



CITY OF DALLAS
 CITY PLAN COMMISSION
 Thursday, September 12, 2013
 AGENDA

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

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

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

WORKSHOP:

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Paul Nelson

Consent Items:

- (1) **S123-235**
 (CC District 14)
 - An application to replat a 1.199-acre tract of land containing part of Lot 1 and Lot 2, and all of Lots 3 through 8 in City Block D/5187 into one lot on property located at the southeast corner of Dyer Street and North Central Expressway (U.S. Highway 75).
 - Applicant/Owner: Peruna East Corporation
 - Surveyor: Raymond L. Goodson Jr., Inc.
 - Application Filed: August 19, 2013
 - Zoning: MU-3
 - Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S123-238**
(CC District 12)
- An application to replat a 1.308-acre tract of land containing all of Lots 1 through 6, 11 and 12 in City Block 8728 into one lot on property located on Preston Road, south of Mapleshade Lane.
Owner: 18810 Preston Road North V Partnership, LP
Surveyor: Probeck Land Surveyors,
Application Filed: August 14, 2013
Zoning: PD 765
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S123-241**
(CC District 1)
- An application to replat a 0.641-acre tract of land containing parts of Lots 1, 2, and 3 in City Block 4/3451 into one 0.153-acre lot, and one 0.488-acre lot on property located at the northeast corner of Gladstone Drive and Hampton Road.
Applicant/Owner: Richard Kang/NISSI Group Dallas
Surveyor: A&W Sureyors, Inc. LLC
Application Filed: August 15, 2013
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S123-242**
(CC District 14)
- An application to replat a 0.265-acre tract of land containing all of Lots 2 and 3 in City Block C/1880 into a 6-lot Shared Access Development with lots ranging in size from 0.015 acres to 0.052 acres on property fronting Mecca Street at the terminus of La Vista Drive.
Applicant/Owner: Mecca Ventures, LP
Surveyor: CBG Surveying, Inc.
Application Filed: August 15, 2013
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S123-243**
(CC District 14)
- An application to create a 4.594-acre lot from a tract of land in City Block 1345 located on Irving Blvd. at Oak Lawn Avenue, southeast corner.
Applicant/Owner: TC Propco I, LP
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: August 16, 2013
Zoning: PD 8
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S123-244**
(CC District 6)
- An application to replat a 2.584-acre tract of land containing all of Lot 2 in City Block N/5775 into one 1.034-acre lot, and one 1.550-acre lot on property located on Northwest Highway west of Web Chapel Road.
- Applicant/Owner: Red Bird/I20 Corp.
Surveyor: Kimley-Horn and Associates
Application Filed: August 19, 2013
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S123-246**
(CC District 13)
- An application to plat a 5.922-acre tract of land in City Block 2478 into one 4.319-acre lot and an 8-lot Shared Access Development on a 1.4065 acres with lots ranging in size from 0.177 acres to 0.199 acres and located on Westside Drive at Lorraine Avenue, if extended.
- Applicant/Owner: PPC Land Ventures, Inc./Central Christian Church
Surveyor: Bury Partners – DFW, Inc.
Application Filed: August 19, 2013
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S123-247**
(CC District 7)
- An application to replat a 3.320-acre tract of land containing all of Lots 1 through 5 and 9 through 13 in City Block 2/1435; all of Lots 1 through 5 and 15 through 19 in City Block 3/1435; all of Lots 1 through 5 and part of Lots 20 through 24 in City Block 6/1435; a portion of vacated Tella Street and a portion of vacated Julius Street into one lot on property fronting on the northeast line of Gaisford Street approximately 375 feet southwest of Fitzhugh Avenue.
- Applicant/Owner: State Fair of Texas
Surveyor: Lane's Southwest Surveying, Inc.
Application Filed: August 19, 2013
Zoning: PD 595(IM)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (9) **S123-248**
(CC District 3) An application to replat a 27.2356-acre tract of land containing all of Lots 1 and 2B in City Block B/8023 into one lot on property located on Dan Morton Drive at Kiest Boulevard, southwest corner.
Applicant/Owner: Data Documents, Inc., Whitewave Foods Company
Surveyor: Raymond L. Goodson, Jr., Inc.
Application Filed: August 20, 2013
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S123-249**
(CC District 14) An application to replat a 0.535-acre tract of land containing parts of Lots 5, 6, 7, and 8 in City Block V/594 into one lot on property bounded by U.S. Highway 75, Hall Street, and Cochran Street.
Applicant/Owner: ADVA Realty Group
Surveyor: Kadleck and Associates
Application Filed: August 21, 2013
Zoning: PD 466
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Reduction:

- (11) **S123-240**
(CC District 13) **This item has been withdrawn by the applicant.**

Residential Replats:

- (12) **S123-233**
(CC District 14) An application to replat a part of Lot 3 in City Block D/2778 into one 0.230-acre lot on property located at 6201 Tremont Street at N. Paulus Avenue, north corner.
Applicant/Owner: Hammack, Homes, LLC
Surveyor: Maddox Surveying and Mapping, Inc.
Application Filed: 8/14/2013
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (13) **S123-237**
(CC District 2) An application to replat all of City Block 4A/5703 into one 9.910-acre lot on property located at 3301 Hudnall Street at Vandalia Street, north corner.
Applicant/Owner: JLB Realty, LLC/Harvey's Racquet Club Apartments ,LLC
Surveyor: Spiars Engineering, Inc.
Application Filed: August 14, 2013
Zoning: PD 193, Subdistrict 89
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (14) **S123-245**
(CC District 4) An application to replat Lots 1 through 34 of City Block 31/4329 into one 3.587-acre lot and one 3.293-acre lot located along the east line of Denley Drive and the west line of South Lancaster Road between Mentor Avenue and Atlas Drive; to replat part of Lot 1 of City Block A/4352 into one 0.178-acre lot located at the southwest corner of Atlas Drive at Lancaster Road; and to replat part of Lot 4 of City Block A/4352 into one 0.473-acre lot located at the southeast corner of Atlas Drive at Denley Drive.
Applicant/Owner: Sapphire Road Development, LLC
Surveyor: CBG Surveying, Inc.
Application Filed: August 19, 2013
Zoning: PD 855
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Public Hearing: Street Name Change:

- (15) **NC123-004**
(CC District 8) An application to change the name of Education Way to Ebby Halliday Road.
Applicant: City of Dallas
Application Filed: July 10, 2013
Notices Sent: 2 notices sent July 24, 2013
Subdivision Review Committee Recommendation: **Approval**
Staff Recommendation: **Approval**

Miscellaneous Items:

- M123-044**
Richard Brown
(CC District 10) An application for a minor amendment to the development plan and landscape plan for Planned Development District No. 456 for Nursing Homes, Hospice Care, Convalescent Home and Related Institutions, Retirement Housing, and an Adult Day Care Facility on the north line of Stults Road, between Stults Road and Shepherd Drive.
Staff Recommendation: **Approval**
Applicant: Theresa Whittington
Representative: Walter D. Arnold, III

Z112-210(RB)
Richard Brown
(CC District 8)

Extension of the six month time period for scheduling a zoning request for City Council consideration of an application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the north corner of C. F. Hawn Freeway and Woody Road.

Staff Recommendation: **Approval** for a four-month extension

Applicant: R & B, LLC; Ammi Investments

Representative: Santos Martinez

Z112-294(RB)
Richard Brown
(CC District 4)

Extension of the six month time period for scheduling a zoning request for City Council consideration of an application for a CR Community Retail District, subject to deed restrictions volunteered by the applicant, on property zoned an NS(A) Neighborhood Service District on property bound by Illinois Avenue, Alaska Avenue, Montana Avenue and Marsalis Avenue.

Staff Recommendation: **Approval** for a two-month extension.

Applicant: Huttonco Development, L.P.

Representative: Frank Youmans

Miscellaneous Items – Under Advisement:

M123-038
Richard Brown
(CC District 9)

An application for a minor amendment to the Tract 3 development plan and landscape plan for Planned Development District No. 287 for a Public Arboretum, a Botanical Regional Park, and Support Uses on the north corner of Garland Road and Lawther Drive.

Staff Recommendation: **Approval**

Applicant: Dallas Arboretum

Representative: Robert Reeves

U/A: August 22, 2013

Zoning Cases – Consent:

1. **Z123-299(WE)**
Warren Ellis
(CC District 2)

An application for a Specific Use Permit for an alcoholic beverage establishment use for a bar, lounge, or tavern on property within Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the south side of Elm Street, west of North Crowds Street.

Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.

Applicant: Timothy P. Daniels

Representative: Audra Buckley

2. **Z112-297(MW)**
Megan Wimer
(CC District 11)

An application to amend Tracts 2, 3 and 4 and create a new Tract within Tract 1 of Planned Development District No. 561 on the north side of Keller Springs Road, east of Glen Abbey Drive.
Staff Recommendation: **Approval**, subject to a conceptual plan, development plan and conditions.
Applicant: LAGA, Ltd.
Representative: Dallas Cothrum, Masterplan |
3. **Z123-268(MW)**
Megan Wimer
(CC District 7)

An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay on the northeast corner of South Buckner Boulevard and Forney Road.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.
Applicant: Devin Brich Group, Corporation Paul O. Nwoke, Sole Officer and Director
Representative: Pamela Craig |
4. **Z123-319(MW)**
Megan Wimer
(CC District 9)

An application for an amendment to the Tract 6a Development Plan and a Specific Use Permit for an underground walkway on property zoned Planned Development District No. 287 along the southeast line of Garland Road, north of Lakeland Drive.
Staff Recommendation: **Approval** of an amendment to the Tract 6a Development Plan and **approval** of a Specific Use Permit for a permanent period, subject to a site plan and conditions.
Applicant: Dallas Arboretum and Botanical Garden
Representative: Robert Reeves and Associates, Inc.
5. **Z123-336(JH)**
Jennifer Hiromoto
(CC District 2)

An application for the renewal of Specific Use Permit No. 1719 for an office use on property zoned Area 2 within Planned Development District No. 465, the Arlington Park Special Purpose District on the south side of Record Crossing Road, west of Yellowstone Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to revised conditions.
Applicant: Grand Central Texas Development Corporation
Representative: Rosa Rios Valdez |

6. **Z123-302(AB)**
Audrey Butkus
(CC District 7)
- An application for the renewal of Specific Use Permit No. 1907 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 an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the southeast corner of Samuel Boulevard and North Jim Miller Road.
- Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a revised site plan and conditions.
- Applicant: CVS Corporation
Representative: MASTERPLAN, Santos Martinez

Zoning Cases – Under Advisement:

7. **Z123-281(AB)**
Audrey Butkus
(CC District 6)
- An application for the renewal of Specific Use Permit No. 1853 for the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the northeast corner of Royal Lane and North Stemmons Freeway.
- Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to conditions.
- Applicant: Sub Enterprises, Inc.
Representative: Parvez Malik
U/A From: August 8, 2013
8. **Z123-297(WE)**
Warren Ellis
(CC District 5)
- An application for the renewal of Specific Use Permit No. 1871 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the northeast corner of Lake June Road and Holcomb Road.
- Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to conditions.
- Applicant: Vortex Business, Inc
Representative: Malik Parvez
U/A From: August 8, 2013 and August 22, 2013

Authorization of Hearings:

Valerie Miller
(CC District 1)

Consideration of a public hearing to decide whether to authorize a public hearing to determine proper zoning on property zoned: 1) Planned Development District No. 468, the Oak Cliff Special Purpose District, an MF-2 Multi-family District, a CS Community Retail District, an MU-1 Mixed-Use District with deed restrictions, an MU-2 Mixed-Use District, a RR Regional Retail District, and a P(A) Parking District in an area bound by Jefferson Avenue, Marsalis Avenue, and 8th Street; 2) Planned Development District No. 160, an MF-2 Multi-family District, a TH-2 Townhouse District, a CS Commercial Service District with deed restrictions, and an LO-1 Office District with deed restrictions in an area bound by Marsalis Avenue, 8th Street, Zang Boulevard, and 7th Street; 3) Planned Development District No. 160 in an area bound by Elsbeth Street, Ballard Street, and 8th Street; and 4) Planned Development District No. 468 and an IR Industrial Research District south of Interstate 30 and west of Beckley Avenue with consideration given to incorporating the property into a previously authorized hearing for Planned Development District No. 468, the Oak Cliff Special Purpose District and establishing appropriate zoning regulations including use, development standards, parking, landscape, sign, and other appropriate regulations. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Development Code Amendment:

DCA 123-003

Public hearing to receive comments on amendments to gas drilling and production regulations.

Other Matters

Consideration of the 2014 City Plan Commission Calendar

Minutes: August 22, 2013

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, September 10, 2013

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, September 10, 2013, City Hall, 1500 Marilla Street, in 5BN, at 2:00 p.m., to consider (1) **1308131034** - An application for a Certificate of Appropriateness for Kenneth Phiffer for a 72 square foot attached sign at 1717 McKinney Avenue. (East elevation); (2) **1308131037** - An application for a Certificate of Appropriateness for Kenneth Phiffer for a 320 attached sign at 1717 McKinney Avenue. (West elevation); and (3) **SPSD 123-002** An application to create a new subdistrict within the Downtown Special Purpose Sign District (Downtown Perimeter Subdistrict) to increase signage and effective area of such signage.

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

Tuesday, September 17, 2013

TRANSPORTATION COMMITTEE MEETING - Tuesday, September 17, 2013, City Hall, 1500 Marilla Street, at 9:00 a.m., (location TBD) for a briefing on the Complete Streets Design Manual.

Note: The official Transportation Committee Agenda will be posted in the City Secretary's Office and City Website at www.ci.dallas.tx.us/cso/boardcal.shtml. Please review the official agenda for items for consideration.

EXECUTIVE SESSION NOTICE

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

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

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 12, 2013****FILE NUMBER:** S123-235**Subdivision Administrator:** Paul Nelson**LOCATION:** Dyer Street at North Central Expressway (U.S. Highway 75), southeast corner**DATE FILED:** August 19, 2013**ZONING:** MU-3**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 1.199 Acres **MAPSCO:** 36E**OWNER:** Peruna East Corporation

REQUEST: An application to replat a 1.199-acre tract of land containing part of Lot 1 and Lot 2, and all of Lots 3 through 8 in City Block D/5187 into one lot on property located at Dyer Street at North Central Expressway (U.S. Highway 75), the southeast corner.

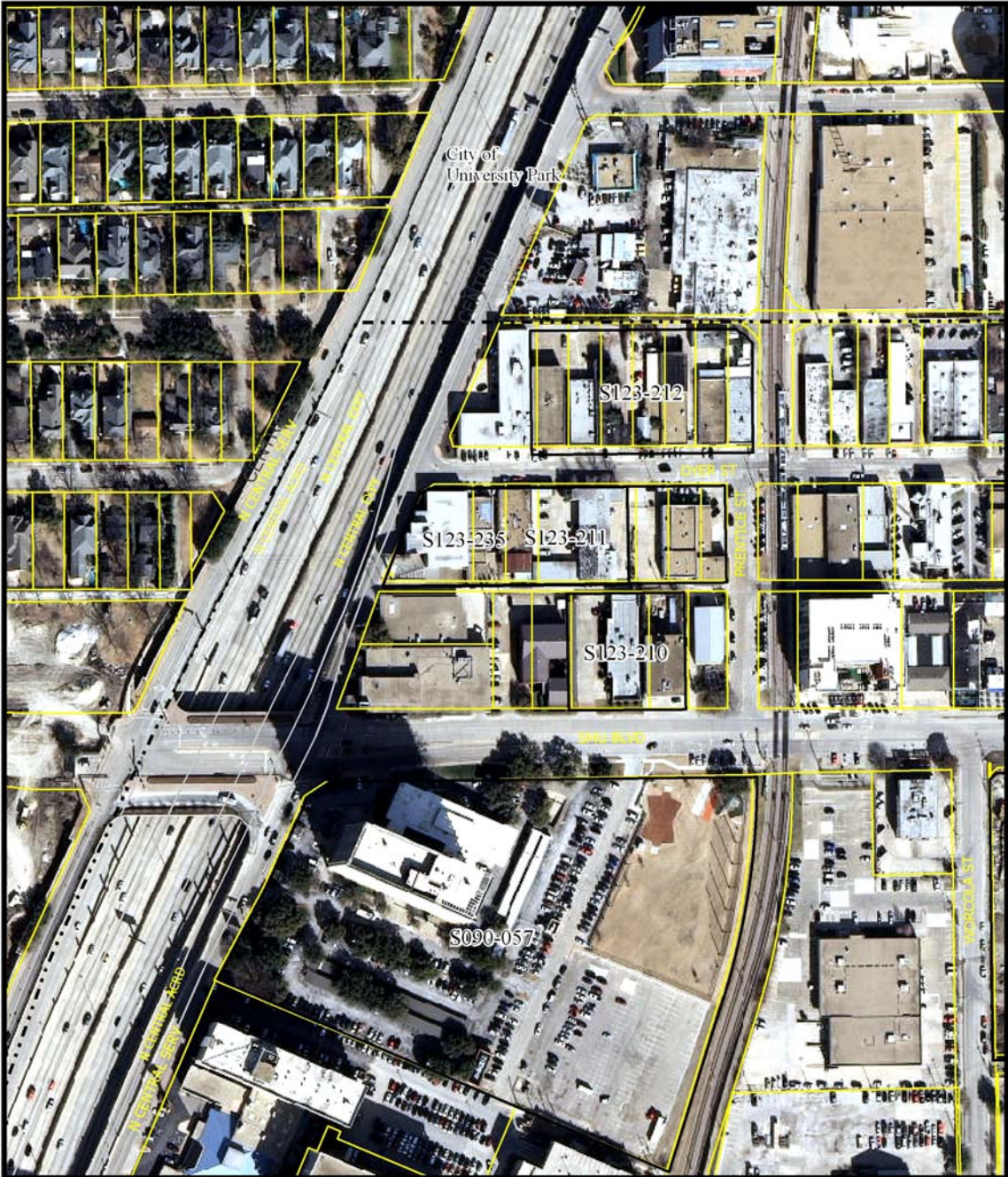
SUBDIVISION HISTORY:

1. S090-057 was an application to create a 7.8496 acre lot out of a tract of land in City Block 5185 located south of the present request at the intersection of N. Central Expressway and SMU Blvd., southeast corner. The request was approved on March 4, 2010 and recorded on September 16, 2010.

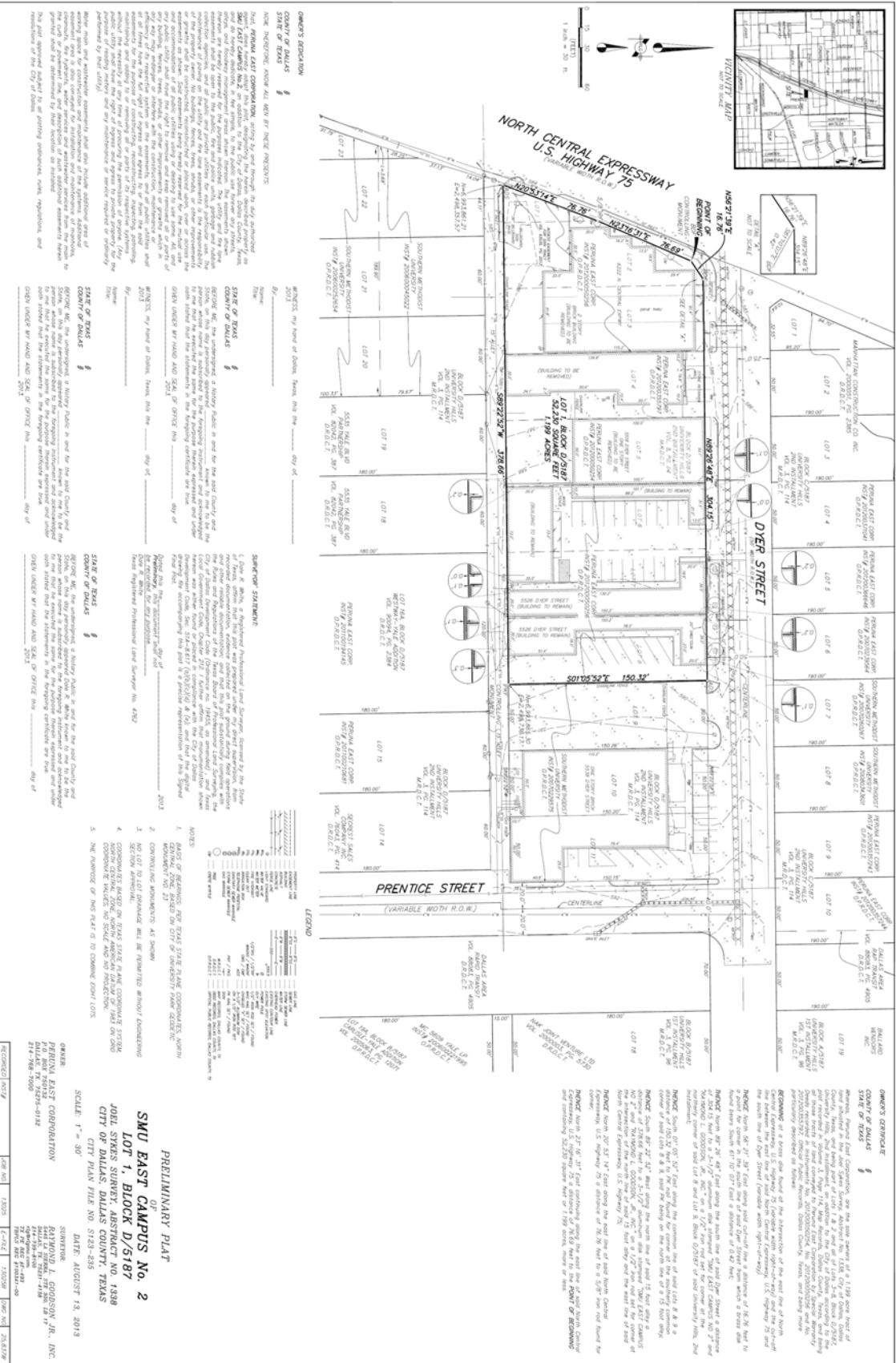
STAFF RECOMMENDATION: The request complies with the requirements of the MU-3 District; therefore, staff recommends approval subject to compliance with the following conditions:

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

8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate a 15 foot by 15 foot alley sight easement at North Central Expressway and alley.
14. On the final plat add a note stating: "Any new access or modification of driveway along North Central Expressway (U.S. Highway 75) requires TXDOT approval".
15. On the final plat show how all adjoining right-of-way was created.
16. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
17. On the final plat identify the property as Lot 1A, City Block D/5187.



 1:2,400	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u>S123-235</u> Date: <u>9/3/2013</u>
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OWNER'S DECLARATION
 COUNTY OF DALLAS
 STATE OF TEXAS

NOTE: THE FOLLOWING INFORMATION IS FOR THE INFORMATION OF THE CITY OF DALLAS AND THE PUBLIC. THE INFORMATION IS NOT TO BE USED AS A BASIS FOR ANY ACTION BY THE CITY OF DALLAS OR THE PUBLIC. THE INFORMATION IS NOT TO BE USED AS A BASIS FOR ANY ACTION BY THE CITY OF DALLAS OR THE PUBLIC.

STATE OF TEXAS
 COUNTY OF DALLAS

NOTICE: My name is _____, of the _____ City of _____

STATE OF TEXAS
 COUNTY OF DALLAS

NOTICE: My name is _____, of the _____ City of _____

STATE OF TEXAS
 COUNTY OF DALLAS

NOTICE: My name is _____, of the _____ City of _____

SMU EAST CAMPUS NO. 2
 LOT 1, BLOCK D/5187
 JOB# SVES SURETY ABSTRACT NO. 1338
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. 3723-235

DATE: AUGUST 13, 2013

PREPARED BY: [Firm Name]

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 12, 2013****FILE NUMBER:** S123-238**Subdivision Administrator:** Paul Nelson**LOCATION:** Preston Road, south of Mapleshade Lane**DATE FILED:** August 14, 2013**ZONING:** PD 765**CITY COUNCIL DISTRICT:** 12 **SIZE OF REQUEST:** 1.308 Acres **MAPSCO:** 5C**OWNER:** 18810 Preston Road North V Partnership, LP

REQUEST: An application to replat a 1.308 acre tract of land containing all of Lots 1 through 6 and Lots 11 and 12 in City Block 8728 to create one lot on property located on Preston Road south of Mapleshade Lane.

SUBDIVISION HISTORY:

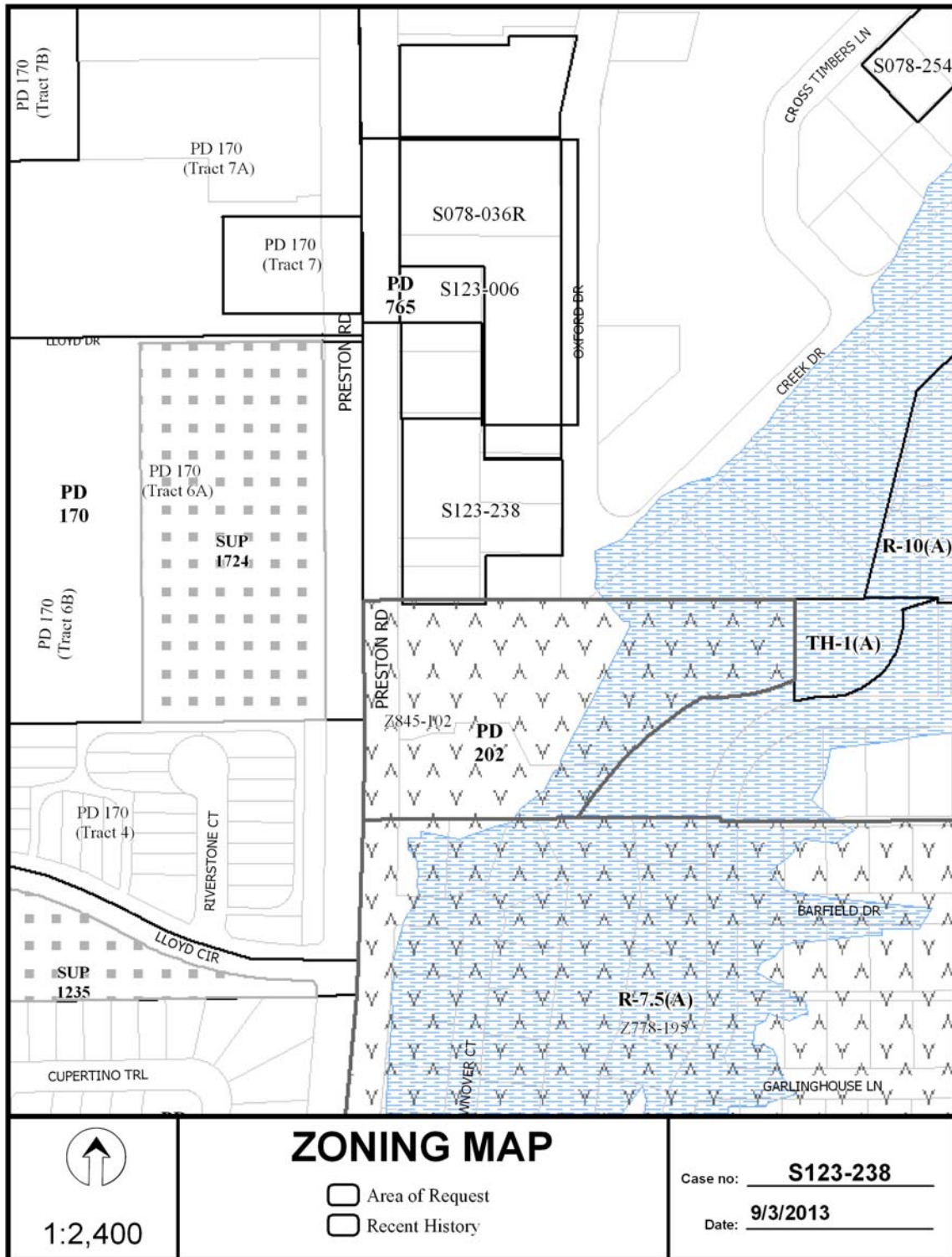
1. S123-006 was an application north of the present request to replat Lots 2C and 2D into one 1.7941 acre lot and one 1.1297 acre lot from a 2.9238 acre tract of land in City Block K/8728 on property located at 19008 and 19020 Preston Road, south of Mapleshade Lane. The request was approved on November 15, 2012 and has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 765; 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 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. On the final plat add a note stating: "Any new access or modification along Preston Road requires TXDOT approval."
13. On the final plat show how all adjoining right-of-way was created.
14. On the final plat show the recording information on all existing easements within 150 feet of the property.
15. On the final plat show 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 the correct recording information for the subject property.
17. On the final plat monument all set corners per the monumentation ordinance.
18. On the final plat choose a different addition name.
19. Submit all current ownership deeds for subject property.
20. On final plat show correct recording information for sanitary sewer easement.
21. On final plat show Lots 1 through 6 as unrecorded (**tract of land**), if they are not shown on a recorded plat.
22. The existing structure lays over an existing sanitary sewer easement and must be removed as an encroachment; or the sanitary sewer easement must be abandoned and relocated.
23. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
24. Existing water and wastewater mains must be shown on the plat per Chapter 51A-8.403(A)(1)(a)(xii).
25. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer.
26. Relocation of the wastewater line may be required.

27. On the final plat identify the property as Lot 11A in City Block K/8788.





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S123-238 </u> Date: <u> 9/3/2013 </u>
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CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 12, 2013****FILE NUMBER:** S123-241**Subdivision Administrator:** Paul Nelson**LOCATION:** 516 Hampton Road and 2315 Gladstone Drive**DATE FILED:** August 15, 2013**ZONING:** CR**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.641**MAPSCO:** 53H**APPLICANT/OWNER:** Richard Kang/NISSI Group Dallas

REQUEST: An application to replat a 0.641-acre tract of land in City Block 4/3451 to create one 0.153-acre lot and one 0.488-acre lot on property located at 516 Hampton Road and 2315 Gladstone Drive.

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

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

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with 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. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
13. On the final plat dedicate 50 feet of right-of-way from the established centerline of Hampton Road.
14. On the final plat dedicate a 15 foot by 15 foot alley sight easement at alley on Gladeston Drive.
15. On the final plat show how all adjoining right-of-way was created.
16. On the final plat show the correct recording information for the subject property.
17. On the final plat monument all set corners per the monumentation provisions of Section 51A-8.617 of the Dallas Development Code. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
18. On the final plat two control monuments must be shown.
19. On the final plat show the distance/width of right-of-way across Hampton Road.
20. on the final plat verify the retaining wall dose not encroaches into property line .
26. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
27. Water/wastewater main extension may be required by Private Development Contract.
28. On the final plat identify the property as Lots 1A and 1B in City Block 4/3451.




ZONING MAP

- Area of Request
- Recent History

Case no: S123-241
 Date: 9/3/2013

1:2,400



 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S123-241 </u> Date: <u> 9/3/2013 </u>
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CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 12, 2013****FILE NUMBER:** S123-242**Subdivision Administrator:** Paul Nelson**LOCATION:** 1910 Mecca Street**DATE FILED:** August 15, 2013**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.265 Acre **MAPSCO:** 36X**APPLICANT/OWNER:** Mecca Ventures, LP.

REQUEST: An application to replat a 0.265 acre tract of land containing all of Lots 2 and 3 in City Block C/1880 into a 5 lot and 1 common area Shared Access Development with lots ranging in size from 0.015 acre to 0.052 acre in size on property located at 1910 Mecca Street.

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

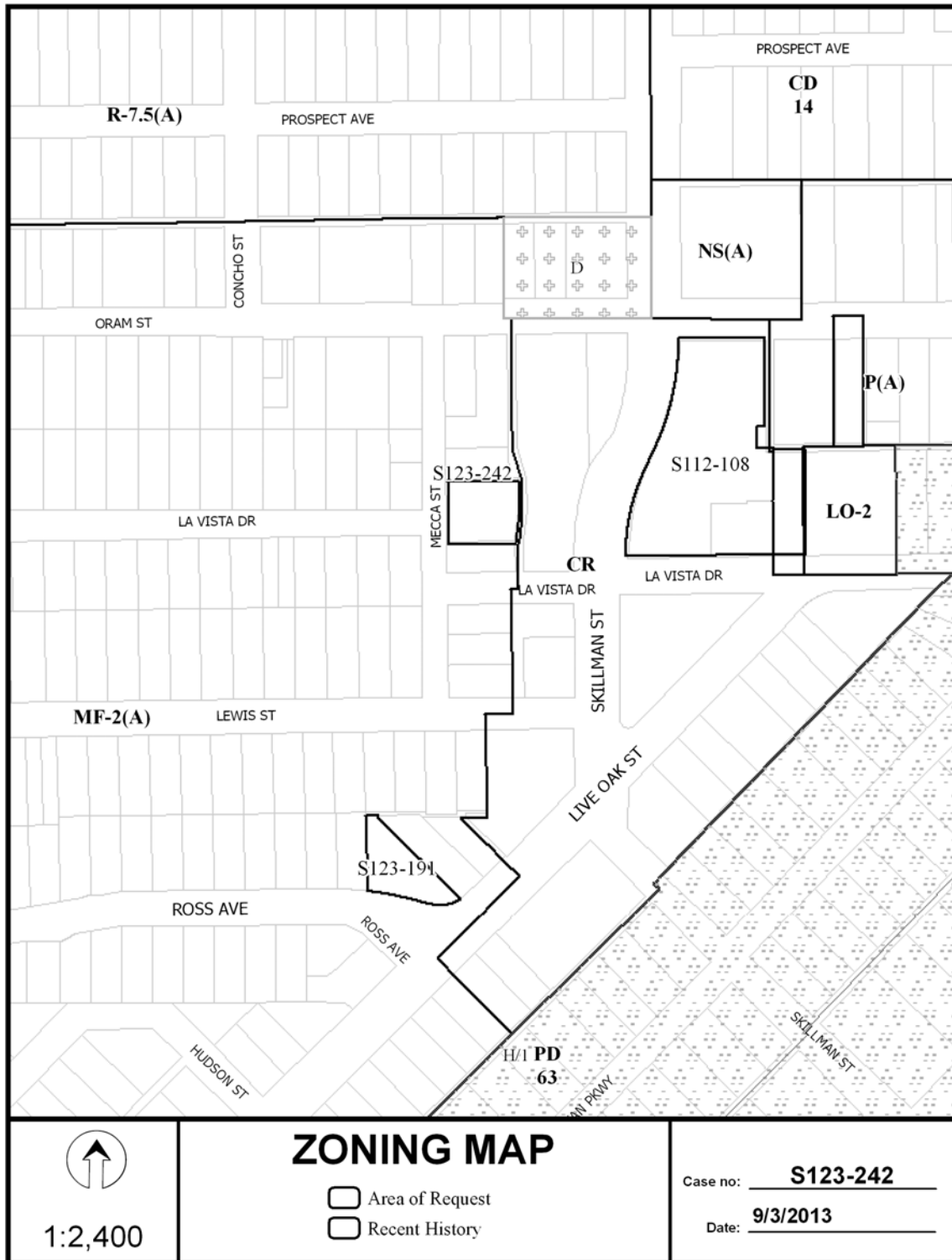
STAFF RECOMMENDATION: Even though the surrounding parcels are larger lots to accommodate larger developments based upon the multi-family zoning, the proposed single-family lots are consistent with the Forward Dallas Comprehensive Plan's designation of "Residential Neighborhood" for this area. This building block calls for traditional neighborhoods of single-family detached homes.

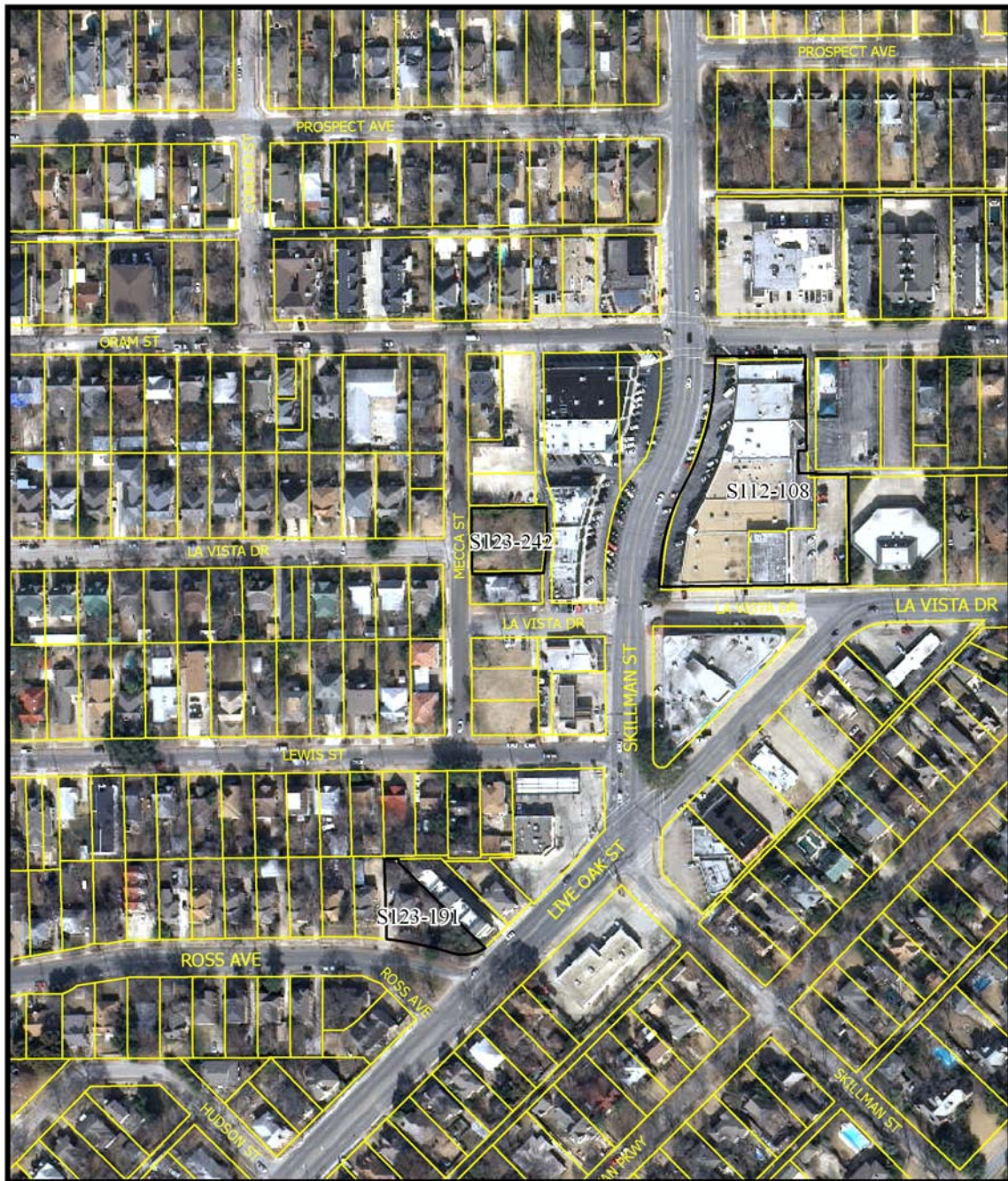
The request complies with the recommendation of Forward Dallas and the requirements of the MF-2(A) district; therefore, staff recommends approval subject to compliance with the following conditions:

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

- plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
 9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
 10. The maximum number of lots permitted by this plat is 5 plus one common area of 683 square feet minimum.
 11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
 12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
 13. On the final plat show the distances/width of right-of-way across the alley.
 14. On the final plat change Lot 2C to "Common Area A".
 15. On the final plat dedicate 7.5 feet of right-of-way from the established centerline of the alley.
 16. On the final plat dedicate 25 feet of right-of-way from the established centerline of Mecca Street.
 17. On the final plat show two control monuments.
 18. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
 19. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
 20. Water/wastewater main extension is required by Private Development Contract.
 21. The shared access area must front a minimum width of 20 feet on Mecca Street.
 22. The Shared Access Area easement must be at least 20 feet wide and contain a minimum paving width of 16 feet.
 23. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement & labeled on the plat.
 24. No building permit may be issued to authorize work in the shared access development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and all requirements of the shared access area have been met.

25. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411 of Volume Three of the Dallas City Code, as amended.
26. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document.
27. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot.
28. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of Mecca Street if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley.
29. On the final plat Include the words "Shared Access Development" in the title block of the final plat.
30. Add a note to the final plat stating "This development is restricted to single family dwellings only."
31. The final plat shall limit the number of lots to a maximum of 5 single family lots and 1 common area of 683 square feet.
32. The minimum lot area for the single family lots is 1,000 square feet.
33. On the final plat show 0.25 guest parking spaces per lot on the plat. Such spaces may be provided in the Shared Access Area as long as they are not located over a water/wastewater easement.
34. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved private street."
35. If a guard house is provided, it must be at least 30 feet from the shared access point.
36. The Shared Access Area Easement must be terminated a minimum of 3 feet from the contiguous property or R.O.W.
37. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Public Works and Transportation Department, GIS Section to obtain an approved street name.
38. On the final plat change "La Vista Street" to "La Vista Drive".
39. On the final plat identify the properties as Lots 2A, 2B, Common Area A, 3A, 3B, and 3C in City Block C/1880.





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S123-242 </u> Date: <u> 9/3/2013 </u>
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CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 12, 2013****FILE NUMBER:** S123-243**Subdivision Administrator:** Paul Nelson**LOCATION:** Irving Boulevard at Oak Lawn Avenue, southeast corner.**DATE FILED:** August 16, 2013**ZONING:** PD 8**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 4.594**MAPSCO:** T35**OWNER:** TC Propco I, LP

REQUEST: An application to create a 4.594-acre lot from a tract of land in City Block 1345 into one lot located on Irving Blvd. at Oak Lawn Avenue, southeast corner.

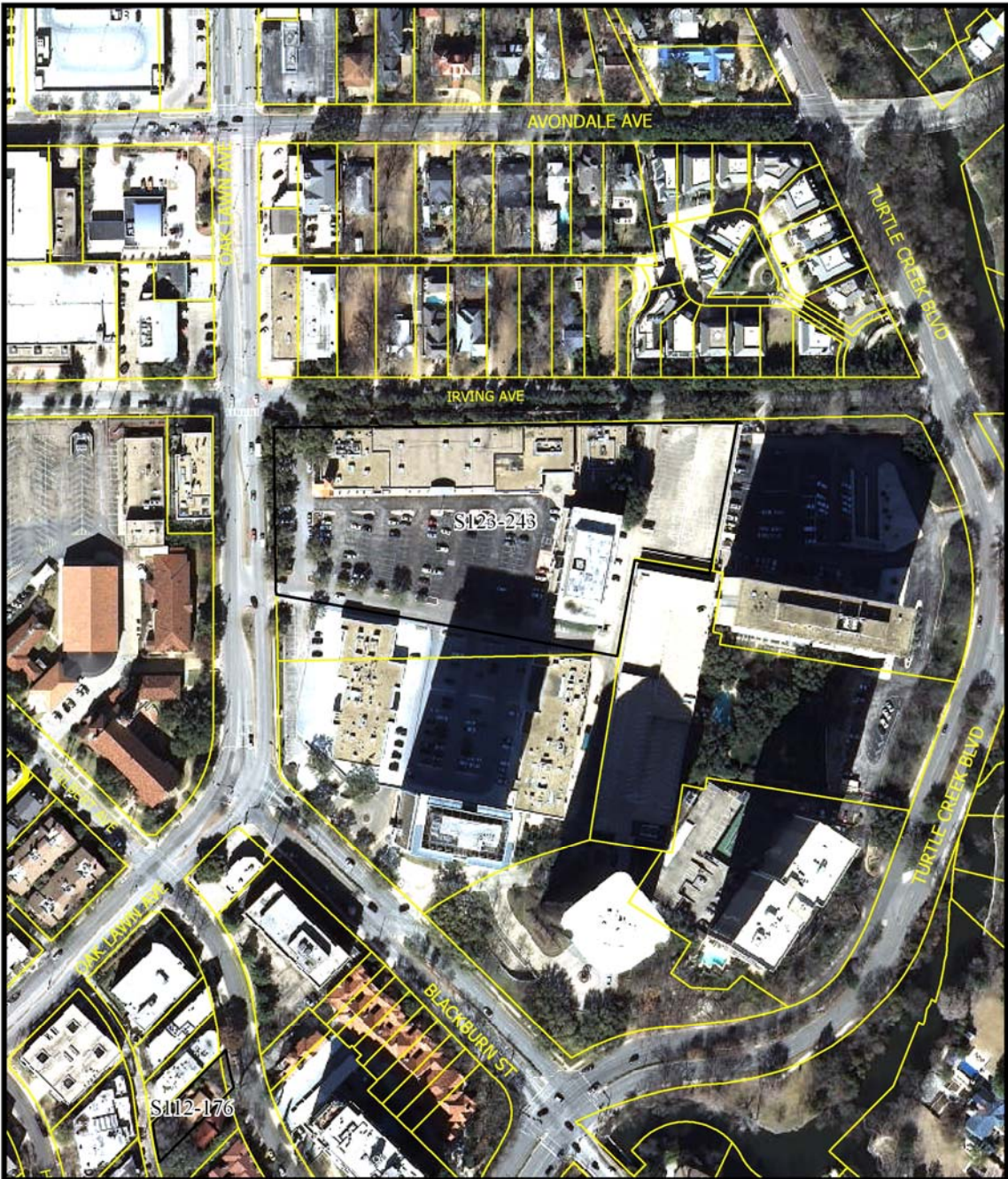
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of PD 8; therefore, staff recommends approval subject to compliance with the following conditions:

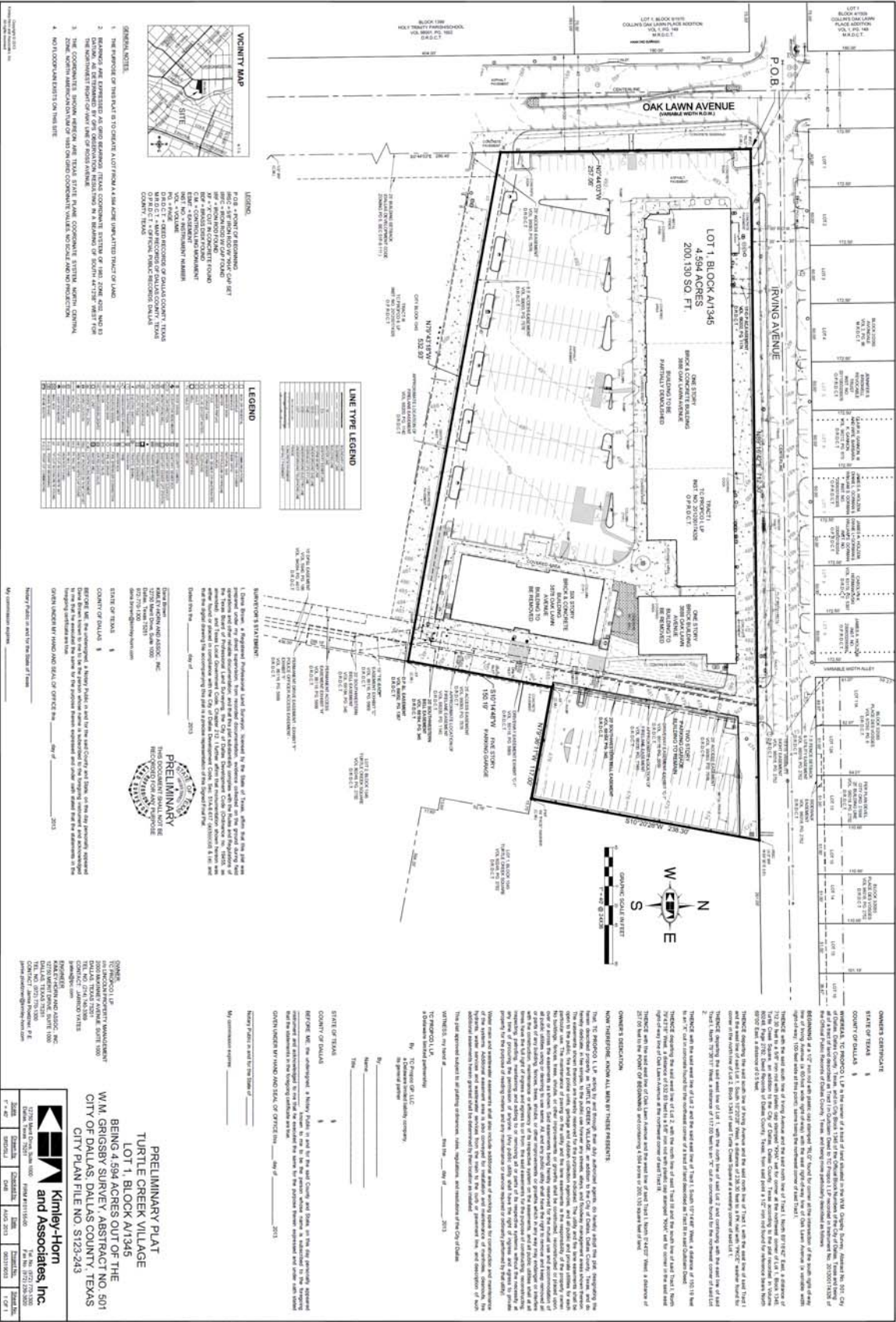
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with 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 the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments

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

10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. 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 a 15 foot by 15 foot corner clip at Irving Avenue and Oak Lawn Avenue.
15. On the final plat show how all adjoining right-of-way was created.
16. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information for each tract.
17. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
18. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
19. Water/wastewater main extension is required by Private Development Contract.
20. On the final plat identify the property as Lot 1, City Block A/1345.



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- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO CHANGE A LOT FROM A 4-BLOCK (RE-ENTERED) TRACT OF LAND.
 2. DRAWING OF THE EXISTING AND PROPOSED TRACT COULD BE IN VIOLATION OF THE CITY OF DALLAS ZONING CODE AND THE DALLAS SUBDIVISION ACT.
 3. THE COMPASSIBLE SHOWN HEREON AND TRACT STATE PLAIN GOVERNMENT SURVEY CENTER, THE CENTER POINT OF THE LINE OF POSSESSION.
 4. NO UTILITIES ARE SHOWN ON THIS SITE.



LEGEND

FOR A POINT OF RECORDING, THE CITY OF DALLAS, TEXAS, HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF DALLAS ZONING CODE AND THE DALLAS SUBDIVISION ACT.

