



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, September 15, 2011
AGENDA

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

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

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S101-155**
(CC District 5) An application to create a 1.004 acre lot from a tract of land located in City Block 8806 southwest of U.S. Highway 175 at 2348 S. Belt Line Road
Applicant/Owner: Elvira Gaona Almaraz
Surveyor: Carroll Consulting
Application Filed: August 17, 2011
Zoning: CS-D-1 (FP)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S101-158**
(CC District 5) An application to replat a 9.594 acre tract of land containing Lot 16 in City Block 1/6716 into one 7.172 acre lot and one 2.422 acre lot located at Masters Drive and Lake June Road, northwest corner.
Applicant/Owner: Pinfin Properties/RLS Supermarkets, LLC
Surveyor: O'Donald Engineering
Application Filed: August 26, 2011
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (3) **S101-154**
(CC District 2)
- A request to replat part of Lots 1 and 2, all of Lots 6 and 7 and a 25 foot strip in City Block C/1610; part of Lot C and all of Lot D in Block C/1610 located to create one 1.369 acre lot on Graham Avenue between Gurley Avenue and Phillips Avenue at 5430 Gurley Avenue
Applicant/Owner: Texas Krishnas, Inc.
Surveyor: David Petree
Application Filed: August 17, 2011
Zoning: PD-134, Subarea A
Notices sent: 38 notices total were sent August 30, 2011
Staff Recommendation: **Denial**
- (4) **S101-156**
(CC District 2)
- An application to replat a 5.118 acre tract of land into one 4.119 acre lot and one 0.999 acre lot containing all of Lot 1 in City Block 17/1243 and parts of Lots 10, 11 and 12 and a portion of a 15 foot wide alley to be abandoned in City Block 16/1258 and a portion of Barry Street to be abandoned **and** to remove the platted building lines along Phillips Avenue and Barry Avenue and a 10 foot side building line along the northwest line of Block 17/1243 at 4919 E. Grand Avenue.
Applicant/Owner: Dallas Independent School District
Surveyor: Pacheco Koch Engineering
Application Filed: August 22, 2011
Notices sent: 46 notices total were sent August 30 2011
Zoning: D and CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S101-157**
(CC District 4)
- A request to replat part of Lot 34 and all of Lot 33 in Block 5823 to create one 1.250 acre lot at 7002 Toland Street on Jim Miller Road between Toland Street and Benning Avenue.
Applicant/Owner: City of Dallas
Surveyor: Pacheco Koch
Application Filed: August 23, 2011
Notices sent: 27 notices total were sent August 30, 2011
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Docket

M101-036

Richard Brown
(CC District 4, 7)

An application for a minor amendment to the development plan for Planned Development District No. 564 for a Papermill and IM Industrial Manufacturing District Uses on two tracts of land: Tract I on the southeast line of Clarendon Drive, northeast of Fleming Avenue, and Tract II on the southeast line of the DART right-of-way, northwest of Ewing Avenue.

Staff Recommendation: **Approval**

Applicant: Rock-Tenn Company

Representative: Michael R. Coker

M101-039

Richard Brown
(CC District 13)

An application for a minor amendment to the development plan for Planned Development District No. 851 for TH-1(A) Townhouse District Uses and certain Non-residential uses on the north line of Northwest Highway, west of Midway Road.

Staff Recommendation: **Approval**

Applicant: Midway Northwest Investor, LP

Representative: Dallas Cothrum

M101-040

Richard Brown
(CC District 11)

An application for a minor amendment to the development/landscape plan for Planned Development District No. 709 for R-16(A) Single Family District Uses on the northwest corner of Hillcrest Road and Willow Lane.

Staff Recommendation: **Approval**

Applicant: Prestonwood Baptist Church

Representative: Jill P. Styron-Smith

Zoning Cases – Consent

1. **Z101-283(RB)**

Richard Brown
(CC District 3, 6)

An application for a Specific Use Permit for Placement of fill material on property zoned an IM Industrial Manufacturing District, an IR Industrial Research District, an R-7.5(A) Single Family District, and Planned Development District No. 631, the West Davis Special Purpose District, on property generally on both sides of Chalk Hill Road, between IH 30 and West Davis Street.

Staff Recommendation: **Approval** for an eighteen month period, subject to a site plan and conditions.

Applicant: TXI Operations, LP

Representative: William S. Dahlstrom

2. **Z101-267(MW)**
Megan Wimer
(CC District 7)

An application for the sale or service of alcoholic beverages in conjunction with a commercial amusement (inside) on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the southwest corner of East R.L. Thornton Freeway and South Buckner Boulevard.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Garibaldi Sportsbar, Inc.
Representative: Roger Albright
3. **Z101-271(MG)**
Michael Grace
(CC District 4)

An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use less than 3,500 square feet on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the southwest corner of E. R.L. Thornton Freeway and N. Jim Miller Road.
Staff Recommendation: **Approval** for a two-year period with eligibility for additional five-year periods, subject to a site plan and conditions.
Applicant: Racetrac Petroleum, Inc
Representative: Karen Mitchell, Mitchell Planning Group, LLC
4. **Z101-294(MG)**
Michael Grace
(CC District 8)

An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR Community Retail District with a D-1 District Overlay on the east line of Kleberg Road, north of Carleta Street.
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: Chup Corporation
Representative: Pamela Craig
5. **Z101-309(MG)**
Michael Grace
(CC District 1)

An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use greater than 3,500 square feet on property zoned Subdistrict 6 within Planned Development District No. 830 with a D District Overlay on the northwest corner of N. Hampton Road and W. Jefferson Boulevard.
Staff Recommendation: **Approval** of the D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.
Applicant: CVS Corporation
Representative: Masterplan

6. **Z101-329(CG)**
Carrie Gordon
(CC District 4)
- An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use less than 3,500 square feet on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on property generally at the northwest corner of S. Corinth Street and Morrell Avenue.
- Staff Recommendation: **Approval** of the D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for a two-year period with eligibility for additional five-year periods, subject to a site plan and conditions.
- Applicant: Tarif Al-Rousan
Representative: Hisham Awadelkariem
7. **Z101-330(CG)**
Carrie Gordon
(CC District 14)
- An application for the renewal of Specific Use Permit No. 1460 for a Class A Dance Hall on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, generally on the west side of Travis Street, north of Armstrong Avenue.
- Staff Recommendation: **Approval** for a five-year period, subject to a revised site plan and conditions.
- Applicant: JH Entertainment Group, LLC
Representative: Roger Albright
8. **Z101-333(CG)**
Carrie Gordon
(CC District 10)
- An application for an R-7.5(A) Single Family District on property zoned a CR Community Retail District and generally on the south side of Walnut Hill Lane, west of Audelia Road.
- Staff Recommendation: **Approval**
- Applicant: Audelia WGK, LLC
Representative: Barry Knight and Tommy Mann
9. **Z101-242(OTH)**
Olga Torres Holyoak
(CC District 2)
- An application for a Specific Use Permit for a bar, lounge or tavern on property zoned Planned Development District No. 269 on the south side of Elm Street, east of Good Latimer Expressway.
- Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
- Applicant: Anvil Pub / Patrick Bridges
Representative: Audra Buckley

10. **Z101-353(OTH)**
Olga Torres Holyoak
(CC District 3)
- An application for a CH Clustered Housing District with deed restrictions volunteered by the applicant on property zoned a TH-3(A) Townhouse District on the north side of Ryan Road, west of Garapan Drive.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by applicant.
Applicant: Sharon Harris

Zoning Cases – Under Advisement

11. **Z089-185(OTH)**
Olga Torres Holyoak
(CC District 3)
- An application to renew Specific Use Permit No. 1581 for a Child-care facility on property zoned a TH-3(A) Townhouse District on the north side of Ryan Road, west of Garapan Drive.
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to a site plan and conditions.
Applicant: Sharon Harris
U/A From: October 21, 2010; November 18, 2010; February 17, 2011; July 7, 2011 and August 18, 2011.
12. **Z101-276(WE)**
Warren Ellis
(CC District 5)
- An application for an NO(A) Neighborhood Office District on property zoned an R-7.5(A) Single Family District on the south side of Lake June Road, west of Ladonia Place.
Staff Recommendation: **Denial**
Applicant/Representative: Carmen & David Rios
U/A From: August 4, 2011 and August 18, 2011.
13. **Z101-196(RB)**
Richard Brown
(CC District 7)
- An application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District with the D-1 Liquor Control Overlay on the northeast line of Lawnview Avenue, south of Forney Road.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant, and retention of the D-1 Liquor Control Overlay.
Applicant: SDC Lawnview, L.P.
Representative: Adolphus Oji
U/A From: June 16, 2011; July 7, 2011; July 21, 2011 and August 18, 2011.

Zoning Cases – Individual

14. **Z101-295(RB)**
Richard Brown
(CC District 2)
- An application for a Specific Use Permit for a late-hours establishment limited to an Alcohol beverage establishment for Bar, lounge or tavern on property zoned Planned Development District No. 842 for CR Community Retail District Uses on the west line of Greenville Avenue, north of Alta Street.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: The Old Crow
Representative: Audra Buckley
15. **Z101-315(RB)**
Richard Brown
(CC District 2)
- An application for an amendment to and renewal of Specific Use Permit Use No. 1787 for a Dance hall on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the west corner of Wycliff Avenue and Brown Street.
Staff Recommendation: **Approval** for a three-year period, subject to staff's recommended condition.
Applicant: Charlie/Howard, Inc.
Representative: David Hill
16. **Z101-193(MW)**
Megan Wimer
(CC District 5)
- An application to renew Specific Use Permit No. 1711 for a vehicle or engine repair or maintenance use on property within Subdistrict 3 of Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1 on the northeast side of CF Hawn Freeway, south of Lake June Road.
Staff Recommendation: **Approval** for a two-year period, subject to conditions.
Applicant: Gerardo Tinoco
Representative: Karen Tellez
17. **Z101-319(DC)**
David Cossum
(CC District 2)
- An application for a WMU-8 Walkable Urban Mixed Use 8 District with consideration being given to an SH Shop Front Overlay on a portion of the site on property zoned a GO(A) General Office Zoning District, on the northeast corner of North Central Expressway (US-75) and North Carroll Avenue.
Staff Recommendation: **Approval**
Applicant: The Residences at City Place LLC
Representative: Karl A. Crawley, Masterplan

Special Provision Sign District

SPSD101-002

Carolyn Horner
(CC District 14)

An application for the creation of a new subdistrict within the Arts District Special Provision Sign District, Section 51A-1200 of the Dallas City Code, generally bounded by Flora Street, Leonard Street, Ross Avenue and Crocket Street.

Staff Recommendation: **Denial**

ADSRC Recommendation: **Approval**

Applicant: Hall Financial

Representative: Suzan Kedron

Other Matters

Minutes: September 1, 2011

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, September 13, 2011

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING – Tuesday, September 13, 2011, City Hall, 1500 Marilla Street.

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

Thursday, September 15, 2011

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, September 15, 2011, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider (1) **DCA090-010** - Consideration of amending the Dallas Development Code to amend parking regulations.

Thursday, September 15, 2011

SUBDIVISION REVIEW COMMITTEE (SRC) MEETING - Thursday, September 15, 2011, City Hall, 1500 Marilla Street, in the Council Chambers, at 10:30 a.m., to consider (1) NC101-002 - an application to change the name of Municipal Street between State Highway 310 & Bexar Street to "Carlton Garrett St."

Thursday, September 15, 2011

TRANSPORTATION COMMITTEE MEETING - Thursday, September 15, 2011, City Hall, 1500 Marilla Street, in Conference Room 5BN, at 10:00 a.m., to consider amendments to the City of Dallas Thoroughfare Plan on Beckley Avenue and Commerce Street: (1) Add Beckley Avenue from the Union Pacific Railroad Tracks to Commerce Street as a special four lane divided (SPCL 4D) roadway with bicycle lanes within 100 feet of right of way; (2) Change the dimensional classification of Beckley Avenue from Commerce Street to IH-30 from a six lane divided [M-6-D(A*)] to a special four lane divided (SPCL 4D) roadway with bicycle lanes within 100 feet of right of way; (3) Change the dimensional classification of Commerce Street from Fort Worth Avenue to Trinity River from a six lane divided [M-6-D(A)] to a special four lane divided (SPCL 4D) roadway with bicycle lanes within 100 feet of right of way; and (4) Change the dimensional classification of Commerce Street from Trinity River to Riverfront Boulevard from a six lane divided [M-6-D(A)] to a special four lane undivided (SPCL 4U) roadway with bicycle lanes within 66 feet of right of way.

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 15, 2011****FILE NUMBER:** S101-155**Subdivision Administrator:** Paul Nelson**LOCATION:** 2348 S. Belt Line Road**DATE FILED:** August 17, 2011**ZONING:** CS-D-1**CITY COUNCIL DISTRICT:** 5 **SIZE OF REQUEST:** 1.004 Acre **MAPSCO:** 69A-Q**APPLICANT:** Elvira Gaona Almaraz

REQUEST: An application to create a 1.004 acre lot from a tract of land located in City Block 8806 on Belt Line Road southwest of U.S. Highway 175 at 2348 S. Belt Line Road.

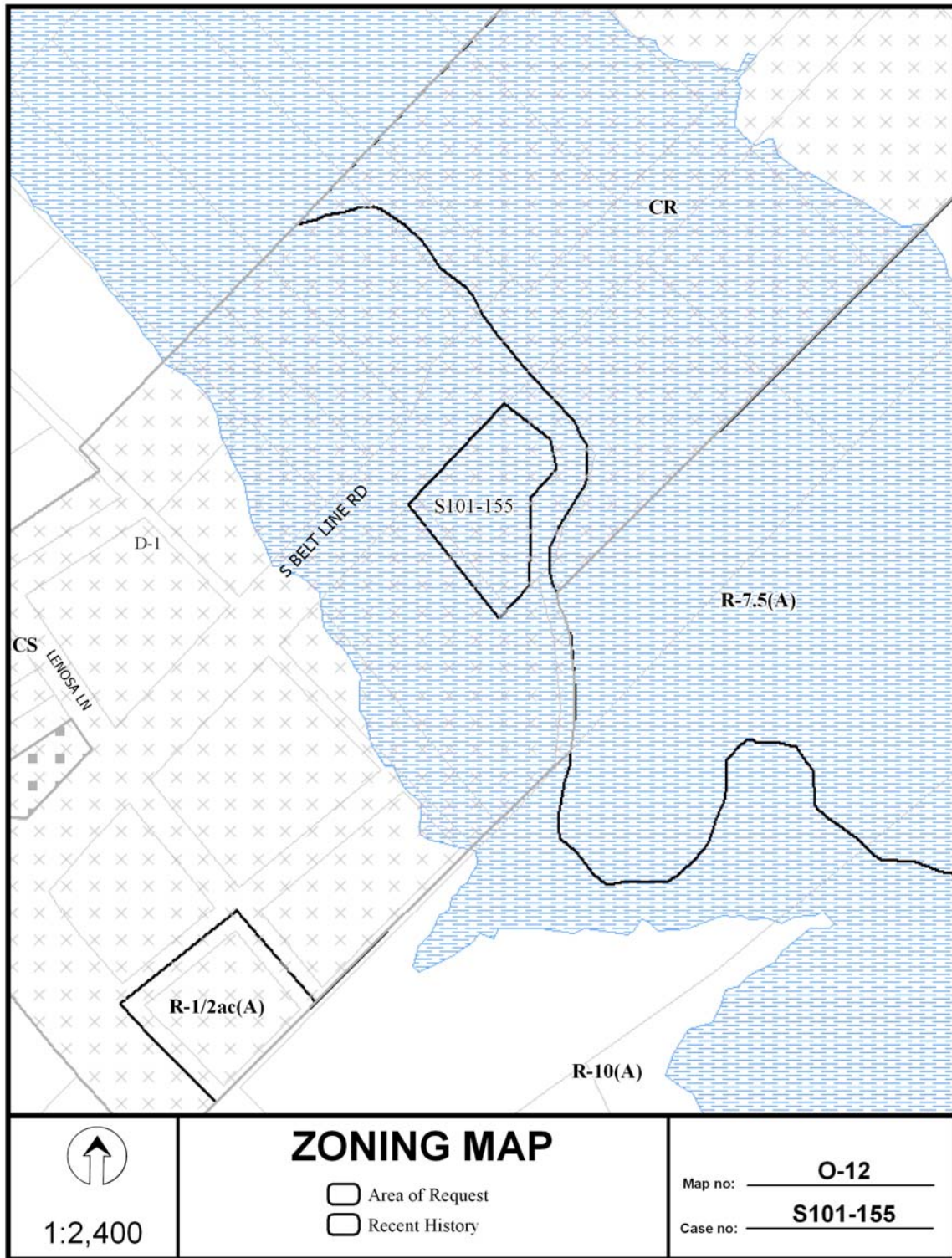
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

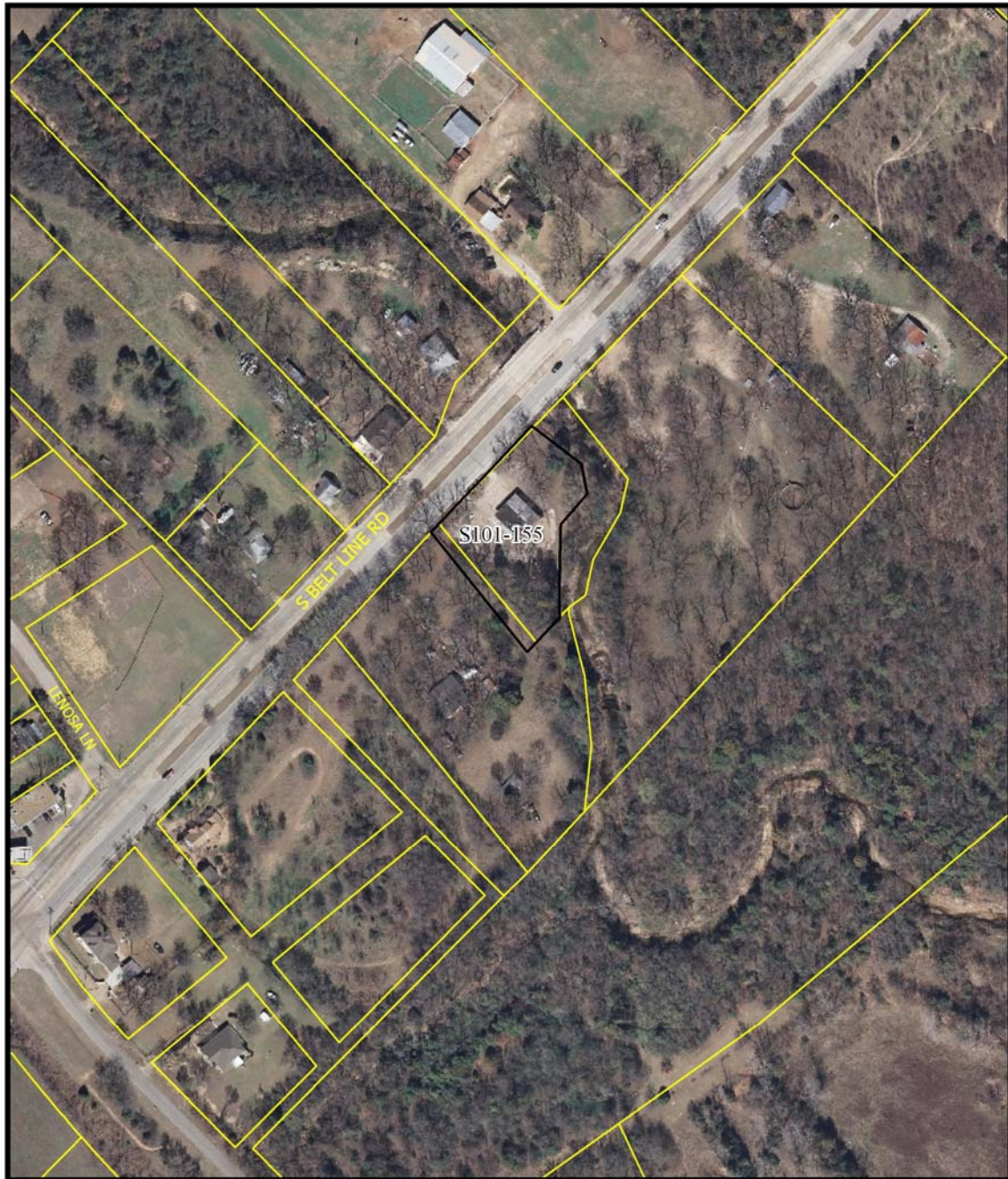
STAFF RECOMMENDATION: The proposed subdivision complies with the CS District regulations; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
11. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
12. On the final plat dedicate 53.5 feet of ROW from the established centerline of Belt Line Road.
13. Determine the 100 year water surface elevation across the plat.
14. Dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
15. Include additional paragraph in owner's certificate (pertaining to floodplain)
16. Specify minimum fill and minimum finished floor elevations.
17. Show natural channel setback from crest of the natural channel.
18. Set floodway monument markers and provide documentation that the monuments have been set prior to submittal of the final plat for recording.
19. Provide information regarding fill permit or floodplain alteration permit if such permit is applied for.
20. On the final plat show how all adjoining right of way was created.
21. On the final plat show all additions, or tracts of land within 150 feet of the property.
22. Monument all set corners per the monumentation ordinance for the City of Dallas.
23. On the final plat show 2 control monuments.
24. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.
25. On the final plat show the distances/widths of ROW across Belt Line Road.
26. On the final plat add a note stating: "No permits to be allowed (building, grading, etc.) unless all of the city's ordinances and requirements are addressed including all issues pertaining to flood plain, floodway alteration and fill permit."
27. On the final plat add a note stating: "This entire plat for "Gaona Addition" Lot 1, City Block M/8806 lies within a designated 100 year flood plain, Zone Area AE, per FEMA Map Panel 4811CO215L, dated 2007."
28. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.

29. Water/wastewater main extension may be required by Private Development Contract.
30. On the final plat identify the property as City Block M/8806, Lot 1.





1:2,400

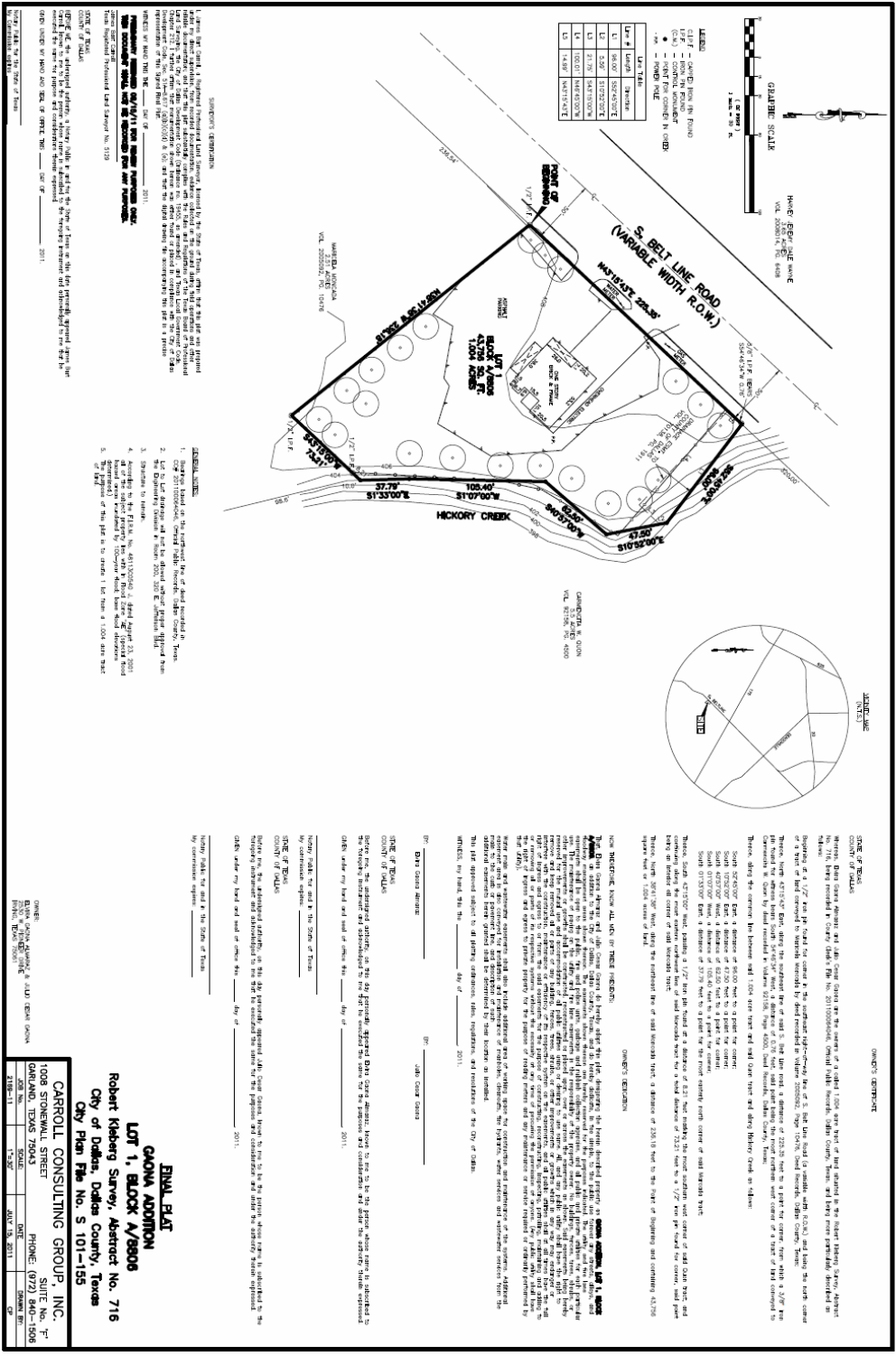
AERIAL MAP

- Area of Request
- Recent History

Map no: O-12

Case no: S101-155

DATE: September 06, 2011



CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 15, 2011****FILE NUMBER:** S101-158**Subdivision Administrator:** Paul Nelson**LOCATION:** Masters Drive and Lake June Road, northwest corner**DATE FILED:** August 26, 2011**ZONING:** CR**CITY COUNCIL DISTRICT:** 5**SIZE OF REQUEST:** 9.594 Acre**MAPSCO:** 59L**APPLICANT:** Pinfin Properties/RLS Supermarkets, LLC

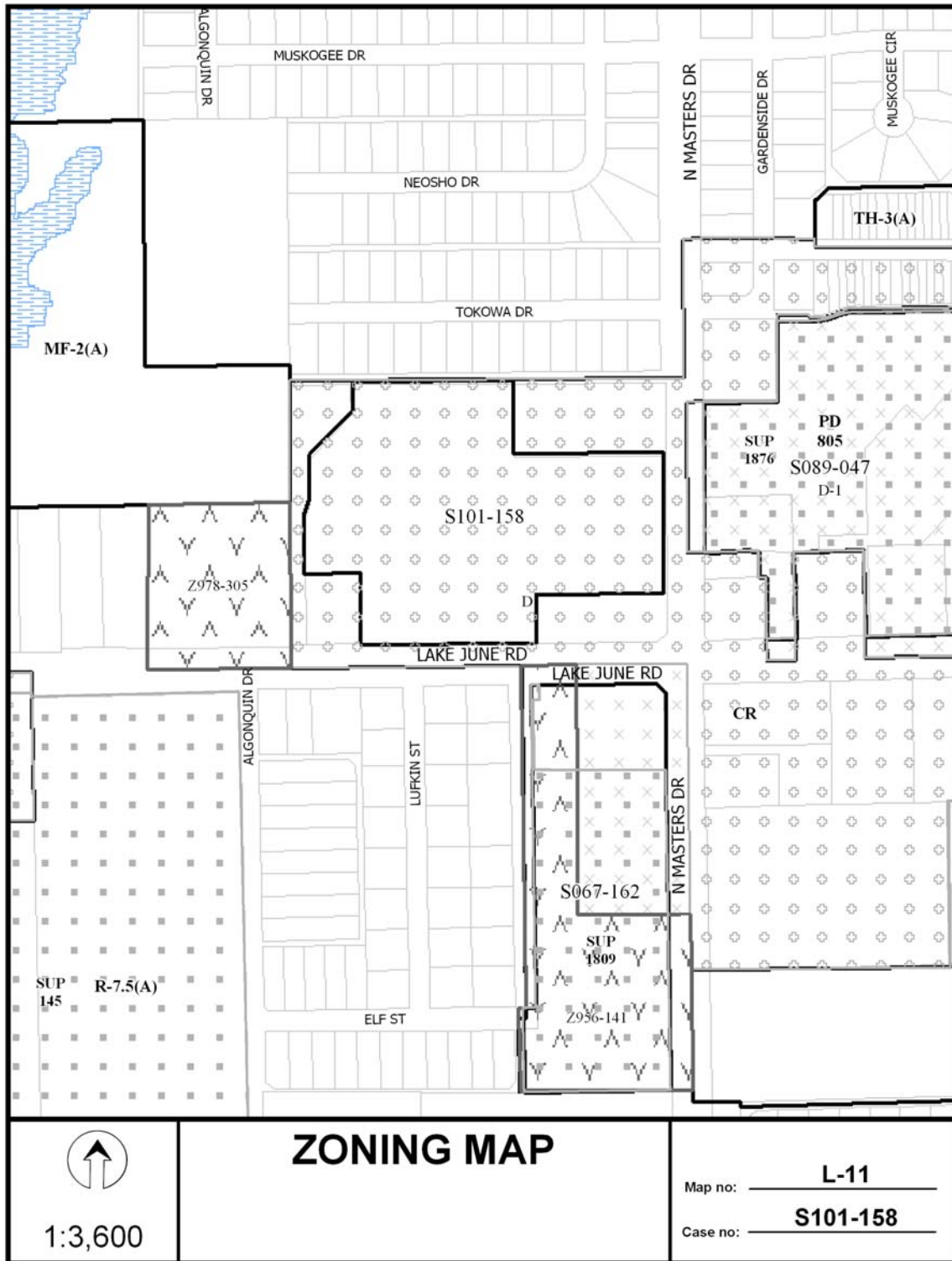
REQUEST: An application to replat a 9.594 acre tract of land containing all of Lot 16 in City Block 1/6716 into one 7.172 acre lot and one 2.422 acre lot located at Masters Drive and Lake June Road, northwest corner.

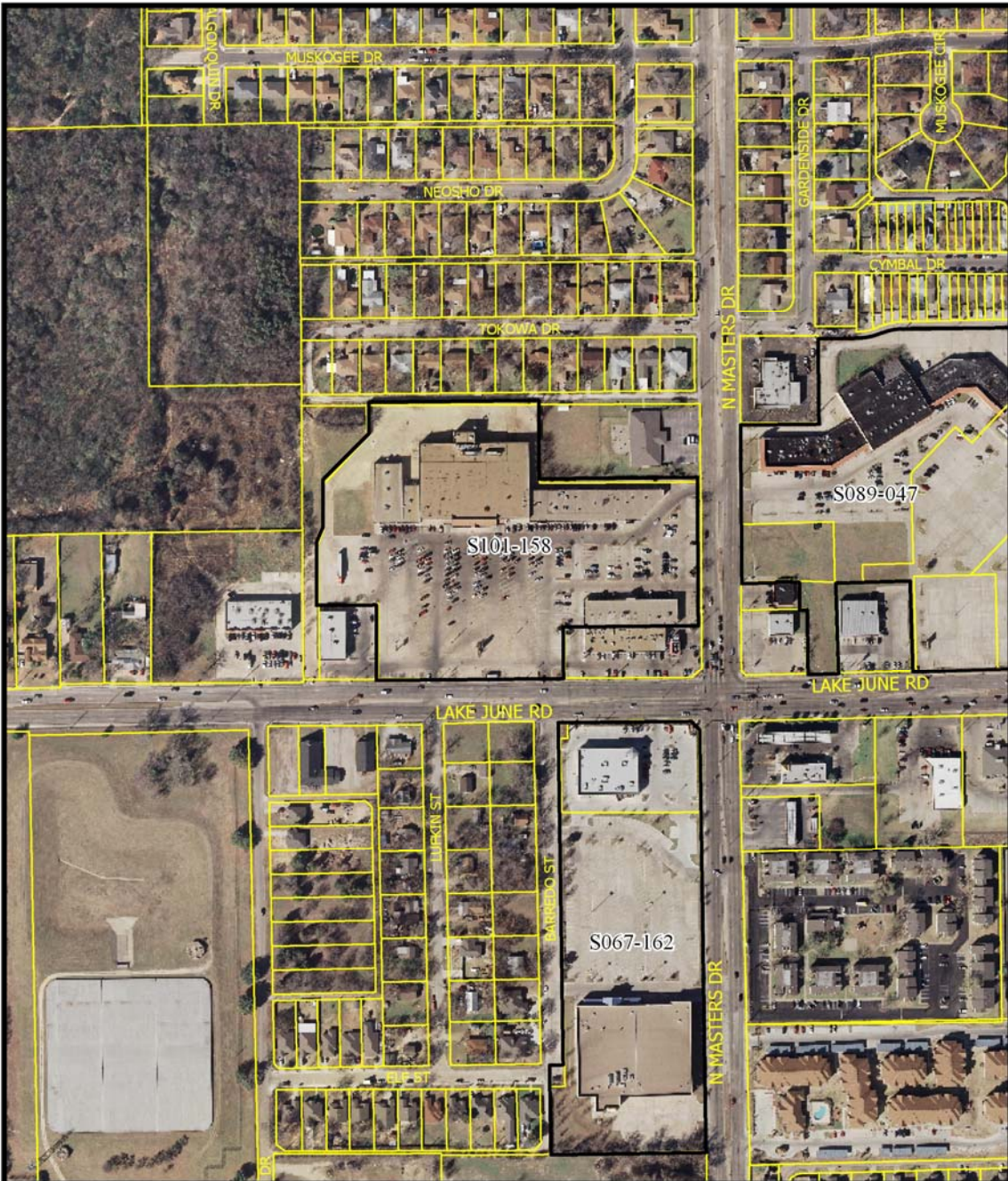
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.


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

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

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
11. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
12. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
13. On the final plat dedicate 50 feet of ROW from the established centerline of Lake June Road.
14. On the final plat show how all adjoining ROW was created.
15. Monument all set corners per the monumentation ordinance for the City of Dallas.
16. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.
17. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information.
18. Chose a different addition name.
19. Show or list the prior plat(s) on map, legal description, and/or title block.
20. On the final plat show the distance across Lake June Road in 2 places.
21. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
22. On the final plat change "Algoquin Drive" to "Algonquin Drive."
23. On the final plat identify the property as City Block 1/6716, Lot 6A and 16B.





 1:3,600	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Map no: <u> L-11 </u> Case no: <u> S101-158 </u>
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DATE: September 06, 2011

GENERAL NOTES:

- 1. Lot 1-14 lot drainage is not permitted without engineering action approval.
2. Existing of easements in the north right-of-way line of Lake John City...
3. The purpose of this plat is to create two legal lots.
4. Structures to remain.

OWNER'S CERTIFICATE

STATE OF TEXAS,)
COUNTY OF DALLAS,)
I, the undersigned, being a duly qualified and licensed professional engineer, do hereby certify that the foregoing plat, map, plan or diagram, as shown on the reverse side of this certificate, was prepared by me or under my direct supervision and that I am a duly qualified and licensed professional engineer in the State of Texas.

OWNER'S DECLARATION

I, the undersigned, being a duly qualified and licensed professional engineer, do hereby declare that the foregoing plat, map, plan or diagram, as shown on the reverse side of this certificate, was prepared by me or under my direct supervision and that I am a duly qualified and licensed professional engineer in the State of Texas.

STATE OF TEXAS,)
COUNTY OF DALLAS,)
I, the undersigned, being a duly qualified and licensed professional engineer, do hereby certify that the foregoing plat, map, plan or diagram, as shown on the reverse side of this certificate, was prepared by me or under my direct supervision and that I am a duly qualified and licensed professional engineer in the State of Texas.



STATE OF TEXAS,)
COUNTY OF DALLAS,)
I, the undersigned, being a duly qualified and licensed professional engineer, do hereby certify that the foregoing plat, map, plan or diagram, as shown on the reverse side of this certificate, was prepared by me or under my direct supervision and that I am a duly qualified and licensed professional engineer in the State of Texas.

STATE OF TEXAS,)
COUNTY OF DALLAS,)
I, the undersigned, being a duly qualified and licensed professional engineer, do hereby certify that the foregoing plat, map, plan or diagram, as shown on the reverse side of this certificate, was prepared by me or under my direct supervision and that I am a duly qualified and licensed professional engineer in the State of Texas.

STATE OF TEXAS,)
COUNTY OF DALLAS,)
I, the undersigned, being a duly qualified and licensed professional engineer, do hereby certify that the foregoing plat, map, plan or diagram, as shown on the reverse side of this certificate, was prepared by me or under my direct supervision and that I am a duly qualified and licensed professional engineer in the State of Texas.

CITY FILE NUMBER: 5-10-11-158
PRELIMINARY PLAT
LAKECROVE CENTRE
LOTS 16-1 & 16-2, BLOCK 7/6776
9.594 ACRES
BEING A REPEAT OF LAKECROVE CENTRE, LOT 16, BLOCK 7/6776, SPOKONIA CANYON BINARY, LOCATED UNDER INSTRUMENT NUMBER 260, CITY OF DALLAS, DALLAS COUNTY, TEXAS

ENGINEER: JOHN R. BROWN, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 3689
STATE OF TEXAS
1201 WEST AVENUE, SUITE 1100
DALLAS, TEXAS 75201-2001
PHONE: 214-242-2812
FAX: 214-242-2813

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 15, 2011****FILE NUMBER: S101-154****Subdivision Administrator: Paul Nelson****LOCATION: 5430 Gurley Avenue****DATE FILED: August 17, 2011****ZONING: PD 134, Subarea A****CITY COUNCIL DISTRICT: 2 SIZE OF REQUEST: 1.369 Acre MAPSCO: 46H****APPLICANT: Texas Krishnas, Inc.**

REQUEST: A request to replat part of Lots 1 and 2, all of Lots 6 and 7 and a 25 foot strip in City Block C/1610; part of Lot C and all of Lot D in Block C/1610 to create one 1.369 acre lot on Graham Avenue between Gurley Avenue and Phillips Avenue at 5430 Gurley Avenue.

SUBDIVISION HISTORY:

1. S101-156 is an application on the September 15, 2011 docket to replat a 5.119 acre tract of land into one 4.119 acre lot and one 0.999 acre lot containing all of Lot 1 in City Block 17/1243 and parts of Lots 10, 11 and 12 and a portion of a 15 foot wide alley to be abandoned in City Block 16/1258 and a portion of Barry Street to be abandoned **and** to remove the platted building lines along Phillips Avenue and Barry Avenue and a 10 foot side building line along the northwest line of Block 17/1243 at 4919 E. Grand Avenue.
2. S101-145 was an application to replat a 5.119 acre tract of land into one 4.119 acre lot and one 0.999 acre lot containing all of Lot 1 in City Block 17/1243 and parts of Lots 10, 11 and 12 and a portion of a 15 foot wide alley to be abandoned in City Block 16/1258 and a portion of Barry Street to be abandoned at 4919 E. Grand Avenue. The request was denied on August 18, 2011 because the removal of the building lines were not properly advertised.

DATES NOTICES SENT: 38 notices were mailed August 30, 2011.

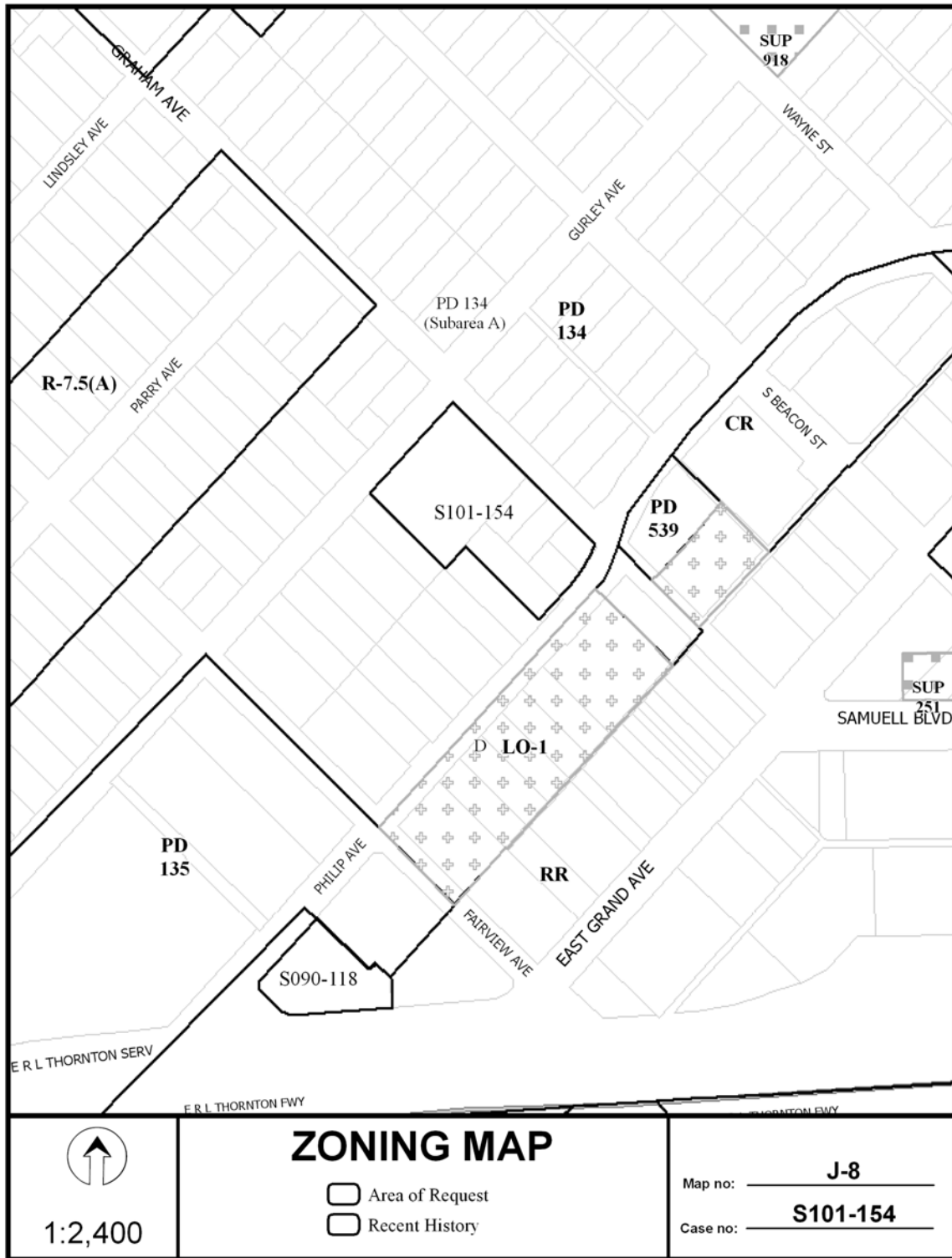
STAFF RECOMMENDATION: Section 51A-8.503(a) indicates that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography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

The proposed subdivision does not comply with the established development pattern of the area; therefore, staff recommends denial of the request; however should the request be approved staff recommends that the approval be subject to compliance with the following conditions:

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

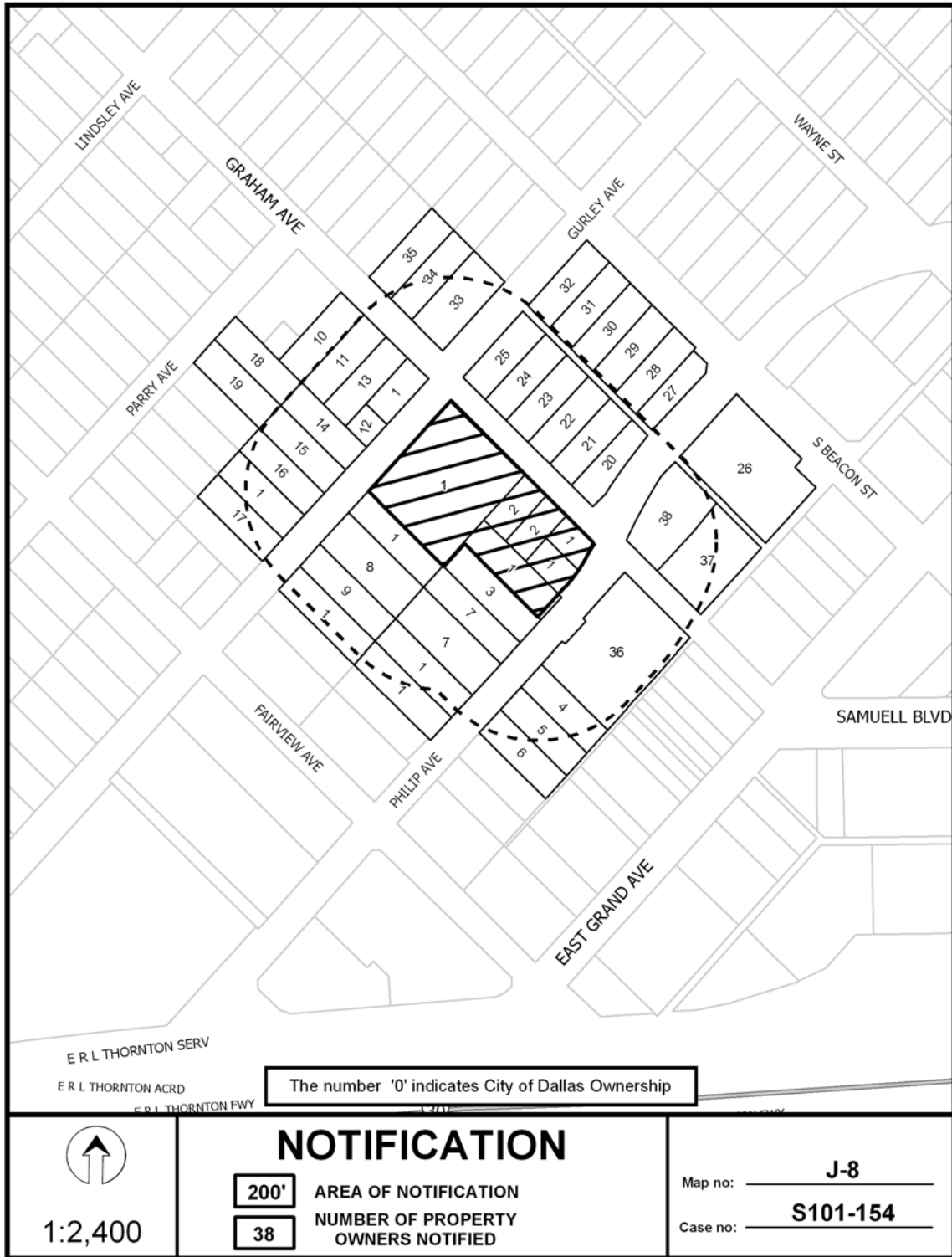
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of 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. The maximum number of lots permitted by this plat is 1.
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
11. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
12. On the final plat dedicate 28 feet of ROW from the established centerline of Gurley Street, or dedicate a street easement, or Public Utility and Sidewalk Easement to equal 28 feet from the established centerline of Gurley Street.
13. On the final plat dedicate 28 feet of ROW from the established centerline of Phillips Avenue.
14. On the final plat dedicate a 15' x 15' corner clip at Phillips Ave. and Graham Ave.
15. On the final plat dedicate a 15' x 15' corner clip at Gurley Ave. and Graham Ave.
16. On the final plat show how all adjoining right of way was created.
18. On the final plat show how all additions or tracts of land within 150 feet of the property with the appropriate recording information.
19. On the final plat show two control monuments.

20. On the final plat show a minimum of two distances/width of ROW for Phillips Avenue.
21. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
22. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
23. 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.
24. Water/wastewater main extension may be required by Private Development Contract.
25. On the final plat identify the property as City Block C/1610, Lot 2A.





DATE: September 06, 2011



DATE: September 06, 2011

Notification List of Property Owners

S101-154

38 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	921 PHILIP	TEXAS KRISHNAS INC
2	1021 GRAHAM	INTERNATIONAL SOCIETY KRISHNA
3	5431 PHILIP	HORVATH KEN
4	5426 PHILIP	SANCHEZ ANDRES & JAIME
5	5420 PHILIP	SANCHEZ JAIME & ANDREZ SANCHEZ
6	5416 PHILIP	GRANADO RAYMUNDO R
7	5427 PHILIP	BURGESS CAPITAL LLC
8	5422 GURLEY	INTERNATIONAL SOCIETY OF KRISHNA CONSCIOUSNESS IN
9	5416 GURLEY	BURLESON RACHEL KATE
10	909 GRAHAM	REYES RIGOBERTO JULIAN & AMANDA D
11	915 GRAHAM	IYENGAR DWARAKA & CHITRA IYENGAR
12	5435 GURLEY	BEARDEN DANIEL K & MALARVILI
13	919 GRAHAM	HINES HAL D & JUNE W
14	5429 GURLEY	KLOSS MICHAEL J & PERAMALATHA
15	5427 GURLEY	WILLISMOUJAN SILVIA
16	5423 GURLEY	BURNETT MARGARET A
17	5415 GURLEY	SHINDE HRISHIKESH & ARTI SAXENA
18	5430 PARRY	SABHARWAL PAWAN & GOPASANA PRASAD
19	5426 PARRY	PATEL MAHENDRA R
20	1022 GRAHAM	MAY JOSE FRANCISCO
21	1018 GRAHAM	TEXAS KRISHNAS THE
22	1014 GRAHAM	PENATE RICARDO & ANNA PENATE
23	1010 GRAHAM	NAIDU DEO
24	1004 GRAHAM	RIOS JOHN
25	1000 GRAHAM	HALIMAN SHAMALEE & TOMASA
26	1101 BEACON	AMDICO

Tuesday, August 23, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1023 BEACON	BINFIELD KENT
28	1017 BEACON	CAMPUZANO MARIA
29	1015 BEACON	MARTINEZ CAMILO & MARIA
30	1011 BEACON	MARTINEZ MARIA GUADALUPE
31	1007 BEACON	SANCHEZ ANDERS C & GUADALUPE S
32	1001 BEACON	CERVANTES JOSE & GRACIELA
33	924 GRAHAM	VAZQUEZ JOSE L
34	916 GRAHAM	SANCHEZ GUILLERMO
35	914 GRAHAM	HINES HAL DEAN
36	5434 PHILIP	SANCHEZ JAIME & ANDREZ SANCHEZ
37	1108 GRAHAM	SPIN DEVELOPMENT LP
38	1106 GRAHAM	TEEN CHALLENGE OF TEXAS INC

Tuesday, August 23, 2011



OWNER'S CERTIFICATION

I, David Peters, a Registered Professional Land Surveyor, Standard No. 20111, certify that I am the author of this plat and that I am duly qualified to practice my profession in the State of Texas. I have personally surveyed the land shown on this plat and I have caused to be shown thereon the true and correct location of all lines, corners, and monuments shown thereon. I have also caused to be shown thereon the true and correct location of all easements, rights, and interests shown thereon. I have also caused to be shown thereon the true and correct location of all other lines, corners, and monuments shown thereon. I have also caused to be shown thereon the true and correct location of all other easements, rights, and interests shown thereon. I have also caused to be shown thereon the true and correct location of all other lines, corners, and monuments shown thereon. I have also caused to be shown thereon the true and correct location of all other easements, rights, and interests shown thereon.

PRELIMINARY PLAT

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

OWNER'S CERTIFICATION

I, THE TOWN WORKING, INC., certify by and through their duly authorized agent, KALACHANDJI'S ADDITION, that the land shown on this plat is the true and correct location of all lines, corners, and monuments shown thereon. I have also caused to be shown thereon the true and correct location of all easements, rights, and interests shown thereon. I have also caused to be shown thereon the true and correct location of all other lines, corners, and monuments shown thereon. I have also caused to be shown thereon the true and correct location of all other easements, rights, and interests shown thereon.

PRELIMINARY PLAT

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

OWNER'S CERTIFICATION

I, THE TOWN WORKING, INC., certify by and through their duly authorized agent, KALACHANDJI'S ADDITION, that the land shown on this plat is the true and correct location of all lines, corners, and monuments shown thereon. I have also caused to be shown thereon the true and correct location of all easements, rights, and interests shown thereon. I have also caused to be shown thereon the true and correct location of all other lines, corners, and monuments shown thereon. I have also caused to be shown thereon the true and correct location of all other easements, rights, and interests shown thereon.

PRELIMINARY PLAT

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 15, 2011****FILE NUMBER: S101-156****Subdivision Administrator: Paul Nelson****LOCATION: 4919 East Grand Avenue at Barry Avenue****DATE FILED: August 22, 2011****ZONING: D(A),CS****CITY COUNCIL DISTRICT: 2 SIZE OF REQUEST: 5.118 Acre MAPSCO: 46G****APPLICANT: Dallas Independent School District**

REQUEST: An application to replat a 5.118 acre tract of land into one 4.119 acre lot and one 0.999 acre lot containing all of Lot 1 in City Block 17/1243 and parts of Lots 10, 11 and 12 and a portion of a 15 foot wide alley to be abandoned in City Block 16/1258 and a portion of Barry Street to be abandoned **and** to remove the platted building lines along Phillips Avenue and Barry Avenue and a 10 foot side building line along the northwest line of Block 17/1243 at 4919 E. Grand Avenue.

SUBDIVISION HISTORY:

1. S101-145 was an application An application to replat a 5.118 acre tract of land into one 4.119 acre lot and one 0.999 acre lot containing all of Lot 1 in City Block 17/1243 and parts of Lots 10, 11 and 12 and a portion of a 15 foot wide alley to be abandoned in City Block 16/1258 and a portion of Barry Street to be abandoned at 4919 E. Grand Avenue. The request was denied on August 18, 2011 because the removal of the building lines were not properly advertised.

DATES NOTICES SENT: 46 notices were mailed August 30, 2011.

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

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

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

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

- The CS District requires a minimum 15 foot front yard setback and a side and rear yard setback of 20 feet. The removal of the building lines will allow for the zoning setbacks to control the development of the property.

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

“(iii) adversely affect neighboring properties; and”

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

- The removal of the building lines will allow the new school to be developed utilizing the entire property rather than inefficient designs to comply with

the existing building lines. There are no known adverse impacts on the adjoining properties or negative impacts on the orderly development of the neighborhood by removal of the platted building lines.

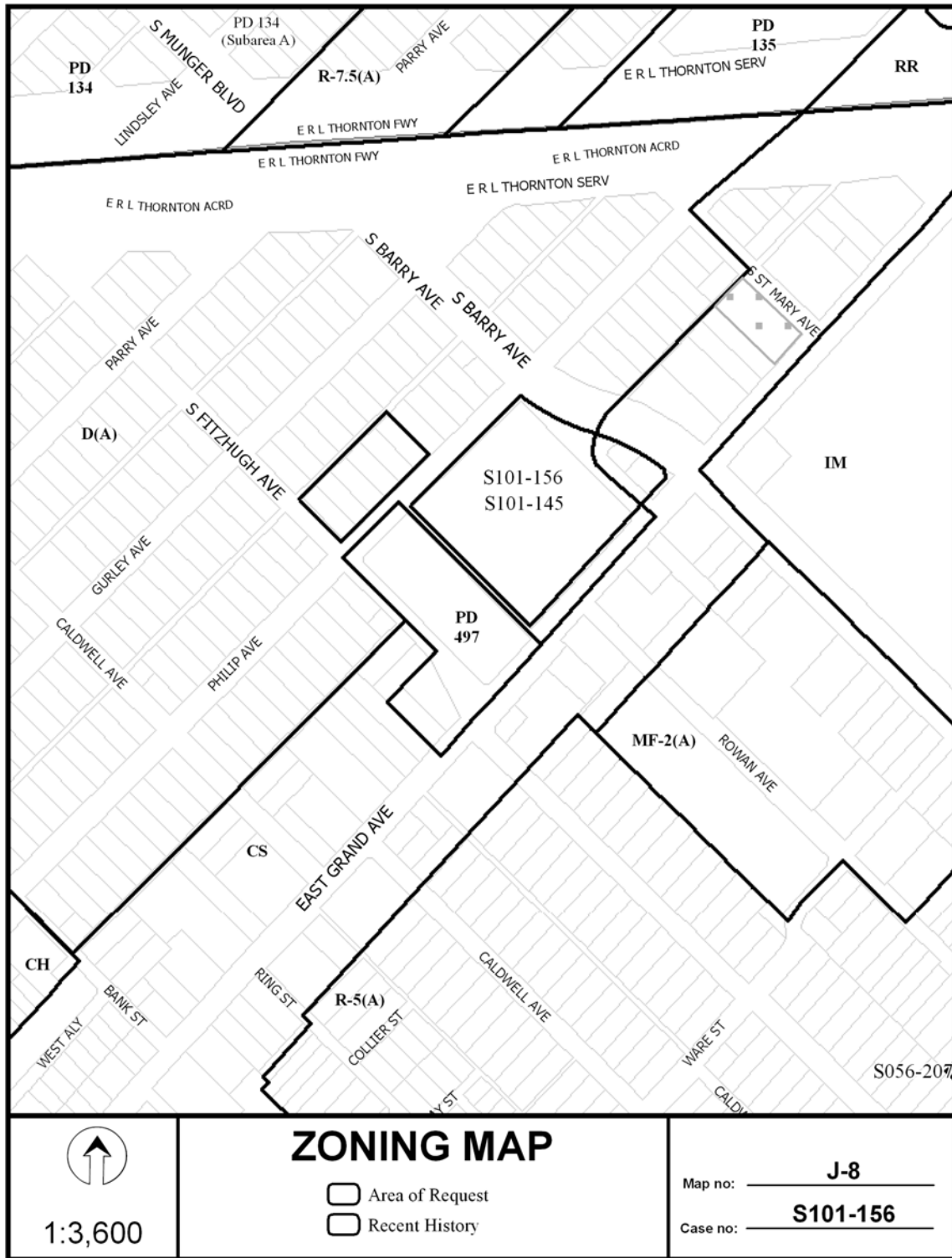
STAFF RECOMMENDATION OF BUILDING LINE REMOVAL: The request has been found to comply with the requirements of Section 51A-8.505(c) for reduction or removal of building lines; therefore, staff recommends approval of the building line removal.

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


The proposed subdivision complies with the requirements of the D(A) and CS Districts. Although the proposed plat does not technically comply with the provisions of Section 51A-8.503 as to established lot pattern, the plat takes into account the historic use of the property as a public school and the construction of a new facility to provide sufficient classroom space and recreational space for future enrollment. 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."

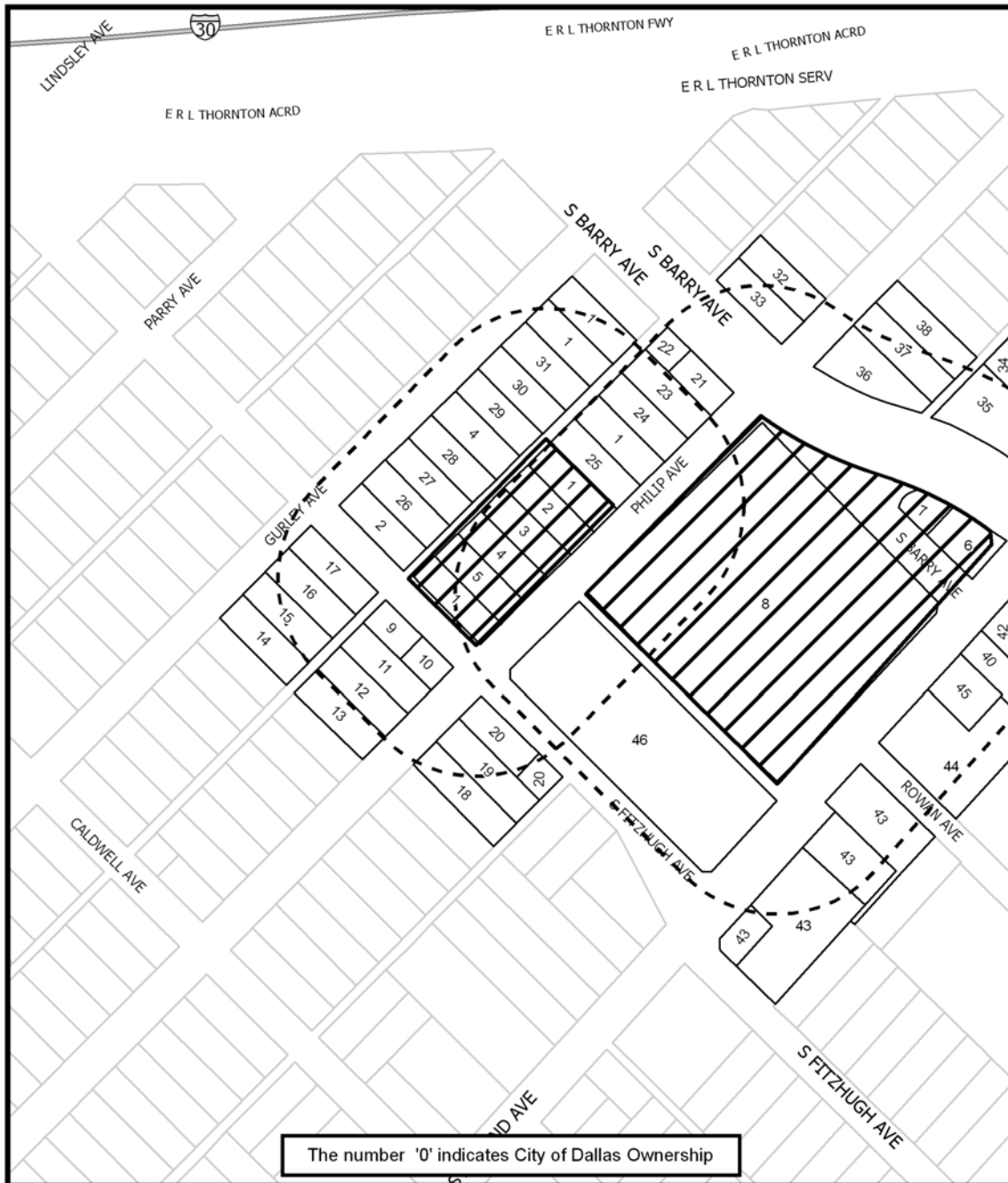
9. The maximum number of lots permitted by this plat is 2.
10. On the final plat include the recording information for the Barry Avenue abandonment area. The abandonment and recording information should read as follows: "Abandonment authorized by Ordinance No._____ and recorded as Instrument No._____."
11. Signs on Phillips Avenue, signs, chain link fence, and a temporary chain link fence on East Grand Avenue may require a license.
12. The Geothermal lines that cross under the ROW may require a license.
13. 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.
14. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
15. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
16. On the final plat dedicate 15' x 15' corner clip at Phillips Ave. and Barry Ave.
17. On the final plat dedicate a 10' x 10' corner clip at Fitzhugh Ave and Phillips Ave.
18. On the final plat dedicate a 15' x 15' alley sight easement at Fitzhugh Ave. and the alley.
19. On the final plat show how all adjoining right of way was created.
20. On the final plat list utility easements as retained within street abandonments when stated in ordinance.
21. On the final plat remove direction prefix from Fitzhugh Avenue.
22. On the final plat correct the recording information for the alley adjacent to the west line of proposed Lot 1.
23. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
24. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
25. Water/wastewater main extension may be required by Private Development Contract.
26. On the final plat change S. Barry Ave. (Crosstown Connection) to Barry Avenue.
27. On the final plat identify the property as City Block 18/1242 Lot 6A and 17/1243 Lot 1A.





 1:3,600	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Map no: <u> J-8 </u> Case no: <u> S101-156 </u>
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DATE: September 06, 2011



 1:2,400	<h2>NOTIFICATION</h2>	Map no: J-8			
	<table border="1"> <tr> <td style="padding: 2px;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="padding: 2px;">46</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	46	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
46	NUMBER OF PROPERTY OWNERS NOTIFIED				

DATE: September 06, 2011

Notification List of Property Owners

S101-156

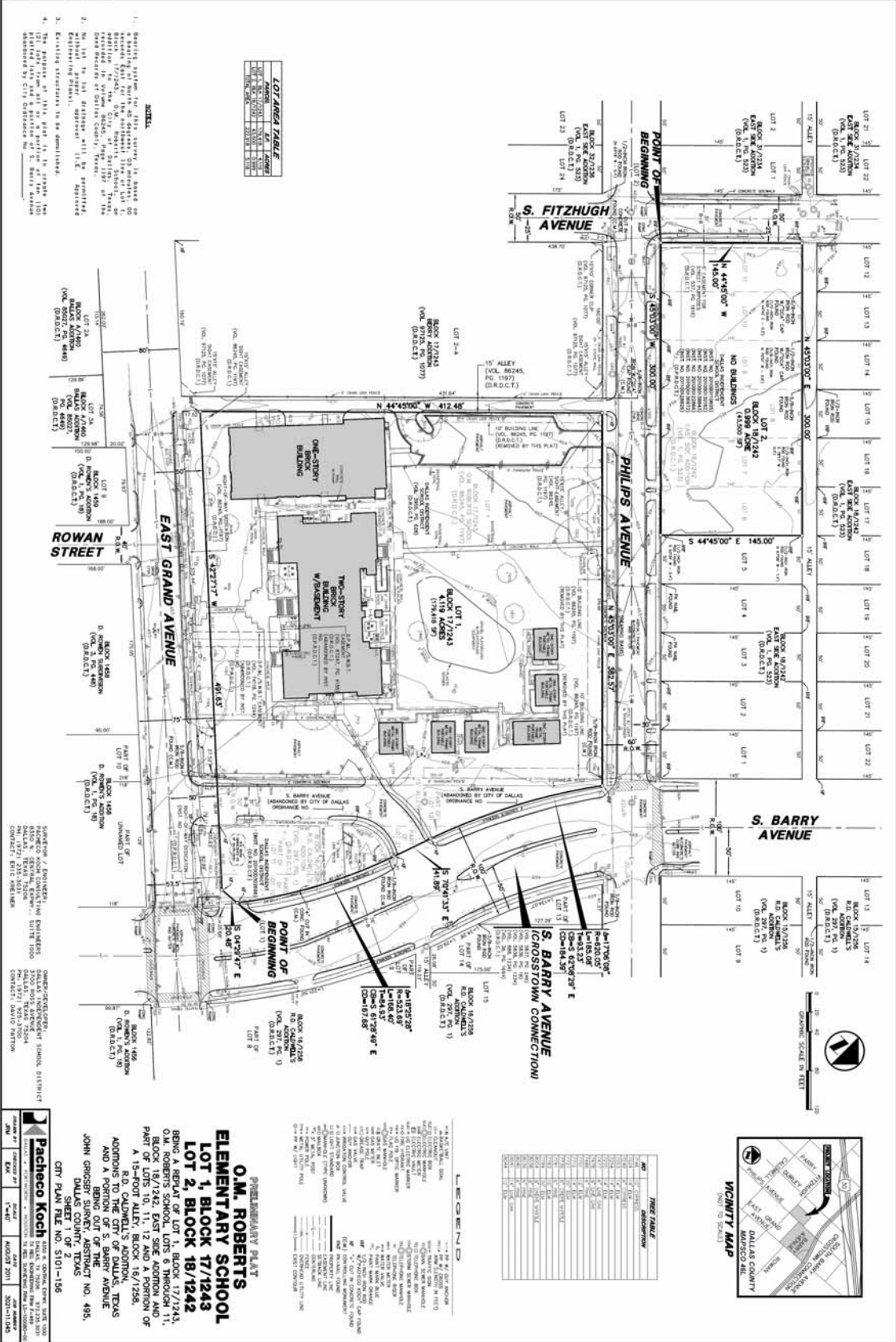
46 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4936 PHILIP	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
2	4919 PHILIP	Dallas ISD OFFICE OF LEGAL SERVICES
3	4915 PHILIP	Dallas ISD ATTN OFFICE OF LEGAL SERVICE
4	4922 PHILIP	Dallas ISD
5	4907 PHILIP	VARGAS BENITA R &
6	5001 EAST GRAND	MATTOX JERRY S & JANICE L
7	5001 EAST GRAND	MATTOX JANICE L & JERRY S MATTOX
8	4919 EAST GRAND	Dallas ISD % PROJ MGMT SYSTEM #1080
9	4843 PHILIP	DAVIS RICHARD
10	4841 PHILIP	BEASLEY TALEZIA
11	4839 PHILIP	JONES CATHY
12	4835 PHILIP	ZAPATA JOSE D
13	4831 PHILIP	GRACIA TIBURCIO &
14	4830 GURLEY	TORRES PEDRO GONZALES & M A DOLORES
15	4834 GURLEY	LOPEZ JOSE LUIS & OLIVA LOPEZ
16	4838 GURLEY	COMPTON CLIFTON C & GAIL D
17	4842 GURLEY	FLOYD HERSHEL JR & EFFIE
18	4834 PHILIP	RIDRIGUEZ TANIS & MARIA RODRIGUEZ
19	4838 PHILIP	SALDANA RUBAN & LETICIA
20	4840 PHILIP	FRIENDLY MEMORIAL FULL GOSPEL BAPTIST CHURCH
21	4943 PHILIP	LOPEZ MARIA
22	1015 BARRY	DEL RIO AUGUSTINA
23	4939 PHILIP	LOZANO ROLANDO
24	4935 PHILIP	JAMAICA ROBERTO
25	4927 PHILIP	DELGADO RODOLFO GALLEGOS
26	4906 GURLEY	GARRETT JAMES C ESTATE & VERLENE

Tuesday, August 30, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4910 GURLEY	FLOYD JEWEL & HERSHEL JR
28	4916 GURLEY	FLOYD EFFIE F & ANDREW BROWN
29	4926 GURLEY	GARCIA J TRINIDAD ETAL
30	4928 GURLEY	RECINOS VICTOR V
31	4930 GURLEY	SALINAS CRISTINA CARRENO
32	5011 PHILIP	SHEAD ELVINE
33	5007 PHILIP	DOMINGUEZ DIEGO J & BLANCA A
34	5021 EAST GRAND	VILLANUEVA ROBERTO & YOLANDA VILLANUEVA
35	5019 EAST GRAND	VILLANUEVA ROBERTO & YOLANDA VILLANUEVA
36	5002 PHILIP	GUZMAN DANIEL ROBLES
37	5014 PHILIP	OEUR POV & PHOEUN SEM
38	5018 PHILIP	ANDRADE GERARDO & MARIA G
39	5002 EAST GRAND	CASTILLO GRAND PLAZA LLC
40	4916 EAST GRAND	GUNTER VIRGIL & LINDA GUNTER
41	1211 BARRY	GUNTER VIRGIL W
42	1201 BARRY	FRETWELL JOHN
43	4858 GRAND	BALLAS VICTOR
44	4902 EAST GRAND	CHEN STEVEN H
45	4908 EAST GRAND	JOHNSON & BURRESS INC %GUARANTY BANK
46	4911 GRAND	BAYA FORTUNA II LP

Tuesday, August 30, 2011



CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 15, 2011****FILE NUMBER:** S101-157**Subdivision Administrator:** Paul Nelson**LOCATION:** 7002 Toland Street**DATE FILED:** August 23, 2011**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 4 **SIZE OF REQUEST:** 1.250 Acre **MAPSCO:** 48N**APPLICANT:** City of Dallas

REQUEST: A request to replat all of Lot 33 and part of Lot 34 in Block 5823 to create one 1.250 acre lot at 7002 Toland Street on Jim Miller Road between Toland Street and Benning Avenue.

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

The staff has verified that the remainder of Lot 34 is in compliance with provisions of the Dallas Development Code and does not need to be included in this application.

DATES NOTICES SENT: 27 notices were mailed August 30, 2011.

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

The proposed subdivision does not comply with the established development pattern of the area; however, the request will create a building site for an emergency service facility to provide better fire protection coverage for this part of Dallas; therefore staff recommends approval of the request subject to compliance with the following conditions:

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

5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 1.
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
11. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
13. On the final plat dedicate 28 feet of ROW from the established centerline of Toland Street and Benning Avenue, or dedicate a street easement, or Public Utility and Sidewalk Easement to equal 28 feet from the established centerline of Toland Street and Benning Avenue.
14. On the final plat dedicate a 15' x 15' corner clip at Jim Miller Road at Benning Avenue.
15. On the final plat dedicate a 15' x 15' corner clip at Jim Miller Road at Toland Street.
16. On the final plat show the correct recording information.
17. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
18. On the final plat identify the property as City Block 5823 Lot 33A.



