



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, September 26, 2013
AGENDA

BRIEFINGS:	5ES	9:30 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.

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

BRIEFINGS:

Briefing on Gas Drilling will begin at 9:30 a.m. followed by the remainder of the agenda.

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S123-251**
(CC District 7)
- An application to replat a 0.429-acre tract of land containing part of Lot 17 in City Block 1/1123 into one lot on property located at 1822 Grand Avenue.
Applicant/Owner: City of Winners, Inc.
Surveyor: Geomatic Solutions, Inc.
Application Filed: August 30, 2013
Zoning: PD 595 MF-2 (A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S123-252**
(CC District 3)
- An application to create one 1.174-acre lot and one 1.281-acre lot from a 2.455-acre tract of land in City Block 6040 on property located at 2415 W. Ledbetter Drive.
Applicant/Owner: LH Plaza, LLC/Zahra A. Makhani
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: August 30, 2013
Zoning: LO-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S123-257**
(CC District 14)
- An application to replat a 0.6346-acre tract of land containing part of City Block 1/954 into one lot on property located at 2718 Fairmount Street.
Applicant/Owner: 2718 Fairmount LP
Surveyor: Macatee Engineering
Application Filed: September 3, 2013
Zoning: PD 9, Tract A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S123-258**
(CC District 7)
- An application to replat a 0.395-acre tract of land containing all of Lot 3, and part of Lot 2 in City Block D/1131 into 4 lots ranging in size from 3,399.5 square feet to 6,785.1 square feet on property located at 2808 South Ervay Street, and 2807 and 2815 Colonial Avenue.
Applicant/Owner: Cornerstone Community Development Corporation
Surveyor: Maranot Xavier Chapa Engineering/Surveying
Application Filed: September 3, 2013
Zoning: PD 595 (MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S123-260**
(CC District 12)
- An application to replat a 52.510-acre tract of land containing part of City Block A/8735 and all of Lot 3 in City Block A/8735 into 5 lots ranging in size from 3.885 acres to 18.621 acres on property located at 17923 Waterview Parkway, north of Cullum Street.
Applicant/Owner: GVAO/SR Waterview Venture, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: September 4, 2013
Zoning: LI/PD 780 Tract I & II
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Reduction/Removal:

- (6) **S123-254**
(CC District 14) An application to replat a 6.801-acre tract of land containing all of Lots 1 through 4 in City Block 10/5406 into one lot; and to remove the platted 30-foot building line along Birchbrook Drive and Milton Street and to remove the platted 25-foot building line along Amesbury Drive on property located at 5020 Amesbury Drive.
Applicant/Owner: Alden Amesbury Enterprise, LLC/Stillwater Capitol Investments, LLC
Surveyor: Bury + Partners, Inc.
Application Filed: August 30, 2013
Zoning: MF-1 (A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S123-255**
(CC District 14) An application to remove the platted 30-foot building line along Milton Street; and to remove the platted 25-foot building line along Amesbury Drive on a 3.009-acre tract of land containing all of Lot 4 in City Block 9/5406 on property located at 5025 Amesbury Drive.
Applicant/ Owner: Stillwater Capitol Investments, LLC / Alden Amesbury Enterprise, LLC
Surveyor: Bury + Partners, Inc.
Application Filed: August 30, 2013
Zoning: MF-1 (A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (8) **S123-253**
(CC District 6) An application to replat all of Lot 6 in City Block 9/8331 to create 4 lots ranging in size from 0.248 acres to 0.256 acres on property located at 1250 N. Tillery Avenue.
Applicant/Owner: Gilbert G. Taylor
Surveyor: Peiser & Mankin Surveying L.L.C
Application Filed: August 30, 2013
Zoning: R-7.5 (A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (9) **S123-259**
(CC District 4)
- An application to replat all of Lot 1 in City Block 5837, and all of Lot 12 and parts of Lots 10 and 11 in City Block 46/5838 into one 4.196-acre lot located on property at 2314, 2322, 2330 and 2334 E. Ledbetter Drive.
- Applicant/Owner: Grace and Mercy Holy Temple Church
Surveyor: Hagan Engineering
Application Filed: September 4, 2013
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- D123-024**
Olga Torres Holyoak
(CC District 2)
- An application for a development plan for Planned Development Subdistrict No. 78 within Planned Development District No. 193, an area bound by Fairmount Street, Brown Street, Douglas Avenue and Knight Street.
- Staff Recommendation: **Approval**
Applicant: Maple Multifamily, LLC
Representative: Robert Baldwin, Baldwin Consultants

- D123-025**
Olga Torres Holyoak
(CC District 2)
- An application for a development plan for Planned Development Subdistrict No. 89 within Planned Development District No. 193, southeast of Hedgerow Drive and northeast of Vandelia Street.
- Staff Recommendation: **Approval**
Applicant: JLB Realty, LLC
Representative: Robert Baldwin, Baldwin Consultants

- W123-008**
Megan Wimer
(CC District 12)
- An application for a waiver of the two-year waiting period in order to amend the sign regulations for Subarea A within Planned Development District No. 765 on the east side of Preston Road, south of Mapleshade Lane.
- Staff Recommendation: **Denial**
Applicant: Truitt Priddy, QuikTrip Corporation
Representative: James R. Schnurr

Zoning Cases – Consent:

1. **Z123-311(MW)**
Richard Brown
(CC District 8)
An application to renew Specific Use Permit No. 1883 for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned a CS-D-1 Commercial Services District with a D-1 Liquor Control Overlay along the northeast line of CF Hawn Freeway at the intersection of South Belt Line Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to conditions.
Applicant: 7-Eleven, Inc.
Representative: Gardere Wynne Sewell LLP

2. **Z123-318(WE)**
Warren Ellis
(CC District 5)
An application for an amendment to Specific Use Permit No. 1357 for a open-enrollment charter school on property zoned an R-7.5(A) Single Family District on the northwest corner of Bruton Road and McCutcheon Lane.
Staff Recommendation: **Approval**, subject to a revised site plan, revised traffic management plan and conditions.
Applicant: Riley Family Faith Academy
Representative: Audra Buckley - Permitted Development

Zoning Cases – Under Advisement:

3. **Z123-135(WE)**
Warren Ellis
(CC District 2)
An application for a Planned Development Subdistrict for single detached dwellings on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the northwest line of Hawthorne Avenue between Production Drive and Afton Street.
Staff Recommendation: **Hold under advisement until October 24, 2013.**
Applicant: Texas Intownhomes, LLC
Representative: Robert Baldwin
U/A From: August 8, 2013

4. **Z123-148(WE)**
Warren Ellis
(CC District 11)
An application for a Planned Development District for non-residential uses on property zoned a GO(A) General Office District on the northeast corner of Steppington Drive and Riverfall Drive.
Staff Recommendation: **Denial**
Applicant: Steppington SLJ/McKinney L.P.
Representative: MASTERPLAN - Maxwell Fisher
U/A From: July 11, 2013 and August 8, 2013

5. **Z123-273(WE)**
Warren Ellis
(CC District 6)
- An application for an RR Regional Retail District on property zoned an LO-3 Limited Office District on the west line of North Walton Walker Freeway, north of Twenty Grand Drive.
- Staff Recommendation: **Denial**
- Applicant: 601 Walton Walker, LLC - David Varela
- Representative: MASTERPLAN - Santos Martinez
- U/A From: July 11, 2013 and August 8, 2013

Zoning Cases – Individual:

6. **Z123-321(JH)**
Jennifer Hiromoto
(CC District 14)
- An application to amend Subarea B of Planned Development Subdistrict No. 66 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest side of Harwood Street, southeast of McKinney Avenue.
- Staff Recommendation: **Approval**, subject to conditions.
- Applicant: KDC, LLC
- Representative: Karl Crawley, Masterplan
7. **Z123-265(RB)**
Richard Brown
(CC District 14)
- An application for a Planned Development Subdistrict for GR General Retail Subdistrict Uses on property zoned a GR General Retail Subdistrict and an O-2 Office Subdistrict, with deed restrictions on the northern portion of the site currently zoned an O-2 Office Subdistrict, within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northeast line of Fitzhugh Avenue, between Cole Avenue and McKinney Avenue.
- Staff Recommendation: **Approval**, subject to a development plan, landscape plan, and conditions, with retention of the existing deed restrictions.
- Applicant: Trinsic Acquisition Company, LLC
- Representative: Tommy Mann
8. **Z123-315(RB)**
Richard Brown
(CC District 2)
- An application for an amendment to and renewal of Specific Use Permit No. 1912 for a Late-hours establishment 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 on the west line of Greenville Avenue, north of Alta Avenue.
- Staff Recommendation: **Approval** for a three-year period, subject to a revised site plan and revised conditions.
- Applicant: The Old Crow-Brian Hankins, President
- Representative: Audra Buckley |

9. **Z123-316(RB)**
Richard Brown
(CC District 10)
- An application for a Planned Development District for a Public school other than an Open-enrollment charter school and R-10(A) Single Family District Uses on property zoned an R-10(A) Single Family District in the northwest quadrant of Whitehurst Drive and Abrams Road.
- Staff Recommendation: **Approval**, subject to a development/landscape plan, traffic management plan and conditions.
- Applicant: Richardson I.S.D., Owner
Representative: Karl Crawley |

Development Code Amendment:

- DCA123-003**
Donna Moorman
- Consideration of amending the Dallas Development Code, Chapter 51A of the Dallas City Code to amend gas drilling and production regulations.
- Staff Recommendation: **Approval**
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Other Matters

Consideration of appointments to the following CPC Committee:
SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC)

Consideration of the 2014 City Plan Commission Calendar:

Minutes: September 12, 2013

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, September 26, 2013

None

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 26, 2013****FILE NUMBER:** S123-251**Subdivision Administrator:** Paul Nelson**LOCATION:** 1822 Grand Avenue**DATE FILED:** August 30, 2013**ZONING:** PD 595 MF-2(A)**CITY COUNCIL DISTRICT:** 7 **SIZE OF REQUEST:** .0.429 Acres **MAPSCO:** 46S**APPLICANT:** City of Winners, Inc.

REQUEST: An application to replat a 0.429-acre tract of land containing part of Lot 17 in City Block 1/1123 into one lot on property located at 1822 Grand Avenue.

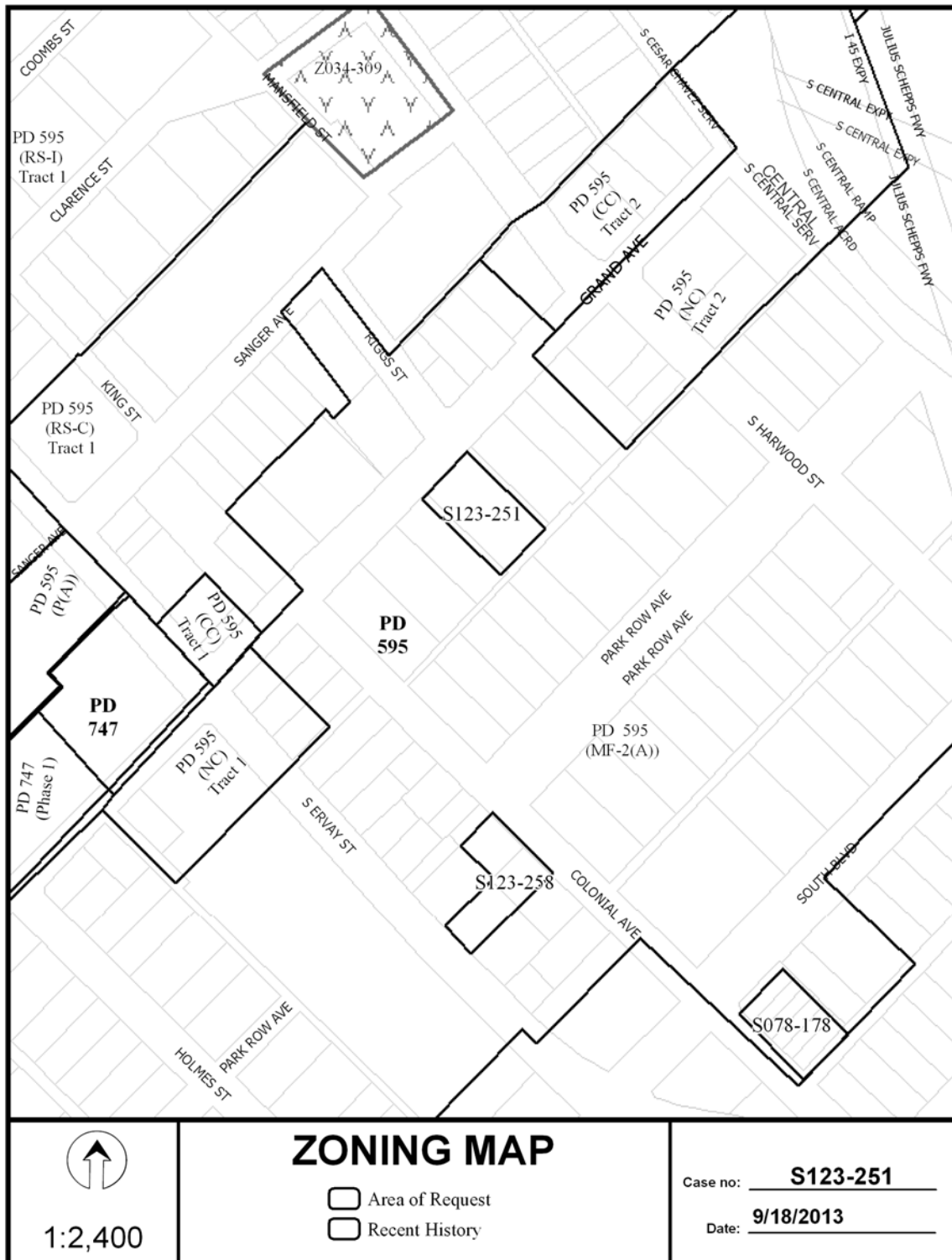
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 595 MF-2(A) District; therefore, staff recommends approval subject to compliance with the following conditions:

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

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

10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
13. On the final plat show how all adjoining right-of-way was created.
14. On the final plat show the recording information on all existing easements within 150 feet of the property.
15. On the final plat monument all set corners per the monumentation ordinance.
16. On the final plat choose a different addition name.
17. On the final plat show correct street name southwest of the location on the plat.
18. On the final plat correct vicinity map.
19. On the final plat provide recording information for the alley abandonment.
20. On the final plat use the City of Dallas Corporate Owners Certificate.
21. On the final plat use the City of Dallas Surveyors Statement.
22. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
23. Water/wastewater main extension is required by Private Development Contract.
24. On the final plat change the southeast to the northwest alignment labeled as Grand Avenue to Colonial Avenue.
25. On the final plat change Riggs to Riggs Street.
26. On the final plat identify the property as Lot 17 in City Block 1/1123.




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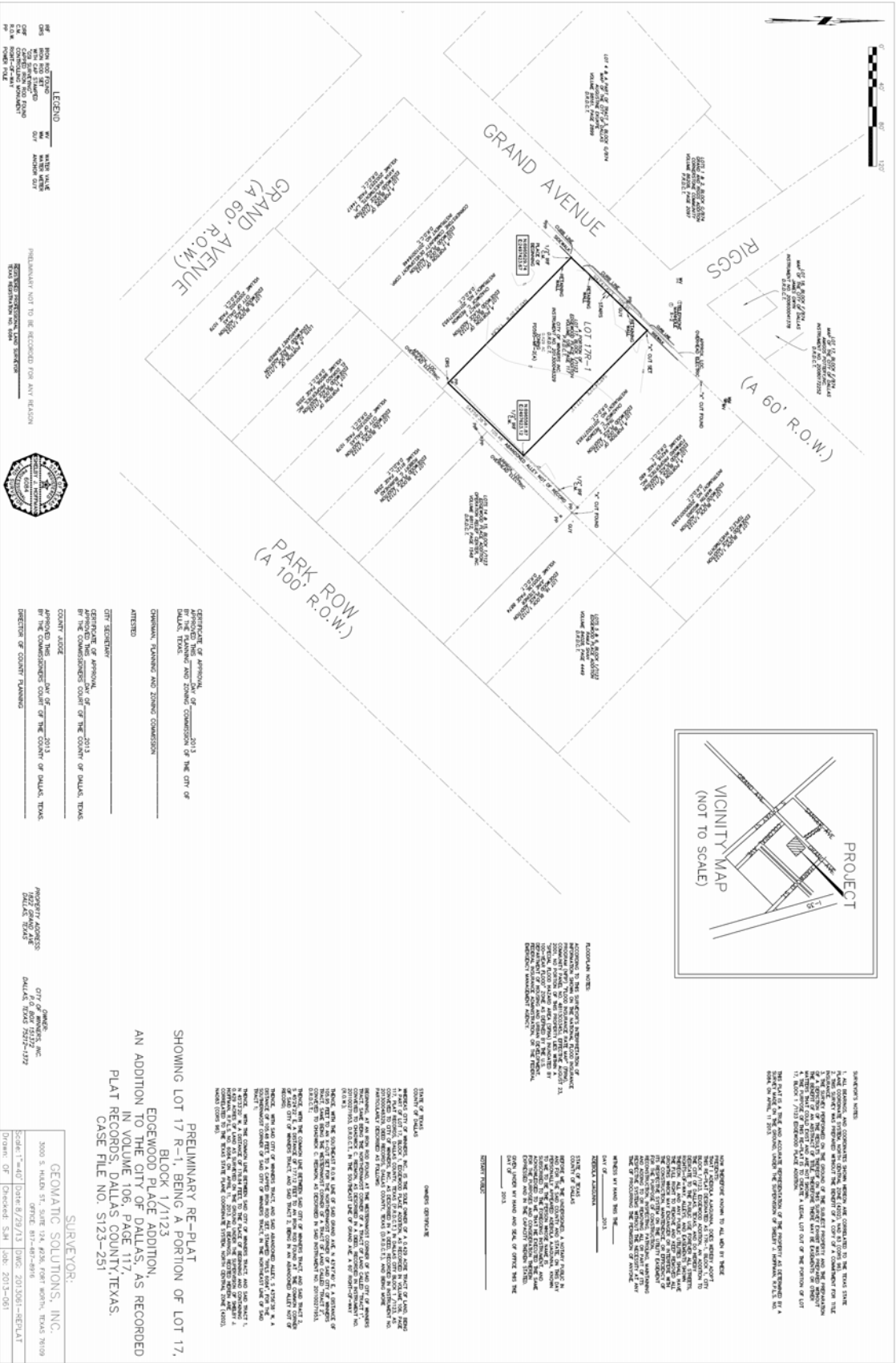
ZONING MAP

- Area of Request
- Recent History

Case no: **S123-251**
 Date: **9/18/2013**



 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S123-251 </u> Date: <u> 9/18/2013 </u>
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CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 26, 2013****FILE NUMBER: S123-252****Subdivision Administrator: Paul Nelson****LOCATION: 2415 W. Ledbetter Drive****DATE FILED: August 30, 2013****ZONING: LO-3****CITY COUNCIL DISTRICT: 3 SIZE OF REQUEST: 2.455 Acres****MAPSCO: 63H****OWNER/APPLICANT: LH Plaza, LLC/Zahra A. Makhani**

REQUEST: An application to create one 1.174-acre lot and one 1.281-acre lot from a 2.455-acre tract of land in City Block 6040 on property located at 2415 W. Ledbetter Drive.