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LINE TYPE LEGEND

---	PROPOSED LOT BOUNDARIES
---	EXISTING LOT BOUNDARIES
---	PROPOSED EASEMENTS
---	EXISTING EASEMENTS
---	PROPOSED SETBACKS
---	EXISTING SETBACKS
---	PROPOSED UTILITIES
---	EXISTING UTILITIES
---	PROPOSED DRIVEWAYS
---	EXISTING DRIVEWAYS
---	PROPOSED SIDEWALKS
---	EXISTING SIDEWALKS
---	PROPOSED PARKING SPACES
---	EXISTING PARKING SPACES
---	PROPOSED BUILDING FOOTPRINTS
---	EXISTING BUILDING FOOTPRINTS
---	PROPOSED DRIVEWAYS
---	EXISTING DRIVEWAYS
---	PROPOSED SIDEWALKS
---	EXISTING SIDEWALKS
---	PROPOSED PARKING SPACES
---	EXISTING PARKING SPACES
---	PROPOSED BUILDING FOOTPRINTS
---	EXISTING BUILDING FOOTPRINTS

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

BEING 4.584 ACRES OUT OF THE BEING 4.584 ACRES OUT OF THE W.M. GROSSBET SURVEY, ABSTRACT NO. 501 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S123-243

PRELIMINARY

TURTLE CREEK VILLAGE LOT 1, BLOCK AM1345

W.M. GROSSBET SURVEY, ABSTRACT NO. 501 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S123-243

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

BEING 4.584 ACRES OUT OF THE BEING 4.584 ACRES OUT OF THE W.M. GROSSBET SURVEY, ABSTRACT NO. 501 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S123-243

PRELIMINARY

TURTLE CREEK VILLAGE LOT 1, BLOCK AM1345

W.M. GROSSBET SURVEY, ABSTRACT NO. 501 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S123-243

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 12, 2013****FILE NUMBER:** S123-244**Subdivision Administrator:** Paul Nelson**LOCATION:** Northwest Highway west of Webb Chapel Road**DATE FILED:** August 19, 2013**ZONING:** CR**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 2.584 Acres**MAPSCO:** 23Z**OWNER:** Red Bird/I-20 Corp

REQUEST: An application to replat a 2.584-acre tract of land containing all of Lot 2 in City Block N/5775 into one 1.034-acre lot, and one 1.550-acre lot on property located on Northwest Highway, west of Web Chapel Road.

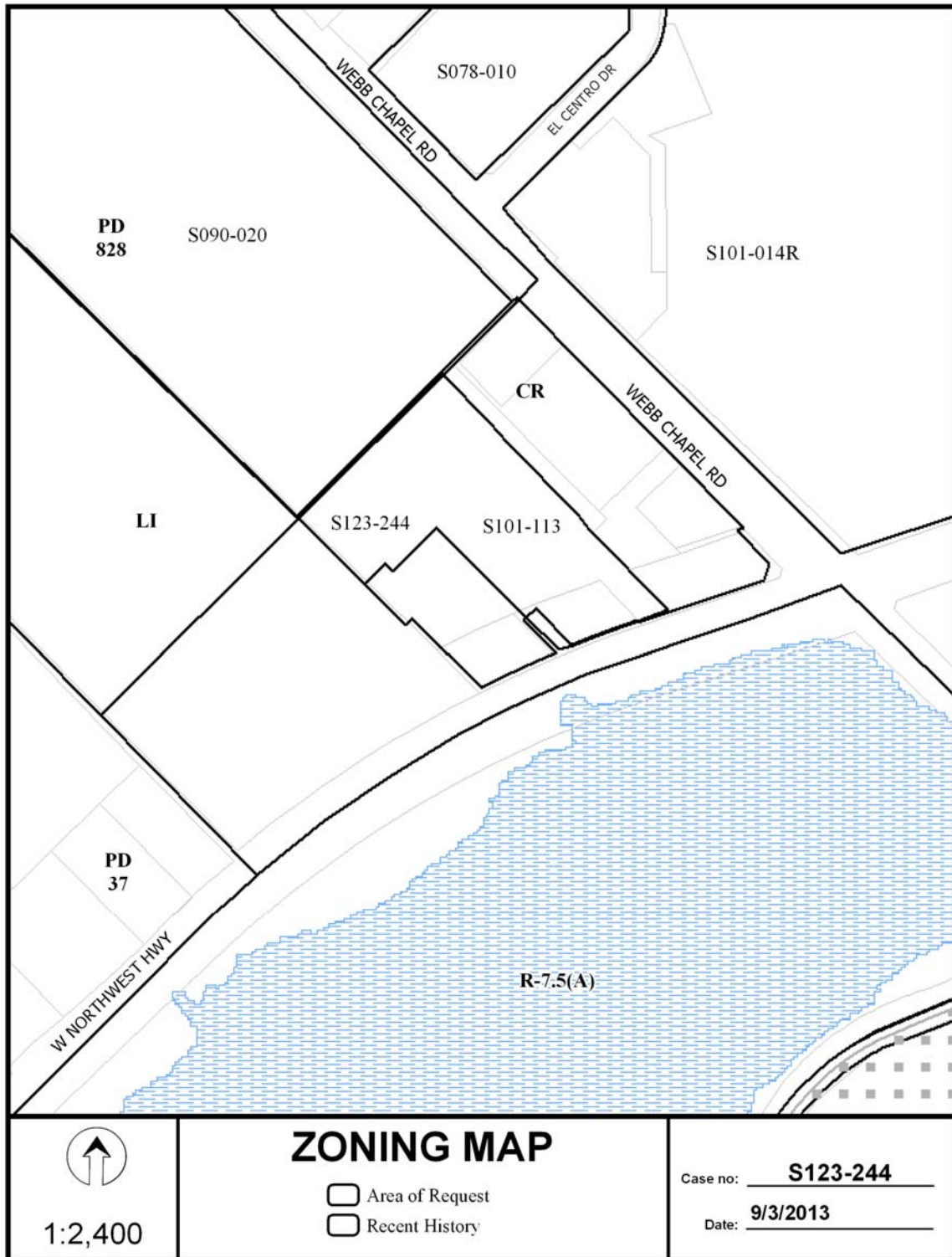
SUBDIVISION HISTORY:

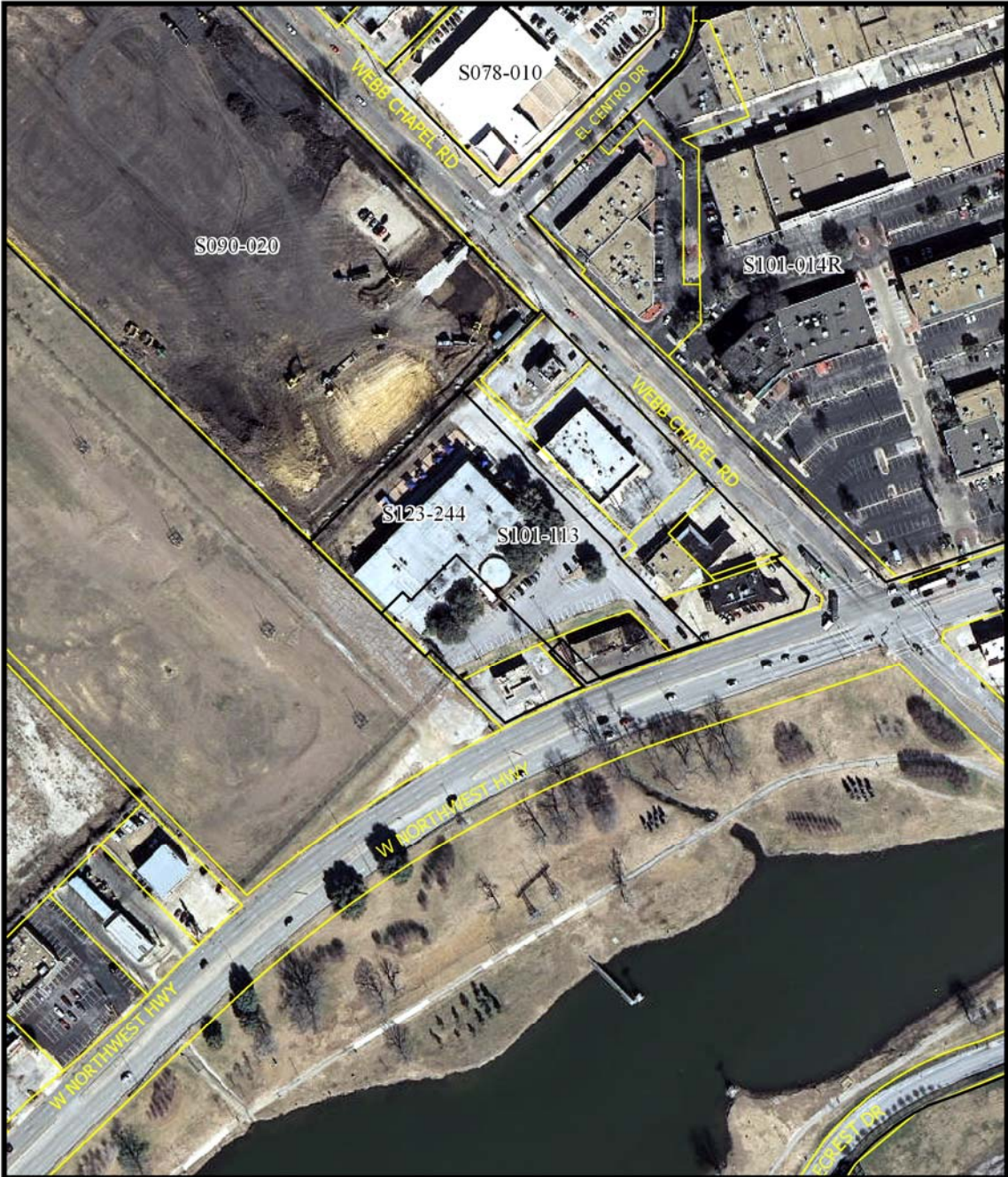
1. S078-010 was an application north of the present request to plat a tract of land in City Blocks 6144 & 1/6144 into one 2.214 acre lot on the north corner of Webb Chapel Road and El Centro Drive. The request was approved on June 5, 2008 and recorded on June 24, 2008.
2. S090-020 was an application contiguous on the northwest of the present request to create one 10.617 acre lot and one 0.657 acre lot from an 11.450 acre tract of land in City Block 5775 and located at 9461 Webb Chapel Road northwest of Northwest Highway and was approved December 3, 2009 and was recorded on May 1, 2012.
3. S101-014 was an application on the northeast of the present request to replat a 16.655 acre tract of land into six lots in City Block 6144 on property bounded by Webb Chapel Road, El Centro Drive, Marsh Lane and Northwest Highway. The request was approved on December 10, 2005 and recorded on December 17, 2012.
4. S101-113 was an application (current request was part of the request) to create one 3.038 acre lot, one 0.387 acre lot, 0.768 acre lot, one 0.735 acre lot, and one 0.658 acre lot from a 5.823 acre tract of land in City Block 5775 at Webb Chapel Road and Northwest Highway, west corner. The plat was recorded on July 22, 2013.

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

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

3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 2.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat two control monuments must be shown.
14. On the final plat all utility easement abandonments must be shown with the correct recording information.
15. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
16. Water/wastewater main extension may be required by Private Development Contract.
17. On the final plat identify the property as Lots 2A and 2B in City Block N/5775.





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CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 12, 2013****FILE NUMBER:** S123-246**Subdivision Administrator:** Paul Nelson**LOCATION:** Westside Drive at Lorraine Avenue, if extended**DATE FILED:** August 19, 2013**ZONING:** R-7.5 (A)**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 5.922 acres **MAPSCO:** 34R**OWNER:** Central Christian Church

REQUEST: An application to replat a 5.922-acre tract of land in City Block 2478 into one 4.319-acre lot and an 8 lot Shared Access Development on a 1.4065-acre lot with lots ranging in size from 0.177- acres to 0.199- acres in size and located on Westside Drive at Lorraine Avenue.

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

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

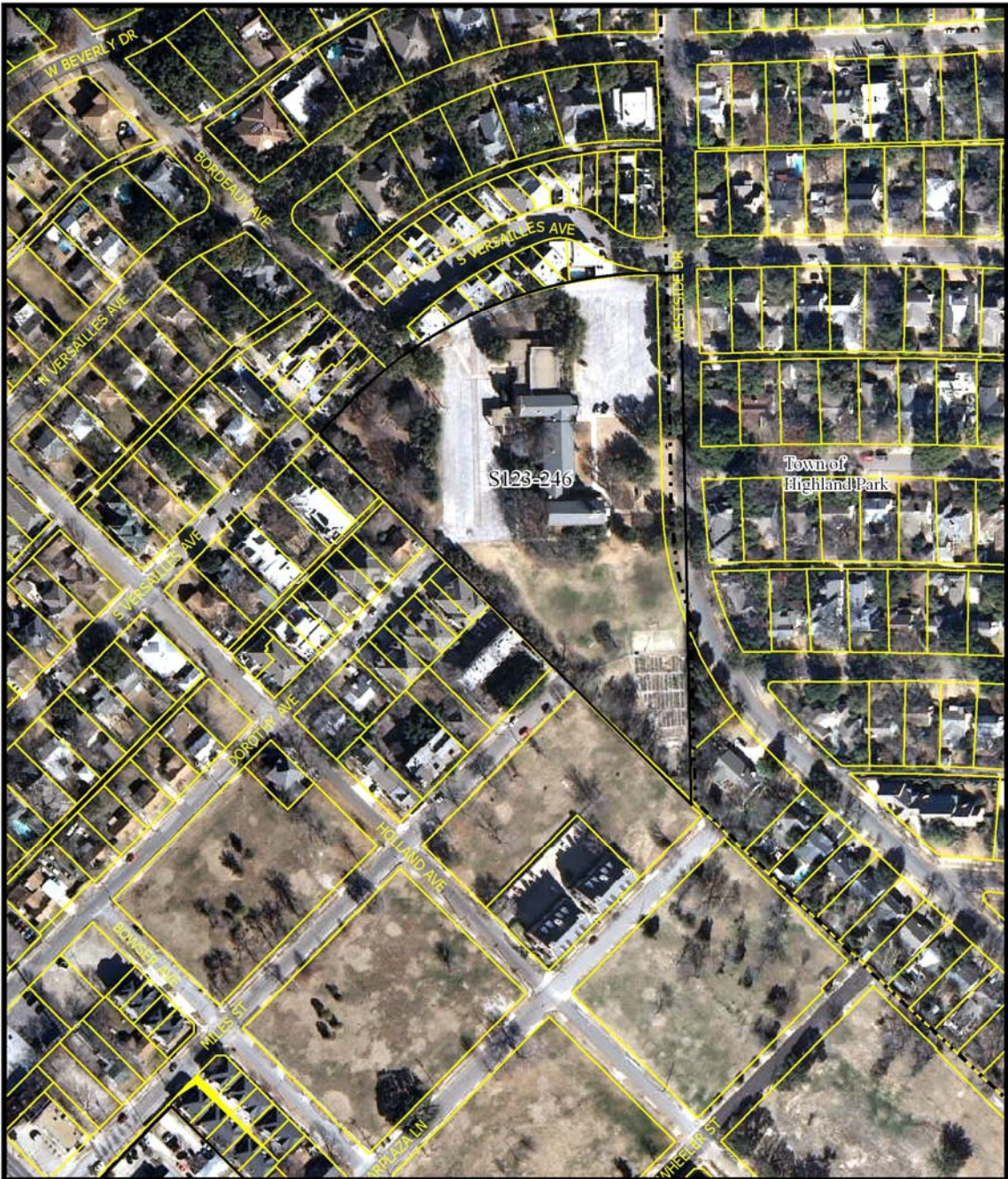
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with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

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 9.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
14. On the final plat dedicate a 10 foot by 10 foot corner clip at South Versailles Avenue and Westside Drive.
15. The shared access area must front a minimum width of 20 feet on Westside Drive.
16. The Shared Access Area easement must be at least 20 feet wide and contain a minimum paving width of 16 feet.
17. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement & labeled on the plat.
18. No building permit may be issued to authorize work in the shared access development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and all requirements of the shared access area have been met.
19. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411 of Volume Three of the Dallas City Code, as amended.
20. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area and a copy of the plat map reduced to 8 ½ by 11 inch attached as an exhibit to the document.
21. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot.
22. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from Westlake Drive.

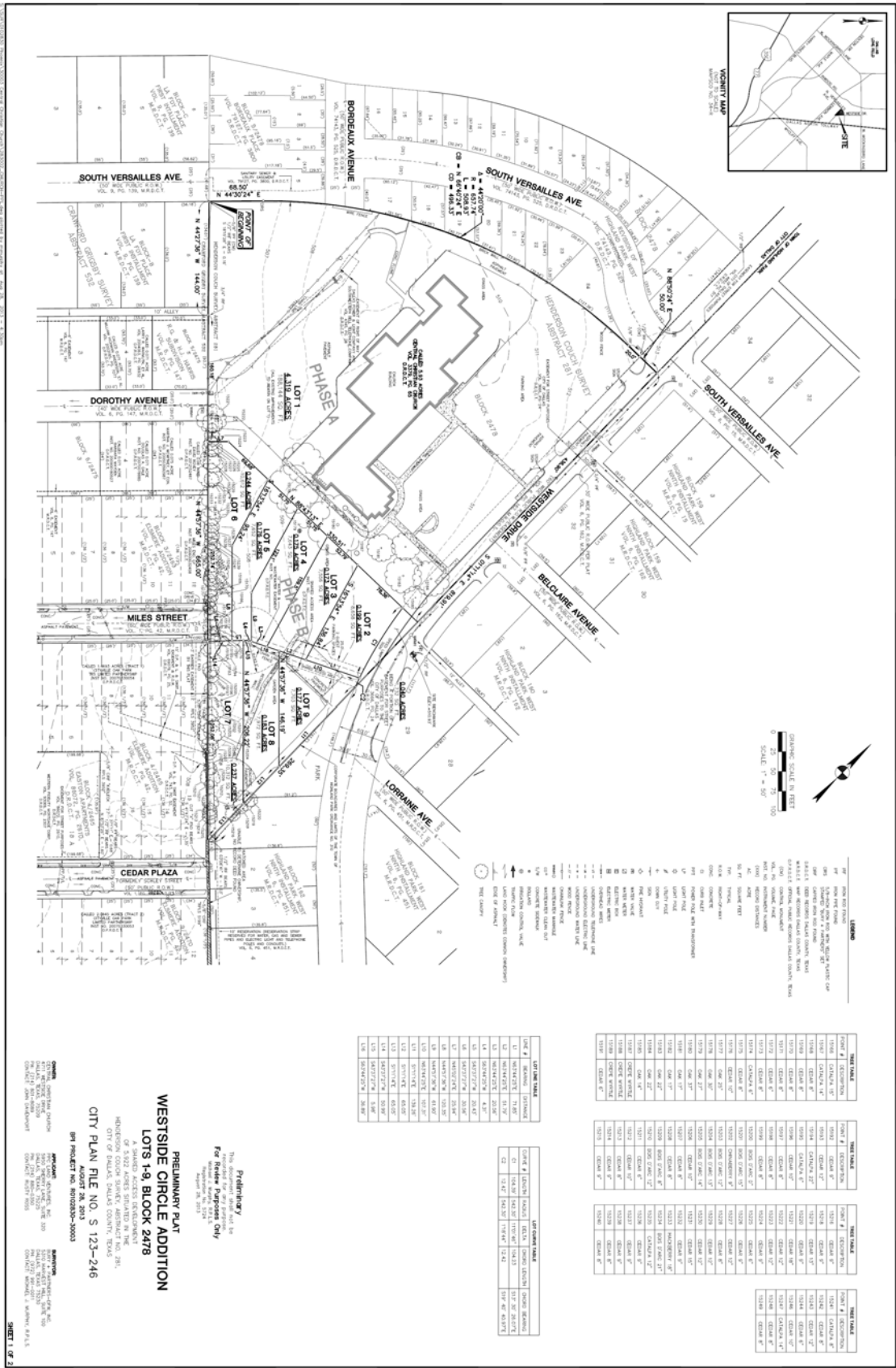
23. On the final plat include the words "Shared Access Development" in the title block of the final plat.
24. Add a note to the final plat stating "This development is restricted to single family dwellings only."
25. The final plat shall limit the number of lots for the Shared Access Development to a maximum of 8 single family lots; the remainder of the property is limited to one lot.
26. On the final plat show 2 guest parking spaces. Such spaces may be provided in the Shared Access Area as long as they are not located over a water/wastewater easement.
27. Place a note on the final plat for the Shared Access Development stating: "No vehicular access is permitted to contiguous property except to a public or City Council approved private street."
28. If a guard house is provided, it must be a minimum of 30 feet from the shared access entry point.
29. The Shared Access Area Easement must be terminated a minimum of 3 feet from the contiguous or R.O.W.
30. On the final plat provide a City Of Dallas approved street name for the Shared Access Area Easement. Contact the Dallas Water Department, GIS Section to obtain an approved street name.
31. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information for each tract.
32. On the final plat monument all set corners per the monumentation provisions of Section 51A-8.617 of the Dallas Development Code. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
33. On the final plat dedicate in fee simple 30 feet of the existing 60 foot wide easement contained in VOL. 6 PG. 162 M.R.D.C.T contiguous to the properties.
34. Real Estate release is required prior to recording the final plat.
35. On the final plat the existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer.
36. The plat shall be created as two Phases. Phase A shall be proposed Lot 1 and contain 4.319 acres. Phase B shall be 1.4065-acres and include only the Shared Access Development area.
37. Phase A shall be recorded prior to or simultaneously with Phase B.
38. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.

39. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
30. Water/wastewater main extension is required by Private Development Contract.
31. On the final plat change "cedar Plaza" to "Cedar Plaza Lane".
32. On the final plat identify the property as Lots 1 Through 9 in City Block T/2478.





 1:2,400	<h3>AERIAL MAP</h3> <p><input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History</p>	Case no: <u>S123-246</u> Date: <u>9/3/2013</u>
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DATE: 09/12/2013 11:40:25 AM
 PROJECT: 123-246
 SHEET: 1 OF 2

WESTSIDE CIRCLE ADDITION
LOTS 1-9, BLOCK 2478
 PRELIMINARY PLAN
 CITY PLAN FILE NO. S 123-246
 PH PROJECT NO. 10000000-0000

Preliminary
 This document is not for legal
 purposes. It is for informational purposes only.
 September 12, 2013

LOT #	OWNER	STATUS
1	WESTSIDE CIRCLE ADDITION	RESERVED
2	WESTSIDE CIRCLE ADDITION	RESERVED
3	WESTSIDE CIRCLE ADDITION	RESERVED
4	WESTSIDE CIRCLE ADDITION	RESERVED
5	WESTSIDE CIRCLE ADDITION	RESERVED
6	WESTSIDE CIRCLE ADDITION	RESERVED
7	WESTSIDE CIRCLE ADDITION	RESERVED
8	WESTSIDE CIRCLE ADDITION	RESERVED
9	WESTSIDE CIRCLE ADDITION	RESERVED

LOT #	OWNER	STATUS	DATE	STATUS	STATUS	STATUS
1	WESTSIDE CIRCLE ADDITION	RESERVED	12-12-13	RESERVED	RESERVED	RESERVED
2	WESTSIDE CIRCLE ADDITION	RESERVED	12-12-13	RESERVED	RESERVED	RESERVED
3	WESTSIDE CIRCLE ADDITION	RESERVED	12-12-13	RESERVED	RESERVED	RESERVED
4	WESTSIDE CIRCLE ADDITION	RESERVED	12-12-13	RESERVED	RESERVED	RESERVED
5	WESTSIDE CIRCLE ADDITION	RESERVED	12-12-13	RESERVED	RESERVED	RESERVED
6	WESTSIDE CIRCLE ADDITION	RESERVED	12-12-13	RESERVED	RESERVED	RESERVED
7	WESTSIDE CIRCLE ADDITION	RESERVED	12-12-13	RESERVED	RESERVED	RESERVED
8	WESTSIDE CIRCLE ADDITION	RESERVED	12-12-13	RESERVED	RESERVED	RESERVED
9	WESTSIDE CIRCLE ADDITION	RESERVED	12-12-13	RESERVED	RESERVED	RESERVED

LOT #	OWNER	STATUS
1	WESTSIDE CIRCLE ADDITION	RESERVED
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6	WESTSIDE CIRCLE ADDITION	RESERVED
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9	WESTSIDE CIRCLE ADDITION	RESERVED

LOT #	OWNER	STATUS
1	WESTSIDE CIRCLE ADDITION	RESERVED
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9	WESTSIDE CIRCLE ADDITION	RESERVED

LOT #	OWNER	STATUS
1	WESTSIDE CIRCLE ADDITION	RESERVED
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9	WESTSIDE CIRCLE ADDITION	RESERVED

LOT #	OWNER	STATUS
1	WESTSIDE CIRCLE ADDITION	RESERVED
2	WESTSIDE CIRCLE ADDITION	RESERVED
3	WESTSIDE CIRCLE ADDITION	RESERVED
4	WESTSIDE CIRCLE ADDITION	RESERVED
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6	WESTSIDE CIRCLE ADDITION	RESERVED
7	WESTSIDE CIRCLE ADDITION	RESERVED
8	WESTSIDE CIRCLE ADDITION	RESERVED
9	WESTSIDE CIRCLE ADDITION	RESERVED

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 12, 2013****FILE NUMBER:** S123-247**Subdivision Administrator:** Paul Nelson**LOCATION:** Gaisford Street, approximately 375 feet southwest of Fitzhugh Avenue**DATE FILED:** August 20, 2013**ZONING:** IM**CITY COUNCIL DISTRICT:** 7 **SIZE OF REQUEST:** 3.320 Acres **MAPSCO:** 46Q, R**OWNER:** State Fair of Texas

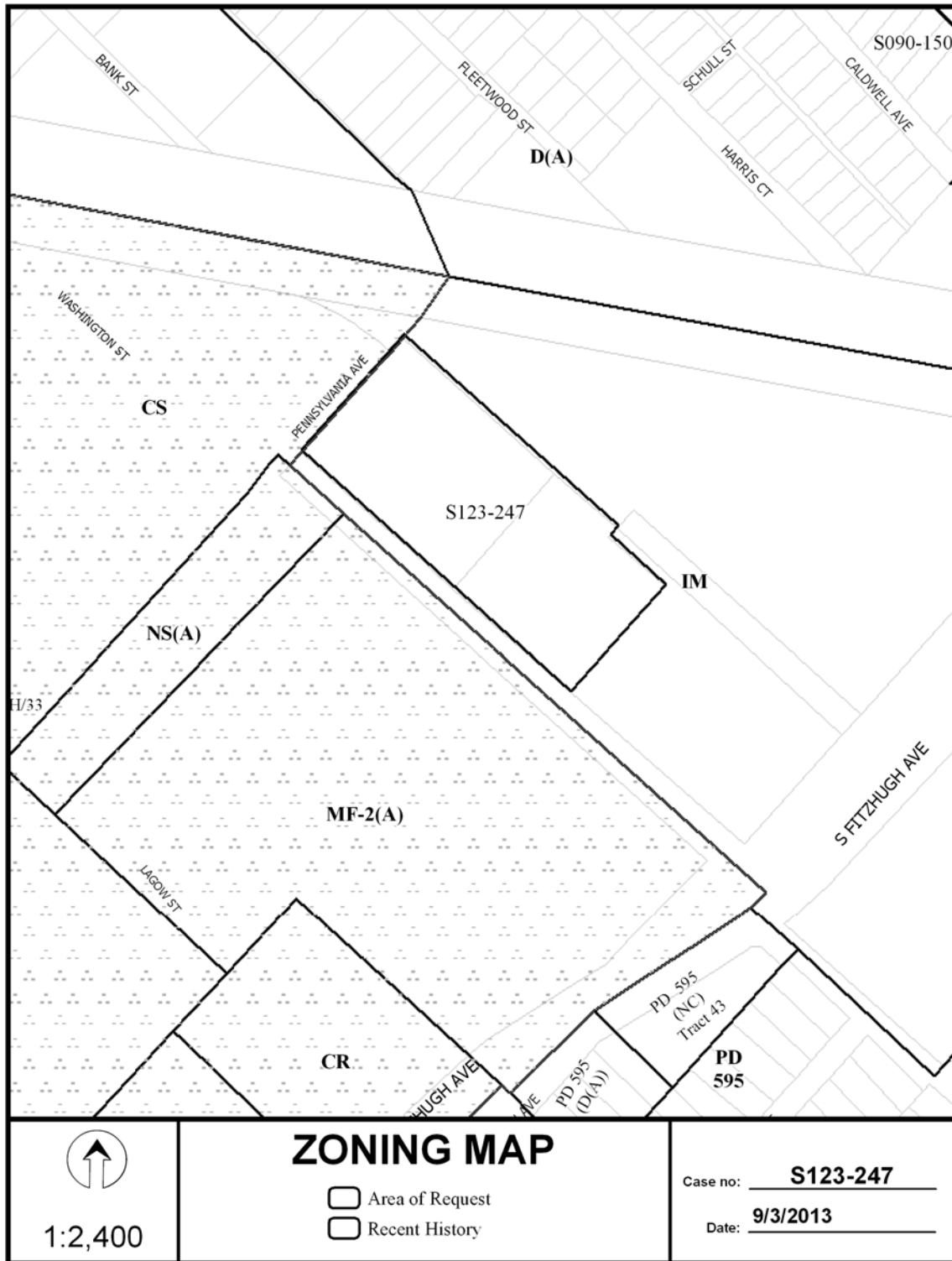
REQUEST: An application to replat a 3.320 acre tract of land containing all of Lots 1 through 5 and Lots 9 through 13 in City Block 2/1435; all of Lots 1 through 5 and Lots 15 through 19 in City Block 3/1435; all of Lots 1 through 5 and part of Lots 20 through 24 in City Block 6/1435; and vacated Tella Street and vacated Julius Street into one lot on property fronting on the northeast line of Gaisford Street approximately 375 feet northwest of Fitzhugh Avenue.

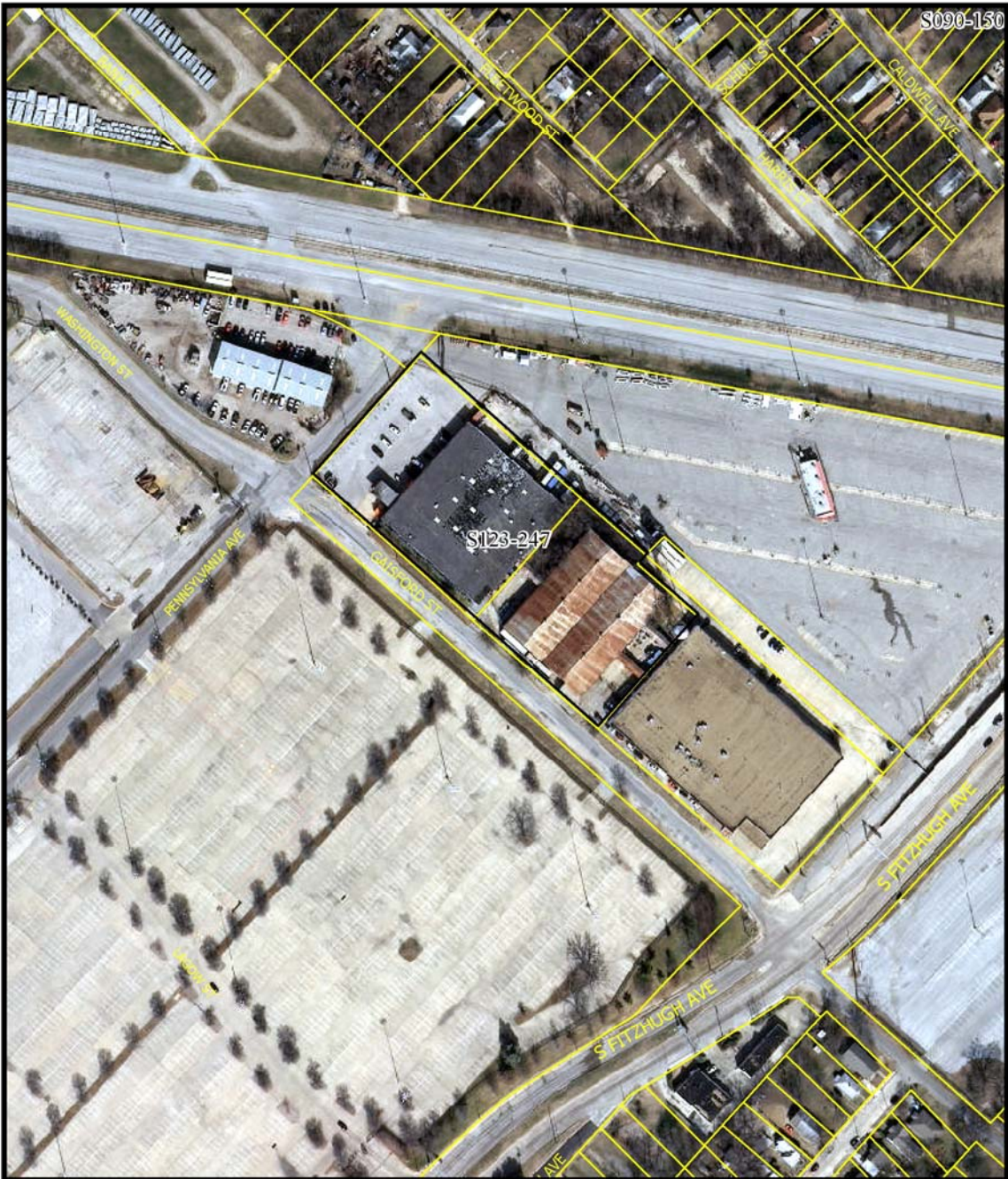
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of the IM 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 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. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 28 feet of right-of-way from the established centerline of Gaisford Street.
14. On the final plat show how all adjoining right-of-way was created.
15. On the final plat show the recording information on all existing easements within 150 feet of the property.
16. On the final plat monument all set corners per the monumentation provisions of Section 51A-8.617 of the Dallas Development Code. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
17. On the final plat two control monuments must be shown.
18. On the final plat choose a different addition name.
19. On the final plat list the utility easements as retained within street abandonments when stated in the abandonment ordinance.
20. On the final plat clarify spur tract easement.
21. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
22. If water meter size will be the same size as the public main, submit proposed G.P.M. and P.S.I. needs to the Engineering Section in Room 200 of 320 E. Jefferson Blvd. for review and approval.
23. Water/wastewater main extension may be required by Private Development Contract.
24. On the final plat identify the property as Lot 1A in City Block 3/1435.





 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S123-247 </u> Date: <u> 9/3/2013 </u>
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CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 12, 2013****FILE NUMBER:** S123-248**Subdivision Administrator:** Paul Nelson**LOCATION:** Dan Morton Drive at Kiest Boulevard, southwest corner.**DATE FILED:** August 20, 2013**ZONING:** IR**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 27.2356**MAPSCO:** 62A**OWNER:** Whitewave Food Company and Data Document, Inc.

REQUEST: An application to replat a 27.2356-acre tract of land containing all of Lots 1 and 2B in City Block B/8023 into one lot on property located on Dan Morton Drive at Kiest Boulevard, southwest corner.

SUBDIVISION HISTORY:

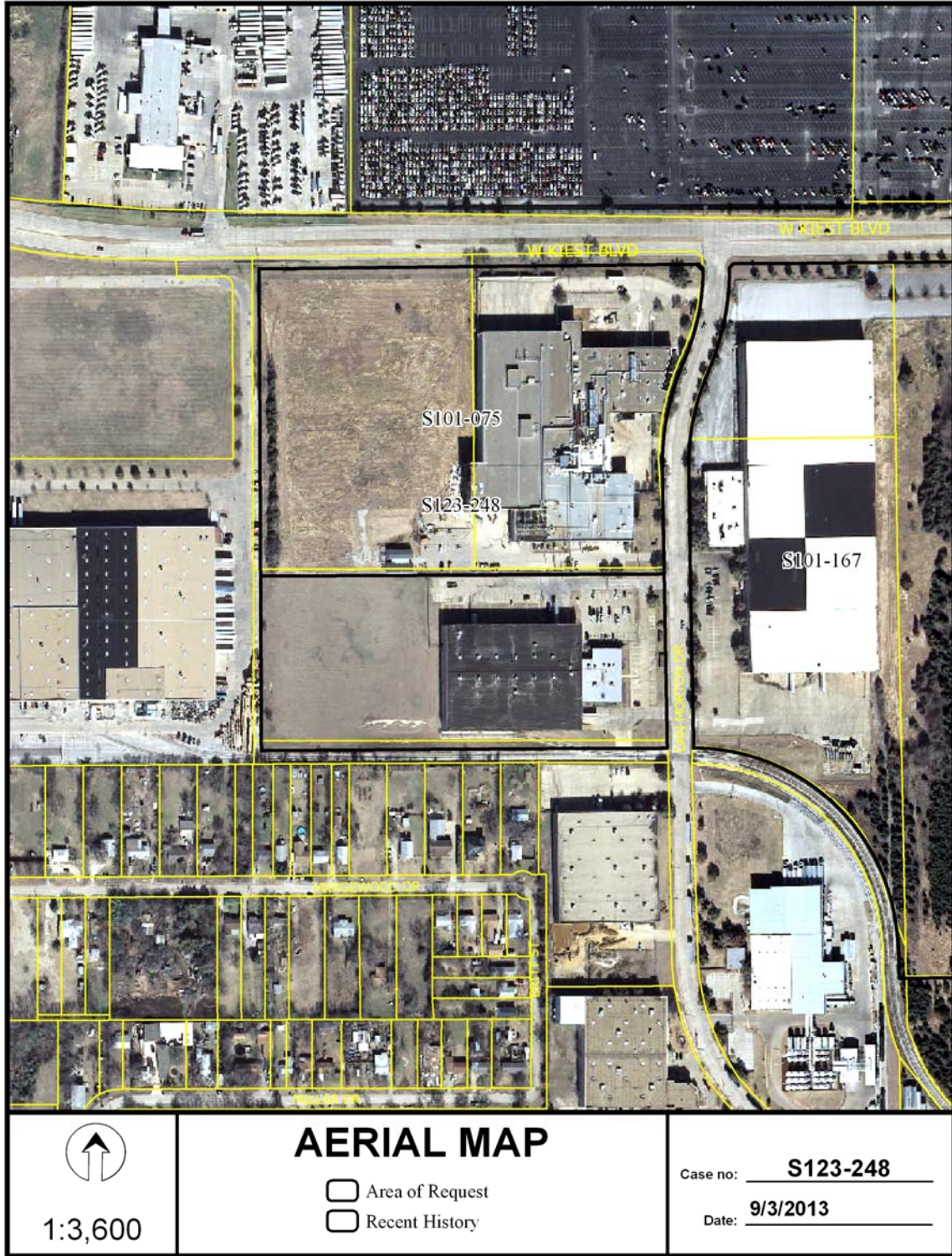
1. S101-075 was an application to replat a 17.599 acre tract of land that is part of the current application and containing all of Lot 2B in City Block B/8023 to create new easements on property located at 3333 Dan Morton Drive. The request was approved on April 7, 2011 and recorded on January 23, 2012.
2. S101-167 was an application on property located southeast corner of Dan Morton Drive and Kiest Blvd. to replat a 26.262 acre tract of land containing all of Lots 1 and 2 in City Block 1/8024 and part of City Blocks 8024 and 8027 into one lot located on Kiest Boulevard at Dan Morton Drive, southeast corner. The request was approved on October 6, 2011 but has not been recorded.

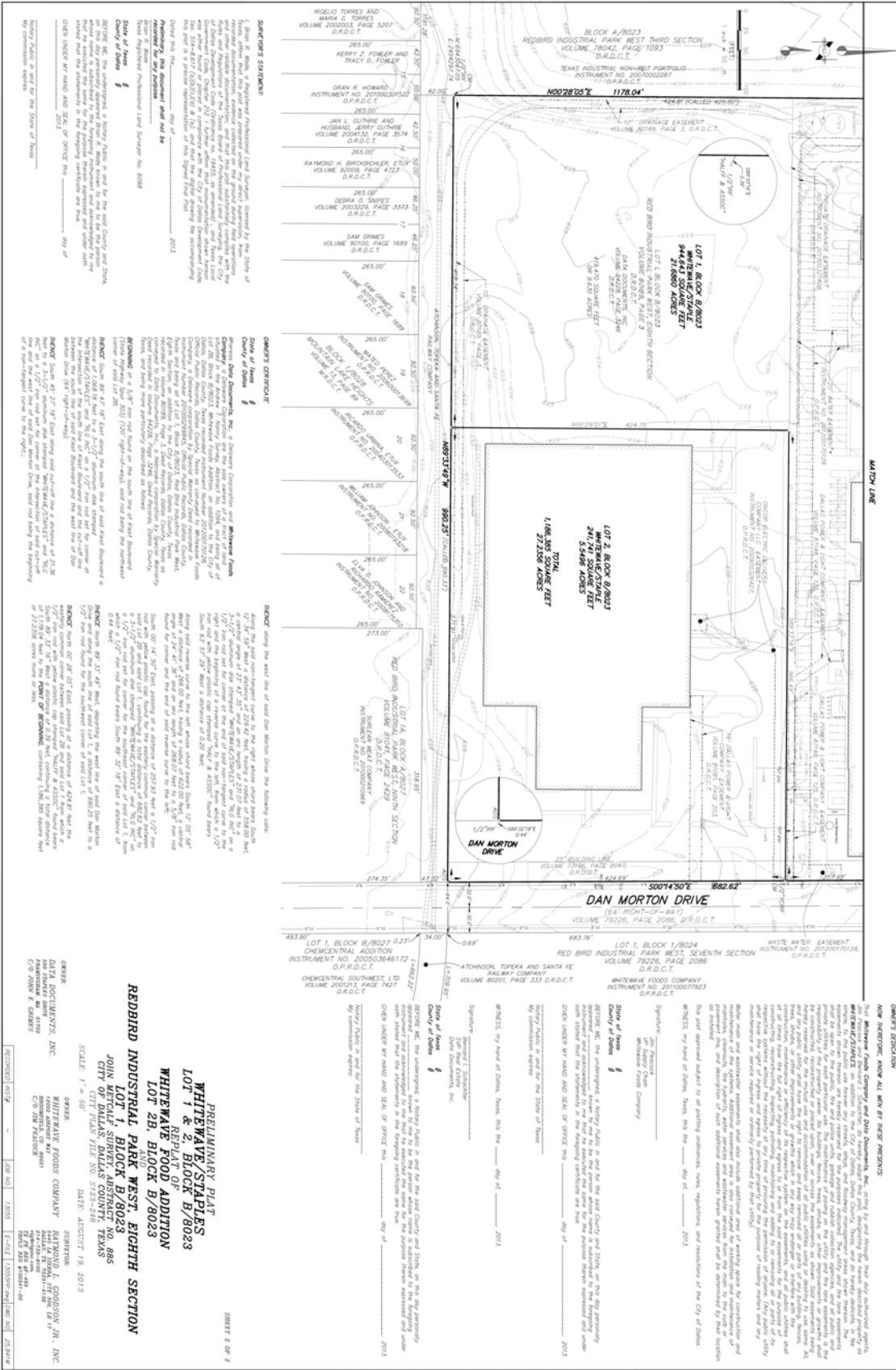
STAFF RECOMMENDATION: The request complies with the requirements of IR; therefore, staff recommends approval subject to compliance with the following conditions:

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

7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 2.
11. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat show the recording information on all existing easements within 150 feet of the property.
14. On the final plat show abstract information within 150 feet of the property.
15. On the final plat show the existing building is encroaching upon a 15 foot easement; verify if the easement has been released by the easement holder.
16. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Boulevard showing proposed buildings and development.
17. On the final plat identify the property as Lots 1A and 1B, City Block B/8023.







CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 12, 2013****FILE NUMBER:** S123-249**Subdivision Administrator:** Paul Nelson**LOCATION:** U.S. Highway 75, Hall Street, and Cochran Street**DATE FILED:** August 21, 2013**ZONING:** PD 466**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.531**MAPSCO:** 45C**OWNER:** ADVA Realty Group, LLC

REQUEST: An application to replat a 0.535 acre tract of land containing part of Lots 5, 6, 7, and 8 in City Block V/594 into one lot on property bounded by U.S. Highway 75, Hall Street, and Cochran Street.

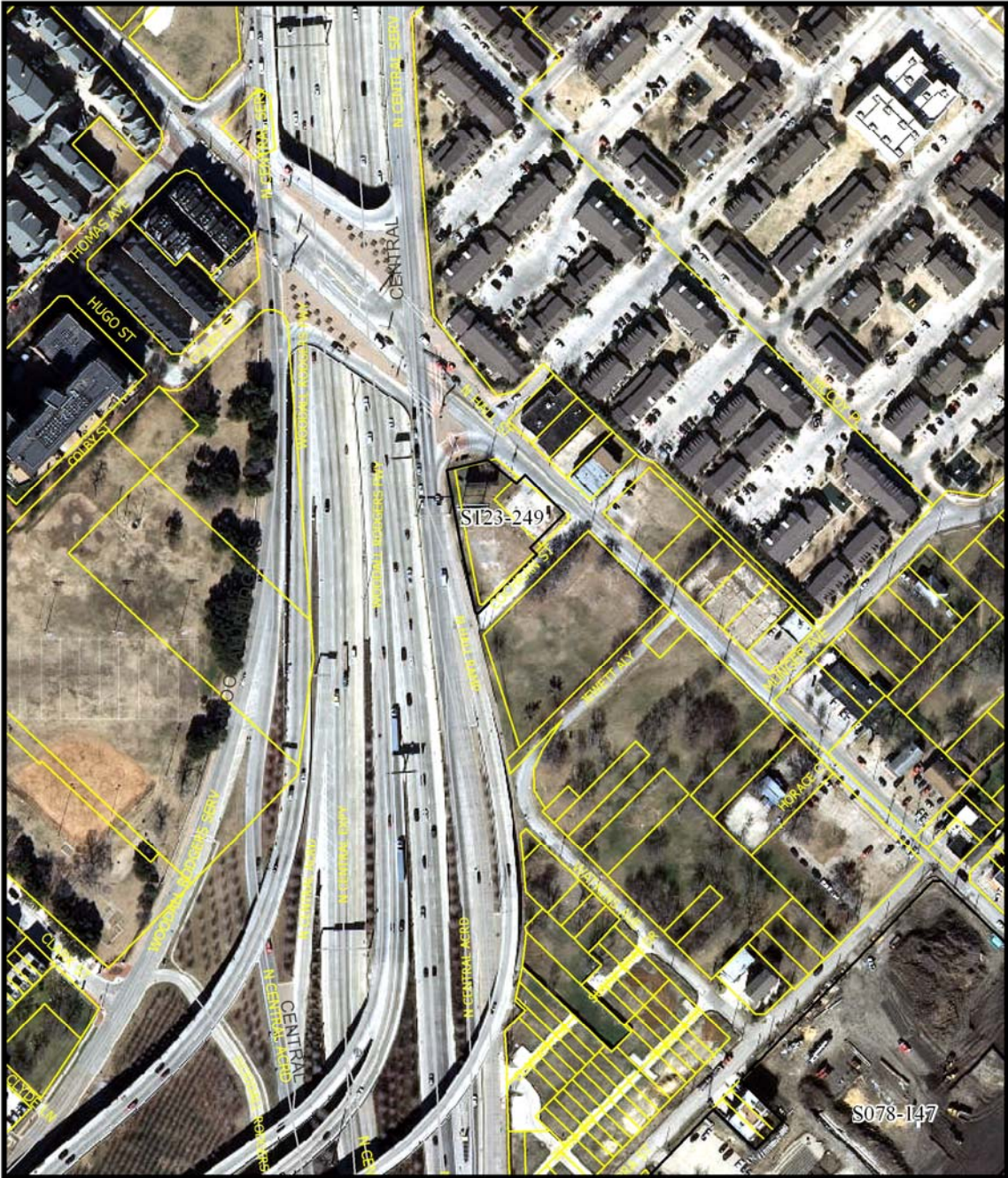
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of PD 466; therefore, staff recommends approval subject to compliance with the following conditions:

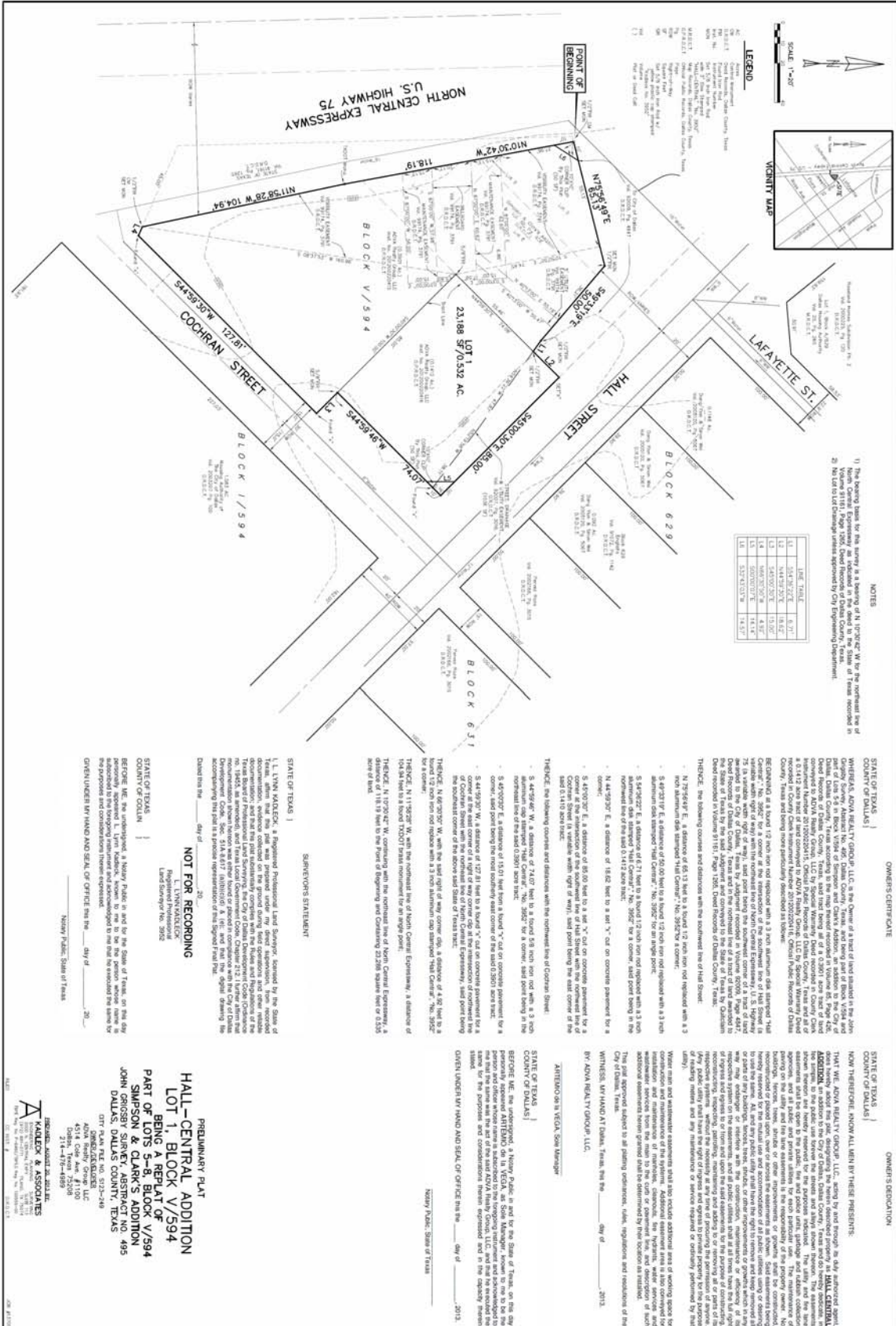
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with 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 the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments

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

10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 28 feet of right-of-way from the established centerline of Cochran Street.
14. On the final plat dedicate 20 feet of right-of-way from the established centerline of Hall Street.
15. On the final plat add a note stating: "Any new access or modification along North Central Expressway requires TXDOT approval."
16. On the final plat show how all adjoining right-of-way was created.
17. On the final plat show the recording information on all existing easements within 150 feet of the property.
18. On the final plat dedicate the street easement on Hall Street in fee simple.
19. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
20. Water/wastewater main extension may be required by Private Development Contract.
21. On the final plat identify the property as Lot 5A, City Block V/594.