DATE: September 06, 2011



 1:2,400	NOTIFICATION		K-10
	<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;">27</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Map no: _____ S101-157 Case no: _____	

DATE: September 06, 2011

Notification List of Property Owners

S101-157

27 Property Owners Notified

Label #	Address	Owner
1	7010 TOLAND	WURTZ THOMAS W
2	7002 TOLAND	ORONA LINO & ARTURO ORONA
3	7014 TOLAND	MENDEZ PORFIRIO P & MARIA A ET AL
4	6901 MILITARY	Dallas ISD
5	6927 TOLAND	ORONA PATRICIA A
6	6923 TOLAND	RAMIREZ FERNANDO
7	6922 LOVETT	PAREDES RAFAEL & MARIA G
8	7023 MILITARY	ROSAS GERARDO &
9	7011 MILITARY	SPACE CENTER HOLDINGS LLC
10	7003 MILITARY	PMR OIL & GAS CO INC DBA STEP IN DRIVE IN
11	7010 BENNING	GALVAN FRANCISCO & SIXTOS ANITA
12	7006 BENNING	GINES MIGUEL ANGEL
13	7014 BENNING	RODRIGUEZ ANTONIO F & ELISA R
14	7026 BENNING	MEZA JESUS
15	7022 BENNING	SOSA GUERRERRO R & MARIA TERESA
16	7024 BENNING	CASTILLO JUAN J & GRACIELA C CASTILLO
17	7027 BENNING	LATHEM JERRY R & BONNIE K GANT
18	7017 BENNING	TRISTAN CRECENCIO T & CONCEPCION RIVERA TRISTAN
19	7019 BENNING	OLIVARES CIPRIANO
20	7026 TOLAND	DOMINUS PPTIES INC
21	7018 TOLAND	HILL ROGER ALLEN HILL
22	7023 TOLAND	DAVILA DAVID
23	7015 TOLAND	ORONA CELSA & LINO
24	7027 TOLAND	MENDEZ ANTONIO
25	7007 TOLAND	PECK LLOYD G
26	7011 TOLAND	MARTINEZ MARIA

Tuesday, August 30, 2011

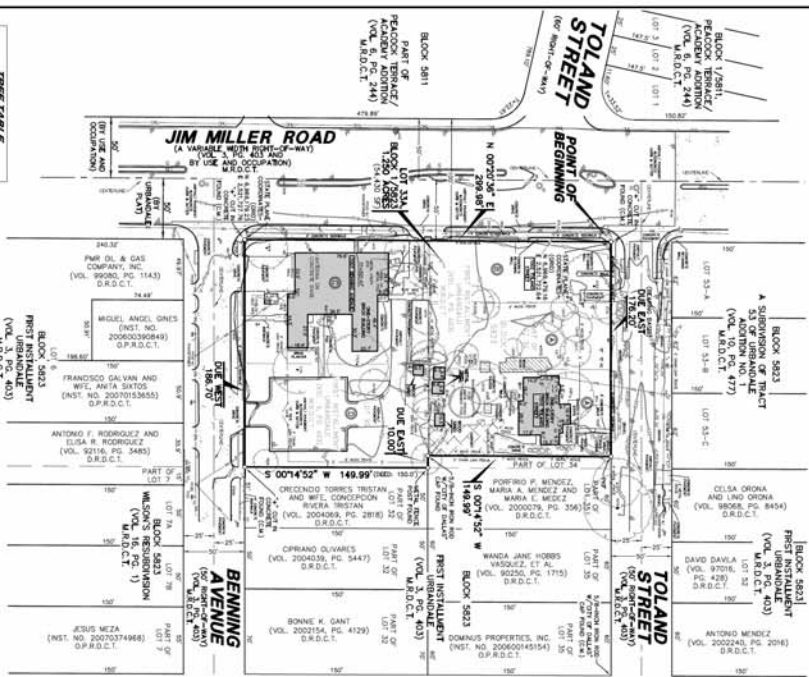
<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7003 TOLAND	PINA JUANITO

Tuesday, August 30, 2011

TRACT TABLE

TRACT	OWNER	BOOK	PAGE
1	FRANCISCO GALVAN AND WIFE, ANITA SIXTOS (INST. NO. 200701153855)	D.P.R.D.C.T.	3485
2	ANTONIO F. RODRIGUEZ AND ROSA B. RODRIGUEZ (VOL. 5216, PG. 3485)	D.P.R.D.C.T.	3485
3	FRANCISCO GALVAN AND WIFE, ANITA SIXTOS (INST. NO. 200701153855)	D.P.R.D.C.T.	3485
4	ANTONIO F. RODRIGUEZ AND ROSA B. RODRIGUEZ (VOL. 5216, PG. 3485)	D.P.R.D.C.T.	3485
5	FRANCISCO GALVAN AND WIFE, ANITA SIXTOS (INST. NO. 200701153855)	D.P.R.D.C.T.	3485
6	ANTONIO F. RODRIGUEZ AND ROSA B. RODRIGUEZ (VOL. 5216, PG. 3485)	D.P.R.D.C.T.	3485
7	FRANCISCO GALVAN AND WIFE, ANITA SIXTOS (INST. NO. 200701153855)	D.P.R.D.C.T.	3485
8	ANTONIO F. RODRIGUEZ AND ROSA B. RODRIGUEZ (VOL. 5216, PG. 3485)	D.P.R.D.C.T.	3485
9	FRANCISCO GALVAN AND WIFE, ANITA SIXTOS (INST. NO. 200701153855)	D.P.R.D.C.T.	3485
10	ANTONIO F. RODRIGUEZ AND ROSA B. RODRIGUEZ (VOL. 5216, PG. 3485)	D.P.R.D.C.T.	3485

1. Being a replat of the same, it is not subject to the provisions of the Texas Fire Station Act, Chapter 152, Title 1, Subchapter C, of the Texas Occupations Code, which apply to the creation of new fire stations.
2. Lot 32 and part of Lot 34, Block 3823, are being replatted and are not subject to the provisions of the Texas Fire Station Act, Chapter 152, Title 1, Subchapter C, of the Texas Occupations Code, which apply to the creation of new fire stations.
3. The replat of this tract is being done for the purpose of creating a fire station, as defined in the Texas Occupations Code, Chapter 152, Title 1, Subchapter C, of the Texas Occupations Code.
4. All buildings within the boundaries of the property to be replatted will be built in accordance with the provisions of the Texas Occupations Code, Chapter 152, Title 1, Subchapter C, of the Texas Occupations Code.
5. All buildings within the boundaries of the property to be replatted will be built in accordance with the provisions of the Texas Occupations Code, Chapter 152, Title 1, Subchapter C, of the Texas Occupations Code.
6. All buildings within the boundaries of the property to be replatted will be built in accordance with the provisions of the Texas Occupations Code, Chapter 152, Title 1, Subchapter C, of the Texas Occupations Code.



STATE OF TEXAS
 COUNTY OF DALLAS
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that I, [Name], do hereby certify that the foregoing plat of the same, as shown and described therein, is a true and correct copy of the original plat of the same, as shown and described therein, and that the same has been approved and recorded in the public records of this county, Texas, in accordance with the provisions of the Texas Occupations Code, Chapter 152, Title 1, Subchapter C, of the Texas Occupations Code.

SUBJECT'S STATEMENT

I, [Name], do hereby certify that the foregoing plat of the same, as shown and described therein, is a true and correct copy of the original plat of the same, as shown and described therein, and that the same has been approved and recorded in the public records of this county, Texas, in accordance with the provisions of the Texas Occupations Code, Chapter 152, Title 1, Subchapter C, of the Texas Occupations Code.

PRELIMINARY

[Name], Attorney at Law, do hereby certify that the foregoing plat of the same, as shown and described therein, is a true and correct copy of the original plat of the same, as shown and described therein, and that the same has been approved and recorded in the public records of this county, Texas, in accordance with the provisions of the Texas Occupations Code, Chapter 152, Title 1, Subchapter C, of the Texas Occupations Code.

LEGEND

1/4 SECTION	2/4 SECTION	3/4 SECTION
4/4 SECTION	5/4 SECTION	6/4 SECTION
7/4 SECTION	8/4 SECTION	9/4 SECTION
10/4 SECTION	11/4 SECTION	12/4 SECTION
13/4 SECTION	14/4 SECTION	15/4 SECTION
16/4 SECTION	17/4 SECTION	18/4 SECTION
19/4 SECTION	20/4 SECTION	21/4 SECTION
22/4 SECTION	23/4 SECTION	24/4 SECTION

VICINITY MAP

TRACT TABLE

TRACT	OWNER	BOOK	PAGE
1	FRANCISCO GALVAN AND WIFE, ANITA SIXTOS (INST. NO. 200701153855)	D.P.R.D.C.T.	3485
2	ANTONIO F. RODRIGUEZ AND ROSA B. RODRIGUEZ (VOL. 5216, PG. 3485)	D.P.R.D.C.T.	3485
3	FRANCISCO GALVAN AND WIFE, ANITA SIXTOS (INST. NO. 200701153855)	D.P.R.D.C.T.	3485
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10	ANTONIO F. RODRIGUEZ AND ROSA B. RODRIGUEZ (VOL. 5216, PG. 3485)	D.P.R.D.C.T.	3485

STATE OF TEXAS
 COUNTY OF DALLAS
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that I, [Name], do hereby certify that the foregoing plat of the same, as shown and described therein, is a true and correct copy of the original plat of the same, as shown and described therein, and that the same has been approved and recorded in the public records of this county, Texas, in accordance with the provisions of the Texas Occupations Code, Chapter 152, Title 1, Subchapter C, of the Texas Occupations Code.

SUBJECT'S STATEMENT

I, [Name], do hereby certify that the foregoing plat of the same, as shown and described therein, is a true and correct copy of the original plat of the same, as shown and described therein, and that the same has been approved and recorded in the public records of this county, Texas, in accordance with the provisions of the Texas Occupations Code, Chapter 152, Title 1, Subchapter C, of the Texas Occupations Code.

PRELIMINARY

[Name], Attorney at Law, do hereby certify that the foregoing plat of the same, as shown and described therein, is a true and correct copy of the original plat of the same, as shown and described therein, and that the same has been approved and recorded in the public records of this county, Texas, in accordance with the provisions of the Texas Occupations Code, Chapter 152, Title 1, Subchapter C, of the Texas Occupations Code.

LEGEND

1/4 SECTION	2/4 SECTION	3/4 SECTION
4/4 SECTION	5/4 SECTION	6/4 SECTION
7/4 SECTION	8/4 SECTION	9/4 SECTION
10/4 SECTION	11/4 SECTION	12/4 SECTION
13/4 SECTION	14/4 SECTION	15/4 SECTION
16/4 SECTION	17/4 SECTION	18/4 SECTION
19/4 SECTION	20/4 SECTION	21/4 SECTION
22/4 SECTION	23/4 SECTION	24/4 SECTION

VICINITY MAP

FILE NUMBER: M101-036

DATE FILED: July 13, 2011

LOCATION: Southeast Line of Clarendon Drive, Northeast of Fleming Avenue; and, Southeast Line of the DART right-of-way, Northwest of Ewing Avenue

COUNCIL DISTRICTS: 4, 7

MAPSCO: 55 E, F

SIZE OF REQUEST: Approx. 23.56 Acres

CENSUS TRACTS: 41, 49

APPLICANT/OWNER: Rock-Tenn Company

REPRESENTATIVE: Michael R. Coker

MISCELLANEOUS DOCKET ITEM

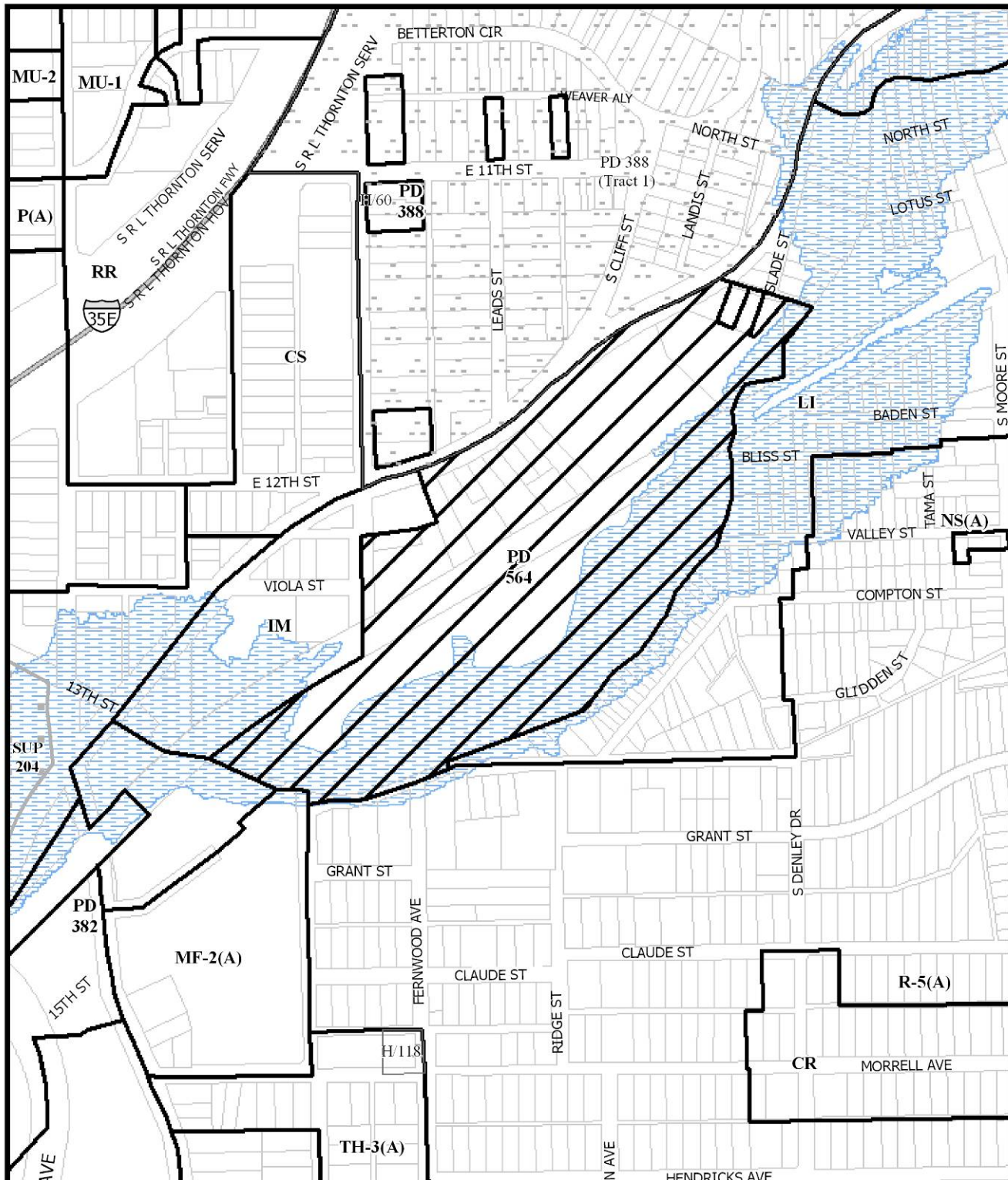
Minor Amendment for Development Plan

On October 27, 1999, the City Council passed Ordinance No. 24073 which established Planned Development District No. 564 for a Papermill and IM Industrial Manufacturing District Uses on property at the above location. The PDD provides for two tracts; Tract I located on the southeast line of Clarendon Drive, and Tract II located on the southeast line of the DART right-of-way.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to permit the following revisions: Tract I-relocate a guard house as well as revise off-street parking areas, and Tract II-relocate the existing papermill and provide for an additional storage building.

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

STAFF RECOMMENDATION: Approval

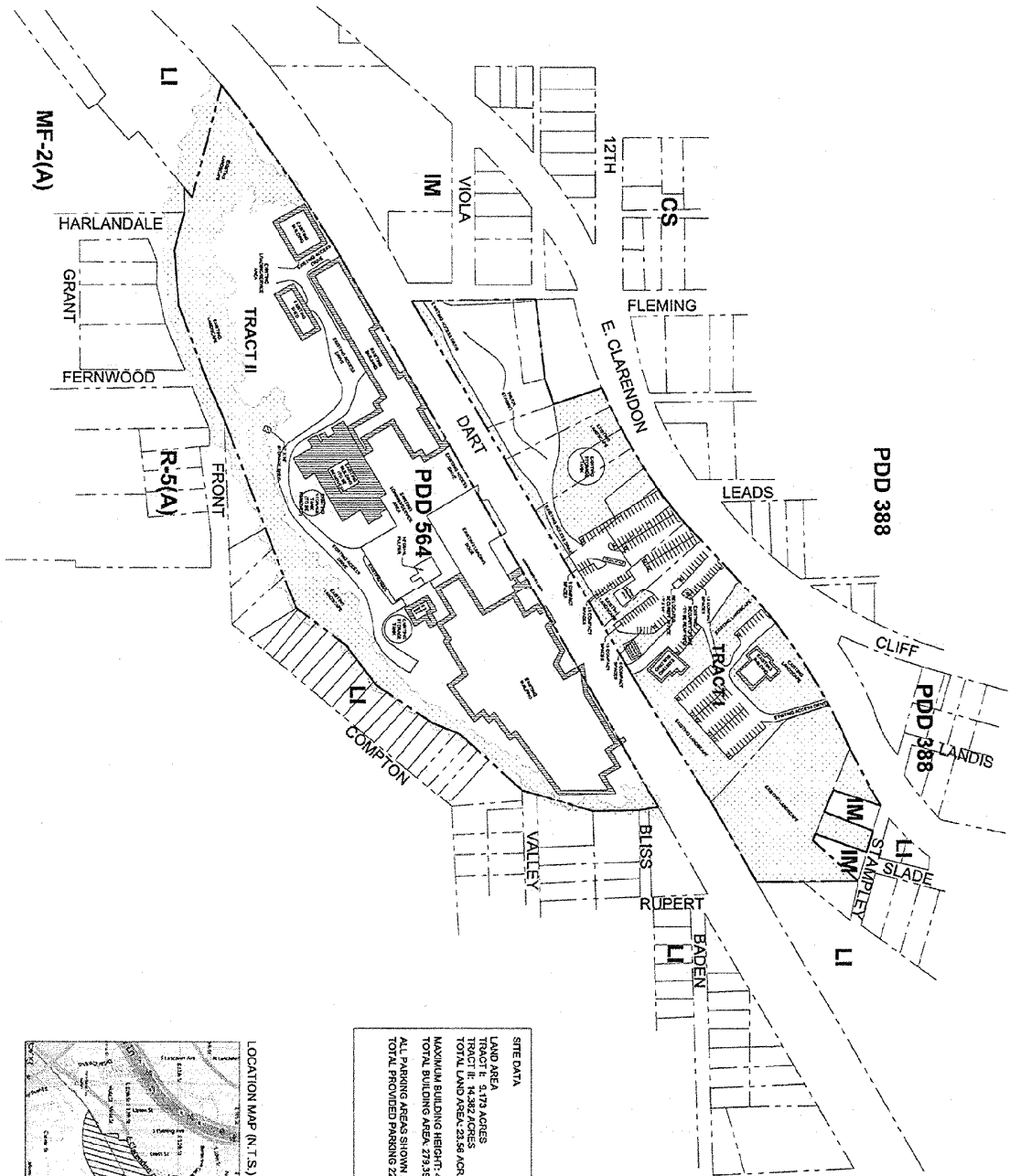


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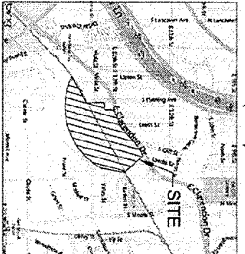
ZONING MAP

Map no: L-7
 Case no: M101-036

DATE: July 28, 2011



SITE DATA
 LAND AREA
 TRACT I: 3.173 ACRES
 TRACT II: 14.382 ACRES
 TOTAL LAND AREA: 23.56 ACRES
 MAXIMUM BUILDING HEIGHT: 45 FEET
 TOTAL BUILDING AREA: 273,399 S.F.
 ALL PARKING AREAS SHOWN ARE EXISTING
 TOTAL PROVIDED PARKING: 228 SPACES



NORTH
 SCALE: 1" = 100'-0"

Drawing Title
DEVELOPMENT PLAN
 Issue Date: 07/11/11
 Cad/Cd Project: 21113
 Reviewed By: MRC
 Drawn By: ejs
 Drawing Number
D-1
 TARRANT ROCK-TENN-COMPTON

Issue/Revision	Date	Description
1	07/11/11	ISSUE
2	07/11/11	REVISED
3	07/11/11	REVISED
4	07/11/11	REVISED
5	07/11/11	REVISED
6	07/11/11	REVISED
7	07/11/11	REVISED
8	07/11/11	REVISED
9	07/11/11	REVISED
10	07/11/11	REVISED

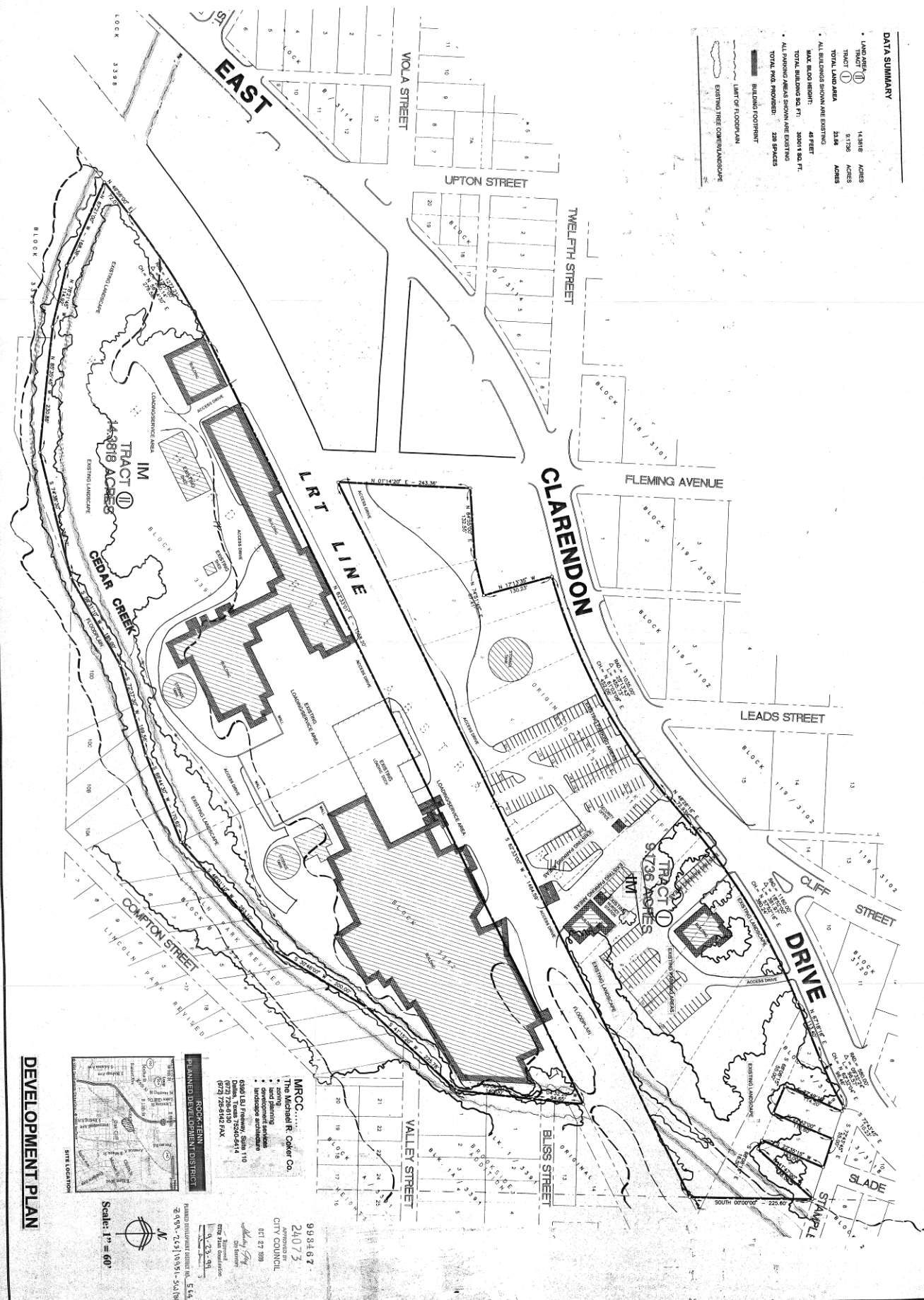
ROCK-TENN COMPANY
 1102 E. CLARENDON DRIVE
 CITY BLOCKS 131/3115, 4/3119, 3392, 3393
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS



Proposed Development Plan

DATA SUMMARY

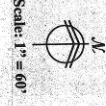
- LAND AREA: 14.818 ACRES
- TRACT: 91716 ACRES
- TOTAL LAND AREA: 2.248 ACRES
- ALL BUILDINGS SHOWN ARE EXISTING
- MAX. BUILDING HEIGHT: 42 FEET
- TOTAL BUILDING SQ. FT.: 300,000 SQ. FT.
- ALL PARKING AREAS SHOWN ARE EXISTING
- TOTAL PKS PROVIDED: 228 SPACES
- BUILDING FOOTPRINT
- LIMIT OF FLOORPLAN
- EXISTING TREE CORONA/LANDSCAPE



DEVELOPMENT PLAN



PLANNED DEVELOPMENT DISTRICT
ROCKBEN
The Michael R. Coker Co.
 • zoning
 • development services
 • subdivision services
 6840 LA Freeway, Suite 110
 Houston, TX 77036
 (713) 728-9110
 (713) 728-9145 FAX

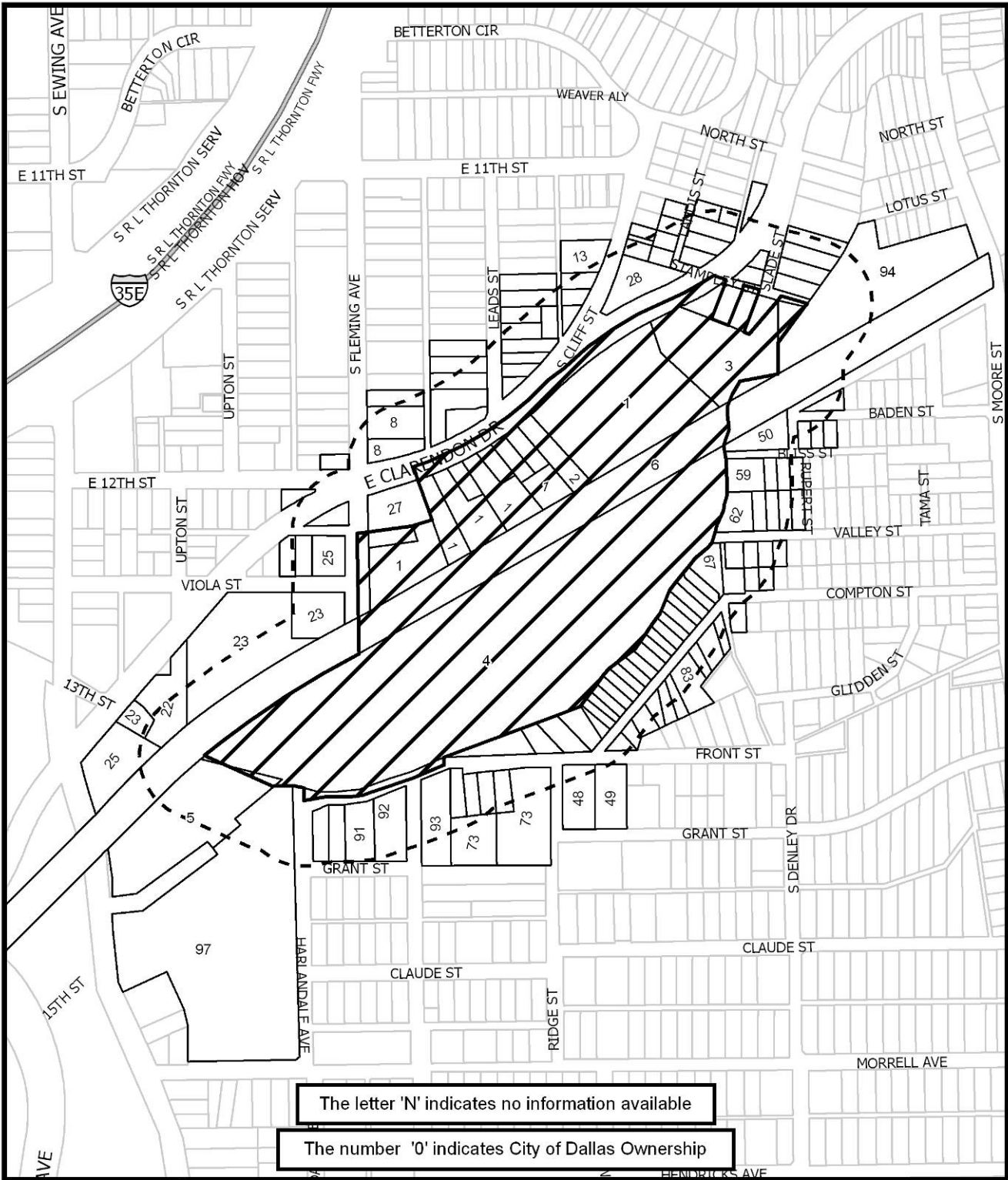


9934 67
 24073
 APPROVED BY
 CITY COUNCIL
 017 27 809

9934 67
 24073
 APPROVED BY
 CITY COUNCIL
 017 27 809


Rock Ben
 City Engineer
 City of Houston
 1500 Smith Street
 Houston, TX 77002
 (713) 728-9110
 (713) 728-9145 FAX

Public Hearing Report No. 5.14
 2-4-99-2-51 (9851-5018P)



The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership


 1:4,800

NOTIFICATION

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

Map no: **L-7**
 Case no: **M101-036**

DATE: July 28, 2011

Notification List of Property Owners

M101-036

97 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	410 FLEMING	ROCK TENN CO MILL DIV % GWEN W COLLINS
2	1104 CLARENDON	ROCK TENN CO MILL DIV
3	338 STAMPLEY	MCDONALD DAVID D
4	1120 CLARENDON	ROCK TENN CO MILL DIV ATTN: GWEN W COLLINS
5	700 EWING	DALLAS ZOOLOGICAL SOCIETY
6	8008 ELAM	DART
7	365 FLEMING	SORRELL ENOCH
8	366 FLEMING	BREWER WALTER & FLORENCE
9	349 LEADS	MARTINEZ PILAR & MANUEL MARTINEZ
10	354 FLEMING	SALAZAR PAUL JR ETAL
11	345 LEADS	ADAMS EULA MAE
12	341 LEADS	LEDESMA JOSE JESUS &
13	233 CLIFF	JOHNSON DONALD RAY & BARBARA A JOHNSON
14	239 CLIFF	SALINAS VERONICA I
15	328 LEADS	SALAZAR JESSIE & SALAZAR PEDRO
16	243 CLIFF	TATUM DWIGHT
17	324 LEADS	RUIZ MARIO & CARLA RODRIGUEZ
18	336 LEADS	LEE BERLENA % MANUAL SPARKS
19	334 LEADS	TAYLOR JOSEPHINE &
20	344 LEADS	RODRIGUEZ CARLOS
21	348 LEADS	RODRIQUEZ CARLOS & ROSALBA
22	808 CLARENDON	ROSALES PETE DBA TECHWOOD DESIGN CO
23	920 VIOLA	ROSALES PETE & DBA TECHWOOD-DESIGN CO
24	923 CLARENDON	MCDONALD D D
25	950 VIOLA	BALLAS VICTOR
26	946 VIOLA	WATERS B J

Thursday, July 28, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1010 CLARENDON	KAELSON CO PROPERTIES INC
28	234 CLIFF	MAGALLON MARTHA
29	218 SLADE	COBOS ROLANDO
30	220 SLADE	KELLEY GEORGE % EUGENE KELLEY
31	228 SLADE	ALLEN CLARENCE
32	214 LANDIS	JACKSON MATTIE REE % MATTIE LEWIS
33	216 LANDIS	ROBERSON HAROLD
34	218 LANDIS	RANDLE LILLER MAE
35	224 LANDIS	MYERS KENNETH
36	228 LANDIS	LOPEZ FLORENTINO
37	225 SLADE	HENRY IRETHA
38	223 SLADE	CHANDLER HELEN ANN
39	1212 STAMPLEY	BILLINGSLEA RAY JR & BILLINGSLEA VIRGINIA
40	1224 STAMPLEY	ELIZONDO LETICIA A
41	220 CLIFF	PROVOST CAROLYN B ET AL
42	225 LANDIS	HAMILTON BARBARA
43	226 CLIFF	CLARK WILLIE MAE EST OF
44	228 CLIFF	FAIN MYRA E
45	227 LANDIS	PERRY AURORA
46	229 LANDIS	JONES CHARLES E
47	230 CLIFF	MOORE SERAPHINE C EST OF % CHRISTAL CASTILLO
48	1101 GRANT	COMMON GROUND COMMUNITY ECONOMIC
49	3366 NO NAME	MOXIE INVESTMENTS LTD
50	1308 BLISS	T & C GILLIAM INV LLC
51	1239 COMPTON	JOHNSON CLAUDIA
52	1235 COMPTON	MARTINEZ PANFILO & BERTHA
53	1231 COMPTON	MITCHELL JAMES E
54	1222 VALLEY	MARTINEZ PANFILO
55	1224 VALLEY	HERNADEZ MARTIN & MARIA HERNADEZ
56	1228 VALLEY	MARTINEZ PANFILO & BERTHA
57	1234 VALLEY	MARTINEZ PANFILO

Thursday, July 28, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1228 COMPTON	CAREY L C & MAGGIE
59	1210 BLISS	MOORE JOE LEE ESTATE OF %ADRIANE M SHELTON
60	1214 BLISS	DALLAS CITY & COUNTY & ISD
61	1222 BLISS	COOK PRESTON ESTATE OF
62	1223 VALLEY	MCMILLAN MICHAEL WAYNE
63	1227 VALLEY	RODRIGUES JOEL & RAFAELA
64	1231 VALLEY	MARTINEZ PANFILO
65	1233 VALLEY	HERNANDEZ ATURO & EMIGDIA GAMA
66	1237 VALLEY	GREEN PEARLEEN % E GREEN
67	1227 COMPTON	TEXAS STATE OF %GENERAL LAND OFFICE
68	1223 COMPTON	LEFEVERS JOHN R
69	1222 COMPTON	THOMPSON MARTHA
70	1209 COMPTON	DRITCH EVELYN & EULA FISCHEL APT 333
71	1103 COMPTON	MCGINNIS F K JR C/O FRANCIS MCGINNIS III
72	1005 FRONT	MCGINNIS F K JR % FRANCIS K MCGINNIS III
73	1022 FRONT	MCGINNIS F K JR %FRANCIS K MCGINNIS III
74	1203 COMPTON	HEMBRY ANNIE
75	1127 COMPTON	LEFEVERS JOHN
76	1125 COMPTON	LEFEVERS JOHN R
77	1123 COMPTON	JOHNSON LAURETTA
78	1121 COMPTON	SPANHEIMER JILL L
79	1117 COMPTON	CHARAT MICHEL CLAUDE & FRANK A CHARAT
80	1111 COMPTON	LIGHTS ALVIN E
81	1109 COMPTON	ANDERSON WILLIE R & JANICE WARREN
82	1218 COMPTON	THOMPSON MARTHA ESTATE
83	1212 COMPTON	THOMPSON THOMAS & MARTHA
84	1204 COMPTON	THOMPSON THOMAS
85	1122 COMPTON	BAKER WILLIAM HURT III
86	1109 COMPTON	LINDSEY SUSAN A
87	1118 COMPTON	THORNTON ANDY
88	1116 COMPTON	GORDON DWIGHT

Thursday, July 28, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	907 GRANT	COLLINS CAMON TR LF EST
90	911 GRANT	SMITH HERLENE
91	915 GRANT	MANRIQUEZ ALFREDO
92	923 GRANT	MARTINEZ ARMANDO L
93	1000 FRONT	BARR JAMES G EST OF & DELOIS BARR EST OF
94	307 MOORE	HUNT IRENE R & % ERIK BAKKER
95	357 LEADS	MARTINEZ MANUAL & PILAR
96	351 LEADS	VILLA MARCELINO & MARIA L
97	822 HANSZEN	SDC INVESTMENTS LP

FILE NUMBER: M101-039

DATE FILED: July 28, 2011

LOCATION: North Line of Northwest Highway, West of Midway Road

COUNCIL DISTRICT: 13

MAPSCO: 24X

SIZE OF REQUEST: Approx. 1.77 Acres

CENSUS TRACT: 94.02

APPLICANT/OWNER: Midway Northwest Investors, LP

REPRESENTATIVE: Dallas Cothrum

MISCELLANEOUS DOCKET ITEM

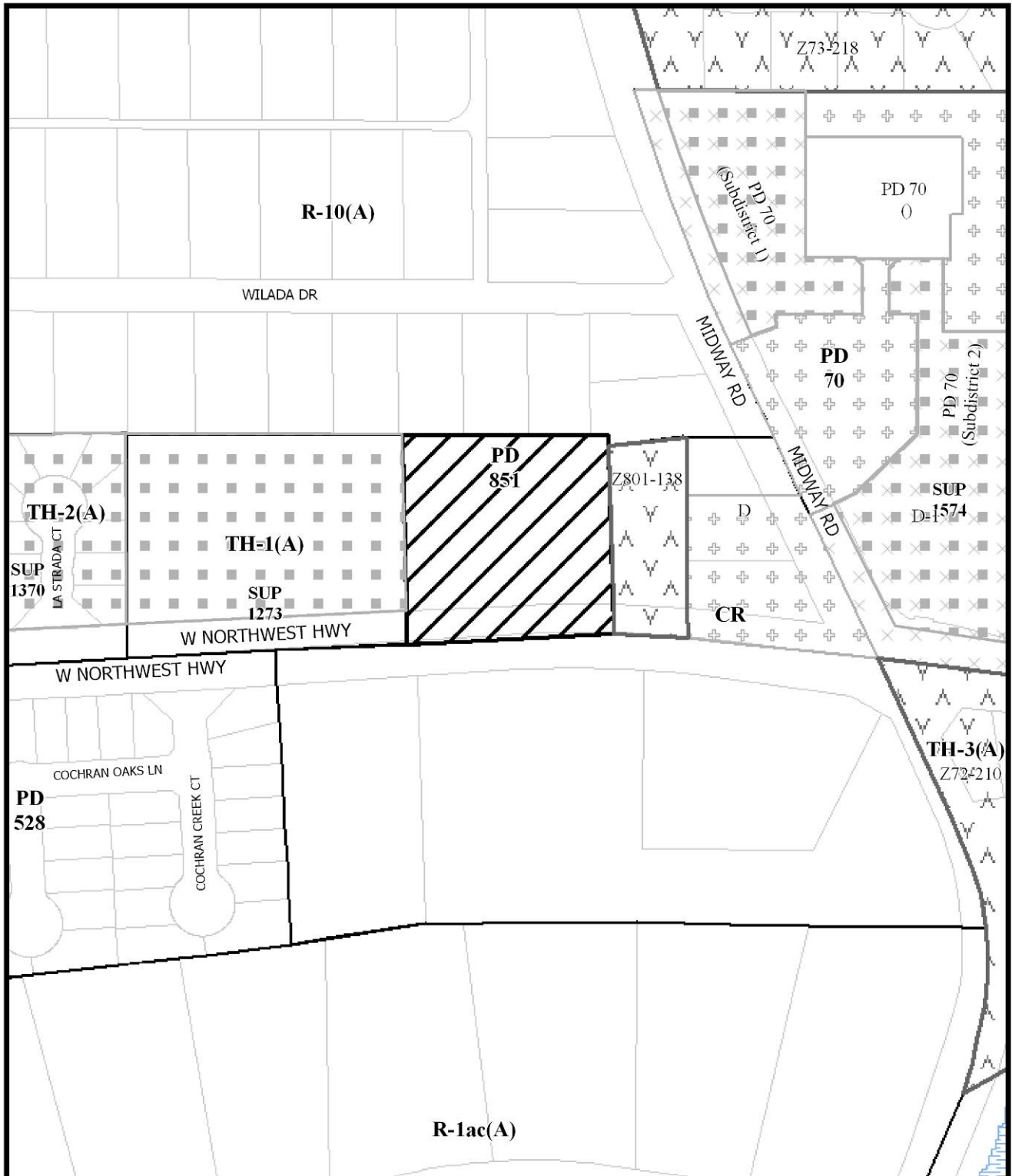
Minor Amendment for Development Plan

On June 8, 2011, the City Council passed Ordinance No. 28236 which established Planned Development District No. 851 for TH-1(A) Townhouse District Uses and certain nonresidential uses on property at the above location.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to provide for the following: 1) realignment of solid screening wall along the northern property line; 2) location of a designated loading space near the northeast corner of the building; and, 3) reduction of one off-street parking space.

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

STAFF RECOMMENDATION: Approval



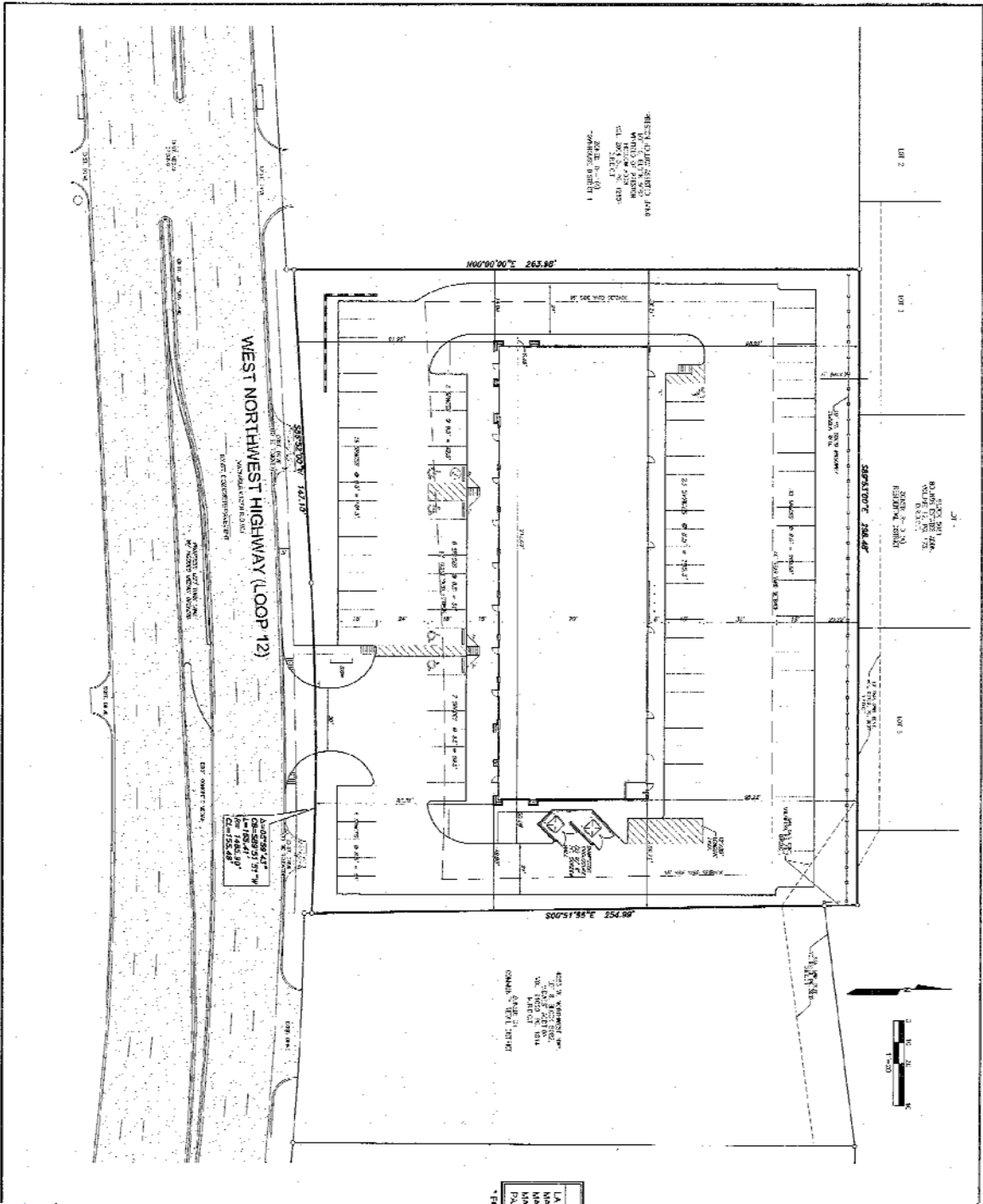
1:2,400

ZONING MAP

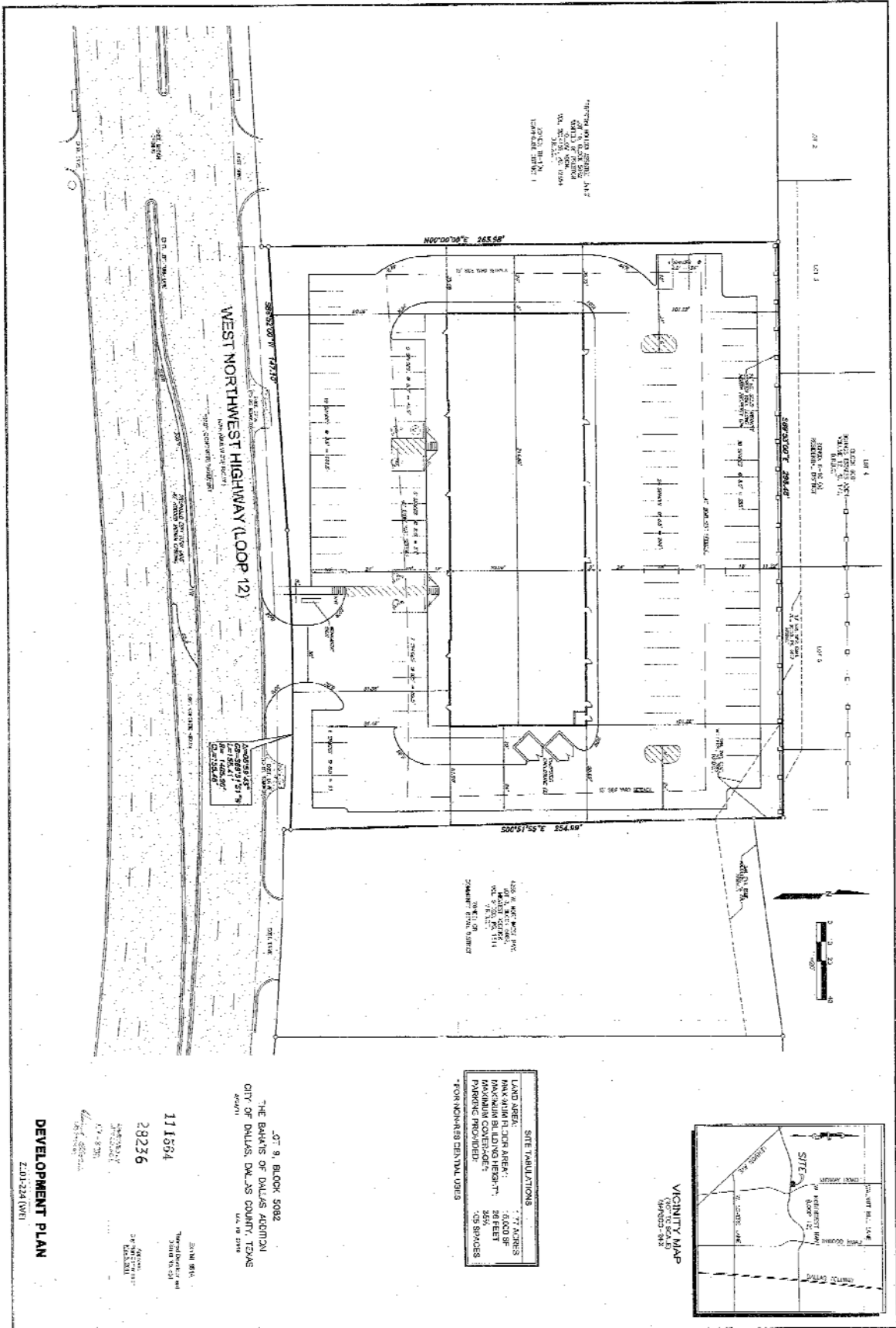
Map no: F-6

Case no: M101-039

DATE: August 18, 2011

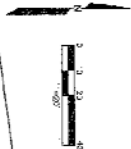


Proposed Development Plan

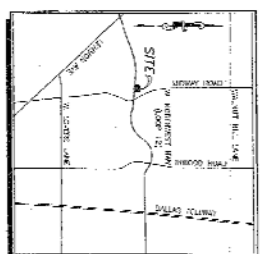


PROPERTY OWNED BY: [unreadable]
 111504
 28236

WEST NORTHWEST HIGHWAY (LOOP 12)



111504
 28236



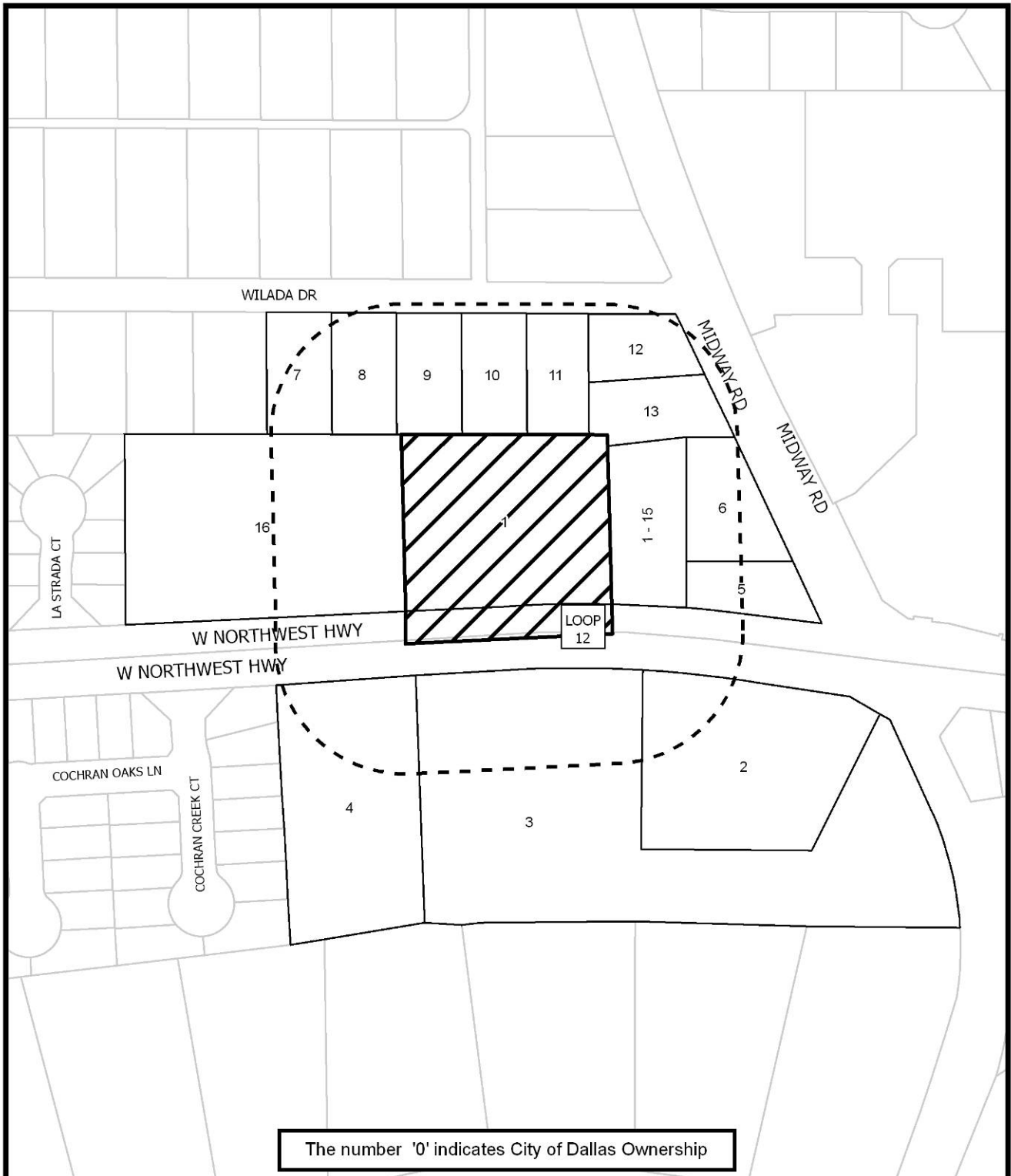
VICINITY MAP


FOR NON-RESIDENTIAL USES

LAND AREA:	77 ACRES
MAXIMUM BUILDING HEIGHT:	60 FEET
MAXIMUM BUILDING FOOTPRINT:	100,000 SQ. FT.
PARKING PROVIDED:	200 SPACES

LOT 9, BLOCK 5092
 THE BARKS OF DALLAS ACQUINAI
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

DEVELOPMENT PLAN
 Z-01-234 (WE)




 1:2,400

NOTIFICATION

200' AREA OF NOTIFICATION
16 NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: F-6
 Case no: M101-039

DATE: August 18, 2011

8/18/2011

Notification List of Property Owners

M101-039

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4255 NORTHWEST	N W MIDWAY LAND HOLDINGS LTD
2	9101 MIDWAY	COCHRAN CHAPEL METHODIST CHURCH
3	9027 MIDWAY	COCHRAN CHAPEL METHODIST CHURCH
4	4214 NORTHWEST	LOWE JOHN B JR & MARY P
5	4275 NORTHWEST	AIRPORT FREEWAY FUEL CENTER LP
6	4273 NORTHWEST	PRESCOTT INTERESTS LTD
7	4166 WILADA	CRONENWETT MARK D
8	4174 WILADA	NELSON HEATHER G & ANDREW P
9	4180 WILADA	KNIGHT ALLAN M
10	4188 WILADA	MOORE NICKY N
11	4194 WILADA	MORADI MASOUD
12	9241 MIDWAY	ARNOLD H DAVID
13	9227 MIDWAY	PRESCOTT INTERESTS LTD
14	4255 NORTHWEST	N W MIDWAY LAND HOLDINGS LTD
15	4255 NORTHWEST	N W MIDWAY LAND HOLDINGS LTD
16	4201 NORTHWEST	PARSONS HOUSE PRESTON HOLLOW LP

FILE NUMBER: M101-040

DATE FILED: July 29, 2011

LOCATION: Hillcrest Road and Willow Lane, Northwest Corner

COUNCIL DISTRICT: 11

MAPSCO: 15 Z

SIZE OF REQUEST: Approx. 15.76 Acres

CENSUS TRACT: 132

APPLICANT/OWNER: Prestonwood Baptist Church

REPRESENTATIVE: Jill P. Styron-Smith

MISCELLANEOUS DOCKET ITEM

Minor Amendment for Development/Landscape Plan

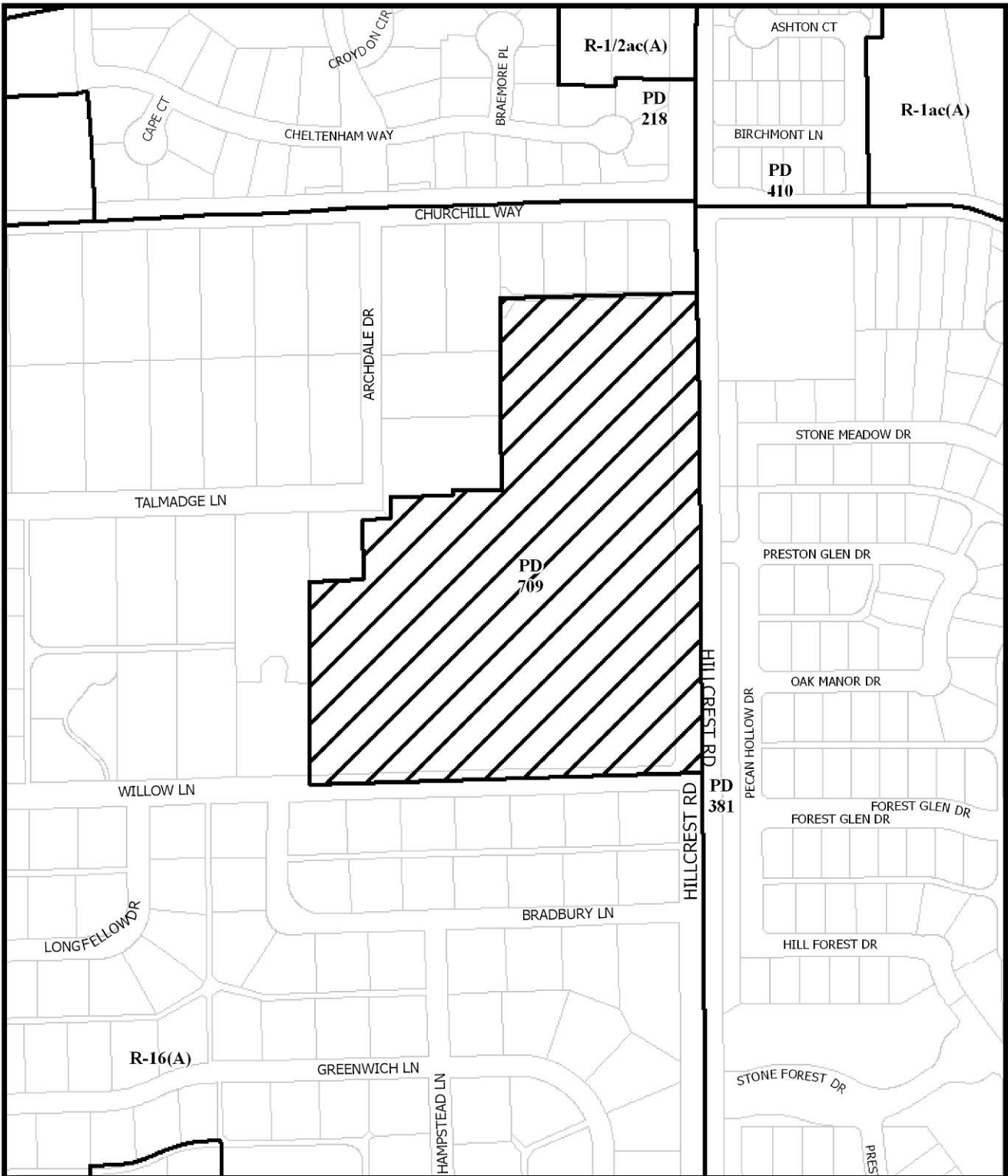
On December 8, 2004, the City Council passed Ordinance No. 25826 which established Planned Development District No. 709 for R-16(A) Single Family District Uses on property at the above location.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to provide for the following: 1) relocation of existing monument signs, and 2) location of a 40 foot-tall cross near the northeast corner of the main structure.

In addition to the required landscaping per the attached development/landscape plan, the ordinance requires specific planting along the Willow Lane frontage. While not impacted by this request, the plan is provided for information purposes.

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

STAFF RECOMMENDATION: Approval



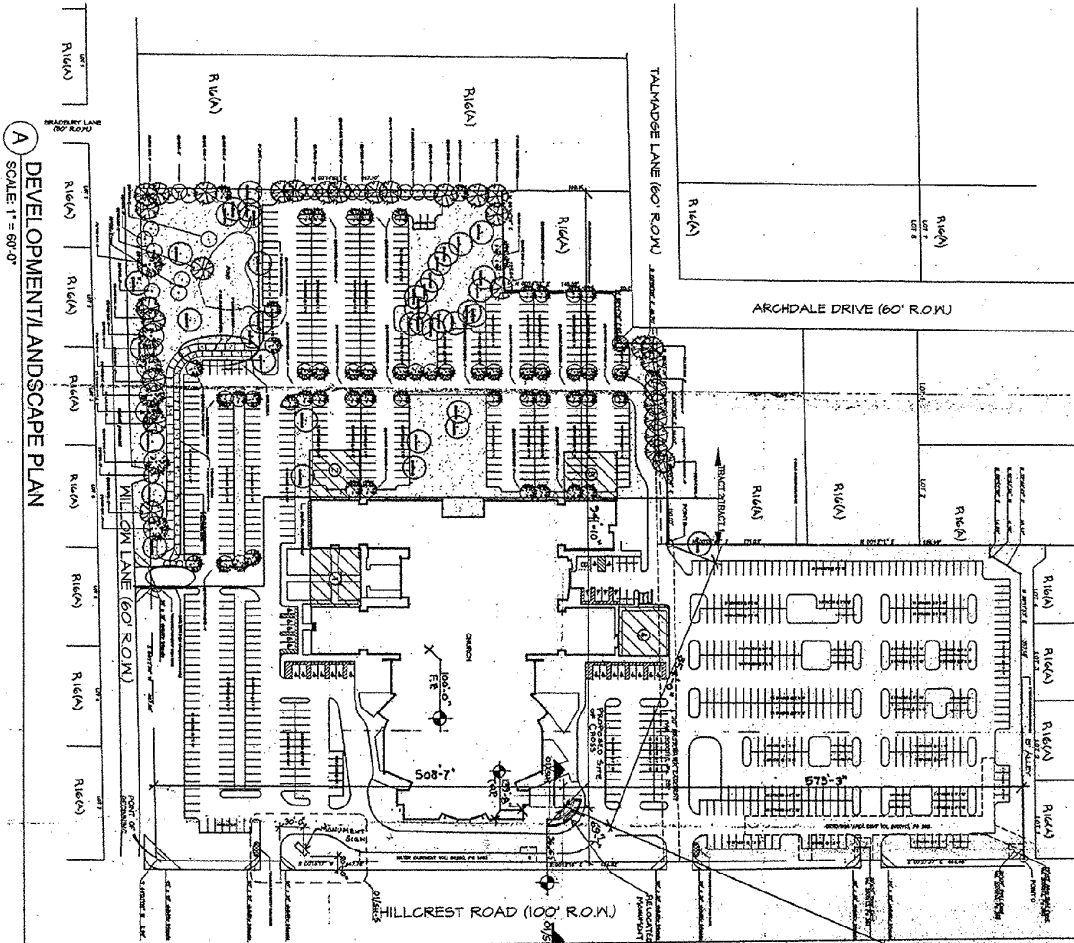
1:3,600

ZONING MAP

Map no: D-7

Case no: M101-040

DATE: August 18, 2011



A DEVELOPMENT/LANDSCAPE PLAN
SCALE: 1" = 80'-0"

- KEY**
- SPINDLE TREES
 - CAMPESTRIS TREES - BROADLEAF
 - CAMPESTRIS TREES - DECIDUOUS
 - NON-CAMPESTRIS TREES - BROADLEAF
 - NON-CAMPESTRIS TREES - DECIDUOUS
 - NON-CAMPESTRIS TREES - CONIFERUS
 - SHAL ZONE
 - SAND
 - EASTERN BROWN
 - HICKORY HILL
 - DATE ZONE
 - IMPROVED BALDWINIA TREES

NOTES

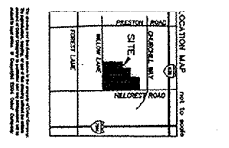
1. ALL PLANTINGS TO BE INSTALLED BY THE CONTRACTOR.
2. ALL PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DALLAS PLANTING SPECIFICATIONS.
3. ALL PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DALLAS PLANTING SPECIFICATIONS.
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9. ALL PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DALLAS PLANTING SPECIFICATIONS.
10. ALL PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DALLAS PLANTING SPECIFICATIONS.

PLANT LIST

PLANT NAME	QTY	SIZE	REMARKS
SPINDLE TREES	10	12"	
CAMPESTRIS TREES - BROADLEAF	20	12"	
CAMPESTRIS TREES - DECIDUOUS	20	12"	
NON-CAMPESTRIS TREES - BROADLEAF	20	12"	
NON-CAMPESTRIS TREES - DECIDUOUS	20	12"	
NON-CAMPESTRIS TREES - CONIFERUS	20	12"	

GENERAL NOTES

1. ALL PLANTINGS TO BE INSTALLED BY THE CONTRACTOR.
2. ALL PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DALLAS PLANTING SPECIFICATIONS.
3. ALL PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DALLAS PLANTING SPECIFICATIONS.
4. ALL PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DALLAS PLANTING SPECIFICATIONS.
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9. ALL PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DALLAS PLANTING SPECIFICATIONS.
10. ALL PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DALLAS PLANTING SPECIFICATIONS.



Project Title: DEVELOPMENT/LANDSCAPE PLAN
Address: 12123 HILLCREST, DALLAS, TEXAS 75230

Client: PRESTONWOOD
Architect: [Firm Name]
Designer: [Firm Name]

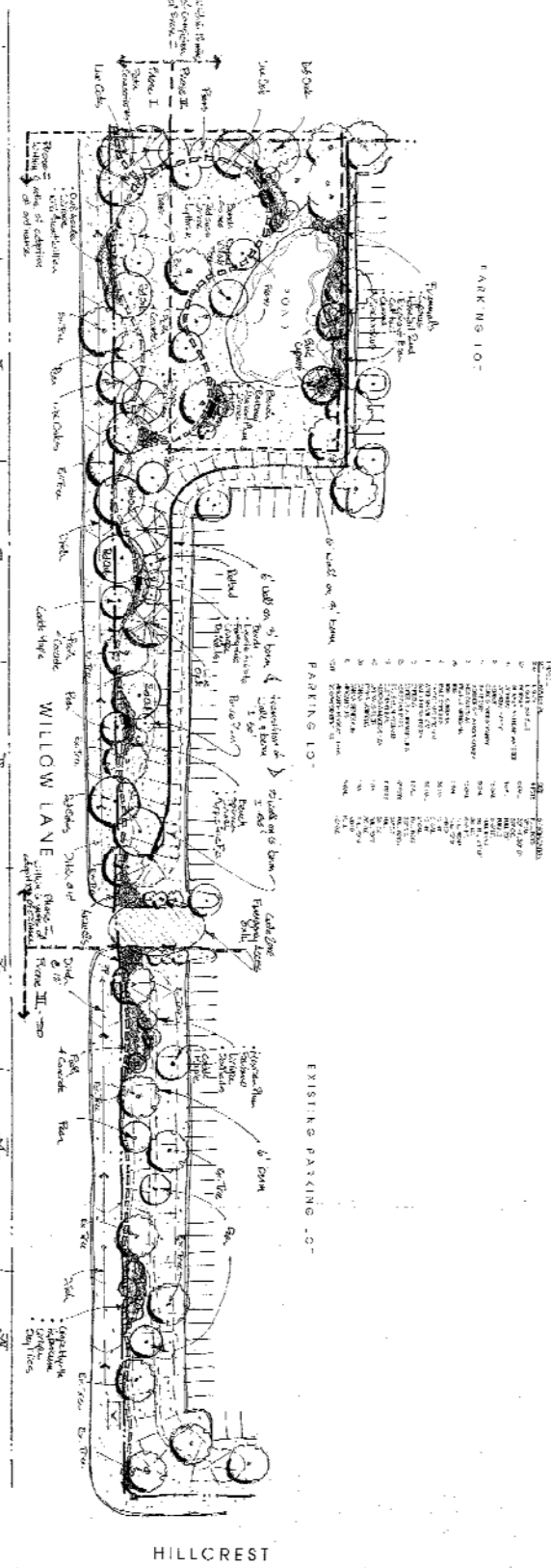
Date: [Date]
Scale: 1" = 80'-0"

REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/2024	ISSUED FOR PERMIT
2	02/01/2024	REVISED PER CITY COMMENTS
3	02/15/2024	REVISED PER CITY COMMENTS
4	03/01/2024	REVISED PER CITY COMMENTS
5	03/15/2024	REVISED PER CITY COMMENTS

Prestonwood
DALLAS
12123 HILLCREST
DALLAS, TEXAS 75230

COHEN COMPANY
DALLAS, TEXAS

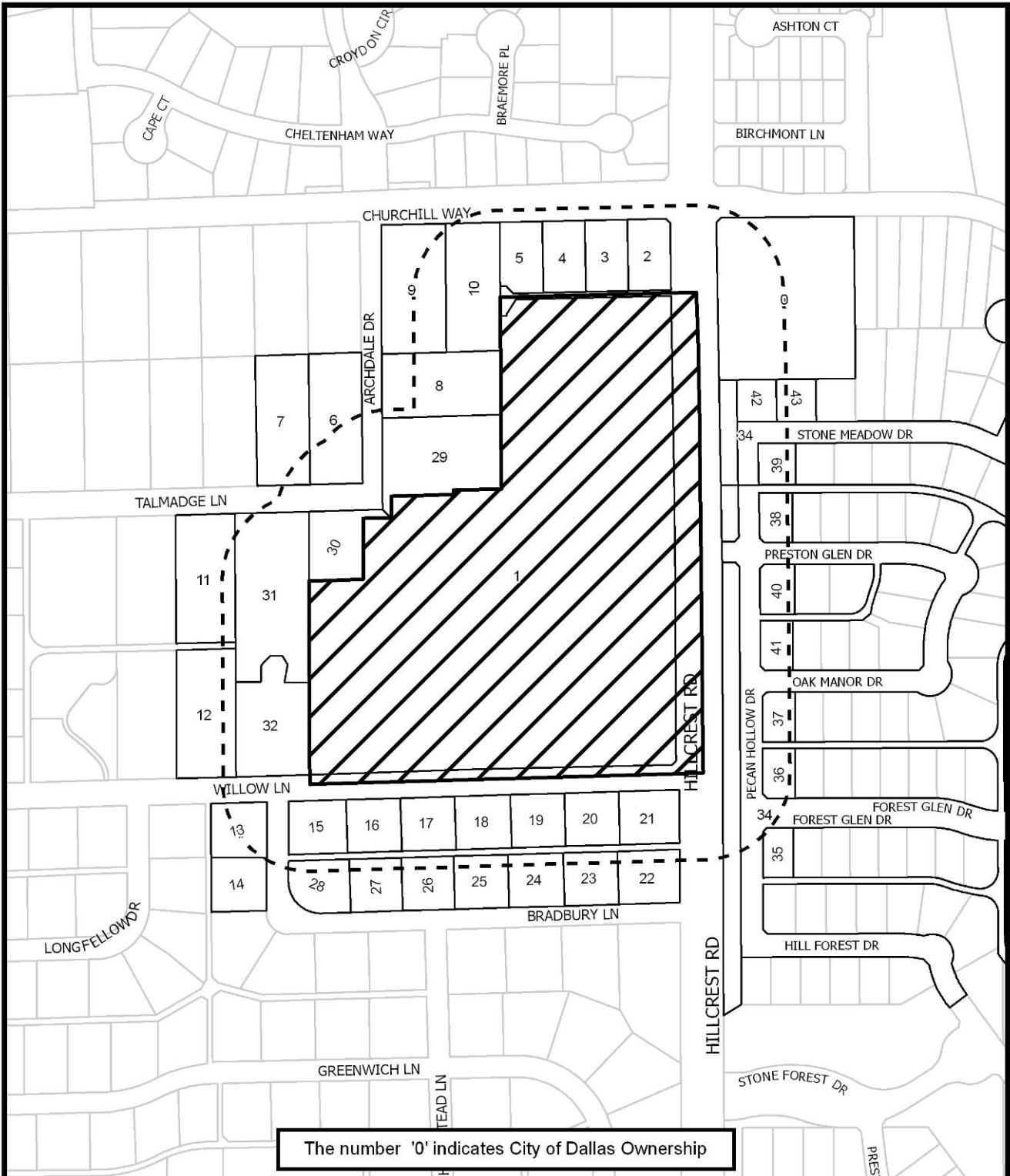


048498
25826
 Approved
 CITY COUNCIL
 12.08.2001
 12.08.2001
 12.08.2001
 12.08.2001

PLANT	QUANTITY	PRICE	TOTAL
1. 1/2" ASPEN	100	1.50	150.00
2. 1/2" BIRCH	100	1.50	150.00
3. 1/2" DOGWOOD	100	1.50	150.00
4. 1/2" FERN	100	1.50	150.00
5. 1/2" HYDRANGEA	100	1.50	150.00
6. 1/2" JASMINE	100	1.50	150.00
7. 1/2" LILAC	100	1.50	150.00
8. 1/2" MAGNOLIA	100	1.50	150.00
9. 1/2" PINE	100	1.50	150.00
10. 1/2" ROSE	100	1.50	150.00
11. 1/2" SWEET GUM	100	1.50	150.00
12. 1/2" TULIP	100	1.50	150.00
13. 1/2" YACONIA	100	1.50	150.00
14. 1/2" ZEPHYRUS	100	1.50	150.00
15. 1/2" UNIDENTIFIED	100	1.50	150.00
TOTAL	1500	2250.00	2250.00

1/2" ASPEN
 1/2" BIRCH
 1/2" DOGWOOD
 1/2" FERN
 1/2" HYDRANGEA
 1/2" JASMINE
 1/2" LILAC
 1/2" MAGNOLIA
 1/2" PINE
 1/2" ROSE
 1/2" SWEET GUM
 1/2" TULIP
 1/2" YACONIA
 1/2" ZEPHYRUS
 1/2" UNIDENTIFIED

Existing Willow Lane Planting Scheme



The number '0' indicates City of Dallas Ownership



1:3,600

NOTIFICATION

200'

AREA OF NOTIFICATION

43

NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: **D-7**

Case no: **M101-040**

DATE: August 18, 2011

Notification List of Property Owners

M101-040

43 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6827 WILLOW	HILLCREST CHURCH
2	12361 HILLCREST	NOURIAN MORRIE
3	6838 CHURCHILL WAY	SCHRAMM BONNIE J & ERIC D SCHRAMM
4	6832 CHURCHILL WAY	FORD THOMAS E & LINDA L
5	6824 CHURCHILL WAY	WILSON ROBERT D & ELENA E
6	6737 TALMADGE	LATTA JAMES M & JAYNE F
7	6727 TALMADGE	DEBUS JOHN R & GRETCHEN F TOLER
8	12324 ARCHDALE	BRINKMAN J BAXTER INTERNATIONAL CORP
9	6808 CHURCHILL WAY	NG RAY W & PAMELA S TRUSTEES WING HUNG L
10	6818 CHURCHILL WAY	PICCAGLI MAX & ELEANOR
11	6714 TALMADGE	FLABIANO MATTIA J III & KATHERINE
12	6639 WILLOW	RUNYAN W R
13	6710 BRADBURY	KAROL ROBERT D & LORI A
14	6720 BRADBURY	BROWN CLAIRE M
15	6720 WILLOW	ABOUBAKER KAISS
16	6730 WILLOW	ADAMS PHILIP A
17	6740 WILLOW	TIME BRENDA D
18	6750 WILLOW	TROISI HAMMOND MARY A
19	6808 WILLOW	KERL DAVID GREGORY
20	6818 WILLOW	THREADGILL ALICE G
21	6828 WILLOW	SHUPTRINE BABY ESTHER
22	6841 BRADBURY	CARPENTER PEGGY M
23	6831 BRADBURY	NEWBERGER WENDY SCHUSTER
24	6821 BRADBURY	ADAMS GREGORY M TR & CHERYL ADAMS TR
25	6811 BRADBURY	MULLIGAN PETER J & BETH J
26	6757 BRADBURY	MYERS JAMES A

8/18/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6745 BRADBURY	GRANT JANICE
28	6723 BRADBURY	ROGOFF DOROTHY TRUSTEE ROGOFF FAMILY 199
29	12312 ARCHDALE	JANSEN JOE FRANK & MARY J
30	6740 TALMADGE	LORDS DOMAIN LLC LIVING LIGHT OF CROSS
31	6734 TALMADGE	PARNELL WINFRED AND DEBORAH
32	6711 WILLOW	MATHAI NIRMALA
33	12000 PECAN HOLLOW	LAKE FOREST COMMUNITY ASSOCIATION INC
34	6900 STONE MEADOW	LAKE FOREST COMMUNITY ASSN INC
35	6906 FOREST GLEN	MITCHELL JOHN O & MARTHA A
36	6905 FOREST GLEN	SAVARIEGO SAMUEL & SARA
37	6902 OAK MANOR	GOLD ALLEN J & FRANCIS KAY
38	6903 PRESTON GLEN	WHORTON MICHAEL D & RETA J
39	6908 STONE MEADOW	GENOVESE RICHARD A & SUSAN
40	6904 PRESTON GLEN	RILEY SAMUEL & MARY
41	6903 OAK MANOR	ENZE CHARLES R & RENEE F
42	6907 STONE MEADOW	RKG LIVING TRUST RODGER KENNETH GRUENWAL
43	6911 STONE MEADOW	HOOD ROBERT K & JANICE T

FILE NUMBER: Z101-283(RB)

DATE FILED: May 26, 2011

LOCATION: Property generally located on both sides of Chalk Hill Road, between IH 30 and West Davis Street

COUNCIL DISTRICTS: 3, 6

MAPSCO: 42 T, U, X, Y and 52 C

SIZE OF REQUEST: Approx. 247.296 Acres

CENSUS TRACT: 107.01

APPLICANT/OWNER: TXI Operations, LP

REPRESENTATIVE: William S. Dahlstrom

REQUEST: An application for a Specific Use Permit for the Placement of fill material on property zoned an IM Industrial Manufacturing District, an IR Industrial Research District, an R-7.5(A) Single Family District, and Planned Development District No. 631, the West Davis Special Purpose District.

