



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, September 6, 2012
AGENDA

BRIEFINGS:	5ES	11:00 a.m.
PUBLIC HEARING	Council Chambers	1:30 p.m.

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

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S112-180**
(CC District 7)
- An application to replat a 1.147 acre tract of land containing part of Lots 3, 4, 5, 6, and 7 in City Block 4482, and part of Lots 35 and 36 in City Block 4487 into one lot on property bounded by Hatcher Street, Troy Street, and Spring Avenue.
Applicant/Owner: S.I.D.C.
Surveyor: McSurveying, Inc.
Application Filed: August 8, 2012
Zoning: PD 595 NC
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S112-181**
(CC District 2)
- An application to create a 0.8845 acre lot from a tract of land in City Block 1/648 on property located at Ross Avenue and Annex Avenue, South corner.
Applicant/Owner: Prescott Interests, Ltd.
Surveyor: Davis Land Surveying Co., Inc.
Application Filed: August 8, 2012
Zoning: PD No. 298, Subdistrict 4
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S112-182**
(CC District 9) An application to create one 2.3388 acre lot and one 1.0837 acre lot from a 3.423 acre tract of land in City Block 8043 on property located at 205 Executive Drive, north of Northwest Highway.
Applicant/Owner: Northstar Bank of Texas
Surveyor: CBG Surveying, Inc.
Application Filed: August 9, 2012
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S112-183**
(CC District 1) An application to replat a 0.511 acre tract of land containing all of Lots 1, 2, 3, 4, 21 and 22 in City Block 3/4756 and a portion of an existing 20 foot alley to be abandoned to create one lot on Hampton Road at Mountain Lake Road, northeast corner.
Applicant/Owner: KOJO Plaza, L.L.C.
Surveyor: Lane's Southwest Surveying, Inc.
Application Filed: August 8, 2012
Zoning: CR, NS(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S112-184**
(CC District 6) An application to create one 1.2649 acre lot and one 8.4014 acre lot from a 9.6663 acre tract of land in City Block 8334 on property located on Walton Walker Boulevard and West Davis Street, northwest corner.
Applicant/Owner: Quiktrip Corporation / Mike Miller
Surveyor: Survey Consultants, Inc.
Application Filed: August 8, 2012
Zoning: PD 868
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S112-188**
(CC District 13) An application to create a 19.15741 acre lot from a tract of land in City Block 5453 on Hillcrest Road at Northwest Highway, northeast corner.
Applicant/Owner: Congregation Emanu-El
Surveyor: Piburn & Carson, LLC
Application Filed: August 10, 2012
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S112-189**
(CC District 8) An application to replat a 11.4631 acre tract of land containing all of Lot 1A in City Block K/7554 into one 6.215 acre lot, and one 5.248 acre lot on property bounded by Bainbridge Drive, Cliff Creek Crossing, and Interstate Highway 20.
Applicant/Owner: SLF IV – Wheatland, L.P.
Surveyor: Cates – Clark & Associates, LLP
Application Filed: August 13, 2012
Zoning: PD 751, Tract 1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S112-191**
(CC District 2) An application to create a 4.637 acre lot from a tract of land in City Block 6055 on property on IH 35E between Wycliff Avenue and Medical District Drive.
Applicant/Owner: Market Center Land, LP
Surveyor: Brockette Davis Drake, Inc.
Application Filed: August 15, 2012
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S112-192**
(CC District 14) An application to replat a 0.6424 acre tract of land containing all of Lots 5, 6, 7, 8, 9, 10, 11, and 12 in City Block 30/2382 into one 0.5099 acre lot and one 0.1325 acre lot on property on property at 8510, 8512, 8520 and 8522 Denton Drive at Burbank Street, east corner.
Applicant/Owner: Viceroy Investments, LLC / Fermin & Gloria Lopez
Surveyor: Votex Surveying Co.
Application Filed: August 13, 2012
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (10) **S112-179**
(CC District 14) An application to replat a 0.28 acre tract of land containing all of Lot 1 and the west half of a 44 foot reserved strip of land in City Block 4/5015 into one lot and to remove the existing five foot side yard building line along the east line of the property located at 5531 Purdue Boulevard.
Applicant/Owner: Creekview Construction/Olivia Randall (Executrix of the Mary Villareal Estate)
Surveyor: Texas Heritage Surveying, LLC
Application Filed: August 8, 2012
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (11) **S112-185**
(CC District 13) An application to replat a 6.085 acre tract of land containing all of Lot 1D, all of Lot 8, and part of Lot 2 in City Block 6/5596 to create one lot on property bounded by Park Lane, Hollow Way Road, and Alva Court.
Applicant/Owner: Elaine Perlman
Surveyor: CBG Surveying Inc.
Application Filed: August 9, 2012
Zoning: R-1ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S112-187**
(CC District 9) An application to replat a 0.185 acre tract of land containing all of lots 2 and 3 in City Block F/2812 into one lot located at 7006 Shook Avenue.
Applicant/Owner: Nathan Watkins
Surveyor: Peiser & Mankin Surveying
Application Filed: August 10, 2012
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Docket

W112-019
Neva Dean
(CC District 11) An application for an a waiver of the two-year waiting period in order to submit an application to amend the deed restrictions on property zoned an MU-1(SAH) Mixed Use District on the northeast corner of Meandering Way and LBJ Freeway.
Staff Recommendation: **Denial**

D112-009
Olga Torres Holyoak
(CC District 6) Development plan for Subdistrict 1C of Planned Development District No. 714 on Sylvan Avenue, between Fort Worth Avenue and I-30 Service Road.
Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z112-145(WE)**
Warren Ellis
(CC District 13) An application for the creation of a new Subarea within Tract 1 of Planned Development District No. 314, the Preston Center Special Purpose District on the southwest corner of Douglas Avenue and Northwest Highway.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan and conditions.
Applicant: City of Dallas
Representative: Kent Pontious - Perkins & Will

2. **Z112-227(WE)**
Warren Ellis
(CC District 7)

An application for a Specific Use Permit for recycling buy-back center on property zoned an IM Industrial Manufacturing District on the south side of South Lamar Street between Lenway Street and Martin Luther King Jr. Boulevard.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: NCSW, Ltd
Representative: Robert Miklos
3. **Z112-273(WE)**
Warren Ellis
(CC District 7)

An application for the creation of a new tract within Planned Development District No. 730 for mixed uses on the southwest corner of Bexar Street and Hooper Street.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan and conditions.
Applicant: City of Dallas
Representative: Darrell Fitzgerald - Fitzgerald Collaborative
4. **Z112-280(WE)**
Warren Ellis
(CC District 6)

An application for a Specific Use Permit for a commercial amusement (inside) for a dance hall within Planned Development District No. 498, the Harry Hines Corridor Special Purpose District, on the north side of Royal Lane, between Reeder Road and Harry Hines Boulevard.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
Applicant: International Event Center, LLC
Representative: Rebekah Kim
5. **Z112-245(JH)**
Jennifer Hiromoto
(CC District 5)

An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use greater than 3,500 square feet on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the north side of Lake June Road, west of Masters Road.
Staff Recommendation: **Approval** of the D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: RLS Supermarkets, LLC
Representative: Santos Martinez - MASTERPLAN
6. **Z112-283(JH)**
Jennifer Hiromoto
(CC District 2)

An application for a Subdistrict 1C within Planned Development District No. 621 on property zoned a Subdistrict 1A within Planned Development District No. 621 on the northwest corner of North Riverfront Boulevard and Payne Street.
Staff Recommendation: **Approval**
Applicant/Representative: Brent Thompson, Reunion Brewing Company

Zoning Cases - Under Advisement

7. **Z112-256(JH)**
Jennifer Hiromoto
(CC District 12)
An application for a CS Commercial Service District on property zoned a CH Clustered Housing District on the south side of Ronnie Drive and north side of Newt Drive, east of Dickerson Street.
Staff Recommendation: **Denial**
Applicant: Barbara Haynes and Feliz Diaz
U/A From: August 16, 2012
8. **Z112-262(JH)**
Jennifer Hiromoto
(CC District 6)
An application for a Specific Use Permit for an Industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR Industrial Research District on the northeast corner of Luna Road and Ryan Road.
Staff Recommendation: **Denial**
Applicant: Charlie Parnian
Representative: Issac Molina
U/A From: August 16, 2012

Zoning Cases – Individual

9. **Z112-268(RB)**
Richard Brown
(CC District 6)
An application for an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on property zoned an IR Industrial/Research District on the south line of Ryan Road, east of Luna Road.
Staff Recommendation: **Denial**
Applicant: SNOBLA Holdings, LLC
Representative: Dallas Cothrum
10. **Z112-260(MW)**
Megan Wimer
(CC District 3)
An application for a Specific Use Permit for an Industrial (outside) not potentially incompatible use for a concrete batch plant on property zoned an IR Industrial Research District on the south side of Crystal Lake Boulevard, west of Dan Morton Drive.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Ashley Concrete LLC
Representative: Audra Buckley, Permitted Development

Special Provision Sign District

SPSD112-001(CG)

Carrie Gordon
(CC District 2, 14)

An application for amendments to the Downtown Special Purpose Sign District, Section 51A-900 of the Dallas City Code, to amend the building occupancy requirements for non-premise district activity videoboard signs on buildings with retail and personal service uses to include commercial parking lot or garage and lodging uses in an area generally bounded by Jackson Street, Lamar Street, Pacific Street, and Cesar Chavez Boulevard.

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

Applicant: Downtown Dallas, Inc.

Representative: Jim Wood

Other Matters

Minutes: August 16, 2012

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, September 6, 2012

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, September 6, 2012, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider (1) **DCA 112-002(a)** Consideration of amending the Dallas Development Code to amend certain parking standards to include bicycle parking provisions.

EXECUTIVE SESSION NOTICE

The Commission may hold a closed executive session regarding any item on this agenda when:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the Commission/Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex, Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.086]

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 6, 2012****FILE NUMBER:** S112-180**Subdivision Administrator:** Paul Nelson**LOCATION:** bounded by Hatcher Street, Troy Street, and Spring Avenue**DATE FILED:** August 8, 2012**ZONING:** PD 595 NC**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 1.147 Acre**MAPSCO:** 47N**APPLICANT/OWNER:** S.I.D.C.

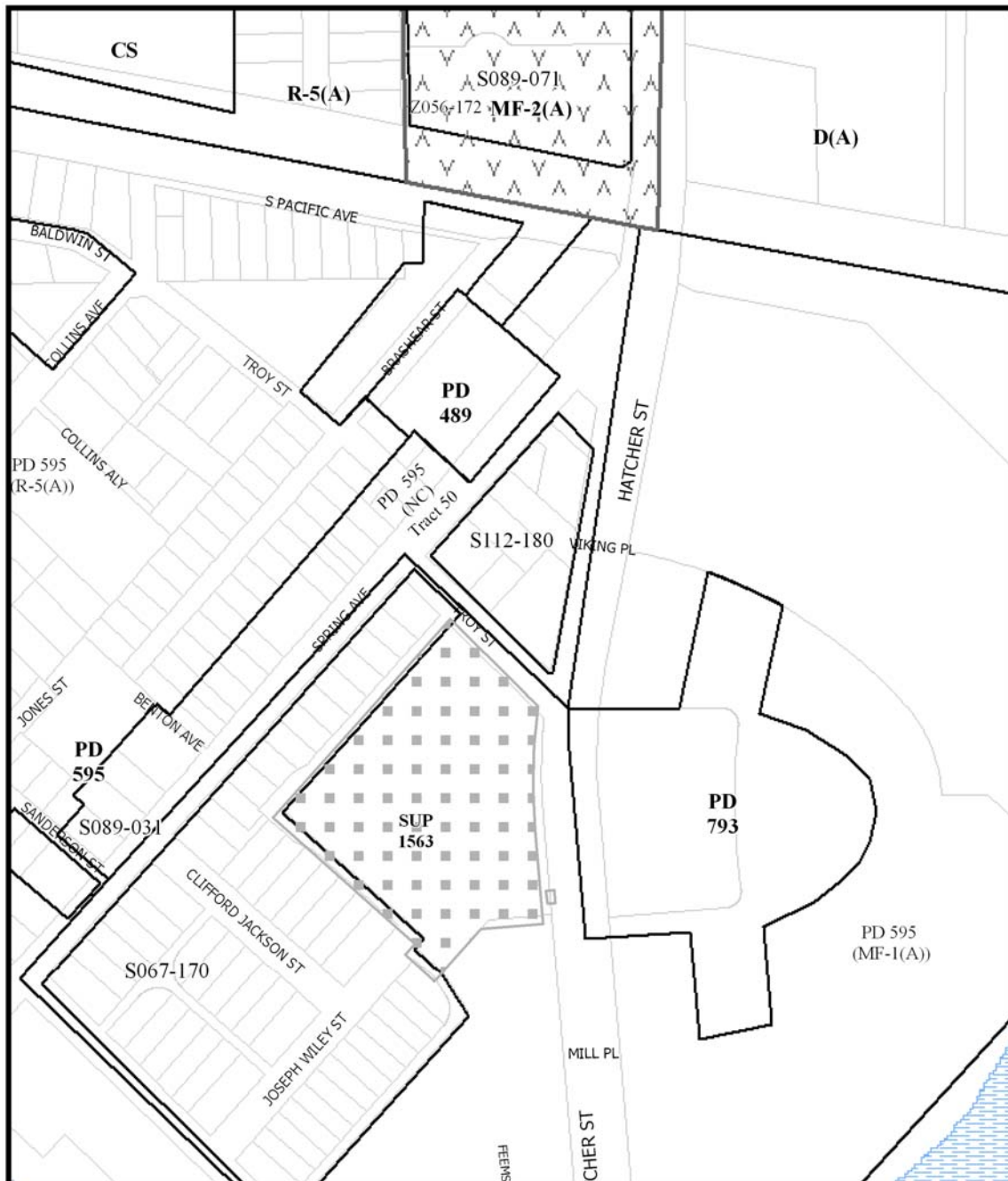
REQUEST: An application to replat a 1.147 acre tract of land containing part of Lots 3, 4, 5, 6, and 7 in City Block 4482, and part of Lots 35 and 36 in City Block 4487 into one lot on property bounded by Hatcher Street, Troy Street, and Spring Avenue.


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 NC subdistrict of PD 595; 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. On the final plat show how all adjoining ROW was created.
14. On the final plat show the recording information on all existing easements within 150 feet of the property.
15. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information for each tract.
16. On the final plat show two control monuments must be shown.
17. On the final plat list the utility easements as retained within street abandonments when stated in the abandonment ordinance.14. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
18. On the final plat show the abandonment of "New Street" along the northeast line of the property and contained in Ordinance No. 5365.
19. On the final plat verify that the building along the northeast line does not encroach into the property being platted.
20. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
21. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
22. New water and/or wastewater easements need to be shown on the final plat.
23. Water/wastewater main extension may be required by Private Development Contract.
24. On the final plat identify the property as Lot 1 in City Block A/4482.



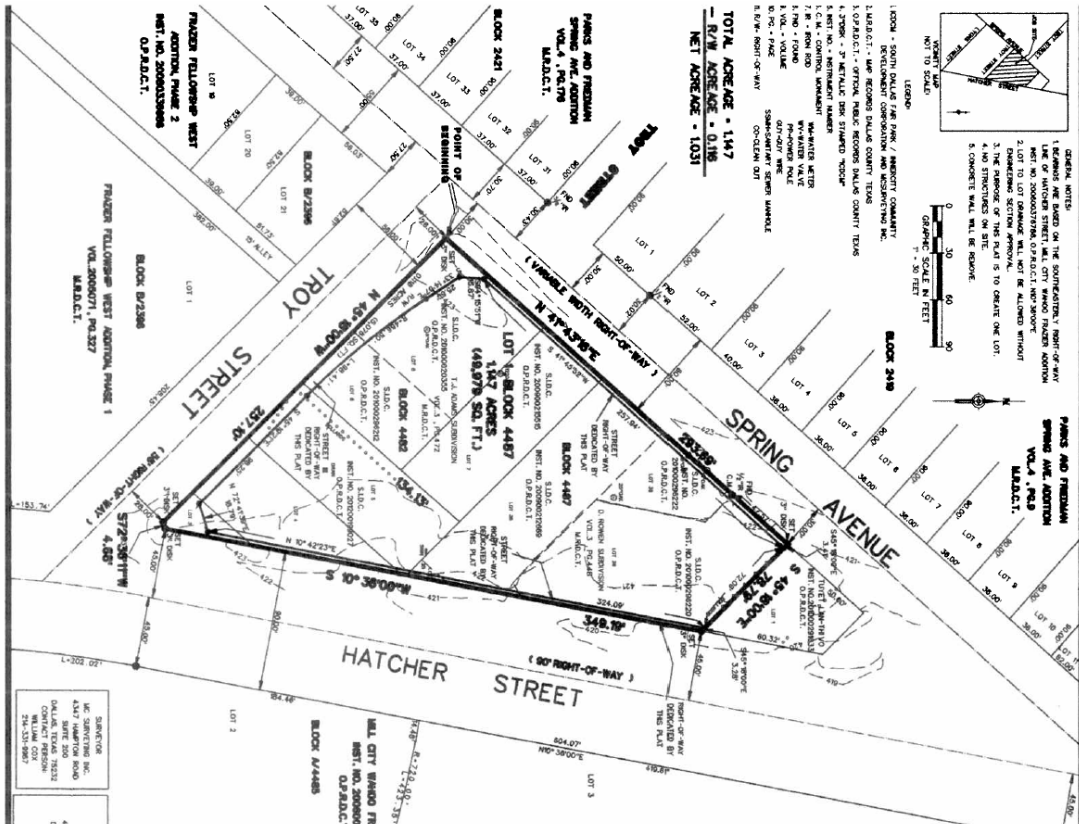
 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	<p>Map no: <u> E-5 </u></p> <p>Case no: <u> S112-180 </u></p>
---	---	---

8/28/2012



 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Map no: <u> E-5 </u> Case no: <u> S112-180 </u>
--	---	--

8/28/2012



**FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE**

ICDD-SPRING AVENUE ADDITION
LOT 1, BLOCK 4487

PRELIMINARY PLAT
LOT 1, BLOCK 4487

MC SURVEYING
4347 HAMPTON RD • 200
DALLAS, TEXAS 75232
214-331-9967

PROJECT NO.	DATE	REVISIONS
1117-01		
APPROVED BY		
DRAWN BY		

STATE OF TEXAS
 COUNTY OF DALLAS
 I, **DAVID H. HARRIS**, Surveyor General for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in my office.

I, **DAVID H. HARRIS**, Surveyor General for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in my office.

I, **DAVID H. HARRIS**, Surveyor General for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in my office.

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 6, 2012****FILE NUMBER:** S112-181**Subdivision Administrator:** Paul Nelson**LOCATION:** Ross Avenue and Annex Avenue, South corner**DATE FILED:** August 8, 2012**ZONING:** PD No. 298, Subdistrict 4**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.8845 Acre **MAPSCO:** 46A**APPLICANT/OWNER:** Prescott Interests, Ltd.

REQUEST: An application to create a 0.8845 acre lot from a tract of land in City Block 1/648 on property located at Ross Avenue and Annex Avenue, South corner.

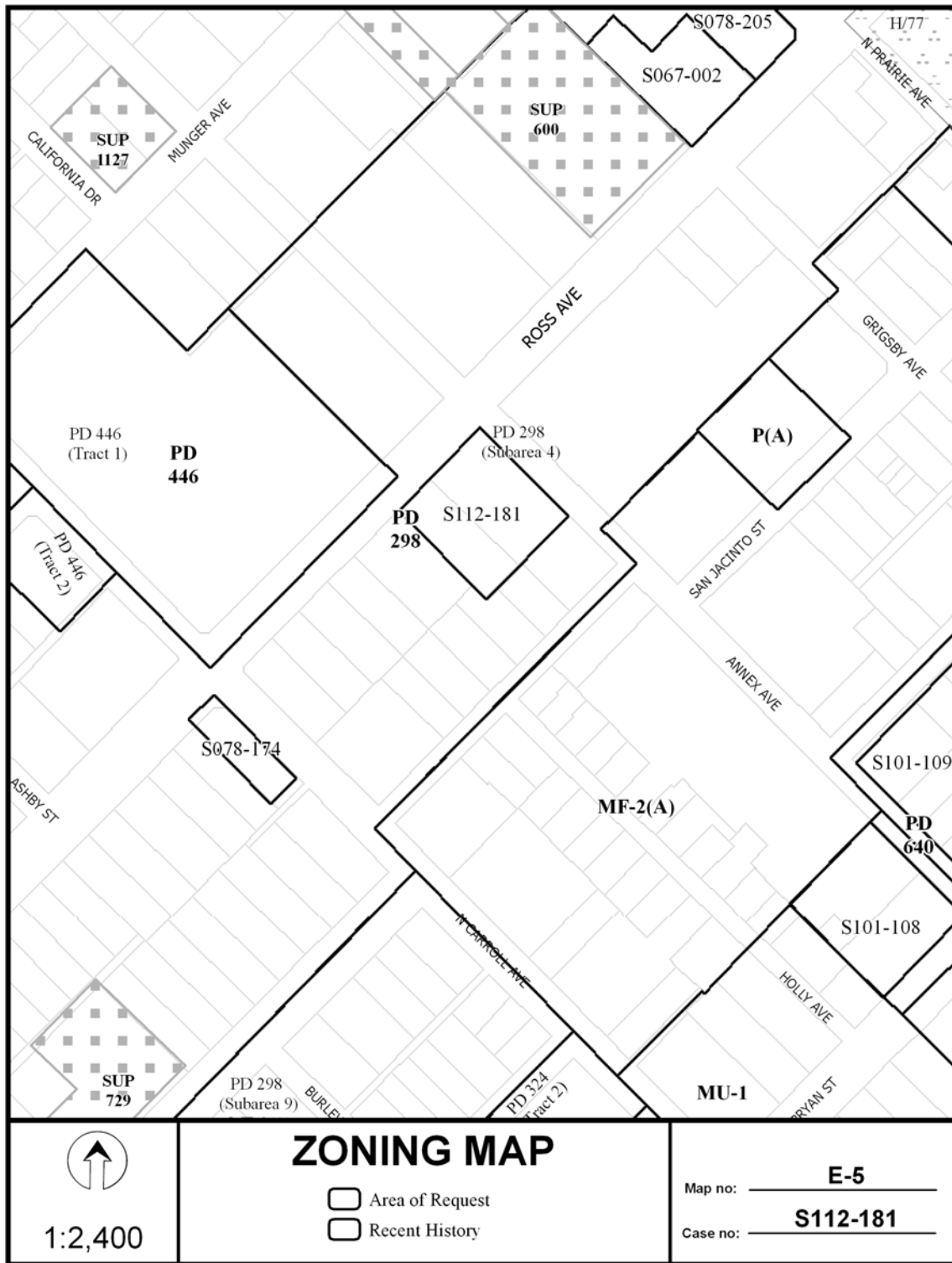
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of the NC subdistrict of PD No. 298, SubDistrict 4; 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 will not be allowed without Engineering Section approval."
13. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Ross Avenue and Annex Avenue.
14. On the final plat show chose a different addition name.
15. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
16. Wastewater main extension is required by Private Development Contract.
16. On the final plat identify the property as Lot 6 in City Block 1/648.





 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	<p style="text-align: center;">Map no: <u> E-5 </u></p> <p style="text-align: center;">Case no: <u> S112-181 </u></p>
--	---	---

8/28/2012

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 6, 2012****FILE NUMBER: S112-182****Subdivision Administrator: Paul Nelson****LOCATION: 205 Executive Drive, north of Northwest Highway****DATE FILED: August 9, 2012****ZONING: CS****CITY COUNCIL DISTRICT: 9****SIZE OF REQUEST: 3.423 Acre****MAPSCO: 28Z****APPLICANT/OWNER: Northstar Bank of Texas**

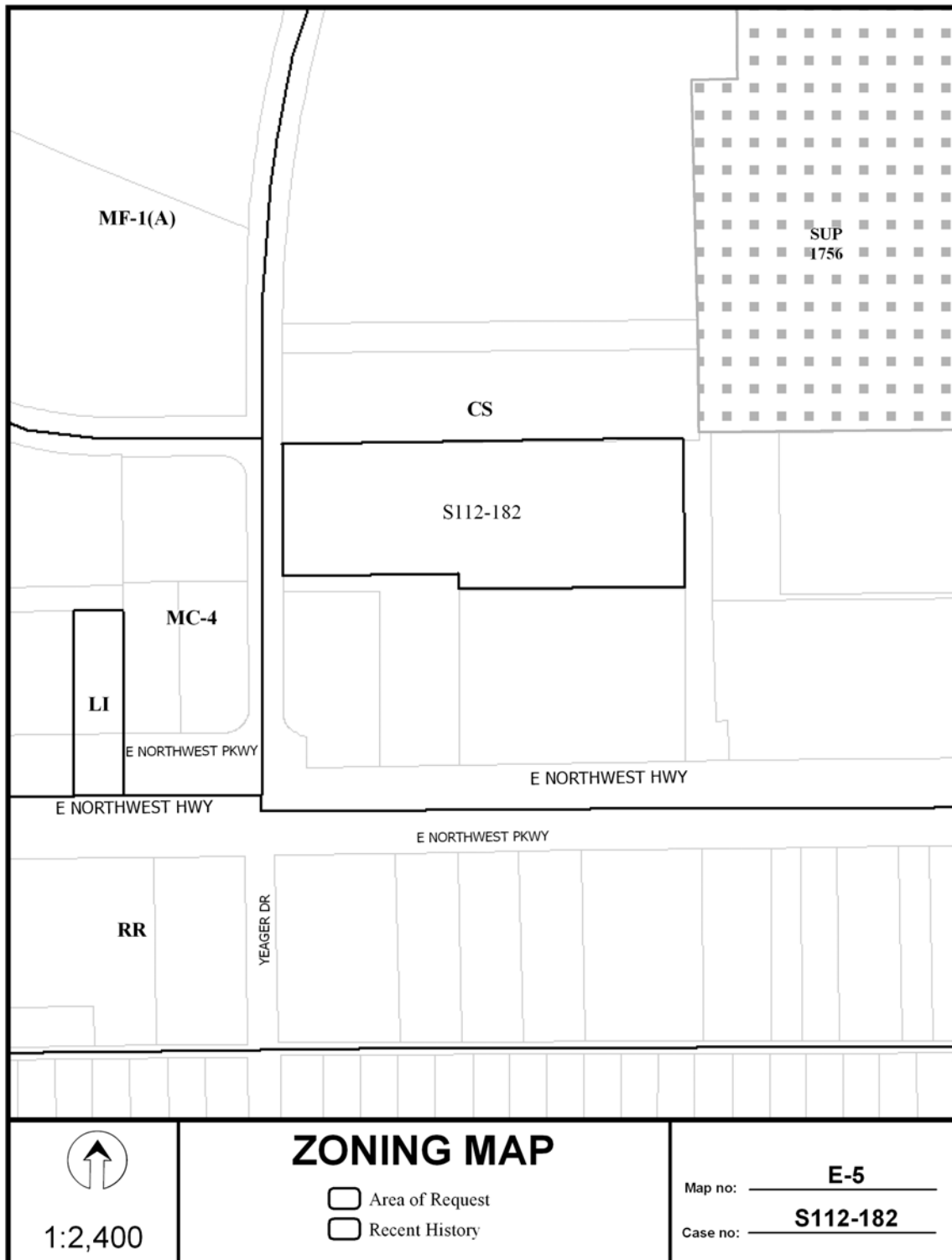
REQUEST: An application to create one 2.3388 acre lot and one 1.0837 acre lot from a 3.423 acre tract of land in City Block 8043 at property located on 205 Executive Drive north of Northwest Highway.

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 CS District; therefore, staff recommends approval subject to compliance with the following conditions:

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

9. 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.
11. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
12. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
13. On the final plat show the recording information on all existing easements within 150 feet of the property.
14. The proposed mutual access easement must be recorded by separate instrument and recording information placed on the face of the final plat.
15. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
16. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
17. Water/wastewater main extension is required by Private Development Contract.
16. On the final plat identify the property as Lots 8 and 9 in City Block D/8043.



8/28/2012



CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 6, 2012****FILE NUMBER:** S112-183**Subdivision Administrator:** Paul Nelson**LOCATION:** Hampton Road at Mountain Lake Road, northeast corner**DATE FILED:** August 8, 2012**ZONING:** CR & NS(A)**CITY COUNCIL DISTRICT:** 1 **SIZE OF REQUEST:** 0.511 Acre **MAPSCO:** 53R**APPLICANT/OWNER:** KOJO Plaza, L.L.C.

REQUEST: An application to replat a 0.511 acre tract of land containing all of Lots 1, 2, 3, 4, 21, and 22 in City Block 3/4756 and a portion of an existing 20 foot alley to create one lot on Hampton Road at Mountain Lake Road, northeast corner.

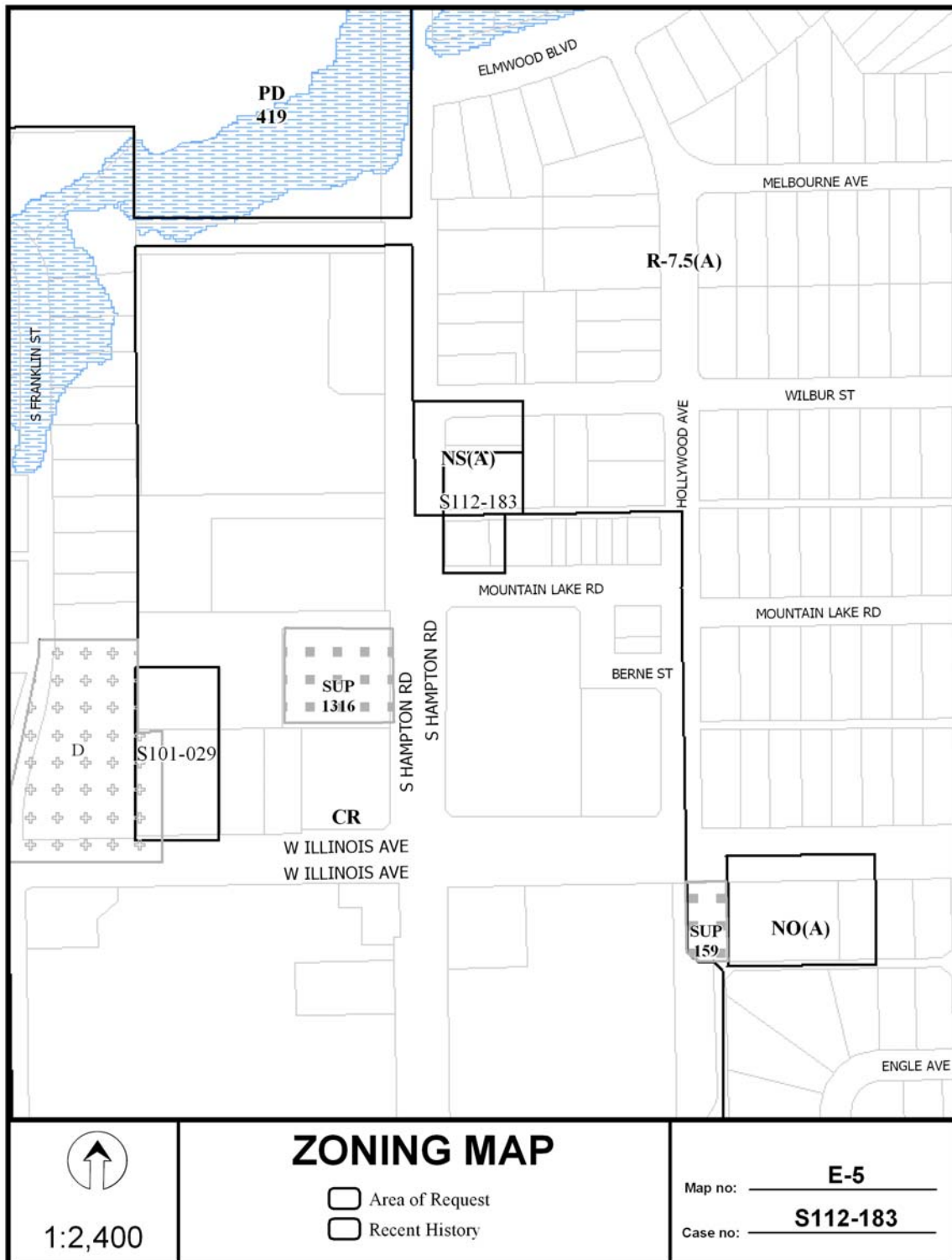
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

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


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

9. 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.
11. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
12. On the final plat dedicate 50 feet of ROW from the established center line of Hampton Road.
13. On the final plat dedicate a 15 foot by 15 foot corner clip at Hampton Road and Mountain Lake Road.
14. Dedicate, design, and construct an alley turn around or turn out based on city standards.
15. On the final plat show how all adjoining ROW was created.
16. On the final plat show the recording information on all existing easements within 150 feet of the property.
17. On the final plat show two control monuments must be shown.
18. On the final plat show the distance/width of ROW Hampton Road at a minimum of 2 locations.
19. On the final plat list the utility easements as retained within street abandonments when stated in the abandonment ordinance.
20. Submit correction deed with a legal description.
21. On the final plat provide the GPS coordinates on the plat boundary.
22. On the final plat show the platted easement along the most easterly line of the plat.
23. On the final plat provide documentation that the existing building does not encroach into the alley ROW. If it encroaches the structure must be modified to eliminate the encroachment prior to submitting the final plat for recording or prior to the issuance of an Early Release Building Permit, whichever occurs first.
24. On the final plat provide the surveyors name, firm name, address, phone number, and State of Texas License Number.
25. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
26. Water main extension may be required by Private Development Contract.

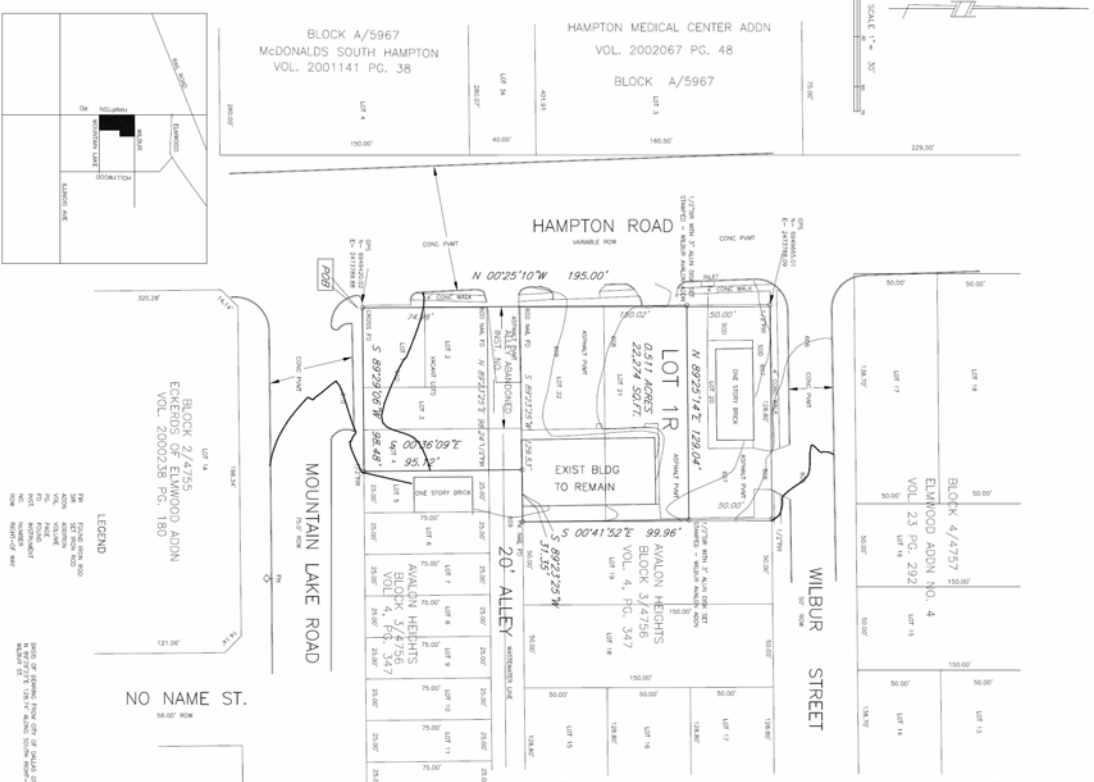
27. The alley abandonment must be processed thru the Real Estate Division of the Department of Sustainable Development and Construction.
28. On the final plat the abandonment needs to be shown as: "Abandonment authorized by Ordinance No. _____ and recorded as Instrument No. _____."
29. Real Estate Division release required prior to submittal of the final plat for the Chairman's signature.
30. On the final plat change "No Name Street" to "Berne Street". Plat S9990-114R, "Eckerds of Elmwood" shows 131.06 feet by 56 feet remaining for Berne Street ROW.
31. On the final plat identify the property as Lot 1A in City Block 3/4756.





 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Map no: <u> E-5 </u> Case no: <u> S112-183 </u>
--	---	--

8/28/2012



OWNER:
 LANE'S, L.L.C.
 C/O SAILEN MIAMI
 717 E. AFTERBORN BLVD.
 GRAND PRAIRIE, TEXAS 75051

ENGINEER:
 S.L. BIRD
 1001 W. EVLESS BLVD SUITE 211
 EULESS, TEXAS 75040
 PH: 214-966-7520

LANE'S SOUTHWEST SURVEYING INC.
 20773 DOLLY DR. SUITE B
 DALLAS, TEXAS 75228
 PH: 972-481-4442
 EMAIL: ALTHOFF@LANESNET

FILE NO. 89-84

STATE OF TEXAS
 COUNTY OF DALLAS

PRELIMINARY FOR REVIEW ONLY
 A. L. LANE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2509
 COUNTY OF DALLAS

STATE OF TEXAS
 COUNTY OF DALLAS

OWNER'S DECLARATION

BEFORE ME, the undersigned authority, a Notary Public, in and for said County and State, on this _____ day of _____, 2012, _____, the undersigned, known all well by their respective names, acknowledged to me that they executed the above and foregoing instrument and declaration for the purposes and consideration therein expressed.

WILBUR AVALON ADDITION
LOT 1R, BLOCK 3/4756

ALL OF LOTS 21, 22 IN BLOCK 3/4756
 ALL OF LOTS 12, 13, 4 IN BLOCK 3/4756
 AVALON HEIGHTS ADDITION
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S 112-183

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 6, 2012****FILE NUMBER:** S112-184**Subdivision Administrator:** Paul Nelson**LOCATION:** Walton Walker Boulevard and West Davis Street, northwest corner**DATE FILED:** August 8, 2012**ZONING:** PD 868**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 9.6663 Acre **MAPSCO:** 52A**APPLICANT/OWNER:** QuickTrip Corp. / Mike Miller

REQUEST: An application to create one 1.2649 acre lot and one 8.4014 acre lot from a 9.6663 acre tract of land in City Block 8334 on property located at Walton Walker Boulevard and West Davis Street, northwest corner.

SUBDIVISION HISTORY:

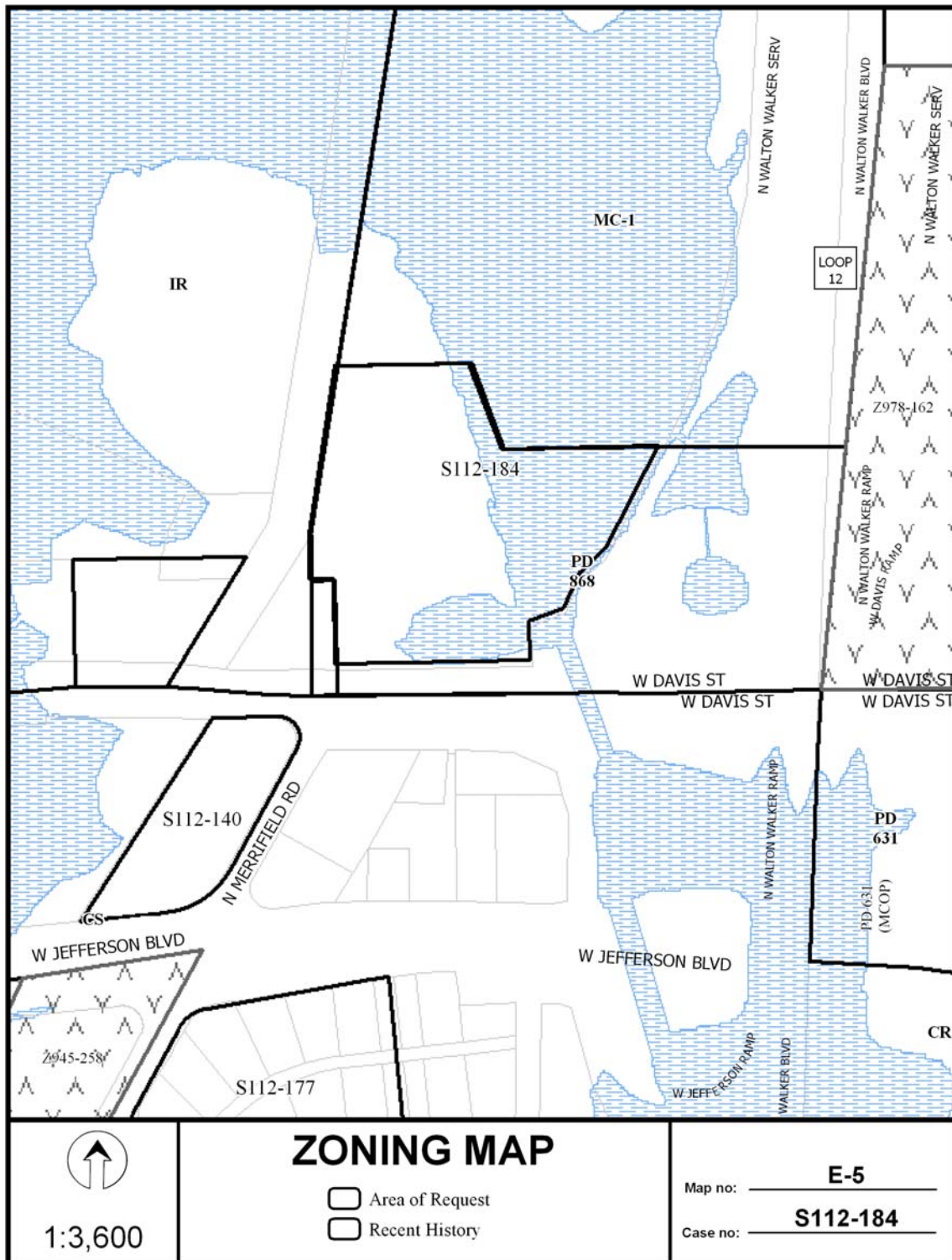
1. S112-140 was an application southwest of the present request at W. Davis Street and Merrifield Road to create one 1.020 acre lot and one 1.888 acre lot from a 2.907 acre tract of land located in City Block 8345 on property located on Merrifield Road between Davis Street and Jefferson Boulevard and was approved on June 21, 2012 but has not been recorded as of this date.
2. S112-177 was an application to replat a 5.426 acre tract of land containing part of Lot 3 and part of Lot 14, all of Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13, and part of a 30' wide abandoned alley in City Block H/8343 into one lot on property on Marine Way between Jefferson Boulevard and Navy Avenue and was approved on August 16, 2012.

STAFF RECOMMENDATION: The request complies with the requirements of PD 868; 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.

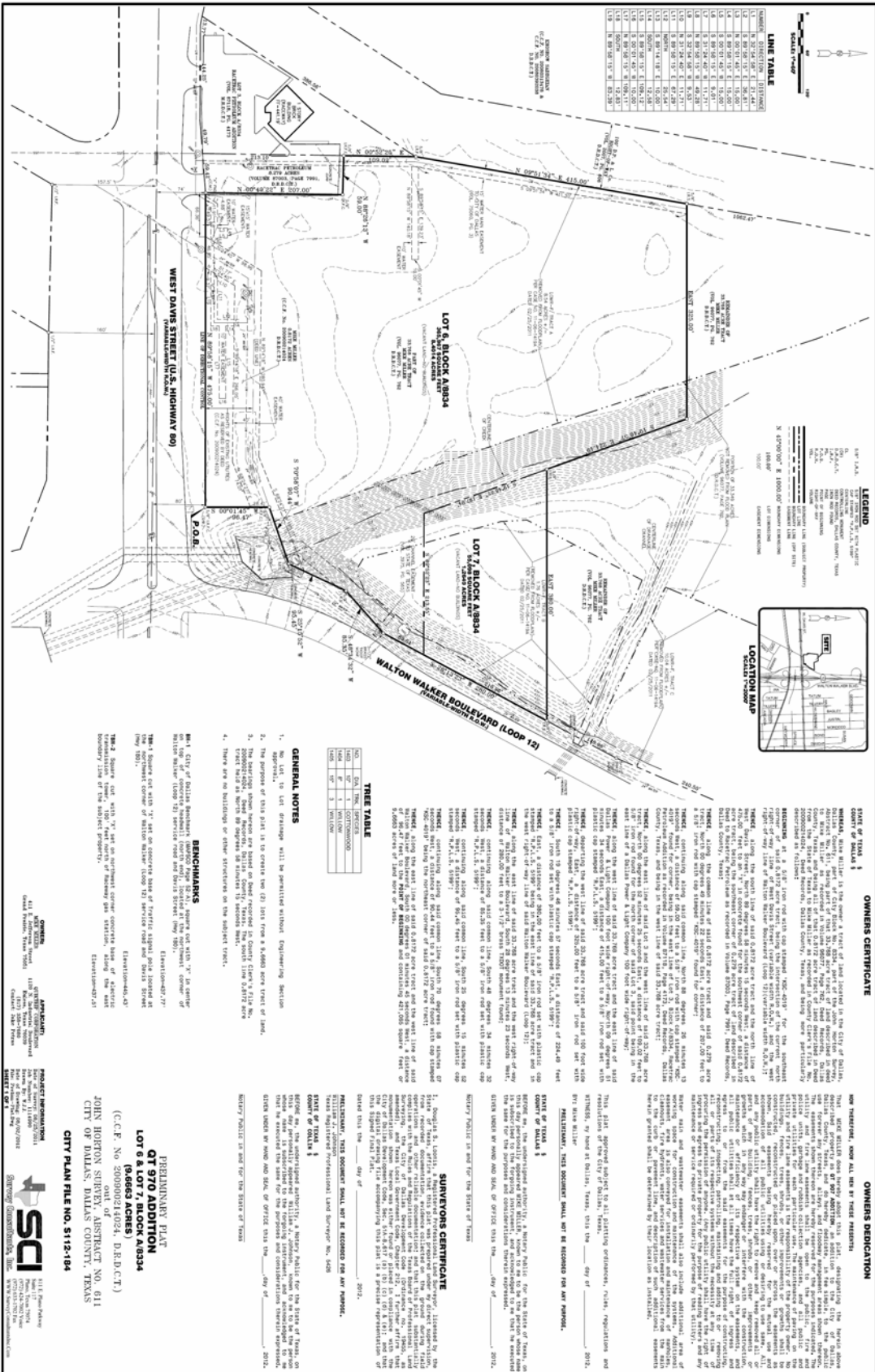
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A 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 will not be allowed without Engineering Section approval."
13. Add a note to the final plat stating: "Access to or modification to access on Walton Walker Blvd. and Davis Street requires TXDOT approval."
14. On the final plat determine the 100 year water surface elevation across the plat.
15. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
16. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
17. On the final plat specify minimum fill and minimum finished floor elevations.
18. On the final plat show the natural channel set back from the crest of the natural channel.
19. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
20. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
21. On the final plat provide TXDOT ROW maps where the TXDOT ROW's adjoin the property.
22. On the final plat modify the street label to Davis Street (U.S. Highway 180).
23. On the final plat note Walton Walker as State Highway Loop 12.

24. On the final plat show the new public easements as being created by this plat.
25. Prior to submitting the final plat for recording provide the Subdivision Administrator a copy of the approve LOMAR from FEMA.
26. A 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 add a label for "Merrifield Road" in its ROW.
29. On the final plat change "West Davis Street " to "Davis Street (State Highway No. 180)".
30. On the final plat change Walton Walker Boulevard (Loop 12) to "Walton Walker Boulevard (State Highway Loop 12).
31. On the final plat identify the property as Lots 1 and 2, City Block A/8334.





8/28/2012



CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 6, 2012****FILE NUMBER:** S112-188**Subdivision Administrator:** Paul Nelson**LOCATION:** Hillcrest Road at Northwest Highway, northeast corner**DATE FILED:** August 10, 2012**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 19.15741Acre **MAPSCO:** 25V**APPLICANT/OWNER:** Congregation Emanuel

REQUEST: An application to create a 19.15741 acre lot from a tract of land in City Block 5453 on Hillcrest Road at Northwest Highway, northeast corner.

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

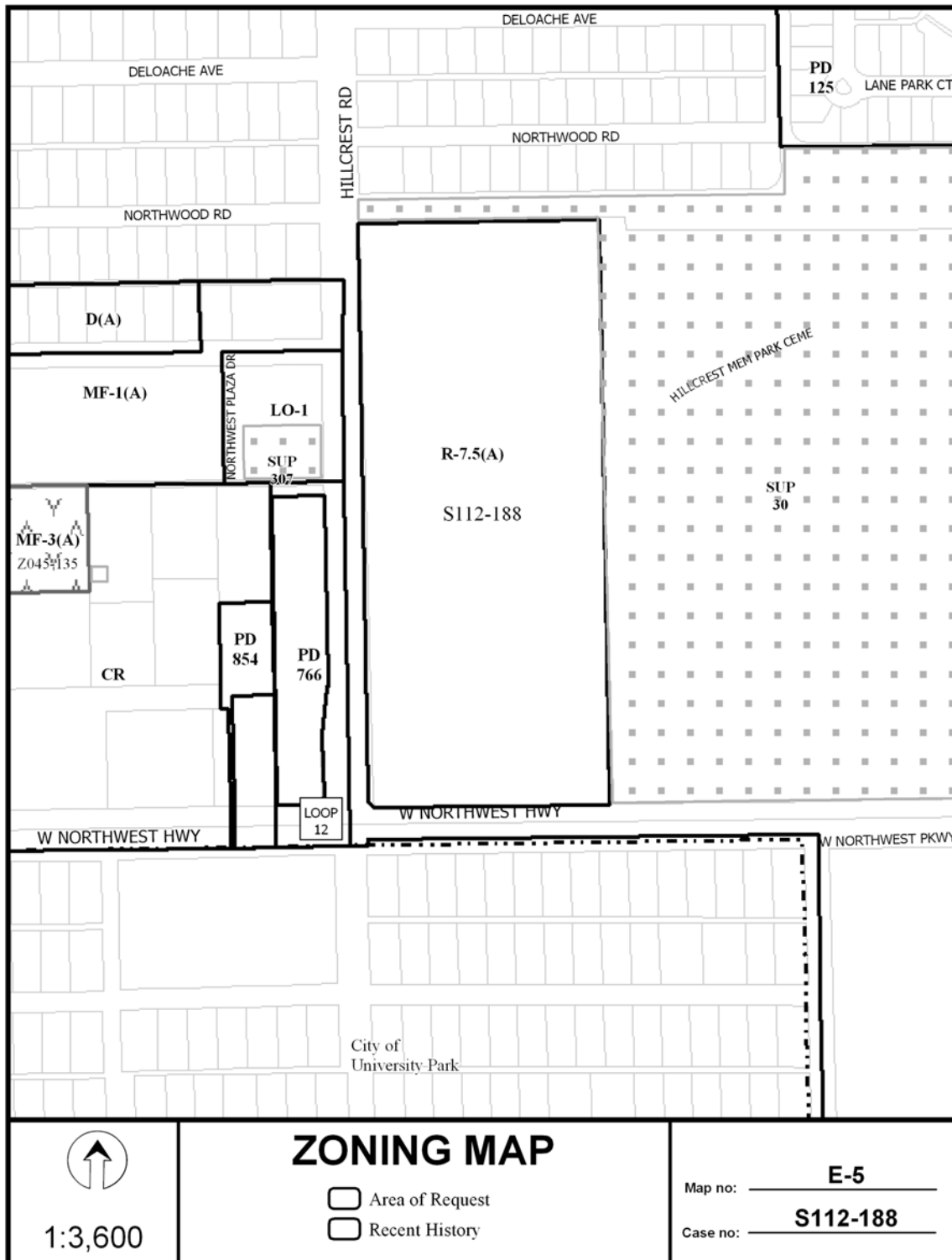
STAFF RECOMMENDATION: Section 51A-8.503(a) indicates that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography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

The R-7.5(A) District requires a minimum lot area of 7,500 square feet. The new lot is much larger than the minimum R-7.5 (A) standard. However, the proposed plat is to create a lot for an existing development. Also, the lot area is larger than other single family lots in the area but smaller than the adjoining cemetery lot. The staff has determined that the request complies with the requirements of the R-7.5(A) District and is creating a lot for an institutional use; therefore, staff recommends approval subject to compliance with the following conditions

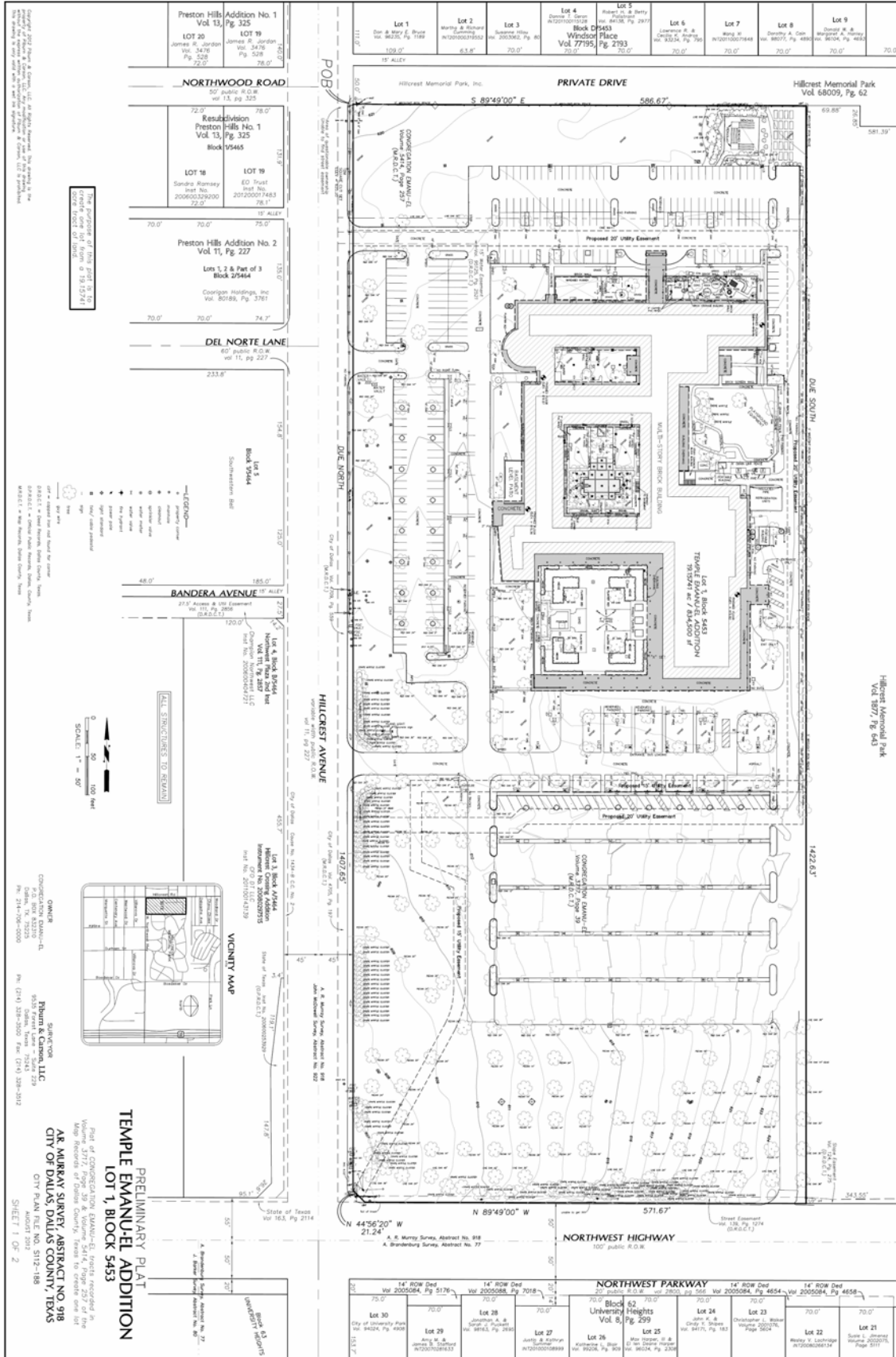
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with 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.
11. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
12. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
13. On the final plat show dedicate 50 feet of ROW from the established centerline of Hillcrest Avenue.
14. On the final plat dedicate 53.5 feet of ROW from the established centerline of Northwest Highway.
15. On the final plat dedicate a 15 foot by 15 foot corner clip at Hillcrest Road at Northwest Highway.
16. On the final plat add the following note: "Access or any modification to access on Northwest Highway requires TXDOT approval."
17. On the final plat show the recording information on all existing easements within 150 feet of the property.
18. On the final plat provide TXDOT ROW map at adjoiner.
19. On the final plat show the existing city limit lines.
20. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
21. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
22. Water/wastewater main extension is required by Private Development Contract.
23. On the final plat change "Hillcrest Avenue" to "Hillcrest Road".

24. On the final plat change “Northwest Highway” to “Northwest Highway (State Highway Loop Nol. 12)”.
25. On the final plat identify the property as Lot 1 in City Block M/5453.







CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 6, 2012****FILE NUMBER:** S112-189**Subdivision Administrator:** Paul Nelson**LOCATION:** Bainbridge Drive, Cliff Creek Crossing and Interstate Highway 20**DATE FILED:** August 13, 2012**ZONING:** PD 751, Tract 1**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 11.4631 Acre **MAPSCO:** 73C**APPLICANT/OWNER:** SLF IV – Wheatland, LP

REQUEST: An application to replat an 11.4631 acre tract of land containing all of Lot 1A in City Block K/7554 into one 6.215 acre lot, and one 5.248 acre lot on property bounded by Bainbridge Drive, Cliff Creek Crossing and Interstate Highway 20.

SUBDIVISION HISTORY:

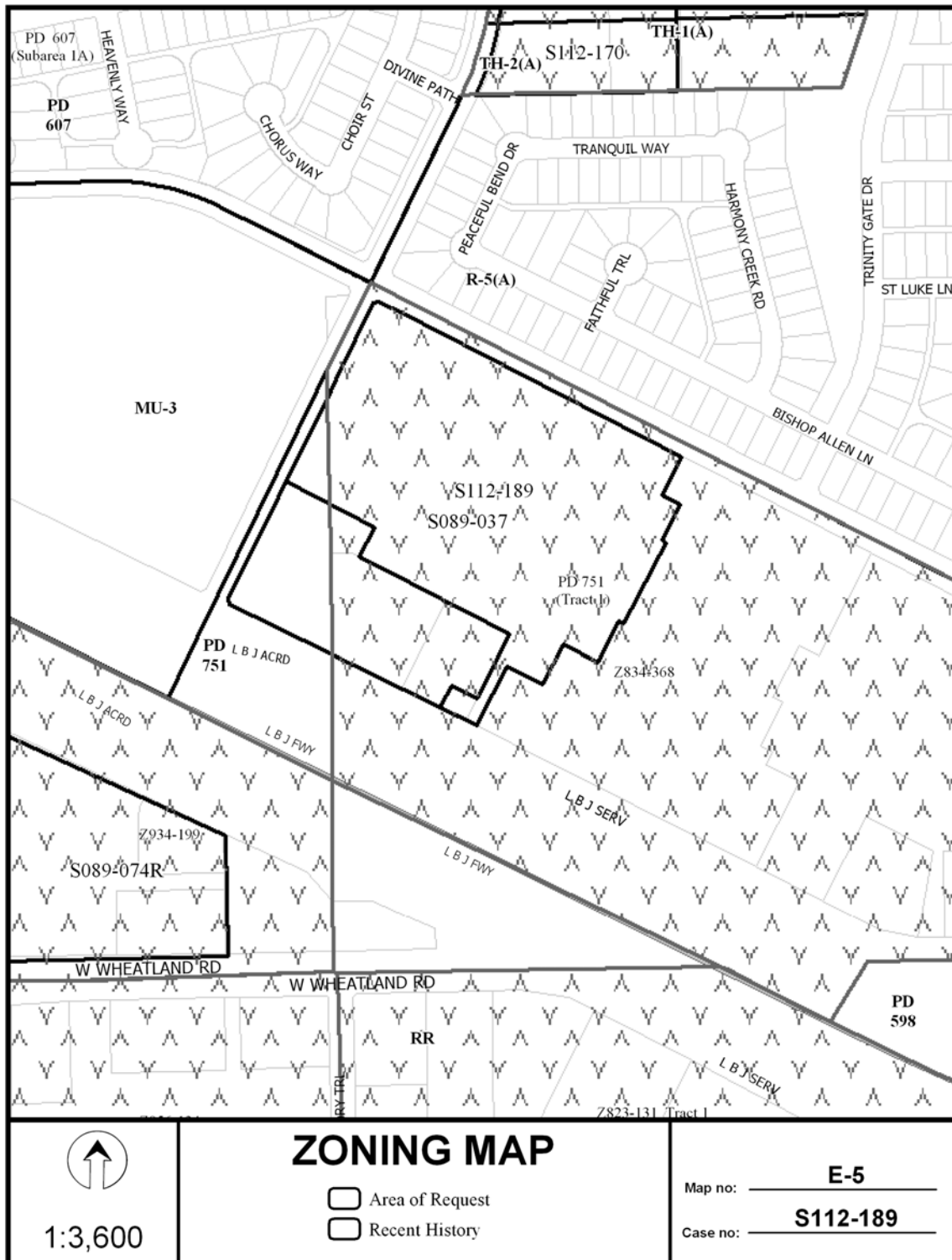
1. S089-037 was an application on property that is part of the present request to replat 15.4118 acres containing Lots 1, 7, 8 and 9 in City Block K/7554 into three lots ranging in size from 1.5018 acres to 11.4631 acres located at the intersection of Bainbridge Dr. and Cliff Creek Crossing, southeast corner. The request was approved on January 9, 2009 and was recorded on February 16, 2012.
2. S078-161 was an application to create one 0.7686 acre lot, one 1.0154 acre lot, and one 0.5511 acre lot, from a 2.335 acre tract of land in City Block 7556, southwest corner Hampton Road and Wheatland Road. Approved April 24, 2008, but has not been recorded and has expired due to exceeding the 5 year time limit.
3. S056-315 was an application to plat a 38.9426 acre tract of land in Block 7554 into eight lots ranging in size from 0.9292 to 11.995 acres bordered by I-20 service road, Bainbridge Drive, Cliff Creek Crossing, Chrysalis Drive, and Wheatland Road. The request was approved on August 3, 2006 and filed for record December 12, 2007.
4. S056-314R was an application to revise a previously approved replat to create four lots ranging in size from 1.0182 acres to 3.2156 acres out of a 7.6132 acre tract of land bounded by Chrysalis Dr., Cliff Creek Crossing, S. Hampton Rd. and W. Wheatland Dr. The request was approved March 27, 2008 and was recorded on June 14, 2009.

