vortex Business, Inc.

**OWNER:** Club Creek Rental Properties, LLC

**REPRESENTATIVE:** Malik Parvez

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

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

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

**PREVIOUS ACTION:** On August 8, 2013, the City Plan Commission held this case under advisement in order to allow the Dallas Police Department to inspect the request site for compliance to Chapter 12B of the Dallas Development Code. The Dallas Police Department will have to re-inspect the request site to determine compliance of Chapter 12B. Staff will apprise the Commission of the results at the meeting.



**BACKGROUND INFORMATION:**

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

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

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

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

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

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

**Thoroughfares/Streets:**

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

**Land Use:**

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

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

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

## **LAND USE**

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

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

### **STAFF ANALYSIS:**

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

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

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

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

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

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

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

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

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

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

**Development Standards:**

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

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

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

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

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

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

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

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

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

**LIST OF OFFICERS**  
Vortex Business, Inc.

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

**LIST OF OFFICERS**  
Club Creek Rental Properties, LLC

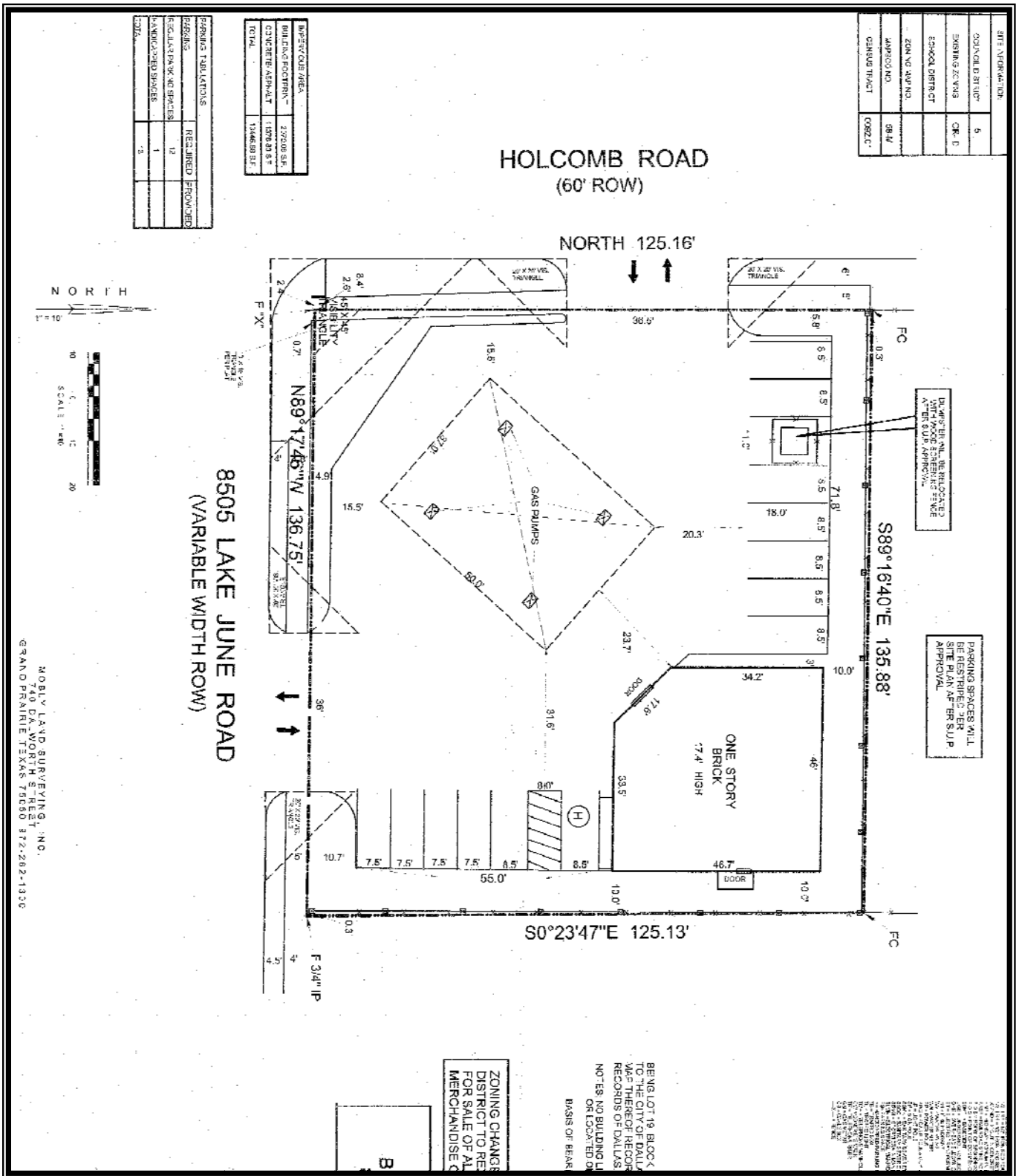
- Karim P. Rashid            Member
- Rehan S. Merchant        Member