SUMMARY: The applicant proposes to provide for the placement of fill on the property from an area reconstruction project.

STAFF RECOMMENDATION: Approval for an eighteen month period, subject to a site plan and conditions.

BACKGROUND:

- The request site is largely undeveloped with the exception of two industrial uses.
- The site plan submitted by the applicant provides for access to the property from the both sides of Chalk Hill Road, although the site has additional frontage on IH 30, West Davis Street, and the access road for Loop 12.
- There are three specific areas of fill as identified on the site plan providing for approximately seven million cubic yards of fill.
- Staff's recommended conditions provide for environmental testing measures to ensure the integrity of the long-term effects of the fill on the land mass.
- In addition to the underlying zoning districts, SUP Nos. 98 and 209, both for mining, traverse across the northeastern portion of the site along the west line of Chalk Hill Road and that portion fronting on the east line of Chalk Hill Road.

Zoning History: There has been no relevant zoning activity within the immediate area relevant to this request.

Thoroughfare

Chalk Hill Road

Designation; Existing & Proposed ROW

Principal Arterial; 100' & 100' ROW

STAFF ANALYSIS:

Land Use Compatibility: The site is generally undeveloped with the exception of two industrial uses located along the west line of Chalk Hill Road. The applicant is proposing to utilize the property for the placement of fill material in conjunction with the reconstruction of a portion of IH 635.

The site consists of two tracts; a small tract (approx. 25 acres) along the east line of Chalk Hill Road, with the major land mass located along the west line of Chalk Hill Road. Three designated stacking areas are proposed, with specific locations, stacking height, and points of ingress/egress as delineated on the attached site plan. Additionally, the required operations plan is attached to this material, which provides a narrative relating to how the fill material will arrive, and ultimately depart, from the site.

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.

From an operational standpoint, staff has worked with Public Works/Transportation to develop extensive soil testing requirements so as to ensure the fill associated with the project is placed so as to ensure the area remains in a healthy state for future utilization of the property. As such, the applicant's request meets the intent of this section of the Dallas Development Code.

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

Landscaping: The site possesses significant of natural vegetation. The applicant will be required to submit tree survey and a tree removal permit to the building official prior to any activity on the site. The request does not trigger the requirements for landscaping.

TXI OPERATIONS, LP

Page: 2

No. of Directors Authorized:

Directors: *See* managing trustees of TXI Operating Trust

Officers: *See* officers of TXI Operating Trust

Partners:	<u>General Partner</u>	<u>Limited Partner</u>
	TXI Operating Trust – 1%	Texas Industries Trust – 99%

Employees: Yes

Z101-283

TEXAS INDUSTRIES, INC.

Page: 2

No. of Directors Authorized: 3-21 (Bylaw: Section 10)

Directors:	<u>Name</u>	<u>Date Elected</u>
	John D. Baker	10/13/10 (through '12)
	Mel G. Brekhus	10/13/10 (through '11)
	Eugenio Clariond	10/13/10 (through '11)
	Sam Coats	10/13/10 (through '11)
	Gary L. Pechota	10/13/10 (through '12)
	Thomas R. Ransdell	10/13/10 (through '11)
	Robert D. Rogers	10/13/10 (through '11)
	Ronald G. Steinhart	10/13/10 (through '11)
	Dorothy C. Weaver	10/13/10 (through '12)

Officers:	<u>Office</u>	<u>Name</u>	<u>Date Elected</u>
	President and Chief Executive Officer	Mel G. Brekhus	October 13, 2010
	Vice President-Finance, Chief Financial Officer and Treasurer	Kenneth R. Allen	October 13, 2010
	Vice President-General Counsel and Secretary	Frederick G. Anderson	October 13, 2010
	Vice President-Real Estate	Barry M. Bone	October 13, 2010
	Vice President-Human Resources	Michael P. Collar	October 13, 2010
	Vice President-Cement	J. Lynn Davis	October 13, 2010
	Vice President-Aggregates	Stephen D. Mayfield	October 13, 2010
	Vice President-Cement and Aggregate Marketing and Sales	Ronnie A. Pruitt	October 13, 2010
	Vice President-Consumer Products	James B. Rogers	October 13, 2010
	Vice President-Corporate Controller and Treasurer	T. Lesley Vines	April 13, 2011
	Assistant Secretary	Wesley E. Schlenker	October 13, 2010

Employees: No

Z101-283

TXI OPERATING TRUST

Page: 2

No. of Trustees Authorized: 3-6 (Bylaw: Article II, Section 2)
 3-9 (Trust Agreement: Article III, Section 3.1)

Trustees:

<u>Managing Trustees</u>	<u>Date Elected</u>
Kenneth R. Allen	October 25, 2010
Mel G. Brekhus	October 25, 2010
T. Lesley Vines	October 25, 2010
<u>Statutory Trustee</u>	<u>Date Appointed</u>
U.S. Bank Corporate Trust Services EP-MN-WN3L 60 Livingston Avenue St. Paul, Minnesota 55107	May 29, 1996

<u>Officers:</u>	<u>Office</u>	<u>Name</u>	<u>Date Elected</u>
	Chairman and President	Mel G. Brekhus	October 25, 2010
	Vice President-Chief Financial Officer and Treasurer	Kenneth R. Allen	October 25, 2010
	Vice President and Secretary	Frederick G. Anderson	October 25, 2010
	Vice President-Real Estate	Barry M. Bone	October 25, 2010
	Vice President-Human Resources	Michael P. Collar	October 25, 2010
	Vice President-Cement	J. Lynn Davis	October 25, 2010
	Vice President-Engineering	George E. Eure	October 25, 2010
	Vice President-Environmental Services	Emile L. Faciane	October 25, 2010
	Vice President-Cement Manufacturing	Philip L. Gaynor	October 25, 2010
	Vice President-Information Services	Carl Gentile	October 25, 2010
	Vice President-Controller-Cement, Aggregate and Concrete	J. Michael Link	October 25, 2010
	Vice President-Aggregates	Stephen D. Mayfield	October 25, 2010
	Vice President-Packaged Products	Michael E. Perkins	October 25, 2010
	Vice President-Cement and Aggregate Marketing and Sales	Ronnie A. Pruitt	October 25, 2010
	Vice President-Consumer Products	James B. Rogers	October 25, 2010
	Vice President-Corporate Controller and Treasurer	T. Lesley Vines	April 13, 2011
	Assistant Secretary	Wesley E. Schlenker	October 25, 2010

Employees: No

Z101-283

TXI CHALK HILL SITE

Operations Plan

1. Hours of Operation:

Twenty-four hours per day.

2. Location and Depth of Fill:

Location and depth of fill are to be determined.

3. Fences or any Other Barriers Necessary for Safety and Screening:

The owner/operator has fences and tree screening in place on the site to stop the general public from entering and will otherwise comply with applicable regulations.

4. Drainage and Erosion Control Measures, if Required:

Drainage and erosion control will be conducted in compliance with applicable regulations.

5. Means for Protection of Trees:

Certain trees will be removed from the site to enable the placement of the fill material, but the intent of the owner/operator is to comply with the mitigation regulations of Article X.

6. Truck Routes to be Used (usage of truck routes must be in compliance with Article X of Chapter 28 of the Dallas City Code):

The specific truck route to be used is IH 635 West to IH 35 south to Loop 12 south to IH30 east onto Chalk Hill south.

7. The length of time necessary to complete the filling:

Approximately 18 months

8. Sufficient ingress and egress to and from the site:

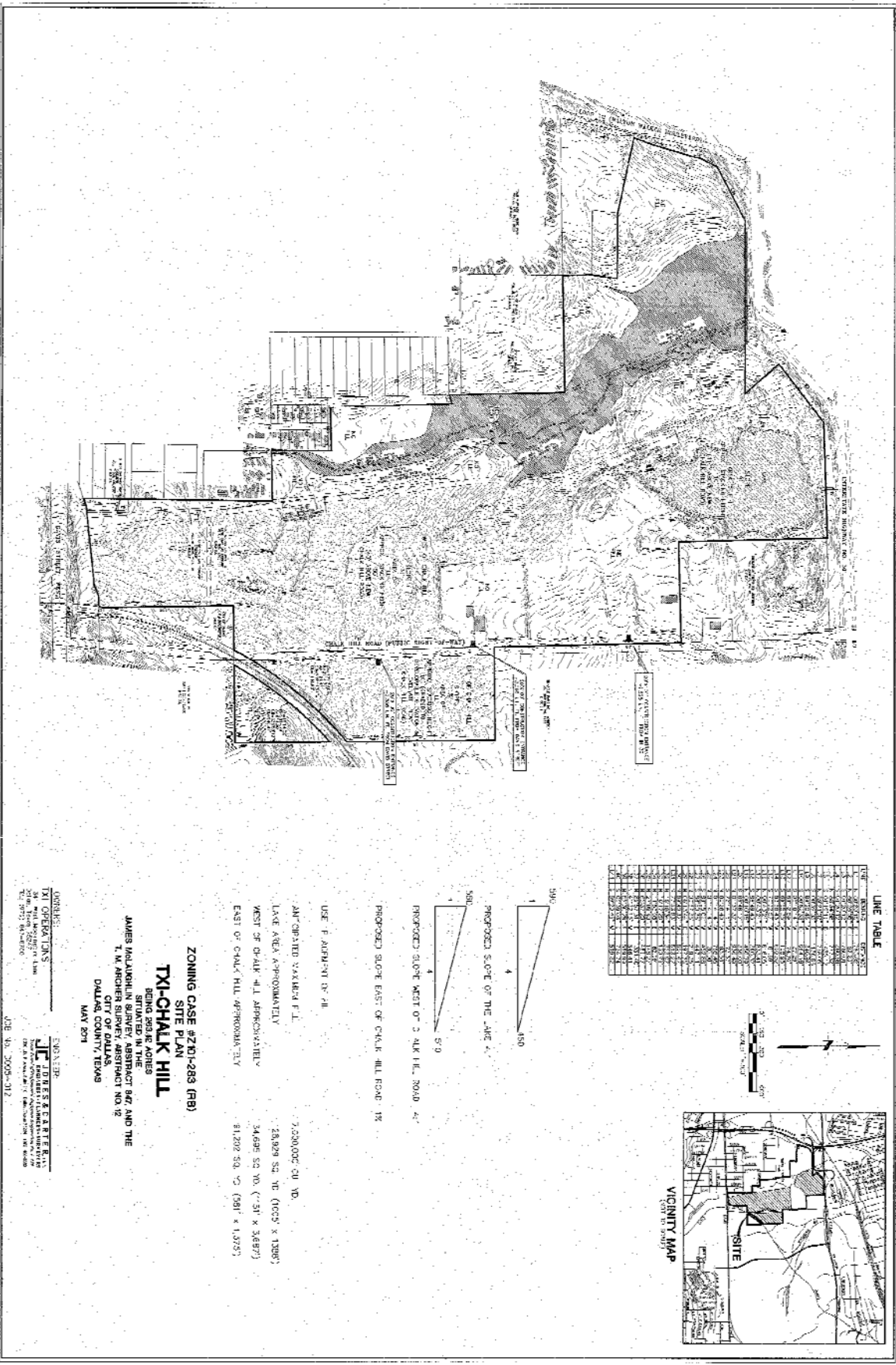
Adequate access will be provided, and additional access will be constructed as may become necessary.

**STAFF RECOMMENDED CONDITIONS FOR A SPECIFIC USE PERMIT FOR THE
PLACEMENT OF FILL MATERIAL**

1. USE: The only use authorized by this specific use permit is the placement of fill material.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit automatically terminates on _ (18 months after City Council approval date).
4. INGRESS-EGRESS: Ingress and egress must be provided as shown on the attached site plan.
5. STACKING HEIGHT: Maximum stacking height and minimum slope of stockpile areas is as shown on the attached site plan.
6. ENVIRONMENTAL TESTING:
 - a. For purposes of this specific use permit , qualified fill material is limited to such excess soils excavated from the IH-30 roadway improvements which
 - (i) contain only clean, uncontaminated soil, dirt, or clay inert natural materials; and
 - (ii) are non-hazardous and non-regulated as determined by the Texas Commission on Environmental Quality.
 - b. Excess soils containing any amount of man-made materials (such as concrete, asphalt, or used timber) or regulated or hazardous materials are prohibited qualified fill material.
 - c. All appropriate environmental testing and studies regarding the condition of the excess soils must be performed for every 500 cubic yards of qualified fill and all sampling plans and results must be provided to the director of public works and transportation to insure such excess soils are qualified fill material.
7. TRUCK ROUTE: The specific truck route to be used is IH 635 West to IH 35 south to Loop 12 south to IH-30 and east onto Chalk Hill south.

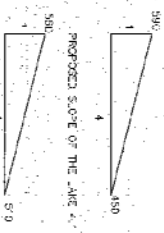
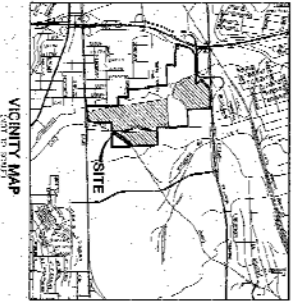
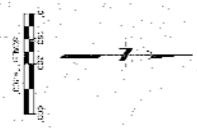
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PLANNING CODE OF AMHERST, CITY OF AMHERST, TOWN SHIP 9-20-11-14



LINE TABLE

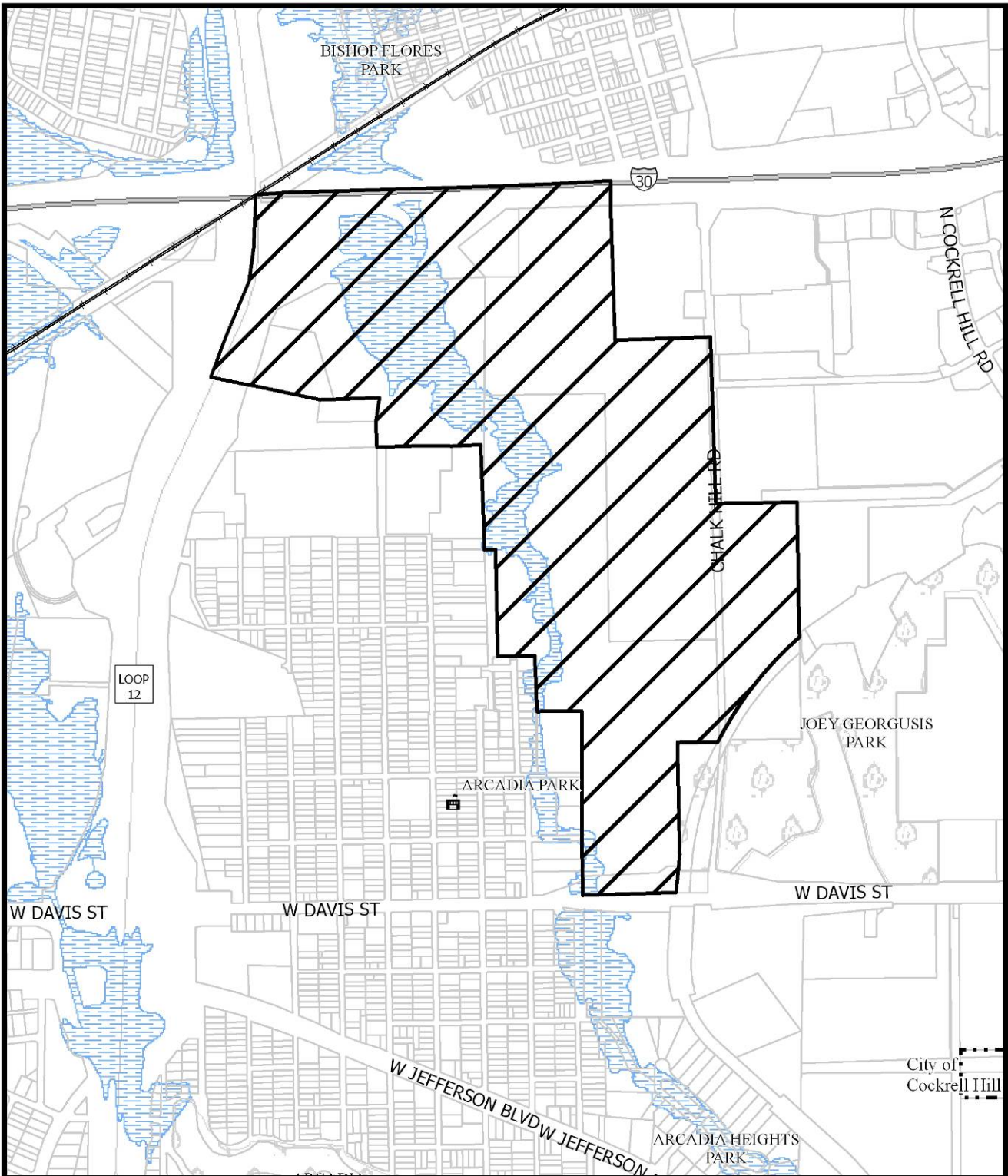
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PROPOSED SLOPE OF THE LAKE 1:150
 PROPOSED SLOPE WEST OF CHALK HILL ROAD 4:1
 PROPOSED SLOPE EAST OF CHALK HILL ROAD 1:1
 USE F. APPROXIMATE
 APPROXIMATE VERTICAL
 LAKE AREA APPROXIMATELY 28,829 SQ. YD. (1000' x 1280')
 WEST OF CHALK HILL APPROXIMATELY 34,695 SQ. YD. (730' x 3680')
 EAST OF CHALK HILL APPROXIMATELY 81,202 SQ. YD. (690' x 1,375')

ZONING CASE #Z101-283 (RB)
SITE PLAN
TXI-CHALK HILL
 BEING 99.9% ACRES
 SITUATED IN THE
 JAMES MCGILLIVRA SURVEY, ABSTRACT 847, AND THE
 T. M. ARCHER SURVEY, ABSTRACT NO. 12
 CITY OF DALLAS,
 DALLAS COUNTY, TEXAS
 MAY 2011

ENGINEER
J. F. FORD & ASSOCIATES, P.C.
 2001 W. FAULKNER BLVD., SUITE 100
 DALLAS, TEXAS 75201-1100
 TEL: 214.752.6400 FAX: 214.752.6400



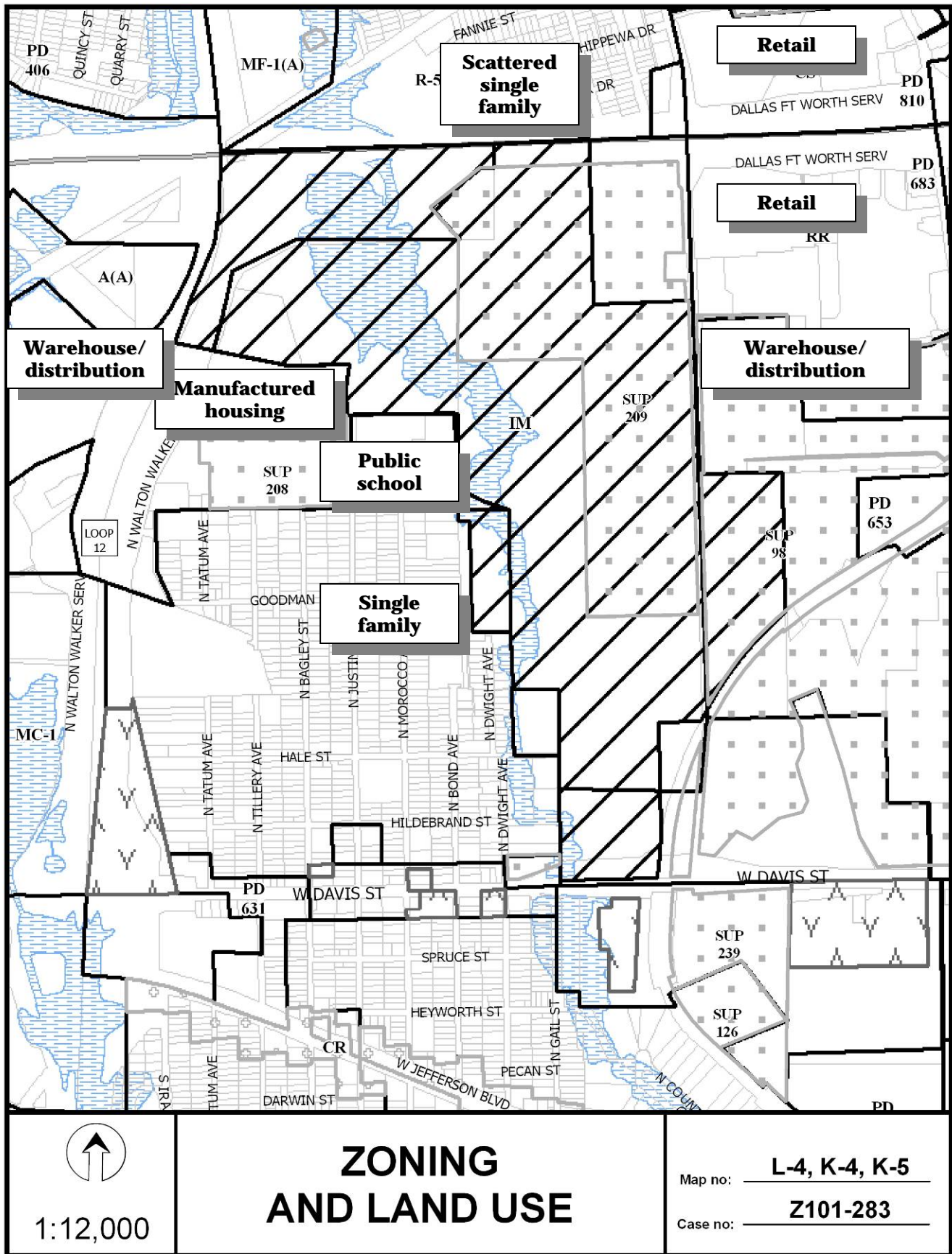
1:13,200

VICINITY MAP

Map no: L-4, K-4, K-5

Case no: Z101-283

DATE: July 19, 2011




1:12,000

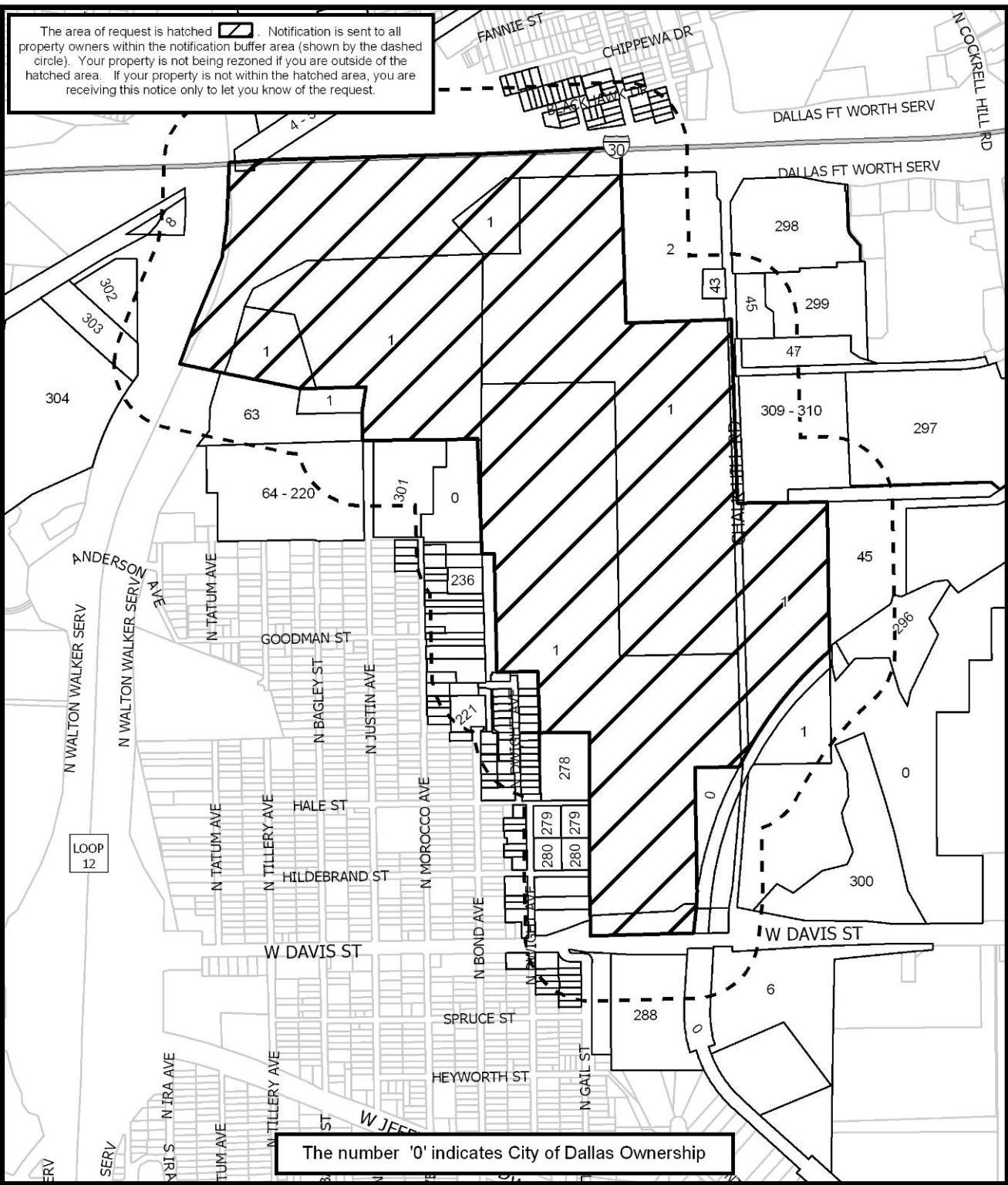
ZONING AND LAND USE

Map no: L-4, K-4, K-5


Case no: Z101-283

DATE: July 19, 2011

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



The number '0' indicates City of Dallas Ownership


1:12,000

NOTIFICATION

 **500'** AREA OF NOTIFICATION

 **310** NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: **L-4, K-4, K-5**

Case no: **Z101-283**

DATE: July 19, 2011

Notification List of Property Owners***Z101-283******310 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	900 WALTON WALKER	TXI OPERATIONS LP
2	1631 CHALK HILL	STEWART & STEVENSON POWER PRODUCTS LLC
3	800 CHALK HILL	MORNING PARK INC SUITE 700
4	9999 NO NAME	UNION PACIFIC RR CO % TAX DEPT
5	4401 LINFIELD	ST LOUIS S W RAILWAY CO % UNION PACIFIC PPTY TAX
6	4610 DAVIS	DISCALCED CARMELITE FATHERS OF DALLAS
7	1901 WALMSLEY	TEXAS STATE OF
8	500 DWIGHT	TEXAS STATE OF EXEMPT 1975
9	5880 BERNAL	COLONIA TEPEYAC LTD
10	2015 IROQUOIS	SOLIS ARMANDO
11	2003 IROQUOIS	CALDWELL CAROLINE D &
12	2007 IROQUOIS	HIGHT ERNESTINE
13	5311 BLACKHAWK	MALDONALDO JOSE
14	5427 BLACKHAWK	LESTER NOVELLA
15	5410 CHIPPEWA	PEREZ ALVARO M
16	5426 CHIPPEWA	CALDWELL ALZIE % A J ARNOLD
17	5512 CHIPPEWA	OLIVERA VIRGINIA
18	5425 BLACKHAWK	LOPEZ JUAN & MANUELA
19	5414 CHIPPEWA	SIMPSON CAROLYN V
20	5421 BLACKHAWK	HIGHT CLAUDIE ESTATE
21	5423 BLACKHAWK	CHAVARRIA ROBERTO ET UX
22	5420 CHIPPEWA	ORTIZ MAURO
23	5419 BLACKHAWK	JUAREZ LORENZO P & APOLONIA B
24	5417 BLACKHAWK	JEMMERSON CASSANDMA M &
25	5415 BLACKHAWK	ALVAREZ HUGO E
26	5411 BLACKHAWK	ANGUIANO SANTIAGO & ESTEFANA M

Tuesday, July 19, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5403 BLACKHAWK	SANTIGO ANGUIANO & ESTEFANA M
28	5404 KENESAW	LARA PEDRO
29	1927 KENESAW	LARA PEDRO
30	5312 BLACKHAWK	APEX FINANCIAL CORP
31	5320 BLACKHAWK	JOHNSON RAYMOND L
32	1922 KENESAW	BENNETT OPHIE L
33	1921 IROQUOIS	HILL WILBERT A
34	1933 IROQUOIS	WOOTEN RUTH
35	1929 IROQUOIS	WATSON PAMELA & JONNA DECUIRE
36	1923 IROQUOIS	RUBIO HILDA & MARIA RUBIO
37	5220 IROQUOIS	JOHNSON RODGER B
38	1922 IROQUOIS	LARKINS LILLIAN EST OF % NORMAN L JEMMERSON
39	1939 INGERSOLL	TAYLOR GEORGE
40	1935 INGERSOLL	TAYLOR GEORGE A
41	1927 INGERSOLL	WHEATON CARLA ET AL
42	1923 INGERSOLL	MAZZMANIA LP
43	1601 CHALK HILL	NEW MICROS INC ATTN: RANDY M DUMSE PRES
44	1200 DWIGHT	GARCIA JOSE JR & FELICITA FELICITAS
45	4400 IH 30	MORNING PARK INC
46	4700 DAVIS	MORNING PARK INC STE 700
47	4250 IH 30	PINNACLE PARK MSTR OWNER C/O CHRISTON PPTY MGT
48	4254 IH 30	PINNACLE PARK MASTER OWNE ASSOC INC
49	1107 DWIGHT	OWENS LELA M EST OF
50	1111 DWIGHT	VASQUEZ BENITO
51	1115 DWIGHT	ROBLES RAMIRO
52	1119 DWIGHT	TIDWELL DAVID W
53	1123 DWIGHT	ARMIJO RUBEN & MARY E
54	1127 DWIGHT	MILES HENRY L
55	1201 DWIGHT	RAYMUNDO HUMBERTO &
56	4930 SUSAN	SANCHEZ CARLOS & OFELIA
57	1106 DWIGHT	HASSMANN GUILLERMINA

Tuesday, July 19, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1110 DWIGHT	ROBLES SIMON & EUTIQUIA
59	1114 DWIGHT	J C LEASING LLP
60	1120 DWIGHT	GRIFFIN FRED W
61	1126 DWIGHT	MENDOZA AIDA
62	1130 DWIGHT	RAYMUNDO HUMBERTO
63	1500 WALTON WALKER	TOWN VIEW CORP
64	1288 BAGLEY	TOWN VIEW CORP
65	1288 BAGLEY	TRINIDAD JUANA SPACE 49
66	1288 BAGLEY	MODESTA GOMEZ SPACE #28
67	1288 BAGLEY	ABRO JESSICA SPACE 048
68	1288 BAGLEY	HERNANDEZ JOSE SPACE 116
69	1288 BAGLEY	HERNANDEZ ALFONSO SPACE 3
70	1288 BAGLEY	JOE GREENWALT SPACE 5
71	1288 BAGLEY	SALAZAR JULIO EDUARDO SPACE 6
72	1288 BAGLEY	VASQUEZ J AMADOR SPACE 7
73	1288 BAGLEY	RIOJAS HERIBERTO SPACE 12
74	1288 BAGLEY	RAMIREZ MARTIN SPACE 13
75	1288 BAGLEY	HERNANDEZ MAGDELENA SPACE 15
76	1288 BAGLEY	GARDUNO GEGURERCINDO SPACE 16
77	1288 BAGLEY	SALDANO REYMUNDO SPACE 20
78	1288 BAGLEY	GABRIEL MANZANO SPACE 21
79	1288 BAGLEY	GAONA MARIA & JULIO SPACE 25
80	1288 BAGLEY	ROMERO GABRIEL & DEBBIE SPACE 29
81	1288 BAGLEY	VASQUEZ EDGAR SPACE 33
82	1288 BAGLEY	LEONIDES EDGARDO RAMOS SPACE 38
83	1288 BAGLEY	CONTRERAS MANUEL SPACE 39
84	1288 BAGLEY	ROBERTO TAMAR SPACE 46
85	1288 BAGLEY	SALAZAR CARLOS SPACE 54
86	1288 BAGLEY	LEYVA LUIS SPACE 56
87	1288 BAGLEY	FLENNIKEN BOBBIE C SPACE 62
88	1288 BAGLEY	BELADOR MERCAD & ARACELI SPACE 67

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1288 BAGLEY	MARTINEZ ALMA D SPACE 69
90	1288 BAGLEY	GOMEZ HECTOR O SPACE 70
91	1288 BAGLEY	GARZA HENRY & TAMMY SPACE 72
92	1288 BAGLEY	CHARLOTTIE SPHALER SPACE 77
93	1288 BAGLEY	OROPEZA ARACEL SPACE 78
94	1288 BAGLEY	SIGALA PEDRO SPACE 80
95	1288 BAGLEY	ISABEL CONTREREAS SPACE 83
96	1288 BAGLEY	ARO ALFONSO SPACE 84
97	1288 BAGLEY	RODRIGUEZ ANNA R SPACE 86
98	1288 BAGLEY	VILLARREAL MARTIN SPACE 87
99	1288 BAGLEY	FERNANDEZ SANTOS SPACE 91
100	1288 BAGLEY	BAUTISTA MARTHA SPACE 92
101	1288 BAGLEY	CONTRERAS DANIEL SPACE 93
102	1288 BAGLEY	DURAN MARTIN SPACE 96
103	1288 BAGLEY	AREVALO ANNA SPACE 103
104	1288 BAGLEY	VASQUEZ ELIZABETH SPACE 106
105	1288 BAGLEY	PACHECO ALFONSO & ROSA SPACE 107
106	1288 BAGLEY	MORENO JULLIO SPACE 108
107	1288 BAGLEY	HERNANDEZ RAFAEL
108	1288 BAGLEY	TELLO BLAS SPACE 111
109	1288 BAGLEY	CASTILLO ELIZA SPACE 114
110	1288 BAGLEY	MARTINEZ OZIEL SPACE 119
111	1288 BAGLEY	FELIPI GONZALEZ SPACE 121
112	1288 BAGLEY	VASQUEZ HERLINDA SPACE 123
113	1288 BAGLEY	HERNANDEZ LUCIA SPACE 124
114	1288 BAGLEY	ROSALES JOSE E SPACE 128
115	1288 BAGLEY	CONONADO FELIPI SPACE 130
116	1288 BAGLEY	ROMERO GABRIEL SPACE 136
117	1288 BAGLEY	VILLARREAL AUDELIA SPACE 138
118	1288 BAGLEY	CARAPIA MARIA SPACE 139
119	1288 BAGLEY	GONZALES REYES SPACE 140

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	1288 BAGLEY	REYES ANTONIO ORTIZ SPACE 142
121	1288 BAGLEY	LEYVA BERNDAL SPACE 144
122	1288 BAGLEY	CONTRERAS AVELIA M SPACE 149
123	1288 BAGLEY	CASTANEDA ISMAEL SPACE 150
124	1288 BAGLEY	MARTINEZ PAULA SPACE 151
125	1288 BAGLEY	AGUINAGA JORGE SPACE 152
126	1288 BAGLEY	ELIAS MANUEL AGULIRRE MANUEL SPACE 157
127	1288 BAGLEY	RAMIREZ ALMA SPACE 160
128	1288 BAGLEY	GARCIA VICTOR SPACE 1
129	1288 BAGLEY	GUTIERREZ CATALINA SPACE 2
130	1288 BAGLEY	JOSE LOUIS HERREREA SPACE 4
131	1288 BAGLEY	RADORTE ASael SPACE 8
132	1288 BAGLEY	HERRERA DANIEL SPACE 9
133	1288 BAGLEY	LORENA GOMEZ SPACE 10
134	1288 BAGLEY	PINA ANTONIO SPACE 11
135	1288 BAGLEY	RODRIGUEZ VERONICA SPACE 14
136	1288 BAGLEY	LYONS LESLIE SPACE 17
137	1288 BAGLEY	RODRIGUEZ EFRAIN SPACE 18
138	1288 BAGLEY	RANGEL CECILIA SPACE 19
139	1288 BAGLEY	ARANAS JOSE SPACE 22
140	1288 BAGLEY	ROCHA MARIA SPACE 23
141	1288 BAGLEY	MERLAN DAVID SPACE 24
142	1288 BAGLEY	BARRAGUE NORMAN SPACE 30
143	1288 BAGLEY	ALBA BELAN SPACE 31
144	1288 BAGLEY	DELEON JOSE VICTOR SPACE 32
145	1288 BAGLEY	BENJAMIN DEYANVIRO FLORES SPACE 34
146	1288 BAGLEY	FLATT NOLA SPACE 42
147	1288 BAGLEY	MEJIA JOSE SPACE 44
148	1288 BAGLEY	DIAZ ALVARO SPACE 45
149	1288 BAGLEY	TAPIA JUAN SPACE 47
150	1288 BAGLEY	HERNANDEZ HUMBERTO SPACE 50

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	1288 BAGLEY	AGUIRRE JUAN SPACE 51
152	1288 BAGLEY	ALBA BELEN SPACE 53
153	1288 BAGLEY	BRAMLETT ASCENCION SPACE 55
154	1288 BAGLEY	SHAWN PATTERSON SPACE 57
155	1288 BAGLEY	MORALES JOSE & MAYRA SPACE 58
156	1288 BAGLEY	HATFIELD VIRGIE SPACE 63
157	1288 BAGLEY	RODRIQUEZ JUAN SPACE 64
158	1288 BAGLEY	NORMA JACOBS SPACE 66
159	1288 BAGLEY	CONTRERAS PEDRO & LEONILA SPACE 68
160	1288 BAGLEY	CUEVAS LAURA SPACE 71
161	1288 BAGLEY	BALDERAS JOSE A SPACE 73
162	1288 BAGLEY	OMAR INPINA SPACE 75
163	1288 BAGLEY	ROJAS NICHOLAS & CLAUDIA SPACE 76
164	1288 BAGLEY	MARTINEZ ALFRED SPACE 82
165	1288 BAGLEY	ORTIZ SANDRA SPACE 85
166	1288 BAGLEY	TORRES MIGUEL & PASTOR SPACE 88
167	1288 BAGLEY	BRUNETTE MARJORIE SPACE 89
168	1288 BAGLEY	HERNANDEZ MANUEL D SPACE 94
169	1288 BAGLEY	CASTENSADA FELICIANO SPACE 95
170	1288 BAGLEY	VASQUEZ HERLINDA SPACE 98
171	1288 BAGLEY	PIERCE DEBRA ANN SPACE 99
172	1288 BAGLEY	MCCULLOCH BILLIE EST OF
173	1288 BAGLEY	POMPELLO MARTINEZ SPACE 27
174	1288 BAGLEY	TURNBULL CATHY SPACE 65
175	1288 BAGLEY	BADEN ELSIE SPACE 60
176	1288 BAGLEY	SAICH ELAINE SPACE 26
177	1288 BAGLEY	BROCK JEFFERSON D & JUNE SPACE 134
178	1288 BAGLEY	SANDOVAL JESUS SPACE 079
179	1288 BAGLEY	WRIGHT JOAN SPACE 59
180	1288 BAGLEY	CONNOR PATRICIA SPACE 52
181	1288 BAGLEY	CASTILLO JORGE SPACE 61

Tuesday, July 19, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	1288 BAGLEY	ADAM CERVANTES SPACE 100
183	1288 BAGLEY	BRIONES GILBERT SPACE 102
184	1288 BAGLEY	RODRIGUEZ OLVERIO SPACE 105
185	1288 BAGLEY	WILKS JIMMY LOT 110
186	1288 BAGLEY	HANEY MARCUS SPACE 112
187	1288 BAGLEY	GOINS ROBERT SPACE 115
188	1288 BAGLEY	KHAMVONGSA THONGSAVANA SPACE 117
189	1288 BAGLEY	GARCIA YESENIA SPACE 118
190	1288 BAGLEY	CEPEDA JOSE SPACE 120
191	1288 BAGLEY	CASTILLO JOSE ALFREDO SPACE 122
192	1288 BAGLEY	GARCIA MARIA A SPACE 125
193	1288 BAGLEY	TORRES ISMAEL SPACE 126
194	1288 BAGLEY	JACINTO ISMAEL SPACE 129
195	1288 BAGLEY	GARY DAISY L SPACE 131
196	1288 BAGLEY	TURNER JOHN A SPACE 132
197	1288 BAGLEY	SOLIZ RAYMUNDO JR & JODY SPACE 133
198	1288 BAGLEY	ROMERO DEBBIE SPACE 135
199	1288 BAGLEY	GRAY SARAH SPACE 137
200	1288 BAGLEY	BLANCESI MARGARITA SPACE 141
201	1288 BAGLEY	ROSA LOER SPACE 143
202	1288 BAGLEY	MORALES ELIZABETH SPACE 145
203	1288 BAGLEY	MARTINEZ LUCY & ISRAEL SPACE 147
204	1288 BAGLEY	CASTANEDA PEDRO SPACE 148
205	1288 BAGLEY	LARA MARY A SPACE 154
206	1288 BAGLEY	BANKS DONALD SPACE 155
207	1288 BAGLEY	KAMTRO KEN SPACE 161
208	1288 BAGLEY	REYES JOSE SPACE 162
209	1288 BAGLEY	HANEY REBECCA SPACE 164
210	1288 BAGLEY	MONTOYA ARNULFO SPACE 165
211	1288 BAGLEY	CESAR GARZA SPACE 166
212	1288 BAGLEY	CHADARES BETTY JO SPACE 163

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	1288 BAGLEY	BARNETT VIRGINIA SPACE 101
214	1288 BAGLEY	VASQUEZ HERLINDA SPACE 104
215	1288 BAGLEY	MARTIN ANGEL SPACE 36
216	1288 BAGLEY	ESPARZA RAUL SPACE 146
217	1288 BAGLEY	VALDERA YULIANA SPACE 74
218	1288 BAGLEY	MORRISON HUNTER MACK SPACE 90
219	1288 BAGLEY	HARTMAN JIM SPACE 127
220	1288 BAGLEY	CORTES PATRICIA & CESAR SPACE 37
221	1100 BOND	BERNAL ENRIQUE
222	1114 MOROCCO	VALDERAS ELENA C
223	1118 MOROCCO	NOGUEZ JAVIER C & DENISE M
224	1120 MOROCCO	MARTINEZ APOLONIO
225	1122 MOROCCO	ORTIZ EUGENIA
226	1131 BOND	CASTANEDA GUSTAVO & ROSA MARIA
227	1130 MOROCCO	CRUZ QUEZADA
228	1142 MOROCCO	ESPARZA JESUS
229	1146 MOROCCO	HEGBOUM MARGARET A
230	1154 MOROCCO	HEGBOUM MARGARET A
231	1162 MOROCCO	CASTILLO FLORENTINA
232	1166 MOROCCO	EBERT ROBERT R
233	1206 MOROCCO	PEREZ DORA
234	1214 MOROCCO	GARCIA JOSE JR & FELICITAS
235	1218 MOROCCO	KATTNER SHIRLEY
236	1232 MOROCCO	KATTNER SHIRLEY A
237	1230 MOROCCO	SARAVIA ALFREDO ORLANDO &
238	1234 MOROCCO	SARAVIA ALFREDO ORLANDO & NOEMI BRIZUELA
239	1238 MOROCCO	HERNANDEZ NELSON A & MARIA TERESA SANTOS
240	1252 MOROCCO	WILSON MAURICE
241	1250 MOROCCO	WHITE L C
242	1253 MOROCCO	DE LEON MARY BEATRICE G
243	1247 MOROCCO	MARTINEZ FRANCISCO & BLANCA

Tuesday, July 19, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	1241 MOROCCO	FLORES LUCIO & ACASIO
245	1249 MOROCCO	PRUETT DONALD R
246	1039 BOND	WALKER JIMMY L & HELEN P
247	719 DWIGHT	SAVAGE TERRY DEE
248	707 DWIGHT	LOPEZ MARCELINO % MARGARITA LOPEZ
249	703 DWIGHT	ROMO LUZ ELENA
250	613 DWIGHT	BEAR ARMANDO
251	613 DWIGHT	BEAR JUAN
252	919 DWIGHT	LUNA JOHN JR
253	915 DWIGHT	CASANOVA JANE KALLAS
254	907 DWIGHT	CASANOVA JOSE H
255	815 DWIGHT	OWENS PAUL ALLEN
256	811 DWIGHT	ESQUIVEL JENNIFER D
257	803 DWIGHT	RANGEL MARIA FELIX
258	1037 DWIGHT	TIDWELL JAMES MICHAEL & VIRGINIA LEE
259	1032 BOND	CABRALES LEOPOLDO
260	1033 DWIGHT	SUTTON MICHAEL D & SHARON A
261	1038 BOND	VALDOVINO RICARDO
262	1023 DWIGHT	COUCH JUANITA
263	1030 BOND	CABRALESLOPEZ LEOPOLDO & SANTIAGA M DE CABRALES
264	1014 BOND	VALDEZ GUILLERMO M & ERNESTINE
265	1010 BOND	FUENTES LUIS GERARDO & MARIA E
266	1009 DWIGHT	RODRIGUEZ JOSE & PRISCILLA RODRIGUEZ
267	1013 DWIGHT	BRIONES RAMON A & CAROLINA A BRIONES
268	1006 BOND	MARTINEZ BERNARDINO & JESSICA
269	1038 DWIGHT	IRBY AMY KATHERINE
270	1014 DWIGHT	POLK BARBARA & DARRELL POLK
271	1016 DWIGHT	POLK BARBARA & DARRELL
272	1022 DWIGHT	HERNANDEZ STEPHANIE N
273	1024 DWIGHT	HERNANDEZ STEPHANIE N RAYMOND HERNANDEZ
274	1030 DWIGHT	GALEANA EULALIA

Tuesday, July 19, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	1006 DWIGHT	MENDOZA JULIO & RAFALEA S DE MENDOZA
276	1010 DWIGHT	VALDEZ JUAN F
277	1002 DWIGHT	VASQUEZ NARCISO & MARY ANN
278	4811 HALE	HILLTOP TRAILER RANCH L C
279	930 HALE	BARNES VIRGIL J & BARBARA
280	806 HILDEBRAND	BARNES VIRGIL J & BARBARA M
281	706 DWIGHT	BARNES VIRGIL J & BARBARA M
282	1507 HONEY TRAIL	GONZALES JOSE
283	1315 ORCHARD	ARC HOUSING STE 200
284	14647 LASATER	TOBIAS JESUS SPACE 088
285	706 DWIGHT	BARNES VIRGIL J
286	14647 LASATER	ARC DEALERSHIP SUITE 400
287	4700 DAVIS	ESKANDARLOU GHOLAMERZA R
288	4700 DAVIS	ESKANDARLOU GHOLAMREZA
289	4912 DAVIS	EVANGELICAL CHURCH OF GOD
290	518 GAIL	TERRY MARY VAUGHAN
291	418 DWIGHT	BARCENAS RAIMUNDO & MARIA A ZAVALA
292	414 DWIGHT	STRIPLING HILLERY
293	419 GAIL	TERRY MARY C VAUGHAN
294	2002 IROQUOIS	LEBLANC ANGELA
295	2006 IROQUOIS	BAHENA FAUSTO R & MARIA
296	800 DAVIS	PINNACLE PARK MASTER OWNE C/O CHRISTON PPTY
297	1421 COCKRELL HILL	PROLOGIS TRUST ATTN: SCOTT ALEXANDER
298	1710 CHALK HILL	LOWES HOMES CENTERS INC
299	4410 IH 30	SHOPS AT PINNACLE PARK LLC % BIJAN NAHAI
300	4599 DAVIS	VISTAS OF PINNACLE PARK LTD
301	1300 JUSTIN	Dallas ISD
302	1601 WALTON WALKER	HAGAN VINCENT DEPAUL TR VINCE HAGAN CO LIV TRUST
303	1601 WALTON WALKER	DALLAS CITY & COUNTY LEVEE DISTRICT
304	1501 WALTON WALKER	FEDEX NATIONAL LTL INC
305	1034 BOND	CABRALES JUAN M

Tuesday, July 19, 2011

Z101-283(RB)

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	1018 BOND	CASTILLO PABLA
307	1017 DWIGHT	MORALES HECTOR V & RACHEL V
308	9999 NO NAME	UNION PACIFIC RR CO % TAX DEPT
309	1415 COCKRELL HILL	PROLOGIS TRUST ATTN: SCOTT ALEXANDER
310	1415 COCKRELL HILL	PROLOGIS NA2 TEXAS LLC

Tuesday, July 19, 2011

FILE NUMBER: Z101-267(MW)

DATE FILED: May 9, 2011

LOCATION: Southwest corner of East R.L. Thornton Freeway and South Buckner Boulevard

COUNCIL DISTRICT: 7

MAPSCO: 48-G

SIZE OF REQUEST: ±3,298 sf

CENSUS TRACT: 122.07

REPRESENTATIVE: Roger Albright

APPLICANT: Garibaldi Sportsbar, Inc.

OWNER: 9334 L.T.D.

REQUEST: An application for the sale or service of alcoholic beverages for on-premise consumption in conjunction with a commercial amusement (inside) on property zoned a RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay.

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

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

BACKGROUND INFORMATION:

- The request site comprises ±3,298-sqaure feet of floor area within a ±64,000 square-foot building utilized for retail and personal service uses.
- The applicant proposes the sale and service of alcoholic beverages in conjunction with the existing commercial amusement (inside) which functions as a sports bar. On November 19, 2011, the establishment, which includes pool tables, a ±300-square foot dance floor and a restaurant, was issued a certificate of occupancy for a commercial amusement (inside).
- The commercial amusement (inside) is allowed by right. The sale of alcoholic beverages on property requires a specific use permit due to the D-1 Liquor Control Overlay.
- The request site is surrounded by RL Thornton Freeway right-of-way to the north; Buckner Boulevard right-of-way to the east; auto repair to the south and retail to the west.

Zoning History:

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

Thoroughfares/Streets:

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

Land Use:

	Zoning	Land Use
Site	RR-D-1	Commercial amusement (inside) and restaurant without drive-in or drive-through service
North	RR	Right-of-way
East	RR-D-1	Right-of-way
South	RR-D-1	Auto-related
West	RR-D-1	Retail

STAFF ANALYSIS:

Comprehensive Plan:

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

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

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

LAND USE ELEMENT

Goal 1.1: Promote desired development.

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

Land Use Compatibility:

The request site comprises ±3,298-sqaure feet of floor area within a ±64,000 square-foot building utilized for retail and personal service uses.

The applicant proposes the sale and service of alcoholic beverages in conjunction with the existing commercial amusement (inside) and restaurant without drive-in or drive-through service. The establishment includes a ±300-square foot dance floor.

Z101-267 (MW)

The commercial amusement (inside) and restaurant are allowed by right. The sale of alcoholic beverages on property requires a specific use permit due to the D-1 Liquor Control Overlay.

The request site is surrounded by RL Thornton Freeway right-of-way to the north; Buckner Boulevard right-of-way to the east; auto repair to the south and retail to the west.

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

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

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

The applicant's request, subject a site plan and conditions, complies with the general provisions for consideration of an SUP.

Traffic:

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

Parking:

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

Z101-267 (MW)

Landscaping:

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

Police Report:

An online search of the Dallas Police Department's offense incident reports and 911 call records for the period from January 1, 2005 to August 22, 2011 revealed no records.

Z101-267 (MW)

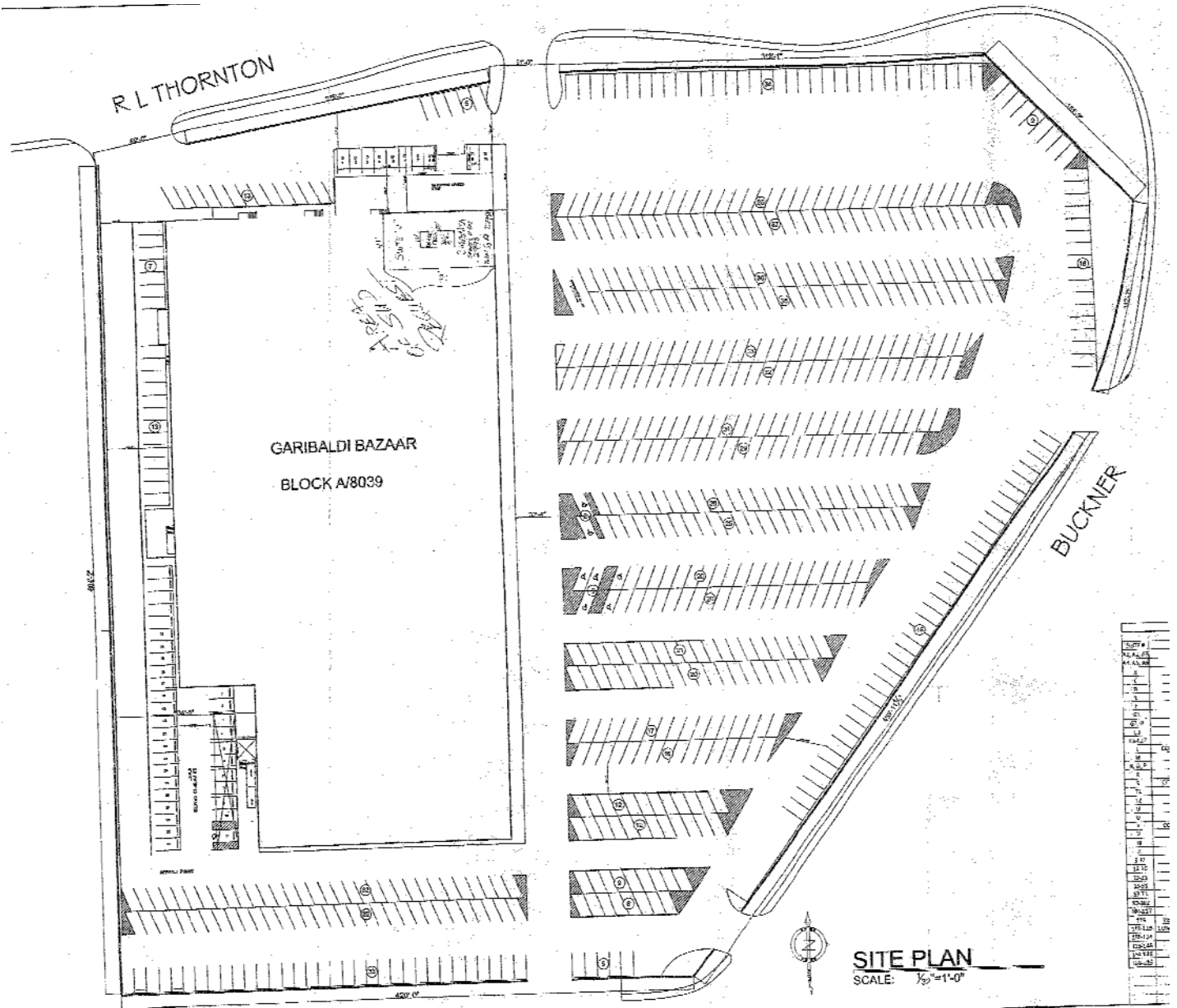
List of Partners/Principals/Officers

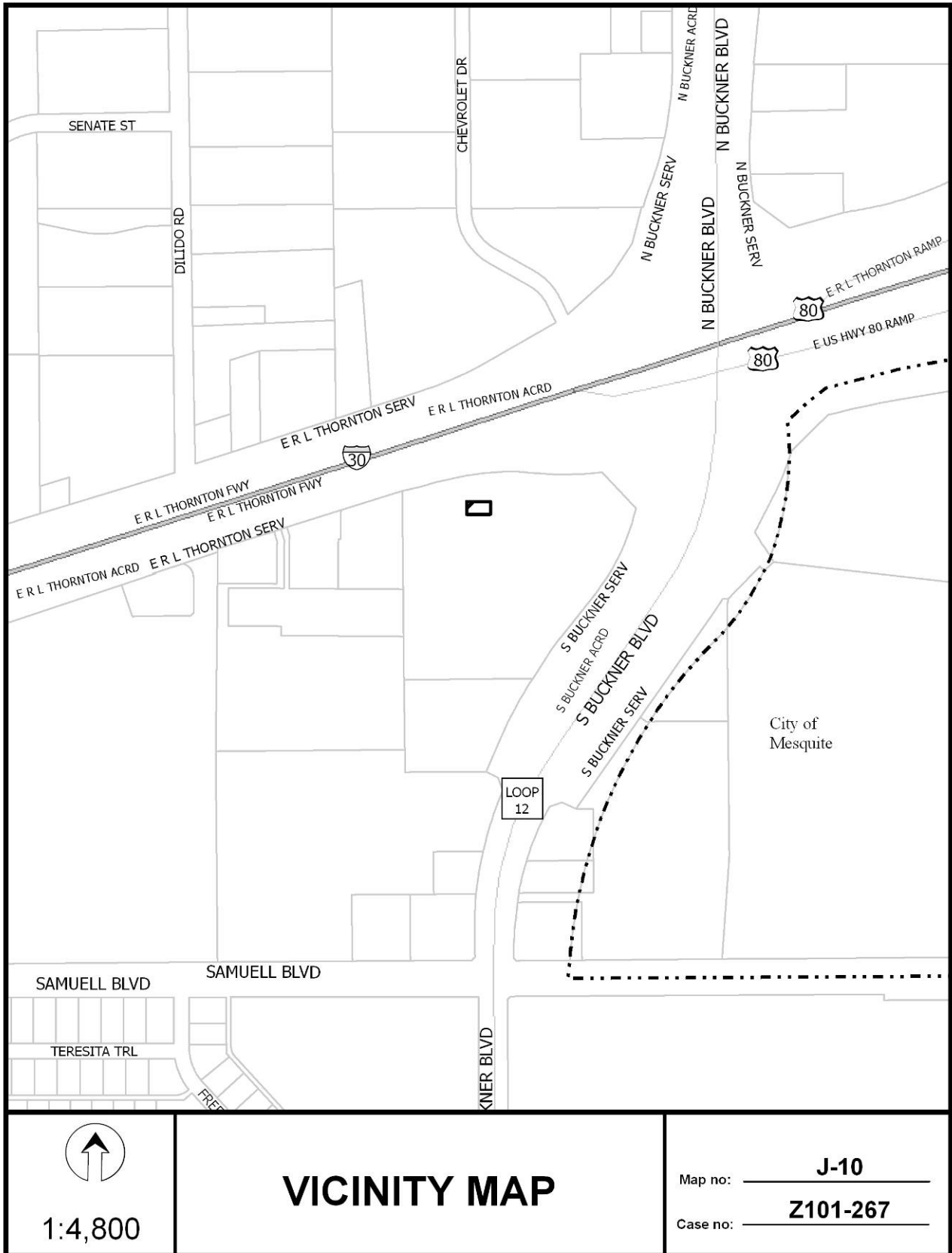
Louis H. Lebowitz, President and sole General Partner, 9334 L.T.D.

**Z101-267
SUP Conditions**

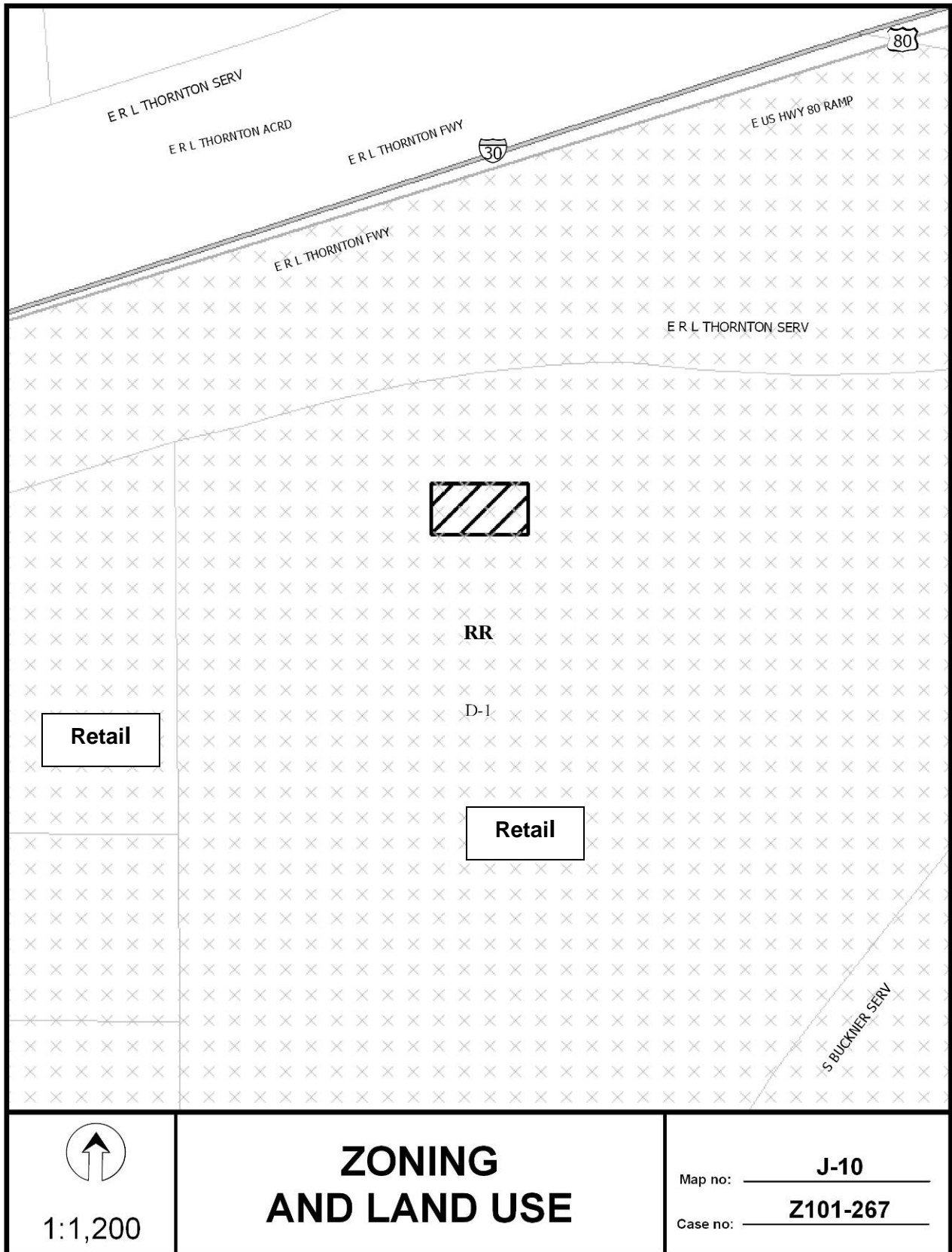
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a commercial amusement (inside).
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit automatically terminates on (two years).
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan

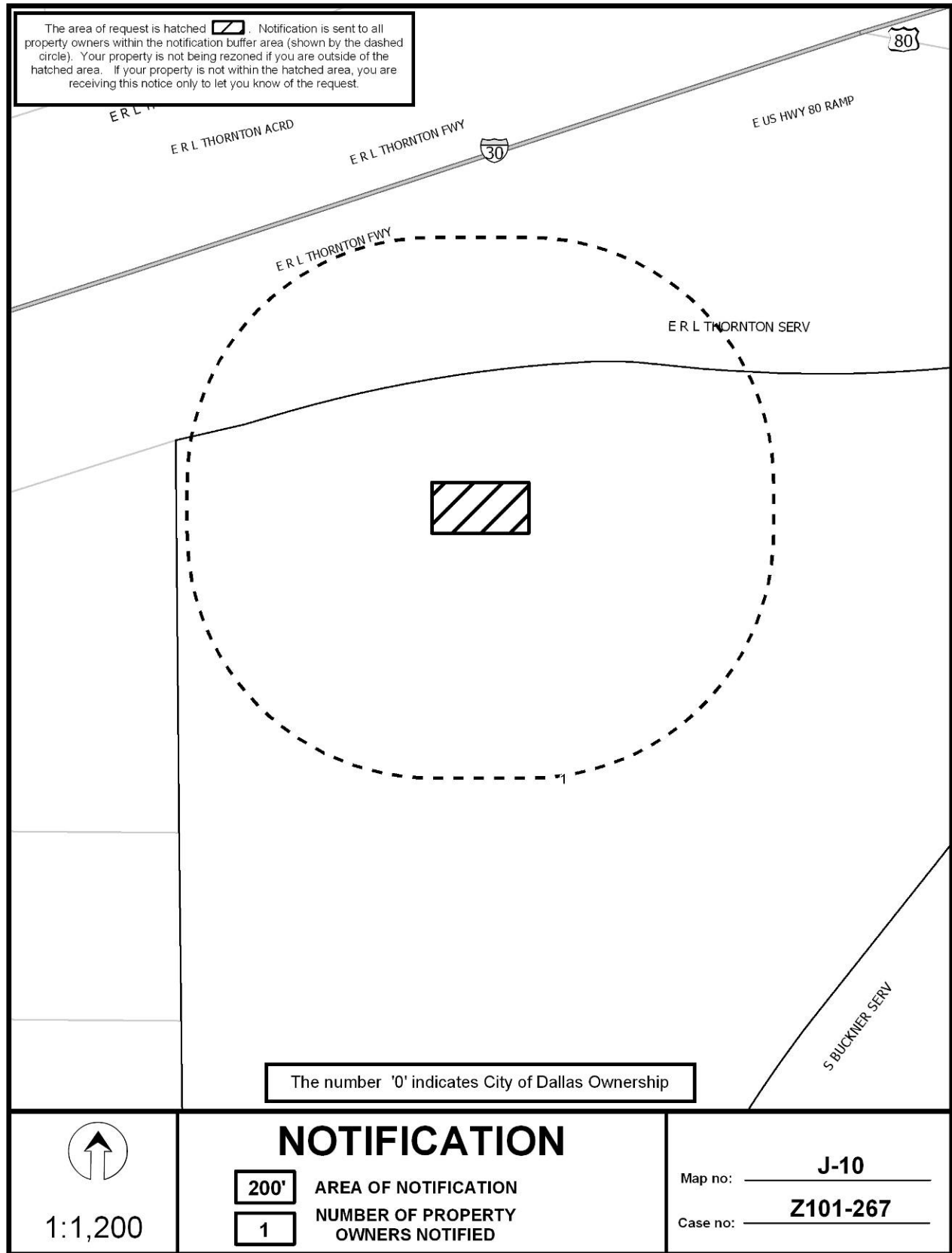




DATE: August 23, 2011



DATE: August 23, 2011



DATE: August 23, 2011

Z101-267 (MW)

Page 1 of 1

8/23/2011

Notification List of Property Owners

Z101-267

1 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9334 R L THORNTON	601 N COLLINS LTD

FILE NUMBER: Z101-271 (MG)

DATE FILED: May 16, 2011

LOCATION: Southwest corner of E. R.L. Thornton Freeway and N. Jim Miller Road

COUNCIL DISTRICT: 4

MAPSCO: 48 E

SIZE OF REQUEST: Approx. 1.5379 acres

CENSUS TRACT: 122.06

REPRESENTATIVE: Karen Mitchell, Mitchell Planning Group, LLC

APPLICANT/OWNER: Racetrac Petroleum, Inc.

REQUEST: An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use less 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 sell alcohol for off-premise consumption in conjunction with the existing grocery store.

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

BACKGROUND INFORMATION:

- The request site is currently developed with an approximately 2,443 square foot general merchandise use (convenience store) and vehicle fueling station (gas station).
- The applicant proposes to sell alcohol for off-premise consumption in conjunction with the existing convenience store.
- The general merchandise use is permitted by right in the RR Regional Retail District. The sale of alcoholic beverages on property regulated by the D-1 Liquor Control Overlay requires a specific use permit.

Zoning History:

1. Z101-310

On September 1, 2011 the City Planning Commission recommended approval of 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 store greater than 3,500 square feet on property zoned a RR-D Regional Retail District with a D Liquor Control Overlay. (This case is scheduled for the October 10, 2011 City Council hearing.)

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
N. Jim Miller	Arterial	100 ft.	100 ft.

Land Use:

	Zoning	Land Use
Site	RR-D-1	General Merchandise/Food Store/Motor Vehicle Fueling
North	RR	Restaurant
South	RR-D-1	Restaurant
East	RR-D-1	Car wash/restaurant/retail
West	RR-D-1	Restaurant

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 Business Center Corridor Block.

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.

Land Use Compatibility:

The approximately 1.5379 acre request site is zoned an RR Regional Retail District with a D-1 Liquor Control Overlay and is currently developed with a 2,443 square foot general merchandise and food store and associated motor vehicle fueling station. The applicant is proposing to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property, which requires a Specific Use Permit in the D-1 Liquor Control Overlay.

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

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

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

The 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:

Z101-271 (MG)

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

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

The applicant’s request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. The adjacent commercial uses are compatible with the existing and proposed use on the subject property. The applicant is proposing to maintain the general merchandise and food store and motor vehicle fueling station. 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 FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
RR- existing Regional Retail	15'/20'	20' adjacent to residential OTHER: No Min.	NA	70'	80%	Proximity Slope Visual Intrusion	Retail, personal service

Parking/Traffic:

The Dallas Development Code requires off-street parking to be provided for a general merchandise use at one space for each 200 square feet of floor and 2 spaces for a motor vehicle fueling station. While the existing development requires 14 spaces, 15 spaces are provided as shown on the attached site plan.

Landscaping:

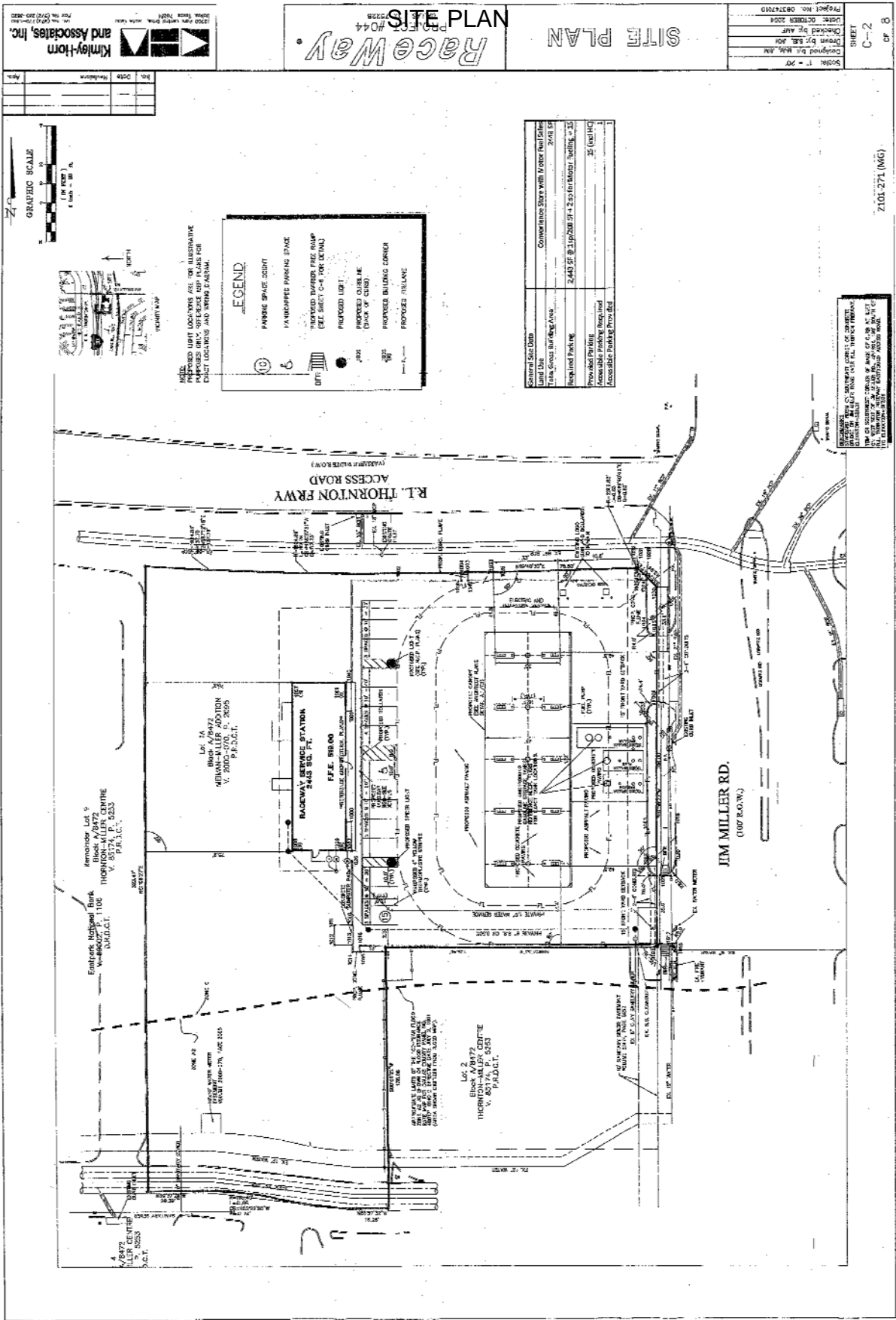
Landscaping required per Article X of the Dallas Development Code.

DPD Report

The screenshot displays the Dallas Police Department's Virtual Viewer interface. At the top left, the Dallas Police Department logo and name are visible. To the right, there are links for "UCR Codes", "Year Codes", and "Property Class Codes". Below the header, a yellow bar contains the text "Virtual Viewer - Public Access" on the left and "Welcome" on the right. The main content area is a light gray rectangle with a central message box. The message box has a dark blue header that reads "No found results." and a white body with the text "The search parameters found no records." At the bottom of the interface, a dark blue footer contains the text "AgencyWeb® All rights reserved. ©2009 Orion Communications, Inc."

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.



Kimley-Horn and Associates, Inc.
 2000 West 10th Street, Suite 100
 Omaha, Nebraska 68104
 Tel: (402) 426-8822
 Fax: (402) 426-8823

SITE PLAN
Race Way
 Project #044

Scale: 1" = 20'

Sheet: C-2

Project No.: 0837470

Date: October 2004

Prepared By: B.S., J.M.

Checked By: B.S., J.M.

General Site Data	Conversion Store with Food and Drink
Lot Area	2,418.57
Truck Service Parking Area	2,418.57
Required Parking	2,443 SF @ 110/200 SF = 2.22 (Minimum) - 2,443 SF
Proposed Parking	35 (Net) (10)
Available Parking (Net)	35 (Net) (10)
Accessible Parking Provided	35 (Net) (10)

NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.