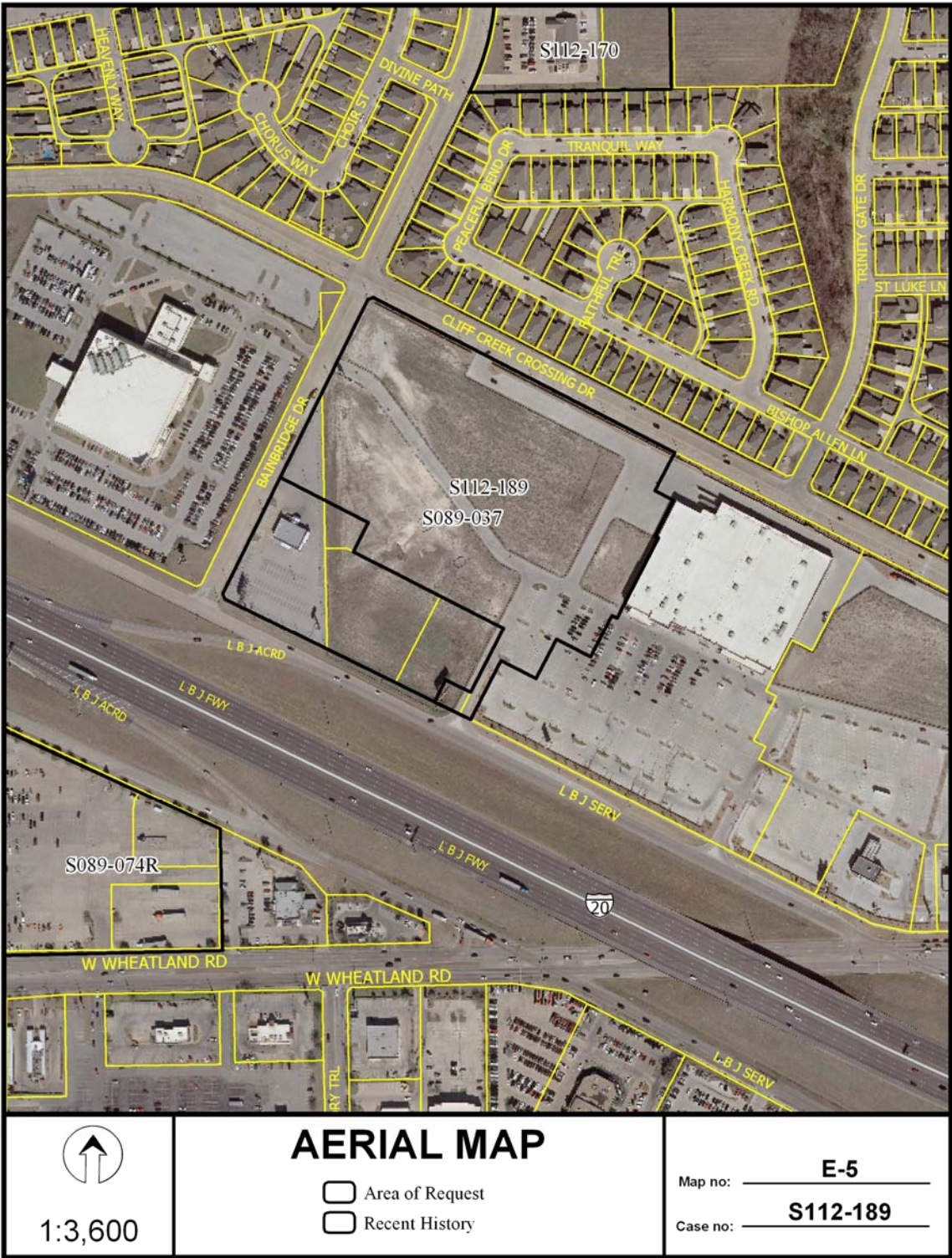
STAFF RECOMMENDATION: The request complies with the requirements of PD 751, Tract 1; therefore, staff recommends approval subject to compliance with the following conditions

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

2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. 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.
11. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
12. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
13. On the final plat dedicate a 15 feet by 15 feet corner clip at Cliff Creek Crossing at Bainbridge Drive.
14. On the final plat add the following note: "Access to or any modification to access on IH-20 requires TXDOT approval."
15. On the final plat show all utility easement abandonments with their recording information.
16. On the final plat provide TXDOT ROW map at adjoiner.

17. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
18. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
19. Water/wastewater main extension is required by Private Development Contract.
20. On the final plat change "Interstate Highway NO. 20 (Frontage Road)" to Lyndon B Johnson Freeway (Interstate Highway No. 20)".
16. On the final plat identify the property as Lots 1C and 1D in City Block K/7554.





CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 6, 2012****FILE NUMBER:** S112-191**Subdivision Administrator:** Paul Nelson**LOCATION:** IH 35E between Wycliff Avenue and Medical District Drive**DATE FILED:** August 15, 2012**ZONING:** MU-3**CITY COUNCIL DIST:** 2 **SIZE OF REQUEST:** 4.637 Ac. **MAPSCO:** 34X,Y & 44B,C**APPLICANT/OWNER:** Market Center Land, LP

REQUEST: An application to create a 4.637 acre lot from a tract of land in City Block 6055 on property on IH 35E between Wycliff Avenue and Medical District Drive.

SUBDIVISION HISTORY:

1. S112-143 was an application southeast of the present request at I-35E northwest of Wycliff Avenue to create a 6.050 acre lot from a tract of land containing part of City Block C/6055 located at 2222 N. Stemmons Freeway northwest of Market Center Boulevard. The request was approved on July 12, 2012 but has not been recorded as of this date.

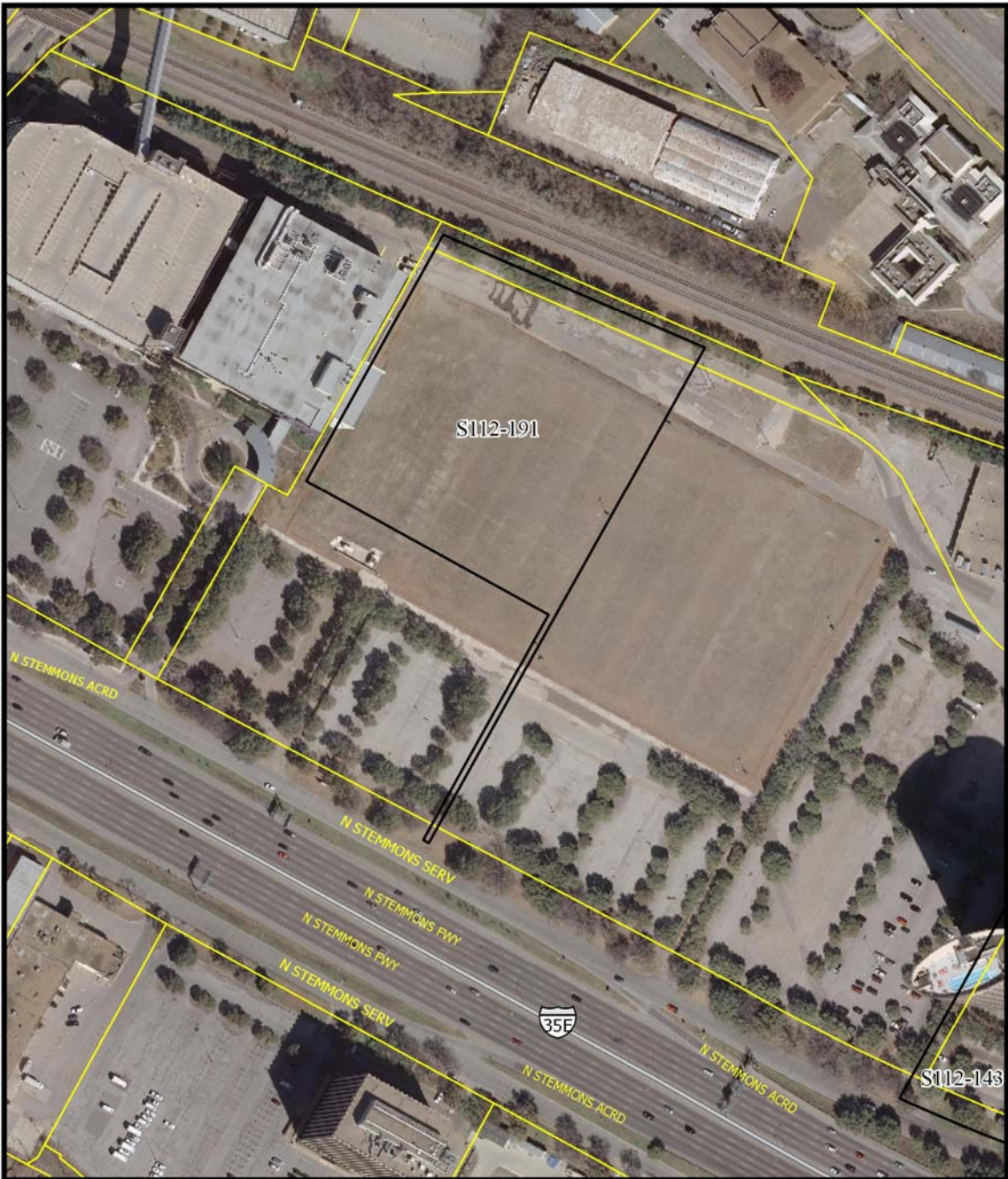
STAFF RECOMMENDATION: The request complies with the requirements of MU-3 District; therefore, staff recommends approval subject to compliance with the following conditions

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and 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.
11. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
12. On the final plat add the following note: "Access or modification to access on IH-35E requires TXDOT approval."
13. This location is in the Hampton – Oak Lawn Sump (WSE 403.7). All construction for any proposed development must be above the 403.7 foot elevation. For the areas where the existing elevation is below 403.7 feet, and any improvement is proposed, there must be a fill permit applied for and approved by Public Works and Transportation Department and Minimum Finish Floor elevation for those areas will have to be established thru the process and placed on the face of the final plat.
14. On the final plat show how all adjoining ROW for Inwood Road was created.
15. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
16. On the final plat change "Interstate No. 35E Stemmons Freeway" to "Stemmons Freeway (Interstate Highway No. 35E)".
17. Prior to submittal of the final plat for the Chairman's signature documentation must be provided to the Subdivision Administrator that the existing structures have been demolished or otherwise removed.
18. On the final plat identify the property as Lot 2 in City Block B/6055.



8/28/2012



 <p>1:2,400</p>	<p>AERIAL MAP</p> <p><input type="checkbox"/> Area of Request</p> <p><input type="checkbox"/> Recent History</p>	<p>Map no: <u> E-5 </u></p> <p>Case no: <u> S112-191 </u></p>
---	---	---

8/28/2012

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 6, 2012****FILE NUMBER:** S112-192**Subdivision Administrator:** Paul Nelson**LOCATION:** 8510, 8512, 8520 and 8522 Denton Drive at Burbank Street, east corner**DATE FILED:** August 13, 2012**ZONING:** IR**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.6424 Acre **MAPSCO:** 33H**APPLICANT/OWNER:** Viceroy Investments, LLC / Fermin & Gloria Lopez

REQUEST: An application to replat a 0.6424 acre tract of land containing all of Lots 5, 6, 7, 8, 9, 10, 11, and 12 in City Block 30/2382 into one 0.5099 acre lot and one 0.1325 acre lot on property on property at 8510, 8512, 8520 and 8522 Denton Drive at Burbank Street, east corner.

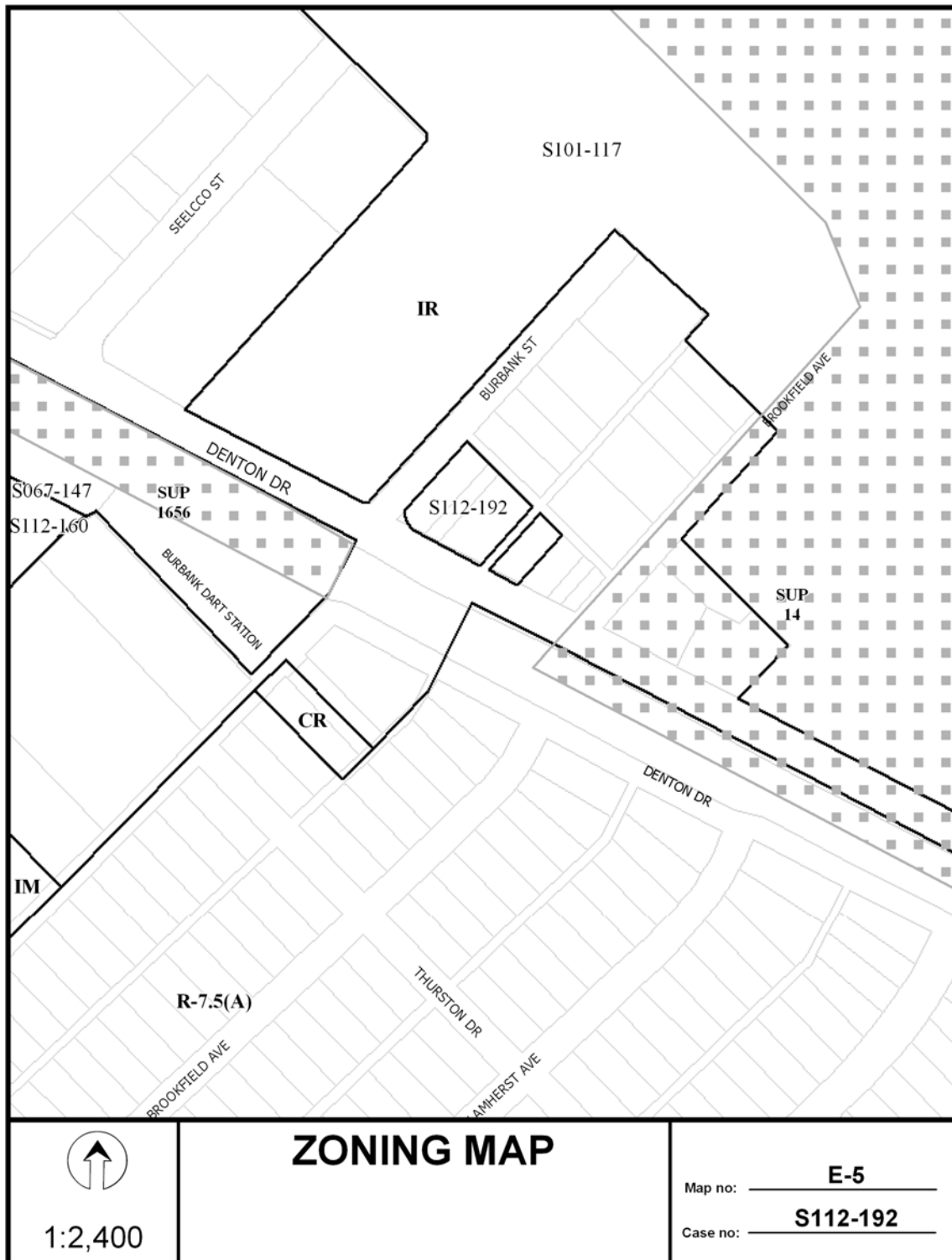
SUBDIVISION HISTORY:

1. S101-117 was an application north and east of the present request to replat an approximate 1,278 acre tract of land containing multiple blocks to create three lots on property generally bounded by Mockingbird Lane, Lemon Avenue, Denton Drive and Shorecrest Drive and known as Dallas Love Field Airport. The request was approved on July 7, 2011 but has not been recorded.

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

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and 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. On the final plat dedicate 28 feet of ROW from the established center line of Burbank Street.
14. On the final plat dedicate a 15 foot by 15 foot alley sight easement at the alley at Denton Drive and at the alley at Burbank Street.
15. Dedicate alley ROW to comply with the standard alley turnaround per Detail K of the City of Dallas Standard Construction Details.
16. On the final plat show how all adjoining ROW was created.
17. On the final plat show the distances/width of ROW across Denton Drive in two places.
18. On the final plat show volume 92021, page 2750 Judgment.
19. On the final plat verify the Love Field information with the Survey Section of the Department of Public Works City of Dallas.
20. A 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 may be required by Private Development Contract.
22. Prior to submittal of the final plat for the Chairman's signature documentation must be provided to the Subdivision Administrator that the existing structures have been demolished or otherwise removed.
23. On the final plat identify the property as Lots 5A and 7A in City Block 30/2382.



8/28/2012



Notification List of Property Owners

S112-173

26 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5531 PURDUE ST	VILLARREAL MARY
2	5527 PURDUE ST	ROSSETTA MARLIS
3	5514 PURDUE ST	TORGERSON KARIN B
4	5518 PURDUE ST	LRO REALTY & RESTORATION INC
5	5522 PURDUE ST	BENSEN EDWARD W &
6	5526 PURDUE AVE	BEAVERS W ROBERT & DONNA M
7	5523 PURDUE ST	LISZT JOAN C
8	5519 PURDUE ST	ROTE CHRISTIAAN JOHN & ANNE PEARSON
9	5515 PURDUE ST	BEAVER W ROBERT & DONNA M
10	5516 HANOVER AVE	HALLAM JOHN CANNON
11	5520 HANOVER AVE	RICHERT ALEX & BLAIR RICHERT
12	5524 HANOVER AVE	SUPERMAN LLC
13	5530 HANOVER AVE	VASQUEZ M DANIEL
14	5606 PURDUE AVE	MICHAEL HURST & ASSOC INC
15	5610 PURDUE AVE	CRUM ASHLEY K
16	5614 PURDUE AVE	BOURN MARY MARGUERITE
17	5618 PURDUE AVE	CANAVAN PATRICIA T
18	5619 PURDUE AVE	SMITH STEVEN M & CHRISTY M
19	5615 PURDUE AVE	SHELBY STEPHANIE
20	5611 PURDUE AVE	BRISTER CHAD & ROBIN
21	5607 PURDUE AVE	MURPHY ALLENE L
22	5606 HANOVER AVE	ARLEDGE SUSAN
23	5614 HANOVER AVE	COLE JANIE FLEMING
24	5618 HANOVER AVE	SMITH JEFFREY W
25	5534 HANOVER AVE	ALEXANDER ARTHUR G & AMY L ALEXANDER
26	5600 HANOVER AVE	CADEHEAD THOMAS L & DIANE L

Friday, July 27, 2012

CITY PLAN COMMISSION

THURSDAY, SEPTEMBER 6, 2012

FILE NUMBER: S112-179

Subdivision Administrator: Paul Nelson

LOCATION: 5531 Purdue Boulevard between Preston Park and Devonshire Drive

DATE FILED: August 8, 2012

ZONING: R-7.5(A)

CITY COUNCIL DISTRICT: 14 **SIZE OF REQUEST:** 0.28 Acre **MAPSCO:** 34D

APPLICANT/OWNER: Creekview Construction / Olivia Randall (Executrix of the Mary Villareal Estate)

REQUEST: An application to replat a 0.28 acre tract of land containing all of Lot 1 and the west half of a 44 foot reserved strip of land in City Block 4/5015 into one lot and to remove the existing five foot side yard building line along the east line of the property located at 5531 Purdue Boulevard.

SUBDIVISION HISTORY:

1. S112-173 was an application to replat the property which is the subject of the present request and being a 0.28 acre tract of land containing all of Lot 1 and the west ½ of a 44 foot right of way reservation in City Block 4/5015 into one lot on 5531 Purdue Boulevard between Preston Park and Devonshire Drive. The request was scheduled for a public hearing on August 16, 2012 but was withdrawn prior to the hearing.

DATES NOTICES SENT: 26 notices were mailed on August 17, 2012 to property owners within 200 feet of this request with 0 replies received in favor and 0 replies received in opposition to the request as of August 29, 2012.

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 side yard building line will not provide a setback less than what is required by the five foot side yard setback of the R-7.5(A) district.
 - “(ii) be contrary to the public interest;”
 - 26 notices were sent to adjoining property owners on August 17, 2012 with no replies received as of August 29, 2012.
 - “(iii) adversely affect neighboring properties; and”

- The existing building line is a side yard and requires a five foot side yard setback. The removal of the five foot building line will allow the development of the site to be governed by the zoning requirement. The required setback for the side yard in the R-7.5(A) district is five feet.
- “(iv) adversely affect the plan for the orderly development of the subdivision.”
- The removal of the five foot side yard building line will have neither a positive nor a negative impact on the neighborhood.

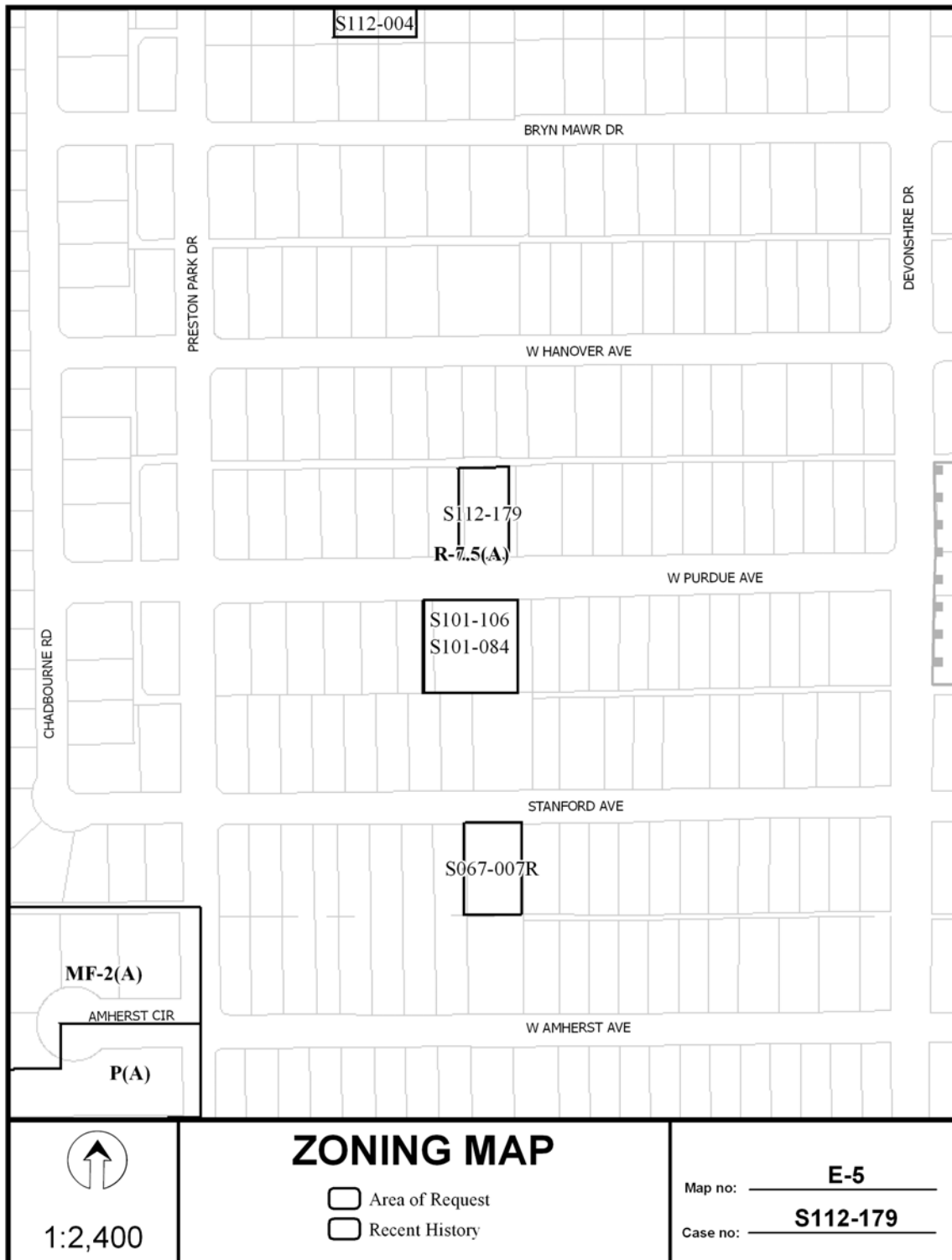
STAFF RECOMMENDATION OF BUILDING LINE REMOVAL: The staff supports the removal of the 5 foot building line as the development of the property will be governed by the zoning district side yard regulation which is equal to the existing building line.

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

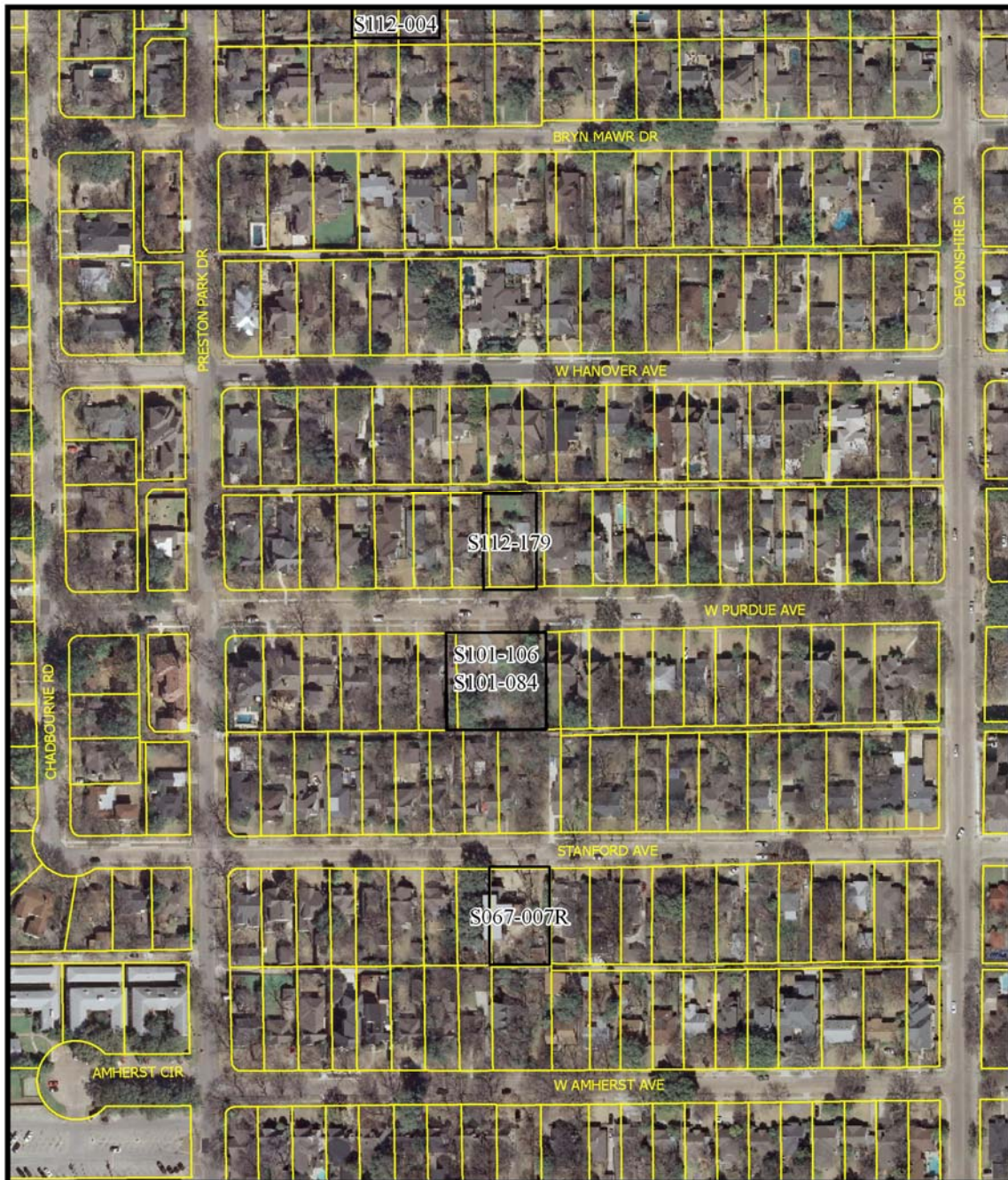
The R-7.5(A) District requires a minimum lot area of 7,500 square feet. The new lot will be 12,078 square feet and will have 81.2 feet of frontage on Purdue Boulevard. The proposed lot is a bit wider than many of the lots in the area but not as wide as some other lots. Also, the lot area is larger than some existing lots and smaller than other lots. The proposed lot is a combination of the existing lot and an abandoned reservation which is not defined as to its purpose. The staff has determined that the request complies with the requirements of the R-7.5(A) District and is not creating additional lots in the neighborhood, nor is it creating a negative impact on the neighborhood; 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 will not be allowed 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 7.5 feet of ROW from the established centerline of the existing alley.
14. On the final plat show the recording information on all existing easements within 150 feet of the property.
15. On the final plat show the easement contained in Volume 2643, page 57 along the east portion of the property.
16. On the final plat change "W. Purdue Boulevard" to "Purdue Avenue".
17. On the final plat identify the property as Lot 1A in City Block 4/5015.
18. On the final plat add a note to the final plat that states: "The platted 5 foot side yard building line is removed by this plat."

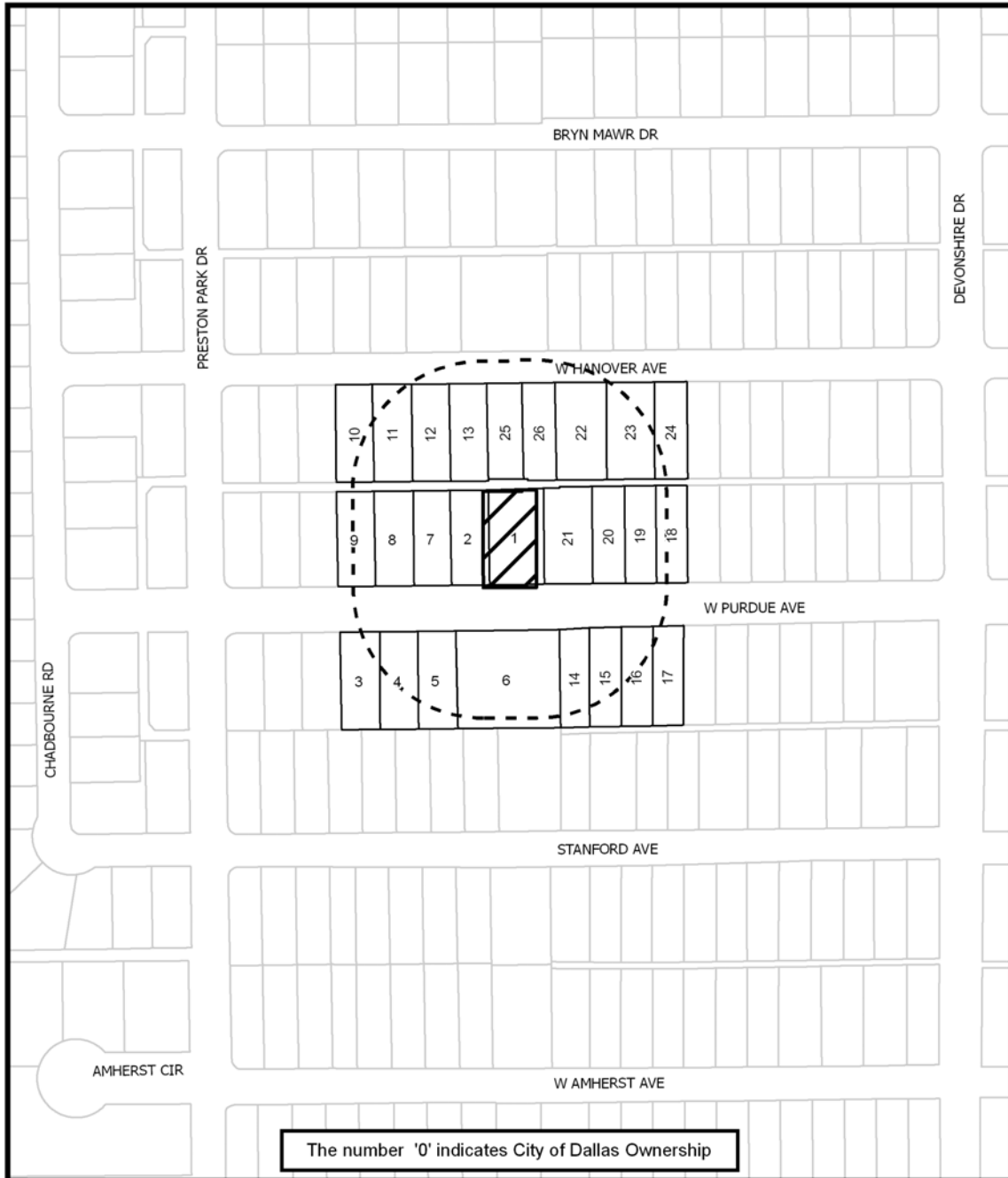


8/28/2012



 1:2,400	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Map no: <u> E-5 </u> Case no: <u> S112-179 </u>
--	--	--

8/28/2012



 1:2,400	NOTIFICATION		Map no: <u> E-5 </u>
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">26</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u> S112-179 </u>	

8/28/2012

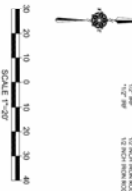
Notification List of Property Owners

S112-179

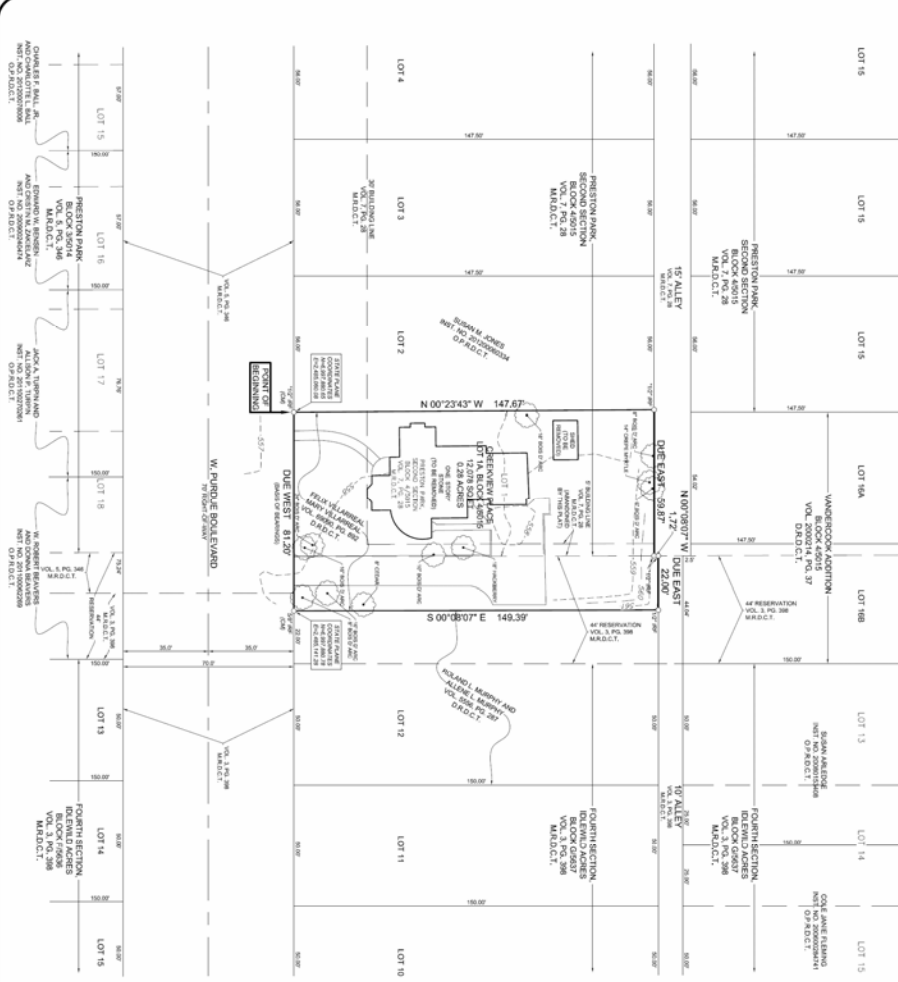
26 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5531 PURDUE ST	VILLARREAL MARY
2	5527 PURDUE ST	ROSSETTA MARLIS
3	5514 PURDUE ST	TORGERSON KARIN B
4	5518 PURDUE ST	LRO REALTY & RESTORATION INC
5	5522 PURDUE ST	BENSEN EDWARD W &
6	5526 PURDUE AVE	BEAVERS W ROBERT & DONNA M
7	5523 PURDUE ST	LISZT JOAN C
8	5519 PURDUE ST	ROTE CHRISTIAAN JOHN & ANNE PEARSON
9	5515 PURDUE ST	BEAVER W ROBERT & DONNA M
10	5516 HANOVER AVE	HALLAM JOHN CANNON
11	5520 HANOVER AVE	RICHERT ALEX & BLAIR RICHERT
12	5524 HANOVER AVE	SUPERMAN LLC
13	5530 HANOVER AVE	VASQUEZ M DANIEL
14	5606 PURDUE AVE	MICHAEL HURST & ASSOC INC
15	5610 PURDUE AVE	CRUM ASHLEY K
16	5614 PURDUE AVE	BOURN MARY MARGUERITE
17	5618 PURDUE AVE	CANAVAN PATRICIA T
18	5619 PURDUE AVE	SMITH STEVEN M & CHRISTY M
19	5615 PURDUE AVE	SHELBY STEPHANIE
20	5611 PURDUE AVE	BRISTER CHAD & ROBIN
21	5607 PURDUE AVE	MURPHY ALLENE L
22	5606 HANOVER AVE	ARLEDGE SUSAN
23	5614 HANOVER AVE	COLE JANIE FLEMING
24	5618 HANOVER AVE	SMITH JEFFREY W
25	5534 HANOVER AVE	ALEXANDER ARTHUR G & AMY L ALEXANDER
26	5600 HANOVER AVE	CADEHEAD THOMAS L & DIANE L

Tuesday, August 28, 2012



LEGEND
 M.D.C.T.
 D.P.D.C.T.
 W.M.R.C.O.N.
 U.S. ROAD RIGHT-OF-WAY
 STATE HIGHWAY
 COUNTY ROAD
 CITY STREET
 UNIMPROVED ROAD
 UNIMPROVED LOT
 UNIMPROVED TRACT



GENERAL NOTES
 1) REVISIONS ARE ASSEMBLED ALONG THE RIGHT-HAND SIDE OF THIS PLAT.
 2) THE REVISIONS ARE TO BE MADE BY THE CITY ENGINEER AND THE COUNTY ENGINEER.
 3) THE REVISIONS ARE TO BE MADE BY THE CITY ENGINEER AND THE COUNTY ENGINEER.
 4) THE REVISIONS ARE TO BE MADE BY THE CITY ENGINEER AND THE COUNTY ENGINEER.
 5) THE REVISIONS ARE TO BE MADE BY THE CITY ENGINEER AND THE COUNTY ENGINEER.

OWNER'S CERTIFICATE
 I, the undersigned, hereby certify that the above plat is a true and correct copy of the original as the same appears on file in the office of the City Engineer and the County Engineer, and that the same is a true and correct copy of the original as the same appears on file in the office of the City Engineer and the County Engineer.

NOTARIAL CERTIFICATE
 I, the undersigned, hereby certify that the above plat is a true and correct copy of the original as the same appears on file in the office of the City Engineer and the County Engineer, and that the same is a true and correct copy of the original as the same appears on file in the office of the City Engineer and the County Engineer.

RELEASED FOR REVIEW
 PURPOSES ONLY 06/06/2012
 City of Dallas Professional Land Surveyor No. 5289
 WYATT CREEPER
 STATE OF TEXAS
 COUNTY OF DALLAS

PRELIMINARY PLAT
 CREEKVIEW PLACE
 LOT 1A, BLOCK 48015
 A.J. HAMMILL SURVEY, ABSTRACT NO. 848
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLANNING DEPARTMENT
 1100 MARSHALL STREET, 3RD FLOOR
 DALLAS, TEXAS 75201

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 6, 2012****FILE NUMBER:** S112-185**Subdivision Administrator:** Paul Nelson**LOCATION:** 5404 Park Lane, Hollow Way Road, and Alva Court**DATE FILED:** August 9, 2012**ZONING:** R-1ac.(A)**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 6.085 Acre **MAPSCO:** 25S**APPLICANT/OWNER:** Elaine Perlman

REQUEST: An application to replat a 6.085 acre tract of land containing all of Lot 1D, all of Lot 8, and part of Lot 2 in City Block 6/5596 to create one lot on property bounded by Park Lane, Hollow Way Road, and Alva Court.

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

DATES NOTICES SENT: 20 notices were mailed on August 17, 2012 to property owners within 200 feet of this request with x replies received in favor and x replies received in opposition to the request as of August 30, 2012.

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

The R-1ac (A) District requires a minimum lot area of one acre. The proposed lot is larger than some existing lots and smaller than other lots. The staff has determined that the request complies with the requirements of the R-1ac.(A) District and is not creating additional lots in the neighborhood nor is it creating a negative impact on the neighborhood; therefore, staff recommends approval subject to compliance with the following conditions:

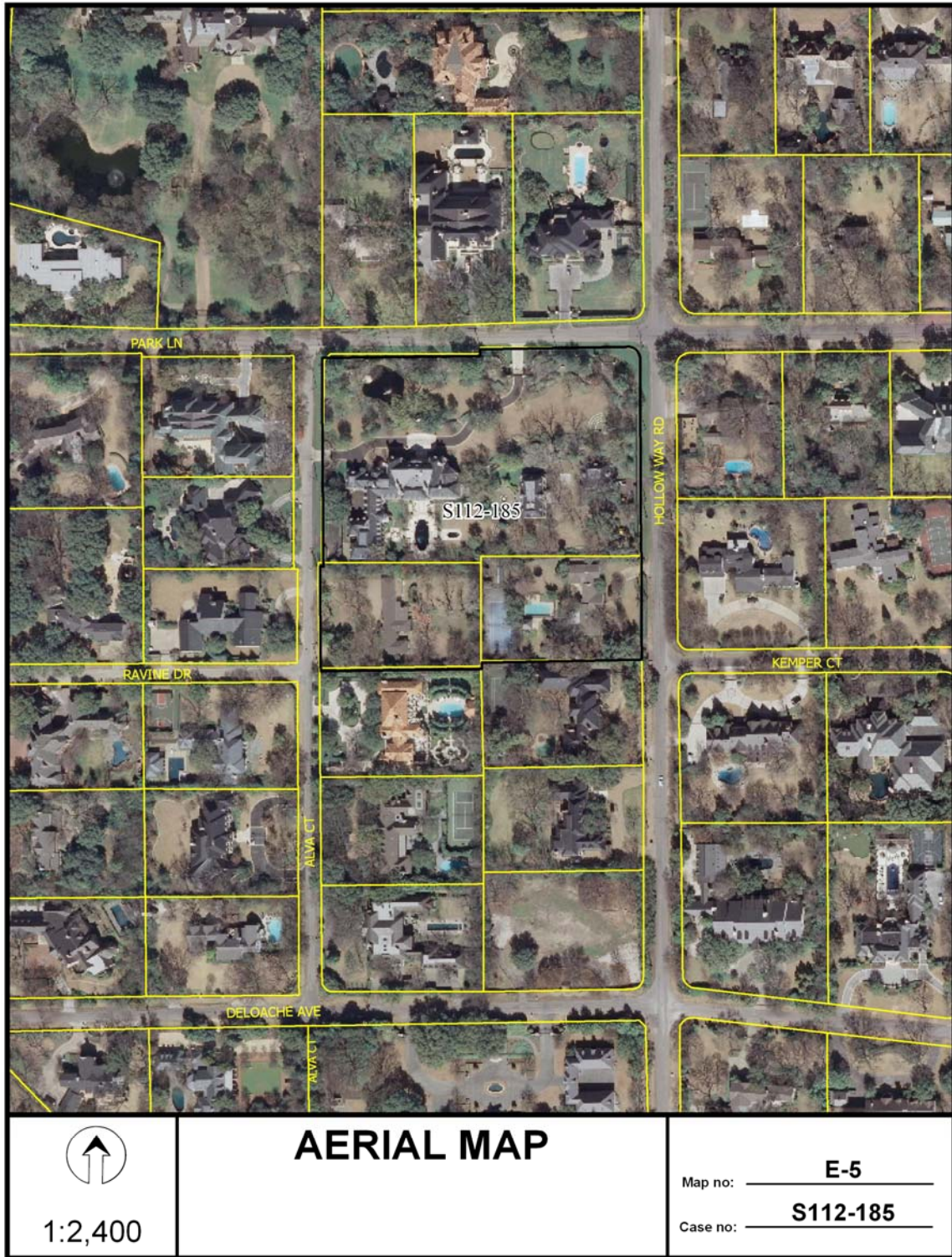
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with 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.

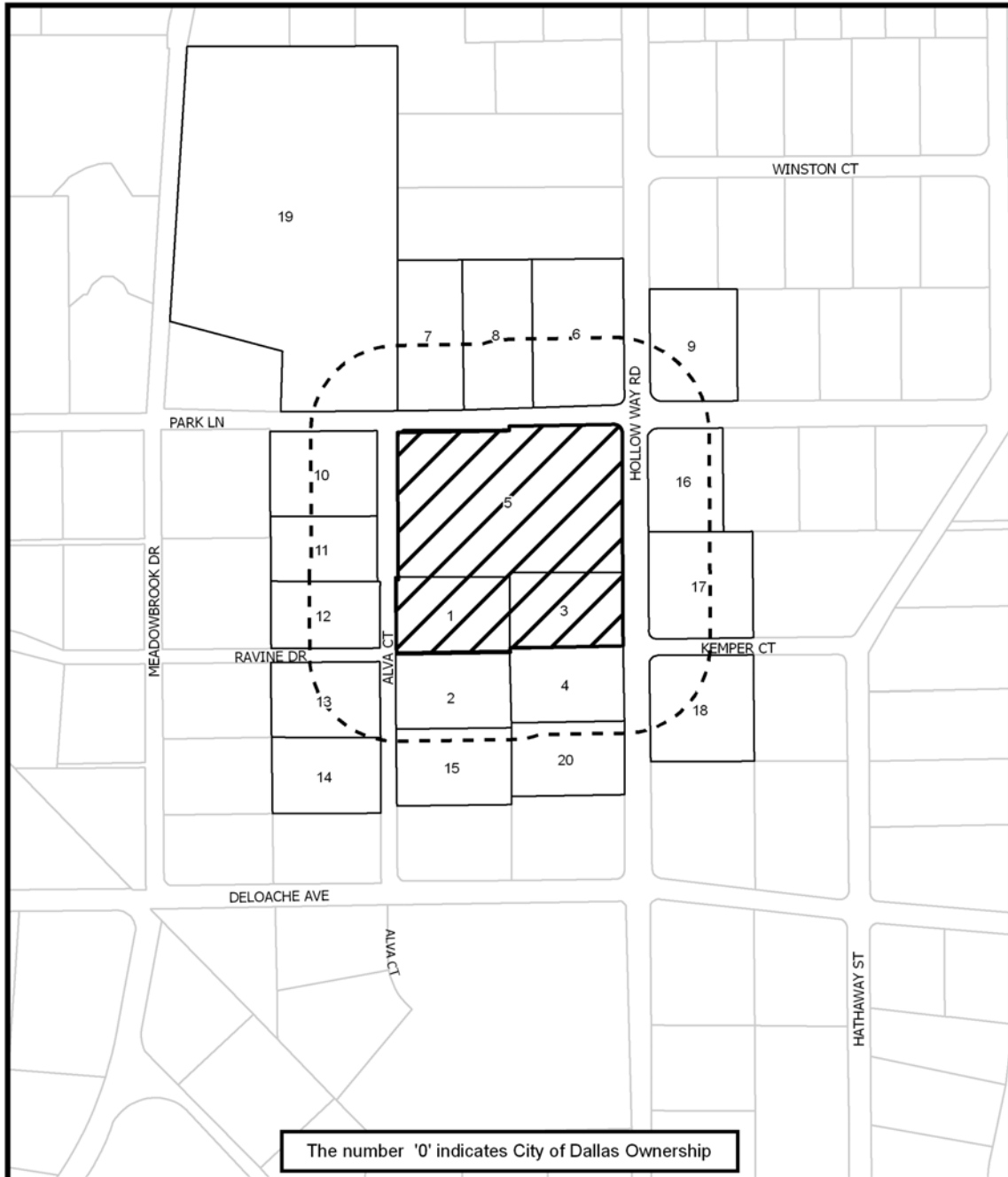
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW 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 will not be allowed without Engineering Section approval."
13. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
14. On the final plat dedicate 28 feet of ROW from the established centerline of Park Lane.
15. On the final plat dedicate 28 feet of ROW from the established centerline of Alva Court.
16. On the final plat dedicate a 10 foot by 10 foot corner clip at Alva Court and Park Lane.
17. On the final plat dedicate a 10 foot by 10 foot corner clip at Park Lane and Hollow Way.
18. On the final plat show a corner clip at the northwest corner of the property being platted.
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. A "Fire Protection Certificate" must be signed and approved by the Building Inspection Chief Plans Examiner (or assigned representative) in Room 105 of the Oak Cliff Municipal Center, 320 E. Jefferson Blvd. and must be submitted to the Manager of Water and Sewer Services, Engineering Division, in Room 200, 320

E. Jefferson Blvd. prior to submittal of the final plat for signature by the Chairperson of the City Plan Commission or the approval of an “Early Release Building Permit” application whichever occurs first.

21. On the final plat identify the property as Lot 1E in City Block 6/5596.







 1:3,600	<h2>NOTIFICATION</h2>	Map no: <u> E-5 </u>			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">20</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	20	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
20	NUMBER OF PROPERTY OWNERS NOTIFIED				

8/28/2012

Notification List of Property Owners

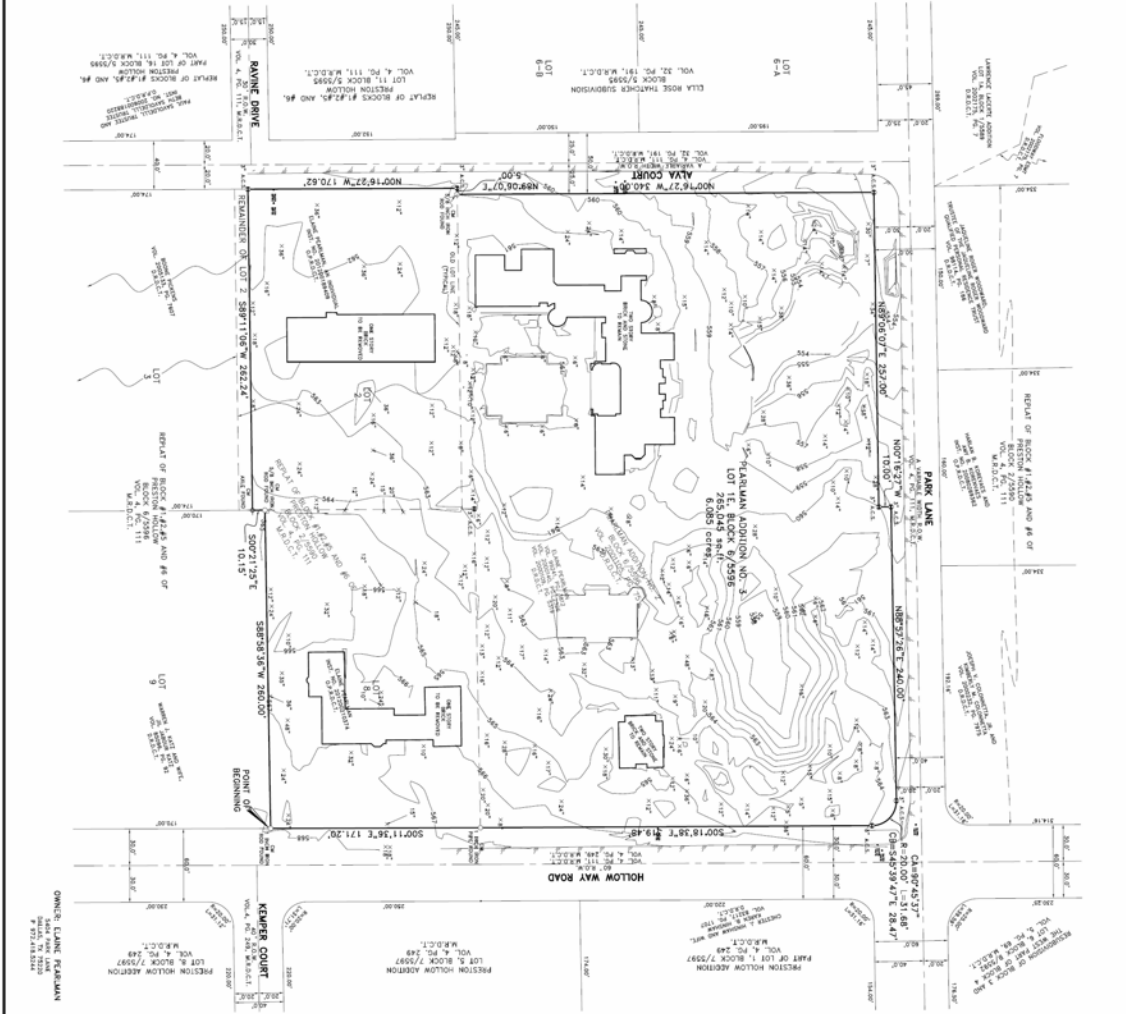
S112-185

20 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9510 ALVA CT	HARVEY SUZANNE B
2	9434 ALVA CT	PICKENS BOONE % BP CAPITAL
3	9511 HOLLOW WAY RD	9511 HOLLOW WAY LP
4	9441 HOLLOW WAY RD	KATZ WARREN J ETAL
5	5404 PARK LN	PEARLMAN ELAINE
6	5435 PARK LN	COLONNETTA JOSEPH V JR & KIMBERLY M COLONNETTA
7	5405 PARK LN	WOODWARD JOHN & JACUELINE REV LIV TR
8	5423 PARK LN	KORENVAES HARLAN B & AMY B
9	5511 PARK LN	SULENTIC ROBERT E & SULENTIC SUSAN L
10	5330 PARK LN	TAYLOR WALTER L
11	9525 ALVA CT	LEPPERT THOMAS C & LAURA A LEPPERT
12	9507 ALVA CT	HYDE PATRICIA SUITE 1018
13	5332 RAVINE DR	SAVOLDELLI PAUL TR & BETH TR
14	9423 ALVA CT	LEDBETTER TERRY LEE & RETA LAURIE LEDBETTER
15	9422 ALVA CT	TERRY MICHAEL F & MARY D
16	5510 PARK LN	HINSHAW CHESTER J
17	5503 KEMPER CT	USSERY TERDEMA L II & DEBRA
18	5518 KEMPER CT	PLUMLEE DANIEL L & ELIZABETH R
19	5323 PARK LN	WARREN KELCY
20	9427 HOLLOW WAY RD	FRANKFURT ERIC & DENA

GRAPHIC SCALE
1" = 100'-0"

VICINITY MAP
NOT TO SCALE



LEGEND
 ■ ALVA COURT
 ■ LOT 11, BLOCK 2/2595
 ■ LOT 1E, BLOCK 6/2596
 ■ PRESTON HOLLOW ADDITION
 ■ PARK LANE
 ■ HOLLOW WAY ROAD
 ■ KENNER COURT
 ■ RAVINE DRIVE

GENERAL NOTES
 1) BASIS OF REVISIONS IS FROM SURVEY GENERAL ZONE AND IS.
 2) STRUCTURES ARE LATTERED AS IF THEY ARE TO BE REMOVED.
 3) DIMENSIONS WILL BE ADJUSTED WITHOUT COMPENSING.
 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXCEED ACCESS NEW
 5) DIMENSIONS IS A SQUARE CUT IN THE CENTER OF THE OVERLAP SOUTH
 SIDE OF PARK LANE AND NORTH SHULDS TOWARD (ELEV. 592.45)

PERMISSIONS
 BEING 28,000 SQ. FT. / 638 ACRES
 PARKLAWN ADDITION NO. 3 AND ALL OF LOT 9 AND A
 #14249 AND #4 OF PRESTON HOLLOW SIMILAR TO THE
 CITY OF DALLAS SURVEY PLAN NO. 5112-185
 CBO Surveying, Inc.
 15209 Preston Hollow Blvd. Suite 200
 Dallas, Texas 75240
 Phone: (214) 343-5555
 Fax: (214) 343-5556
 www.cbo-surveying.com

SHEET 1 OF 2

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 6, 2012****FILE NUMBER:** S112-187**Subdivision Administrator:** Paul Nelson**LOCATION:** 7006 Shook Avenue**DATE FILED:** August 10, 2012**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 9 **SIZE OF REQUEST:** 0.185 Acre **MAPSCO:** 37S**APPLICANT/OWNER:** Nathan Watkins

REQUEST: An application to replat a 0.185 acre tract of land containing all of Lots 2 and 3 in City Block F/2812 into one lot located at 7006 Shook Avenue.

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

DATES NOTICES SENT: 17 notices were mailed on August 17, 2012 to property owners within 200 feet of this request with 0 replies received in favor and 0 replies received in opposition to the request as of August 30, 2012.

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

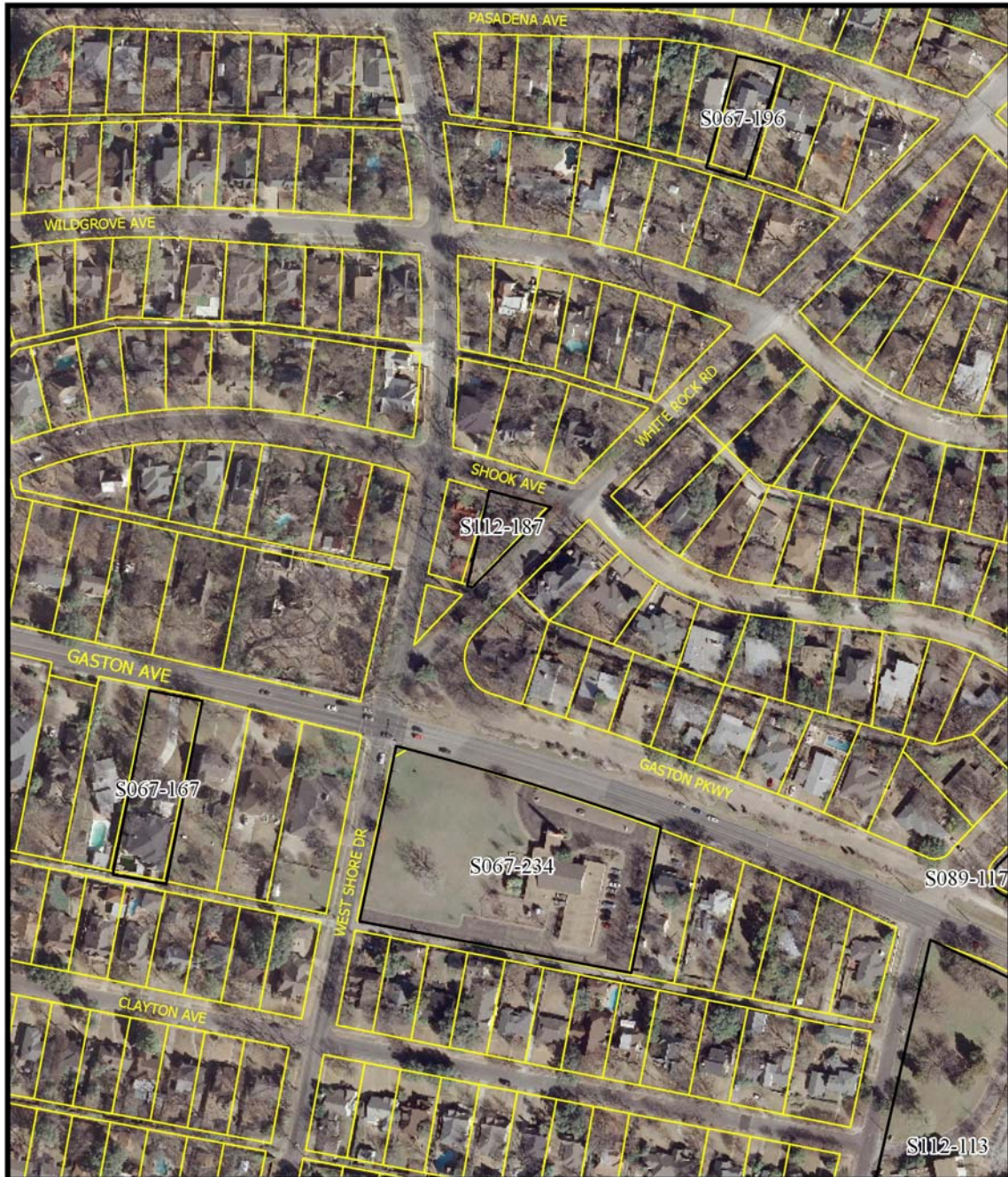
The R-7.5(A) District requires a minimum lot area of 7,500 square feet. The proposed lot will be 8,039 square feet in size and will combine Lot 3 (1,237 square feet) with Lot 2 (6,802 square feet) to make one conforming lot from 2 preexisting nonconforming lots. The staff has determined that the request complies with the requirements of the R-7.5(A) District and does not create a negative impact on the neighborhood and will create one conforming lot; 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 will not be allowed 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 Shook Avenue and White Rock Road.
14. On the final plat dedicate a 15 foot by 15 foot alley sight easement at the intersection of the alley and White Rock Road.
15. On the final plat dedicate 7.5 feet of ROW from the centerline of the existing alley.
16. On the final plat chose a different Addition name.
17. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
18. Water/wastewater main extension may be required by Private Development Contract.
19. On the final plat identify the property as Lot 2A in City Block F/2812.