**PROPOSED SUP CONDITIONS**

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [~~August 10, 2013~~], (five-year period from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. INGRESS / EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
5. PARKING: Parking must be located as shown on the attached site plan.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



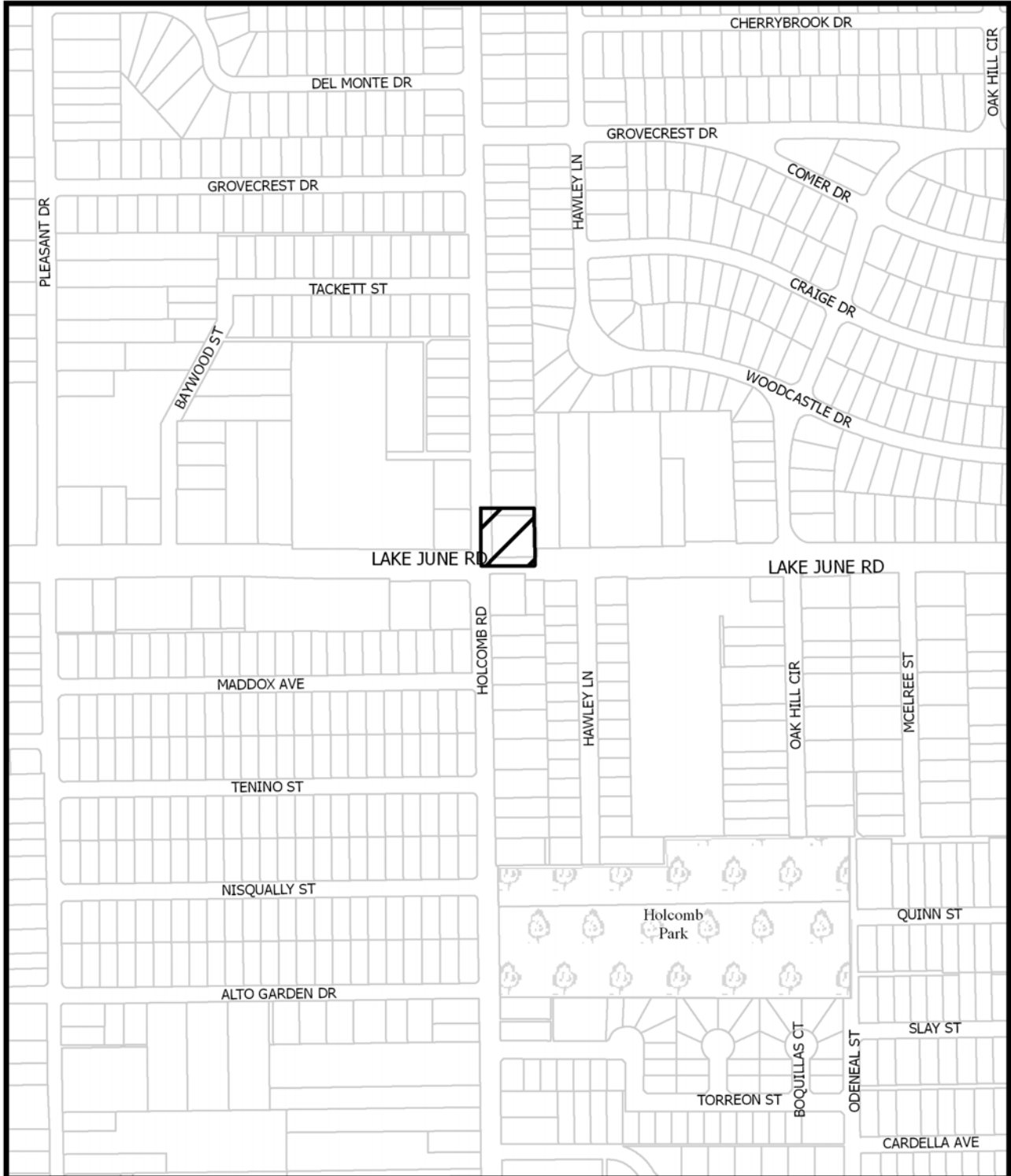
**APPROVED SITE PLAN**



PARKING REGULATIONS	
REGULATIONS	REQUIRED PROVIDED
REGULATIONS	12
LANDSCAPED SPACES	1
TOTAL	5

INTERLOCK ASPHALT	2720.00 SF.
CONCRETE ASPHALT	1070.00 SF.
TOTAL	3790.00 SF.