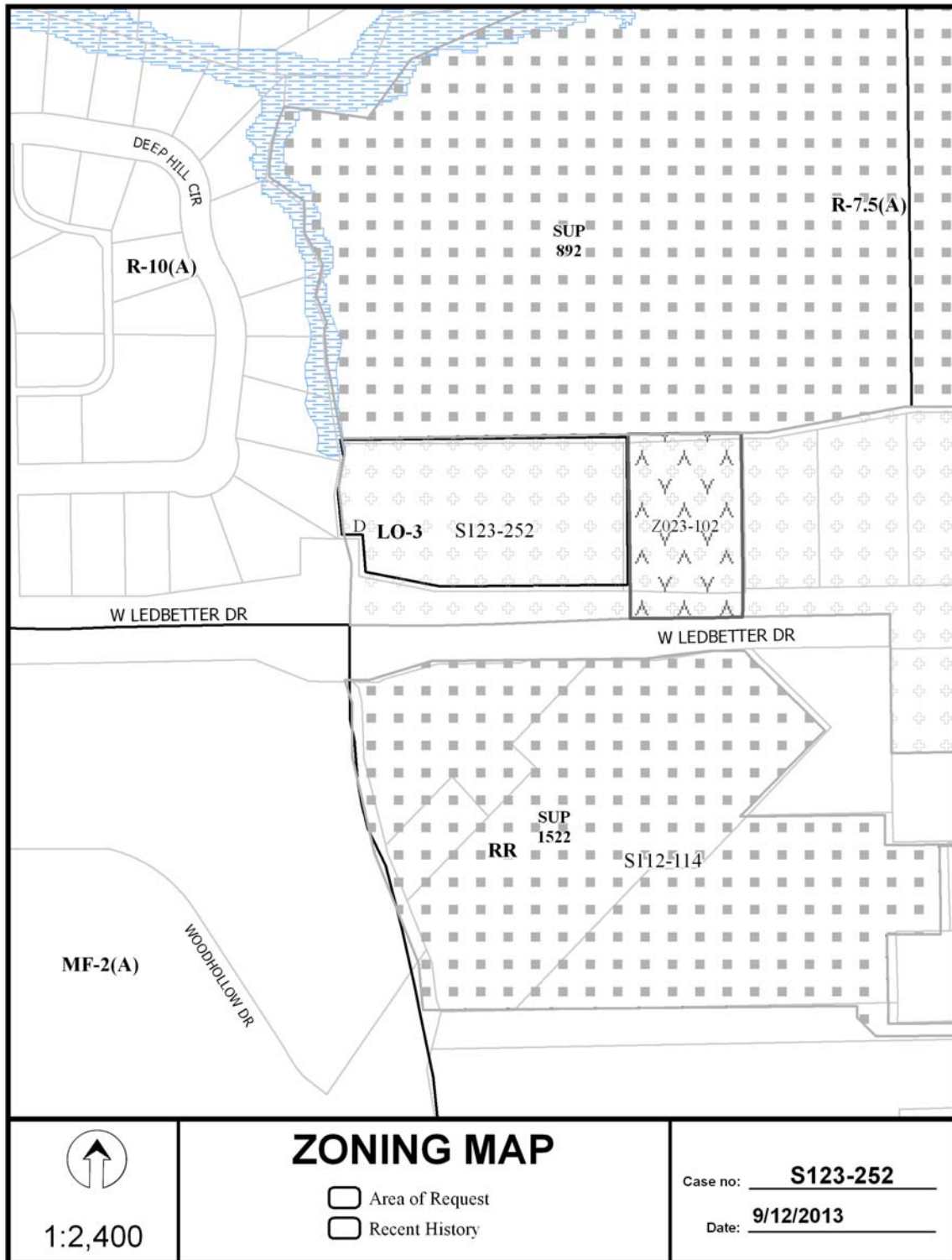
SUBDIVISION HISTORY:

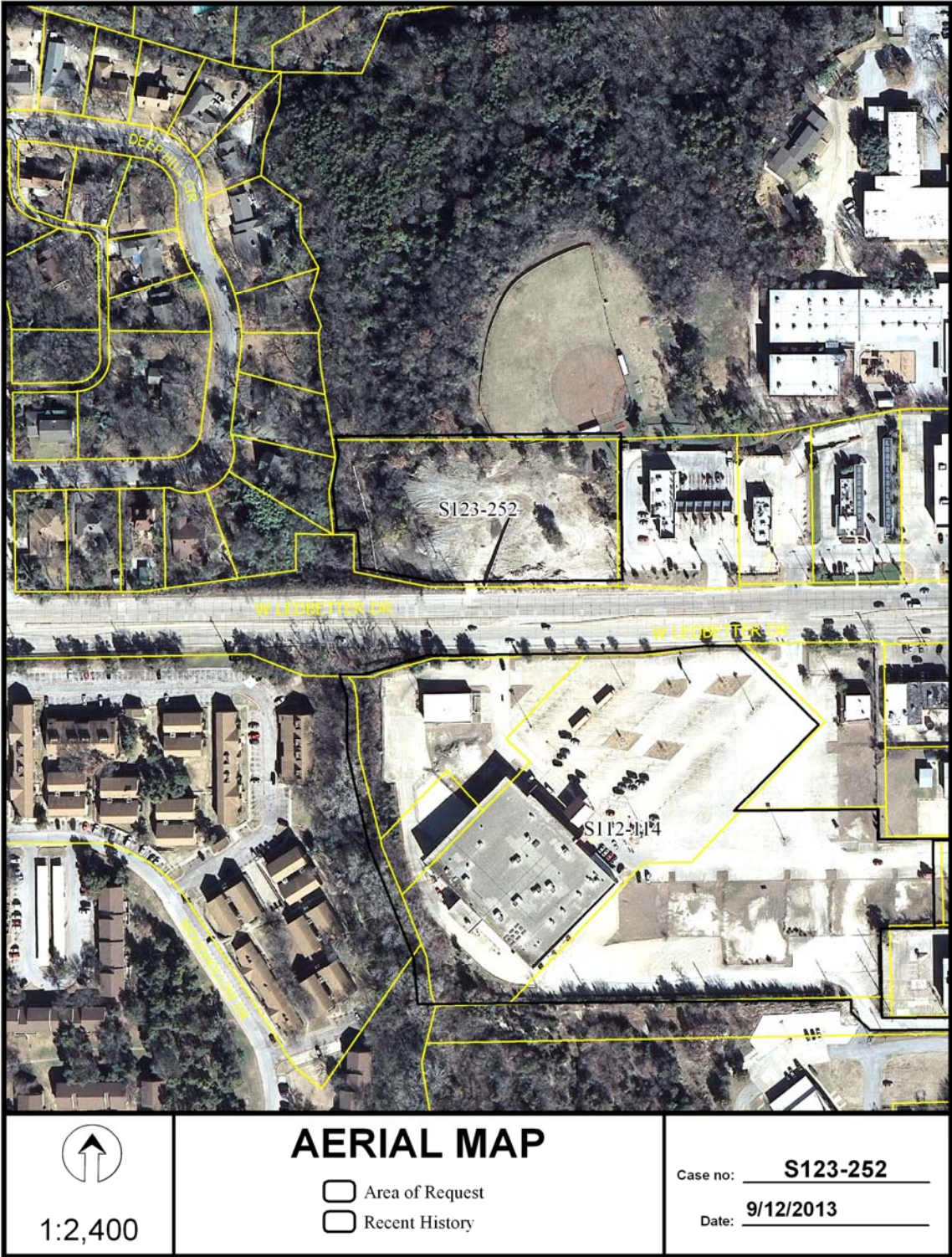
1. S112-114 was an application south of the present request to replat a 10.228 acre tract of land containing all of Lots 2, and 3 in City Block A/6051 on property located at 2524 Ledbetter Drive at South Hampton Road. The request was approved on May 17, 2012 and has not been recorded.

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

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

8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 2.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat add a note stating: "Any new access or modification to Ledbetter Drive (State Highway Loop No.12) requires TXDOT approval.
14. On the final plat determine the 100 year water surface elevation across the plat.
15. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
16. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
17. On the final plat specify minimum fill and minimum finished floor elevations.
18. On the final plat show the natural channel set back from the crest of the natural channel.
19. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
20. On the final plat change West Ledbetter Drive (State Highway Loop 12) to Ledbetter Drive (State Highway Loop No.12).
21. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
22. Water/wastewater main extension is required by Private Development Contract.
23. On the final plat identify the property as Lots 5 and 6 in City Block F/6040.





OWNER'S DECLARATION

I, the undersigned, hereby declare that I am the owner of the above described property, which is located in the City of Dallas, Texas, County of Tarrant, Texas, and that I have the right and authority to execute this instrument.

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STATE OF TEXAS

County of TARRANT

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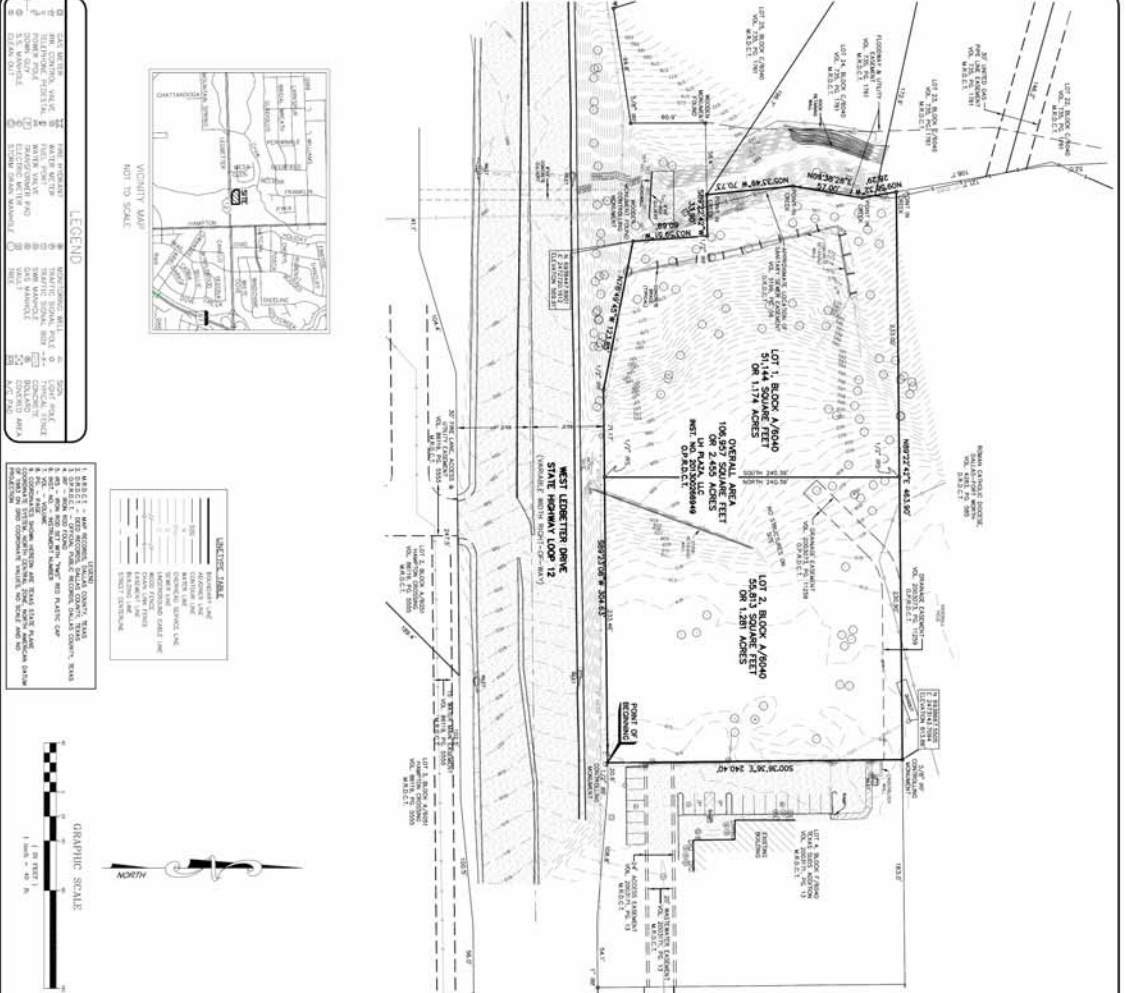
STATE OF TEXAS

County of TARRANT

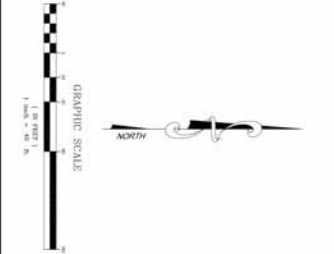
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LEGEND



OWNER'S DECLARATION

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STATE OF TEXAS

County of TARRANT

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PRELIMINARY PLAT

LH PLAZA ADDITION

LOTS 1 AND 2, BLOCK A/6040

OWNER: PRISER & MANKIN SIREVING, LLC
 15215 WEST 54TH STREET, SUITE 200
 FORT WORTH, TEXAS 76147
 PHONE: (817) 412-1100
 WWW.PRISERANDMANKINSIREVING.COM

CITY PLAN COMMISSION

THURSDAY, SEPTEMBER 26, 2013

FILE NUMBER: S123-257

Subdivision Administrator: Paul Nelson

LOCATION: 2718 Fairmount Street

DATE FILED: September 3, 2013

ZONING: PD 9, Tract A

CITY COUNCIL DISTRICT: 11 **SIZE OF REQUEST:** 0.6346 Acres **MAPSCO:** 45F

OWNER: 2718 Fairmount, LP

REQUEST: An application to replat a 0.6346-acre tract of land containing part of City Block 1/954 into one lot on property located at 2718 Fairmount Street.

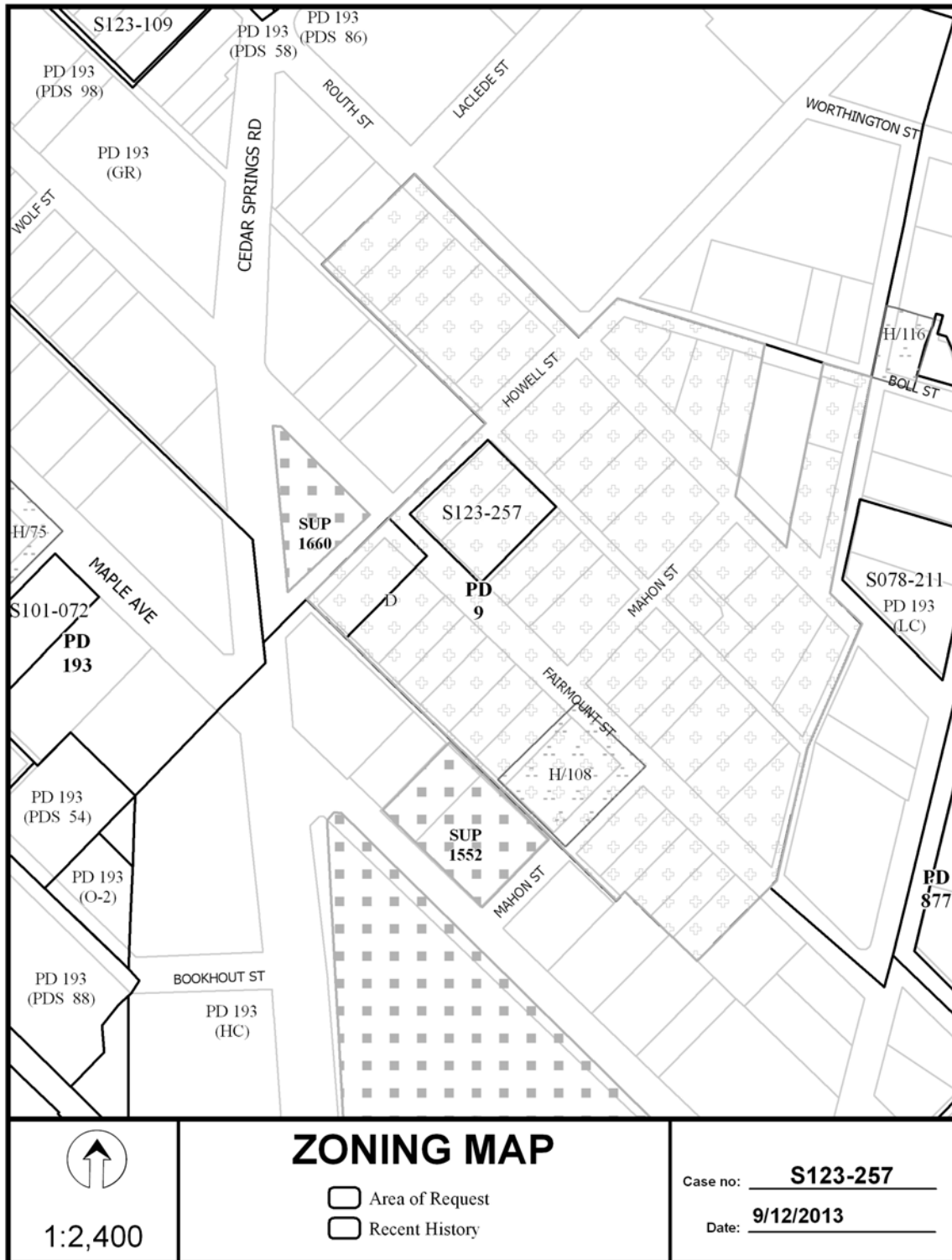
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