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CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 12, 2013****FILE NUMBER: S123-233****Subdivision Administrator: Paul Nelson****LOCATION: 6201 Tremont Street****DATE FILED: August 14, 2013****ZONING: R-10(A)****CITY COUNCIL DISTRICT: 14 SIZE OF REQUEST: 0.230 Acres MAPSCO: 36Z****OWNER: Hammack Homes, LLC**

REQUEST: An application to replat a part of Lot 3 in City Block D/2778 into one 0.230-acre lot on property located at 6201 Tremont Street at N. Paulus Avenue, north corner.

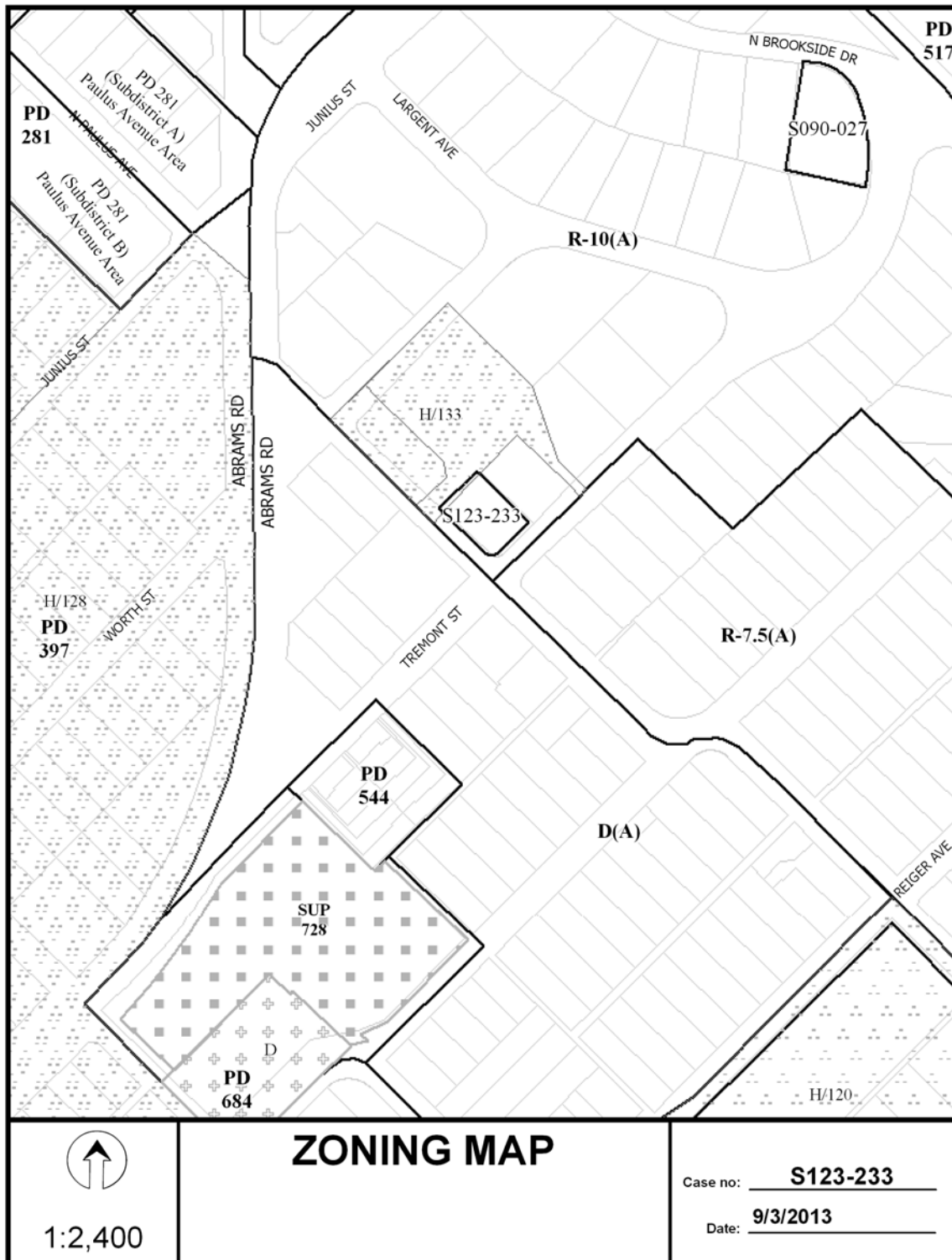
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

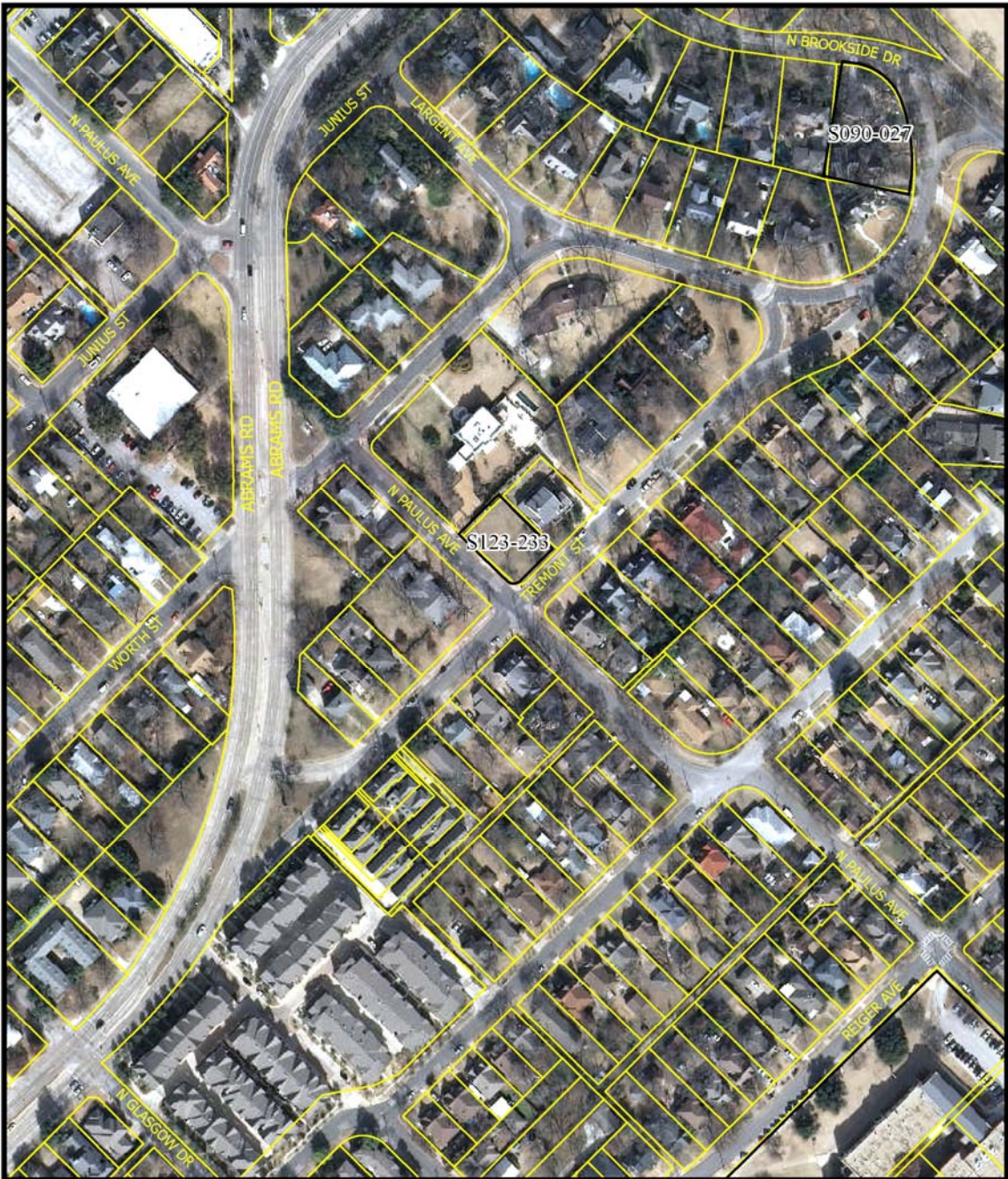
STAFF RECOMMENDATION: The request complies with the requirements of the R-10(A) District; therefore, staff recommends approval subject to compliance with the following conditions:

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

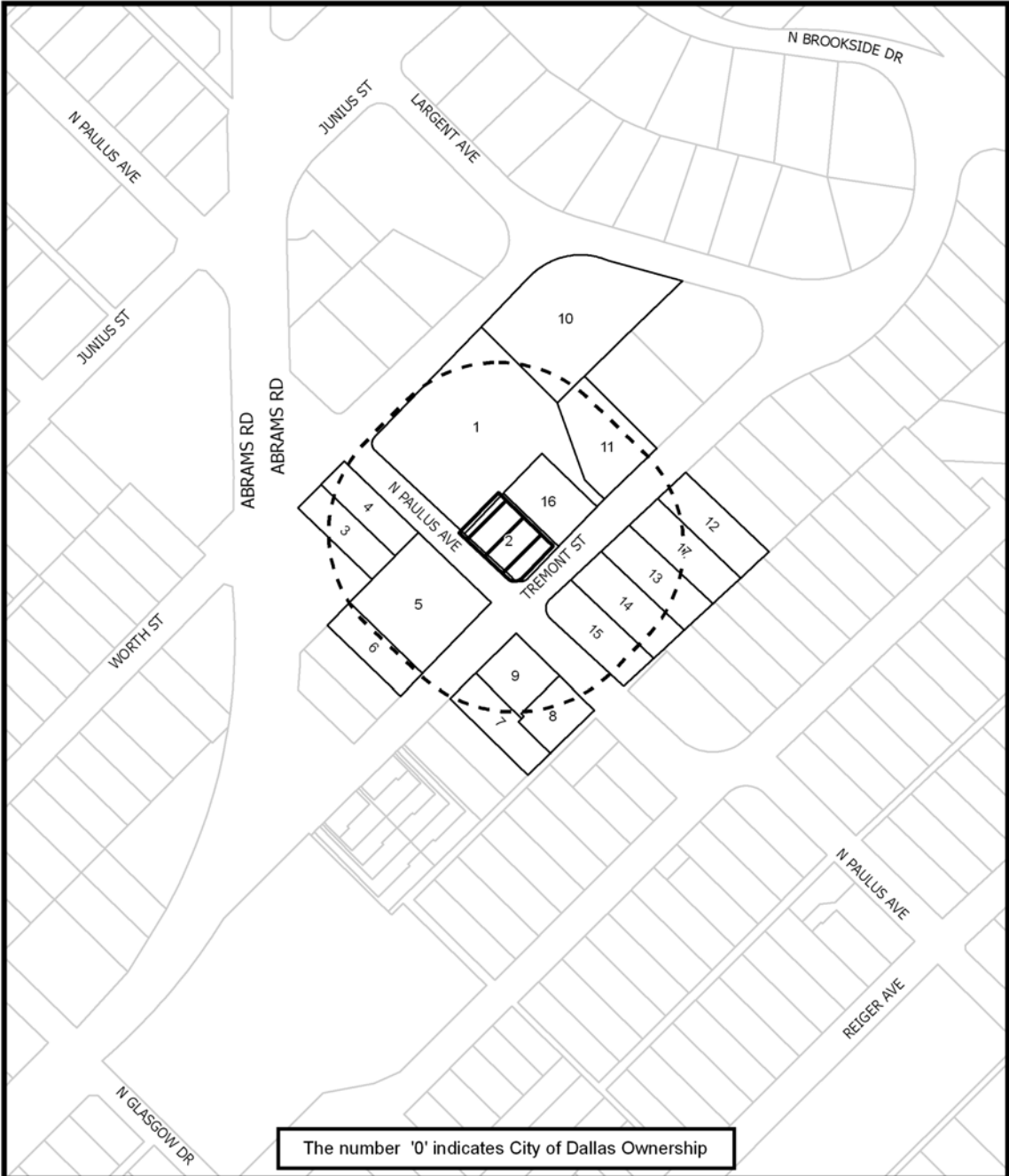
must be verified by the Chief City Surveyors Office in the Public Works Department.

10. The maximum number of lots permitted by this plat is 1.
11. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate a 10 foot by 10 foot corner clip at North Paulus Avenue and Tremont Street.
14. On the final plat dedicate 28 feet of right-of-way from the established centerline of Tremont Street.
15. On the final plat dedicate 28 feet of right-of-way from the established centerline of North Paulus Avenue.
16. On the final plat remove the proposed building lines from the plat.
17. On the final plat show and label easement created by Vol. 5743, Page 438. Also show releases that have occurred to the easement from an individual or company.
18. On the final plat identify the property as Lot 3B, City Block D/2778.





 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S123-233 </u> Date: <u> 9/3/2013 </u>
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 1:2,400	NOTIFICATION		Case no: S123-233
	<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;">17</div> NUMBER OF PROPERTY OWNERS NOTIFIED		Date: 9/3/2013

Notification List of Property Owners

S123-233

17 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6220 WORTH ST	LIND THOMAS J & KATHI
2	6201 TREMONT ST	EVANS STEPHEN C & JENNIFER EVANS
3	6128 WORTH ST	CAMERON GINGER LANCLCLOS
4	6132 WORTH ST	SCHIMMING VERNON &
5	6135 TREMONT ST	LANE KENNETH RICHARD
6	6125 TREMONT ST	SIMPSON SCOTT MICHAEL
7	6124 TREMONT ST	FOREST HOUSE PROPERTIES LLC 104 PMB 205
8	419 PAULUS AVE	COOLIDGE WILLIAM
9	6132 TREMONT ST	ALLEGRO ROSE
10	6228 WORTH ST	RIDGWAY WILLIAM D
11	6227 TREMONT ST	CABLE DAVIS J & CHERYL R
12	6220 TREMONT ST	SHARON PROCTOR LIVING TRUST
13	6212 TREMONT ST	PORTERA JOSEPH C & ELYSIA
14	6206 TREMONT ST	KRAFT ERIC & AMY
15	6200 TREMONT ST	BELL TRACE & JANA
16	6215 TREMONT ST	EVANS JENNIFER T STEVE EVANS
17	6216 TREMONT ST	WEINGARTEN VERONICA L

Friday, August 16, 2013

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 12, 2013****FILE NUMBER: S123-237****Subdivision Administrator: Paul Nelson****LOCATION:** Vandelia Street at Hudnall Street**DATE FILED:** August 14, 2013**ZONING:** PD 193 Subdistrict 89**CITY COUNCIL DISTRICT: 2 SIZE OF REQUEST: 9.910 Acres MAPSCO: 34R, Q****APPLICANT:** JLB Realty, LLC/Harvey's Racquet Club Apartments, LLC

REQUEST: An application to replat a 9.910 acre tract of land containing all of Lot 1 in City Block A/5703 into one lot on property located at the east corner of Vandelia Street at Hudnall Street.

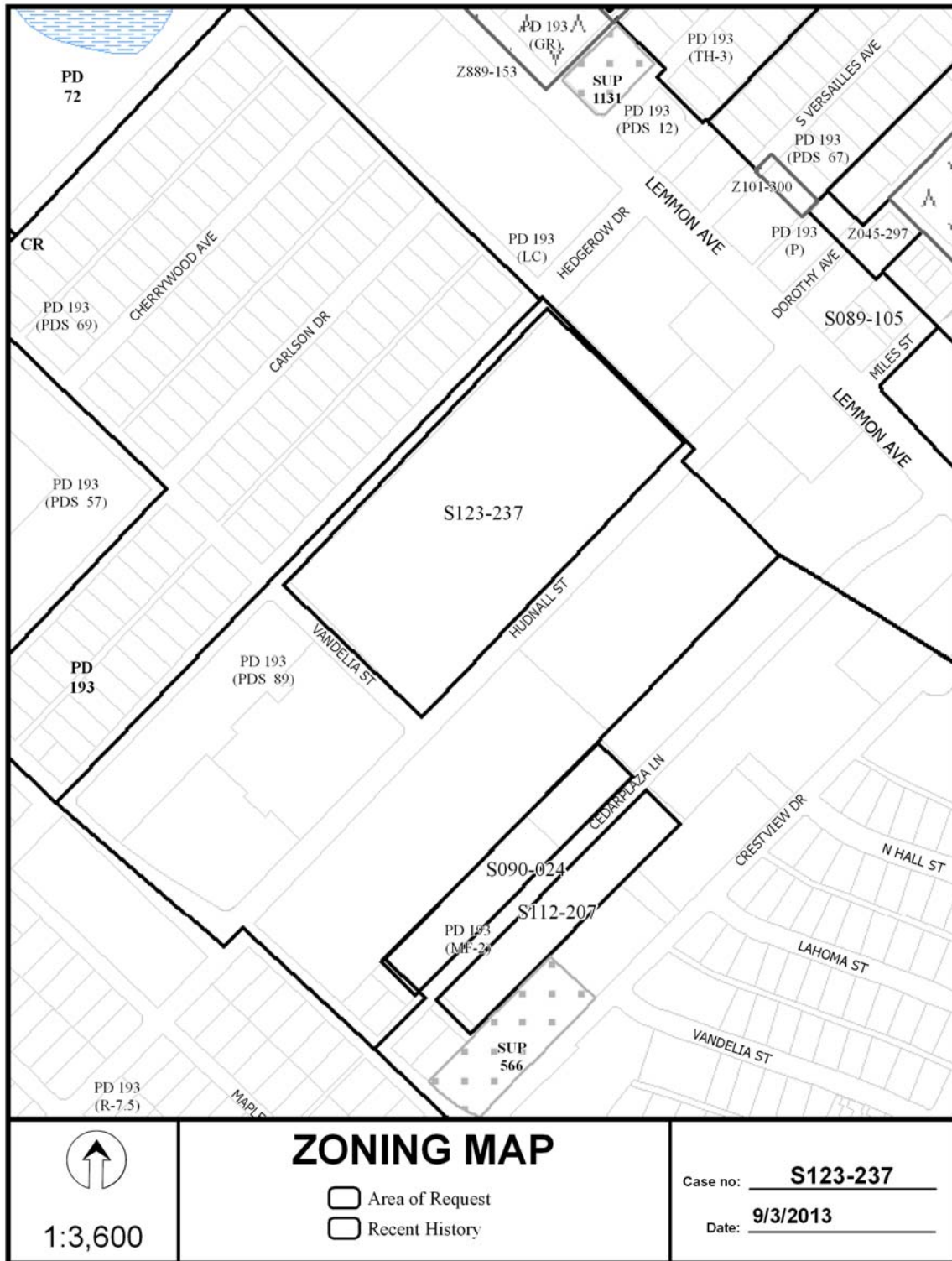
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

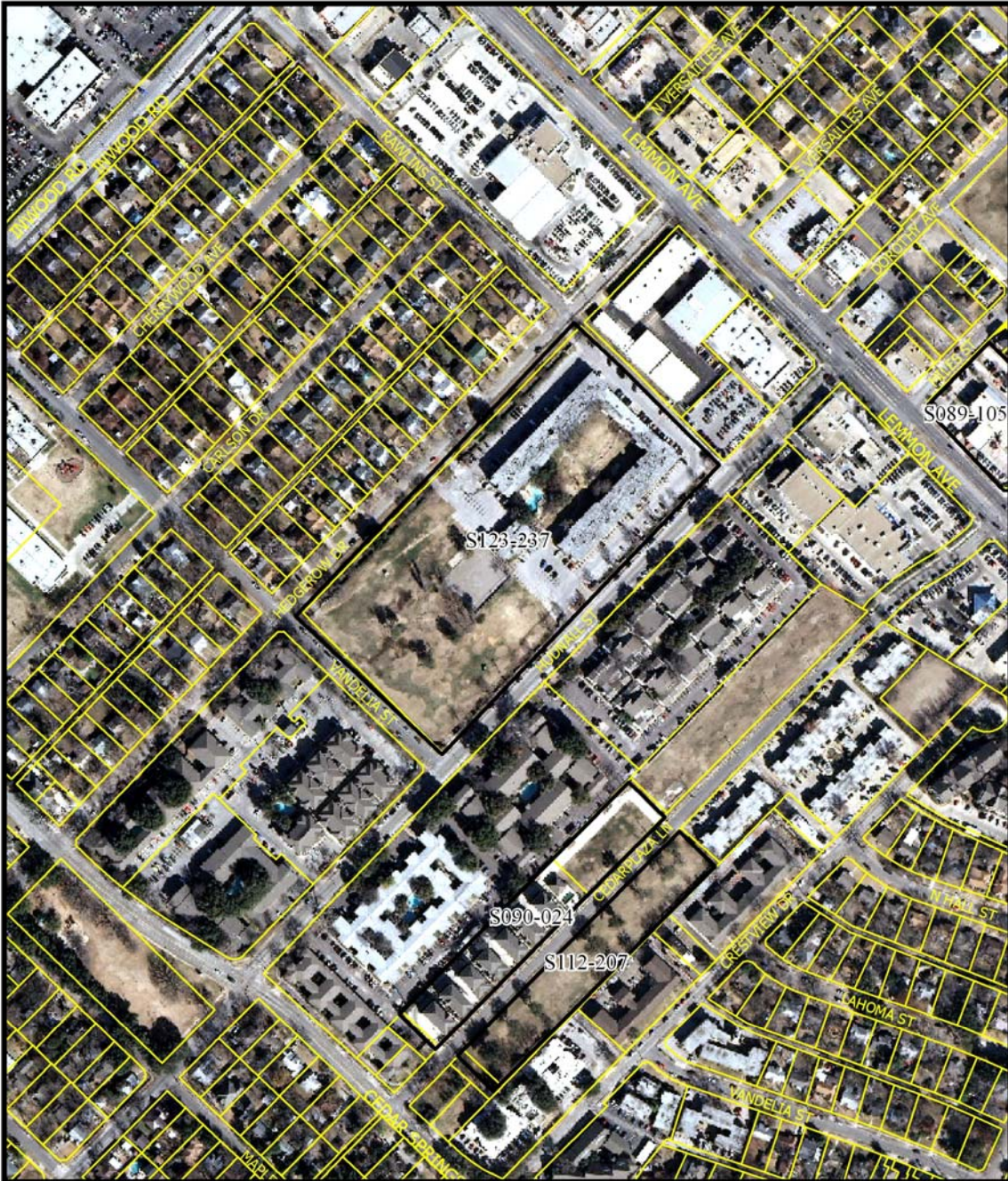
STAFF RECOMMENDATION: The request is to place an easement on the property and the request complies with the requirements of PD No. 193, Subdistrict 89; therefore, staff recommends approval subject to compliance with the following conditions:


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 the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

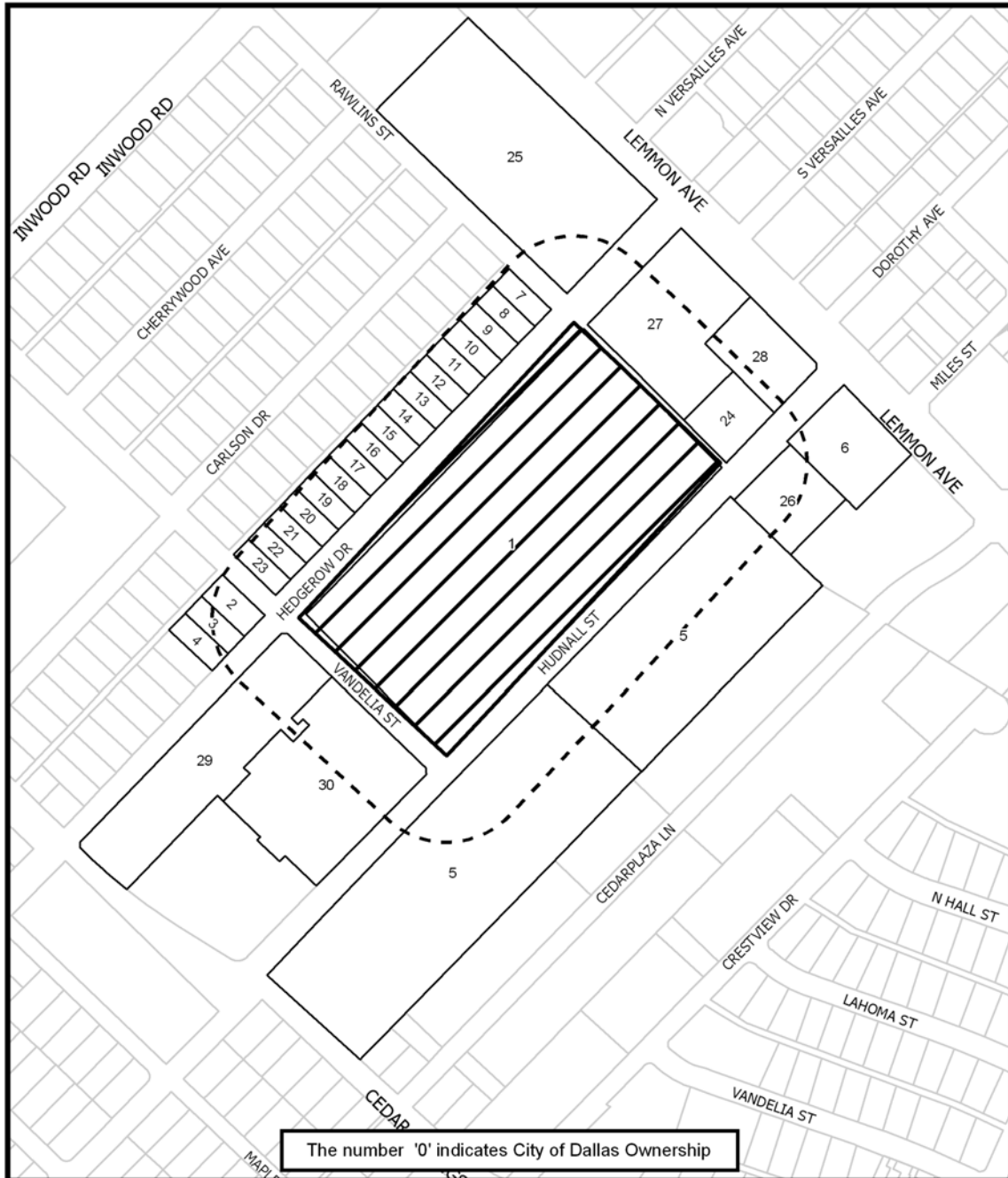
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
13. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
14. On the final plat dedicate 25 feet of right-of-way from the established centerline of Hudnall Street.
15. On the final plat dedicate a 10 foot by 10 foot corner clip at Hedgerow Street and Vandelia Street.
16. On the final plat dedicate a 10 foot by 10 foot corner clip at Hudnall Street and Vandelia Street
17. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Hudnall Street and the alley.
18. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Hedgerow Street and the alley.
19. On the final plat show how all adjoining right-of-way was created.
20. On the final plat monument all set corners per the monumentation provisions of Section 51A-8.617 of the Dallas Development Code. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
21. On the final plat all utility easement abandonments must be shown with the correct recording information.
22. On the final plat list the utility easements as retained within street abandonments when stated in the abandonment ordinance.
23. On the final plat show the distance/width of right-of-way across Hudnall Street.
24. On the final plat show ordinance No. 14169.
25. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
26. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
27. On the final plat change "Hedgerow Street" to "Hedgerow Drive".

28. On the final plat add a label for "Rawlins Street" in its right-of-way.
29. On the final plat identify the property as Lot 1 in City Block 4A/5703.





 1:3,600	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S123-237 </u> Date: <u> 9/3/2013 </u>
------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------



 1:3,600	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">30</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	30	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: S123-237 Date: 9/3/2013
200'	AREA OF NOTIFICATION					
30	NUMBER OF PROPERTY OWNERS NOTIFIED					

Notification List of Property Owners
S123-237

30 Property Owners Notified

Label #	Address	Owner
1	3301 HUDNALL ST	HARVEYS RACQUET CLUB APARTMENTS LTD
2	3147 HEDGEROW DR	REY MARGARET L
3	3143 HEDGEROW DR	RINCON JOHNNY S
4	3139 HEDGEROW DR	CHARBONNEAU SUSAN
5	3232 HUDNALL ST	HUB APARTMENTS LTD THE
6	5333 LEMMON AVE	ADLER PROP CO LLP PS
7	3339 HEDGEROW DR	HERNANDEZ R
8	3335 HEDGEROW DR	CALDERON RAMON R & REINALDA
9	3331 HEDGEROW DR	DAVILA RUBEN J & MARIA
10	3327 HEDGEROW DR	GILBERT BARBARA JEAN
11	3323 HEDGEROW DR	LOPEZ MARIO & BERNARDA
12	3319 HEDGEROW DR	GARCIA SERGIO & ALTA GARCIA LOERA
13	3315 HEDGEROW DR	ZIELINSKI THOMAS L
14	3311 HEDGEROW DR	CORTEZ JOSE R & MIRNA L
15	3307 HEDGEROW DR	LOPEZ HECTOR S & LETICIA B
16	3303 HEDGEROW DR	PALAVICINI ALICIA
17	3227 HEDGEROW DR	CARDONA JUAN
18	3223 HEDGEROW DR	HERNANDEZ PORFIRIO & JOSEFINA
19	3219 HEDGEROW DR	PEREZ LUIS & SYLVIA A
20	3215 HEDGEROW DR	GARCIA MARTHA MARIA
21	3211 HEDGEROW DR	VANDELLIA LLC
22	3207 HEDGEROW DR	TORRES JUANITA & GUADALUPE S VELARDE
23	3203 HEDGEROW DR	GONZALES JOSE LUIS & MARIA
24	3407 HUDNALL ST	SEVEN ELEVEN INC % AD VALOREM
25	5555 LEMMON AVE	I & L DEVELOPMENT CO
26	3412 HUDNALL ST	EAGLE ROBERT M

Friday, August 16, 2013

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 12, 2013****FILE NUMBER: S123-245****Subdivision Administrator: Paul Nelson****LOCATION:** southeast corner of Atlas Drive at Denley Drive.**DATE FILED:** August 19, 2013**ZONING:** PD No. 855**CITY COUNCIL DISTRICT: 4****SIZE OF REQUEST: 7.531 Acres****MAPSCO: 65G****OWNER/APPLICANT:** Sapphier Road Development , LLC.

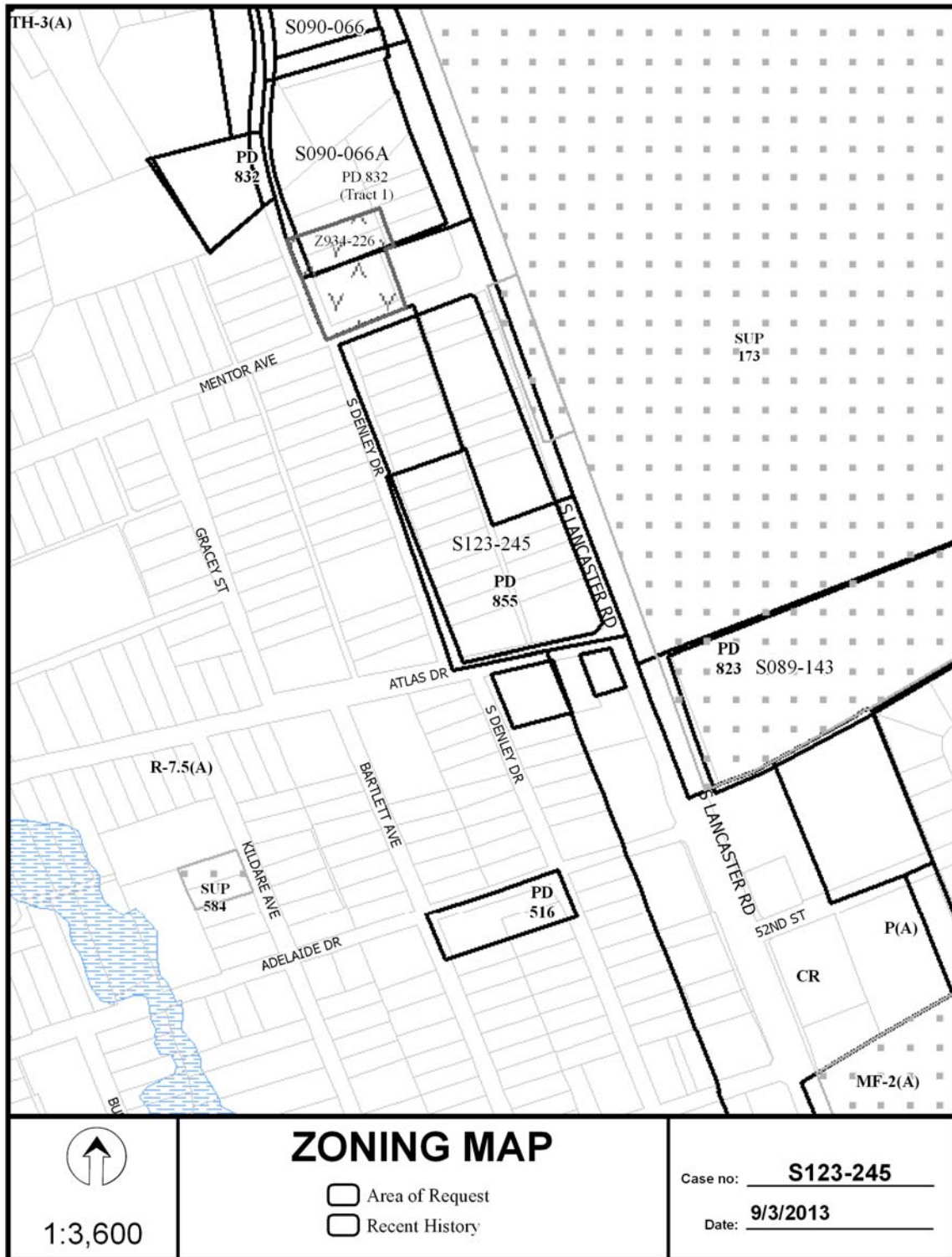
REQUEST: An application to replat Lots 1 through 34 of City Block 31/4329 into one 3.587 acre lot and one 3.293 acre lot located along the east line of Denley Drive and the west line of South Lancaster Road between Mentor Avenue and Atlas Drive; to replat part of Lot 1 of City Block A/4352 into one 0.178 acre lot located at the southwest corner of Atlas Drive at Lancaster Road; and to replat part of Lot 4 of City Block A/4352 into one 0.473 acre lot located at the southeast corner of Atlas Drive at Denley Drive.

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

STAFF RECOMMENDATION: The request complies with the requirements of PD No. 855; 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 the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 4.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 28 feet of right-of-way from the established centerline of Mentor Avenue.
14. On the final plat dedicate 28 feet of right-of-way from the established centerline of South Denley Drive.
15. On the final plat dedicate 28 feet of right-of-way from the established centerline of Atlas Drive.
16. On the final plat dedicate a 10 foot by 10 foot corner clip at the northwest and northeast corner of South Denley Drive at Atlas Drive.
17. On the final plat dedicate a 10 foot by 10 foot corner clip at Mentor Drive and South Denley Drive.
18. On the final plat dedicate a 15 foot by 15 foot corner clip at South Lancaster Road and Atlas Drive.
19. On the final plat dedicate a 15 foot by 15 foot corner clip at Mentor Avenue and South Lancaster Road.
20. On the final plat list the utility easements as retained within street abandonments when stated in the abandonment ordinance.
21. On the final plat show ordinance numbers 28244 and 28677.
22. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
23. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
24. Water/wastewater main extension is required by Private Development Contract.
25. On the final plat identify the property as Lots 1A and 11A in City Block 31/4329.
26. On the final plat identify the property as Lots 1A and 4A in City Block A/4352.





1:3,600

AERIAL MAP

- Area of Request
- Recent History

Case no: S123-245

Date: 9/3/2013



 1:3,600	NOTIFICATION	Case no: S123-245			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">41</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	41	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
41	NUMBER OF PROPERTY OWNERS NOTIFIED				

Notification List of Property Owners

S123-245

41 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4703 LANCASTER RD	SAPPHIRE ROAD DEVELOPMENT LLC
2	2014 ATLAS DR	DART
3	4425 DENLEY DR	ALVAREZ DAVID CORTEZ TRUSTEE DAVID & ROBERTA
4	4423 DENLEY DR	SMITH MARGARET ANN
5	4419 DENLEY DR	KYSER DICK D & MARGIE A KYSER
6	4435 LANCASTER RD	HATLEY A D
7	4420 DENLEY DR	CHASE BANK OF TX NA
8	4416 DENLEY DR	CITY WIDE COMMUNITY DEV CORP
9	4425 LANCASTER RD	CITY WIDE COMMUNITY DEV CORP
10	4501 DENLEY DR	ELORZA TEODORA
11	4507 DENLEY DR	PETROFF NICHOLAS
12	4511 DENLEY DR	LARSEN LISA LYNNE
13	4515 DENLEY DR	DARECO SERVICES
14	4519 DENLEY DR	HOPE BARRY EUGENE
15	4521 DENLEY DR	ARELLANO JUAN &
16	4527 DENLEY DR	ARELLANO JUAN & PATRICIA
17	4531 DENLEY DR	ARELLANO JOSE LUIS
18	4603 DENLEY DR	SILVA LAURENCIA & SILVA ROSA
19	4607 DENLEY DR	SILVA LAURENCIO
20	4615 DENLEY DR	BELL MATTIE Y
21	4623 DENLEY DR	ARTEAGA JOSE LUIS &
22	4627 DENLEY DR	IVD FINANCIAL LP
23	4631 DENLEY DR	DALLAS HOUSING ACQUISITION & DEV CORP CITY HALL
24	4709 LANCASTER RD	LEVINE RLTY
25	4735 LANCASTER RD	SOH KUM SOOK
26	4720 DENLEY DR	GREEN SAMUEL III

Monday, August 19, 2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4724 DENLEY DR	GREEN SAM
28	4718 DENLEY DR	CORTEZ JUAN
29	4714 DENLEY DR	SMITH MICHELLE &
30	4715 DENLEY DR	PRIDE EQUITY MTG CORP % MARGIE HUNTER
31	4709 DENLEY DR	ESPINOZA MAURICIO & MARIA ESPINOZA
32	4723 DENLEY DR	BIGGER BILLY
33	4701 DENLEY DR	BIGGER BILLY & CAROL ANN
34	4719 DENLEY DR	WALKER WILLIE J
35	4705 DENLEY DR	TOPLETZ DENNIS D
36	4727 DENLEY DR	BAGGETT THOMAS ARTHUR JR
37	4729 DENLEY DR	ROSALES ELIAS
38	1914 ATLAS DR	HANSEN ROOSEVELT
39	4500 LANCASTER RD	U S VETERANS HOSPITAL
40	4730 LANCASTER RD	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
41	403 REUNION BLVD	DALLAS AREA RAPID TRANSIT

Monday, August 19, 2013

PLANNER: Mohammad Bordbar

FILE NUMBER: NC123-004

DATE FILED: July 10, 2013

LOCATION: Education Way, south of Teagarden Road

COUNCIL DISTRICT: 14

MAPSCO: 69 O

APPLICANT: City of Dallas

REQUEST: The City of Dallas has submitted an application to change the name of Education Way to "Ebby Halliday Road"

SUBDIVISION REVIEW COMMITTEE: The Subdivision Review Committee voted unanimously for approval of the renaming of Education Way to "Ebby Halliday Road".

STAFF RECOMMENDATION: Staff recommends **approval** of renaming Education Way to "Ebby Halliday Road".

SUMMARY:

- Notices were sent on July 26, 2013 to 2 property owners notifying them of the proposed street name change. Notification signs were put up on June 24, 2013.
- As of August 30, 2013 staff has received 0 replies in favor or opposed.
- A waiver of Section 9.304(b) is needed to approve the name change as this section states that "a street name may not contain more than 14 characters providing, however, that the street type designation may be abbreviated to comply with this requirement."
- The proposed name contains 18 characters of which two are spaces between words.
- A waiver to Section 51A-9.304(A)(5) to allow 18 letters is required for this request to be approved by the City Council.
- A waiver to Section 51A-9.304(c)(2) states that "a street name commemorating a person or a historic site or area is prohibited until at least two years after the death of the person to be honored or the occurrence of the event to be commemorated."
- Ebby Halliday is not deceased.
- A waiver to Section 51A-9.304(c)(2) to allow the name change is required for this request to be approved by the City Council.

BACKGROUND INFORMATION:

Thoroughfare/Street

Education Way

Roadway Status

Minor Street

STAFF ANALYSIS:

Street Name Change: In terms of compliance with Division 51A-9.300 of the Dallas Development Code, staff observes the following:

- A waiver of **Section 9.304(a)(5)** is needed to approve the name change as this section states that “a street name may not contain more than 14 characters providing, however, that the street type designation may be abbreviated to comply with this requirement.”
- The proposed name contains 18 characters of which three are spaces between words.
- A waiver of **Section 51A-9.304(c)(2)** is needed to approve the name change as this section states that “ a street name commemorating a person or a historic site or area is prohibited until at least two years after the death of the person to be honored or the occurrence of the event to be commemorated.”
- Ebby Halliday is not deceased.
- **51A-9.305(c)** Hearing before the Subdivision Review Committee. The notices were sent on July 26, 2013 to 2 property owners. The notices for the Plan Commission meeting were sent on August 9, 2013.
- **51A-9.304(g)** Waiver. The city council, by a three-fourths vote of its members may waive any of the standards contained in this section when waiver would be in the public interest and would not impair the public health, safety, or welfare.

Departmental Response: Information on this case was routed to the following entities on July 23, 2013.

Department/Entity	Date of response	Department/Entity	Date of response
AT&T	N/R	Property Management	NR
Atmos Energy	N/R	Police	NR
Building Inspection	N/R	PWT (GIS)	NR
City Archivist	8/2/13	SDC (Transportation)	NR
City Attorney	N/R	Sanitation Services	N/R
Comprehensive Planning	N/R	School District	N/R
Dallas County Historical Commission	N/R	Texas DOT	N/R
DART	N/R	Time Warner Cable	N/R
Fire Department	8/2/13	TXU Electric	N/R
Long Range Planning	NR	US Post Office	NR
Park and Recreation	N/R	Water Utilities	N/R

N/R= No written Response

Memorandum



DATE July 10, 2013
TO Theresa O'Donnell, Interim Assistant City Manager
SUBJECT Education Way to Ebby Halliday Road Street Name Change Request

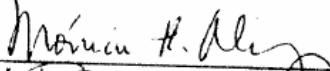
In accordance with the provisions of Section 51A-9.302 of the City of Dallas Development Code, please proceed with the process for the consideration of a street name change from Education Way to Ebby Halliday Road. Education Way is adjacent to Ebby Halliday Elementary School. We would like this considered in lieu of the request to rename a portion of Teagarden Road to Ebby Halliday Road.

Ebby Halliday, fondly known as the grand dame of Dallas real estate, celebrated her 102nd birthday recently. Ms. Halliday founded Ebby Halliday Realtors, which now sells more homes than any other broker in Texas and was the 12th -largest residential real estate brokerage in the U.S. in 2011, according to RealTrends, Inc.

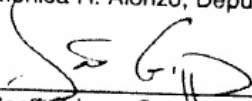
Thank you for your attention to this matter.



Tennell Atkins, Mayor Pro Tem



Monica R. Alonzo, Deputy Mayor Pro Tem



Scott Griggs, Councilmember - District 1

c: David Cossum, Interim Director, Sustainable Development and Construction

"Dallas. The City That Works. Diverse. Vibrant and Progressive"

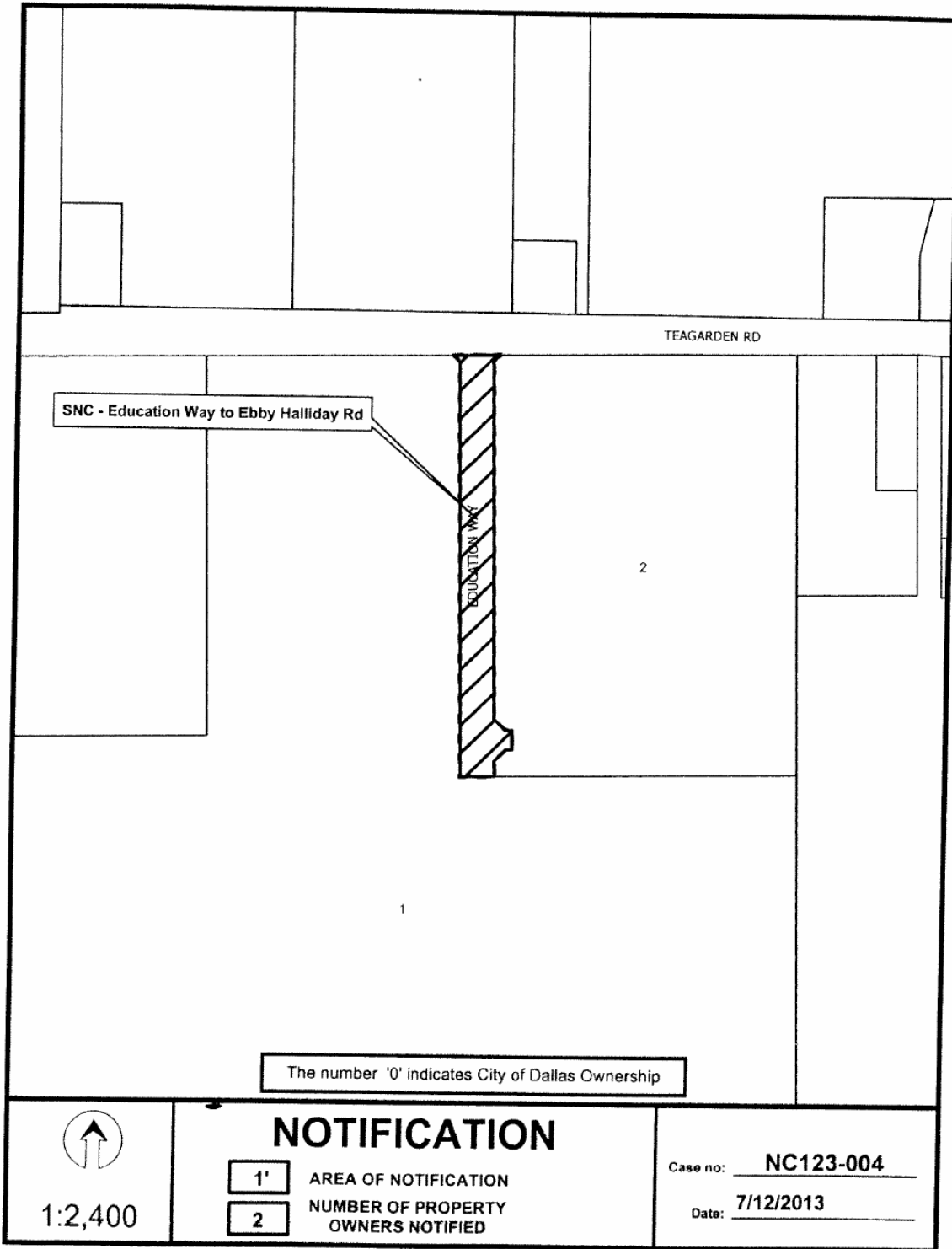
Notification List of Property Owners

NC123-004

2 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10020 TEAGARDEN RD	10020 TEAGARDEN ROAD LLP
2	10210 TEAGARDEN RD	Dallas ISD ATTN OFFICE OF LEGAL SERVICES

Wednesday, July 17, 2013



FILE NUMBER: M123-044

DATE FILED: July 23, 2013

LOCATION: North Line of Stults Road, between Stults Road and Shepherd Drive

COUNCIL DISTRICT: 10

MAPSCO: 26C, D

SIZE OF REQUEST: 3.57 Acres

CENSUS TRACT: 78.05

APPLICANT/OWNER: Theresa Whittington

REPRESENTATIVE: Walter D. Arnold, III

MISCELLANEOUS DOCKET ITEM

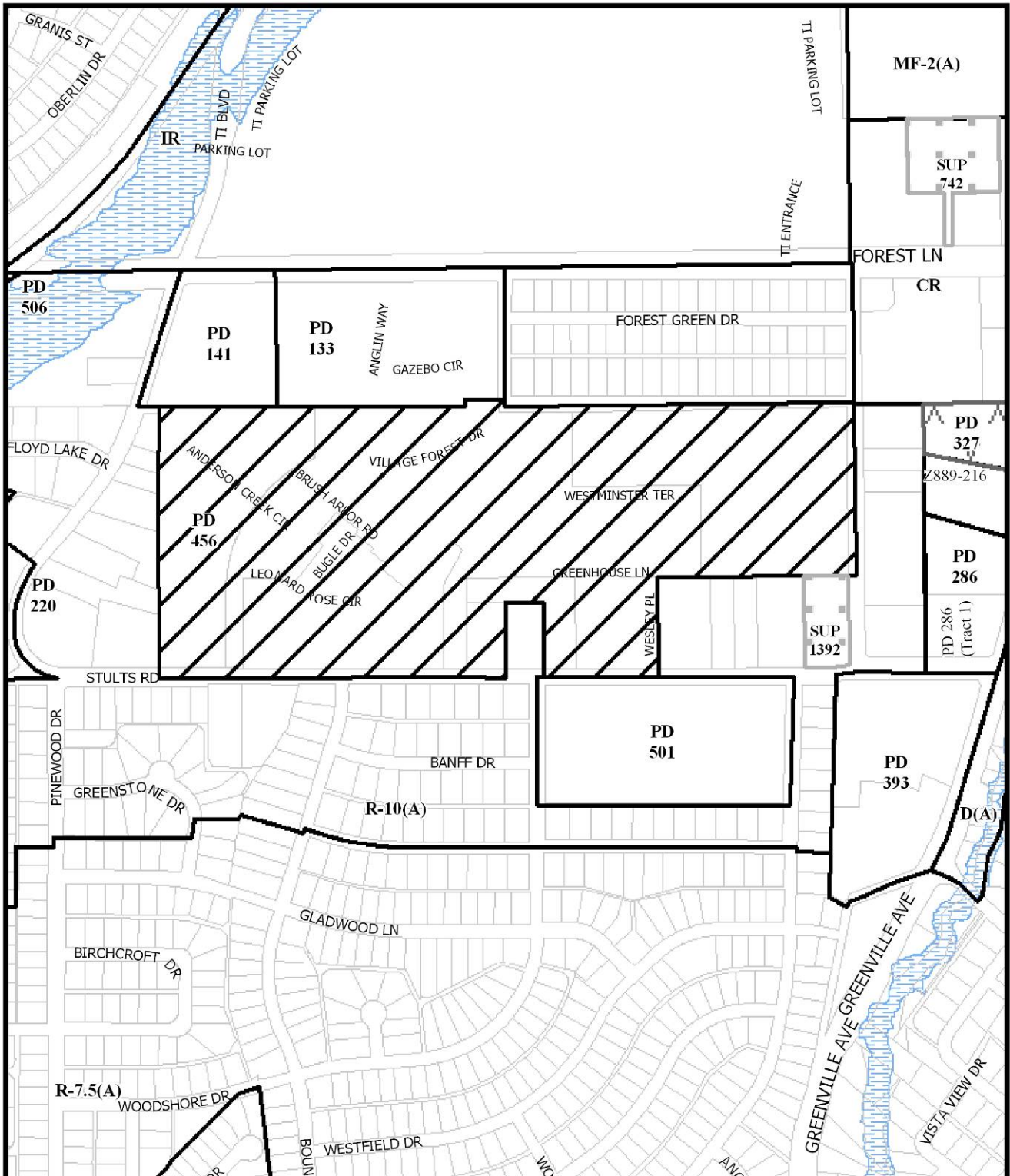
Minor Amendment for Development Plan and Landscape Plan

On October 9, 1996, the City Council passed Ordinance No. 22913 which established Planned Development District No. 456 for Nursing Homes, Hospice Care, Convalescent Home and Related Institutions, Retirement Housing, and an Adult Day Care Facility on property at the above location. The PDD was subsequently amended on September 13, 2000 to approve an amendment to the conceptual/development plan and conditions as well as approval of a landscape plan for a 'Phase I' portion of the site.