SITE INFORMATION	5
COUNCIL DISTRICT	CR-1
EMERGENCY SERVICES	
SCHOOL DISTRICT	
ZONING MAP NO.	SR-1
APPLICATION NO.	SR-1
GENUINE TRACT	0002-C

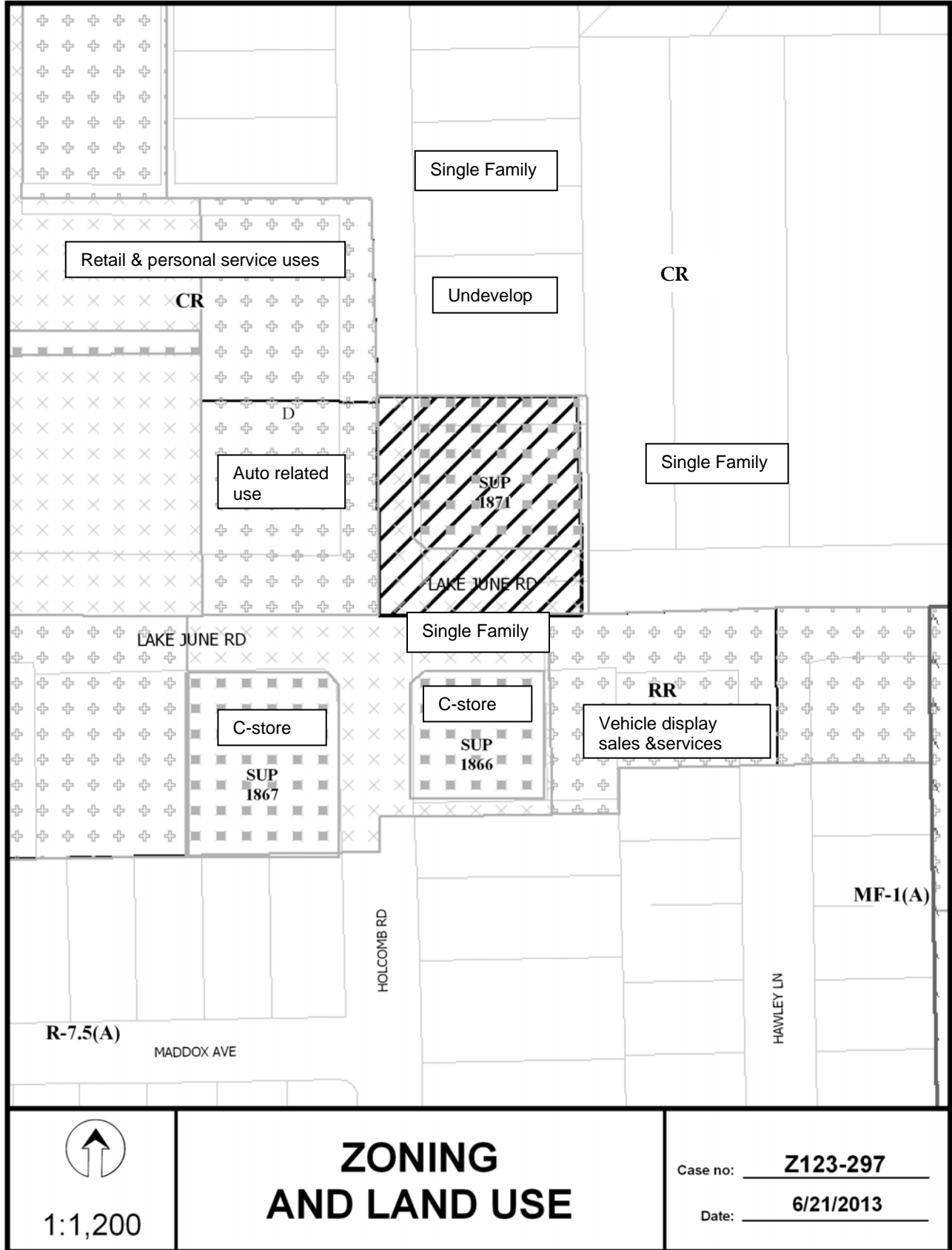


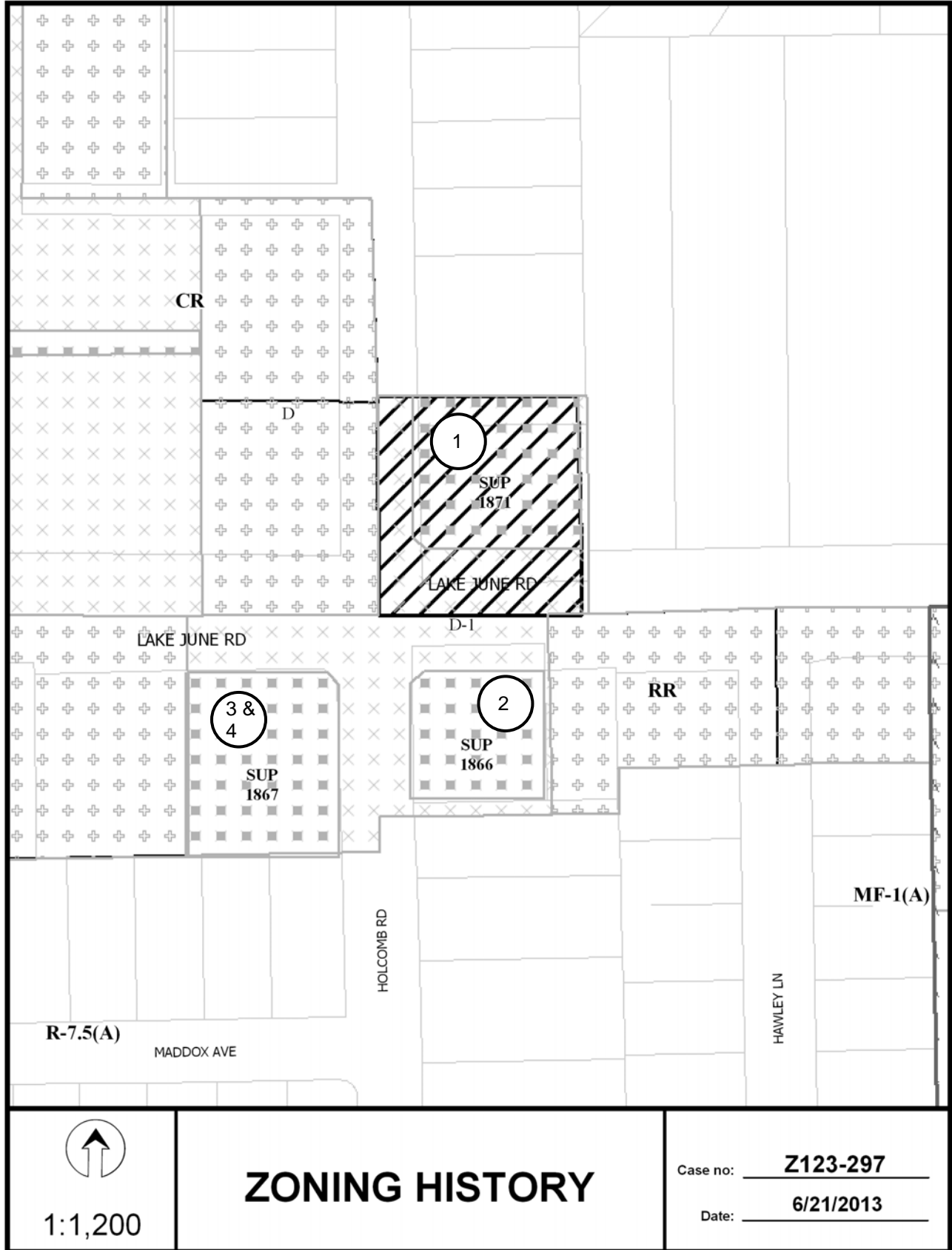
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# VICINITY MAP