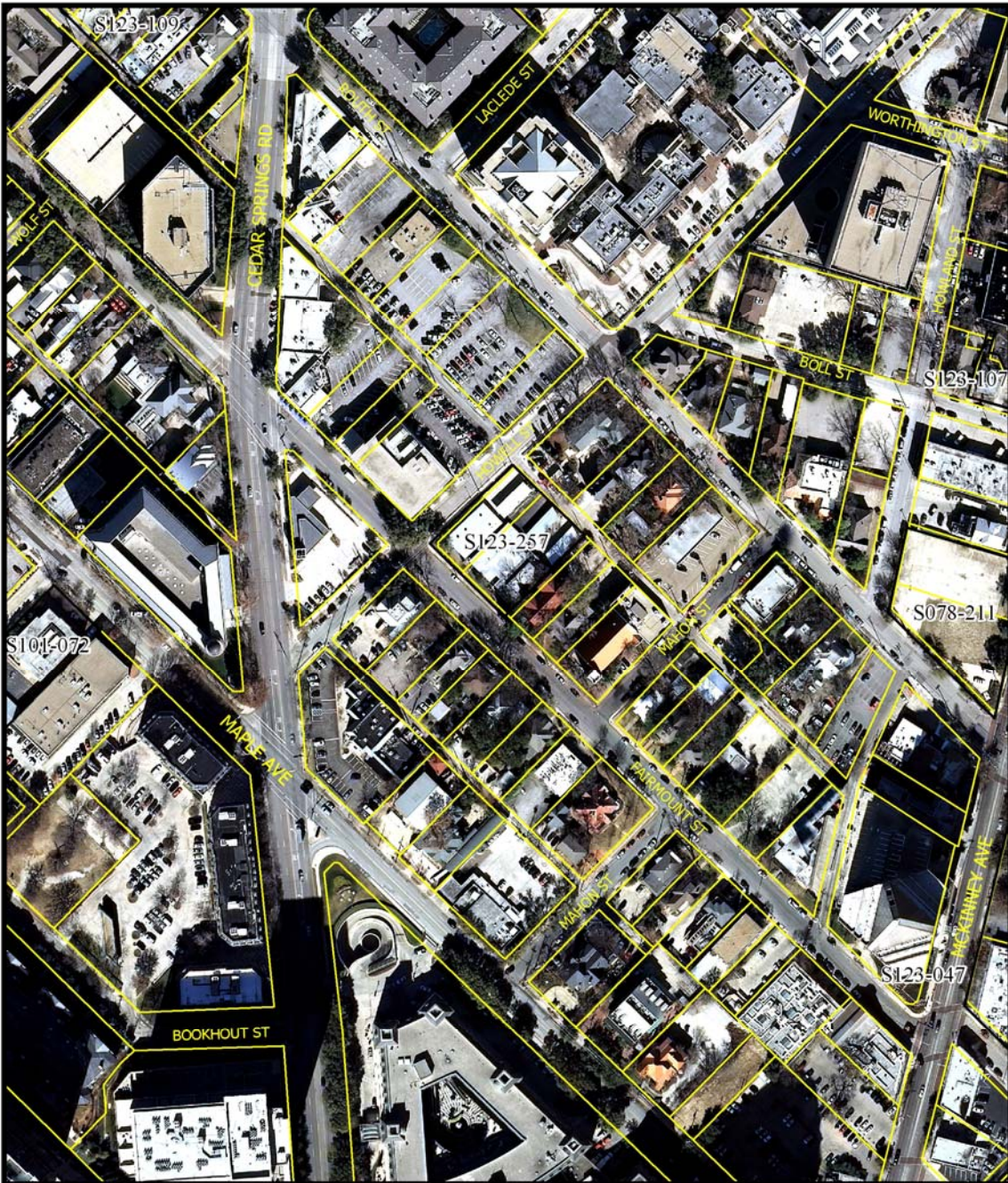
STAFF RECOMMENDATION: The request complies with the requirements of the PD 9, Tract A District; therefore, staff recommends approval subject to compliance with the following conditions:


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

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

10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 25 feet of right-of-way from the established centerline of Howell Street.
14. On the final plat dedicate a 10 foot by 10 foot corner clip at Howell Street and Fairmount Street.
15. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Howell Street and alley.
16. On the final plat show how all adjoining right-of-way was created.
17. On the final plat show the recording information on all existing easements within 150 feet of the property.
18. On the final plat monument all set corners per the monumentation provisions of Section 51A-8.617 of the Dallas Development Code. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
19. On the final plat two control monuments must be shown.
20. On the final plat choose a different addition name.
21. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
22. Water/wastewater main extension may be required by Private Development Contract.
23. On the final plat identify the property as Lot 1, City Block 1/954.





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S123-257 </u> Date: <u> 9/12/2013 </u>
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OWNER'S SUBDIVISION

PRELIMINARY MAP

ROGERS ADDITION

ESB-A RECALC OF 2011

OWNER: JOHN GREGORY SURVEY ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CIT PLAN FILE NO. 525-29

SUBDIVISION: WARDEN'S SUBDIVISION
2718 FARMOUNT LP
INST. NO. 201300199374
O.P. D.C.E.T.

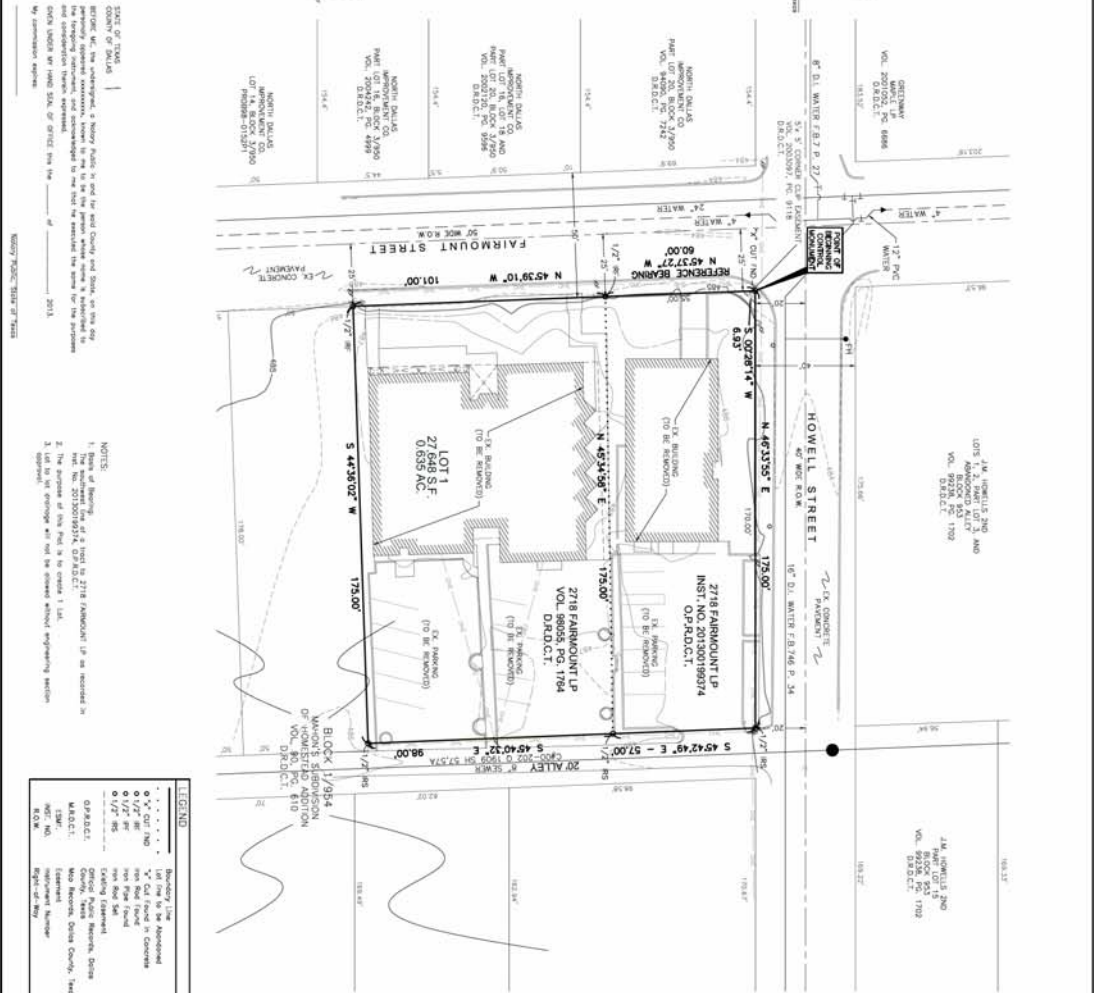
OWNER: WARDEN'S SUBDIVISION
2718 FARMOUNT LP
INST. NO. 201300199374
O.P. D.C.E.T.

DATE: FEBRUARY 11, 2013

DRAWN BY: J. GREGORY

SCALE: AS SHOWN

PROJECT LOCATION: 2718 FARMOUNT STREET, DALLAS, TEXAS



NOTES:

1. State of Texas, a Registered Professional Land Surveyor, has prepared this plat and the underlying survey in accordance with the laws of the State of Texas and the rules and regulations of the State Board of Professional Land Surveyors.
2. The plat is subject to the laws of the State of Texas and the rules and regulations of the State Board of Professional Land Surveyors.
3. The plat is subject to the laws of the State of Texas and the rules and regulations of the State Board of Professional Land Surveyors.
4. The plat is subject to the laws of the State of Texas and the rules and regulations of the State Board of Professional Land Surveyors.

OWNER'S SUBDIVISION

ROGERS ADDITION

ESB-A RECALC OF 2011

OWNER: JOHN GREGORY SURVEY ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CIT PLAN FILE NO. 525-29

SUBDIVISION: WARDEN'S SUBDIVISION
2718 FARMOUNT LP
INST. NO. 201300199374
O.P. D.C.E.T.

OWNER: WARDEN'S SUBDIVISION
2718 FARMOUNT LP
INST. NO. 201300199374
O.P. D.C.E.T.

DATE: FEBRUARY 11, 2013

DRAWN BY: J. GREGORY

SCALE: AS SHOWN

PROJECT LOCATION: 2718 FARMOUNT STREET, DALLAS, TEXAS

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 26, 2013****FILE NUMBER:** S123-258**Subdivision Administrator:** Paul Nelson**LOCATION:** 2808 South Ervay Street, 2807 Colonial Avenue and 2815 Colonial Avenue**DATE FILED:** September 3, 2013**ZONING:** PD 595, (MF-2)**CITY COUNCIL DISTRICT:** 7 **SIZE OF REQUEST:** .0.395 Acres **MAPSCO:** 46W**APPLICANT:** Cornerstone Community Development Corporation

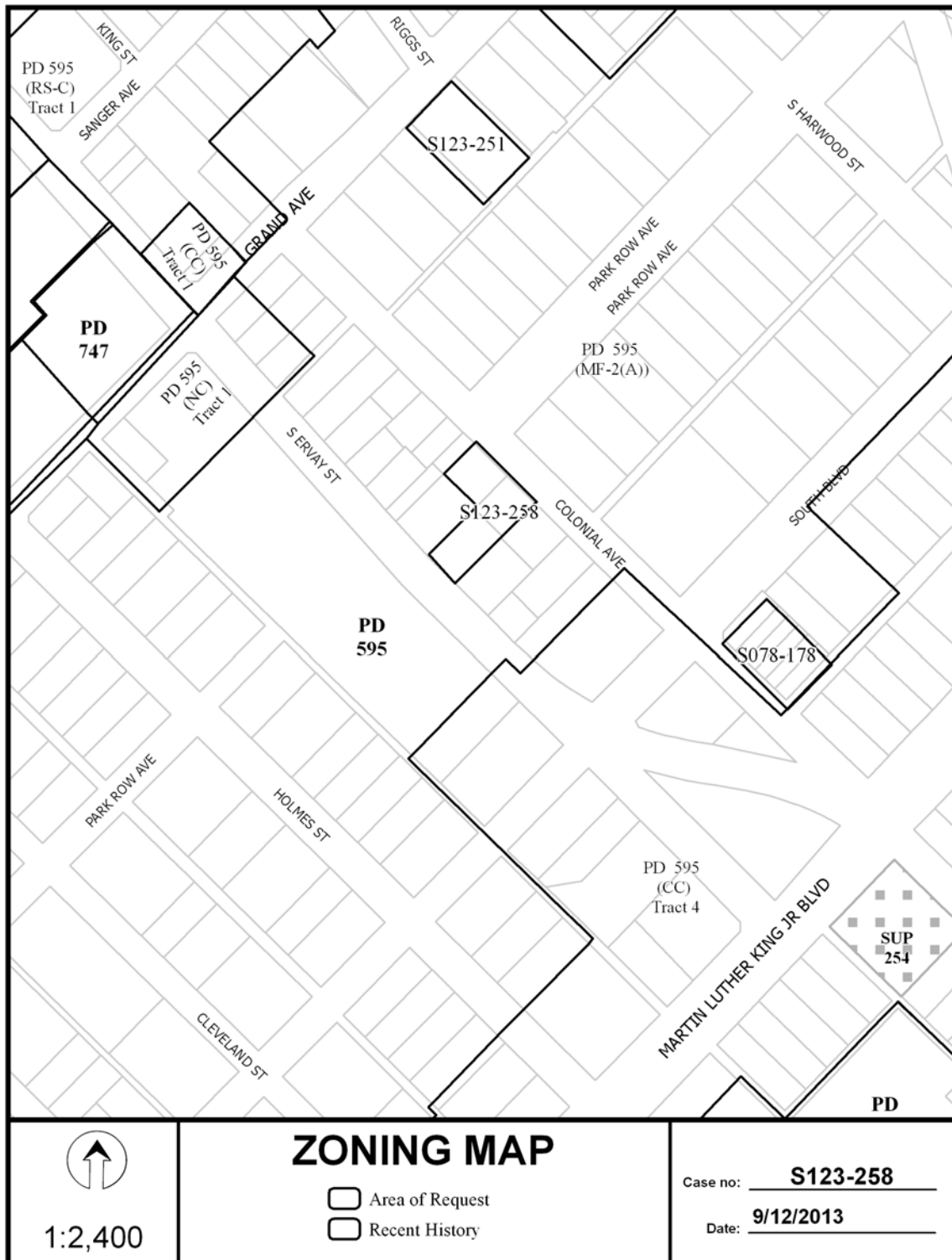
REQUEST: An application to replat a 0.395-acre tract of land containing all of Lot 3, and part of Lot 2 in City Block D/1131 into 4 lots ranging in size from 3,399.5 square feet to 6,785.1 square feet on property located at 2808 South Ervay Street, 2807 Colonial Avenue and 2815 Colonial Avenue.

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


STAFF RECOMMENDATION: The request complies with the requirements of the PD 595 MF-2(A) District; therefore, staff recommends approval subject to compliance with the following conditions:

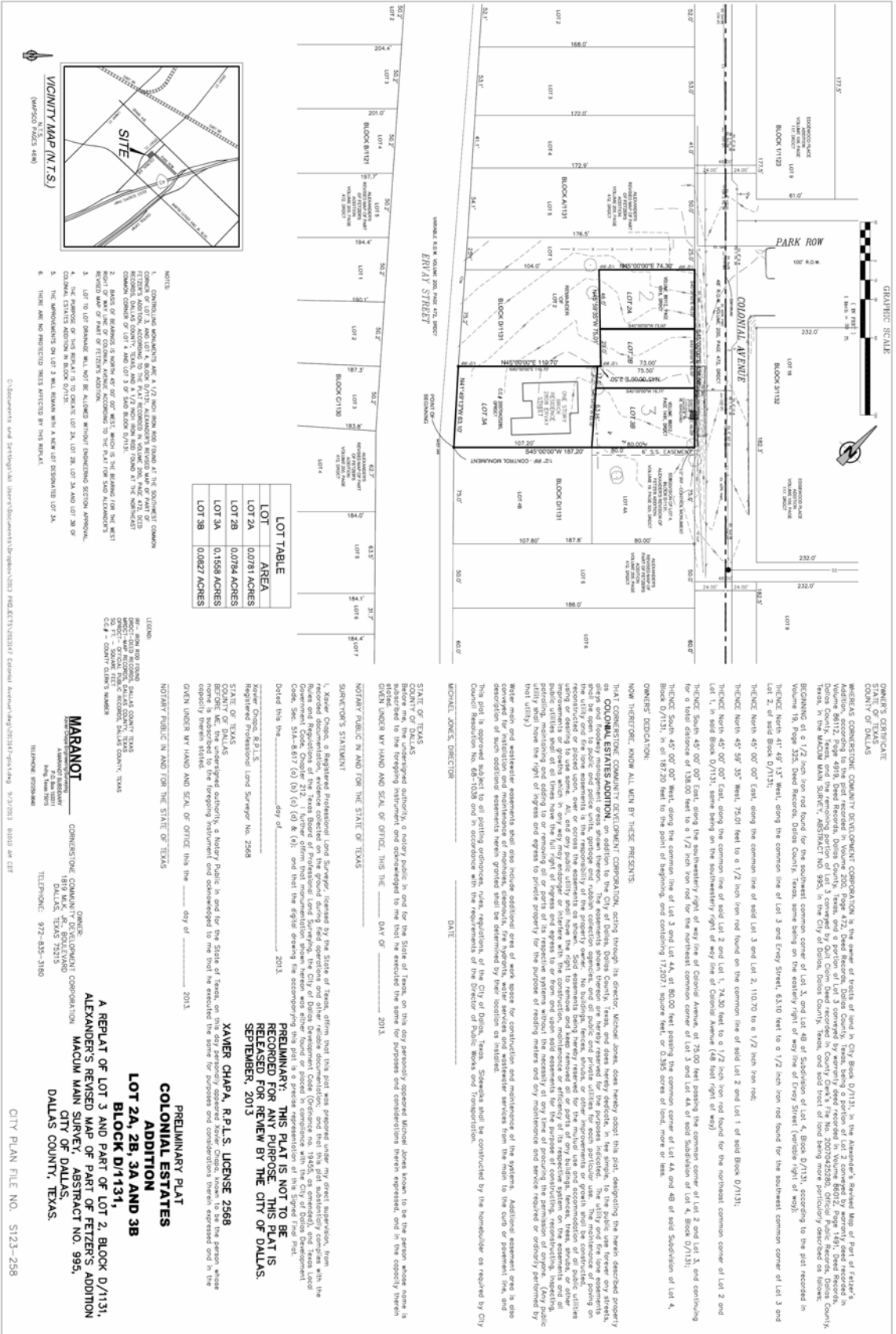
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with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

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 4.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
13. On the final plat dedicate 30 feet of right-of-way from the established centerline of South Ervay Street.
14. On the final plat dedicate 28 feet of right-of-way from the established centerline of Colonial Avenue.
15. On the final plat show how all adjoining right-of-way was created.
16. On the final plat show the recording information on all existing easements within 150 feet of the property.
17. On the final plat choose a different addition name.
18. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
19. Water/wastewater main extension is required by Private Development Contract.
20. On the final plat identify the property as Lots 2A, 2B, 3A, and 3B in City Block D/1131.





 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S123-258 </u> Date: <u> 9/18/2013 </u>
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CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 26, 2013****FILE NUMBER:** S123-260**Subdivision Administrator:** Paul Nelson**LOCATION:** 17923 Waterview Parkway, north of Cullum Street.**DATE FILED:** September 4, 2013**ZONING:** LI/PD 780 Tract I & II**CITY COUNCIL DISTRICT:** 12 **SIZE OF REQUEST:** 52.510 Ac. **MAPSCO:** 6L,G**APPLICANT/OWNER:** GVAOI/SR Waterview Venture, LLC

REQUEST: An application to replat a 52.510-acre tract of land containing part of City Block A/8735 and all of Lot 3 in City Block A/8735 into 5 lots ranging in size from 3.885 acres to 18.621 acres in size on property located at 17923 Waterview Parkway, north of Cullum Street.