At this time, the property owner has submitted an application to amend the Phase I development plan to provide for an enclosed therapeutic pool for residents. The landscape plan provides for consistency with these improvements as well as revisions to landscape materials in close proximity to the new structure.

The applicant's request does not impact any of the other regulations governing the property.

STAFF RECOMMENDATION: Approval.

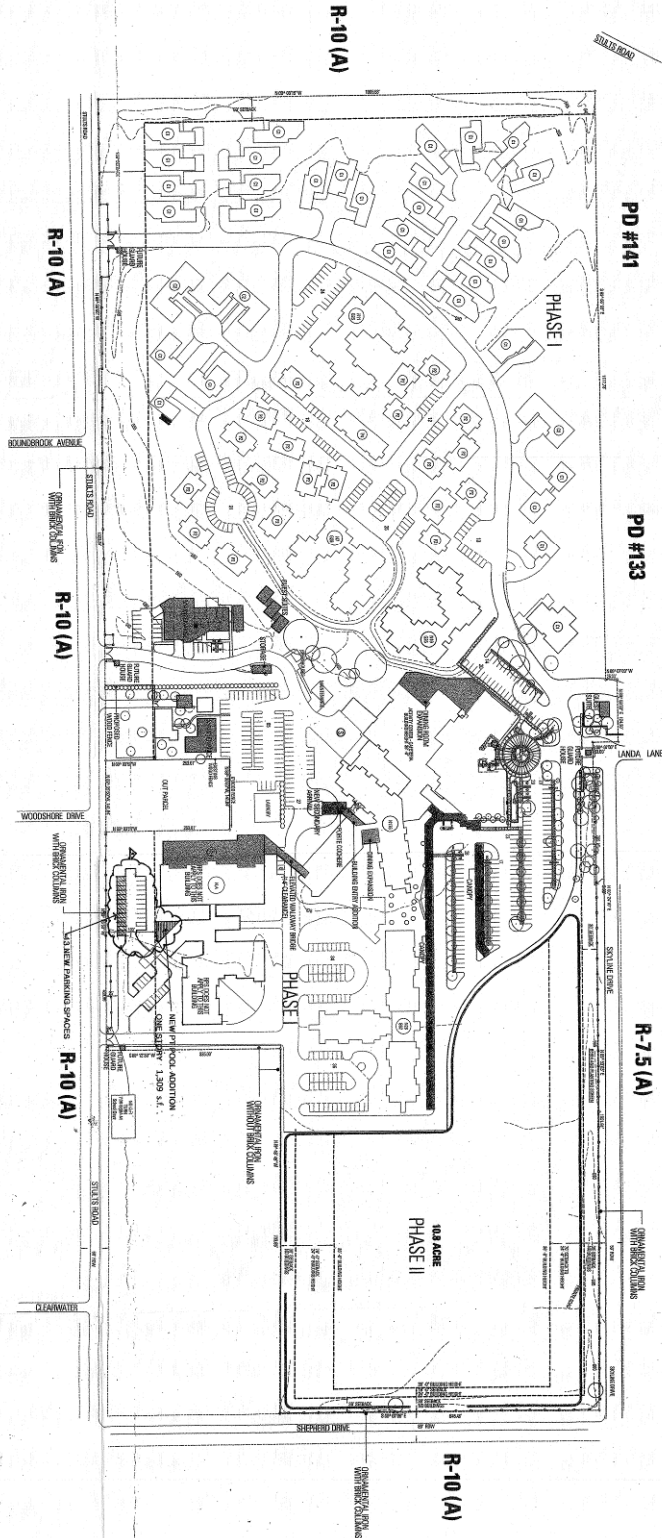


1:6,000

ZONING MAP

Case no: **M123-044**

Date: **8/8/2013**



LAND AREA
 2,200,000 S.F.
 Proposed Total Available Density: 642 Dwelling Units and Suites

EXISTING DEVELOPMENT	RECORDED PARKING	PROPOSED PARKING
NO. OF UNITS	NO. OF UNITS	NO. OF UNITS
36	78	38
36	78	38
44	51	51
101	131	131
101	131	131
202	262	262
11	11	11
194	194	194
TOTAL	490	490

AREA - BUILDING COVERAGE
 Total Building Area (including Phase I Expansion): 354,000 S.F.
 Total Site Coverage: 17.73%

PHASE I - FUTURE DEVELOPMENT

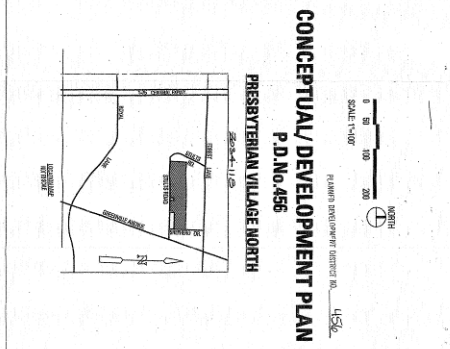
DWELLING UNITS AND SUITES	RECORDED PARKING	PROPOSED PARKING
NO. OF UNITS	NO. OF UNITS	NO. OF UNITS
4	4	4
20	20	20
466	466	466
1	1	1
TOTAL	490	490

AREA - BUILDING COVERAGE
 Total Building Area (includes Operation support, Storage & and other outdoor area): 52,434 S.F.
 Total Site Coverage: 2.38%

LEGEND

- PROPOSED DEVELOPMENT (APPROVED 2008)
- NEW ADDITION (PROPOSED 1/16/2010)
- EXISTING DEVELOPMENT
- EXISTING PARKING SPACES (PROPOSED 1/16/2010)
- NEW ADDITION (PROPOSED 1/16/2010)
- EXISTING PARKING SPACES (PROPOSED 1/16/2010)

CONCEPTUAL/DEVELOPMENT PLAN
 P.D. No. 456
 PRESBYTERIAN VILLAGE NORTH



CONCEPTUAL/DEVELOPMENT PLAN

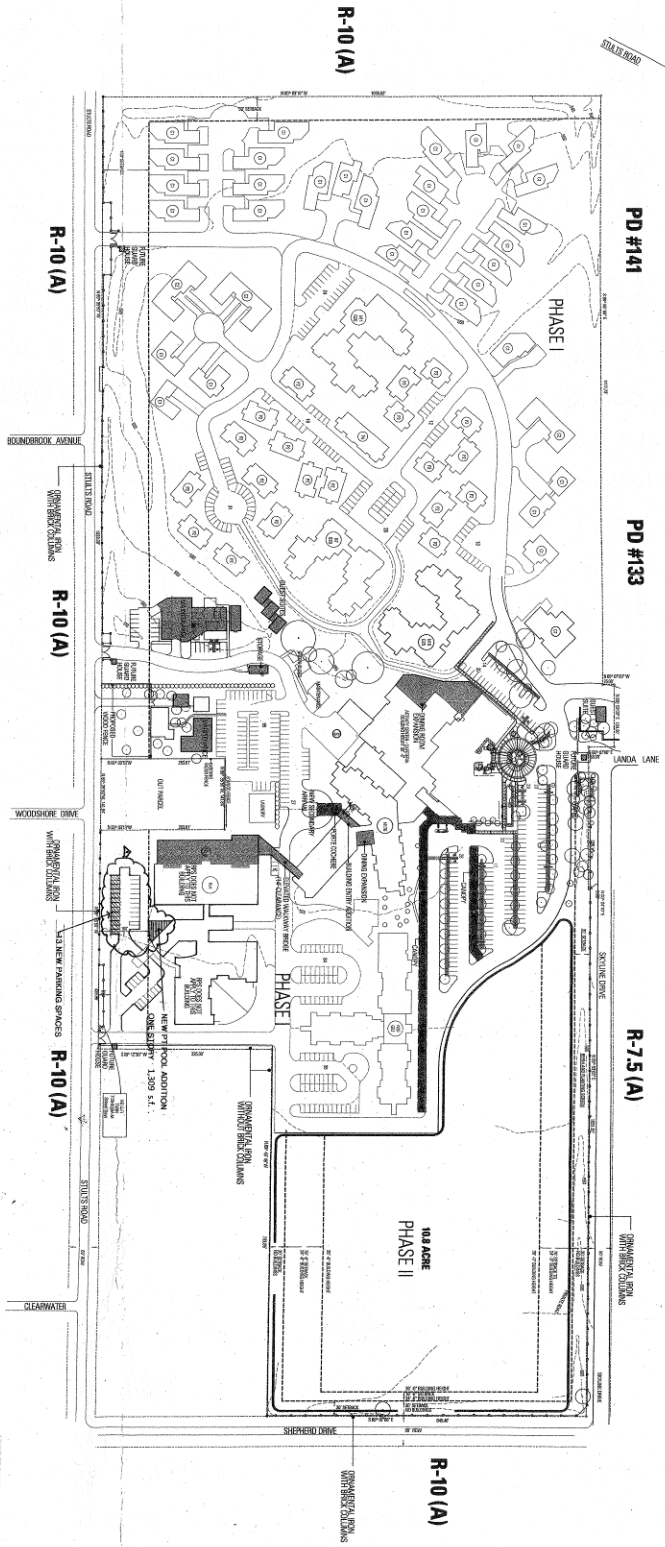
DATE	DESCRIPTION
1/16/2010	CONCEPTUAL/DEVELOPMENT PLAN
1/16/2010	CONCEPTUAL/DEVELOPMENT PLAN
1/16/2010	CONCEPTUAL/DEVELOPMENT PLAN

Proposed Development Plan

Architects:
 ThreeArchitecture
 1000 West 10th Street
 Denver, CO 80202
 Phone: 303.733.1111
 Fax: 303.733.1112

Engineers:
 HNTB
 1000 West 10th Street
 Denver, CO 80202
 Phone: 303.733.1111
 Fax: 303.733.1112

Architectural Firm:
 P.J. ARCHITECTS
 1000 West 10th Street
 Denver, CO 80202
 Phone: 303.733.1111
 Fax: 303.733.1112



LAND AREA
 2,262,031 s.f. 53.97 acre
 Proposed Total Available (Overlay, Set-Back, Existing Units and Suits)

EXISTING DEVELOPMENT

NUMBER	EXISTING PARKING	REQUIREMENT
38	79	28 ONE PER UNIT
44	51	44 ONE PER UNIT
131	131	131 ONE PER UNIT
203	76	43 ONE PER SUITE
11	11	11 ONE PER SUITE
194	194	194 ONE PER SUITE
TOTAL	488	504

AREA - BUILDING COVERAGE
 C1 UNITS - 2 SPACES PER UNIT
 C2 UNITS - 4 SPACES PER UNIT
 Total Building Area (including Phase I Expansion) 380,000 s.f.
 Site Area 2,262,031 s.f. 53.97 acre
 Total Site Coverage 15%

PHASE I - FUTURE DEVELOPMENT

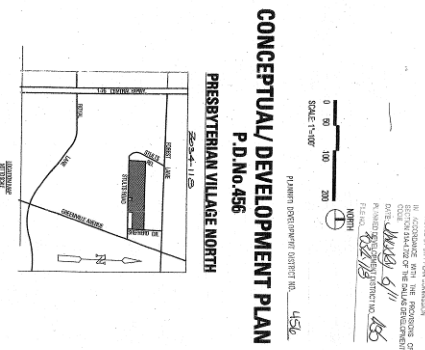
NUMBER	EXISTING PARKING	PROPOSED PARKING
4	4	4 (ONE PER UNIT)
20	40	40 (ONE PER SUITE)
466	420	420 (ONE PER SUITE)
1	31	31 (PER 500 SQ. FT.)
TOTAL	491	593

AREA - BUILDING COVERAGE
 Total Building Area (includes Dining expansion, Storage & point coverage area) 52,204 s.f. 1.20 acre
 Operation support, Storage & point coverage area 19,905 s.f. 0.46 acre
 Dining expansion) 346,000 s.f. 7.99 acre
 Overhead structure, canopy, Existing Building Area 1,309 s.f. 0.03 acre
 P1 Pool Addition 421,418 s.f. 9.57 acre
TOTAL 421,418 s.f. 9.57 acre
SITE AREA 2,262,031 s.f. 53.97 acre
 Total Site Coverage 17.23%

LEGEND

- PROPOSED DEVELOPMENT (APPROVED 2008)
- NEW ADDITION PER FLOOR (PROPOSED 10,000 SQ.FT)
- NEW PARKING SPACES
- LANDSCAPE FORMERS WILL LEAVE THE LINE OF TREES

NOTE
 LANDSCAPE FORMERS WILL LEAVE THE LINE OF TREES



ARCHITECT 2010
 P1 ARCHITECTS
 1000 WEST WASHINGTON STREET
 ANN ARBOR, MI 48106
 TEL: 734.769.1100
 FAX: 734.769.1100

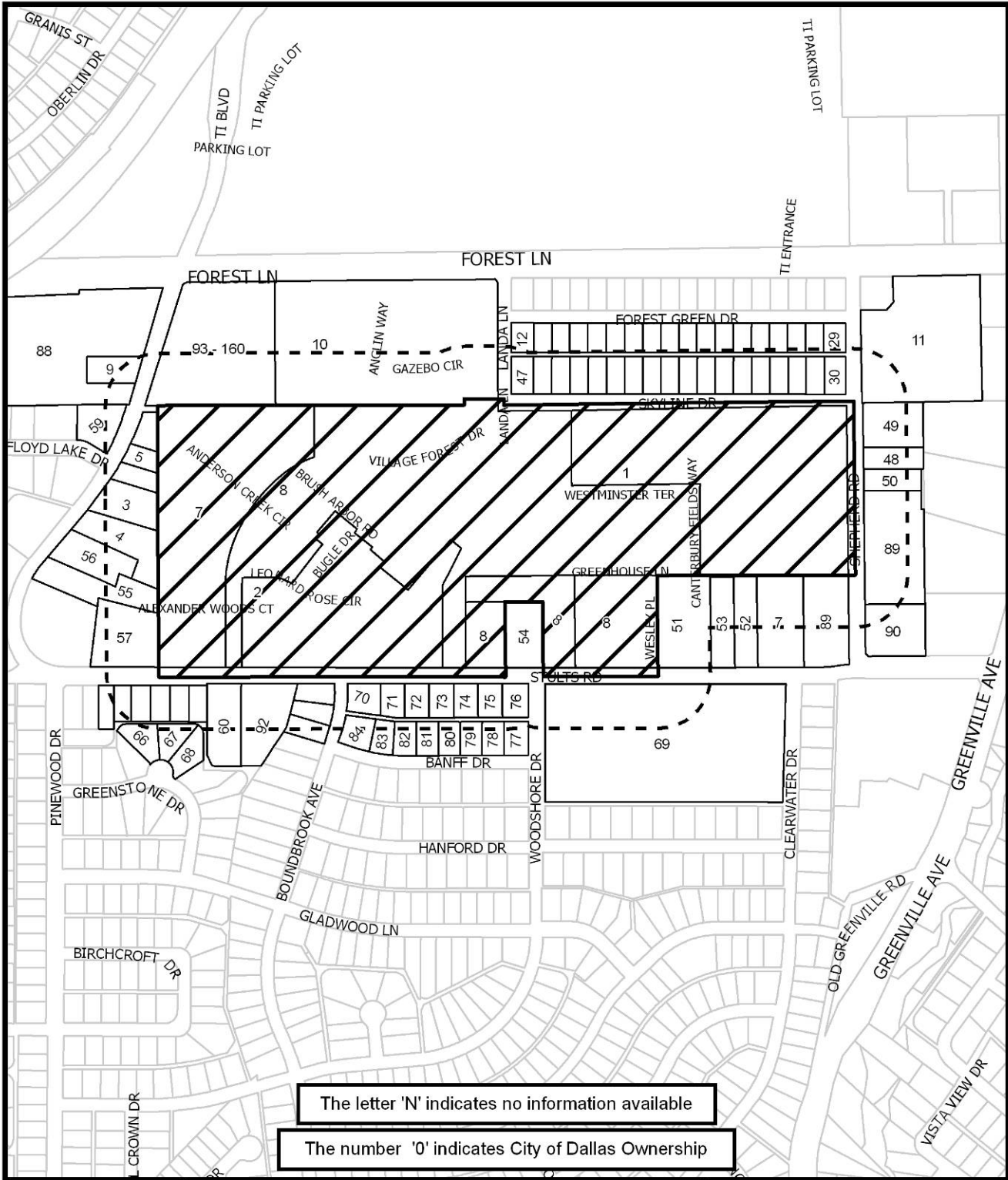
THREEARCHITECTURE
 2000
 1000 WEST WASHINGTON STREET
 ANN ARBOR, MI 48106
 TEL: 734.769.1100
 FAX: 734.769.1100

TALLOTT ASSOCIATES
 2000
 1000 WEST WASHINGTON STREET
 ANN ARBOR, MI 48106
 TEL: 734.769.1100
 FAX: 734.769.1100

ROBERT HENNES & ASSOCIATES
 2000
 1000 WEST WASHINGTON STREET
 ANN ARBOR, MI 48106
 TEL: 734.769.1100
 FAX: 734.769.1100

DATE: 11/11/08
SCALE: 1"=100'-0"
PROJECT NO.: 08-0011
DATE: 11/11/08

Existing Development Plan



1:6,000

NOTIFICATION

200' AREA OF NOTIFICATION
160 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M123-044**
 Date: **8/8/2013**

8/7/2013

Notification List of Property Owners***M123-044******160 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8800 SKYLINE DR	PRESBYTERIAN VILLAGE NORTH SUITE 225
2	8611 STULTS RD	PRESBYTERIAN VILLAGE NO
3	8469 STULTS RD	LERVISIT VIVIT & SUMRITTI
4	8473 STULTS RD	CARVAJAL MARY ELLEN
5	8447 STULTS RD	SMITH BENNETT
6	8453 STULTS RD	ROBERTS PAULA E & CHARLES LF EST
7	8821 STULTS RD	PRESBYTERIAN VILLAGE NORTH
8	8703 STULTS RD	PRESBYTERIAN VILLAGE
9	8440 STULTS RD	BROWN GENEVA ESTATE OF % LEATRICE O WEST
10	1100 SKYLINE DR	PRESBYTERIAN VILLAGE N
11	9730 SHEPHERD RD	DALLAS HOUSING AUTHORITY
12	8606 FOREST GREEN DR	TURNER BELLE E
13	8612 FOREST GREEN DR	MULLINS JAMES H & RENEE J
14	8618 FOREST GREEN DR	CAVAZOS JOSEPHINE
15	8624 FOREST GREEN DR	DAVIS LOUIS W JR
16	8630 FOREST GREEN DR	GAINES WILLIAM R
17	8636 FOREST GREEN DR	MARGOL STUART SUITE 108
18	8704 FOREST GREEN DR	CARTER LOZELL
19	8710 FOREST GREEN DR	COLEMAN RICHARD A
20	8716 FOREST GREEN DR	DANIELS KENNETH E
21	8722 FOREST GREEN DR	PATE ORVILLE C
22	8728 FOREST GREEN DR	ARAGAW TESFAYE H
23	8734 FOREST GREEN DR	ALLEN EDWARD L STE 230
24	8806 FOREST GREEN DR	ADAMS CARRIE
25	8812 FOREST GREEN DR	NOWLIN WILLIAM J
26	8818 FOREST GREEN DR	BUCKLEY ARTHUR L

8/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	8824 FOREST GREEN DR	ROCKING W INVESTMENTS INC
28	8830 FOREST GREEN DR	ALLEN SUMMER L
29	8838 FOREST GREEN DR	ARNOLD JAMES R
30	8833 SKYLINE DR	SHRODE JIMMIE M & REBECCA S
31	8827 SKYLINE DR	NGUYEN LEHONG T & TRI M NGUYEN
32	8821 SKYLINE DR	HAAK JOHN G & VIRGINIA L
33	8815 SKYLINE DR	CANFIELD KEISHA L
34	8809 SKYLINE DR	MONEY BUNYAN TR FRANCES M MONEY TR
35	8803 SKYLINE DR	PETRIN BARBARA C & ARTHUR PETRIN JR
36	8735 SKYLINE DR	WILLIAMS MACLE RAY LF EST KAY WILLIAMS W
37	8729 SKYLINE DR	STEVENS DOROTHY M
38	8723 SKYLINE DR	ROBERTSON SAMPSON K
39	8717 SKYLINE DR	PRICE ROBERT E
40	8711 SKYLINE DR	VANDYKE ARTHELMA
41	8705 SKYLINE DR	DANIELS BRUCE E & BARBARA R
42	8633 SKYLINE DR	BELL ULYSSES S
43	8627 SKYLINE DR	HAGGERTY MYRNA SUE
44	8621 SKYLINE DR	HOLMES JAMES SR
45	8615 SKYLINE DR	FAST HOME EXIT LLC
46	8609 SKYLINE DR	FIELDS ALLENE EST OF & MYRA WOODBERRY
47	8603 SKYLINE DR	BANK OF NEW YORK MELLON THE
48	9622 SHEPHERD RD	REGAN MARGARET
49	9626 SHEPHERD RD	REGAN PETER JAMES & ANNE E
50	9616 SHEPHERD RD	REGAN MARGARET
51	8807 STULTS RD	CHECKI JOHN J JR
52	8817 STULTS RD	CORNELL CLYDE BLAKE
53	8811 STULTS RD	DAMIENS ROY A
54	8631 STULTS RD	DAVIS KATHRYN B
55	8487 STULTS RD	SINGH JATINDER
56	8483 STULTS RD	HOWELL THOMAS A & PAULA R HOWELL
57	8533 STULTS RD	TURNER PAUL E & EMMA S

8/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8443 STULTS RD	NAJERA BULMARA
59	8353 FLOYD LAKE DR	MONTGOMERY BOBBY GENE
60	8566 STULTS RD	YOUTH BELIEVING IN CHANGE INC
61	8550 STULTS RD	ZEDLITZ WILLIAM H
62	8546 STULTS RD	MONTGOMERY WARREN E ET UX
63	8542 STULTS RD	BRANHAM MARTHA
64	8538 STULTS RD	TARNOWER GERALD
65	8534 STULTS RD	JOHNSON JOHN P ETAL
66	8427 GREENSTONE DR	REYNA MARIO & MARY I
67	8431 GREENSTONE DR	HOLGUIN DANIEL R III
68	8435 GREENSTONE DR	RUSSELL BENJAMIN
69	8700 WOODSHORE DR	RICHARDSON I S D
70	8584 STULTS RD	WOLFE DONALD PAUL
71	8592 STULTS RD	CERVANTES JOSE
72	8598 STULTS RD	WALSH GRANT A
73	8606 STULTS RD	WHETSTONE BEVERLY J
74	8614 STULTS RD	KUROKAWA DANIEL
75	8622 STULTS RD	SMITH WILLIE F JR LF EST REM JESSIE RUTH
76	8630 STULTS RD	SMITH THOMAS LEE
77	8633 BANFF DR	REDMAN CECILE M EST OF % JANE REDMAN KIN
78	8625 BANFF DR	TREVIZO ANASTASIO & MARIA LUISA
79	8619 BANFF DR	MARTIN WELTON
80	8611 BANFF DR	SMITH MARI
81	8605 BANFF DR	WALLACE HILDA SUE
82	8599 BANFF DR	WILLIAMS SHIRLEY A
83	8589 BANFF DR	WHETSTONE BEVERLY
84	8581 BANFF DR	COLE LOUISE EST OF
85	9415 BOUNDBROOK AVE	HUEY JANE ANN
86	9409 BOUNDBROOK AVE	WHITMAN MATTHEW BRYAN & KATHERINE ANN
87	9405 BOUNDBROOK AVE	HAAR JANICE
88	8350 FOREST LN	GREATER CORNERSTONE BAPT CHURCH

8/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	9550 SHEPHERD RD	NEW MOUNT ZION BAPTIST CHURCH OF DALLAS
90	9510 SHEPHERD RD	NEW MT ZION BAPTIST CHURCH OF DALLAS TX
91	8530 STULTS RD	SL ARTSCAPE LLC
92	8568 STULTS RD	YOUTH BELIEVING IN CHANGE INC
93	8404 FOREST LN	FAIRCHILD GLENDA & SEAMUS JOKIEL
94	8404 FOREST LN	CLEMENT YLONDA
95	8404 FOREST LN	ALFORD THOMAS L UNIT 103 BLDG A
96	8404 FOREST LN	JOKIEL SEAMUS P
97	8404 FOREST LN	JOKIEL SEAMUS P & GLENDA FAIRCHILD
98	8404 FOREST LN	SMITH DEBORAH E & WALTER D SMITH
99	8404 FOREST LN	ALULA HELEN
100	8404 FOREST LN	WISE BENJAMIN M
101	8404 FOREST LN	FOREST POINT PARTNERSHIP
102	8404 FOREST LN	SPANN CLEOLETTA GEE
103	8404 FOREST LN	LEIJA HECTOR
104	8404 FOREST LN	BENEDICT JAMES R ETAL
105	8404 FOREST LN	TREJO CARLOS E BLDG C UNIT 301
106	8404 FOREST LN	PTC INVESTMENTS LLC
107	8404 FOREST LN	ANSARI SALMAN & AMNA UNIT 304
108	8404 FOREST LN	TUBBS WALTER E
109	8404 FOREST LN	SHARPE KEVIN C BLDG D UNIT 401
110	8404 FOREST LN	WHITSON ROBERT DALE & SHIRLEY T
111	8404 FOREST LN	AGBODJI AYIKOE E
112	8404 FOREST LN	RUNYON DOLORES F BLDG D UNIT 404
113	8404 FOREST LN	HARRIS KIMBERLY ANN
114	8404 FOREST LN	BAXTER MORRIS RICHARD
115	8404 FOREST LN	GIPSON SAMUEL
116	8404 FOREST LN	NEW HOPE FOUNDATION
117	8404 FOREST LN	SLEEPER WILLIAM E ETAL
118	8404 FOREST LN	DENMAN W F III BLDG E UNIT 505
119	8404 FOREST LN	WERNICK ROSANN UNIT 601

8/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	8404 FOREST LN	JOKIEL SEAMUS P & ETAL
121	8404 FOREST LN	FAIRCHILD GLENDA L & SEAMUS P JOKIEL
122	8404 FOREST LN	BURLESON JASON B
123	8404 FOREST LN	DUDEK VIRGINIA BLDG F UNIT 605
124	8404 FOREST LN	MARIANNE BRUNE INVESTMENT
125	8404 FOREST LN	DAVISON NATHAN G UNIT 702
126	8404 FOREST LN	HAZLEWOOD JAMES MERTON
127	8404 FOREST LN	PELLIZZI AUGUST & KAREN
128	8404 FOREST LN	JOKIEL SSEAMUS P & GLENDA L FAIRCHILD
129	8404 FOREST LN	WATKINS PATRICE A BLDG H UNIT 801
130	8404 FOREST LN	COOMER L DON & PAMELA R
131	8404 FOREST LN	SOBREVILLA VICTOR & JAZMIN R
132	8404 FOREST LN	SADOWSKI JUSTIN M & SADOWSKI JOETTE M
133	8404 FOREST LN	WILLAMS LOREN DEMARK
134	8404 FOREST LN	BRABY MICHAEL LEE
135	8404 FOREST LN	VOGELPOHL CINDY R
136	8404 FOREST LN	BRADY PAGE L
137	8404 FOREST LN	FAIRCHILD GLENDA ETAL
138	8404 FOREST LN	DICKEY SANDRA LYNN
139	8404 FOREST LN	SOLOMON LIYA BLDG J UNIT 1001
140	8404 FOREST LN	KAPP ROBERTA E UNIT 1002J
141	8404 FOREST LN	FAIRCHILD GLENDA
142	8404 FOREST LN	BROOKS GLENDA BLDG J UNIT 1004
143	8404 FOREST LN	EVANS BRENDA
144	8404 FOREST LN	STOCKETT LORI L BLDG K UNIT 1101
145	8404 FOREST LN	SETLIFF TARA LEA
146	8404 FOREST LN	MAZZINI CHRISTOPHER G
147	8404 FOREST LN	DENMAN WILLIAM F III
148	8404 FOREST LN	DENMAN W F III
149	8404 FOREST LN	CHUENCHOMPOO SOMJAI
150	8404 FOREST LN	GARCIA ANA LAURA

M123-044

8/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	8404 FOREST LN	ATGF PROPERTIES
152	8404 FOREST LN	VOGELPOHL CINDY
153	8404 FOREST LN	KRUSE KENT H
154	8404 FOREST LN	RATLIFF MARY ANN & SHARON WOODLEE
155	8404 FOREST LN	KINDRICK JAN W & CYNTHIA R
156	8404 FOREST LN	BAUGHER ERIC
157	8404 FOREST LN	XIANG YANG UNIT 1401
158	8404 FOREST LN	COLES JOSEPH R III
159	8404 FOREST LN	JANOSEK SANDRA G BLDG N UNIT 1404
160	8404 FOREST LN	GIFFORD GREG

FILE NUMBER: Z112-210(RB)

DATE FILED: March 28, 2012

LOCATION: C. F. Hawn Freeway and Woody Road, North Corner

COUNCIL DISTRICT: 8

MAPSCO: 69A R, 70 N

SIZE OF REQUEST: Approx. 4.46 Acres

CENSUS TRACT: 170.04

APPLICANTS/OWNERS: R & B, LLC; Ammi Investments

REPRESENTATIVE: Santos Martinez

MISCELLANEOUS DOCKET ITEM

Extension of the six month time period for scheduling a zoning request for City Council.

On January 10, 2013, the City Plan Commission recommended approval of a CR Community Retail District, subject to deed restrictions volunteered by the applicant, on property zoned an R-7.5(A) Single Family District.

The Dallas Development Code states that a request for a zoning change may not be held for longer than six months from the date of the Commission's action without being scheduled for a City Council hearing. Furthermore, the Commission shall review a zoning request that has not been scheduled within six months of the Commission's action to determine whether a time extension should be granted for a specified period or whether the application should be terminated and declared null and void.

The delay in forwarding this request to the City Council has been attributed to the applicant's representative having some inefficiencies with communication with out-of-state owners in providing staff an executed deed restriction instrument consistent with what was presented to CPC. At this point, the applicant has assured staff an executed copy of the instrument will be provided within two weeks.

Staff anticipates a late October/early November, 2013 City Council public hearing. As a result, it is recommended a four-month extension be granted to ensure any required revisions to the final instrument can be obtained within this time period.

Staff Recommendation: Approval for a four-month period.

FILE NUMBER: Z112-294(RB)

DATE FILED: March 28, 2012

LOCATION: Property bounded by Illinois Avenue, Alaska Avenue, Montana Avenue, and Marsalis Avenue

COUNCIL DISTRICT: 4

MAPSCO: 55 N, S

SIZE OF REQUEST: Approx. 2.45 Acres

CENSUS TRACT: 54

APPLICANT: Huttonco Development, L.P.

REPRESENTATIVE: Frank Youmans

OWNER: Rainier Sun West 2012, LLC

MISCELLANEOUS DOCKET ITEM

Extension of the six month time period for scheduling a zoning request for City Council.

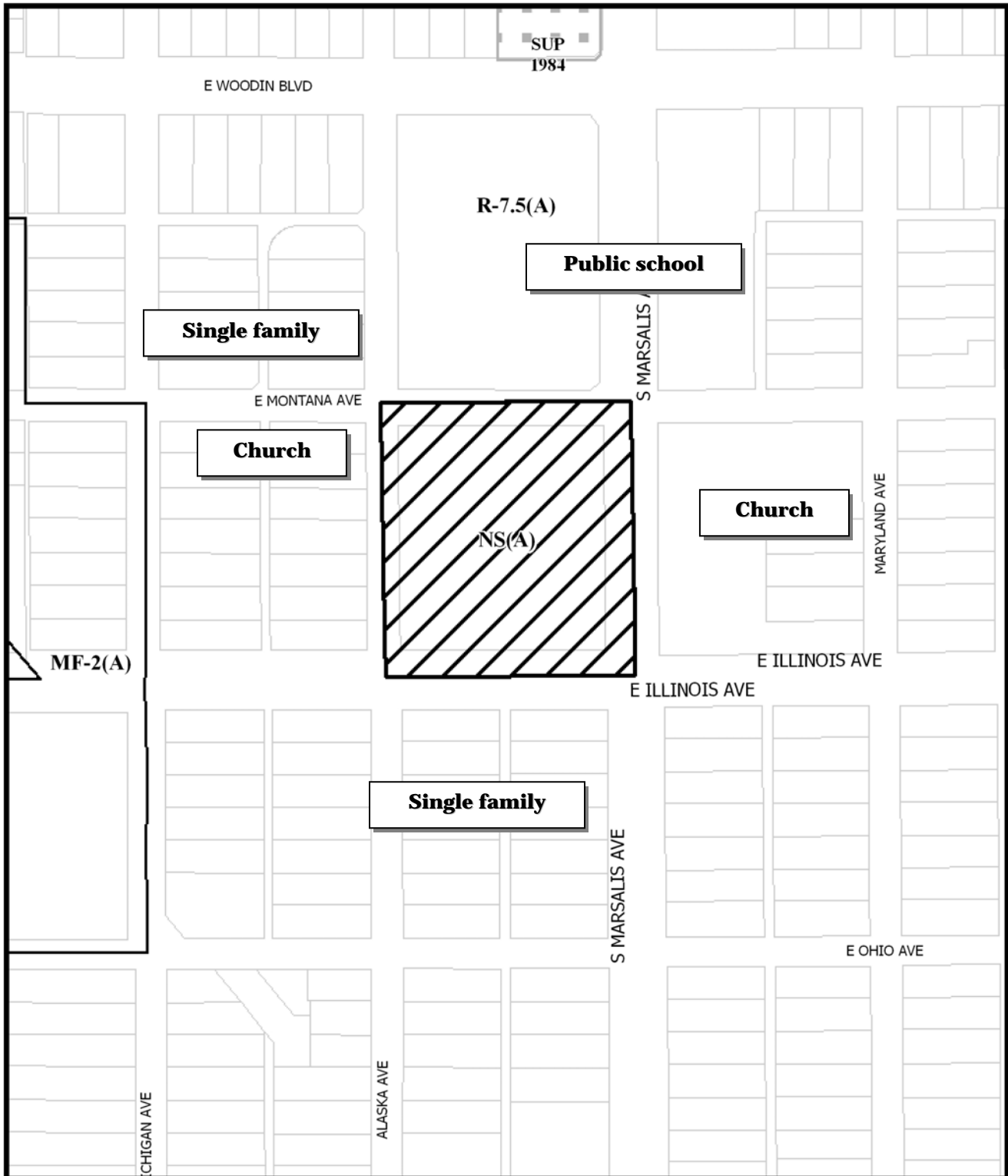
On January 10, 2013, the City Plan Commission recommended approval of a CR Community Retail District, subject to deed restrictions volunteered by the applicant, on property zoned an NS(A) Neighborhood Service District.

The Dallas Development Code states that a request for a zoning change may not be held for longer than six months from the date of the Commission's action without being scheduled for a City Council hearing. Furthermore, the Commission shall review a zoning request that has not been scheduled within six months of the Commission's action to determine whether a time extension should be granted for a specified period or whether the application should be terminated and declared null and void. On June 20, 2013, the City Plan Commission recommended a three-month extension.

Since CPC's approval of the above referenced extension, the applicant's representative has incurred additional delays attributed to interactions among various parties inclusive of the property owner, proposed tenant, and lending institutions. At this point, the representative has conveyed an executed instrument will be provided within a few weeks.

Staff anticipates a late/October, 2013 City Council public hearing. As a result, it is recommended a two-month extension be granted to ensure any required revisions to the final instrument can be obtained within this time period.

Staff Recommendation: Approval for a two-month extension.



1:2,400

ZONING AND LAND USE

Case no: Z112-294

Date: 12/27/2012

FILE NUMBER: M123-038

DATE FILED: June 12, 2013

LOCATION: Garland Road and Lawther Drive, North Corner

COUNCIL DISTRICT: 9

MAPSCO: 37 R, V

SIZE OF REQUEST: Approx. 9.64 Acres

CENSUS TRACT: 81

APPLICANT: Dallas Arboretum

OWNER: City of Dallas-Park and Recreation Department

REPRESENTATIVE: Robert Reeves

MISCELLANEOUS DOCKET ITEM

Minor Amendment for Tract 3 Development Plan and Landscape Plan

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

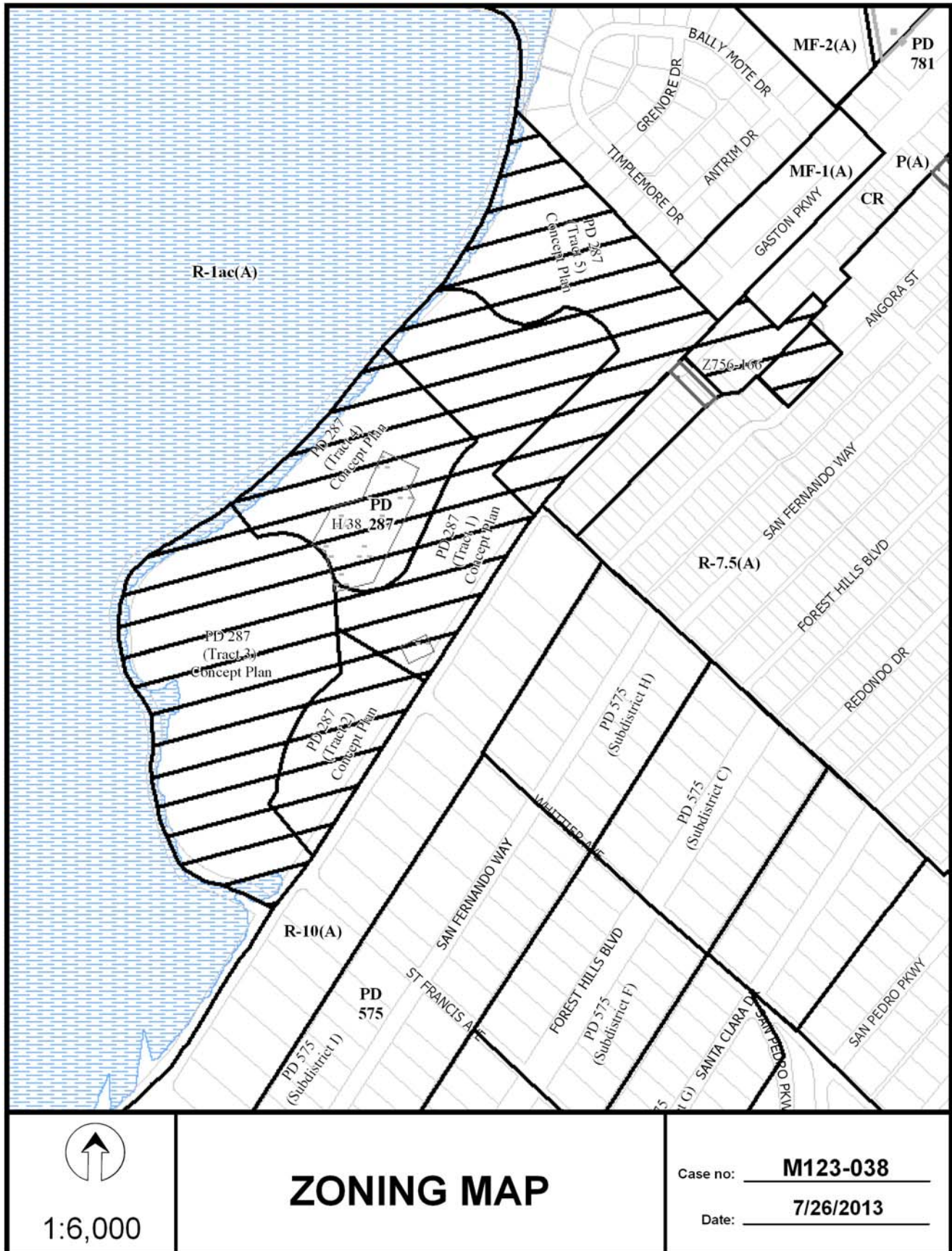
The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan and landscape plan for each building site prior to the issuance of a building permit. On November 3, 2011, the City Plan Commission recommended approval of a development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

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

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

STAFF RECOMMENDATION: Approval

PRIOR CPC ACTION: On August 22, 2013, the City Plan Commission held this item under advisement until September 12, 2013.

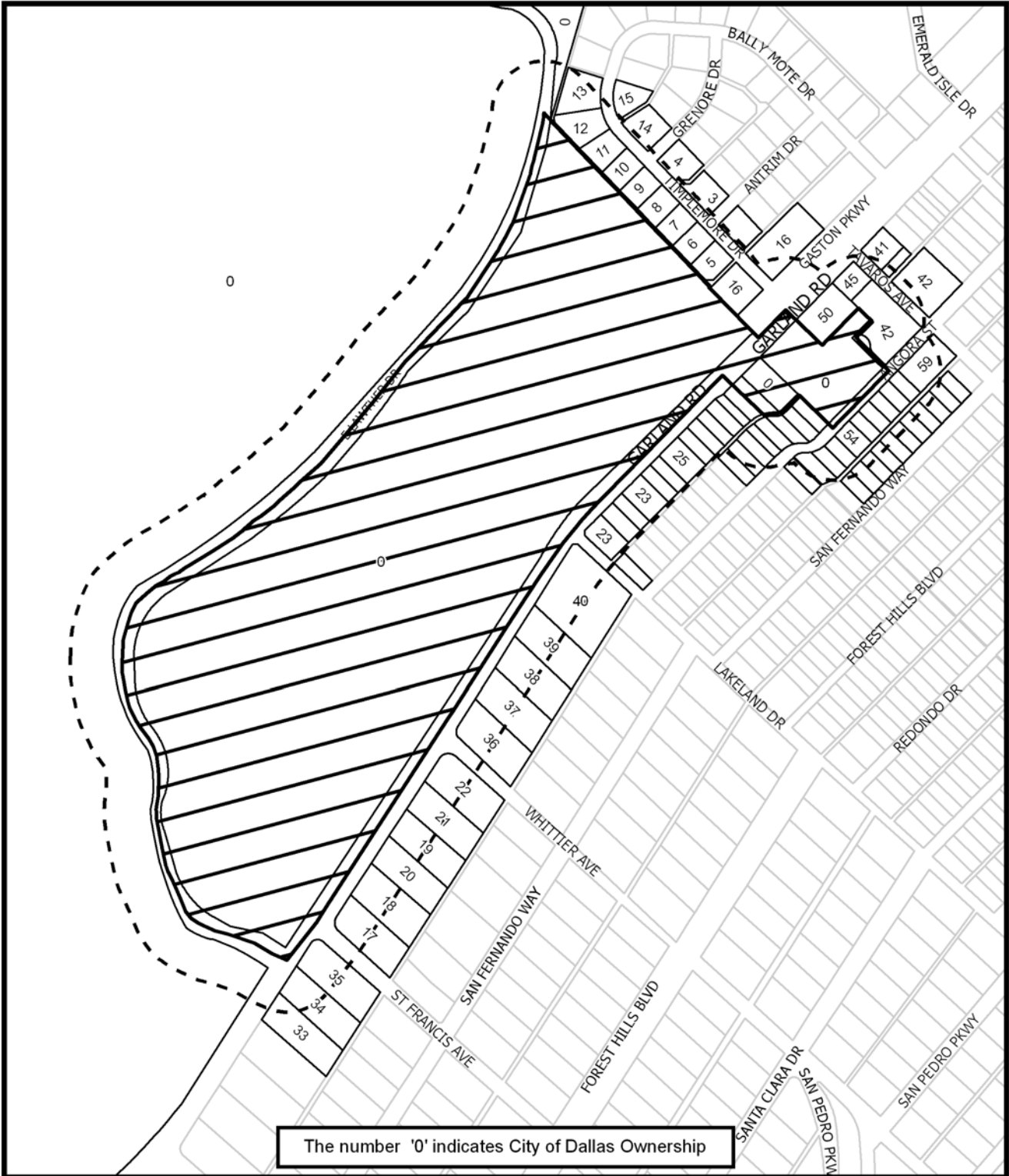


1:6,000

ZONING MAP

Case no: M123-038

Date: 7/26/2013



The number '0' indicates City of Dallas Ownership



1:6,000

NOTIFICATION

200'

AREA OF NOTIFICATION

70

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: M123-038

Date: 7/26/2013

Notification List of Property Owners***M123-038******70 Property Owners Notified***

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

M123-038

7/26/2013

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

M123-038

7/26/2013

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

Planner: Warren F. Ellis

FILE NUMBER: Z123-299(WE) **DATE FILED:** June 3, 2013

LOCATION: South side of Elm Street, west of North Crowdus Street

COUNCIL DISTRICT: 2 **MAPSCO:** 45-M

SIZE OF REQUEST: Approx. 2,613.6 sq. ft. **CENSUS TRACT:** 204.0

APPLICANT: Timothy P. Daniels

OWNER: Elm Street Realty, Ltd.

REPRESENTATIVE: Audra Buckley

REQUEST: An application for a Specific Use Permit for an alcoholic beverage establishment use for a bar, lounge, or tavern on property within Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

SUMMARY: The purpose of this request is to permit the use of a bar, tavern or lounge to operate within the Deep Ellum District.

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

BACKGROUND INFORMATION:

- In September 1986, the Building Inspection Office issued a certificate of occupancy for an Office use for the request site. Presently, the site is vacant.
- In June 2006, the City Council amended the Deep Ellum Planned Development District to require certain businesses to have Specific Use Permits to operate and to sunset the non-conforming rights for those establishments. The uses requiring a Specific Use Permit are bars and private clubs, dance halls, live music venues and body piercing studios and tattoo studios when the spacing measurement is within less than 300 feet.
- The request site is located within a one-story multi-tenant mixed use development. The development consists of a variety of retail and personal service uses that shares surface parking spaces on Elm Street and a small off-street parking lot that is west of the request site.

Zoning History: There have been eight recent zoning changes requested within Planned Development District No. 296, the Deep Ellum/Near East Side Special Purpose District. There is no history of the request site receiving a zoning change or Specific Use Permit.

1. Z056-271 On January 10, 2007, the City Council approved a Specific Use Permit for a Tattoo Studio or Body Piercing Studio on property within Planned Development District No. 269 on the south side of main Street, west of Pryor Street (not shown on map).
2. Z067-305 On December 7, 2007, the City Council denied a Specific Use Permit for a bar, lounge, or tavern and an inside commercial amusement for a dance hall on property zoned Tract A within Planned Development District No. 269 on the southeast corner of Main Street and Good Latimer Expressway (not shown on map).
3. Z067-335 On November 28, 2007, the City Council approved a Specific Use Permit for a bar, lounge or tavern and an inside commercial amusement for a dance hall on property zoned Planned Development District No. 269 on the south side of Commerce Street, west of Henry Street (not shown on map).
4. Z067-347 On December 12, 2007, the City Council approved a Specific Use Permit for an alcoholic beverage establishment for a bar, lounge or tavern and an Inside commercial amusement limited to a live music venue on the southwest line of Elm Street, west of Crowdus Street.

5. Z067-342 On December 7, 2007, the City Council approved a Specific Use Permit for a bar, lounge or tavern for a one-year period on property zoned Planned Development District No. 269 on the north side of Commerce Street, east of Good Latimer Expressway (not shown on map).

6. Z089-273 On December 9, 2009, the City Council approved a Specific Use Permit for an alcoholic beverage establishment use limited to a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the South side of Elm Street, west of Crowds Street.

7. Z089-211 On August 12, 2009, the City Council approved a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the north side of Commerce Street, east of Good Latimer (not shown on map).

8. Z089-275 On October 28, 2009, the City Council approved an amendment to Specific Use Permit No. 1767 for a bar, lounge, or tavern on property zoned Planned Development District No. 269 the Deep Ellum/Near East Side Special Purpose District, on the north side of Commerce Street, east of Good Latimer Expressway (not shown on map).

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
ElmStreet	Local Street	60 ft.	60 ft.

Land Use:

	Zoning	Land Use
Site	PDD No. 269, Tract A	Vacant retail space
North	PDD No. 269, Tract A	Restaurant, surface parking lot
South	PDD No. 269, Tract A	Retail and personal service uses
East	PDD No. 269, Tract A, SUP No. 1694	Bar, lounge or tavern with live music
West	PDD No. 269, Tract A	Retail and personal service uses, surface parking lot

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 lies within an Urban Mixed-Use Building Block. This Building Block provides for a healthy balance of housing, job, and shopping that permits residents to live, work, shop, and play in the same neighborhood. Wide sidewalks and pedestrian features offer alternative access options to this type of area, thus permitting foot and bike traffic to benefit from the mix of uses. The request site is adjacent to retail and personal service uses and conforms to the abovementioned definition of an Urban Mixed-Use Block. Even though the request site is not adjacent to residential uses, there are several residential developments that are developed within PDD No. 269.

STAFF ANALYSIS:

Land Use Compatibility: The 2,726-square-foot site is located within a one-story multi-tenant mixed use development and is adjacent to a variety of retail, office, restaurant and bar, lounge or tavern uses. The request for Specific Use Permit for a bar, lounge or tavern will allow the applicant to operate within the existing structure. A portion of the site will have an uncovered patio in the rear the facility and is located within the original building site.

In September 1986, the Building Inspection Office issued a certificate of occupancy for an Office use for the request site. However, the representative has indicated that the site has been vacant for an extended period of time.

A bar, lounge, or tavern means an establishment principally for the sale and consumption of alcoholic beverages on the premises that derives 75 percent or more of its gross revenue from the service of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code, for on-premise consumption.

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. Based upon the abovementioned criteria, staff has determined that the request site complies with the provisions for a Specific Use Permit.

Landscaping: The request site is located within an existing structure and the landscaping requirements will not be triggered.

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

Parking: PDD No. 269 specifies that “no off-street parking spaces are required for the first 2,500 square feet of floor area in a ground level use that has a separate certificate of occupancy if the use is located in an original building. Otherwise, one space for each 100 square feet of floor area. The request site is located within the original building site. No parking is required for outside seating. Delta credits, as defined in Section 51A-4.704(b)(4)(A), may not be used to meet the off-street parking requirement.”