Case no:           Z123-297          

Date:           6/21/2013



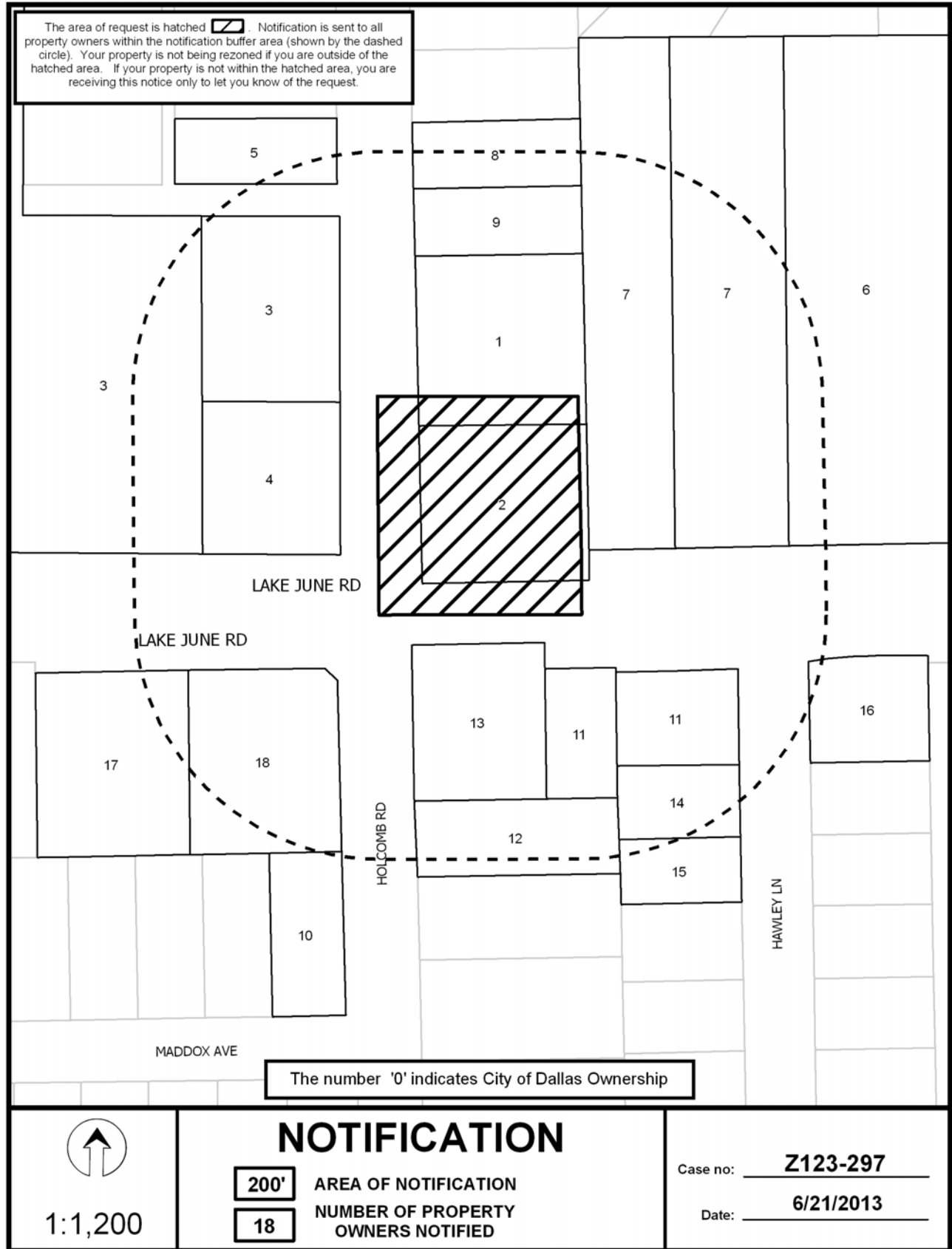


# ZONING HISTORY

Case no: Z123-297

Date: 6/21/2013

1:1,200



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

### ***Z123-297***

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

**FILE NUMBER:** Z123-282 (JH)

**DATE FILED:** May 14, 2013

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

**COUNCIL DISTRICT:** 5

**MAPSCO:** 48-S, W

**SIZE OF REQUEST:** Approx. 2.51 acres

**CENSUS TRACT:** 84

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**REPRESENTATIVE:** Santos Martinez, MASTERPLAN

**APPLICANT/OWNER:** George Reeves

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

**SUMMARY:** The applicant proposes to continue to sell alcohol for off-premise consumption in conjunction with the existing approximately 3,360 square foot convenience store.

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

**PREVIOUS ACTION:** On August 8, 2013, the City Plan Commission held this item under advisement with the public hearing kept open.

**BACKGROUND INFORMATION:**

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

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

**Thoroughfares/Streets:**

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

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods. These areas offer dense mixed use at the transit station or multi-modal corridor and then transition to multi-family and single-family housing at the edge. Of all the Building Blocks, this incorporates the greatest range of building structures and land uses, including multi-story residential above retail to townhomes to single-family residences. Transit centers and multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Multi-modal corridors in particular would diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access. Interactive public plazas and/or civic uses will be centrally located and residential roof terraces and balconies overlooking transit station areas add "eyes on the street" that can aid public safety.

**LAND USE**

**GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**



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

STAFF ANALYSIS:

**Land Use Compatibility:**

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

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

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

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

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

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

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

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

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

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

**Development Standards:**

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

**Parking:**

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

**Landscaping:**

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

**Police Report:**

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

## DPD Report

August 24, 2009 – August 24, 2011

## Dallas Police Department Reports

## Public Offense Search Results

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

August 24, 2011 – July 29, 2013

## Dallas Police Department Reports

## Public Offense Search Results

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

SUP Conditions

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

Staff recommended (existing SUP condition)