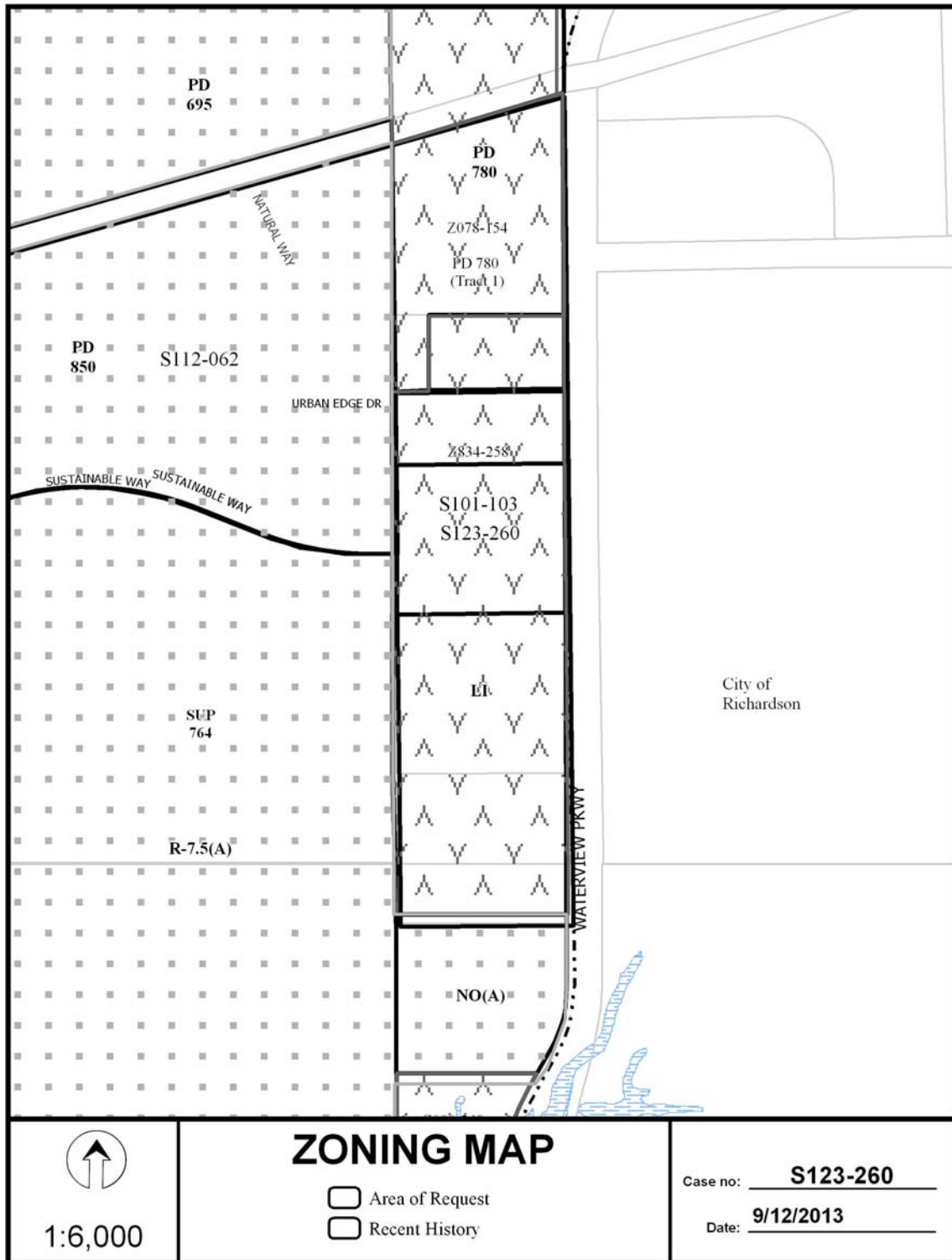
SUBDIVISION HISTORY:

1. S112-062 was application contiguous on west side of the present request to create a 73.004 acre lot from a tract of land in City Block 8735 on Coit Road south of Frankford Road and west of Waterview Parkway. The request was approved on January 2, 2012 and has not been recorded.
2. S101-103 was an application that is part of the current request to replat a 14.4627 acre tract of land in City Block A/8735 into one 4.7909 acre lot, one 5.0813 acre lot and one 4.5905 acre lot on Waterview Parkway between Campbell Road and Synergy Park Boulevard. The request was approved on June 11, 2011 and withdrawn on September 4, 2013.

STAFF RECOMMENDATION: The request complies with the requirements of the LI/PD 780 Tract I & I District; therefore, staff recommends approval subject to compliance with the following conditions:

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

6. Any new or existing structure may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 5
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
14. On the final plat dedicate 50 feet of right-of-way from the established centerline of Hampton Road.
15. On the final plat show how all adjoining right-of-way was created.
16. On the final plat show the recording information on all existing easements within 150 feet of the property.
17. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
18. Prior to final plat release, an inter-local wastewater agreement with the City of Richardson is required.
19. On the final plat show the location of the Dallas-Richardson corporate boundary.
20. On final plat show Collin County and Dallas County in the Owner's Certificate.
21. On the final plat identify the property as Lots 3A, 4, 5, 6, and 7 in City Block A/8735.





1:6,000

AERIAL MAP

- Area of Request
- Recent History

Case no: S123-260

Date: 9/18/2013

LOCATION: 5020 Amesbury Drive

DATE FILED: August 30, 2013

ZONING: MF-1(A)

CITY COUNCIL DISTRICT: 14 **SIZE OF REQUEST:** 6.801 **MAPSCO:** 36B, 36F

OWNER/APPLICANT: Alden Amesbury Enterprise, LLC / Stillwater Residential Partners, LLC

REQUEST: An application to replat a 6.801-acre tract of land containing all of Lots 1 through 4 in City Block 10/5406 into one lot; and to remove the platted 30 foot front building line along Birchbrook Drive, and Milton Street; and to remove the 25 foot platted front building line along Amesbury Drive on property located at 5020 Amesbury Drive.

SUBDIVISION HISTORY:

1. S123-255 is an application to remove the 30 foot platted building line along Milton Street; and to remove the 25 foot platted building line along the east line of Amesbury Drive on a 3.009-acre tract of land containing all of Lot 4 in City Block 9/5406 on property located at the southwest corner of Amesbury Drive and Milton Street.

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

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

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

- The removal of the Birchbrook Drive, and Milton Street; and to remove the 25 foot platted front building line along Amesbury Drive will allow the setbacks of the MF-1(A) district to govern the development.

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

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

“(iii) adversely affect neighboring properties; and”

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

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

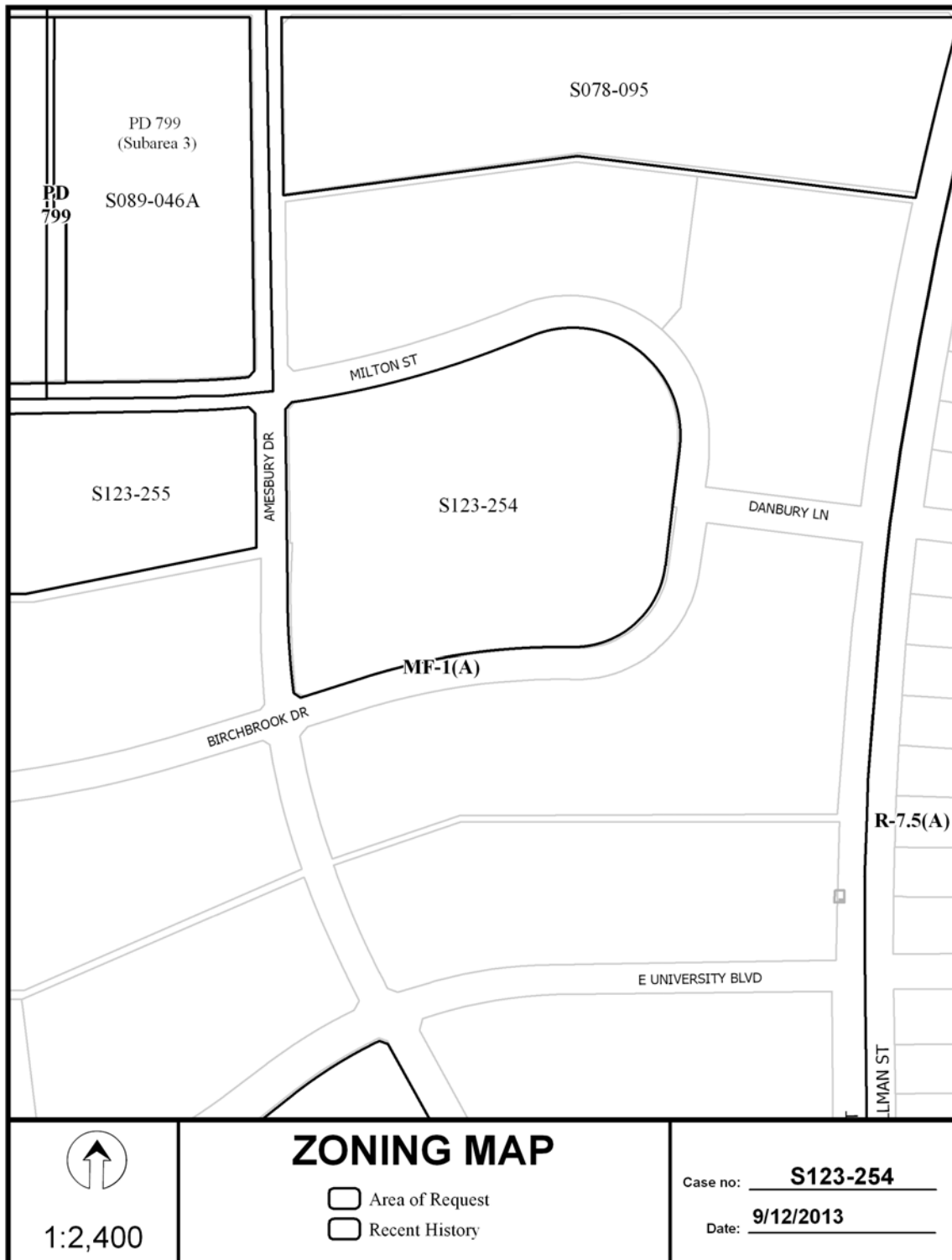
- The property will be developed in compliance with the requirements of the MF-1(A) district.

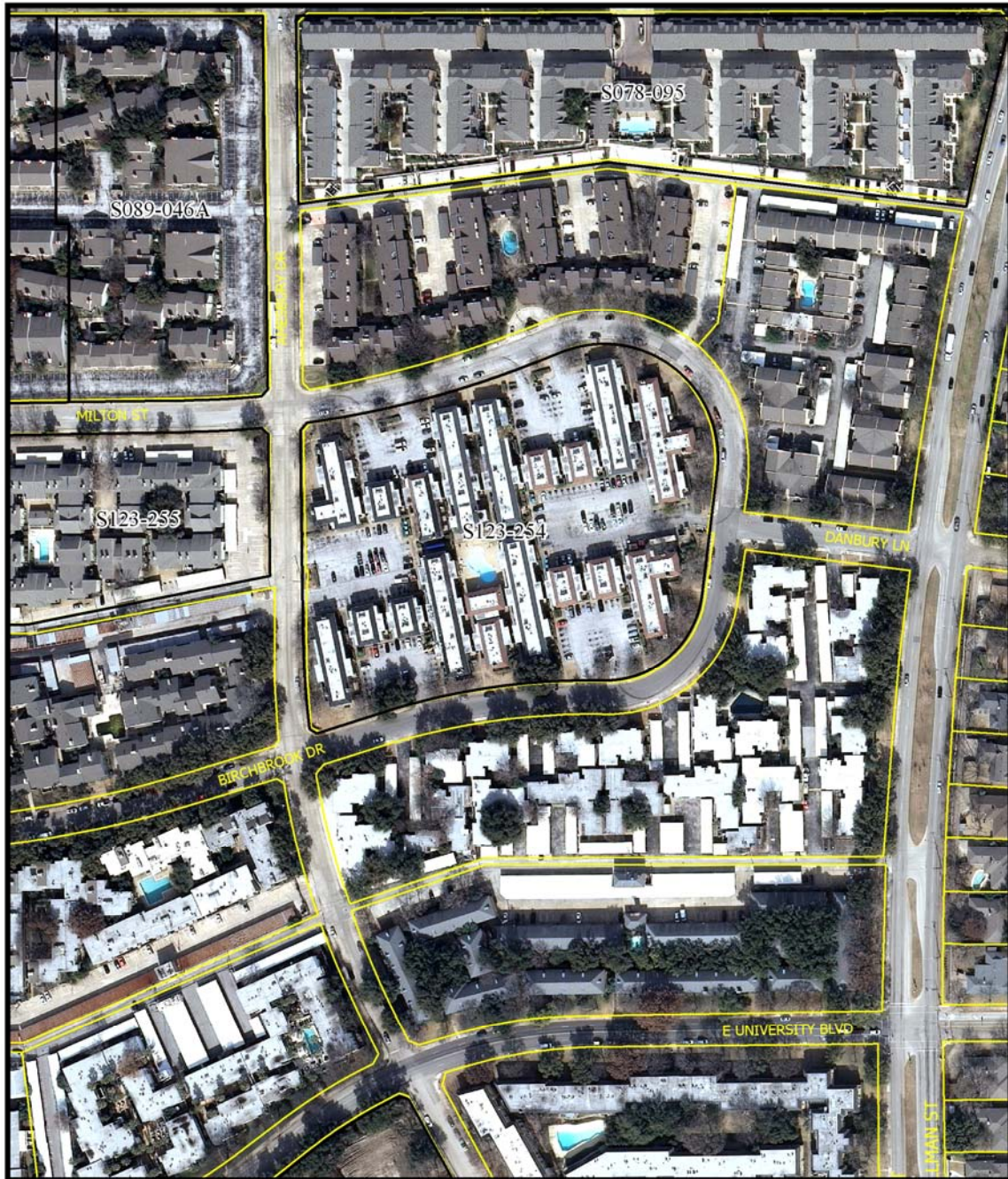
STAFF RECOMMENDATION: - BUILDING LINE REMOVAL: The staff recommends approval of the removal of both of the 30 foot building lines and the 25 foot building line because development of the property is governed by the conditions of the MF-1(A) district.

STAFF RECOMMENDATION: The proposed plat complies with the minimum zoning regulations in MF-1(A); therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City.
4. Fire apparatus access roads must comply with the Dallas Fire Code.
5. The number and location of fire hydrants must comply with the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines unless any proposed construction, renovation, conversion, etc. of the building complies with the Dallas Building Code to permit the building to cross lot lines. In addition, any detached sign must be shown on the final plat.
7. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
8. On the final plat the total number of lots permitted is 1.
9. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
11. On the final plat show the recording information on all existing easements within 150 feet of the property.
12. On the final plat list the utility easements as retained within street abandonments when stated in the abandonment ordinance.
13. On the final plat dedicate the existing 5 foot street easement in fee simple.
14. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.

15. Site plan needs to be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
16. Water/wastewater main extension is required by Private Development Contract.
17. On the final plat indicate where "Birchbrook" Drive" ends and where "Milton Street" begins.
18. On the final plat identify the property as Lot 1A, City Block 10/5406.
19. On the final plat add the following note: "The platted 30 foot front building line along Birchbrook Drive, and Milton Street; and the 25 foot platted building line along Amesbury Drive are removed by this plat."





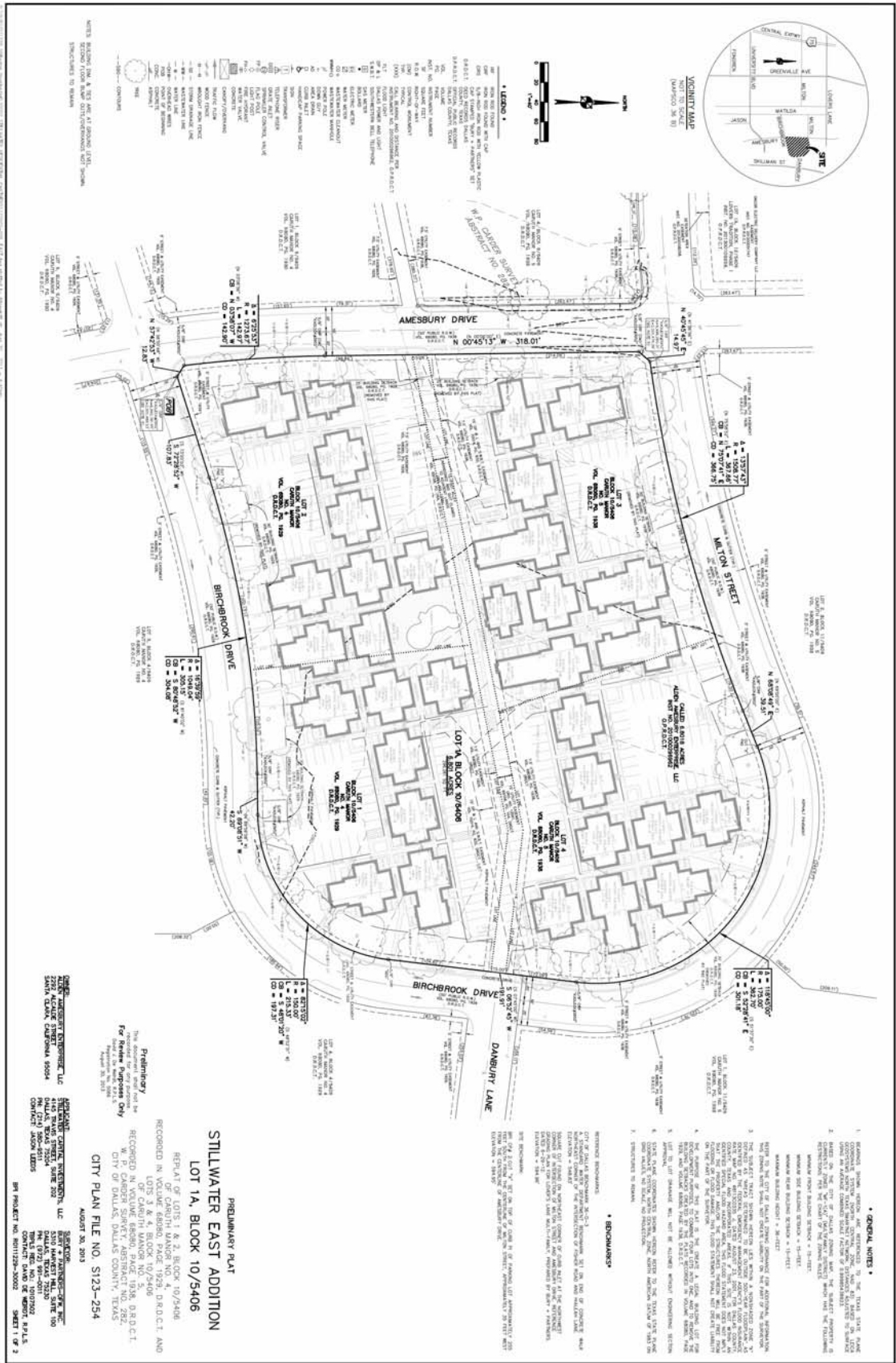
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AERIAL MAP

- Area of Request
- Recent History

Case no: S123-254

Date: 9/12/2013



CITY PLAN COMMISSION

THURSDAY, SEPTEMBER 26, 2013

FILE NUMBER: S123-255

Subdivision Administrator: Paul Nelson

LOCATION: Amesbury Drive at Milton Street, southwest corner

DATE FILED: August 30, 2013

ZONING: MF-1(A)

CITY COUNCIL DISTRICT: 14 **SIZE OF REQUEST:** 3.009 **MAPSCO:** 36B, 36F

OWNER/APPLICANT: Alden Amesbury Enterprise, LLC / Stillwater Residential Partners, LLC

REQUEST: An application to remove the 30 foot platted building line along Milton Street; and to remove the 25 foot platted building line along the east line of Amesbury Drive on a 3.009-acre tract of land containing all of Lot 4 in City Block 9/5406 on property located at the southwest corner of Amesbury Drive and Milton Street.