8/28/2012



 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Map no: <u> E-5 </u> Case no: <u> S112-187 </u>
--	---	--

8/28/2012



 1:2,400	<h2>NOTIFICATION</h2>	Map no: <u> E-5 </u>			
	<table border="1"> <tr> <td style="padding: 2px;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="padding: 2px;">17</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	17	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
17	NUMBER OF PROPERTY OWNERS NOTIFIED				

8/28/2012

Notification List of Property Owners

S112-187

17 Property Owners Notified

Label #	Address	Owner
1	7006 SHOOK AVE	WATKINS NATHAN & PAIGE
2	7011 GASTON PKWY	THOMPSON LINDA DIANNE
3	7015 GASTON PKWY	OCONNOR NOAH & CASEY REIVICH
4	7023 GASTON PKWY	HUNT SCOTT D &
5	7114 SHOOK AVE	SILVA MARIA C & PHILLIP A ESPARZA
6	7110 SHOOK AVE	HOUSEY MATTHEW M & ANDREA
7	7102 SHOOK AVE	RUST RANDAL T LIVING TRUST RUST RANDAL T TRUSTEE
8	7103 SHOOK AVE	SPIES BEN PATRICK
9	7111 SHOOK AVE	SHAPLEIGH COLBERT
10	6947 SHOOK AVE	KING ALLAN G & REBECCA E HAMILTON
11	6938 SHOOK AVE	AGOSTINI ROSEMARI
12	6942 SHOOK AVE	NORWOOD ANNETTA S
13	6941 GASTON AVE	FAHEY MICHAEL
14	7000 WEST SHORE DR	GUFFEY JOSEPH A
15	7011 SHOOK AVE	MARSHALL ALBERT P & JANICE J
16	7007 SHOOK AVE	MIDDLEMIS HOLLY H & TODD W
17	7003 SHOOK AVE	GLOVER KRIS & ASHLEY

FILE NUMBER: W112-019

DATE FILED: August 13, 2012

LOCATION: Northeast corner of Meandering Way and LBJ Freeway

COUNCIL DISTRICT: 11

MAPSCO: 16N, 16S

SIZE OF REQUEST: Approx 2.6 acres

CENSUS TRACT: 136.10

MISCELLANEOUS DOCKET ITEM:

Owner: Roger Lawler

Waiver of Two-Year Waiting Period

On October 10, 2011, the City Council approved a renewal of Specific Use Permit No. 1454 for a detached non-premise sign (billboard) for an eight year period on property zoned an MU-1(SAH) Mixed Use District with deed restrictions at the above location. According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to October 10, 2013, without a waiver of the two-year waiting period.

The applicant is requesting a waiver of the two-year waiting period in order to submit an application to amend the deed restrictions. The applicant indicates the reason for changed circumstances is that the deed restrictions have not been the subject of a zoning change request since they were placed on the property in 1994.

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

Staff Recommendation: Denial

W112-019

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Z101-322

Zoning File No. _____

Location 7701 LBJ Freeway

Date of last CPC or CC Action October 10, 2011

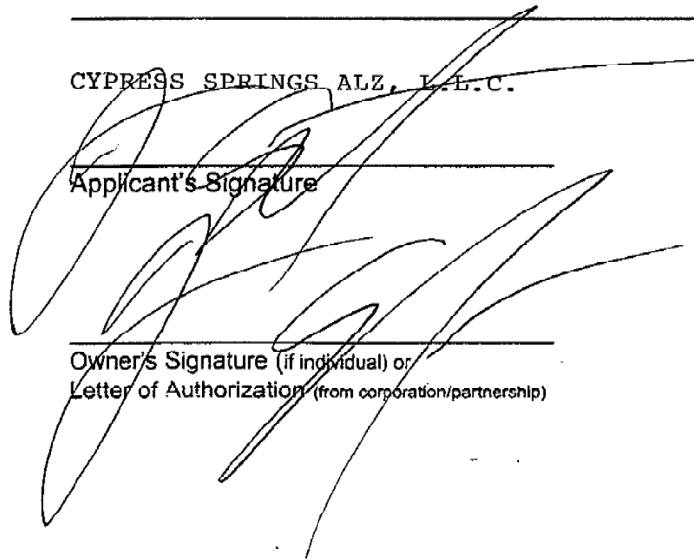
Applicant's Name, Address & Phone Number Cypress Springs ALZ, LLC
by Roger Albright, 3301 Elm St., Dallas, TX 75226, 214.939.9224

Property Owner's Name, Address and Phone No., if different from above
Roger Lawler, P.O. Box 369, Frisco, TX 75034

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

Last hearing in October, 2011 was merely for renewal of SUP #1454 for non-premise sign originally approved in 2001. This Applicant seeks to develop the remainder of the property and in order to do so the Applicant needs to amend the Deed Restrictions which have been in place since 1994 and which have not been the subject of any prior zoning case.

CYPRESS SPRINGS ALZ, L.L.C.


Applicant's Signature

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

RECEIVED BY

AUG 13 2012

Community Planning

8.13.12

Date Received

Fee: \$300.00

receipt #4310

W112-019

ZoningAppli....doc (104 KB)

June 28, 2012

City of Dallas
Planning Department
City Hall
1500 Marilla Street
Dallas, Texas 75201

RE: Property located at 7701 LBJ Freeway

To Whom It May Concern:

This letter is to confirm the following:

1. The above referenced property is owned by Roger Lawler.
2. Cypress Springs ALZ, L.L.C. is authorized to file an application seeking to terminate and/or amend the Deed Restrictions on the above referenced property.
3. The principal of Cypress Springs ALZ, L.L.C. is: Rob Garrett. Its business address is 6440 S. Avondale Dr., Suite 201, Oklahoma City, OK 73116.
4. The legal description of the property is a 2.621 acre tract in Block 7497 of the H. Wilburn Survey, Abstract No. 1568, and the J. Young Survey Abstract No. 1614.
5. Roger Albright has been retained by Roger Lawler to represent him and/or Cypress Springs for purposes of this zoning case and Roger Albright is authorized to file an application to remove or amend the deed restrictions.



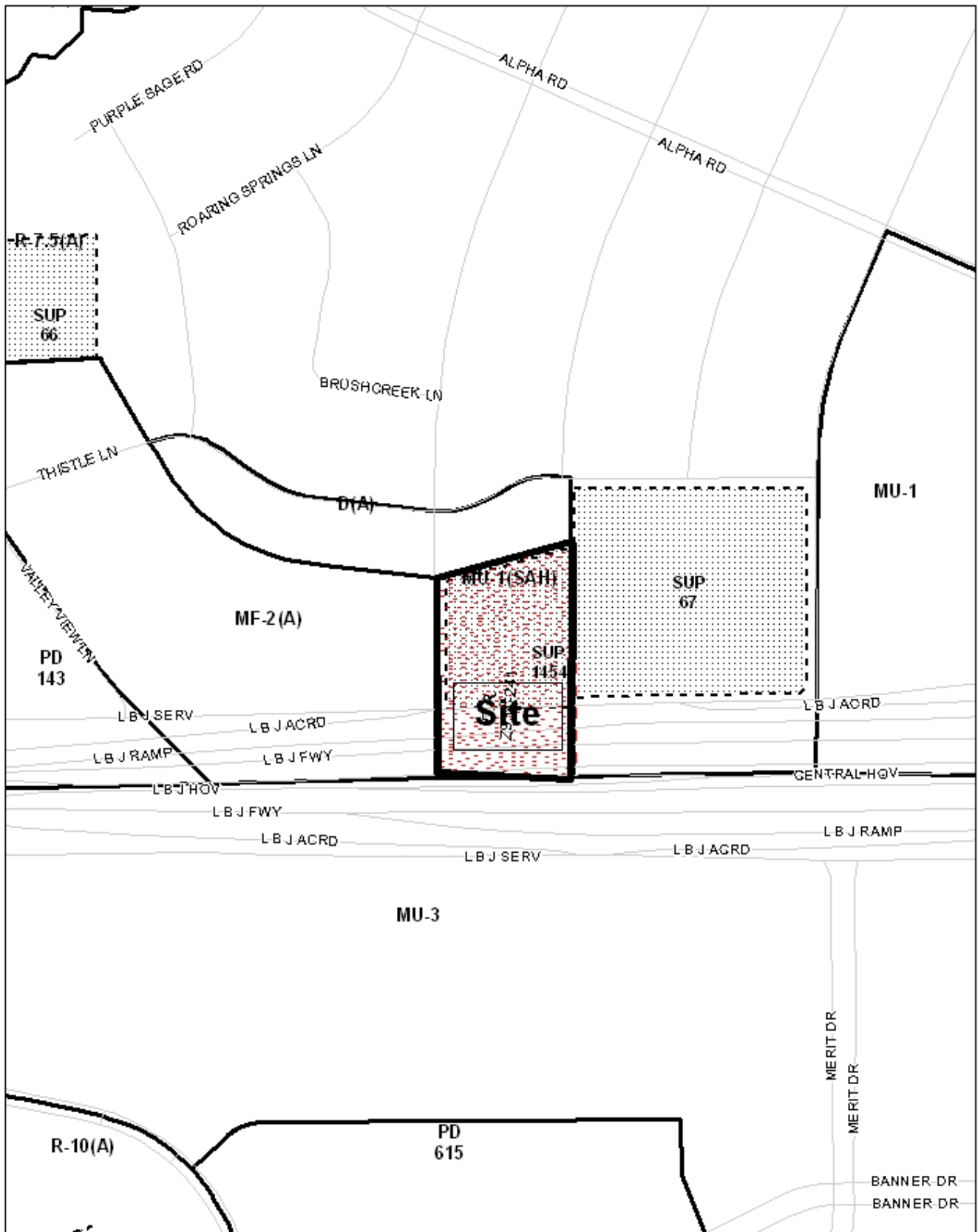
Roger Lawler
Roger Lawler

ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME, the undersigned notary public, by
Lori Lynn Henley on the 28th day of June, 2012 as his authorized act.

Lori Lynn Henley
NOTARY PUBLIC, in and for
the State of Texas

My Commission Expires: 7/9/13



1:4,000

W112-019
September 6, 2012

Planner: Olga Torres-Holyoak

FILE NUMBER: D112-009

DATE FILED: May 29, 2012

LOCATION: On Sylvan Avenue, between Fort Worth Avenue and I-30 Service Road

COUNCIL DISTRICT: 6

MAPSCO: 44-T, U

SIZE OF REQUEST: Approx. 6.27 acres

CENSUS TRACT: 43.00

MISCELLANEOUS DOCKET ITEM

Development plan

On February 25, 2005, the City Council passed Ordinance No. 25898 which established Planned Development District No. 714. PD No. 714 is located north and south of West Commerce Street and Fort Worth Avenue, from North Beckley Avenue to Westmoreland Road. The size of the PD is approximately 244.9 acres of land.

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan for each phase of development prior to the issuance of a building permit. The proposed development is located on Subdistrict 1C.

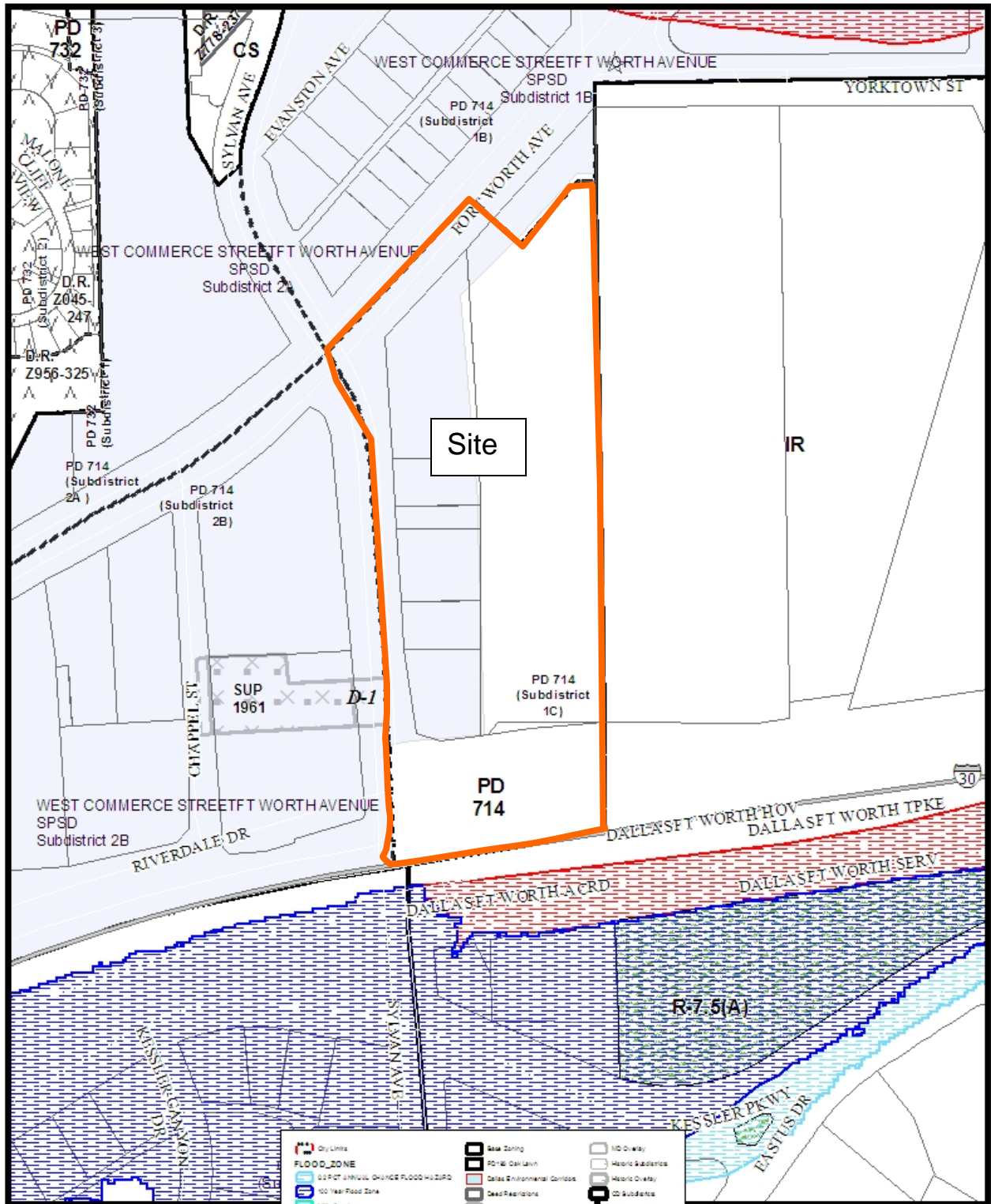
In conjunction with the above requirement, the attached development plan is being submitted to the CPC for approval. The plan proposed development includes retail, 201 dwelling units for residential, office and restaurant uses as allowed in Subdistrict 1C.

STAFF RECOMMENDATION: Approval

List of Officers/Partners

Lynxette Exploration, LLC
Brent Jackson, Principal

ZONING MAP



1:2,400

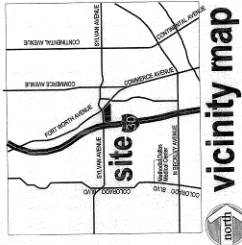
	City Limits		Scale Spring		NO Overlay
	FLOOD_ZONE		PD-180 Overlay		Historic Subdistrict
	100 Year Flood Zone		Dallas Environmental Corridor		Historic Overlay
	Mills Creek		Dead Pesticides		PD Subdistrict
	Pearls Branch		SUP		PD Subdistrict
	PROTECTED BY LAWS		D-1		PD Subdistrict
	Park		D-2		NO Overlay
			D-3		Scenic Overlay

D112-009

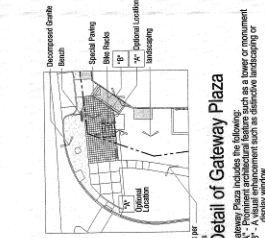
Proposed Development Plan

LAND AREA	PRA "A"			PRA "B"			TOTAL	
	11.5	15	30	11.5	15	30		
LAND AREA	6,317 AC	3,243 AC	6,315 AC	0.388 AC	117,792 SF	18,891 SF	46,400 SF	
FLOOR AREA	117,792 SF	18,891 SF	46,400 SF	117,792 SF	18,891 SF	46,400 SF	271,973 SF	
FLOR AREA	6,317 AC	3,243 AC	6,315 AC	0.388 AC	117,792 SF	18,891 SF	46,400 SF	
FLOR AREA	117,792 SF	18,891 SF	46,400 SF	117,792 SF	18,891 SF	46,400 SF	271,973 SF	
DENSITY	18.48 units/acre	5.82 units/acre	7.35 units/acre	14.50 units/acre	162 units/acre	270 units/acre	201 units	
MINIMUM OPEN SPACE (Acres)	4.000 ac	0.0 ac	5.000 ac	0.0 ac	0.0 ac	5.000 ac	5.000 ac	
LOT COVERAGE	Maximum 60%	Maximum 60%	Maximum 60%	Maximum 60%	Maximum 60%	Maximum 60%	Maximum 60%	
SETBACKS & STAIRWAYS	Min. 10' max. 20'	Min. 10' max. 20'	Min. 10' max. 20'	Min. 10' max. 20'	Min. 10' max. 20'	Min. 10' max. 20'	Min. 10' max. 20'	
BUILD-TO	Along Ft Worth Ave., Min. 5' max. 20'	Along Ft Worth Ave., Min. 5' max. 20'	Along Ft Worth Ave., Min. 5' max. 20'	Along Ft Worth Ave., Min. 5' max. 20'	Along Ft Worth Ave., Min. 5' max. 20'	Along Ft Worth Ave., Min. 5' max. 20'	Along Ft Worth Ave., Min. 5' max. 20'	
ZONES	PRA 11.5, PRA 15, PRA 30, SF (Single Pk) (E), PRA 11.5, PRA 15, PRA 30	PRA 11.5, PRA 15, PRA 30, SF (Single Pk) (E), PRA 11.5, PRA 15, PRA 30	PRA 11.5, PRA 15, PRA 30, SF (Single Pk) (E), PRA 11.5, PRA 15, PRA 30	PRA 11.5, PRA 15, PRA 30, SF (Single Pk) (E), PRA 11.5, PRA 15, PRA 30	PRA 11.5, PRA 15, PRA 30, SF (Single Pk) (E), PRA 11.5, PRA 15, PRA 30	PRA 11.5, PRA 15, PRA 30, SF (Single Pk) (E), PRA 11.5, PRA 15, PRA 30	PRA 11.5, PRA 15, PRA 30, SF (Single Pk) (E), PRA 11.5, PRA 15, PRA 30	PRA 11.5, PRA 15, PRA 30, SF (Single Pk) (E), PRA 11.5, PRA 15, PRA 30
**Subject to Gateway Plaza Provisions								
No maximum rear area side yards								
BUILD-TO ZONES	see site plan for actual setbacks							
PARKING REQUIRED per PD 714	290 spaces	105 spaces	105 spaces	290 spaces	105 spaces	105 spaces	490 spaces	
MAX. # of units	1,140 units	1,140 units	1,140 units	1,140 units	1,140 units	1,140 units	1,140 units	
290 RESIDENTS TOTAL								
TOTAL PARKING REQUIRED	754			754			754	
RENDERING PROVIDED	754			754			754	
DIFFERENCE (REQUIRED - PROVIDED)	0			0			0	
TOTAL PARKING PROVIDED	643			643			643	
BIKE RACKS PROVIDED	42			42			42	

- Special Community Activity or Special Temporary
- Retail uses located in any of the 10,000 sq. ft. or greater on the site
- Publicly higher school child include occupied roof
- Publicly higher school child include occupied roof and mechanical to 12' above rooftop
- Permissible Parking Surface (min. 25% of total surface parking area) (20% Actual 25,000 SF)
- Permissible Building Area (PBA)
- Proposed Driveway
- Proposed Driveway, Accessway, & below per location of Accessway
- Temporary Heat Use
- Special Community Activity or Special Temporary Heat Use
- Special Community Activity or Special Temporary Heat Use
- Special Community Activity or Special Temporary Heat Use
- Special Community Activity or Special Temporary Heat Use
- Special Community Activity or Special Temporary Heat Use
- Special Community Activity or Special Temporary Heat Use
- Special Community Activity or Special Temporary Heat Use
- Special Community Activity or Special Temporary Heat Use
- Special Community Activity or Special Temporary Heat Use
- Special Community Activity or Special Temporary Heat Use
- Special Community Activity or Special Temporary Heat Use
- Special Community Activity or Special Temporary Heat Use
- Special Community Activity or Special Temporary Heat Use
- Special Community Activity or Special Temporary Heat Use
- Special Community Activity or Special Temporary Heat Use
- Special Community Activity or Special Temporary Heat Use
- Special Community Activity or Special Temporary Heat Use
- Special Community Activity or Special Temporary Heat Use
- Special Community Activity or Special Temporary Heat Use
- Special Community Activity or Special Temporary Heat Use
- Special Community Activity or Special Temporary Heat Use
- Special Community Activity or Special Temporary Heat Use



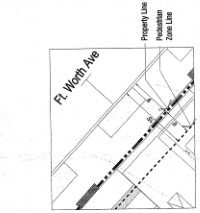
vicinity map



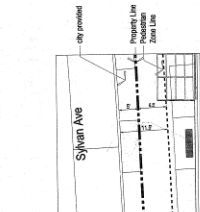
Detail of Gateway Plaza

Gateway Plaza includes the following:

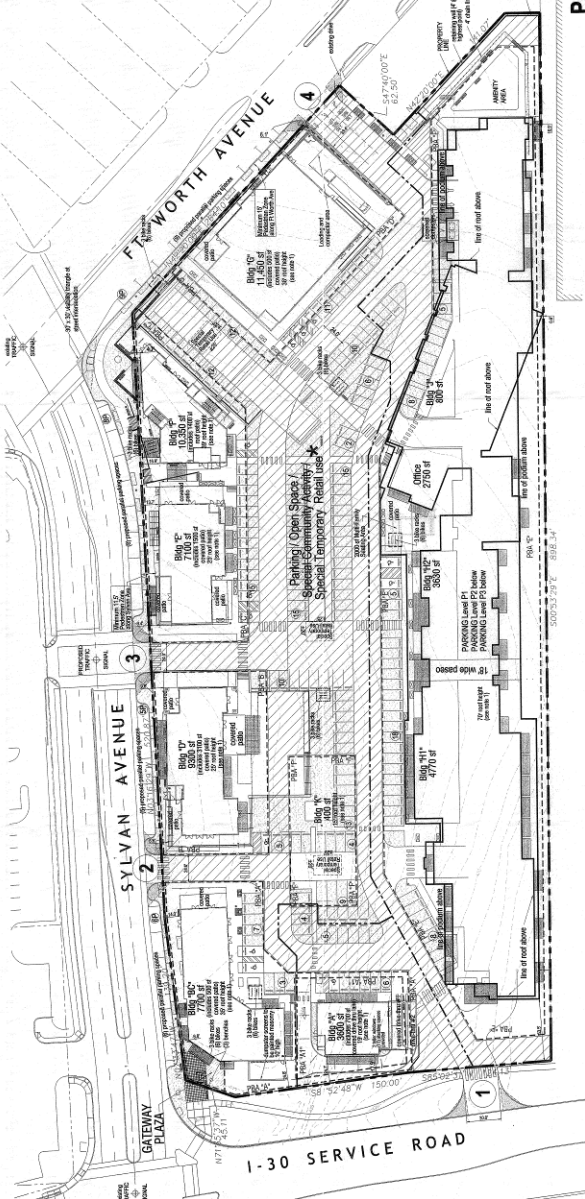
- ☐ - A natural enhancement such as a tree or landscaping
- ☐ - A natural enhancement such as a tree or landscaping



Detail of Ft Worth Avenue Pedestrian Zone (15)



Detail of Sylvania Avenue Pedestrian Zone (11.5)



Development Plan

SCALE: 1"=40'

PLANNED DEVELOPMENT DISTRICT No. 714 Subdistrict 1C D112-009

HOKUS architecture planning

4800 Campbell Road, Suite 200, Dallas, Texas 75243

PROJECT NO. 2011-01-0010

DATE: 11/11/11

SCHEME SP-21

SYLVAN 130 DALLAS, TEXAS

Planner: Warren F. Ellis

FILE NUMBER: Z112-145(WE) **DATE FILED:** December 16, 2011

LOCATION: Douglas Avenue and Northwest Highway, southwest corner

COUNCIL DISTRICT: 13 **MAPSCO:** 25-W

SIZE OF REQUEST: Approx. 0.426 acres **CENSUS TRACT:** 73.01

APPLICANT/ OWNER: City of Dallas

REPRESENTATIVE: Kent Pontious
Perkins & Will

REQUEST: An application for the creation of a new Subarea within Tract 1 of Planned Development District No. 314, the Preston Center Special Purpose District.

SUMMARY: The purpose of the request is to create a new Subarea that will permit the City of Dallas to construct a new fire station, by right, on the site. The new Subarea will also permit some modifications to the yard setbacks and landscaping requirements.

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

BACKGROUND INFORMATION:

- On July 12, 2012, the City Plan Commission approved the application’s request for the creation of a new Subarea within Tract 1 of Planned Development District No. 314. However, due to a notification error, this case was re-advertised to notify the property owners that were omitted from the original notification list.
- The request site is currently developed with a fire station. The applicant’s request for a new subarea will permit the development of a new fire station that will have a larger footprint. The new Subarea will also permit some modifications to the yard setbacks and landscaping requirements.
- The proposed fire station is part of the 2006 Bond Referendum that allocated funds to replace the existing fire station with a new station at its present location.
- The land uses surrounding the request site consist of a restaurant, office uses, and retail and personal services.

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

1. Z112-244 On August 22, 2012, the City Council approved an amendment to Specific Use Permit 1062 for a restaurant without drive-in or drive through service on property within Tract 1 of Planned Development District No. 314, the Preston Center Special Purpose District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Northwest highway	Principal Arterial	100 ft.	100 ft.
Douglas Avenue	Collector	100 ft.	100 ft.
Berkshire Lane	Local	50 ft.	50 ft.

Land Use:

	Zoning	Land Use
Site	Tract 1, PDD No. 314	Fire Station
North	R-1-ac(A)	Church
South	Tract 2, PDD No. 314	Offices
East	Tract 3, PDD No. 314	Retail and personal service uses
West	Tract 1, PDD No. 314	Restaurant

COMPREHENSIVE PLAN: The forwardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The forwardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being in a Business Center or Corridors.

Business Center or Corridors:

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

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 request site is approximately 18,556.56 square feet and is developed with a one story, 16,000 square foot fire station. The applicant's request for a new subarea within Tract 1 of Planned Development District No. 316, is twofold: 1) permit the fire station by right, and 2) modify the Douglas Avenue setback and landscaping requirements.

The uses that are currently permitted within Tract 1 of Planned Development District No. 316 consist of financial institution with drive in windows and those uses permitted in an NO(A) Neighborhood Office District. A Specific Use Permit is required for a fire station.

The development of the new fire station will have zero side yard setbacks that will affect the adjacent property's landscaping on the western property line. The City Council approved an amendment to the landscape plan of the adjacent property owner (SUP

No. 1066) as a result of the damaged or destroyed landscaping materials that were caused by the construction of the fire station.

Staff has reviewed and recommends approval of the applicant's request for a new Subarea within Planned Development District No. 316, the Preston Center Special Purpose District, subject to the development plan, landscape plan and conditions.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 314 Tract 1 Existing	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	50%	Proximity Slope Visual Intrusion	Office
PDD No. 314 New Subarea B - Proposed	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	50%	Proximity Slope Visual Intrusion	Office, Fire Station

Landscaping: Landscaping will be in accordance with the attached landscape plan. For all other uses, landscaping will be in accordance with Article X, as amended.

Parking: The off-street parking requirement for a fire station is five spaces plus one additional space per bed. The use requires 21 spaces with 21 spaces being provided per the attached site plan. The applicant will provide two surface parking spaces and the remaining off-street parking spaces will be located in the underground parking structure.

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.

The applicant is working with the City's Public Works and Transportation Department to install a signal light near the right-of-way on Northwest Highway. The new signal light will control the traffic east bound traffic when responding to an emergency.

PROPOSED PDD CONDITIONS

Preston Center Special Purpose District

SEC. 51P-314.101. LEGISLATIVE HISTORY.

PD 314 was established by Ordinance No. 20397, passed by the Dallas City Council on July 26, 1989. Ordinance No. 20397 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 20397 was amended by Ordinance No. 20619, passed by the Dallas City Council on May 9, 1990; Ordinance No. 22689, passed by the Dallas City Council on February 28, 1996; and Ordinance No. 23277, passed by the Dallas City Council on September 24, 1997. [~~Ord. Nos. 10962; 19455; 20397; 20619; 22689; 23277; 24914~~]

SEC. 51P-314.102. PROPERTY LOCATION AND SIZE.

PD 314 is established on property generally bounded by Northwest Highway on the north, Preston Road on the east, Colgate Avenue, Westchester Drive, and Wendon Howell Parkway on the south, and Lomo Alto Drive (Dallas North Tollway) on the west. The size of PD 314 is approximately 65.13 acres. [~~Ord. Nos. 20397; 24914~~]

SEC. 51P-314.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless the context clearly indicates otherwise, in this article:

- (1) BAR, LOUNGE, OR TAVERN USE means the "bar, lounge, or tavern" use defined in Section 51A-4.210.
- (2) DIR means development impact review pursuant to Division 51A-4.800.
- (3) FORMER PLANNED DEVELOPMENT DISTRICT NO. 6 means the planned development district established and governed by Ordinance No. 7059, passed by the Dallas City Council on September 10, 1956, as amended by Ordinance Nos. 14320 and 19221, passed by the Dallas City Council on November 5, 1973, and July 16, 1986, respectively. Copies of Ordinance Nos. 7059, 14320, and 19221 are included in this article as Exhibit 314A.
- (4) NEARBY INTERSECTIONS means those street intersections within a one-quarter (1/4) mile radius of the building site.
- (5) NEW DEVELOPMENT means any work that increases the total floor area on a building site.

- (6) OFFICE USES means those uses defined in Section 51A-4.207.
- (7) OWNER means the owner or owners, from time to time, of property in this district.
- (8) PARAGRAPH means the first division of a subsection. Paragraphs are designated by arabic numerals in parentheses, e.g. "(1)."
- (9) PRIVATE PROPERTY means any property not dedicated to public use, except that "private property" does not include the following:
 - (A) A private street or alley.
 - (B) Property on which a utility and public service use listed in Section 51A-4.212 is being conducted as a main use.
 - (C) A railroad right-of-way.
 - (D) A cemetery or mausoleum.
- (10) RAR means residential adjacency review pursuant to Division 51A-4.800.
- (11) RESIDENTIAL PROXIMITY SLOPE means the "residential proximity slope" defined in Section 51A-4.412.
- (12) RETAIL AND PERSONAL SERVICE USES means those uses defined in Section 51A-4.210.
- (13) SECTION means a section of this article.
- (14) SUBAREA A means Subarea A in Tract I, Subarea A in Tract II, or Subarea A in Tract IV.
- (15) SUBAREA B means Subarea B in Tract I.
- (16~~5~~) SUBPARAGRAPH means a division of a paragraph. Subparagraphs are designated by capital letters in parentheses, e.g. "(A)." A division of a subparagraph is also referred to as a subparagraph.
- (17~~6~~) SUBSECTION means the first division of a section. Subsections are designated by lower case letters in parentheses, e.g. "(a)."
- (18~~7~~) SUP means specific use permit.
- (19~~8~~) THIS DISTRICT means the entire planned development district created by Ordinance No. 20397, as amended.

(20[49]) TRACT means one of the tracts referred to in Section 314.105 of this article.

(21[9]) UNACCEPTABLE LEVEL-OF-SERVICE means a level-of-service "E" or "F" as defined in the Highway Capacity Manual, Transportation Research Board of the National Research Council, Washington, D.C.

(22[4]) USE CATEGORY means the group of uses defined in any one of the following sections: Sections 51A-4.201 through 51A-4.217. The name of the use category corresponds to the section title. For example, "Retail and Personal Service" is a use category consisting of those uses defined in Section 51A-4.210, which is entitled "Retail and Personal Service Uses."

(b) Unless otherwise stated, the definitions contained in CHAPTER 51A apply to this article. In the event of a conflict, this section controls.

(c) Unless otherwise stated, all references to code sections in this article refer to sections in CHAPTER 51A.

(d) In Tract V, development and use of the Property must comply with the development plan (Exhibit 314D). If there is a conflict between the text of this article and the development plan, the text of this article controls. In the rest of the district, no development plan is required and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

(e) The interpretations in CHAPTER 51A, including Section 51A-2.101, "Interpretations," apply to this article.

(f) The phrase "the only uses permitted are those permitted in the ... district" means that the uses indicated are permitted in this district under precisely the same conditions (e.g. SUP, DIR, RAR, etc.) as permitted in the referenced district.

(g) In the event of a conflict between this article and Ordinance No. 7059, passed by the Dallas City Council on September 10, 1956, as amended by Ordinance Nos. 14320 and 19221, passed by the Dallas City Council on November 5, 1973, and July 16, 1986, respectively (see Exhibit 314A), this article controls.

(h) For purposes of determining the applicability of regulations in this article and in Chapter 51A triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR and RAR requirements of Division 51A-4.800, this district and each tract within this district is considered to be a "nonresidential zoning district." [~~Ord. Nos. 20397; 23277; 24914; 26807~~]

SEC. 51P-314.104. ZONING CLASSIFICATION CHANGE AND DISTRICT NAME.

PD 314 is to be known as the Preston Center Special Purpose District. The boundaries of this district are described in Exhibit A of Ordinance No. 20397. [~~Ord. Nos. 20397; 24914~~]

SEC. 51P-314.105. CREATION OF SEPARATE TRACTS.

This district is divided into six tracts: Tracts I, II, III, IV, V, and VI. In addition, Tract I contains a designated "Subarea A," and "Subarea B." Tract II contains a designated "Subarea A," and Tract IV contains a designated "Subarea A." The boundaries of all tracts, including Subareas A and "Subarea B" in Tract I, II, and IV, are verbally described in Exhibit 314B. A map showing the boundaries of the various tracts, including Subareas A and "Subarea B" in Tracts I, II, and IV, is labelled Exhibit 314C. In the event of a conflict, the verbal descriptions in Exhibit A of Ordinance No. 20397 and Exhibit 314B control over the graphic description in Exhibit 314C. [~~Ord. Nos. 23277; 24914~~]

SEC. 51P-314.106. USE REGULATIONS AND DEVELOPMENT STANDARDS FOR TRACTS I AND V.

(a) Use regulations. The following use regulations apply in Tracts I and V (including Subarea A and "Subarea B):

(1) Except as otherwise provided in Paragraph (2), the only uses permitted are:

(A) those permitted in the NO(A) district;

(B) in Subarea A of Tract I and Tract V only, financial institution with drive in windows [*SUP*]; and (C) in Tract V only, multifamily.

(C) in Subarea B of Tract I only, fire station, by right.

(2) The "bar, lounge, or tavern" use is prohibited.

(b) Yard, lot, and space regulations. The following yard, lot, and space regulations apply in Tracts I and V (including Subarea A and Subarea B):

(1) Front, side, and rear yards. Minimum front, side, and rear yards are the same as those for the NO(A) district.

(a) Except as provided below, front yard is 15 feet. Minimum front yard is 0 feet on Douglas Avenue.

(2) Side and rear yard. In Subarea B of Tract I. Minimum side and rear yards are 0 feet

(3) Density. In Tract V, maximum number of dwelling units is 115.

(4) Floor area ratio. Except as otherwise provided in this paragraph, maximum floor area ratio is 0.5.

(a) Maximum floor area in Subarea B of Tract 1 is 1.19.

(b[A]) Maximum floor area ratio for non-residential uses in Tract V is 0.2.

(c[B]) No maximum floor area for residential uses in Tract V.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Structures listed in Section 51A-4.408 (a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is as follows:

(i) 30 feet in Tract I.

(ii) 119 feet in Tract V.

(5) Lot coverage.

(i) Maximum lot coverage is 50 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(ii) For Subarea B. Maximum lot coverage is 85 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(6) Stories.

(A) Tract I. Maximum number of stories above grade is two. Parking garages are exempt from this requirement, but must comply with the height regulations in Paragraph (4).

(B) Tract V. Maximum number stories above grade is 10. The top story may only be used for mechanical equipment. Parking garages are exempt from this requirement, but must comply with the height regulations in Paragraph (4).

(c) Required off-street parking. Required off-street parking in Tracts I and V (including Subarea A) must be provided for each use in accordance with Chapter 51A.

(d) Tract V environmental performance standards.

(1) In general. Except as provided in this section, see Article VI.

(2) LEED certification.

(A) A United States Green Building Council's Leadership in Energy and Environmental Design (LEED) checklist, effective May 1, 2004 (or more current), must be submitted with an application for a building permit for development, indicating how the development will comply with a LEED compliance designation. A LEED accredited professional designated by the department of development services must affirm that development plans submitted for a building permit are LEED compliant. The building official must determine that the project is consistent with the standards and criteria for a LEED certified designation before a building permit may be issued.

(B) If during development, the developer is unable to achieve all of the green building rating system points identified on the checklist, the developer must replace any points not achieved with other green building rating system points acceptable under the United States Green Building Council's LEED rating system.

(C) All supporting documentation and templates related to the points previously approved by the city for the LEED level designation must be submitted with an application for a certificate of occupancy. A certificate of occupancy may not be issued until a LEED accredited professional designated by the department of development services affirms that the building complies with the LEED certified designation.

(e) Landscape regulations.

(i) Landscaping in Tracts I and V (including Subarea A) must be provided on all property in accordance with Article X.

(ii) Landscaping in Tract 1, Subarea B, will be in accordance to the landscape plan.

(f) Development impact review in Tracts I and V (including Subarea A). A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work in this district if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation. [~~Ord. Nos. 22689; 24914; 26807~~]

SEC. 51P-314.111. PROVISIONS OF GENERAL APPLICABILITY.

(a) In general. The following subsections apply to all property in this district and are cumulative of the use regulations and development standards for individual tracts in the previous sections.

(b) Existing buildings conforming. All buildings lawfully existing at the time of passage of Ordinance No. 20397 shall be considered conforming.

(c) Illumination of buildings and structures.

(1) In this subsection:

(A) EXTERIOR ILLUMINATION means illumination provided for the primary purpose of attracting the attention of persons outside the premise on which it is located, regardless of whether the light source itself is physically located inside or outside of a building or structure. This definition includes illuminated holiday decorations.

(B) LIGHT SOURCE means a device such as a lamp, mantle, or bulb, or any portion thereof, which produces visible light.

(C) LUMINAIRE means a device or fixture containing a light source and means for directing and controlling the distribution of light from the source.

(2) The exterior illumination of buildings, structures, signs, and art is prohibited:

(A) above 30 feet in height when the item illuminated is located within 600 feet of private property in a residential district and the illumination is visible from that property; and

(B) above 45 feet in height in all other cases.

All exterior illumination in this district must be brought into full compliance with this paragraph on or before July 28, 1989. No person shall have nonconforming rights to exterior illumination as defined in this subsection.

(d) Noise.

(1) Except as otherwise provided in this subsection, the noise regulations in Article VI of Chapter 51A apply in this district. In the event of a conflict between this subsection and Article VI, this subsection controls.

(2) The use of an outside public address or paging speaker is prohibited in this district.

(3) The use of an outside speaker as part of an intercom system must be approved by the director of planning and development if the speaker is located within 250 feet of private property in a residential district. Review and approval of the speaker are governed by the procedures and standards for residential adjacency review in Division 51A-4.800.

(4) Paragraphs (2) and (3) do not apply to special events for which a special events permit is issued under Chapter 42A of the Dallas City Code.

(e) Off-street parking reduction option.

(1) A property owner may reduce the standard off-street parking requirement for office uses up to 20 percent in Tracts II and IV and up to 10 percent in Tract III if the owner:

(A) submits a traffic impact study establishing that the reduction will not result in an unacceptable level-of-service at nearby intersections; and

(B) makes a "cash in lieu of parking" payment into a special city account, to be known as the Preston Center Parking and Transit Improvement Fund.

(2) The traffic impact study required under Paragraph (1) must be approved by the director of public works and transportation. The applicant may appeal the decision of the director to the board of adjustment.

(3) The amount of the "cash in lieu of parking" payment referred to in Paragraph (1) is calculated by taking 50 percent of the "cost of constructing a parking garage space" and multiplying that cost by the number of parking spaces that will not be required by reason of the payment. Until January 2, 1991, the cost of constructing a parking garage space is \$5,975.52. On January 2, 1991, and on January 2 of each odd-numbered year thereafter, the director of planning and development shall determine a new cost of constructing a parking garage space by using the following formula:

**National Median Cost x 320 sq. ft. x Dallas Cost Index
Sq. Ft.**

where National Median Cost/Sq. Ft. is the national median cost per square foot of a parking space in a parking garage. Both the National Median Cost/Sq. Ft. and the Dallas Cost Index must be derived from the most recent issues of Building Construction Cost Data, published by the Robert Snow Means Company, Inc., of Kingston, Massachusetts, unless another publication is designated by the director of planning and development. In order for the off-street parking reduction to be considered in cases involving work for which a permit is required, the entire payment must be made to the building official before issuance of the permit.

(5) All money paid into the Preston Center Parking and Transit Improvement fund must be used for programs to promote new common area and shared use parking, ride sharing, van pooling, transit usage (including system improvements), and bike and walkway facilities. All programs on which the money is spent must directly benefit properties in this district.

(f) Parking structures. Parking structures located adjacent to or directly across a street or alley from private property in a residential district must have a facade treatment to ensure that vehicles parked are not visible from that property.

(g) Sanitation. Garbage storage areas, including dumpster, must:

(1) be located behind the front building line;

(2) be screened from all yards having frontage on Lomo Alto Drive, Preston Road, or Northwest Highway; and

(3) comply in all other respects with Chapter 51A and all other applicable ordinances of the city.

(h) Visual intrusion. No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-2, or MF-2(A) district may penetrate or be located above a residential proximity slope originating in that district. For purposes of this section, the term "opening" means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use.

(i) Sign regulations.

(1) Non-premise signs, as defined in Article VII of the Dallas Development Code, as amended, are prohibited in this district.

(2) Section 51A-7.209, "Signs Displaying Noncommercial Messages," of the Dallas Development Code, as amended, applies in this district. (Ord. Nos. 20397; 20619; 24914)

SEC. 51P-314.112. SPECIAL LANDSCAPING REGULATIONS.

(a) Definitions. Except as otherwise provided in this subsection, the definitions in Article X of Chapter 51A apply to this section. In this section:

(1) COURT OR PLAZA means a pedestrian area covered with a permeable or nonpermeable surface paving material.

(2) FRONT YARD means the area extending across the lot between the roadway and any facade of the main building facing the roadway and lines parallel to and extending outward from that facade.

(3) FRONT YARD LANDSCAPE AREA means an area in the front yard, as defined in this section, at least 80 percent of which is covered by natural grass, ground cover, or other natural plant materials.

(4) FYLA means front yard landscape area.

(5) INTERNAL STREET means a street that is internal to, i.e. not on the perimeter of, this district.

(6) PARKWAY means the portion of a street right-of-way between the street curb and the front lot line.

(7) SPECIAL AMENITIES ZONE means that area parallel to and between three and six feet from the back of the street curb.

(b) In general. Properties in Tracts II, III, and IV with front yard setbacks of less than 15 feet may comply with these special landscaping regulations as an alternative to strict compliance with Article X of Chapter 51A. This section partially modifies the requirements of Article X for qualifying properties. Those portions of Article X not expressly modified in this section continue to apply to all property in Tracts II, III, and IV. In the event of a conflict between this section and Article X, this section controls.

(c) Minimum point totals required. The minimum number of points needed for landscape plan approval varies depending on the tract the lot is in and the zoning district classification of adjacent properties as follows:

LOT WITH LOT WITHOUT	
RESIDENTIAL RESIDENTIAL	
ADJACENCY*	
25 points	15 points

*As defined in Section 51A-10.101 (Definitions). The alternatives from which an applicant may select to achieve the minimum point score needed for approval are referred to in this section as "design standards" and contained in Subsection (d).

(d) Design standards.

(1) Front yard landscape area.

(A) Five points are awarded when one square foot of front yard landscape area (FYLA) is provided for each linear foot of lot frontage. One additional point may be earned for each additional increment of one square foot of FYLA per linear foot of lot frontage, up to a maximum of three additional points (eight points total). [Example: Seven points would be awarded if three square feet of FYLA was provided for each linear foot of lot frontage.]

(B) FYLA credits may be substituted for actual front yard landscape area. FYLA credits are earned when trees or shrubs are placed in the front yard as follows:

SIZE OF TREE OR SHRUB FYLA CREDIT

1 tree: minimum 5 in. caliper 100 sq. ft.

minimum 2.5 in. caliper 50 sq. ft.

minimum 1 in. caliper 30 sq. ft.

1 shrub: minimum 4-foot height 30 sq. ft.

minimum 2-foot height 15 sq. ft.

(2) Pavement enhancement. Five points are awarded when at least 50 percent of all outdoor pedestrian and vehicular pavement area in the front yard consists of enhanced pavement. An additional one-half point may be earned for each additional increment of enhanced pavement constituting 10 percent of the total pedestrian and vehicular pavement area in the front yard.

(3) Pedestrian facilities.

(A) Courts or plazas. Three points are awarded when at least three square feet of courts or plazas are provided for each linear foot of lot frontage. One additional point is earned for each additional increment of one-half square foot of courts or plazas per linear foot of lot frontage, up to a maximum of two additional points (five points total).

(B) Covered walkways. Three points are awarded when walkways in the front yard are covered by awnings or canopies in accordance with this subparagraph. Coverage must be at least five feet in depth, and the total length of walkways covered must be equal to or greater than 25 percent of the length of the lot frontage. One additional point is awarded for each additional increment of walkway length covered that is equal to 25 percent of the lot frontage, up to a maximum of three additional points (six points total).

(C) Fountains, ponds, and sculpture. Three points are awarded when at least one-half square foot of front yard area for each linear foot of lot frontage is devoted to fountains, ponds, or sculpture. One additional point is earned for each

additional increment of one-half square foot per linear foot of lot frontage, up to a maximum of two additional points (five points total).

(D) Seating area. Three points are awarded when at least 0.25 linear feet of seating is provided for each linear foot of lot frontage. One additional point is earned for each additional increment of 0.25 linear feet of seating per linear foot of lot frontage, up to a maximum of two additional points (five points total).

(e) Mandatory provisions.

(1) The following mandatory provisions must be complied with in addition to achieving the minimum number of points required by Subsection (c).

(2) Sidewalks must be provided and located in the special amenities zone.

(3) Any lot having frontage on an internal street or on Douglas Avenue must have:

(A) a minimum average sidewalk width of seven feet; and

(B) a minimum unobstructed sidewalk width of five feet.

(4) Any lot in Tract III having frontage on an internal street or on Douglas Avenue must have:

(A) a minimum average sidewalk width of ten feet; and

(B) a minimum unobstructed sidewalk width of seven feet.

(5) Street trees must be provided and located in the special amenities zone. The street trees must have a caliper of at least two and one-half inches and be spaced no less than 25 feet apart measured from trunk to trunk.

(6) Off-street loading and service areas must be screened from adjacent properties by a minimum six-foot-high screening wall or fence.

(7) Surface off-street parking must be screened from all adjacent public streets and residential properties by a wall or evergreen hedge. Screening from adjacent public streets must be at least three feet in height, while screening from adjacent residential properties must be at least six feet in height.

(8) Pedestrian scale lighting must be provided and located in the special amenities zone. The light standards must be no greater than 14 feet in height and be spaced no more than 50 feet apart. The intensity of light on the pedestrian surface must be at least 1.5 footcandles.

(f) Private license granted. The city council hereby grants a private license to the owners of all property in this district for the exclusive purpose of authorizing compliance with the landscaping requirements of this article. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit in accordance with Subsection (g) of this section. This private license shall not terminate at the end of any specific time period, however, the city council retains the right to terminate this license whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or whenever the purpose or use of this license is likely to become a nuisance.

(g) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or pavement in the parkway. An application for a parkway landscape permit, if required, must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by the director and be accompanied by plans or drawings showing the area of the parkway affected and the construction and planting proposed.

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

(3) A property owner is not required to comply with any mandatory landscaping requirement of this section if compliance is made impossible due to the director's denial of a parkway landscape permit.

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

(5) The issuance of a parkway landscape permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees, landscaping, or pavement in the public right-of-way. [(Ord. Nos. 20397; 24914)]

SEC. 51P-314.113. COMPLIANCE DATES AND NONCONFORMING RIGHTS.

(a) The compliance date of October 26, 1989, in Paragraph (5) of Subsection (c) of Section 11 of Ordinance No. 20397 applies only to light sources for the lighting of parking lots and garages [See Paragraphs (3) and (4) of that subsection].

(b) The compliance date of July 28, 1989, in Section 3 of Ordinance No. 20619 is not ex post facto, but reflects, for informational purposes, the original effective date of Paragraph (2) of Subsection (c) of Section 11 of Ordinance No. 20397.

(c) The Dallas City Council did not grant, establish, or provide for nonconforming rights to illumination when it passed Ordinance No. 20397. [~~Ord. Nos. 20619; 24914~~]

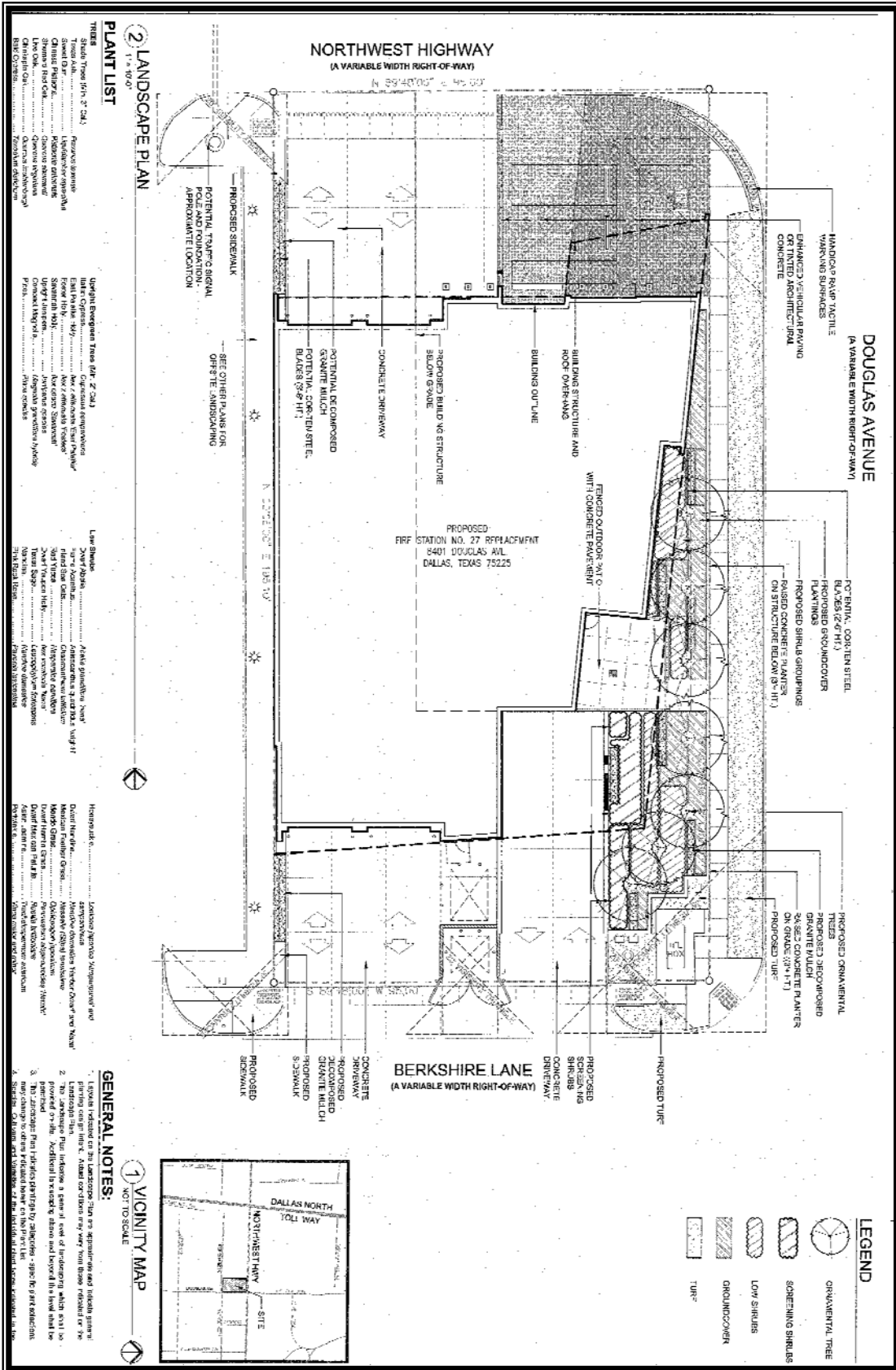
SEC. 51P-314.114. CERTIFICATE OF OCCUPANCY CONDITIONED ON COMPLIANCE.