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

DALLAS POLICE DEPARTMENT												
										UCR Codes	Year Codes	Property Class Codes
Virtual Viewer - Public Access										Welcome		
												
Search Records - Offense										Filter		
Service #	Offense Date	Complainant	Offense	Block	Dir	Stree	Beat	Reporting Area	UCR1	UCR2		
0049514-A	03/01/2013	SPIGARELLI, GEENA	THEFT	02720		ELM...	153	2066	06902			
0178797-Y	07/07/2011	*CLUB DA DA	CRIMINAL MISCHIEF/V...	02720		ELM...	153	2066	14081			
0271623-Z	10/31/2012	*CLUB DADA	CRIMINAL MISCHIEF/V...	02716		ELM...	153	2066	14082			
0308601-Y	11/24/2011	MCCARTHY, CATRINA	THEFT	02720		ELM...	153	2066	06901			

**LIST OF OFFICERS
Elm Street Realty, Ltd.**

List of Officers

The ownership entity for 2720 Elm Street is:
Elm Street Realty, Ltd., a Texas limited partnership

By: JGB Ventures I, Ltd., a Texas limited partnership, General Partner

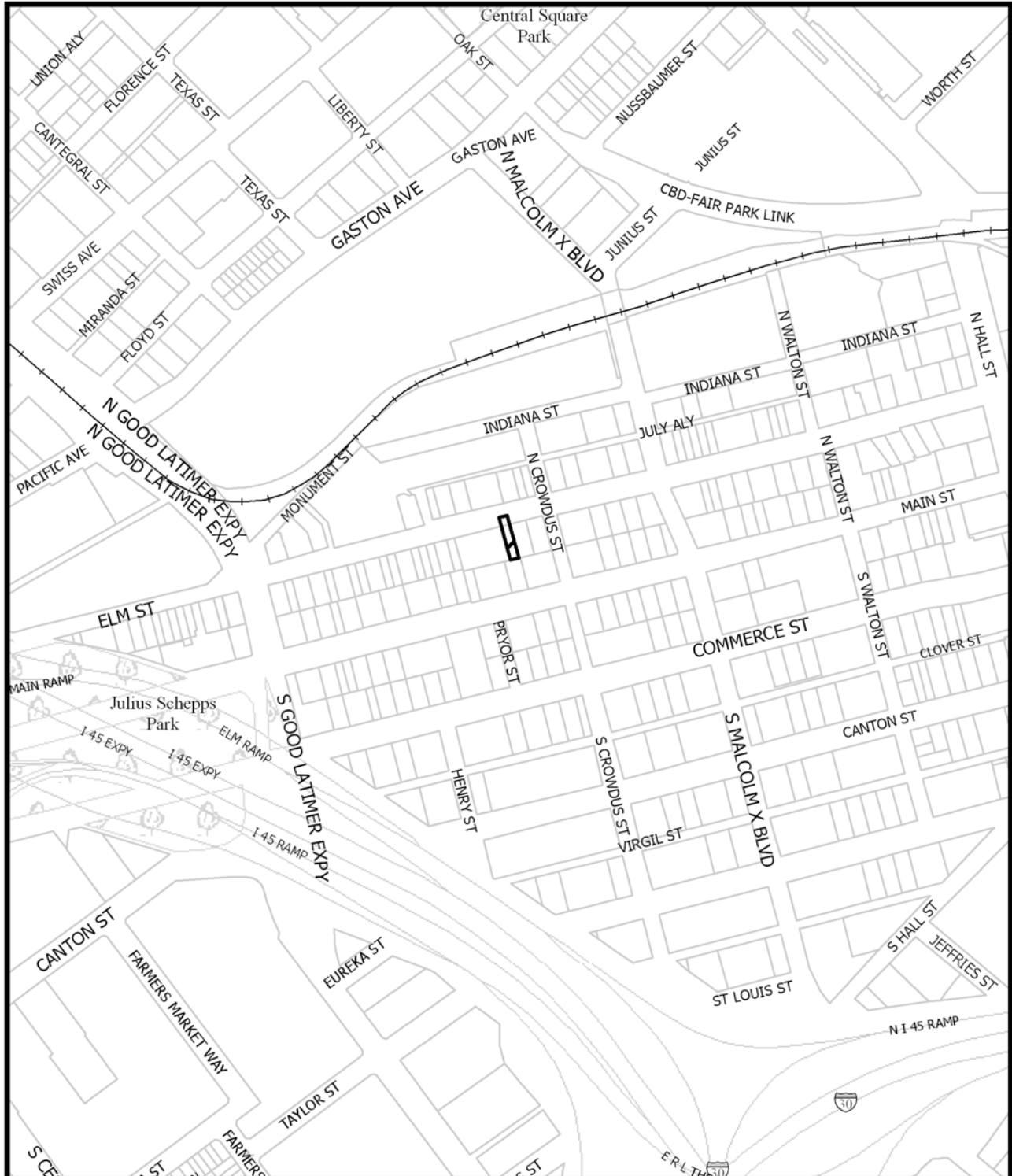
By: JGB Holdings, Inc., a Texas corporation, General Partner

By: Westdale Real Estate Investment and Management, Chuck Hixson, General Partner

By: Joseph G. Beard, President

SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a bar, lounge or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on_____, (two-year period from the passage of this ordinance).
4. MAXIMUM FLOOR AREA: The maximum floor area for a bar, lounge or tavern is 1,733 square feet in the location shown on the site plan. The maximum floor area for the uncovered patio is 887 square feet in the location shown on the site plan.
5. HOURS OF OPERATION: The hours of operation for the alcoholic beverage establishment limited to a bar, lounge or tavern is from 4:00 p.m. to 2:00 a.m. (the next day), Monday through Friday and 12:00 p.m. to 2:00 a.m., Saturday and Sunday.
6. OUTSIDE SPEAKERS: Outside speakers are prohibited.
7. OFF-STREET PARKING: Parking must be provided in accordance with the requirements of Planned Development District No. 269, the Deep Ellum/Near East Side District. Delta credits, as defined in Section 51A-4.704(b)(4)(A), may not be used to meet the off-street parking requirement.
8. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas

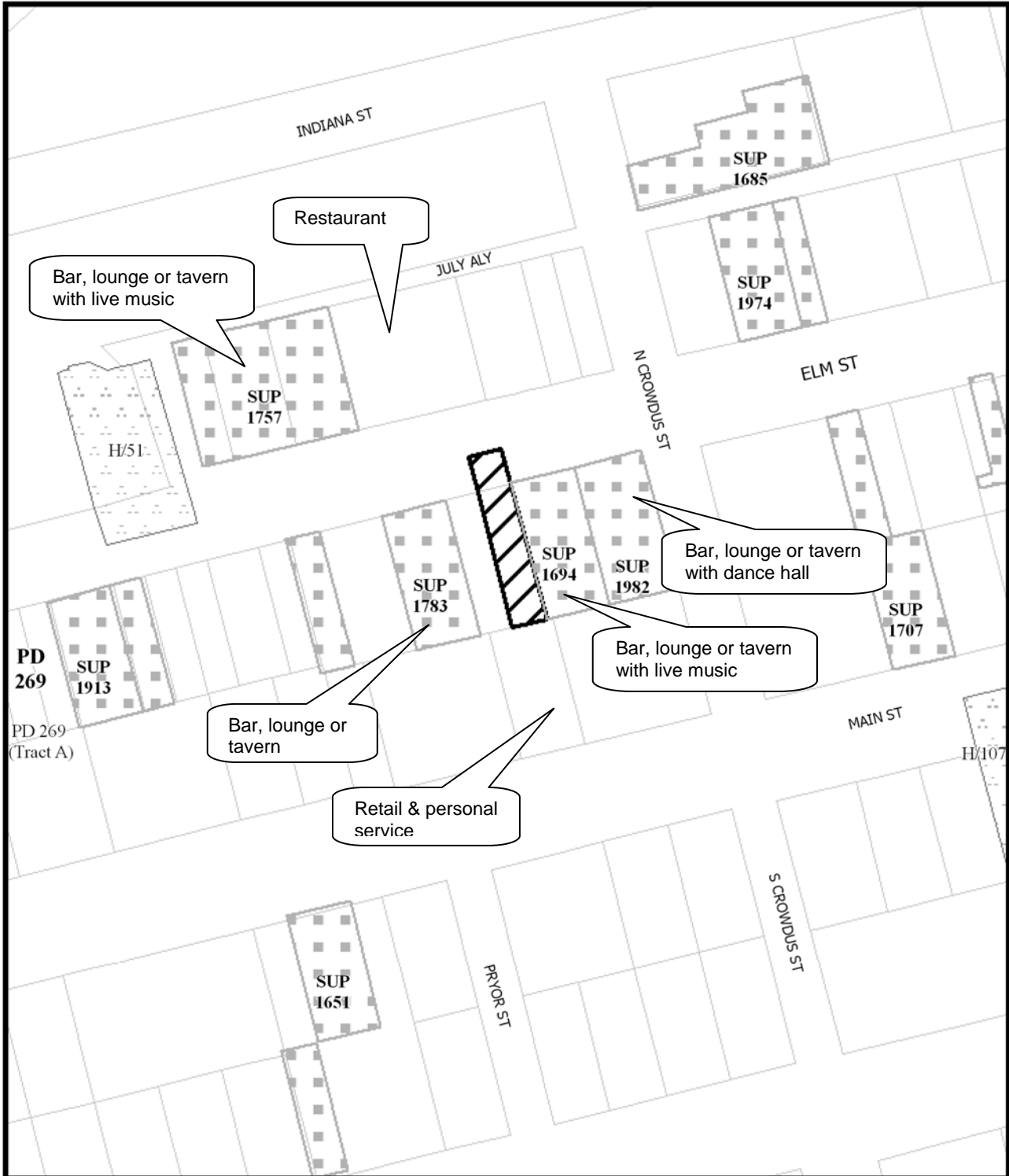


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VICINITY MAP

Case no: Z123-299

Date: 6/26/2013

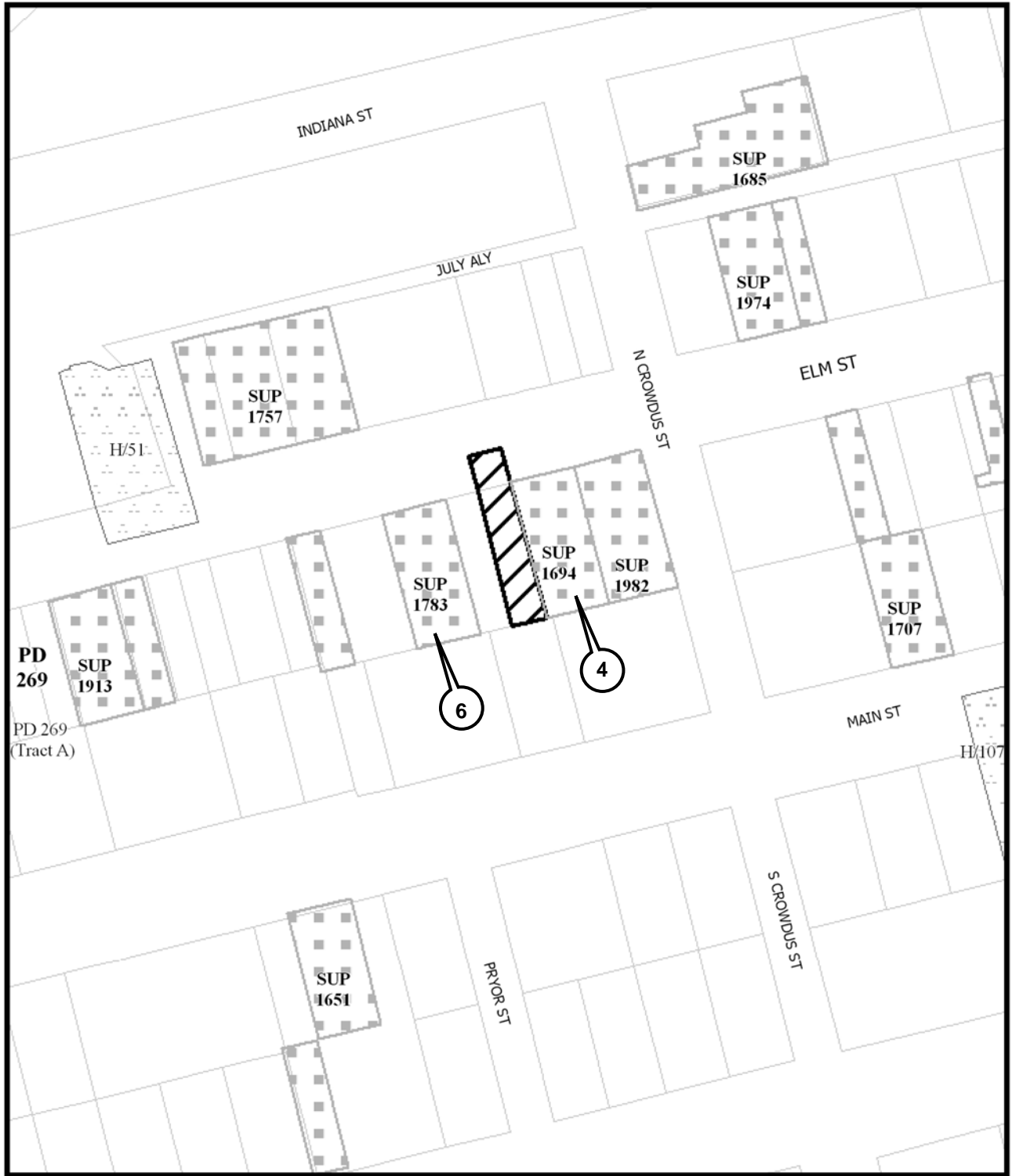


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ZONING AND LAND USE

Case no: Z123-299

Date: 6/26/2013

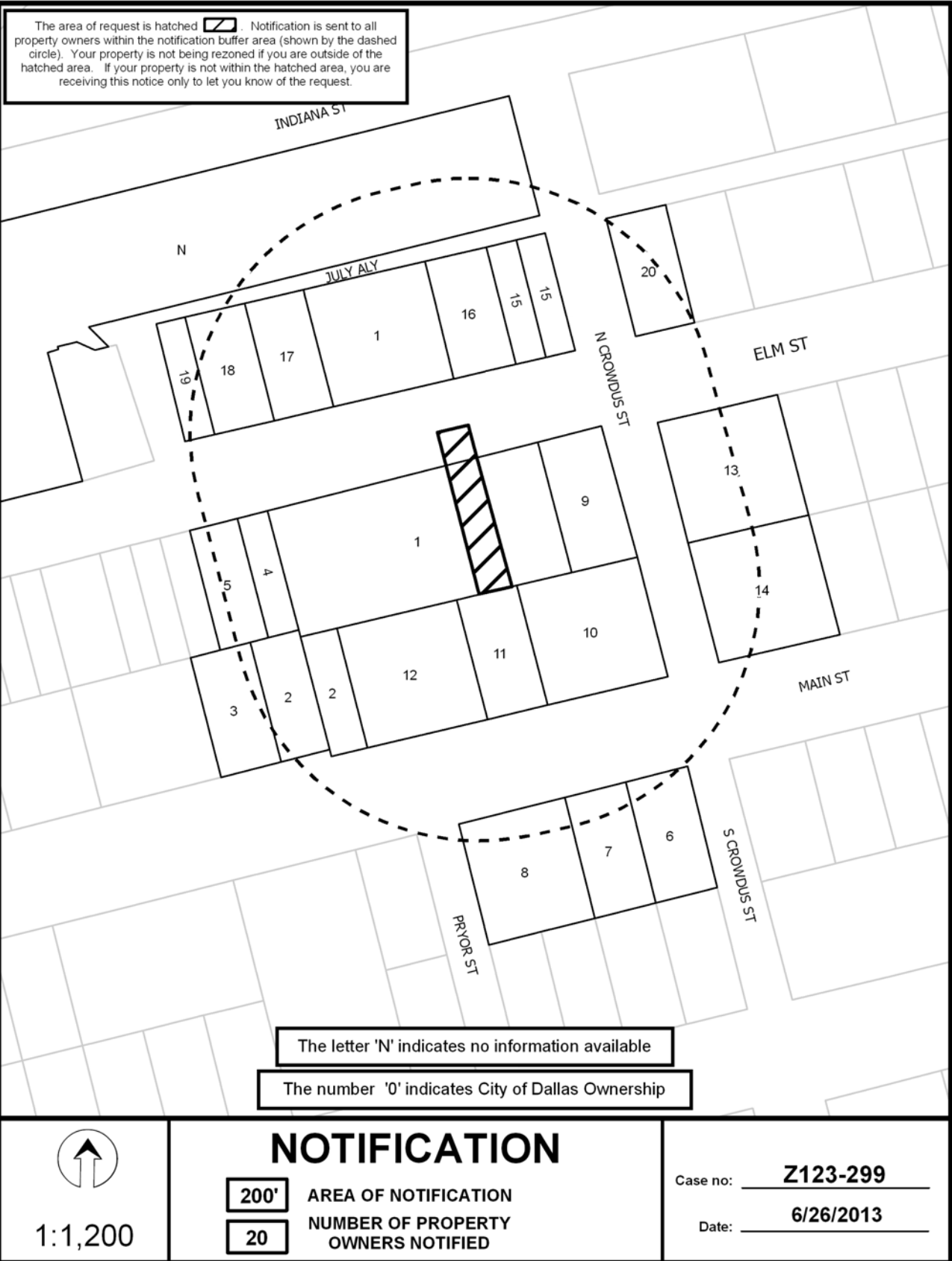


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ZONING HISTORY

Case no: Z123-299

Date: 6/26/2013



Notification List of Property Owners

Z123-299

20 Property Owners Notified

Label #	Address	Owner
1	2720 ELM ST	ELM STREET REALTY LTD
2	2649 MAIN ST	PETERS WILSON G APT A
3	2647 MAIN ST	MERRILL ROBERT
4	2650 ELM ST	ELM ELM LLC
5	2646 ELM ST	TEXAS AUTO RADIATOR CO
6	2712 MAIN ST	CASS DON E TR STE B
7	2708 MAIN ST	LAMBETH WILLIAM V & FRANCES B
8	2702 MAIN ST	JERNIGAN REALTY PTNR LP
9	2724 ELM ST	WESTDALE PROPERTIES AMERICA I LTD
10	2715 MAIN ST	MAIN PROPERTIES LLC
11	2707 MAIN ST	DEALEY CHRISTOPHER C
12	2701 MAIN ST	42 2701 MAIN LP % SCOTT ROHRMAN
13	2806 ELM ST	DEEP ELM I LTD % DON E CASS
14	2803 MAIN ST	DEEP ELM JV 1 % DON E CASS
15	2723 ELM ST	2723 ELM STREET JV ATTN JOHN BROUDE
16	2717 ELM ST	WESTDALE PPTIES AMERICA LTD
17	2707 ELM ST	BELMOR CORP % CARL SKIBELL
18	2703 ELM ST	BELMOR CORP % CARL SKIBELL
19	2701 ELM ST	BELMOR CORP
20	2801 ELM ST	MAGERS SCOTT E & DOUGLAS E ALDRIDGE

FILE NUMBER: Z112-297(MW)

DATE FILED: August 6, 2012

LOCATION: North side of Keller Springs Road, east of Glen Abbey Drive

COUNCIL DISTRICT: 11

MAPSCO: 5-S

SIZE OF REQUEST: ±19.038 acres

CENSUS TRACT: 136.11

REPRESENTATIVE: Dallas Cothrum, Masterplan

APPLICANT/OWNER: LAGA, Ltd.

REQUEST: An application to amend Tracts 2, 3 and 4 and to create a new tract within Tract 1 of Planned Development District No. 561

SUMMARY: The applicant proposes to amend the conceptual plan to reconfigure the tracts, eliminating Tract 4, and to provide a development plan for the newly created Tract 1a. The applicant also proposes to amend the conditions to accommodate the reconfigured tracts.

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

BACKGROUND INFORMATION:

- The ±19.038-acre request site is currently undeveloped.
- Planned Development District No. 561 was approved by City Council on December 8, 1999 as a conceptual PDD.
- The proposed development plan for Tract 1a depicts a gated community consisting of 67 single family units served by a private street. Tract 2 is proposed for a convalescent and nursing home, hospice care, or related institution or retirement housing; this amendment would permit these uses by right rather than by Specific Use Permit. Tract 3 is proposed as a conservation area.

Zoning History:

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

Traffic:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Keller Springs Road	Minor arterial	Variable

Land Use:

	Zoning	Land Use
Site	PDD No. 561	Undeveloped
North	PDD No. 562	Single family
East	R-1ac(A)	Park (dog park)
South	PDD No. 531 (Tract 5); R-1ac(A)	Undeveloped
West	PDD No. 531 (Tract 5); R-1ac(A)	Single family

STAFF ANALYSIS:

Comprehensive Plan:

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

In general, the applicant's proposal, which includes a mix of housing types with access to a public park, as well as, private open space, is consistent with the following goals and policies of the Comprehensive Plan.

LAND USE ELEMENT

Goal 1.1: Promote desired development

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

Land Use Compatibility:

The request site is surrounded by single family residential to the north; a dog park to the east; undeveloped land to the south and single family residential to the west.

The proposed amendment reduces the maximum number of dwelling units permitted, while allowing the convalescent and nursing home, hospice care, and related institution or retirement housing uses by right, rather than by Specific Use Permit, on a portion of the site. While the applicant proposes an increase in the permitted lot coverage (from 60% to 75%), a ±1.32-acre conservation area and several undeveloped common areas, will be maintained on the site.

The applicant proposes conditions to promote compatibility with the existing and proposed single family residential development. For example, the proposed convalescent and nursing home, hospice care, and related institution or retirement housing uses will require a 100-foot setback from the northern property line and 60-foot

setback from the western property line, as shown on the conceptual plan. A comparison of the existing and proposed development standards is provided in the following section.

Development Standards:

Subdistrict	Setbacks		Density	Height/Stories	Lot Coverage	Primary Uses
	Front	Side/rear				
Existing						
1	No minimum	SF: No min. Duplex side: 5' Duplex rear: 10' Other: 10'	28 units	36'/no max.	60% res. 25% non res.	Single family
2	No Minimum (60'/100' for MF uses)	SF: No min. Duplex side: 5' Duplex rear: 10' Other: 10'	144 units total	55'/65' 3 stories	60% res. 25% non res.	Multifamily
3	15' adj. to thoroughfare; no min. other cases	10' adj. to res. Other: no min cases		65' 3 stores	60% res. 25% non res.	Multifamily
4	15' adj. to thoroughfare; no min. other cases	10' adj. to res. Other: no min cases	N/A	36'	60% res. 25% non res.	Open space

Subdistrict	Setbacks		Density	Height/Stories	Lot Coverage	Primary Uses
	Front	Side/rear				
Proposed						
1	No minimum	0' side/rear SF 5' side/10' rear duplex	N/A (doesn't meet minimum lot size)	36'/no max.	60% res. 25% non res.	Single family
1a	5' if two fronts 10' otherwise	1' side /5' side for zero side lots 5' side other 10' side as shown on plan 10' rear	75 units	26'/2 stories	75%	Single family
2	10' from Keller Springs; otherwise 0'	5'/10' side	60 units or 90 beds	65' to highest point/4 stories	75%	Convalescent /nursing home and retirement housing or multifamily
3	15'/0'	0'	N/A	19'/1 story	500 sf	Conservation area

Parking:

The Planned Development District No. 561 requires off-street parking pursuant to §51A-4.200 of the Dallas Development Code. The applicant proposes the following exceptions:

- In Tract 1a, No more than three designated parking spaces are permitted near the guardhouse at the entry point from Keller Springs Road provided the spaces do not conflict with minimum vehicular access requirements.

In Tract 2, tandem parking is permitted. This would allow maximum parking on the tract, which is intended for use as a convalescent and nursing home, hospice care, or related institution or retirement housing, a while maintaining open space within the PDD.

Landscaping:

The applicant proposes landscaping in accordance with Article X of the Dallas Development Code, with exceptions to encourage tree preservation. Tree mitigation is addressed in Section 51P-561.116 (Tree Management). Specifically, in Tracts 1a, 2, and 3, protected trees transplanted successfully on-site may be used to decrease the number of replacement inches by a factor of one and one-half (1.5). Protected trees in the Conservation Area (Tract 3), may be used to decrease the number of required replacement inches by a factor of one (1.0). For mitigation for tree removal in tracts 1a, 2 and 3, at least 50 percent of the total caliper of replacement trees must be planted, or otherwise mitigated, before 65 percent of single family development in tract 1a has received a final building inspection. All tree mitigation must be completed, and replacement trees must be planted prior to the completion of initial construction on all development lots, or within eight years of the issuance of the first building permit for a single family structure, whichever is sooner.

Z112-297(MW)

List of Partners/Principals/Officers:

APPLICANT/OWNER: LAGA, Ltd.

LAGA GP, LLC (General Partner)

Managers: Denny Holman
R. Stephen Folsom
Haddon Winkler
Robert W. Kennedy

Limited Partners: CAC Land Investment, LLC
Club Hill Partners
CM Williams
Holam Group Class C JV
Sabre Class D JV

**Z123-297
Proposed PDD Conditions**

SEC. 51P-561.101. LEGISLATIVE HISTORY.

PD 561 was established by Ordinance No. 24136, passed by the Dallas City Council on December 8, 1999. Ordinance No. 24136 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 24136 was amended by Ordinance No. 24197, passed by the Dallas City Council on March 8, 2000.

SEC. 51P-561.102. PROPERTY LOCATION AND SIZE.

PD 561 is established on property fronting on the north line of Keller Springs Road, west of Preston Road. The size of PD 561 is approximately 25.4196 acres.

SEC. 51P-561.103. DEFINITIONS AND INTERPRETATIONS.

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

(b) Unless otherwise stated, all code references are to Chapter 51A.

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

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

(e) REDUCED SIDE YARD LOT means a residential lot with a side yard having a lesser setback than the opposite side yard on the same lot designed to provide a more usable yard area on one side.

SEC. 51P-561.104. CONCEPTUAL PLAN.

For Tracts 1 and 2, ~~3, and 4~~, use and development of the Property must comply with the conceptual plan (Exhibit 561A). In the event of a conflict between the provisions of this article and the conceptual plan, the provisions of this article control.

SEC. 51P-561.105. DEVELOPMENT PLAN.

(a) For Tracts 1 and 2, and 4, a development plan must be approved by the city plan commission before issuance of any building permit. Development and use of the property must comply with the approved development plan. The development plan and any amendments must comply with the conceptual plan and this article. A development plan is not required for the following:

(1) Amenity or recreational structures or equipment in common areas of Tract 1a; or

(2) Guardhouses.

(b) For Tract 1a, development and use of the Property must comply with the attached Tract 1a development plan (Exhibit 561B.) In the event of a conflict between the provisions of this article and the Tracts 1a development plan, the provisions of this article shall control.

(c) For Tract 3, no development plan is required. See Section. 51P-561.115.

(c) For Tract 5, development and use of the Property must comply with the Tract 5 development plan (Exhibit 561B). In the event of a conflict between the provisions of this article and the Tract 5 development plan, the provisions of this article control.

SEC. 51P-561.106. CONSTRUCTION TRAFFIC.

It is the intent of the city council to minimize construction traffic in residential neighborhoods. Therefore, issuance of any building permit on the Property is conditioned upon approval of a construction traffic management plan by the building official showing that the proposed routes for construction traffic will not go through minor residential streets. A violation of the construction management plan is a violation of this article and may result in issuance of citations or a stop-work order.

SEC. 51P-561.107. MAIN USES PERMITTED.

- (a) Agricultural uses.
 - Crop production.
- (b) Commercial and business service uses.
 - None permitted.
- (c) Industrial uses.
 - Temporary concrete or asphalt batching plant. [Tracts 1 and 5 only; by special authorization of the Building official]
- (d) Institutional and community service uses.
 - Adult day care facility. [SUP in Tracts 1, 2 and 5 only]
 - Cemetery or mausoleum. [SUP in Tracts 1 and 5 only]
 - Child-care facility. [SUP in Tracts 1 and 5 only]
 - Church.
 - College, university, or seminary. [SUP in Tracts 1 and 5 only]
 - Community service center. [SUP in Tracts 1, 1a, 2 and 5 only]
 - Convalescent and nursing homes, hospice care, and related institutions. [SUP in Tracts 1 and 5; allowed by right in Tract 2]
 - Convent or monastery. [SUP in Tracts 1 and 5 only]

- Foster home. [*SUP in Tracts 1 and 5 only*]
- Library, art gallery, or museum. [*SUP in Tracts 1 and 5 only*]
- Public or private school. [*SUP in Tracts 1 and 5 only*]

- (e) Lodging uses.
 - None permitted.

- (f) Miscellaneous uses.
 - Carnival or circus (temporary). [*In Tracts 1 and 5 only, by special authorization of the building official. only in Tract 5.*]
 - Temporary construction or sales office.

- (g) Office uses.
 - None permitted.

- (h) Recreation uses.
 - Country club with private membership. [*SUP in Tracts 1 and 2; RAR in Tracts 3, 4, and 5.*]
 - Private recreation center, club, or area [*SUP*] [*Allowed by right in Tracts 1a and 2; SUP in Tracts 1 and 5.*]
 - Public park, playground, or golf course.

- (i) Residential uses.
 - Duplex. [*Tracts 1, 1a, 2 and 5 only.*]
 - Group residential facility. [*See Section 51A-4.209(3).*][*Tracts 2 and 3 only.*]
 - Handicapped group dwelling unit. [*See Section 51A-4.209(3.1).*][*Tracts 1, 1a, 2, 3, and 5 only.*]
 - Multifamily. [*Tract 2 and 3 only.*]
 - Retirement housing. [*SUP*] [*Tract 2, SUP in Tracts 1 and 5 only*]
 - Single family. [*Tracts 1, 1a, 2, and 5 only.*]

- (j) Retail and personal service uses.
 - None permitted.

- (k) Transportation uses.
 - Private street or alley.
 - Transit passenger shelter.
 - Transit passenger station or transfer center. [*SUP in Tracts 1 and 5 only*]

- (l) Utility and public service uses.
 - Electrical substation. [*SUP in Tracts 1 and 5 only*]
 - Local utilities.
 - Police or fire station. [*SUP in Tracts 1 and 5 only*]
 - Radio, television, or microwave tower. [*SUP in Tracts 1 and 5 only*]
 - Tower/antenna for cellular communication. [*See Section 51A-4.212(10.1).*]
 - Utility or government installation other than listed. [*SUP*]

- (m) Wholesale, distribution, and storage uses.
 - Recycling drop-off container. [*In Tracts 1 and 5 only, See Section 51A-4.213(11.2).*]
 - Recycling drop-off for special occasion collection. [*In Tracts 1 and 5 only. See Section 51A-4.213(11.13).*]

SEC. 51P-561.108. 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.

- (a) The following accessory uses are not permitted in this district:
 - Accessory helistop.
 - Accessory medical/infectious waste incinerator.
 - Accessory outside display of merchandise.
 - Accessory outside sales.
 - Accessory pathological waste incinerator.
- (b) The following accessory ~~use is~~ uses are permitted by right:
 - Accessory community center (private).
 - Accessory game court (private)

SEC. 51P-561.109. YARD, LOT, AND SPACE REGULATIONS.

- (a) Front yard.

(1) Tract 1 ~~and 2~~. Except as provided in this paragraph, no minimum front yard. [~~Minimum front yard for multifamily structures in Tract 2 is 100 feet from the northern property line and 60 feet from the western property line, as shown on the conceptual plan.~~]

(2) Tract 1a. ~~Tracts 1 and 2~~. The minimum front yard is 10 feet with exception of lots with frontage on two streets or shared access. The minimum front yard setback of the shorter frontage is 10 feet. The minimum setback of the longer frontage is 5 feet.

(3) For Tract 2, the setback from Keller Springs Road is 10 feet. Otherwise, the setback is 0 feet.

(4) Tracts 3 and 5. The minimum front yard is 15 feet where adjacent to an expressway or a thoroughfare; no minimum in all other cases.

- (b) Side and rear yard.

- (1) Tracts 1. ~~and 2~~.
 - (A) No minimum side or rear yard for single family structures.

(B) Minimum side yard for duplex structures is five feet.

(C) Minimum rear yard for duplex structures is 10 feet.

(2) Tract 1a

(A) For reduced side yard lots indicated on the Tract 1a development plan (Exhibit 561B.), the minimum side yard setback is one foot on one side and five feet on the opposite side with a minimum of six feet between residential structures.

(i) When adjacent to a residential lot, a structure on a reduced side yard lot may not have doors, windows, or other transparent openings located less than seven feet from any finished floor. Opaque glass or other similar opaque materials are permitted on any portion of the structure.

(ii) When adjacent to a common space, thoroughfare, private street, shared access, or other nonresidential lot, a reduced side yard lot may have doors, windows or other openings without limitation.

(B) For other lots, the minimum side setback is five feet.

(C) For Lot 18, Block A, Lot 6, Block C, and Lots 10 and 11, Block E, as shown on the development plan for Tract 1a (Exhibit 561B), the minimum side yard setback from the northern property line is 10 feet.

(D) The minimum rear yard for single-family structures is five feet, except for Lots 9-12, Block D, and Lots 1-10, Block E, as shown on the development plan for Tract 1a (Exhibit 561B), in which case the minimum rear yard is 10 feet.

(E) The setback for accessory structures in a side or rear yard is two feet. ~~Except as provided in this paragraph, minimum side and rear yard for other permitted structures is 10 feet.~~

(F) Minimum side and rear yard for multifamily structures in Tract 2 are 100 feet from the northern Property line and 60 feet from the western Property line, as shown on the conceptual plan.

(3) Tract 2. The side yard setback from the southern perimeter of Lot 5, Block A of Tract 1a is 10 feet. The side yard setback from the eastern property line is 5 feet, as shown on the conceptual plan (Exhibit 561A).

(4) Tract 3. The minimum side and rear yard is five feet.

(5) ~~Tracts 3, 4, and 5.~~ Minimum side and rear yard is 10 feet where adjacent to or directly across an alley from a zoning district other than a TH or TH(A) Townhouse District; no minimum in all other cases.

(c) Setbacks for common area or open space. For any structures located in a common area or open space, there is no required setback.

(d) Density.

(1) Tract 1. Maximum dwelling units is ~~28~~ 0.

(2) Tract 1a. Maximum dwelling units is 75.

(3) Tract 2 and 3 combined. Maximum number of dwelling units is ~~144~~.

(A) The maximum density is 60 multi-family or retirement housing units or 90 convalescent and nursing homes, hospice care, and related institutions beds.

(4) Tracts 3 and 4. No dwelling units are permitted.

(5) Tract 5. Maximum dwelling unit density is nine dwelling units per acre.

(e) Height. Except as provided in this subsection, maximum structure height is 36 feet.

(1) Tract 1a. The maximum height for accessory structures is 26 feet.

(2) Tract 2. Maximum height for structures, measured to the highest point of the structure, is ~~55 feet on the western portion and 65 feet on the eastern portion~~, as shown on the conceptual plan, except that structures listed in Subparagraph 51A-4.408(a)(2)(A) may project a maximum of 12 feet above the maximum structure height.

(3) Tract 3. Maximum structure height is 19 feet. ~~multifamily structures is 65 feet, measured to the highest point of the structure, as shown on the conceptual plan, except that structures listed in Subparagraph 51A-4.408(a)(2)(A) may project a maximum of 12 feet above the maximum structure height.~~

(f) Lot coverage. For Tracts 1 and 5, the maximum lot coverage is 60 percent for residential structures and 25 percent for nonresidential structures. For Tract 3, refer to Section 51P-561.115 for building allowances. For Tracts 1a and 2, the maximum lot coverage is 75 percent for residential and nonresidential structures and accessory structures in common areas.

(g) Lot size. In Tract 1a, the minimum residential lot size is ~~2,000~~ 5,000 square feet except that up to five lots may be no less than 4,000 square feet. In Tracts 2

and 3, there is no minimum lot size requirement. For Tracts 1 and 5, the minimum lot size is 2,000 square feet for single-family residential structures.

(h) Stories. Except as provided in this subsection, no maximum number of stories.

(1) Tract 1a. Maximum number of stories for accessory structures is two.

(2) Tract 2. Maximum number of stories for multifamily and non-residential structures is four ~~three on the western portion and four stories on the eastern portion, as shown on the conceptual plan.~~

(3) Tract 3. Maximum number of stories is one.

~~(4) Tract 3. Maximum number of stories for multifamily structures is three on the northwest portion and four on the remainder, as shown on the conceptual plan.~~

~~(i) No maximum number for attached single family standards.~~

SEC. 51P-561.110. OFF-STREET PARKING AND LOADING.

Except as provided below, consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Consult Division 51A-4.300 for information regarding off-street parking and loading generally. (Ord. Nos. 24136; 25163)

(1) Tract 1a. No more than three designated parking spaces are permitted near the guardhouse at the entry point from Keller Springs Road provided the spaces do not conflict with minimum vehicular access requirements.

(2) Tract 2. Tandem parking is permitted.

SEC. 51P-561.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 24136; 25163)

SEC. 51P-561.112. ELECTRICAL SERVICE FOR SINGLE FAMILY USES.

In this planned development district, a lot for a single family use may be supplied by not more than one electrical utility service, and metered by not more than one electrical meter. The board of adjustment may grant a special exception to authorize more than one electrical utility service and more than one electrical meter on a lot in this planned development district when, in the opinion of the board, the special exception will:

(1) not be contrary to the public interest;

- (2) not adversely affect neighboring properties; and
- (3) not be used to conduct a use not permitted in this planned development district.

SEC. 51P-561.113. ACCESS AND STREETS.

(a) Tracts 1 and 2 and 4. Ingress and egress must be generally provided as shown on the conceptual plan.

(b) Tracts 1a and 5. Ingress and egress must be generally provided as shown on the development plan.

(c) Tracts 1a. Minimum pavement width for vehicular access including curbs is 30 feet, measured from back of curb to back of curb. Private street dedication for cul-de-sacs shall have a minimum diameter of 90 feet of which a minimum of 82 feet shall be devoted to pavement for vehicular access.

SEC. 51P-561.114. LANDSCAPING.

(a) Prior to the final inspection for each single family use, landscaping must be provided for each platted lot in accordance with Article X, except as provided in this section.

(b) Prior to the issuance of a certificate of occupancy for all other permitted uses, landscaping must be provided in accordance with Article X, except a large tree must be provided for each 25 feet of public street frontage. The Building Official may authorize the planting of small trees measured at 2 inches caliper in lieu of large trees to avoid conflict with overhead utility lines.

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

(d) In Tract 1a, a minimum of two trees from the City of Dallas Approved Replacement Tree List (Section 51A-10.134) are required per single family use, except as provided below. Each new tree planted shall be a minimum of four caliper inches. Existing trees on single family lots that are determined by the Arborist to be healthy may be used to satisfy the single family lot tree requirement.

SEC. 51P-561.115 CONSERVATION AREA

(a) Tract 3 is a conservation area. The conservation area is provided for the purpose of the sustainable maintenance, private community pedestrian uses, and conservation of the land area and the indigenous vegetation within it. The following activities, structures, and uses are permitted in Tract 3. The city arborist shall review all construction plans and site changes to assure compliance with the conservation purposes. Construction must be determined to cause the least disturbance of the native vegetation as possible, which precludes improvements in the area:

- (1) Hiking trails (ADA accessibility is not required) and sidewalks.
- (2) Flood control structures that are approved by the Director of the Department of Public Works and Transportation.
- (3) Public utility easements, rights-of-way and utilities.
- (4) Recreational and pedestrian-oriented structures, including but not limited to, arbors, pergolas and gazebos.
- (5) Planting of native vegetation or trees, approved by the building official, to restore the Conservation Area.
- (6) Self-guided media or markers identifying flora and fauna.
- (7) Barbecue cooking grills, picnic tables, benches, trash receptacles, and other similar pedestrian and recreational amenities approved by the building official.

(b) Tree and Vegetation Maintenance.

- (1) Trees within Tract 3 that are in danger of falling, causing damage to dwellings or other structures, or causing blockage of a stream, may be removed with approval of the city arborist. The city arborist shall be notified prior to the removal of a hazardous damaged tree unless immediate removal is necessary for the public safety.
- (2) Other timber or vegetation removal is permitted to protect the forest from extensive pest infestation, control invasive, alien vegetation, to reduce a threat from disease, or threat from fire. The city arborist shall determine the condition and type of tree or vegetation to be removed before removal.
- (3) Trail Design. If provided, trails must be designed and constructed to preserve the natural, scenic conditions of the Property.

Tree Replacement.. If a tree is removed, a tree must be planted in the conservation area, unless it is determined that doing so would compromise the purpose of the conservation area. Only Texas native trees and other vegetation, or trees in the Dallas Approved Replacement Tree list, may be planted in the conservation area. The retention of existing healthy trees precludes any action for modification of planting areas and installation of irrigation systems.

SEC. 51P-561.116. TREE MANAGEMENT.

(a) Except as provided in Subsections (b) and (c) below, the regulations contained in Division 51A-10.130, "Tree Preservation," apply to this planned development district.

(b) Prior to the removal of any trees from the Property, a tree survey must be completed and delivered to the building official.

(c) Tree removal applications may be approved by the building official prior to the issuance of a building permit on the Property. (Ord. Nos. 24136; 25163)

(d) In Tracts 1a, 2, and 3, protected trees transplanted successfully on-site may be used to decrease the number of replacement inches by a factor of 1.5. For example, a transplanted tree of 14 caliper inches will satisfy 21 caliper inches of required replacement. Successful tree transplantation will be determined by the city arborist within two years of transplantation.

(e) Protected trees in the Conservation Area (Tract 3), may be used to decrease the number of required replacement inches by a factor of 1.0. For example, a preserved tree of 14 inches, will satisfy 14 inches of required replacement (i.e. required mitigation). Confirmation of the Conservation Area for mitigation will be completed before the final tree mitigation inspection for the Property.

(f) For mitigation for tree removal in tracts 1a, 2 and 3, at least 50 percent of the total caliper of replacement trees must be planted, or otherwise mitigated, before 65 percent of single family development in tract 1a has received a final building inspection. All tree mitigation must be completed, and replacement trees must be planted prior to the completion of initial construction on all development lots, or within eight years of the issuance of the first building permit for a single family structure, whichever is sooner.

SEC. 51P-561.117. FENCES, WALLS, ENTRYWAY COLUMNS, AND GATES.

(a) Except as provided in Subsection (c), the maximum height for all fences, walls, entryway columns, and gates on the Property, excluding those that front on a public or private street or an access easement, is 10 feet.

(b) Except as provided in Subsection (c), the maximum height for all fences and walls on the Property that front on a public or private street or an access easement is 12 feet. The maximum height for all entryway columns and gates on the Property that front on a public or private street or an access easement is 18 feet.

(c) The visual obstruction regulations contained in Section 51A-4.602(d) apply to this subsection. Fences in front yards may not exceed four feet in height.

SEC.51P-561.118 GUARDHOUSE.

A guardhouse is permitted within the private entry drive and may be located within a required setback. The final location and design of the guardhouse must be approved by the director of public works and transportation and the building official.

SEC. 51P-561.119. FLOODWAY

(a) No platted lot may extend into the floodway in Tracts 1 and 5 only.

(b) Any land area extending into the floodway must be dedicated as a floodway management area, floodway easement, common area, or park.

SEC. 51P-561.120. HOMEOWNERS' ASSOCIATION.

Prior to final plat approval, the owner(s) of any common areas, including Tract 3, the Property must execute an instrument creating a homeowners' association for the maintenance of common areas, screening walls, landscape areas (including right-of-way landscaping areas), private streets, and for other functions. This instrument must be approved as to form by the city attorney, and filed in the Dallas County deed records.

SEC. 51P-561.121. SIGNS.

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

(b) For Tract 2, one monument sign with a maximum effective area of 72 square feet is permitted. The monument sign may not be internally illuminated.

SEC. 51P-561.122. ADDITIONAL PROVISIONS.

(a) Sidewalks are not required on internal streets and accessways.

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

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

(d) For multifamily uses, carports are not permitted. Garages must include exterior materials that complement the exterior materials of the main building.

(e) Staircases leading to units above the first floor must be located completely within buildings or within courtyards or breezeways completely screened from the perimeter.

(f) In lieu of standard street curbs, rollover curbs are permitted for all private streets or access easements.

(g) In Tract 1a, recreational and pedestrian oriented structures such as pergolas, arbors, gazebos, trash receptacles, pedestrian paths, barbecue cooking grills, light poles, fences, benches and picnic tables, or other similar structures, are permitted on common lots.

(h) In Tract 1a, pools, game courts, and other accessory uses allowed under Section 51A. 4.217 of Dallas City Code are permitted on lots without a main residential structure provided said accessory uses serve the main residential structure(s) on an immediately adjacent and contiguous lot.

(i) At the sole expense of the owner, a traffic signal shall be erected at the intersection of the entry point road and Keller Springs Road.

(j) The main entrance into Tract 1a may include two one-way drives separated by a landscaped median with guardhouse.

SEC. 51P-561.123. COMPLIANCE WITH CONDITIONS.

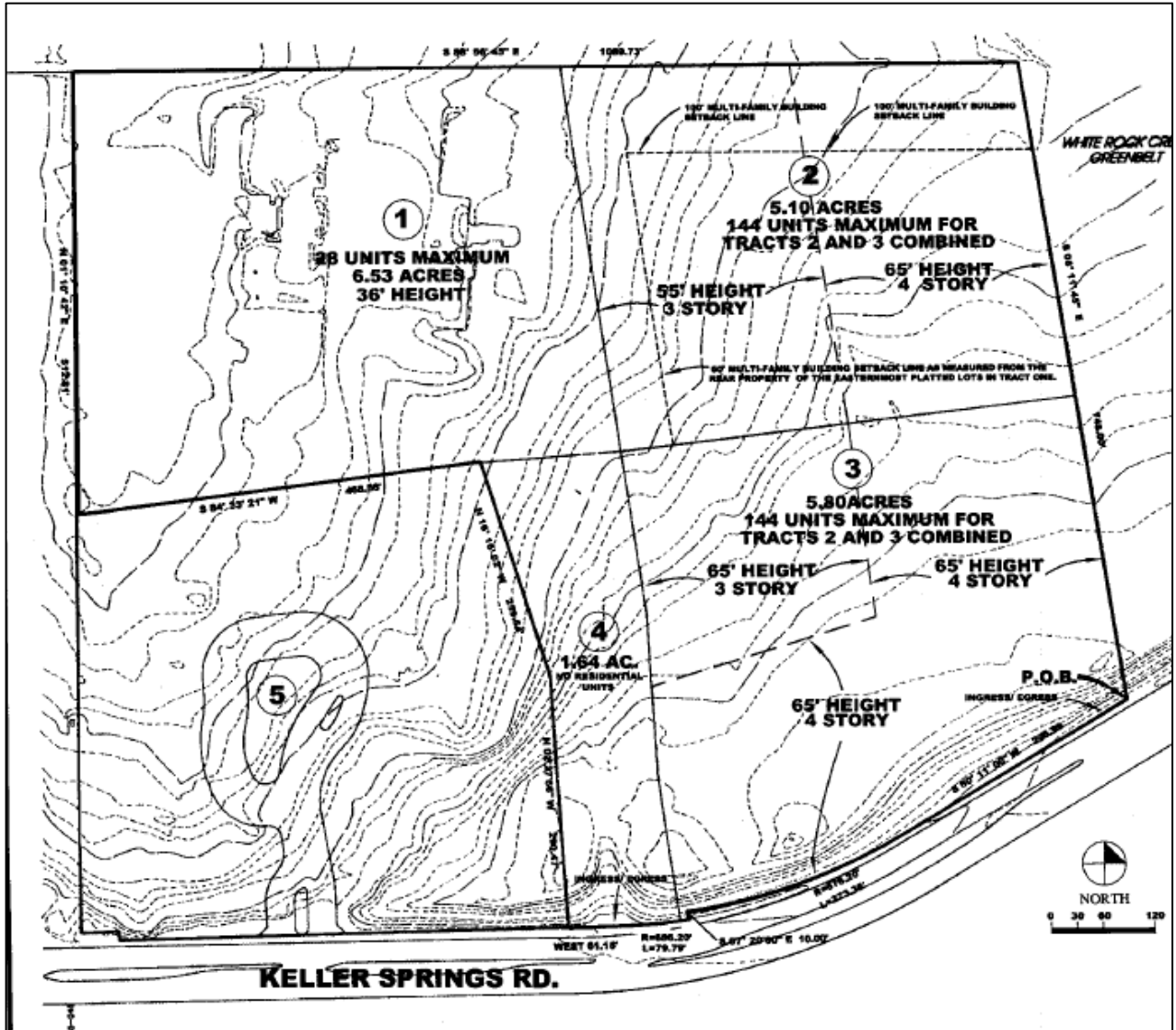
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

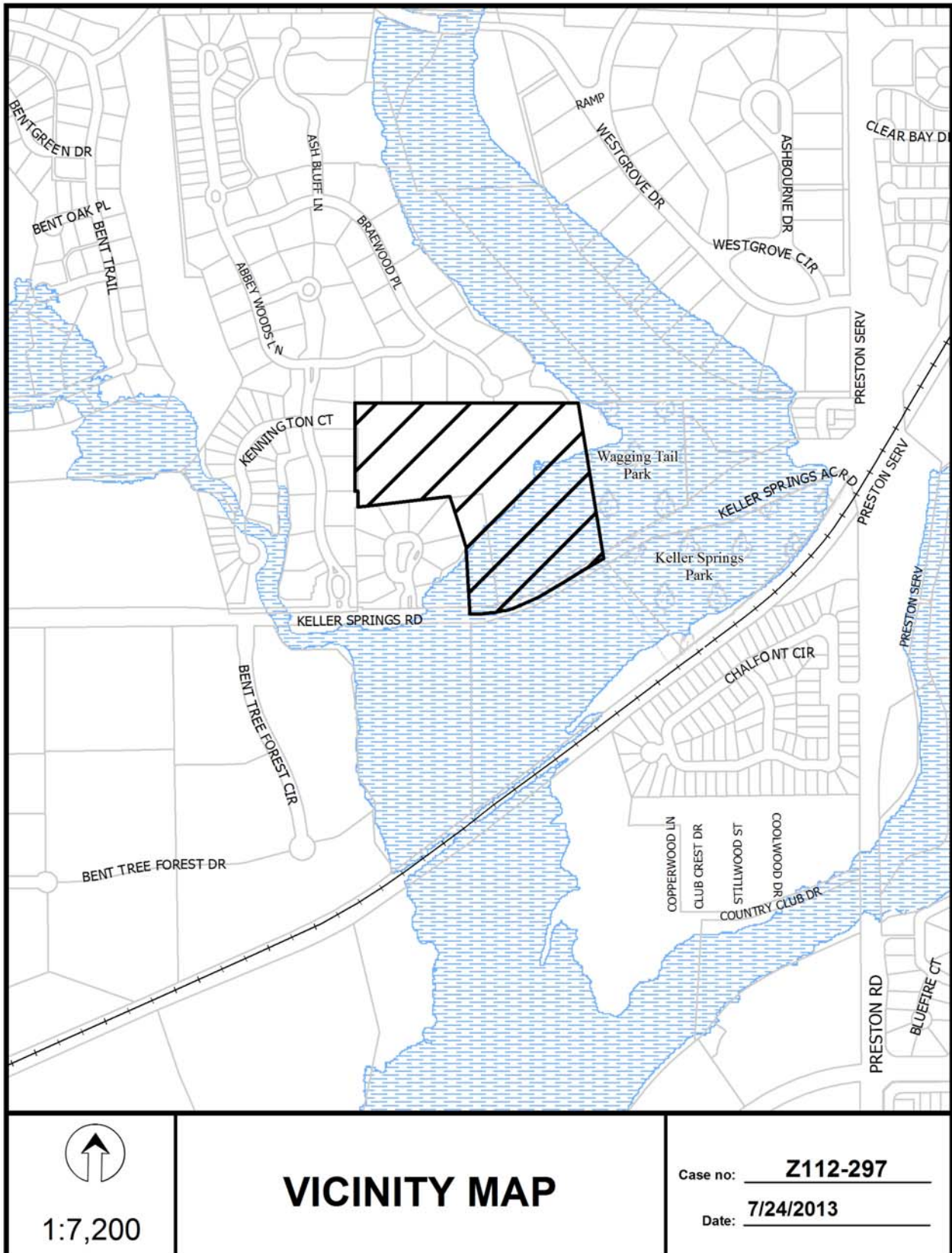
(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the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