SUBDIVISION HISTORY:

1. S123-254 is an application to remove the 30 foot platted building line along Milton Street; and to remove the 25 foot platted building line along the east line of Amesbury Drive on a 3.009-acre tract of land containing all of Lot 4 in City Block 9/5406 on property located at the southwest corner of Amesbury Drive and Milton Street. This request is to be heard on September 26, 2013 also.

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

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

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

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

- The removal of the 30 foot platted building line along Milton Street; and the removal of the 25 foot platted building line along the west line of Amesbury Drive will allow the setbacks of the MF-1(A) district to govern the development.

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

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

“(iii) adversely affect neighboring properties; and”

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

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

- The property will be developed in compliance with the requirements of the MF-1(A) district.

STAFF RECOMMENDATION: - BUILDING LINE REMOVAL: The staff recommends approval of the removal of both the 30 foot platted building line along Milton Street; and the removal of the 25 foot platted building line along the east line of Amesbury Drive will allow development of the property to be governed by the requirements of the MF-1(A) district.

STAFF RECOMMENDATION: The proposed plat complies with the minimum zoning regulations in MF-1(A); therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City.
4. Fire apparatus access roads must comply with Article 10 Division II of the Dallas Fire Code.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines unless any proposed construction, renovation, conversion, etc. of the building complies with the Dallas Building Code to permit the building to cross lot lines. In addition, any detached sign must be shown on the final plat.
7. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
8. On the final plat the total number of lots permitted is 1.
9. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
11. On the final plat dedicate a 15 foot by 15 foot alley sight easement Amesbury Drive and alley.
12. On the final plat two control monuments must be shown.
13. On the final plat need lien holders Subordination Agreement.
14. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.

15. Site plan needs to be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
16. Water/wastewater main extension is required by Private Development Contract.
17. On the final plat identify the property as Lot 4, City Block 9/5406.
18. On the final plat add the following note: "The platted 25 foot front building line along Amesbury Drive, and the 30 foot platted building line along Milton Street; are removed by this plat."



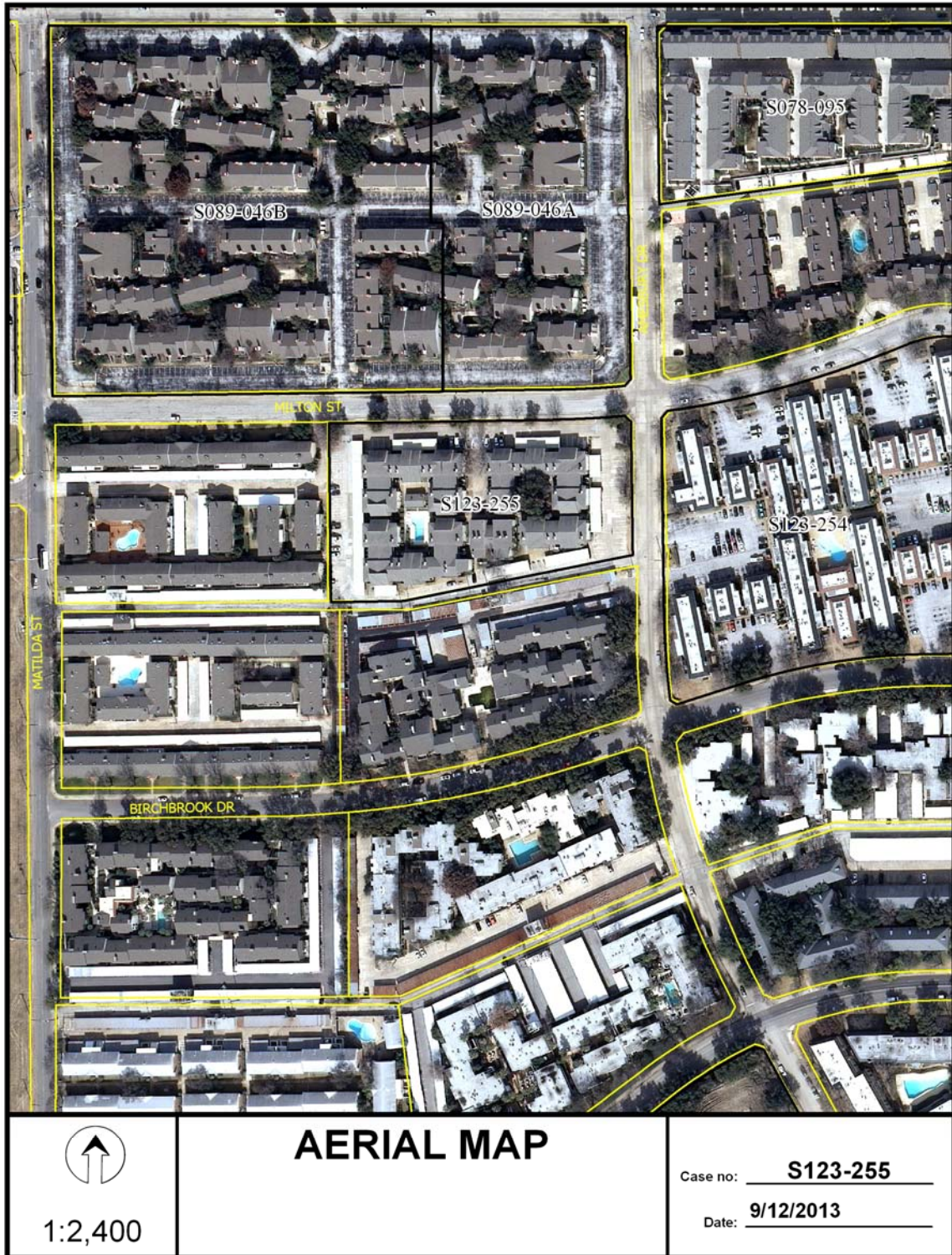
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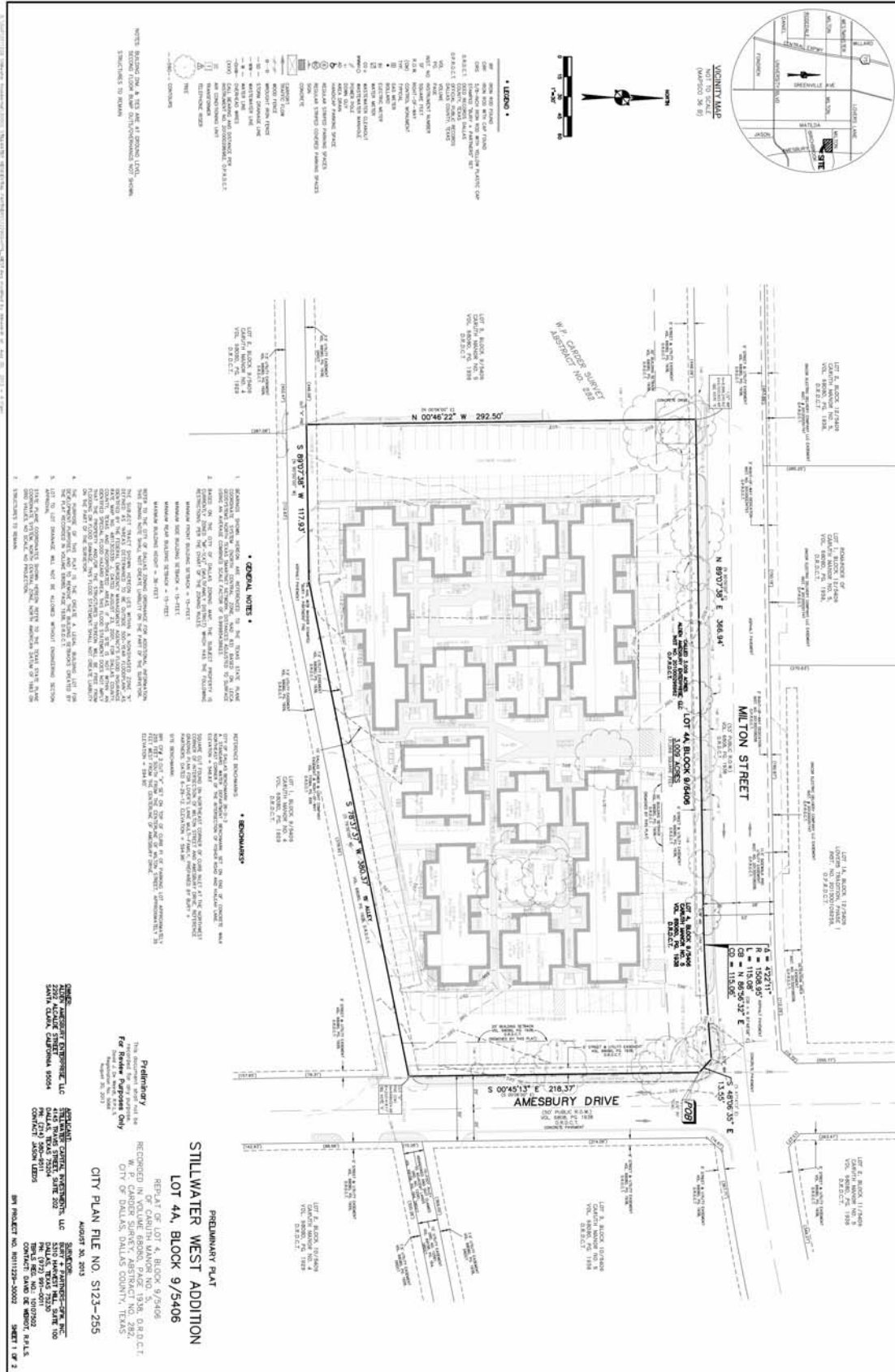
ZONING MAP

- Area of Request
- Recent History

Case no: S123-255

Date: 9/12/2013





CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 26, 2013****FILE NUMBER: S123-253****Subdivision Administrator: Paul Nelson****LOCATION: 1250 N. Tillery Avenue****DATE FILED: August 30, 2013****ZONING: R-7.5(A)****CITY COUNCIL DISTRICT: 6****SIZE OF REQUEST: 1.000 Acre****MAPSCO: 42X****APPLICANT: Gilbert G. Taylor**

REQUEST: An application to replat all of Lot 6 in City Block 9/8331 to create four lots ranging in size from 0.248-acre to 0.256-acre on property located at 1250 N. Tillery Avenue.

SUBDIVISION HISTORY:

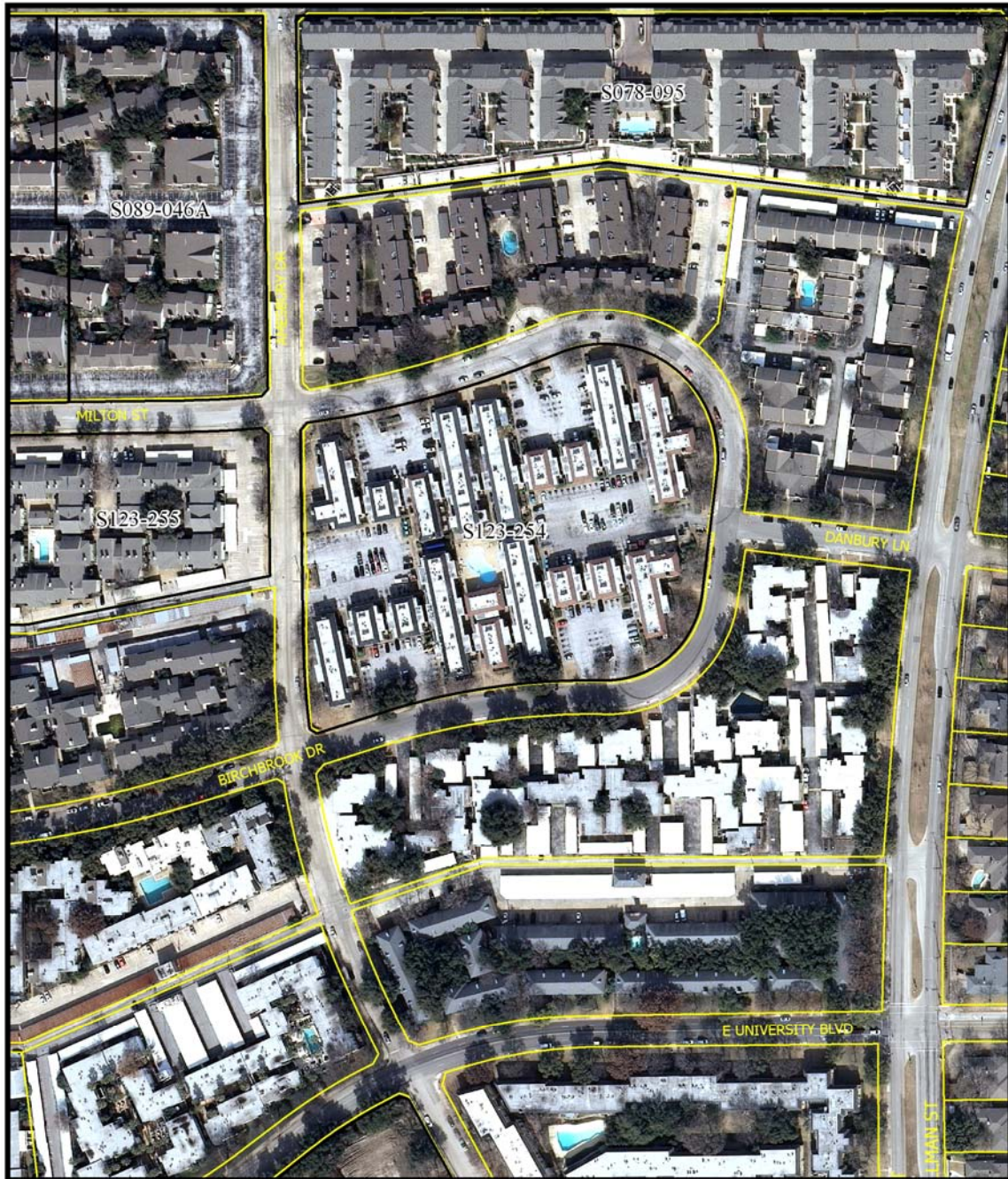
1. S078-126 was an application on the west side of N. Tillery Avenue to replat a 1.0 acre tract of land containing all of Lot 5 in City Block 8/8331 into four 0.25 acre lots located on the west side of N. Tillery Ave., between Easy St. and Goodman St. also known as 1239 N. Tillery Ave. The request was approved on March 27, 2008 and was recorded on August 23, 2011.


STAFF RECOMMENDATION: The request complies with the requirements of the R 7.5(A) District; therefore, staff recommends approval subject to compliance with the following conditions:

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

8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 4.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. 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.
13. On the final plat dedicate 26.5 feet of right-of-way from the established centerline of N. Tillery Ave.
14. On the final plat show the recording information on all existing easements within 150 feet of the property.
15. Prior to signed final plat remove encroachment on south property line.
16. On the final plat identify the property as Lots 6A-6D in Block 9/8331.





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S123-254 </u> Date: <u> 9/12/2013 </u>
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 1:2,400	NOTIFICATION	Case no: S123-253			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">174</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	174	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
174	NUMBER OF PROPERTY OWNERS NOTIFIED				

Notification List of Property Owners

S123-253

174 Property Owners Notified

Label #	Address	Owner
1	1247 TILLERY ST	TAYLOR GILBERT G & MARGUERITE ANN
2	1250 TILLERY ST	TAYLOR GILBERT G
3	1288 BAGLEY ST	TOWN VIEW CORP
4	1288 BAGLEY ST	TRINIDAD JUANA SPACE 49
5	1288 BAGLEY ST	GOMEZ MODESTA SPACE #28
6	1288 BAGLEY ST	GOMEZ ELENA & AUGUSTIN ROJAS SPACE 048
7	1288 BAGLEY ST	BANOS LORENZO SPACE 116
8	1288 BAGLEY ST	HERNANDEZ ALFONSO SPACE 3
9	1288 BAGLEY ST	GREENWALT JOE SPACE 5
10	1288 BAGLEY ST	SALAZAR JULIO EDUARDO SPACE 6
11	1288 BAGLEY ST	VASQUEZ J AMADOR SPACE 7
12	1288 BAGLEY ST	RIOJAS HERIBERTO SPACE 12
13	1288 BAGLEY ST	RAMIREZ MARTIN SPACE 13
14	1288 BAGLEY ST	HERNANDEZ MAGDELENA SPACE 15
15	1288 BAGLEY ST	GARDUNO GEGURERCINDO SPACE 16
16	1288 BAGLEY ST	VILLAGOMEZ ELIZABETH SPACE 20
17	1288 BAGLEY ST	MANZANO GABRIEL SPACE 21
18	1288 BAGLEY ST	MONTOYA TRANQUILINA SPACE 25
19	1288 BAGLEY ST	ROMERO GABRIEL & DEBBIE SPACE 29
20	1288 BAGLEY ST	VASQUEZ EDGAR SPACE 33
21	1288 BAGLEY ST	BAUTISTA MARIA SPACE 38
22	1288 BAGLEY ST	CONTRERAS MANUEL SPACE 39
23	1288 BAGLEY ST	TOVAR ROBERTO SPACE 46
24	1288 BAGLEY ST	SALAZAR CARLOS SPACE 54
25	1288 BAGLEY ST	LEYVA LUIS SPACE 56
26	1288 BAGLEY ST	FLENNIKEN BOBBIE C SPACE 62