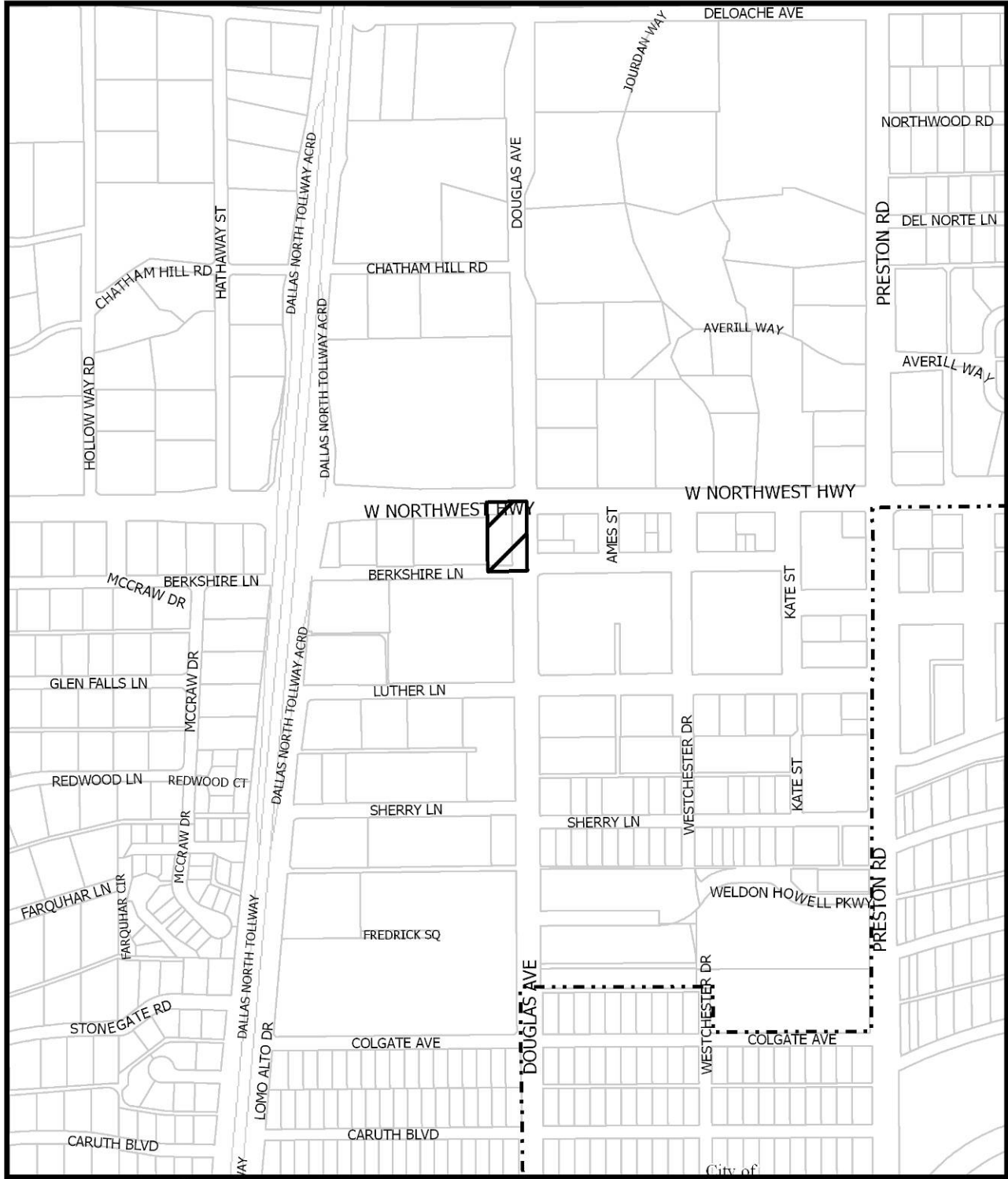
The building official shall not issue a certificate of occupancy for a use on the Property until there has been full compliance with this article and with the construction codes and all other applicable ordinances, rules, and regulations of the city. [~~Ord. Nos. 20397; 24914; 26102~~]

~~[SEC. 51P-314.115. ZONING MAPS.]~~

~~[PD 314 is located on Zoning Map Nos. F-7 and G-7. (Ord. Nos. 20397; 24914)]~~

PROPOSED LANDSCAPE PLAN



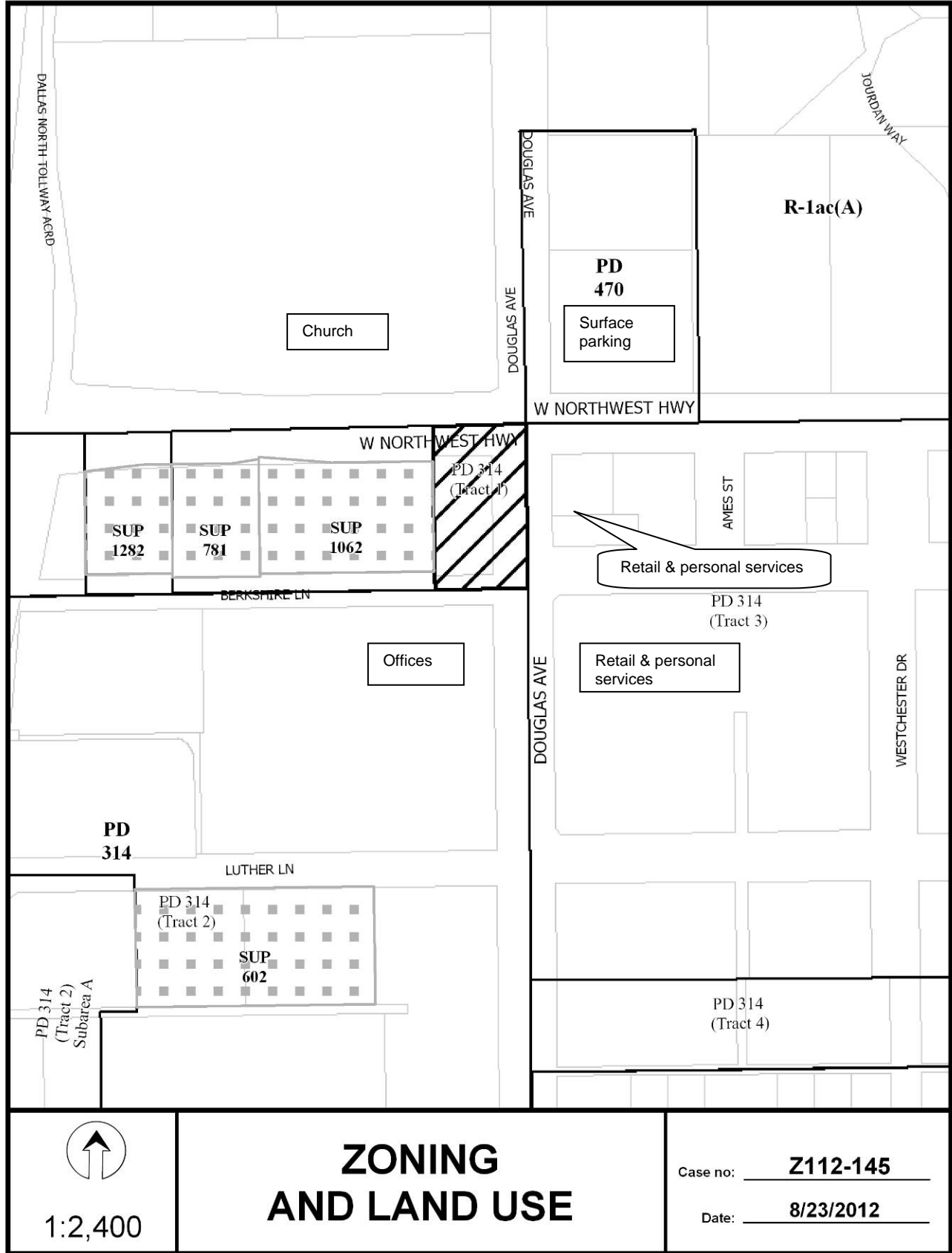


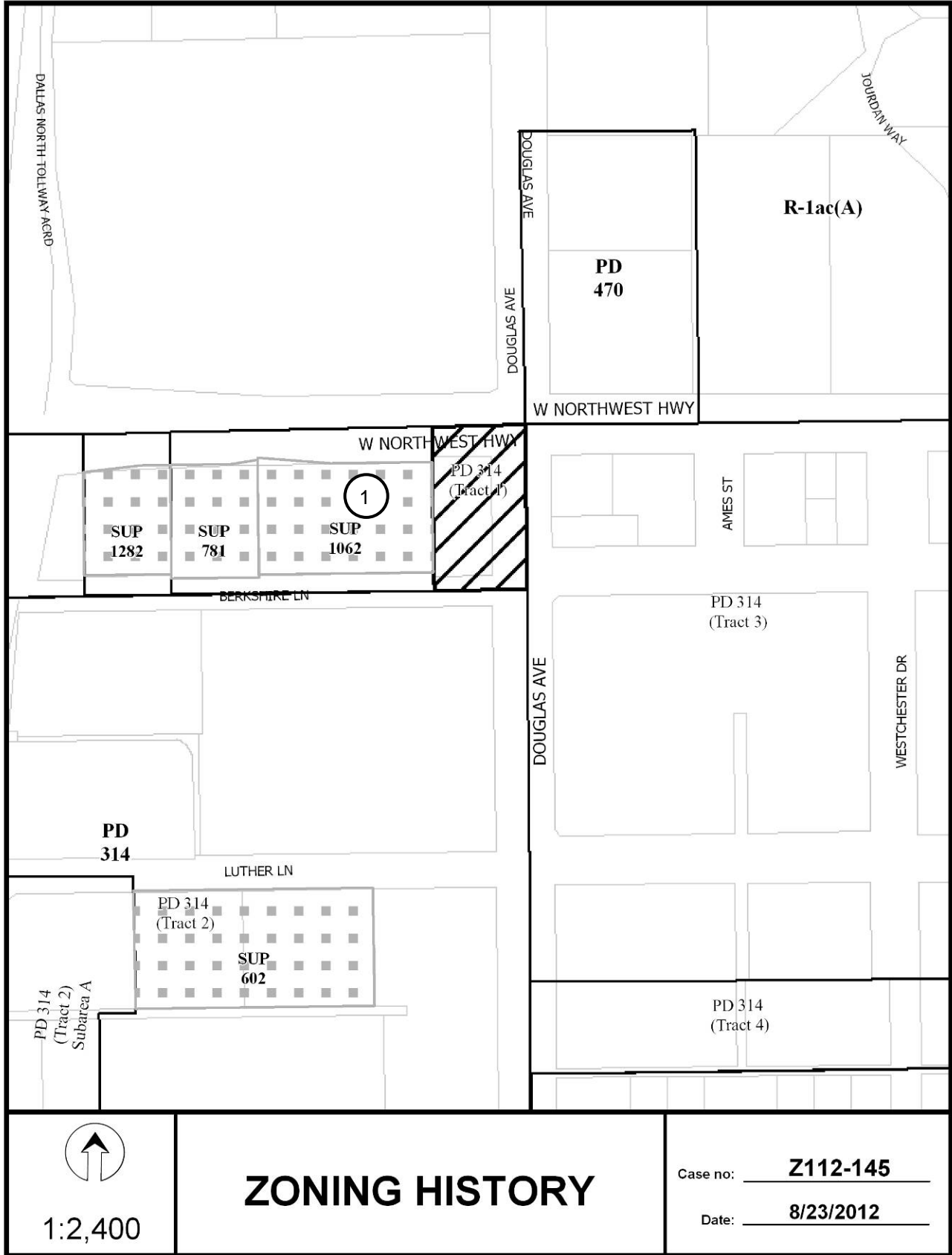
1:6,000

VICINITY MAP

Case no: Z112-145

Date: 8/23/2012



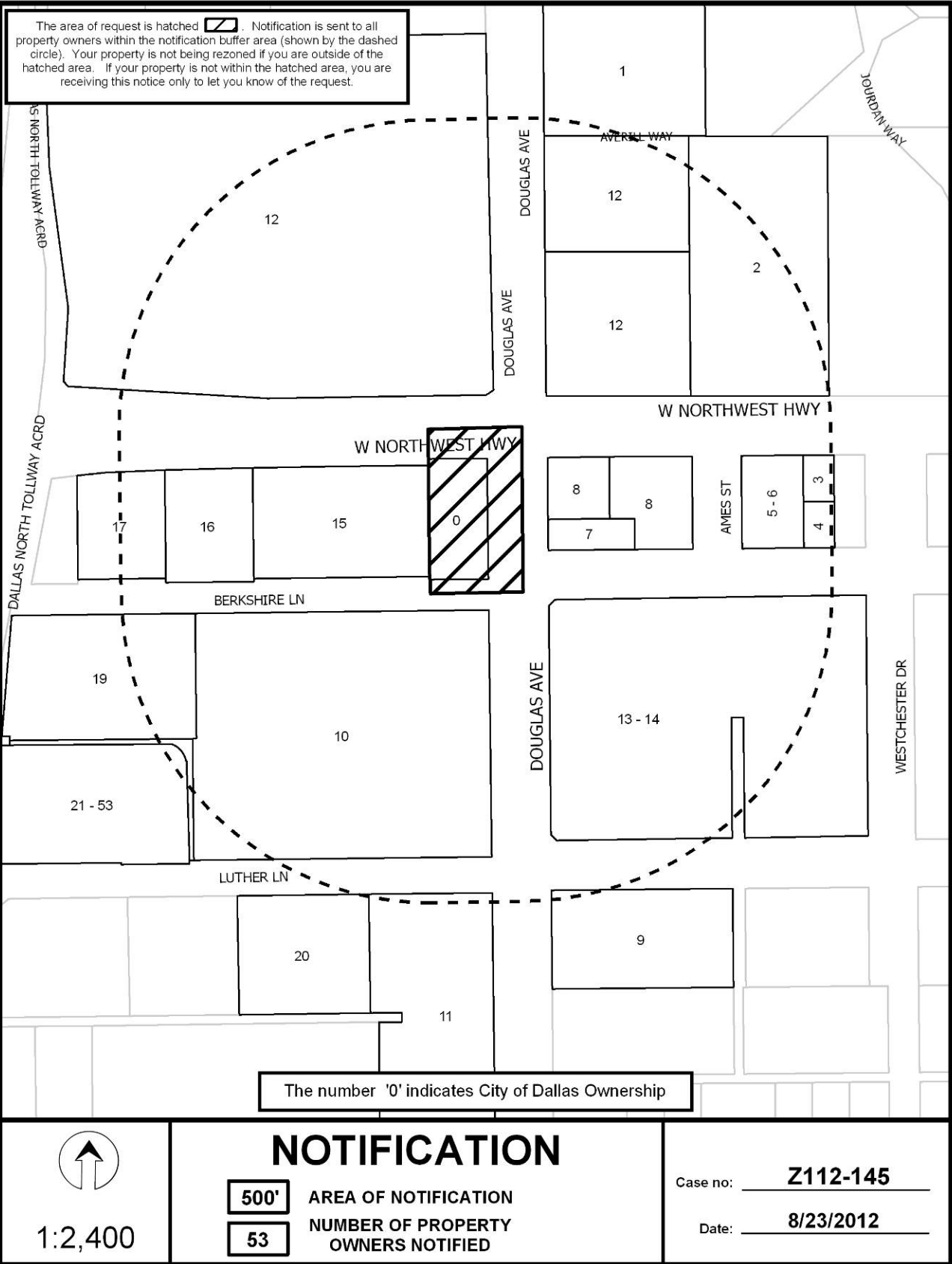


1:2,400

ZONING HISTORY

Case no: Z112-145

Date: 8/23/2012



Notification List of Property Owners

Z112-145

53 *Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8600 DOUGLAS AVE	TURPIN JACK
2	5830 AVERILL WAY	BARBER GEORGE J & KARLA RADER BARBER
3	5930 NORTHWEST HWY	LOBELLO SAM INV SUITE 14
4	6033 BERKSHIRE LN	6033 BERKSHIRE LLC WOLFF PPTIES
5	5926 NORTHWEST HWY	LCT MATHEWS JV
6	5926 NORTHWEST HWY	LOBELLO SAM INV SUITE 14
7	6003 BERKSHIRE LN	BERKSHIRE DOUGLAS RETAIL STE 300
8	6019 BERKSHIRE LN	HBT PARTNERS LP
9	8226 DOUGLAS AVE	DOUGLAS PLAZA LTD SUITE 700
10	8333 DOUGLAS AVE	TR 8333 DOUGLAS CORP STE 1750
11	8235 DOUGLAS AVE	RMC DOUGLAS LP C/O RM CROWE INTEREST LP
12	8505 DOUGLAS AVE	NORTHWEST BIBLE CHURCH
13	8301 WESTCHESTER DR	USA PRESTON CTR PAVILION
14	8300 DOUGLAS AVE	PARMENTER PRESTON PLZ LP
15	5858 NORTHWEST HWY	DB FIVE GRILL LP 9TH FLR
16	5840 NORTHWEST HWY	5840 NW LP STE 765
17	5820 NORTHWEST HWY	5820 NW LP
18	5909 LUTHER LN	SHELTON JV % MIYAMA USA TX INC
19	5950 BERKSHIRE LN	BPC CORP %HEITMAN CAPITAL MGMT LLC
20	5954 LUTHER LN	APPLE NINE SPE DALLAS INC
21	5909 LUTHER LN	FERNANDEZ ALINA MARIE CLAIRE OCARANZA
22	5909 LUTHER LN	SHEARER DAVID P & BONNIE P
23	5909 LUTHER LN	PRESZLER SCOTT
24	5909 LUTHER LN	ELLARD BRIAN
25	5909 LUTHER LN	DALLAS SHELTON PTNR LLC
26	5909 LUTHER LN	YOUNG PHILLIP

8/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5909 LUTHER LN	HUTCHINSON WILLIAM
28	5909 LUTHER LN	HUTCHINSON WILLIAM
29	5909 LUTHER LN	RATCLIFF T PATRICK & CARLA H
30	5909 LUTHER LN	HAMMOND PPTIES INC
31	5909 LUTHER LN	RATCLIFF TERRENCE P UNIT 806
32	5909 LUTHER LN	INGOLD HANS H & MARY ANN
33	5909 LUTHER LN	SHIAO SEAN YUNXUAN & CHEN JUN
34	5909 LUTHER LN	HAMMOND PROPERTIES INC
35	5909 LUTHER LN	THOTA CAPITAL PTNRS LTD
36	5909 LUTHER LN	JOLESCH ANN G APT 1004
37	5909 LUTHER LN	PALMER JAMES F & BETTY L UNIT 1005
38	5909 LUTHER LN	HUTCHINSON WILLIAM L
39	5909 LUTHER LN	HUTCHINSON WILLIAM L SUITE 300
40	5909 LUTHER LN	CHEN CHYNSHYR & WU LINGCHI REVOCABLE LIV
41	5909 LUTHER LN	SORRA LP
42	5909 LUTHER LN	PURVIN DEBORAH T & DUANE E
43	5909 LUTHER LN	SHELTON DUNHILL STE 300
44	5909 LUTHER LN	PIVNICK LAWRENCE & LINDA
45	5909 LUTHER LN	RAFF MARION B
46	5909 LUTHER LN	MILLER BENJAMIN G & KELLI
47	5909 LUTHER LN	BACON JOHN R & TERI L
48	5909 LUTHER LN	BOND JAMES H JR BLDG A UNIT 2007
49	5909 LUTHER LN	HUTCHINSON WILLIAM L
50	5909 LUTHER LN	LEWIS LINDA B
51	5909 LUTHER LN	KELLY RICHARD
52	5909 LUTHER LN	KELLY RICHARD
53	5909 LUTHER LN	MILLENNIUM DEV MGMT LLC

FILE NUMBER: Z112-227(WE) **DATE FILED:** April 25, 2012
LOCATION: South side of South Lamar Street between Lenway Street and
Martin Luther King Jr. Boulevard
COUNCIL DISTRICT: 7 **MAPSCO:** 46-W, 56-A
SIZE OF REQUEST: Approx. 3.1887 acres **CENSUS TRACT:** 34.00

APPLICANT: NCSW, Ltd
OWNER: Recycling Property L.P.
REPRESENTATIVE: Robert Miklos

REQUEST: An application for a Specific Use Permit for recycling buy-back center on property zoned an IM Industrial Manufacturing District.

SUMMARY: The purpose of this request is to permit the operation of a recycling buy-back center. The center will collect primarily household and industrial metals at this location.

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

BACKGROUND INFORMATION:

- The request for a Specific Use Permit will allow the applicant to use a portion of an existing one story, 66,968 square foot warehouse building for a recycling buy-back center. The recycling buy-back center is approximately 4,270 square feet and is located in the southwest quadrant of the site.
- The request site is located within an industrial area and the applicant proposes to collect household and industrial metals at this location.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
South Lamar Street	Local	60 ft.	60 ft.

Land Use:

	Zoning	Land Use
Site	IM	Warehouse
North	PDD 595, CC, MF-2(A)	Restaurant, undeveloped lots, vacant multifamily
South	IM	Industrial (inside)
East	PDD 595, RS-MU,	Commercial, scattered undeveloped land
West	IM	Industrial

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

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

enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

The request site is located within an industrial area and surrounded by office/warehouse showroom and industrial (inside) uses. The applicant proposes to operate a recycling buy-back center within an existing structure. The applicant's request is in compliance with the goals and policies in the forwardDallas! Comprehensive Plan.

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT

Policy 1.4.3 Embrace environmental sustainability

ENVIRONMENT USE

GOAL 6.6 INCREASE RECYCLING AND CONSERVATION OF RENEWABLE RESOURCES

Policy 6.6.1 Increase recycling and composting

STAFF ANALYSIS:

Land Use Compatibility: The 3.1887 acre site is developed with a one story, 66968 square foot structure that provides a secured area around the parking and drop-off area. The applicant's request for a Specific Use Permit will allow for the operation of a recycling buy-back center during the hours of 7:00 a.m. and 7:00 p.m. Monday through Sunday.

The request site is located within an industrial area and surrounded by warehouse and industrial uses. Properties north of the site, across South Lamar Street consist of a mix of restaurant and multifamily uses. There are also several vacant lots that are dispersed on South Lamar Street. The closest driveway approach to drop-off the various household and industrial metals is located on South Lamar Street near Pennsylvania Avenue.

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

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

Staff has reviewed the applicant’s request and will recommend approval for a two year period, subject to a site plan and conditions.

Development Standards:

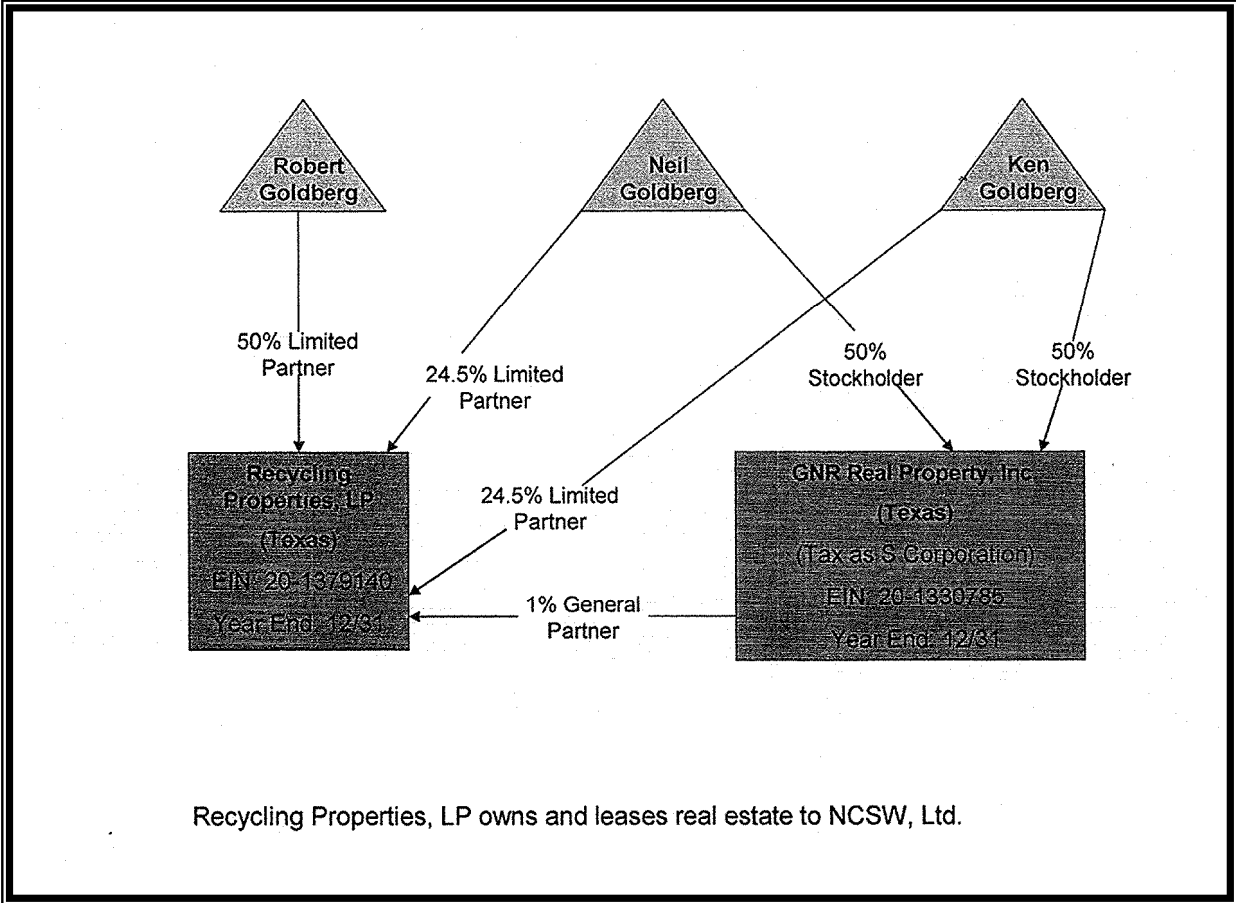
<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Density</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Special Standards</u>	<u>PRIMARY Uses</u>
	<u>Front</u>	<u>Side/Rear</u>					
IM Industrial manufacturing	15' 0' on minor	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	110' 8 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

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

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

Police Department: The Dallas Police Department will monitor the proposed site and determine if the applicant is in compliance with Chapter 40B in operating the proposed recycling buy-back center. The Dallas Police Department requires a license for a recycling buy-back center.

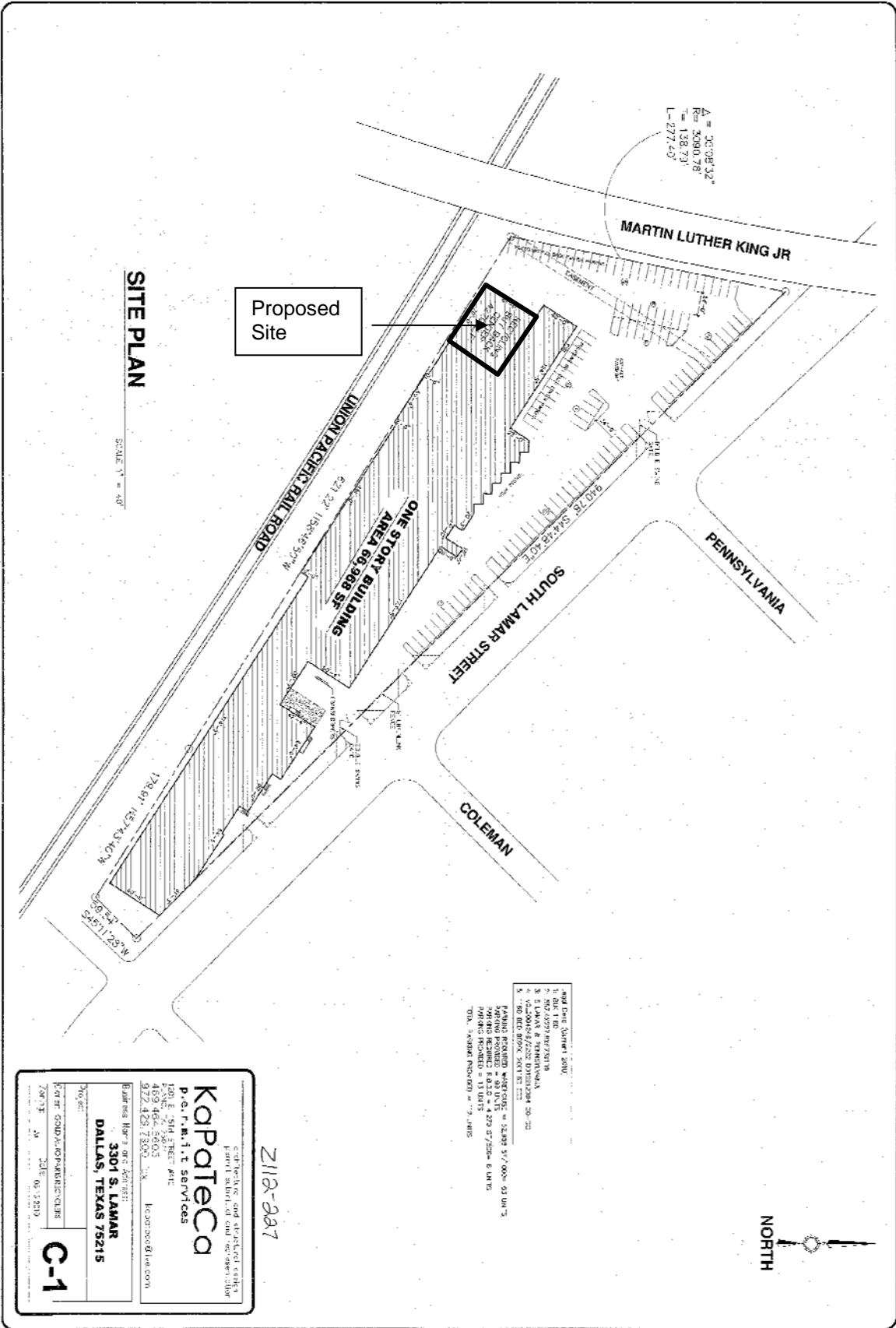
LIST OF OFFICERS



PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a recycling buy-back center for the collection of household and industrial metals. No other materials may be collected or recycled.
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 from the passage of this ordinance).
4. GATE: The driveway gate on Lamar Street closest to Pennsylvania Avenue, shown on the site plan, must remain open during hours of operations.
5. FLOOR AREA: A maximum of 4,270 square feet of floor area is permitted for the recycling buy-back center for the collection of household and industrial metals.
5. HOURS OF OPERATION: The recycling buy-back center may only operate between 7:00 a.m. and 7:00 p.m., Monday through Sunday.
6. INGRESS/ EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted.
7. PARKING: A minimum of 31 parking spaces must be located as shown on the attached site plan.
8. LICENSE: The Operator must obtain a secondary metals recyclers license in accordance with Chapter 40B of the Dallas City Code within 45 days from the passage of this ordinance.
9. OUTSIDE STORAGE: Outside storage is prohibited.
10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN



SITE PLAN

SCALE 1" = 48'

Proposed Site

ONE STORY BUILDING AREA 68,988 SF

UNION PACIFIC BAIL ROAD

MARTIN LUTHER KING JR

SOUTH LAMAR STREET

PENNSYLVANIA

COLEMAN



- 1. and Date: Survey 2007
 - 2. NO CORRECTIONS
 - 3. E LAMAR & PENNSYLVANIA
 - 4. VADONAS/2002 DIVISION 20-20
 - 5. NO REC BLDG EXIST
5. BOUND FOUND: 488.70' x 32.00' 57.00" 33.00' 5. 30' 10" 10.00' 8.00' 4.20' 57.50" 6. LAMAR 30.00' 10.00' 7.50' 2.50' 3. LAMAR 70.00' 30.00' 2.50' 7.50' 2.50'

Z112-227

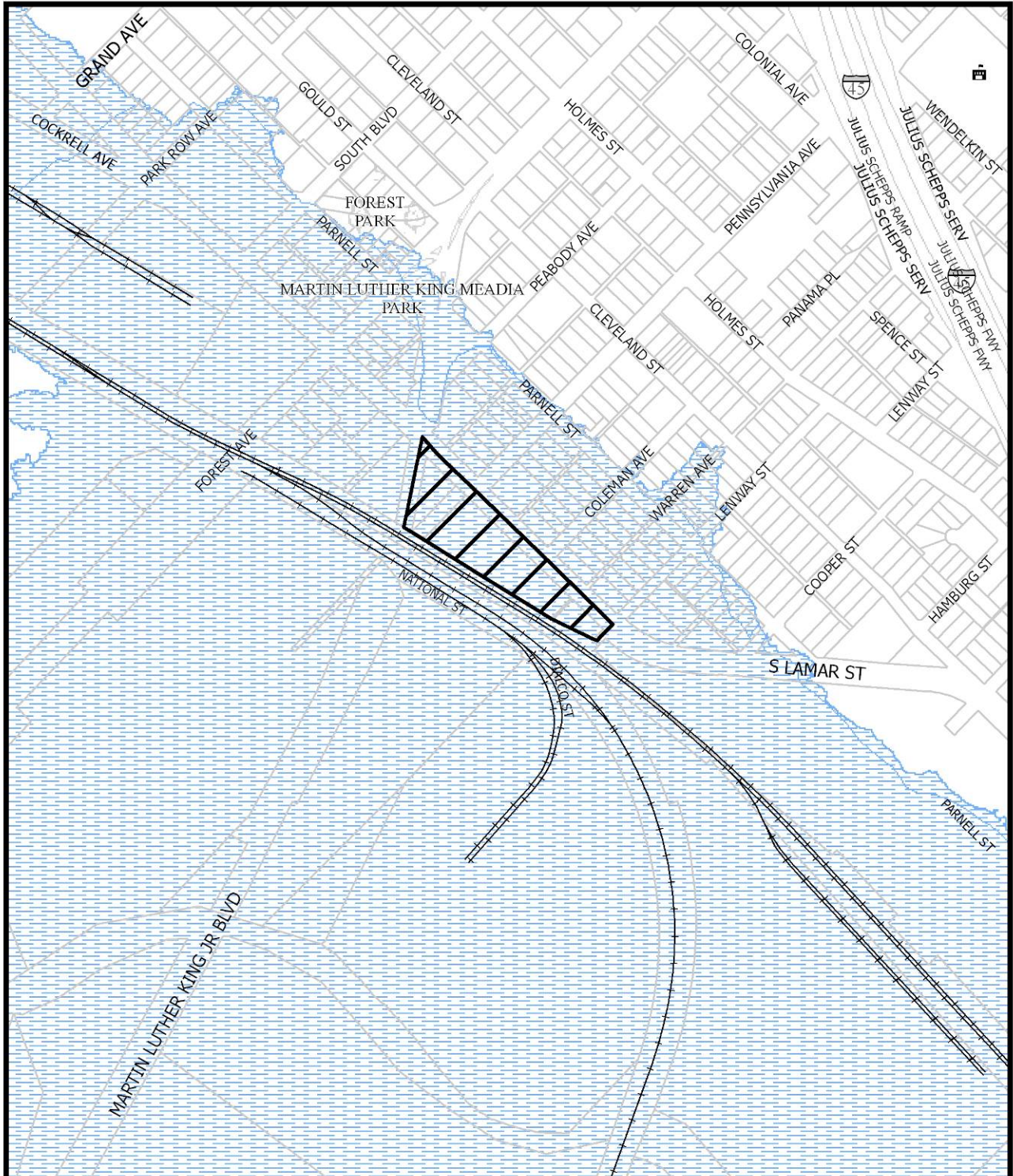
Kapateca
Professional Services
180 E. 30th Street, Apt.
409 Dallas, TX 75201
Phone: 214.343.3300
www.kapateca.com

Address: 3301 S. LAMAR
DALLAS, TEXAS 75215

Scale: 1" = 48'

DATE: 06/15/2010

C-1

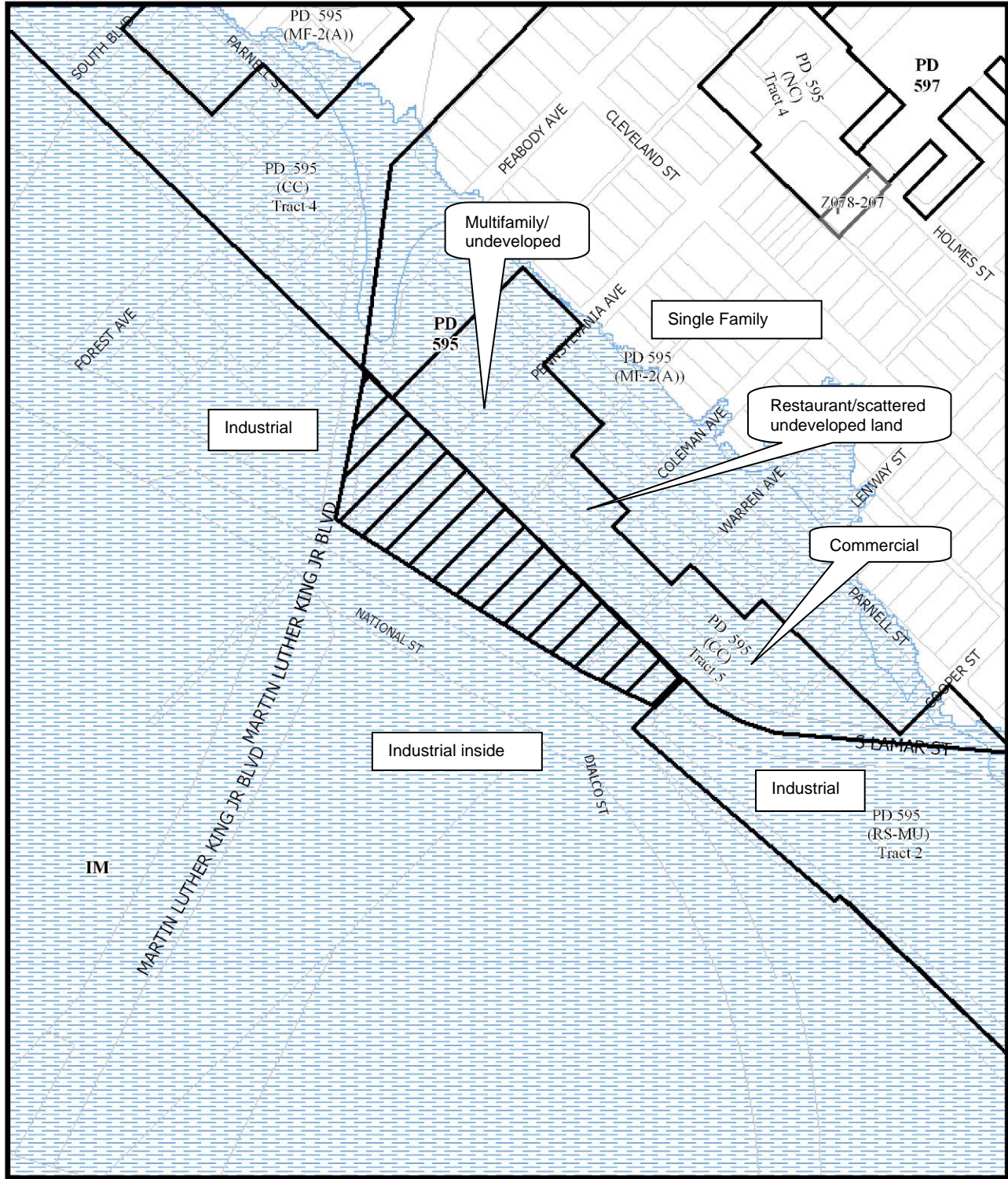


1:6,000

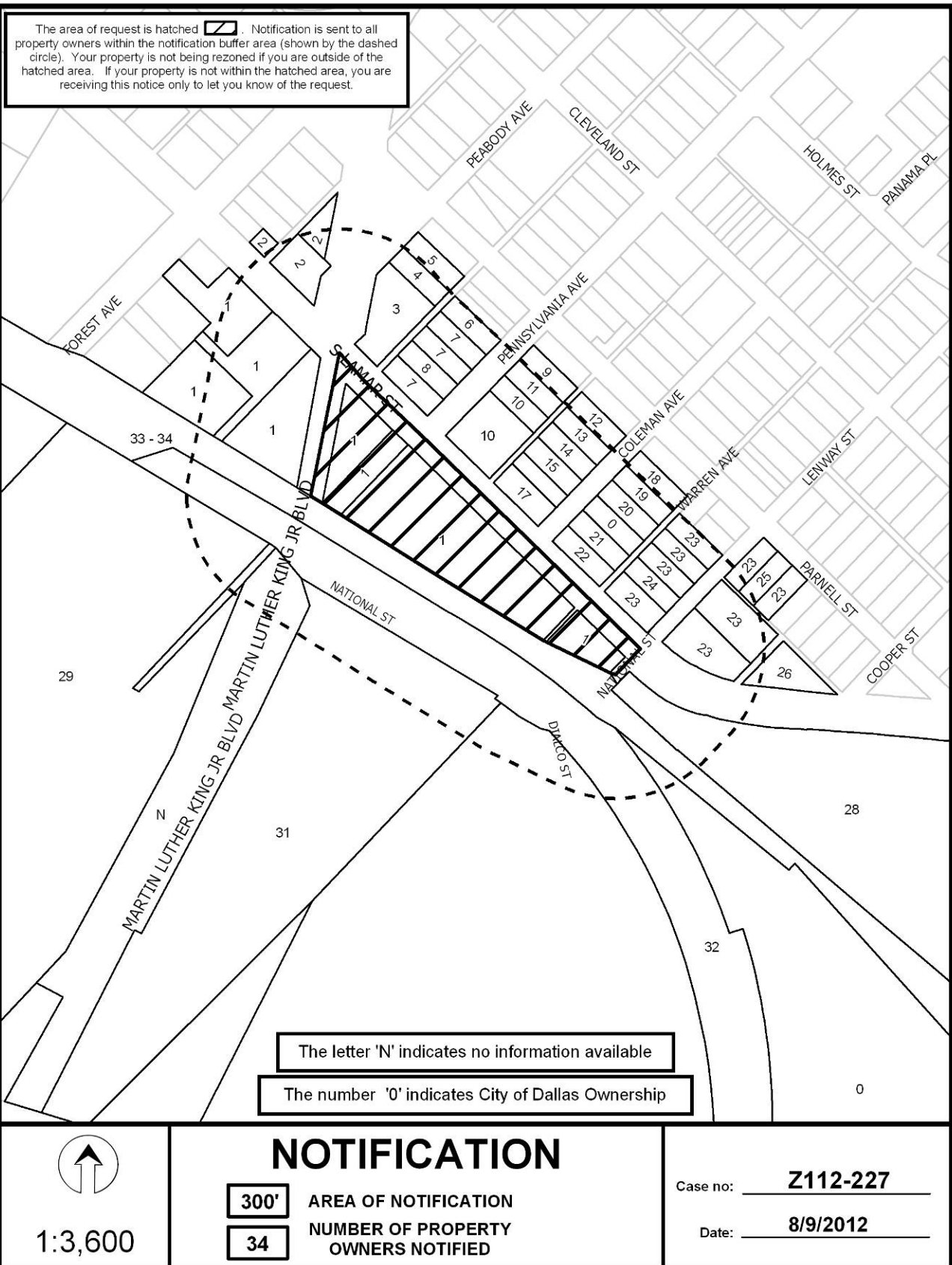
VICINITY MAP

Case no: Z112-227

Date: 8/9/2012



 1:3,600	<h1>ZONING AND LAND USE</h1>	Case no: <u> Z112-227 </u> Date: <u> 8/9/2012 </u>
--	----------------------------------	---



Notification List of Property Owners

Z112-227

34 Property Owners Notified

Label #	Address	Owner
1	3113 LAMAR ST	RECYCLING PROP LP
2	3008 LAMAR ST	FOREST HEIGHTS NEIGHBORHOOD DEV CORP
3	3100 LAMAR ST	CHEN WENDY W
4	1210 PEABODY AVE	JONES NOBLE
5	1216 PEABODY AVE	DELGADO ORLANDO
6	1217 PENNSYLVANIA AVE	FOSTER EDDIE D
7	1211 PENNSYLVANIA AVE	AMERICAN TRANSPORT XPRESS
8	3122 LAMAR ST	AMERICAN TRANSPORT XPRESS
9	1222 PENNSYLVANIA AVE	FOXX BETTY ESTATE OF
10	1214 PENNSYLVANIA AVE	BROWN DAVID A
11	1216 PENNSYLVANIA AVE	BROWN DAVID A
12	1221 COLEMAN AVE	JONES JESSE
13	1217 COLEMAN AVE	LEONARD LARRY
14	1213 COLEMAN AVE	GRAY MARVIN LF EST & GLADYS M LF EST
15	1209 COLEMAN AVE	SHAH GIRISH V
16	1207 COLEMAN AVE	FRANK H A % J ELMER TURNER RLTY
17	3216 LAMAR ST	FRANK HERBERT A JR % J ELMER TURNER RLTY
18	1226 COLEMAN AVE	CARMEN GRINSTEIN INC
19	1220 COLEMAN AVE	MCMILLIAM ETHEL MAE
20	1216 COLEMAN AVE	FELTON HENRY & BESSIE LEE FELTON ESTATE
21	1208 COLEMAN AVE	GRINSTEIN CARMEN
22	1206 COLEMAN AVE	WARREN WARD & G WILLIAMS
23	1223 LENWAY ST	G & A CORPORATION % JOHNNY GRINSTEIN
24	1209 LENWAY ST	G & A CORPORATION % ACTION METALS
25	3505 PARNELL ST	ST PHILIPS SCHOOL & COMMUNITY CENTER
26	3520 LAMAR ST	HANEY R W % JOE HANEY

Z112-227(WE)

8/9/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1100 LENWAY ST	OCCIDENTAL CHEMICAL CORP
28	3701 LAMAR ST	Dallas ISD
29	1000 FOREST AVE	FAUBION LEO
30	1000 FOREST LN	FAUBION ASSOCIATES INC
31	3301 NATIONAL ST	BEALL CONCRETE INC
32	2300 GRAND AVE	BNSF RAILWAY % PROPERTY TAX DEPT
33	9999 NO NAME ST	UNION PACIFIC RR CO % TAX DEPT
34	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO % UNIO

Planner: Warren F. Ellis

FILE NUMBER: Z112-273(WE) **DATE FILED:** June 28, 2012

LOCATION: Bexar Street and Hooper Street, southwest corner

COUNCIL DISTRICT: 7 **MAPSCO:** 56-C

SIZE OF REQUEST: Approx. 1.02 acres **CENSUS TRACT:** 39.02

APPLICANT / OWNER: City of Dallas

REPRESENTATIVE: Darrell Fitzgerald
Fitzgerald Collaborative

REQUEST: An application for the creation of a new tract within Planned Development District No. 730 for mixed uses.

SUMMARY: The purpose of this request is to permit the construction of a police substation. Additional city departments will have offices in the proposed development.

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

BACKGROUND INFORMATION:

- The applicant’s request for a new tract within Planned Development District No. 730 will permit the development of a one-story, 7,200 square foot building that will be used as a police substation. Additional City of Dallas personnel will be using several offices within the police substation.
- The request site is located within one of five neighborhood investment target project areas that have been targeted by the Dallas City Council for redevelopment.
- In 2005, Planned Development District No. 730 was created to redevelop properties along Bexar Street. The initial Planned Development District permitted the construction of a mixed use development (residential, retail and office uses) on both sides of Bexar Street as well as permit the appropriate front, side and rear yard setbacks to accommodate the development.
- In 2006, the City Council recommended approval of an amendment to Planned Development District No. 730, for mixed uses. The amendment specified changes to the conditions that related to the lot coverage, lot size and yard setback requirements.
- In 2009, the City Council approved an expansion of Planned Development District No. 730 that accommodated additional properties that were acquired by the Housing Department to complete the Bexar Street Redevelopment Plan.

Zoning History: There have been five recent zoning changes and one Board of Adjustment case requested in the area.

1. Z001-142 On September 26, 2001, the City Council recommended approval of Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.
2. Z045-200 On June 22, 2005, the City Council recommended approved a Planned Development District for mixed uses, subject to a conceptual plan and conditions, on property zoned an NC Neighborhood Commercial Subdistrict, a CCE Community Commercial Enhanced Subdistrict and an R-5(A) Single Family Subdistrict, within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.
3. Z056-312 On December 13, 2006, the City Council recommended approval of an amendment to Planned Development District No. 730 for

mixed uses, subject to a conceptual plan and conditions.

4. BDA078-149 On November 19, 2008, the Board of Adjustment Panel B recommended granted a special exception to the off-street parking regulation of 9 parking spaces at 5203 Bexar Street.
5. Z089-175 On June 24, 2009, the City Council approved an ordinance granting an amendment to Planned Development District No. 730 for mixed uses, subject to a development plan and conditions
6. Z112-257 The City Plan Commission authorized a public hearing to determine proper zoning on property within Planned Development District No. 730, R-5(A) Single Family and NC Neighborhood Community. This case has not been scheduled for CPC consideration.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Bexar Street	Collector	60 ft.	60 ft.
Hooper Street	Local Street	50 ft.	50 ft.
C.F. Hawn Freeway		Variable widths	Variable widths

Land Use:

	Zoning	Land Use
Site	PDD No. 730	Undeveloped
North	R-5(A) Subdistrict w/in PDD No. 595, PDD No. 730	Undeveloped, Single Family
South	NC & R-5(A) Subdistricts w/in PDD No. 595	Undeveloped, C.F. Hawn Freeway
East	R-5(A) Subdistrict w/in PDD No. 595, PDD No. 730	Undeveloped
West	R-5(A) Subdistrict w/in PDD No. 595	C.F. Hawn Freeway

Area Plans: The request site is within the study boundaries of the South Dallas/Fair Park Economic Development Corridor Plan, June 2001. The Study recommends that the stakeholders create a community-based, neighborhood retail center that will serve the surrounding neighborhood. The Study further indicates that “as the Bexar Street center is developed, the remaining land along Bexar Street that is currently zoned for nonresidential uses should be either rezoned for residential uses (e.g., single family or perhaps townhouses) or developed with institutional uses that would be supportive of neighborhood revitalization.”

COMPREHENSIVE PLAN: The forwardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The forwardDallas! Comprehensive Plan outlines several goals and policies to support the redevelopment efforts in the Southern Sector. The Plan identifies the request site as being in a Residential Neighborhood Building Block.

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

The Bexar Street redevelopment Program is one of five neighborhood investment target project that is strategically targeted to stimulate economic investment and homeownership in the Southern Sector. The request site should not adverse impact the surrounding uses with the development of a police substation at this location.

Land Use:

Goal 1.1 Align land use strategies with economic development priorities

Policy 1.1.2 Focus on Southern Sector development opportunities

STAFF ANALYSIS:

Land Use Compatibility: The 1.02 acre site is undeveloped and is located on the southern boundary of the Housing Department’s neighborhood investment target area. The land uses north of the site consist of scattered single family dwellings on Hooper Street and northeast of the site, across Bexar Street, is the construction of several duplexes.

The request site is located within an area of the city where the Housing Department has targeted for redevelopment. The redevelopment efforts along Bexar Street are being undertaken as part of the Neighborhood Investment Program (NIP) Focus Area initiative. In the process to redevelop Bexar Street, the city began to acquire properties, with emphases on community reinvestment/ownership. The city’s interest in the Bexar Street redevelopment project is twofold; 1) Bexar Street lies within the city’s targeted NIP Program and 2) to involve property owners, key stakeholders and potential

community investors in the redevelopment process to participate in community and individual meetings. The Bexar Street project will be market driven as it relates to the type of development and number of dwelling units that will be constructed within the request area.

In 2005, Planned Development District No. 730 was created to redevelop properties along Bexar Street. The initial Planned Development District permitted the construction of a mixed use development (residential, retail and office uses) on both sides of Bexar Street as well as permit the appropriate front, side and rear yard setbacks to accommodate the development. The Housing Department has continued to improve the revitalization efforts in their targeted area by requesting several amendments to PDD No. 730 since the approval of the initial Planned Development District. These amendments included:

In 2006, the City Council recommended approval of an amendment to Planned Development District No. 730, for mixed uses. The amendment specified changes to the conditions that related to the lot coverage, lot size and yard setback requirements; and,

In 2009, the City Council approved an amendment to, and expansion of Planned Development District 730 and an amendment to Specific Use Permit No. 479. The Plan Development District expansion allowed the Housing Department to maximize their redevelopment efforts in the targeted area and their plans for Bexar Street.

The applicant’s request to create a new Tract within Planned Development District 730 will permit the development of a one-story, 7,200 square foot police substation. The new tract will also permit the same uses that are currently allowed in the Planned Development District as well as permit governmental uses. The Housing Department will continue to request amendments to the Planned Development District as opportunities continue to present themselves towards the revitalization of the neighborhood along Bexar Street. Moreover, the construction of the police substation will further foster the redevelopment efforts the Housing Department has targeted along the Bexar Street corridor.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 730 - Existing	0'	0/10'	1.5 FAR	54' or 3 stories	65%		Retail, Institutional uses, Office, Recreational uses, Residential
PDD No. 730 proposed Tract 2	0'	0/10'	0.5 FAR	36' or 1 story	75%		Retail, Institutional uses, Office, Police Substation, Residential, utility or installation other than listed

Landscaping: Landscaping of any development will be in accordance with the attached landscape plan. Plant materials must be maintained in a healthy, growing condition.

Parking: The off-street parking requirements for a utility or governmental installation other than listed use is one space per 250 square feet of floor area and for a police station is one space per 200 space feet of floor area. The number of required off-street parking spaces for the proposed police substation is 36 spaces and the applicant is proposing to provide 42 off-street parking spaces. The number of parking spaces for the offices is one space. The total number of required off-street spaces is 37 spaces.

**PROPOSED PDD NO. 730
CONDITIONS**

ARTICLE 730.

PD 730.

SEC. 51P-730.101. LEGISLATIVE HISTORY.

PD 730 was established by Ordinance No. 26037, passed by the Dallas City Council on June 22, 2005. [~~Ord. 26037~~]

SEC. 51P-730.102. PROPERTY LOCATION AND SIZE.

PD 730 is established on property located on both sides of Bexar Street, between Brigham Lane and C.F. Hawn Freeway. The size of PD 730 is approximately 3.64 acres. [~~Ord. 26037~~]

SEC. 51P-730.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) PARKWAY means the portion of a street right-of-way between the projected street curb and the lot line.

(2) PWT DIRECTOR means the director of public works and transportation.

(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. [~~Ord. 26037~~]

SEC. 51P-730.104. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 730A). In the event of a conflict between the text of this article and the conceptual plan, the text of this article controls. Tract 1A is shown on the conceptual plan. [~~Ord. Nos. 26037; 26524~~]

SEC. 51P-730.105. DEVELOPMENT PLAN.

A development plan for each phase of development in this district must be approved by the city plan commission before issuance of any building permit to authorize work in this district for that phase. [~~Ord. 26037~~]

SEC. 51P-730.106. CREATION OF TRACTS.

This district is divided into two tracts: Tracts 1A and 1B. The boundaries of all areas are described in Exhibit A of Ordinance No. . The boundaries of the areas are shown on the development plan. If there is a conflict, the descriptions in Exhibit A of Ordinance No. , control over the graphic description on the development plan.

SEC. 51P-730.107. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted in this district are those main uses permitted in the NC Neighborhood Commercial Subdistrict within PD 595, subject to the same conditions applicable in the NC Neighborhood Commercial Subdistrict within PD 595, as set out in Article 595, as amended. For example, a use permitted in the NC Neighborhood Commercial Subdistrict within PD 595 only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the NC Neighborhood Commercial Subdistrict within PD 595 is subject to DIR in this district; etc.

(b) The following additional main uses are permitted in this district:

(1) Residential uses.

- Duplex.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Multifamily.
- Single family.

(2) Retail and personal service uses.

- Business school.
- General merchandise or food store greater than 3,500 square feet.
- Home improvement center, lumber, brick, or building materials sales yard.
- Household equipment and appliance repair.
- Nursery, garden shop, or plant sales.
- Surface parking.
- Temporary retail use. [~~Ord. 26037~~]

(3) Utility and public service uses

- Utility or government installation other than listed *[Tract 1B only]*
- Police station *[Tract 1B only]*

SEC. 51P-730.108. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. [~~Ord. 26037~~]

SEC. 51P-730.109. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the NC Neighborhood Commercial Subdistrict within PD 595 apply in this district.

(b) Front, side and rear yard.

(1) Except as provided in this subsection, no minimum front, side, or rear yard.

(2) No minimum setback for enclosed parking spaces where automatic garage door openers are installed.

(3) Any structure exceeding 15 feet in height must be set back a minimum of 15 feet where adjacent to a single family district or a single family subdistrict within PD 595 (a "residential district"). If an alley separates a structure from a residential district, the residential district is considered adjacent to the structure. If a street separates a structure from a residential district, the residential district is not considered adjacent to the structure.

(c) Dwelling unit density. Maximum dwelling unit density is 15 units per acre.

(d) Floor area ratio. Maximum floor area ratio is:

(1) 0.7 for retail uses;

(2) 1.0 for residential uses;

(3) 1.5 for office uses; and

(4) 1.5 for all uses combined.

(5) 0.5 for Utility and public services uses

(e) Height.

(1) In general.

(A) Maximum height. Except as provided in this subsection for Tract 1A, maximum structure height is 36 feet, unless further restricted under Subparagraph B.

(B) Residential proximity slope. Except in Tract 1A, if any portion of a structure is over 30 feet in height, that portion may not be located above a 1-to-3 residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(2) Tract 1A.

(A) In Tract 1A, maximum structure height is 50 feet.

(B) The height limitations imposed by district regulations related to a residential proximity slope do not apply in Tract 1A. Uses in Tract 1A shall not impose a height restriction based on a residential proximity slope in another zoning district.

(f) Lot coverage.

(1) Except as provided in this subsection, ~~[M]~~maximum lot coverage is 75 percent.

(2) For Tract 1B, maximum lot coverage is 25 percent.

~~[(2)]~~(3) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. Minimum lot size is:

(1) 1,500 square feet for single family structures; and

(2) 6,000 square feet for duplex structures.

(h) Stories. Maximum number of stories above grade is three.

(i) Single family structure spacing. A minimum separation of 15 feet must be provided between each group of 10 single family structures. ~~[(Ord. Nos. 26037; 26524)]~~

SEC. 51P-730.110. OFF-STREET PARKING AND LOADING.

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

each use. Maneuvering of a vehicle is permitted in the public right-of-way in parking or leaving a required parking space.

(b) Retail and personal service uses.

(1) For a restaurant use, one space per 150 square feet of floor area is required.

(2) For all other retail and personal service uses, one space per 200 square feet of floor area is required.

(c) Utility or governmental installation other than listed.

For an utility or governmental installation other than listed use, one space per 250 square feet of floor area is required.

(c) On-street parking. On-street parking spaces adjacent to a building site may be credited towards the off-street parking requirements of uses on the building site, even if the parking, backing, or maneuvering must be performed in the public right-of-way. On-street parking spaces must be striped in accordance with standard city specifications for off-street parking spaces.

(1) One head-in parking space may be credited for each nine feet of frontage of the building site. Angled head-in parking must be angled more than 60 degrees but less than 90 degrees to the curb. The closest point of any angled head-in parking space may not be located closer than 10 feet to any perpendicular (90 degree) head-in parking space.

(2) One parallel parking space may be credited for each 22 feet of frontage of the building site.

(d) Parking screening. The owner of off-street parking must provide screening in accordance with Section 51A-4.301(f) to separate the parking from a contiguous residential subdistrict. If an alley separates a parking area from a residential subdistrict, the residential subdistrict is considered contiguous to the parking area. If a street separates a parking area from a residential subdistrict, the residential subdistrict is not considered contiguous to the parking area. Screening may be provided in the public right-of-way subject to license requirements for improvements in the right-of-way. [~~Ord. 26037~~]

SEC. 51P-730.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. [~~Ord. 26037~~]

SEC. 51P-730.112. LANDSCAPING.

(a) Landscape plan. A landscape plan must be submitted with the development plan for each phase of development and approved by the city plan commission before issuance of a building permit.

(1) Landscaping must be provided in accordance with Article X, except that the city plan commission may approve a landscape plan that does not strictly comply with Article X if:

(A) strict compliance with the requirements Article X will unreasonably burden the use of the Property; and

(B) the landscaping as shown on the landscaping plan will not adversely affect neighboring property.

(2) In determining whether to approve a landscape plan that does not strictly comply with Article X, the city plan commission shall consider the following factors:

(A) The extent to which there is residential adjacency.

(B) The topography of the site.

(C) The extent to which landscaping exists for which no credit is given under Article X.

(D) The extent to which other existing or proposed amenities will compensate for the reduction of landscaping.

(b) Parkway landscape license.

(1) The city council hereby grants a revocable, non-exclusive license to the owners, or, with the written consent of the owner, to the tenants ("property owner") of all property in this district for the exclusive purpose of authorizing placement of street trees and related irrigation in the Bexar Street parkway. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit in accordance with the Dallas Building Code, or Subsection (c) of this section. This private license does not terminate at the end of any specific time period, however, the city council reserves the right to terminate this private license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession whenever it its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or when the purpose or use of this license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the PWT director.

(2) A property owner is not required to comply with any street tree requirement to the extent that compliance is made impossible due to the city council's revocation of the license granted under this subsection.

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

(4) Each property owner shall be responsible for maintaining the street trees and related irrigation in good repair and condition, keeping the licensed area safe, and refraining from any act or omission that would cause the licensed area to deteriorate in value or condition, at no expense to the city, and the city shall be absolutely exempt from any requirements to make repairs or to maintain the street trees and related irrigation.(5) The granting of a license for street trees and related amenities under this subsection does not release the property owner for liability in the installation or maintenance of trees, landscaping, and related irrigation in the public right-of-way.

(c) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees or related irrigation in the parkway. An application for a parkway landscape permit must be made to the PWT director before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by the PWT director and accompanied by plans or drawings showing the area of the parkway affected and the planting and related irrigation proposed.

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

(3) A property owner is not required to comply with any street tree requirement to the extent that compliance is made impossible due to the PWT director's denial or revocation of a parkway landscape permit.

(4) A parkway landscape permit issued by the PWT director is subject to immediate revocation upon written notice if at any time the director determines that the

use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. Upon revocation of the parkway landscape permit by the PWT director, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the PWT director.

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

(d) In general. Plant materials must be maintained in a healthy, growing condition. [~~Ord. 26037~~]

SEC. 51P-730.113. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII. [~~Ord. 26037~~]

SEC. 51P-730.114. ALLEY ACCESS.

Vehicular access is permitted to and from the Property from a residential alley. [~~Ord. 26037~~]

SEC. 51P-730.115. ADDITIONAL PROVISIONS.

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

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. [~~Ord. 26037~~]

SEC. 51P-730.116. 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 PWT director.

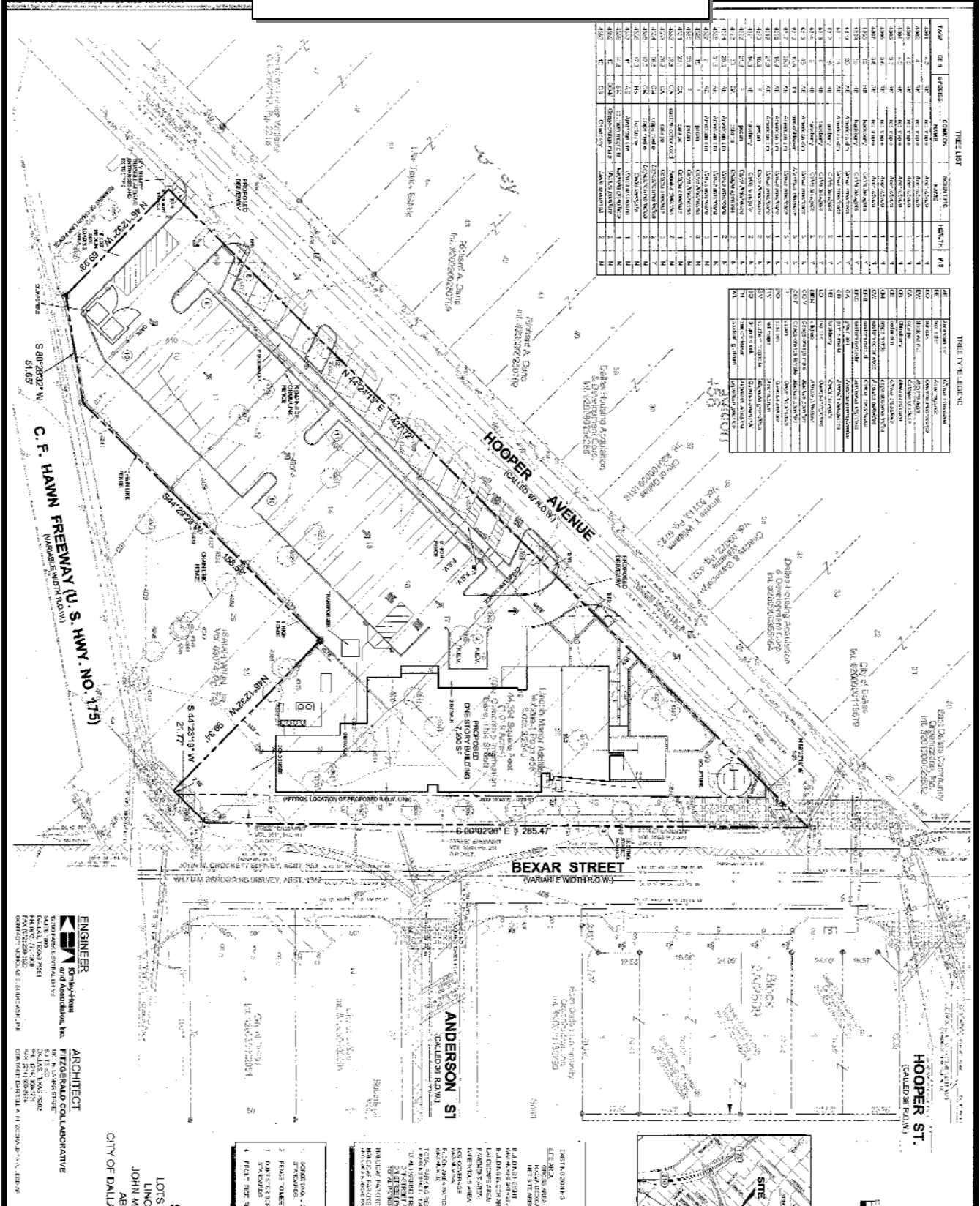
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. [~~Ord. 26037~~]

[~~SEC. 51P-730.117. ZONING MAP.~~]

[~~PD 730 is located on Zoning Map No. L-8. (Ord. 26037)~~]

PROPOSED DEVELOPMENT PLAN

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	01/22/2014
2	FINAL PLAN	04/18/2014
3	AS-BUILT PLAN	05/15/2014
4	REVISIONS	06/10/2014
5	REVISIONS	07/01/2014
6	REVISIONS	08/01/2014
7	REVISIONS	09/01/2014
8	REVISIONS	10/01/2014
9	REVISIONS	11/01/2014
10	REVISIONS	12/01/2014
11	REVISIONS	01/01/2015
12	REVISIONS	02/01/2015
13	REVISIONS	03/01/2015
14	REVISIONS	04/01/2015
15	REVISIONS	05/01/2015
16	REVISIONS	06/01/2015
17	REVISIONS	07/01/2015
18	REVISIONS	08/01/2015
19	REVISIONS	09/01/2015
20	REVISIONS	10/01/2015
21	REVISIONS	11/01/2015
22	REVISIONS	12/01/2015
23	REVISIONS	01/01/2016
24	REVISIONS	02/01/2016
25	REVISIONS	03/01/2016
26	REVISIONS	04/01/2016
27	REVISIONS	05/01/2016
28	REVISIONS	06/01/2016
29	REVISIONS	07/01/2016
30	REVISIONS	08/01/2016
31	REVISIONS	09/01/2016
32	REVISIONS	10/01/2016
33	REVISIONS	11/01/2016
34	REVISIONS	12/01/2016
35	REVISIONS	01/01/2017
36	REVISIONS	02/01/2017
37	REVISIONS	03/01/2017
38	REVISIONS	04/01/2017
39	REVISIONS	05/01/2017
40	REVISIONS	06/01/2017
41	REVISIONS	07/01/2017
42	REVISIONS	08/01/2017
43	REVISIONS	09/01/2017
44	REVISIONS	10/01/2017
45	REVISIONS	11/01/2017
46	REVISIONS	12/01/2017
47	REVISIONS	01/01/2018
48	REVISIONS	02/01/2018
49	REVISIONS	03/01/2018
50	REVISIONS	04/01/2018
51	REVISIONS	05/01/2018
52	REVISIONS	06/01/2018
53	REVISIONS	07/01/2018
54	REVISIONS	08/01/2018
55	REVISIONS	09/01/2018
56	REVISIONS	10/01/2018
57	REVISIONS	11/01/2018
58	REVISIONS	12/01/2018
59	REVISIONS	01/01/2019
60	REVISIONS	02/01/2019
61	REVISIONS	03/01/2019
62	REVISIONS	04/01/2019
63	REVISIONS	05/01/2019
64	REVISIONS	06/01/2019
65	REVISIONS	07/01/2019
66	REVISIONS	08/01/2019
67	REVISIONS	09/01/2019
68	REVISIONS	10/01/2019
69	REVISIONS	11/01/2019
70	REVISIONS	12/01/2019
71	REVISIONS	01/01/2020
72	REVISIONS	02/01/2020
73	REVISIONS	03/01/2020
74	REVISIONS	04/01/2020
75	REVISIONS	05/01/2020
76	REVISIONS	06/01/2020
77	REVISIONS	07/01/2020
78	REVISIONS	08/01/2020
79	REVISIONS	09/01/2020
80	REVISIONS	10/01/2020
81	REVISIONS	11/01/2020
82	REVISIONS	12/01/2020
83	REVISIONS	01/01/2021
84	REVISIONS	02/01/2021
85	REVISIONS	03/01/2021
86	REVISIONS	04/01/2021
87	REVISIONS	05/01/2021
88	REVISIONS	06/01/2021
89	REVISIONS	07/01/2021
90	REVISIONS	08/01/2021
91	REVISIONS	09/01/2021
92	REVISIONS	10/01/2021
93	REVISIONS	11/01/2021
94	REVISIONS	12/01/2021
95	REVISIONS	01/01/2022
96	REVISIONS	02/01/2022
97	REVISIONS	03/01/2022
98	REVISIONS	04/01/2022
99	REVISIONS	05/01/2022
100	REVISIONS	06/01/2022



TITLE LIST

ENGINEER
City of Dallas
Department of Public Works
 2500 W. INSURE STREET
 DALLAS, TEXAS 75201
 TEL: (214) 670-8227
 FAX: (214) 670-8228
 INTERNET: WWW.CITYOFDALLAS.ORG

ARCHITECT
FITZGERALD COLLABORATIVE
 2500 W. INSURE STREET
 DALLAS, TEXAS 75201
 TEL: (214) 670-8227
 FAX: (214) 670-8228
 INTERNET: WWW.FITZGERALDCOLLABORATIVE.COM

OWNER
CITY OF DALLAS
 2500 W. INSURE STREET
 DALLAS, TEXAS 75201
 TEL: (214) 670-8227
 FAX: (214) 670-8228
 INTERNET: WWW.CITYOFDALLAS.ORG

NOTES

1. SEE SHEET Z112-273(WE) FOR LOT INFORMATION.
2. ALL LOT DIMENSIONS SHALL BE AS SHOWN ON THESE PLANS.
3. SEE SHEET Z112-273(WE) FOR ALL OTHER NOTES.
4. SEE SHEET Z112-273(WE) FOR ALL OTHER NOTES.