~~SEC. 51P-561.125. ZONING MAP.~~

~~PD 561 is located on Zoning Map No. B-7. (Ord. Nos. 24136; 25163)~~

Existing Conceptual Plan

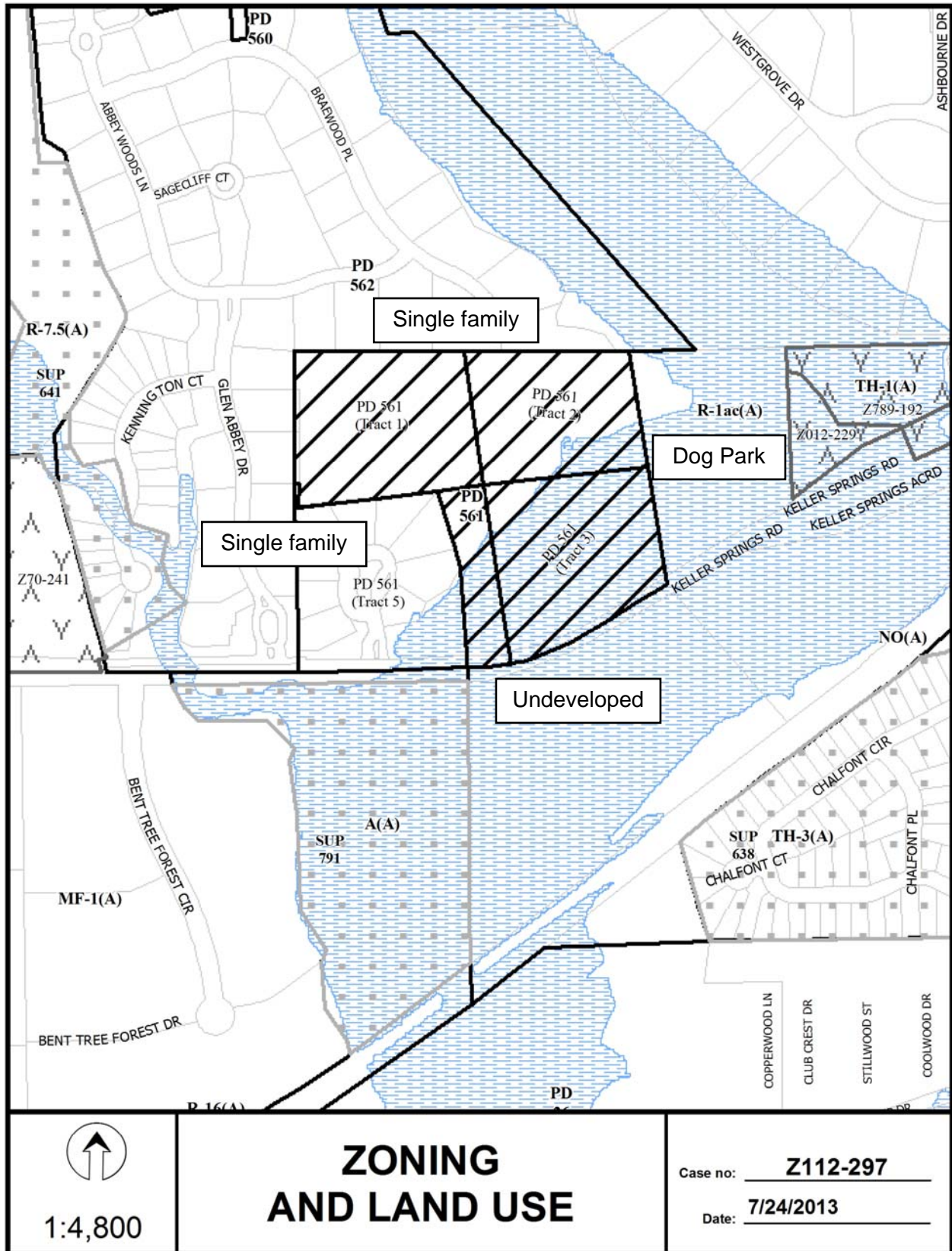


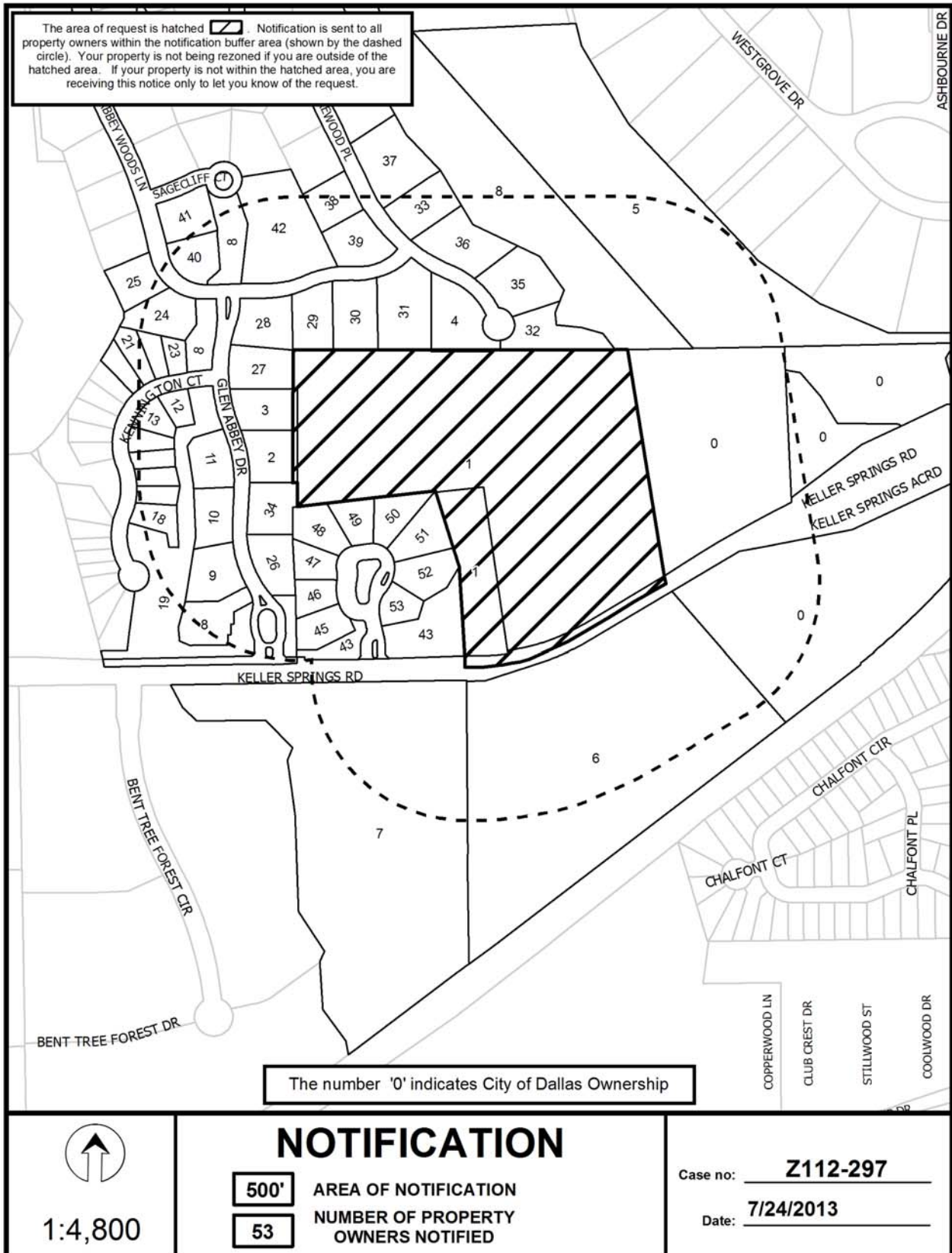


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VICINITY MAP

Case no: Z112-297
Date: 7/24/2013





7/23/2013

Notification List of Property Owners***Z112-297******53 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5781 KELLER SPRINGS RD	LAGA LTD
2	32 GLEN ABBEY DR	WELLS WILLIAM K
3	36 GLEN ABBEY DR	ROSE JAMES M
4	25 BRAEWOOD PL	LONGBOTHAM JOE C & KAREN
5	16300 PRESTON RD	PRESTON TRAILS HOMEOWNERS SUITE 101
6	5800 KELLER SPRINGS RD	KELLER SPRINGS ESTATE LTD %DAVID MCDAVID
7	5500 KELLER SPRINGS RD	PRESTONWOOD GOLF CLUB CORP
8	16 GLEN ABBEY DR	GLEN ABBEY HOMEOWNERS ASSOCIATION INC %
9	25 GLEN ABBEY DR	FRIEDMAN LAWRENCE J & JANELLE
10	29 GLEN ABBEY DR	BINKLEY JOHN H JR & SHARON
11	33 GLEN ABBEY DR	RANDAZZO TERRY & DELPHA
12	52 KENNINGTON CT	HEAPE SCOTT G & MARY A
13	48 KENNINGTON CT	BENSON SCOTT A & MARNI T
14	44 KENNINGTON CT	FINN TERRY
15	40 KENNINGTON CT	OSBORN GARY D & BEVERLY B
16	36 KENNINGTON CT	NELSON WILLIAM M & HELAINE Q
17	32 KENNINGTON CT	WATERSIDE PROPERTIES INC SUITE 430
18	28 KENNINGTON CT	RODRIGUEZ ALFRED J & MARY KATHLEEN
19	1 GLEN ABBEY DR	HEMMING PROPERTIES LLP
20	73 KENNINGTON CT	KAYEM DOUGLAS J & JUILE R
21	77 KENNINGTON CT	HIRL DOROTHY & HIRL ROGER J
22	81 KENNINGTON CT	PEDERSEN KIM K & PATRICIA L
23	85 KENNINGTON CT	BRACKEN FRANK D JR
24	19 ABBEY WOODS LN	ALLEN ORVILLE G & SHERRI G
25	23 ABBEY WOODS LN	HAMMOND DANIEL D
26	24 GLEN ABBEY DR	KELLER SPRINGS PPTIES LTD SUITE 800

7/23/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	40 GLEN ABBEY DR	ASCHEBRENNER THOMAS H & BEVERLY J
28	44 GLEN ABBEY DR	MIDYETT BOB & VICKI A
29	7 ABBEY WOODS LN	YEAGER KATHI STE 725
30	5 ABBEY WOODS LN	BURLESON JUDY K STE 725
31	1 ABBEY WOODS LN	C L NIX
32	20 BRAEWOOD PL	FOSTER KENT B & JOANN B
33	36 BRAEWOOD PL	YOUNG JAMES R & MICHELLE
34	28 GLEN ABBEY DR	PLATT TODD
35	24 BRAEWOOD PL	PACK SAM H & CAROL D
36	32 BRAEWOOD PL	MCCRAW ROBERT & HELEN
37	42 BRAEWOOD PL	PALUCK ROBERT & MICHELLE
38	39 BRAEWOOD PL	DASARI NEERAJA & VENKATA CHEMITI
39	35 BRAEWOOD PL	BT DEV CORP
40	14 ABBEY WOODS LN	PATRICK TERRY W & MERRY H PATRICK
41	30 SAGECLIFF CT	GREEN DAVID W & POLLY M
42	2 ABBEY WOODS LN	DOSHIER RAYMOND & SUSAN
43	12 GREEN PARK DR	GP HOMEOWNERS ASSOC INC % KATHY MCGARITY
44	13 GREEN PARK DR	DRS PARAGON CUSTOM HOMES LLC
45	1 GREEN PARK DR	LEATHERWOOD MIKE
46	3 GREEN PARK DR	ROBINSON HOWARD R U/T/D
47	5 GREEN PARK DR	BOYER FRANCIS C JR
48	7 GREEN PARK DR	NEELY ESTEBAN & MARY L
49	9 GREEN PARK DR	HANLON TERENCE F & NANCY R
50	8 GREEN PARK DR	HARRIS DEVIN
51	6 GREEN PARK DR	SODERSTROM CARL D
52	4 GREEN PARK DR	MCGARITY KEVIN & KATHLEEN
53	2 GREEN PARK DR	FISS TIMOTHY P & PHYLLS P GAGE

FILE NUMBER: Z123-268(MW)

DATE FILED: May 7, 2013

LOCATION: Northeast corner of South Buckner Boulevard and Forney Road

COUNCIL DISTRICT: 7

MAPSCO: 48-Q

SIZE OF REQUEST: ±0.565 acre

CENSUS TRACT: 122.07

REPRESENTATIVE: Pamela Craig

APPLICANT/OWNER: Devin Brich Group, Corporation
Paul O. Nwoke, Sole Officer and Director

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

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

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

BACKGROUND INFORMATION:

- The ±0.565 acre request site is developed with a ±2,289-square foot general merchandise or food store (convenience store) and vehicle fueling station (gas pumps).
- Based on information provided by the Dallas Police Department (DPD), Neighborhood Police Unit, Southeast Patrol Division, the convenience store located at 4710 South Buckner is in DPD’s system and passed inspection in August 2013. Therefore, the referenced convenience store complies with Chapter 12B (Convenience Store) requirements.

Zoning History:

1. **Z101-164:** On Thursday, April 21, 2011, the City Plan Commission recommended denial of an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less. The applicant did not appeal to City Council.

Land Use:

	Zoning	Land Use
Site	LI	Convenience store with gas pumps
North	LI	Church (complies with the alcohol distance requirements)
East	Li	Warehouses
South	LI	Industrial (inside)
West	MC-1	Undeveloped

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
South Buckner Boulevard	Principal Arterial	100 feet – 150 feet
Forney Road	Collector	70 feet

STAFF ANALYSIS:

Comprehensive Plan:

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

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

While a general merchandise or food store 3,500 square feet or less is typically considered a neighborhood service use, the existing convenience store and motor vehicle fueling station Therefore, in general, the applicant's proposal is consistent with the following goals and policies of the Comprehensive Plan.

LAND USE ELEMENT

Goal 1.1: Promote desired development

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

Land Use Compatibility:

It is noted that the church to the north of the request site complies with the alcohol distance requirements, as demonstrated by the alcohol measurement survey provided with the application.

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.

A convenience store requires a certificate of registration to comply with Chapter 12B. The purpose of Chapter 12B is to protect the health, safety, and welfare of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually.

Based on information provided by the Dallas Police Department (DPD), Neighborhood Police Unit, Southeast Patrol Division, the convenience store located at 4710 South Buckner is in DPD's system and passed inspection in August 2013. Therefore, the referenced convenience store complies with Chapter 12B (Convenience Store) requirements.

The applicant's request conforms with the applicable zoning regulations and standards and is consistent with the intent of the Dallas Development Code. The proposed sale of alcoholic beverages in conjunction with the existing convenience store is not anticipated to negatively impact the adjacent properties. Therefore, staff recommends approval for a two-year period with eligibility for automatic renewal for additional five-year periods subject to a site plan and conditions. The short initial time period will allow reevaluation of the request to ensure ongoing compliance.

Development Standards:

While the applicant does not propose any new construction or changes to the site, the development standards for the IR Industrial Research District are provided below.

District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
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 and storage, supporting office & retail

Parking:

Pursuant to the Dallas Development Code, a general merchandise or food store requires one space per 200 square feet of floor area. Therefore, the 2,289-square foot convenience store requires 14 spaces, which are provided as shown on the site plan.

Pursuant to the Dallas Development Code, a general merchandise or food store requires one space per 200 square feet of floor area and a motor vehicle fueling station requires two spaces. Therefore, the 2,289-square foot convenience store with fuel pumps requires 13 spaces; 14 spaces are provided as depicted on the proposed site plan.

Landscaping:

Any new construction will require landscaping per Article X of the Dallas Development Code. No new construction is proposed by this application; additional landscaping is not required at this time.

Police Report:

An online search of the Dallas Police Department's offense incident reports for the period from August 28, 2011 to August 28, 2013 revealed the following results:

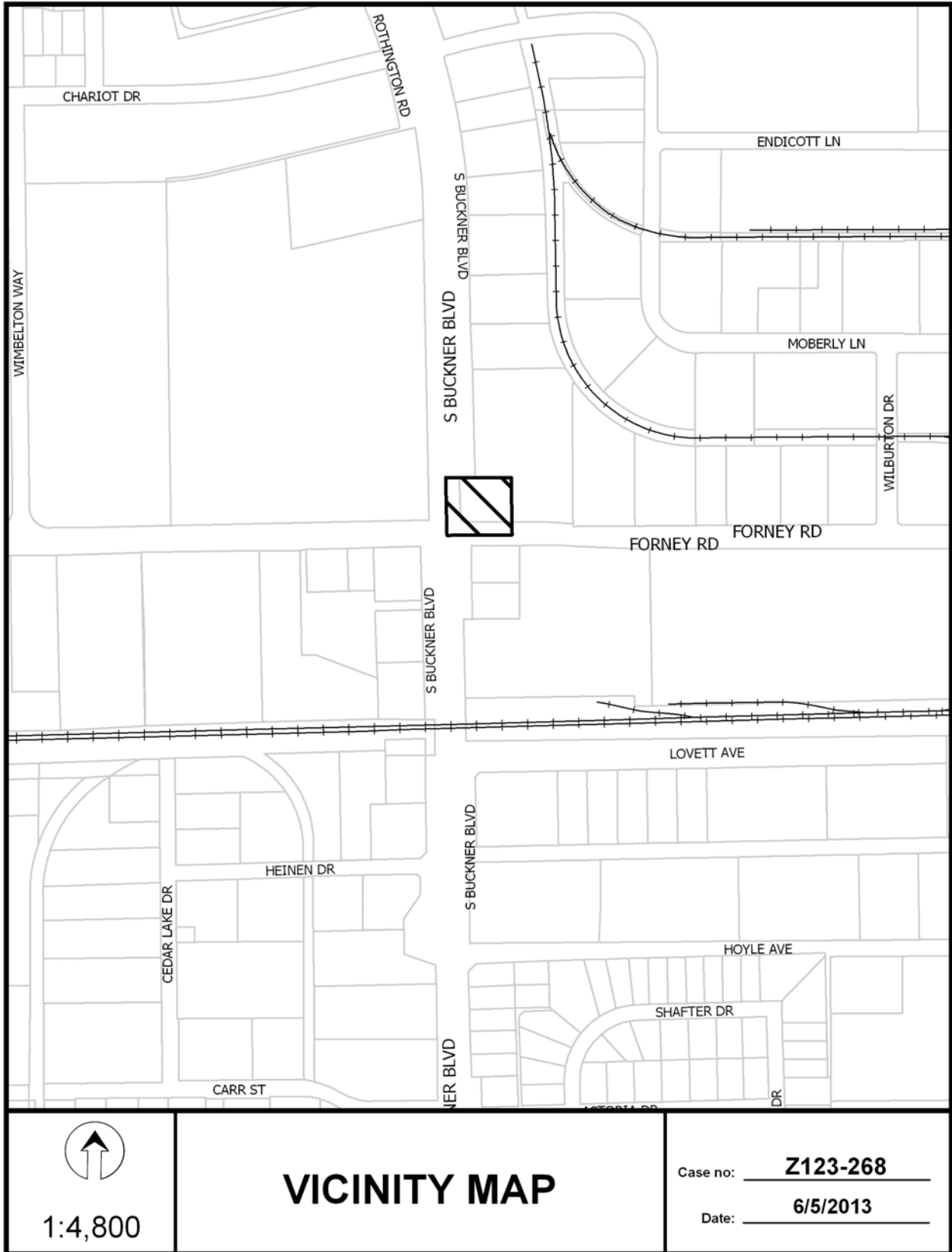
DALLAS POLICE DEPARTMENT										
										UCR Codes Year Codes Property Class Codes
Virtual Viewer - Public Access										Welcome
Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0061710-A	03/15/2013	@MCKINNEY PD	FOUND PROP...	04710	S	BUCKNERB...	323	1218	43030	
0169588-Z	07/10/2012	*BUCKNER QUICK STOP	BURGLARY	04710	S	BUCKNERB...	323	1218	05137	
0239444-Y	09/08/2011	*BUCKNER QUICK STOP	BURGLARY	04710	S	BUCKNERB...	323	1218	05128	
0262953-Y	10/04/2011	*R & G FLOORS	THEFT	04710	S	BUCKNERB...	323	1218	06941	
0264321-Z	10/23/2012	MUMIN, RASHEEDAH	ASSAULT	04710	S	BUCKNERB...	323	1218	08412	
0294204-Z	11/27/2012	HARTFIELD, JAMES	ROBBERY	04710	S	BUCKNERB...	323	1218	03A11	
0303708-Y	11/17/2011	*VALERO	THEFT	04710	S	BUCKNERB...	323	1218	06901	

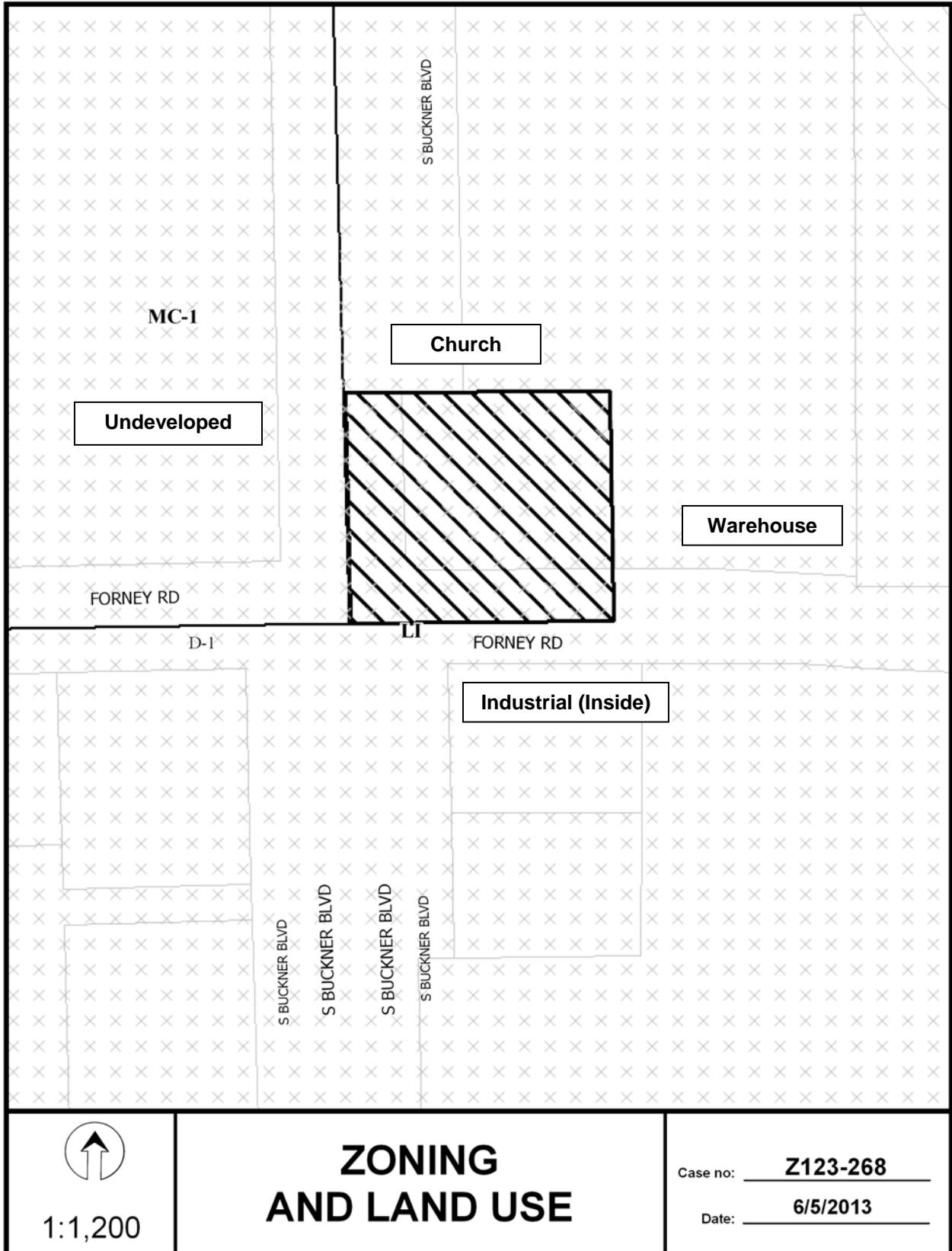
Page 1 of 1 (7 items)

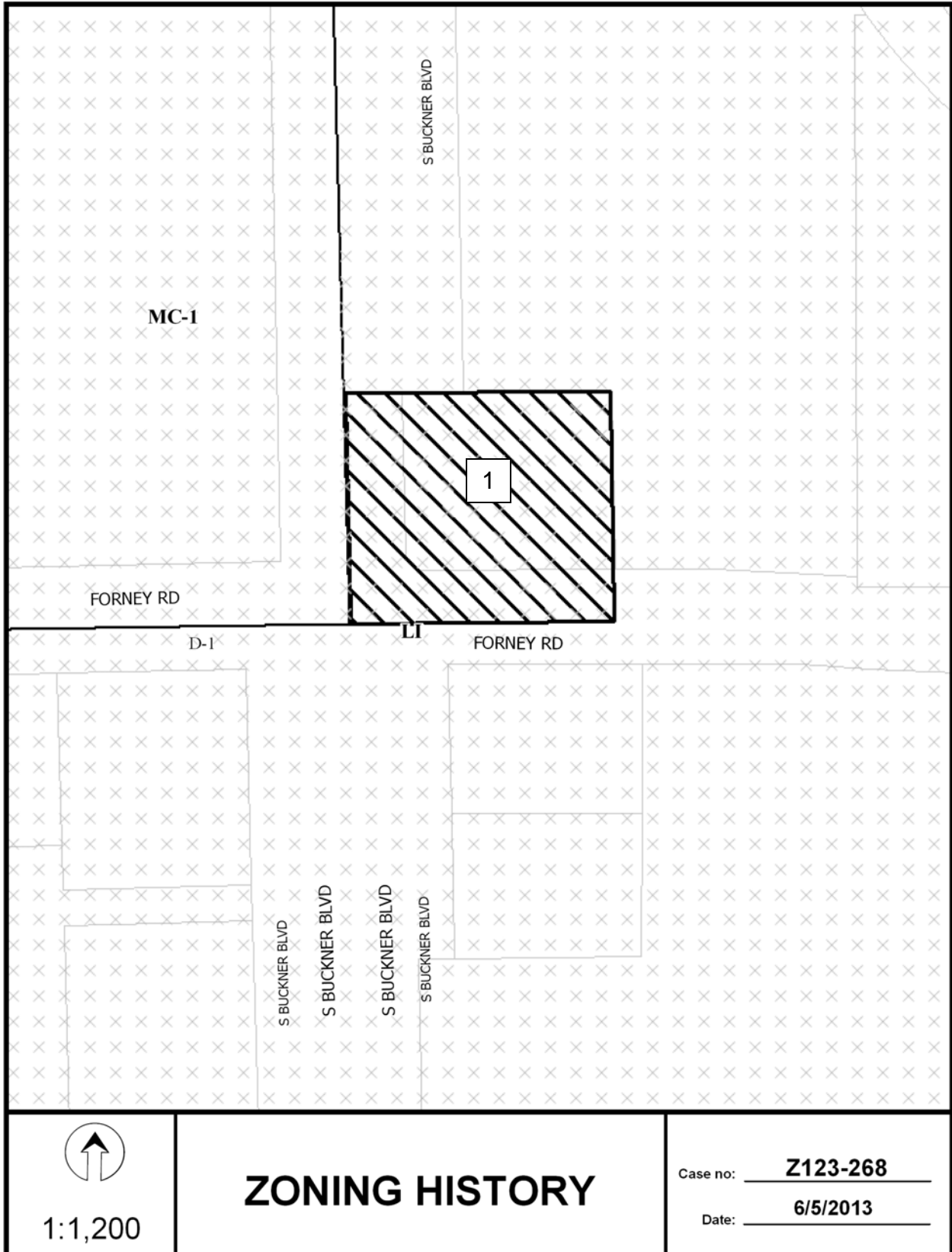
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Z123-268
Proposed SUP Conditions

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





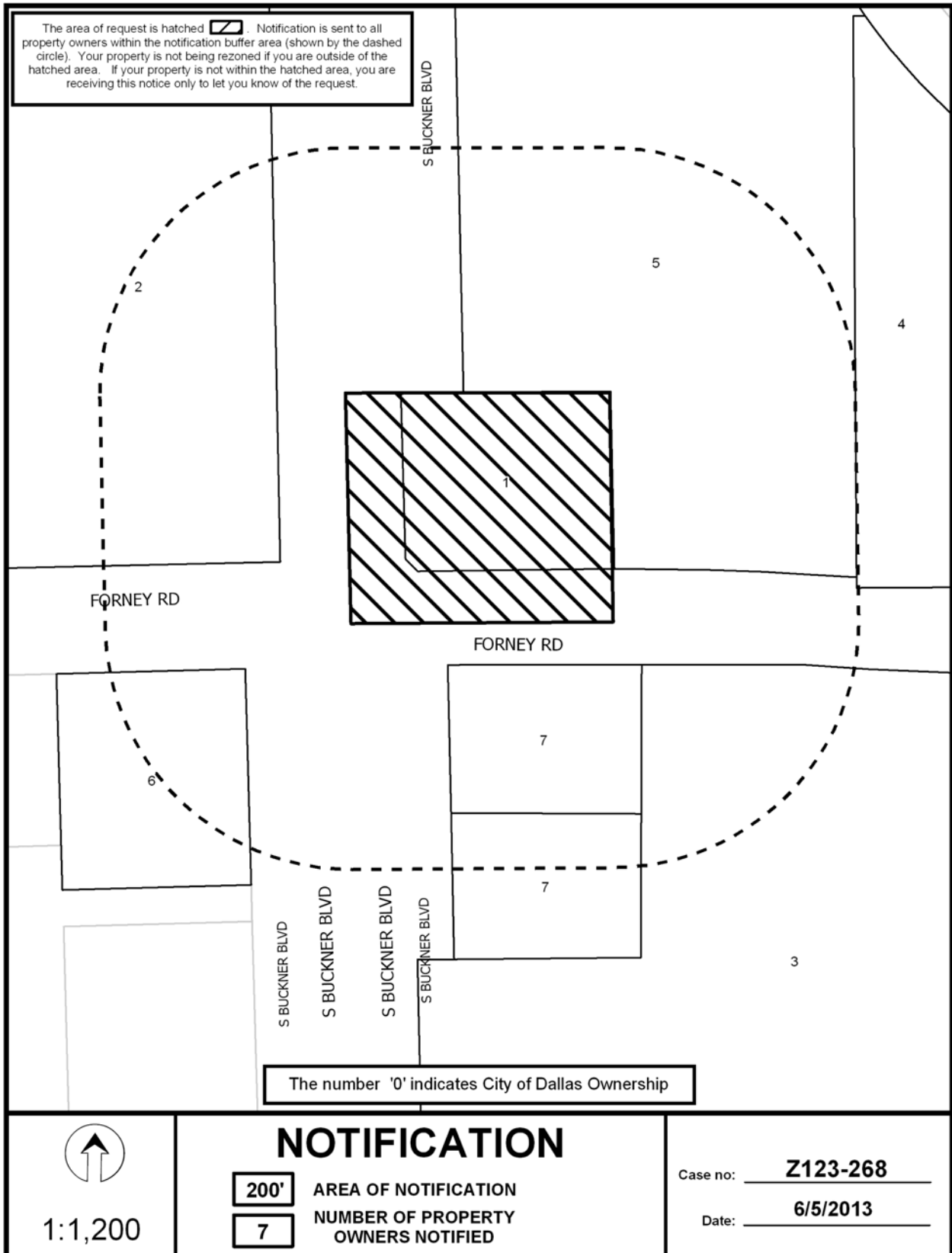


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ZONING HISTORY

Case no: Z123-268

Date: 6/5/2013



Z123-268(MW)

6/5/2013

Notification List of Property Owners

Z123-268

7 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4710 BUCKNER BLVD	DEVIN BRICH GROUP CORP
2	4700 BUCKNER BLVD	NW REALTY INC
3	4520 BUCKNER BLVD	4520 BUCKNER LP
4	8131 FORNEY RD	TAGGERT TEXAS LTD C/O KEN TAGGERT
5	4740 BUCKNER RD	INTERNATIONAL BIBLE ASSOC
6	4625 BUCKNER BLVD	BUCKNER FOODS INC
7	4612 BUCKNER BLVD	RICHMOND P CURT

Planner: Megan Wimer, AICP

FILE NUMBER: Z123-319(MW) **DATE FILED:** June 24, 2013

LOCATION: Southeast line of Garland Road, north of Lakeland Drive

COUNCIL DISTRICT: 9 **MAPSCO:** 37-R

SIZE OF REQUEST: ±1.601 acre **CENSUS TRACT:** 81

APPLICANT: Dallas Arboretum and Botanical Garden

OWNERS: Texas Department of Transportation (TXDOT)
City of Dallas Park and Recreation Department

REPRESENTATIVE: Robert Reeves and Associates, Inc.

REQUEST: An application for an amendment to the Tract 6a Development Plan and a Specific Use Permit for an underground walkway and on property zoned Planned Development District No. 287

SUMMARY: The applicant proposes to replace the existing surface parking (south side of Garland Road) with a parking structure, comprised of four levels above grade and two levels below, and to construct an underground walkway to allow pedestrian access from the parking structure to the Children's Garden Entrance (north side of Garland Road).

STAFF RECOMMENDATION: Approval of an amendment to the Tract 6a Development Plan and approval of a Specific Use Permit for permanent period, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The ±1.601-acre request site consists of ±1.032 acre of land developed with surface parking and ±0.569 acre of TXDOT right-of-way.
- Zoning case Z101-192 (approved by City Council on June 22, 2011) expanded PDD No. 287 to include two tracts of land totaling 0.67 acre, which are adjacent to the request site. In addition, the conditions were amended to permit a pedestrian walkway or skybridge by Specific Use Permit and the approximate location was depicted on the conceptual plan.
- PDD No. 287 permits a maximum floor area of 7,500 square feet on the Tract 6a and 35,000 square feet on Tract 6b; the floor area for each tract within the PDD may be increased by 15 percent provided the total floor area for the entire PDD does not exceed 197,070 square feet. Pursuant to Chapter 51A, an area used solely for off-street parking is excluded from the floor area calculations; therefore, no modification of the PDD conditions is required to accommodate this request.
- The proposed parking structure, with a maximum height of 35 feet, complies with the residential proximity slope originating from the adjacent R-7.5(A) Single Family District, as depicted on the proposed development plan.
- On November 3, 2011, the City Plan Commission recommended approval of a development plan for surface parking on Tracts 1, 3, 5, 6a and 6b of the PDD. It is noted that the PDD does not require development plan approval for development on Tract 6b. However, proposed development on Tract 6b was included for reference.

Zoning History:

1. **Z101-192:** On June 22, 2011, the City Council approved an amendment to and expansion of Planned Development District No. 287 on property zoned Planned Development District No. 287 and a CR Community Retail District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Garland Road	Principal Arterial	100 feet
Lakeland Drive	Collector	40 feet

Land Use:

	Zoning	Land Use
Site	PDD No. 287	Garland right-of-way; surface parking
North	MF-1(A); R-7.5(A)	Multifamily, single family
Northeast	CR	Retail
Southeast	R-7.5(A)	Single Family
Southwest	CR; R-7.5(A)	Retail; single family
Northwest	PDD No. 287	Arboretum

STAFF ANALYSIS:

Land Use Compatibility:

The applicant proposes to replace the existing surface parking (south side of Garland Road) with a parking structure and to construct an underground walkway to allow pedestrian access from the parking structure to the Children’s Garden Entrance (north side of Garland Road). To accomplish this, the applicant proposes an amendment to the Tract 6a Development Plan and Landscape Plan and a Specific Use Permit for an underground walkway. It is noted that the PDD does not require development plan approval for development on Tract 6b. However, proposed development on Tract 6b has been included for reference.

Since Garland Road, a principal arterial, is under the Texas Department of Transportation’s jurisdiction, the proposed utilization of the right-of-way as an underground walkway will not require a private license from the City of Dallas. Typically, if a private license is required for a use that also requires a Specific Use Permit, the Real Estate and Current Planning Divisions will coordinate the time period for each. Since that is not the case for this request, staff recommends approval of an amendment to the Tract 6a Development Plan, as well as, approval of the Specific Use Permit for a permanent time subject to a site plan and conditions. The applicant’s proposal complies with the requirements of Planned Development District No. 287 and it is not anticipated to negatively impact adjacent properties.

Parking:

Pursuant to PDD No. 287, parking for evening public events on Tracts 6a and 6b is prohibited on surface levels or higher. Parking is prohibited on Tract 6a after 8:00 p.m. As specified on the proposed development plan, evening events are defined as those events taking place after published business hours. Public event prohibitions apply to parking by the public, but not staff, employees, volunteers, or anyone providing services to the Arboretum , nor shall it apply to private events.

Landscaping:

Pursuant to the requirements of PDD No. 287, landscaping in Tracts 6a and 6b must comply with Article X and the conceptual plan, which depicts a 25-foot landscape buffer adjacent to Angora Street. For the purpose of providing a required landscape buffer, the property located between Tract 6a and Tavaros Avenue, which also has frontage on Angora Street, as shown on the conceptual plan, shall be considered a nonresidential zoning district. A minimum six-foot-high solid fence or solid hedge must be provided along the Angora Street frontage of Tract 6a prior to use of Tract 6a. The required solid hedge exists currently. The applicant has provided a Tract 6a/6b Landscape Plan for information purposes only since the plan does not require City Plan Commission approval.

Partners/Principals/Officers:

Dallas Arboretum and Botanical Garden

2013 Executive Officers

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

Texas Department of Transportation (TXDOT)

Texas Transportation Commission

Ted Houghton, Chair
Jeff Austin III, Commissioner
Jeff Moseley, Commissioner
Fred Underwood, Commissioner
Victor Vandergriff, Commissioner

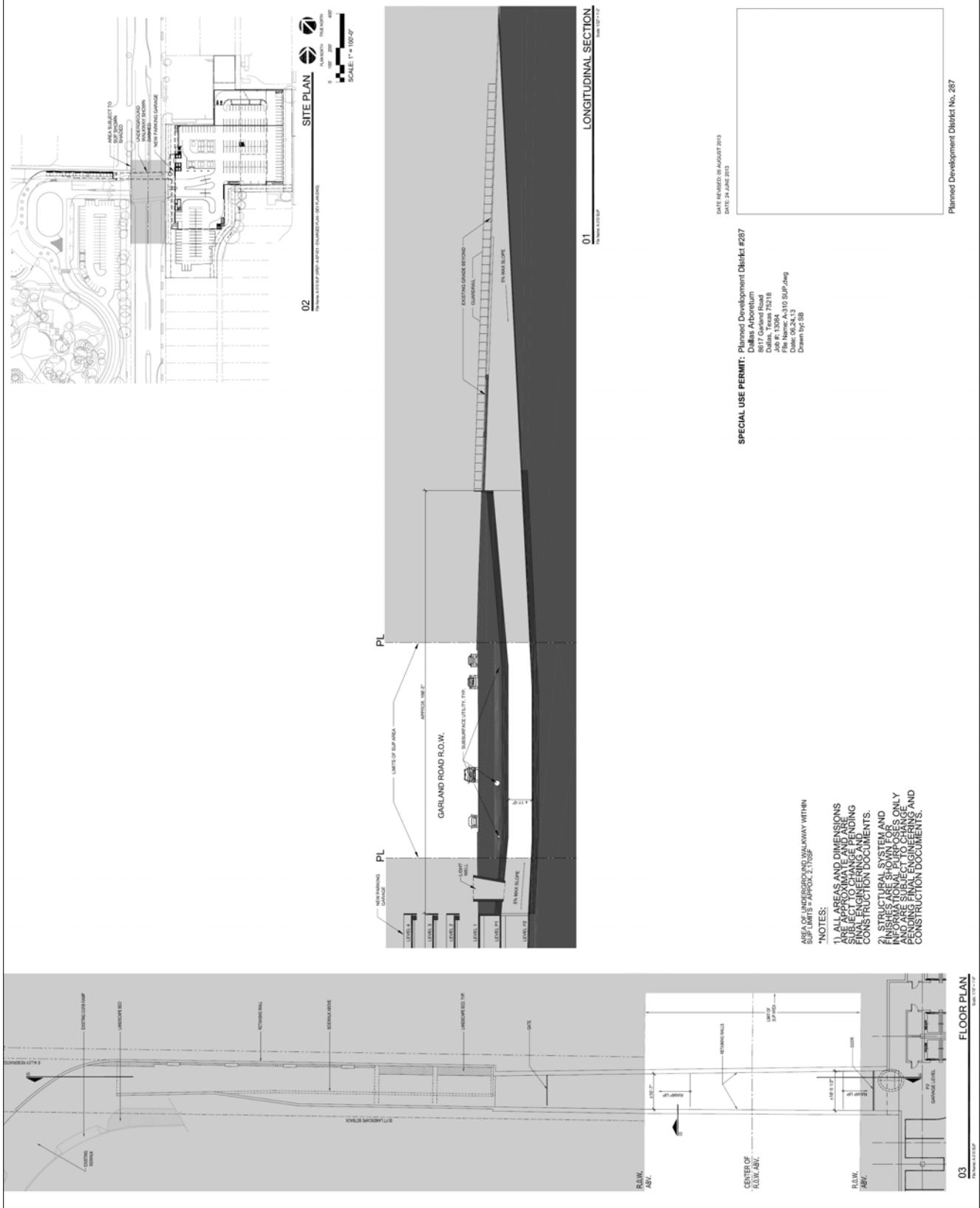
2013 Executive Officers

Phil Wilson, Executive Director
John Barton, Chief Engineer
Scott Hayward, Chief of Staff
Bob Kaufman, Chief Communications Officer
Jim Bass, Chief Financial Officer
Russell Zapalac, chief Planning Officer
Scott Leonard, Chief Strategy and Administrative Officer

Z123-319
Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit an underground walkway.
2. SITE PLAN. Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit has no expiration date
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed SUP Site Plan



DATE REVISED: 08 AUGUST 2013
 DWG: Z123-319 SUP

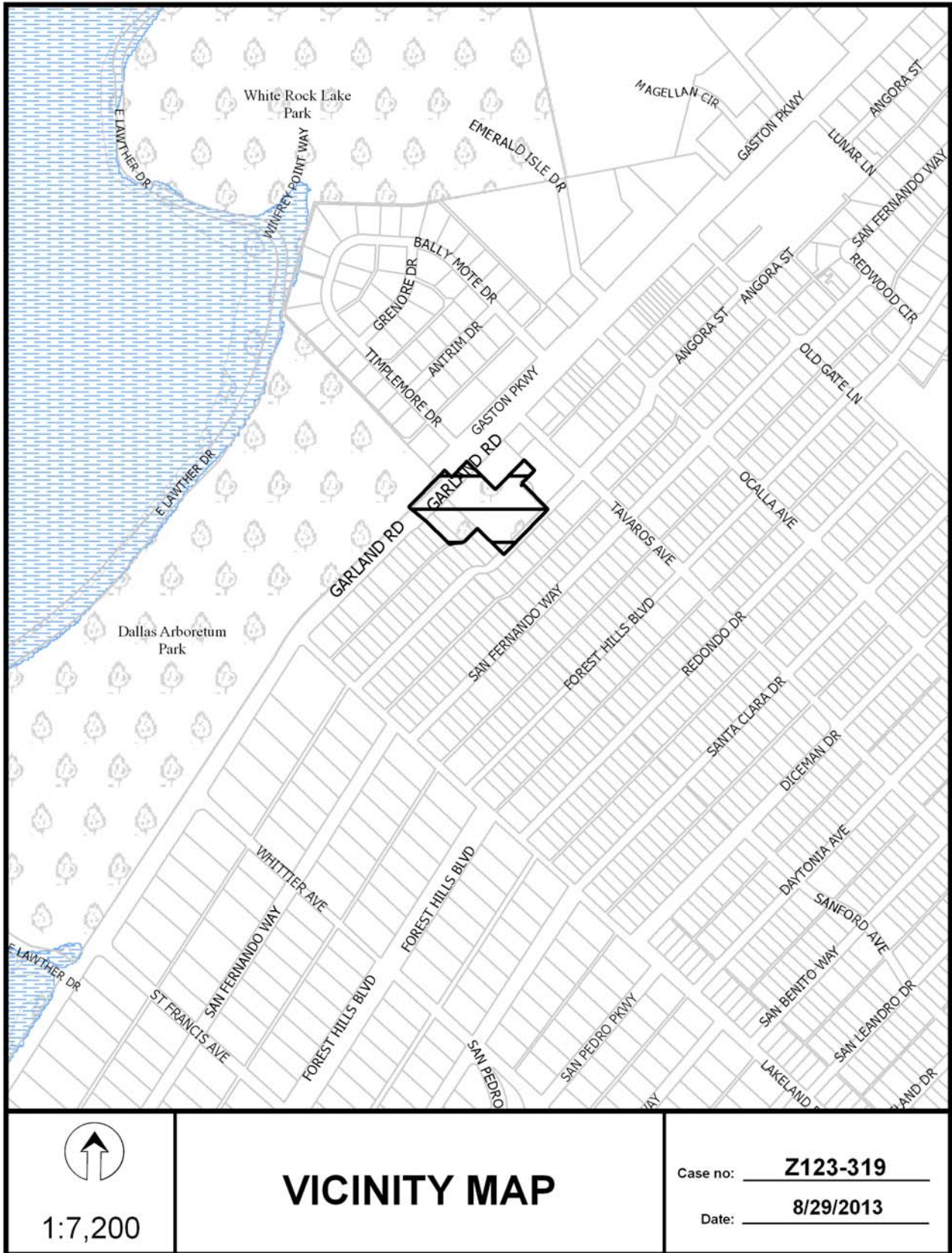
SPECIAL USE PERMIT: Planned Development District #287
 8617 Garland Road
 Dallas, Texas 75218
 File Name: A-319 SUP.dwg
 Date: 08.24.13
 Drawn by: SB

BASE FOR UNDERGROUND WALKWAY WITHIN
 OF APPROX. 1:1000

***NOTES:**

- 1) ALL AREAS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE PENDING CONSTRUCTION DOCUMENTS.
- 2) STRUCTURAL SYSTEM AND FINISHES ARE SHOWN FOR INFORMATION ONLY. FINISHES AND SYSTEMS ARE SUBJECT TO CHANGES ONLY PENDING FINAL ENGINEERING AND CONSTRUCTION DOCUMENTS.