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

Applicant proposed

<del>4. <u>SCREENING</u>: A minimum six-foot-high solid screening fence must be maintained along the northern boundary of the Property. Screening must be constructed before issuance of a building permit, alcohol measurement certification, or certificate of occupancy.</del>
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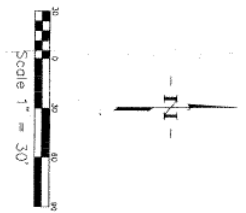
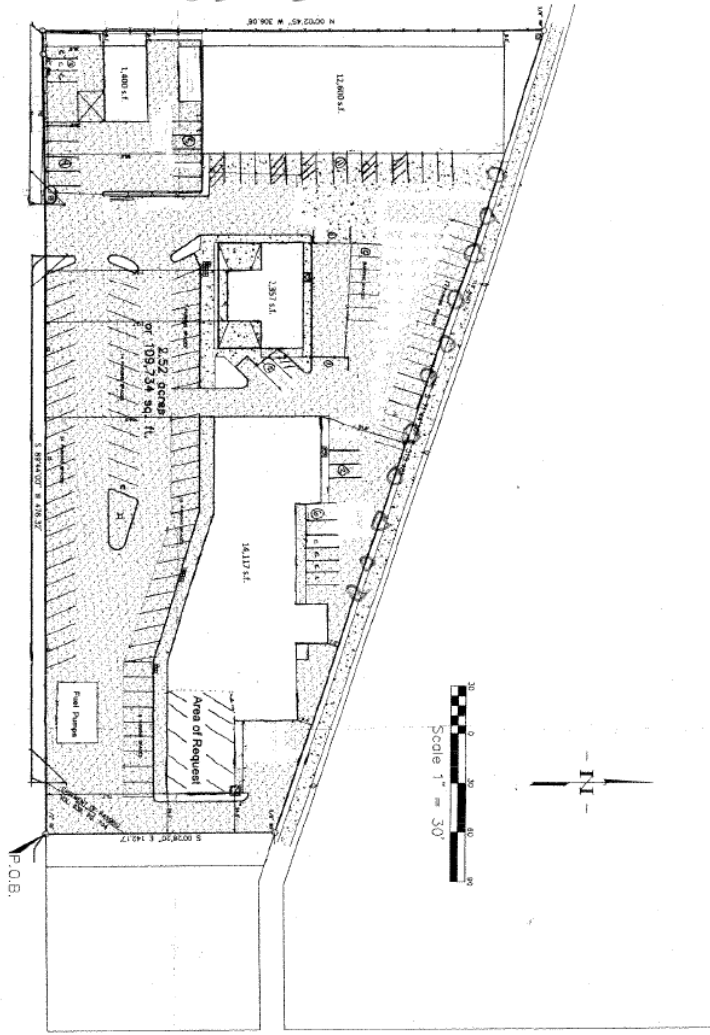
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

# EXISTING SITE PLAN

Site Plan

# 1 12240

# 28345



**SCYNE ROAD**  
(10,000 R.O.W.)

**Jim Miller**  
(6,600 R.O.W.)

*regional  
services*

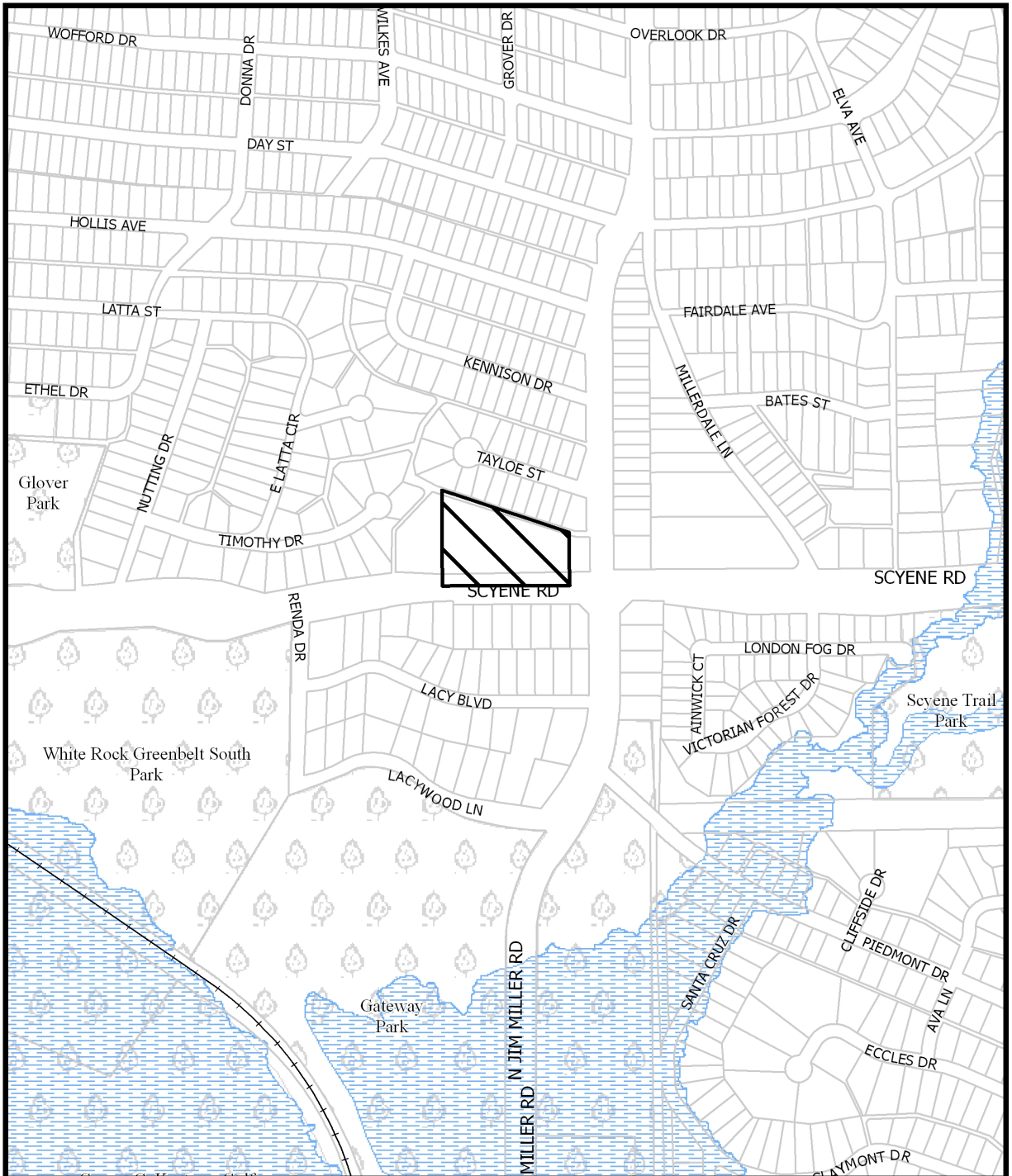
- Site Summary**
- Existing Zoning: CND-1
  - Proposed Request: S.U.P. general merchandise store less than 3500 s.f. with off-premise alcohol consumption (shaded to match area shown)
  - Lot Area: 108,734 s.f.
  - Area of Request: 3500 s.f.
  - Existing Buildings: 30,474 s.f.
  - Existing Lot Coverage: 28%
  - Existing Uses:
    - Restaurant: 4,087 s.f.
    - Vehicle and Engine Repair and Car Care Center: 16,357 s.f.
    - Retail, Personal Services and Motor Vehicle Fueling Station: 10,030 s.f.
  - Required Parking:
    - Restaurant: 41
    - Vehicle Engine Repair and Car Care Center: 33
    - Retail, Personal Services and Motor Vehicle Fueling Station: 50
    - Provided Parking: 127