DATE: 01/15/2022

BY: [Signature]

TITLE: ARCHITECT

PROJECT: HOOPER AVENUE (CALLED W/RAO W)

LOT: 3924

BLK: 10

TRAC: 2

OWNER: CITY OF DALLAS

DEVELOPER: FITZGERALD COLLABORATIVE

LEGAL DESCRIPTION:

LOT 3924, BLOCK 10, TRACT 2, HOOPER AVENUE (CALLED W/RAO W), CITY OF DALLAS, TEXAS 75201

PROPOSED DEVELOPMENT:

PROPOSED BUILDING ONE (200,000 SF)

PROPOSED DEVELOPMENT PLAN

SCALE: AS SHOWN

PROPOSED DEVELOPMENT PLAN

SCALE: AS SHOWN

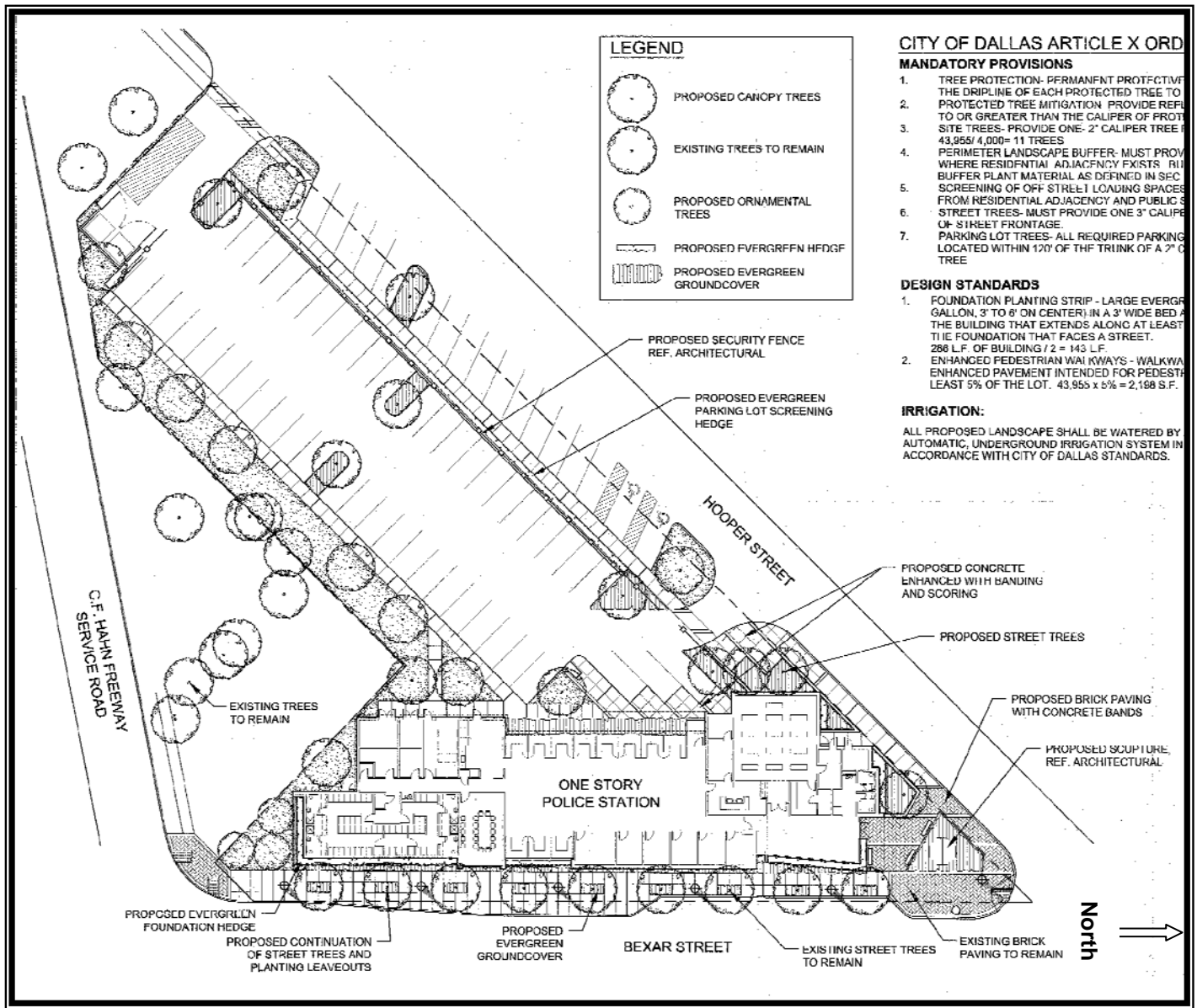
PROPOSED DEVELOPMENT PLAN

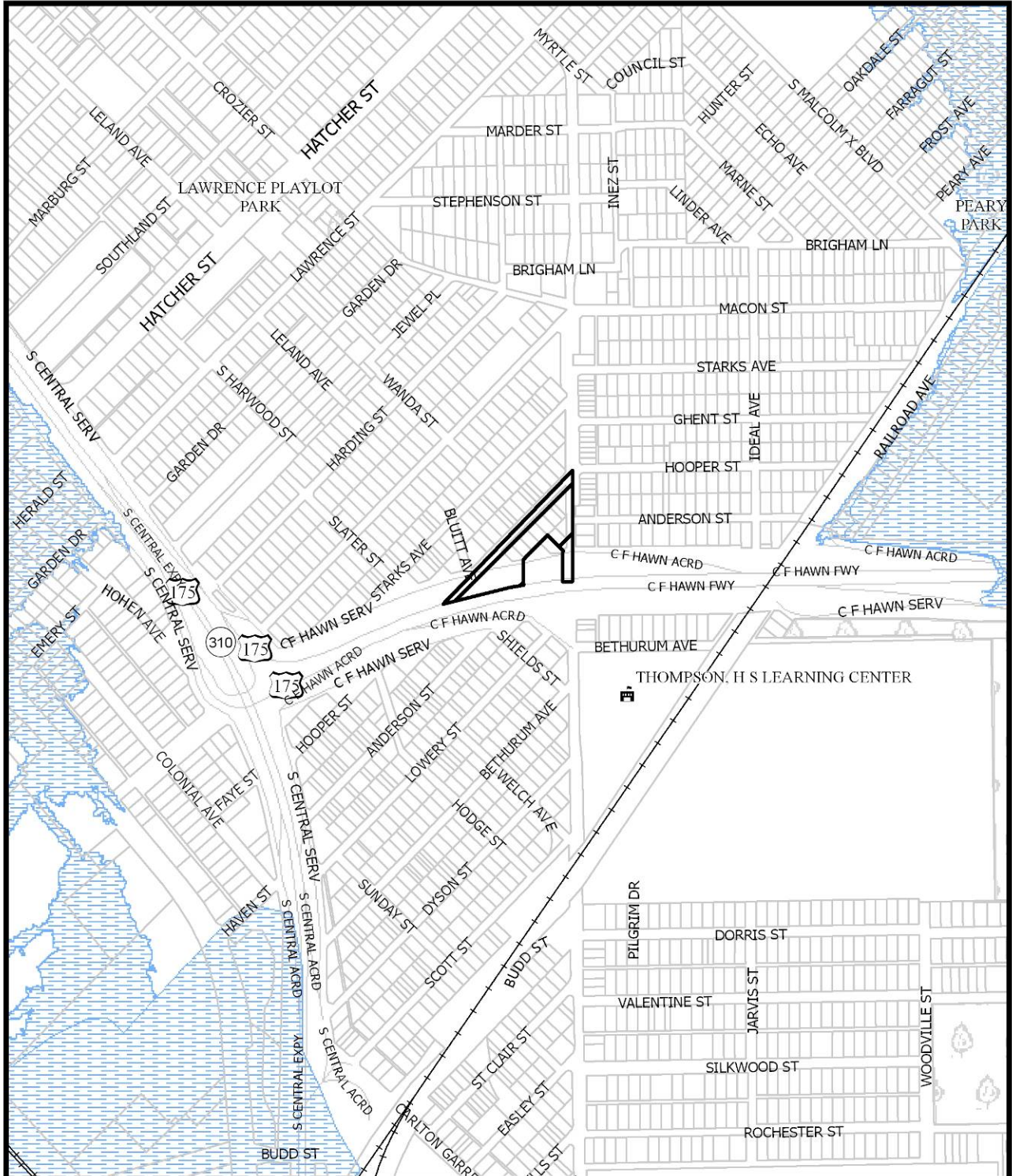
SCALE: AS SHOWN

PROPOSED DEVELOPMENT PLAN

SCALE: AS SHOWN

PROPOSED LANDSCAPE PLAN



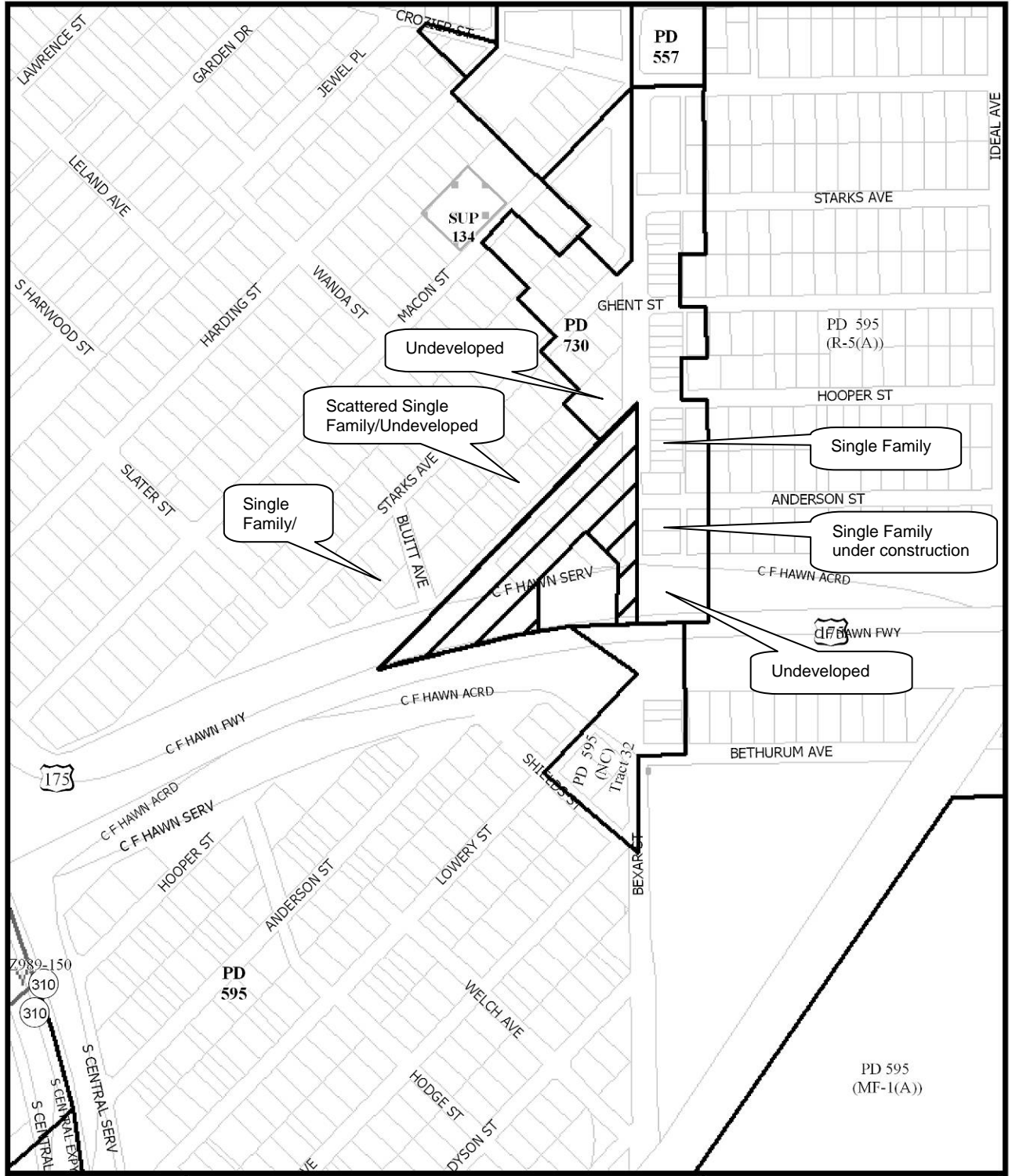


1:7,200

VICINITY MAP

Case no: Z112-273

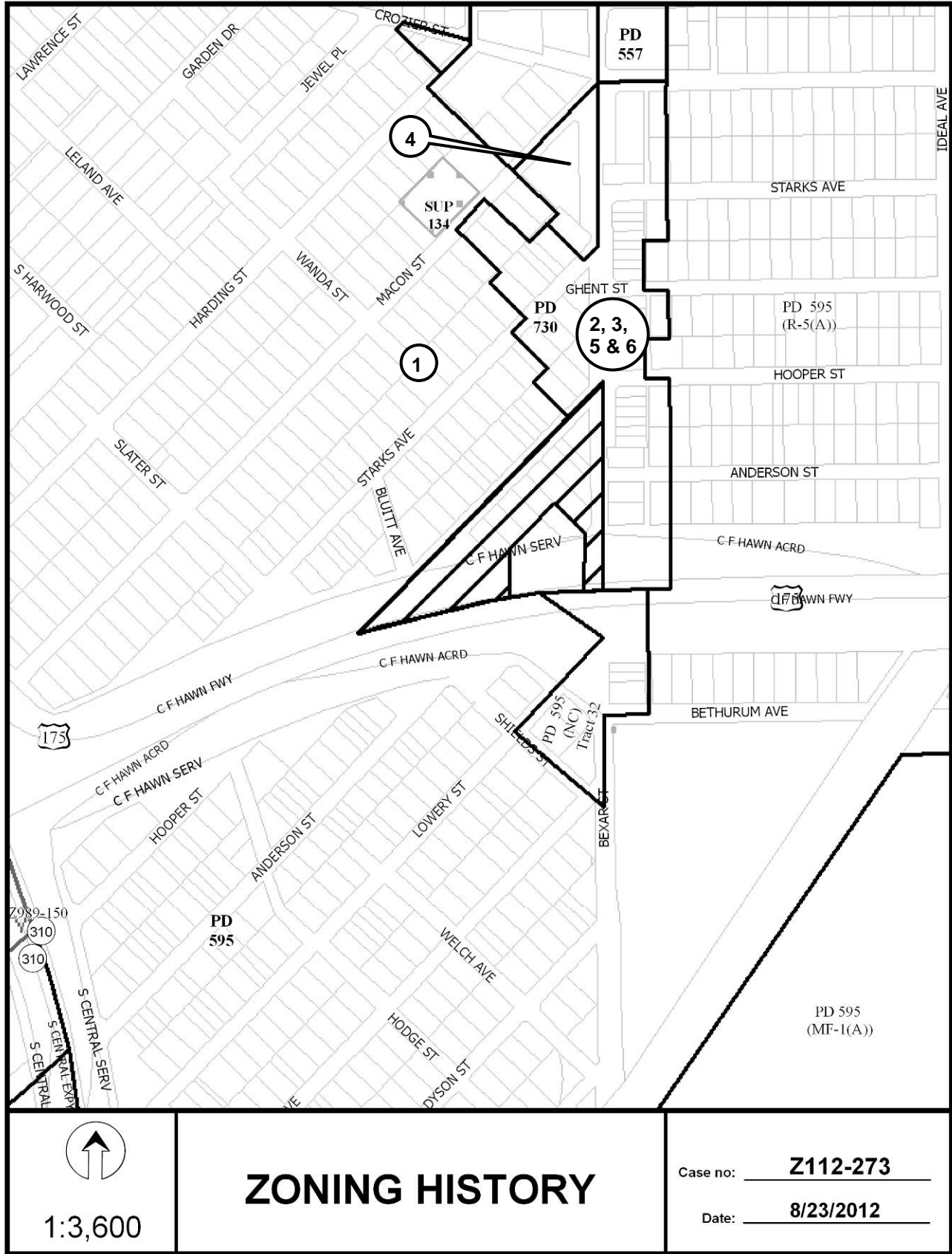
Date: 8/23/2012



↑
1:3,600

ZONING AND LAND USE

Case no: Z112-273
Date: 8/23/2012



1:3,600

ZONING HISTORY

Case no: Z112-273

Date: 8/23/2012



Notification List of Property Owners

Z112-273

188 Property Owners Notified

Label #	Address	Owner
1	2432 HOOPER ST	KAMINSKI HOLDING INC %BRUCE M KAMINSKI
2	5618 BEXAR ST	TOPLETZ INVESTMENTS SUITE 301
3	5612 BEXAR ST	WILBURN ALFONSO L JR
4	2739 BETHURUM AVE	OROZCO OSCAR & MARGARITA
5	2735 BETHURUM AVE	DAVIS MATTIE MAE
6	2731 BETHURUM AVE	THOMPSON LEON BETHEL JR ESTATE OF
7	2727 BETHURUM AVE	SANDERS VERA
8	2723 BETHURUM AVE	BIRDINE EDNA BERNICE
9	2719 BETHURUM AVE	DUNBAR RICKY EUGENE
10	2715 BETHURUM AVE	SPURLING WELDON EST OF
11	2711 BETHURUM AVE	SPURLING VALARIE Y
12	2610 ANDERSON ST	SHIELDS MARK & MARY ROSE
13	2614 ANDERSON ST	JOHNSON ROBERT E
14	2618 ANDERSON ST	LONDON EULA
15	2622 ANDERSON ST	HILL RAMONA
16	2626 ANDERSON ST	WINN LEO
17	2600 ANDERSON ST	FIRST PENTECOSTAL CHURCH
18	2638 ANDERSON ST	BURTON FREDERCIA &
19	5414 BEXAR ST	BILAL LEE G
20	2510 HOOPER ST	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT
21	2514 HOOPER ST	4E COMMUNITY DEVELOPMENT ORGANIZATION SU
22	2518 HOOPER ST	MARTIN RONALD
23	2522 HOOPER ST	TOPLETZ DALE SUITE 301
24	2526 HOOPER ST	REED IRENE
25	2530 HOOPER ST	DALLAS HOUSING ACQUISITION & DEVELOPMENT
26	2633 ANDERSON ST	EDWARDS JAMES EST OF

8/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2629 ANDERSON ST	FYLES LONNIE
28	2625 ANDERSON ST	WINN LEO
29	2623 ANDERSON ST	JOHNSON BILLY
30	2619 ANDERSON ST	WILLIAMS AARON II
31	2615 ANDERSON ST	AFFORDABLE REALTY INC
32	2538 HOOPER ST	WHITLEY MONQUARI
33	2542 HOOPER ST	SMITH OLIVER W & FINNELL SMITH
34	2639 ANDERSON ST	SANTIBANEZ RENE
35	2509 HOOPER ST	BURTON EMMA LOIS
36	2515 HOOPER ST	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT
37	2523 HOOPER ST	SELMA VENTURES LTD
38	2527 HOOPER ST	SANDERS DEMETRIA APT 623
39	2510 GHENT ST	CHURCH OF GOD
40	2514 GHENT ST	GRIMES BARBARA ANN ET AL
41	2518 GHENT ST	WILLIAMS WAYNE P
42	2526 GHENT ST	ROBINSON WILLIE & SUELLA
43	2534 GHENT ST	CARRAWAY JOYCE
44	2538 GHENT ST	JACKSON SONJA
45	2539 HOOPER ST	SOTO JUAN FRANCISCO & CRISTINA SOTO
46	2514 STARKS AVE	RAY FLETCHER JR ESTATE OF ET AL
47	2518 STARKS AVE	JOHNSON GALE J EST OF
48	2522 STARKS AVE	MIXON JACQUELINE L
49	2526 STARKS AVE	MIXON LATONDA
50	2535 GHENT ST	PAGE HANSIE R K
51	2531 GHENT ST	DANIELS EVELYN
52	2527 GHENT ST	EVANS BARBARA
53	2523 GHENT ST	DE LA SANCHA ANDRES
54	2519 GHENT ST	DALLAS HOUSING ACQUISITION & DEV CORP CI
55	2515 GHENT ST	ANDERSON MANDY ET AL % BRENDA SALHANICK
56	2511 GHENT ST	T R HOOVER COMMUNITY DEVELOPMENT CORPORA
57	5216 BEXAR ST	EPPERSON CYNTHIA EST OF

8/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2511 STARKS AVE	KAMINSKI HOLDING INC
59	2242 MACON ST	WHEELER SHIRLEY FAYE
60	2246 MACON ST	MORGAN E M
61	2250 MACON ST	LIFENET CBH STE 100
62	2258 MACON ST	MOORE JOE L
63	2262 MACON ST	BOYD SHEILA JOYCE
64	2302 MACON ST	JIMISON LAWANDA & JERRY JIMISON
65	2304 MACON ST	SHEPHERD KAREN E & ELGIN
66	2310 MACON ST	ADAMS SYLVESPA E
67	2314 MACON ST	MONTGOMERY STEVIE J & HELEN
68	2318 MACON ST	HIGH STEVE
69	2322 MACON ST	WILLIAMS JENNIE
70	2326 MACON ST	LUNA TERESA
71	2330 MACON ST	PERRY SHEREE
72	2338 MACON ST	PHILLIPS EDWARD EST OF
73	2340 MACON ST	CHAMPION WILLIE J
74	2346 MACON ST	J & K ROACH INVESTMENTS LLC
75	2402 MACON ST	WHITE MATTIE
76	2404 MACON ST	TUDOR LANE APARTMENTS LP
77	2410 MACON ST	RUNNELS RUBY
78	2414 MACON ST	WILSON ROSIE S
79	2418 MACON ST	STEWART SHARON
80	2420 MACON ST	RAMIREZ FRANCISCO JAVIER
81	2426 MACON ST	THOMAS IRENE & CLINTON THOMAS
82	2430 MACON ST	RHOADS TERRANCE BIBLE FELLOWSHIP
83	2434 MACON ST	EVANS MARY NELL
84	2440 MACON ST	BURLEY ELLA L
85	2307 STARKS AVE	FENDER H R
86	2311 STARKS AVE	FLOYD HERSHEL JR & EFFIE
87	2315 STARKS AVE	ASTON CUSTOM HOMES DESIGN %LONNIE JOHNSO
88	2315 STARKS AVE	NELMS PAUL

8/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2321 STARKS AVE	G & S LAUNDRY
90	2323 STARKS AVE	GASTON PERRY
91	2327 STARKS AVE	ARMSTRONG HOYET A % ARMSTRONG PPTIES
92	2331 STARKS AVE	HOLMES JAKE
93	102335 STARKS AVE	KELLEY IVORY T & BETTY J
94	2339 STARKS AVE	RAMIREZ MARIE R
95	2341 STARKS AVE	CANTY SAMUEL
96	2347 STARKS AVE	RUIZ DEISY &
97	5311 BLUITT AVE	TOVAR JUAN R
98	2326 STARKS AVE	HERNANDEZ AUXILIADORA
99	2328 STARKS AVE	LORDS MISSIONARY BAPTIST CHURCH INC
100	2332 STARKS AVE	SNEED SIDNEY L
101	2336 STARKS AVE	SNEED JOHNNY E
102	2334 STARKS AVE	GOINS BOBBIE
103	2340 STARKS AVE	BALL ROBERT N
104	2407 STARKS AVE	HARVEY MARGARET FRANCES
105	2409 STARKS AVE	PINSON BERTHA
106	2415 STARKS AVE	PHILLIPS LEO MORRIS
107	2419 STARKS AVE	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT
108	2425 STARKS AVE	DIRKS GLORIA J PHILLIPS
109	2431 STARKS AVE	MCLEWIS KATHRYN I
110	2435 STARKS AVE	NATL COUNCIL OF NEGRO WMN % NATHAN WALKE
111	2441 STARKS AVE	BARBER CYNTHIA ANN SMITH
112	2403 STARKS AVE	THOMAS RUBY M
113	2412 STARKS AVE	PHILLIPS LEO M SR
114	2416 STARKS AVE	PHILLIPS VIOLA JOHNSON
115	2420 STARKS AVE	WHITE S TEMPLE CHURCH
116	2424 STARKS AVE	WHITE JOE B
117	2430 STARKS AVE	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT
118	2434 STARKS AVE	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT
119	2436 STARKS AVE	AKHAVANZADEH MORTEZA

8/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2440 STARKS AVE	EAST DALLAS COMMUNITY ORGANIZATION INC
121	2448 STARKS AVE	EAST DALLAS COMMUNITY ORGANIZATION
122	5305 BEXAR ST	EAST DALLAS COMMUNITY ORG
123	2449 HOOPER ST	ALLEN E L
124	2437 HOOPER ST	WILLIAMS CHARLES & GWENDOLYN
125	2435 HOOPER ST	WILLIAMS JIMMIE T
126	2431 HOOPER ST	DALLAS HOUSING ACQUISTION & DEVELOPMENT
127	2427 HOOPER ST	BISOR ROBERT
128	2423 HOOPER ST	DANNA RICHARD A
129	2421 HOOPER ST	MANNING DAVID
130	2419 HOOPER ST	TAYLOR LILLIE ESTATE % THEMAN R TAYLOR S
131	2413 HOOPER ST	WILLIAMS GWENDOLYN
132	2411 HOOPER ST	WILLIAMS CHARLES H & WILLIAMS GWENDOLYN
133	2475 ANDERSON ST	BROTHERTON LEE G %JACQUELYN BILAL
134	5400 HODGE ST	SMITH JAMES
135	2417 ANDERSON ST	CRUMBLEY ALESTER ET AL
136	2413 ANDERSON ST	CRUMBLEY ALESTER
137	2411 ANDERSON ST	PHILLIPS CHARLES LUTHER EST OF
138	2409 ANDERSON ST	HODGE GENEVA V
139	2407 ANDERSON ST	MUNIZ NIDIA &
140	2403 ANDERSON ST	GARZA BALTAZAR ALEMAN
141	2317 ANDERSON ST	FLORES ROBERTO
142	2313 ANDERSON ST	BREAUX JOHNNY
143	2311 ANDERSON ST	HOMEQWEST HOMEBUYERS INC # 325
144	2309 ANDERSON ST	MATURINO JORGE
145	2309 ANDERSON ST	MEDINA ALFREDO A & SANJUANA MEDINA
146	2307 ANDERSON ST	ALEMAN SONIA
147	2312 ANDERSON ST	ARNOLD BRIDGETTE EILEEN
148	2314 ANDERSON ST	FLEMING CHARLES EDWARD & KATHRYN ANN
149	2316 ANDERSON ST	REYES PEDRO
150	2318 ANDERSON ST	CASTILLA BRICELDA

8/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	2402 ANDERSON ST	WILLIAMS MICHAEL W
152	2406 ANDERSON ST	LOAIZA FRANCISCO
153	2408 ANDERSON ST	JACKSON ALICE
154	2412 ANDERSON ST	PATTERSON BOB
155	2414 ANDERSON ST	GLASGOW ELIZABETH
156	2420 ANDERSON ST	MCGOWAN MAURINE TRUST THE
157	2426 ANDERSON ST	CAMPBELL JULIA G W
158	2430 ANDERSON ST	MCQUEEN JEFFERY & JAMES MCQUEEN
159	2505 LOWERY ST	WILLIAMS MICHAEL
160	2509 LOWERY ST	WILLIAMS MICHAEL W APT 11D
161	2511 LOWERY ST	RAMOS JOSE GUILLERMO M
162	2521 LOWERY ST	KYSER DICK & MARGIE
163	2525 LOWERY ST	MONTGOMERY BRITTANY ANTIONETTE & JOSHUA
164	2529 LOWERY ST	TUCKER MARY LOUISE ESTATE
165	2533 LOWERY ST	MANJANG NORA & HENRY % ORAJEAN MORGAN
166	2603 LOWERY ST	ALEMAN SERGIO ANTONIO & MINERVA J ALEMAN
167	2605 LOWERY ST	RUNNELS LUELLEN
168	2606 LOWERY ST	THOMPSON LOIS
169	2605 BETHURUM AVE	THOMPSON LEON BETHEL JR
170	2516 LOWERY ST	NIXON BARBARA
171	2520 LOWERY ST	GRAHAM STEPHEN J STE 25
172	2522 LOWERY ST	GRAHAM STEVE
173	2526 LOWERY ST	PIGGEE OLLIE FAYE EST OF
174	2529 BETHURUM AVE	THOMPSON LEON B JR
175	5700 BEXAR ST	Dallas ISD
176	5332 BEXAR ST	MOTEN GROVER L &
177	5322 BEXAR ST	JONES PHYLLIS S
178	2530 STARKS AVE	KIMBLE QUENDOLYN EVETTE
179	5316 BEXAR ST	CHAMBLISS MAXINE
180	5314 BEXAR ST	SHEPPARD AARON
181	5312 BEXAR ST	TYNDALL ALICIA

Z112-273(WE)

8/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	5310 BEXAR ST	SHULER SHARAE
183	5308 BEXAR ST	CLAYBORN MOCHELLE
184	5306 BEXAR ST	GRIMES CHICO
185	5304 BEXAR ST	YARRELL LARRY
186	5302 BEXAR ST	ASKEW JUDY
187	5203 BEXAR ST	EJIGU HAILU
188	2527 BETHURUM AVE	HOOVER TR COMMUNITY DEV CORP

Planner: Warren F. Ellis

FILE NUMBER: Z112-280(WE) **DATE FILED:** July 11, 2012

LOCATION: North side of Royal Lane, between Reeder Road and Harry Hines Boulevard

COUNCIL DISTRICT: 6 **MAPSCO:** 22-H

SIZE OF REQUEST: Approx. 8.44 acres **CENSUS TRACT:** 99.00

APPLICANT: International Event Center, LLC

OWNER: Intermart, Inc.

REPRESENTATIVE: Rebekah Kim

REQUEST: An application for Specific Use Permit for a commercial amusement (inside) for a dance hall within Planned Development District No. 498, the Harry Hines Corridor Special Purpose District.

SUMMARY: The purpose of this request is to permit a dance hall use to operate within a commercial/warehouse district.

STAFF RECOMMENDATION: Approval, for a three year period, subject to a revised site plan and conditions

BACKGROUND INFORMATION:

- The applicant is proposing to convert a large warehouse/commercial space for special events. The applicant is proposing to divide approximately 21,450 square feet of floor area into two banquet halls.
- This proposed site will be used primarily for special events (e.g. weddings, anniversaries, reunion, parties, etc.) and will operate during the evening and late hours.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Royal Lane	Principal Arterial	100 ft.	100 ft.

Land Use:

	Zoning	Land Use
Site	PDD No. 498	Warehouse/Commercial
North	PDD No. 498	Warehouse/Commercial
South	PDD No. 498	Retail and personal services
East	PDD No. 498	Auto related uses, Warehouse, Commercial
West	PDD No. 498, IR	Auto related use, Industrial, Restaurant

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

The request site is on the north side of Royal Lane where the PDD No. 498 permits retail and commercial/warehouse uses. The site is located within an existing commercial/warehouse where the applicant is proposing to operate a banquet hall. The proposed development will focus primarily on special events (weddings, anniversaries, reunions, dancing) and will operate in during the evening and late hours.

Industrial Areas, which offer important employment opportunities, occupy large areas of land and usually are near major roads and heavy rail lines. Evolving technology and the need for freight movement through Dallas to the rest of the country and internationally

means this sector can offer good opportunities for jobs. Logistics and warehousing, a growing industry with strong potential for upward mobility of skilled workers, would thrive in such areas. Examples include Southport and the Agile Port, parts of West Dallas along I-30, and the Stemmons industrial area. These areas include a mix of low- and medium-density industrial buildings and industrial yards and have large surface parking for cars and trucks. Industrial Areas rely on quality road access and may be linked to rail for freight purposes. Street lanes are wide and intersections are large. Transit, sidewalks and other pedestrian improvements are limited.

STAFF ANALYSIS:

Land Use Compatibility: The request site is a vacant, one-story, 21,450 square foot space that is located within an existing retail/warehouse development. The applicant's request for a Specific Use Permit for a commercial amusement (inside) for a dance hall use will allow for the retail space to be divided into two areas that will be used for a banquet hall. This proposed development will be used primarily for special events (e.g. weddings, anniversaries, reunion, etc.). The applicant has indicated their willingness to include restrictions within the Specific Use Permit conditions to provide peace officers on site. The proposed commercial amusement (inside) use limited to a dance hall will operate between 6:00 p.m. and 4:00 a.m., Monday through Sunday. The applicant will request for a late hours permit from the Police Department.

Planned Development District No. 498 allows for a commercial amusement (inside) by right; however, because the applicant is requesting a dance floor to permit dancing, a Specific Use Permit is required. The Dallas Development Code does not have a use designated for a 'banquet hall' use. Therefore, the applicant had to request a Special Use Permit for a commercial amusement (inside) for a dance hall to accommodate their specific requirements to provide dancing for all ages.

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

Even though the request site is located off a major thoroughfare and is within an existing commercial/warehouse development, staff is recommending a three year period. The initial three year time period will allow the applicant to establish a track record as being a good neighbor with the adjacent retail businesses.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Density</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Special Standards</u>	<u>PRIMARY Uses</u>
	<u>Front</u>	<u>Side/Rear</u>					
PDD No. 498	15'	0/0'	2:0 FAR all uses combined	200'	80%		Commercial, Retail and personal services, warehouse

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

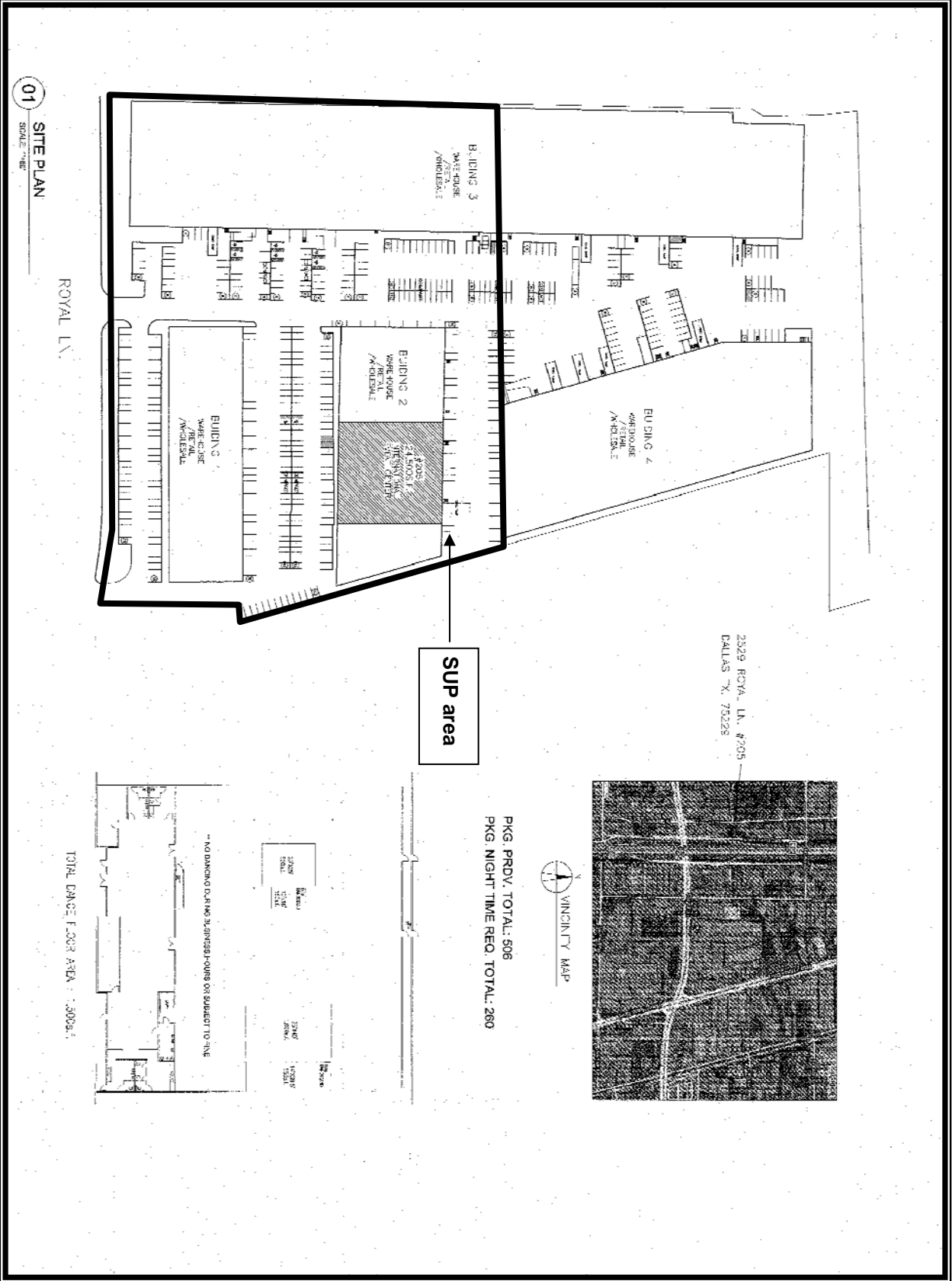
Parking: The parking regulations require 1 space per 100 square feet of floor area for the commercial amusement (inside) portion and 1 space per 25 square feet of floor area for a dance floor. Based on the building's square footage and dance floor, the applicant is required to provide 260 off-street parking spaces. The applicant is proposing approximately 260 off-street parking spaces.

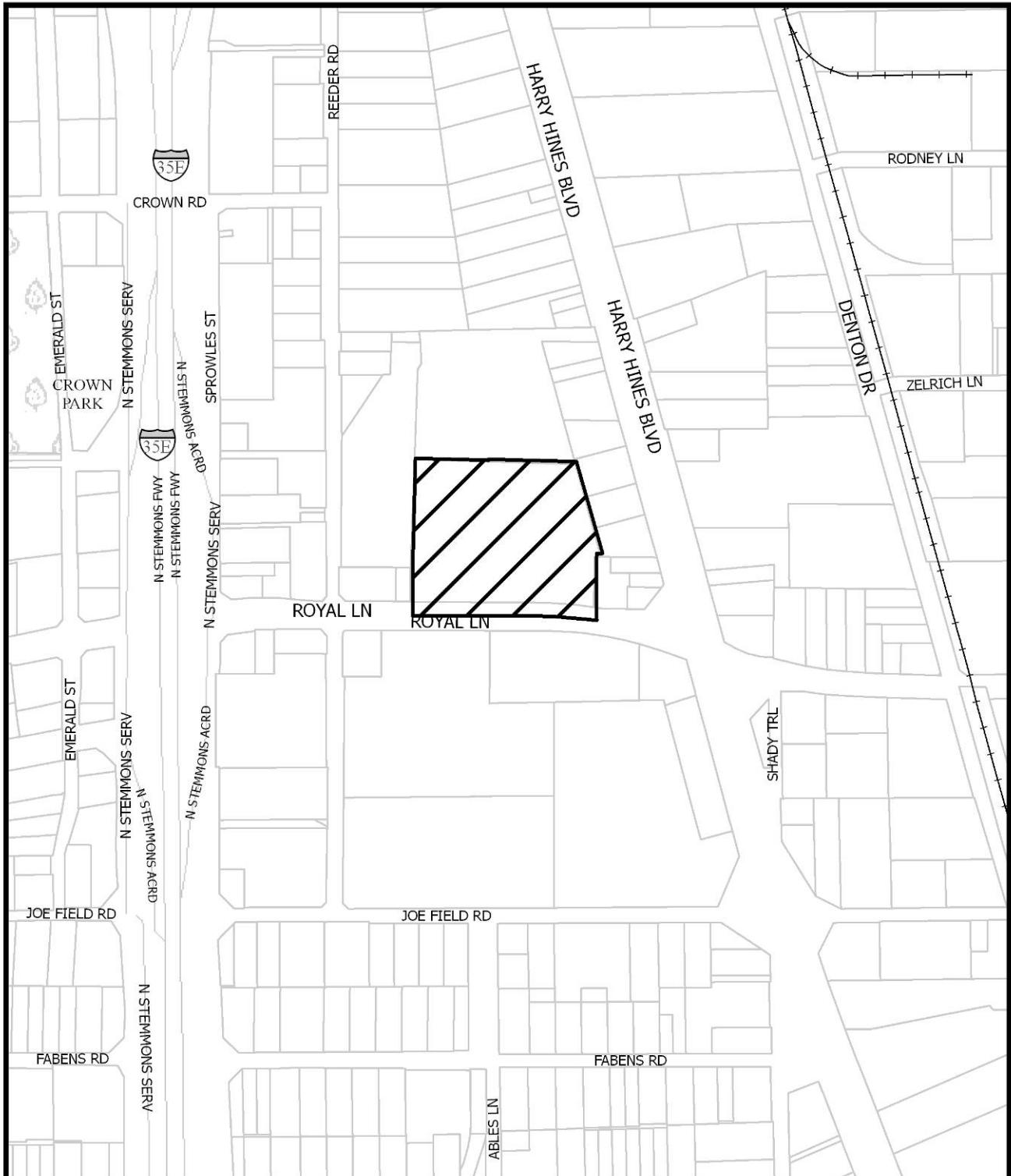
The building official may request that the applicant provide a parking analysis showing the parking requirement for each retail use that is located within the commercial/warehouse development. The applicant is in the process of amending their remote parking agreements to accommodate additional parking spaces. The remote parking agreement will show the Building Official that the applicant will meet the off-street parking requirements.

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a commercial amusement (inside) use limited to a dance hall.
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 _____, (three-year period from the passage of this ordinance),
4. FLOOR AREA: Maximum floor area for a commercial amusement (inside) use limited to a dance floor is 1,500 square feet in the location shown on the attached site plan.
5. ON SITE SECURITY: When the commercial amusement (inside) use limited to a dance hall is operating, a minimum of two peace officers must be provided on site between 9:00 p.m. and 4:00 a.m. (the next day). The peace officers must monitor the property and required parking areas.
6. HOURS OF OPERATION: The commercial amusement (inside) use limited to a dance hall may only operate between 6:00 p.m. and 4:00 a.m., Monday through Sunday.
7. OFF-STREET PARKING: A minimum of 260 off-street parking spaces must be provided in the location shown on the attached site plan.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas

PROPOSED SITE PLAN



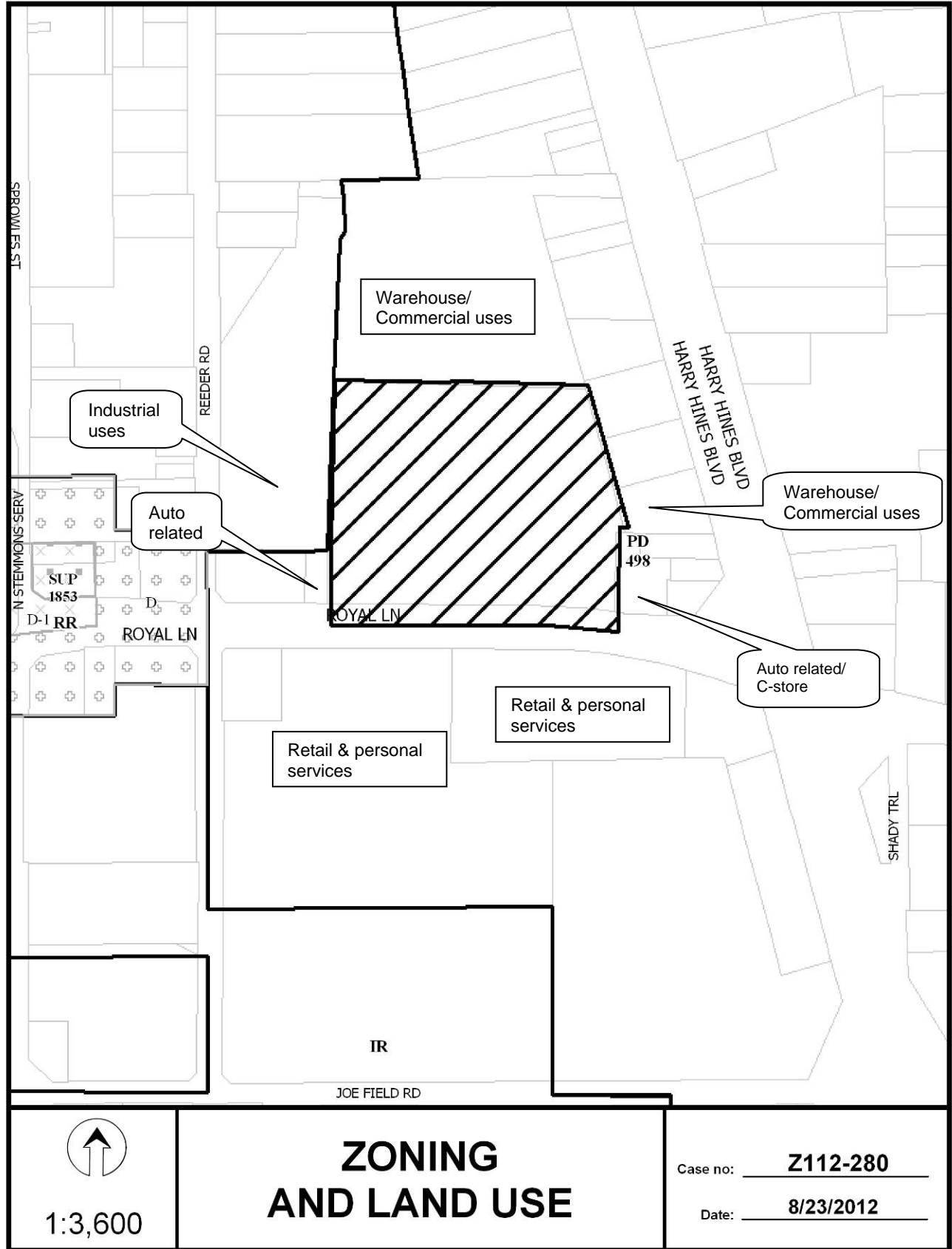


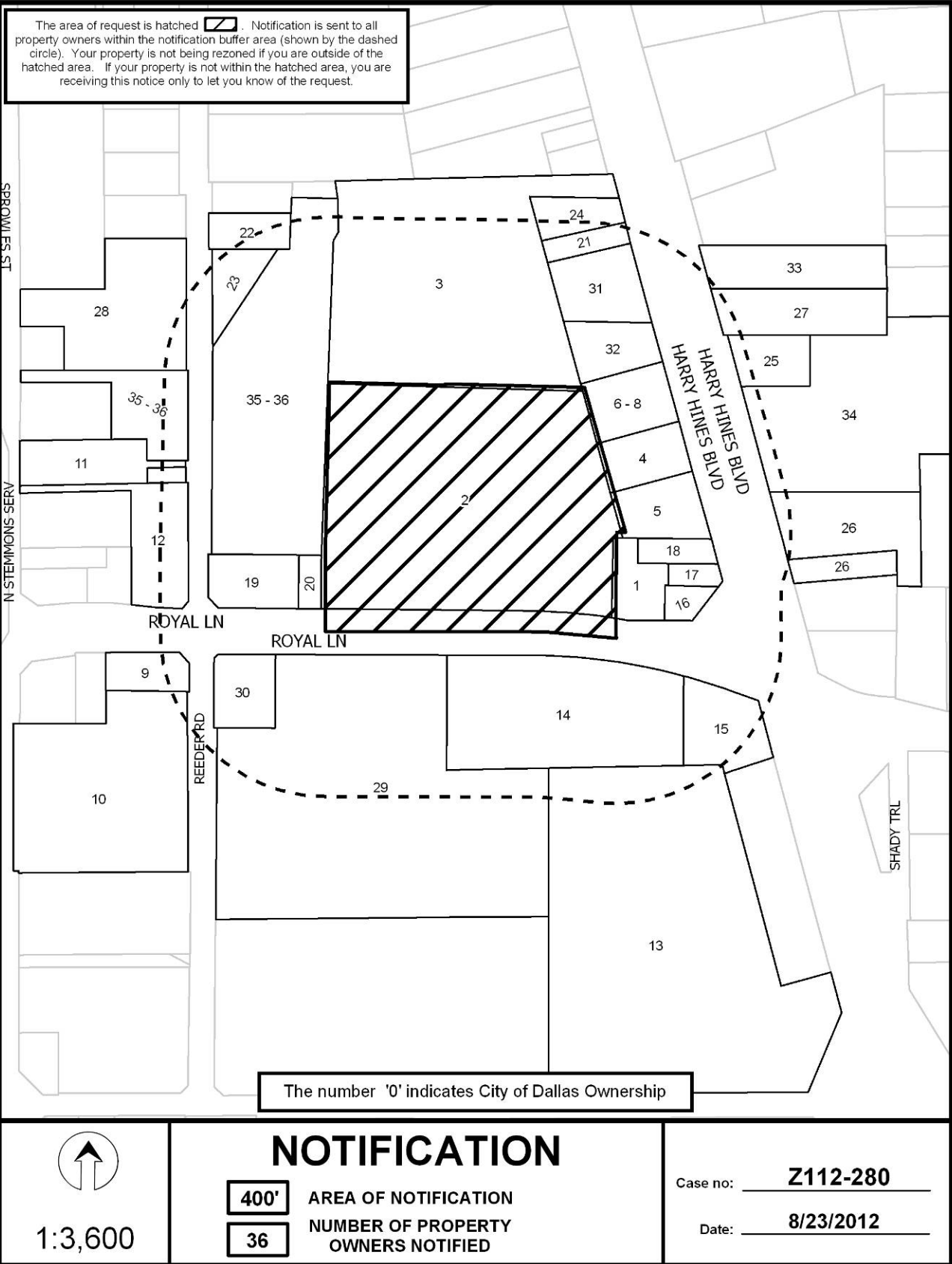
1:6,000

VICINITY MAP

Case no: Z112-280

Date: 8/23/2012





Notification List of Property Owners

Z112-280

36 Property Owners Notified

Label #	Address	Owner
1	2581 ROYAL LN	HAYES JAMES A ETAL
2	2527 ROYAL LN	INTERMART INC SUITE 201
3	2525 ROYAL LN	INTERMART II INC SUITE 201
4	11429 HARRY HINES BLVD	C & Y PLAZA LLC
5	11423 HARRY HINES BLVD	KYD ENTERPRISE INC UNIT D
6	11447 HARRY HINES BLVD	PEERMOHAMMED LIAQUAT ALI
7	11447 HARRY HINES BLVD	NORTHSTAR CROSSING GP LLC
8	11447 HARRY HINES BLVD	J LIU PROPERTY LLC
9	2464 ROYAL LN	KLACHIAN GARY & ELIZA ELIZABETH KLACHIAN
10	11359 REEDER RD	MCDONALD DONNA C ET AL REEDER ROAD SAF- T
11	11434 STEMMONS FWY	JAMES INVESCO INC
12	2475 ROYAL LN	MCDONALDS USA LLC AMF OHARE
13	11325 HARRY HINES BLVD	JBP LAND LTD
14	2560 ROYAL LN	CENTRAL FUNDS INV INC
15	2598 ROYAL LN	KORIO INC
16	11401 HARRY HINES BLVD	HAYES JAMES A & CURTIS A
17	11407 HARRY HINES BLVD	HAYES JAMES A & CURTIS W HAYES
18	11415 HARRY HINES BLVD	ROA TRUST ATTN: DOUGLAS R RALSTON
19	2507 ROYAL LN	BLATERI JOHN & ANN % A & J FOODS
20	2519 ROYAL LN	KIM BO % DANA IMPORTS CO
21	11479 HARRY HINES BLVD	GARCIA APOLINAR
22	11436 REEDER RD	RAYMOND GARY ARTHUR
23	11432 REEDER RD	AYLMER TED
24	11481 HARRY HINES BLVD	PARKS FAMILY CORPORATION
25	11444 HARRY HINES BLVD	TENNINGTON INVESTMENTS LLC
26	11410 HARRY HINES BLVD	HANKUK PLAZA CORPORATION

8/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	11456 HARRY HINES BLVD	KRISRAM INVESTMENTS INC
28	11422 SPROWLES ST	11422 SPROWLES INC
29	2534 ROYAL LN	LYNN JIN & PETER INC
30	2502 ROYAL LN	LEE SCOTT O & TIFFANY H
31	11461 HARRY HINES BLVD	NGO TRONG N
32	11457 HARRY HINES BLVD	DIVA PROPERTY MGMT INC STE D
33	11464 HARRY HINES BLVD	NEAL MEHTA LP
34	11422 HARRY HINES BLVD	SHIN CHON DEV CORP
35	11420 REEDER RD	BLESSINGS PPTIES INC
36	11430 REEDER RD	AR RAZZAQ INC

FILE NUMBER: Z112-245 (JH)

DATE FILED: May 23, 2012

LOCATION: North side of Lake June Road, west of Masters Road

COUNCIL DISTRICT: 5

MAPSCO: 59-L

SIZE OF REQUEST: Approx. 7.172 acres

CENSUS TRACT: 119.00

REPRESENTATIVE: Santos Martinez, Masterplan

APPLICANT: RLS Supermarkets, LLC

OWNER: Pinfin Properties, LP

REQUEST: An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use greater than 3,500 square feet on property zoned a CR-D Community Retail District with a D Liquor Control Overlay.

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

STAFF RECOMMENDATION: **Approval** of a D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions

BACKGROUND INFORMATION:

- The request site is currently developed with a shopping center containing a mix of retail uses including the specific suite containing an approximately 46,046 square foot grocery store.
- The applicant proposes to sell alcohol for off-premise consumption in conjunction with the existing grocery store.
- The general merchandise use is permitted by right in the CR Community Retail District. The sale of alcoholic beverages on property regulated by the D-1 Liquor Control Overlay requires a specific use permit.
- On July 12, 2012, this case was heard by the City Plan Commission and on August 22, 2012, this case was remanded back to the City Plan Commission due to a notification error. Notices were sent informing owners of the September 6th hearing.

Zoning History:

1. Z112-239 On August 22, 2012, 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 with a D Liquor Control Overlay on the southeast corner of North Masters Drive and Gardenside Drive.
2. Z101-205 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 greater than 3,500 square feet on property zoned Planned Development District No. 805 with a D Liquor Control Overlay for a two-year period with eligibility for automatic renewal of additional five year periods, subject to a site plan and conditions.
3. Z089-235 On September 23, 2009 the City Council approved an amendment to Planned Development District No. 805.
4. Z090-205 On August 25, 2010, the City Council approved a Specific Use Permit for an open enrollment charter school on property zoned a CR Community Retail District and a CR-D-1 Community Retail District with a Dry Liquor Control Overlay for a five year time period with eligibility for automatic renewals for additional five year periods, subject to a site plan and conditions.
5. Z101-281 On April 25, 2012, the City Council approved a CR Community Retail District with deed restrictions volunteered by the applicant on

Z112-245(JH)

property zoned an R-7.5(A) Single Family District pending a resolution accepting the volunteered deed restrictions.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Lake June Road	Principle Arterial	100 ft.
Masters Drive	Minor Arterial	100 ft.

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE: GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

Land Use Compatibility:

The approximately 7.2-acre request site is zoned a CR Community Retail District with a D Liquor Control Overlay and is currently developed with a shopping center containing a mix of retail uses. The specific tenant requesting to sell alcoholic beverages for off-premise consumption is a grocery store. The SUP site plan has the grocery store highlighted as the area for alcohol sales.

The surrounding land uses are single family to the north and south, retail to the east, south, and west, an open-enrollment charter school, church and undeveloped land to

the south. The request site meets the minimum spacing requirement of 300 feet from property line to property line from the open-enrollment charter school. There is also a church nearby, but the spacing requirement is measured from front door to front door and meets this requirement as well.

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

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

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

The 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.

Traffic:

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

Landscaping:

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

Z112-245(JH)

List of Partners/Principals/Officers

Applicant:

RLS Supermarkets, LLC

Raymond Schalek, Manager

Owner:

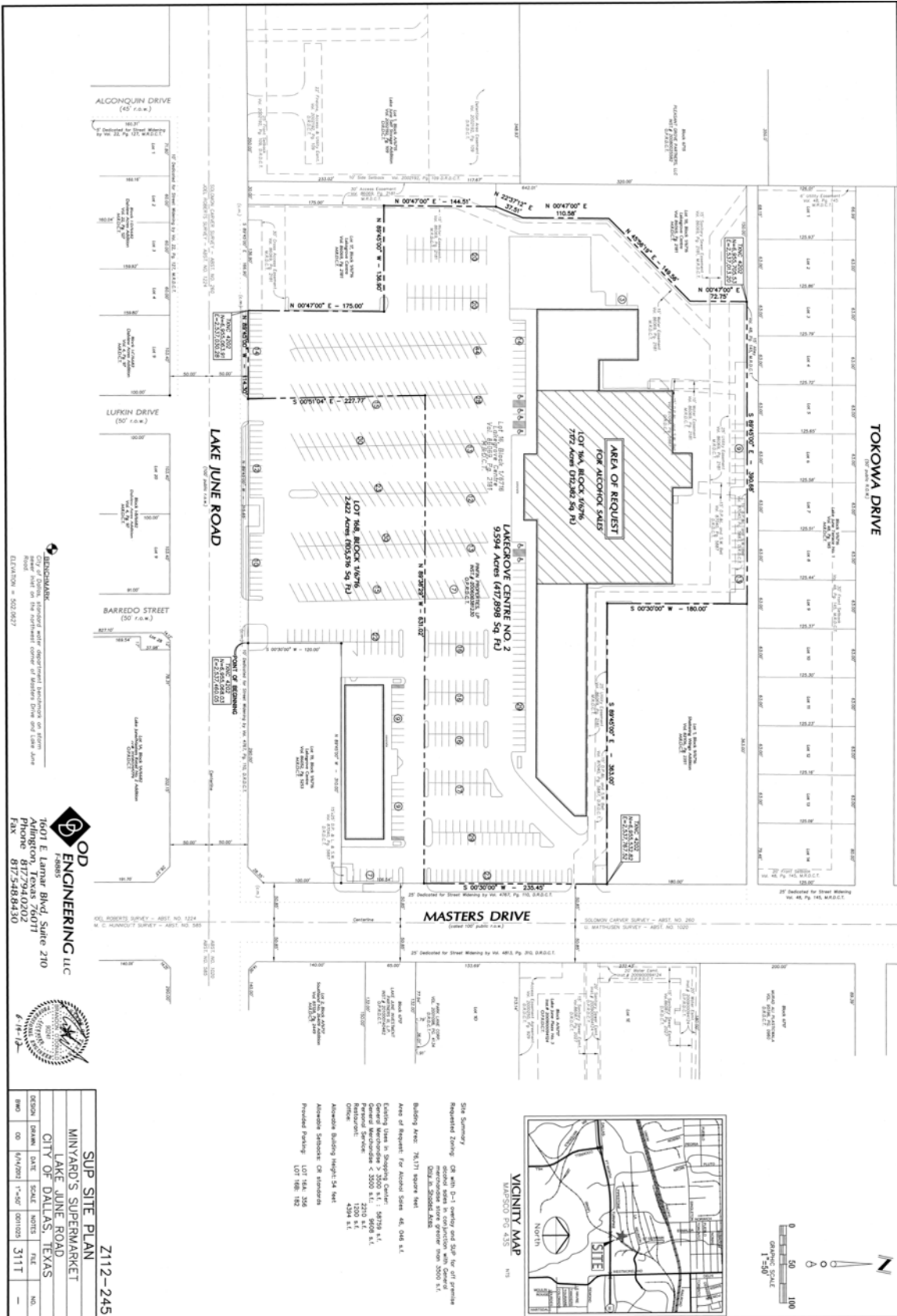
PINFIN Properties, LP

Keith W. Finley, President

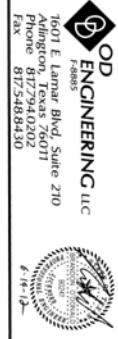
SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages for off-premise consumption as part of the operation of a general merchandise or food store greater than 3,500 square feet.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (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.