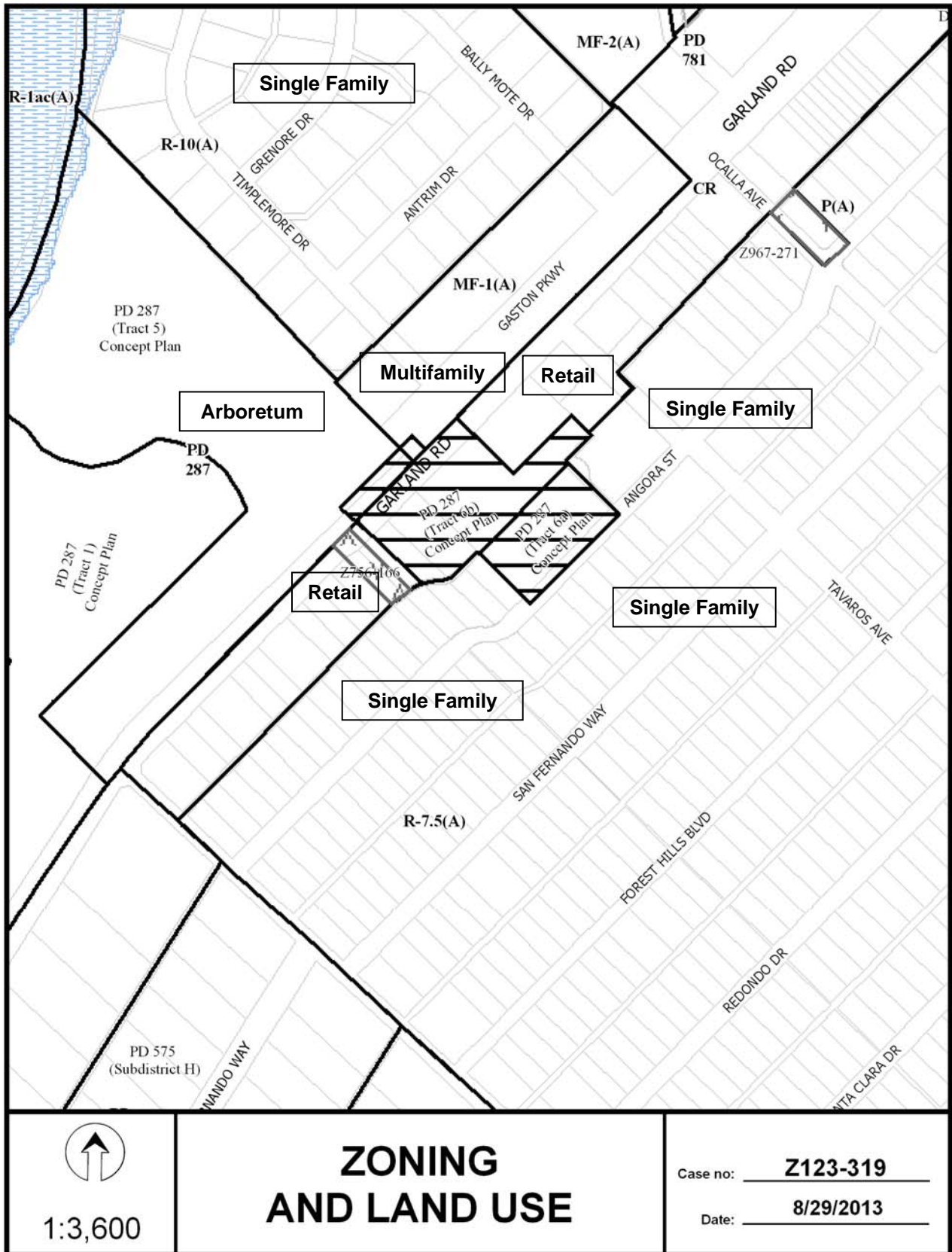
Planned Development District No. 287




1:7,200

VICINITY MAP

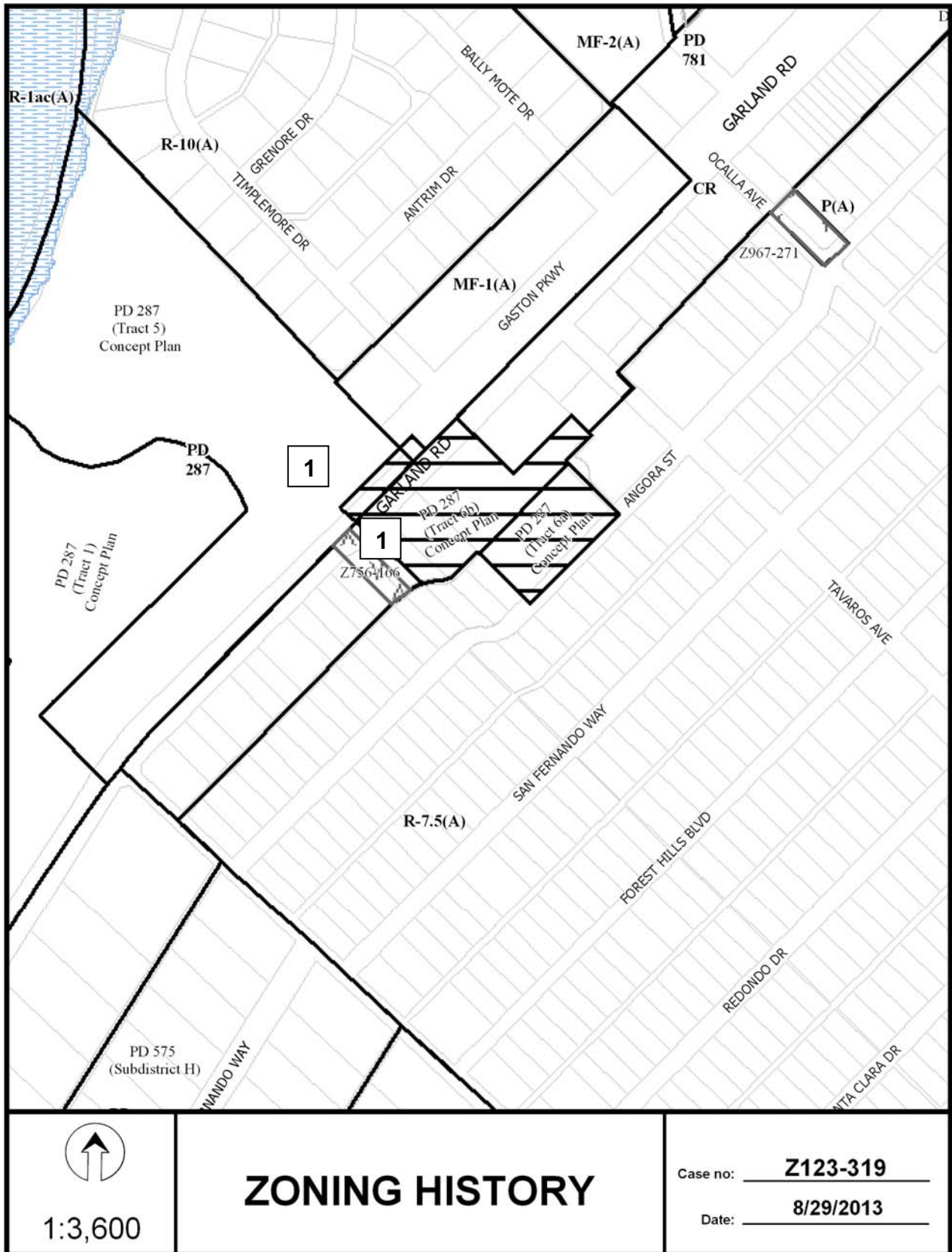
Case no: **Z123-319**
Date: **8/29/2013**

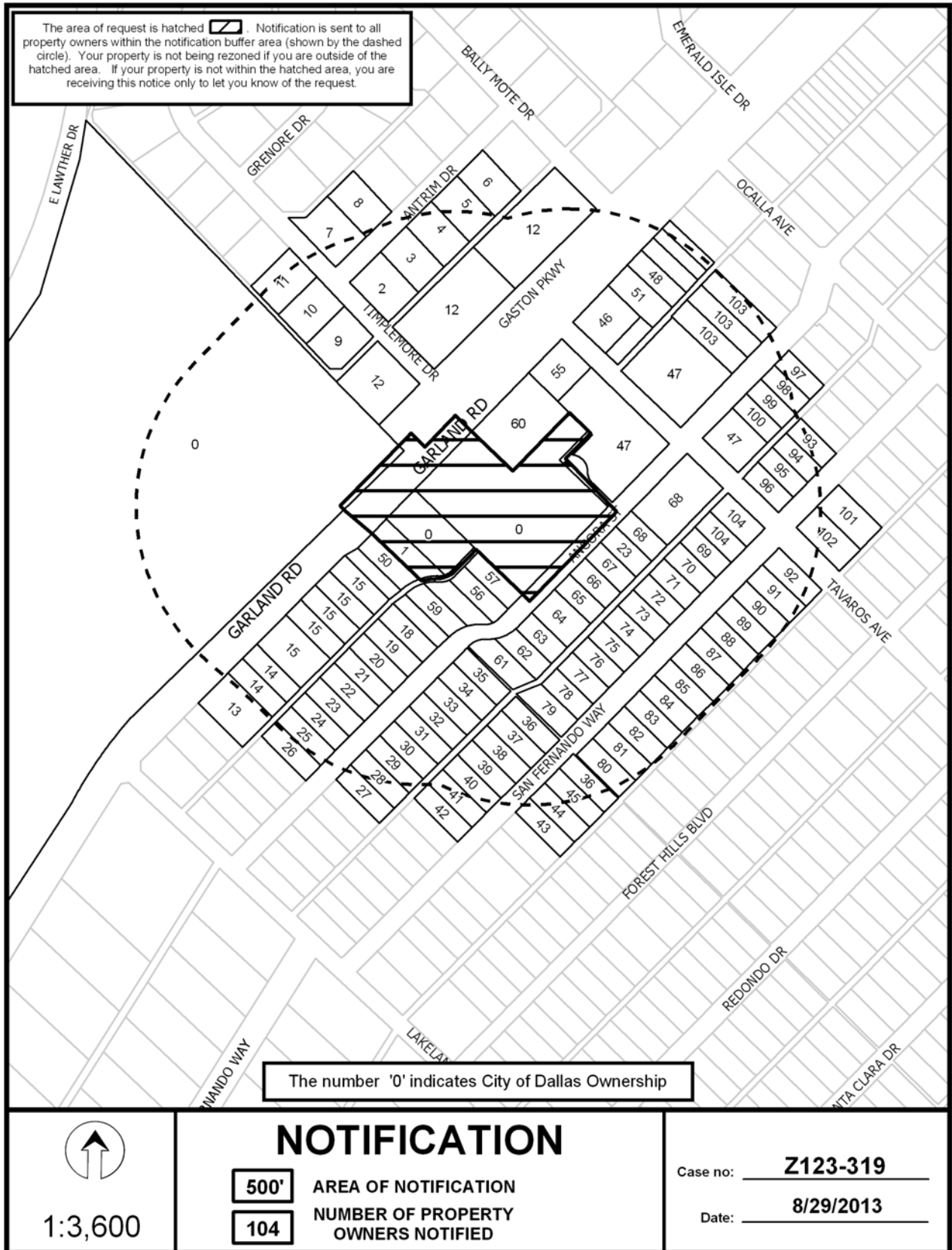


1:3,600

ZONING AND LAND USE

Case no: **Z123-319**
Date: **8/29/2013**





8/28/2013

Notification List of Property Owners***Z123-319******104 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8706 GARLAND RD	DALLAS ARBORETUM & BOTANICAL SOCIETY INC
2	8806 ANTRIM DR	BAGG PETER B
3	8812 ANTRIM DR	LADD FC PROPERTIES LLC
4	8816 ANTRIM DR	WELKER THOMAS
5	8824 ANTRIM DR	MCCARTY MITZI D
6	8832 ANTRIM DR	MONROE JOWANNA
7	1154 TIMPLEMORE DR	LAMBRECHT LAURIE
8	8811 ANTRIM DR	ROBINSON CONNIE S TURNER
9	1171 TIMPLEMORE DR	SIMPSON JR GEORGE & MARIA A
10	1163 TIMPLEMORE DR	RAMIREZ ARTURO & ESTER
11	1155 TIMPLEMORE DR	HERRON AMANDA C & CHRISTOPHER M
12	8855 GASTON PKWY	8861 GASTON PARKWAY LLC % JOHN HOLMES &
13	8622 GARLAND RD	CONDOR K LTD
14	8626 GARLAND RD	DALLAS ARBORETUM & BOTANICAL SOCIETY INC
15	8634 GARLAND RD	WALTONS LAWN & GARDEN INC
16	8658 GARLAND RD	TAMALE PARTNERS LTD
17	8659 ANGORA ST	RICKERSON CHARLIE & RICKERSON VIRGINIA
18	8655 ANGORA ST	BURROUGH PAUL & ERIN
19	8651 ANGORA ST	YOUNG LORRAINE E L & YOUNG PAUL M
20	8645 ANGORA ST	CRADDUCK CAROL ANNE
21	8643 ANGORA ST	CHRISTENSEN JAMES A
22	8639 ANGORA ST	OMNI CORPORATE SERVICES INC
23	8635 ANGORA ST	DUKE CHARLES W
24	8631 ANGORA ST	MARTIN CHAD K
25	8627 ANGORA ST	EDGAR LAURA E
26	8623 ANGORA ST	STORY DEENA D

8/28/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	8626 ANGORA ST	SCHMIDT LISA LEE
28	8630 ANGORA ST	RUCKER WILLIAM KURT &
29	8634 ANGORA ST	COLLINS LISA J
30	8638 ANGORA ST	CASEY KATHLEEN ANN
31	8642 ANGORA ST	GABRIELSON SHAWN
32	8646 ANGORA ST	DELAROSA GRACIELA
33	8650 ANGORA ST	ONDRUSEK BILLY J
34	8654 ANGORA ST	KUCHERA JAMES R
35	8658 ANGORA ST	JAMISON NANCY
36	8657 SAN FERNANDO WAY	JOINER JANE M
37	8655 SAN FERNANDO WAY	BUCHER SHARON E
38	8651 SAN FERNANDO WAY	DANIEL L M
39	8647 SAN FERNANDO WAY	RENNER THOMAS JR
40	8643 SAN FERNANDO WAY	HONEYCUTT GARY L JR & JAN ELLEN MCCLAIN
41	8639 SAN FERNANDO WAY	GUYER REGINALD R EST OF
42	8635 SAN FERNANDO WAY	LOWRY AMY
43	8646 SAN FERNANDO WAY	HARRISON CHERRY E
44	8650 SAN FERNANDO WAY	MILLER BARBARA L
45	8654 SAN FERNANDO WAY	NARAMORE WILLIAM C JR & REBEKAH A
46	8902 GARLAND RD	SOUTHLAND CORP 21972 % AD VALOREM
47	8903 ANGORA ST	SOUTHWESTERN BELL SBC COMM INC PPTY TAX
48	8916 GARLAND RD	LOVING THOMAS E JR
49	1212 TAVAROS AVE	BARRY ANNA ROSE
50	8702 GARLAND RD	TAMALE PTNRS LTD
51	8912 GARLAND RD	STUCKEY PPTIES LLC
52	8920 GARLAND RD	ROSS JACK G & NINA M
53	8922 GARLAND RD	STEPHENSON J R
54	8924 GARLAND RD	HALLIBURTON SWIMMING POOL SERVICE INC
55	8818 GARLAND RD	AT&T CREDIT UNION
56	8711 ANGORA ST	SCHECK JENNIFER R & DUREN MATTHEW L
57	8715 ANGORA ST	MONGELLO JUDY L

8/28/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8707 ANGORA ST	STREETMAN RANDY
59	8703 ANGORA ST	JUDY SHARON L
60	8810 GARLAND RD	TIMCO LUBE LLC
61	8702 ANGORA ST	LUFF PETER A & CHRISTIE M LETTS
62	8706 ANGORA ST	BANGLE JULIE C
63	8710 ANGORA ST	STEWART WILLIAM J
64	8718 ANGORA ST	DILDY JAMIE
65	8722 ANGORA ST	HUEY TODD BRANDON
66	8726 ANGORA ST	AXLEY CHERYL D
67	8800 ANGORA ST	BARNETT MELISSA M
68	8814 ANGORA ST	EL DIVINO SALVADOR PRESBYTERIAN CHURCH
69	8815 SAN FERNANDO WAY	DRENNAN SHERRY L
70	8811 SAN FERNANDO WAY	CONDIT PAULINE S
71	8807 SAN FERNANDO WAY	CUTRELL JAMES B & CRYSTAL L
72	8803 SAN FERNANDO WAY	HUSTI JILL E
73	8727 SAN FERNANDO WAY	MCCLAIN HENRY D & CHARLENE REVOCABLE LIV
74	8723 SAN FERNANDO WAY	BENNER TIMOTHY J & KATHLEEN G
75	8719 SAN FERNANDO WAY	CRAIG MEGAN
76	8715 SAN FERNANDO WAY	AMIEL PAUL H
77	8711 SAN FERNANDO WAY	MOORE KELLY
78	8707 SAN FERNANDO WAY	PARRISH PATRICIA P
79	8703 SAN FERNANDO WAY	SMITH SHEILA
80	8702 SAN FERNANDO WAY	HALL BRIAN
81	8706 SAN FERNANDO WAY	NAVA HECTOR & MARIA L NAVA
82	8710 SAN FERNANDO WAY	BREEDLOVE NEITA
83	8714 SAN FERNANDO WAY	HALIMAN SHAMALEE & TOMASA
84	8718 SAN FERNANDO WAY	BERGERON BRETT J
85	8722 SAN FERNANDO WAY	HEATH ZACHARY B &
86	8726 SAN FERNANDO WAY	TJADEN JENNIFER
87	8802 SAN FERNANDO WAY	EDWARDS SONYA SHINN
88	8806 SAN FERNANDO WAY	GEARNER STESHA A & DANIEL L

8/28/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	8810 SAN FERNANDO WAY	BEERS KEVIN
90	8814 SAN FERNANDO WAY	NAVA JESUS M & SYLVIA P
91	8818 SAN FERNANDO WAY	RICHARDS LAURIE
92	8822 SAN FERNANDO WAY	AHUMADA CHRISTINA
93	8915 SAN FERNANDO WAY	BOX AMY G
94	8911 SAN FERNANDO WAY	LUSCRI KATHRYN M
95	8907 SAN FERNANDO WAY	CONNER DAVID C
96	8903 SAN FERNANDO WAY	LA FOND JENNIFER M & KEVIN J
97	8922 ANGORA ST	BENNION RACHEL MCKNEELY
98	8918 ANGORA ST	DABBS JAMES E
99	8914 ANGORA ST	TOMPKINS JAMES B & BRENDA
100	8910 ANGORA ST	JONES SHANNA
101	8910 SAN FERNANDO WAY	HAWKE ROBIN
102	8902 SAN FERNANDO WAY	SCHROEDER MARY PETRONILLA
103	8927 ANGORA ST	JLD CUSTOM HOMES LP
104	8823 SAN FERNANDO WAY	JOHNSON ERIC

FILE NUMBER: Z123-336 (JH)

DATE FILED: July 24, 2013

LOCATION: South side of Record Crossing Road, west of Yellowstone Road

COUNCIL DISTRICT: 2

MAPSCO: 33V

SIZE OF REQUEST: Approx. 0.34 acres

CENSUS TRACT: 100

REPRESENTATIVE: Rosa Rios Valdez

APPLICANT/OWNER: Grand Central Texas Development Corporation

REQUEST: An application to renew Specific Use Permit No. 1719 for an office use on property zoned Area 2 within Planned Development District No. 465, the Arlington Park Special Purpose District

SUMMARY: The applicant is proposing to continue operation of an existing office use.

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

BACKGROUND INFORMATION:

- The request site is currently developed with a commercial building. Prior to the creation of SUP No. 1719, the property was occupied by a church use.

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

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Record Crossing Road	Collector	60 ft.

STAFF ANALYSIS:

Comprehensive Plan:

The area of request is located within a Business Center or Corridor Building Block on the Vision Illustration of ForwardDallas!. This building block represents major employment, office uses, mid-rise residential uses, or shopping destinations outside of Downtown. Examples include the Galleria area, the North Park Center area, the Southwest Center Mall area, and the Stemmons corridor. Business Centers are usually at major intersections or along highways or major arterials and rely heavily on car access. The request to renew SUP No. 1719 for an office use therefore complies with the comprehensive plan.

Land Use Compatibility:

The approximately 0.34-acre request site is zoned Area 2 within Planned Development District No. 465, the Arlington Park Special Purpose District and is currently developed with an office use. Office uses are allowed by Specific Use Permit within PDD No. 465 Area 2. Other uses permitted in Area 2 are institutional, community service, residential, and recreation uses.

The surrounding land uses are single family residential to the east, west, and south. Non-residential uses exist to the north and include office, church, and personal service uses.

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

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

DCAD indicates that the commercial structures have existed on the request site since approximately 1978, most likely for a church use. Staff supports the renewal of the SUP because of the seemingly low impact of the office use on the surrounding single family uses and the commercial nature of the north side of Record Crossing Road. The site is in compliance with the site plan and conditions and has a certificate of occupancy; staff recommendation of a five-year period with eligibility of automatic renewals of additional five-year periods based on all of these factors.

Parking:

The SUP conditions indicate that parking must be provided in accordance with the site plan. The office use requires 17 off-street parking spaces and 17 spaces are provided.

Landscaping:

Landscaping is required in accordance with the SUP No. 1719 landscaping plan.

Z123-336(JH)

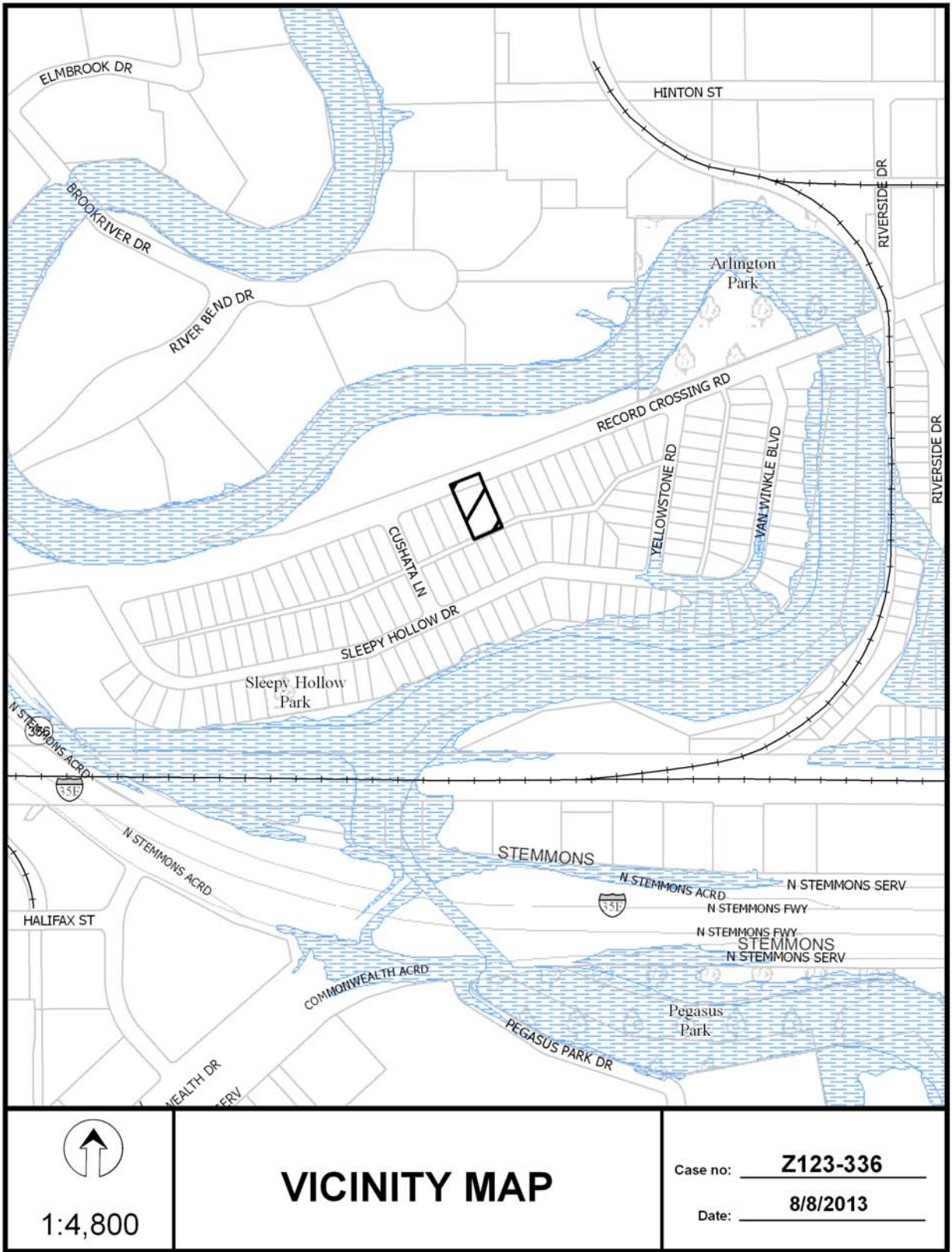
List of Partners/Principals/Officers

Grand Central Texas Development Corporation

Andres Garza, Jr, Chair
Liz Allen, Vice Chair
Billie Jones, Treasurer
David Salinas, Secretary
Barry Lewis, Director

SUP Conditions

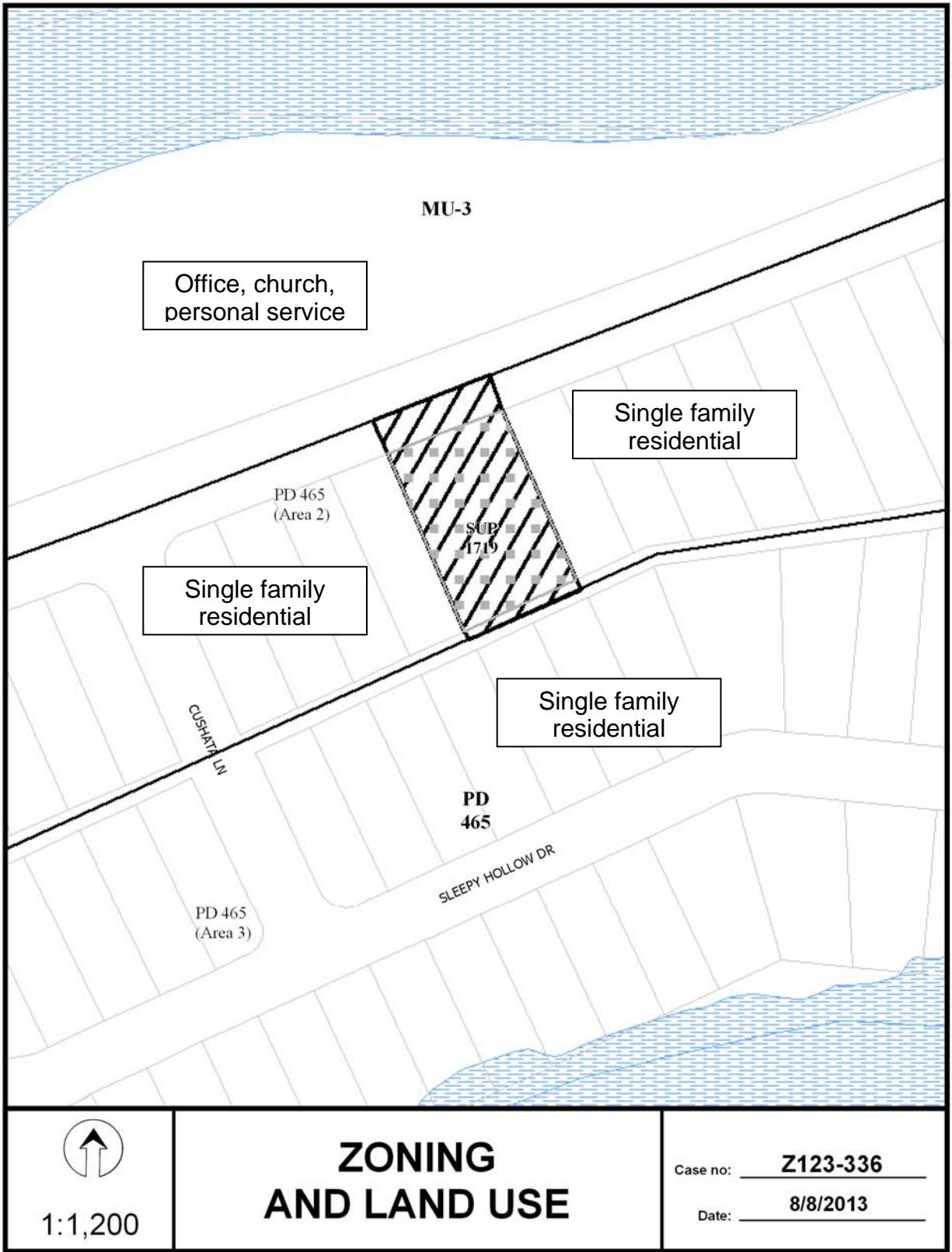
1. USE: The only use authorized by this specific use permit is an office use.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ~~August 13, 2013~~ (five years), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. LANDSCAPING: Landscaping must be provided as shown on the attached site plan.
5. HOURS OF OPERATION: The office use may only operate between 8:00 a.m. and 10:00 p. m., Monday through Friday, and between 9:00 a.m. and 1:00 p. m., Saturday.
6. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
7. PARKING: Parking must be located as shown on the attached site plan.
8. SCREENING: A six-foot high solid screening fence must be maintained along the west boundary line of the Property, as shown on the attached site plan.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas

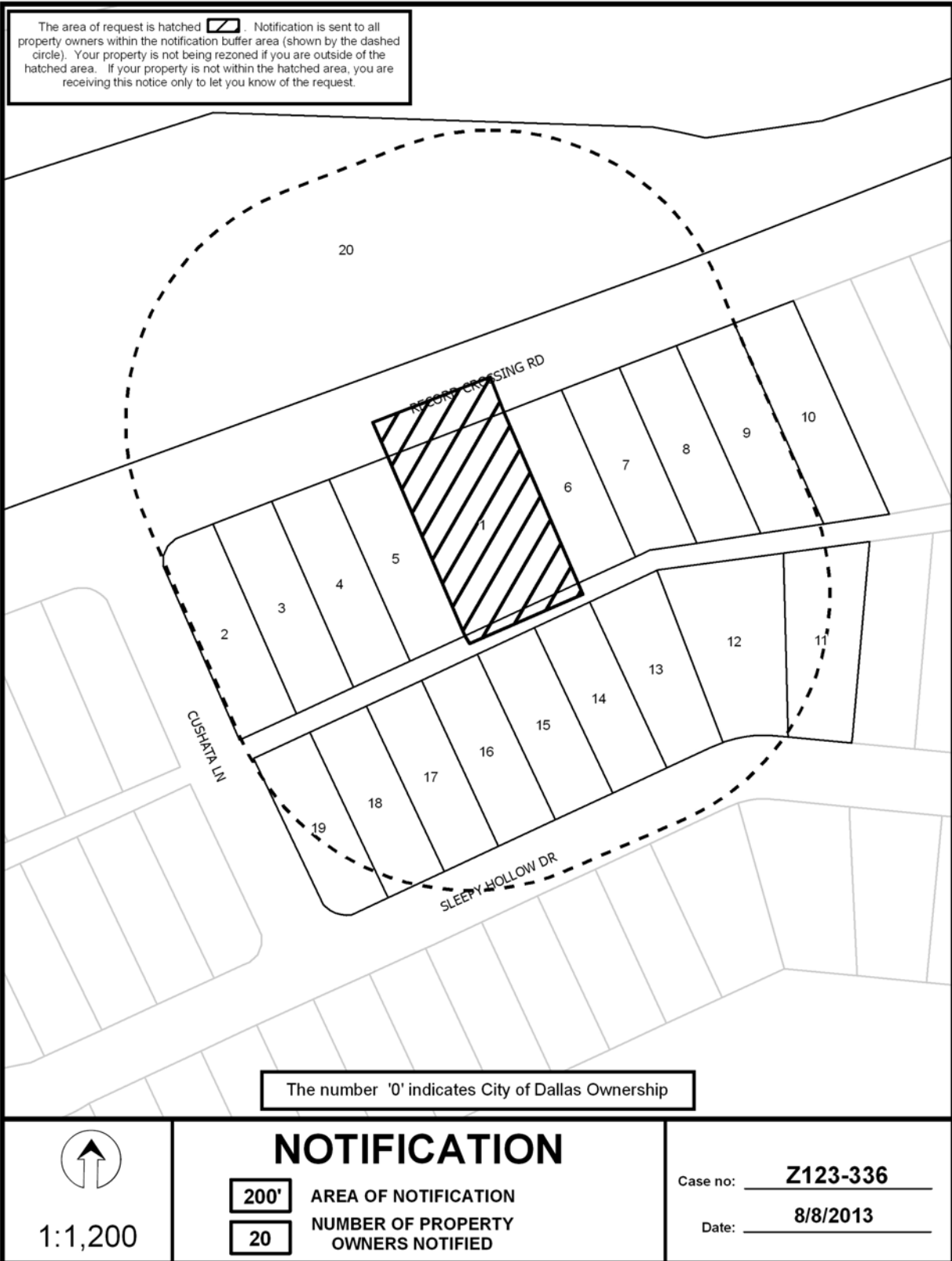


1:4,800

VICINITY MAP

Case no: Z123-336
Date: 8/8/2013





8/7/2013

Notification List of Property Owners

Z123-336

20 Property Owners Notified

Label #	Address	Owner
1	1322 RECORD CROSSING RD	GRAND CENTRAL TEXAS DEVELOPMENT CORP
2	1302 RECORD CROSSING RD	JARAMILLO JUAN T & ANABELLE P LOPEZ
3	1306 RECORD CROSSING RD	TURNER BETTYE
4	1310 RECORD CROSSING RD	MILLER RICHARD & ELAINE
5	1314 RECORD CROSSING RD	PRESTON OLLIE N LIFE ESTATE REM: WILLIE
6	1326 RECORD CROSSING RD	MCCRAY EULA EST OF
7	1330 RECORD CROSSING RD	SNEED HODGE HATTIE LEE
8	1402 RECORD CROSSING RD	KIRVEN JOE W
9	1406 RECORD CROSSING RD	DURHAM MURDIS
10	1410 RECORD CROSSING RD	WISE WILMA
11	1407 SLEEPY HOLLOW DR	UPTMOR BARBARA ANN
12	1403 SLEEPY HOLLOW DR	RENFRO VAIREE
13	1327 SLEEPY HOLLOW DR	LOVELESS MARY M
14	1323 SLEEPY HOLLOW DR	LARA JORGE
15	1319 SLEEPY HOLLOW DR	MURRAY CALVIN
16	1315 SLEEPY HOLLOW DR	PUENTES HEBODIO
17	1311 SLEEPY HOLLOW DR	PARKER KRIS T
18	1307 SLEEPY HOLLOW DR	ANDERSON LARRY D
19	1303 SLEEPY HOLLOW DR	FULLER JOYCE
20	1277 RECORD CROSSING RD	FELDER NEIL

FILE NUMBER: Z123-302(AB) **DATE FILED:** June 4, 2013

LOCATION: N. Jim Miller Road and Samuell Boulevard, southeast corner

COUNCIL DISTRICT: 7 **MAPSCO:** 48-E

SIZE OF REQUEST: Approx. 0.98 acres **CENSUS TRACT:** 122.07

APPLICANT: CVS Corporation

OWNER: Michael Parker

REPRESENTATIVE: MASTERPLAN
Santos Martinez

REQUEST: An application to renew Specific Use Permit No. 1907 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay

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

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

BACKGROUND INFORMATION:

- On October 10, 2011 City Council voted to approve SUP No. 1907 for a two-year period, with eligibility for automatic renewal for additional five-year periods. The applicant did not file a renewal application in the allowable time for automatic renewal. The applicant proposes minor changes to the originally approved site plan including minor parking space configuration changes and the addition of a storage container along the north side of the building.
- The applicant is proposing to continue the sale of alcohol for off-premise consumption in conjunction with the general merchandise use on the property. The request site is currently developed with a general merchandise or food store less than 3,500 square feet use.
- The proposed use is to continue the sale of alcohol for off-premise consumption in conjunction with the general merchandise use on the property.
- The general merchandise use is permitted by right. The sale of alcoholic beverages on the property is prohibited except by SUP in a D-1 Liquor Control Overlay.
- The surrounding land uses consist of a variety of retail, office and auto related uses to the north. The properties west of Jim Miller Road are developed with auto related and retail and personal service uses and the development south of the site consist of retail and personal service uses.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Samuell Blvd.	Principal Arterial	120 ft.	120 ft.
N. Jim Miller Road	Principal Arterial	100 ft.	100 ft.

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.

Land Use:

	Zoning	Land Use
Site	RR-D	General Merchandise store
North	RR-D-1	Auto related use, Restaurant, Office
South	RR-D	Retail
East	RR-D	Retail
West	RR-D	Auto Related use, Office

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

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

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 "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.

Development Standards:

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

Landscaping: Landscaping of any development will be in accordance with Article X, as amended. The northwest corner of the property has landscaping damage from the collision of a vehicle. The applicant will be required to improve their landscaping to meet Article X before the case can proceed to City Council.

Dallas Police Department:

A copy of a police report from October 9, 2009 to October 9, 2011
Two Years Prior to SUP Issuance:

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

SERVICE #	OFFENSE DATE	TYPE	COMPLAINANT	ADDRESS	BEAT	REPORTING AREA
1	0348058-W	11/23/2009	THEFT	*CVS	06004 SAMUELLEBLVD	318 1217
2	0334333-W	11/10/2009	THEFT	**CVS	06004 SAMUELLEBLVD	318 1217
3	0072502-X	03/14/2010	THEFT	SNEED,SHAKEITHA,MS	06004 SAMUELLEBLVD	318 1217
4	0328454-W	11/04/2009	AUTO THEFT-UUMV	MARTIN, EARL	06004 SAMUELLEBLVD	318 1217
5	0345082-W	11/20/2009	THEFT	*CVS # 6966	06004 SAMUELLEBLVD	318 1217
6	0344930-W	11/20/2009	THEFT	*CVS PHARMACY	06004 SAMUELLEBLVD	318 1217
7	0183476-X	06/30/2010	THEFT	*CVS PHARMACY	06004 SAMUELLEBLVD	318 1217
8	0239909-X	08/26/2010	THEFT	*CVS #6966	06004 SAMUELLEBLVD	318 1217
9	0240084-X	08/26/2010	THEFT	*CVS #6966	06004 SAMUELLEBLVD	318 1217
10	0074234-X	03/18/2010	AGGRAVATED ASSAULT	MONREAL, ESTHER	06004 SAMUELLEBLVD	318 1217
11	0074233-X	03/18/2010	ASSAULT	LOPEZ, JUAN	06004 SAMUELLEBLVD	318 1217
12	0007519-X	01/08/2010	THEFT	**CVS PHARMACY #6966	06004 SAMUELLEBLVD	318 1217
13	0030951-X	02/01/2010	FOUND PROPERTY	@CITY OF DALLAS	06004 SAMUELLEBLVD	318 1217
14	0032770-X	02/03/2010	THEFT	*CVS	06004 SAMUELLEBLVD	318 1217
15	0060433-X	03/04/2010	THEFT	CHAMBERS,DOUGLAS	06004 SAMUELLEBLVD	318 1217
16	0060838-X	03/04/2010	THEFT	*CVS PHARMACY #6966	06004 SAMUELLEBLVD	318 1217
17	0357514-W	12/03/2009	THEFT	*CVS PHARMACY #6966	06004 SAMUELLEBLVD	318 1217
18	0359138-W	12/05/2009	THEFT	*CVS PHARMACY	06004 SAMUELLEBLVD	318 1217
19	0371369-W	12/18/2009	THEFT	*CVS PHARMACY STORE#6966	06004 SAMUELLEBLVD	318 1217
20	0196719-X	07/13/2010	THEFT	*CVS PHARMACY	06004 SAMUELLEBLVD	318 1217
21	0125364-X	05/06/2010	THEFT	*CVS	06004 SAMUELLEBLVD	318 1217
22	0106070-X	04/17/2010	THEFT	*CVS PHARMACY. #6966	06004 SAMUELLEBLVD	318 1217
23	0380344-W	12/27/2009	ASSAULT	VASQUEZ, ROBERT	06004 SAMUELLEBLVD	318 1217
24	0182181-X	06/29/2010	THEFT	*CVS PHARMACY #6966	06004 SAMUELLEBLVD	318 1217
25	0219332-X	08/05/2010	THEFT	*CVS PHARMACY	06004 SAMUELLEBLVD	318 1217
26	0203826-X	07/20/2010	THEFT	*CVS PHARMACY #7739	06004 SAMUELLEBLVD	318 1217
27	0189622-X	07/06/2010	THEFT	*CVS #06966	06004 SAMUELLEBLVD	318 1217
28	0302738-X	11/01/2010	BURGLARY	*CVS PHARMACY STORE#6966	06004 SAMUELLEBLVD	318 1217
29	0314442-W	10/22/2009	THEFT	*CVS PHARMACY STORE #6966	06004 SAMUELLEBLVD	318 1217
30	0353291-X	12/27/2010	OTHER OFFENSES	LOPEZ, JUAN	06004 SAMUELLEBLVD	318 1217
31	0084054-Y	04/04/2011	THEFT	*CVS PHARMACY	06004 SAMUELLEBLVD	318 1217
32	0139058-Y	05/29/2011	THEFT	CONTRERAS, IGNACIO	06004 SAMUELLEBLVD	318 1217
33	0099702-Y	04/20/2011	THEFT	*CVS	06004 SAMUELLEBLVD	318 1217
34	0052969-Y	03/03/2011	ASSAULT	MONREAL,ESTHER	06004 SAMUELLEBLVD	318 1217
35	0018278-Y	01/22/2011	CRIMINAL MISCHIEF/VANDALISM	*ONCOR	06004 SAMUELLEBLVD	318 1217
36	0306935-X	11/05/2010	THEFT	*CVS #6966	06004 SAMUELLEBLVD	318 1217
37	0236805-Y	09/06/2011	THEFT	*CVS PHARMACY #6966	06004 SAMUELLEBLVD	318 1217
38	0298104-X	10/08/2010	NARCOTICS DRUG LAWS	*CVS PHARMACY	06004 SAMUELLEBLVD	318 1217
39	0253598-X	09/09/2010	ROBBERY	*CVS PHARMACY STORE#6966	06004 SAMUELLEBLVD	318 1217
40	0310874-X	11/10/2010	CRIMINAL MISCHIEF/VANDALISM	*CVS PHARMACY	06004 SAMUELLEBLVD	318 1217
41	0004620-Y	01/06/2011	ROBBERY	*CVS #2011	06004 SAMUELLEBLVD	318 1217
42	0271784-X	09/29/2010	THEFT	*CVS PHARMACY	06004 SAMUELLEBLVD	318 1217
43	0177021-Y	07/01/2011	THEFT	GOLDEN,NORMA	06004 SAMUELLEBLVD	318 1217
44	0243245-Y	09/12/2011	THEFT	HOWELL,DEIDRA	06004 SAMUELLEBLVD	318 1217
45	0272669-X	09/30/2010	THEFT	*CVS PHARMACY #6969	06004 SAMUELLEBLVD	318 1217
46	0272477-X	09/30/2010	THEFT	*CVS #6966	06004 SAMUELLEBLVD	318 1217
47	0071435-Y	03/22/2011	THEFT	*CVS	06004 SAMUELLEBLVD	318 1217
48	0071722-Y	03/22/2011	FOUND PROPERTY	@CITY OF DALLAS	06004 SAMUELLEBLVD	318 1217
49	0347060-X	12/20/2010	THEFT	*CVS	06004 SAMUELLEBLVD	318 1217
50	0296547-Y	03/01/2011	NARCOTICS DRUG LAWS	*CVS PHARMACY	06004 SAMUELLEBLVD	318 1217
51	0181252-Y	07/10/2011	THEFT	*CVS PHARMACY	06004 SAMUELLEBLVD	318 1217

A copy of a police report from October 10, 2011 to August 28, 2013
Two Years After SUP Issuance:

Dallas Police Department Reports

Public Offense Search Results

	SERVICE #	OFFENSE DATE	TYPE	COMPLAINANT	ADDRESS	REPORTING AREA	
						BEAT	AREA
1	0168604-A	07/03/2013	ROBBERY	CABANISS, RHONDA	06004 SAMUELLEBLVD	318	1217
2	0268529-Y	10/10/2011	THEFT	*CVS #6966	06004 SAMUELLEBLVD	318	1217
3	0323199-Y	12/11/2011	THEFT	*CVS PHARMACY # 6966	06004 SAMUELLEBLVD	318	1217
4	0312870-Y	11/29/2011	THEFT	*CVS PHARMACY #6966	06004 SAMUELLEBLVD	318	1217
5	0274637-Y	10/17/2011	THEFT	*T MOBILE #DA01149	06004 SAMUELLEBLVD	318	1217
6	0302982-Y	11/25/2011	FRAUD	*AMERICAN EXPRESS	06004 SAMUELLEBLVD	318	1217
7	0292442-Y	11/05/2011	THEFT	BLANCO, SALVADOR	06004 SAMUELLEBLVD	318	1217
8	0054030-Z	03/05/2012	THEFT	*CVS STORE	06004 SAMUELLEBLVD	318	1217
9	0129807-Z	05/27/2012	THEFT	LOPEZ, JUAN, JOSE	06004 SAMUELLEBLVD	318	1217
10	0165956-A	07/01/2013	OTHER OFFENSES	*CVS PHARMACY	06004 SAMUELLEBLVD	318	1217
11	0084592-Z	04/08/2012	TRAFFIC MOTOR VEHICLE	BARNES, FITZGERALD	06004 SAMUELLEBLVD	318	1217
12	0009562-A	01/12/2013	THEFT	BALLARD-MOORE, DEIDRA	06004 SAMUELLEBLVD	318	1217
13	0156138-Z	06/25/2012	BURGLARY	*CVS PHARMACY #6966	06004 SAMUELLEBLVD	318	1217
14	0112617-A	05/07/2013	FOUND PROPERTY	AHAGRACIR, DANCY	06004 SAMUELLEBLVD	318	1217
15	0135294-A	05/31/2013	AUTO THEFT-UUMV	SHIFFLET, BRANDON	06004 SAMUELLEBLVD	318	1217
16	0066546-Z	03/19/2012	CRIMINAL MISCHIEF/VANDALISM	MOHAMED, OBAH	06004 SAMUELLEBLVD	318	1217
17	0040109-A	02/18/2013	FOUND PROPERTY	ROMANELLO, DAVID	06004 SAMUELLEBLVD	318	1217
18	0022489-A	01/28/2013	THEFT	*CVS	06004 SAMUELLEBLVD	318	1217
19	0195951-A	08/01/2013	THEFT	ESCOBAR, REYNA	06004 SAMUELLEBLVD	318	1217
20	0099142-Z	04/24/2012	ROBBERY	*CVS PHARMACY 6966	06004 SAMUELLEBLVD	318	1217
21	0076003-Z	03/30/2012	TRAFFIC MOTOR VEHICLE	MOLINA, ALICIA	06004 SAMUELLEBLVD	318	1217
22	0205339-Z	08/18/2012	THEFT	MAYO, LUCRECIA	06004 SAMUELLEBLVD	318	1217
23	0084291-A	04/06/2013	ROBBERY	STEPHENS, JEFF	06004 SAMUELLEBLVD	318	1217
24	0157713-A	06/22/2013	THEFT	*CVS PHARMACY	06004 SAMUELLEBLVD	318	1217
25	0153752-A	05/18/2013	THEFT	THOMPSON, RONALD	06004 SAMUELLEBLVD	318	1217

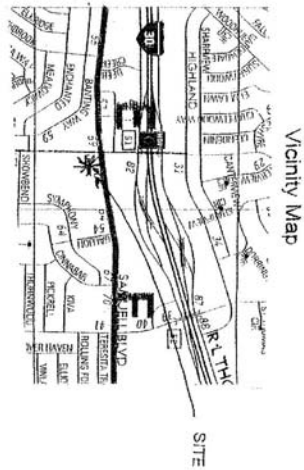
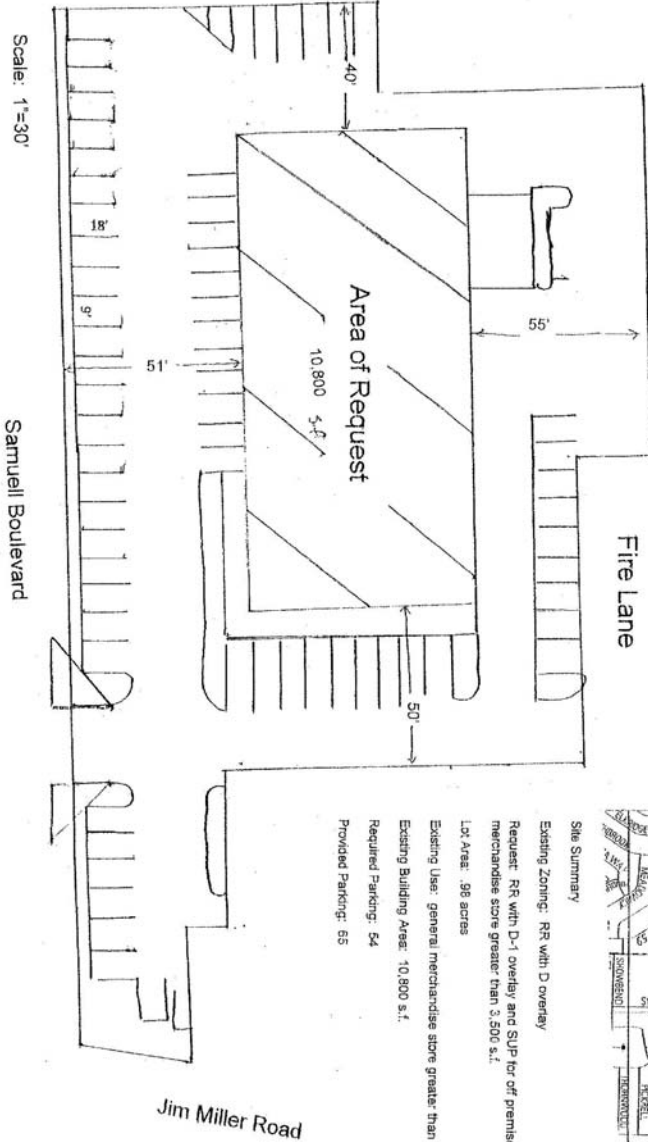
LIST OF OFFICERS
CVS

- Thomas Ryan Chairman of the Board
- Larry Merio President, COO
- Thomas S. Mofatt Vice President and Assistant Secretary

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 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-year~~ five year period from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
5. PARKING: Off-street parking must be located as shown on the attached site plan.
6. DRIVE-THROUGH WINDOW: A retail use may not use a drive-through window for retail sales of alcoholic beverages.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PREVIOUSLY APPROVED SITE PLAN



Site Summary
 Existing Zoning: RR with D Overlay
 Request: RF with D-1 overlay and SUP for off premise alcohol consumption associated with a general merchandise store greater than 3,500 s.f.
 Lot Area: 98 acres
 Existing Use: general merchandise store greater than 3,500 square feet
 Existing Building Area: 10,800 s.f.
 Required Parking: 54
 Provided Parking: 65

APPROVED BY
 CITY COUNCIL
 OCT 10 2011
 Acting City Secretary

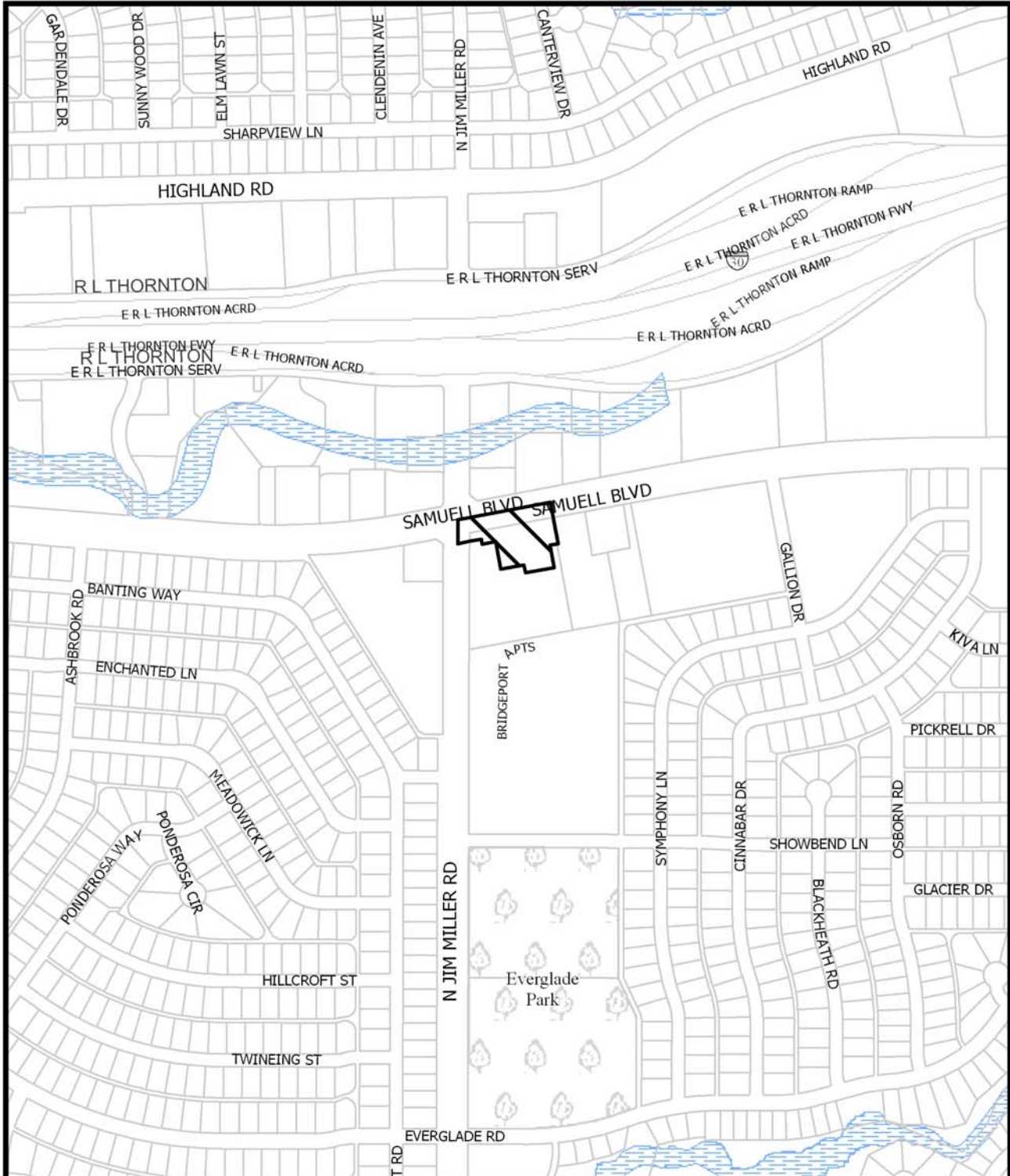
112759

28435

Specific Use Permit
 No. 1907

Approved
 City Plan Commission
 September 1, 2011

Z123-302
 2401-310 SITE PLAN

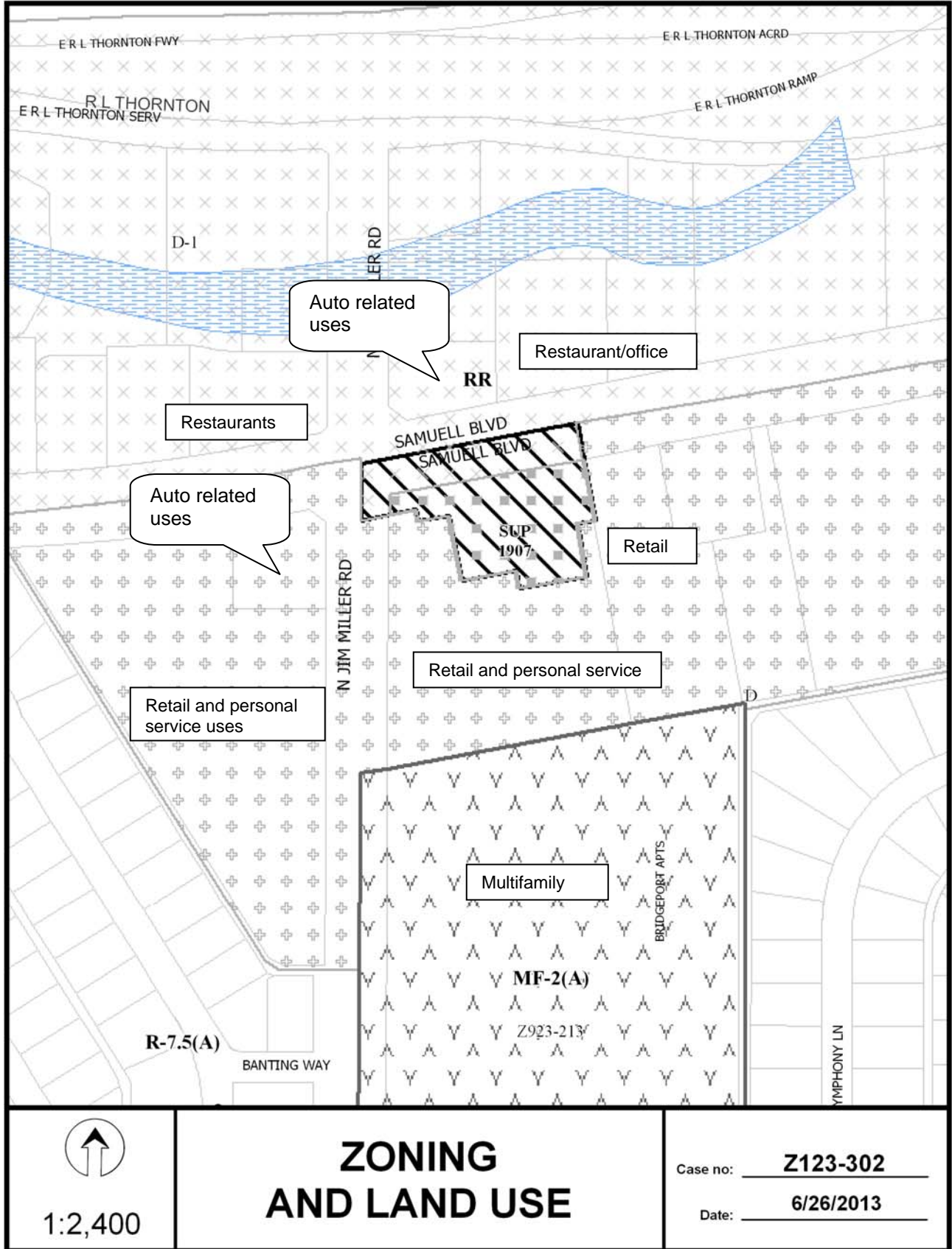


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VICINITY MAP

Case no: Z123-302

Date: 6/26/2013

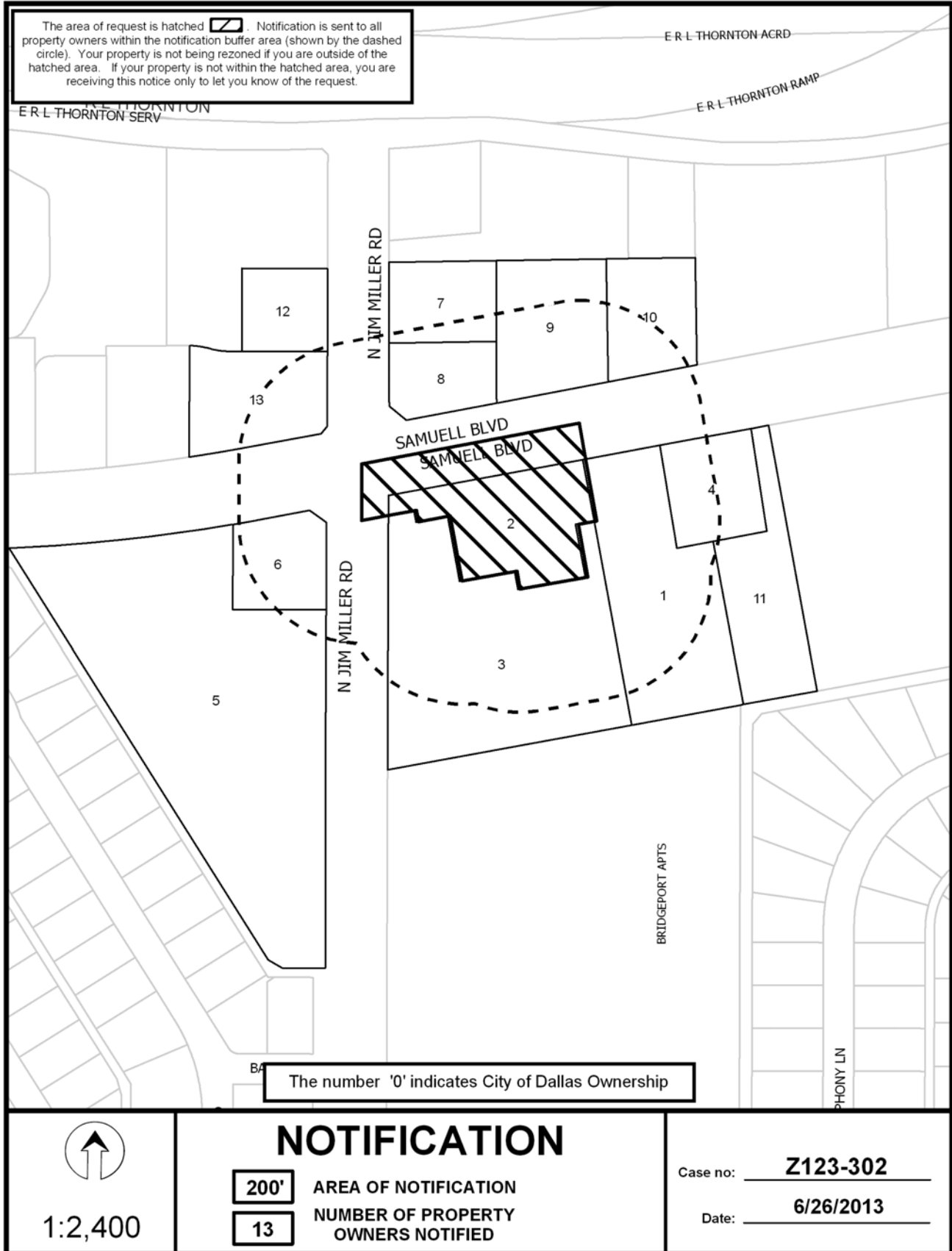


1:2,400

ZONING AND LAND USE

Case no: Z123-302

Date: 6/26/2013



6/25/2013

Notification List of Property Owners

Z123-302

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6118 SAMUELL BLVD	BALLAS VICTOR
2	6004 SAMUELL BLVD	PARKER MICHAEL
3	5470 JIM MILLER RD	CFIC LLC
4	6000 SAMUELL BLVD	CHUNG JOE INKI TR & HELLEN YOUNG CHUNG T
5	5409 JIM MILLER RD	JIM MILLER SHOPPING CENTER LP
6	5475 JIM MILLER RD	ISSA DAVID
7	5514 JIM MILLER RD	USRP FUNDING 2001 A LP
8	5510 JIM MILLER RD	DAY MARIE L
9	6885 SAMUELL BLVD	FIREBRAND PROPERTIES LP
10	6155 SAMUELL BLVD	SAMUELL RETAIL LTD STE 100
11	6024 SAMUELL BLVD	DRY WAYNE F
12	5575 JIM MILLER RD	SIDERIS BASIL K ET AL % R W BALL INC
13	5555 JIM MILLER RD	SIDERIS BASIL K ET AL TAX DEPARTMENT 4

FILE NUMBER: Z123-281 (AB)

DATE FILED: May 8, 2013

LOCATION: Northeast corner of Royal Lane and North Stemmons Freeway

COUNCIL DISTRICT: 6

MAPSCO: 22-H

SIZE OF REQUEST: Approx. 0.468 acres

CENSUS TRACT: 0099.00

REPRESENTATIVE: Parvez Malik

APPLICANT: Sub Enterprises, Inc.