3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

4. THE SITE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION.

5. THE SITE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES.

6. THE SITE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND UTILITIES.

7. THE SITE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION.

8. THE SITE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES.

9. THE SITE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND UTILITIES.

10. THE SITE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION.

11. THE SITE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES.

12. THE SITE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND UTILITIES.

13. THE SITE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION.

14. THE SITE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES.

15. THE SITE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND UTILITIES.

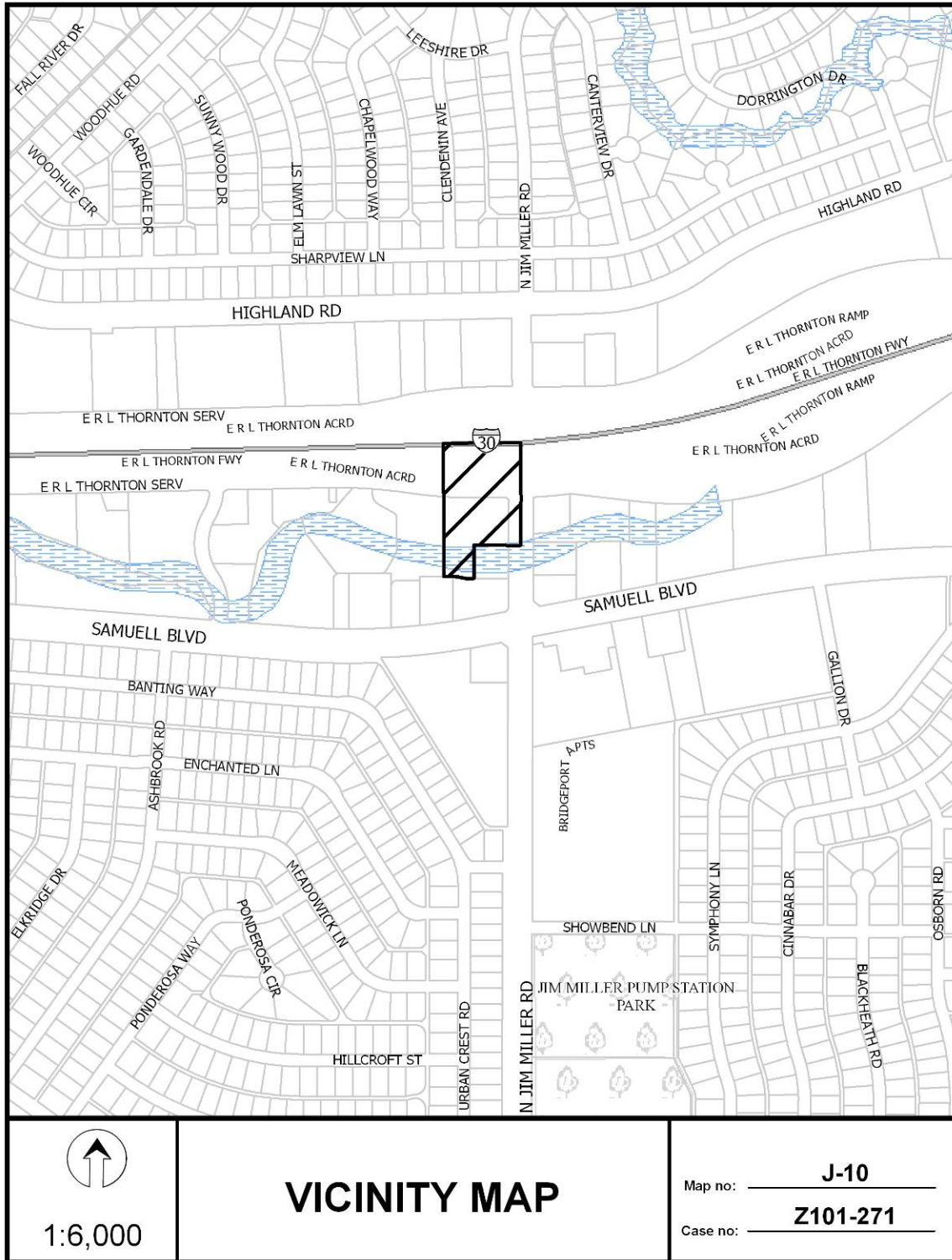
16. THE SITE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION.

17. THE SITE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES.

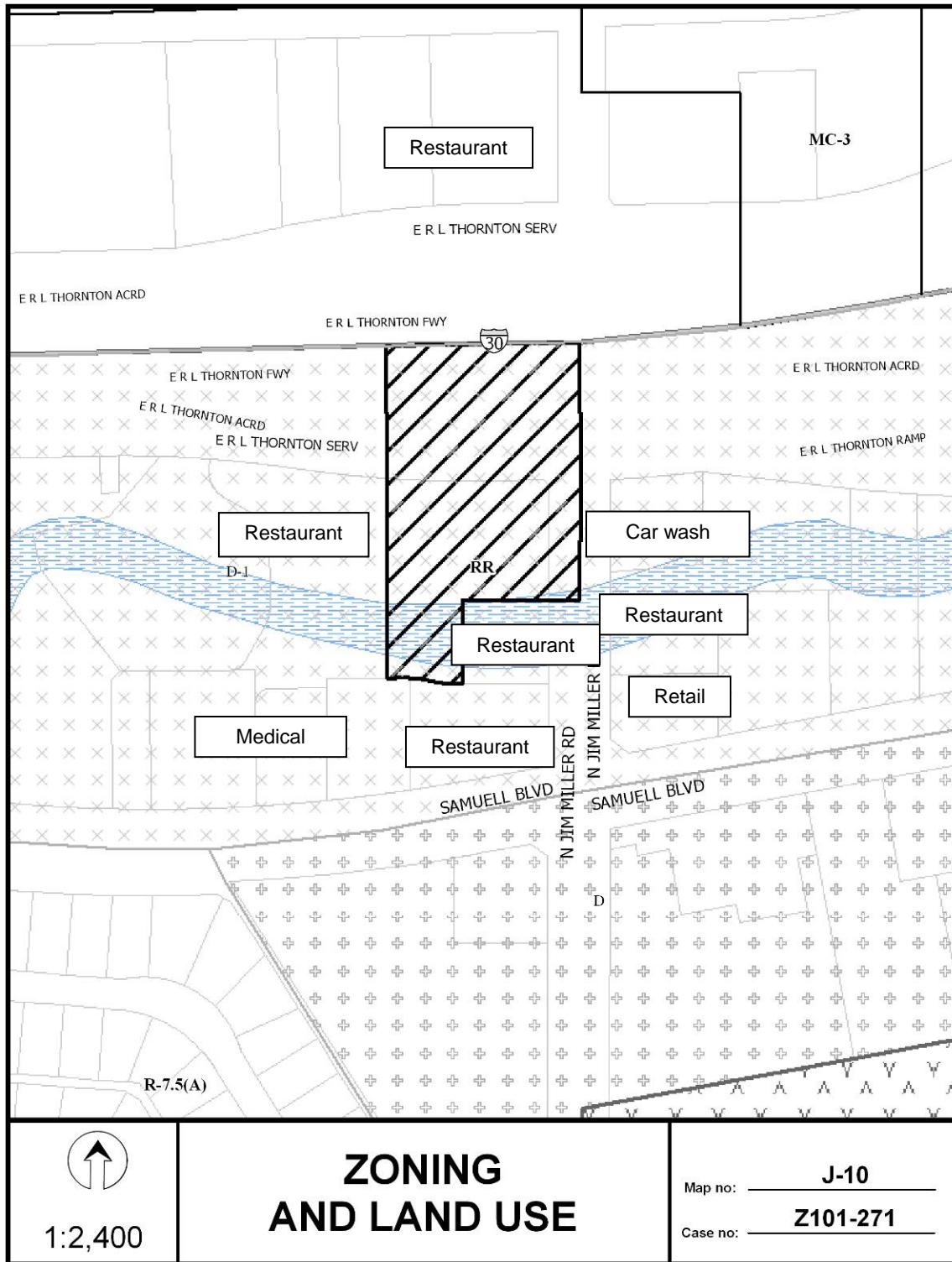
18. THE SITE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND UTILITIES.

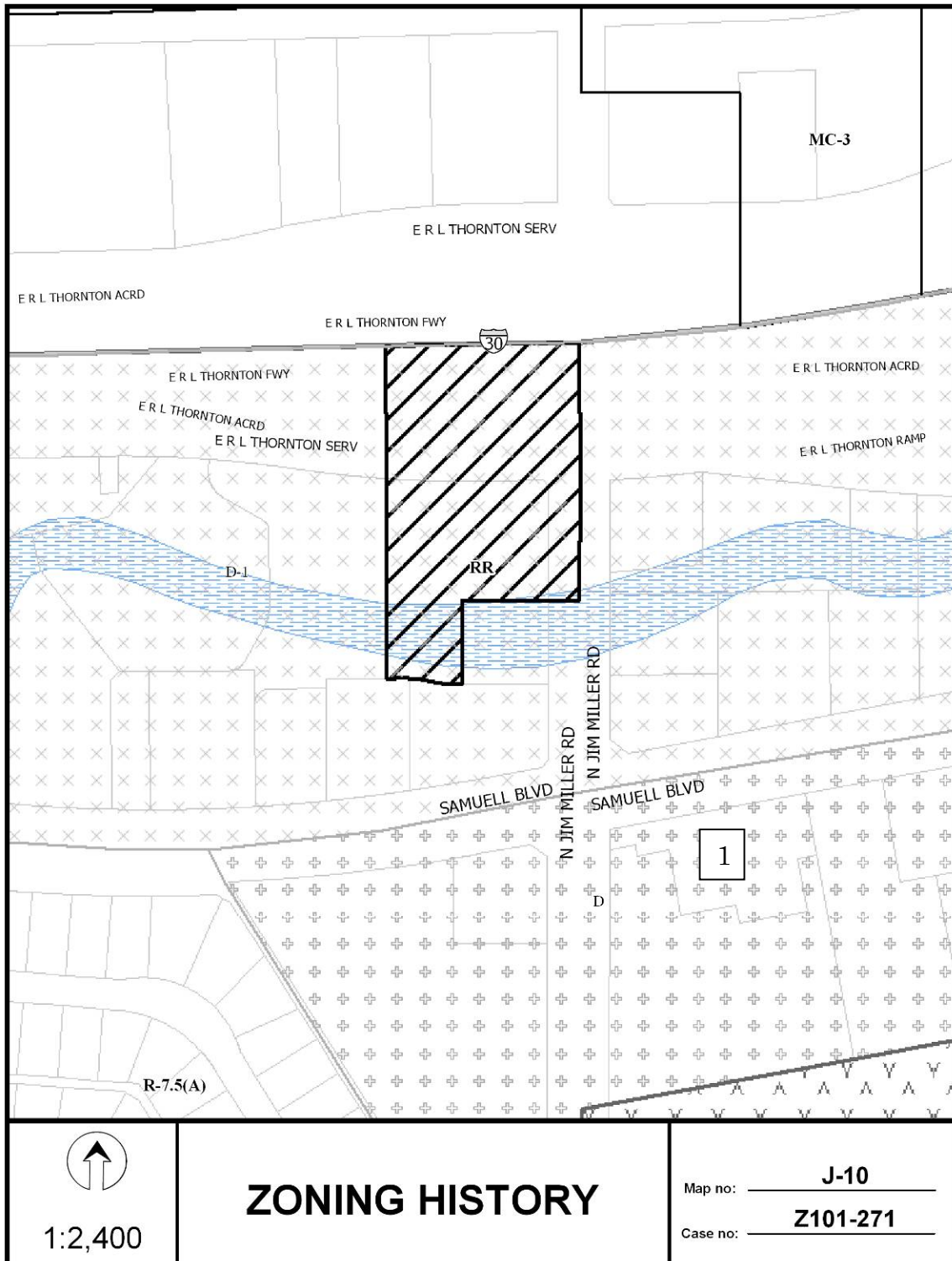
19. THE SITE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION.

20. THE SITE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES.

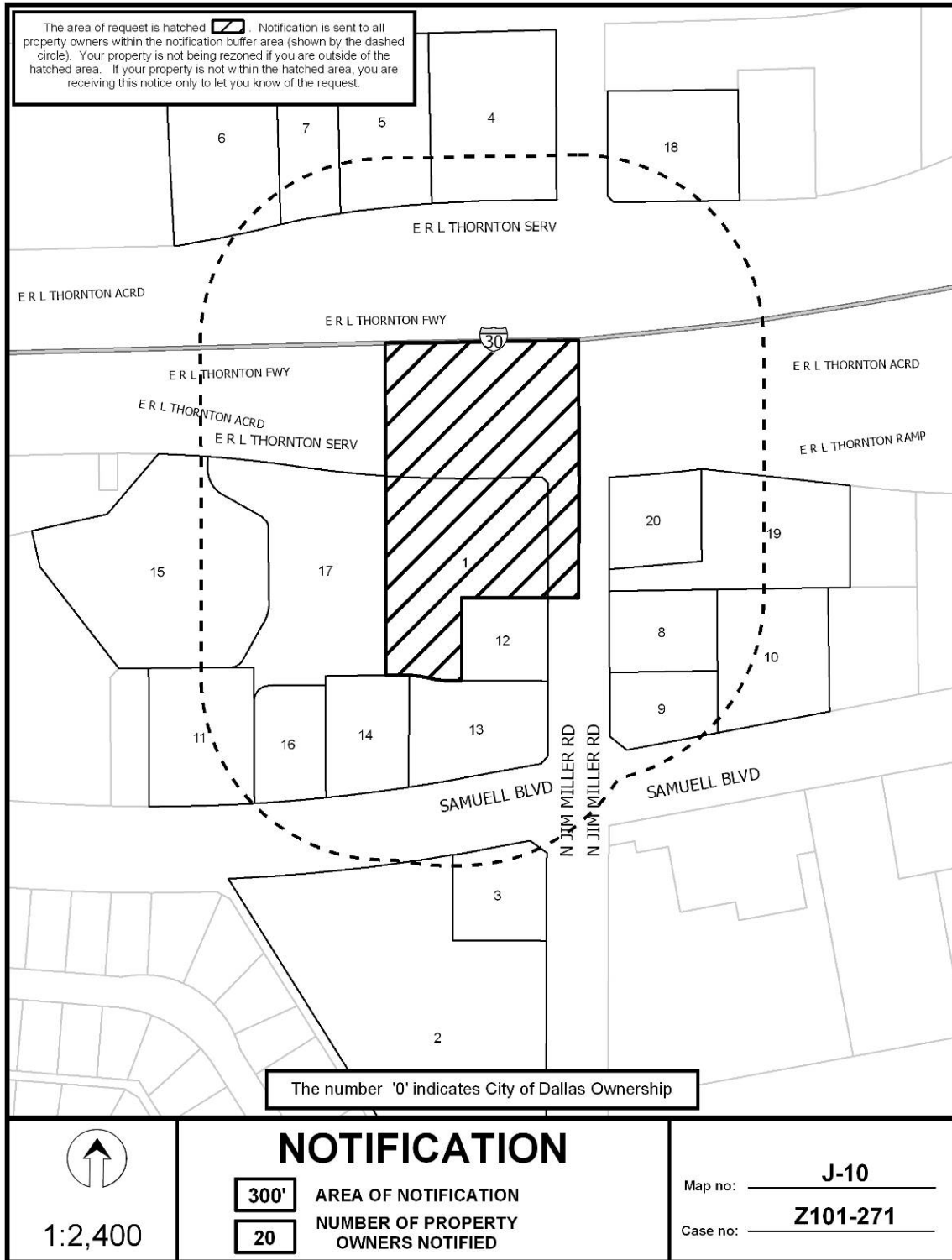


DATE: August 30, 2011





DATE: August 30, 2011



DATE: August 30, 2011

8/30/2011

Notification List of Property Owners***Z101-271******20 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8130 R L THORNTON	RACETRAC PETROLEUM INC
2	5409 JIM MILLER	JIM MILLER SHOPPING CENTER LP
3	5475 JIM MILLER	ISSA DAVID
4	5757 JIM MILLER	LIANG YU CHAO & FEI LIN
5	8117 R L THORNTON	MCDONALDS CORP 9742 % LAWRENCE INGRAM
6	8105 R L THORNTON	WILBANKS FRANCES YVONNE
7	8111 R L THORNTON	RETIREMENT REALTY EQUITIES LLC
8	5514 JIM MILLER	USRP FUNDING 2001 A LP
9	5510 JIM MILLER	DAY MARIE L
10	6885 SAMUELL	BURGER KING CORP 3997 % PPTY TAX ACCOUN
11	5757 SAMUELL	HI LO AUTO SUPPLY LP
12	5575 JIM MILLER	SIDERIS BASIL K ET AL % R W BALL INC
13	5555 JIM MILLER	SIDERIS BASIL K ET AL TAX DEPARTMENT 4
14	5877 SAMUELL	KENTUCKY FRIED CHICKEN % KFC TAX UNIT W1
15	8108 R L THORNTON	JIM MILLER HOSPITALITY LP
16	5859 SAMUELL	PIZZA HUT LTD % PPTY TAX DEPT
17	8120 R L THORNTON	POP HOLDINGS LP STE 120-221
18	8201 R L THORNTON	EXXON MOBIL CORP
19	8228 R L THORNTON	NELSON WILLIAM C JR % ALLISON AVE CORP
20	8200 R L THORNTON	QUIK WAY RETAIL AS II LTD

FILE NUMBER: Z101-294 (MG)

DATE FILED: June 10, 2011

LOCATION: East line of Kleberg Road, north of Carleta Street

COUNCIL DISTRICT: 8

MAPSCO: 69A U

SIZE OF REQUEST: Approx. 0.459 acres

CENSUS TRACT: 171.02

REPRESENTATIVE: Pamela Craig

APPLICANT/OWNER: Chup Corporation

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

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

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

BACKGROUND INFORMATION:

- The request site is currently developed with a 4,040 sq. ft. building containing general merchandise or food store use with associated motor vehicle fueling station.
- No additional improvements are planned for the property.
- The applicant proposes to continue the general merchandise uses and motor vehicle fueling station and begin the sale of alcohol for off-premise consumption.
- The general merchandise use is permitted by right in the CR Community Retail District. The sale of alcoholic beverages on property regulated by the D-1 Liquor Control Overlay requires a specific use permit.

Zoning History:

1. Z101-320 On September 1, 2011, the City Planning Commission recommended approval of an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive through service on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay.
2. Z101-156 On Wednesday, April 27, 2011, the City Council approved 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.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Kleberg Road	Arterial	60 ft.	60 ft.
Carleta Street	Local	50 ft.	50 ft.

Land Use:

	Zoning	Land Use
Site	CR-D-1	General merchandise/food store/motor vehicle fueling station
North	CR-D-1	Personal Service
South	CR-D-1	Retail
East	R-7.5(A)	Undeveloped
West	CR-D-1	Undeveloped/auto

STAFF ANALYSIS:

Comprehensive Plan:

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

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

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 0.459 acre request site is zoned a CR Community Retail District with a D-1 Liquor Control Overlay and is currently developed with a 4,060 sq. ft. general merchandise or food store and motor vehicle fueling station. The applicant proposes to continue these uses and sell alcohol for off-premise consumption. A Specific Use Permit for the sale of alcoholic beverages is required in the D-1 Liquor Control Overlay.

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

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

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

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

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

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

The applicant’s request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. Nearby commercial and single family uses are compatible with the existing uses on the subject property. The applicant is proposing to continue the general merchandise or food store and motor vehicle fueling station uses with the sale of alcoholic beverages for off premise consumption. 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 FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
CR- existing Community Retail	15'	20' adjacent to residential OTHER: No Min.	NA	54'	60%	Proximity Slope Visual Intrusion	Business, community

Parking/Traffic:

The Dallas Development Code requires off-street parking to be provided for a general merchandise use at one space for each 200 square feet of floor plus two additional spaces for the motor vehicle fueling station use. The existing uses are to remain and require 22 parking spaces. The attached site plan illustrates 22 spaces.

Landscaping:

Landscaping required per Article X of the Dallas Development Code.

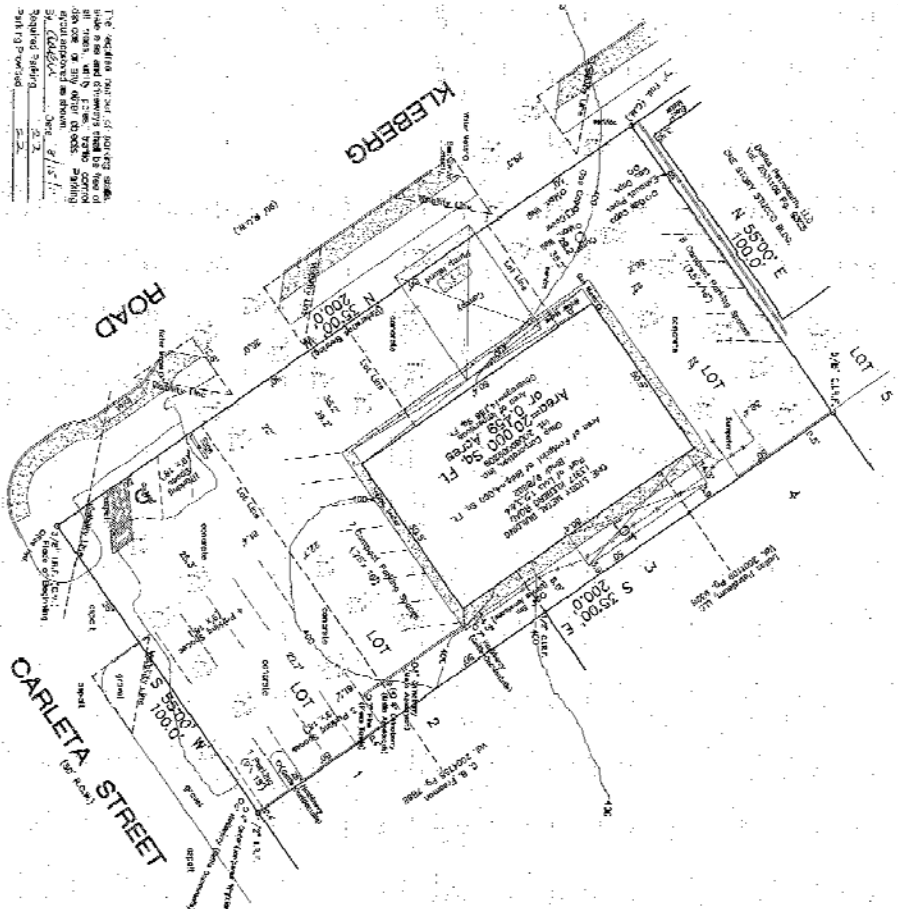
DPD Report

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Proposed SUP Conditions

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

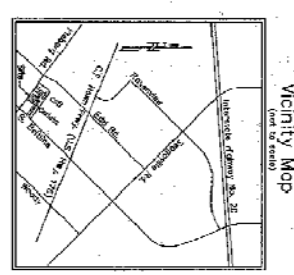
SITE PLAN



The sections out of record shall include a set and drawings shall be filed with the City of Dallas. The City of Dallas shall not be responsible for any errors or omissions in this plan. The City of Dallas shall not be responsible for any errors or omissions in this plan. The City of Dallas shall not be responsible for any errors or omissions in this plan.


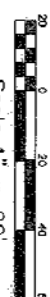
PARKING - 101 E

EXISTING PARKING	EXISTING PARKING
21 Regular Spaces	21 Regular Spaces
1 Loading Space	1 Loading Space



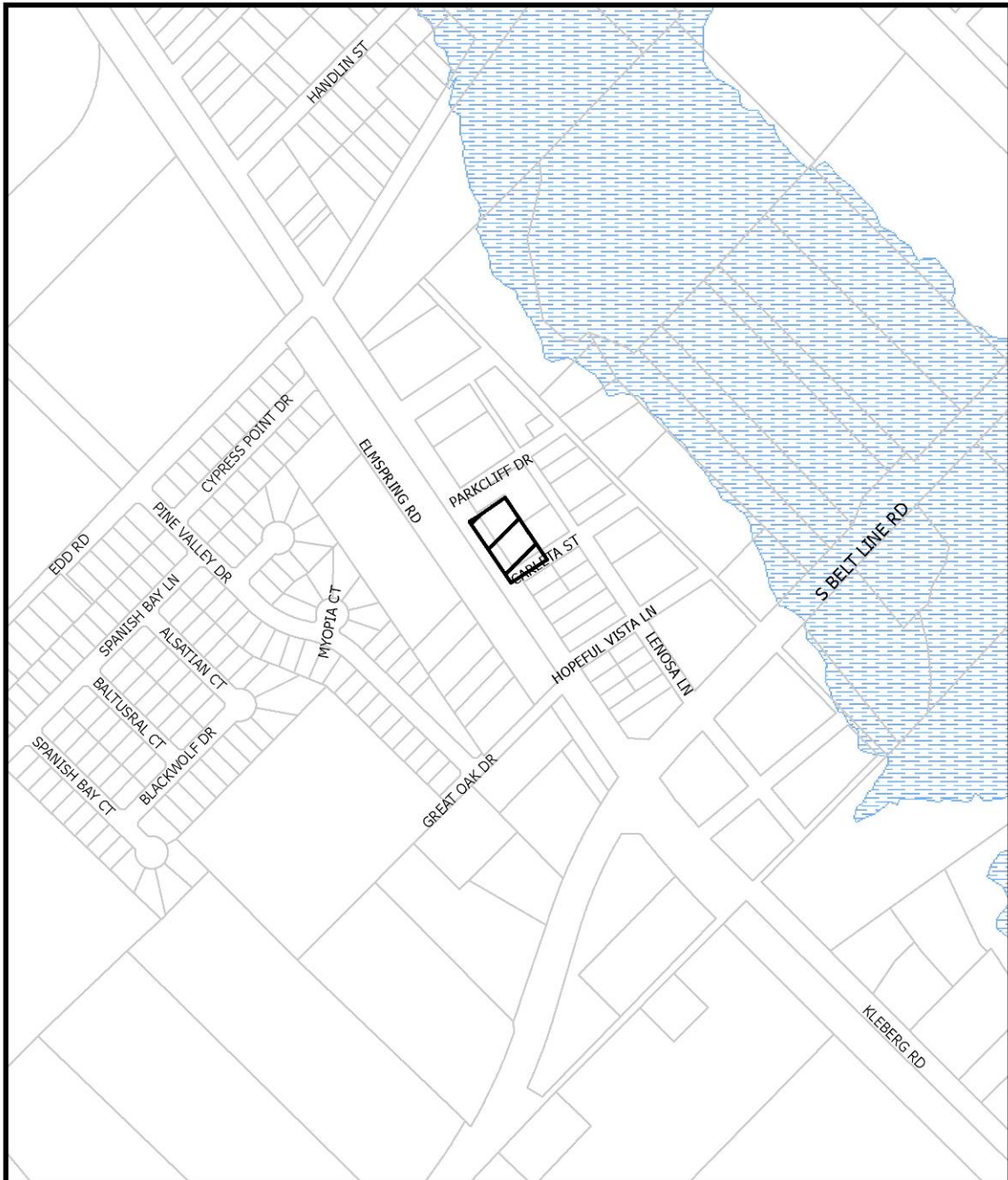
Property Zoned OS/P-1
Bar/Drive sit-prm/Alcohol in restaurants with certificate


SURVEYING ASSOCIATES
 1018 SOUTH BECKLEY AVE
 DALLAS, TEXAS 75209
 PHONE 214 9
 FAX 1274 9



Scale 1" = 20'
South
S

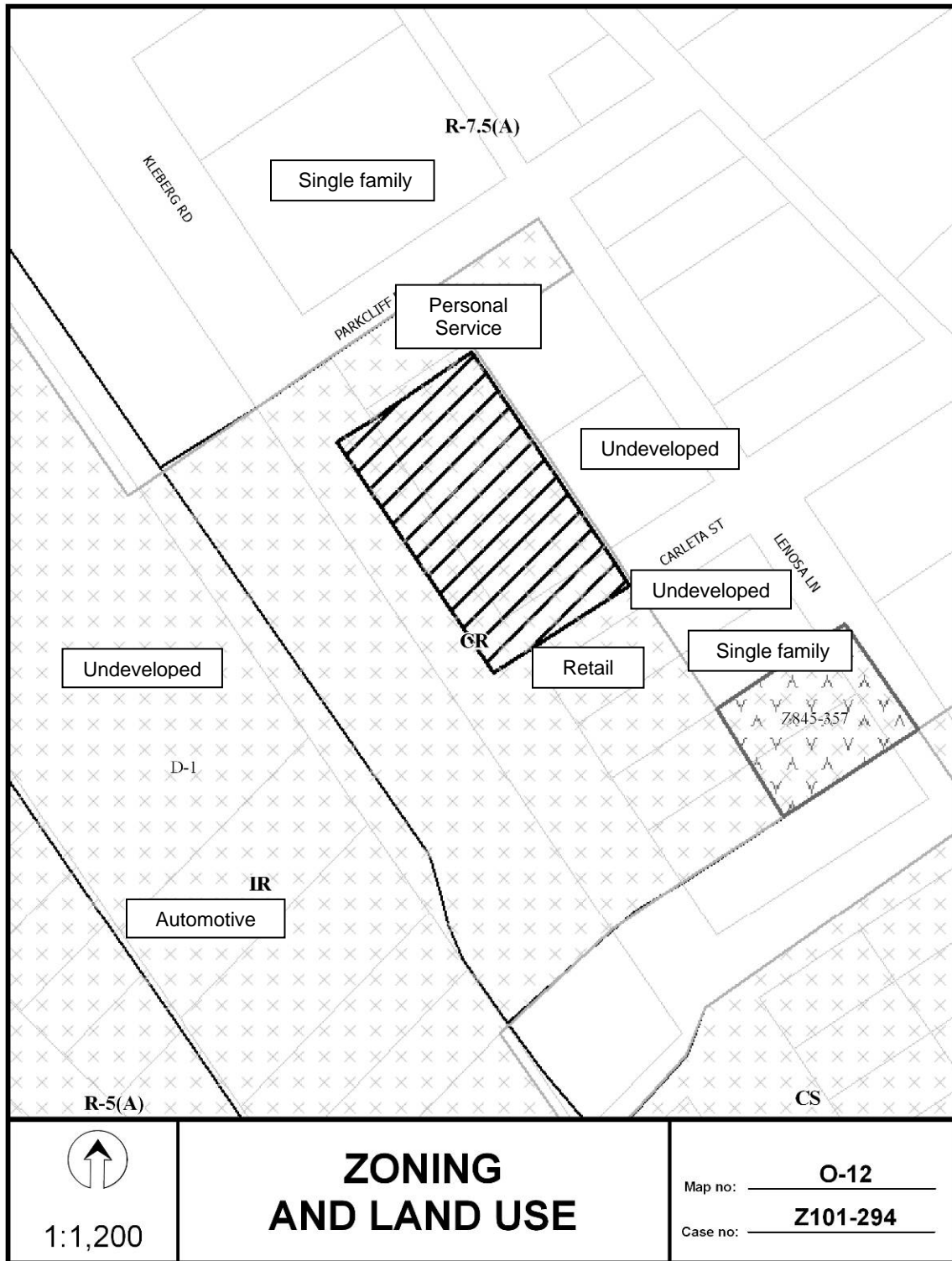
LEGEND

CONCRETE	CONCRETE
ASPHALT	ASPHALT
GRAVEL	GRAVEL
PAVEMENT	PAVEMENT
ROCK	ROCK
WOOD	WOOD
IRON	IRON
COPPER	COPPER
STEEL	STEEL
ALUMINUM	ALUMINUM
ZINC	ZINC
LEAD	LEAD
OTHER	OTHER

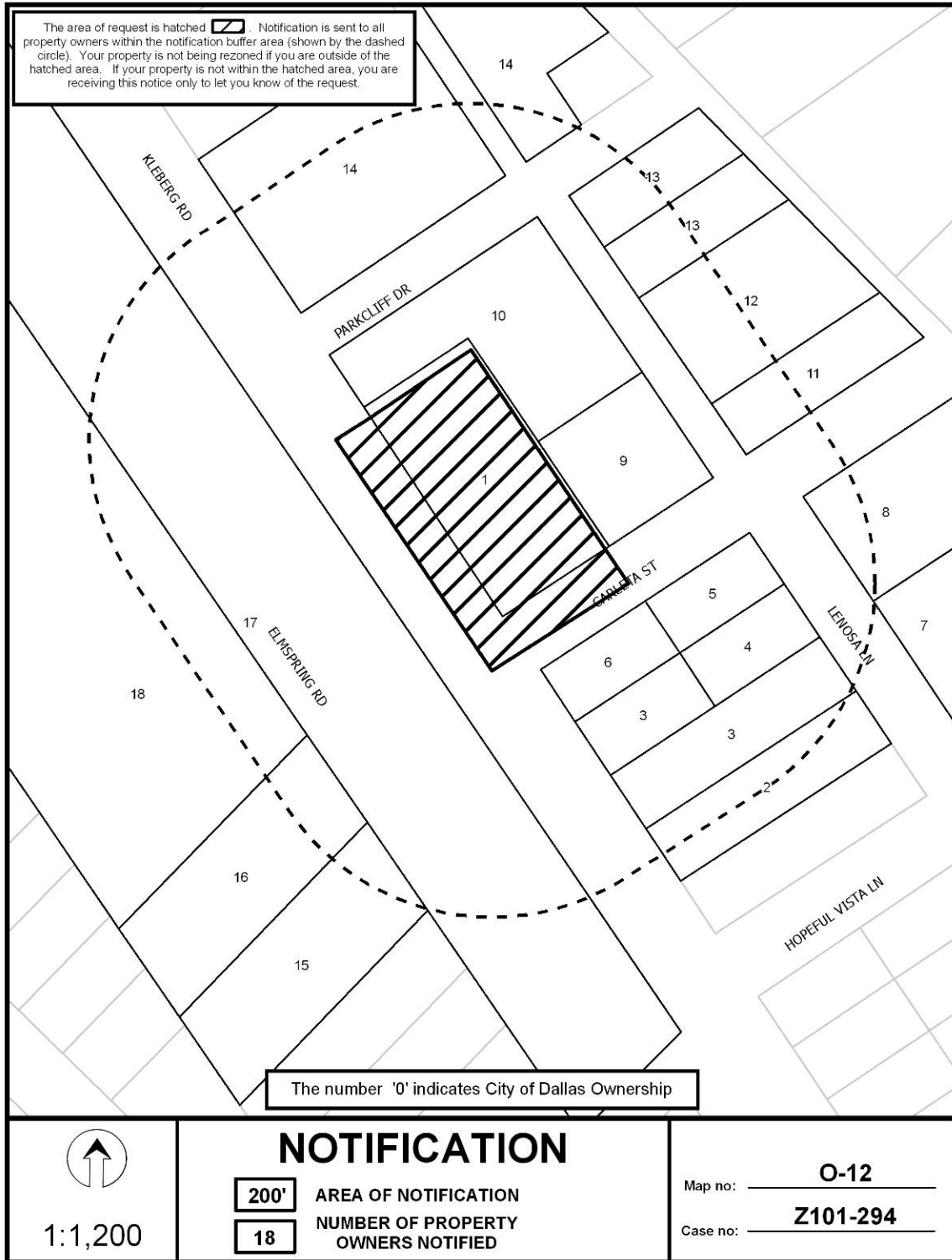


 1:4,800	VICINITY MAP	Map no: <u> O-12 </u> Case no: <u> Z101-294 </u>
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DATE: July 07, 2011







Notification List of Property Owners

Z101-294

18 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	13317 KLEBERG	CHUP CORPORATION INC
2	13423 KLEBERG	RAMSEY ELIZABETH
3	13417 KLEBERG	RAMSEY TIMOTHY L & ELIZABETH
4	13422 LENOSA	BLANCO ROSA D
5	2300 CARLETA	MARSHALL EOLA
6	13405 KLEBERG	MARLOW CARL THOMAS
7	13500 LENOSA	SEAGOVILLE SCHOOL % DALLAS I S D
8	13429 LENOSA	IGLESIA DE CRISTO ON KLEBERG RD
9	13328 LENOSA	FREEMAN C B
10	13305 KLEBERG	DALLAS PETROLEUM LLC
11	13329 LENOSA	FRITTS DAVID E & TERI C
12	13323 LENOSA	PICKRELL VERNA EST OF
13	5 LENOSA	ARMENDARIZ ROBERTO & GRACIELA QUINTERO
14	2445 PARKCLIFF	RIDGELL WILLIAM CECIL & BARBARA R
15	13418 ELMSPRING	SALAZAR ROGELIO & JUANITA M SALAZAR
16	13412 ELMSPRING	FITZGERALD L G & MYRTIS
17	13000 KLEBERG	UNION PACIFIC RR CO % TAX DEPT
18	13248 ELMSPRING	FIRST BAPTIST CHURCH OF KLEBERG

Thursday, July 07, 2011

FILE NUMBER: Z101-309 (MG)

DATE FILED: May 10, 2011

LOCATION: Northwest corner of N. Hampton Road and W. Jefferson Boulevard

COUNCIL DISTRICT: 1

MAPSCO: 53 D

SIZE OF REQUEST: Approx. 1.85 acres

CENSUS TRACT: 45.00

REPRESENTATIVE: Masterplan

APPLICANT: CVS Corporation

OWNER: Dallas Yankees, LLC

REQUEST: An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use greater than 3,500 square feet on property zoned Subdistrict 6 within Planned Development District No. 830 with a D District Overlay.

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

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

BACKGROUND INFORMATION:

- The request site is currently developed with an approximately 13,000 square foot general merchandise or food store.
- The applicant proposes to sell alcohol for off-premise consumption in conjunction with the existing general merchandise or food store.
- The general merchandise or food store use is permitted by right in the PDD No. 830 Subdistrict 6. The sale of alcoholic beverages is prohibited on property regulated by the D Liquor Control Overlay. The sale of alcoholic beverages is allowed within the D-1 Liquor Control Overlay with an approved specific use permit only.

Zoning History:

1. Z089-219

On August 11, 2010, the City Council approved PDD No. 830 the Davis Street Special Purpose District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
W. Jefferson Blvd.	Principle	100 ft.	100 ft.
Hampton Road	Principle	100 ft.	100 ft.

Land Use:

	Zoning	Land Use
Site	PDD No. 830, Subdistrict 6 D Overlay	General merchandise/Food Store
North	PDD No. 830, Subdistrict 6	Utility/General merchandise or food store/ Motor Vehicle Fueling
South	R-7.5(A)/NO(A)	Medical Office/Duplex/Undeveloped
East	PDD No. 830, Subdistrict 6 D Overlay	Auto/Motor vehicle fueling/Personal Service
West	PDD No. 830, Subdistrict 6	General merchandise or food store

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 Residential Neighborhood Block.

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

The subject site is also near the Multi-Modal Corridor aligned along W. Davis Street. Multi-modal corridors should encourage the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods.

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 1.85 acre request site is zoned PDD No. 830 Subdistrict 6 with a D Liquor Control Overlay and is currently developed with a 13,000 sq. ft. general merchandise or food store. The applicant is proposing to sell alcohol for off-premise consumption in conjunction with the general merchandise or food store use on the property. The sale of alcoholic beverages is prohibited on property regulated by the D Liquor Control Overlay. The sale of alcoholic beverages is allowed within the D-1 Liquor Control Overlay with an approved specific use permit only.

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

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

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

The applicant's request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. The adjacent commercial uses are compatible with the existing and proposed use on the subject property. The applicant is proposing to maintain the general merchandise or food store and begin the sale of alcoholic beverages. 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 FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
PDD No. 830- Subdistrict 6 D Overlay- existing General Merchandise or food store, personal services	20'	10/5'	NA	42/38'	60%	Proximity Slope Visual Intrusion	General Merchandise or food store, personal services

Parking/Traffic:

The Dallas Development Code requires off-street parking to be provided for a general merchandise use at one space for each 200 square feet of floor. While the existing development requires 65 spaces, 74 spaces are provided as shown on the attached site plan.

Landscaping:

Landscaping required per Article X of the Dallas Development Code.

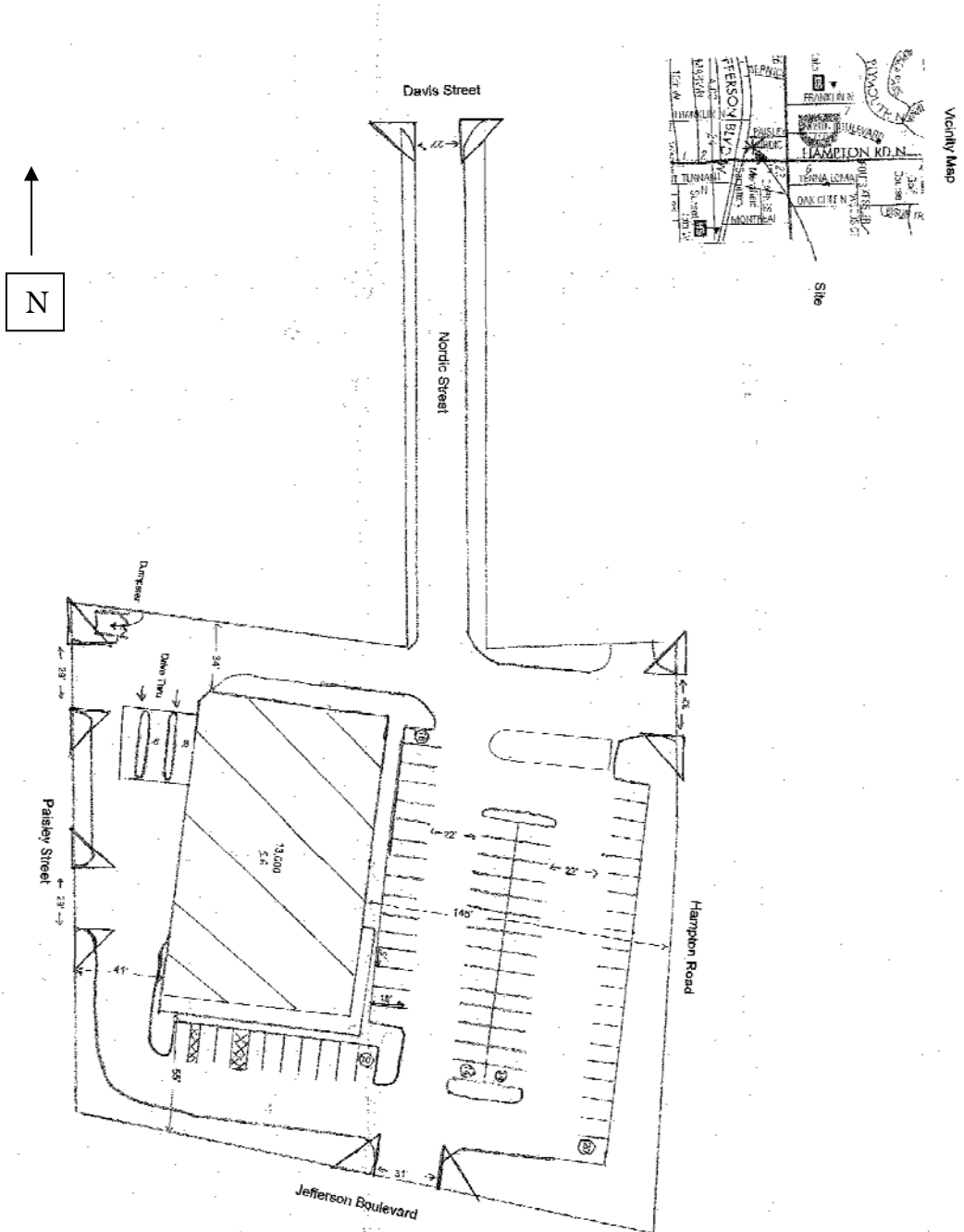
DPD Report

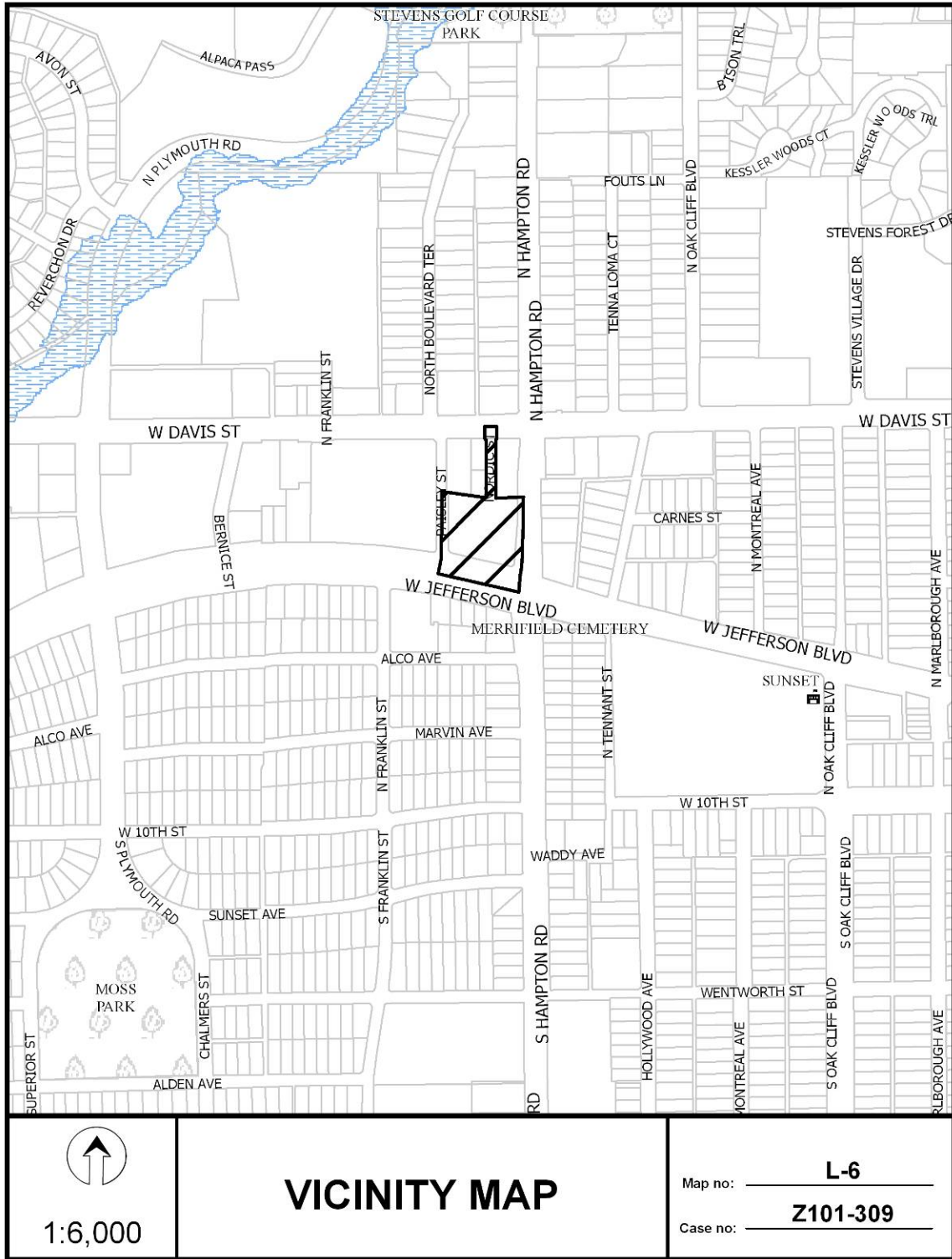
The screenshot displays the Dallas Police Department's Virtual Viewer interface. At the top left, the Dallas Police Department logo and name are visible. To the right, there are links for "UCR Codes", "Year Codes", and "Property Class Codes". Below the header, a yellow bar contains the text "Virtual Viewer - Public Access" on the left and "Welcome" on the right. The main content area is a light gray rectangle with a small cursor icon in the top left corner. In the center of this area, a dark blue box contains the text "No found results." Below this box, a white box with a thin border contains the text "The search parameters found no records." At the bottom of the interface, a dark blue footer bar contains the text "AgencyWeb® All rights reserved. ©2009 Orion Communications, Inc."

Proposed SUP Conditions

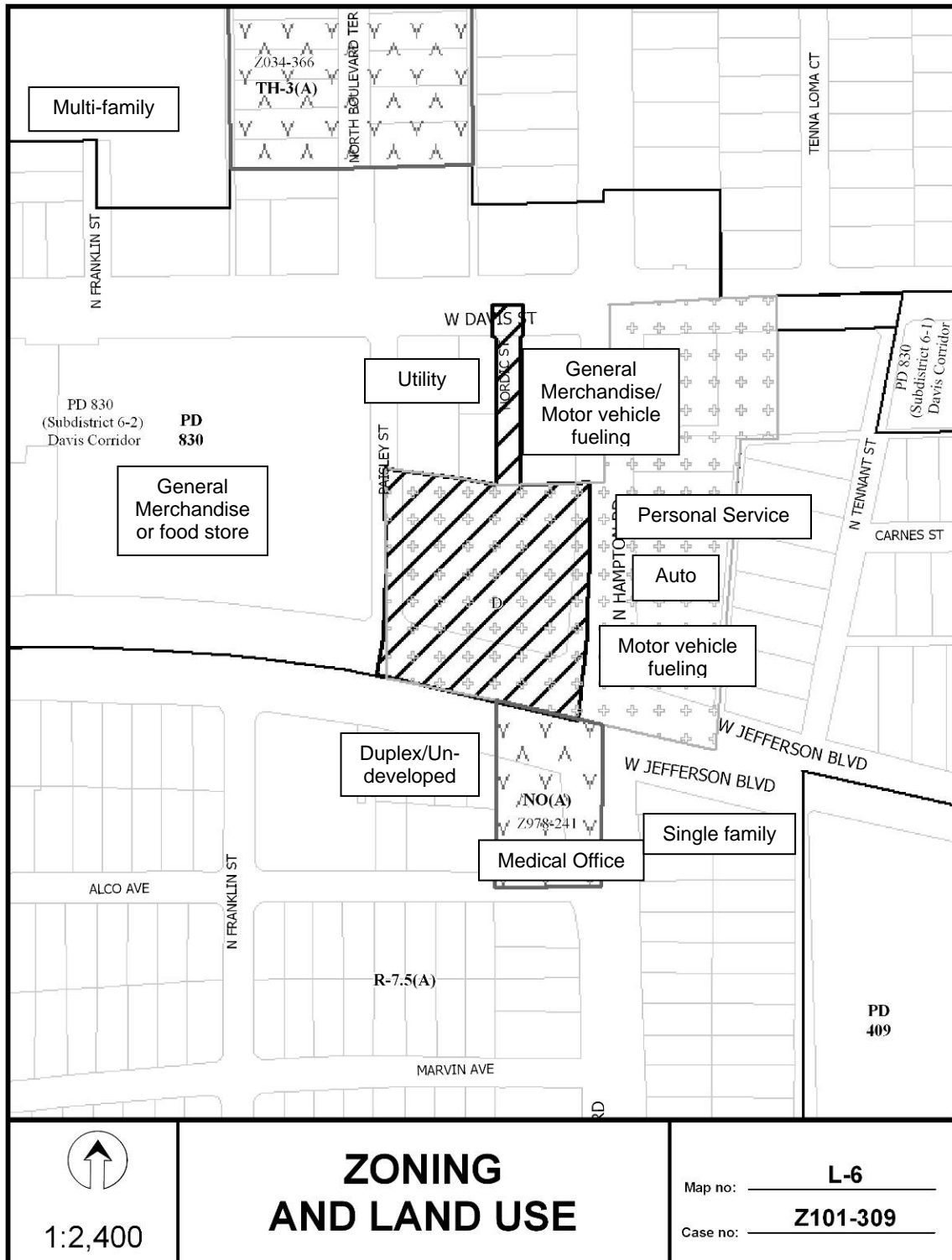
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or greater.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific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

SITE PLAN





DATE: July 21, 2011

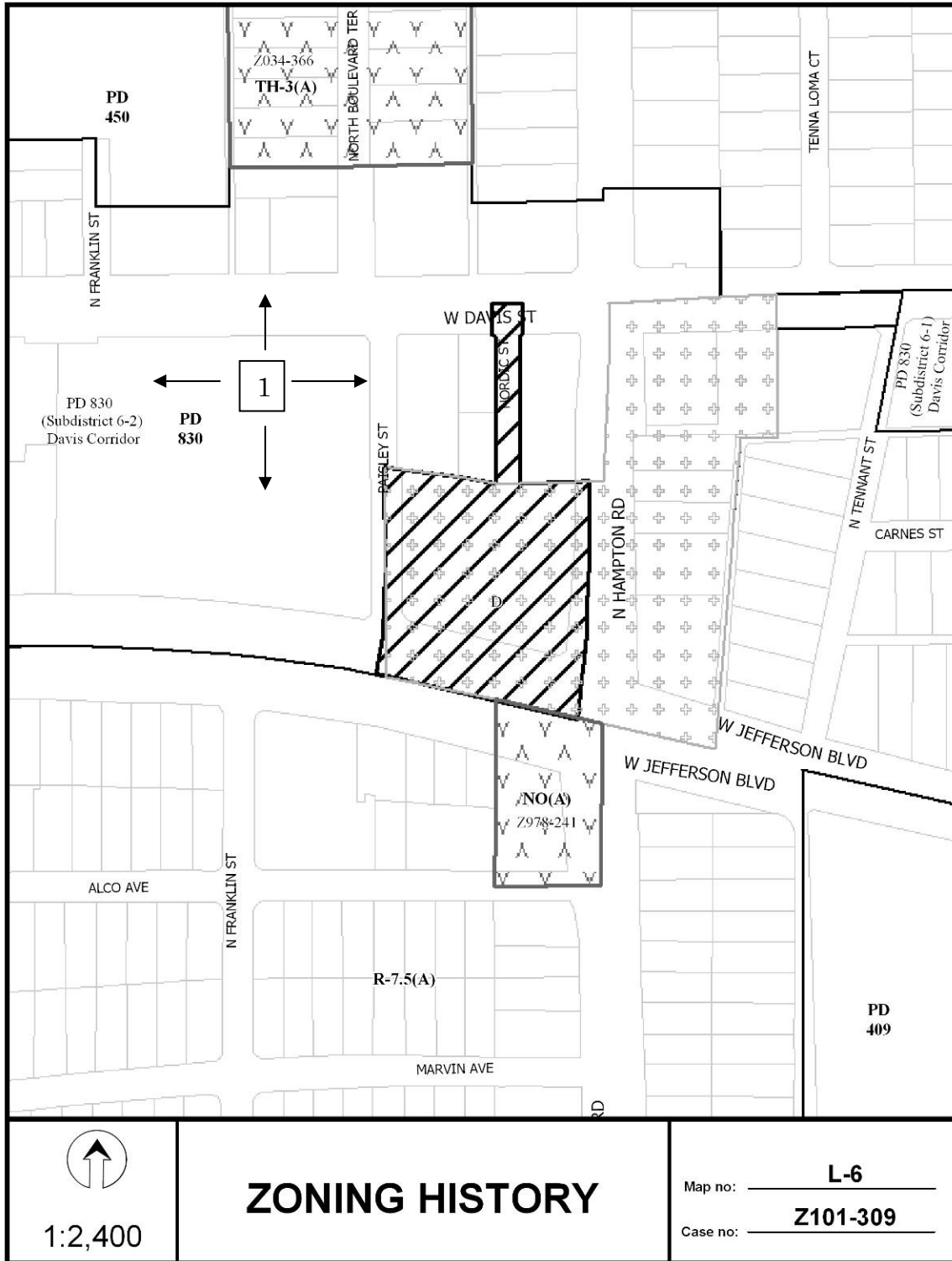



1:2,400

ZONING AND LAND USE

Map no: L-6
Case no: Z101-309

DATE: July 21, 2011




1:2,400

ZONING HISTORY

Map no: L-6
Case no: Z101-309

DATE: July 21, 2011



Notification List of Property Owners

Z101-309

38 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2427 JEFFERSON	DALLAS YANKEES LLC % MARTY WASSERSTEIN
2	2316 DAVIS	ADAMS WAYNE E %METRO FOODS INC
3	509 TENNANT	MACHADO PAULA J & RICHARD B CHAVEZ SR
4	503 TENNANT	KILLIAN CHRISTI DENISE
5	423 TENNANT	PUENTE GLORIA & ERNESTO
6	419 TENNANT	VILLANUEVA MAGDALENA G
7	415 TENNANT	ONTIVEROS MIGUEL G & RAMONA H
8	411 TENNANT	CHANDLER CATHY
9	407 TENNANT	RODRIGUEZ CLEMENTE & MARIA CASTILLO
10	403 TENNANT	TIMMONS ERNEST LEE
11	408 HAMPTON	N & K HAMPTON SERV INC
12	414 HAMPTON	COMPASS PROPERTIES INC % KIN PROP INC BOX 550
13	422 HAMPTON	SPANN LUCIAN L III
14	426 HAMPTON	FERNANDEZ HOMERO
15	502 HAMPTON	MITCHELL LEE L & YANKO L
16	302 HAMPTON	CERVANTES RICHARD F
17	222 HAMPTON	GREENFIELD VIRGINIA
18	218 HAMPTON	WILKINSON DAVID W
19	331 TENNANT	CERVANTES MARY F
20	2502 JEFFERSON	AVALOS THERESA
21	2442 JEFFERSON	JEFFERSON BOULEVARD CHURCH OF CHRIST
22	2424 JEFFERSON	DORWARD DONALD M
23	2427 ALCO	JOHNSON CHRISTIAN
24	217 HAMPTON	MILSAP DAN W & VALORIE
25	555 NORDIC	TEXAS UTILITIES ELEC CO % STATE & LOCAL TAX DEPT
26	509 HAMPTON	QUIK WAY RETAIL AS II LTD

Thursday, July 21, 2011

Z101-309

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	612 HAMPTON	TORRES ANDRES & HILDA
28	606 HAMPTON	SPERRY SHANNON SUITE 1100
29	2505 DAVIS	DAVIS NP LLC
30	615 HAMPTON	SINGER ARTURO
31	619 HAMPTON	SUAREZ FABIOLA YVETTE
32	623 HAMPTON	KENNEDY MATTHEW E
33	616 BOULEVARD	MARTINEZ LUIS & CARMEN
34	2332 DAVIS	BOB DAN OF TEXAS INC
35	2409 ALCO	MANNAWOOD LTD
36	2515 JEFFERSON	ABS TX OWNERS LP WEST PLAZA
37	2407 DAVIS	KFC US PPTIES INC % KFC W150011
38	2433 DAVIS	METRO POLLO CORP SUITE 102

Thursday, July 21, 2011

FILE NUMBER: Z101-329 (CG)

DATE FILED: July 18, 2011

LOCATION: Northwest corner of S. Corinth Street and Morrell Avenue

COUNCIL DISTRICT: 4

MAPSCO: 55-F

SIZE OF REQUEST: .334 acres

CENSUS TRACT: 49

REPRESENTATIVE: Hisham Awadelkariem

APPLICANT: Tarif Al-Rousan

OWNER: Rousan and Wared, Corp.

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

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

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

BACKGROUND INFORMATION:

- The request site is currently developed with a 2,600 square foot convenience store (general merchandise use) with a gas pump island.
- The applicant proposes to sell alcohol for off-premise consumption in conjunction with the existing convenience store.
- The general merchandise use is permitted by right in the CR Community Retail District. The sale of alcoholic beverages is prohibited in a D Liquor Control Overlay and requires a specific use permit in the D-1 Liquor Control Overlay.
- The surrounding land uses consist of single family uses and community retail services as well as several parcels of undeveloped land.

Zoning History:

There have been no recent zoning requests within the immediate vicinity.

Thoroughfares/Streets:

Thoroughfare/ Street	Type	Existing ROW	Proposed ROW
S. Corinth St.	Principal Arterial	80 ft.	80 ft.
Morrell Ave.	Community Collector	60 ft.	60 ft.

Land Use:

	Zoning	Land Use
Site	CR-D	Retail
North	R-5(A)	Single Family
South	CR-D	Office
East	CR-D	Vacant
West	CR-D	Single Family

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request site is located in an area considered a Residential Neighborhood. This Building Block represents the life blood of Dallas, the traditional neighborhood of single family detached homes. Single family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

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 0.334 acre request site is zoned a CR Community Retail District with a D Liquor Control Overlay and is occupied by a general merchandise/food store and motor vehicle fueling station. The existing structure is approximately 2,600 square feet with two (2) gas pump islands. The applicant is proposing to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property, which requires a Specific Use Permit in the D-1 Liquor Control Overlay.

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

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

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

applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

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

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

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

The applicant's request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. The adjacent commercial uses are compatible with the existing and proposed use on the subject property. Land uses that are immediately adjacent to the site are slightly elevated and screened with a solid fence (west) and heavy vegetation (north). The applicant is proposing to maintain the convenience store and gas station.

Parking/Traffic:

The Dallas Development Code requires off-street parking to be provided for a general merchandise use at one space for each 200 square feet of floor and two spaces for a motor vehicle fueling station. The subject site requires a total of 15 spaces with one being handicapped. The attached site plan provides a total of 15 parking spaces.

Landscaping:

Landscaping required per Article X of the Dallas Development Code.

Police Report:

Offense Records - Windows Internet Explorer provided by Yahoo!

http://policeports.dallaspolice.net/publicresults/resultsoffensepublic.aspx

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DALLAS POLICE DEPARTMENT

Virtual Viewer - Public Access

Search Records - Offense

Offense Date	Service #	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
11/30/2008	0364846-V	*MOTION CORNER STORE	OTHER OFFENSES	00829	S	CORINTHS...	712	4147	26530	
11/26/2008	0362167-V	MASON, ANNAMARIE	ROBBERY	00829	S	CORINTHS...	712	4147	03A11	
11/25/2009	0349304-W	@CITY OF DALLAS	FOUND PROPERTY	00829	S	CORINTHS...	712	4147	43020	
11/20/2010	0319979-X	JOHNSON, JORDANE	AUTO THEFT-UUMV	00829	S	CORINTHS...	712	4147	07671	
10/30/2008	0334232-V	*MOTIONS	OTHER OFFENSES	00829	S	CORINTHS...	712	4147	26530	
10/22/2009	0314054-W	BOOKER, CASSIUS	ACCIDENTAL INJURY...	00829	S	CORINTHS...	712	4147	33070	
10/10/2008	0314711-V	HERRERA, BEATRIZ	AUTO THEFT-UUMV	00829	S	CORINTHS...	712	4147	07172	
10/09/2008	0314108-V	*MOTION CHICKEN	THEFT	00829	S	CORINTHS...	712	4147	06934	
10/04/2009	0295232-W	DABBS, DONALD	ROBBERY	00829	S	CORINTHS...	712	4147	26000	03811
10/04/2008	0308105-V	*MOTIONS	OTHER OFFENSES	00829	S	CORINTHS...	712	4147	26530	
10/01/2008	0136312-W	*A MOTION CONVENIENCE	EMBEZZLEMENT	00829	S	CORINTHS...	712	4147	12022	
09/12/2010	0256184-X	LUCKEY, DWAYNE	ROBBERY	00829	S	CORINTHS...	712	4147	03A12	
09/04/2008	0274288-V	MORRIS, ALICIA	ROBBERY	00829	S	CORINTHS...	712	4147	03941	08411
07/21/2010	0204580-X	LONG, KIMBERLY	AGGRAVATED ASSAU...	00829	S	CORINTHS...	712	4147	04462	14092
07/19/2009	0211398-W	KITKOSKI, RAYMOND	ROBBERY	00829	S	CORINTHS...	712	4147	26000	03842

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Offense Records - Windows Internet Explorer provided by Yahoo!

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DALLAS POLICE DEPARTMENT

Virtual Viewer - Public Access

Search Records - Offense

Offense Date	Service #	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
07/16/2008	0221516-V	LEWIS, JESSICA	ASSAULT	00829	S	CORINTHS...	712	4147	08421	
07/16/2008	0221517-V	LEWIS, DAMIEN	ASSAULT	00829	S	CORINTHS...	712	4147	08211	
07/09/2008	0214146-V	*MOTIONS STORE	OTHER OFFENSES	00829	S	CORINTHS...	712	4147	26530	
07/04/2008	0207705-V	BROWN, BENY, RAY,	OTHER OFFENSES	00829	S	CORINTHS...	712	4147	26760	
06/18/2009	0177116-W	*MOTIONS	OTHER OFFENSES	00829	S	CORINTHS...	712	4147	26530	
06/12/2008	0175140-V	*MOTIONS CONVENIENCE ...	OTHER OFFENSES	00829	S	CORINTHS...	712	4147	26530	
06/09/2008	0170898-V	*A MOTION	OTHER OFFENSES	00829	S	CORINTHS...	712	4147	26530	
05/25/2008	0154362-V	BROWN, BENNIE	CRIMINAL MISCHIEF...	00829	S	CORINTHS...	712	4147	14082	
05/24/2008	0153184-V	@DAINGERFIELD POLICE ...	FOUND PROPERTY	00829	S	CORINTHS...	712	4147	43030	
05/22/2008	0150682-V	*MOTIONS GAS STATION	OTHER OFFENSES	00829	S	CORINTHS...	712	4147	26530	
05/21/2008	0149590-V	*MOTIONS CONVINCE S...	OTHER OFFENSES	00829	S	CORINTHS...	712	4147	26530	
05/18/2010	0138224-X	FIELDS, BRIDGET	THEFT	00829	S	CORINTHS...	712	4147	06941	
04/13/2009	0102286-W	*MOTIONS CONVINCE S...	OTHER OFFENSES	00829	S	CORINTHS...	712	4147	26530	
04/13/2008	0108511-V	BROWN, NATASHA, N	ASSAULT	00829	S	CORINTHS...	712	4147	08491	
04/05/2008	0099838-V	SMITH, JASMIN	AUTO THEFT-UUMV	00829	S	CORINTHS...	712	4147	07171	

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Police Report:

Offense Records - Windows Internet Explorer provided by Yahoo!

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DALLAS POLICE DEPARTMENT

Virtual Viewer - Public Access

Search Records - Offense

Offense Date	Service #	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
03/25/2010	0080864-X	RUSSELL, LEONARD	ROBBERY	00829	S	CORINTHS...	712	4147	03911	
03/18/2009	0075431-W	JONES, DORA	ASSAULT	00829	S	CORINTHS...	712	4147	08411	
03/16/2008	0077587-V	HIGGINS, SHONTYATA	ROBBERY	00829	S	CORINTHS...	712	4147	03912	
03/14/2009	0071345-W	*MOTIONS	OTHER OFFENSES	00829	S	CORINTHS...	712	4147	26530	
03/13/2008	0074930-V	*MOTIONS STORE	OTHER OFFENSES	00829	S	CORINTHS...	712	4147	26530	
03/11/2008	0072425-V	BENNETT, SHIRLEY, A	AUTO THEFT-UUMV	00829	S	CORINTHS...	712	4147	07292	
02/29/2008	0060508-V	*MOTIONS	OTHER OFFENSES	00829	S	CORINTHS...	712	4147	26530	
02/20/2008	0052163-V	ROUSAN, NASSAR	TRAFFIC MOTOR VE...	00829	S	CORINTHS...	712	4147	32090	
02/03/2009	0032440-W	WHITSON, RONALD, EARL	AUTO THEFT-UUMV	00829	S	CORINTHS...	712	4147	07A62	
01/30/2008	0030129-V	*MOTIONS GAS STATION	ROBBERY	00829	S	CORINTHS...	712	4147	03311	
01/16/2008	0015988-V	*MOTIONS STORE	OTHER OFFENSES	00829	S	CORINTHS...	712	4147	26530	
01/12/2010	0010830-X	COUTS, DANNY	ROBBERY	00829	S	CORINTHS...	712	4147	03972	
01/06/2009	0005058-W	@CITY OF DALLAS	FOUND PROPERTY	00829	S	CORINTHS...	712	4147	43020	
01/01/2008	0000728-V	*A MOTIONS	OTHER OFFENSES	00829	S	CORINTHS...	712	4147	26530	

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Z101-329(CG)

List of Partners/Principals/Officers

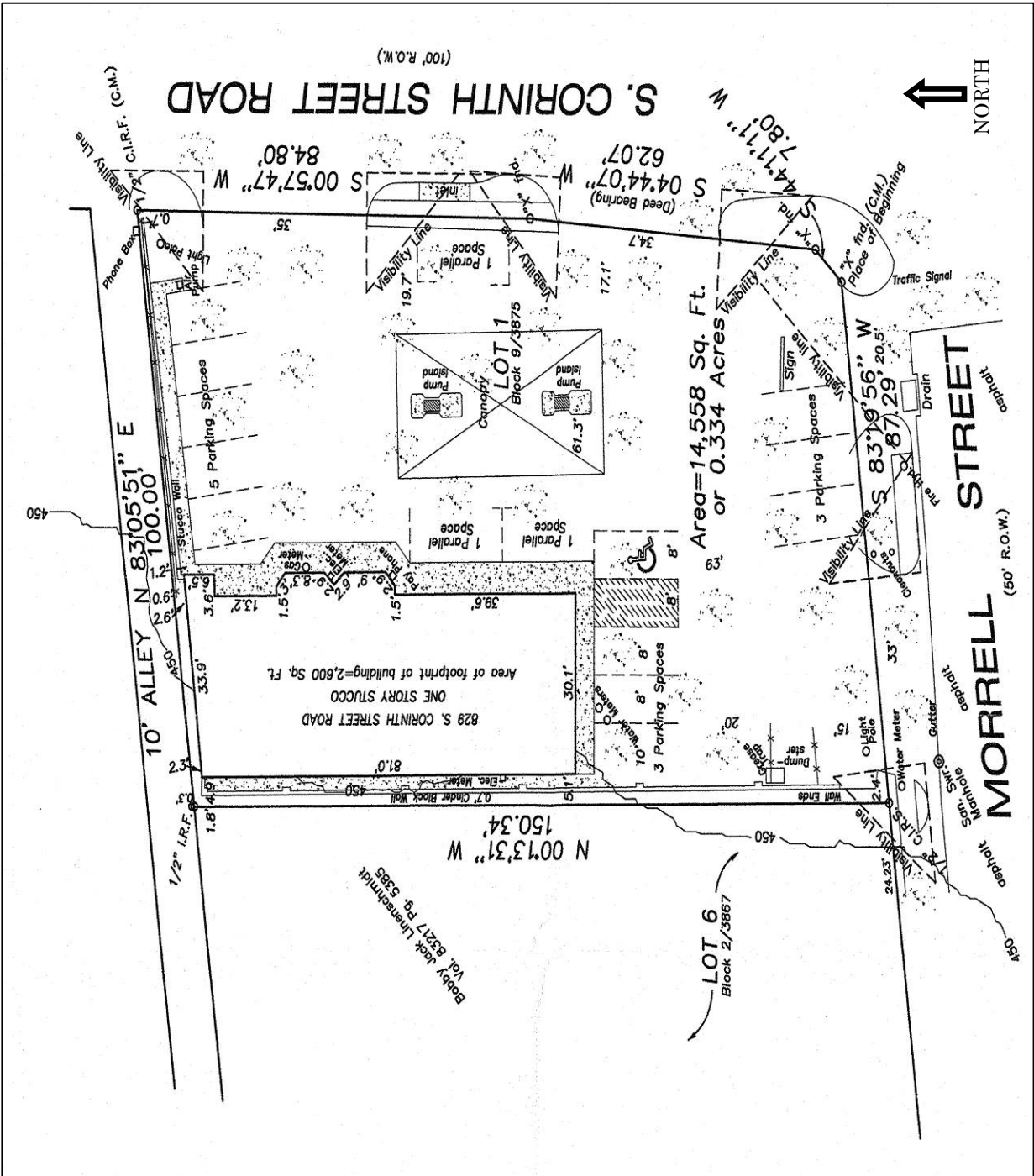
OWNER

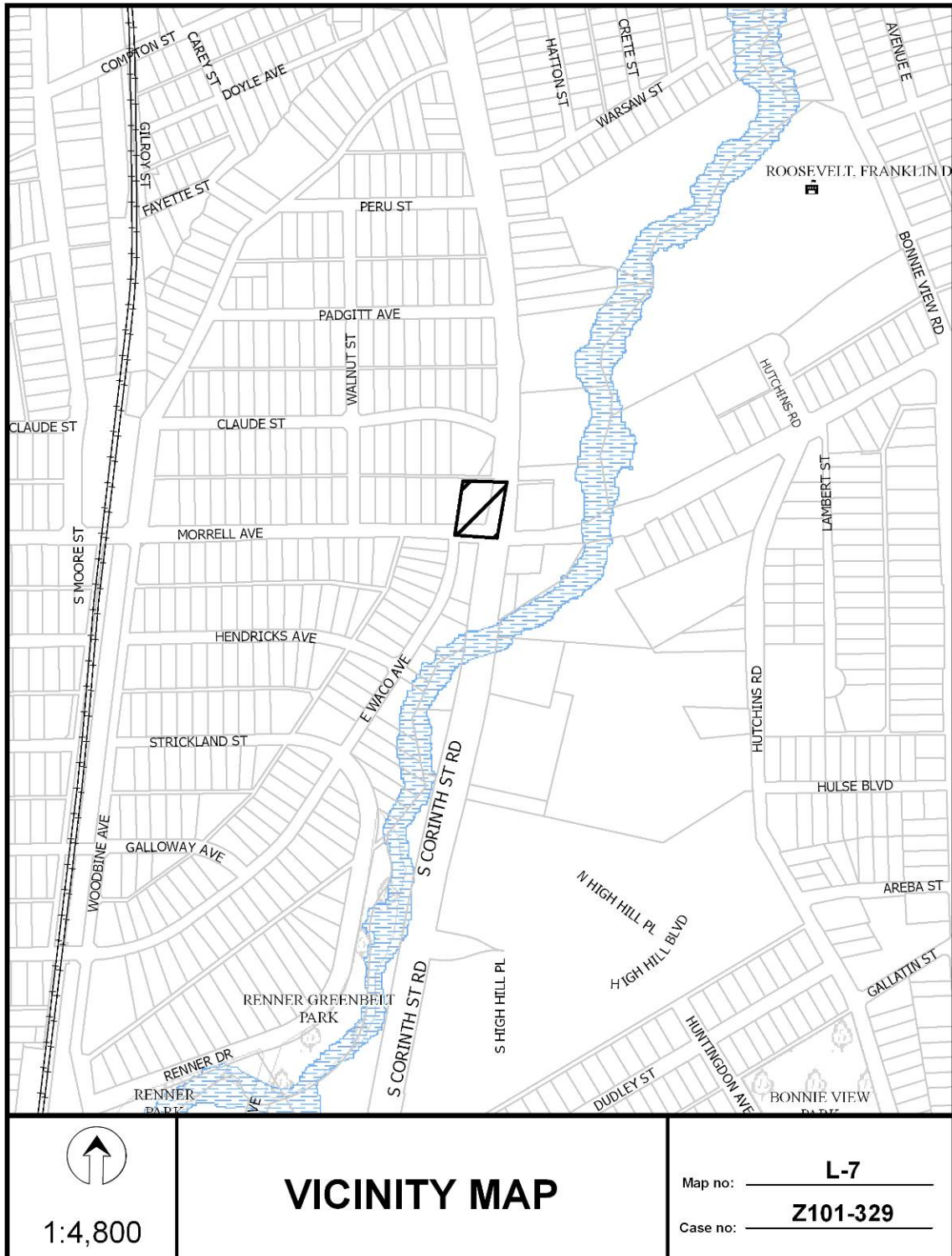
Rousan and Wared, Corp
Tarif Z. Al-Rousan – President, Secretary, Treasurer

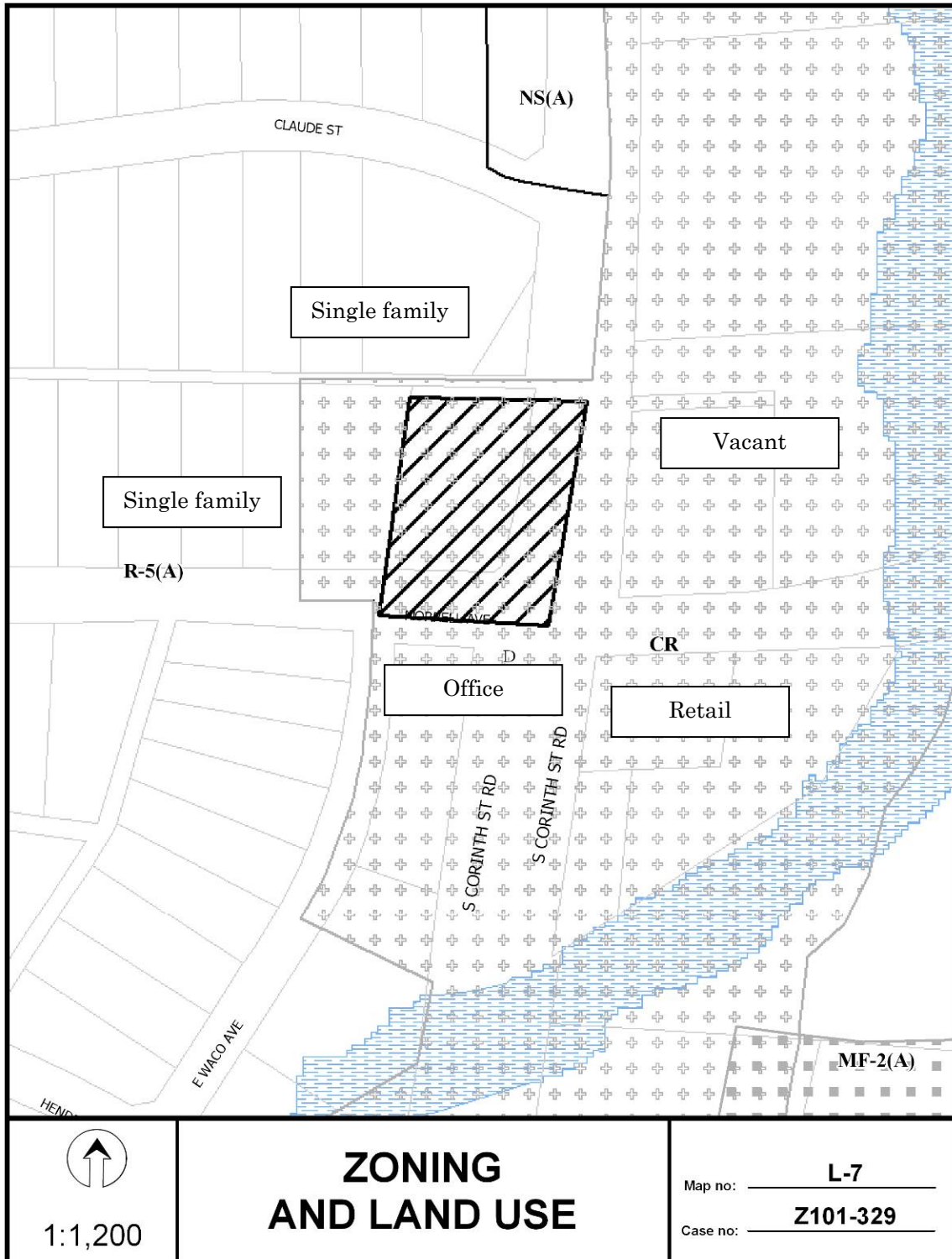
Proposed SUP Conditions

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

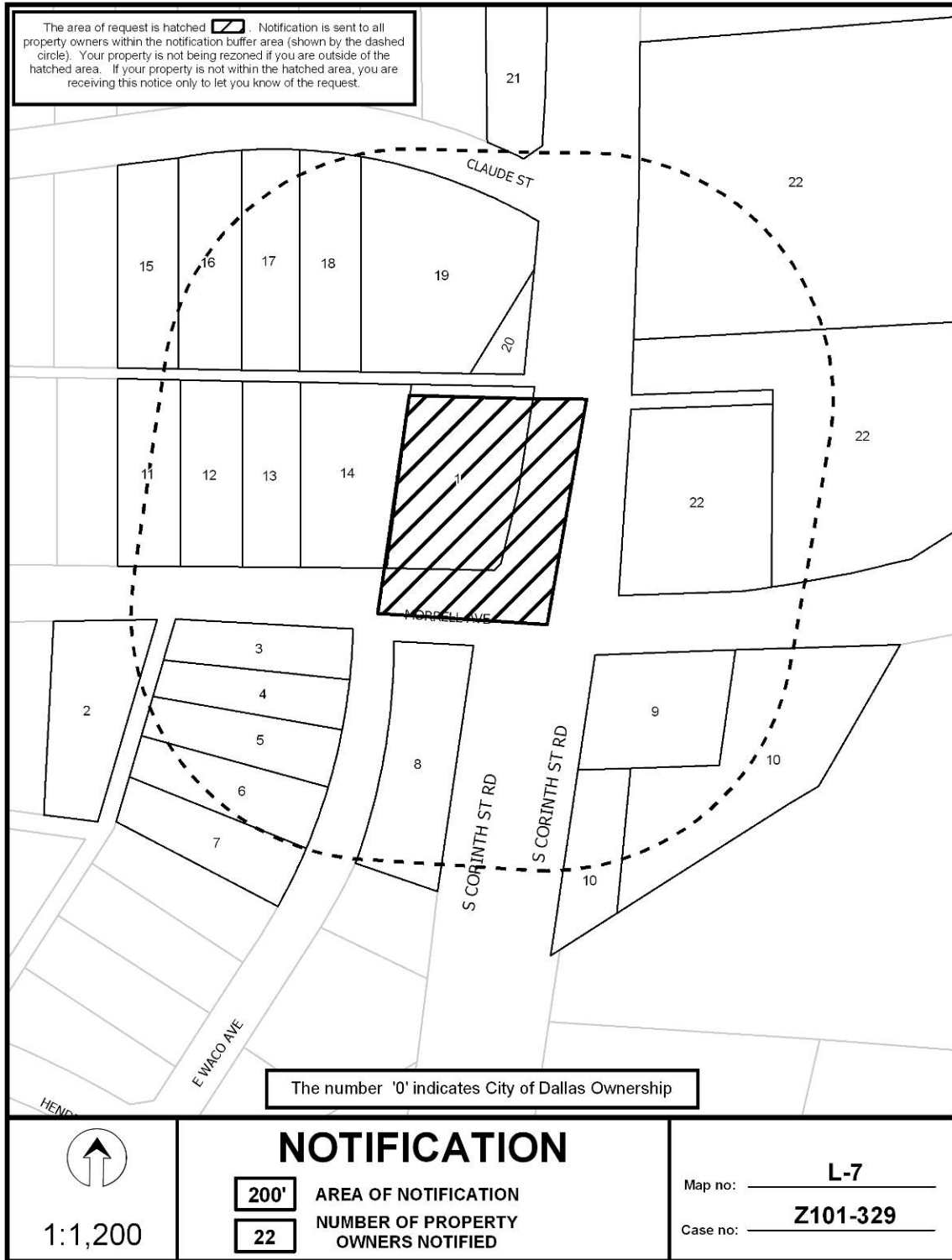
SITE PLAN







DATE: August 18, 2011



8/18/2011

Notification List of Property Owners***Z101-329******22 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	829 CORINTH	AL ROUSAN & WARED CORP
2	1514 MORRELL	SHARPE WILLIAM L
3	1735 WACO	SAMUELS FRANKLIN D ETUX
4	1731 WACO	PEREZ FRANCISCO H & NICOLASA
5	1727 WACO	BIRDA ANTHONY & MARK A DIXON JR
6	1723 WACO	SHOFNER JACQUELYN M
7	1719 WACO	BROWN TOMMY M JR
8	909 CORINTH	ESTABLISHED INVESTORS INC
9	900 CORINTH	LOPEZ ANDRES & ANNA GERRERO
10	1622 MORRELL	ODEH AMIN M
11	1511 MORRELL	LEFFALL HALL ESTRELLITA
12	1515 MORRELL	SMITH JOHN A
13	1519 MORRELL	RIOS JEREMIAS &
14	1523 MORRELL	LINENSCHMIDT BOBBY JACK
15	1510 CLAUDE	CRUZ SILVANO &
16	1514 CLAUDE	TURNER LEWIS
17	1518 CLAUDE	WATSON IMA J
18	1522 CLAUDE	SNEED SIDNY LADAWN N
19	1530 CLAUDE	JONES MARY LOIS
20	800 CORINTH	NICHOLS C O ETAL SUITE 302
21	1535 CLAUDE	CRUZ SILVANO
22	818 CORINTH	GREATER NEW VISION CHRISTIAN CENTER

FILE NUMBER: Z101-330(CG)

DATE FILED: July 18, 2011

LOCATION: West side of Travis Street, north of Armstrong Avenue

COUNCIL DISTRICT: 14

MAPSCO: 35-U

SIZE OF REQUEST: 16,500 sq. ft.