Monday, September 09, 2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1288 BAGLEY ST	BELADOR MERCAD & ARACELI SPACE 67
28	1288 BAGLEY ST	GONZALEZ ALBERTO & LILIANA SPACE 69
29	1288 BAGLEY ST	OLVERA AGUSTINE SPACE 70
30	1288 BAGLEY ST	CASTILLO GEORGE & SARAH SPACE 72
31	1288 BAGLEY ST	SPHALER CHARLOTTIE SPACE 77
32	1288 BAGLEY ST	OROPEZA ARACEL SPACE 78
33	1288 BAGLEY ST	SIGALA PEDRO SPACE 80
34	1288 BAGLEY ST	ESPARZA BAUDELIO & GABRIELA SPACE 83
35	1288 BAGLEY ST	CASTANEDO PEDRO SPACE 84
36	1288 BAGLEY ST	RODRIGUEZ ANNA R SPACE 86
37	1288 BAGLEY ST	VILLARREAL MARTIN SPACE 87
38	1288 BAGLEY ST	VILLEGAS ANTONIO & MARIA SPACE 91
39	1288 BAGLEY ST	BAUTISTA MARTHA SPACE 92
40	1288 BAGLEY ST	CONTRERAS DANIEL SPACE 93
41	1288 BAGLEY ST	AREVALO ANNA SPACE 103
42	1288 BAGLEY ST	FLORES ANTONIO SPACE 106
43	1288 BAGLEY ST	PACHECO ALFONSO & ROSA SPACE 107
44	1288 BAGLEY ST	MORENO JULLIO SPACE 108
45	1288 BAGLEY ST	HERNANDEZ RAFAEL
46	1288 BAGLEY ST	TELLO BLAS SPACE 111
47	1288 BAGLEY ST	AGUINAGA GUADALUPE SPACE 114
48	1288 BAGLEY ST	TORRES EUCEBIA & MANCILLA DANIEL SPACE 119
49	1288 BAGLEY ST	GARCIA AQUILES & CHAVEZ GRACIELA SPACE 121
50	1288 BAGLEY ST	VASQUEZ HERLINDA SPACE 123
51	1288 BAGLEY ST	ROSALES JOSE E SPACE 128
52	1288 BAGLEY ST	CORONADO FELIPI SPACE 130
53	1288 BAGLEY ST	ROMERO GABRIEL SPACE 136
54	1288 BAGLEY ST	VILLARREAL AUDELIA SPACE 138
55	1288 BAGLEY ST	CARAPIA MARIA SPACE 139
56	1288 BAGLEY ST	GONZALES REYES SPACE 140
57	1288 BAGLEY ST	REYES ANTONIO ORTIZ SPACE 142

Monday, September 09, 2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1288 BAGLEY ST	GUZMAN YOLANDA SPACE 144
59	1288 BAGLEY ST	CONTRERAS AVELIA M SPACE 149
60	1288 BAGLEY ST	GONZALEZ BERTHA SPACE 150
61	1288 BAGLEY ST	MARTINEZ PAULA SPACE 151
62	1288 BAGLEY ST	AGUINAGA JORGE SPACE 152
63	1288 BAGLEY ST	MEDINA MARIA SPACE 157
64	1288 BAGLEY ST	RAMIREZ ALMA SPACE 160
65	1288 BAGLEY ST	GUERRA ORLANDO 124
66	1288 BAGLEY ST	GARCIA VICTOR SPACE 1
67	1288 BAGLEY ST	GUTIERREZ CATALINA SPACE 2
68	1288 BAGLEY ST	VILLEGAS GUSTAVO & MARIA LOPEZ SPACE 4
69	1288 BAGLEY ST	RADORTE ASael SPACE 8
70	1288 BAGLEY ST	HERRERA JOSE LOUIS
71	1288 BAGLEY ST	GOMEZ LORENA SPACE 10
72	1288 BAGLEY ST	PINA ANTONIO SPACE 11
73	1288 BAGLEY ST	RODRIGUEZ VERONICA SPACE 14
74	1288 BAGLEY ST	LYONS DANIEL W & WENDY M SPACE 17
75	1288 BAGLEY ST	RODRIGUEZ EFRAIN SPACE 18
76	1288 BAGLEY ST	CANTU BENITA SPACE 19
77	1288 BAGLEY ST	ARANAS JOSE SPACE 22
78	1288 BAGLEY ST	LUNA HILARIO SPACE 23
79	1288 BAGLEY ST	MERLAN DAVID SPACE 24
80	1288 BAGLEY ST	BARRAGUE NORMAN SPACE 30
81	1288 BAGLEY ST	BELAN ALBA SPACE 31
82	1288 BAGLEY ST	DELEON JOSE VICTOR SPACE 32
83	1288 BAGLEY ST	PECINA LAURA SPACE 34
84	1288 BAGLEY ST	FLATT NOLA SPACE 42
85	1288 BAGLEY ST	MEJIA JOSE SPACE 44
86	1288 BAGLEY ST	DIAZ ALVARO SPACE 45
87	1288 BAGLEY ST	TAPIA JUAN SPACE 47
88	1288 BAGLEY ST	HERNANDEZ HUMBERTO SPACE 50

Monday, September 09, 2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1288 BAGLEY ST	AGUIRRE JUAN SPACE 51
90	1288 BAGLEY ST	BELEN ALBA SPACE 53
91	1288 BAGLEY ST	MUNOZ PAULINE SPACE 55
92	1288 BAGLEY ST	PATTERSON SHAWN SPACE 57
93	1288 BAGLEY ST	MORALES JOSE & MAYRA SPACE 58
94	1288 BAGLEY ST	RODRIGUEZ NORMA SPACE 63
95	1288 BAGLEY ST	RODRIQUEZ JUAN SPACE 64
96	1288 BAGLEY ST	JACOBS NORMA SPACE 66
97	1288 BAGLEY ST	CONTRERAS PEDRO & LEONILA SPACE 68
98	1288 BAGLEY ST	MACEDA VIVIANA SPACE 71
99	1288 BAGLEY ST	SALAZAR MIGUEL & MARIA SPACE 73
100	1288 BAGLEY ST	INPINA OMAR SPACE 75
101	1288 BAGLEY ST	ROJAS NICHOLAS & CLAUDIA SPACE 76
102	1288 BAGLEY ST	MARTINEZ ALFRED SPACE 82
103	1288 BAGLEY ST	ORTIZ SANDRA SPACE 85
104	1288 BAGLEY ST	HINOJOSO ALPHONSO & SARAH SPACE 88
105	1288 BAGLEY ST	BRUNETTE MARJORIE SPACE 89
106	1288 BAGLEY ST	CUEVAS LAURA SPACE 94
107	1288 BAGLEY ST	CASTANEDA FELICIANO SPACE 95
108	1288 BAGLEY ST	VASQUEZ HERLINDA SPACE 98
109	1288 BAGLEY ST	CORONADO FELIPE & ARIADNA SPACE 99
110	1288 BAGLEY ST	LOPEZ IGNACIO
111	1288 BAGLEY ST	DOMINGUEZ NORMA SPACE 27
112	1288 BAGLEY ST	TURNBULL CATHY SPACE 65
113	1288 BAGLEY ST	HARTMAN JIM SPACE 60
114	1288 BAGLEY ST	SAICH ELAINE SPACE 26
115	1288 BAGLEY ST	BROCK JEFFERSON D & JUNE SPACE 134
116	1288 BAGLEY ST	SANDOVAL JESUS SPACE 079
117	1288 BAGLEY ST	LOPEZ JAVIER SPACE 59
118	1288 BAGLEY ST	OCONNOR PATRICIA SPACE 52
119	1288 BAGLEY ST	FLORES OSCAR & MARIA SPACE 61

Monday, September 09, 2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	1288 BAGLEY ST	CERVANTES ADAM CERVANTES JOSE A
121	1288 BAGLEY ST	BRIONES GILBERT SPACE 102
122	1288 BAGLEY ST	LOERA ROSA & ROJAS JUAN SPACE 105
123	1288 BAGLEY ST	PIERCE DEBBIE LOT 110
124	1288 BAGLEY ST	HANEY MARCUS SPACE 112
125	1288 BAGLEY ST	ROMERO MIGUEL SPACE 115
126	1288 BAGLEY ST	ESPARZA RAUL
127	1288 BAGLEY ST	GARCIA YESENIA SPACE 118
128	1288 BAGLEY ST	CEPEDA JOSE SPACE 120
129	1288 BAGLEY ST	CASTILLO JOSE ALFREDO SPACE 122
130	1288 BAGLEY ST	GARCIA MARIA A SPACE 125
131	1288 BAGLEY ST	TORRES ISMAEL SPACE 126
132	1288 BAGLEY ST	JACINTO ISMAEL SPACE 129
133	1288 BAGLEY ST	BAILEY MICHAEL SPACE 131
134	1288 BAGLEY ST	TURNER JOHN A SPACE 132
135	1288 BAGLEY ST	SOLIZ RAYMUNDO JR & JODY SPACE 133
136	1288 BAGLEY ST	ROMERO DEBBIE SPACE 135
137	1288 BAGLEY ST	GRAY SARAH SPACE 137
138	1288 BAGLEY ST	BLANCASI MARGARITA SPACE 141
139	1288 BAGLEY ST	RODRIGUEZ XAVIER SPACE 143
140	1288 BAGLEY ST	MORALES ELIZABETH SPACE 145
141	1288 BAGLEY ST	JIMENEZ MARIA SPACE 147
142	1288 BAGLEY ST	CASTANEDA PEDRO SPACE 148
143	1288 BAGLEY ST	LARA MARY A SPACE 154
144	1288 BAGLEY ST	RODRIGUEZ ANNA YESINIA SPACE 155
145	1288 BAGLEY ST	KAMTRO KEN SPACE 161
146	1288 BAGLEY ST	TAPIA MARIA & GARCIA JULIO SPACE 162
147	1288 BAGLEY ST	CASTENEDA KATY SPACE 164
148	1288 BAGLEY ST	MONTOYA ARNULFO SPACE 165
149	1288 BAGLEY ST	LEYVA HILARIO & JESSICA
150	1288 BAGLEY ST	CHADARES BETTY JO SPACE 163

Monday, September 09, 2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	1288 BAGLEY ST	BARNETT VIRGINIA SPACE 101
152	1288 BAGLEY ST	VASQUEZ HERLINDA SPACE 104
153	1288 BAGLEY ST	MARIN ANGEL SPACE 36
154	1288 BAGLEY ST	GONZALEZ HOMERO
155	1288 BAGLEY ST	SALAZAR CEASAR SPACE 74
156	1288 BAGLEY ST	MORRISON HUNTER MACK SPACE 90
157	1288 BAGLEY ST	TORRES FERNANDO & RUIZ ARNULFO SPACE 127
158	1288 BAGLEY ST	CORTES PATRICIA & CESAR SPACE 37
159	1235 TILLERY ST	MUNOZ JORGE MANUEL
160	1237 TILLERY ST	MOON WILLIAM LEE
161	1222 TILLERY ST	FARIES ELVIDA C LF EST % ANNA T ENGER
162	1234 TILLERY ST	HERNANDEZ JOSE
163	1230 TILLERY ST	CANTU MARTIN
164	1239 BAGLEY ST	MIRANDA JOSE A & GABRIELA MIRANDA
165	1255 BAGLEY ST	RAMIREZ FRANCISCA
166	1259 BAGLEY ST	JOHNSON WILLIAM
167	1265 BAGLEY ST	WILLIAMS RITCHIE L
168	1225 TILLERY AVE	MUNOZ ALONZO
169	1229 TILLERY AVE	MUNOZ MANUEL
170	1243 TILLERY ST	FRANCISCO CARDONA VEGA JR
171	1251 TILLERY ST	VEGA LAURA ROCIO ORTEZ
172	1255 TILLERY ST	CONTRERAS PEDRO & LEONILA
173	1235 BAGLEY ST	MIRANDA JOSE O & GABRIELA
174	1245 BAGLEY ST	MIRANDA PERFECTO B & MARIA J MIRANDA

Monday, September 09, 2013

GENERAL NOTES

- 1. Being Referred - Based on the most use (Block 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000).

OWNER CERTIFICATE

I, the undersigned, being a duly qualified and licensed Surveyor of the State of South Carolina, do hereby certify that I am the duly qualified and licensed Surveyor of the State of South Carolina, and that I have personally supervised the preparation and execution of this Preliminary Plat. The Surveyor's Office is located at the address shown on the face hereof. My Commission Expires on the _____ day of _____, 2013.

CITY OF CHARLESTON

I, the undersigned, being a duly qualified and licensed Surveyor of the State of South Carolina, do hereby certify that I am the duly qualified and licensed Surveyor of the State of South Carolina, and that I have personally supervised the preparation and execution of this Preliminary Plat. The Surveyor's Office is located at the address shown on the face hereof. My Commission Expires on the _____ day of _____, 2013.

PRELIMINARY PLAT

PRELIMINARY PLAT
TAYLOR AT TILLEY ADDITION
 LOTS 6A, 6B, 6C AND 6D, BLOCK 9/8331

ANDERSON AND COOMANS ATTORNEYS AT LAW
 ONE PINE BLVD., SUITE 1200
 CHARLESTON, SOUTH CAROLINA 29402
 TEL: 778-7600 FAX: 778-7601

PEISER SURVEYING L.L.C.
 www.peisersurveying.com
 1114 CHERRY STREET, SUITE 200
 CHARLESTON, SOUTH CAROLINA 29405
 TEL: 778-5121 FAX: 778-5122

LEGEND

PROPERTY
 1. SHOWN WITH BOUNDARIES
 2. SHOWN WITH OWNER'S NAME
 3. SHOWN WITH ADDRESS
 4. SHOWN WITH LOT AND BLOCK NUMBER

STREETS
 1. SHOWN WITH NAME AND WIDTH
 2. SHOWN WITH NAME AND RIGHT-OF-WAY WIDTH
 3. SHOWN WITH NAME AND RIGHT-OF-WAY WIDTH AND CURB LOCATION

UTILITIES
 1. SHOWN WITH TYPE AND LOCATION
 2. SHOWN WITH TYPE AND LOCATION AND DEPTH

OTHER
 1. SHOWN WITH TYPE AND LOCATION
 2. SHOWN WITH TYPE AND LOCATION

GRAPHIC SCALE
 1" = 50 FEET

SCALE OF TITLES
 1. THE UNDERGROUND AIRBORNE PHOTOGRAPHY IN THE PLAN OF THE CITY OF CHARLESTON, SOUTH CAROLINA, IS NOT TO BE CONSIDERED AS A SOURCE OF TRUTH FOR THE PURPOSES OF THIS PRELIMINARY PLAT.

DATE OF TITLES
 1. THE UNDERGROUND AIRBORNE PHOTOGRAPHY IN THE PLAN OF THE CITY OF CHARLESTON, SOUTH CAROLINA, IS NOT TO BE CONSIDERED AS A SOURCE OF TRUTH FOR THE PURPOSES OF THIS PRELIMINARY PLAT.

APPROVED

 My Commission Expires _____

APPROVED

 My Commission Expires _____

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 26, 2013****FILE NUMBER:** S123-259**Subdivision Administrator:** Paul Nelson**LOCATION:** 2314, 2322, 2330 and 2334 Ledbetter Drive/State Highway Loop 12**DATE FILED:** September 4, 2013**ZONING:** 7.5(A)**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 4.196 Acres**MAPSCO:** 65H**OWNER:** Grace and Mercy Holy Temple Church

REQUEST: An application to replat all of Lot 1 in City Block 5837; all of Lot 12 and part of Lots 10 and 11 in City Block 46/5838 into one 4.196-acre lot located on property at 2314, 2322, 2330 and 2334 Ledbetter Drive/State Highway Loop 12.

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

STAFF RECOMMENDATION: The request complies with the requirements of the R 7.5(A) District; therefore, staff recommends approval subject to compliance with the following conditions:

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

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

10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 53.5 feet of right-of-way from the established centerline of Ledbetter Drive/State Highway Loop 12.
14. On the final plat add a note stating: "Any new access or modification to Ledbetter Drive/State Highway Loop No.12 requires TXDOT approval.
15. On the final plat show how all adjoining right-of-way was created.
16. On the final plat show the recording information on all existing easements within 150 feet of the property.
17. On the final plat monument all set corners per the monumentation provisions of Section 51A-8.617 of the Dallas Development Code. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
18. On the final plat two control monuments must be shown.
19. On the final plat show or list the prior plat on the map, in the legal description and/or in the title block.
20. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
21. On the final plat change Ledbetter Drive to Ledbetter Drive/State Highway Loop No.12.
22. On the final plat change 54th Street to 55th Street.
23. On the final plat identify the property as Lot 10A in City Block 46/5838.