SITE PLAN



OD ENGINEERING LLC
 7601 E Lamar Blvd, Suite 210
 Arlington, Texas 76011
 Phone 817-794-0202
 Fax 817-548-8430



SUP SITE PLAN
 2112-245

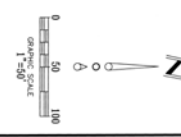
MINYARD'S SUPERMARKET
 LAKE JUNE ROAD
 CITY OF DALLAS, TEXAS

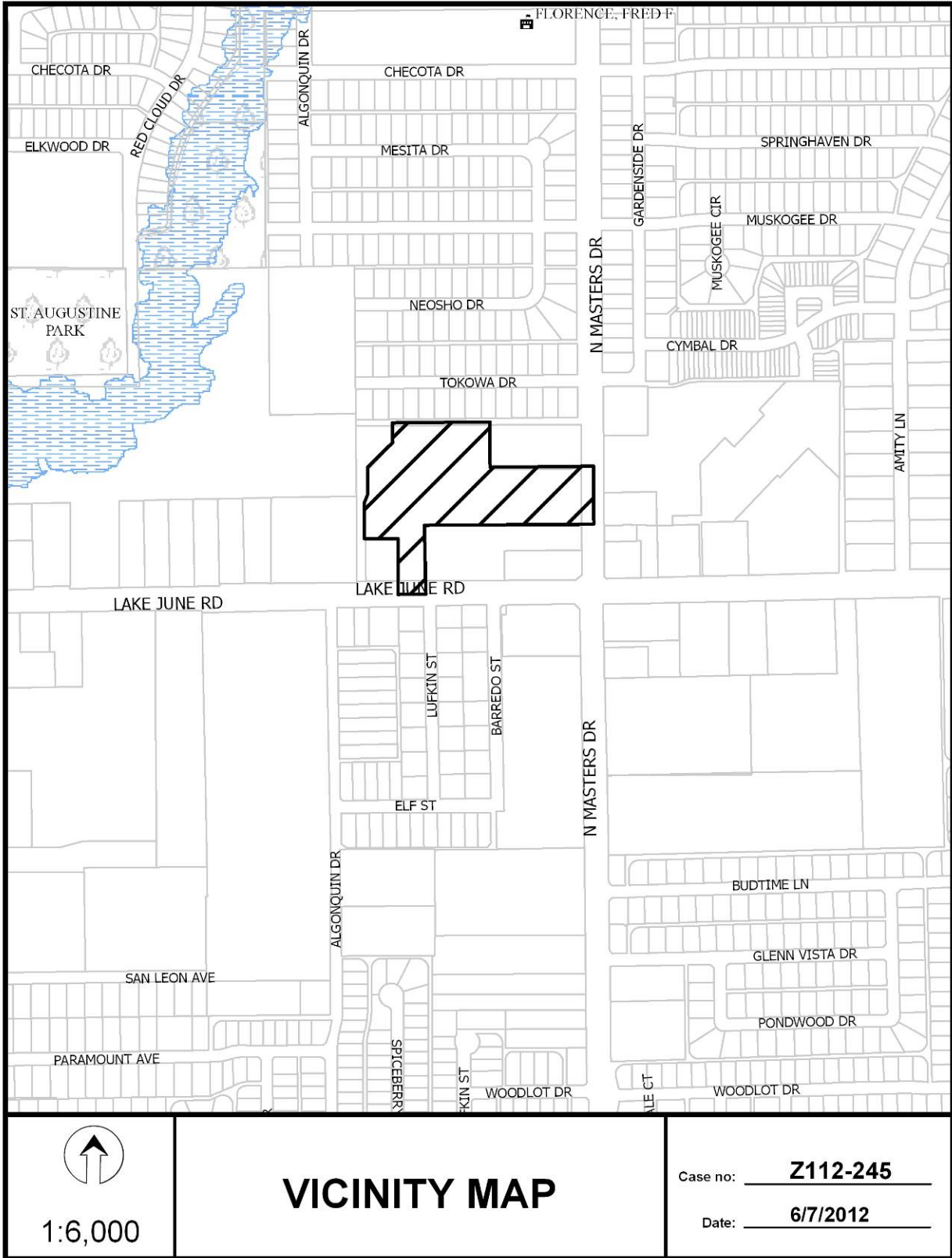
SECTION	DATE	SCALE	NOTES	FILE	NO.
980	08/14/2013	1"=40'	09/10/13	311T	-

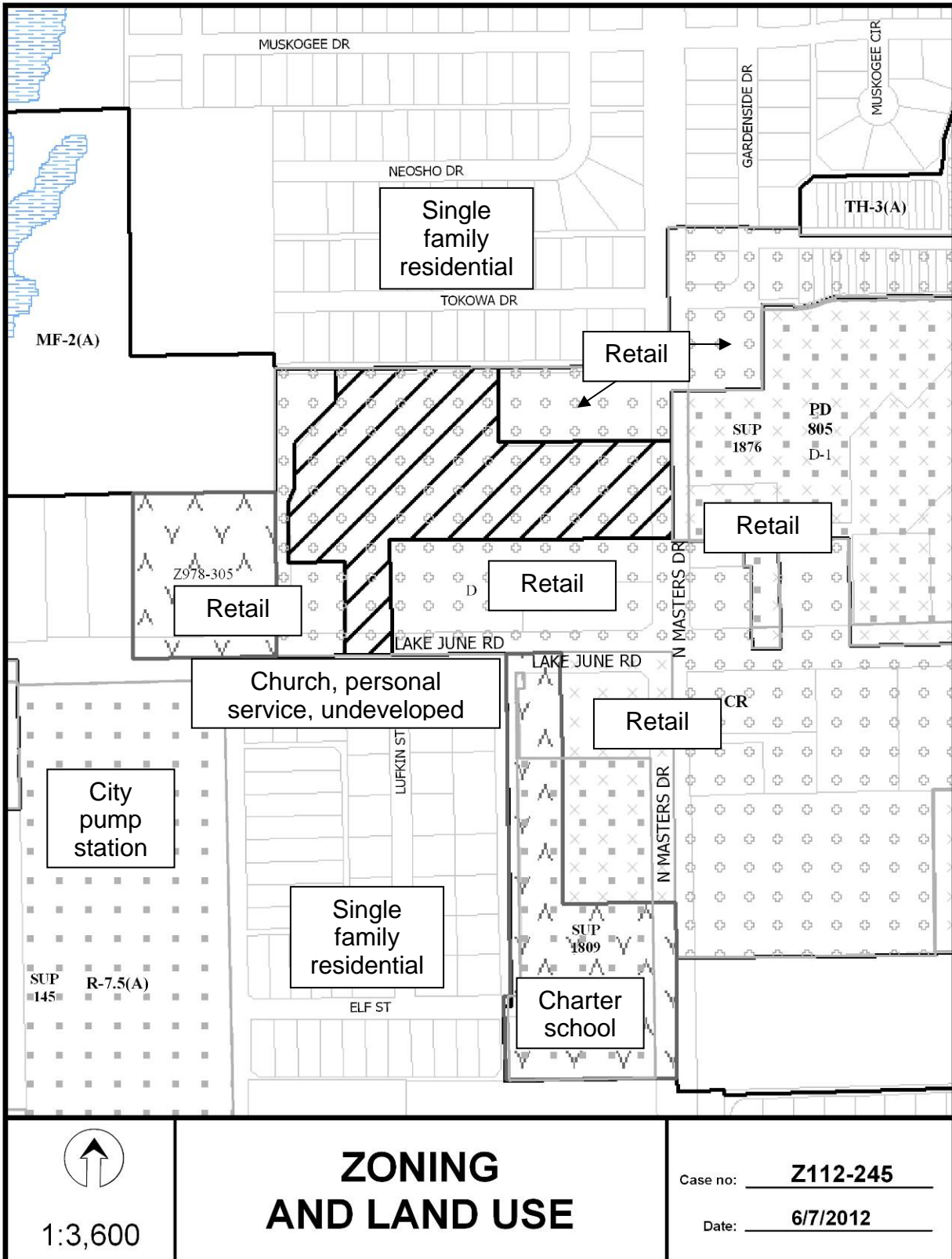
Site Summary
 Requested Zoning: CR with D-1 (Special Use) for 217 premises
 microbusiness store greater than 2000 S.F.
 6024.23 (Special Use)

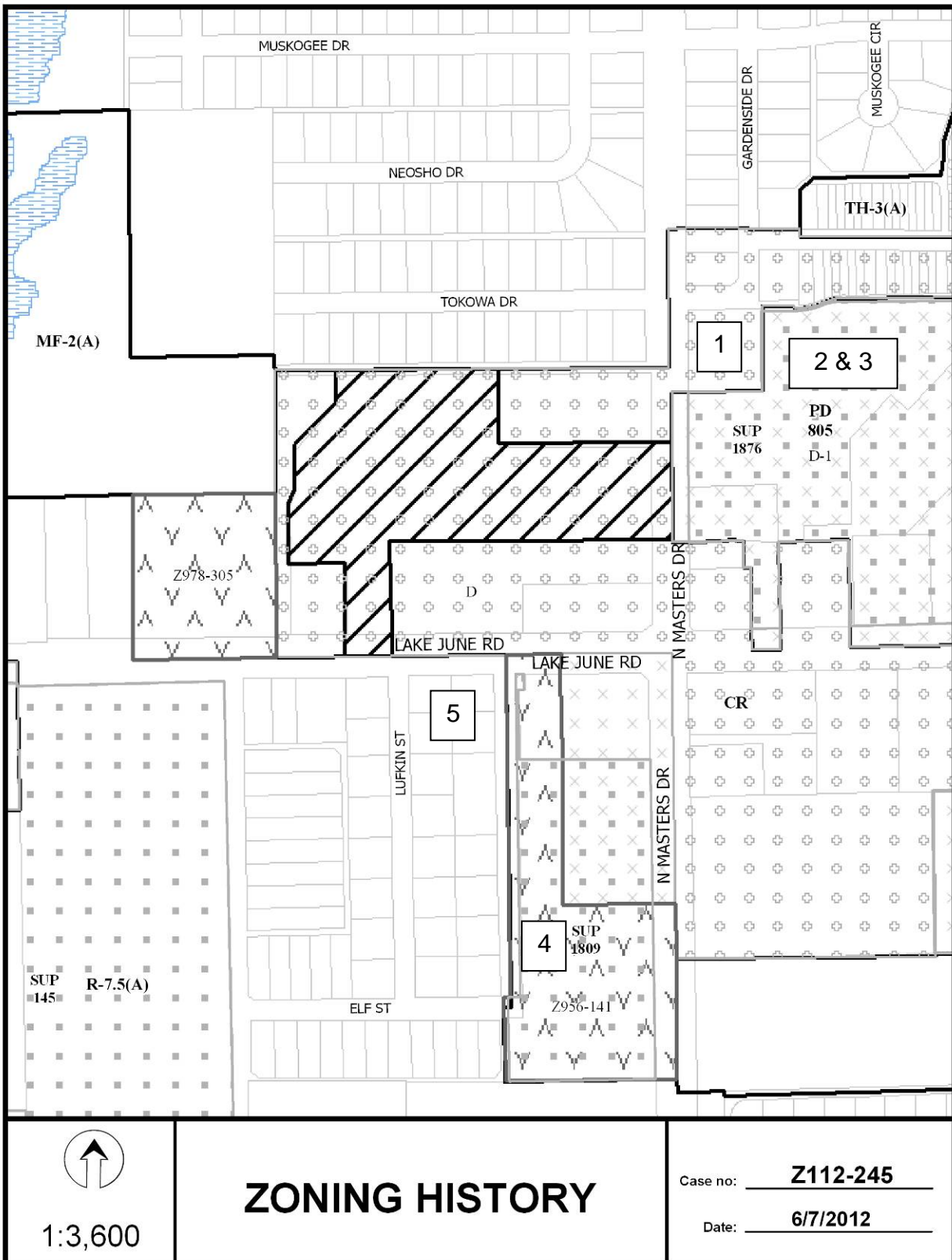
Building Area: 76,371 square feet
 Area of Request: For Alcohol Sales 46, 046 S.F.
 Existing Uses in Shopping Center:
 General Merchandise > 2000 S.F. - 58289 S.F.
 Food & Beverage > 2000 S.F. - 2210 S.F.
 Personal Service:
 Office:
 4394 S.F.

Accessory Building Height: 54 feet
 Accessory Building: CR standards
 Lot 146 Block 14796
 Proposed Parking: Lot 146, 100



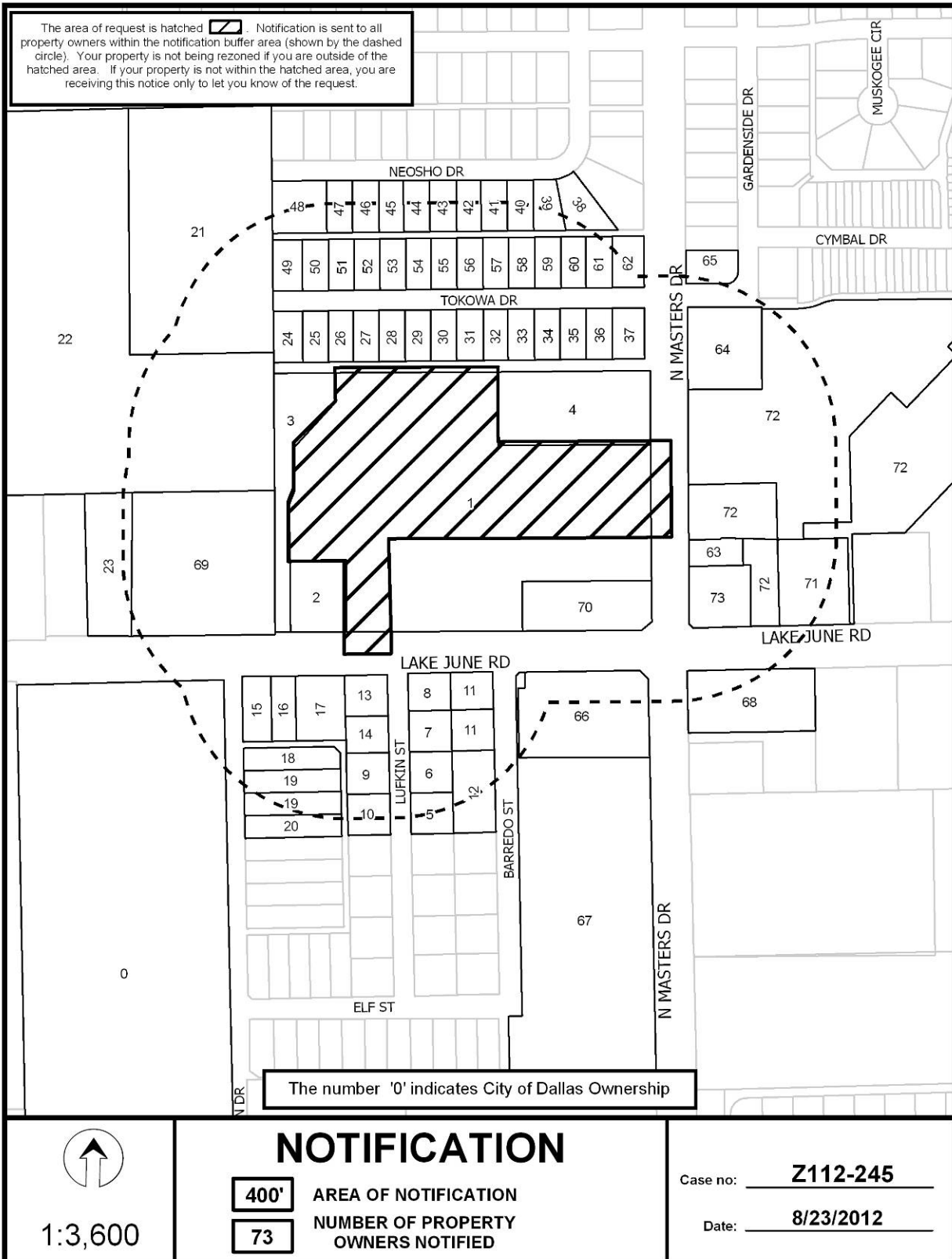






ZONING HISTORY

Case no: Z112-245
 Date: 6/7/2012



8/23/2012

Notification List of Property Owners

Z112-245

73 Property Owners Notified

Label #	Address	Owner
1	10121 LAKE JUNE RD	PINFIN PROPERTIES LP % THE PINNACLE PROP
2	10025 LAKE JUNE RD	STONE PETER & DONNA L STONE
3	10100 LAKE JUNE RD	ELLIS DEVELOPMENT COMPANY SUITE 356
4	1339 MASTERS DR	SUNRISE ENTERPRISES INC
5	1222 LUFKIN ST	SANCHEZ CARLOS H & JOSEPHINE M
6	1232 LUFKIN ST	CARRUTH BILLY J
7	1240 LUFKIN ST	ALBA GERARDO
8	10106 LAKE JUNE RD	CORNEJO JOSE C
9	1229 LUFKIN ST	LEAL RAMIRO C
10	1223 LUFKIN ST	JUAREZ MARCIAL & MARIA AMELIA
11	1249 BARREDO ST	FROSSARD T E JR TRUSTEE
12	1233 BARREDO ST	HARDIN GENEVIEVE P
13	10022 LAKE JUNE RD	EVANS BING CROSBY & NANCY
14	1239 LUFKIN ST	HERNANDEZ ARMANDO
15	10002 LAKE JUNE RD	LITTLE BETHEL ASSEMBLY OF GOD CHURCH
16	10016 LAKE JUNE RD	LITTLE BETHEL ASSEMBLY OF GOD
17	10020 LAKE JUNE RD	LITTLE BETHEL ASSEMBLY OF GOD
18	1232 ALGONQUIN DR	SANCHEZ GUADALUPE
19	1228 ALGONQUIN DR	HERNANDEZ RODOLFO & SOCCARO
20	1220 ALGONQUIN DR	GONZALES ELEAZAR & FRANCISCO J MENDOZA
21	9711 LAKE JUNE RD	NILVI NIRMAL S
22	9621 LAKE JUNE RD	PLEASANT GROVE PARTNERS L
23	9903 LAKE JUNE RD	GARCIA JOSE LUIS
24	10018 TOKOWA DR	DEAVILA ARTURO & OLGA
25	10022 TOKOWA DR	DE AVILA ARTURO & OLGA
26	10026 TOKOWA DR	FISHER PATRICE

8/23/2012

Label #	Address	Owner
27	10032 TOKOWA DR	JONES PATSY R
28	10036 TOKOWA DR	MORA JERONIMO
29	10040 TOKOWA DR	WEED KELLY & KATHY
30	10044 TOKOWA DR	GUERRERO HERMELINDA & JORGE ALBERTO
MART		
31	10104 TOKOWA DR	BURNS KIM TR
32	10108 TOKOWA DR	LANGFORD BEVERLY
33	10112 TOKOWA DR	MURILLO CIPRIANDO
34	10116 TOKOWA DR	CARTER MAE L
35	10120 TOKOWA DR	4335 DEVELOPMENT LTD
36	10124 TOKOWA DR	CARDENAS LAURA
37	10128 TOKOWA DR	LOPEZ FERMIN & SELENE
38	10104 NEOSHO DR	GALVAN FAUSTINO
39	10058 NEOSHO DR	ULMER MICHAEL & MILLY
40	10054 NEOSHO DR	GOMEZ MAREESHA & JOSE M HERRERA
41	10050 NEOSHO DR	BARNES CHARLES H JR
42	10048 NEOSHO DR	ALEXANDER MARJORIE
43	10042 NEOSHO DR	STROUD JULIAN JR ETAL
44	10038 NEOSHO DR	WILLIAMS TABATHA A
45	10034 NEOSHO DR	JOHNSON SANDRA K
46	10030 NEOSHO DR	LEWIS DAVID W & MARY J
47	10026 NEOSHO DR	PFUHL EMMA J
48	10022 NEOSHO DR	LIGON DONALD G & TRUDA M
49	10017 TOKOWA DR	CHINSKE DENISE M
50	10021 TOKOWA DR	A PRIORI ENTERPRISES LLC
51	10025 TOKOWA DR	JONES LINDA
52	10031 TOKOWA DR	TURNER CLEM L
53	10035 TOKOWA DR	EQUITY TR CO CUSTODIAN PMB 121
54	10039 TOKOWA DR	HERRERA EFREN & ORALIA
55	10043 TOKOWA DR	GOVELLAN JULIAN
56	10103 TOKOWA DR	HUGHES DARRYL
57	10107 TOKOWA DR	PEDRAZA ALEJANDRO

8/23/2012

Label #	Address	Owner
58	10111 TOKOWA DR	TREJO ANTONIO AGUILAR & ANA AGUILAR
59	10115 TOKOWA DR	TRAYLOR SAMUEL D & MARTHA R TRAYLOR
60	10119 TOKOWA DR	MCELROY VICKIE J
61	10123 TOKOWA DR	GALVAN VICTORIANA
62	10127 TOKOWA DR	FERMAN ORTIZ & MARIA
63	1318 MASTERS DR	LAKE JUNE INVESTMENT PARTNERS III LP
64	1346 MASTERS DR	PLASTICWALA MURAD ALI
65	1403 GARDENSIDE DR	SNEED JEROME E
66	10152 LAKE JUNE RD	WALGREEN CO SUITE 1420
67	1227 MASTERS DR	AMERICA CAN!
68	10208 LAKE JUNE RD	EXXON CORP PPTY TAX DIV
69	9911 LAKE JUNE RD	VANILLA BROWN INC
70	10155 LAKE JUNE RD	KING KASH INVESTORS 1991 LIMITED
71	10315 LAKE JUNE RD	OREILLY AUTOMOTIVE INC
72	3 LAKE JUNE RD	NEC LAKE JUNE & MASTERS L STE 625
73	10201 LAKE JUNE RD	LAKE JUNE INVESTMENT PARTNERS III LP % V

FILE NUMBER: Z112-283 (JH)

DATE FILED: July 11, 2012

LOCATION: Northwest corner of N. Riverfront Boulevard and Payne Street

COUNCIL DISTRICT: 2

MAPSCO: M-44

SIZE OF REQUEST: Approx. 0.52 acres

CENSUS TRACT: 100.00

APPLICANT: Brent Thompson, Reunion Brewing Company

OWNER: Johnson Realty Company

REQUEST: An application for a Subdistrict 1C within Planned Development District No. 621 on property zoned a Subdistrict 1A within Planned Development District No. 621.

SUMMARY: The applicant proposes to operate a brewery within an existing commercial building.

STAFF RECOMMENDATION: Approval

BACKGROUND INFORMATION:

- The request site is currently developed with a commercial structure containing a boat sales use.
- The proposed use is a brewery, which is only permitted in Subdistrict 1C of PDD No. 621.
- On June 8, 2011, PDD No. 621 was amended to create the land use “beer and wine manufacturing” allowed by right in Subdistrict 1C. This is the only difference between Subdistrict 1 and 1C. It was intended to allow consideration of beer and wine manufacturing on a case by case basis within Subdistrict 1.

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

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Riverfront Boulevard	Principle Arterial	107 ft.
Payne Street	Local	75 ft.

STAFF ANALYSIS:

Comprehensive Plan:

The request complies with the following land use goals and policies of the Comprehensive Plan because it is retaining the existing zoning regulations while allowing an additional use that is compatible with the industrial/warehouse nature of the Design District.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.1 Focus economic development efforts on revitalization of the Trinity River Corridor.

URBAN DESIGN

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.4 Enhance retail, industrial and business operations.

Land Use Compatibility:

The approximately 0.52-acre request site is zoned Subdistrict 1A within PDD No. 621 and is currently developed with a commercial structure containing a boat sales use. The applicant is proposing to operate a brewery for the manufacturing of beer on the property, which is not allowed by the existing zoning.

The surrounding land uses are undeveloped to the north, warehouse and retail uses to the north, south, east and west, restaurant to the south and east, and office to the south.

Subdistrict 1A within PDD No. 621 is very similar to the regulations contained in Subdistrict 1, which Subdistrict 1C is based on. The only differences between Subdistrict 1A and Subdistrict 1 is that Subdistrict 1A regulates tower size and orientation and the floor plate size for portions of a building exceeding 75 feet in height. The request site is a half-acre corner lot on the edge between Subdistricts 1 and 1A. Any future redevelopment of the request site will not significantly impact the view corridors that are intended to be protected. However, staff is concerned that losing the tower orientation and floor plate regulations may encourage other properties to request a zoning change to eliminate these regulations. Subdistrict 1A is on the west side of N. Riverfront Boulevard and closest to the Trinity River and is intended to preserve view corridors between the Trinity River and downtown. This is an important objective for this area in the overall Trinity River area planning efforts of the last five-plus years.

If the City Plan Commission is concerned with losing the tower orientation and floor plate regulations, there are a few options. The applicant could volunteer deed restrictions to maintain these regulations. City Plan Commission could hold the case and instruct staff to readvertise to consider either a new subdistrict or a Specific Use Permit. Since the floor area is less than 10,000 square feet, the applicant's business could be classified as a microbrewery, microwinery, or microdistillery rather than the brewery or winery use specifically defined in PD No. 621. Staff did not recommend an SUP for this zoning case because of the industrial nature of PD No. 621.

The request site is developed with a commercial building approximately 6,500 square feet in size and the remaining portion of the property is paved. There is also a 260 square foot building on the Riverfront Boulevard side of the property. The applicant's proposed brewery use is consistent with the warehouse land uses nearby. No incompatible uses were apparent in the immediate area. Staff supports the applicant's request.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Proposed							
PDD 621 Subdistrict 1C	0'	0'	4.0 FAR	130'	100%	Height bonus	Retail, multifamily, industrial, warehouse
Existing							
PDD 621 Subdistrict 1A	0'	0'	4.0 FAR	130'	100%	Height bonus, tower orientation & size	Retail, multifamily, industrial, warehouse

Parking/Traffic:

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

PDD No. 621 requires a minimum of 1 space per 600 square feet of floor area for a beer or wine manufacturing use. The request site has approximately 14 surface parking on-site in the front of the property.

Landscaping:

Landscaping required per PDD No. 621.

Z112-283(JH)

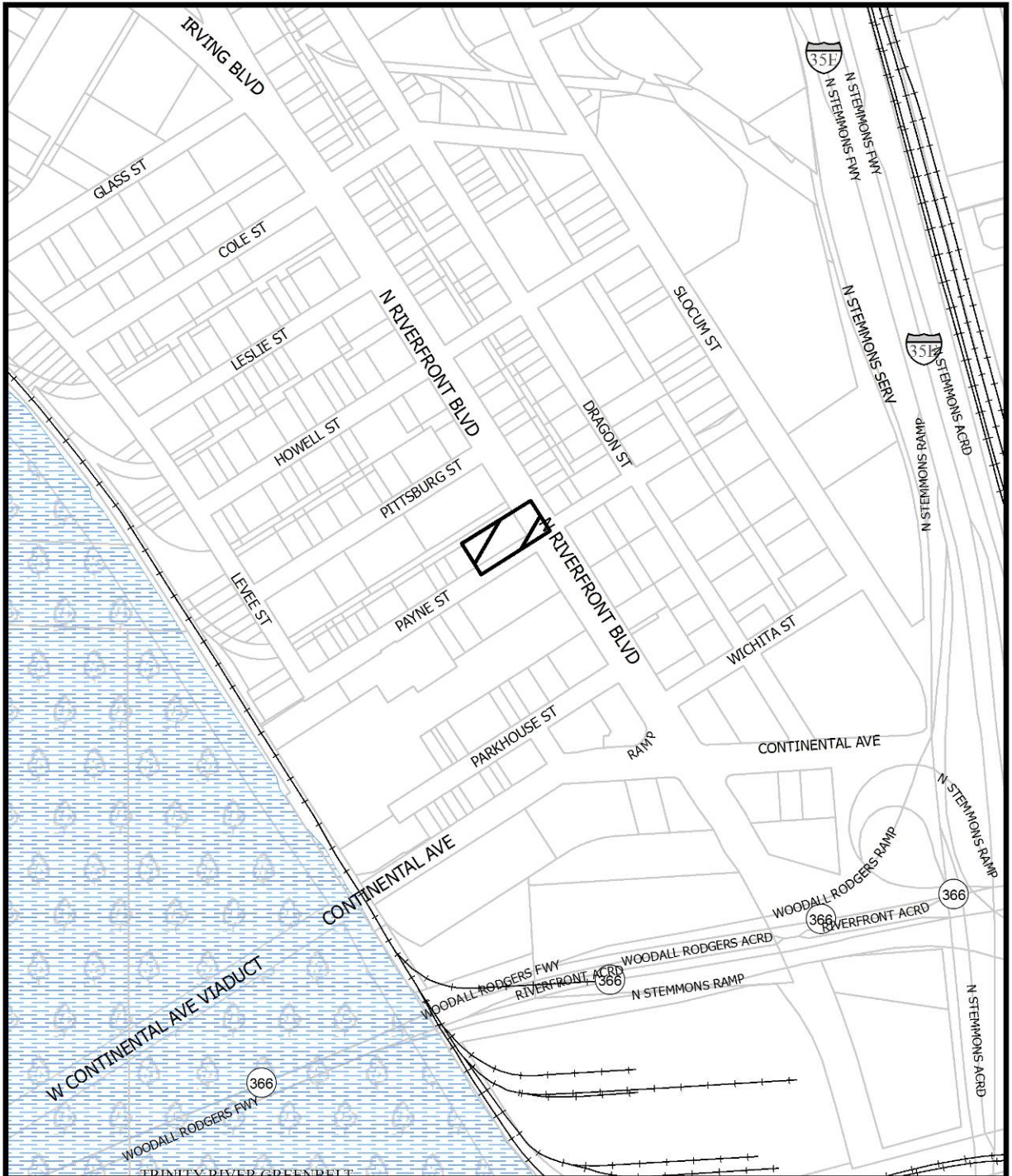
List of Partners/Principals/Officers

Johnson Realty Company

Deimo Johnson, sole owner

Reunion Brewing Company

Katherine Stevens, CEO
David Stevens, President
Brent Thompson, Vice President

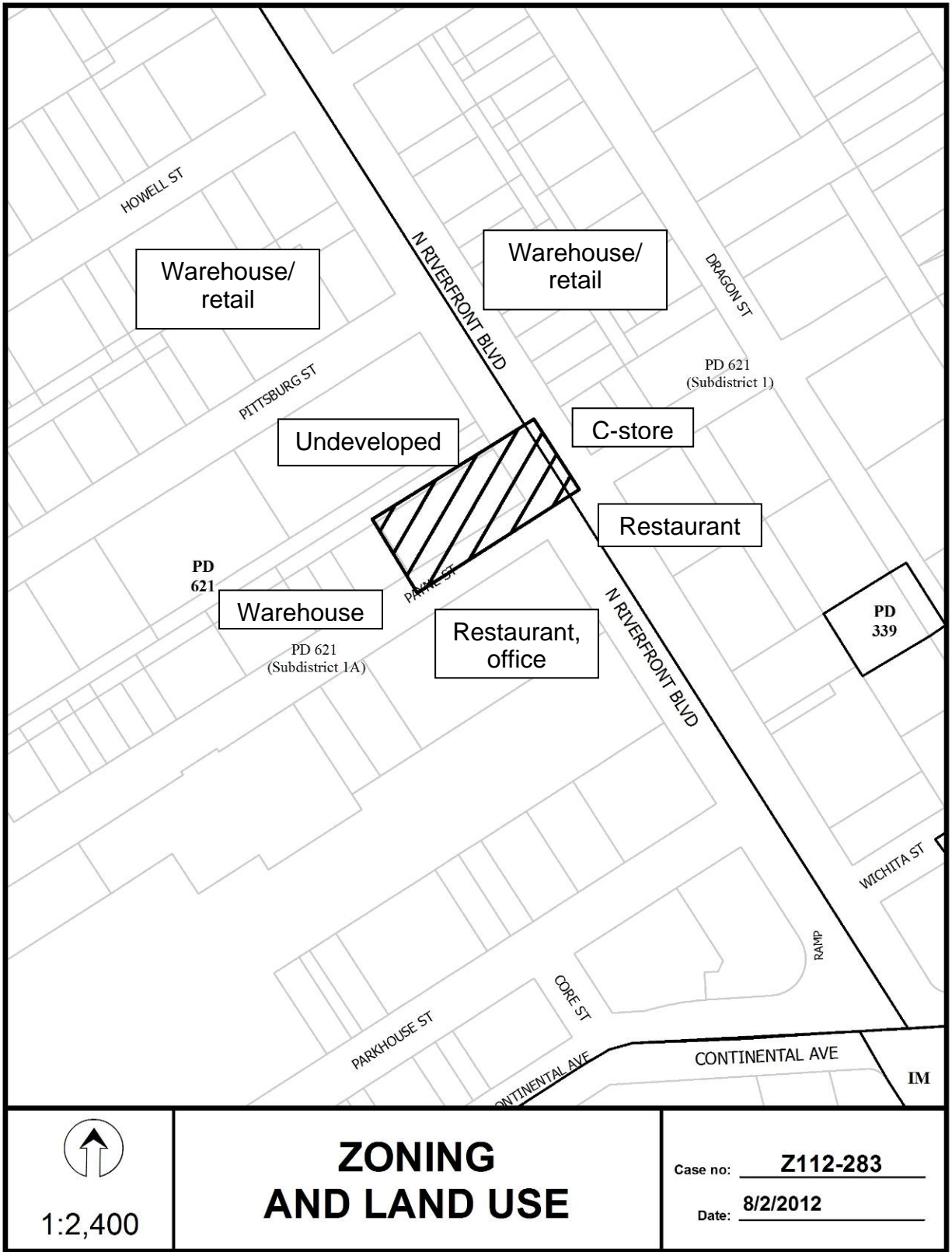


1:6,000

VICINITY MAP

Case no: Z112-283

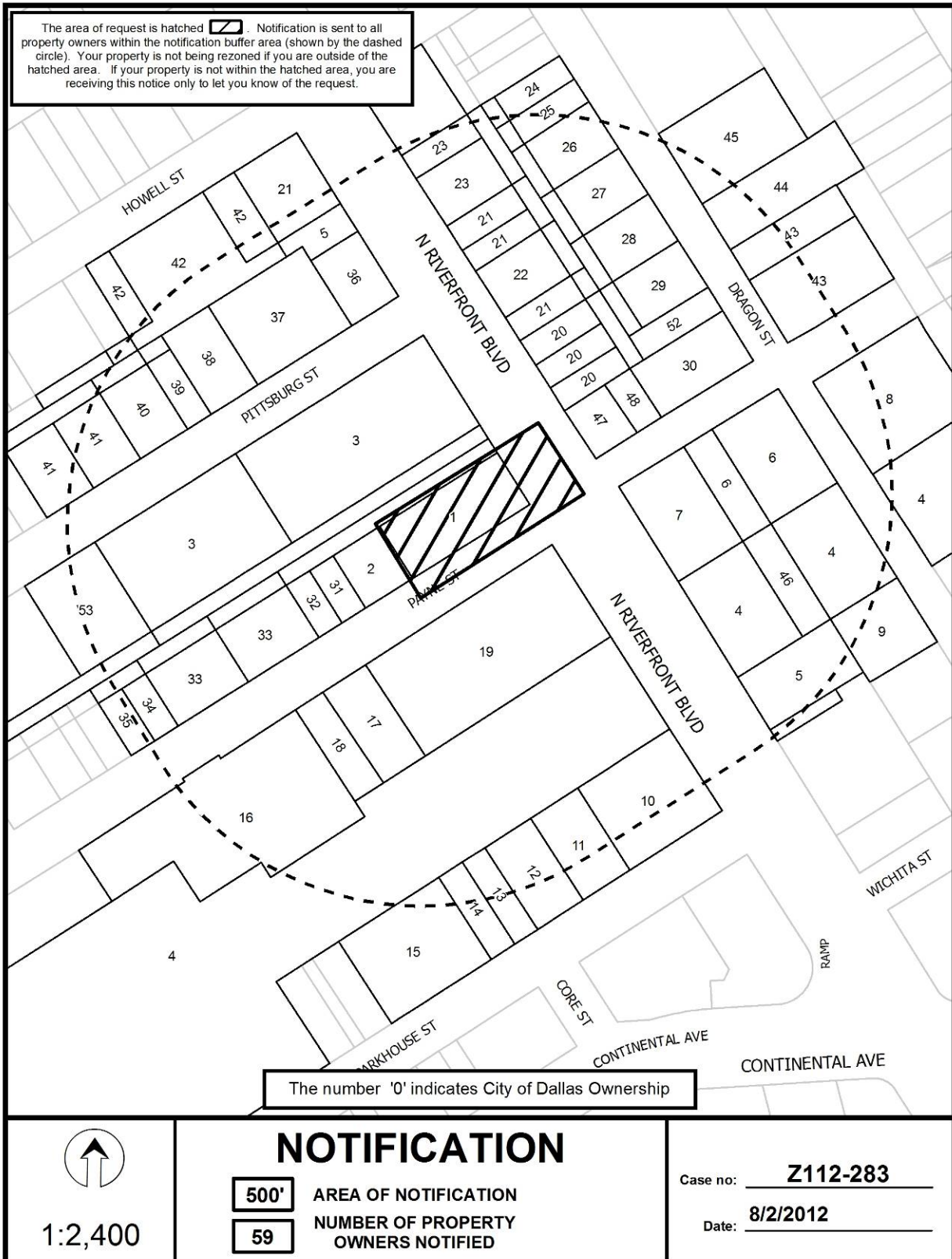
Date: 8/2/2012



1:2,400

ZONING AND LAND USE

Case no: Z112-283
Date: 8/2/2012



8/2/2012

Notification List of Property Owners

Z112-283

59 Property Owners Notified

Label #	Address	Owner
1	1001 RIVERFRONT BLVD	JOHNSON REALTY CO
2	167 PAYNE ST	MADDOX WILLIAM P JR & BARBARA G MADDOX
3	134 PITTSBURG ST	AZIMI ENTERPRISES
4	1025 STEMMONS FWY	TEXAS UTILITIES ELEC CO % STATE & LOCAL
5	920 RIVERFRONT BLVD	CCFP LIMITED
6	959 DRAGON ST	CRC INVESTMENTS LP
7	940 RIVERFRONT BLVD	SMCRC INVESTMENTS
8	960 DRAGON ST	JLC EQUITIES LTD % JIM LAKE CO STE 1
9	919 DRAGON ST	RASORROSS ENTERPRISES LLC
10	909 RIVERFRONT BLVD	INVESTMENT PROPERTIES INC SUITE 525
11	179 PARKHOUSE ST	STEVENS DAVID & SHELLEY
12	171 PARKHOUSE ST	STEVENS DAVID &
13	167 PARKHOUSE ST	SHARIFF & SONS PTRS LTD
14	163 PARKHOUSE ST	SHARIFF & SONS PTRS LTD
15	155 PARKHOUSE ST	MATHIS LAND PARTNERSHIP LTD THE
16	146 PAYNE ST	HURD DONNA C
17	154 PAYNE ST	HARGROVE ELECTRIC CO
18	150 PAYNE ST	PIRATE LOOKS AT FIFTY LP
19	921 RIVERFRONT BLVD	TRICON COIT LP
20	1010 RIVERFRONT BLVD	MOODY HERMAN B III & JANET PIKE MOODY
21	1022 RIVERFRONT BLVD	CCFP LTD
22	1026 RIVERFRONT BLVD	CHRIST GEORGE C TRUST
23	1114 RIVERFRONT BLVD	XFP LTD PS
24	1113 DRAGON ST	MUZEION PROPERTY LLC
25	1111 DRAGON ST	LEE COLLECTIONS LLC THE 25 HIGHLAND PARK
26	1107 DRAGON ST	NGUYEN SEAN & NANCY H NGUYEN

8/2/2012

Label #	Address	Owner
27	1105 DRAGON ST	ROMANO PHILIP J
28	1027 DRAGON ST	1027 DRAGON LLC
29	1019 DRAGON ST	PETERS REAL ESTATE HOLDINGS LTD
30	1003 DRAGON ST	STEVENS DAVID & SHELLEY
31	159 PAYNE ST	LMMP INC % ROUND UP SALOON
32	155 PAYNE ST	MADDOX WILLIAM PATRICK JR & BARBARA WEST
33	149 PAYNE ST	SD DALLAS PAYNE VENTURE LLC
34	127 PAYNE ST	EMECO EXPORT IMPORT #140
35	123 PAYNE ST	CAVAZOS ARNOLDO N #140
36	1101 RIVERFRONT BLVD	ALL PRO BLDG PRODUCTS INC
37	161 PITTSBURG ST	THE 3 B S IMPORTS LLC
38	157 PITTSBURG ST	L & M PIONEER TRADING CO ATTN JIM LAKE J
39	155 PITTSBURG ST	155 PITTSBURG LLC
40	147 PITTSBURG ST	JOHN L LOWERY & ASSOCIATES INC
41	137 PITTSBURG ST	PITTSBURGH ST ASSOC LP STE D
42	154 HOWELL ST	COYOTE TRADING CO LTD STE 58
43	1006 DRAGON ST	MORRIS MARTHA A
44	1018 DRAGON ST	MCSHANE RAYMOND D
45	1030 DRAGON ST	DALAL PANKAJ & JAYSHREE DALAL
46	200 WICHITA ST	TXU ELECTRIC COMPANY
47	1000 RIVERFRONT BLVD	CANO TECH INC
48	209 PAYNE ST	LINARES HERMANOS AUTO REPAIR
49	1026 RIVERFRONT BLVD	CHRIST GEORGE CHARLES TRUST
50	1012 RIVERFRONT BLVD	MOODY JANET PIKE & HERMAN B MOODY III
51	1109 DRAGON ST	NGUYEN NANCY
52	1011 DRAGON ST	CG INTERESTS LLC
53	122 PITTSBURG ST	COLE RICHARD N
54	127 PAYNE ST	CAVAZOS ILA MAE % EMECO EXPORT/IMPORT
55	1020 LEVEE ST	KAM SIU TSANG
56	1100 RIVERFRONT BLVD	KNOBLER DONALD G
57	150 HOWELL ST	AW LEGACY INVESTMENTS LLC
58	1100 RIVERFRONT BLVD	HOWELL STREET PPTY LLC
59	1104 RIVERFRONT BLVD	COOMER LOWERY LLC

FILE NUMBER: Z112-256 (JH)

DATE FILED: June 8, 2012

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

COUNCIL DISTRICT: 12

MAPSCO: 6-J

SIZE OF REQUEST: Approx. 0.84 acres

CENSUS TRACT: 317.20

APPLICANT/OWNER: Barbara Haynes and Feliz Diaz

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

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

STAFF RECOMMENDATION: Denial

PREVIOUS ACTION: On August 16, 2012, the City Plan Commission held this case under advisement.

BACKGROUND INFORMATION:

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

Zoning History:

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

Thoroughfares/Streets:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

HOUSING ELEMENT

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

Policy 3.1.3 Encourage stabilization of existing neighborhoods.

URBAN DESIGN

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Land Use Compatibility:

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

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

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

Development Standards:

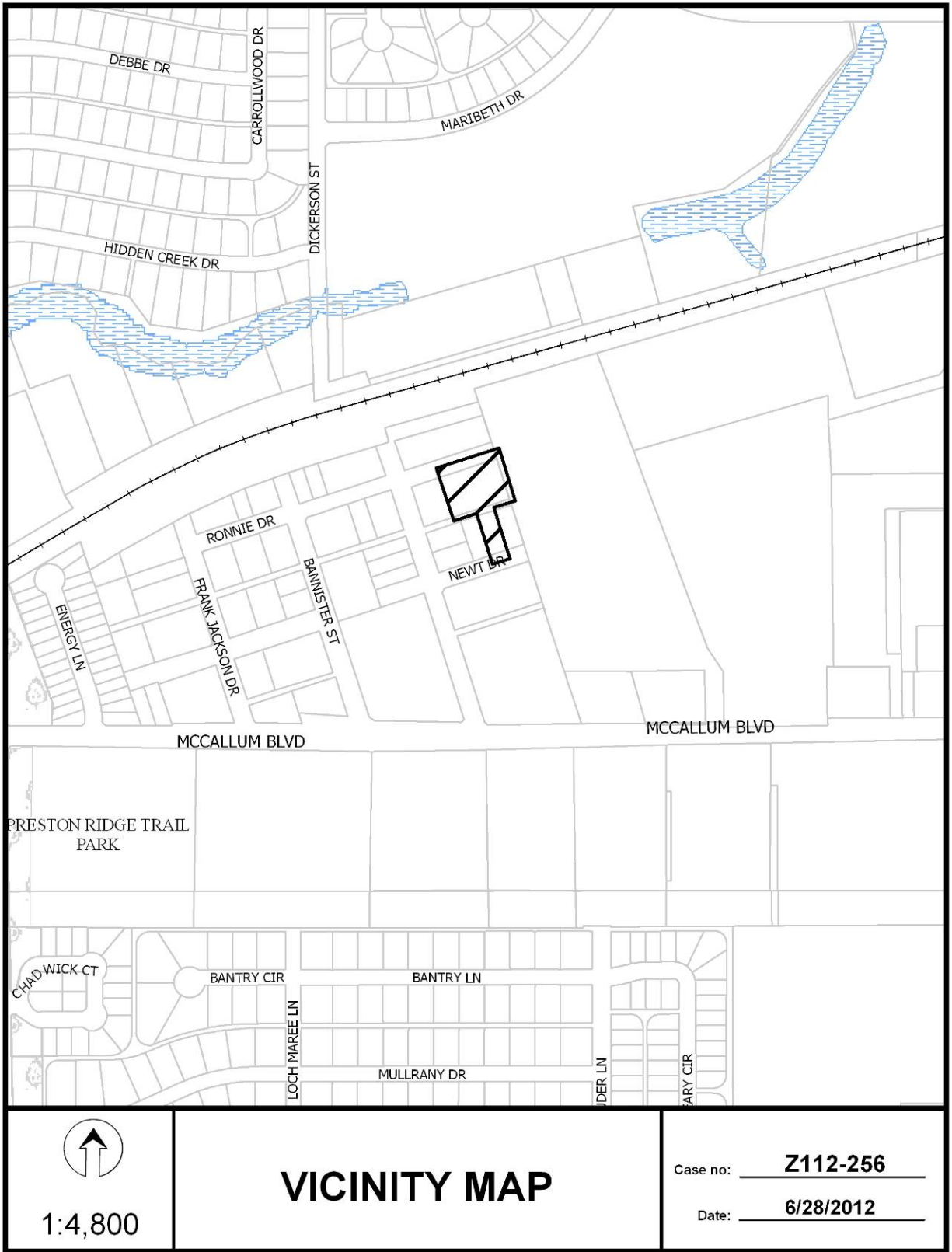
DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Proposed							
CS Commercial Service	15' 0' on minor	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office/ lodging/ retail combined	45' 3 stories	80%	Proximity Slope Visual Intrusion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

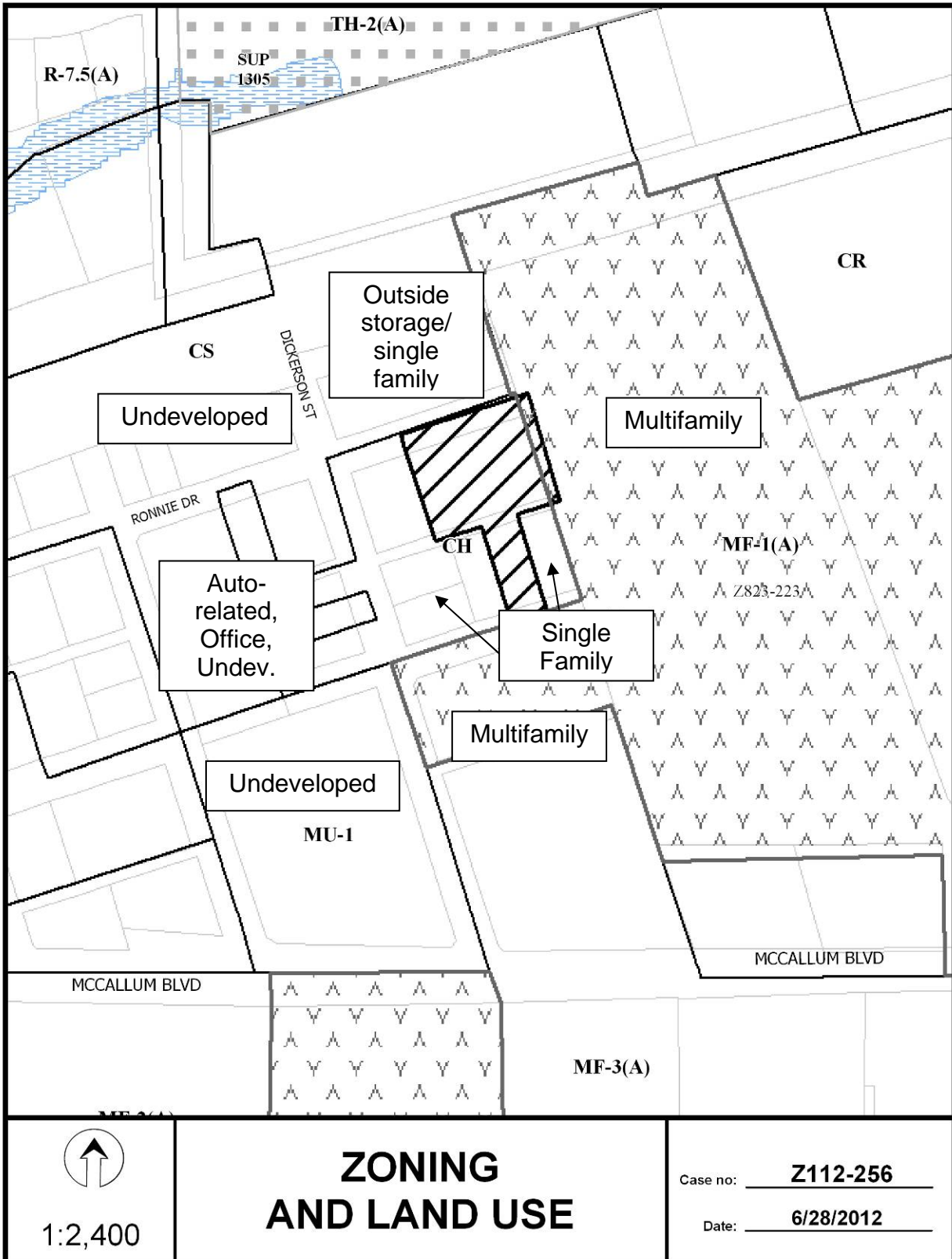
Traffic:

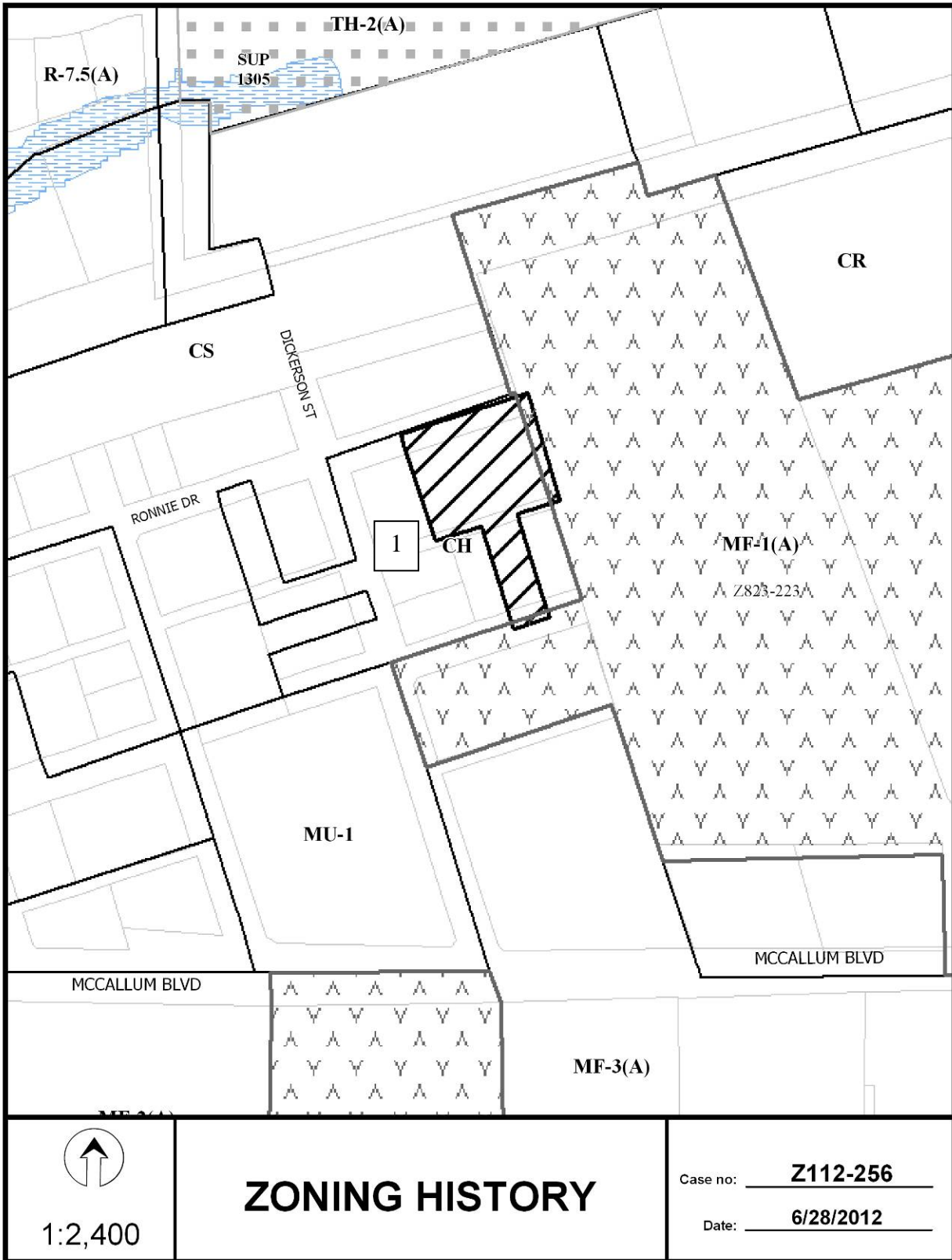
The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not significantly impact the surrounding street system for the proposed development.

Landscaping:

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



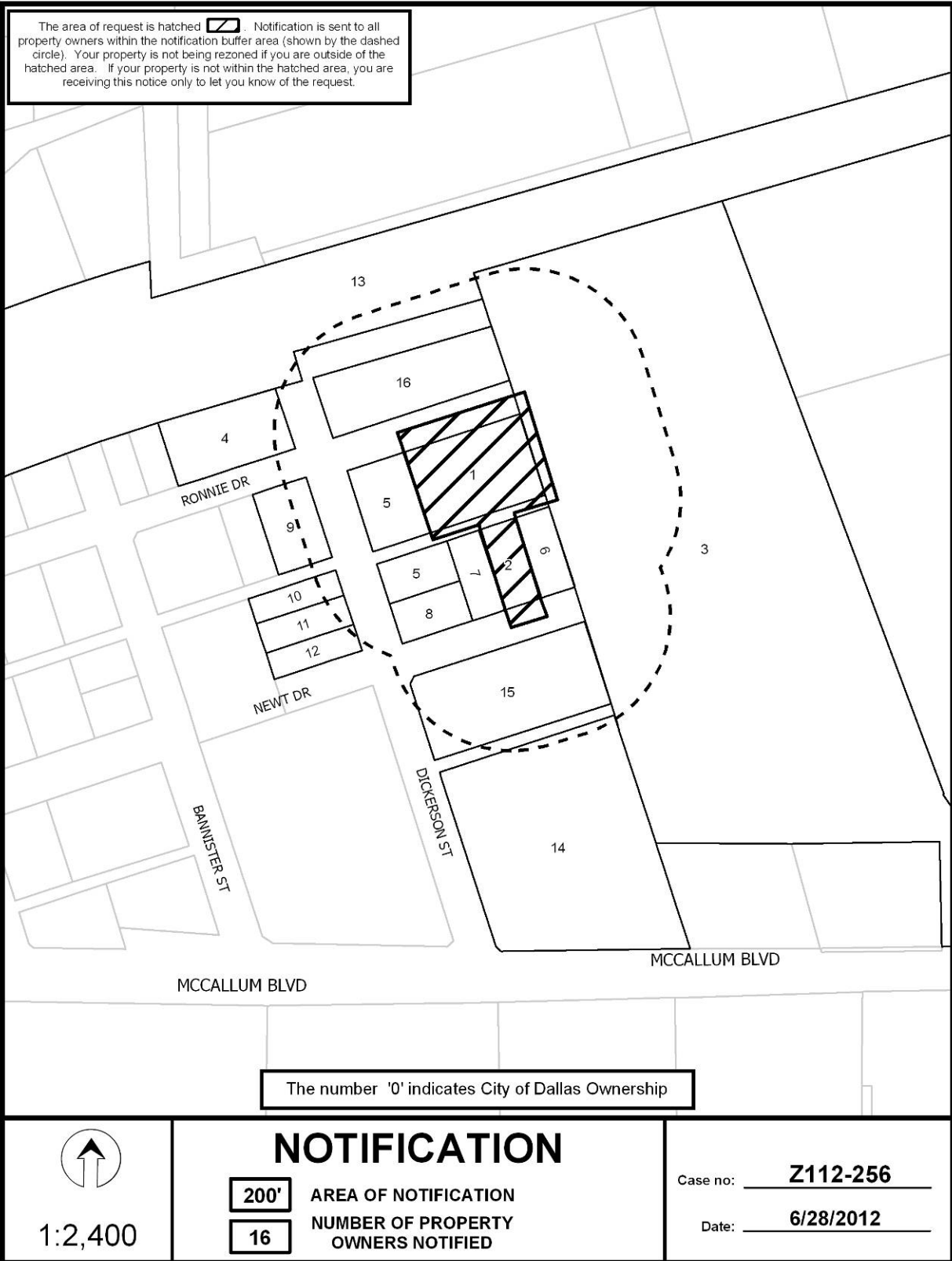




1:2,400

ZONING HISTORY

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



6/28/2012

Notification List of Property Owners

Z112-256

16 Property Owners Notified

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

FILE NUMBER: Z112-262 (JH)

DATE FILED: June 14, 2012

LOCATION: Northeast corner of Luna Road and Ryan Road

COUNCIL DISTRICT: 6

MAPSCO: 22-N, P

SIZE OF REQUEST: Approx. 3.94 acres

CENSUS TRACT: 99.00

REPRESENTATIVE: Isaac Molina

APPLICANT/OWNER: Charlie Parnian

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

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

STAFF RECOMMENDATION: **Denial**

PREVIOUS ACTION: On August 16, 2012, the City Plan Commission held this case under advisement.

BACKGROUND INFORMATION:

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

Zoning History:

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

Thoroughfares/Streets:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

ENVIRONMENT ELEMENT

GOAL 6.4 IDENTIFY, PROTECT AND RESTORE OPEN SPACE

Policy 6.4.1 Identify and prioritize ecologically sensitive areas.

Policy 6.4.2 Protect open space.

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

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

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

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

Park Master Plan Elm Fork Athletic Complex:

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

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

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

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

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

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

Land Use Compatibility:

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

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

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

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

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

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

Development Standards:

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

Parking/Traffic:

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

Landscaping:

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

**SUP CONDITIONS
Z112-262**

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

Staff recommended

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

Applicant proposed

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

4. DUST CONTROL:

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

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

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

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

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

Staff recommended

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

Applicant proposed

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

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

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

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

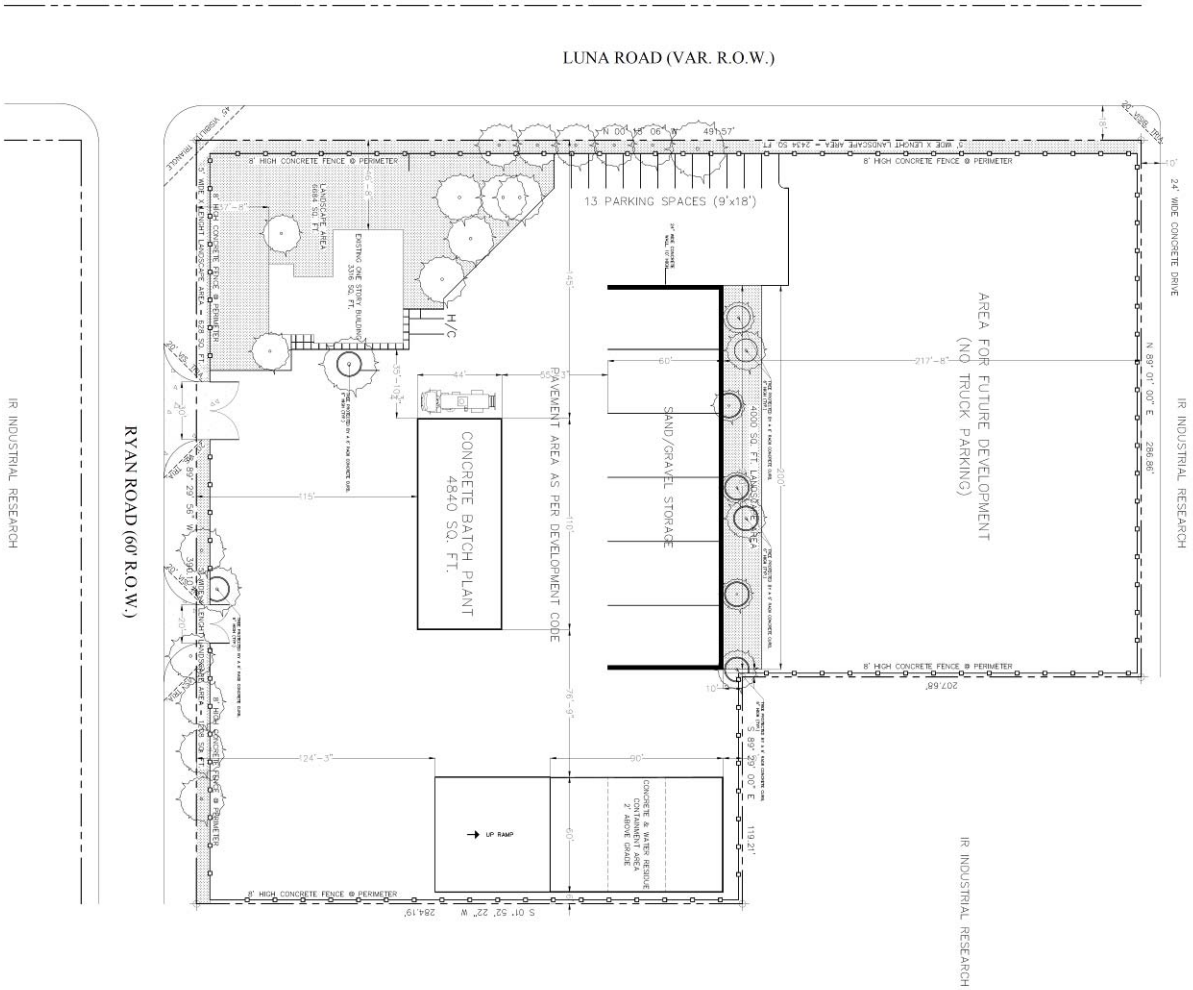
10. SCREENING: Solid screening must be provided in the height and locations shown on the site plan.