CENSUS TRACT: 7.02

APPLICANT: JH Entertainment Group, LLC

REPRESENTATIVE: Roger Albright

OWNER: Knox Street Village Holdings, Inc.

REQUEST: An application for the renewal of Specific Use Permit No. 1460 for a Class A Dance Hall on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The applicant is requesting renewal of SUP No. 1460 to provide for the continued operation of a dance hall use on this property.

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

BACKGROUND:

- The existing use is a restaurant and nightclub featuring live music and dancing.
- A dance hall is permitted by right in an LC Subdistrict within PD No. 193 if the dance hall is located more than 300 feet from a residential subdistrict; otherwise, by SUP only in those subdistricts. The multi-family zoning district located south of Armstrong and east of Travis is within 300 feet of the request site thereby instituting the need for an SUP.
- This request is consistent with SUP No. 1460, first approved on January 9, 2002 for a five year period. The second renewal was granted on October 25, 2006 for a five year period. To date, the SUP has been in effect for 10 years.
- A total of 14 parking spaces are needed to meet PD No. 193 parking requirements for the 350 square foot dance floor area on the subject site. The applicant has a shared parking agreement and delta credits to meet the remaining number of required parking spaces for the use(s) within the building site.

Zoning History:

1. Z001-262 On January 9, 2002, the City Council approved a Specific Use Permit for a Class A Dance Hall on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on Travis Street, south of Knox Street.

2. Z056-293 On October 25, 2006, the City Council approved the renewal of Specific Use Permit for a Class A Dance hall on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on Travis Street, south of Knox Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Travis Street	Minor Arterial	60'	100'
Knox Street	Minor Arterial	60'	100'

Land Use:

	Zoning	Land Use Land Use
Site	PD No. 193 LC Subdistrict	A dance hall use, restaurant
North	PD 193 LC Subdistrict	Retail/Restaurant
East	PD No.196	Retail/Restaurant
South	PD No. 193 LC Subdistrict	Restaurant/Retail
West	PD No. 193 LC Subdistrict	Retail/Showroom/Warehouse

STAFF ANALYSIS:

Comprehensive Plan:

The approximately 16,500 square foot request site is zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, and is currently developed as a restaurant use with a dance floor. The request site was issued the Specific Use Permit (SUP) in January 2002 for a five-year period for a Commercial Amusement (Inside) Class A Dance Hall use. An additional five-year period was approved by City Council in October 2006 for the Class A Dance hall.

PD No. 193 states that no SUP for a dance hall may be granted for more than a five-year-period and an SUP for a dance hall is not eligible for automatic renewal.

The use allowed by the SUP is compatible with the surrounding land uses; no incompatible uses were identified in the immediate area. The continued use for the dance hall will not adversely affect the surrounding land uses. Uses surrounding the request site include retail and office uses.

Landscaping:

Any future development of this property will be subject to Planned Development District No. 193 standards.

Parking:

The existing use requires parking at a rate of 1 space per 25 square feet of dance floor, and one space for every 100 square feet for the remaining area. There is a total of 12,000 square feet in the establishment. The SUP requires 14 parking spaces based on the floor area of 350 square feet of dance floor. The remaining 11,650 square feet require 117 parking spaces for total of 131 required parking spaces that has been met through parking agreements and delta credits (approved by the Building Official).

There are 14 parking spaces indicated on the site plan which will meet the requirements for the dance hall area. The site plan has been revised to show only the SUP area.

Traffic:

The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the request for renewal of SUP 1460 and determined that it will not significantly impact the surrounding roadway system.

Police Report:

 DALLAS POLICE DEPARTMENT UCR Codes Year Codes Property Class Codes 										
Virtual Viewer - Public Access										Welcome
  										
Search Records - Offense										Filter <input type="text"/>
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0024859-X	01/24/2010	MOTLOW, ANNE	AGGRAVATED ASSAULT	04513		TRAVI...	125	1158	04343	
0061726-V	02/29/2008	LONDON, CHELSEA	AUTO THEFT-UUMV	04513		TRAVI...	123	1158	07171	
0137026-V	04/04/2008	WEBB, LINDSAY	THEFT	04513		TRAVI...	123	1158	06902	
0201812-V	06/20/2008	DUNN, MIRIAM	THEFT	04513		TRAVI...	123	1158	06901	
0257233-W	08/29/2009	FLETCHER, SHASHAWNA	MISSING PERSON	04513		TRAVI...	125	1158	41024	
0282292-X	10/06/2010	ORTA, ORLANDO	OTHER OFFENSES	04513		TRAVI...	125	1158	26000	
0540345-R	07/16/2006	*STEWART AND STEVENSON	CRIMINAL MISCHIEF/VAN...	04513		TRAVI...	143	1158	14083	
0560188-R	07/22/2006	OTERGO, JOHANNA	THEFT	04513		TRAVI...	143	1158	06901	
0669763-T	09/26/2007	COTTEN, JASON	ASSAULT	04513		TRAVI...	143	1158	08111	
0675912-R	09/01/2006	WARD, JAY	THEFT	04513		TRAVI...	143	1158	06941	
0900563-R	11/02/2006	*TRECE	EMBEZZLEMENT	04513		TRAVI...	143	1158	12021	

Z101-330(CG)

List of Partners/Principals/Officers

OWNER

Knox Street Village, Inc.

Officers: C.A. Galpern
Kimberlee Nelson
Jeffery C. Chavez
Simon J. Honeybone

APPLICANT

JH Entertainment Group L.L.C.

Officers: John M. Ambler, President
Robert K. Bunch, Treasurer
Timothy C. Headington, Owner

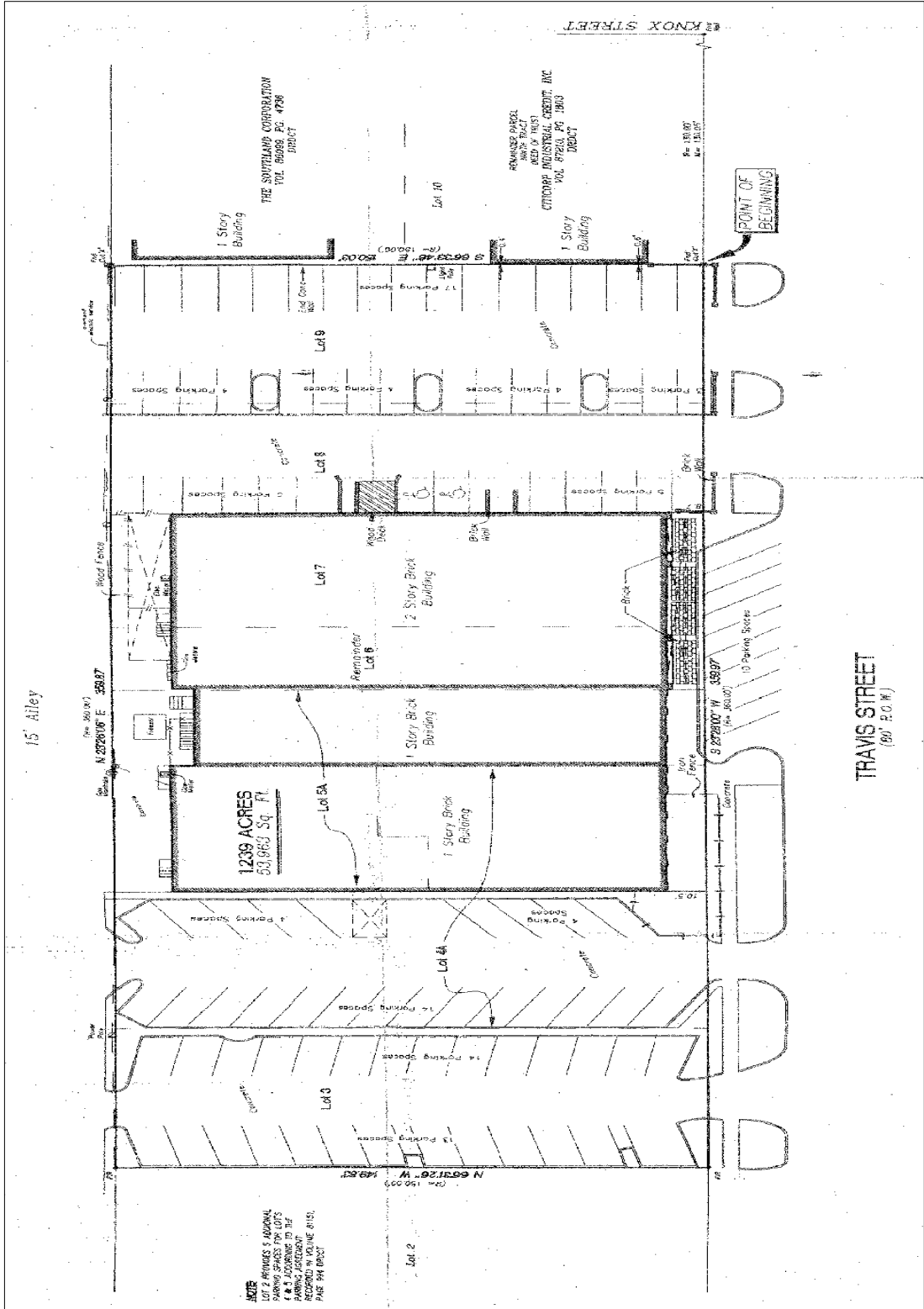
PROPOSED CONDITIONS

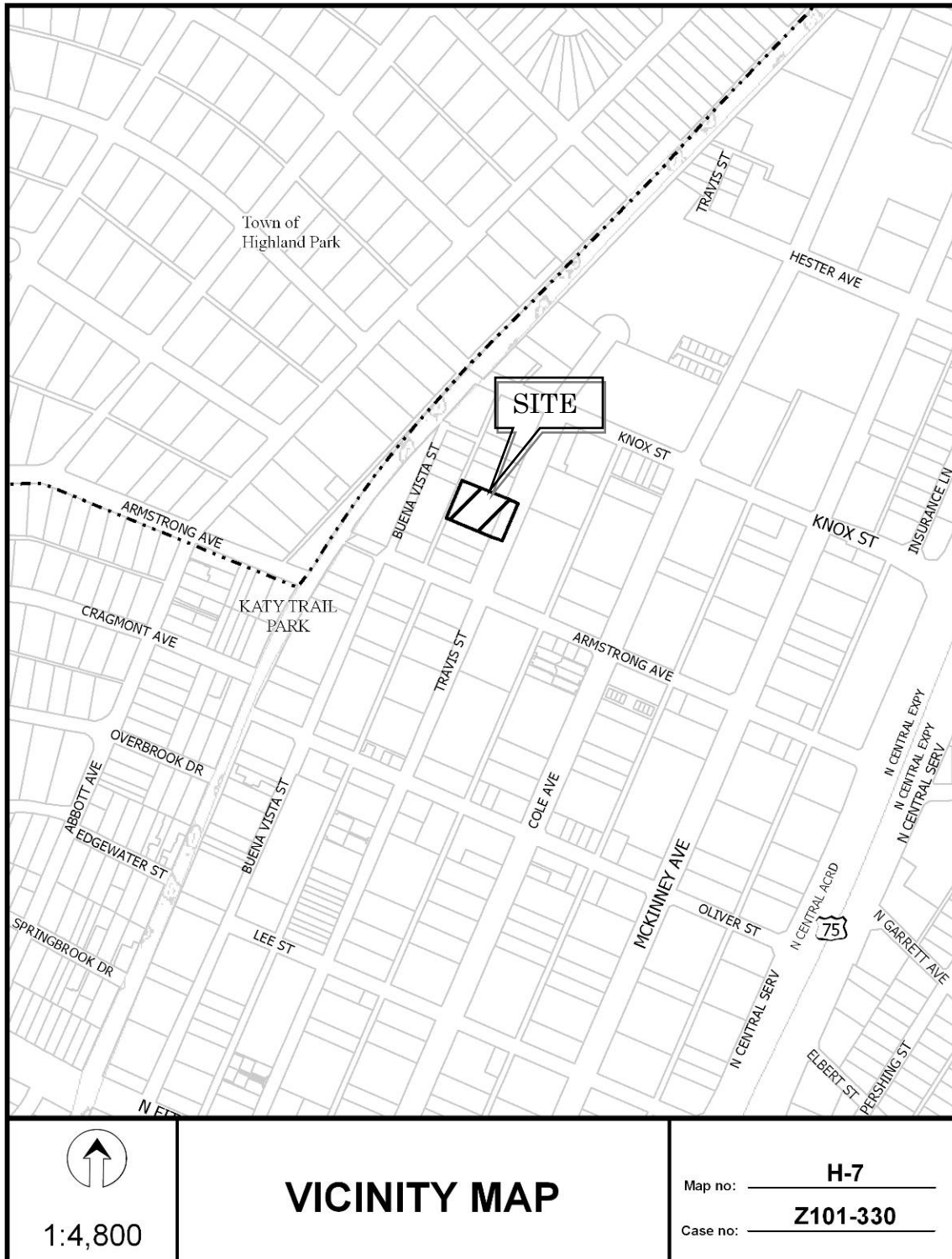
1. USE: The only use authorized by this specific use permit is a Class A dance hall.
2. SITE PLAN: Use and development of the property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit automatically terminates five years from passage of the ordinance.
4. LANDSCAPING: Landscaping must be provided as shown on the attached landscape plan.
5. HOURS OF OPERATION: The dance hall use authorized by this Specific Use Permit is prohibited between the hours of 2:00 A.M. and 5:00 P.M., Monday through Saturday and 2:00 A.M. through 12:00 P.M. on Sunday.
6. INGRESS AND EGRESS: Ingress and egress must be provided as shown on the attached site plan.
7. OFF-STREET PARKING: Of the 22 spaces designated on the site plan, 14 must be marked for the exclusive use of dance floor area. The additional required parking for the 12,000 square foot establishment is regulated by a shared parking agreement along with delta credits to meet parking requirements.
8. SQUARE FOOTAGE: The maximum dance floor area is 350 square feet.
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.

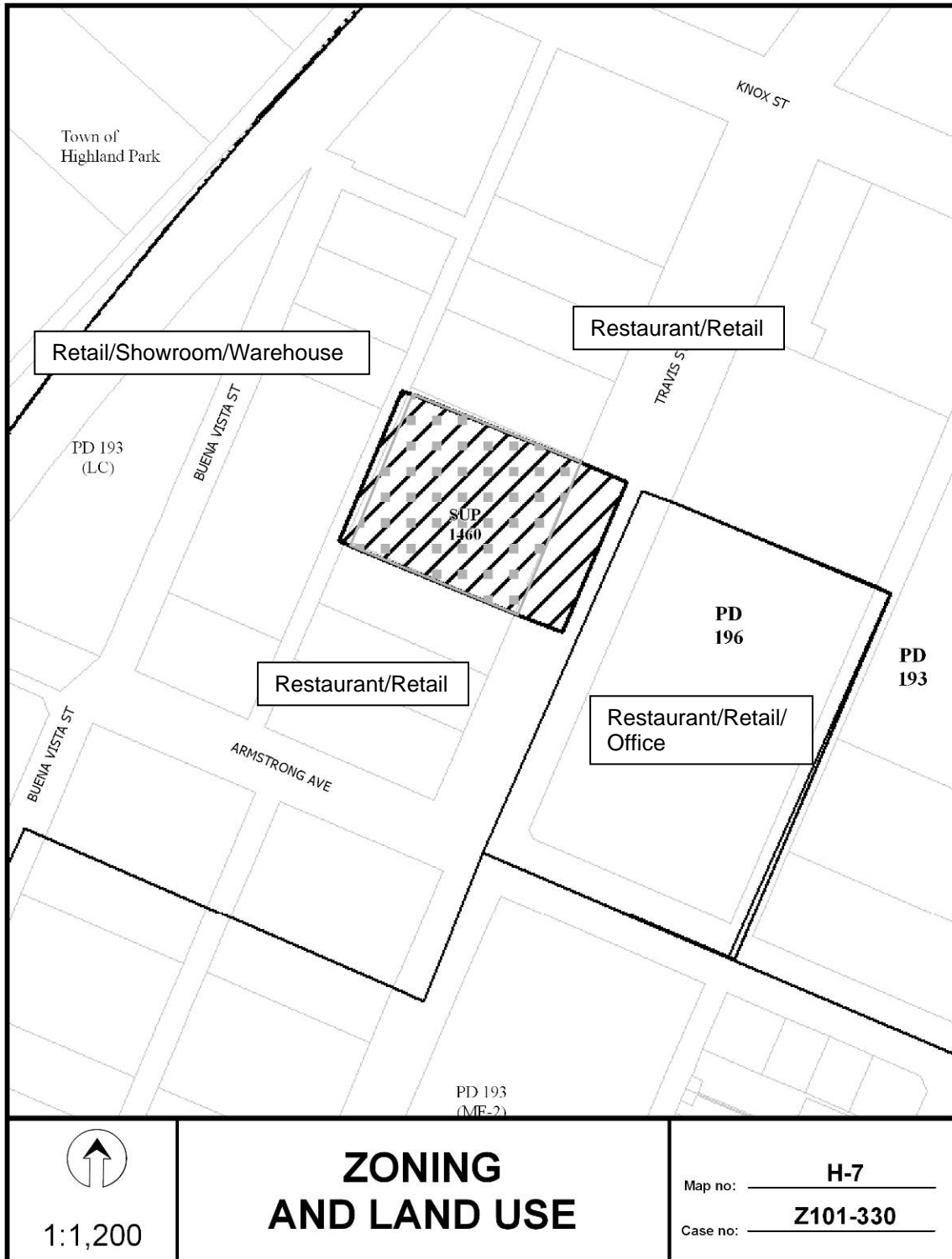
PROPOSED SITE PLAN



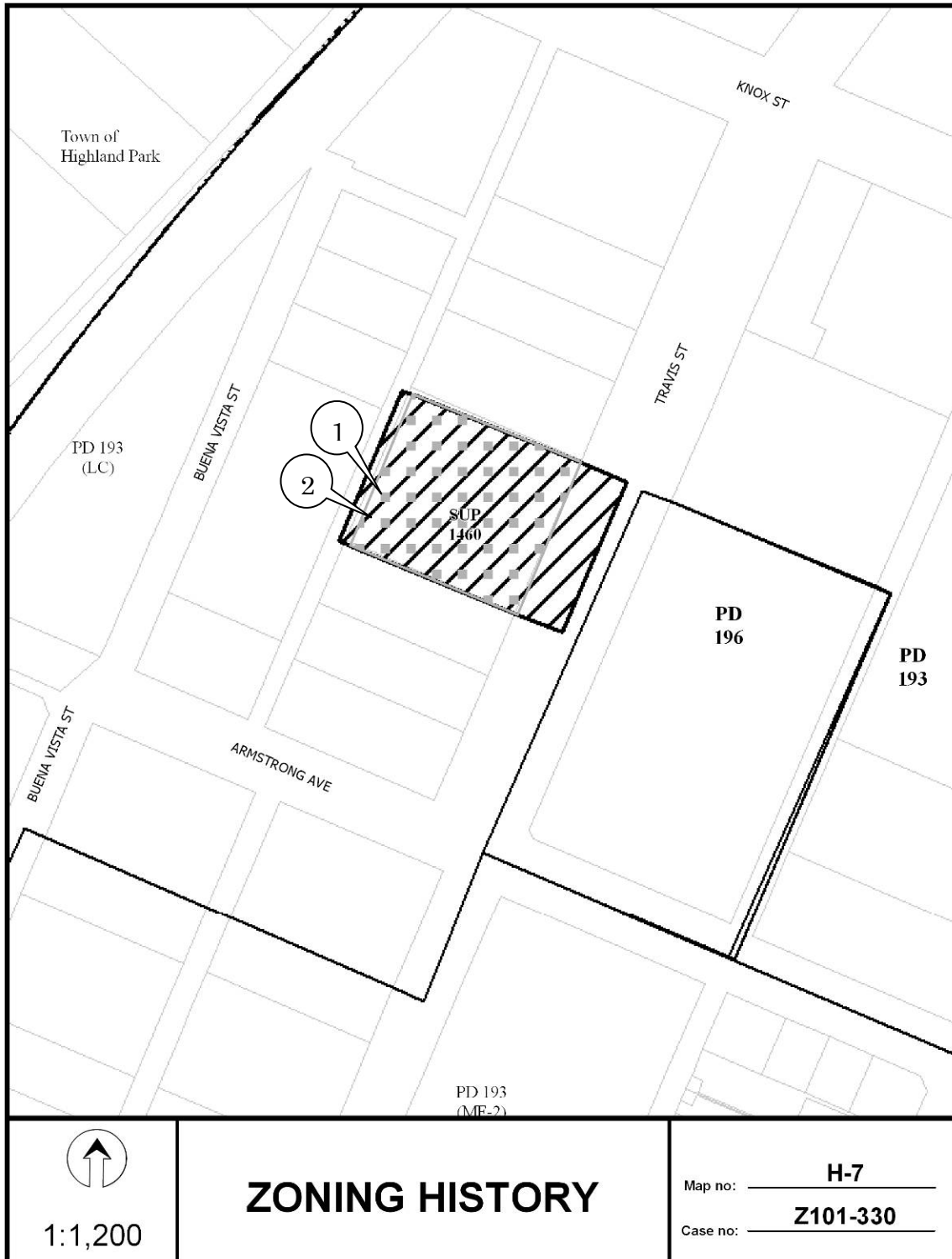
EXISTING SITE PLAN



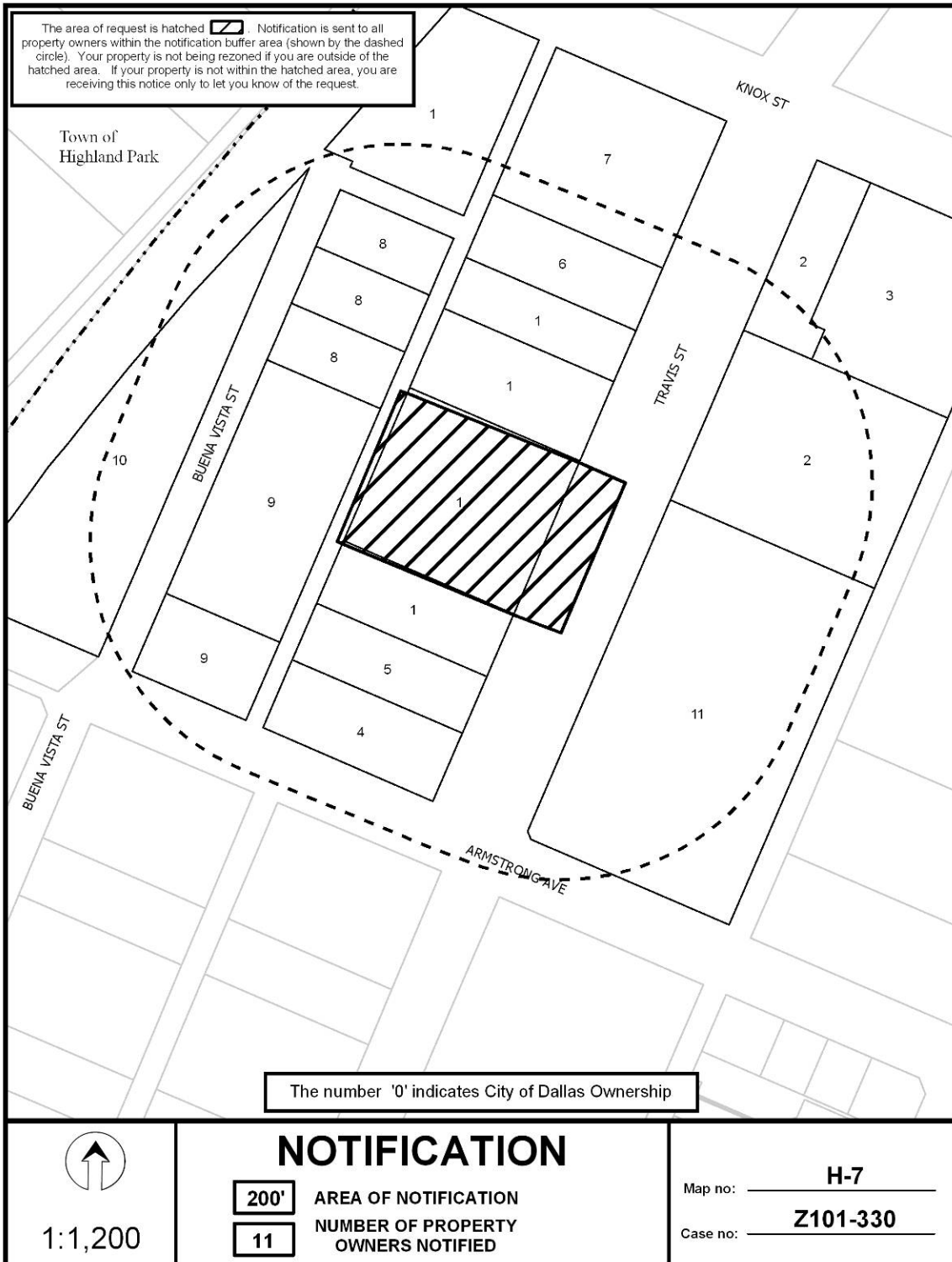




DATE: August 04, 2011



DATE: August 04, 2011



Notification List of Property Owners

Z101-330

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4531 TRAVIS	KNOX STREET VILLAGE INC SUITE 400
2	4534 TRAVIS	WEIR J RAY TRUST & WEIR INVESTMENTS LP
3	3219 KNOX	WEIR J RAY TRUST
4	4501 TRAVIS	QUIGLEY TROY
5	4507 TRAVIS	TRAVIS STREET HOLDING CO LLC STE 400
6	4535 TRAVIS	KNOX STREET VILLAGE HOLDINGS INC
7	3311 KNOX	KNOX TRAVIS HOLDING COMPANY LLC
8	4530 BUENA VISTA	WEIR DANIEL R
9	4510 BUENA VISTA	WEIR DAN R
10	3410 ARMSTRONG	TEXAS UTILITIES ELEC CO % STATE & LOCAL TAX DEPT
11	4514 TRAVIS	INTERCITY INVESTMENT PROPERTIES INC

FILE NUMBER: Z101-333(CG)

DATE FILED: July 19, 2011

LOCATION: South side of Walnut Hill Lane, west of Audelia Road

COUNCIL DISTRICT: 10

MAPSCO: 27-Q

SIZE OF REQUEST: Approx. 5.86 Acres

CENSUS TRACT: 130.04

APPLICANT: Audelia WGK, LLC

REPRESENTATIVE: Barry Knight and Tommy Mann

OWNER: Audelia WGK, LLC

REQUEST: An application for an R-7.5(A) Residential District on property zoned a CR Community Retail.

SUMMARY: The applicant proposes to redevelop the property with a single-family residential development.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The request site is located in the Skillman Corridor Tax Increment Financing (TIF) District.
- The owner proposes to develop a subdivision that will consist of 17 single-family lots to be identified as White Rock Place.
- In March of 2011, after project and design review by the Skillman Corridor TIF District Design Review Committee and the Skillman Corridor TIF District Board of Directors, City Council authorized a development agreement and TIF incentive for the White Rock Place project.

Zoning History:

There has been no recent zoning activity in the immediate area relevant to the request.

Thoroughfares/Streets:

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

Land Use:

	Zoning	Land Use
<i>Site</i>	CR	Retail
<i>North</i>	CR	Multifamily and Retail
<i>South</i>	R-7.5(A)	Single Family
<i>East</i>	CR	Retail
<i>West</i>	R-7.5(A)	Single Family

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request site is located in an area considered a Residential Neighborhood. This Building Block represents the life blood of Dallas, the traditional neighborhood of single family detached homes. Single family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

Land Use Compatibility:

The request site is currently developed with strip retail shopping as is the property to the east. The areas to the west and south consist of stable residential uses, specifically low density single family dwellings. North of the request site is multifamily along with retail and personal service uses.

When redeveloped as single family residential, this area would be consistent with the single family use to the west and south.

Traffic:

The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the applicant's request and determined that it will not significantly impact the surrounding street system.

Landscaping:

Though the site is developed, there is no significant landscaping in the interior of the lot due to the majority of the site being paved. There are large caliper Live Oak and Crape Myrtle trees, adjacent to the right of way along Walnut Hill Lane, which are to remain. Development of the site will require landscaping in compliance with Article X of the

Z101-333(CG)

Dallas Development Code which requires that each lot have at least three (3) trees each with a caliper equal to or exceeding 2 inches. At least 2 of these must be located in the front yard.

Z101-333(CG)

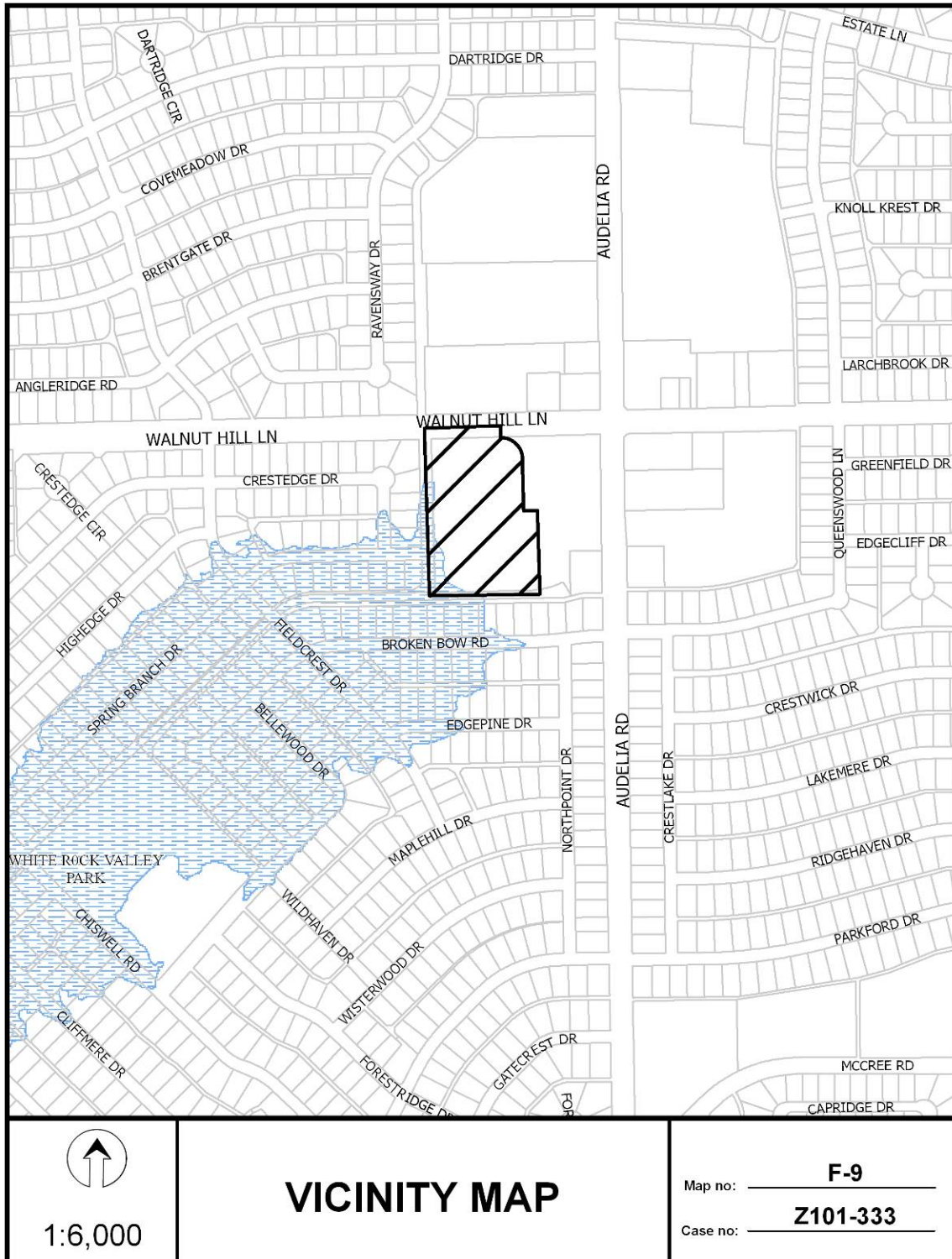
List of Partners/Principals/Officers

APPLICANT/OWNER

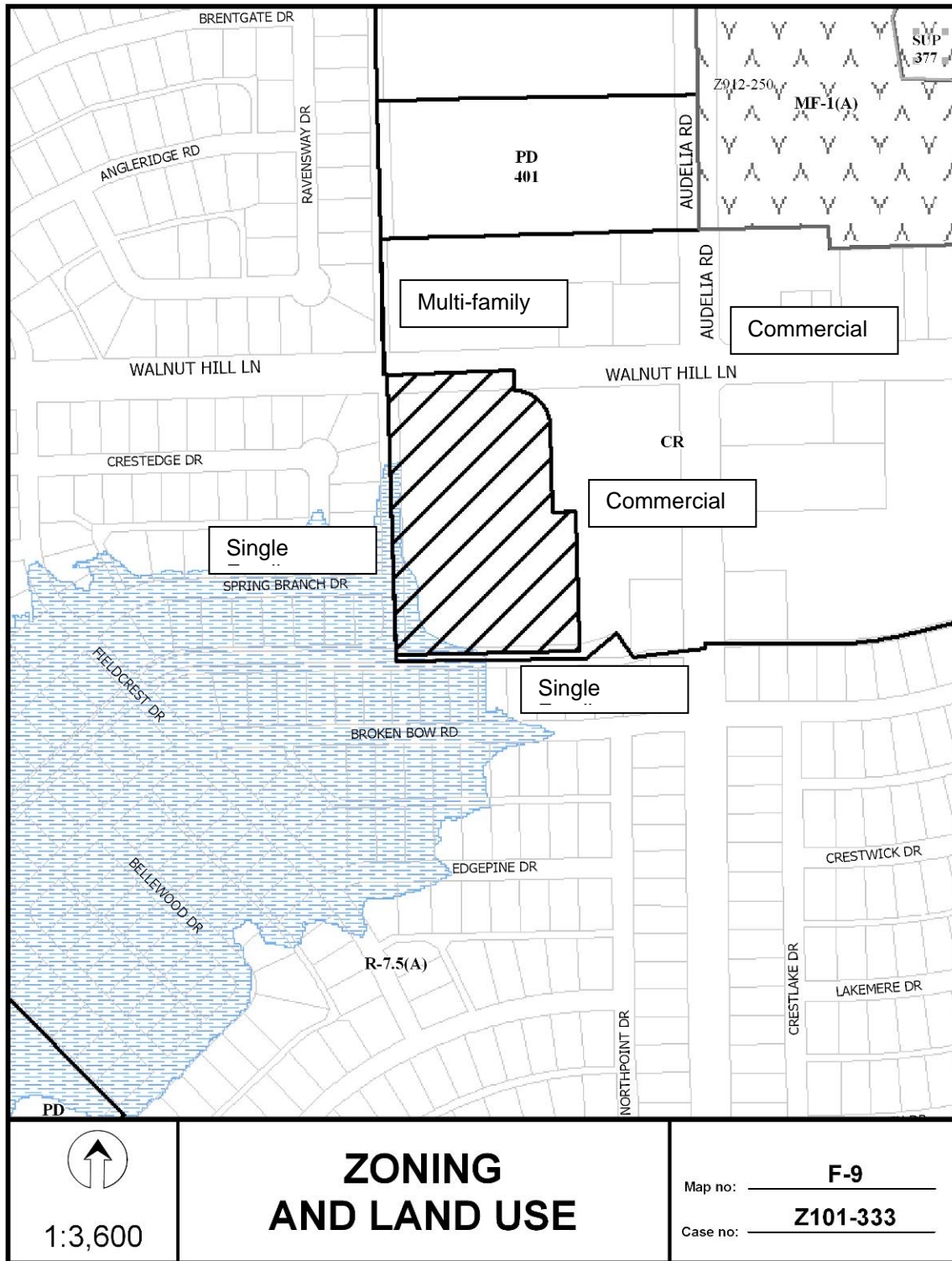
Audelia WGK, LLC
Officers: Craig Kinney

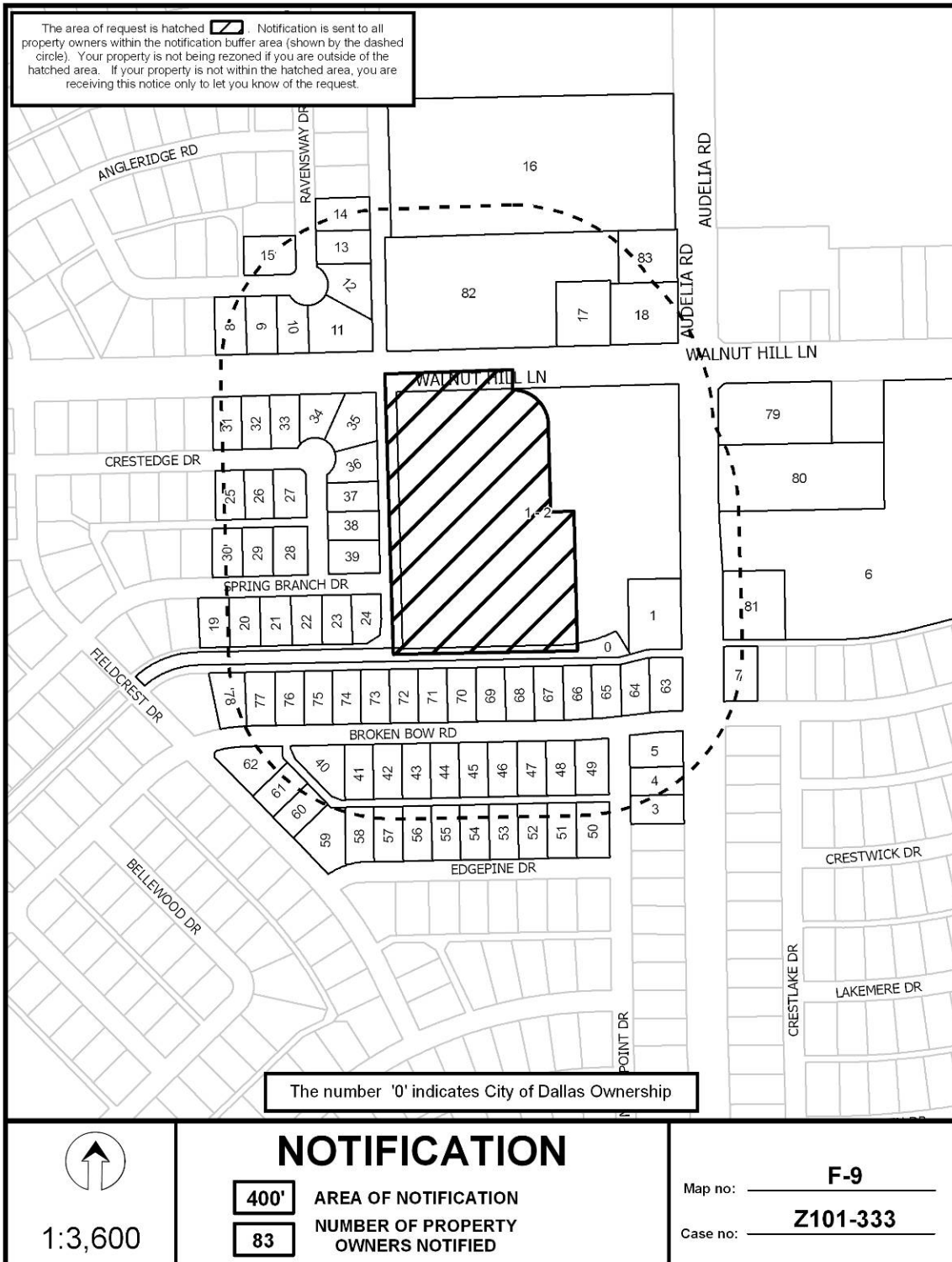
Illustrative Plan





DATE: August 30, 2011





DATE: August 30, 2011

9/2/2011

Notification List of Property Owners***Z101-333******83 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9625 AUDELIA	BEAR 200 WFT1 LAKE HIGHLANDS LLC
2	9661 AUDELIA	SEVEN ELEVEN INC ATTN: TAX DEPT 24092
3	9514 NORTHPOINT	CRAVY SUZANNA G
4	9520 NORTHPOINT	HARTMAN MERRILL & SALLY B
5	9528 NORTHPOINT	TUREK GENEVIEVE ANN
6	9634 AUDELIA	WANG NAI HUI & STE A-215
7	9807 BROKEN BOW	ROBERTS RICHARD T JR
8	9640 RAVENSWAY	ROBERTS GORDON L
9	9646 RAVENSWAY	CHANEY JORDAN H & CHARLENE
10	9650 RAVENSWAY	JOHNSTON BERT E
11	9656 RAVENSWAY	HUDSON PATRICK A
12	9706 RAVENSWAY	FEDERAL NATIONAL MORTGAGE ASSOCIATION SU
13	9710 RAVENSWAY	SANDS RHONDA J
14	9716 RAVENSWAY	CARTER CORY L & SHELLIE J
15	9711 RAVENSWAY	WEIL ANDREW JUSTIN
16	9763 AUDELIA	WATERMARKE PARTNERS LP SUITE 120
17	9715 WALNUT HILL	MCKINNEY K L INC DBA LAKE HIGHLANDS CARW
18	9747 WALNUT HILL	WILLINGHAM W W III TR SUITE 204
19	9624 SPRINGBRANCH	BUBEL TIMOTHY J & LAURIE A
20	9630 SPRINGBRANCH	LAWSON CORBIN A
21	9636 SPRINGBRANCH	BROWN JACK L JR & KAREN R
22	9642 SPRINGBRANCH	POLAROLO EMILY W
23	9648 SPRINGBRANCH	HUDDLESTON CARL
24	9654 SPRINGBRANCH	GUFFEY FREEMAN E
25	9642 CRESTEDGE	WHITMIRE DARRYL K
26	9648 CRESTEDGE	CLEMENT JERRY L

9/2/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	9654 CRESTEDGE	RUDEBECK JOHN & MELANIE M
28	9641 SPRINGBRANCH	QUIMBY SUSAN MARCEL
29	9635 SPRINGBRANCH	HUFF ALICE
30	9629 SPRINGBRANCH	WILLIFORD JACKIE R
31	9641 CRESTEDGE	JENKINS GIL T & CYNTHIA M
32	9647 CRESTEDGE	SOLOMON MARJORIE E
33	9653 CRESTEDGE	OWEN JOE DAVID & JONI C
34	9657 CRESTEDGE	BAINES JACK C & JULIE E
35	9661 CRESTEDGE	MILLS TONY JOE
36	9665 CRESTEDGE	PITTMAN MICHAEL D
37	9673 CRESTEDGE	REID BARBARA T
38	9677 CRESTEDGE	GARTH LUCIA S
39	9683 CRESTEDGE	CALLAGY SCOTT C MONIQUE L GROS
40	9722 BROKEN BOW	LEEPER MICHAEL & HEATHER
41	9730 BROKEN BOW	STILWELL PETER T
42	9736 BROKEN BOW	CONNELL JAMES A & FRANCES F CONNELL
43	9742 BROKEN BOW	MILLER EDMUND H
44	9748 BROKEN BOW	THOMSON DANE & CHRISTY
45	9754 BROKEN BOW	SANDERS JOEL K & BARBARA E
46	9760 BROKEN BOW	YTURRI DAVID P
47	9766 BROKEN BOW	HARRIS STEPHEN G & HEATHER
48	9772 BROKEN BOW	BROWN JOHN C & DEBRA J
49	9780 BROKEN BOW	RODGERS MICHAEL J & MELISSA A
50	9759 EDGEPINE	BRIGGS DAVID R & LISA H
51	9753 EDGEPINE	ALDREDGE CHRISTOPHER
52	9747 EDGEPINE	ANDERSON ALICE
53	9741 EDGEPINE	LOVELL JAMES M
54	9735 EDGEPINE	FOLEY ROBERT PAUL ERIN SHELBY
55	9729 EDGEPINE	HUGHES S WARD
56	9723 EDGEPINE	CLEMONS CHAD & STEPHANIE CLEMONS
57	9717 EDGEPINE	BALDERACH LAUREN & MARKUS

9/2/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	9711 EDGEPINE	DOHNALIK DAVID & DARA
59	9508 FIELDCREST	HALSTEAD FREDERICK A
60	9514 FIELDCREST	BONGERS BRIAN M & HENSEL MECHELLE A
61	9526 FIELDCREST	ANDERSON BRIAN & STACIE
62	9532 FIELDCREST	MACCLOSKEY LAURA E
63	9797 BROKEN BOW	BRIGANCE JOHN A
64	9789 BROKEN BOW	WALTERS GLENN
65	9783 BROKEN BOW	FARIS STEPHEN W & DONALD C FARIS
66	9777 BROKEN BOW	CARY JULIANNE & MARK
67	9771 BROKEN BOW	SIMPSON WILLIAM D
68	9765 BROKEN BOW	MCCLUNG BRITTON D & CAROLE B
69	9759 BROKEN BOW	GUTHRIE BERT & MARY S
70	9753 BROKEN BOW	FEIL ROBERT G SR & KRISTINE H
71	9747 BROKEN BOW	ROBLES ROY & CYNTHIA STUART
72	9741 BROKEN BOW	FOX CHAD & SARA
73	9735 BROKEN BOW	WHITEBREAD KURT LOREN
74	9729 BROKEN BOW	CAUSEY CLIFFORD SCOTT & CYNTHIA U
75	9723 BROKEN BOW	BORG KEVIN L & CINDY L
76	9717 BROKEN BOW	MATLACK JOSEPHINE J & JOHN A
77	9711 BROKEN BOW	DAHLBERG FRANK I & MARTHA W
78	9707 BROKEN BOW	MAMANTOW MARY SANDRA
79	9660 AUDELIA	MADISON PARTNERSHIP LTD TAX DEPARTMENT
80	9660 AUDELIA	WANG NAI HUI STE A-215
81	9616 AUDELIA	CIRCLE K STORES INC
82	9707 WALNUT HILL	9707 HIGHLAND HOUSE PARTNERS LP
83	9721 AUDELIA	GATE KEEPER INC

FILE NUMBER: Z101-242 (JH/OTH) **DATE FILED:** April 6, 2011/August 5, 2011

LOCATION: South side of Elm Street, east of Good Latimer Expressway

COUNCIL DISTRICT: 2

MAPSCO: M-45

SIZE OF REQUEST: Approx. 0.115 acres

CENSUS TRACT: 33.00

REPRESENTATIVE: Audra Buckley

APPLICANT: Anvil Pub / Patrick Bridges

OWNER: MGP Holdings, LLC

REQUEST: An application for a Specific Use Permit for a bar, lounge or tavern on property zoned Planned Development District No. 269.

SUMMARY: The applicant proposes to change the existing restaurant into a bar, lounge or tavern.

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

BACKGROUND INFORMATION:

- The request site is currently developed with a 4,500 square feet one-story structure and a 500 square feet open air patio used as a bar, lounge or tavern.
- The applicant seeks a Specific Use Permit for a bar, tavern or lounge. The total square footage of the site is 5,000. The business will operate from 4:00 p.m. to 2:00 a.m. Monday through Friday and 11:00 a.m to 2:00 a.m. Saturday and Sunday.
- The request site is adjacent to a mix of office/retail/restaurant, uses that are served by various surface parking lots.
- On June 2, 2011, the City Plan Commission recommended approval to a portion of the request. Since then, the adjacent site became available to the applicant. The applicant asked the Commission to reconsider the request.
- The City Plan Commission, at its public hearing on August 18, 2011, instructed staff to advertize with an enlarged area for an application for a Specific Use Permit for a bar, lounge or tavern on property zoned Planned Development District No. 269 on the south side of Elm Street, east of Good Latimer Expressway.
-

Zoning History:

1. Z101-187 On May 25, 2011, City Council approved the renewal of Specific Use Permit No. 1757 for a Bar, lounge, or tavern and an Inside commercial amusement use for a Live music venue on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.
2. 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 for a five-year time period.
3. Z089-272 On December 9, 2009, the City Council approved a Specific Use Permit for a bar, lounge, or tavern for a two-year period.
4. Z089-273 On December 9, 2009, the City Council approved a Specific Use Permit for a bar, lounge, or tavern and Inside commercial amusement for a Class A Dance hall for a two-year period.

Z101-242(JH/OTH)

5. Z056-271 On January 10, 2007, the City Council recommended approval of a Specific Use Permit for a Tattoo Studio or Body Piercing Studio on property within Planned Development District No. 269.
6. Z101-219 On June 8, 2011, City Council approved Specific Use Permit No. 1857 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.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Elm Street	Community Collector	80 ft.

STAFF ANALYSIS:

Comprehensive Plan:

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.

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

Land Use Compatibility:

The approximately 5,000 square-foot request site is zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District and is currently developed with a one-story structure used as a bar, lounge or tavern. The applicant is proposing to the use on the property from restaurant to bar, lounge, or tavern which requires a Specific Use Permit.

The site is surrounded by a mix of office/retail/restaurant uses that are served by various surface parking lots.

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 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.

On June 2, 2011, the City Plan Commission recommended approval to a portion of the request. Since then, the adjacent site became available to the applicant. The applicant asked the Commission to reconsider the request to be allowed to expand the original requested area for the same use.

The City Plan Commission, at its public hearing on August 18, 2011, instructed staff to advertize with an enlarged area for an application for a Specific Use Permit for a bar, lounge or tavern on property zoned Planned Development District No. 269 on the south side of Elm Street, east of Good Latimer Expressway.

The site plan shows that structure for the bar, lounge, or tavern is approximately 4,500 square feet. The uncovered patio is only accessed through the building; there is no alley in this location.

A search of offenses with the Dallas Police Department for this address finds no records for the past five years.

The applicant's request, subject to conditions, complies with the general provisions for consideration of an SUP.

Parking/Traffic:

As a restaurant in PD 269, the first 2,500 square feet of an original building do not require parking and delta credits may be used to meet the parking requirements. For a bar, lounge, or tavern use in PD 269, the use qualifies for the first 2,500 square foot parking break but may not use delta credits to satisfy the rest of its minimum required parking. The request site has a floor area of 4,500 square feet and will require 20 parking spaces. The uncovered patio is 500 square feet. According to code uncovered

Z101-242(JH/OTH)

area is not considered floor area; therefore, there are no parking requirements for the uncovered patio. The applicant will satisfy this requirement per code.

Landscaping:

Landscaping required per Article X of the Dallas Development Code.

Z101-242(JH/OTH)

List of Partners/Principals/Officers

Applicant:

Bridges and Bridges, LLC

Patrick Bridges, President

Owner:

MGP Holdings, LLC

Margot Okowita, President

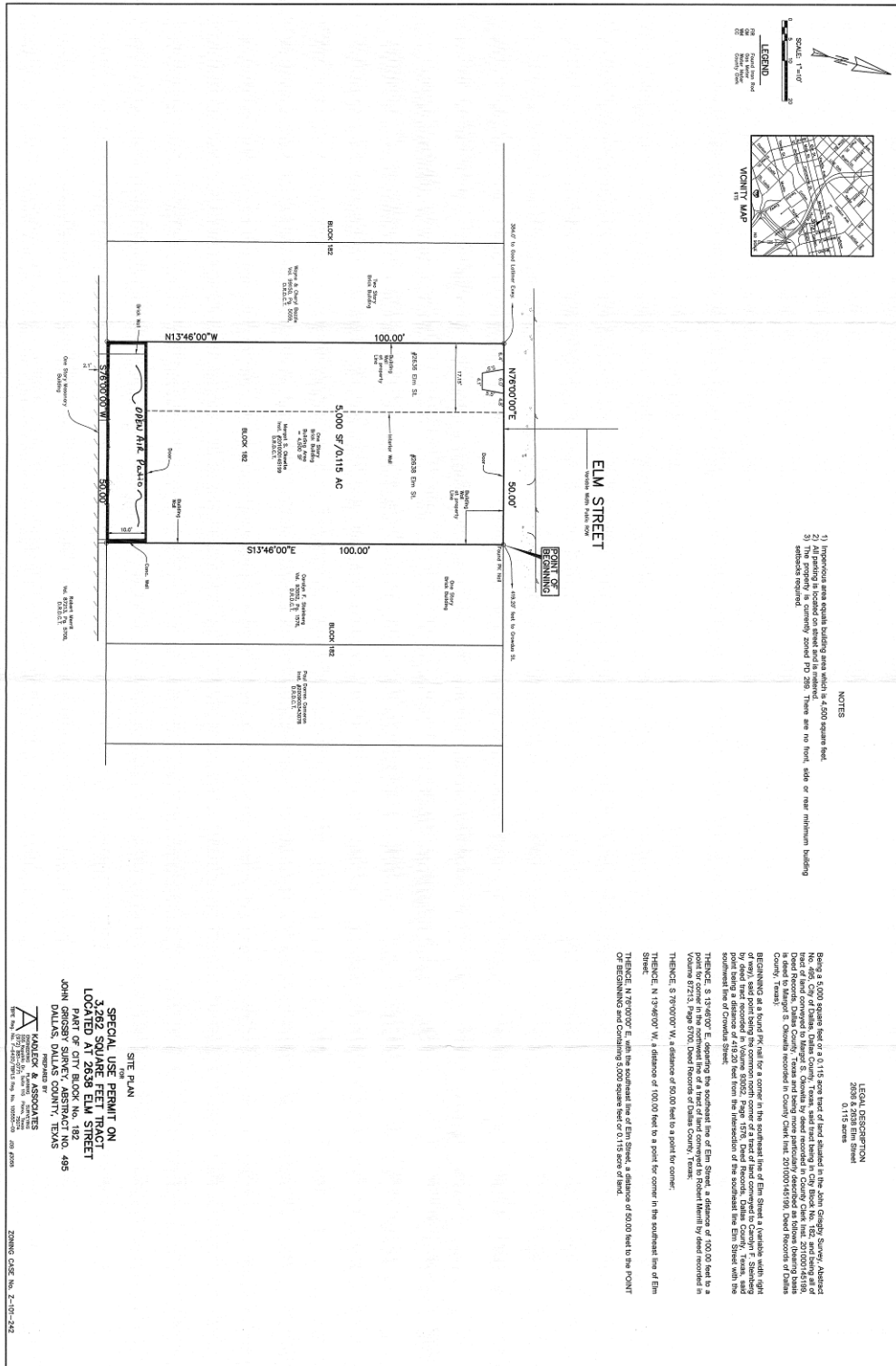
**PROPOSED SUP CONDITIONS
Z101-242**

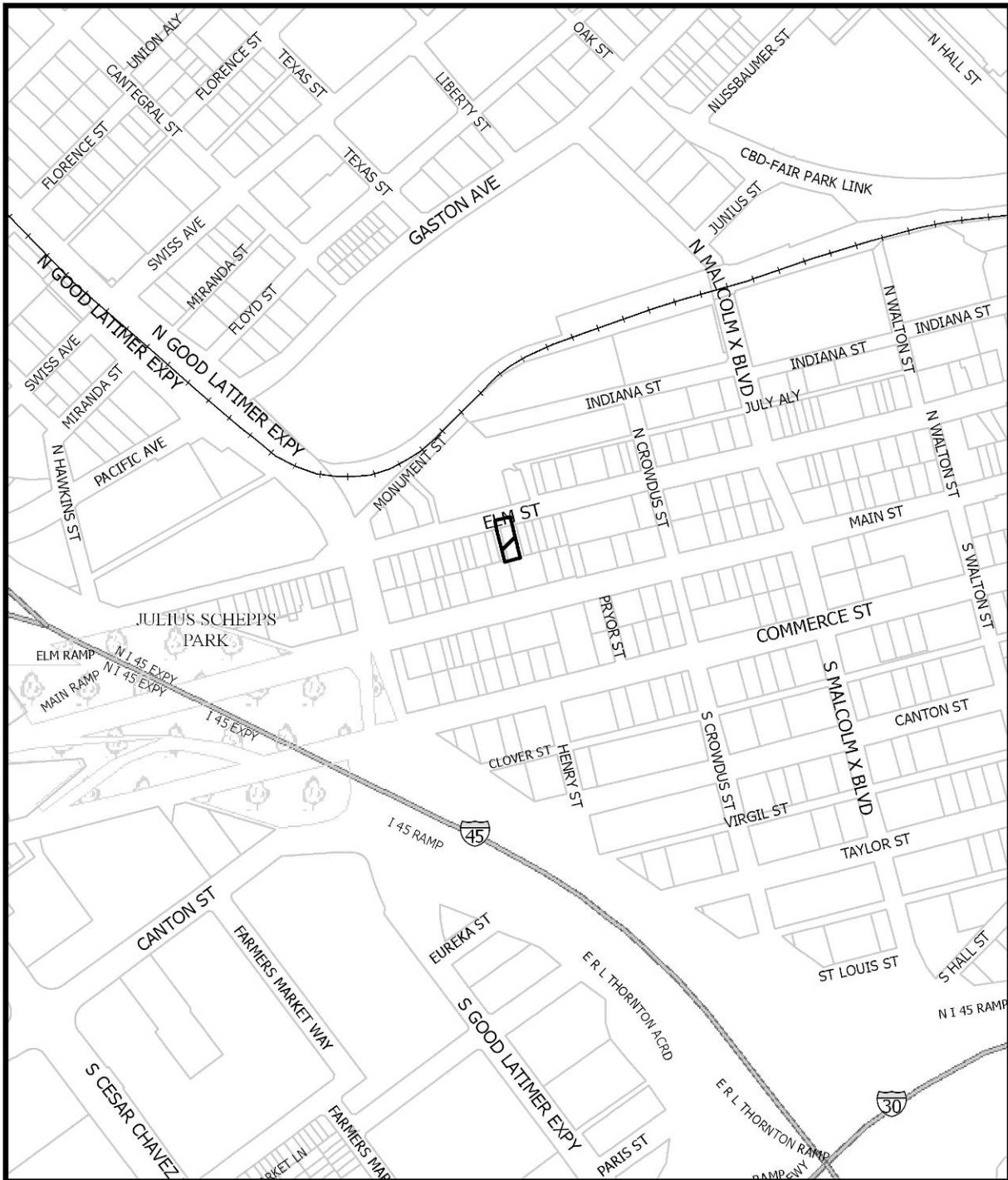
USE: The only use authorized by this specific use permit is an alcoholic beverage establishment limited to a bar, lounge or tavern.

1. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.
2. **TIME LIMIT:** This specific use permit automatically terminates on (two-years from the passage of this ordinance).
3. **FLOOR AREA:**
 - a. The maximum floor area for a bar, lounge or tavern is 4,500 square feet in the location as shown on the attached site plan.
 - b. The maximum land area for the uncovered patio is 500 square feet in the location shown on the attached site plan.
4. **HOURS OF OPERATION:** The alcoholic beverage establishment limited to a a bar, lounge or tavern may only operate between 4:00 p.m. and 2:00 a.m. (the next day), Monday through Friday, and between 11:00 a.m. and 2:00 a.m. (the next day), Saturday and Sunday.
5. **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.
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 conditions, rules, and regulations of the City of Dallas.

SITE PLAN

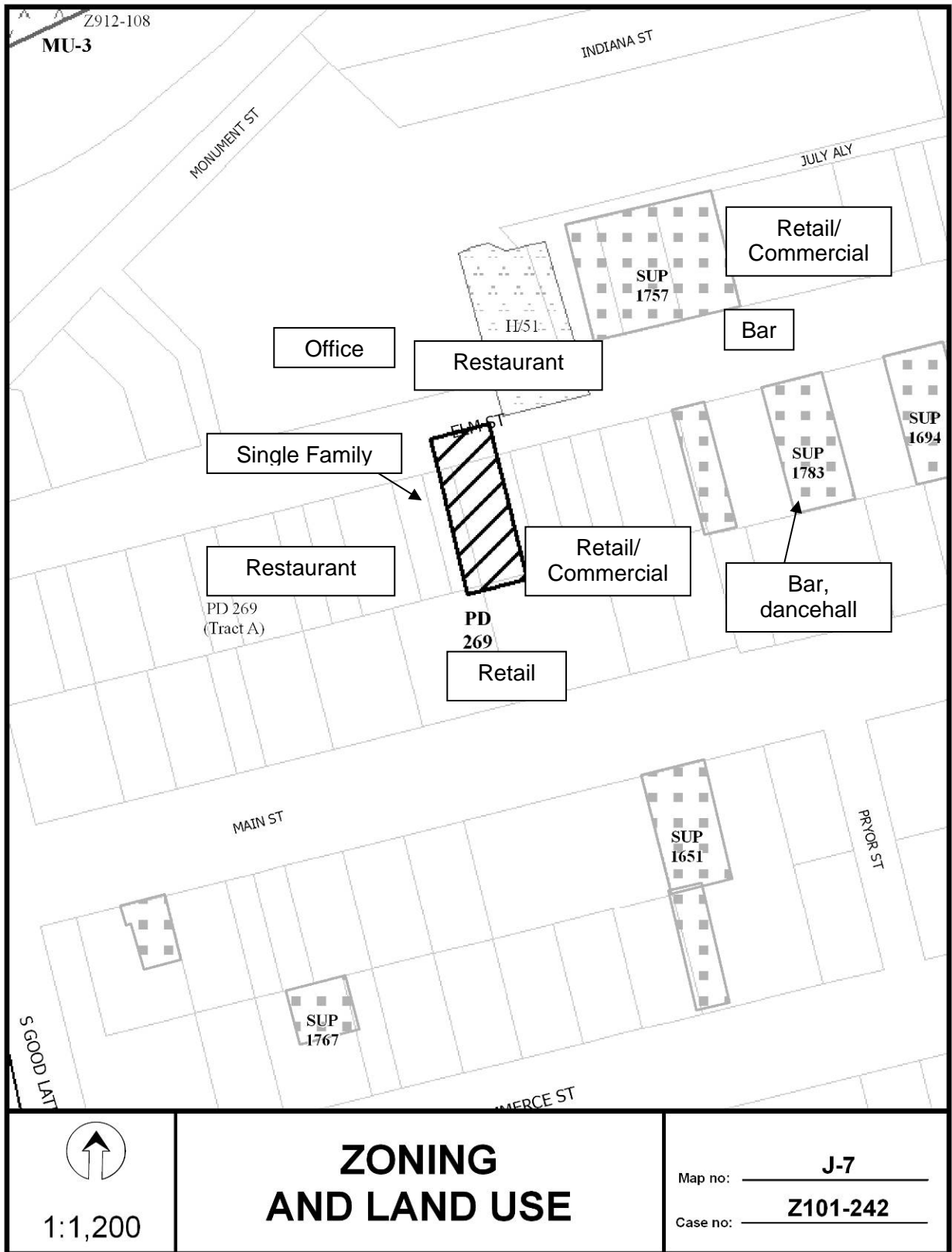
F:\3000-1\3058 #2636 & 2638 Elm St\3058.dwg, 8/4/2011 11:07:48 AM, Doc 105400.dwg



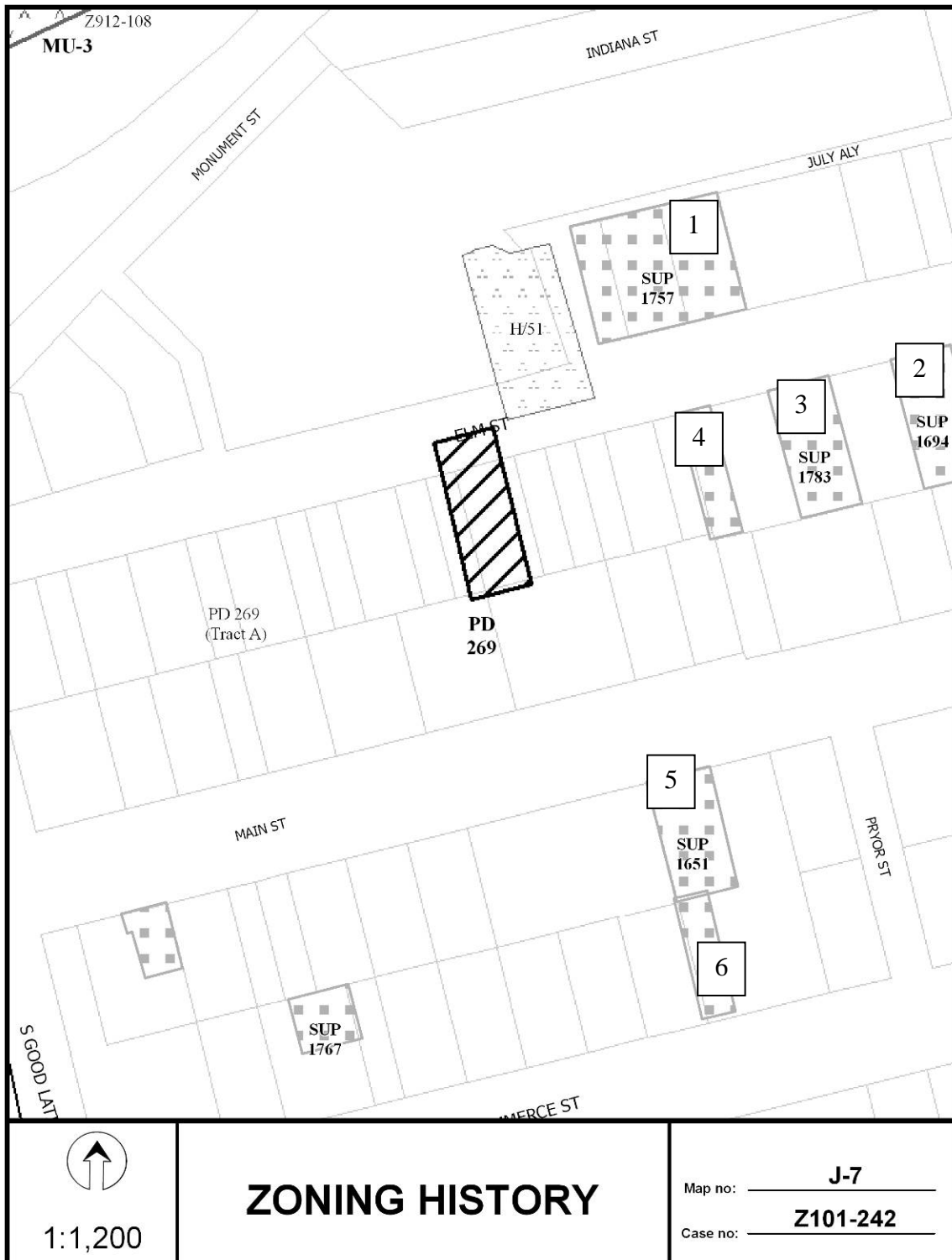


 1:4,800	<h1>VICINITY MAP</h1>	Map no: <u>J-7</u> Case no: <u>Z101-242</u>
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DATE: August 19, 2011



DATE: August 19, 2011



1:1,200

ZONING HISTORY

Map no: J-7
Case no: Z101-242

DATE: August 19, 2011



8/19/2011

Notification List of Property Owners***Z101-242******25 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2647 MAIN	MERRILL ROBERT
2	2638 ELM	OKOWITA MARGOT S
3	2634 ELM	BAZZLE S WAYNE & CHERYL C BAZZLE
4	2626 ELM	ELM STREET LOFTS LTD
5	2625 MAIN	EVANS HENRY J
6	2634 ELM	ROSE BARSHOP RESIDUARY TR % STEVEN SCHWA
7	2628 ELM	ROSE BARSHOP RESIDUARY TR % STEVE SCHWAR
8	2653 MAIN	PETERS WILSON G APT A
9	2644 ELM	CAMERON PAUL DARREN
10	2623 MAIN	PARK A LOT LP
11	2640 ELM	AMERITRUST TEXAS NA AGENT FOR CAROLYN F
12	2620 ELM	WESTDALE PROPERTIES AMERICA I LTD
13	2642 ELM	LALCO INC
14	2650 ELM	ELM ELM LLC
15	2646 ELM	TEXAS AUTO RADIATOR CO
16	2642 MAIN	MERRILL ROBERT L & KAREN L MERRILL
17	2630 MAIN	COMMERCE STREET PS LTD
18	2650 MAIN	JERNIGAN REALTY PTNR LP
19	2625 ELM	HRT PROPERTIES OF TX LTD
20	2615 ELM	GRAVES ALBERT JR ET AL
21	2720 ELM	ELM STREET REALTY LTD
22	2701 MAIN	JERNIGAN AL INV INC
23	2707 ELM	BELMOR CORP % CARL SKIBELL
24	2703 ELM	BELMOR CORP % CARL SKIBELL
25	2701 ELM	BELMOR CORP

FILE NUMBER: Z101-353 (DC/OTH)

DATE FILED: August 2, 2011

LOCATION: On the north side of Ryan Road, west of Garapan Drive

COUNCIL DISTRICT: 3

MAPSCO: 54-X

SIZE OF REQUEST: 15,559 square feet

CENSUS TRACT: 60.01

APPLICANT/OWNER: Sharon Harris

REQUEST: An application for a CH Clustered Housing District with deed restrictions volunteered by the applicant, on property zoned a TH-3(A) Townhouse District.