1:2,400

ZONING MAP

Case no: S123-259

Date: 9/12/2013



1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S123-259

Date: 9/12/2013



 1:3,600	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">16</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	16	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: S123-259 Date: 9/12/2013
200'	AREA OF NOTIFICATION					
16	NUMBER OF PROPERTY OWNERS NOTIFIED					

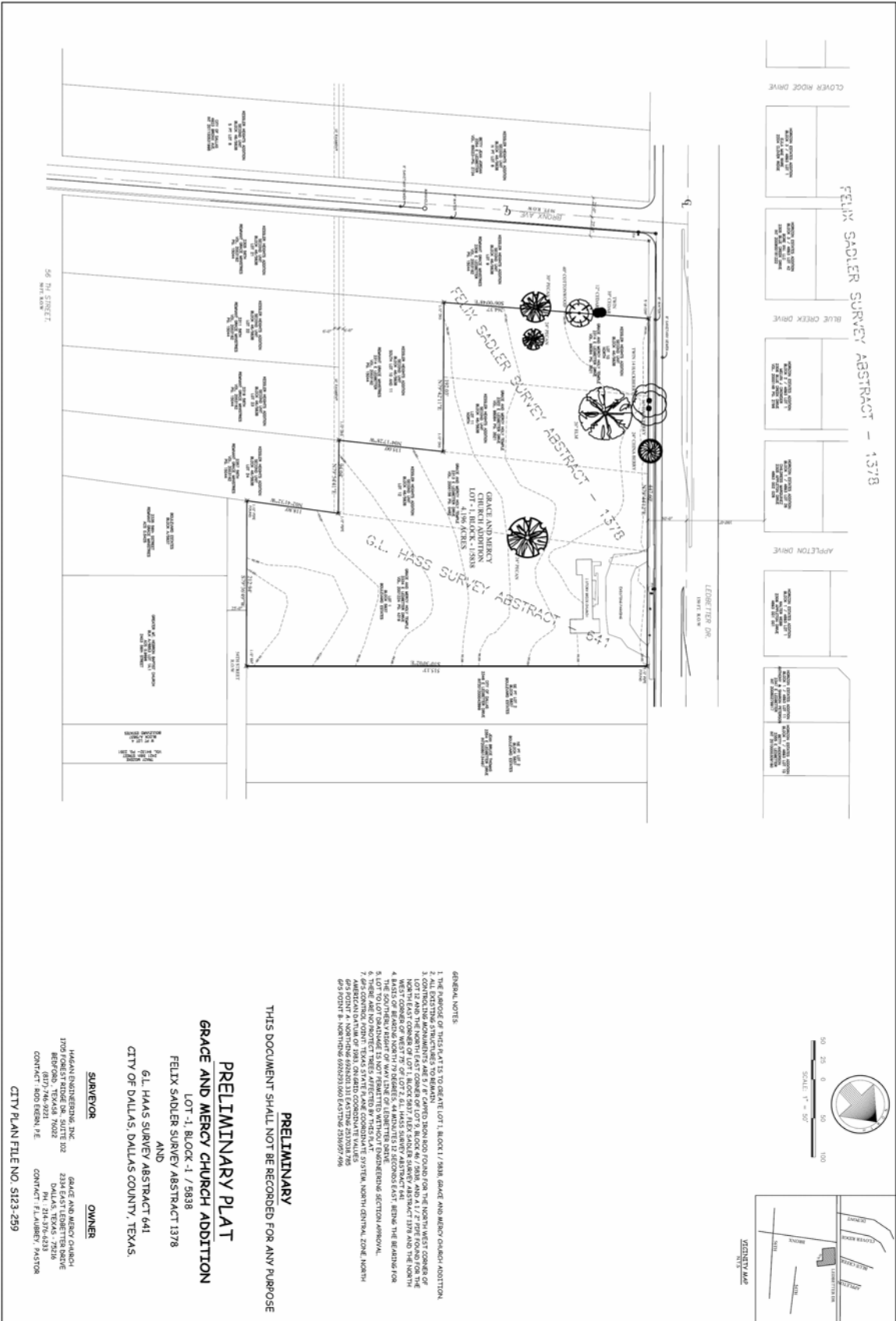
Notification List of Property Owners

S123-259

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2334 LEDBETTER DR	GRACE & MERCY HOLY TEMPLE BAPTIST CHURCH
2	2314 LEDBETTER DR	GRACE & MERCY HOLY TEMPLE BAPTIST CHURCH
3	2330 LEDBETTER DR	GRACE & MERCY HOLY TEMPLE
4	2327 LEDBETTER DR	REMNANT GRACE MINISTRIES
5	2306 APPLETON DR	WEBB WALTER JR
6	2355 LEDBETTER DR	ANDERSON BETTY
7	2347 LEDBETTER DR	PETERSON ANTHONY & SHARON
8	2306 BLUE CREEK DR	CROWDER MELVIN J JR
9	2305 APPLETON DR	CHILDRESS MARQUINEZ &
10	2305 BLUE CREEK DR	BCRE INV LLC %BRAD L CARVER
11	2354 LEDBETTER DR	BRUCE JEAN THOMAS
12	2366 LEDBETTER DR	PETERSON ANTHONY L & SHARON S
13	2254 LEDBETTER DR	JORDAN BETTY JEAN
14	2425 56TH	MOZEKE TRACY
15	2433 56TH	NELSON M H
16	2403 56TH ST	GREATER MT HEBRON BAPTIST CHURCH INC

Monday, September 09, 2013



Planner: Olga Torres-Holyoak

FILE NUMBER: D123-024

DATE FILED: August 12, 2013

LOCATION: Area bounded by Fairmount Street, Brown Street, Douglas Avenue and Knight Street.

COUNCIL DISTRICT: 2

MAPSCO: 34-Z and 35-W

SIZE OF REQUEST: Approx. 3.727 acres

CENSUS TRACT: 5.00

MISCELLANEOUS DOCKET ITEM

Owner/Applicant: Maple Multifamily, LLC

Representative: Robert Baldwin, Baldwin Consultants

Development Plan:

On October 22, 2008, the City Council passed Ordinance No. 23367 creating PD Subdistrict 78 in Planned Development District No. 193. On June 12, 2013, the City Council passed Ordinance No. 29033 amending the Subdistrict to create Tract II, the subject site. The PD Subdistrict is located on property generally bounded by Douglas Avenue, Brown Street, Throckmorton Street, and Fairmount Street. The size of PD Subdistrict 78 is 7.27 acres.

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

In conjunction with the above requirement, the attached development plan has been submitted for Commission's consideration. The plan provides for the development of 360 multifamily units.

The development plan meets the requirements for PDS 78.

STAFF RECOMMENDATION: Approval

List of Partners/Principles

Fairmount Officers Information

2601 Knight Street

John T. Wharton – Private Individual

2607 Knight Street

Richard Tom Garrison– Private Individual

2611 Knight Street

Richard Tom Garrison– Private Individual

2613 Knight Street

Mark Jones– Private Individual

2619 Knight Street

Mark Jones– Private Individual

2624 Knight Street

2624 Douglas Partners LP

General Partner = UCM Land Partners, LLC

UCM Land Partners, LLC
Michael R. Uhrick, Vice President
Mark Chazanow, Vice President
Stephen T. McCrann, President

2602 Douglas Avenue

Holly 2 Investments Inc.

Sean Hollenbeck, Director
Charles Hollenbeck, Director
Loretta Hollenbeck, Director

2624 Douglas Avenue

2624 Douglas Partners LP

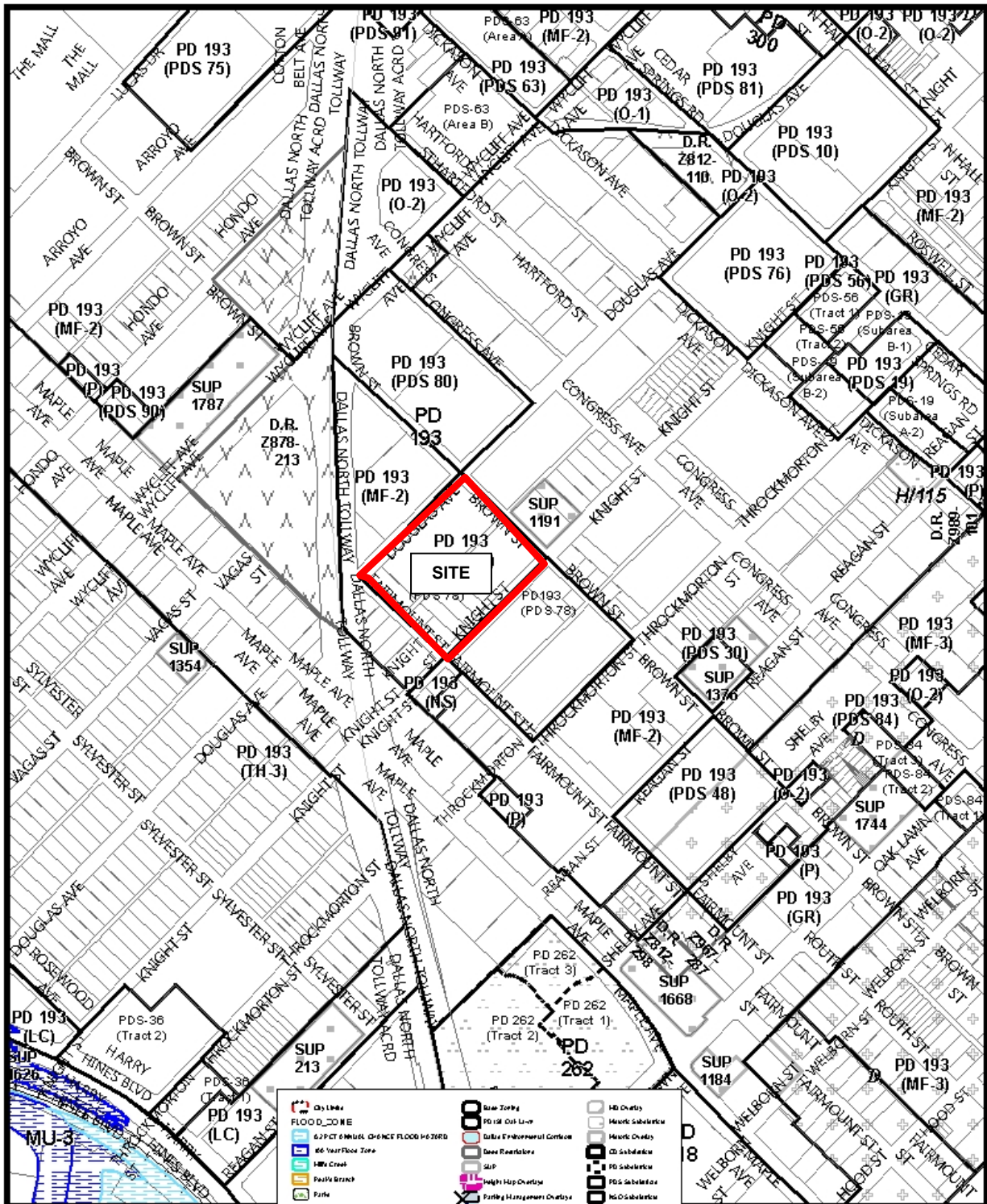
General Partner = UCM Land Partners, LLC

UCM Land Partners, LLC
Michael R. Uhrick, Vice President
Mark Chazanow, Vice President
Stephen T. McCrann, President

4210 Fairmount

Theodore Dahm– Private Individual

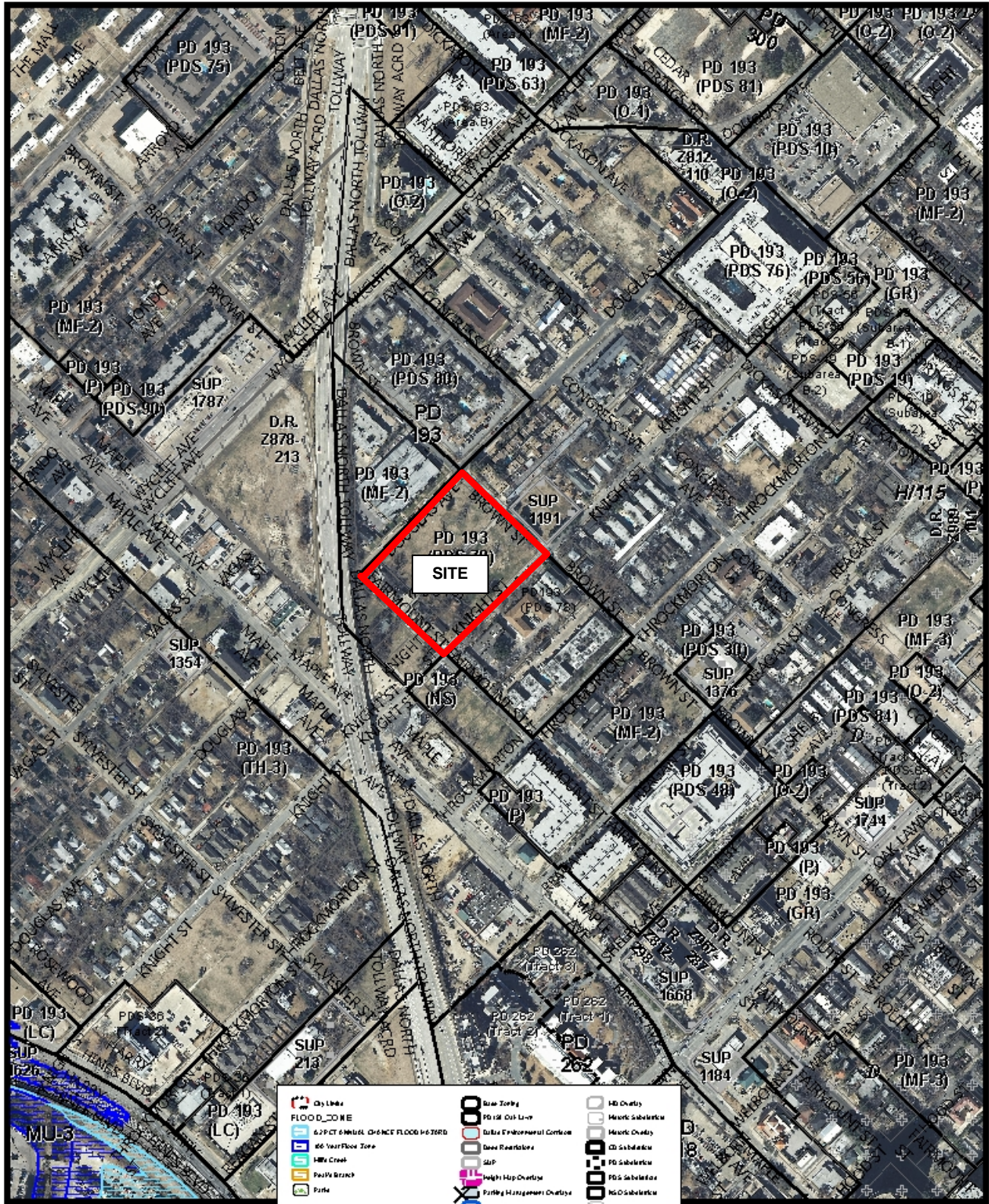
ZONING MAP



↑ 1:5,000

City Lines	State Zoning	HO Overlay
FLOOD_ZONE	PD 193 Out-Look	Historic Subdistrict
62 FCT 6 MINUT. CH-ENCE FLOOD PG 25RD	Dallas Environmental Corridor	Historic Overlay
60 Year Flood Zone	Base Reaffirmation	PD Subdistrict
100 Year Flood Zone	SUP	PD Subdistrict
100 Year Flood Zone	Night Map Overlay	PD Subdistrict
100 Year Flood Zone	Public Hazardous Overlay	PD Subdistrict
100 Year Flood Zone	Shop Floor Overlay	PD Subdistrict
100 Year Flood Zone	D	HO Overlay
100 Year Flood Zone	D-1	Equipment Overlay
100 Year Flood Zone	D-2	Severe
100 Year Flood Zone	D-3	
100 Year Flood Zone	D-4	

D123-024

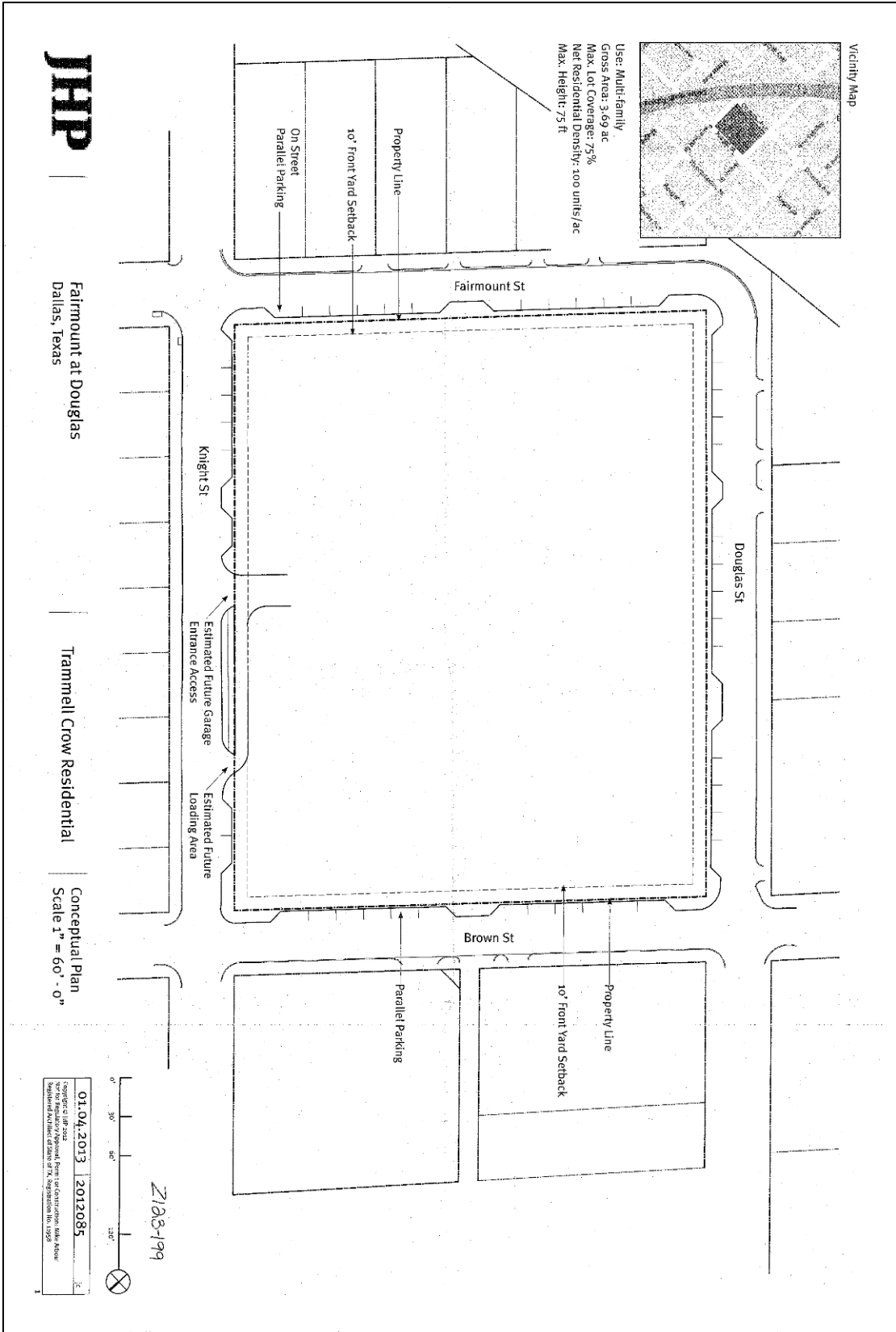


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	City Lines		New York		HD Overlay
	FLOOD_ZONE		PD 151 Out-Liv		Historic Sublotline
	6.2 PCT ANNUAL CHANCE FLOOD 1-6 ZONE		Dallas Environmental Corridor		Historic Overlay
	66 Year Flood Zone		Dove Rearticulation		OD Sublotline
	Hwy Creek		SUP		PD Sublotline
	Parks Branch		Height Map Overlay		PDS Sublotline
	Forks		Parking Management Overlay		NGO Sublotline
			Shop Front Overlay		NGO Overlay
			D		Escarpment Overlay
			D-1		Severe
			D-2		
			D-3		
			D-4		

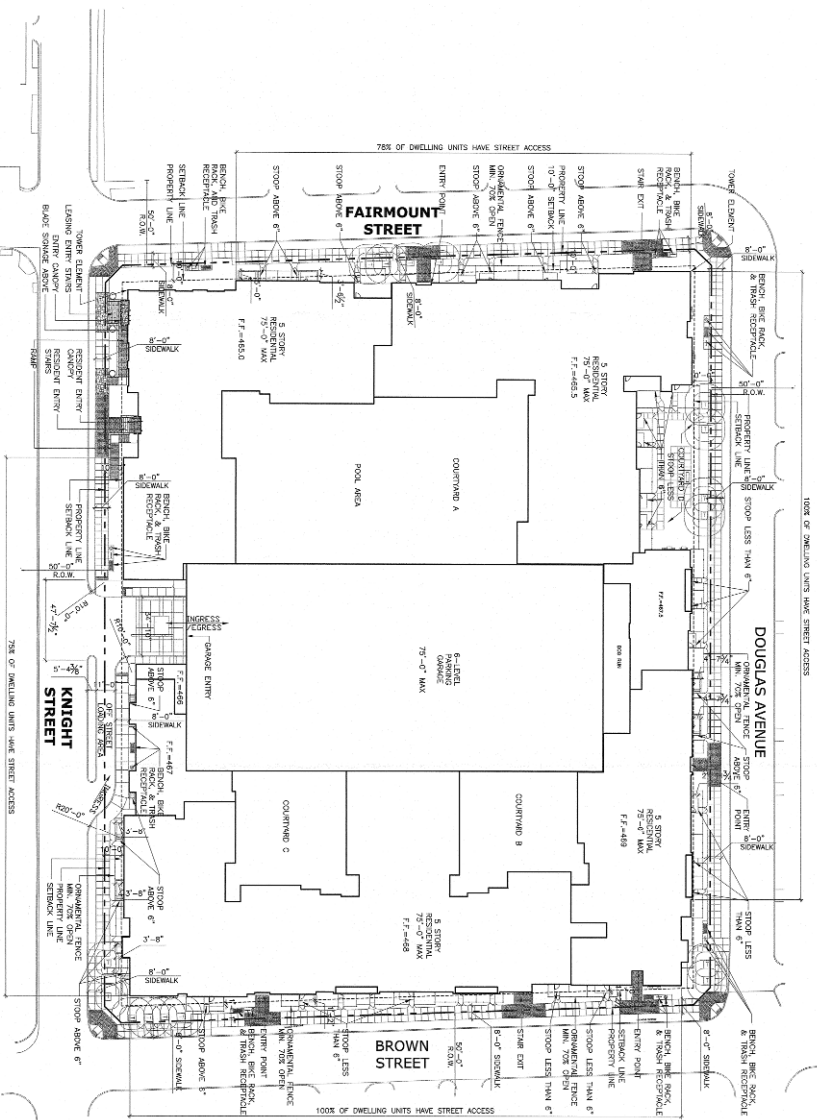
D123-024

EXISTING CONCEPTUAL PLAN



PROPOSED DEVELOPMENT PLAN

26 Development plan - Tract II of PD 193, Subdistrict 78
1-50' 0"



APPLICANT: MAPLE MULTI-FAMILY DEVELOPMENT, LLC
 NAME: STEVE BANCROFT
 ADDRESS: 3819 MAPLE AVE, DALLAS, TX 75219
 TEL. NO.: 214-922-8400

*CURB CUT DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FINAL CONSTRUCTION REQUIREMENTS.