OWNER: Quickway Retail Association, Ltd.

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

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

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

PREVIOUS CPC ACTION: On August 8, 2013 City Planning Commission voted to hold this case under advisement until September 12, 2013, pending 12B compliance.

BACKGROUND INFORMATION:

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

Zoning History:

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

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Royal Lane	Principle Arterial	100 feet

STAFF ANALYSIS:

Comprehensive Plan:

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

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

residences. Transit centers and multi-modal corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Multi-modal corridors in particular would diminish quickly in scale, density, and intensity away from the corridor, respecting existing single family neighborhoods while maintaining a strong focus on transit orientation and access.

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

Land Use Compatibility:

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

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

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

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

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

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

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

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

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

Development Standards:

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

Parking/Traffic:

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

The general merchandise or food store use requires one space for every 200 square feet of floor area and a motor vehicle fueling station requires two spaces. The site plan

Z123-281(AB)

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

Landscaping:

Landscaping required per Article X of the Dallas Development Code.

Z123-281(AB)

List of Partners/Principals/Officers

Applicant:

Sub Enterprises, INC

Aziz Rupani, President and Secretary

Owner:

Quik-way Retail Associates II, Ltd

Alan Golman, Manager

Richard Golman, Manager

Kenneth Bruder, Manager

Howard Beckerman, Manager

DPD Report

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

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

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

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

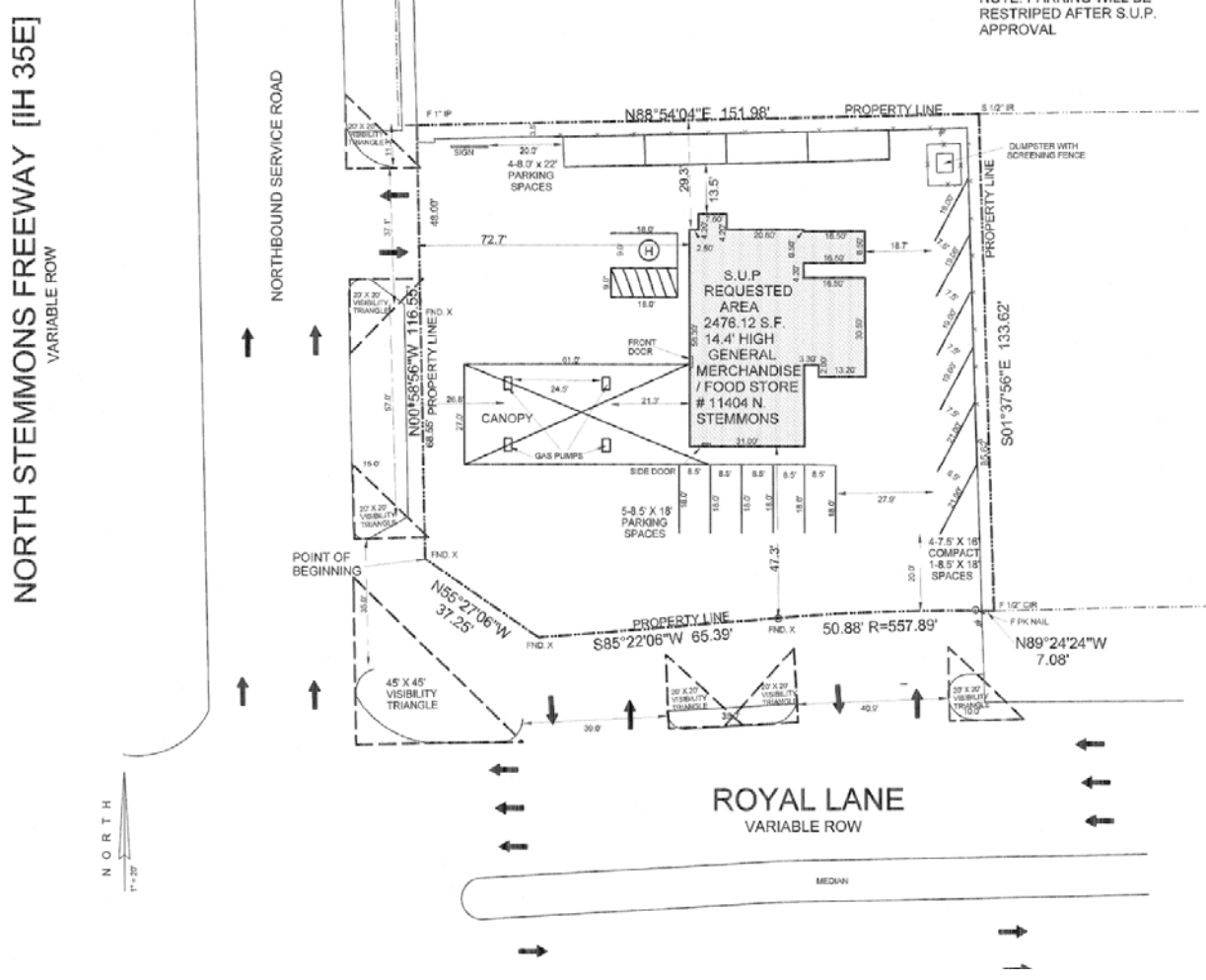
**Dallas Police Department Reports
Public Offense Search Results**

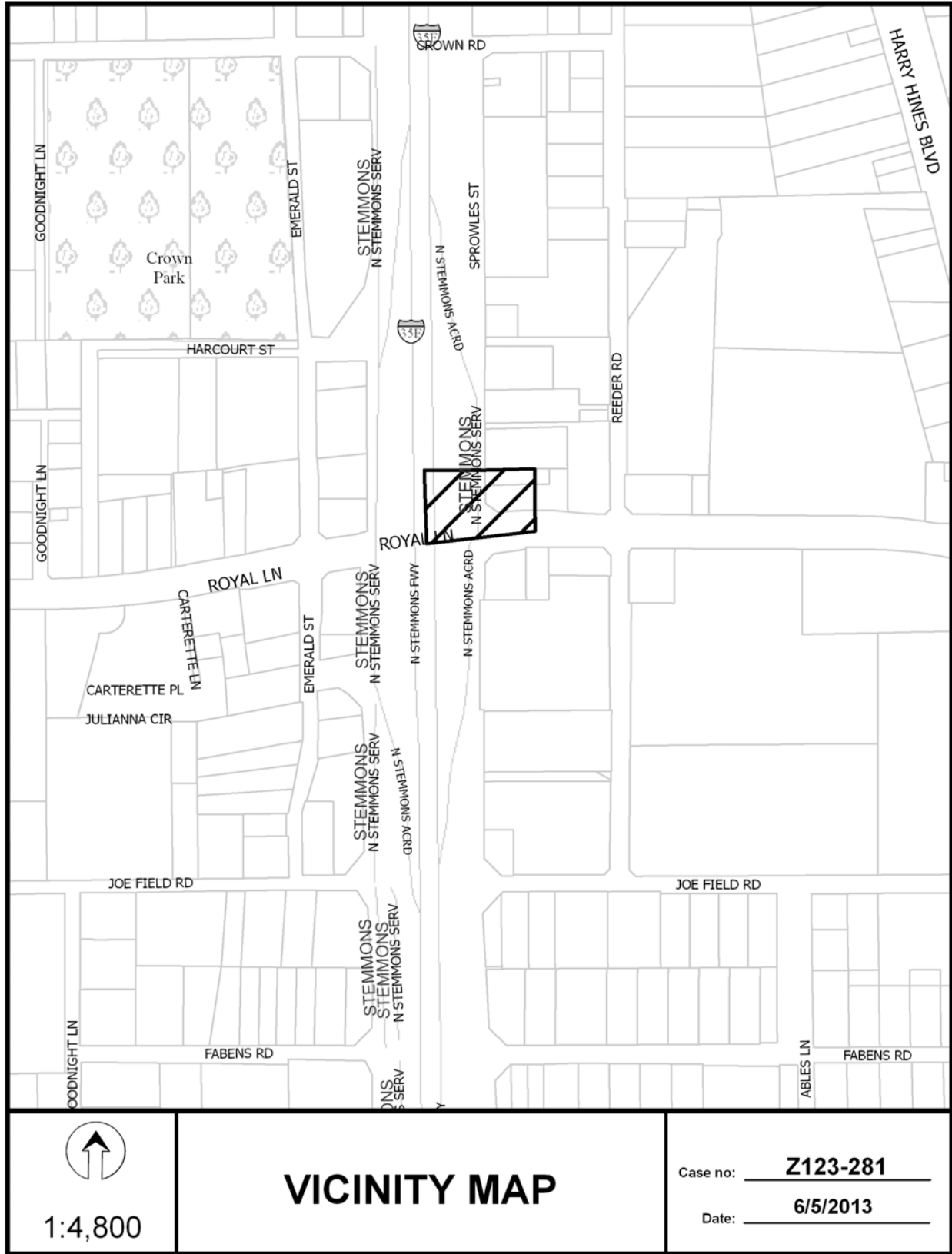
SERVICE #	OFFENSE DATE	TYPE	COMPLAINANT	ADDRESS	BEAT	REPORTING AREA
1	0257285-Y	09/28/2011	ROBBERY	PAUL, LEONARD	11404 N STEMMONSFRWY	551 3004
2	0018822-Z	01/23/2012	OTHER OFFENSES	DUCKELS, JAMES	11404 N STEMMONSFRWY	551 3004
3	0080654-A	04/01/2013	OTHER OFFENSES	LEE,BRIANNA	11404 N STEMMONSFRWY	551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

Z123-281
CPC Recommended SUP Conditions

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five years) [~~August 10, 2013~~], but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING SITE PLAN (No changes proposed)



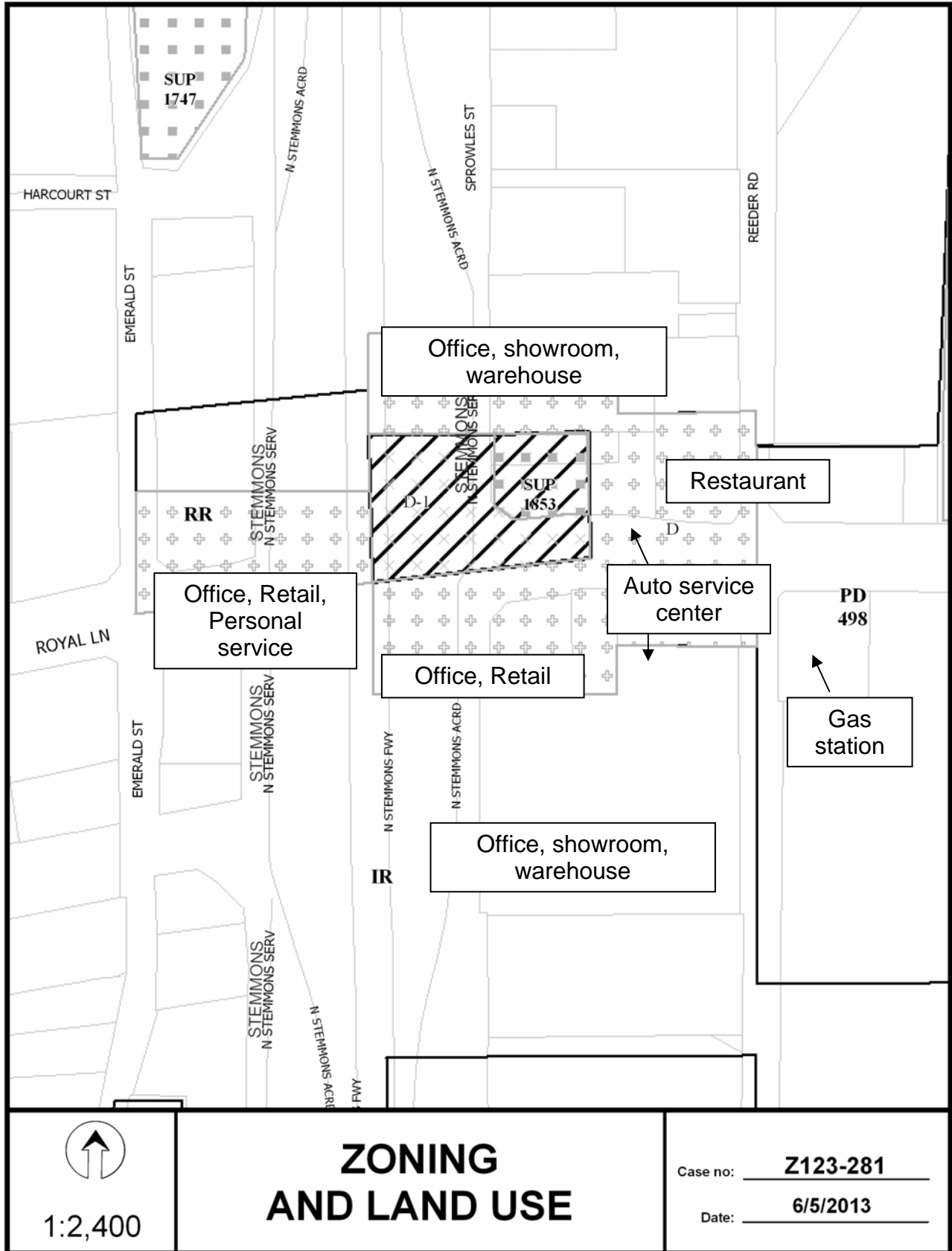


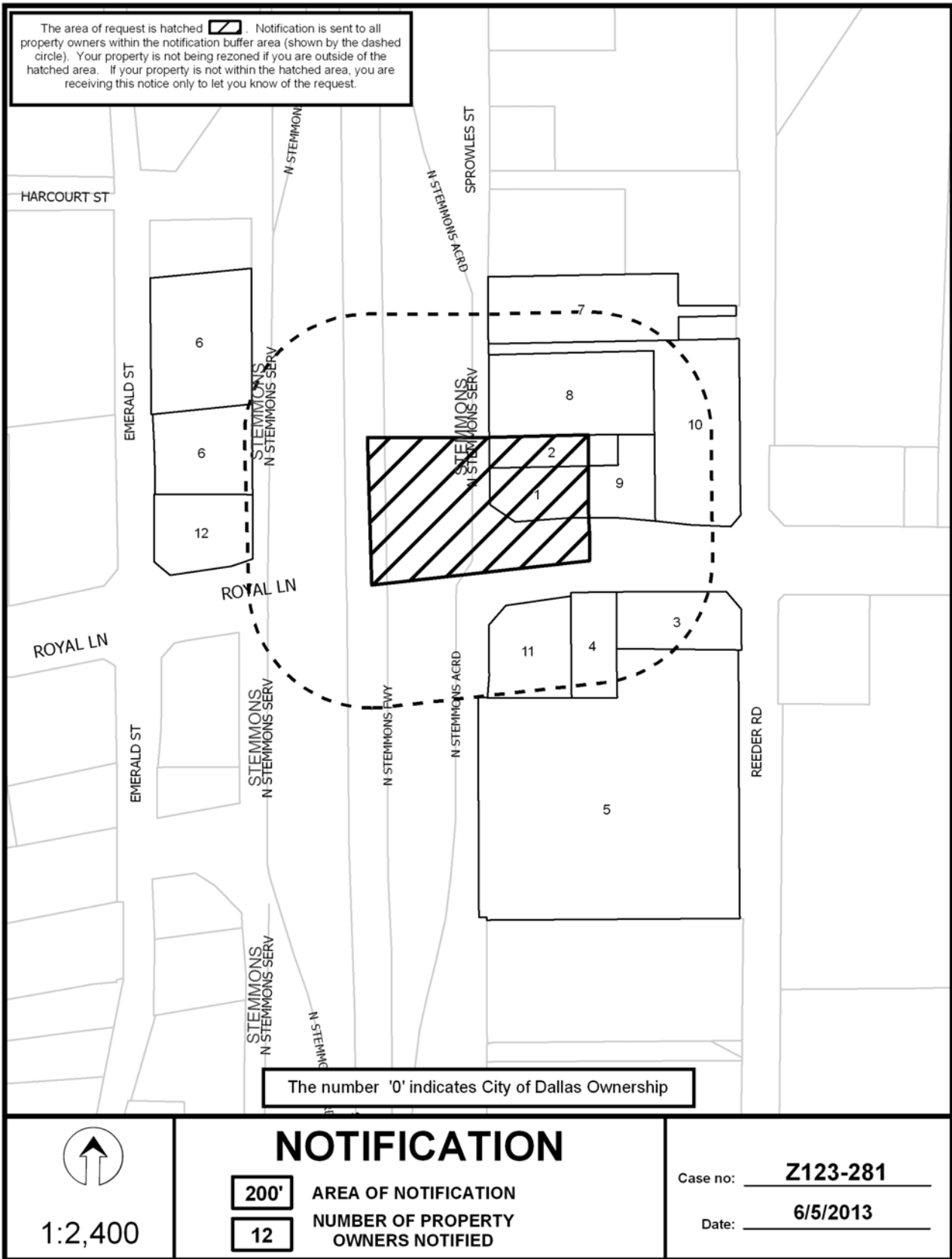
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VICINITY MAP

Case no: Z123-281

Date: 6/5/2013





Notification List of Property Owners

Z123-281

12 Property Owners Notified

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

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

APPLICANT: Vortex Business, Inc.

OWNER: Club Creek Rental Properties, LLC

REPRESENTATIVE: Malik Parvez

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

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

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

PREVIOUS ACTION: On August 22, 2013, the City Plan Commission held this case under advisement in order to allow the Dallas Police Department to inspect the request site for compliance to Chapter 12B of the Dallas Development Code. The Dallas Police Department will have to re-inspect the request site to determine compliance of Chapter 12B. Staff will apprise the Commission of the results at the meeting.

BACKGROUND INFORMATION:

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

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

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

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

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

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

Thoroughfares/Streets:

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

Land Use:

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

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

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

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

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

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

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

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

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

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

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

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

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

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

Development Standards:

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

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

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

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

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

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

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

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

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

LIST OF OFFICERS
Vortex Business, Inc.

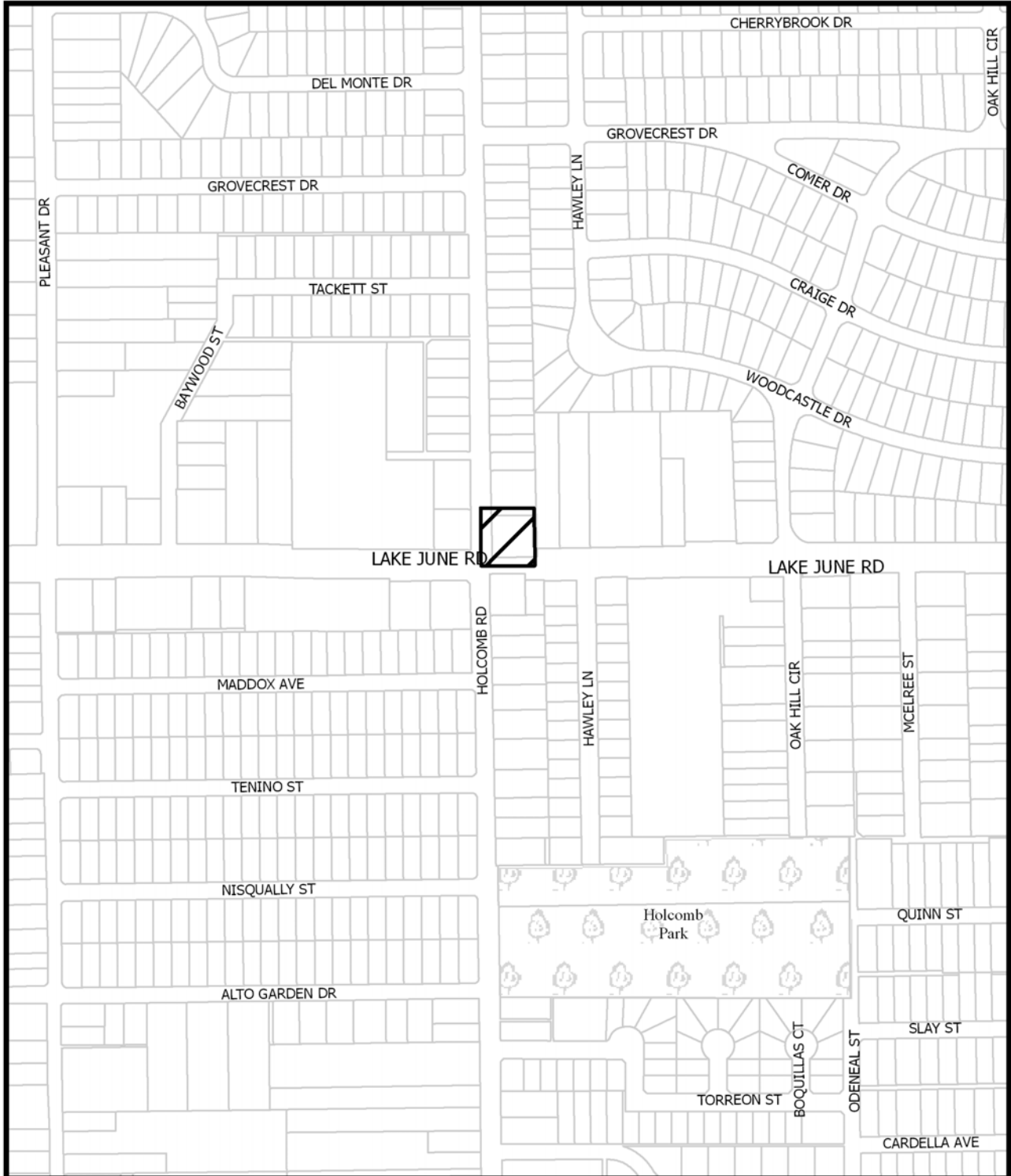
- Karim P. Rashid Member
- Rehan S. Merchant Member

LIST OF OFFICERS
Club Creek Rental Properties, LLC

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

PROPOSED SUP CONDITIONS

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

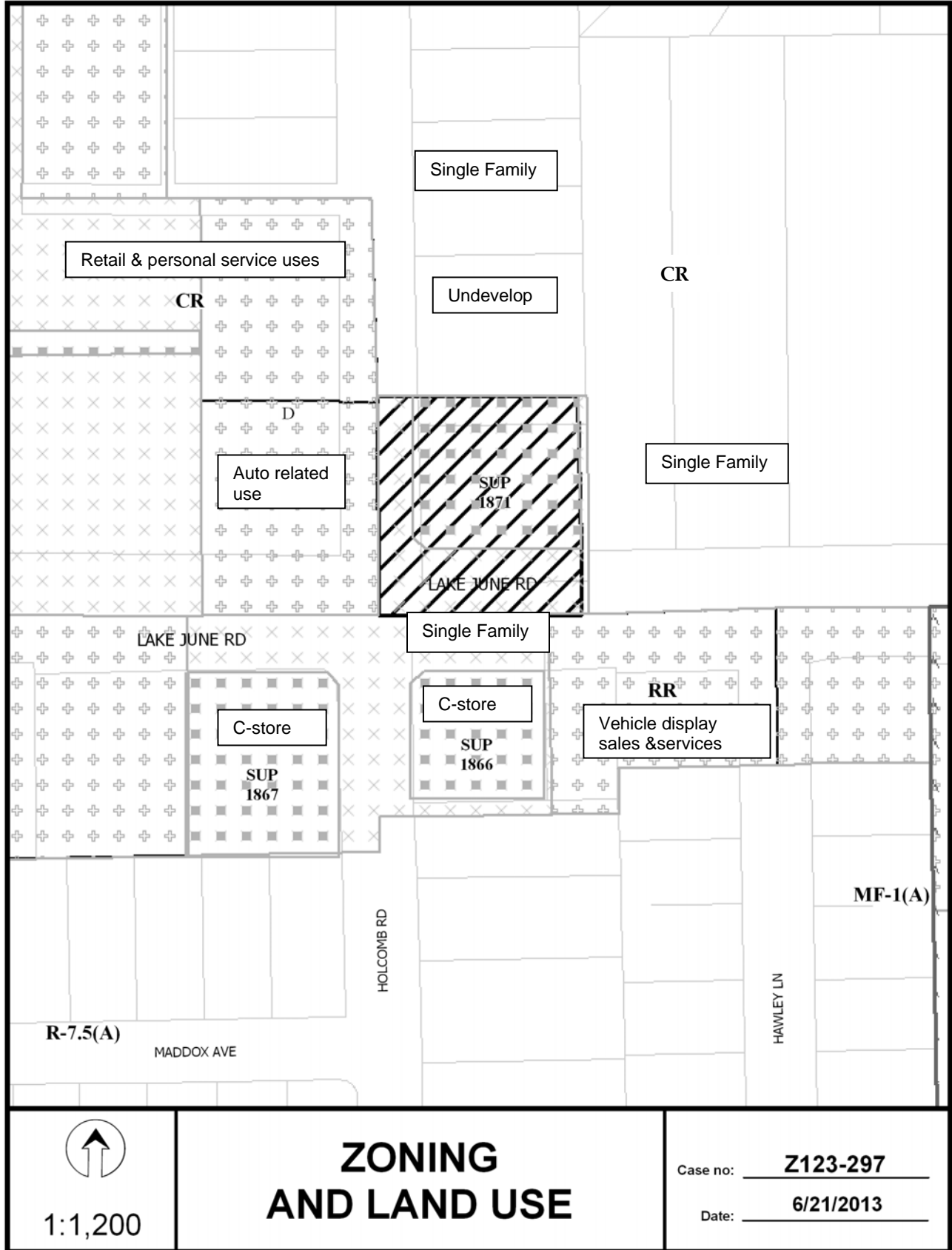


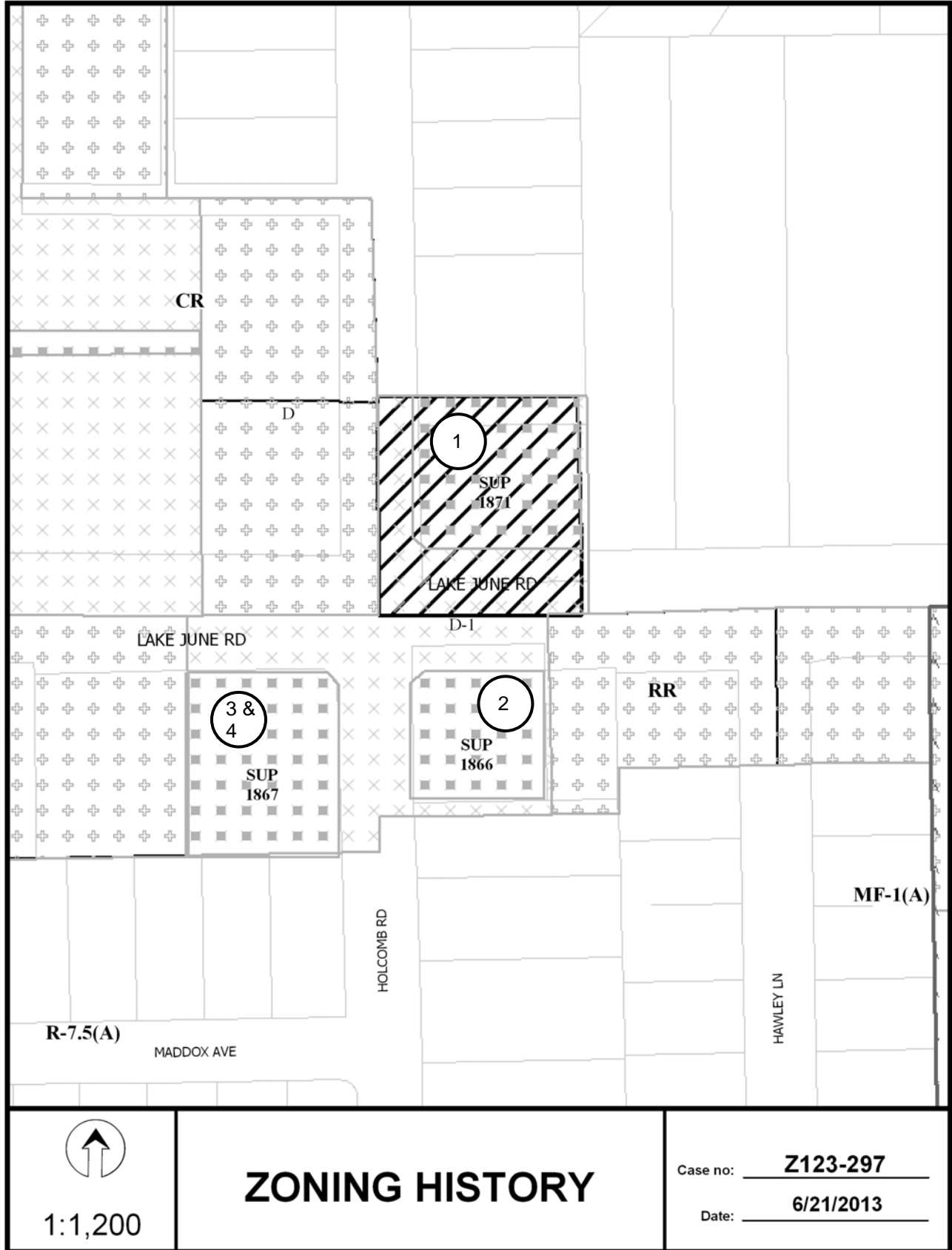
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VICINITY MAP

Case no: Z123-297

Date: 6/21/2013



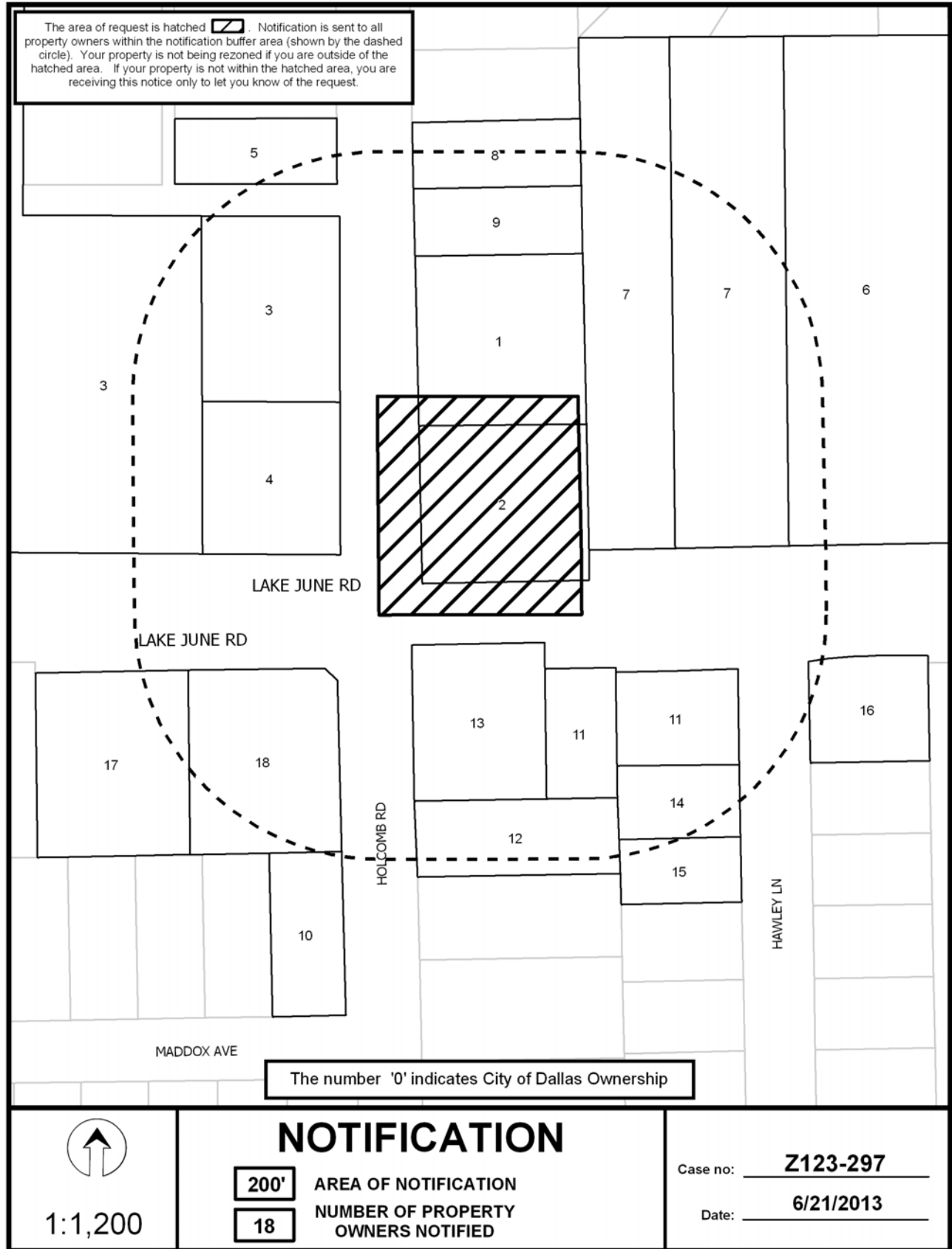


ZONING HISTORY

Case no: Z123-297

Date: 6/21/2013

1:1,200



Notification List of Property Owners

Z123-297

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

Memorandum



CITY OF DALLAS

DATE September 12, 2013

TO Joe Alcantar, Chair and
City Plan Commissioners

SUBJECT City Plan Commission Authorized Hearing area generally bound by 1) Jefferson Ave, Marsalis Ave, and 8th Street; 2) Marsalis Ave, 8th Street, Zang Blvd, and 7th St; 3) Elsbeth St, Ballard St, and 8th St; and 4) south of Interstate 30 and west of Beckley Ave.

Commissioners Davis, Anglin, and Bernbaum are requesting the City Plan Commission authorize a public hearing to determine proper zoning at the abovementioned locations on property zoned: 1) Planned Development District No 468, the Oak Cliff Special Purpose District, a MF-2 Multi-Family District, a CS Community Retail District, a MU-1 Mixed-Use District with deed restrictions, a MU-2 Mixed-Use District, a RR Regional Retail District, and a P(A) Parking District; 2) Planned Development District No 160, a MF-2 Multi-Family District, a TH-2 Townhouse District, CS Commercial Service District with deed restrictions, and a LO-1 Office District with deed restrictions; 3) Planned Development District No 160; and 4) Planned Development District No 468, the Oak Cliff Special Purpose District, and an IR Industrial/Research District with consideration given to incorporating the property into a previously authorized hearing for Planned Development District No 468, the Oak Cliff Special Purpose District and establishing appropriate zoning regulations including use, development standards, parking, landscape, sign, and other appropriate regulations

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

A handwritten signature in cursive script that reads "Valerie Miller".

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

Memorandum



CITY OF DALLAS

DATE August 8, 2013


TO Neva Dean, Assistant Director, Interim
Department of Sustainable Development and Construction

SUBJECT Request for Agenda Item for Authorized Hearing;
Area generally bound by 1) Jefferson Ave, Marsalis Ave, and 8th Street; 2)
Marsalis Ave, 8th Street, Zang Blvd, and 7th St; 3) Elsbeth St, Ballard St, and
8th St; and 4) Beckley Ave and Interstate 30.

At its meeting on March 22, 2007, the City Plan Commission authorized a public hearing to determine proper zoning on Oak Cliff Gateway, number Z067-203. The authorized hearing has been asked to expand to include the areas above. The current zoning for these areas are: 1) Planned Development District No. 468, the Oak Cliff Special Purpose District, a MF-2 Multifamily District, a MU-1 Mixed-Use District, a MU-2 Mixed-Use District, a CS Commercial Service District, a P(A) Parking District, and a RR Regional Retail District with deed restrictions; 2) Planned Development District No. 160, a TH-2 Townhouse District, a MF-2 Multifamily District, a CS Commercial Service District with deed restrictions, and a LO-1 Limited Office District; 3) Planned Development District No. 160, and an R-5(A) Single Family District; and 4) a IR Industrial / Research District.

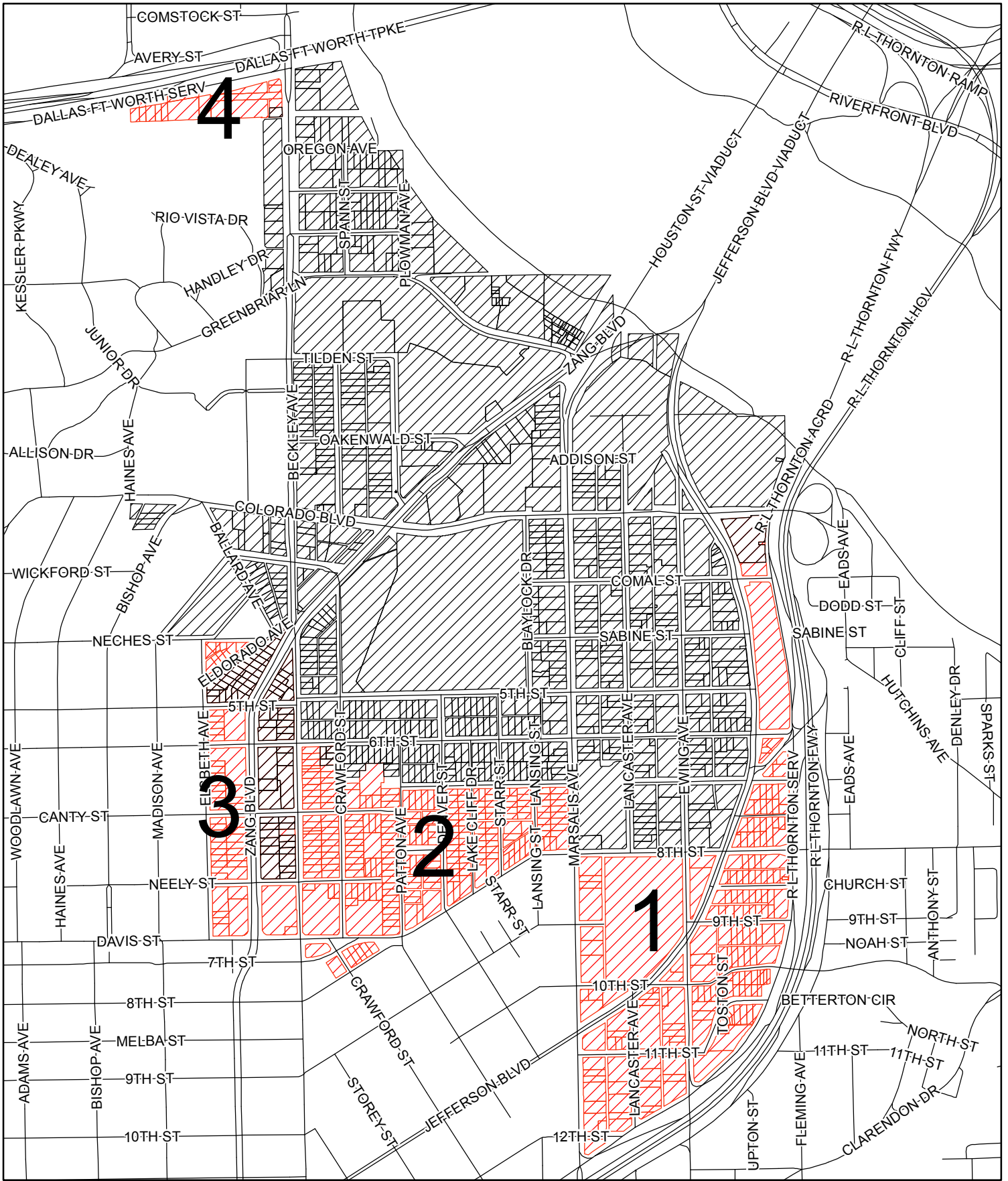
Commissioners Davis and Anglin are requesting that the City Plan Commission authorize a public hearing to expand this hearing to include 1) Jefferson Ave, Marsalis Ave, and 8th Street; 2) Marsalis Ave, 8th Street, Zang Blvd, and 7th St; 3) Elsbeth St, Ballard St, and 8th St; and 4) Beckley Ave and Interstate 30. Attached is a location map for your review.

Thank you for your attention to this matter.


Richard Davis, Commissioner

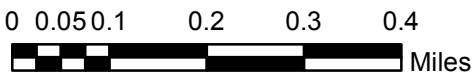

Michael Anglin, Commissioner


Commissioner



Expansion of Oak Cliff Gateway Authorized Hearing

Date: September 12, 2013



2014 CITY PLAN COMMISSION MEETING SCHEDULE

	S	M	T	W	T	F	S	Notes
Dec 2013	29	30	31	1	2	3	4	<i>Dates in BOLD are meeting dates.</i> Jan 1 - New Year's Day Jan 20 - MLK's Birthday Observance Feb 17 - President's Day March 10 thru 14 - DISD Spring Break May 26 - Memorial Day July 4 - Independence Day Sept 1 - Labor Day Sept 25 thru 26 - Rosh Hashanah Nov 27 thru 28 - Thanksgiving Dec 24 thru 25 - Christmas Jan 1 - New Year's Day
Jan 2014	5	6	7	8	9	10	11	
	12	13	14	15	16	17	18	
	19	20	21	22	23	24	25	
	26	27	28	29	30	31	1	
Feb 2014	2	3	4	5	6	7	8	
	9	10	11	12	13	14	15	
	16	17	18	19	20	21	22	
	23	24	25	26	27	28	1	
Mar 2014	2	3	4	5	6	7	8	
	9	10	11	12	13	14	15	
	16	17	18	19	20	21	22	
	23	24	25	26	27	28	29	
	30	31	1	2	3	4	5	
Apr 2014	6	7	8	9	10	11	12	
	13	14	15	16	17	18	19	
	20	21	22	23	24	25	26	
	27	28	29	30	1	2	3	
May 2014	4	5	6	7	8	9	10	
	11	12	13	14	15	16	17	
	18	19	20	21	22	23	24	
	25	26	27	28	29	30	31	
Jun 2014	1	2	3	4	5	6	7	
	8	9	10	11	12	13	14	
	15	16	17	18	19	20	21	
	22	23	24	25	26	27	28	
	29	30	1	2	3	4	5	
Jul 2014	6	7	8	9	10	11	12	
	13	14	15	16	17	18	19	
	20	21	22	23	24	25	26	
	27	28	29	30	31	1	2	
Aug 2014	3	4	5	6	7	8	9	
	10	11	12	13	14	15	16	
	17	18	19	20	21	22	23	
	24	25	26	27	28	29	30	
	31	1	2	3	4	5	6	
Sep 2014	7	8	9	10	11	12	13	
	14	15	16	17	18	19	20	
	21	22	23	24	25	26	27	
	28	29	30	1	2	3	4	
Oct 2014	5	6	7	8	9	10	11	
	12	13	14	15	16	17	18	
	19	20	21	22	23	24	25	
	26	27	28	29	30	31	1	
Nov 2014	2	3	4	5	6	7	8	
	9	10	11	12	13	14	15	
	16	17	18	19	20	21	22	
	23	24	25	26	27	28	29	
	30	1	2	3	4	5	6	
Dec 2014	7	8	9	10	11	12	13	
	14	15	16	17	18	19	20	
	21	22	23	24	25	26	27	
	28	29	30	31	1	2	3	

2014 Holiday Calendar

Wednesday, January 1	New Year's Day Kwanzaa Ends
Monday, January 20	Martin Luther King, Jr. Day
Monday, February 17	Presidents' Day
Monday, March 10 – Friday, March 14	DISD Spring Break
Thursday, April 17	Maundy Thursday (Holy Thursday)
Friday, April 18	Good Friday
Monday, April 14 – Tuesday, April 22	Passover
Monday, May 26	Memorial Day
Friday, July 4	Independence Day
Monday, September 1	Labor Day
Wednesday, September 24 – Friday, September 26	Rosh Hashanah
Friday, October 3 – Saturday, October 4	Yom Kippur
Monday, October 13	Columbus Day
Tuesday, November 11	Veterans Day
Thursday, November 27	Thanksgiving Day
Tuesday, December 16 – Wednesday, December 24	Hanukkah
Thursday, December 25	Christmas Day
Friday, December 26 – Thursday January 1	Kwanzaa Begins