SUMMARY: This is a companion case to a request for a Specific Use Permit for a child care facility (Z089-185). The applicant is requesting the zoning change to permit increased lot coverage for the child-care facility use. The proposed volunteered deed restrictions will limit the use of the property to the uses permitted under the existing zoning.

STAFF RECOMMENDATION: Approval subject to deed restrictions volunteered by the applicant.

BACKGROUND INFORMATION:

- The property is currently developed with two structures amounting to 4,378 square feet. The applicant proposes to maintain an expanded child-care facility on the site. The main building is 4,005 square feet and the storage structure is 373 square feet. Presently, the lot coverage of the site exceeds the allowed lot coverage for a non-residential use.
- The facility has been operating on and off as a child-care facility since 1984.
- Staff is currently processing the request to renew Specific Use Permit No. 1581 for a child-care facility. That application was submitted on March 20, 2009 (also on this agenda).
- The parking, landscaping and lot coverage requirements were not in compliance with Code requirements. The applicant has worked with staff to bring the property in compliance.
- Due to property constraints, the applicant applied to the Board of Adjustment for a special exception to the off-street parking regulations, a special exception to the visual obstruction regulations and a variance to the lot coverage. The BDA considered the case on March 16, 2011. The BDA action was as follows:
 - Granted:
 - A request to reimburse the filing fees submitted in conjunction with the application.
 - The request for a special exception to the off-street parking regulations of 2 parking spaces, subject to the conditions that the special exception shall automatically and immediately terminate if and when the child-care facility use is changed or discontinued.
 - The request for a special exception to the visual obstruction regulations, subject to the conditions that the property complies with the submitted site plan.
 - Denied:
 - The request for a variance to the lot coverage regulations without prejudice.

The proposed CH Clustered Housing District would permit the existing lot coverage and the volunteered deed restrictions limit the uses to those currently allowed in the TH-3(A) Townhouse District.

Zoning History:

There have been three zoning change and a Board of Adjustment requests in the area. Both requests are on the subject site:

1. BDA 101-116 On March 16, 2011, the Board of Adjustment granted a request for reimbursement of the application fee; a special exception to the off-street parking regulations with conditions; a special exception to the visual obstruction regulations; and denied a variance to the lot coverage regulations without prejudice on property located at 813 Ryan Road.

2. Z089-185 An application to renew Specific Use Permit No. 1581 for a child-care facility on property zoned a TH-3(A) Townhouse District on property located at 813 Ryan Road.

3. Z045-186 On May 11, 2005, the City Council approved Specific use Permit No. 1581 for a child-care facility for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a site plan and conditions, on property zoned a TH-3(A) Townhouse District located on the northwest side of Ryan Road, southwest of Garapan Drive.

4. Z067-184 On Wednesday, August 22, 2007, the City Council approved the renewal and amendment of Specific Use Permit No. 1581, for a child-care facility for a two-year period with eligibility for automatic renewals for additional five-year periods, on property zoned a TH-3(A) Townhouse District located on the northwest side of Ryan Road, southwest of Garapan Drive.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW	Proposed ROW
Ryan Road	Local	50 feet	50 feet
Garapan Drive	Local	50 feet	50 feet

Land Use:

	Zoning	Land Use
Site	TH-3(A)	Child-care facility
North	TH-3(A)	Single Family Residential
East	TH-3(A)	Single Family Residential
West	TH-3(A)	Single Family Residential
South	TH-3(A)	Single Family and Multifamily Residential

STAFF ANALYSIS:

Comprehensive Plan:

The requested use is compatible with the residential character of the neighborhood. The use has been part of the community since 1984 and is providing a small-scale neighborhood service. However, it is noted that typically the locations of these uses should be near the perimeter of a neighborhood.

NEIGHBORHOOD ELEMENT

GOAL 7.1 Promote vibrant and viable neighborhoods.

Policy 7.1.2 Promote neighborhood-development compatibility.

Staff Analysis and Land Use Compatibility:

The 15,559 square foot request site is located on the northwest side of Ryan Road, southwest Garapan Drive. The site is developed with two buildings that total 4,378 square feet. The existing zoning allows 25 percent lot coverage for nonresidential structures which in this case would be 3,890 square feet. The site is currently exceeding the allowed lot coverage by 488 square feet.

Granting this zoning request will bring into compliance the existing structures on the site. Due to the unique circumstances staff can support the request subject to the volunteered deed restrictions. The applicant is volunteering deed restrictions to prohibit multifamily and group residential facility uses.

The property is surrounded by a TH-3(A) Townhouse District which is developed with single family uses and some multifamily uses.

The applicant requested a variance to the lot coverage requirements to the Board of Adjustment. The Board denied the request on March 16, 2011. Since the Board of

Adjustment denied the variance to the lot coverage, the applicant is in the need to request the CH District. The applicant does not want to remove the excess building area and the accessory structure located on the back of the property.

This zoning request is linked to zoning case Z089-185 for the renewal of a Specific Use Permit for a child-care facility.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
TH-3(A) Townhouse	0'	0'	12 Dwelling Units/ Acre	36' No RPS	60% 25% Non residential structures	Min. Lot: 2,000 sq. ft	Single family
CH Clustered Housing	0'	0'	18 Dwelling Units/ Acre	36' RPS	60%	Min. Lot: 2,000 sq. ft	Single family

Parking:

Parking for the site must comply with use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. For a child-care facility, parking of the site must comply with the site plan shown on the site plan submitted to the Board of Adjustment. The Board of Adjustment granted the special exception to the off-street parking regulations of 2 parking spaces, subject to the use of a child-care facility. If the child-care use is changed or discontinued, the variance will automatically terminate.

Landscaping:

Landscaping for the site must comply with Article X requirements. For a child-care facility, landscaping of the site must comply with the Landscape as approved for the Specific Use Permit for the child-care facility.

Visual Obstruction Regulations: On March 16, 2011, the Board of Adjustment granted a special exception to the visual obstruction regulations subject to complying with the site plan as submitted to the Board of Adjustment. The site plan is for the child-care facility. If the site plan approved by the Board is changed, the special exception to the visual obstruction will automatically terminate.

VOLUNTEERED DEED RESTRICTIONS

THE STATE OF TEXAS)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF _____)

I.

The undersigned, Sharon E Harris , a ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the Jas. T. Miller _____ Survey, Abstract No. 871 , City Block 16/5976, _____ City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by T. J. Nichols , by deed dated May 7, 1981 , and recorded in Volume 88033 , Page 0016 , in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

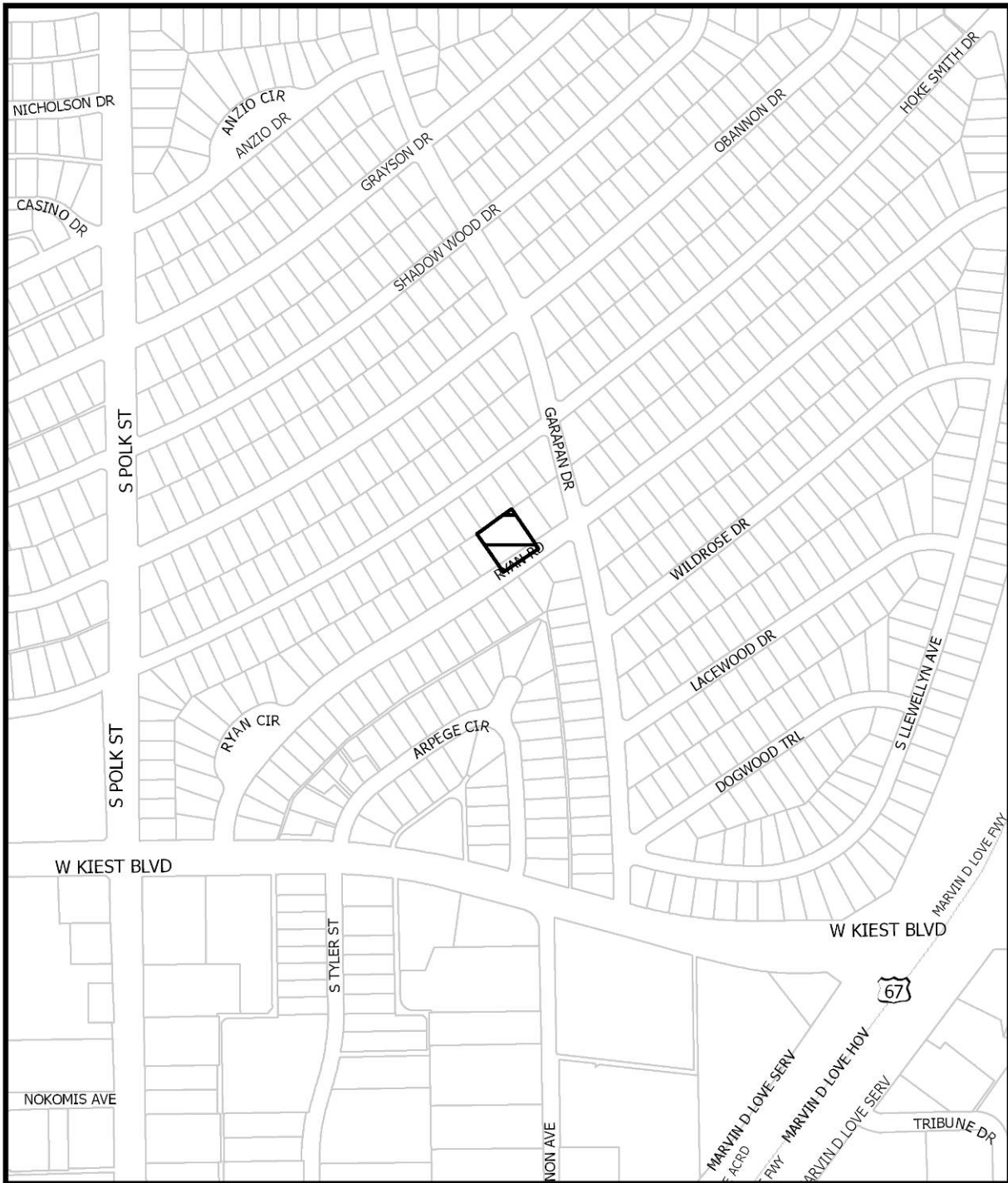
Being all of Lot 53A in City Block 16/5976 of Third Installment of Wynnewood Park, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof, recorded in Volume 16, page 53, Map Records of Dallas County, Texas.

II.

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

The following main uses are prohibited:

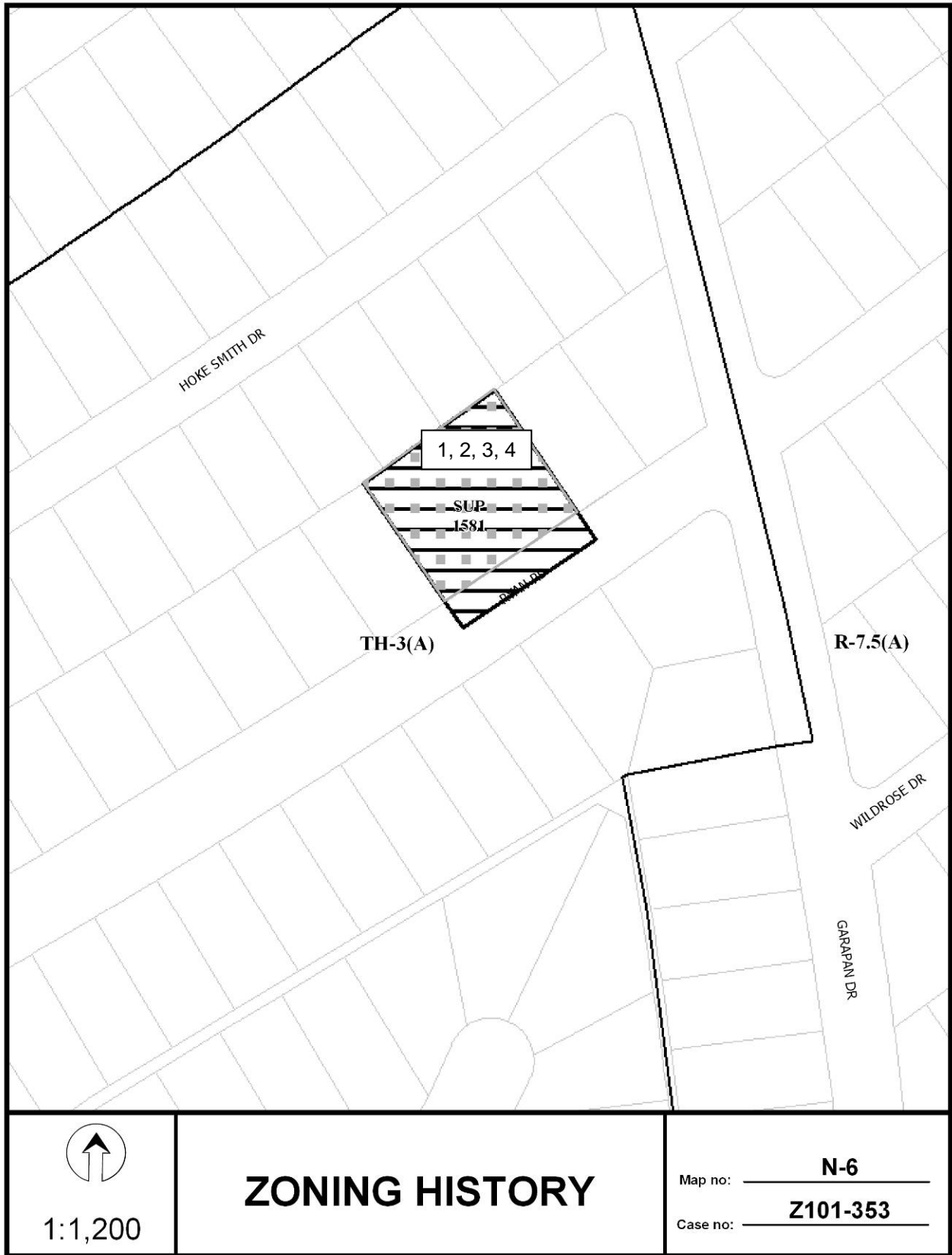
- Group Residential Facility
- Multifamily



 1:4,800	<h1>VICINITY MAP</h1>	Map no: <u> N-6 </u> Case no: <u> Z101-353 </u>
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DATE: August 30, 2011





DATE: August 30, 2011



8/30/2011

Notification List of Property Owners***Z101-353******35 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	813 RYAN	HARRIS SHARON E
2	655 WILDROSE	HALL MYRA MANETTE
3	738 RYAN	HARRIS SHARON
4	735 RYAN	SOLORZANO VICENTE SALVADOR SOLORZANO
5	905 HOKE SMITH	MEZA SILVERIO C
6	901 HOKE SMITH	SOTO ERNESTO & MARTINA
7	829 HOKE SMITH	WASHINGTON BETTYE L
8	825 HOKE SMITH	CONTRERAS MARTINA
9	821 HOKE SMITH	CAGLE JAMES D
10	815 HOKE SMITH	TRIPLE TRUST ROBERTSON JAMES A TRUSTEE
11	811 HOKE SMITH	YANCY ROOSEVELT
12	804 HOKE SMITH	DEESE RAYMOND
13	808 HOKE SMITH	BANDY LEROY JR & MONICA M
14	812 HOKE SMITH	SALAZAR MARIA
15	818 HOKE SMITH	DAVILLE CLARICE
16	822 HOKE SMITH	JONES SAMUEL E & EARNIE M
17	826 HOKE SMITH	PEREZ JOSE E &
18	900 HOKE SMITH	PUENTE JORGE & REBECCA
19	904 HOKE SMITH	FINANCE PLUS INC
20	910 HOKE SMITH	EDMONDS JONATHON
21	837 RYAN	JACKSON ALICE RUTH
22	833 RYAN	DIAZ JESUS & RAFAELA
23	827 RYAN	CHARLES ENRIQUE JR & EDUVIGES
24	823 RYAN	SERRANO HUMBERTO & GRACIELA
25	807 RYAN	HARTFIELD CHARLES
26	801 RYAN	SMITH RUTH C S

Z101-353(DC/OTH)

8/30/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3175 GARAPAN	AREVALO ANA
28	3169 GARAPAN	ISSAC THURMAN
29	808 RYAN	WALESCO INC % MORRISON MGMT CO
30	812 RYAN	WALESCO INC % MORRISON MGMT INC
31	822 RYAN	BROWN ESTER M
32	826 RYAN	RIVERA JOSE & EDULINA ENRIQUEZ
33	832 RYAN	HANSEN JOE S
34	803 ARPEGE	DUARTE JESUS &
35	745 ARPEGE	DUARTE MARIA DELALUZ &

FILE NUMBER: Z089-185 (OTH)

DATE FILED: March 20, 2009

LOCATION: On the north side of Ryan Road, west of Garapan Drive

COUNCIL DISTRICT: 3

MAPSCO: 54-X

SIZE OF REQUEST: 15,559 square feet

CENSUS TRACT: 60.01

APPLICANT/OWNER: Sharon Harris

REQUEST: An application to renew Specific Use Permit No. 1581 for a child-care facility on property zoned a TH-3(A) Townhouse District.

SUMMARY: The applicant is proposing to restart the use of the property as a child-care facility.

STAFF RECOMMENDATION: Approval for a period of three years with eligibility for automatic renewals for additional periods of three years, subject to a site plan and conditions.

PRIOR CPC ACTION: On August 18, 2011, the City Plan Commission held this case under advisement until September 15, 2011.

On July 7, 2011, the City Plan Commission held this case under advisement until August 18, 2011

On February 17, 2011, the City Plan Commission held the case under advisement until July 7, 2011.

On November 18, 2010, the City Plan Commission held the case under advisement until February 17, 2011.

On October 21, 2010, the City Plan Commission held the case under advisement until November 18, 2010.

BACKGROUND INFORMATION:

- The property is currently developed with a 3,423 square feet building. The applicant proposes to relocate her existing child-care facility on the site. Originally, the property had two buildings, A and B. Building A is a two story building. The original buildings had a total of 2,004 square feet. The two buildings are connected by the new addition. The new construction has not been completed.
- The facility had been operating on and off a child-care facility since 1984.
- Specific Use Permit No. 904 was approved on August 29, 1984, for a child-care facility on a portion of the request site for a two-year period, and a certificate of occupancy was issued for a daycare center for SUP No. 904 on 813 Ryan Road for the current owner. SUP No. 904 was not renewed, and expired on August 29, 1986.
- On September 30, 1999, the applicant was awarded a combined total of \$150,000 for the expansion of the facility on the request site. The proposed expansion connected the two buildings on the site. The expanded structure has a total of 3,423 square feet. The property has been under construction since.
- Specific Use Permit No. 1453 was approved September 12, 2001, for a child-care facility on the request site for a two-year period with eligibility for automatic renewals for additional two-year periods. SUP No. 1453 was not renewed, and expired on September 12, 2003.
- Specific Use Permit No. 1581 was approved on May 11, 2005 for two years with eligibility for automatic renewals of additional two-year periods. The applicant missed the deadline to submit the automatic renewal application. However, she submitted the application to renew the SUP. The SUP was renewed on August 22, 2007 for a period of two years with eligibility for automatic renewals of additional five-year periods.
- On March 20, 2009, the applicant submitted an application to automatically renew SUP No. 1581, well within the required time to submit the application for automatic renewal. At the time of the application, the applicant submitted the site plan approved by City Council on August 22, 2005. Automatic renewal is approved only on the basis that conditions have been complied with, and that no changes to the conditions or other SUP ordinance provisions are being requested. Therefore, the site must comply with the existing approved site plan. The existing site plan was approved on August 22, 2007. The existing conditions on the site do not comply with either one of the approved plans.
- The landscape plan was not addressed by the Board of Adjustment. Therefore, the landscape plan shown in the site plan as approved by the Board of Adjustment.

- The originally proposed site plan did not meet Code requirements. The applicant's originally proposed site plan showed an obstruction to the visibility triangle; therefore, in order to be allowed to maintain the obstruction the applicant needed to go to the Board of Adjustment to obtain a special exception to the visual obstruction regulations. The proposed parking does not meet the requirements for parking design. Therefore, the applicant applied to the Board for a special exception for 2 parking spaces. The proposed site plan exceeds the lot coverage permitted for non residential uses in the TH-3(A) Townhouse District. The applicant applied to the Board for a variance to the lot coverage requirements.
- On March 16, 2011, the Board of Adjustment action was as follows:
 - Granted:
 - A request to reimburse the filing fees submitted in conjunction with the application.
 - The request for a special exception to the off-street parking regulations of 2 parking spaces, subject to the conditions that the special exception shall automatically and immediately terminate if and when the child-care facility use is changed or discontinued.
 - The request for a special exception to the visual obstruction regulations, subject to the conditions that the property complies with the submitted site plan.
 - Denied:
 - The request for a variance to the lot coverage regulations without prejudice.
- The applicant expressed to staff that she plans to submit a new application to the Board of Adjustment for a variance for the lot coverage. If the Board of Adjustment denies the variance, the applicant will have to remove the exceeding square footage to comply with Code requirements. The City Plan Commission may not approve a site plan that does not comply with Code requirements.
- Staff suggested to the applicant to consider rezoning the property to a CH Clustered Home District that will allow for the existing lot coverage. The applicant could have reapplied to the Board of Adjustment for a variance to the lot coverage requirements. If the application for the CH Clustered Home District is approved by the City Plan Commission, the CPC can move forward with the approval of the SUP for a Child-Care facility.

Zoning History:

There have been three zoning change requests and one Board of Adjustment request in the area. All requests are on the subject site:

Z089-185(OTH)

1. Z101-353 An application for a CH Clustered Housing District with deed restrictions volunteered by the applicant, on property zoned a TH-3(A) Townhouse District located on the north side of Ryan Road, west of Garapan Drive.
2. BDA 101-116 On March 16, 2011, the Board of Adjustment granted a request for reimbursement of the application fee; a special exception to the off-street parking regulations with conditions; a special exception to the visual obstruction regulations; and denied a variance to the lot coverage regulations without prejudice on property located at 813 Ryan Road.
3. Z045-186 On May 11, 2005, the City Council approved Specific use Permit No. 1581 for a child-care facility for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a site plan and conditions, on property zoned a TH-3(A) Townhouse District located on the northwest side of Ryan Road, southwest of Garapan Drive.
4. Z067-184 On Wednesday, August 22, 2007, the City Council approved the renewal and amendment of Specific Use Permit No. 1581, for a child-care facility for a two-year period with eligibility for automatic renewals for additional five-year periods, on property zoned a TH-3(A) Townhouse District located on the northwest side of Ryan Road, southwest of Garapan Drive.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW	Proposed ROW
Ryan Road	Local	50 feet	50 feet
Garapan Drive	Local	50 feet	50 feet

Land Use:

	Zoning	Land Use
Site	TH-3(A)	Child-care facility
North	TH-3(A)	Single Family Residential
East	TH-3(A)	Single Family Residential
West	TH-3(A)	Single Family Residential
South	TH-3(A)	Single Family and Multifamily Residential

STAFF ANALYSIS:

Comprehensive Plan:

The requested use is compatible with the residential character of the neighborhood because it has been part of the community since 1984 and is providing a small-scale neighborhood service. However, it is noted that typically the locations of these uses should be near the perimeter of a neighborhood.

NEIGHBORHOOD ELEMENT

GOAL 7.1 Promote vibrant and viable neighborhoods.

Policy 7.1.2 Promote neighborhood-development compatibility.

Land Use Compatibility:

The 15,559 square foot request site is located on the northwest side of Ryan Road, southwest Garapan Drive. The site is developed with a 3,423 square feet building. The new construction added approximately 1,419 square feet of floor area. The property is surrounded by a TH-3(A) Townhouse District which is developed with single family uses and some multifamily uses.

Specific Use Permit No. 1581 was amended and renewed on August 22, 2007 and was approved for automatic renewal for additional five-year periods.

The applicant submitted the automatic renewal application within the legally required period of time. However, due to noncompliance with the conditions and site plan, staff could not grant the automatic renewal of the SUP. Automatic renewals are granted based on compliance with the SUP conditions and the site and landscape plans.

Staff compared the existing conditions of the originally submitted site and the approved conditions and site/landscape plan. Deficiencies to the approved site plan included parking layout, lot coverage and landscaping.

The parking, as was on the site, did not comply with the approved site plan. The driveways were shifted, thus impeding the safe maneuvering and ingress/egress of traffic. The layout of the parking could not be approved due to the lack of compliance with Code. The applicant applied to the Board of Adjustment for a special exception for two parking spaces. The variance was granted; therefore the parking provided on the site must comply with the parking as shown on the site plan that the Board of Adjustment approved..

The lot coverage permitted in a TH-3(A) Townhouse District is 25 percent. The lot size for the site is 15,559 which allows for 3,890 square feet of coverage. The existing structures cover 4,378 square feet. The main building is 4,005 square feet and a storage structure is 373 square feet. This means that the lot coverage exceeds the permitted coverage by three percent. For this reason, the applicant submitted a request to to obtain a variance to the lot coverage for 3 percent or remove 488 feet of the existing structures. The Board of Adjustment on March 16, 2011 denied the request without prejudice, The CPC may not approve a site plan that exceeds the permitted lot coverage. The CPC may approve the submitted zoning request to a CH Clustered Home District on case Z101-353(OTH).

The City Arborist visited the site and determined that the existing landscaping does not comply with the approved site plan. All of the required landscaping is along the south side of the property. None of the required landscaping is in place, with the exception of the foundation planting. No required trees are provided, and the trees that are on the site are dead. The required shrubs along the building are to be 3' in height. They are scattered and do not reach the required height. The trees planted on the front of the property are not the required trees and are not in healthy condition.

The landscaping shown on the proposed site plan did not meet Article X requirements. Staff worked with the applicant to provide an acceptable landscape plan. The applicant will have to provide the landscape plan in the site plan as recommended by staff and as shown on the site plan approved by the Board of Adjustment. CPC and City Council can approve the same landscape as the landscape plan for the SUP Site/Landscape Plan.

Typically, if a child-care facility is located within a residential neighborhood, they are generally not encouraged to locate in the interior of the neighborhood. However given the tenure that the facility has coexisted in the neighborhood, with appropriate conditions the facility could be beneficial to the neighborhood.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be compatible with the adjacent property and consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the

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

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
TH-3(A) Townhouse	0'	0'	12 Dwelling Units/ Acre	36'	60%	Min. Lot: 2,000 sq. ft	Single family

Parking:

The Dallas Development Code requires one parking space for every 500 square feet of floor area. The required parking for the facility is seven parking spaces for the proposed 3,423 square foot facility. Due to property constrictions, the applicant could not provide the parking as required per code. The applicant obtained a special exception to the parking requirements and it was approved. Parking requirements for the child-care facility must comply with the site plan as approved by the Board on March 16, 2011. The Board of Adjustment granted the special exception to the off-street parking regulations of 2 parking spaces, subject to the use of a child-care facility. If the child-care use is changed or discontinued, the variance will automatically terminate.

Landscaping:

The landscaping on the site did not comply with the approved site/landscape plan. The applicant agreed to provide the landscaping on the site as shown in the site plan submitted to and approved by the Board of Adjustment. The landscape plan shown on the plan approved by the BDA was acceptable to the Chief Arborist. The CPC and CC can approve a landscape plan that does not meet Article X requirements. The CPC and CC can approve the landscape plan as shown in the plan approved by the Board of adjustment.

Visual Obstruction Regulations: On March 16, 2011, the Board of Adjustment granted a special exception to the visual obstruction regulations subject to complying with the site plan as submitted to the Board of Adjustment. The site plan is for the child-care facility. If the site plan approved by the Board is changed, the special exception to the visual obstruction will automatically terminate.

SUP EXISTING CONDITIONS

- 3. **Time Limit:** Staff is recommending that the Specific Use Permit be approved for a period of three years, with eligibility for automatic renewals for additions three-year periods.

072411

8-16-07

ORDINANCE NO. **26898**

An ordinance amending Ordinance No. 25973, passed by the Dallas City Council on May 11, 2005, which amended the zoning ordinances of the City of Dallas, and granted Specific Use Permit No.1581 for a child-care facility; amending the conditions in Section 2 of that ordinance; providing a revised site plan; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to Specific Use Permit No. 1581; and

WHEREAS, the city council finds that it is in the public interest to amend Specific Use Permit No. 1581; Now, Therefore,

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

SECTION 1. That the conditions in Section 2 of Ordinance No. 25973 are amended to read as follows:

- 1. USE: The only use authorized by this specific use permit is a child-care facility.
- 2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
- 3. TIME LIMIT: This specific use permit [~~is approved for a period that~~] expires on August 22, 2009 [~~May 11, 2007~~], but [~~and~~] is eligible for automatic renewal for additional five [~~two~~]-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. [~~In order~~] F[~~f~~]or 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

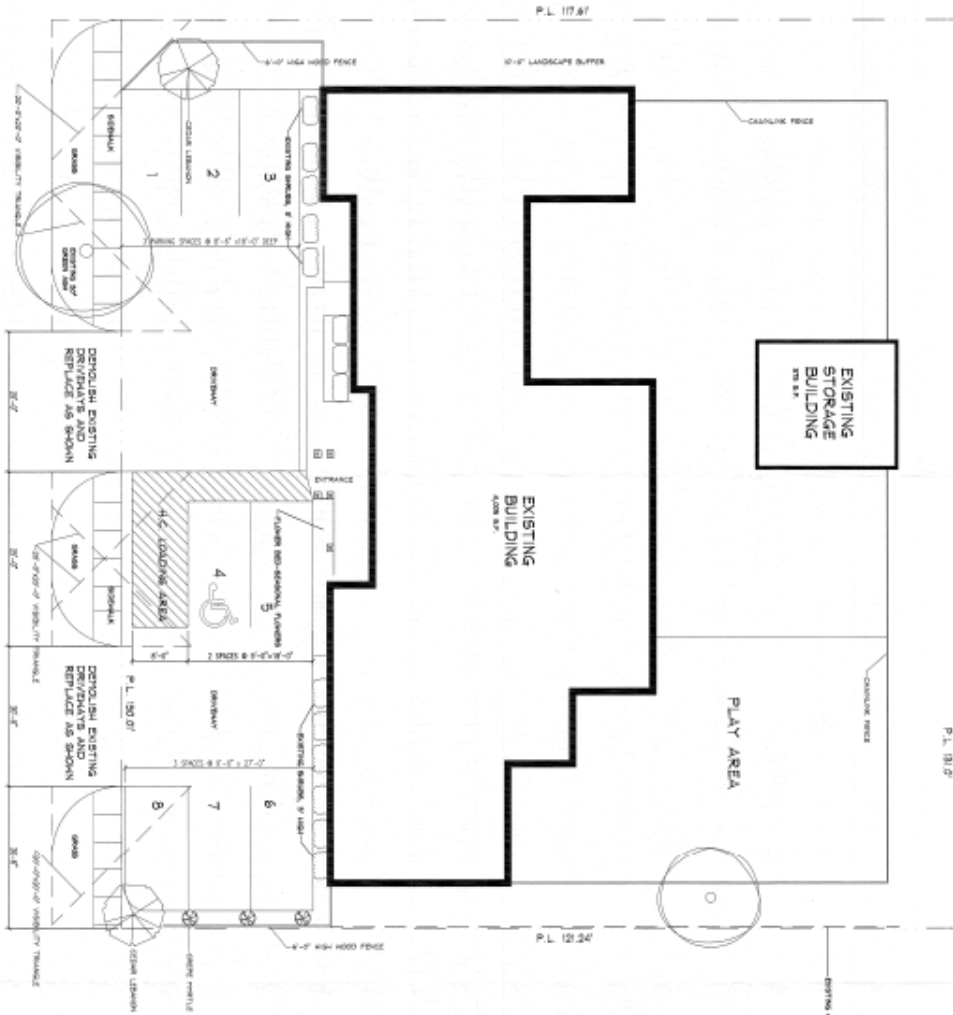
26898

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: Before the final inspection of a building permit for new improvements, l[L]andscaping must be provided as shown on the attached site plan. Plant materials must be maintained in a healthy, growing condition.
5. ENROLLMENT: Enrollment in the child-care facility may not exceed 53 children.
6. FENCING: The outdoor play area must be enclosed by a minimum four-foot-high fence, as shown on the attached site plan.
7. HOURS OF OPERATION: The child-care facility may only operate between 6:00 a.m. and 6:00 p.m., Monday through Friday.
8. INDOOR FLOOR AREA: A minimum of 50 square feet of indoor floor area must be provided for each child in attendance. The maximum floor area authorized by this specific use permit is 3,423 square feet. This use must be located as shown on the attached site plan.
9. INGRESS AND EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted.
10. OUTDOOR PLAY AREA: A minimum of 100 square feet of outdoor play area must be provided for each child in the outdoor play area at one time. The outdoor play area must be located as shown on the attached site plan.
11. PARKING: Before the final inspection of a building permit for new improvements, p[P]arking must be located as shown on the attached site plan and screened from adjacent residential uses.
12. SCREENING: Before the final inspection of a building permit for new improvements, a[A] six-foot-high solid screening fence must be provided as shown on the attached site plan.
13. MAINTENANCE: The [~~entire~~] Property must be properly maintained in a state of good repair and neat appearance.
14. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations; and with all ordinances, rules, and regulations of the City of Dallas."

**PROPOSED SITE PLAN
BOARD OF ADJUSTMENT ACTION
APPROVED SPECIAL EXCEPTION FOR TWO PARKING SPACES,
APPROVED SPECIAL EXCEPTION FOR VISIBILITY TRIANGLE**

North



PLANT LEGEND:
 ○ EXISTING TREES TO REMAIN
 ○ EXISTING TREES TO BE REPLACED
 ○ EXISTING TREES TO BE REPLACED WITH SPECIES TO BE DETERMINED BY LANDSCAPE ARCHITECT
 ○ EXISTING TREES TO BE REPLACED WITH SPECIES TO BE DETERMINED BY LANDSCAPE ARCHITECT

PLANT LEGEND:
 ○ EXISTING TREES TO REMAIN
 ○ EXISTING TREES TO BE REPLACED
 ○ EXISTING TREES TO BE REPLACED WITH SPECIES TO BE DETERMINED BY LANDSCAPE ARCHITECT

SITE PLAN
 SCALE: 1/8"=1'-0"
 LOT NO. 54, BLOCK N-5710

AREAS	REQUIRED	PROVIDED
PARKING	0	2
5,124 S.F.		
ZONING: T19		
EXISTING BUILDING (1st FLOOR)		15,594 S.F.
EXISTING BUILDING (2nd FLOOR)		4,029 S.F.
EXISTING STORAGE		811 S.F.
TOTAL		379 S.F.
LOT COVERAGE		5,124 S.F.

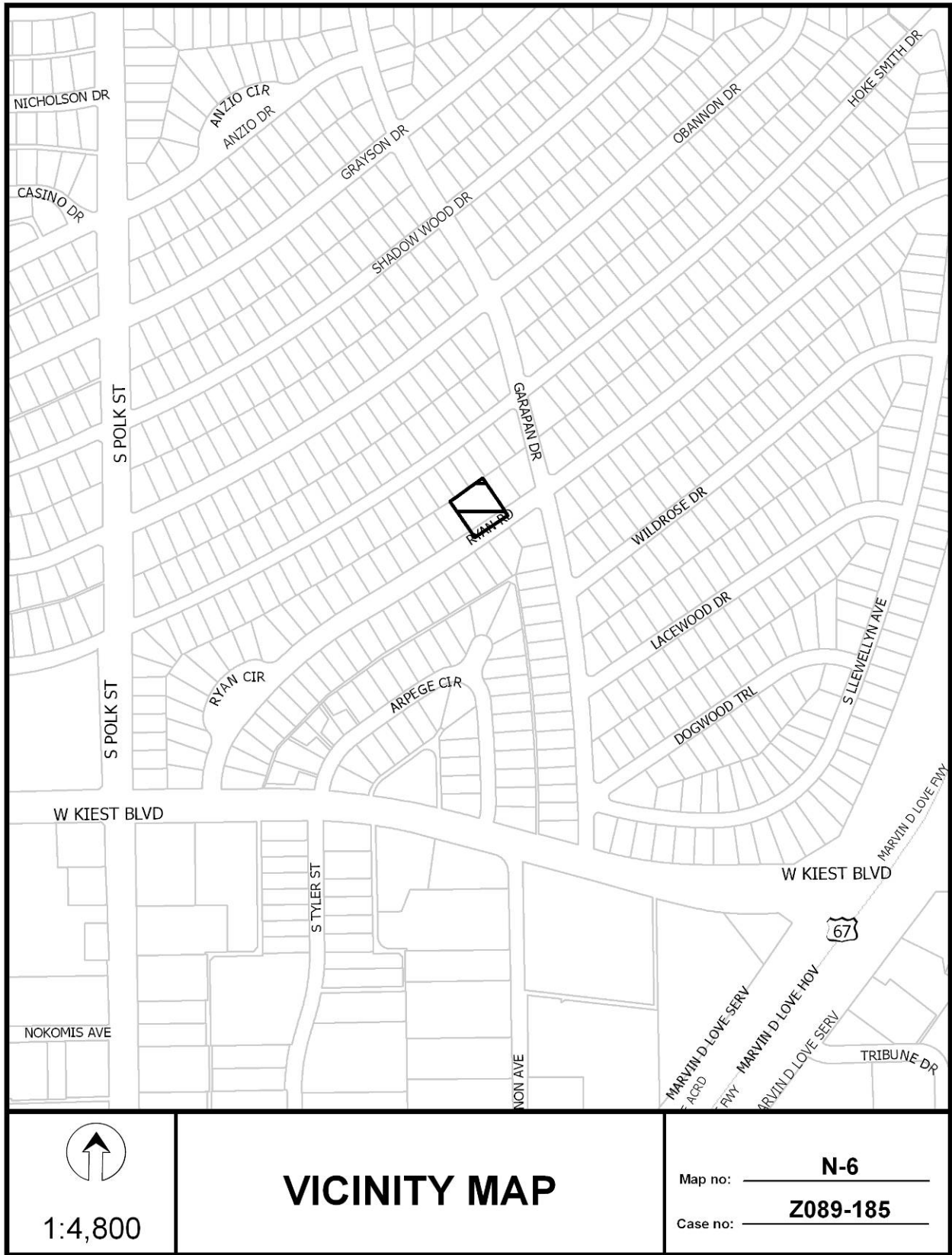
PLANS APPROVED
 SUBJECT TO BOARD ACTION
 DATE: 3-24-11
 ADMINISTRATOR: [Signature]

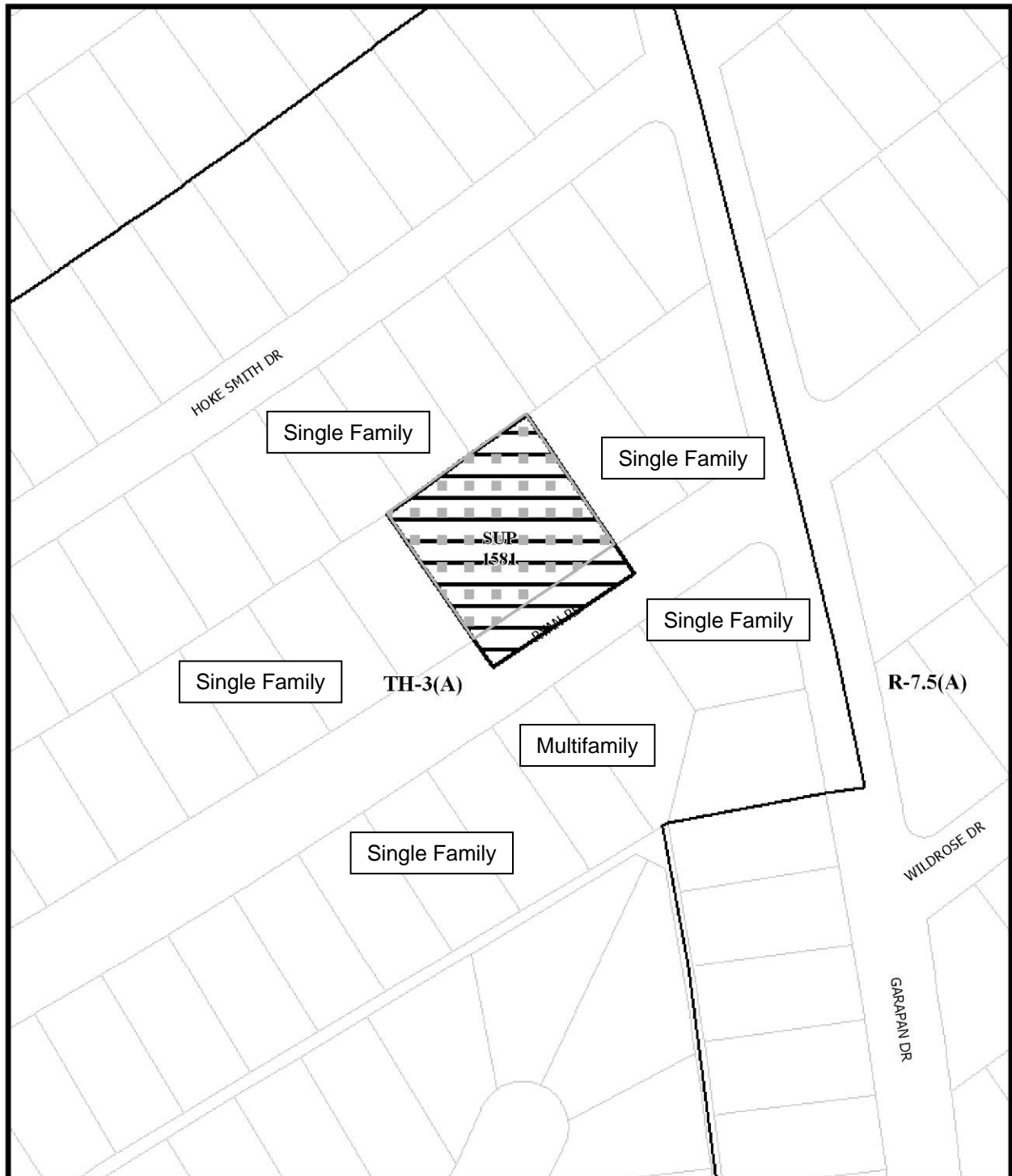
DATE: 11-8-2008
 SHEET NO: C-1

MP DESIGN ASSOCIATES
 ARCHITECTURAL • STRUCTURAL • MECHANICAL • CIVIL
 540 COLE ROAD
 RED OAK, TEXAS 75084
 TELEPHONE (972) 471-4886

SITE PLAN
E's HAVEN ACADEMY
 812 RYAN ROAD DALLAS, TEXAS

REVISIONS:





1:1,200

ZONING AND LAND USE

Map no: N-6

Case no: Z089-185

DATE: August 09, 2010



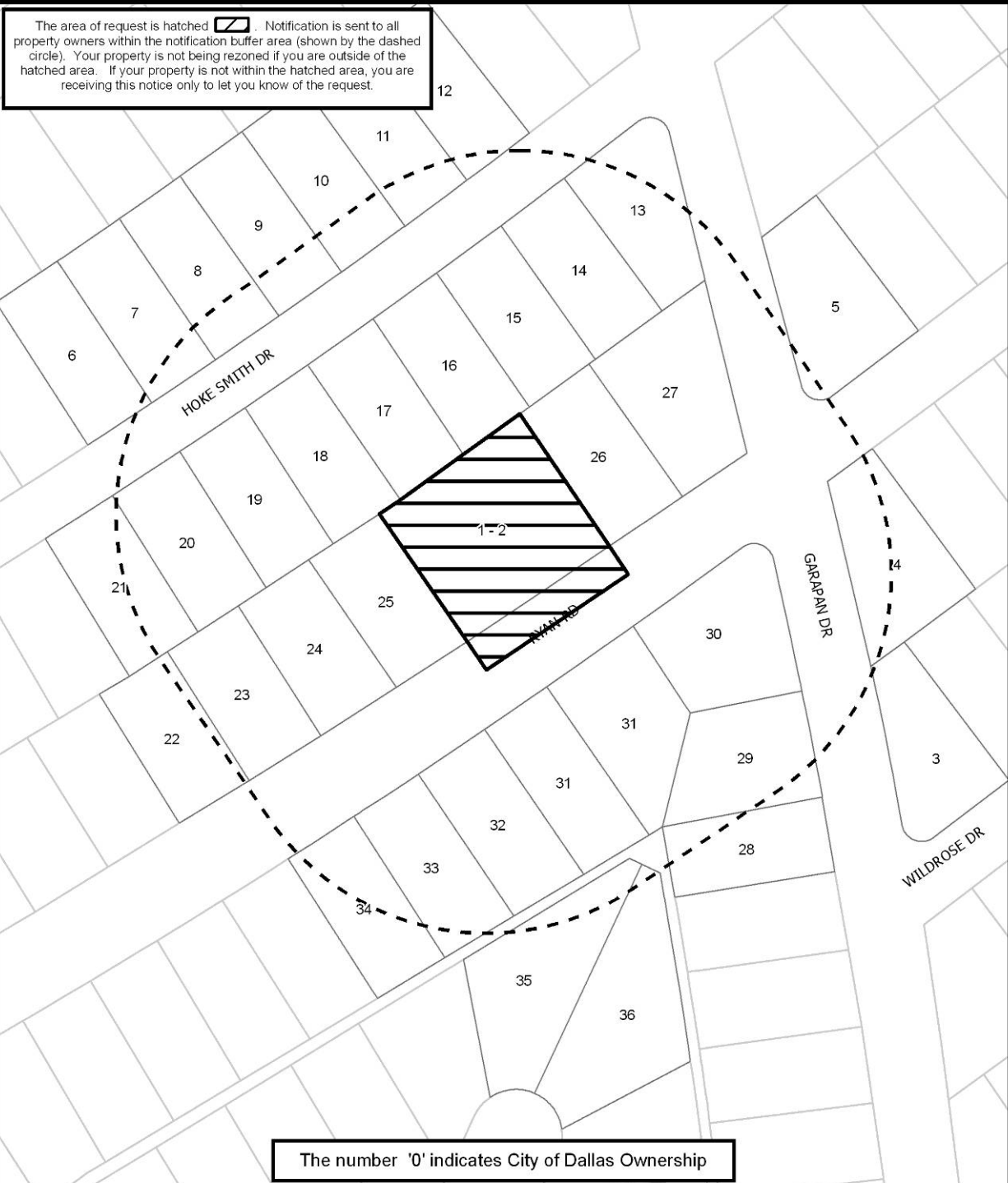
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ZONING HISTORY

Map no: N-6

Case no: Z089-185

DATE: August 09, 2010



 1:1,200	<h2>NOTIFICATION</h2> <table border="1"> <tr> <td>200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td>36</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	36	NUMBER OF PROPERTY OWNERS NOTIFIED	Map no: <u> N-6 </u> Case no: <u> Z089-185 </u>
200'	AREA OF NOTIFICATION					
36	NUMBER OF PROPERTY OWNERS NOTIFIED					

DATE: August 09, 2010

8/9/2010

Notification List of Property Owners**Z089-185****36 Property Owners Notified**

Label #	Address	Owner
1	813 RYAN	HARRIS SHARON E
2	817 RYAN RD	HARRIS SHARON E
3	655 WILDROSE	HALL MYRA MANETTE
4	738 RYAN	HARRIS SHARON
5	735 RYAN	SOLORZANO VICENTE SALVADOR SOLORZANO
6	905 HOKE SMITH	MEZA SILVERIO C
7	901 HOKE SMITH	SOTO ERNESTO & MARTINA
8	829 HOKE SMITH	WASHINGTON BETTYE L
9	825 HOKE SMITH	CONTRERAS MARTINA
10	821 HOKE SMITH	CAGLE JAMES D
11	815 HOKE SMITH	TRIPLE TRUST ROBERTSON JAMES A TRUSTEE
12	811 HOKE SMITH	YANCY ROOSEVELT
13	804 HOKE SMITH	DEESE RAYMOND
14	808 HOKE SMITH	BANDY LEROY JR & MONICA M
15	812 HOKE SMITH	SALAZAR MARIA
16	818 HOKE SMITH	DAVILLE CLARICE
17	822 HOKE SMITH	JONES SAMUEL E & EARNIE M
18	826 HOKE SMITH	PEREZ JOSE E &
19	900 HOKE SMITH	PUENTE JORGE & REBECCA
20	904 HOKE SMITH	FINANCE PLUS INC
21	910 HOKE SMITH	EDMONDS JONATHON
22	837 RYAN	JACKSON ALICE RUTH
23	833 RYAN	DIAZ JESUS & RAFAELA
24	827 RYAN	CHARLES ENRIQUE JR & EDUVIGES
25	823 RYAN	SERRANO HUMBERTO & GRACIELA
26	807 RYAN	LOOMIS JAMES C TRUSTEE LOOMIS SEP PROP REVOC TR

Monday, August 09, 2010

Z089-185(OTH)

<i>Label # Address</i>			<i>Owner</i>
27	801	RYAN	SMITH RUTH C S
28	3175	GARAPAN	AREVALO ANA
29	3169	GARAPAN	ISSAC THURMAN
30	808	RYAN	WALESCO INC % MORRISON MGMT CO
31	816	RYAN	WALESCO INC % MORRISON MGMT INC
32	822	RYAN	BROWN ESTER M
33	826	RYAN	RIVERA JOSE & EDULINA ENRIQUEZ
34	832	RYAN	HANSEN JOE S
35	803	ARPEGE	DUARTE JESUS &
36	745	ARPEGE	DUARTE MARIA DELALUZ &

Monday, August 09, 2010

Planner: Warren F. Ellis

FILE NUMBER: Z101-276(WE) **DATE FILED:** April 20, 2011

LOCATION: South side of Lake June Road, west of Ladonia Place

COUNCIL DISTRICT: 5 **MAPSCO:** 59-K

SIZE OF REQUEST: Approx. 8,947 sq. ft. **CENSUS TRACT:** 118.00

APPLICANT / OWNER: Carmen & David Rios

REPRESENTATIVE: Carmen & David Rios

REQUEST: An application for an NO(A) Neighborhood Office District on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to develop an office building on site.

STAFF RECOMMENDATION: Denial.

PREVIOUS ACTION: On August 4, 2011, the City Plan Commission held this case under advisement to allow for the City Plan Commission and applicant to continue discussing the proposed zoning change. On August 18, 2011, the City Plan Commission held this case under advisement until September 15, 2011.

BACKGROUND INFORMATION:

- The applicant’s request for a NO(A) Neighborhood Office District will permit the construction of an office building on site.
- The request site is currently undeveloped and is adjacent to single family uses.

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

1. Z089-165 On Wednesday, April 23, 2009, the City Council approved a Planned Development District for CR Community Retail District uses on property zoned a CR-D Community Retail District with a Liquor Control Overlay and an R-7.5(A) Single Family District. (not shown on map)
2. Z101-174 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. (not shown on map)

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Lake June Road	Principal Arterial	80 ft.	107 ft.

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Undeveloped
North	R-7.5(A)	Single Family
South	R-7.5(A)	Flood Plain, Undeveloped
East	R-7.5(A)	Flood Plain, Undeveloped
West	R-7.5(A)	Single Family

COMPREHENSIVE PLAN: The forwardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The forwardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site as being located along a 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 8,947 square foot site is a triangular shape and is located on the outer edge of an R-7.5(A) Single Family District. The request site is adjacent to a flood plain to the south and single family uses to the west. The applicant's request for an NO(A) District will permit the construction of the a small office two-story building that will not exceed a maximum height of 30 feet.

Event though the NO(A) Neighborhood Office District is a compatible use that is intended to be located adjacent to residential uses (e.g., single family, townhomes, and duplexes), the proposed zoning district is an encroachment into a single family district.

The surrounding land uses is primarily single family uses. However, there are properties along Lake June Road, east of Ladonia Place that are zoned for CR Community Retail and NS(A) Neighborhood Service Districts. Staff cannot support the applicant’s request for an NO(A) Neighborhood Office District.

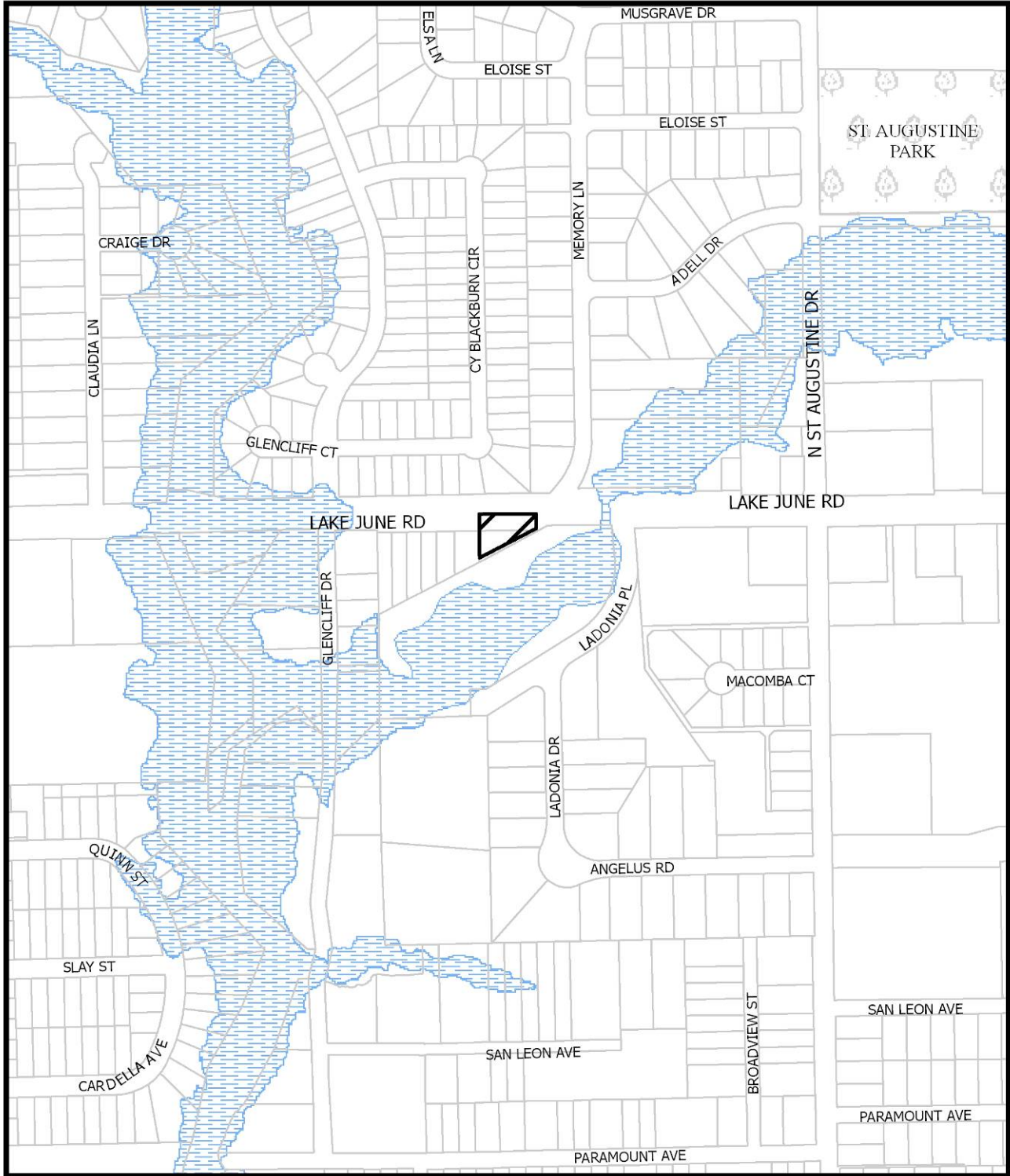
Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-7.5(A) – existing Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
NO(A) - proposed Neighborhood Office	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	50%	Proximity Slope Visual Intrusion	Office

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

Parking: The parking regulation for an office use is one space per 333 square feet of floor area. The number of parking spaces required on site will be determined by the total square footage of the proposed development.

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.



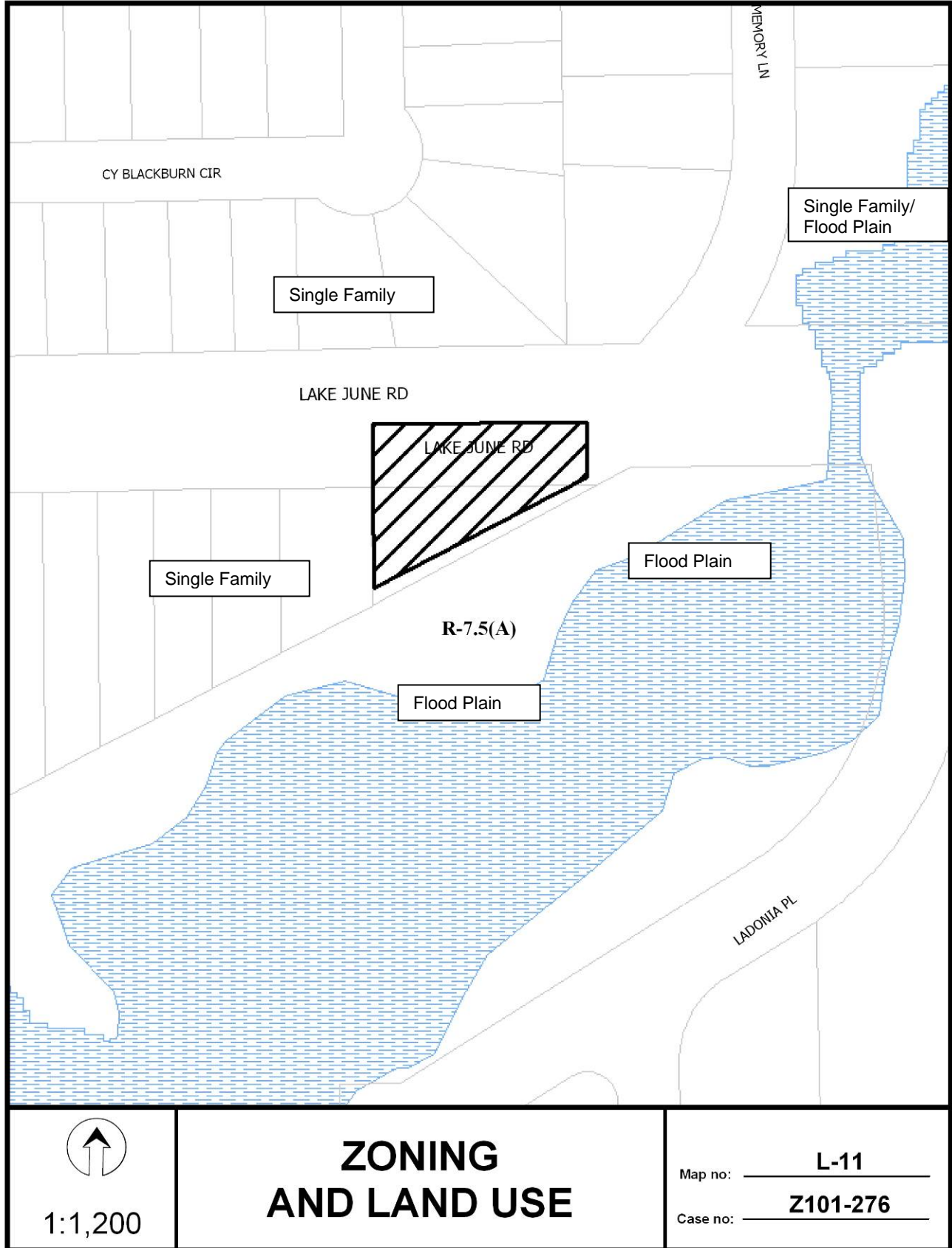
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VICINITY MAP

Map no: L-11

Case no: Z101-276

DATE: June 14, 2011



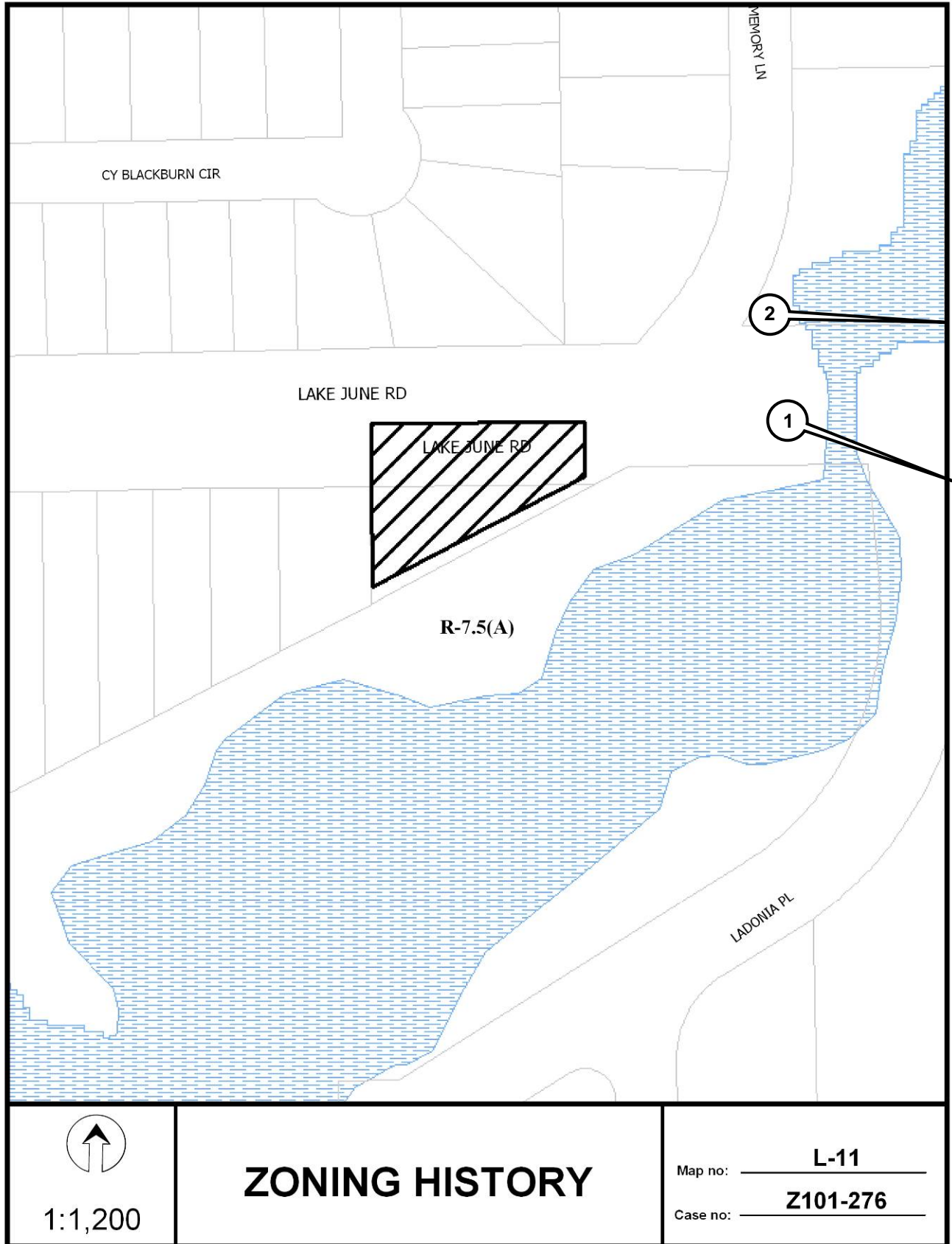
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ZONING AND LAND USE

Map no: L-11

Case no: Z101-276

DATE: June 14, 2011



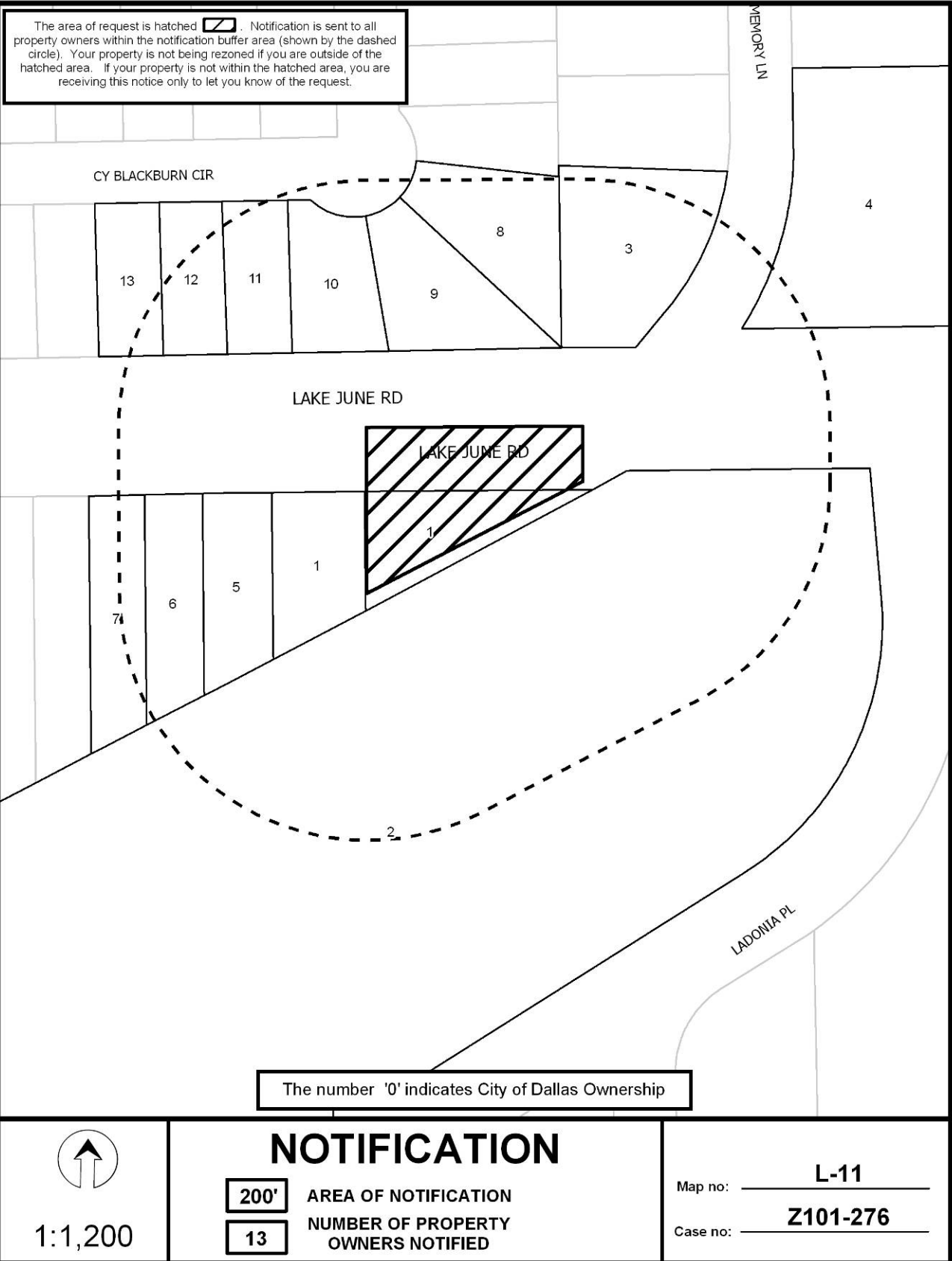
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ZONING HISTORY

Map no: L-11

Case no: Z101-276

DATE: June 14, 2011



DATE: June 14, 2011

Notification List of Property Owners

Z101-276

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9314 LAKE JUNE	RIOS DAVID JR & CARMEN
2	9400 LAKE JUNE	MORRIS JAMES T JR ET AL
3	1305 MEMORY	RUIZ EUGENE V & JOSEPFINA
4	1310 MEMORY	WINN KENNETH B
5	9306 LAKE JUNE	AVALOS VIRGINIA
6	9230 LAKE JUNE	DELACRUZ GABRIELA
7	9226 LAKE JUNE	SAUCEDO JOSE
8	1334 CY BLACKBURN	SILVA ANTONIO & EVELYN
9	1332 CY BLACKBURN	MASON NORMAN
10	1330 CY BLACKBURN	TOVAR JOSE RIVERA & LAURA L DE RIVERA
11	1328 CY BLACKBURN	HERNANDEZ JOSE DOMINGO & ROSA L
12	1324 CY BLACKBURN	ALVARADO ALFONSO
13	1320 CY BLACKBURN	DELGADO EDWARD & MARIE D

Tuesday, June 14, 2011

FILE NUMBER: Z101-196(RB)

DATE FILED: February 23, 2011

LOCATION: Northeast Line of Lawnview Avenue, South of Forney Road

COUNCIL DISTRICT: 7

MAPSCO: 47 L, M, Q, R

SIZE OF REQUEST: Approx. 13.789 Acres

CENSUS TRACT: 84

APPLICANT: SDC Lawnview, L. P.-Jay Oji, President and Joseph Agumadu, Vice President and Manager

REPRESENTATIVE: Adolphus Oji

OWNER: SDC Oakwood Townhomes- Jay Oji, President and Joseph Agumadu, Vice President and Manager

REQUEST: An application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District with the D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to develop the site with 120 retirement housing dwelling units. Additionally, deed restrictions have been volunteered to prohibit certain uses as well as provide for certain development standards.

STAFF RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant, and retention of the D-1 Liquor Control Overlay.

PRIOR CPC ACTION: On June 16, 2011, the City Plan Commission recommended to hold this request under advisement until July 7, 2011. On July 7, 2011, the City Plan Commission held this request under advisement until July 21, 2011. On July 21, 2011, the City Plan Commission held this request under advisement until August 18, 2011. On August 18, 2011, the City Plan Commission held this request under advisement until September 15, 2011.

BACKGROUND INFORMATION:

- The request site is undeveloped and possesses a change of elevation downward from northwest to southeast.
- The site possesses frontage along both Lawnview Avenue and Forney Road; the applicant intends to utilize the Lawnview Avenue frontage as the main entrance.
- The applicant proposes to develop the site with 120 retirement housing dwelling units.
- Deed restrictions have been volunteered restricting permitted uses as well as providing for certain development standards.

Zoning History: There have been no recent zoning activity in the immediate area relevant to the request.

<u>Thoroughfare/Street</u>	<u>Designation; Existing & Proposed ROW</u>
Lawnview Avenue	Collector; 60' & 60' ROW
Forney Road	Collector; 60' & 60' ROW

STAFF ANALYSIS:

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

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The request site is undeveloped and slopes downward from northwest to southeast. While the site fronts on both Lawnview Avenue and Forney

Road, the applicant proposes to utilize the Lawnview Avenue frontage as the main entrance to the property. Plans call for 120 retirement housing dwelling units.

The surrounding area consists of largely of low density residential uses. Property to the east and south of the site's Lawnview Avenue frontage is undeveloped. An institutional use (Kiagram Hall of Jehovah's Witness) abuts the site's eastern boundary along Forney Road. Lastly, an elevated rail right-of-way traverses along the site's eastern boundary.

While there is merit to removing CR zoning in close proximity to low density residential uses, staff does have a concern as to zoning that permits medium density residential uses (i.e., 32-35 multifamily dwelling units per acre) in this area. Due to flood plain that traverses along the site's eastern boundary, it would be anticipated that any development (existing zoning or requested residential zoning) will be lessened due to this environmental issue, yet could cause a concentration of permitted development (ie, density and structure height) within that portion of the site outside of the flood plain.

Staff has discussed this issue with the applicant (as well as the applicant's involvement in community meetings) and accepts the volunteered deed restrictions which address many of staff's issues. Regardless of the concern of characteristics associated with typical multifamily development (i.e., noise generated from outside activity areas) in close proximity to low density single family uses, staff has determined that an MF-1(A) District provides density maximums that more than accommodates the proposed 120 dwelling units.

As a result of this analysis, staff supports the applicant's requested development but is recommending approval of an MF-1(A) Multifamily District in lieu of the requested MF-2(A) Multifamily District, subject to the attached deed restrictions. Lastly, staff is recommending the retention of the existing D-1 Liquor Control Overlay. Regardless of the requested residential zoning district, staff has long recommended retention of any liquor control overlays so as to serve as a base of consideration for any future zoning requests in these respective areas that would permit uses involving the selling/serving alcoholic beverages.