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

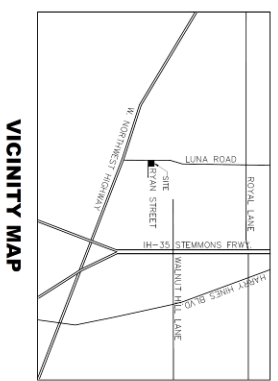
12. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

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

SITE PLAN



LANDSCAPE DATE: 1/11/11
 LAND AREA: 18930 SQ. FT.
 TOTAL LOT TREES: 14
 TOTAL STREET TREES: 11

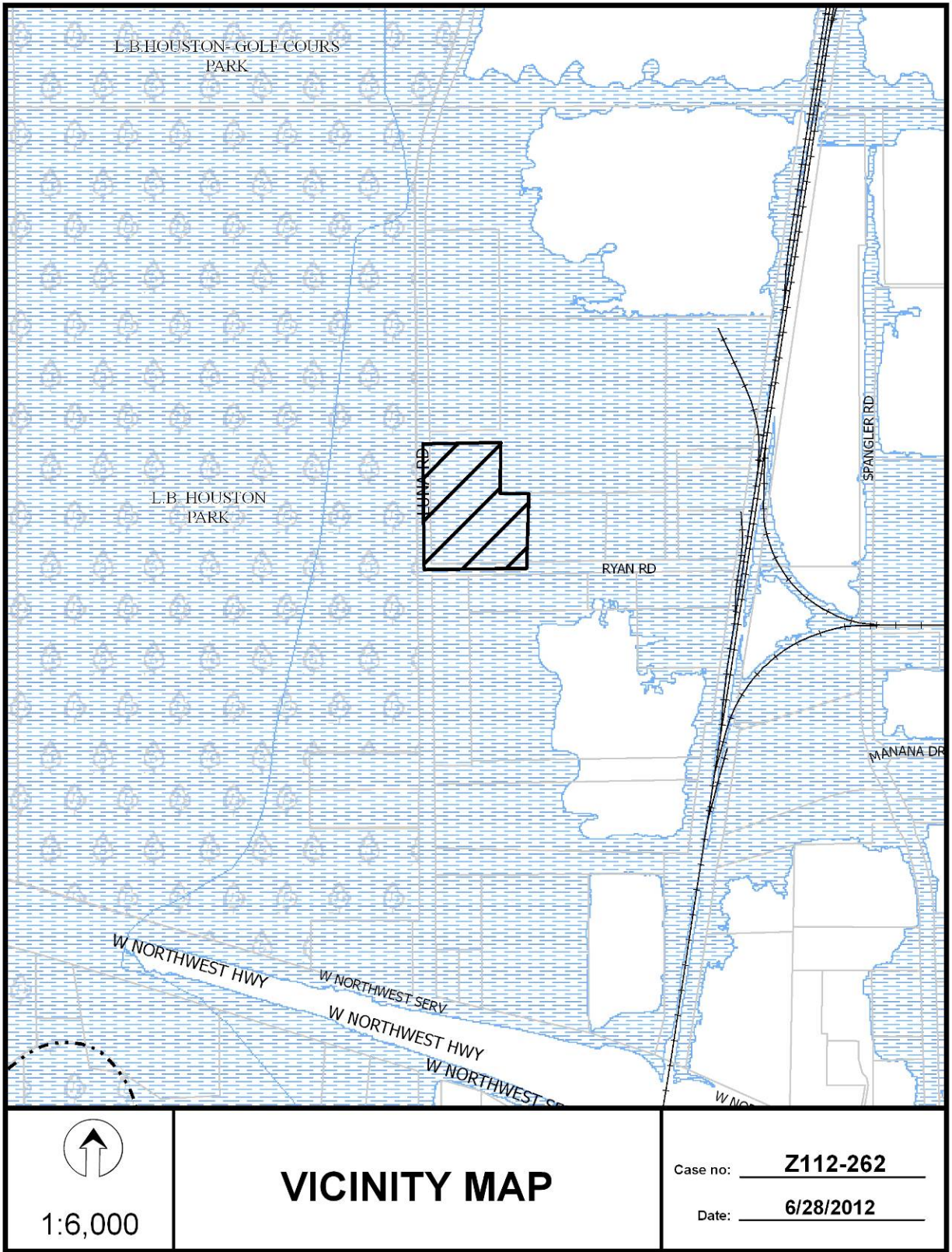


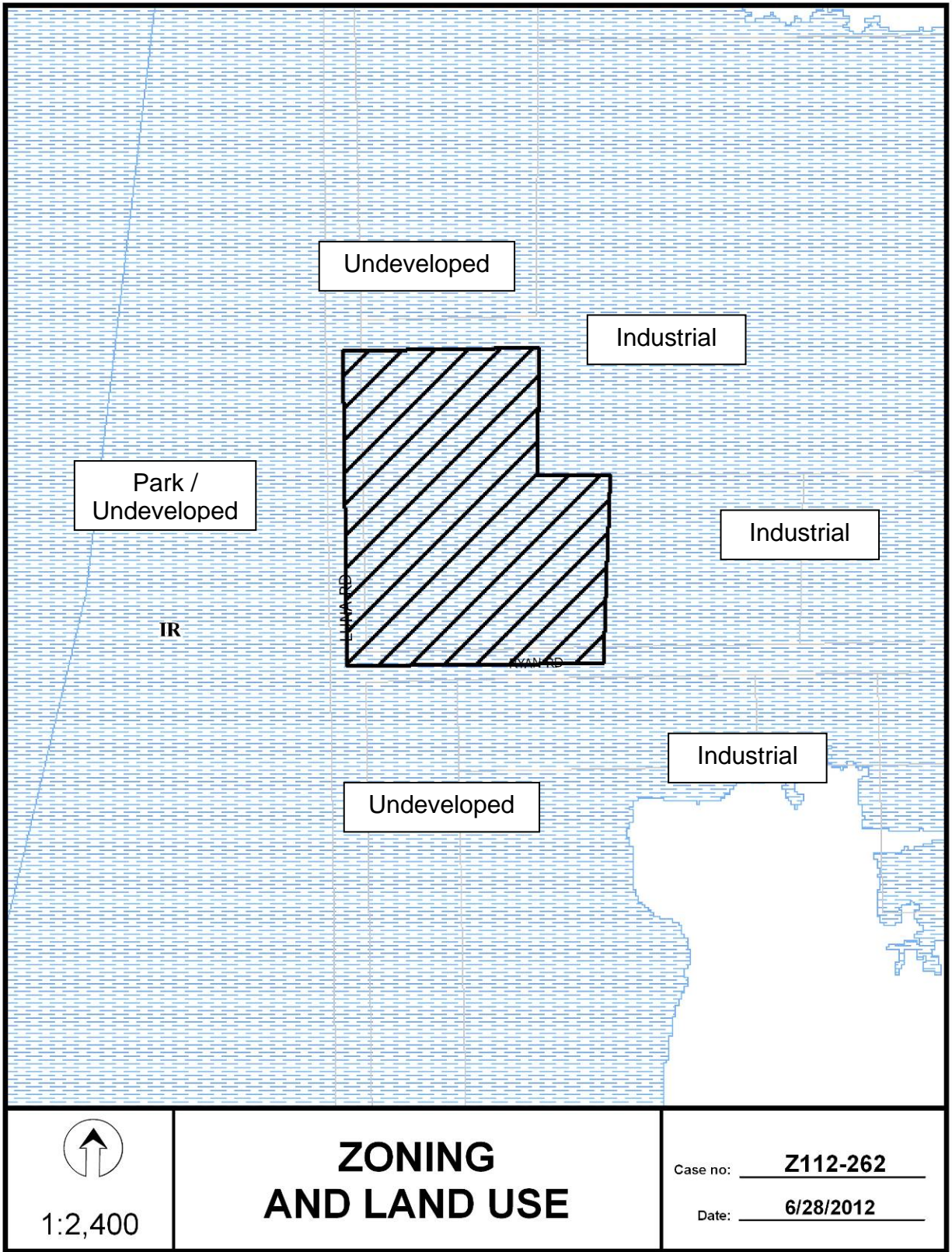
PARKING ANALYSIS
 TOTAL LOT AREA: 18930 SQ. FT.
 BUILDING AREA: 3138 / 600 = 5.23
 OUTSIDE MANUFACTURING AREA: 4840 / 600 = 8.06
 TOTAL PARKING REQUIRED: 13.29
 TOTAL PARKING PROVIDED: 14 (13 REGULAR, 1 HANDICAPPED)

DEVELOPMENT DATA
 LAND AREA: 18930 SQ. FT.
 LOT COVER: 1.95%

LANDSCAPE AS PER ARTICLE X OF THE DALLAS DEVELOPMENT CODE

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



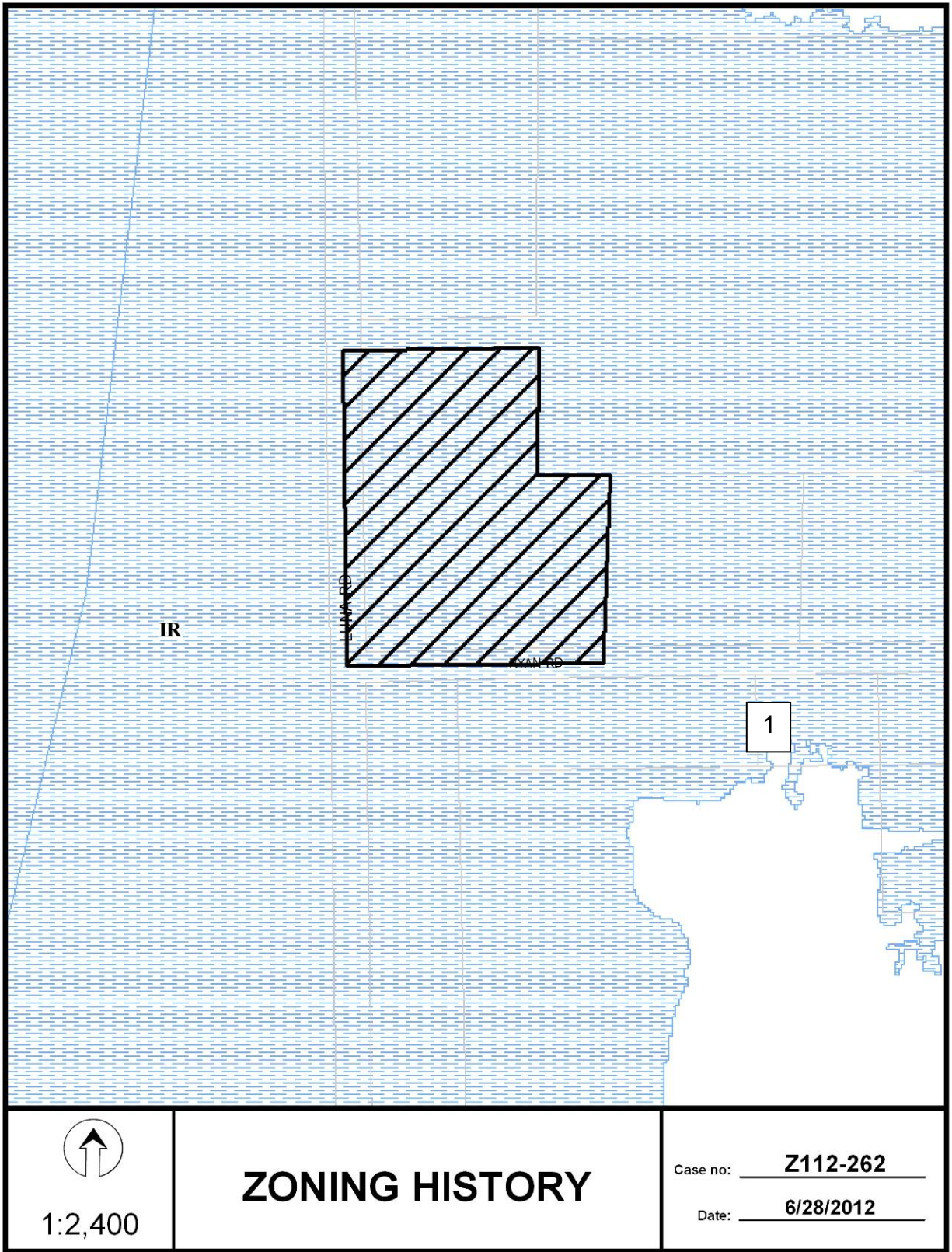


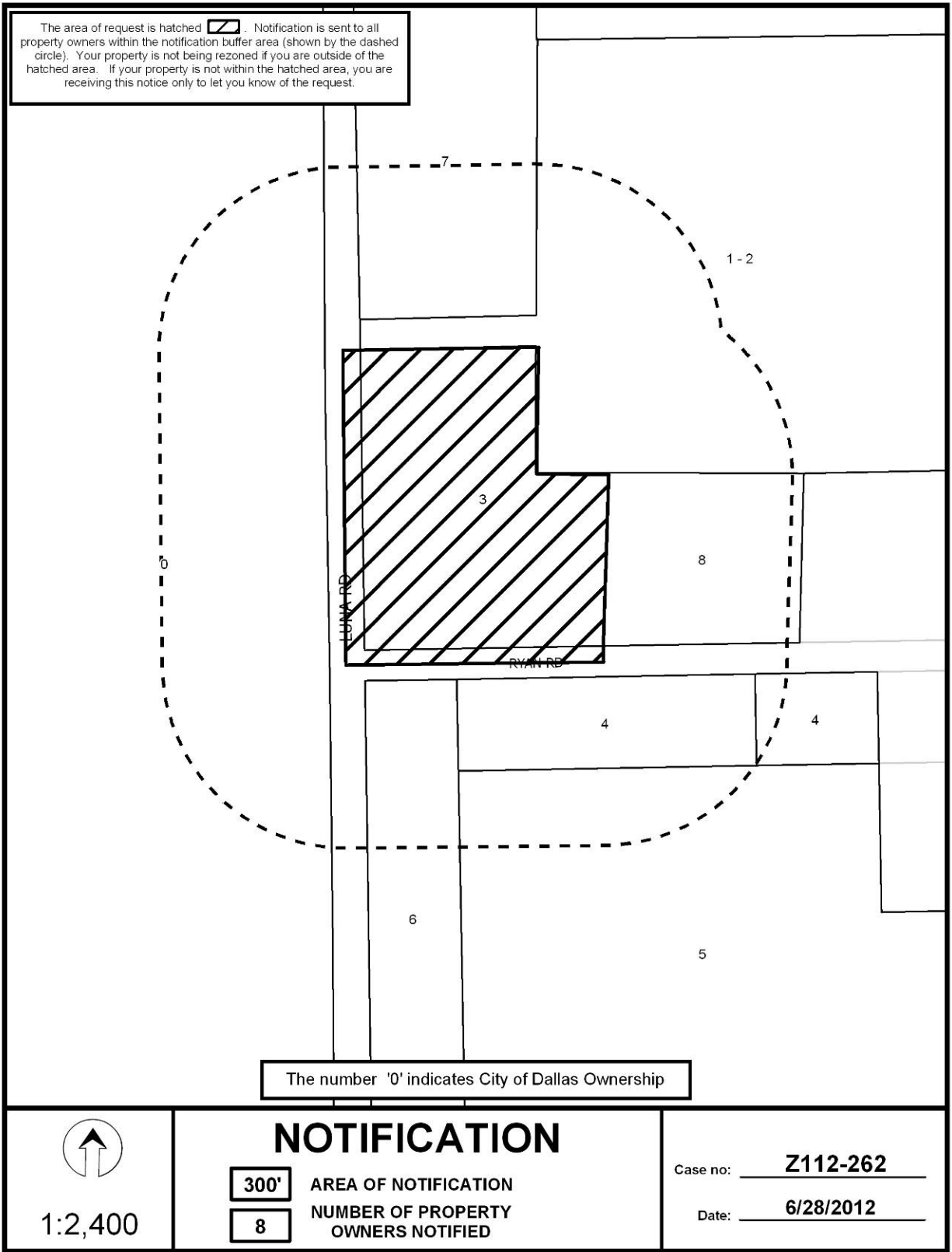
1:2,400

ZONING AND LAND USE

Case no: Z112-262

Date: 6/28/2012





Z112-262(JH)

6/28/2012

Notification List of Property Owners

Z112-262

8 Property Owners Notified

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

FILE NUMBER: Z112-268(RB)

DATE FILED: June 18, 2012

LOCATION: South Line of Ryan Road, East of Luna Road

COUNCIL DISTRICT: 6

MAPSCO: 22 P, T

SIZE OF REQUEST: Approx. 13.9 Acres

CENSUS TRACT: 99

APPLICANT: SNOBLA Holdings, LLC

REPRESENTATIVE: Dallas Cothrum

OWNERS: JCR TEAM LLC, Hugh W. and Gale A. Rucker

REQUEST: An application for an IM Industrial Manufacturing District, with deed restrictions volunteered by the applicant, on property zoned an IR Industrial/Research District.

SUMMARY: The applicant proposes to utilize the property for a composting operation. In conjunction with the rezoning for an IM District, volunteered deed restrictions will prohibit certain uses as well as providing for specific operational controls.

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION:

- The request site is partially utilized (northern frontage) for outside truck storage; the balance of the property remains in its natural state.
- The applicant proposes to utilize the property for an organic compost recycling facility.
- The existing IR District permits the use by specific use permit.
- In conjunction with the request, deed restrictions have been volunteered that prohibit certain uses as well as provide for attention to certain requirements related to uses encompassing an outside component to its operation.

Zoning History:

<u>File No.</u>	<u>Request, Disposition, and Date</u>
1. Z112-156	An IM District, subject to volunteered deed restrictions and an SUP for Metal salvage. On June 27, 2012, the City Council approved the requested IM District, subject to volunteered deed restrictions, and approved an SUP for a three-year period, with eligibility for automatic renewal for additional three-year period, subject to a site plan and conditions.
2. Z112-262	An SUP for a Concrete batch plant on property zoned an IR District. Pending the September 6, 2012 CPC public hearing.

<u>Street</u>	<u>Designation; Existing & Proposed ROW</u>
Ryan Road	Local; 50' ROW

STAFF ANALYSIS:

Comprehensive Plan: The request site is located in an area considered an Industrial Area. Industrial Areas, which offer important employment opportunities, occupy large areas of land and usually are near major roads and heavy rail lines. Evolving technology and the need for freight movement through Dallas to the rest of the country and internationally means this sector can offer good opportunities for jobs. Logistics and warehousing, a growing industry with strong potential for upward mobility of skilled workers, would thrive in such areas. Examples include Southport and the Agile Port,

Z112-268(RB)

parts of West Dallas along I-30, and the Stemmons industrial area. These areas include a mix of low- and medium-density industrial buildings and industrial yards and have large surface parking for cars and trucks. Industrial Areas rely on quality road access and may be linked to rail for freight purposes. Street lanes are wide and intersections are large. Transit, sidewalks and other pedestrian improvements are limited.

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

Trinity River Corridor Comprehensive Land Use Plan: The property is located within the Elm Fork District of The Trinity River Corridor Comprehensive Land Use Plan, adopted by the City Council in March, 2005. The Elm Fork District contains a mix of light industrial, heavy industrial, office, and commercial corridor uses adjacent to collection of parks, river bottom wetlands, and trails along the Elm Fork of the Trinity River. The preferred Land Use Plan for the Elm Fork District affirms its role as a location for industrial activities and businesses in Dallas. The plan calls for office development west of I-35 and adjacent to the Trinity River.

Land Use Compatibility: The request site's frontage on Ryan Road is utilized for truck parking with the balance of the property remaining in its natural state. The applicant proposes to utilize the property for an organic compost recycling facility, which is not permitted by the existing zoning, thus the request for an IM District. With respect to the underlying zoning change request, the applicant has worked with staff to address prohibiting certain uses as well as requiring certain provisions for any use utilizing an outside component. All but the site's perimeter areas have been reclaimed from the flood plain (see Environmental, below).

The predominate land use in the immediate area consists of industrial/commercial uses to the north/northeast. As noted above in the zoning history section, it is anticipated the abutting property to the south (fronting on the westbound access road of Northwest Highway) will be improved to permit a metal salvage facility by a recently approved SUP for the use. The balance of the properties in the immediate area are undeveloped, with those easternmost parcels served by the railroad right-of-way that traverses north and south through the immediate area, similar in application as the industrial use northeast of the site. Two SUP's (1446 and 1483) permit an alcoholic beverage establishment and an industrial (outside) use limited to a cement treated materials plant, respectively, and southeast of the site, east of the above referenced railroad right-of-way.

Z112-268(RB)

Additionally, the Elm Fork Athletic Complex is currently under construction on approximately 160 acres, approximately 1,300 feet east of the request site. This public complex, scheduled to open in late 2012, will possess various regional serving amenities inclusive of soccer fields, nature trails, and bird observation areas. The project provides for an opportunity to responsibly redevelop property previously utilized as a land fill.

It should be noted the general area is zoned for IR District Uses. Generally speaking, while the IM District tends to be more industrial in its use application as well as permitting significant outside areas utilized for these uses, the IR District tends to be a bit more passive in its permitted uses with certain uses that lend themselves towards an 'industrial' nature being permitted by specific use permit (as is the situation with the proposed use associated with this application). It is staff's opinion that the SUP requirement for this use, along with what would be staff's recommended conditions and required site plan, will enhance opportunities for the compatibility of the operation on properties in the immediate area. As a potential benefit to the applicant, staff will consider the automatic renewal provision for the time period. Subject to the normal process for evaluation of automatic renewal, opportunities of obtaining longevity of the use at this location are greatly enhanced when it is determined the use continues to: 1) complement or be compatible with the surrounding uses and community facilities; 2) contributes to, enhance, or promote the welfare of the area of request and adjacent properties; 3) not be detrimental to the public health, safety, or general welfare; and 4) conform in all other respects to all applicable zoning regulations and standards.

While the applicant has operated in a responsible manner at their current location (per staff input from the Office of Environmental Quality), planning staff is not comfortable supporting permanency for the proposed use. It should be noted that while the applicant has attempted to address some of staff's concerns by offering the attached volunteered deed restrictions prohibiting certain uses, there remains concern as to how the property could be utilized beyond the applicant's intent. Specifically, with respect to certain uses that will be permitted by the request but not permitted by current zoning rights:

- Industrial (outside) not potentially incompatible
- Outside storage without visual screening
- Petroleum product storage and wholesale
- Sand, gravel, or earth sales and storage

Additionally, the existing zoning in the immediate area requires solid screening for any component of outside storage that is accessory to a main use. While not an environmental issue, the immediate area (as well as the recently rezoned parcel south of the site, subject to deed restrictions providing for this screening for certain uses; see Zoning History) is zoned for IR District Uses which requires solid screening for outside

From an environmental standpoint, there remain varied areas around the perimeter of the site that are designated flood plain. A concern of staff is the inadvertent encroachment into these areas, as daily operations may expand across the site. By supporting the request by existing SUP requirements, staff would recommend this area be shown on a site plan as well as recommending a condition consistent with the following:

'Use of the property may not encroach into any designated floodplain areas shown on the attached site plan. Permanent stakes must be provided to delineate the area of operations and open space floodplain areas.'

As a result of this analysis, staff cannot support the request as submitted. As noted above, staff has determined that the request can be accommodated by the existing zoning (SUP requirement), and offered the applicant a generous time period with the automatic renewal provision. This would allow for specific regulations to ensure compatibility with existing zoning rights and the scattered development in the immediate area as well as remaining sensitive to the city's commitment to the Elm Fork Athletic Complex. At this time, the applicant has not chosen to pursue discussions with staff.

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

Landscaping: The site possesses many groupings of native trees located across the property. A tree survey will be required, with Article X landscape and tree mitigation required prior to issuance of a certificate of occupancy for a permitted use.

Environmental: As noted above, the majority of the site sits above the designated flood plain. While no fill permit is on record, City staff will require a letter of map revision prior to issuance of a building permit, recognizing existing elevations. Additionally, City Council approval of a fill permit will be required for those portions of the site currently located in the flood plain that are anticipated to be utilized.

LIST OF OFFICERS

JCR TEAM LLC

John Nix

Rebekah Nix

Carl Nix

Hugh W. Rucker

Gale W. Rucker

Hugh W. Rucker

Hugh W. Rucker

Gale W. Rucker

Prospective Buyer:

SNOLBA Holdings, LLC

Baron Ablon

Z112-268

Z112-268(RB)

link fence with strips of metal through all links or translucent netting materials commonly used on gamecourts. Said screening shall be required along the northern property line along Ryan Road.

3. The maximum height of any stockpiled materials within 100 feet of Ryan Road shall be 20 feet. No height restriction shall be imposed on any stockpiled materials greater than 100 feet from Ryan Road.

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.

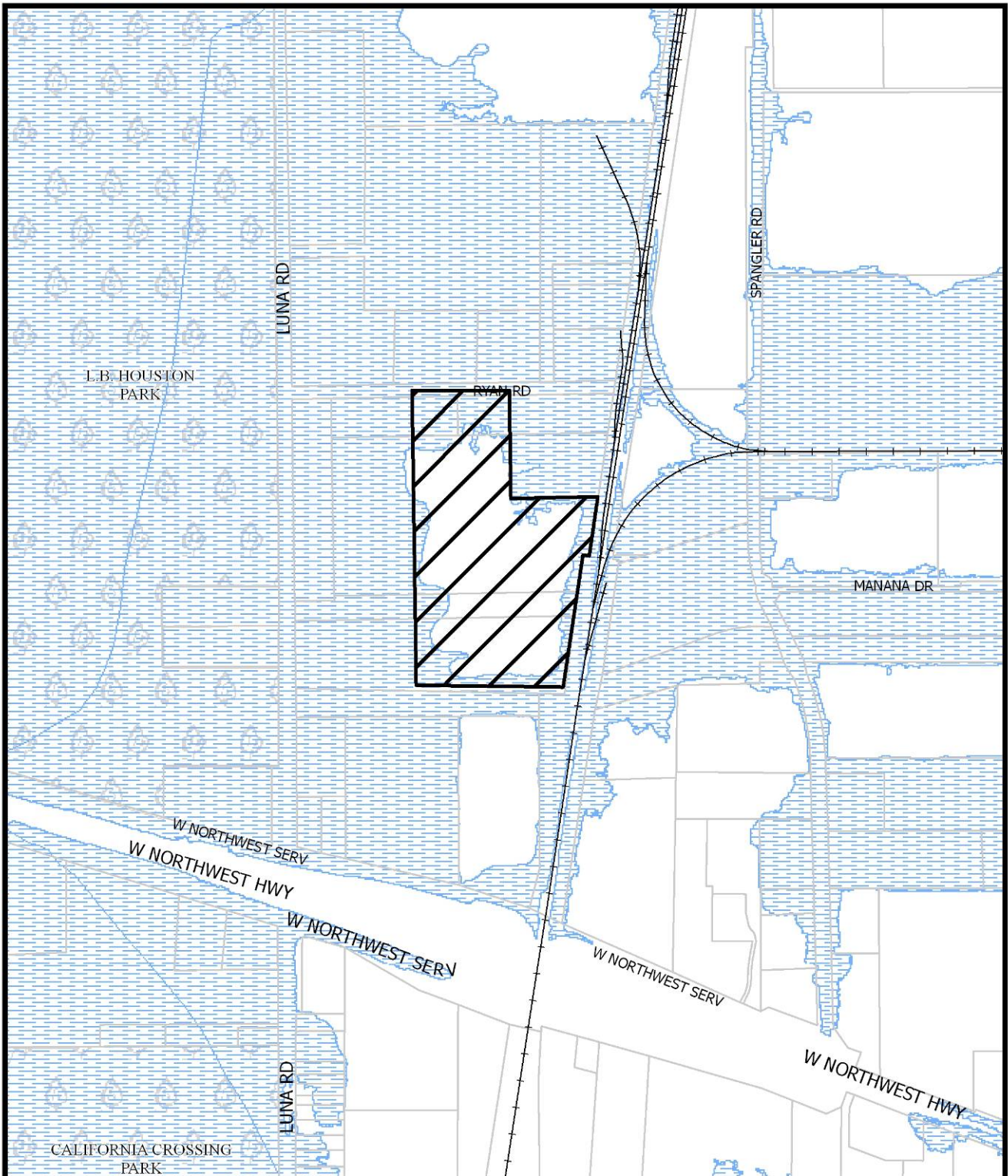
These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending 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.

VI.

The Owner agrees that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the

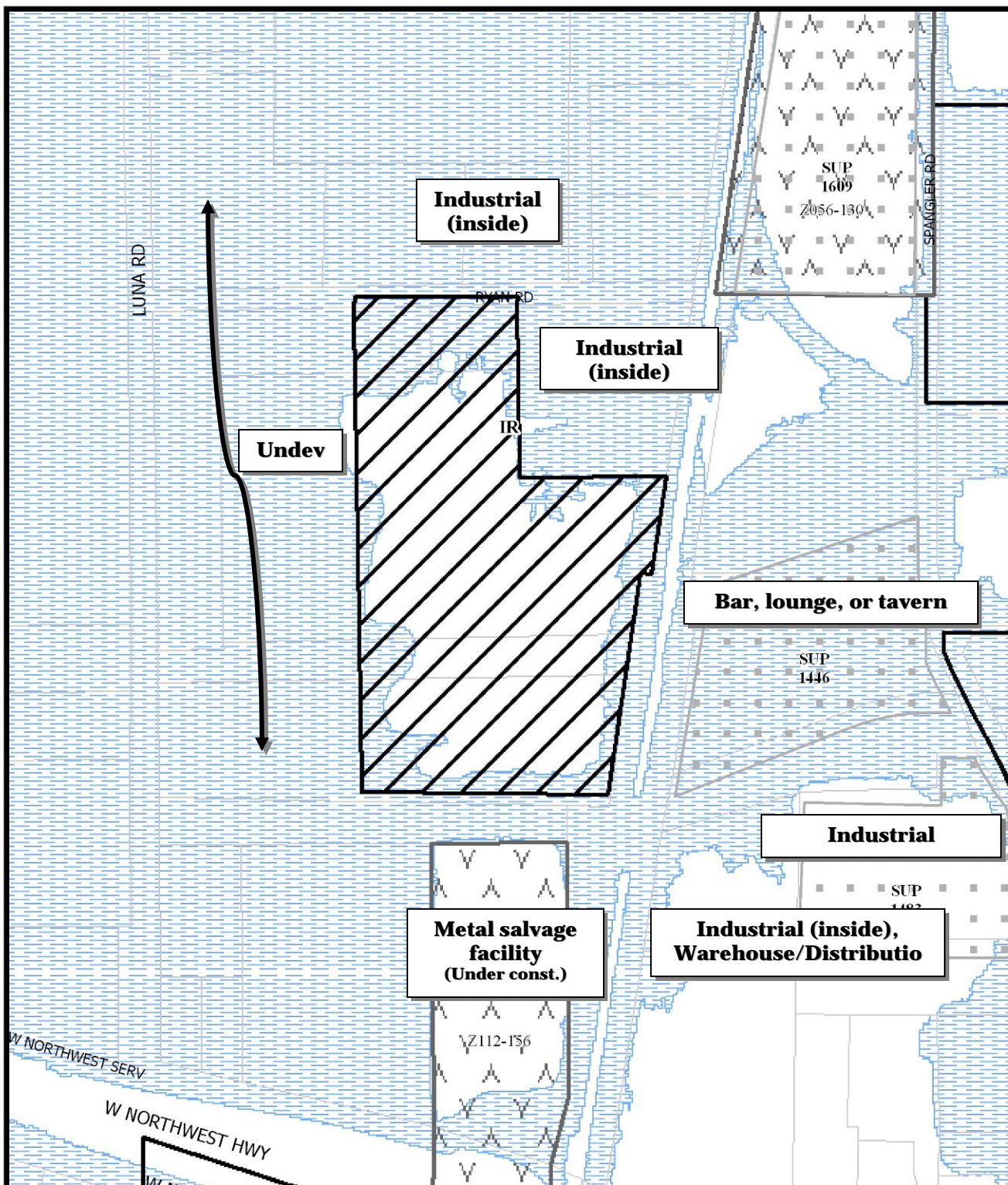


1:6,000

VICINITY MAP

Case no: Z112-268

Date: 8/9/2012

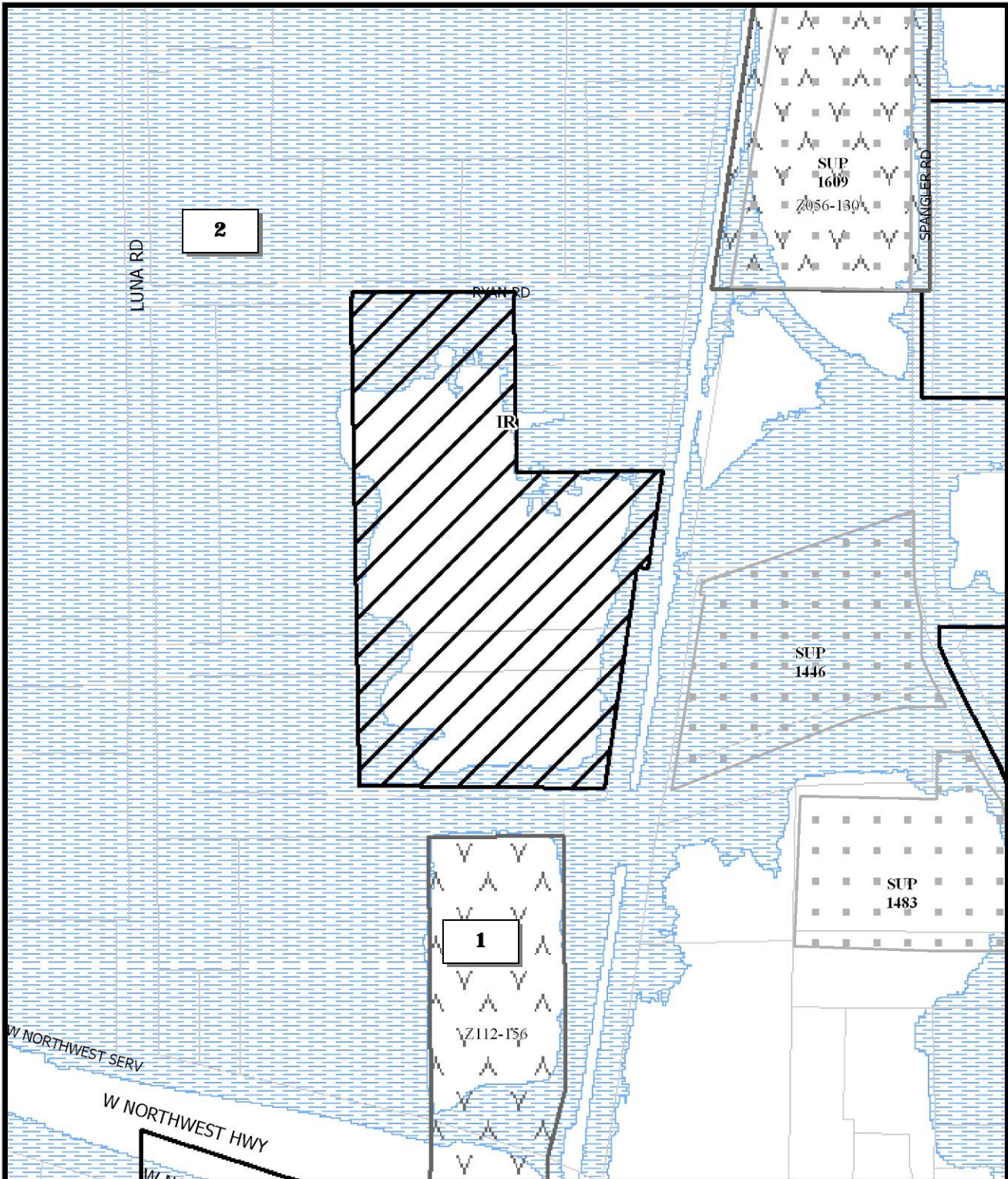


1:3,600

ZONING AND LAND USE

Case no: Z112-268

Date: 8/9/2012




1:3,600

ZONING HISTORY


Case no: Z112-268

Date: 8/9/2012

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



The number '0' indicates City of Dallas Ownership


1:3,600

NOTIFICATION

400' AREA OF NOTIFICATION
17 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z112-268
 Date: 8/9/2012

Notification List of Property Owners***Z112-268******17 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1860 RYAN RD	JCR TEAM LLC
2	1840 RYAN RD	RUCKER HUGH W &
3	10710 LUNA RD	RUCKER HUGH W
4	1811 NORTHWEST HWY	ACCESS 1ST CAPITAL BANK
5	10737 SPANGLER RD	GT MANAGEMENT INC
6	10739 SPANGLER RD	DUDLEY FAMILY PARTNERS LTD
7	1755 NORTHWEST HWY	CENO LTD
8	1880 RYAN RD	ARCADIAN PROPERTIES & LEASING
9	10750 LUNA RD	RUCKER HUGH W ET AL
10	1891 RYAN RD	DALLAS TUBE PS
11	1865 RYAN RD	ONEAL METALS LP ATTN KEVIN HURD
12	10848 LUNA RD	ONEAL METALS LP ATTN KEVIN HURD
13	10848 LUNA RD	ONEAL STEEL BLDGS CO ATTN KEVIN HURD
14	1885 RYAN RD	ONEAL METALS LP
15	1839 RYAN RD	NILCO ENTERPRISES INC
16	10808 LUNA RD	PARNIAN CHARLIE
17	2300 GRAND AVE	BNSF RAILWAY % PROPERTY TAX DEPT

FILE NUMBER: Z112-260(MW)

DATE FILED: June 29, 2012

LOCATION: South side of Crystal Lake Boulevard, west of Dan Morton Drive

COUNCIL DISTRICT: 3

MAPSCO: 62-A; 62-E

SIZE OF REQUEST: 5.0 acres

CENSUS TRACT: 165.20

APPLICANT/OWNER: Ashley Concrete LLC

REPRESENTATIVE: Audra Buckley, Permitted Development

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

SUMMARY: The applicant proposes to continue the operation of the existing concrete batch plant on the property.

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

BACKGROUND INFORMATION:

- The 5.0-acre request site is developed with and is operating as a concrete batch plant comprised of a ±1,875-square foot office, ±21,762-square foot covered truck parking area, and four silos.
- The applicant was issued a temporary Certificate of Occupancy for the use on May 11, 2011 for a six-month period. The business is currently operating without a valid Certificate of Occupancy; the applicant wishes to make the use legal.
- The request site is surrounded by undeveloped property to the north; a freight terminal to the east; a temple to the south and a freight terminal to the west.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Crystal Lake Boulevard	Collector	50 feet

Land Use:

	Zoning	Land Use
Site	IR	Concrete batch plant
North	IR	Undeveloped
East	IR	Freight terminal
South	IR	Temple
West	IR	Freight terminal

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 *Residential Neighborhood*. While single family dwellings are the dominant land use in such areas, shops, restaurants, or institutional land uses that serve residents may be located at the edges or at key intersections.

The applicant's request is not entirely consistent with Goal the following goal and policy of the Comprehensive Plan. However, the proposed use is consistent and compatible with the established industrial development predominate in this area.

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

Land Use Compatibility:

The 5.0-acre request site is developed with and is operating as a concrete batch plant comprised of a ±1,875-square foot office, ±21,762-square foot covered truck parking area, and four silos.

The applicant was issued a temporary Certificate of Occupancy for the use on May 11, 2011 for a six-month period; records do not indicate renewal. If the Specific Use Permit is approved, the use will be made legal.

The request site is surrounded by undeveloped property to the north; a freight terminal to the east; a temple to the south and a freight terminal 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 compatible with the adjacent property and consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards.

The applicant's request; subject a site plan and conditions, complies with the general provisions for consideration of a specific use permit. Staff recommends an initial two-year period which will allow the use to be reevaluated after the applicant has had an opportunity to operate legally.

Development Standards:

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

Traffic:

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

Parking:

Pursuant to §51A-4.203 of the Dallas Development Code, the off-street parking requirement for the an industrial (outside) use is one (1) space per 600 square feet of floor area plus one (1) space per 600 feet of outside manufacturing area. Therefore, the ±1,875-square foot office associated with the concrete batch plant requires three (3) off-street parking spaces. The use does not involve outside manufacturing. As depicted on the site plan, 16 spaces are provided on site.

Landscaping:

Landscaping must be provided in accordance with Article X of the Land Development Code.

**Z112-260
PROPOSED SUP CONDITIONS**

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

Staff Recommended:

3. **TIME LIMIT:** This specific use permit expires on _____(two years from the passage of this ordinance).

Applicant Proposed:

3. **TIME LIMIT:** This specific use permit expires on _____(five years from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of 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 application for automatic renewal is strictly enforced.)

4. **LANDSCAPING:** Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.

5. **DUST CONTROL:**

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

i. Trucks must be loaded through a discharge equipped with a water ring that eliminates visible dust emissions.

ii. All permanent roads inside the plant must be paved, watered, and swept to eliminate visible dust emissions.

iii. The area between the sand/aggregate stockpiles and conveyor charge hopper used for vehicle traffic must be paved, watered, and swept as necessary to achieve maximum control of dust emissions. Other areas used for vehicle traffic must be watered as necessary to eliminate visible dust emissions.

iv. During operations, all stockpiles must be sprinkled with water or chemicals as necessary to eliminate visible dust emissions.

v. The cement storage silos and cement weigh hopper must be vented to a fabric filter to eliminate visible dust emissions.

vi. During operations, the conveyor charge hopper must have a water spray sufficient to eliminate visible dust emissions.

vii. To avoid overloading, a mechanism must be installed on each cement storage silo to warn operators that the silo is full.

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

B. A ground and dust control plan incorporating existing and proposed infrastructure required by Paragraph A must be documented in written form and delivered to the director of environmental and health services and the director of sustainable development and construction by _____(60 days after passage of ordinance).

6. FLOOR AREA: The maximum floor area is 23,637.93 square feet in the location shown on the attached site plan.

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

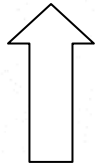
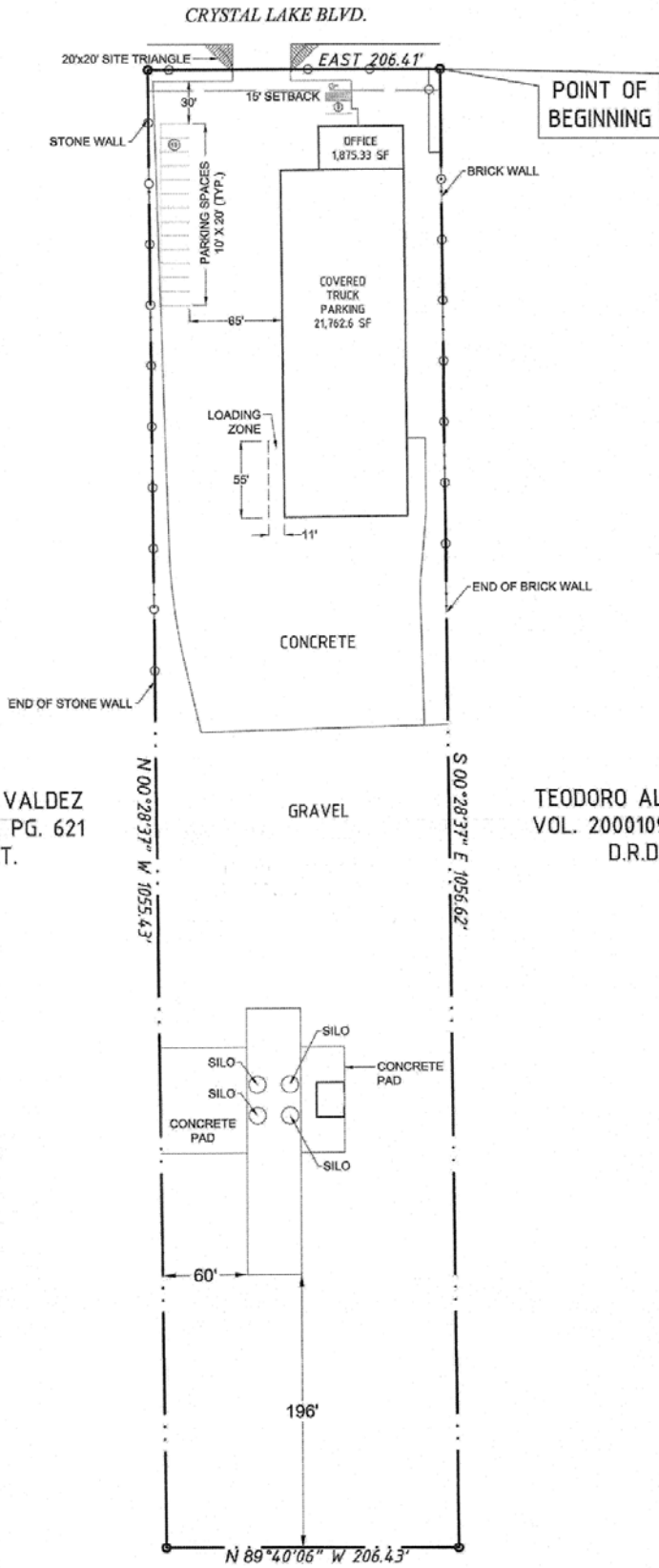
8. PARKING: Parking must be provided in the location shown on the site plan.

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

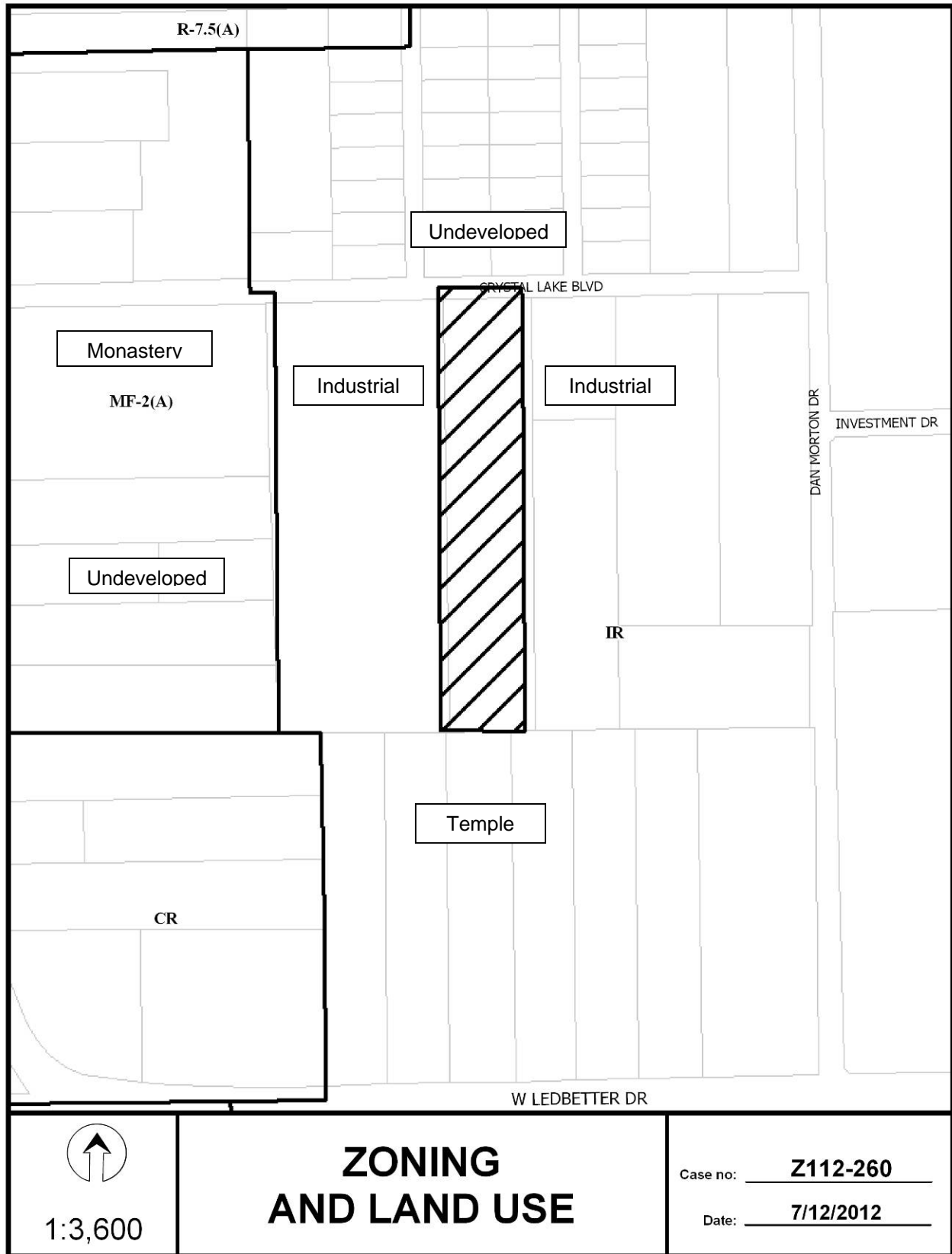
10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

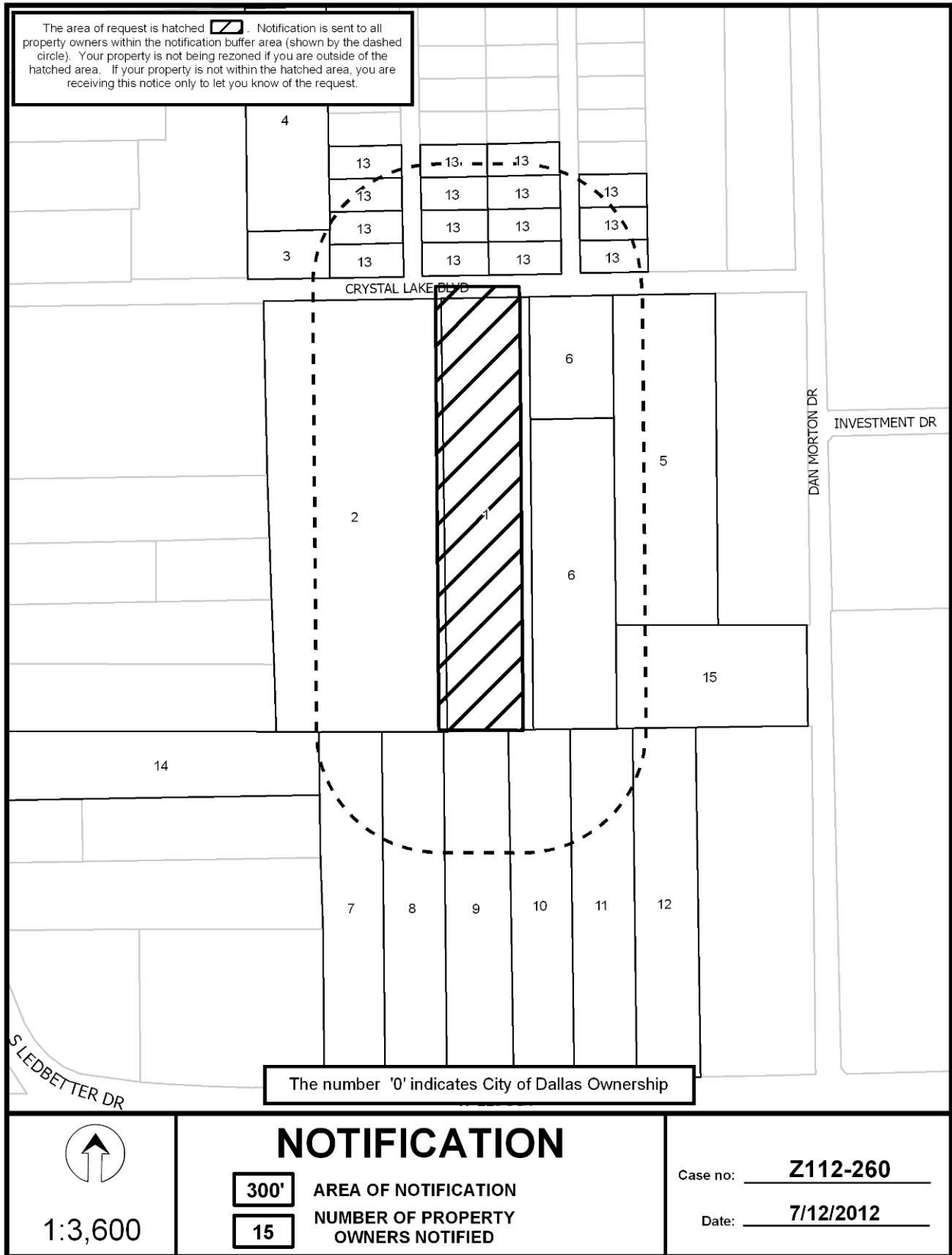
11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan









7/12/2012

Notification List of Property Owners***Z112-260******15 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5526 CRYSTAL LAKE BLVD	ASHLEY CONCRETE LLC
2	5610 CRYSTAL LAKE BLVD	VALDEZ ELFEGO DIAZ
3	5623 CRYSTAL LAKE BLVD	GINGERICH JAMES F ETAL
4	5623 CRYSTAL LAKE BLVD	BIESE LUCILLE % JERRY BIESEL
5	5450 CRYSTAL LAKE BLVD	TARANGO RAUL G
6	5520 CRYSTAL LAKE BLVD	ALVAREZ TEODORO JR
7	5711 LEDBETTER DR	M & H METAL SPECIALTIES
8	5623 LEDBETTER DR	GWINN ROBERT D
9	5611 LEDBETTER DR	CAO-DAI TAY-NINH TEMPLES OF TEXAS
10	5535 LEDBETTER DR	CAO DAI TAY NINH TEMPLES OF TEXAS
11	5625 LEDBETTER DR	PODHRASKY JULIUS JR
12	5511 LEDBETTER DR	CITIQUEST CO LLC
13	5 CRYSTAL LAKE BLVD	SOHN YOUNG JIN PRIMO R176 BLDG SUITE 303
14	4040 LEDBETTER DR	TUCKER MALCOLM G TR & CONNIE SUE
MONTGOM		
15	4101 DAN MORTON DR	TIME WARNER CABLE OF DAL

Planner: Carrie F. Gordon

FILE NUMBER: SPSD 112-001

DATE INITIATED: June 11, 2012

LOCATION: Area generally bounded by Jackson Street, Lamar Street, Pacific Street, and Cesar Chavez Boulevard.

COUNCIL DISTRICTS: 2, 14

MAPSCO: 45 K,L,P & Q

SIZE OF REQUEST: Approx. 173 acres

CENSUS TRACT: 31.01

REPRESENTATIVE: Jim Wood, Director

APPLICANT: Downtown Dallas, Inc.

REQUEST: Application for amendments to the Downtown Special Provision Sign District, Section 51A-900 of the Dallas City Code, to amend the building occupancy requirements for non-premise district activity videoboard signs on buildings with retail and personal service uses to include commercial parking lot or garage and lodging uses.

SUMMARY: The purpose of this request is to allow non-premise district activity videoboards on parking structures and lodging uses.

SSDAC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- On August 24, 2011, the City Council approved an amendment to the Downtown Special Provision Sign District in accordance with Section 51A-4.701(d) of the Dallas Development Code.
- On June 7, 2012, the City Plan Commission approved a waiver of the two-year waiting period.
- On February 11, 2009, City Council approved an amendment to the Downtown Special Provision Sign District to allow for non-premise district activity videoboard signs. There was a limit of five (5) videoboard signs.
- On August 24, 2011, City Council amended the SPSP to increase the number of videoboard signs in the Downtown SPSP to a total of 15 and increase the area in which the videoboard signs are allowed. The amendment also provided a provision whereby the Director may waive the occupancy requirements for up to one (1) year if it is determined that the building is being redeveloped.
- Five (5) videoboards were approved between 2009-2010. After the last ordinance update in 2011, five (5) applications were approved. Eleven applications were rejected because they were either parking garages or hotels.
- The Downtown Dallas, Inc. has requested an amendment to the Downtown Special Provision Sign District regulations to allow placement of videoboards on buildings with lodging uses and parking structures to enhance the vibrancy of street life within the Retail Core.
- The Special Sign District Advisory Committee considered the proposed amendment and recommended approval.

Zoning History: The following are current videoboard SUPs (see Exhibit A)

#	SUP/CASE No.	APPROVED	EXPIRATION
1	SUP #1755 (SPSD 067-003)	6/10/09 (two videoboards)	6/10/2015
2	SUP #1788 (Z089-263)	12/9/09	12/9/2015
3	SUP #1791 (Z089-264)	1/13/10	1/13/2016
4	SUP #1796 (Z090-111)	2/24/10	2/24/2016
5	SUP #1955 (Z101-369)	4/25/12	4/25/2013
6	SUP #1956 (Z101-370)	4/25/12	4/25/2013
7	SUP #1957 (Z101-372)	4/25/12	4/25/2018
8	SUP #1958 (Z101-375)	4/25/12	4/25/2018
9	SUP #1959 (Z101-382)	4/25/12	4/25/2018

STAFF ANALYSIS:

The general provisions of Section 51A-7.909(g) pertains to the occupancy of buildings upon which videoboards may be attached are as follows:

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

The Special Sign District Advisory Committee met and approved the following amended language on building occupancy requirements to only permitted non-premise district activity videoboard signs on buildings with retail and personal service uses (other than commercial parking lots), lodging uses or office uses. The proposed amendment would allow the signs to be located on parking garages and lodging uses but would not allow the signs on commercial surface parking lots.

Staff is fully supportive of allowing videoboard signs on lodging uses. Hotels are a vital ingredient in supporting the vision for downtown as an active pedestrian area supporting active ground level uses. Similarly safe and secure structured parking is also necessary to support a dense urban environment and is much preferable to surface parking lots. However, staff is still concerned with counting structured parking as meeting the occupancy requirements for ground level uses required of buildings wishing to erect a non-premise district activity videoboard sign. At a minimum, all leasable ground floor area should have active retail and personal service uses, office uses, or lodging uses. Non active uses at the pedestrian level should be explicitly discouraged by code in this area. Staff has provided alternative language for consideration for videoboards on parking garages.

SSDAC ACTION (July 10, 2012)

It was moved to recommend **approval** of amendments to the Downtown Special Provision Sign District to amend the building occupancy requirements for non-premise district activity videoboard signs on buildings with retail and personal service uses other than commercial parking lots:

Maker: Gloria Tarpley

Second: Maria Gomez

Result: Carried: 4 to 0

For: Van Demark, Gomez, Tarpley, Bauer

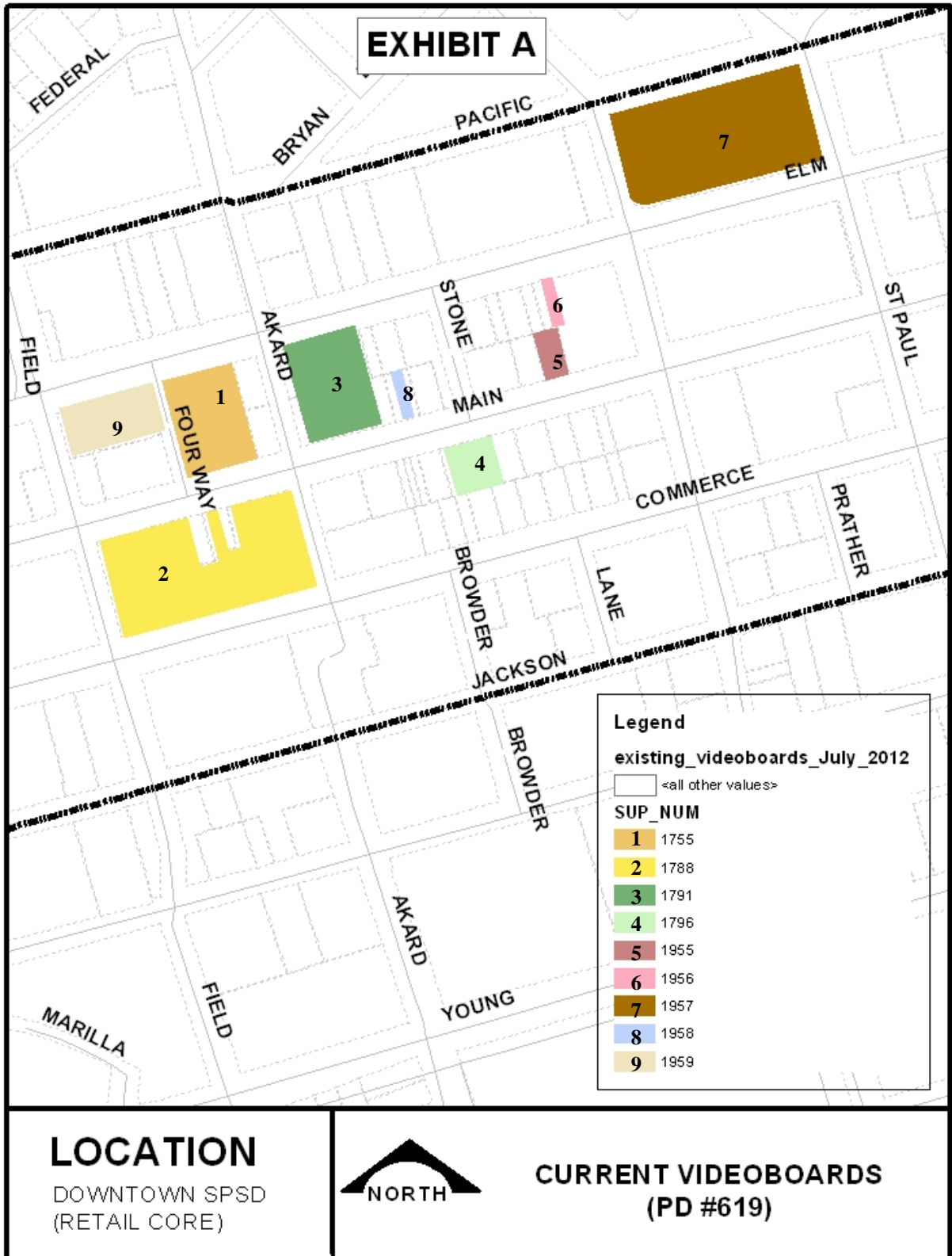
Against: 0

Absent: None

SPSD 112-001

Downtown Dallas, Inc.