Specific Use Permit  
No. 1863

Approved  
City Plan Commission  
May 19, 2011

SITE PLAN Z101-189

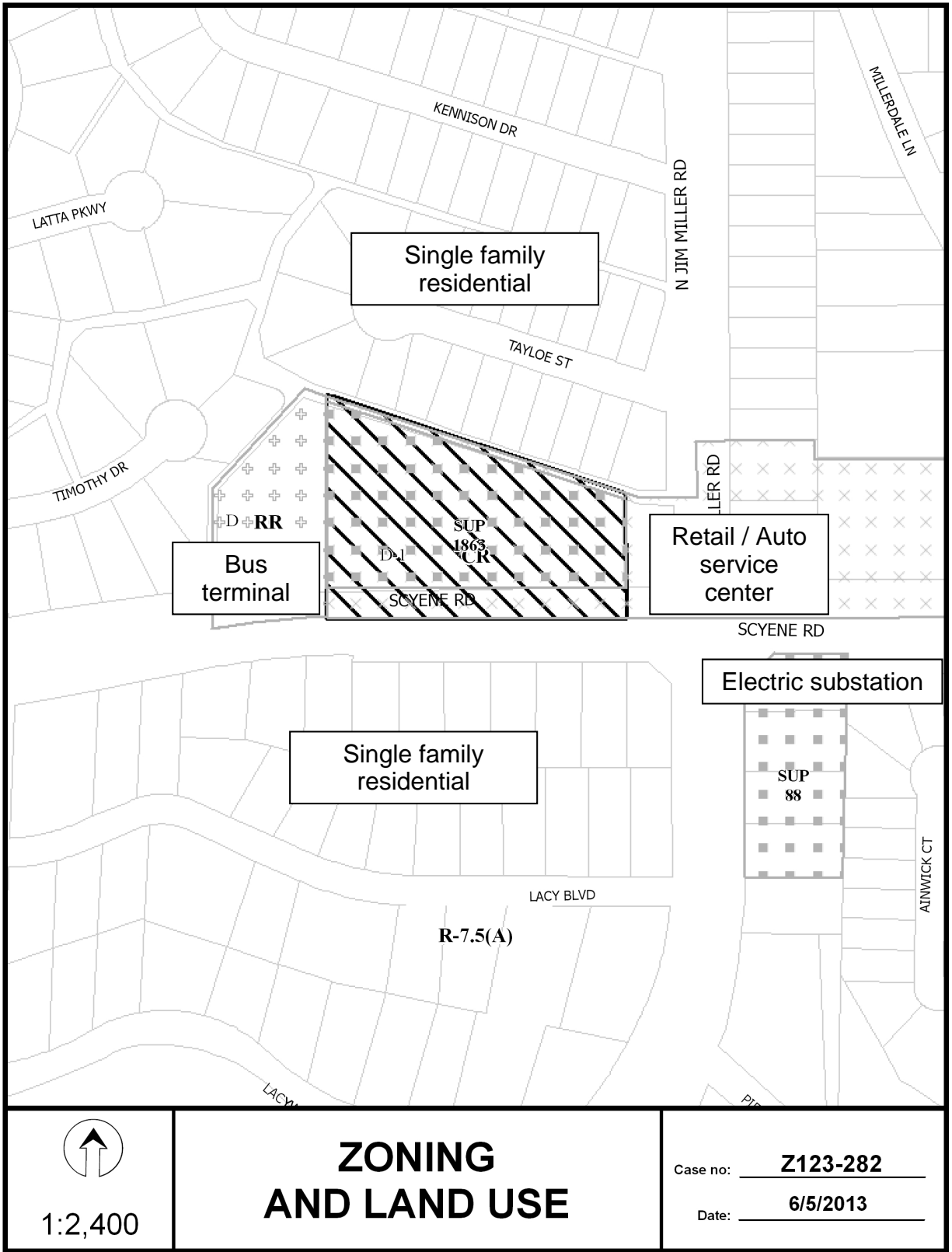


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# VICINITY MAP

Case no: Z123-282

Date: 6/5/2013

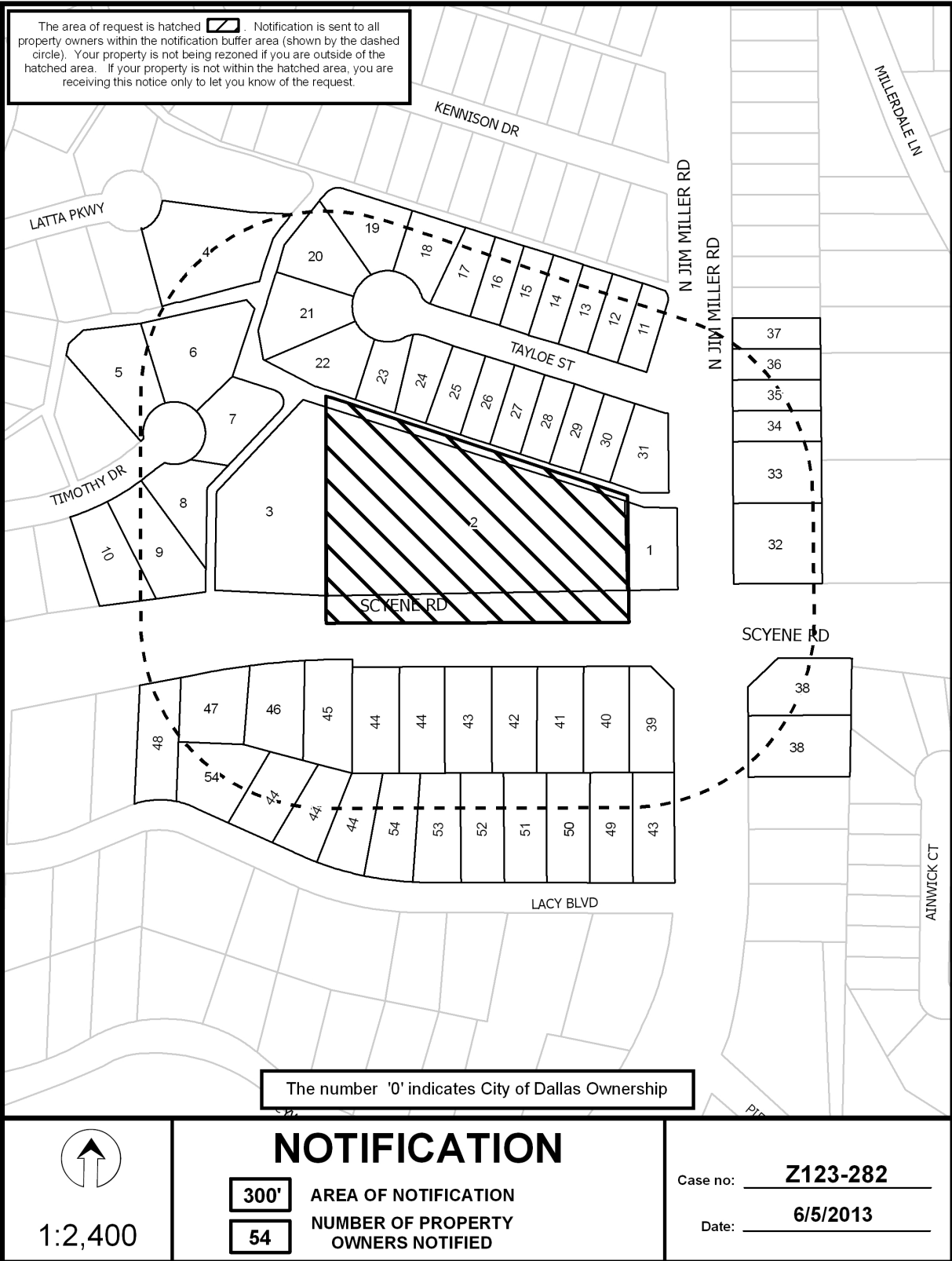


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# ZONING AND LAND USE

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





6/5/2013

## Notification List of Property Owners

### Z123-282

#### 54 Property Owners Notified

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

6/5/2013

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