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

Landscaping: As an undeveloped parcel, the site is void of landscape materials, but does possess significant native vegetation and trees. Prior to issuance of a building

Z101-196(RB)

permit, the applicant will be required to submit a tree survey as well as a landscape plan that complies with Article X.

DEED RESTRICTIONS

THE STATE OF TEXAS)
)
COUNTY OF DALLAS) KNOW ALL PERSONS BY THESE PRESENTS:

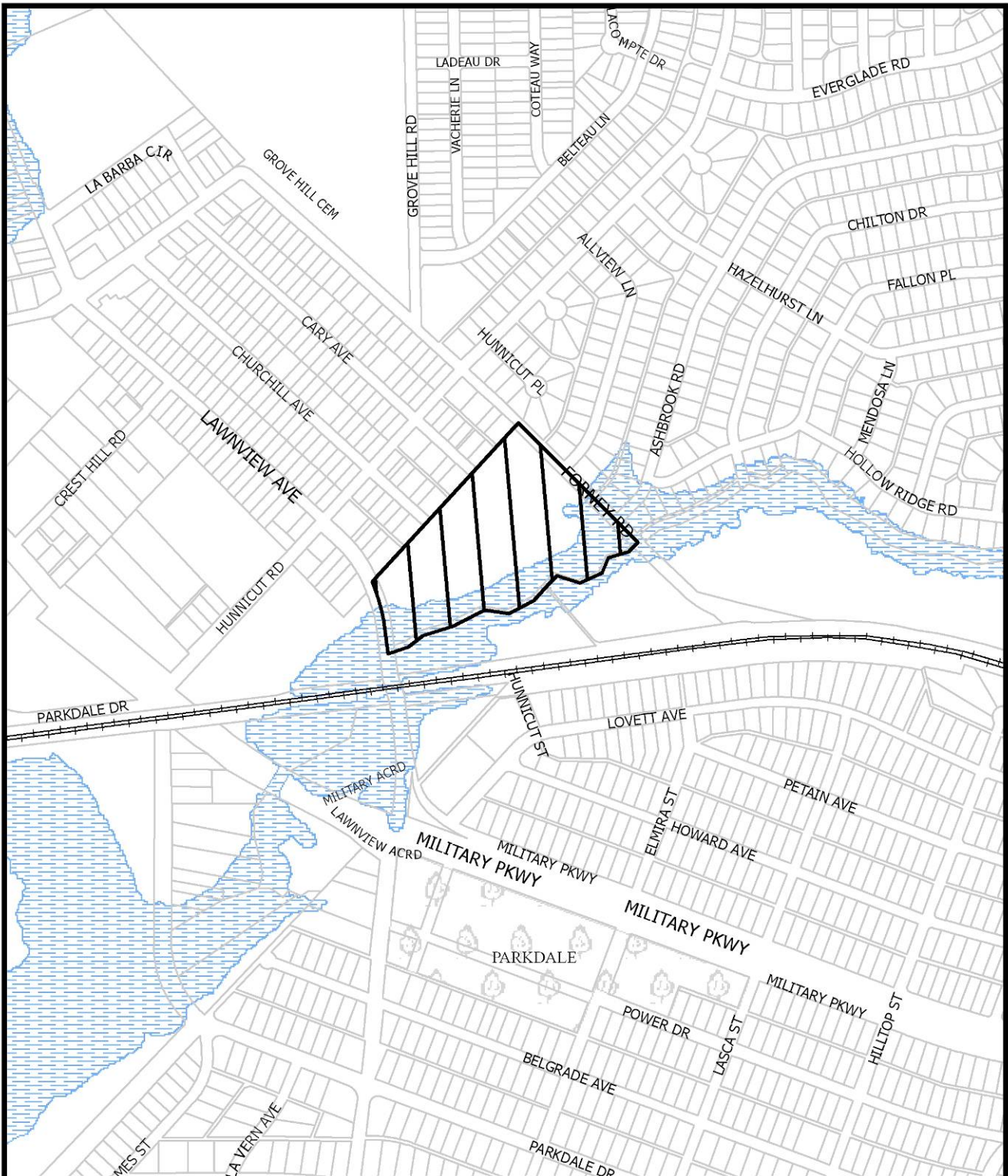
I.

The undersigned, SDC Lawnview Villas, LP a Texas company, ("the Owner"), is the owner of the following described property ("the Property"), being a tract or parcel of land situated in the City of Dallas, Dallas County Texas, and being part of Block A/5807 Lawnview Apartment Addition, as recorded in County Clerk's file Number 201000249749, Real Property Records, Dallas County, Texas, and being more particularly described in Exhibit A.

II.

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

- 1. Main Uses. The following main uses are permitted on the property:
 - a. Residential uses.
 - Handicapped group dwelling unit. *[See section 51A-4.209(3.1)]*
 - Retirement housing.
 - Single family
 - b. Transportation uses.
 - Transit passenger shelter.
 - Transit passenger station or transfer center. *[SUP]*
- 2. Maximum number of stories is two.
- 3. Maximum number of dwelling units is 120.



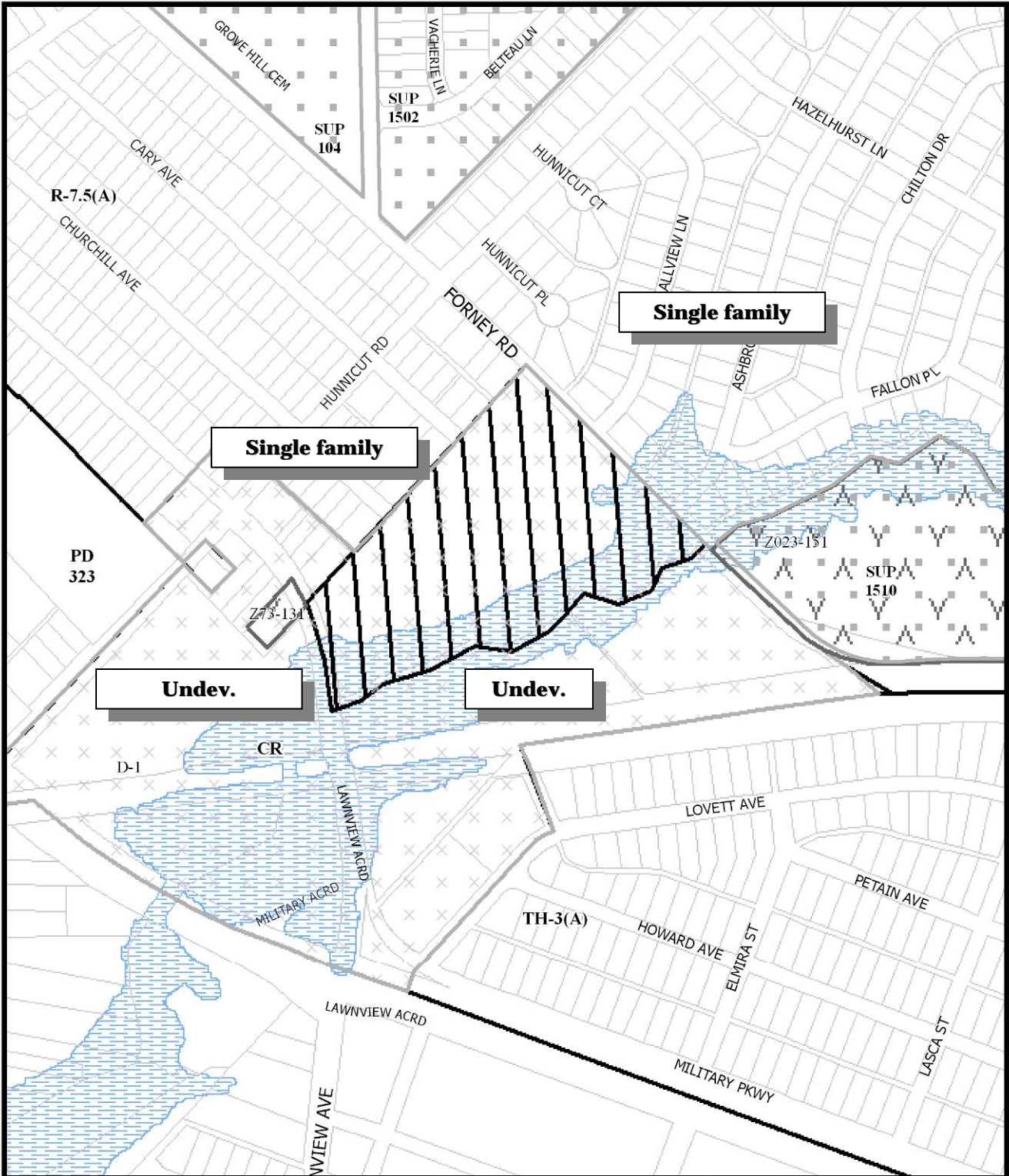
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VICINITY MAP

Map no: J-9

Case no: Z101-196

DATE: May 19, 2011




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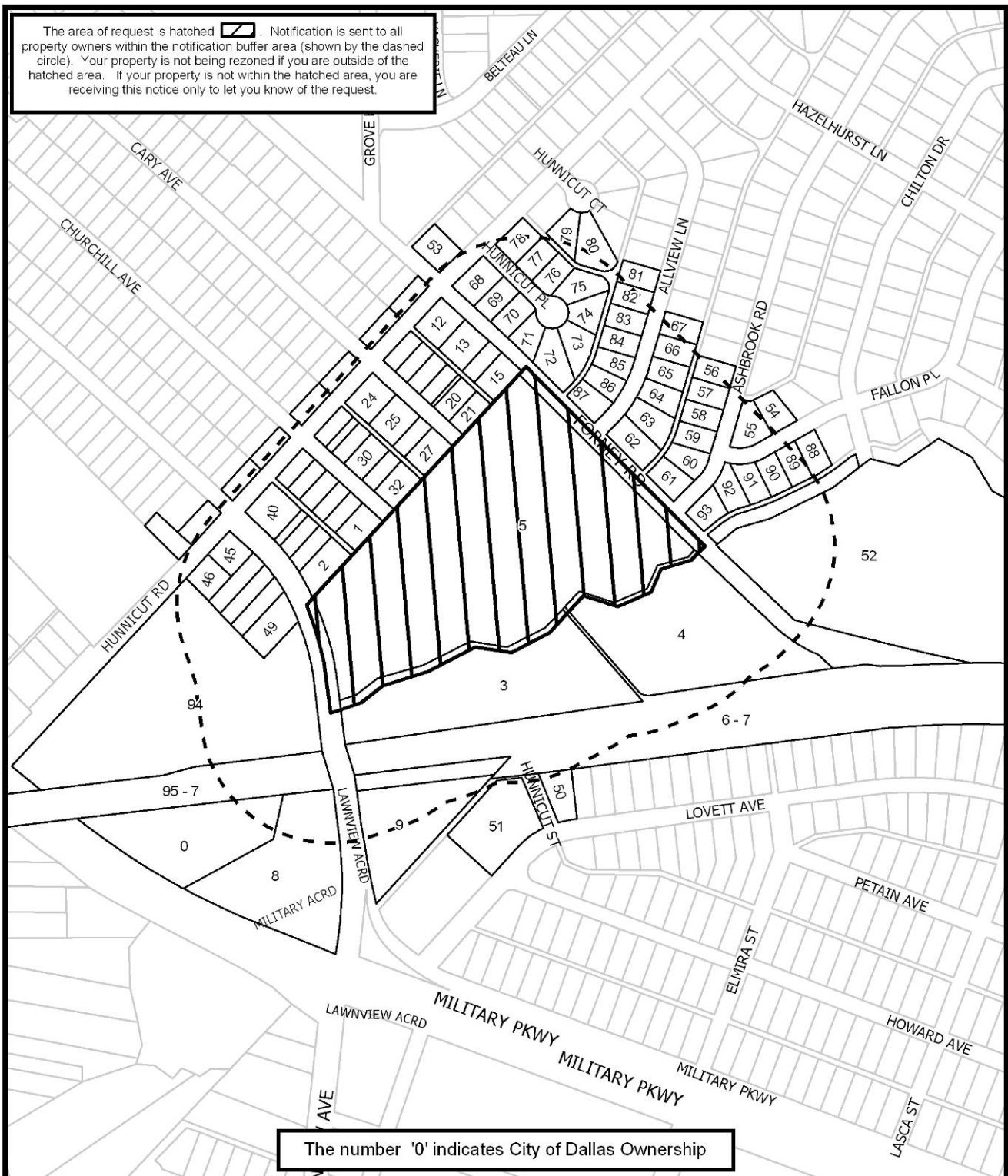
ZONING AND LAND USE

Map no: J-9

Case no: Z101-196

DATE: May 19, 2011

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



The number '0' indicates City of Dallas Ownership


1:4,800

NOTIFICATION

400' AREA OF NOTIFICATION
95 NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: **J-9**
Case no: **Z101-196**

DATE: May 19, 2011

Notification List of Property Owners***Z101-196******95 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5822 CHURCHILL	WASHINGTON REGINA K
2	4146 LAWNVIEW	MUNOZ JUAN C
3	4110 LAWNVIEW	CLAY M L
4	6008 FORNEY	ESTE SPANISH CONGR OF JEHOVAH WITNESS INC
5	4120 LAWNVIEW	ASPEN ACQUISITIONS INC
6	9999 NO NAME	UNION PACIFIC RR CO % TAX DEPT
7	4401 LINFIELD	ST LOUIS S W RAILWAY CO % UNION PACIFIC PPTY TAX
8	5800 MILITARY	County of Dallas ATTN COUNTY CLERK
9	5800 MILITARY	MCELROY JOSEPH III
10	5718 FORNEY	CARDENAS GUILLERMO
11	5719 CARY	RANGEL SILVESTRE & GUADALUPE RANGEL
12	5806 FORNEY	JOHNSON DARRELL
13	5814 FORNEY	RANSOM JESSIE & VICKEY FLEWELLEN
14	5818 FORNEY	WELLS FARGO BANK NA MAC# X7801-014
15	5822 FORNEY	BROWN ELLA JO
16	5803 CARY	MARTINEZ RICARDO
17	5807 CARY	QUEVEDO NOE Q & REFINA
18	5811 CARY	QUEVEDO NOE & RUFINA
19	5817 CARY	SCANTLEN MARVIN M
20	5819 CARY	LOPEZ FRANCISCO & MARIA
21	5823 CARY	SMITH SHELLIE BAMBI
22	5718 CARY	ACOSTA ROMUALDO & ESPERANZA
23	5719 CHURCHILL	BELTRAN MARIO & GRACIELA
24	5802 CARY	ROMERO ALFREDO
25	5814 CARY	LOPEZ EDUARDO & MARIA LOPEZ
26	5818 CARY	NELSON EDWARD ALLEN

Thursday, May 19, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5822 CARY	NELSON EDWARD ALLEN & JOYCE W
28	5805 CHURCHILL	LACROIX WILLIAM R & NANCY
29	5807 CHURCHILL	ROMERO FELIPE & AMPARO
30	5811 CHURCHILL	DIAZ JUAN
31	5819 CHURCHILL	PEREZ CARLOS & MIRIAM E ARREOLA
32	5823 CHURCHILL	BROWN CONCHITA
33	5718 CHURCHILL	BARTON EVELYN M
34	4202 LAWNVIEW	FULLER EARL BETTY S LIFE ESTATE
35	5800 CHURCHILL	BELL JIMMY DOUGLAS
36	5806 CHURCHILL	RUIZ CHARLES C JR & MOLINA PERLA Y
37	5810 CHURCHILL	NARVAEZ JUAN ANTONIO RINCON SILVIA H
38	5814 CHURCHILL	RENTERIA ONESIMO A & JUANA
39	5818 CHURCHILL	SNEED WILLIAM HENRY
40	4162 LAWNVIEW	DALLAS BAPTIST ASSOCIATION INC
41	4158 LAWNVIEW	DALLAS BAPTIST ASSOCIATION INC
42	4150 LAWNVIEW	MUNOZ JUAN C
43	6569 HUNNICUT	ROBOC INVESTMENTS PS
44	4203 LAWNVIEW	STEPHENS ROBERT E
45	4161 LAWNVIEW	ADAMS & HENDERSON PAINTING COMPANY
46	6570 HUNNICUT	CORLEY ALMA G
47	4157 LAWNVIEW	NUSS JUDY C
48	4153 LAWNVIEW	NUSS CATHERINE
49	4149 LAWNVIEW	MENDOZA GILLERMINA
50	6003 LOVETT	LARA ADALBERTO & FELICITAS
51	5957 LOVETT	KC & GIGI INVESTMENTS INC STE 430
52	5800 FORNEY	HFG ENCLAVE LAND INT LTD STE 306 LB 342
53	6903 HUNNICUT	BUSTAMANTE MARTHA
54	4607 FALLON	BAILEY JOE E & RAMONA N
55	4603 FALLON	BRENTBLACK BRENDA L
56	4627 ASHBROOK	PRICE ALVIN & RHONDA
57	4623 ASHBROOK	VAZQUEZ VICTORIA NACOLE & LUIS ISRAEL

Thursday, May 19, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4617 ASHBROOK	HURLEY LARRY H & JUDITH HURLEY
59	4613 ASHBROOK	KLINGBEIL TIMOTHY DREW
60	4607 ASHBROOK	BODWIN CHARLES H & SHERRY
61	4603 ASHBROOK	TAFALLA JESSE & NELLIE
62	6902 ALLVIEW	SANCHEZ JOSE
63	6906 ALLVIEW	THOMAS ANN MARLENE
64	6912 ALLVIEW	JOHNSON CAROLYN L
65	6916 ALLVIEW	FILGO MARK & JANICE
66	6922 ALLVIEW	TONEY JERRY LYNN
67	6926 ALLVIEW	MILLER DONALD W
68	6902 HUNNICUT	WILLIAMS GILL D I & PATRICIA E
69	6906 HUNNICUT	MCCULLEN MILDRED
70	6910 HUNNICUT	JOHNSON PERCELL M & GRACE E
71	6914 HUNNICUT	RAJU SHIJU & MARIAMMA RAJU
72	6920 HUNNICUT	JEFFREY JOHNNIE RENEE
73	6924 HUNNICUT	HILBURN BOBBIE F
74	6930 HUNNICUT	CLARKE BRENDA M
75	6934 HUNNICUT	SHIVES RUBEN JR
76	6940 HUNNICUT	HERNANDEZ VANESSA
77	6946 HUNNICUT	ABRON ANNIE
78	6950 HUNNICUT	WILLIAMS MARIAN
79	6958 HUNNICUT	MATTHEW ALEX J
80	6962 HUNNICUT	WASHINGTON WILLIE E
81	6933 ALLVIEW	MULLINS DAVID EUGENE & LAURIE JO MULLINS
82	6927 ALLVIEW	MCGHEE STEVEN BATTEE PATRICK
83	6923 ALLVIEW	STRADFORD GEORGE C
84	6917 ALLVIEW	GREER BILL C
85	6913 ALLVIEW	HAYNES CHARLES R & RENEE C FOSSETT
86	6907 ALLVIEW	ROBERTS TOMMY L
87	6903 ALLVIEW	CORSEY ROBERT L & EVELYN J
88	4616 FALLON	SMITH MARY L & ANTONIO C WEST JR

Thursday, May 19, 2011

Z101-196(RB)

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4612 FALLON	WHALEY BARBARA WILLINGHAM
90	4606 FALLON	ODAMAH NICHOLAS S & AGATHA A
91	4602 FALLON	DALLAS HOUSING AUTHORITY
92	4606 ASHBROOK	MATHA SALVADOR JR
93	4602 ASHBROOK	MCMILLIN JULIA MARIE & DAVID ROSS MCMILLIN
94	6532 HUNNICUT	MARIA KANNON ZEN ASSOCIATION INC
95	9999 NO NAME	UNION PACIFIC RR CO % TAX DEPT

Thursday, May 19, 2011

Planner: Richard. E. Brown

FILE NUMBER: Z101-295(RB) **DATE FILED:** June 10, 2011

LOCATION: West Line of Greenville Avenue, North of Alta Street

COUNCIL DISTRICT: 2 **MAPSCO:** 36 X

SIZE OF REQUEST: Approx. 2,534 Sq. Ft. **CENSUS TRACT:** 10.02

APPLICANT: The Old Crow

REPRESENTATIVE: Audra Buckley

OWNER: Intercity Investments

REQUEST: An application for a Specific Use Permit for a late-hours establishment limited to a limited to an Alcoholic beverage establishment for a Bar, lounge, or tavern on property zoned Planned Development District No. 842 for CR Community Retail District Uses.

SUMMARY: The applicant is proposing to continue operation of an existing bar, lounge, or tavern use with late hours.

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

BACKGROUND INFORMATION:

- The existing improvements are utilized for a bar, lounge, or tavern use. The applicant has operated at this location since October, 1996.
- On January 26, 2011, the City Council approved Planned Development District No. 842 for CR District Uses, and furthermore requires an SUP for any retail and personal service uses operating after 12:00 a. m.
- The applicant is requesting an SUP for late hours to provide for daily operation between the hours of 12:00 a.m. (midnight) and 2:00 a.m., Monday through Sunday.
- The site lies within the Area 3 portion of Modified Delta Overlay No. 1.

Zoning History:

<u>File No.</u>	<u>Request, Disposition, and Date</u>
1. Z101-260	An SUP for a late-hours establishment limited to a Restaurant without drive-in or drive-through service. On September 1, 2011, the City Plan Commission recommended approval for a two-year period, subject to a site plan and conditions. Pending the September 14, 2011 CC public hearing.
2. Z101-261	An SUP for a late-hours establishment limited to a Restaurant without drive-in or drive-through service. On August 10, 2011, the City Council recommended approval for a four-year period, subject to a site plan and conditions.
3. Z101-264	An SUP for a late-hours establishment limited to an Alcoholic beverage establishment for a bar, lounge, or tavern. On August 10, 2011, the City Council recommended approval for a two-year period, subject to a site plan and conditions.
4. Z101-270	An SUP for a late-hours establishment limited to an Alcoholic beverage establishment for a bar, lounge, or tavern. On August 4, 2011, the CPC recommended approval for a two-year period. Pending the September 14, 2011 CC public hearing.

5. Z101-326 An SUP for a late-hours establishment limited to a Restaurant without drive-in or drive-through service. On September 1, 2011, the CPC recommended approval for a one-year period, subject to a site plan and conditions. Pending a CC public hearing.
6. Z101-303 An SUP for a late-hours establishment limited to a Restaurant without drive-in or drive-through service. On August 18, 2011, the CPC recommended approval for a five-year period. Pending the September 14, 2011 CC public hearing.
7. Z101-314 An SUP for a late-hours establishment limited to an Alcoholic beverage establishment for a Bar, lounge, or tavern. On September 1, 2011, CPC denied the request. At this time, the applicant has not appealed to CC.
8. Z101-323 An SUP for a late-hours establishment limited to a Restaurant with drive-in or drive-through service. On September 1, 2011, the City Plan Commission recommended approval for a time period ending September 30, 2013, subject to a site plan and conditions.
9. Z101-301 An SUP for a late-hours establishment limited to an Alcoholic beverage establishment for a Bar, lounge, or tavern. On September 1, 2011, CPC denied the request. At this time, the applicant has not appealed to CC.

Street

Existing & Proposed ROW

Greenville Avenue

Local; 50' ROW

Comprehensive Plan: The request site lies within a Main Street Building Block. Main streets are modeled after the American tradition of “main street” as a place for living, working and shopping. Examples of these streets with concentrations of pedestrian activity include Jefferson Boulevard, Knox-Henderson and Lovers Lane. Main streets, typically no more than a mile long, are active areas with buildings one to four stories in height and usually placed right up to the sidewalk with parking available on-street. Away from the “main street,” density quickly diminishes, thus minimizing impacts on nearby neighborhoods. This Building Block will likely be served by bus or rail and contain safe and pleasant walking environments. Streets have trees and wide sidewalks. There may

even be landscaped paths from the “main street” to rear parking areas, sidewalk cafes, outdoor dining areas or courtyards. The primary public investment in these areas will be upgrading streets and walkways to create safe high-quality pedestrian environments.

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

Area Plans: Studies conducted in the area include the Lower Greenville Avenue Parking Study (1986) that recommended that “the City enforce premise code violations as it does in other parts of the City of Dallas”. Code Enforcement was also an issue highlighted in the Greenville Avenue Urban Design Study (1996-1997). It was recommended that “initiatives be taken to conduct a comprehensive sweep to clean-up the Greenville Avenue corridor and there after enforce codes with the assistance of property owners, residents, businesses and operations to maintain the property and report violations to the City for follow-up action.” Recommendations from both studies are still applicable today and consistent with authorized hearing SUP recommendations to address quality of life for adjacent residential neighborhoods and the Lowest Greenville Avenue corridor, respectively.

Land Use: The request site possesses improvements that are utilized for a bar, lounge, or tavern use. The applicant is requesting an SUP for a late-hours establishment to permit the existing use to operate beyond 12:00 a.m. and 2:00 a.m., Monday through Sunday. The bar has been at this location since October, 1996. The site is part of the land area for SUP No. 1289 for an Alcoholic beverage establishment for a Bar, lounge, or tavern. This SUP was approved for a permanent time period.

The site is surrounded by a mix of office, retail, and entertainment uses. Residential uses (single family and multifamily structures) are found on properties further west/southwest in the general area along Summit Avenue.

The purpose of PDD No. 842 is to ‘ensure the compatibility of uses with adjacent residential neighborhoods and to reduce the incidence of crime by discouraging an over-proliferation of regional-serving, late-night venues.’ As defined in the PDD, a late-hours establishment is any retail or personal service use that operates between 12:00 a.m. and 6:00 a.m., and furthermore requires an SUP for this defined use. Additionally, the City Council adopted a compliance date of September 23, 2011 for any retail and personal service use operating beyond 12:00 a.m. to obtain the required SUP.

PDD No. 842 establishes the following criteria for consideration of an SUP for a late-hours establishment:

(e) Factors to be considered for a specific use permit for a late-hours establishment. The city plan commission and city council shall consider the following factors when making the findings required by Section 51A-4.219(a)(3):

- (1) the number of citations issued by police to patrons of the establishment;
- (2) the number of citations issued by police for noise ordinance violations by the establishment;
- (3) the number of arrests for public intoxication or disorderly conduct associated with the establishment;
- (4) the number of Texas Alcoholic Beverage Code violations of the establishment; and
- (5) the number of violent crimes associated with the establishment, with emphasis on violent crimes originating inside the establishment.

In addition to the regulations of PDD No. 842, the Dallas Development Code establishes general criteria for any use requiring an SUP:

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.

Lastly, in an effort to assess the compatibility of a request for a late-hours establishment, the following information is requested for staff's review:

- (1) Floor plan.
- (2) Certificate of occupancy history.
- (3) Location of required parking, including detail related to applicable delta credits, Board of Adjustment parking reductions, and/or city approved parking agreements.

Z101-295(RB)

(4) Existing or proposed improvements within the right-of-way, including copy of private license.

(5) For a restaurant, copy of menu and alcohol affidavit.

The applicant has provided necessary documentation related to Nos. 1, 2, and 3. The applicant does utilize the right-of-way nor has it been requested to locate a patio in this area in the future. Item No. 5 is not applicable to the request.

The applicant's improvements are oriented along the north-south alignment of Greenville Avenue with no direct access to the residential areas that are found beyond those uses along this street. The applicant has operated in a responsible manner with minimal reported police activity at the location since its occupancy (see Police Activity, below). As a result of staff's analysis, support for the request is being given, subject to the attached site plan and conditions.

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

Parking: The existing bar requires 28 off-street parking spaces (1/100 square feet), based on the applicant's floor area calculations (2,803 square feet). Six spaces are provided on-site (per the site plan for SUP No. 1289) with the balance satisfied by delta credits.

With respect to SUP No. 1289, the City Plan Commission recommended approval (September 18, 2011) of a minor amendment to the site plan to revise the off-street parking area.

Landscaping: The existing development is void of landscape materials. The request will not trigger compliance with Article X.

**Police Analysis
1911 Greenville Old Crow**

Number of citations issued by police to patrons – 0

Number of citations issued by police for noise ordinance violations by the establishment – 0

Number of arrests for public intoxication or disorderly conduct associated with the establishment –

1 public intoxication arrest in 2010

Number of Texas Alcoholic Beverage Code violations – 0

Number of violent crimes associated with the establishment/ originating inside the establishment – 0

One notation:

1 other arrest for city warrants (outstanding tickets) in 2010

List of Partners/Principals/Officers

The Old Crow
1911 Greenville Avenue
Dallas, Texas 75206

Property Owner:

Intercity Investment, Inc.

4301 Westside Drive

Suite 100

Dallas, Texas 75209

214.520.2565

President – Edwin B. Jordan, Jr.

Vice President – Anne Jordan Logan

Vice President/Secretary – Christopher G. Jordan

Treasurer – Curtis Garmon

Business Owners (The Old Crow):

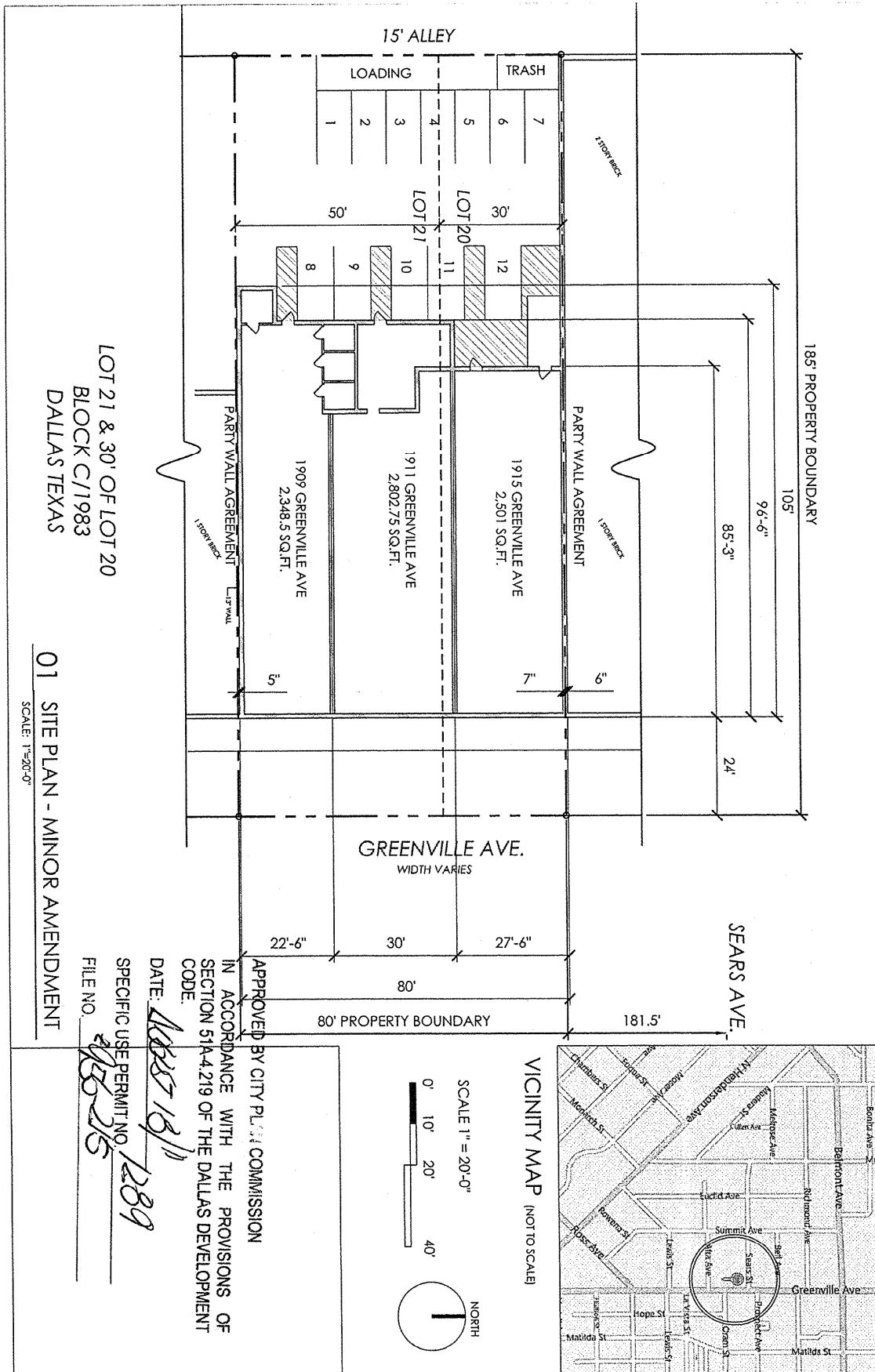
President – Brian Hankins

Vice President – Craig Stadler

2101-295

STAFF RECOMMENDED CONDITIONS FOR SPECIFIC USE PERMIT

1. USE: The only use authorized by this specific use permit is a late-hours establishment limited to 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 years).
4. FLOOR AREA: Maximum floor area is 2,803 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION:
 - A. The late-hours establishment may only operate between 12:00 a.m. (midnight) and 2:00 a.m. (the next day), Monday through Sunday.
 - B. All customers must leave the Property by 2:15 a.m.
6. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENT: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



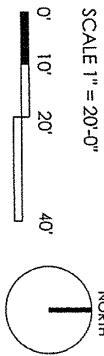
LOT 21 & 30' OF LOT 20
BLOCK C/1983
DALLAS TEXAS

01 SITE PLAN - MINOR AMENDMENT

SCALE: 1"=20'-0"

APPROVED BY CITY PLANNING COMMISSION
IN ACCORDANCE WITH THE PROVISIONS OF
SECTION 51A.4.219 OF THE DALLAS DEVELOPMENT
CODE.
DATE: 10/25/19
SPECIFIC USE PERMIT NO. 1289
FILE NO. 405-215

VICINITY MAP (NOT TO SCALE)





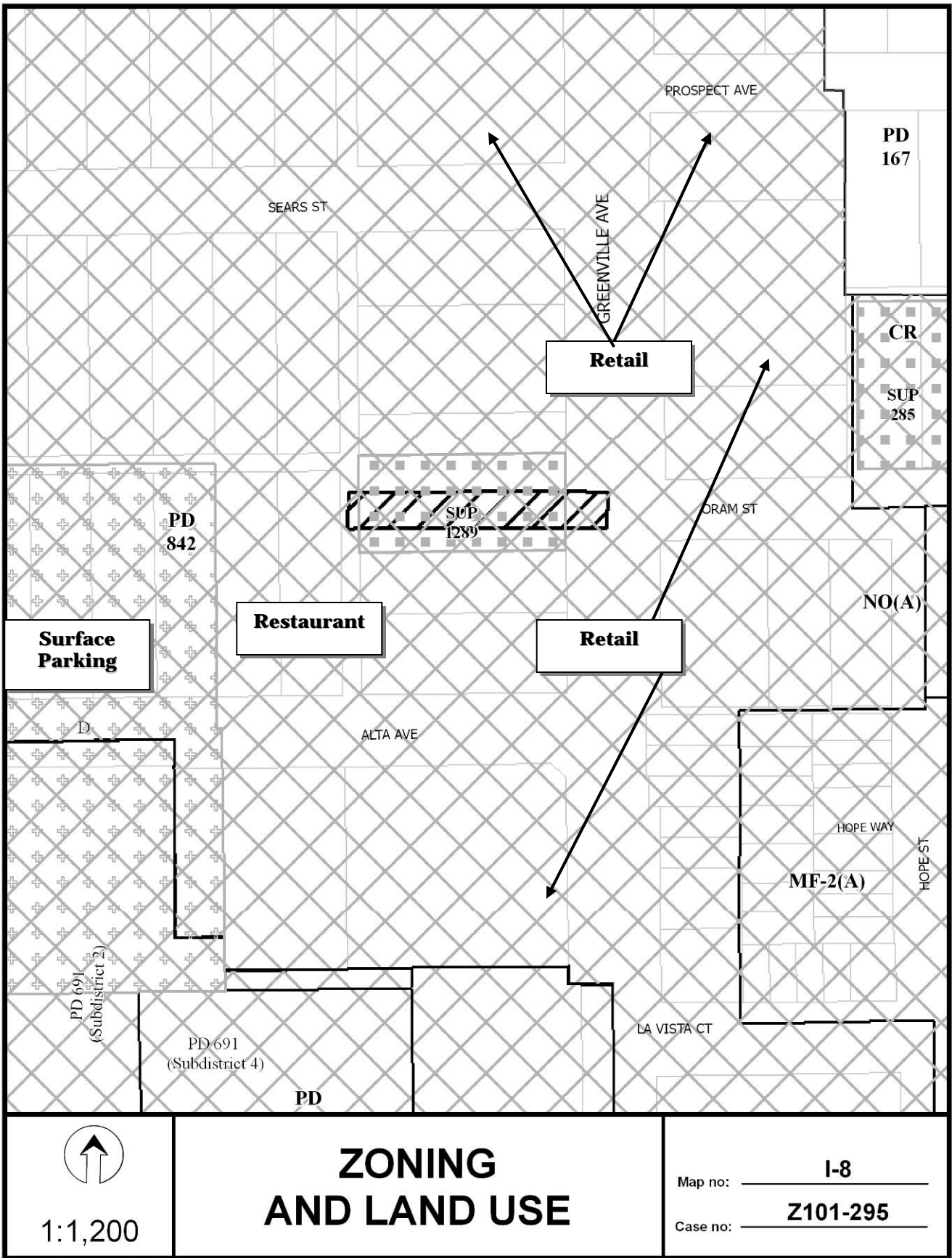
1:4,800

VICINITY MAP

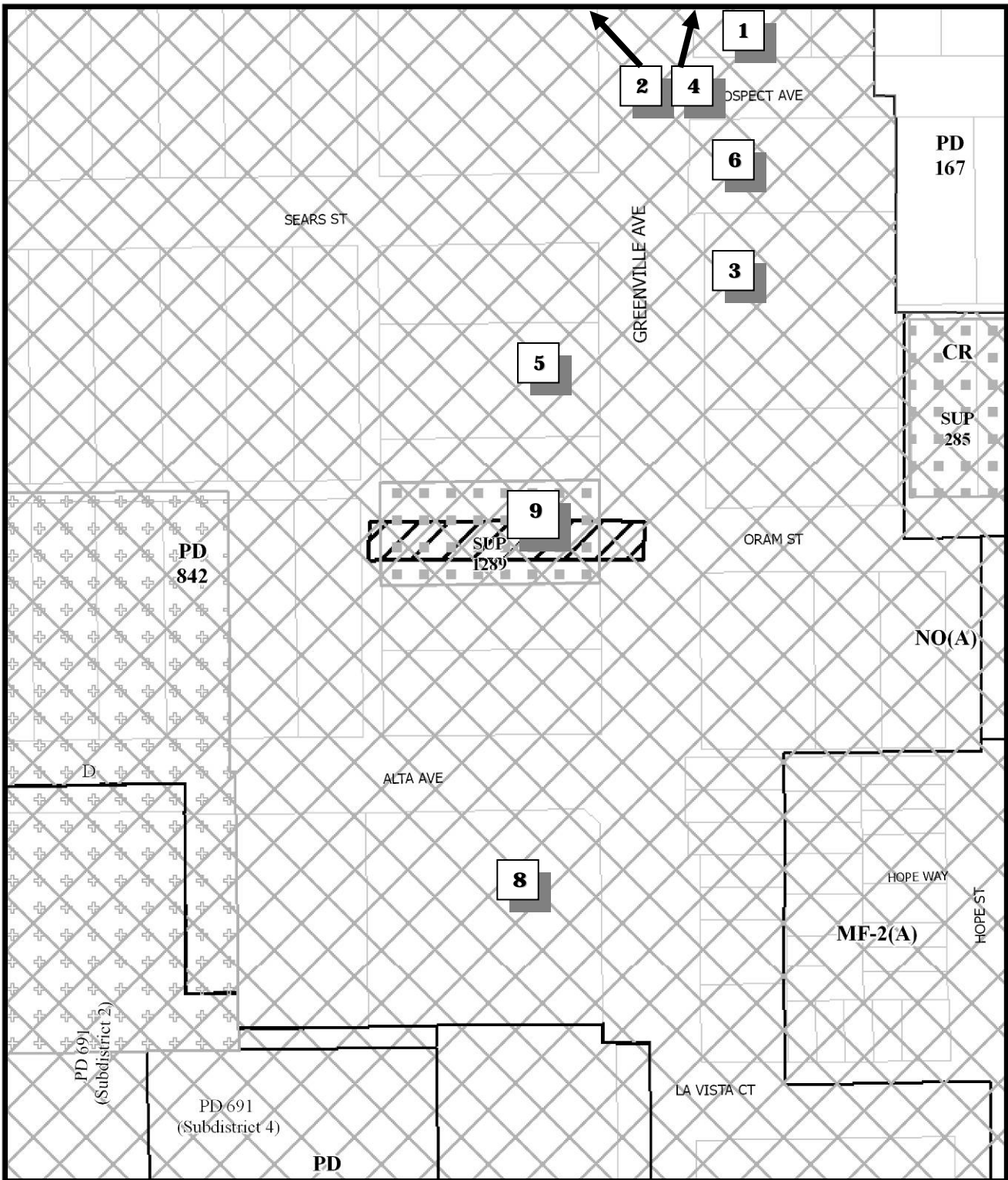
Map no: I-8

Case no: Z101-295

DATE: August 23, 2011



DATE: August 23, 2011




1:1,200

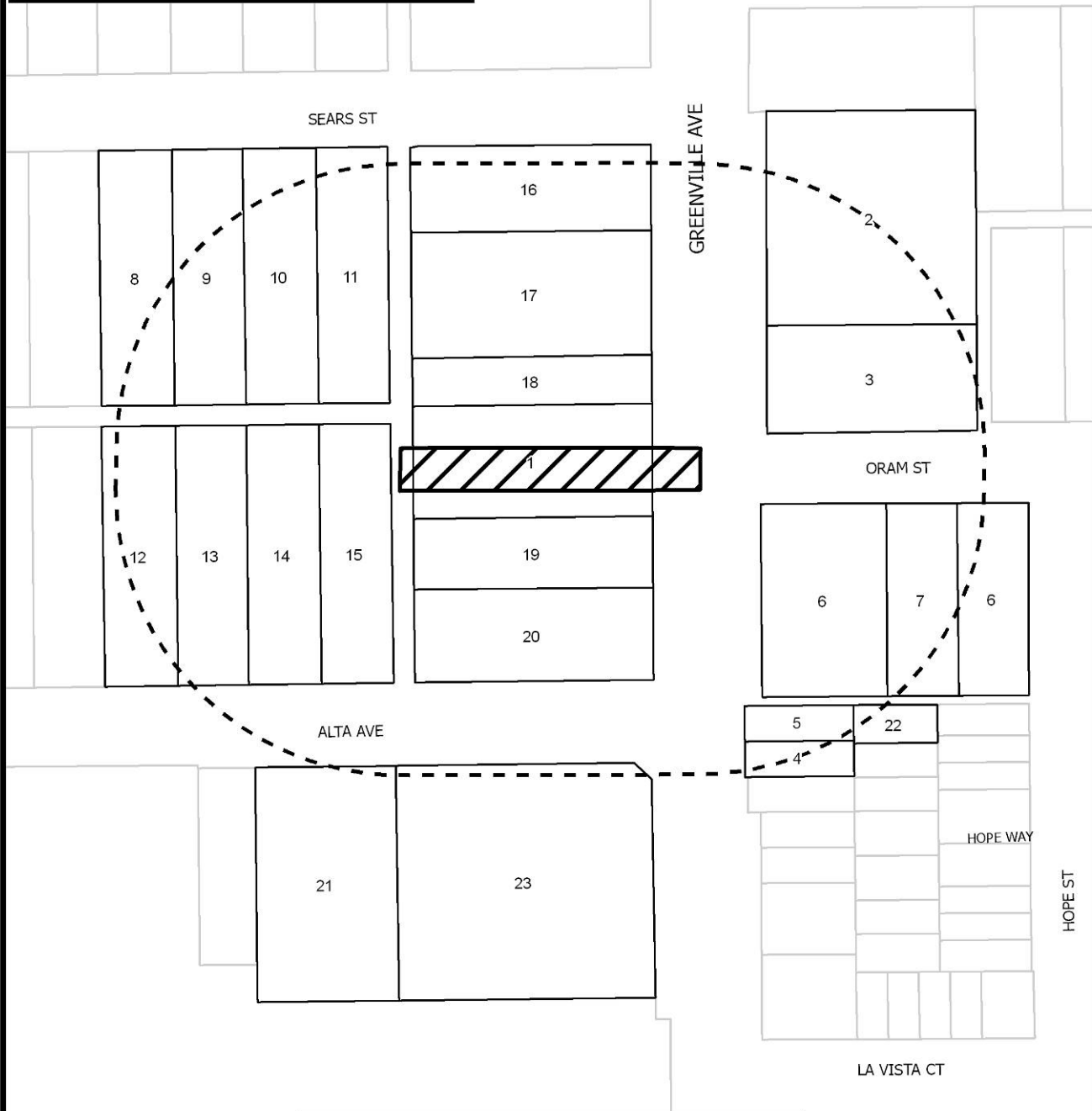
ZONING HISTORY

Map no: 1-8


Case no: Z101-295

DATE: August 23, 2011

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



The number '0' indicates City of Dallas Ownership


1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION
23 NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: I-8
 Case no: Z101-295

DATE: August 23, 2011

Notification List of Property Owners

Z101-295

23 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1911 GREENVILLE	INTERCITY INVESTMENT PROP SUITE 500
2	2008 GREENVILLE	WONDERFUL SEVEN A LP SUITE 200
3	2000 GREENVILLE	LANDE PAUL & PAUL LANDE EMP PR SH TR
4	1914 GREENVILLE	CHAPLIN JACK ET AL
5	1916 GREENVILLE	SHORT STACK LLC
6	5712 ORAM	LOWGREEN PS
7	5710 ORAM	SOURIS MINOS
8	5618 SEARS ST	GREENVILLE HOLDINGS CO STE 260
9	5622 SEARS ST	ROY MARION B
10	5624 SEARS ST	5624 SEARS STREET LTD
11	5628 SEARS ST	CHOTAS SOPHIE
12	5619 ALTA	THACKER RICHARD E JR
13	5623 ALTA	SHIELDS WILLIAM OLIVER
14	5627 ALTA	WSVV
15	5631 ALTA	WSVV LLC
16	1931 GREENVILLE	GENARO TRUST 1 % THOMAS ODDO
17	1919 GREENVILLE	1919 27 GREENVILLE LTD
18	1917 GREENVILLE	WORLD WIDE FOOD INC
19	1909 GREENVILLE	WORLDWIDE FOOD INC
20	1903 GREENVILLE	LOWGREEN PS % SHULA NETZER
21	5626 ALTA	LATORRE ROBERT INC
22	1919 HOPE WAY	NGUYEN NGOC DIEP
23	1827 GREENVILLE	LOWGREEN PS % SHULA NETZER

Tuesday, August 23, 2011

FILE NUMBER: Z101-315(RB)

DATE FILED: June 27, 2011

LOCATION: Wycliff Avenue and Brown Street, West Corner

COUNCIL DISTRICT: 2

MAPSCO: 34 Z

SIZE OF REQUEST: Approx. 1.89 Acres

CENSUS TRACT: 4.05

APPLICANT: Charlie/Howard, Inc.-Howard H. Okon, President and Secretary

REPRESENTATIVE: David Hill

OWNER: Wycliff-Tollway, Ltd.-Hopkins Retail, Inc., General Partner/Mike Hopkins, President and Steve Gregory, Secretary

REQUEST: An application for an amendment to and renewal of Specific Use Permit No. 1787 for a Dance hall on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The applicant is proposing to continue operation of a 468 square foot dance floor in conjunction with a bar, lounge, or tavern use (allowed by right by the existing zoning) within the existing multi-tenant retail development as well as requesting revised hours of operation.

STAFF RECOMMENDATION: Approval for a three-year period, subject to staff's recommended conditions.

BACKGROUND:

- The request site is improved with a 20,993 square foot one-story multi-tenant retail structure surface parking areas facing Wycliff Avenue.
- On December 9, 2009, the City Council approved SUP No. 1787 for a two-year period.
- The applicant is proposing to continue utilization of a 468 square foot dance floor as part of a 4,568 square foot lease area for a bar, lounge, or tavern use.
- The bar is allowed by right in a GR Subdistrict, with the dance floor requiring an SUP when located within 300 feet of a residential subdistrict.
- The applicant is not proposing any revisions to the existing site plan (see attached).

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

<u>Thoroughfare/Street</u>	<u>Designation; Existing & Proposed ROW</u>
Wycliff Avenue	Minor Arterial; 100' & 100' ROW
Brown Street	Local; 50' ROW

STAFF ANALYSIS:

Area Plans:

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

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.
- (4) To promote development appropriate to the character of nearby

neighborhood uses by imposing standards sensitive to scale and adjacency issues.

- (5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.
- (6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.
- (7) To promote landscape/streetscape quality and appearance.

The applicant's request for an SUP for a Dance hall is part of a proposed use (bar, lounge, or tavern) allowed by right under the existing GR Subdistrict zoning. Both uses are to be located within an existing multi-tenant retail structure and surface parking area. As a result, the above referenced objectives normally reserved for zoning/land use requests are not applicable to the request.

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

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The request site is improved with a 20,993 square foot one-story multi-tenant retail structure surface parking areas facing Wycliff Avenue. The applicant is requesting a 468 square foot dance floor to be provided in conjunction with the operation of a bar, lounge, or tavern use. The bar is allowed by right in a GR Subdistrict while the dance hall requires an SUP when located within 300 feet of a residential subdistrict; the site abuts a residential subdistrict to the north, separated by a public alley. The applicant has requested extended hours (4 a.m.) for the requested use.

The site fronts along the northwest line of Wycliff Avenue, northeast of Maple Avenue. Both thoroughfares are developed with various retail uses, with a presence of auto-related service uses along Maple Avenue. The area developed to the north/northeast, west of the elevated portion of the Dallas North Tollway, is developed with low-to-medium density residential uses (single family and multiple family structures).

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 has provided for on-site security as well as installing security cameras within the lease space; the property owner installed security cameras that monitor exterior areas within the property boundary.

In general, staff supports the applicant's request, however due to the presence of residential uses to the north/northeast, staff is recommending an alternate time period over that requested by the applicant.

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

Off-Street Parking: The requested SUP only provides for the dance floor, which will require 19 off-street parking spaces. As is normally the situation of developments configured as multi-tenant, all uses must provide for required parking per their respective use regulations. The dance floor is part of a bar, lounge, or tavern use and occupies 4,100 square feet of floor area (41 spaces required for this component of the operation).

Landscaping: The site is void of landscape materials. The applicant's request does not trigger any landscape requirements.

Police Report: Staff obtained reported offenses for the most recent two-year period, consistent with the period in which SUP No. 1787 was initially approved. It should be noted the offense report addresses the entire property (2525 Wycliffe Avenue) which possesses multiple tenants, however it has been determined the following offense dates are the only reports associated with the applicant's operation: 12/12/10, 7/10/10, 7/24/10, 5/28/11, 6/24/11, 6/30/11, and 7/20/11.

Additionally, staff spoke with Dallas Vice and determined no issues have been noted during the past two years.

REPORTED OFFENSES

(December 10, 2009-August 30, 2011)

➤	<u>0007324-Y</u>	01/09/2011	*SAL'S RESTAURANT	BURGLARY	02525	WYCLIFFAVE	543	3114	05231	
➤	<u>0011345-X</u>	01/12/2010	DYKES,CHARLOTTE	THEFT	02525	WYCLIFFAVE	543	3114	06901	42020
➤	<u>0020774-Y</u>	01/24/2011	*SUBWAY	CRIMINAL MISCHIEF/VANDALISM	02525	WYCLIFFAVE	543	3114	14081	
➤	<u>0027386-X</u>	01/28/2010	ESCOBAR, CARLOS	ROBBERY	02525	WYCLIFFAVE	543	3114	03911	
➤	<u>0050332-X</u>	02/21/2010	*SAL'S PIZZA	FRAUD	02525	WYCLIFFAVE	543	3114	11020	
➤	<u>0057740-Y</u>	03/08/2011	*DICKY'S BARBECUE	THEFT	02525	WYCLIFFAVE	543	3114	06901	
➤	<u>0065927-X</u>	03/10/2010	*SAL'S PIZZA	BURGLARY	02525	WYCLIFFAVE	543	3114	05134	
➤	<u>0077596-Y</u>	03/29/2011	*DICKKEYS BBQ	CRIMINAL MISCHIEF/VANDALISM	02525	WYCLIFFAVE	543	3114	14092	
➤	<u>0077675-X</u>	03/21/2010	@CITY OF DALLAS	FOUND PROPERTY	02525	WYCLIFFAVE	543	3114	43020	
➤	<u>0083595-Y</u>	04/04/2011	*OISHII	BURGLARY	02525	WYCLIFFAVE	543	3114	05128	
➤	<u>0137580-Y</u>	05/28/2011	GILBERT,KENNETH	AGGRAVATED ASSAULT	02525	WYCLIFFAVE	543	3114	04241	04271
➤	<u>0160924-Y</u>	06/20/2011	GARZA,SANDRA	ASSAULT	02525	WYCLIFFAVE	543	3114	08321	08311
➤	<u>0164842-Y</u>	06/24/2011	TREVINO, JOEL	ASSAULT	02525	WYCLIFFAVE	543	3114	08121	
➤	<u>0166201-Y</u>	06/25/2011	CARTHER, STEVEN	FOUND PROPERTY	02525	WYCLIFFAVE	543	3114	43020	
➤	<u>0190815-Y</u>	07/20/2011	TURNER, GREGORY	ASSAULT	02525	WYCLIFFAVE	543	3114	08221	
➤	<u>0193894-X</u>	07/10/2010	JONES, UNDRE	ASSAULT	02525	WYCLIFFAVE	543	3114	08221	
➤	<u>0207041-X</u>	07/24/2010	LEWELLEN, ALOMA	ROBBERY	02525	WYCLIFFAVE	543	3114	03911	
➤	<u>0220052-Y</u>	08/19/2011	*DICKKEYS BBQ	THEFT	02525	WYCLIFFAVE	543	3114	06901	
➤	<u>0260046-X</u>	09/17/2010	O'HAIR,MIKE	TRAFFIC MOTOR VEHICLE	02525	WYCLIFFAVE	543	3114	32090	
➤	<u>0278804-X</u>	09/18/2010	FAULKNER, TROY D	OTHER OFFENSES	02525	WYCLIFFAVE	543	3114	26000	
➤	<u>0290574-X</u>	10/19/2010	SMITH, ALEXON, OXREYEL	TRAFFIC MOTOR VEHICLE	02525	WYCLIFFAVE	543	3114	32090	
➤	<u>0294742-X</u>	10/23/2010	METZLER, PATRICIA	THEFT	02525	WYCLIFFAVE	543	3114	06905	11052
➤	<u>0317109-X</u>	11/16/2010	*OISHII SUSHI	BURGLARY	02525	WYCLIFFAVE	543	3114	05131	
➤	<u>0328058-X</u>	11/29/2010	@CITY OF DALLAS	FOUND PROPERTY	02525	WYCLIFFAVE	543	3114	43020	
➤	<u>0339508-X</u>	12/12/2010	SEGUNDO,JOAO	THEFT	02525	WYCLIFFAVE	543	3114	06104	
➤	<u>0375229-W</u>	12/21/2009	@CITY OF DALLAS	THEFT	02525	WYCLIFFAVE	543	3114	06901	
➤	<u>0383721-W</u>	12/31/2009	*SALS PIZZA	BURGLARY	02525	WYCLIFFAVE	543	3114	05131	

**APPLICANT REQUESTED/STAFF RECOMMENDED AMENDING
CONDITIONS FOR SPECIFIC USE PERMIT NO. 1787 FOR A CLASS A
DANCE HALL**

1. USE: The only use authorized by this specific use permit is a Class A dance hall. The Class A dance hall is only permitted along with a bar, lounge[,] or tavern without an outside rear patio.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

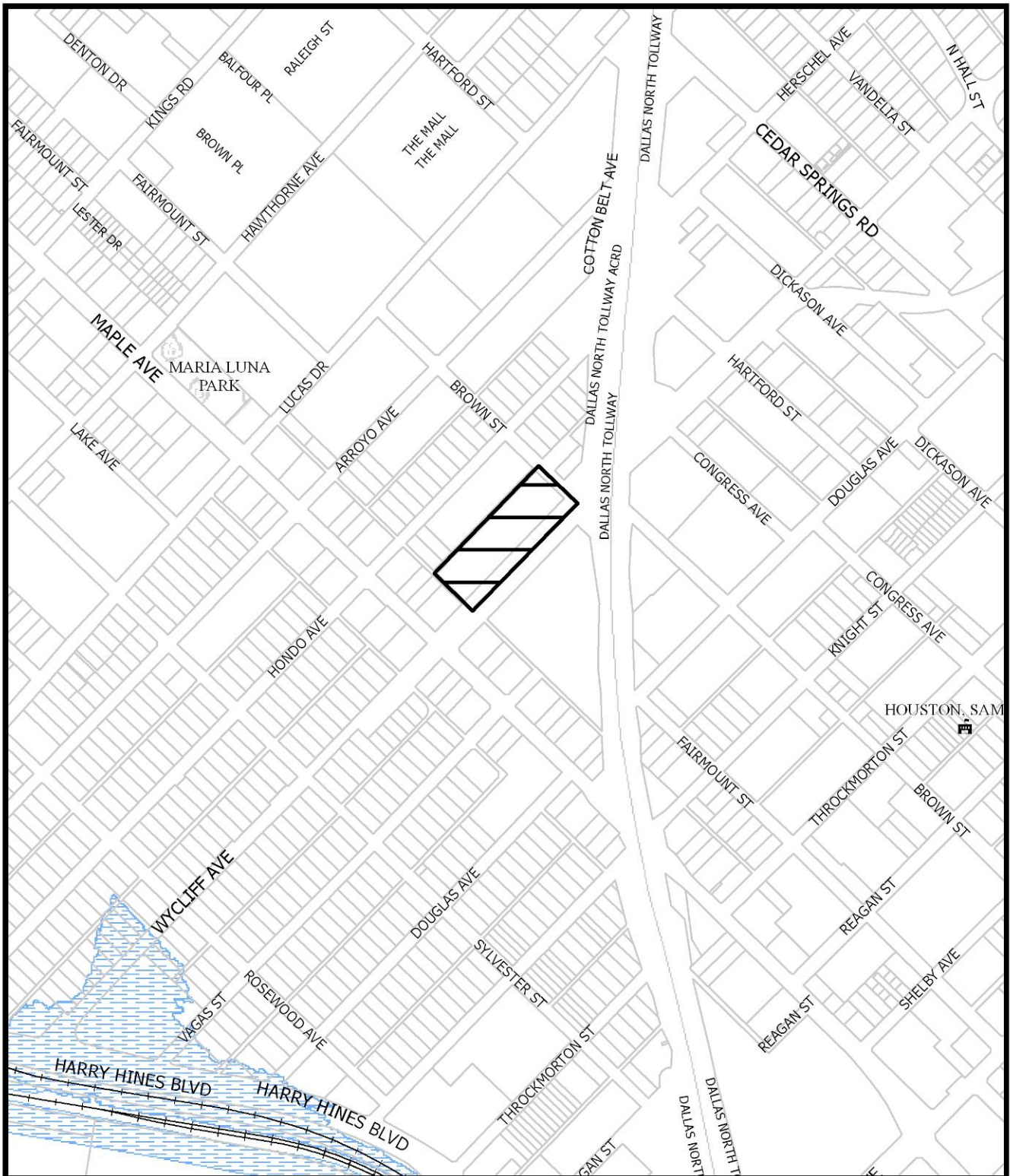
Applicant requested:

- | |
|---|
| 3. <u>TIME LIMIT</u> : This specific use permit automatically terminates on December 9, 2011 <u>2016</u> . |
|---|

Staff recommended:

- | |
|---|
| 3. <u>TIME LIMIT</u> : This specific use permit automatically terminates on December 9, 2011 <u>2014</u> . |
|---|

4. FLOOR AREA: Maximum dance floor area for a Class A dance hall is 468 square feet.
5. HOURS OF OPERATION: The dance hall may only operate between 9:00 p.m. and 4:00 a.m. (the next day), ~~Friday through Sunday, and between 9:00 p.m. and 4:00 a.m. on the following days: New Year's Day, Cinco de Mayo, Memorial Day, July 3rd, July 4th, Labor Day, Halloween, the Wednesday before Thanksgiving Day, Thanksgiving Day, Christmas Day, and New Year's Eve.~~ Monday through Sunday.
6. ON-SITE SECURITY: A minimum of four security officers must be provided on-site to monitor the Property during the Class A dance hall hours of operation.
7. OUTDOOR LOUDSPEAKERS: Speakers are prohibited outside.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



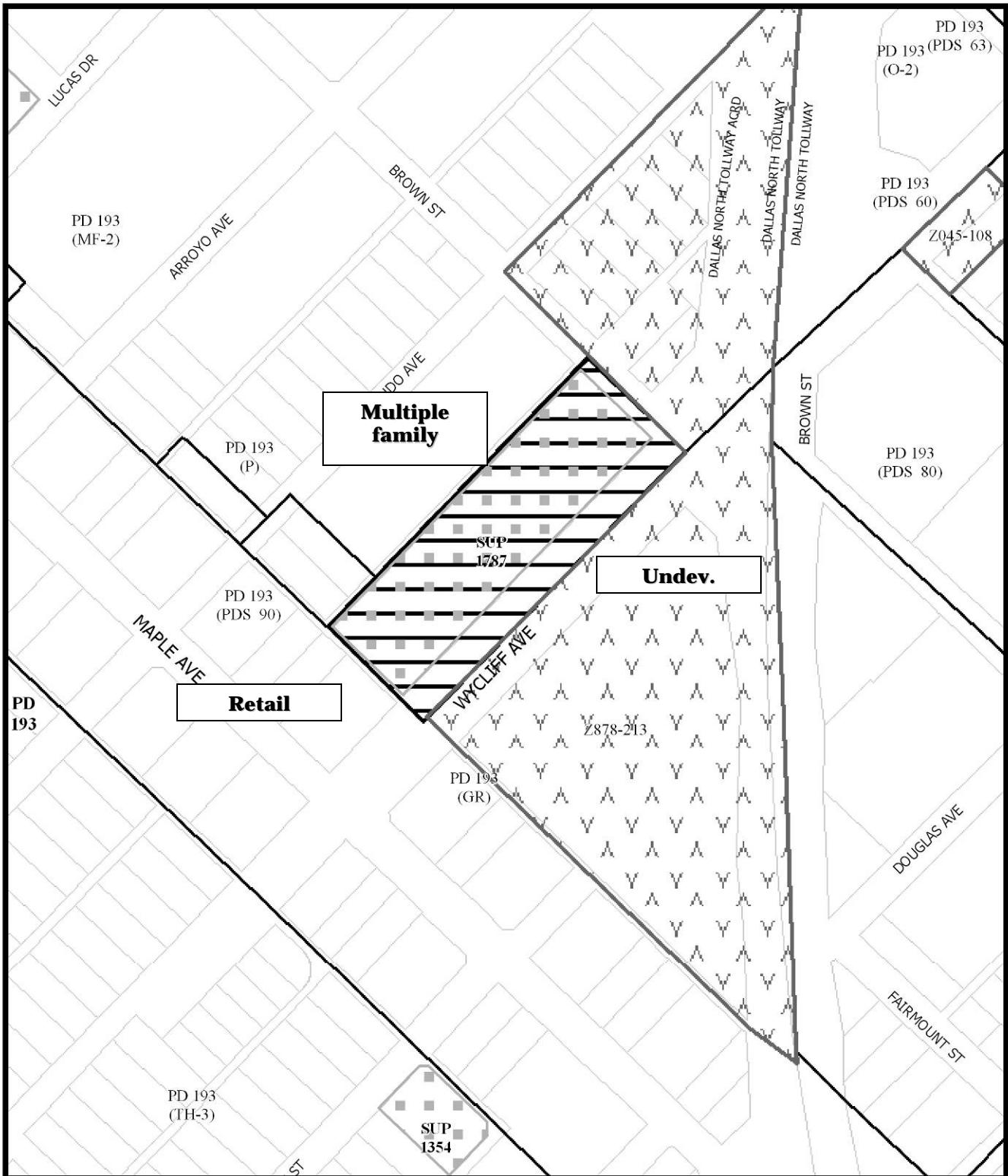
1:6,000

VICINITY MAP

Map no: I-7

Case no: Z101-315

DATE: July 21, 2011




1:2,400

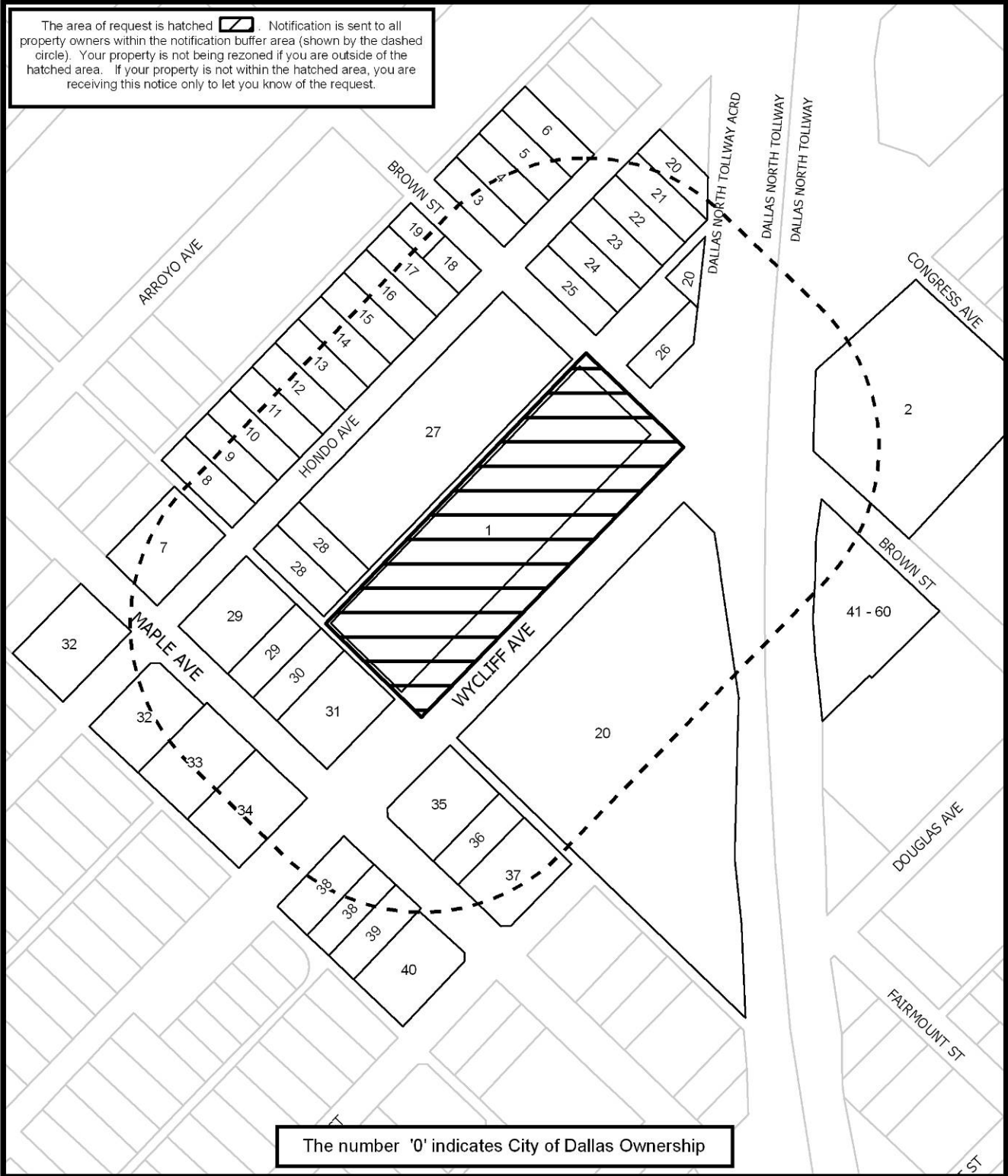
ZONING AND LAND USE

Map no: 1-7

Case no: Z101-315

DATE: July 21, 2011

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



The number '0' indicates City of Dallas Ownership



1:2,400

NOTIFICATION

300' AREA OF NOTIFICATION
60 NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: I-7

Case no: Z101-315

DATE: July 21, 2011

Notification List of Property Owners***Z101-315******60 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2525 WYCLIFF	WYCLIFF TOLLWAY LTD NATIONAL ASSOCIATION
2	4321 CONGRESS	RESIDENCES AT WYCLIFF LTD STE 330
3	2703 HONDO	NGUYEN HAI HO
4	2707 HONDO	LOPEZ ISABEL C & AGUSTIN BARRON
5	2711 HONDO	ACOSTA ALBINO & MARIA LUISA ACOSTA
6	2715 HONDO	PALEO JOSE B & ELIZA D
7	4402 MAPLE	BOGDANOVICH ELI & MARY FAMILY LIVING TRUST
8	2515 HONDO	BOGDANOVIC ELI & MARY FAMILY LIVING TRUST
9	2517 HONDO	FRANCO AGUILAR JORGE F
10	2523 HONDO	JDAL PROPERTIES INC
11	2527 HONDO	LUU DUNG V & LUU CHINH M
12	2531 HONDO	BARRON MARIA GUADALUPE
13	2535 HONDO	MANSON LESLIE H
14	2539 HONDO	HERRADA ABEL & MANUELA
15	2603 HONDO	MORALES VICTOR & ERIKA MORALES
16	2607 HONDO	FRAGA TONY S
17	2611 HONDO	PETERSON ARTHUR H
18	2615 HONDO	TORREZ RICHARD R JR
19	4443 BROWN	POPE BETTY
20	2722 WYCLIFF	TEXAS TURNPIKE AUTHORITY 3015 RALEIGH ST
21	2718 HONDO	GARZA JORGE LUIS & LUZ M
22	2714 HONDO	NAJERA SANDRA M
23	2710 HONDO	LAGUNA FRANCISCO & MARIA A LAGUNA
24	2704 HONDO	HERRERA ISREAL & PATRICIA
25	2700 HONDO	NGUYEN LIEN DUC & HAO THI DO
26	4410 BROWN	TEXAS TURNPIKE AUTH

Thursday, July 21, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2544 HONDO	LBJ VENTURES LP
28	2516 HONDO	MAPLE REAL ESTATE VENTURE LLC
29	4346 MAPLE	RODRIGUEZ JESUS
30	4338 MAPLE	MAPLE REAL EST VENTURES LLC
31	4330 MAPLE	MAPLE REAL EST VENTURES
32	4401 MAPLE	FODGE BOBBY DEAN
33	4343 MAPLE	MONTERREY ENTERPRISES INC
34	4333 MAPLE	4333 MAPLE AVE LTD SUITE 2100
35	4316 MAPLE	MIA FINANCIAL CORPORATION STE 600
36	4310 MAPLE	HARVEY WILLIAM PAUL DBA HARVEYS PAINT & BODY
37	4304 MAPLE	HARVEY WILLIAM PAUL
38	4331 MAPLE	NAYEB FAMILY LP STE 103
39	4311 MAPLE	NAYEB FAMILY LP
40	4305 MAPLE	MAPLE VAGA LTD PS
41	4323 BROWN	CASTRO GEORGE L
42	4323 BROWN	TILLERY JAMES WAYNE BLDG A UNIT 138
43	4323 BROWN	BROWNE JOSE A BLDG A UNIT 139
44	4323 BROWN	PARRA BERTHA BLDG A UNIT 140
45	4323 BROWN	SHEPHERD JANET
46	4323 BROWN	SHEPHERD MICHAEL L
47	4323 BROWN	SANDIFER R M BLDG A UNIT 143
48	4323 BROWN	SKAGGS TRULA BLDG A UNIT 144
49	4323 BROWN	SIMMONS JAMES N JR
50	4323 BROWN	SOISSON CHRISTIAN
51	4323 BROWN	QUEZADA ARNOLDO & MARIA BIATRIZ
52	4323 BROWN	SLAGLE JODY GLYN
53	4323 BROWN	QUEZADA ADRIAN
54	4323 BROWN	CUMMINGS JOHN LYNN
55	4323 BROWN	MERCADO EDUARDO V UNIT 148
56	4323 BROWN	PARRA MARITHZA BLDG B UNIT 245
57	4323 BROWN	CATHEY GARY A BLDG B UNIT 246

Thursday, July 21, 2011

Z101-315(RB)

<i>Label #</i>	<i>Address</i>		<i>Owner</i>
58	4323	BROWN	SOTELO ALFREDO H & BERTHA S
59	4323	BROWN	FAUST DANNY K
60	4323	BROWN	MCWILLIAM CHARLES D

Thursday, July 21, 2011

FILE NUMBER: Z101-193 (MW)

DATE FILED: February 16, 2011

LOCATION: Northeast side of CF Hawn Freeway, south of Lake June Road

COUNCIL DISTRICT: 5

MAPSCO: 57-M

SIZE OF REQUEST: ±30,056 sf

CENSUS TRACT: 93.03

OWNER/APPLICANT: Gerardo Tinoco

REPRESENTATIVE: Karen Tellez

REQUEST: An application to renew Specific Use Permit No. 1711 for a vehicle or engine repair or maintenance use on property within Subdistrict 3 of Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1.

SUMMARY: The applicant proposes to continue to utilize the site for vehicle or engine repair or maintenance.

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

BACKGROUND INFORMATION:

- The request site is developed with a ±14,045-square foot single-story structure currently utilized for vehicle repair and maintenance.
- On March 28, 2001, the City Council approved SUP No. 1441 for a vehicle or engine repair and maintenance use on the site for a two-year and three-month period.
- On September 22, 2004, the City Council approved SUP No. 1564 for vehicle display, sales and service, vehicle or engine repair and maintenance and auto service center uses on the site for a two-year period with eligibility for automatic renewal for additional two-year periods. The SUP was not renewed.
- On May 28, 2008, the City Council approved SUP No. 1711 for a vehicle or engine repair or maintenance use on the site for a three-year period.
- The request site is surrounded by auto-related uses to the north; DART rail line to the east; auto-related uses to the south and CF Hawn Freeway to the west.

Zoning History:

- 1. Z067-225:** On June 25, 2008, the City Council denied a Specific Use Permit for vehicle or engine repair and maintenance use on property zoned Subdistrict 3 within Planned Development District No. 533, the CF Hawn Special Purpose District No. 1.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
CF Hawn Freeway	Freeway	Variable

Land Use:

	Zoning	Land Use
Site	PDD No. 533, Subdistrict 3	Vehicle or engine repair or maintenance
North	PDD No. 533, Subdistrict 2	Auto-related
East	CS with SUP 1430	DART Station
South	PDD No. 533, Subdistrict 3	Auto-related
West	PDD No. 533, Subdistrict 3	CF Hawn Right-of Way

Area Plan:

The request site is within the boundary of the Southeast Dallas Comprehensive Land Use Study, which was adopted by the City Council in December 1996. The study makes very specific recommendations for the area inclusive of the request site that include, “retain industrial uses, and require landscape and architectural buffers to minimize impact on areas along C.F. Hawn Freeway.”