OFFICER(S): John F. Crawford, President/CEO
Kourtney Garrett, Senior Vice President
Jim Wood, Director



SEC. 51A-7.909. ATTACHED NON-PREMISE DISTRICT ACTIVITY VIDEOBOARD SIGNS.

(a) Content. Non-premise district activity videoboard signs must display district activity messages a minimum of three minutes of every operational hour and must display either district activity messages or premise messages for an additional minimum of nine minutes of every operational hour.

(b) Location and number.

(1) A maximum of 15 non-premise district activity videoboard signs are permitted and may only be erected on buildings with frontage on streets within the Retail Subdistrict bounded by Jackson Street, Lamar Street, Pacific Street, and Cesar Chavez.

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

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

(4) Non-premise district activity videoboard signs may not be placed on building facades facing Main Street Garden or Belo Garden.

(c) Size. Non-premise district activity videoboard signs must have a minimum of 100 square feet in effective area and may have a maximum 150 square feet in effective area.

(d) SUP required.

(1) Non-premise district activity videoboard signs are only permitted by SUP.

(2) All applications for non-premise district activity videoboard signs must include a report from a traffic engineer stating that the placement of the sign will not interfere with the effectiveness of traffic control devices within 300 ft of the sign.

(3) If there is a conflict between Subsection 51A-4.206(1) and this section, this section controls.

(4) Original applications and renewal applications for non-premise district activity videoboard signs must include an affidavit stating that the building meets the occupancy requirements in Subsection (f).

(5) Within 10 days after expiration or revocation of the SUP the non-premise district activity videoboard sign must be removed.

(e) Installation. Non-premise district activity videoboard signs must be securely attached.

(f) Projecting signs. Projecting non-premise district activity videoboard signs:

(1) must have a vertical orientation with height exceeding the width at a minimum 16:9 height-to-width ratio;

(2) may project a maximum of 12 feet into the right-of-way:

(A) subject to the licensing requirements of Chapter XIV of the City Charter, Article VI of Chapter 43 of the Dallas City Code, the Dallas Building Code, and all other applicable laws, codes, ordinances, rules, and regulations;

(B) subject to review by the director of public works and transportation to ensure that the sign will not pose a traffic hazard or visibility obstruction; and

(C) provided that no projecting sign may project closer than two feet to a vertical plane extending through the back of a street curb;

(3) must have a minimum clearance of 15 feet above the sidewalk and a maximum clearance of 35 feet above the sidewalk; and

(4) must have videoboard displays on both sides of the sign.

Applicant's recommendation:

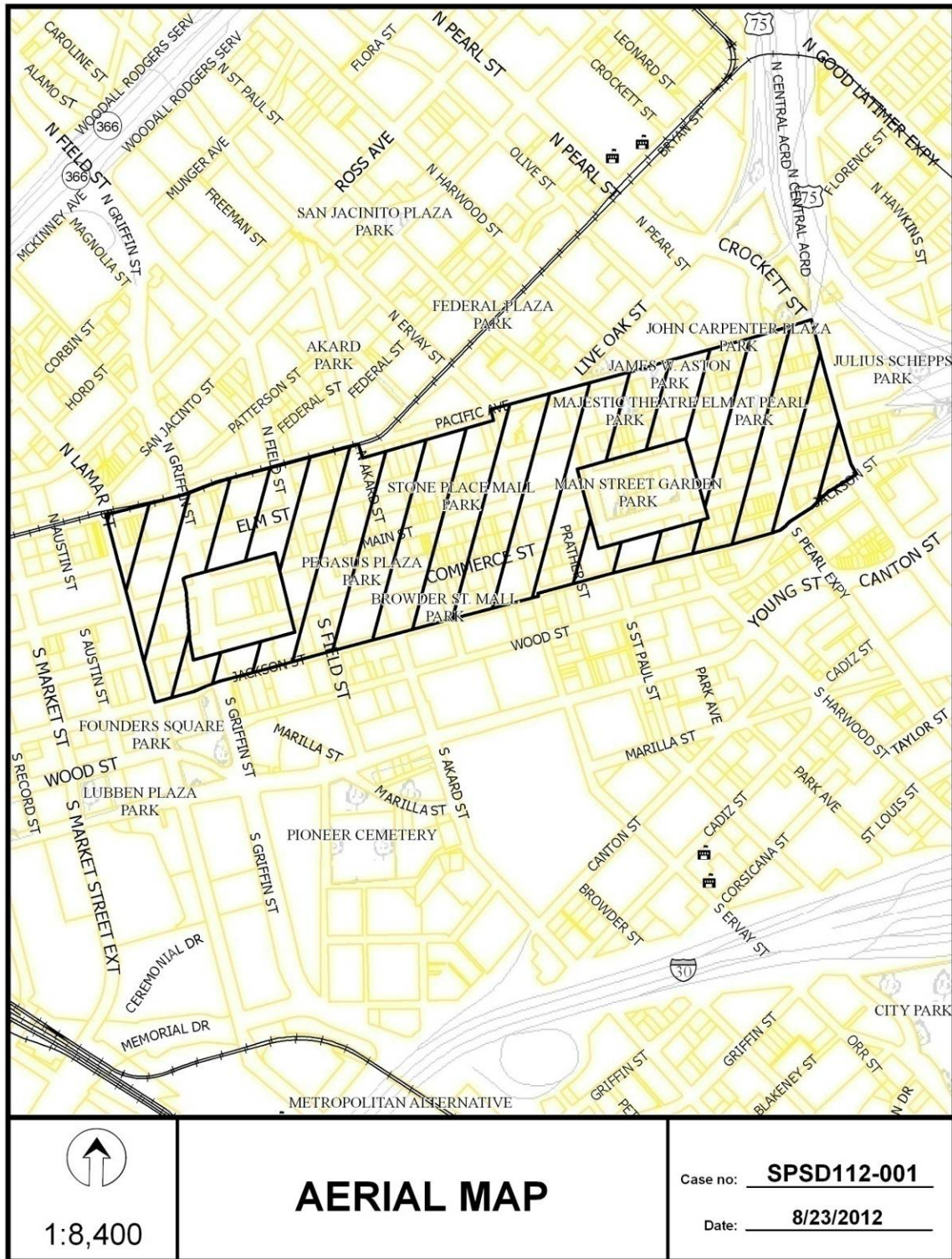
(g) Building occupancy requirements. Non-premise district activity videoboard signs are only permitted on buildings with retail and personal service uses (~~other than commercial parking lot or garage~~), lodging uses or office uses occupying at least 75 percent of the leasable ground floor area and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

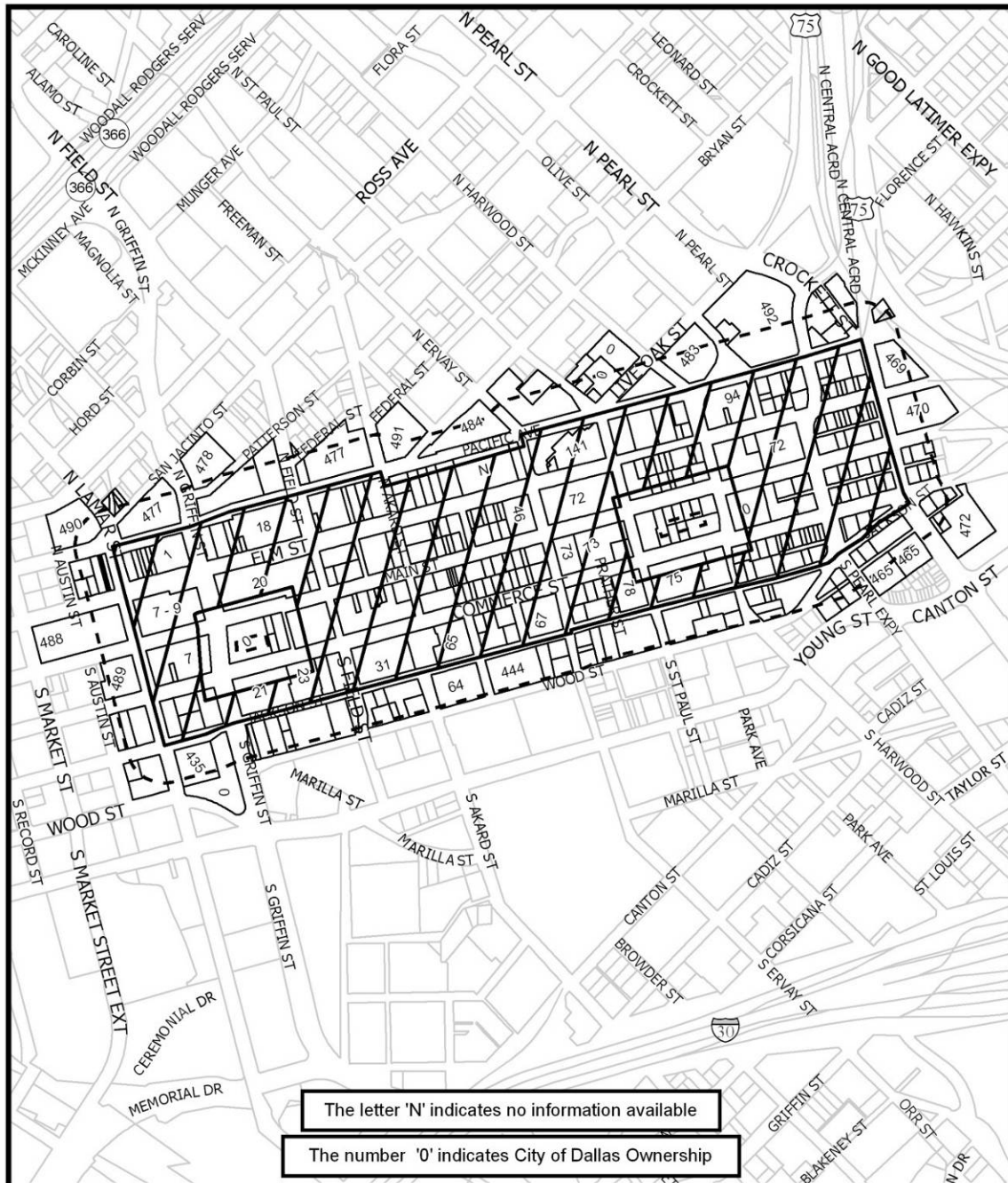
SSDAC recommendation:

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

Staff Alternative:

(g) Building occupancy requirements. Non-premise district activity videoboard signs are only permitted on buildings with **active uses that are** retail and personal service uses (other than commercial parking lots or garage), **lodging uses** or office uses occupying at least 75 percent of the leasable ground floor area and an overall building occupancy of at least 50 percent. **For commercial parking garages the building occupancy requirements of this section may be waived by City Council upon a determination that all leasable, or ground level space that can be reasonably converted to leasable area, be occupied by active uses that are retail or personal service, office or lodging uses. For purposes of this section active uses are defined as uses that are open and conducting business a minimum of 30 hours a week.** The director shall notify City Council of any building that falls below the occupancy requirements and fails to reestablish the occupancy requirement within 120 days. The director may waive the occupancy requirements of this subsection for up to one year if the director determines that the building or multi-building complex is currently being redeveloped. The director may revoke this waiver if redevelopment stops or is inactive for 90 days or more.





The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership



1:8,400

NOTIFICATION

200' AREA OF NOTIFICATION
694 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **SPSD112-001**

Date: **8/23/2012**

8/23/2012

Notification List of Property Owners***SPSD112-001******694 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1015 ELM ST	TOG HOTELS DOWNTOWN DALLAS LLC
2	1025 ELM ST	LOWEN 1025 ELM LP
3	907 ELM ST	HARMON FRANK G III ET AL
4	901 ELM ST	DART
5	911 ELM ST	HIRSH FAMILY TRUST ET AL BERNARD & BEATR
6	909 ELM ST	RADER HOMER J JR
7	901 MAIN ST	DALLAS MAIN LP %SUNBELT MGMT CO STE 215
8	100 LAMAR ST	INTERFIRST BANK DALLAS SUITE 5009
9	901 MAIN ST	INTERFIRST BANK DALLAS 5009 1ST REPUBLIC
10	909 COMMERCE ST	DALLAS MAIN LP FLOOR 24
11	908 COMMERCE ST	DALLAS MAIN LP % CUSHMAN & WAKEFIELD
12	1401 ELM ST	ELM TOWER REALTY LP % RICHARD E SHAW JR
13	1401 ELM ST	ELM STREET PORTFOLIO LP
14	1403 ELM ST	K & HT CORPORATION % PACIFIC CENTURY TRU
15	1405 ELM ST	SCIROEV TEXAS PARTNERS LP ET AL ATTN BAR
16	1409 ELM ST	K & HT CORPORATION % PACIFIC CENTURY TRU
17	1411 ELM ST	SCIROEV TEXAS PARTNER LP ATTN BARBARA CU
18	1201 ELM ST	BINYAN REALTY LP % JOSEPH MOINIAN
19	1201 ELM ST	MATTHEWS INVESTMENTS SOUTHWEST INC XVI
20	1201 MAIN ST	RAK MAIN PLACE ASSOC LP % RAK GROUP LLC
21	1100 COMMERCE ST	U S GOVERNMENT
22	1208 COMMERCE ST	DAVIS MRS HELEN BOUCHE % STONEMARK MANAG
23	1201 JACKSON ST	U S A VETERANS ADM
24	1302 ELM ST	1309 MAIN STREET APARTMENTS LLC
25	1301 MAIN ST	CREEKBEND PPTIES LP
26	1309 MAIN ST	DAVIS METRO LP

8/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1217 MAIN ST	FWS GROUP DALLAS LLC %STEVE M SPENCER CP
28	1400 MAIN ST	FOSTER BRYAN S
29	1404 MAIN ST	1404 MAIN BUILDING LLC
30	1208 COMMERCE ST	BRAMA COMMERCE STREET LTD STONEMARK MANA
31	1212 JACKSON ST	SOUTHWESTERN BELL SBC COMMUNICATIONS INC
32	211 ERVAY ST	BJ TEXAS LLC
33	1600 PACIFIC AVE	RICCHI DALLAS INVESTMENTS LLC
34	1600 PACIFIC AVE	FIRST NATIONAL BANK % ERIC YOLLIK
35	208 AKARD ST	MZEIN HOLDINGS LP
36	1517 MAIN ST	FONBERG PETER D TR ET AL SUITE 203
37	1514 ELM ST	B & R INVESTMENT CO
38	1521 MAIN ST	ROMAN CATH DIOCESE DALLAS % BISHOP KEVIN
39	1516 ELM ST	1516 ELM LTD
40	1519 MAIN ST	1519 MAIN LP
41	1512 ELM ST	CADE SARAH G TRUST ET AL
42	1515 MAIN ST	LEGAL AID OF NORTHWEST TE
43	1604 ELM ST	ELM AT STONEPLACE HOLDINGS LLC STE 2800
44	1606 ELM ST	CHARALAMBOPOULOS FAY
45	1607 MAIN ST	ELM AT STONEPLACE HOLDINGS LLC
46	1623 MAIN ST	FC WP BUILDING LLC
47	1612 ELM ST	FINO MOUSA A LLC
48	1610 ELM ST	1610 ELM STREET LLC
49	1611 MAIN ST	FC QP BUILDING LLC
50	1622 MAIN ST	NEIMAN MARCUS CO LESSEE ATTN: GEORGE A R
51	1603 COMMERCE ST	NEIMAN MARCUS CO ATTN: GEORGE A RAWLINGS
52	1618 MAIN ST	THE NEIMAN MARCUS GROUP INC ONE MARCUS S
53	1608 MAIN ST	1600 MAIN STREET HOLDINGS LP
54	1604 MAIN ST	1600 MAIN STREET HOLDINGS LP
55	1520 MAIN ST	MAIN STREET INVESTORS JV
56	1513 COMMERCE ST	PACIFICO PARTNERS LTD
57	1517 COMMERCE ST	PACIFICO PARTNERS LTD STE A205

8/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1525 COMMERCE ST	POLLOCK ROBERT ETAL ATTN: GEORGE A RAWLI
59	1607 COMMERCE ST	ROGERS WILLIAM S ETAL ATTN: GEORGE A RAW
60	1609 COMMERCE ST	NEIMAN MARCUS GROUP INC ATTN: GEORGE A R
61	1616 MAIN ST	THE DALLAS FOUNDATION ATTN: MARY JALONIC
62	208 AKARD ST	SOUTHWESTERN BELL TELEPHONE SBC COMM INC
63	208 AKARD ST	IEP DALLAS LLC SUITE 1210
64	301 AKARD ST	SOUTHWESTERN BELL SBC COMM INC PPTY TAX
65	208 AKARD ST	IEP DALLAS LLC SUITE 1210
66	1512 COMMERCE ST	HAMILTON DPL LP SUITE 170
67	1600 COMMERCE ST	DALPARK LAND LEASE LTD STE A
68	1907 ELM ST	PACIFIC 2004 HOLDINGS LTD
69	1933 ELM ST	ELM ST DEV LLC
70	1910 PACIFIC AVE	1910 PACIFIC LP SUITE 500
71	1910 PACIFIC AVE	BERKELEY FIRST CITY LP STE 2300
72	1717 MAIN ST	1717 DALLAS PARTNERS LLC
73	1800 MAIN ST	FC MERC COMPLEX LP C/O FOREST CITY TAX D
74	1954 COMMERCE ST	RICCHI 1954 DEV LLC
75	1914 COMMERCE ST	RICCHI DEVELOPMENT GROUP LLC STE 20275
76	1712 COMMERCE ST	MERCANTILE DEVELOPMENT LLC % SOVEREIGN
77	1712 COMMERCE ST	MERCANTILE DEVELOPMENT LLC @ SOVEREIGN
78	1810 COMMERCE ST	FC CONTINENTAL COMPLEX C/O FOREST CITY T
79	1700 COMMERCE ST	1700 COMMERCE STREET LP STE 500
80	208 ERVAY ST	MERCANTILE DEVELOPMENT LLC
81	1900 ELM ST	UNIVERSITY OF NORTH TEXAS SYSTEM
82	1916 ELM ST	BERKELEY FIRST CITY LP STE 2300
83	1920 ELM ST	1920 ELM LTD
84	1933 MAIN ST	BIJOY LLC
85	1927 MAIN ST	PHELAN RICHARD W JR ET AL DIR OF SYS EX
86	1915 MAIN ST	PATTEE JAMES F ETAL TR DIR OF SYS & EX R
87	1915 MAIN ST	UNIVERSITY OF NORTH TEXAS SYSTEM
88	1911 MAIN ST	UNIVERSITY OF NORTH TEXAS SYSTEM

8/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1911 MAIN ST	DALLAS COUNTY COMMUNITY COLLEGE DISTRICT
90	1928 ELM ST	UNIVERSITY NORTH TEX SYST % VICE CHANCEL
91	1921 MAIN ST	UNIVERSITY OF NORTH TEXAS SYSTEM
92	1921 MAIN ST	DALLAS COUNTY COMMUNITY COLLEGE DISTRICT
93	1908 ELM ST	JARVIS BARNEY W JR TR & MARY LOU TR
94	2001 ELM ST	CAIN JOHN CHARLES
95	2009 ELM ST	DENIUS FRANKLIN W & ET AL % FRANK DENIUS
96	2115 ELM ST	HART FURNITURE CO % NCNB TEXAS TRUST
97	2120 PACIFIC AVE	REED WILLIAM II TR ET AL % STEPHEN J HAY
98	2101 ELM ST	ROLLINS DEXTER L & ALICE ROLLINS OLSON
99	2108 PACIFIC AVE	ROLLINS DEXTER L & OLSON ALICE A
100	2033 COMMERCE ST	EASTERWOOD EVA EST %DOROTHY L BROWNE
101	2030 MAIN ST	GOOD SIGNATURE PROPERTIES INC
102	2012 COMMERCE ST	ASC HARCOM INVESTMENTS
103	2002 COMMERCE ST	ALLRIGHT PARKING SYSTEM SUITE 200
104	2007 JACKSON ST	ALLRIGHT PARKING SYSTEM LESSEE
105	2013 JACKSON ST	WOOD JACKSON ST PARCELS LP
106	2016 COMMERCE ST	DOWNTOWN COLLABORATIVE PS
107	2037 JACKSON ST	COMMERCE PEARL LP
108	2024 COMMERCE ST	PEOPLES DICK
109	2026 COMMERCE ST	PIPER INC
110	2036 COMMERCE ST	GRISHAM JOE & JANET M HEALEY
111	2200 PACIFIC AVE	GRAHAM WILLIAM L TRUSTEE
112	210 PEARL EXPY	GREY JAMES C
113	2221 ELM ST	C J T PARTNERSHIP % TRUST 12
114	2222 PACIFIC AVE	TOMAINO PPTIES LP
115	2217 ELM ST	OCONNOR J C ESTATE ET AL % JAMES GREY
116	2211 ELM ST	GREY JAMES C & MICHAEL GREY
117	2205 ELM ST	CITY PARK A LOT L P
118	2125 MAIN ST	PARK A LOT LP % FRED BAKER
119	2121 MAIN ST	PAN COASTAL LIMITED PS % SOUTHSTATE MGMT

8/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2107 MAIN ST	GRAHAM RALPH E III
121	2101 MAIN ST	HARVARD PPTIES II LLC %RANDALL TURNER
122	108 PEARL EXPY	BALLAS VICTOR
123	2206 ELM ST	RAGLAND PROPERTY TR ET AL SUITE 500
124	2210 ELM ST	PHILLIPS PATRICIA W EST %WILLIAM H PHILL
125	2222 ELM ST	HARVARD PARTNERS I LLC %RANDALL TURNER
126	2224 ELM ST	DALLAS 2224 ELM LTD
127	2226 ELM ST	SCHWARTZ HYMIE TRUST & JEANNETTE SCHWART
128	2121 COMMERCE ST	MAHARGER DEV COMPANY LLC
129	2117 COMMERCE ST	SOUTHWEST BLUEPRINT
130	2113 COMMERCE ST	COMMERCE STREET PTNR LTD STE 300
131	2105 COMMERCE ST	COMMERCE STREET PARTNERS STE 300
132	2101 COMMERCE ST	GOLDSTEIN FLORENCE C FAMILY INTERESTS LT
133	2101 COMMERCE ST	CATE JAMES L JR & ALLISON CATE HARTMAN
134	2100 MAIN ST	GOLDSTEIN FLORENCE C % FAMILY INTERESTS
135	2100 MAIN ST	CATE JAMES L JR & ALLISON CATE HARTMAN
136	2110 MAIN ST	MAHARGER DEVELOPMENT COMPANY LLC
137	2114 MAIN ST	JACKSON MARITAL TRUST % DAVID D JACKSON
138	2120 MAIN ST	FTL ASSOCIATES LTD
139	2104 COMMERCE ST	COMMERCE STREET 2104 PARTNERS LLC
140	200 ST PAUL ST	BERKELEY FIRST CITY LP STE 2300
141	1700 PACIFIC AVE	BERKELEY FIRST CITY LP STE 2300
142	1000 COMMERCE ST	MCDONALDS CORP ATTN MCKAREN INDUSTRIES
143	1412 MAIN ST	BN 1412 MAIN LP
144	1315 COMMERCE ST	ADOLPHUS ASSOC JV
145	1315 COMMERCE ST	DALLAS COMMERCE ASSOC LP % ADOLPHUS ASSO
146	1402 MAIN ST	TIER DEVELOPMENT GROUP LC
147	1306 MAIN ST	RASANSKY MITCHELL
148	1511 ELM ST	TOWER GARAGE LP SUITE 300
149	1511 ELM ST	TOWER GARAGE LP
150	1502 ELM ST	BVF-II KIRBY LIMITED PARTNERSHIP %BERKSH

SPSD 112-001

8/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	1509 MAIN ST	HUGHES KIRBY LTD %HUGHES DEVELOPMENT LP
152	1520 ELM ST	STONE PLACE MALL INV1 LTD
153	1530 MAIN ST	DUNHILL 1530 MAIN LP
154	1414 ELM ST	ELM 1414 PPTIES, LTD
155	1407 MAIN ST	DLD PROPERTIES
156	1407 MAIN ST	DRED PROPERTIES LTD
157	1407 MAIN ST	DCAR PROPERTIES LTD
158	1415 MAIN ST	GS RENAISSANCE LTD PS
159	2000 ELM ST	F P D FEE ASSOCIATES LP % COUSINS STONE
160	2000 ELM ST	BERKELEY FIRST CITY LP STE 2300
161	2000 ELM ST	BERKELEY FIRST CITY LP
162	1505 ELM ST	CHRISTIAN LARRY & PATRICIA R
163	1505 ELM ST	DUCOTEY WARREN 2002 TR % JOANNE D ANTERH
164	1505 ELM ST	JOBE REAGAN V
165	1505 ELM ST	JON OUSLEY DDS MSD TARGET BENEFIT PLAN
166	1505 ELM ST	BUTLER KELLY A % PATRICIA BUTLER
167	1505 ELM ST	DELEON JOSE & ALMA FLORES UNIT 205
168	1505 ELM ST	NORRIS SONJA # 301
169	1505 ELM ST	WONG ERIK JEFFREY
170	1505 ELM ST	LANGAN PATRICK
171	1505 ELM ST	LEAVERTON KEVIN O
172	1505 ELM ST	DOHERTY MARK & BLANCA
173	1505 ELM ST	SCHMIDT MICHAEL
174	1505 ELM ST	HARTLINEDIAZ PATRICIA UNIT 402
175	1505 ELM ST	BREWER STEPHEN D & ERIN K
176	1505 ELM ST	BECKMAN JAMIE W
177	1505 ELM ST	SYMPHONY PROPERTIES LLC
178	1505 ELM ST	STAMM REGINA UNIT 501
179	1505 ELM ST	HERTIG KELSEY
180	1505 ELM ST	FLAUGH CHRISTOPHER C
181	1505 ELM ST	NIENDORFF CARL

SPSD 112-001

8/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	1505 ELM ST	GHASSEMIEH KAMBIZ & MANDANA MALEK
183	1505 ELM ST	PIGG CHRISTINE
184	1505 ELM ST	BUSBY MELINDA Z
185	1505 ELM ST	BASSAMPOUR FATEMAH &
186	1505 ELM ST	IKER GREGORY MARK UNIT 604
187	1505 ELM ST	SONNETT JOHN
188	1505 ELM ST	BRAIR GHASSAN B # 701
189	1505 ELM ST	MAGAN NAVIN UNIT 702
190	1505 ELM ST	SLATTERY DAVID E UNIT 703
191	1505 ELM ST	STEVENS KATHERINE A
192	1505 ELM ST	POTTER BRITON J III & ELIZABETH A
193	1505 ELM ST	KONYA JEFFREY F & ERIN J MCMILLAN
194	1505 ELM ST	HANNON JAMES R JR & PATTI C
195	1505 ELM ST	SINGER ARTURO
196	1505 ELM ST	JONES REBECCA J
197	1505 ELM ST	YELLOTT JAY D
198	1505 ELM ST	SCHWARTZ DEBORAH
199	1505 ELM ST	RICHARD C WERNON
200	1505 ELM ST	KEDRON LUCEA SUZAN
201	1505 ELM ST	ANTERHAUS ROBERT H & JOANNE D
202	1505 ELM ST	MUNOZ ROLANDO & DONNA W
203	1505 ELM ST	MCKNIGHT BILLY REA
204	1505 ELM ST	DILENA R J
205	1505 ELM ST	L & M PPTIES
206	1505 ELM ST	HOLLOWAY MICHAEL S & SUSAN CANTRELL
207	1505 ELM ST	FRAZEE STEVEN K
208	1505 ELM ST	DANE EUGENE # 1101
209	1505 ELM ST	GRAU CARLA
210	1505 ELM ST	MCLAIN WILLIAM T & TIRZAH K
211	1505 ELM ST	MITTELSTET STEPHEN K UNIT 1104
212	1505 ELM ST	ABENDSCHEIN FREDERICK UNIT 1105

SPSD 112-001

8/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	1505 ELM ST	ROBERTSON RON & DONNA
214	1505 ELM ST	EDWARDS GARY DON & JANIE FAY
215	1505 ELM ST	COLLETT BRIAN J TR LIFE EST & CHERYL TR
216	1505 ELM ST	NIENDORFF CARL A IV # 1204
217	1505 ELM ST	HALL MICHAEL D
218	1505 ELM ST	PATTERSON J R JR & BILLIE JO PUD
219	1505 ELM ST	FURRH JAMES MADISON & GAIL ROSBOROUGH FU
220	1505 ELM ST	HARVEY JEFFREY M # 1403
221	1505 ELM ST	SWAYDEN CHRISTOPHER G UNIT 1404
222	1505 ELM ST	SWAIM GARY DON #1501
223	1505 ELM ST	ROBERTS FINES OLIVER
224	1505 ELM ST	VARDEMAN RYAN UNIT 1503
225	1505 ELM ST	GAGE SHAWN C
226	1505 ELM ST	VILLANUEVA CHRIS S
227	1505 ELM ST	WILSON ADDISON G IV
228	1505 ELM ST	SCRIPPS FREDERIC SCOTT
229	1505 ELM ST	BLUE STAR MORTGAGE INC
230	1200 MAIN ST	BELLINGHAUSEN WIL J
231	1200 MAIN ST	NEWMAN PAULETTE E
232	1200 MAIN ST	PETREAS JAMES G
233	1200 MAIN ST	FLEEMAN WILLIAM SUSAN P
234	1200 MAIN ST	SHAH VINAY
235	1200 MAIN ST	DIXON GLORIA D UNIT 206
236	1200 MAIN ST	MACKLIN LURENZO E
237	1200 MAIN ST	GONZALO 1200 MAIN LLC
238	1200 MAIN ST	SMITH DANIEL E & HERMA A
239	1200 MAIN ST	FREEMAN SCOTT UNIT 303
240	1200 MAIN ST	BOYD CURTIS W & GLENNA HALVORSON STE#130
241	1200 MAIN ST	GARZA STEVEN
242	1200 MAIN ST	NEVAREZ HECTOR O UNIT 306
243	1200 MAIN ST	AMONGKOL JITTADA KITTY

SPSD 112-001

8/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	1200 MAIN ST	SMITH SHERIA D
245	1200 MAIN ST	CRIST EUGENE SCOTT STE 319
246	1200 MAIN ST	TERESI MARK A & TERESI JEANNE N
247	1200 MAIN ST	WEBER JOHN C
248	1200 MAIN ST	SANADI NISAR & THU NGUYET UNIT 405
249	1200 MAIN ST	FORTIER HUNTER & AMY SHREEVE
250	1200 MAIN ST	MASTAGLIO LINDA R
251	1200 MAIN ST	BAILEY PETER & MARY
252	1200 MAIN ST	PERRI ANTHONY J & DOROTHY G
253	1200 MAIN ST	RATH OMKAR R &
254	1200 MAIN ST	FAYE WILLIS DESIGNS INC
255	1200 MAIN ST	BAGARIA SAPNA & SURESH
256	1200 MAIN ST	PARKER RUBY
257	1200 MAIN ST	HOWARD KENNETH ROBERT
258	1200 MAIN ST	ARAUJO JOSEPH
259	1200 MAIN ST	SALVANT WAYNE
260	1200 MAIN ST	ELLER KELLEY
261	1200 MAIN ST	FLEEMAN WILLIAM B & % LEHMAN BROS 13TH
262	1200 MAIN ST	DASH PRIYARANJAN & AMITA K SAHU
263	1200 MAIN ST	FEDERAL HOME LOAN MTG CORP
264	1200 MAIN ST	CUEVAS ISRAEL F UNIT 607
265	1200 MAIN ST	EDWARDS JAMES & BARBARA
266	1200 MAIN ST	ATV TEXAS VENTURES IV LP
267	1200 MAIN ST	KADAN PROPERTIES LP
268	1200 MAIN ST	ADAMS WILHELMINA J UNIT 705
269	1200 MAIN ST	COMBS DAMETIA
270	1200 MAIN ST	BEVERS MARC UNIT 707
271	1200 MAIN ST	WHITE JESSICA UNIT 708
272	1200 MAIN ST	HERICKS JAMES & HERICKS SHELLY
273	1200 MAIN ST	BAKER WILLIAM H III
274	1200 MAIN ST	MATZ TIMOTHY L & PATRICE A

SPSD 112-001

8/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	1200 MAIN ST	DANIEC MONICA UNIT 713
276	1200 MAIN ST	BLACK PAUL
277	1200 MAIN ST	HAQUE NAZ & HAQUE MUHAMMAD
278	1200 MAIN ST	SCHNAPPAUF MICHAEL STE 803
279	1200 MAIN ST	ALANIZ GEORGE R JR & ANEESA T HOJAT
280	1200 MAIN ST	ANDRES DANIEL & MICHELLE
281	1200 MAIN ST	NGUYEN MICHAEL
282	1200 MAIN ST	BENEVENTI MARK FRANCIS
283	1200 MAIN ST	DU YALI
284	1200 MAIN ST	KORE ALTIN APT 2304
285	1200 MAIN ST	SAIED ANNA M
286	1200 MAIN ST	FAIRCHILD MELISSA
287	1200 MAIN ST	BURNS CHRISTOPHER J UNIT 812
288	1200 MAIN ST	PRESBY MARK M & LORRIE L UNIT 901
289	1200 MAIN ST	CRIST EUGENE SCOTT
290	1200 MAIN ST	DAVID CRANE & ASSOC PPTY LTD SUPERANNUAT
291	1200 MAIN ST	ELLER TOM & ROBYN UNIT 905
292	1200 MAIN ST	KAHANE DENNIS SPENCER
293	1200 MAIN ST	SULLIVANMCMULLEN DAVID UNIT 907
294	1200 MAIN ST	PARK STEPHEN
295	1200 MAIN ST	ROMACK FAMILY LIVING TRUST
296	1200 MAIN ST	THEIS LANGSTON UNIT 912
297	1200 MAIN ST	CAREY GABRIELLE
298	1200 MAIN ST	FANNIE MAE
299	1200 MAIN ST	BROWN GLENN ALAN UNIT 1003
300	1200 MAIN ST	ROMERO GERALD & LOURDES
301	1200 MAIN ST	BENITEZ RONALD A
302	1200 MAIN ST	SMITH RICHARD
303	1200 MAIN ST	KEANE JUSTIN SCOTT &
304	1200 MAIN ST	CHOY MIRNA % METROPOLITAN
305	1200 MAIN ST	FANNIE MAE

SPSD 112-001

8/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	1200 MAIN ST	OROZCO CARLOS A
307	1200 MAIN ST	SALVANT BRIAN
308	1200 MAIN ST	DOMINGUEZ JOSE R & ZOILA
309	1200 MAIN ST	GRIEGO MANUEL R JR & DEBRA
310	1200 MAIN ST	LO TYRONE & PILAR
311	1200 MAIN ST	MA MAU & JUYEI
312	1200 MAIN ST	THOMAS BIJU
313	1200 MAIN ST	PATRO LOKANATH
314	1200 MAIN ST	MADDERRA RHONDA & FARON
315	1200 MAIN ST	LIN JEFF P UNIT 1108
316	1200 MAIN ST	SENDKER JAN
317	1200 MAIN ST	RADFORD TRACI UNIT 1111
318	1200 MAIN ST	ROMIG RANDALL UNIT 1112
319	1200 MAIN ST	BRAUM EARL E JR DBA INTERVEST ENGINEERIN
320	1200 MAIN ST	QUACH LINH
321	1200 MAIN ST	MORAIS JUSTIN
322	1200 MAIN ST	TRAN DONG V
323	1200 MAIN ST	MCCANS WILLIAM
324	1200 MAIN ST	HOSKINS BRIAN
325	1200 MAIN ST	PARKER PHILLIP & MELANIE PARKER
326	1200 MAIN ST	BARGANIER NORA D & MICHAEL G
327	1200 MAIN ST	LITTLE STERLING UNIT 1210
328	1200 MAIN ST	LIN XIEQING
329	1200 MAIN ST	ASHON HASSEB
330	1200 MAIN ST	WEBER DANIEL T & GAIL G UNIT 1213
331	1200 MAIN ST	KHUNTIA ASHOK
332	1200 MAIN ST	KOUROSH INVESTMENT LLC
333	1200 MAIN ST	CHAUDHRY JAMAL AZIZ UNIT 1405
334	1200 MAIN ST	MICHULKA GEORGE & MICHULKA NONY
335	1200 MAIN ST	BYRUM TADD A & UNIT 1407
336	1200 MAIN ST	DAO BAO D

SPSD 112-001

8/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
337	1200 MAIN ST	FANNIE MAE
338	1200 MAIN ST	GREEN KAREN S
339	1200 MAIN ST	ZANDER GREG W
340	1200 MAIN ST	SALVANT WAYNE F & BEVERLY B
341	1200 MAIN ST	YATES RALPH & FAYE UNIT 1503
342	1200 MAIN ST	HILL DANIEL &
343	1200 MAIN ST	HIBSID 1 LLC
344	1200 MAIN ST	TRIPP THOMAS UNIT 4405
345	1200 MAIN ST	COCHRAN TYLER
346	1200 MAIN ST	LUTZ CHRISTINE & THOMAS E LUTZ
347	1200 MAIN ST	PACE EDWARD S REVOCABLE TRUST
348	1200 MAIN ST	KHAN MOIN
349	1200 MAIN ST	LOS ANGELES MANAGEMENT TRUST
350	1200 MAIN ST	DAVIS STEPHEN J
351	1200 MAIN ST	NARAN ASHOK
352	1200 MAIN ST	LANCASTER PHILLIP & IRENE
353	1200 MAIN ST	POLANCO PAUL UNIT 1608
354	1200 MAIN ST	DAMANI ANIRUDH A UNIT 1609
355	1200 MAIN ST	PROCTOR RICHARD P REVOCABLE TRUST
356	1200 MAIN ST	PATTERSON JEFF
357	1200 MAIN ST	STRINGER CHRISTOPHER & KATIE
358	1200 MAIN ST	STROTHMAN RHONDA K
359	1200 MAIN ST	BROWNELL SUSAN K &
360	1200 MAIN ST	ALVAREZ DAVID &
361	1200 MAIN ST	AHUMADA MUCIO UNIT 1708
362	1200 MAIN ST	LESTER MARY C
363	1200 MAIN ST	CHAFFIN LYNDAL A
364	1200 MAIN ST	HUMES EDUARDO
365	1200 MAIN ST	VIRANI ASIF
366	1200 MAIN ST	JACKSON JILL A UNIT 1803
367	1200 MAIN ST	BADMAND HOLDINGS LLC

SPSD 112-001

8/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
368	1200 MAIN ST	CARTON JEFF
369	1200 MAIN ST	LIN JAMES
370	1200 MAIN ST	GARCIA WAYNE
371	1200 MAIN ST	ZOLLER ROBERT W
372	1200 MAIN ST	DIOP DESAGANA #309
373	1200 MAIN ST	NATHAL JULIO
374	1200 MAIN ST	SLAUGHTER JUSTIN UNIT 1906
375	1200 MAIN ST	VANSANT CAROLYN
376	1200 MAIN ST	ROMERO ROBERT R &
377	1200 MAIN ST	HAGLER TRENT L
378	1200 MAIN ST	ALDINGER CRAIG & LAUREN M
379	1200 MAIN ST	CHAUDHRY JAMAL
380	1200 MAIN ST	FARTHING DANIEL
381	1200 MAIN ST	FICKEL MATTHEW & MARY BETH
382	1200 MAIN ST	HENSLEY DALLAS W & VIRGINIA K
383	1200 MAIN ST	MCCLAIN JONI L
384	1200 MAIN ST	TARVER CHRISTOPHER T & MONIQUE
385	1200 MAIN ST	YING KEN W
386	1200 MAIN ST	HWANG HELEN UNIT 1207
387	1200 MAIN ST	MOVVA SATYANARAYANA
388	1200 MAIN ST	PERRY BEVERLY UNIT 2109
389	1200 MAIN ST	FOX JEFFREY L
390	1200 MAIN ST	QUINN CRAIN A & NATALIE L
391	1200 MAIN ST	WAYGOOD PATRICK S & PARKER ROBERT W
392	1200 MAIN ST	DURRA OMAR
393	1200 MAIN ST	PHILLIPS DAVID G
394	1200 MAIN ST	MARKHOFF STEVEN UNIT 2205
395	1200 MAIN ST	TIBI ZUHAIR B UNIT 2206
396	1200 MAIN ST	CUNNINGHAM THOMAS G
397	1200 MAIN ST	POWERS A MARKS
398	1200 MAIN ST	PERRI ANTHONY J III MD

8/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
399	1200 MAIN ST	MERRITT THOMAS JOSEPH
400	1200 MAIN ST	LUDWIG CURTIS A
401	1200 MAIN ST	PATEL AMIR B
402	1200 MAIN ST	SCHWARTZ GREGORY A
403	1200 MAIN ST	IPPOLITO ESTER
404	1200 MAIN ST	FREGOZO MARIJANA &
405	1200 MAIN ST	NAIDU EUPHRASIA RANI
406	1200 MAIN ST	BOWENS BARRY C
407	1200 MAIN ST	KRIDER SUE E
408	1200 MAIN ST	BORICHEVSKY BRIAN & AMANDA
409	1200 MAIN ST	ENGRAM AARON APT 503
410	1200 MAIN ST	COX JOHN VERNON & GAY GAYLE UNIT 2401
411	1200 MAIN ST	BIERI MATTHEW B & REBECCA
412	1200 MAIN ST	GILMAN ALEX
413	1200 MAIN ST	MOTGI GURUBASAPPA V & SHASHI R MOTGI
414	1200 MAIN ST	SARDARABADI ABDOL M & DICKSON DEBRA
415	1200 MAIN ST	ACKER PARLEY E III
416	1200 MAIN ST	WATTS JAMES T & WATTS MARCIA
417	1200 MAIN ST	WELKER EDWARD & JOANNE
418	1200 MAIN ST	TRAMMELL DUANE &
419	1200 MAIN ST	MAURER IAN S
420	1200 MAIN ST	MERCHANT REHAN I & BHULA ROSHNI
421	1200 MAIN ST	REAGANS KIMBERLY
422	1200 MAIN ST	WAYGOOD DAVID NEAL & LISA
423	1200 MAIN ST	PERRI ANTHONY J III
424	1200 MAIN ST	BELGAUIM LLC
425	811 ELM ST	GRIENAUER JOSEPH JOHN
426	815 ELM ST	JACKSON DAVID D ET AL
427	813 ELM ST	JACKSON ALBERT A IV
428	804 PACIFIC AVE	PCB PROPERTIES LLC
429	205 LAMAR ST	GREYHOUND LINES INC ATTN: TAX DEPT 0015

SPSD 112-001

8/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
430	207 LAMAR ST	DALLAS TERM RY & UN DEPOT % UNION PACIFI
431	804 COMMERCE ST	GREYHOUND LINES INC ATTN TAX DEPT 0015
432	801 JACKSON ST	GREYHOUND BUS LINES INC ATTN TAX DEPT 00
433	800 JACKSON ST	JACKSON DAVIS PROPERTIES LLC
434	311 LAMAR ST	BELO INV CORP
435	900 JACKSON ST	JACKSON WOOD LTD STE 350 LB 10
436	1100 JACKSON ST	BLOCK 64 LLC
437	311 AKARD ST	WRIGHT GILBERT G JR ET AL % SOUTHWESTERN
438	311 AKARD ST	SOUTHWESTERN BELL % PROPERTY TAX ADMINIS
439	308 AKARD ST	SOUTHWESTERN BELL ROOM 36 M 1
440	308 AKARD ST	SOUTHWESTERN BELL ONE SBC CENTER
441	1321 WOOD ST	S W BELL TELE CO LESSEE SBC COMMUNICATIO
442	1311 WOOD ST	CVH 918 LLC SBC COMM INC TAX
443	1610 JACKSON ST	CHAVEZ ACQUISITIONS LP
444	1500 JACKSON ST	DALLAS INTERURBAN LTD % HUD CHIEF MULTIF
445	315 ERVAY ST	BANK OF AM NA IA TUW EEA STALCUP/9991197
446	1600 JACKSON ST	SWAIN JACK R JR
447	1600 JACKSON ST	SABO MARY ELIZABETH
448	1600 JACKSON ST	ROBERTS GEORGE
449	1600 JACKSON ST	WILSON MARGARET PHARR
450	1600 JACKSON ST	DUNLAP DEVEREAUX
451	1600 JACKSON ST	DUNLAP HUGH D JR &
452	1600 JACKSON ST	DUNLAP HUGH D JR
453	1600 JACKSON ST	DUNLAP WILLIAM D
454	1810 JACKSON ST	1810 JACKSON GARAGE LLC
455	1708 JACKSON ST	RADER PARKING SYSTEM LP
456	308 ERVAY ST	RADER PARKING SYSTEMS LP
457	1900 JACKSON ST	FC ATMOS INC C/O FOREST CITY TAX DEPT
458	2027 WOOD ST	2027 YOUNG ST LTD
459	300 HARWOOD ST	GENECOV INVESTMENTS LTD
460	2008 JACKSON ST	AVETON NOEL J & LAURA L

8/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
461	312 HARWOOD ST	NELSON WILLIAM E & PAMELA
462	317 PEARL EXPY	MADJACKS HOLDINGS LTD
463	2027 YOUNG ST	2027 YOUNG ST LTD
464	2023 YOUNG ST	DALLAS SCOTTISH RITE BODIES
465	315 CESAR CHAVEZ BLVD	MAHARGER DEV NO 2 LLC % RALPH E GRAHAM
466	2100 JACKSON ST	MAHARGER DEV #2 LLC ATTN: RALPH E GRAHAM
467	2104 JACKSON ST	LESZINSKI SLAWOMIR TRUSTE
468	2110 JACKSON ST	MAHARGER DEVELOPMENT CO
469	2306 PACIFIC AVE	PAN COASTAL LIMITED PS % SOUTHSTATE MGMT
470	2201 MAIN ST	DORBET INC ET AL STE 650
471	2200 MAIN ST	TMLV LLC
472	400 CESAR CHAVEZ BLVD	TOURMALINE PARTNERS PROPERTIES LLC
473	400 LAMAR ST	UNG LY EAV & HONG KIM CHHOUR
474	909 SAN JACINTO ST	ANDERSON PATRICIA P
475	907 SAN JACINTO ST	UNG LY EAV & KIM CHHOUR DBA STAR LIQUOR
476	905 SAN JACINTO ST	UNG LY EAV & CHHOUR KIM DBA STAR LIQUOR
477	202 LAMAR ST	DALLAS AREA RAPID TRANSIT
478	1109 PATTERSON AVE	DALLAS FORT WORTH ARGYLE TELEVISION INC
479	1100 PATTERSON AVE	CHAVEZ LAND INCOME PROPERTIES LP
480	1201 PACIFIC AVE	PRUDENTIAL INSURANCE CO STE 4900
481	1311 FEDERAL ST	MORGAN W B & JACK S
482	1307 PACIFIC AVE	J & D MERRIMAN LTD %MERRIMAN ASSOC/ARCHI
483	2020 LIVE OAK ST	UNIFIED 2020 REALTY
484	1627 PACIFIC AVE	THANKSGIVING SQUARE FDN
485	325 ST PAUL ST	FOUR POINT STAR LP PS % THE KASH GROUP
486	325 ST PAUL ST	FOUR POINT STAR LP
487	350 ERVAY ST	ERVAY RESIDENTIAL LTD PS SUITE 1400
488	705 MAIN ST	DALLAS COUNTY COMMUNITY COLLEGE EL CENTR
489	800 MAIN ST	DALLAS MAIN LP % SUNBELT MGMT CO FL24
490	800 ROSS AVE	JEFFERSON ON ROSS AVE PHASE II LP STE180
491	318 AKARD ST	WLK MOSAIC OWNER LP

8/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
492	2110 LIVE OAK ST	DALLAS AREA RAPID TRANSIT
493	1300 JACKSON ST	1300 JACKSON STREET PARTNERS
494	1300 JACKSON ST	RUSSELL DAVID CONDOMINIUMS
495	1300 JACKSON ST	DINSMORE SCOTT CONDOMINIUMS
496	1300 JACKSON ST	BRAZZEL ZACHARY L
497	1300 JACKSON ST	HOPE MARK A
498	1300 JACKSON ST	WASHINGTON DAVID CHASE
499	1300 JACKSON ST	KOLANDER KAMELA APT 6
500	1300 JACKSON ST	HARRIS ROSS L UNIT 7
501	1300 JACKSON ST	SLAWOMIR LESZINSKI LIVING
502	1122 JACKSON ST	HIBBARD CHRISTIAN
503	1122 JACKSON ST	MIDBOE MATTHEW L UNIT 203
504	1122 JACKSON ST	PILON JASON
505	1122 JACKSON ST	SPARKS KIMBERLY UNIT 205
506	1122 JACKSON ST	THOMAS TRAVIS HART
507	1122 JACKSON ST	BOUDREAUX ERIC R
508	1122 JACKSON ST	POPE WILLIAM UNIT 208
509	1122 JACKSON ST	SCHAEFER CHRISTOPHER M
510	1122 JACKSON ST	MARTINEZ JONATHAN R
511	1122 JACKSON ST	COOLEY BRIAN K
512	1122 JACKSON ST	DURANT BODHI
513	1122 JACKSON ST	GORDON MATTHEW
514	1122 JACKSON ST	KEMBERY ROBERT
515	1122 JACKSON ST	HISHINUMA ROBIN A
516	1122 JACKSON ST	WHITE JARED
517	1122 JACKSON ST	UNDERWOOD GUTHRIE B JR & KELLIE C
518	1122 JACKSON ST	COATES WHITNEY PETERSON
519	1122 JACKSON ST	TIJERINA FERNANDO
520	1122 JACKSON ST	YATES JOEL UNIT 220
521	1122 JACKSON ST	ELAM KYLE P
522	1122 JACKSON ST	CARRANZA RAMIRO & LATOYA

SPSD 112-001

8/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
523	1122 JACKSON ST	LAURO ANTHONY I & AMANDA M
524	1122 JACKSON ST	MILLIGAN MOLLIE
525	1122 JACKSON ST	RANSOM COBBIE
526	1122 JACKSON ST	CONOVER AARON C
527	1122 JACKSON ST	ADAMS CHRISTIAN R
528	1122 JACKSON ST	ARCHBOLD EDWIN
529	1122 JACKSON ST	MAXWELL YVONNE & THOMAS
530	1122 JACKSON ST	BUTTINE THOMAS C
531	1122 JACKSON ST	SAVIOLIS ELANA
532	1122 JACKSON ST	PARKER PENNY LYNN
533	1122 JACKSON ST	GREEN BILLY D
534	1122 JACKSON ST	WYMER BRYCE G
535	1122 JACKSON ST	DUGAS EARL J UNIT 315
536	1122 JACKSON ST	GUERRA JOSE ARNOLDO
537	1122 JACKSON ST	HACKETT RANDY
538	1122 JACKSON ST	LU HUIRU &
539	1122 JACKSON ST	BJELICA ADAM
540	1122 JACKSON ST	KLEUSER MICHELLE
541	1122 JACKSON ST	FARROW PATRICIA
542	1122 JACKSON ST	WALKER JONATHAN
543	1122 JACKSON ST	NWANKWO ADIAH
544	1122 JACKSON ST	STEPHENS MELODY A
545	1122 JACKSON ST	JAMES KAREN K UNIT 403
546	1122 JACKSON ST	REAVIS BEN & KRISTI UNIT 404
547	1122 JACKSON ST	CRAIG EDWARD
548	1122 JACKSON ST	WREN OIL & GAS LLC
549	1122 JACKSON ST	STAFFORD STEPHANIE E
550	1122 JACKSON ST	CALDWELL BRYANN
551	1122 JACKSON ST	RANDOLPH KEVIN URESTI DIANE
552	1122 JACKSON ST	DILL MICHAEL K
553	1122 JACKSON ST	WREN JUSTIN

SPSD 112-001

8/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
554	1122 JACKSON ST	SHEPHARD GREGORY UNIT 413
555	1122 JACKSON ST	PEAK JASON L UNIT 414
556	1122 JACKSON ST	SMITH BRENDA KAY UNIT 415
557	1122 JACKSON ST	ZELINSKY SALLY A
558	1122 JACKSON ST	SHIGEMATSU KEN
559	1122 JACKSON ST	JOHNSON BRANDON
560	1122 JACKSON ST	WARTON JAMES
561	1122 JACKSON ST	SWEET OCEAN T
562	1122 JACKSON ST	THOMASON ADAM CLARK
563	1122 JACKSON ST	MCCOWN CRISTEN & WIESLAWA UNIT 501
564	1122 JACKSON ST	MARASCO LAWRENCE P III SUITE 502
565	1122 JACKSON ST	BETHEL SUSAN
566	1122 JACKSON ST	ABBATI JOSEPH L
567	1122 JACKSON ST	GIBBS JAMES M LIFE ESTATE REM: TERESA L
568	1122 JACKSON ST	DUDEK JAKUB
569	1122 JACKSON ST	NGUYEN THOMAS M UNIT # 507
570	1122 JACKSON ST	BERNSTEIN CAMI
571	1122 JACKSON ST	NICHOLSON STEVEN W
572	1122 JACKSON ST	ELLIOTT NATALIE UNIT 510
573	1122 JACKSON ST	BASINGER GREGORY LEROY UNIT 511
574	1122 JACKSON ST	LANGER BRUCE & JEAN UNIT 512
575	1122 JACKSON ST	REED THOMAS J & UNIT 513
576	1122 JACKSON ST	WINTERS KRISTIN A
577	1122 JACKSON ST	ACEVEDO MAGDALENA UNIT 515
578	1122 JACKSON ST	BAEZ SUZETTE UNIT 516
579	1122 JACKSON ST	COLAN MATT
580	1122 JACKSON ST	CARTER JASON &
581	1122 JACKSON ST	DENSON MICHAEL
582	1122 JACKSON ST	BEIHOFF DAVID
583	1122 JACKSON ST	ETTER CHRISTOPHER W UNIT 521
584	1122 JACKSON ST	TUCKER JOB ALEXANDER

SPSD 112-001

8/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
585	1122 JACKSON ST	KNAUS ROBERT
586	1122 JACKSON ST	NAVARRO JOHN UNIT 602
587	1122 JACKSON ST	HENRY JOHN S #603
588	1122 JACKSON ST	MORENO VICTORIA R & LEONEL MORENO
589	1122 JACKSON ST	PATTON JERRE W
590	1122 JACKSON ST	NEWHAM ANDREA RODRIGUEZ & NEWHAM TOBIAS
591	1122 JACKSON ST	QUINT BERNARD T
592	1122 JACKSON ST	AURORA LOAN SERVICES LLC %AURORA LOAN SE
593	1122 JACKSON ST	LUNSFORD WALKER
594	1122 JACKSON ST	BRAMMER JANE E
595	1122 JACKSON ST	DURKIN BRETT T & SHIRLEY
596	1122 JACKSON ST	WILSON DAMON
597	1122 JACKSON ST	HALL JACQUELINE R &
598	1122 JACKSON ST	BOYCE MOLLIE UNIT 614
599	1122 JACKSON ST	CHOWDHURY RYAN R
600	1122 JACKSON ST	MORRIS DOUGLAS A & VIRSIE N
601	1122 JACKSON ST	MCGUFFEY THOMAS J UNIT 617
602	1122 JACKSON ST	2008 CONDO PROPERTIES LLC SUITE 2100
603	1122 JACKSON ST	ALLELO JOHN G
604	1122 JACKSON ST	KNIGHT SHAWN P
605	1122 JACKSON ST	WATTERS MELODY & EDWARD UNIT 621
606	1122 JACKSON ST	WOODY EARL & MICHELLE GALVAN WOODY
607	1122 JACKSON ST	PATRELL ELIZABETH UNIT 701
608	1122 JACKSON ST	DILLON CRAIG L UNIT 702
609	1122 JACKSON ST	KEAN MICHELLE UNIT 703
610	1122 JACKSON ST	PULSIFER LYNN P
611	1122 JACKSON ST	BONNIN MATTHEW E
612	1122 JACKSON ST	HILL MARKESHA UNIT 706
613	1122 JACKSON ST	MUELLER ANDREW
614	1122 JACKSON ST	BATES SAM IV
615	1122 JACKSON ST	SOROKA STAN & SANDRA

8/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
616	1122 JACKSON ST	ADAMS JOHN & JEAN
617	1122 JACKSON ST	VANPELT DANIEL
618	1122 JACKSON ST	LIBBY JEFFREY A UNIT 712
619	1122 JACKSON ST	SPELLMAN BRYAN
620	1122 JACKSON ST	ROJASRESTREPO OLGA L
621	1122 JACKSON ST	CHOE DAVID UNIT 715
622	1122 JACKSON ST	FEDERAL NATIONAL MORTGAGE ASSOC
623	1122 JACKSON ST	STAPLES NATHAN
624	1122 JACKSON ST	MCKENZIE LANCE A
625	1122 JACKSON ST	ESCANILLA DINNAH UNIT 720
626	1122 JACKSON ST	BONANNO CAROLINA
627	1122 JACKSON ST	MAHONEY LAURIE & JOHN UNIT 801
628	1122 JACKSON ST	FARKAS JANOS
629	1122 JACKSON ST	FEDERAL NATIONAL MTG ASSOC STE 100
630	1122 JACKSON ST	BIEDENHAM JOSEPH A III
631	1122 JACKSON ST	SOUTHARD DANE M &
632	1122 JACKSON ST	WOJCIECHOWSKI MARZENA & TOMASZ POPPE
633	1122 JACKSON ST	JANNING JAMES N & CARIE D
634	1122 JACKSON ST	ADROVIC ARMIN
635	1122 JACKSON ST	JONES CHRISTOPHER & LE LYNH
636	1122 JACKSON ST	HILL JAMES C
637	1122 JACKSON ST	CRAIN PRISCILLA S UNIT 811
638	1122 JACKSON ST	ONEAL MARK
639	1122 JACKSON ST	ALAVI REZA & MONA
640	1122 JACKSON ST	ANDERSON PHILLIP H UNIT 816
641	1122 JACKSON ST	EHLE JOEL & TONI
642	1122 JACKSON ST	PATTI MARIE ANTOINETTE
643	1122 JACKSON ST	ATKINS SHARON K UNIT 819
644	1122 JACKSON ST	GOODWIN JEFF ANDERSON & JULIE PRESTON
645	1122 JACKSON ST	CAMP JUSTIN
646	1122 JACKSON ST	KNIGHT LAURA C UNIT 822

8/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
647	1122 JACKSON ST	EFURD ROBERT
648	1122 JACKSON ST	BUSTAMANTE NIRMA D
649	1122 JACKSON ST	FASHINA ADETUNJI UNIT 903
650	1122 JACKSON ST	MAISEL WILLIAM L & JUDITH J
651	1122 JACKSON ST	MCCLINTOCK SANDRA
652	1122 JACKSON ST	GONZALEZ RAUL
653	1122 JACKSON ST	KIENAST AILEEN
654	1122 JACKSON ST	DUBOIS THOMAS
655	1122 JACKSON ST	WANCHO FRANK W
656	1122 JACKSON ST	GROVES RYAN LANE & JENNIFER ANN
657	1122 JACKSON ST	SCHROTBERGER LUKE A
658	1122 JACKSON ST	MITCHELL ANN
659	1122 JACKSON ST	PATTI MARIE ANTIONETTE
660	1122 JACKSON ST	FRANK NATHAN A UNIT 915
661	1122 JACKSON ST	INIGO RALPH R
662	1122 JACKSON ST	BOYD GANNON M & MEGAN L
663	1122 JACKSON ST	BLEVINS JESSE & ALISON UNIT 920
664	1122 JACKSON ST	EVANS HEATHER UNIT 921
665	1122 JACKSON ST	FEDERAL NATIONAL MORTGAGE ASSN
666	1122 JACKSON ST	SHAFFER ANGELA L
667	1122 JACKSON ST	EVANS BRIAN K #1002
668	1122 JACKSON ST	HUESTON JANIE G
669	1122 JACKSON ST	ORILEY PATRICIA ANN
670	1122 JACKSON ST	KELLER JAY EDWARD
671	1122 JACKSON ST	SOCO URBAN LOFT CONDOMINIUM ASSN INC
672	1122 JACKSON ST	HEHMANN BRYAN A
673	1122 JACKSON ST	HUD
674	1122 JACKSON ST	SEYMOUR JEFFREY
675	1122 JACKSON ST	ROBERTSON EMILY ELIZABETH
676	1122 JACKSON ST	STARK DAREN
677	1122 JACKSON ST	ADDAGATLA BABU & VAJRA S

8/23/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
678	1122 JACKSON ST	E S INTERESTS LLC
679	1122 JACKSON ST	BESCO JANIS A
680	1122 JACKSON ST	RIGHETTI MARCO & CHIN CHAI CHIN
681	1122 JACKSON ST	BROWN BRITNEY NOEL UNIT 1017
682	1122 JACKSON ST	PRIKRYL SARAH GRACE
683	1122 JACKSON ST	NASH WILLIAM
684	1122 JACKSON ST	ENTRUST RETIREMENT SERVICES INC FBO MARK
685	1122 JACKSON ST	ALLIE STEVEN CHARLES & KIMBERLY TODD
686	1122 JACKSON ST	DRAEGER JOHN & DAWN
687	1122 JACKSON ST	BARRETO WARREN UNIT 1102
688	1122 JACKSON ST	SOROKA STAN R JR & SANDRA
689	1122 JACKSON ST	THURSTON MARSHALLYN UNIT 1104
690	1122 JACKSON ST	COSBY LAWRENCE UNIT 1105
691	1122 JACKSON ST	AISLING KATHLEEN A
692	1122 JACKSON ST	GOLARZ SCOTT R
693	1122 JACKSON ST	KIENAST AILEEN D % LINDSAY D BOWMAN
694	1122 JACKSON ST	FORSTENZER ANDREW P