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 request site lies within a Transit Center Building Block. Transit centers support a compact mix of employment, retail, cultural facilities and housing. 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. These areas offer dense mixed use at the transit station 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.

The applicant’s proposal for a vehicle or engine repair or maintenance use at this location is not consistent with the following goal and policy of the Comprehensive Plan.

LAND USE ELEMENT

Goal 1.1: Promote desired development.

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

However, the applicant proposes to continue an existing use. The vehicle or engine repair or maintenance use is consistent with the established development pattern along CF Hawn Freeway, which consists, predominantly, of auto-related uses. A two-year time period for the SUP would allow reevaluation for changes in the area.

STAFF ANALYSIS:

Land Use Compatibility:

The request site is developed with a ±14,045-square foot single-story structure currently utilized for vehicle repair and maintenance.

The request site is surrounded by auto-related uses to the north; DART rail line to the east; auto-related uses to the south and CF Hawn Freeway to the west.

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

The applicant's request, subject to conditions, complies with the general provisions for consideration of a Specific use Permit.

Traffic:

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

Parking:

Pursuant to Section 51-4.203 of the Dallas Development Code, the required off-street parking for the vehicle or engine repair or maintenance use is one space per 500 square feet of floor area; a minimum of 5 spaces is required. Therefore, the ±14,045-

Z101-193 (MW)

square foot vehicle or engine repair or maintenance use requires 28 spaces. As depicted on the site plan, 30 spaces are provided.

Landscaping:

PDD No. 533, Subdistrict 3 contains specific landscape regulations that address parkway, site area and front yard strip landscaping areas in conjunction with new development. The applicant is not proposing any additional floor area; therefore, additional landscaping is not required. Landscaping of any future development will be in accordance to PDD No. 533, the C.F. Hawn Special Purpose District.

**Z101-193
Proposed Conditions**

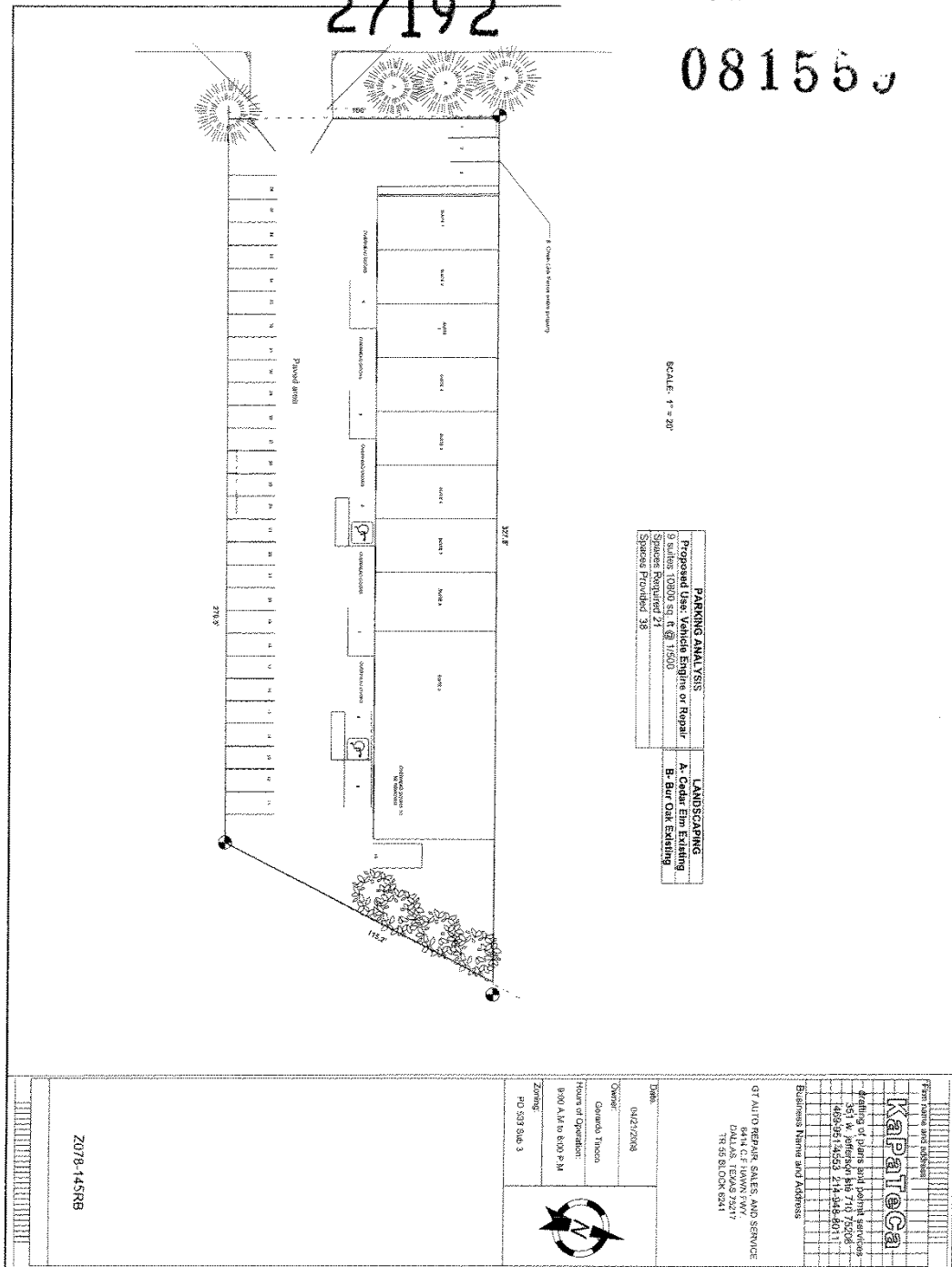
1. USE: The only use authorized by this specific use permit is a vehicle or engine repair or maintenance use.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit automatically terminates on ~~May 28, 2011~~. [two years from the passage of this ordinance.
4. LANDSCAPING: Landscaping must be provided as shown on the site plan and maintained in a healthy, growing condition.
5. DAYS OF OPERATION: The vehicle or engine repair or maintenance use may only operate Monday through Saturday.
6. FLOOR AREA: The maximum floor area is 10,800 square feet in the location shown on the attached site plan.
7. OFF-STREET PARKING: A minimum of 28 off-street parking spaces must be provided in the locations shown on the attached site plan.
8. OUTSIDE STORAGE: Outside storage of items related to vehicle or engine or repair or maintenance is prohibited.
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.

Existing/Proposed Site Plan

Site Plan

08155

27192



SCALE: 1" = 20'

PARKING ANALYSIS	LANDSCAPING
Proposed Use: Vehicle Engine or Repair	A. Cedar Elm Existing
9 trailers 10300 sq. ft @ 11500	B. Bar Oak Existing
Spaces Required 21	
Spaces Provided 38	

For zoning and address
KAPITOGA
 drafting of plans and permit services
 351 W. Jefferson Ave. 7th Fl. 75208
 (469) 951-3452 214-848-8011

Business Name and Address
 QT AUTOREPAIR SALES AND SERVICE
 8414 C.F. HAWN HWY
 DALLAS, TEXAS 75247
 TX 9581004 8241

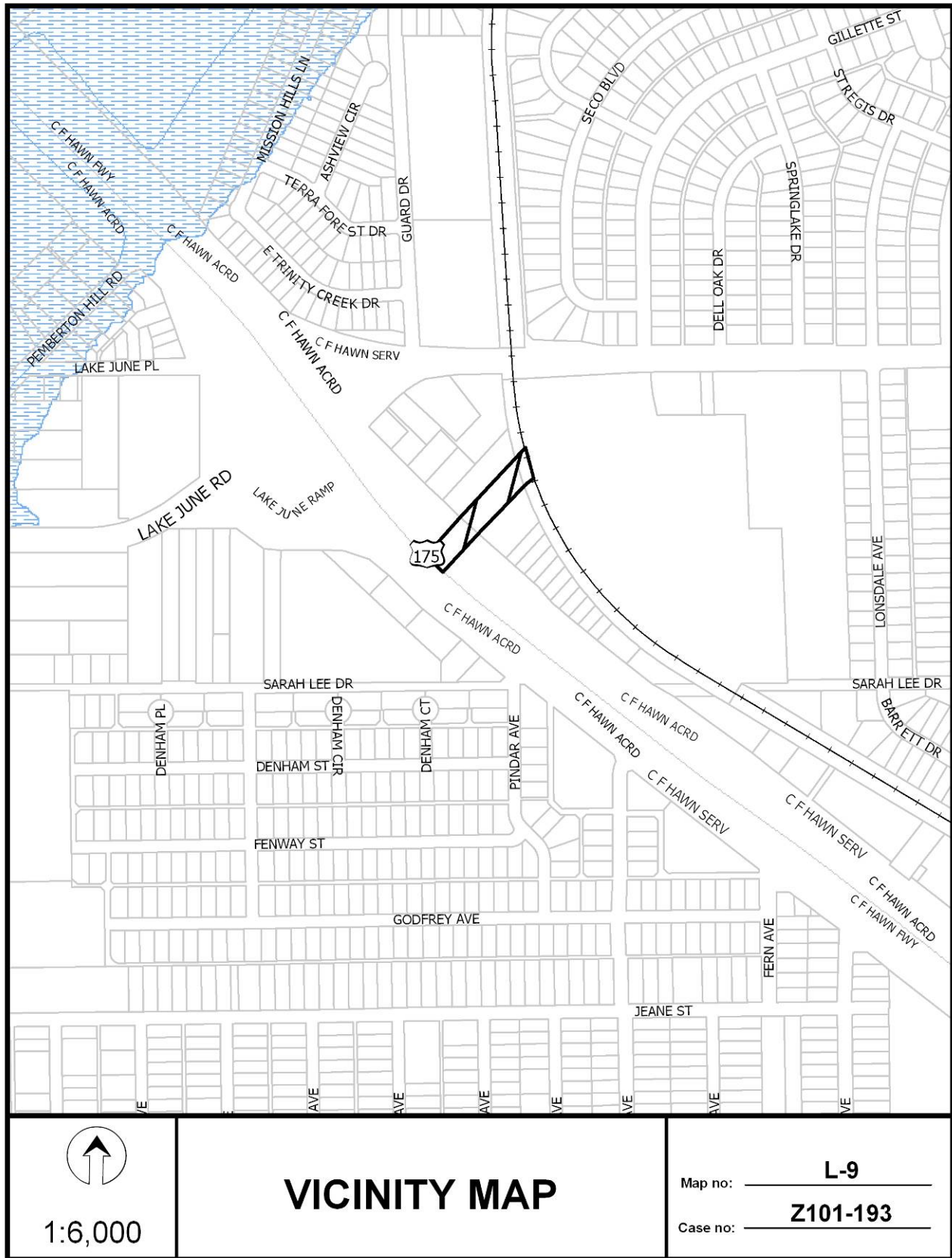
TITLE: 04/27/2008
 OWNER: Geraldine Trickett
 Hours of Operation: 8:00 AM to 6:00 PM
 Zoning: PD 503 Sub. 3



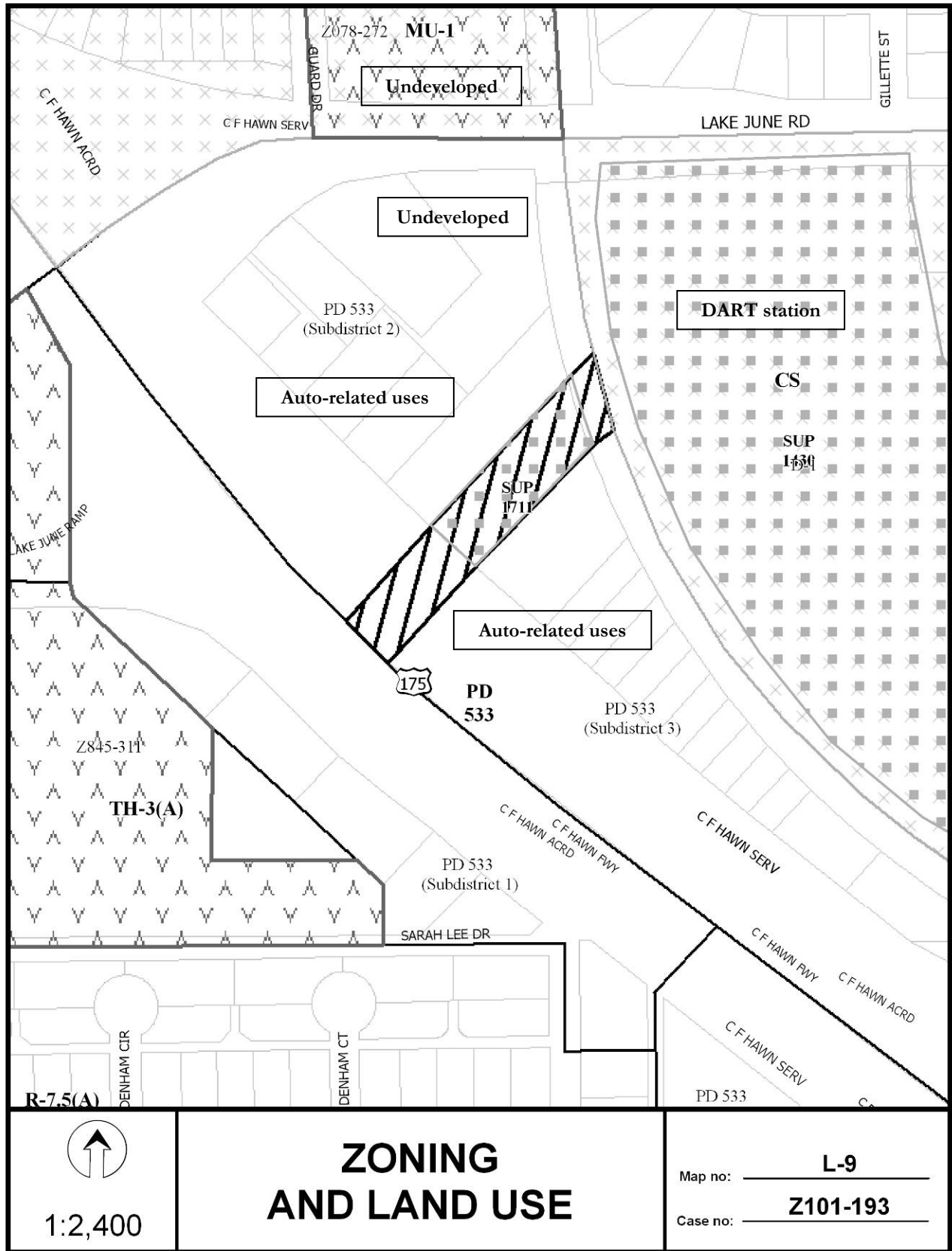
Z078-14SRB

Specific Use Permit
 No. 1711

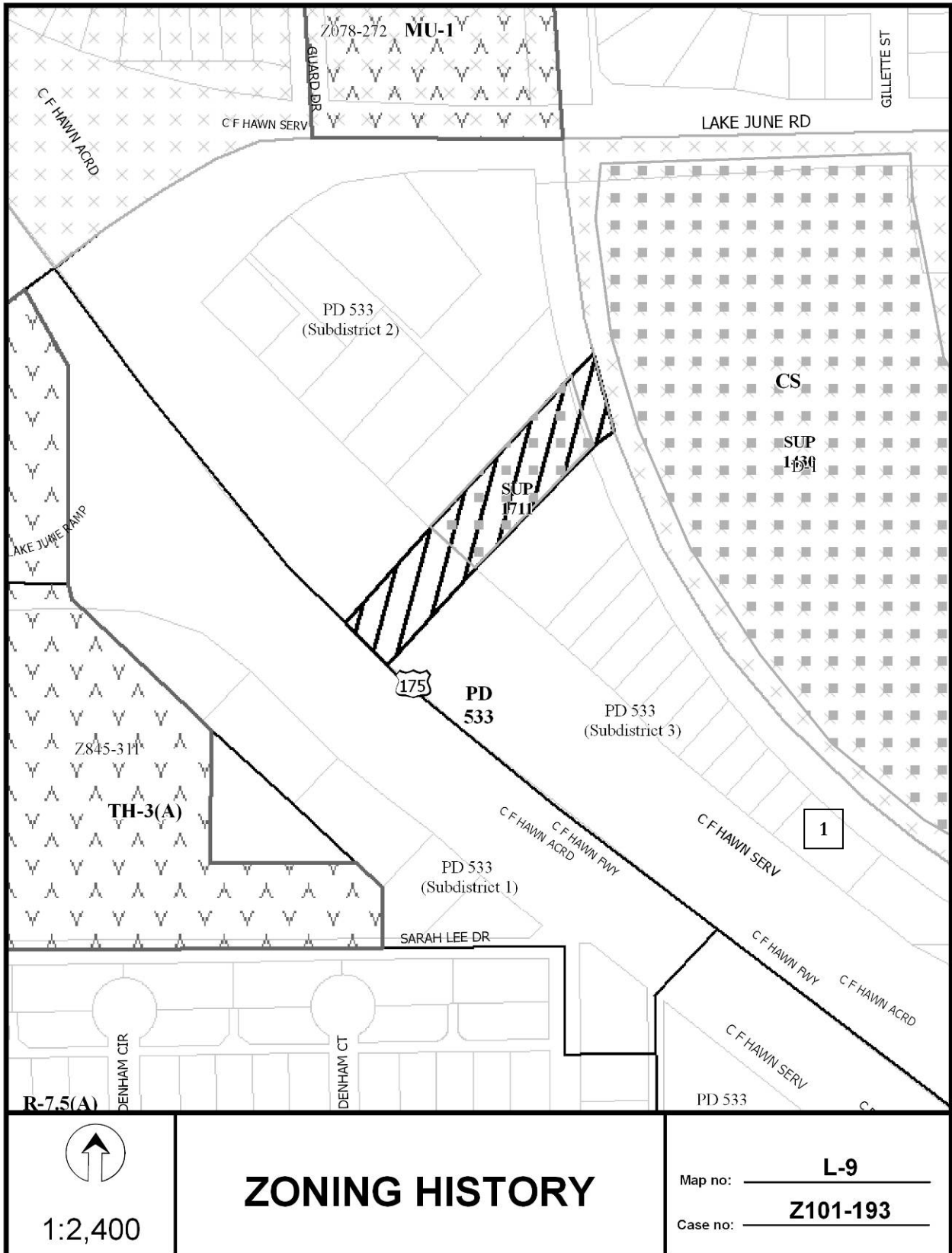
Approved
 City Plan Commission
 March 27, 2008



DATE: April 21, 2011



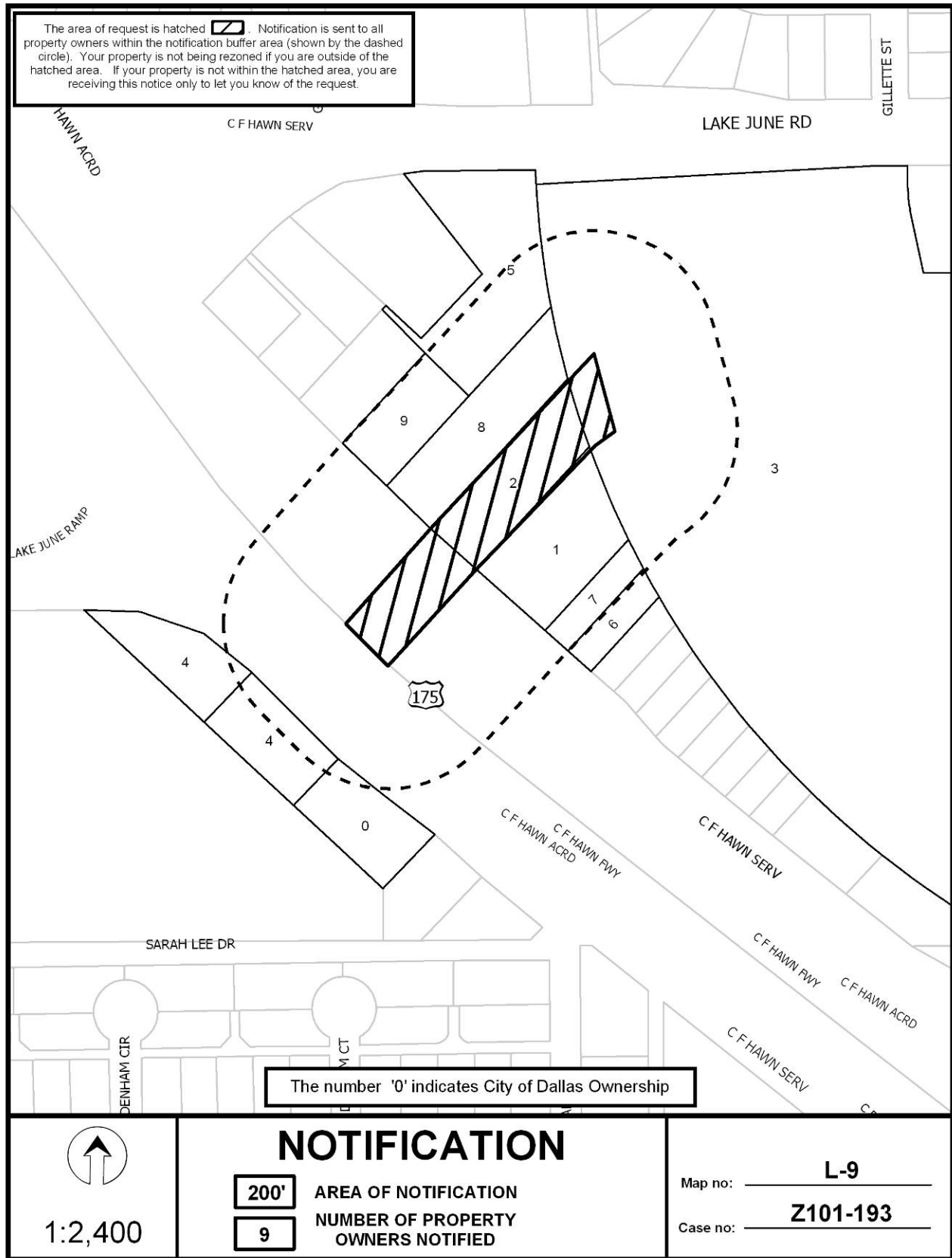
DATE: April 21, 2011



ZONING HISTORY

Map no: L-9
Case no: Z101-193

DATE: April 21, 2011



Z101-193 (MW)

Page 1 of 1

4/19/2011

Notification List of Property Owners

Z101-193

9 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6426 C F HAWN	HERDEZ TRUCKING CO
2	6414 C F HAWN	TINOCO GERARDO
3	6414 LAKE JUNE	DALLAS AREA RAPID TRANSIT
4	6419 C F HAWN	MARTINEZ JOSE J JR & FERNANDO MARTINEZ
5	6312 LAKE JUNE	SCOTT MARTHA TRUSTEE SCOTT LIVING TRUST
6	6436 C F HAWN	BRYANT VEDA
7	6434 C F HAWN	ETHRIDGE CINDY TR
8	6406 C F HAWN	HENDERSON BILLY J
9	6356 C F HAWN	BROWN RICHARD E

FILE NUMBER: Z101-319(DC)

DATE FILED: June 30, 2011

LOCATION: Northeast corner of North Central Expressway (US-75) and North Carroll Avenue

COUNCIL DISTRICT: 2

MAPSCO: 35 Y

SIZE OF REQUEST: Approx. 4.4 Acres

CENSUS TRACT: 8.00

APPLICANT: The Residences at City Place LLC

OWNERS: State of Texas and THC Residences

REPRESENTATIVE: Karl A. Crawley, Masterplan

REQUEST: An application for a WMU-8 Walkable Urban Mixed Use 8 District on property zoned a GO(A) General Office District.

SUMMARY: The applicant is proposing to develop the property with a 400 unit, 5 story, multifamily development.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The request area is currently undeveloped. During construction for the expansion of Central Expressway the site was utilized as a staging area and concrete batch plant by TXDOT.
- The application for a WMU-8 Walkable Urban Mixed Use form district would permit development of a proposed 400 unit, 5 story, multifamily development on the request site. The WMU-8 District permits 8 story structures with a maximum height of 125 feet. The WMU-8 District permits residential, office and retail uses.
- The existing GO(A) General Office District permits a floor area ratio of 4.0 and a maximum height of 270 feet.
- The site is approximately 2,000 feet from City Place and the City Place DART station and approximately ½ mile (2,650 ft) from West Village.

Zoning History:

<u>File No.</u>	<u>Request, Disposition, and Date</u>
1. Z934-285	An SUP for a mini warehouse use. Approved by City Council on November 9, 1994.
2. Z023-185	An SUP for a mini warehouse use. Approved by City Council on June 11, 2003.
3. Z978-179	A Planned Development District for multifamily uses and those uses permitted in a GO(A) General Office zoning district. Approved by City Council on September 13, 1995

<u>Thoroughfare/Street</u>	<u>Designation; Existing & Proposed ROW</u>
Central Expressway (US-75)	Expressway; Variable ROW
Carroll Avenue	Local; 50' (75' existing) ROW

STAFF ANALYSIS:

Comprehensive Plan: The request site lies within the Transit Center and Urban Mixed Use building blocks. Transit centers support a compact mix of employment, retail, cultural facilities and housing. The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks

provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or midrise commercial towers to townhomes and small corner shops. Good access to transit is a critical element.

Goal 1.1 Align land use strategies with economic development priorities

 Policy 1.1.4 Capitalize on transit oriented development opportunities.

Goal 2.2 Align land use strategies with economic development priorities.

 Policy 2.2.2 Maximize development opportunities around DART stations.

Goal 2.2 Answer the need for housing options.

 Policy 3.2.2 Encourage higher density housing within a quarter-mile of DART stations.

Land Use Compatibility:

The request area is currently undeveloped but was previously utilized as a staging area and batch plant by TXDOT during construction for the expansion of Central Expressway. The current GO(A) General Office District provides for the development of dense, primarily office, development. The applicant's request for a WMU-8 Urban Mixed Use District is to accommodate a 400 unit, 5 story, multifamily development.

The site is approximately 2,000 ft from the City Place DART station. There is office development to the north and south of the request site and multifamily development to the east. North Central Expressway bounds the property to the west.

The form based zoning districts were adopted by the City Council on February 25, 2009. The purpose of creating form based zoning, as stated in the new code, is to provide for an additional tool for the implementation of *forwardDallas!*. Form based zoning encourages increased development rights that ultimately provide for a lesser dependence on the automobile (by providing pedestrian amenities and proximity to mass transit). Lastly, these districts should transition to existing adjacent developments while not negatively impacting the built environment.

The Walkable Urban Mixed Use (WMU) Districts are intended to accommodate a mix of compatible uses in close proximity to one another in a pedestrian-friendly environment. The WMU districts are divided into three intensities: low (WMU-3, -5); medium (WMU-8, -12); and high (WMU-20, -40). The WMU districts are intended to accommodate a limited set of development types (see Section 51A-13.304(a)(1), "Development Types by District."). Parcels of any size are eligible for a WMU district. The WMU districts are intended for locations where a sufficient critical mass of dense, walkable urban mixed use development exists or is definitely planned. This critical mass is present when:

- (A) The surrounding area consists of at least 40 acres of existing or definitely planned WMU or WR zoning, high density multifamily zoning, multiple use zoning, or planned development zoning with equivalent characteristics;
- (B) The surrounding area consists of at least 25 acres proposed by an adopted area plan pursuant to forwardDallas! for WMU or WR zoning, high density multifamily zoning, multiple use zoning, or planned development zoning with equivalent characteristics; or
- (C) The applicant demonstrates that the surrounding area is at least 25 acres and is or will be a mix of dense residential, commercial, and other uses that will achieve the intent of this article for increased walkability, reduced vehicular trip generation, and reduced parking demand.

Staff concurs that the area of the request is within an area that is at least 25 acres and is or will be a mix of dense residential, commercial, and other uses that will achieve the intent of this article for increased walkability, reduced vehicular trip generation, and reduced parking demand. The request site is within ½ mile of the West Village and City Place developments.

Based on the proximity of the site to high density urban areas and the City Place DART station, staff can support the applicant's request for a WMU-8 Walkable Urban Mixed Use 8 District. The applicant is proposing to utilize the "Apartment" development type permitted within the WMU-8 District. The regulations for this development type can be found beginning on page 7 of this document.

Staff encouraged the applicant to consider a shop front overlay on a portion of the site but the applicant has indicated that while they propose a leasing center and other support facilities such as community areas on the ground floor, they cannot commit to other uses and the required minimum 15 ft floor plate for the first floor. The regulations for development that lies within a shop front overlay can be found beginning on page 10 of this document.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the applicant's request and determined it will not significantly impact the surrounding street system. The site has frontage on the North Central Expressway frontage road.

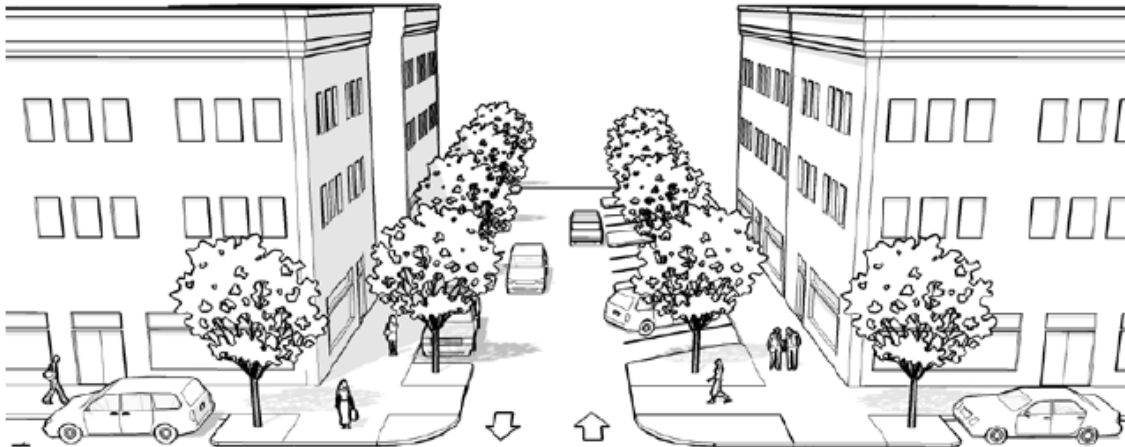
Off-Street Parking: The requested form based zoning permits relief from typical off-street parking regulations with consideration given to proximity to mass transit, development of affordable housing, various alternative programs to reduce vehicle demand, financial incentives, tree preservation, and increased pedestrian amenities. The base multifamily parking standard in a WMU District is 1.15 spaces per one bedroom or smaller, 1.65 spaces per two bedroom unit, and 2 spaces per three bedroom or larger unit. The proximity to the DART station, since it is greater than ¼ mile away, allows for only a 2 percent reduction in the base parking requirement.

Landscaping: Virtually no vegetation exists on the site today. The WMU District requires the establishment of a planting zone in an area 6 feet in width nearest the

Z090-319(RB)

street curb. One large canopy tree must be planted for every 40 feet on center, on average.

CHAPTER 51A
ARTICLE XIII: FORM DISTRICTS
 CITY OF DALLAS



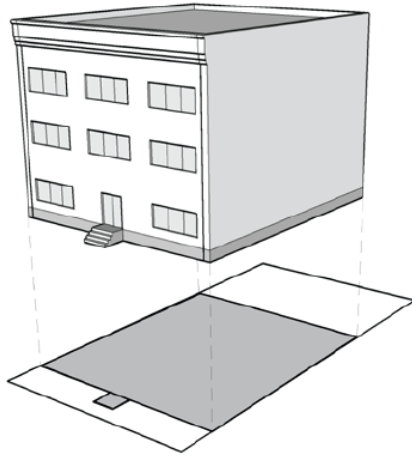
	Mixed Use Shopfront	Single-Story Shopfront	General Commercial	Apartment	Townhouse Stacked	Townhouse	Manor House	Single-Family House	Civic Building	Open Space Lot
District	Mu	Ss	Gc	Apt	Ts	Th	Mh	Sf	Civ	O
Walkable Urban Mixed Use (WMU)										
Low (WMU-3, WMU-5)	■	■	■	■	■	■	■		■	■
Medium (WMU-8, WMU-12)	■		■	■	■	■			■	■
High (WMU-20, WMU-40)	■		■	■					■	■
Walkable Urban Residential (WR)										
Low (WR-3, WR-5)				■	■	■	■		■	■
Medium (WR-8, WR-12)				■	■	■			■	■
High (WR-20, WR-40)				■					■	■
Residential Transition (RTN)						■	■	■	■	■
Shopfront (-SH) Overlay over any WMU or WR district	■	■							■	■



apartment

(e) Apartment.

(1) Definition.



A development type containing three or more dwelling units consolidated into a single structure.

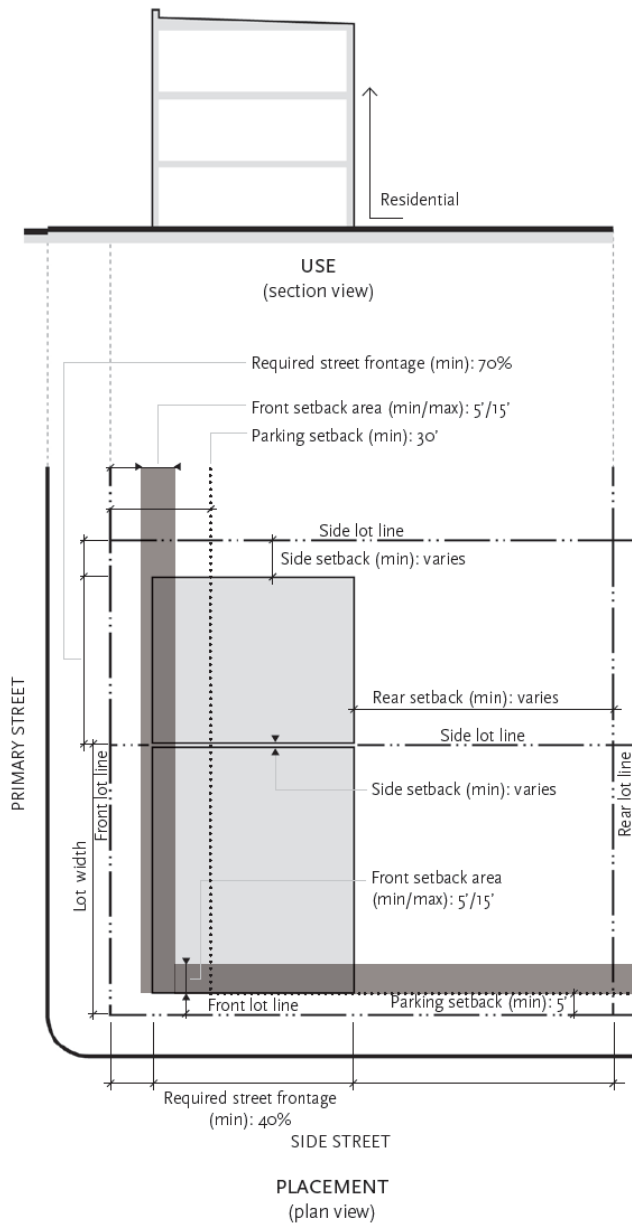
An apartment contains common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building must be pulled up to the street. No on-site surface parking is permitted between the building and the street. On-site surface parking must be located to the rear of the building. The building often shares a common entrance. Primary entrances must be prominent and street-facing. An elevated ground floor for residential uses is recommended to ensure privacy.



(3) Districts Permitted.

- LOW: WMU-3, WMU-5 WR-3, WR-5
- MEDIUM: WMU-8, WMU-12 WR-8, WR-12
- HIGH: WMU-20, WMU-40 WR-20, WR-40

(4) Use and Placement.



BUILDING USE

A summary of permitted uses is shown on the left. For a complete list of permitted uses, see Section 51A-13.306, "Uses."

BUILDING PLACEMENT

LOT

Area (min sf)	none
Area (max sf)	none
Width (min ft)	none
Width (max ft)	none
Lot coverage (max)	80%

FRONT SETBACK AREA

Primary street (min/max ft)	5/15
Side street (min/max ft)	5/15
Service street (min/max ft)	none

REQUIRED STREET FRONTAGE

Primary street (min)	70%
Side street (min)	40%
Service street (min)	none

PARKING SETBACK

From primary street (min ft)	30
From side street (min ft)	5
From service street (min ft)	5
Abutting single-family district (min ft)	10
Abutting multifamily or nonresidential district or alley (min ft)	5

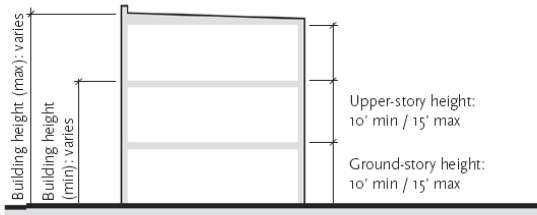
SIDE SETBACK

Abutting single-family district (min ft)	15
Abutting multifamily or nonresidential district (min ft)	0 or 5
Abutting alley (min ft)	5

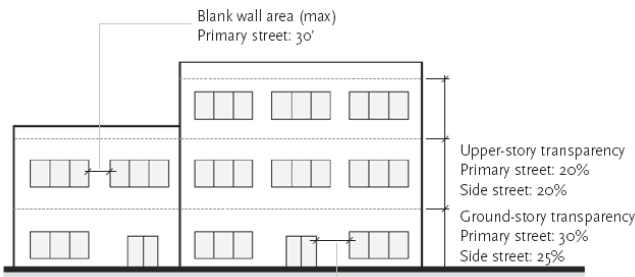
REAR SETBACK

Abutting single-family district (min ft)	15
Abutting multifamily or nonresidential district (min ft)	5
Abutting alley (min ft)	5
Abutting service street (min ft)	10

(5) Height and Elements.



HEIGHT
(section view)



ELEMENTS
(elevation view)

BUILDING HEIGHT

HEIGHT

Building height (max stories/ft)	See Section 51A-13.302, "Height"
Building height (min stories)	
WMU-3, -5, -8, -12 WR-3, -5, -8, -12	2
WMU-20 WR-20	4
WMU-40 WR-40	5

STORY HEIGHT

Ground story (min/max ft)	10/15
Upper story (min/max ft)	10/15

BUILDING FACADE

GROUND-STORY TRANSPARENCY

Primary street facade (min)	30%
Side street facade (min)	25%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

UPPER-STORY TRANSPARENCY

Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

BUILDING ENTRANCE

Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed

BLANK WALL AREA

Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none

(d) Shopfront Overlay (-SH).

(1) The Shopfront (-SH) overlay is intended to create pedestrian shopping streets through the designation of specific street frontages with development types that support active uses.

(2) The -SH overlay may be applied over any WMU or WR district.

(3) The -SH overlay is intended to accommodate a limited set of development types. (See Section 51A-13.304(a) (1), "Development Types by District.")

(4) Where a -SH overlay designation has been applied to a WMU or WR district, the standards for a mixed use or single-story shopfront development type apply to at least the first 30 feet of the building measured inward from the street-facing facade. In a WR district, uses allowed by the -SH overlay that are not allowed in a WR district may extend no more than the first 50 feet of the building measured inward from the street-facing facade.

(5) Any street designated with a -SH overlay is a primary street.

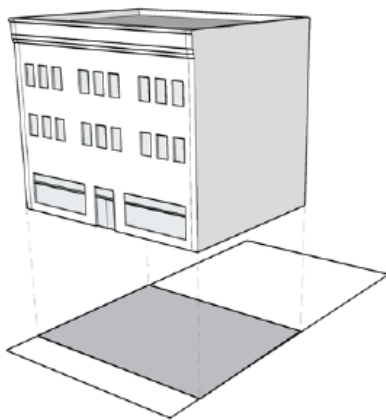
(6) The boundaries of a -SH overlay are not required to follow lot lines or match parcel boundaries.

(7) A shopfront overlay may be designated internal to a site in anticipation of a planned public or private street.

(b) Mixed Use Shopfront.

mixed use shopfront

(1) Definition.



A development type intended primarily for ground-story retail and upper-story residential or offices uses.

Ground-story spaces should be flexible enough to accommodate a variety of retail and office uses. Upper stories should be used for offices or residential apartments. The building must be pulled up to the street. No on-site surface parking is permitted between the building and the street. On-site surface parking areas must be located to the rear of the building. Primary entrances must be prominent and street-facing. Large storefront windows must be provided to encourage interaction between the pedestrian and the ground-story space.

(2) Character Examples.

Character examples are provided below for illustrative purposes only and are intended to be character examples of the development type and not the streetscape.



(3) Districts permitted.

- LOW: WMU-3, WMU-5
- MEDIUM: WMU-8, WMU-12
- HIGH: WMU-20, WMU-40
- OVERLAY: -SH

DCA 078-011 (Creation of Article XIII)

For a complete list of permitted uses, see Section 51A-13.306, "Uses." No nonresidential use is permitted above a residential use.

BUILDING PLACEMENT

LOT	
Area (min sf)	none
Area (max sf)	none
Width (min ft)	none
Width (max ft)	none
Lot coverage (max)	100%

FRONT SETBACK AREA

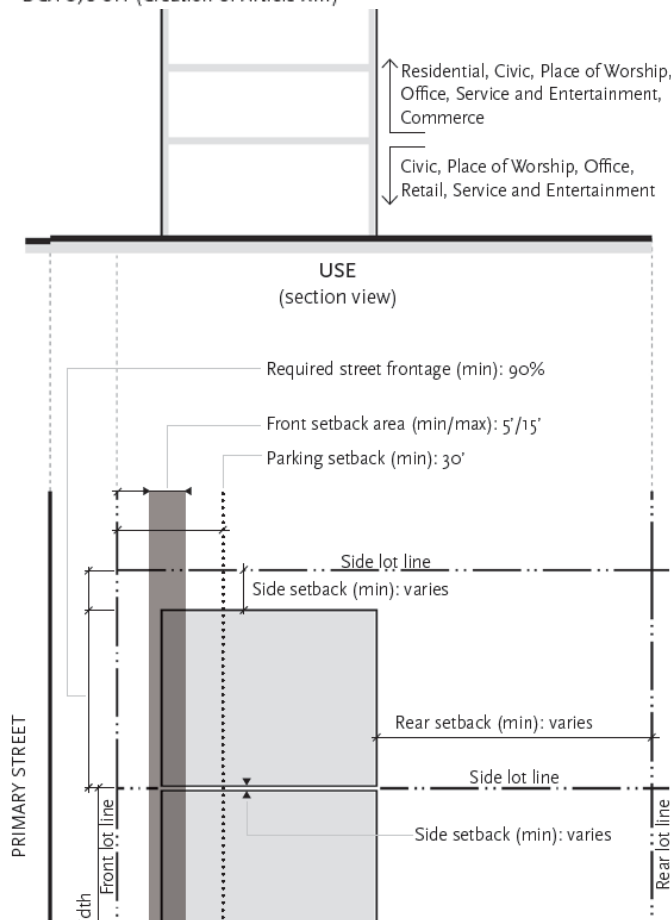
Primary street (min/max ft)	5/15
Side street (min/max ft)	5/15
Service street (min/max ft)	none

REQUIRED STREET FRONTAGE

Primary street (min)	90%
Side street (min)	40%
Service street (min)	none

PARKING SETBACK

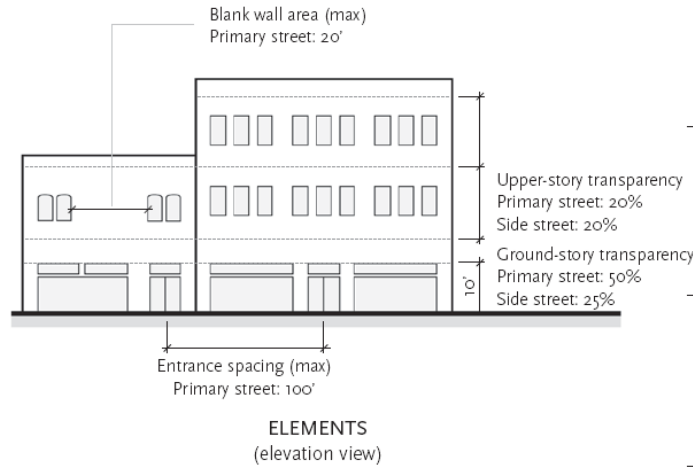
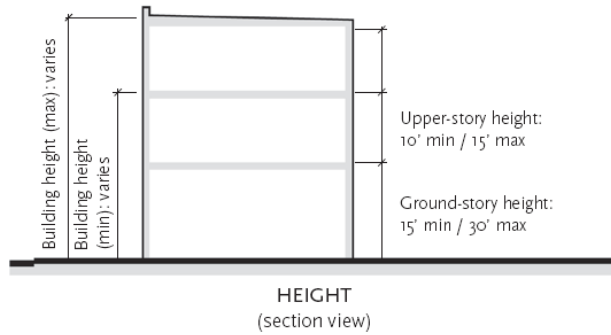
From primary street (min ft)	30
From side street (min ft)	5
From service street (min ft)	5
Abutting single family district (min ft)	10
Abutting multifamily or nonresidential district or alley (min ft)	5



- Residential, Civic, Place of Worship, Office, Service and Entertainment, Commerce
- Civic, Place of Worship, Office, Retail, Service and Entertainment

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(5) Height and Elements.



BUILDING HEIGHT

HEIGHT

Building height (max stories/ft)	See Section 51A-13.302, "Height"
Building height (min stories)	
WMU-3, -5, -8, -12	2
WMU-20	4
WMU-40	5

STORY HEIGHT

Ground story (min/max ft)	15/30
Upper story (min/max ft)	10/15

BUILDING FACADE

GROUND-STORY TRANSPARENCY

Primary street facade (min)	50%
Side street facade (min)	25%
Service street facade (min)	none

Measured between 0 and 10ft above adjacent sidewalk.

UPPER-STORY TRANSPARENCY

Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none

Measured from floor to floor.

ENTRANCE

Primary street	required
Entrance spacing (max linear ft)	100
Side street	allowed
Service street	allowed

BLANK WALL AREA

Primary street (max linear ft)	20
Side street (max linear ft)	none
Service street (max linear ft)	none

List of Owner/Applicants Officers

The Residences at City Place LLC, a Delaware limited liability company

J. Murry Bowden, Chief Executive Officer

John N. Nash, President

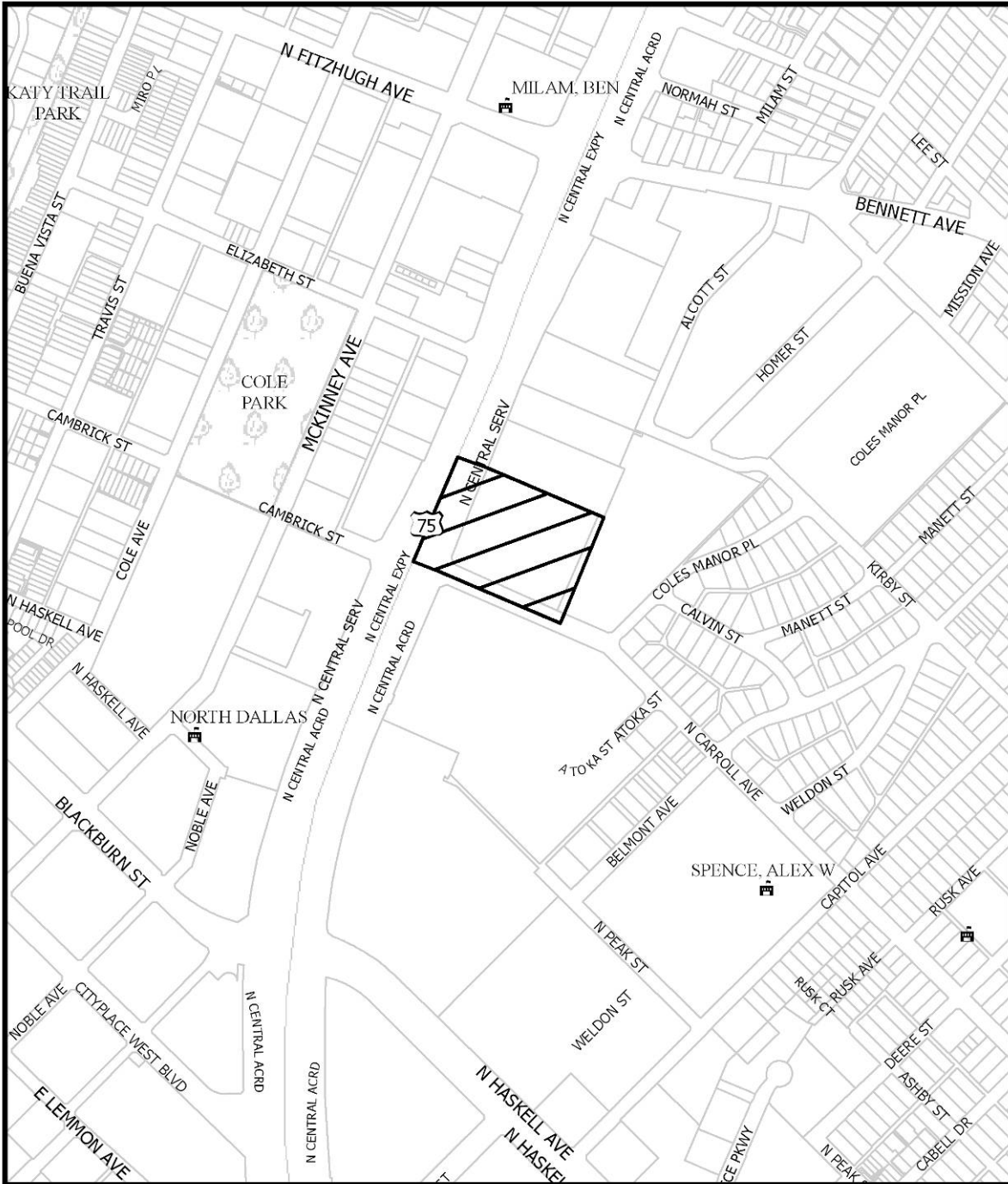
Richard B. Westnedge, Vice President

Jeb Bowden, Vice President

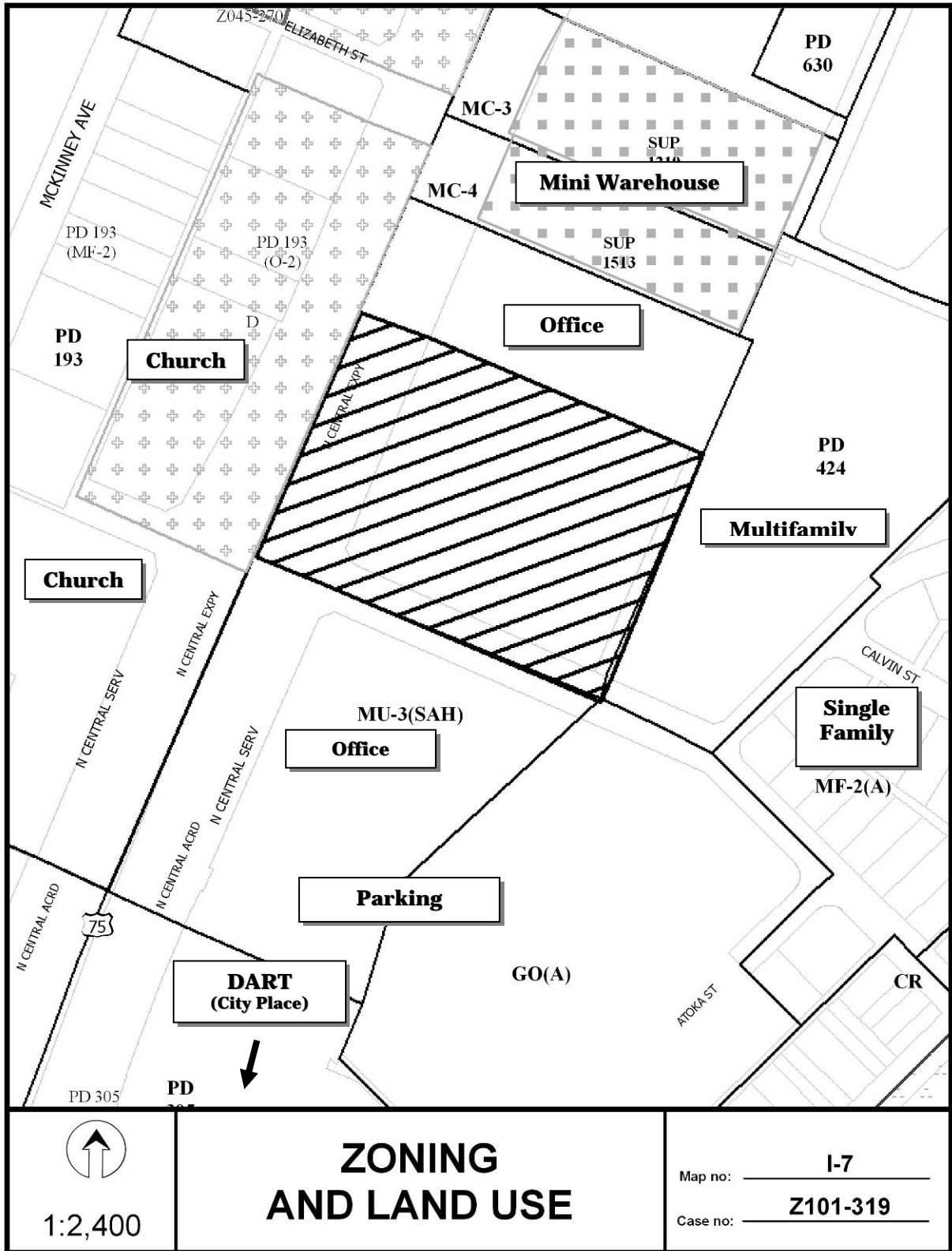
Kathy V. Binford, Vice President and Secretary

Judi Hopper, Vice President

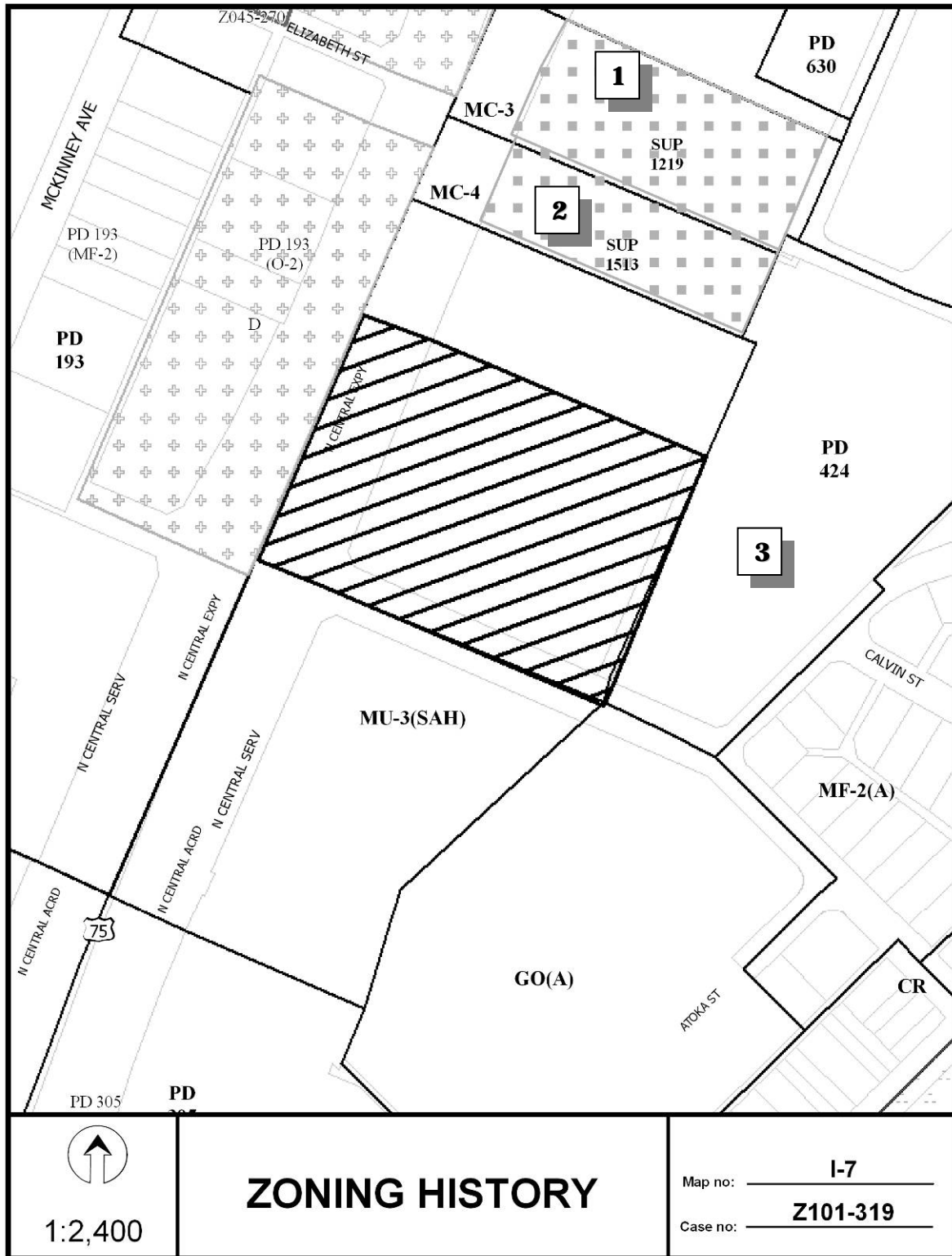
Shirley Banks Robinson, Assistant Secretary



 1:6,000 DATE: July 28, 2011	<h2>VICINITY MAP</h2>	Map no: <u> I-7 </u> Case no: <u> Z101-319 </u>
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DATE: July 28, 2011

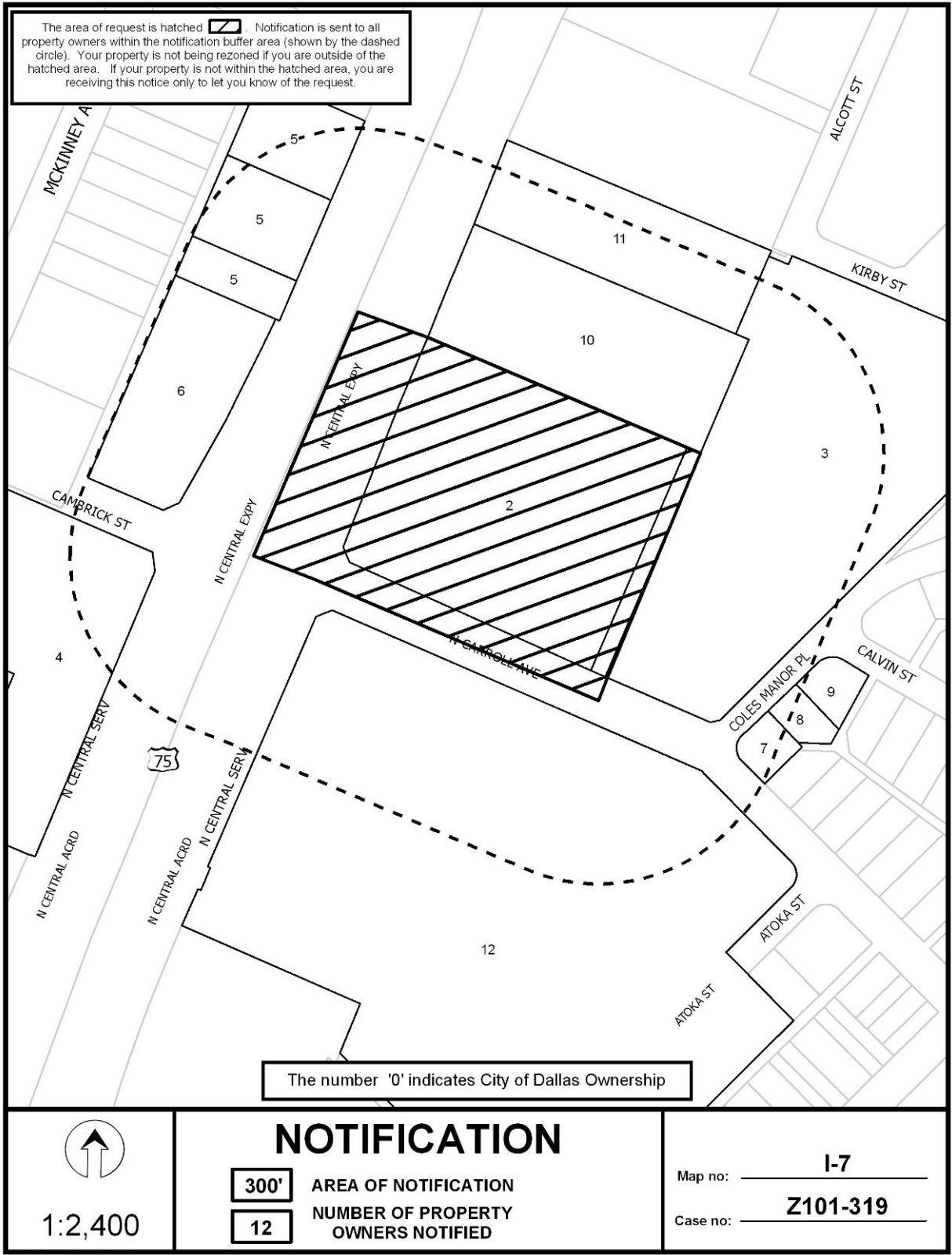


1:2,400

ZONING HISTORY

Map no: I-7
Case no: Z101-319

DATE: July 28, 2011



Notification List of Property Owners

Z101-319

12 Property Owners Notified

Label #	Address	Owner
1	2800 CARROLL	PRA 2002 NO 3 LP
2	4030 CENTRAL	STATE OF TEXAS
3	2802 CARROLL	CARLETON NORTH CENTRAL LP NC 170 LP
4	3966 MCKINNEY	EPISCOPAL DIOCESE OF DALLAS
5	4045 CENTRAL	TX CONF ASSN OF SEVENTH DAY ADVENTISTS
6	4009 CENTRAL	TX ASSN OF 7TH DAY ADVENTISTS
7	2714 CARROLL	SHAW DAVID LEE & VICKIE D JOINT TRUST
8	4510 COLES MANOR	J PAT PROPERTIES INC
9	2629 CALVIN	MILLER CHANCE AMEDIO
10	4040 CENTRAL	SDC 4040 N CENTRAL INC 26TH FL
11	4070 CENTRAL	SELF STORAGE ONE-DALLAS LP
12	3988 CENTRAL	AFFILIATED COMPUTER SVC

Thursday, July 28, 2011

Planner: Carolyn Horner

FILE NUMBER: SPSD101-002 **DATE INITIATED:** July 1, 2011

LOCATION: Area generally bound by Flora Street to the northwest, Leonard Street to the northeast, Ross Avenue to the southeast and Crocket Street to the southwest.

COUNCIL DISTRICT: 14 **MAPSCO:** 45-G,L

SIZE OF REQUEST: Approx 2.718 acres **CENSUS TRACT:** 17.01

OWNER: Hall Financial

APPLICANT: Hall Financial

REPRESENTATIVE: Suzan Kendron

PROPOSAL: Consideration of the creation of a new subdistrict within the Arts District Special Provision Sign District, Section 51A-1200 of the Dallas City Code.

SUMMARY: The purpose of this request is to create a new subdistrict to allow new signage within the Arts District Special Provision Sign District.

STAFF RECOMMENDATION: Denial

ADSRC RECOMMENDATION: Approval

BACKGROUND INFORMATION:

- The proposed subdistrict would be the first subdistrict within the Arts District Special Provision Sign District.
- The proposed amendments would only be applicable to the newly created subdistrict of the Arts District Special Provision Sign District.
- The site currently looks vacant, with the top of an existing underground parking garage visible.
- The Arts District Sign Review Committee (ADSRC) considered the proposed amendments at three meetings.

STAFF ANALYSIS:

The proposed subdistrict would allow the following new signs:

- One primary tenant identity sign, located on the top one-third of the Flora Street elevation. Maximum size is nine feet tall by fifty feet long, with a maximum effective area of 450 square feet.
- One secondary tenant identity sign, located on the top one-third of the Crockett Street elevation. Maximum size is nine feet tall by sixty feet long, with a maximum effective area of 540 square feet.
- One mid-level tenant identity sign, located on the bottom half of the Ross Avenue elevation. Maximum size is five feet tall by twenty feet long, with a maximum effective area of 100 square feet.
- One integrated tenant identity sign, either a monument sign in the building plaza area, or attached to a wall facing Crockett Street. Maximum size is eight feet tall by 14 feet long, with a maximum effective area of 112 square feet. This sign would list the tenants, developer or owner of the building.

The boundaries of the Arts District Special Provision Sign District are consistent with the boundaries of the Sasaki Plan, which serves as a guideline for the Art's District Planned Development district. While signage is not covered in detail in the Sasaki Plan, the plan does set out consistent design guidelines for the District as a whole.

Staff is concerned with treating a single block within the Art's District differently from the Arts District as a whole and therefore cannot support the applicant's request. The upper level sign and the midlevel sign are similar to what is allowed within the adjacent Downtown Special Purpose Sign District. However, the proposed monument sign allows a larger sign than that permitted in the Downtown Special Purpose Sign District.

Officers

Applicant: Hall Financial Group, LTD.

General Partner: Hall Financial Group GP, LLC

Managers of General Partner: Craig Hall and Donald L. Braun

Officers of General Partner:

President: Donald L. Braun

Executive Vice President: Larry E. Levey

Executive Vice President: Mark T. Depker

Vice President: Matt Mumford

Vice President: Laurie D. Biddle

Vice President of Finance: Bryan Tolbert

Secretary: Larry E. Levey

Property Owner: Hall Lone Star Associates, L.P.

General Partner: Hall Lone Star GP, Inc.

Director of General Partner: Craig Hall

Officers of General Partner:

President: Donald L. Braun

Executive Vice President: Larry E. Levey

Executive Vice President: Mark T. Depker

Vice President of Finance: Bryan Tolbert

Treasurer: Donald L. Braun

Secretary: Larry E. Levey

ADSRC ACTION (August 16, 2011)

It was moved to recommend **approval** of amendments to the Arts District Special Provision Sign District to create a subdistrict, an area generally bound by Flora Street to the northwest, Leonard Street to the northeast, Ross Avenue to the southeast and Crocket Street to the southwest, to allow 4 new signs:

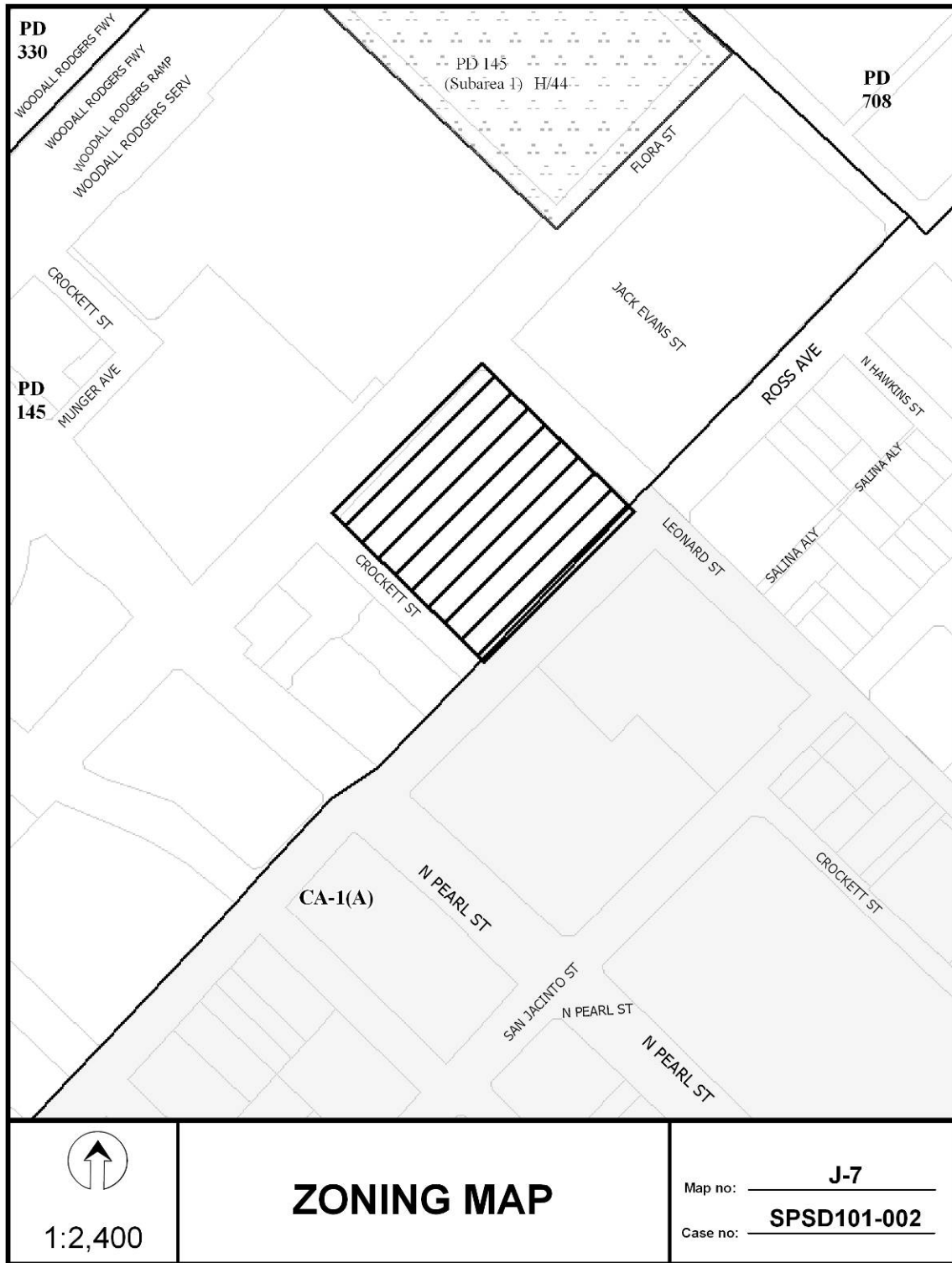
Maker: Gloria Tarpley
Second: Maria Gomez
Result: Carried: 3 to 0

For: 3 - Van Demark, Gomez, Tarpley,

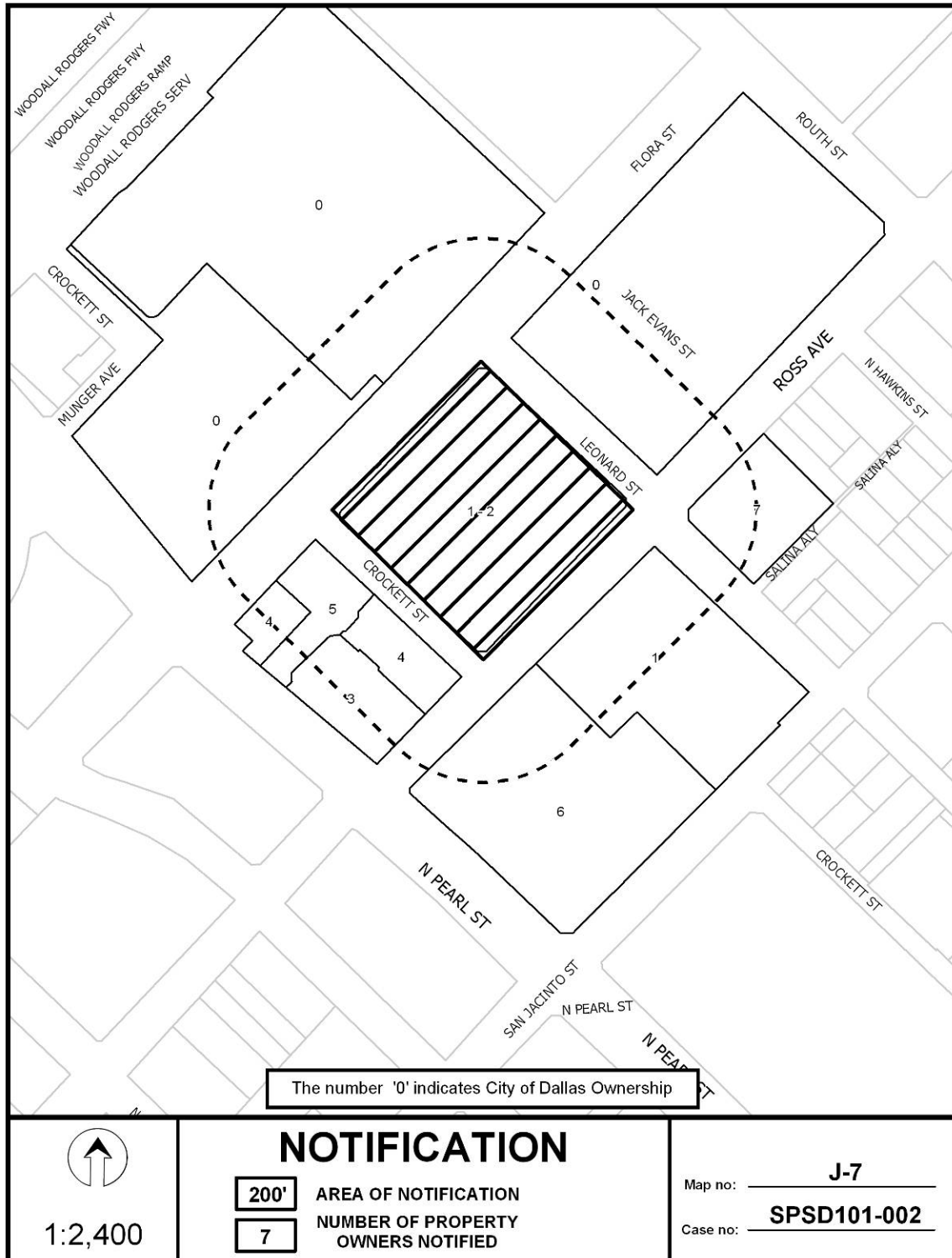
Against: 0

Absent: 0

Conflict: Pena



DATE: August 18, 2011



DATE: August 18, 2011

8/18/2011

Notification List of Property Owners

SPSD101-002

7 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2318 ROSS	HALL LONE STAR ASSOC LP ATTN KEITH TAYLO
2	2301 ROSS	HALL LONE STAR ASSOCS LP ATTN KEITH TAYL
3	1722 PEARL	SACRED HEART CATHEDRAL
4	2200 ROSS	ROMAN CATH DIOCESE DALLAS % BISHOP KEVIN
5	2251 PEARL	ROMAN CATH DIOCESE DALLAS % BISHOP KEVIN
6	2200 ROSS	HINES REIT 2200 ROSS AVE LP %HINES INTER
7	2400 ROSS	SOUTHWESTERN BELL SBC COMM INC PPTY TAX