PARKING PROVIDED ON SITE

LOT COVERAGE	10,000 SF	10,000 SF
ONE BEDROOM UNITS	261	(261 X 1.12) = 291.5
TWO BEDROOM UNITS	107	(107 X 1.12) = 119.5
TOTAL PARKING SPACES NEEDED	368	522 SPACES
PARKING PROVIDED ON SITE		522 SPACES

DEVELOPMENT STATISTICS	DATE: TEXAS 75219
TOTAL LAND AREA	3.277 AC (162,348)
TOTAL UNITS	398 UNITS
TOTAL GROUND FLOOR SQ.-FT.	98.74 G.U./L.C.
Residential Bldg.	78,433 SF
TOTAL AREA	30,558 SF
TOTAL AREA	110,988 SF
LOT COVERAGE	10,000 SF
LOT COVERAGE PERCENTAGE	88.2%

PLAN DEVELOPMENT SUBDISTRICT NO. 78
 W/MP-2 SUBDISTRICT IN PLANNED DEVELOPMENT DISTRICT NO. 193

ALEXAN FAIRMOUNT II Dallas, Texas



JHP Architecture / Urban Design
 3819 Maple Ave., Suite 200
 Dallas, Texas 75219
 Telephone: 214-955-6687
 Fax: 214-955-9505



DEVELOPMENT PLAN
 TRACT II of PD-78
 0129 124

Planner: Olga Torres-Holyoak

FILE NUMBER: D123-025

DATE FILED: August 16, 2013

LOCATION: Southeast of Hedgerow Drive and northeast of Vandelia Street

COUNCIL DISTRICT: 2

MAPSCO: 34-R & 35-Q

SIZE OF REQUEST: Approx. 9.91 acres

CENSUS TRACT: 6.01

MISCELLANEOUS DOCKET ITEM

Owner: Harveys Racquet Club

Applicant: JLB Realty, LLC

Representative: Robert Baldwin, Baldwin Consultants

Development Plan:

On April 28, 2010, the City Council passed Ordinance No. 27861 creating PD Subdistrict 89 within Planned Development District No. 193. The PD Subdistrict is located on property located on both sides of Hudnall Street between Cedar Springs Road and Rawlins Street. The size of PD Subdistrict 89 is 27.175 acres. This development plan only covers 9.91 acres of the entire PDS.

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

In conjunction with the above requirement, the attached development plan has been submitted for Commission's consideration. The plan provides for the development of 360 multifamily units.

The development plan and landscape plan meet the requirements for PDS 89.

STAFF RECOMMENDATION: Approval

List of Partners/Principles

JLB Realty, LP

Bay Miltenberger – Manager
909 Lake Carolyn Parkway, Suite 960
Irving, TX 75039

Glenn Jones – Manager
909 Lake Carolyn Parkway, Suite 960
Irving, TX 75039

Scott Sherwood – Executive Vice President
909 Lake Carolyn Parkway, Suite 960
Irving, TX 75039

Bay Miltenberger – Manager
909 Lake Carolyn Parkway, Suite 960
Irving, TX 75039

Glenn Jones – Manager
909 Lake Carolyn Parkway, Suite 960
Irving, TX 75039

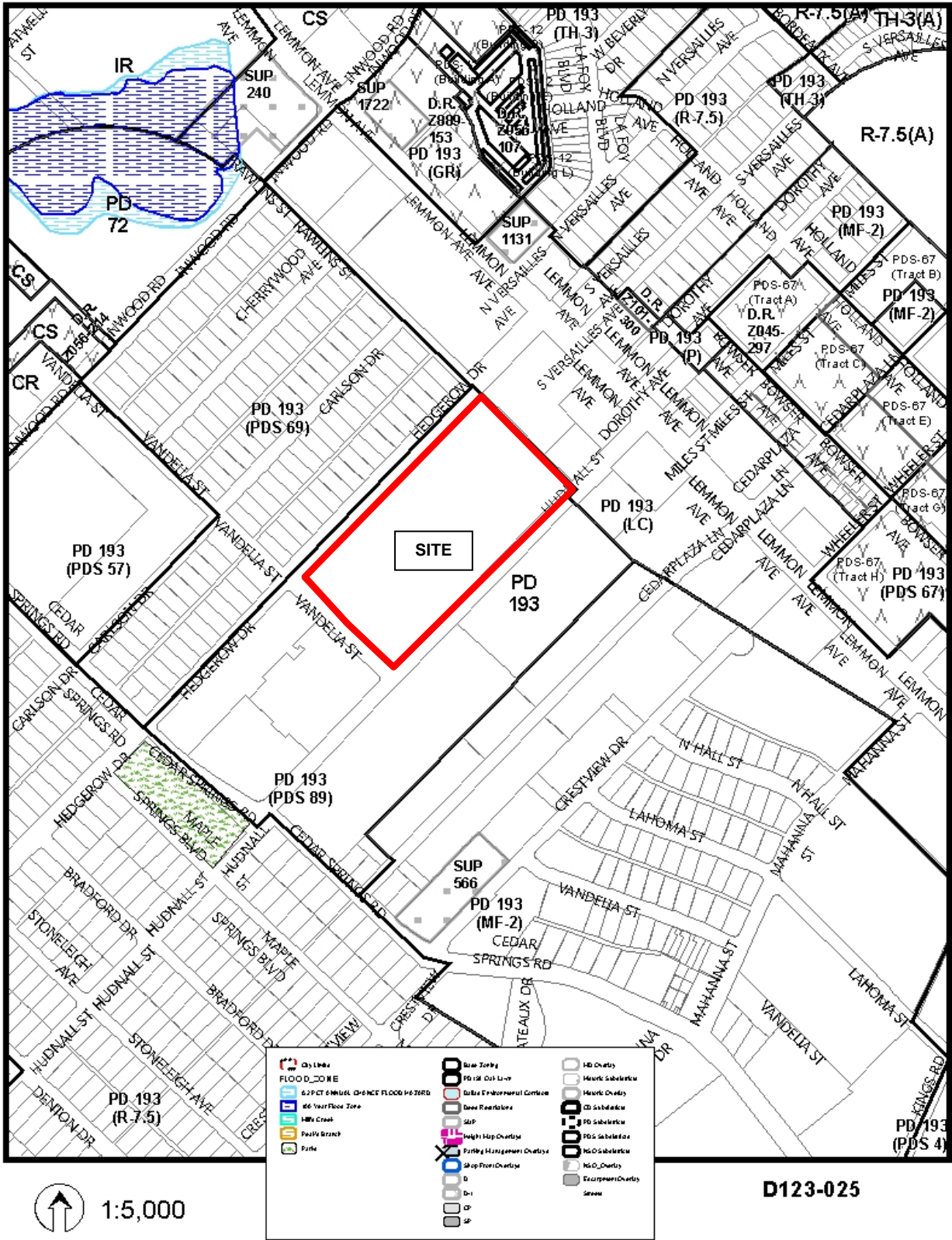
Harvey's Racquet Club Apartments, LLC

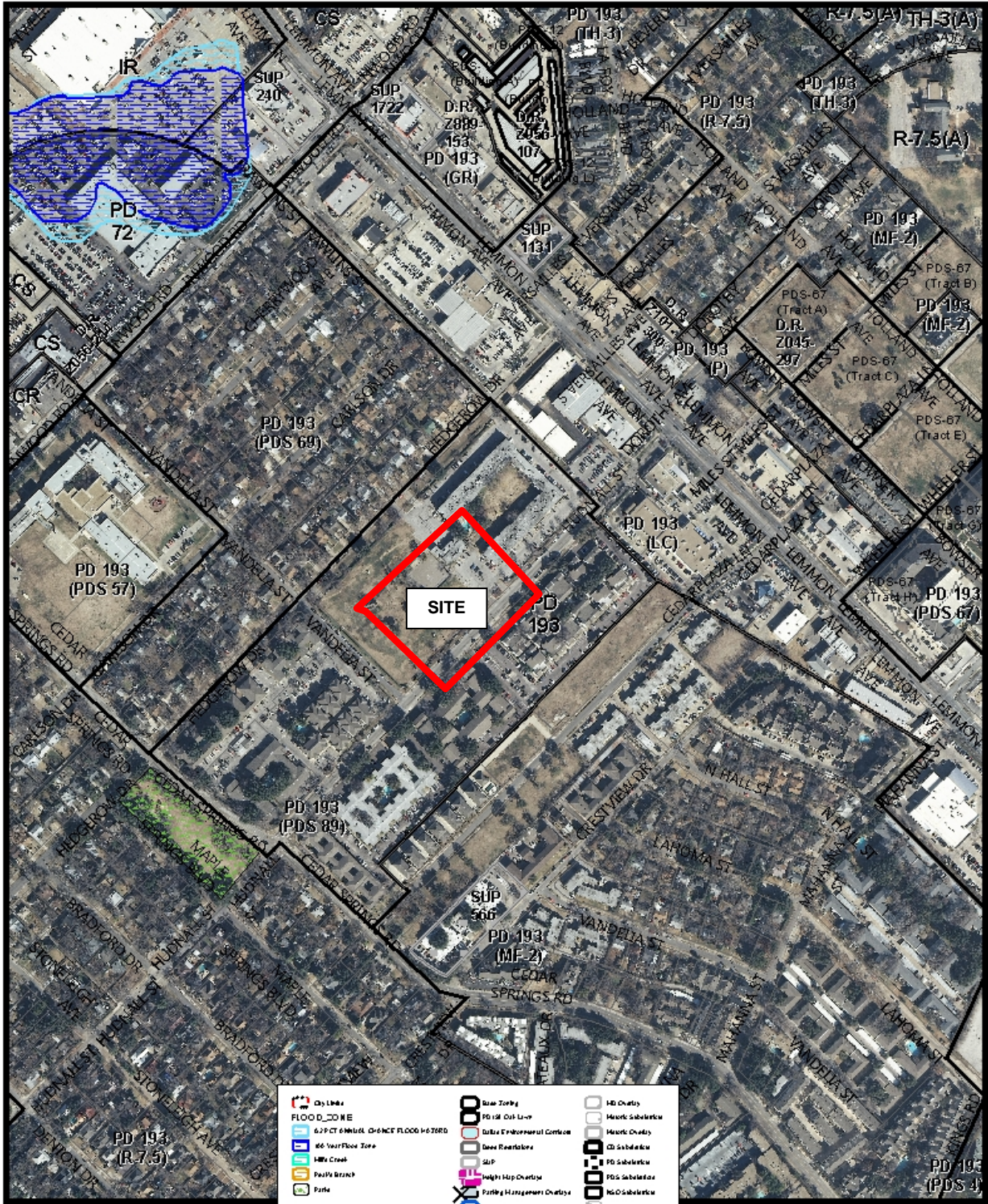
General Partner of Harvey's Racquet Club Apartments, LLC
H. R. C. Properties, Inc.


John F. Firestone, President
3301 Hudnall Street
Dallas, Texas 75235


Juanita Halloran, Secretary
3301 Hudnall Street
Dallas, Texas 75235

ZONING MAP





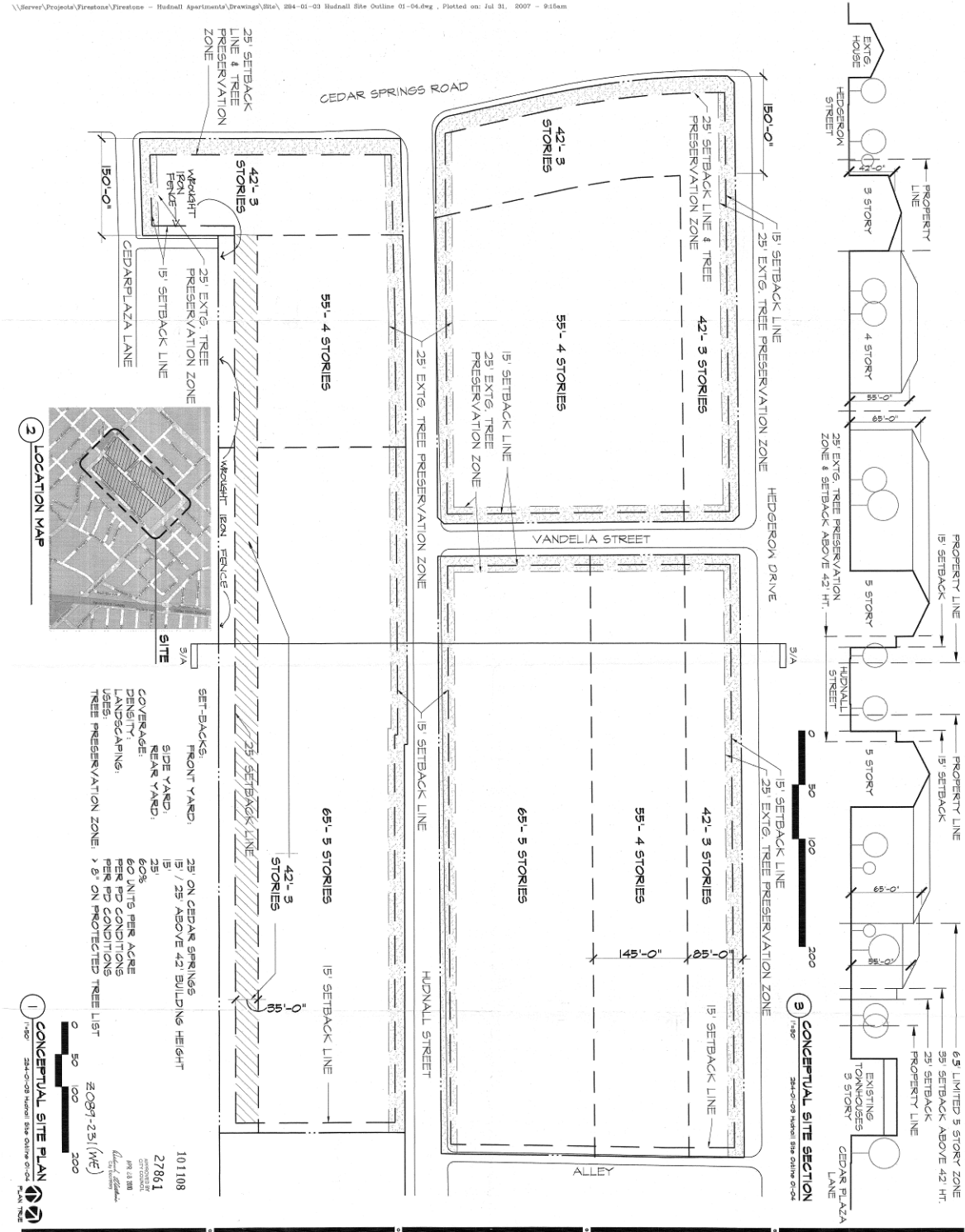

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	City Limits		New York		M2 Overlay
	FLOOD_CODE		PD 193 Out-Lie		Mentor Overlay
	62 FCT 6 Month 0-6 MCF FLOOD H-67RD		Delta Environmental Corridor		CD Sublot/lot
	46 Year Flood Zone		Dane Road/lot		PD Sublot/lot
	100 Year Flood Zone		SUP		PDS Sublot/lot
	100 Year Flood Zone		Night Map Overlay		MCO Sublot/lot
	Paula Branch		Parking Management Overlay		MCO Overlay
	Park		Shop Front Overlay		Encounter Overlay
			D		Screen
			D-1		
			D-2		
			D-3		

D123-025

EXISTING CONCEPTUAL PLAN

\\Server\Projects\Firestone\Firestone - Hudnall Apartments\Drawings\Site\204-01-03 Hudnall Site Outline 01-04.dwg , Plotted on: Jul 31, 2007 - 9:15am



3 LOCATION MAP

3 CONCEPTUAL SITE SECTION
204-01-03 Hudnall Site Outline 01-04

1 CONCEPTUAL SITE PLAN
204-01-03 Hudnall Site Outline 01-04 P.L.M. 7/30/07

- SET-BACKS:
- FRONT YARD: 25' ON CEDAR SPRINGS
- SIDE YARD: 15' / 25' ABOVE 42' BUILDING HEIGHT
- REAR YARD: 15'
- REAR YARD: 25'
- COVERAGES:
- DENSITY: 60% LOTS PER ACRE
- LANDSCAPING: PER PD CONDITIONS
- TREE PRESERVATION ZONE: 15' ON PROTECTED TREE LIGHT

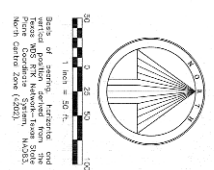
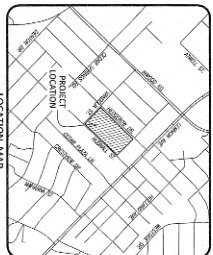
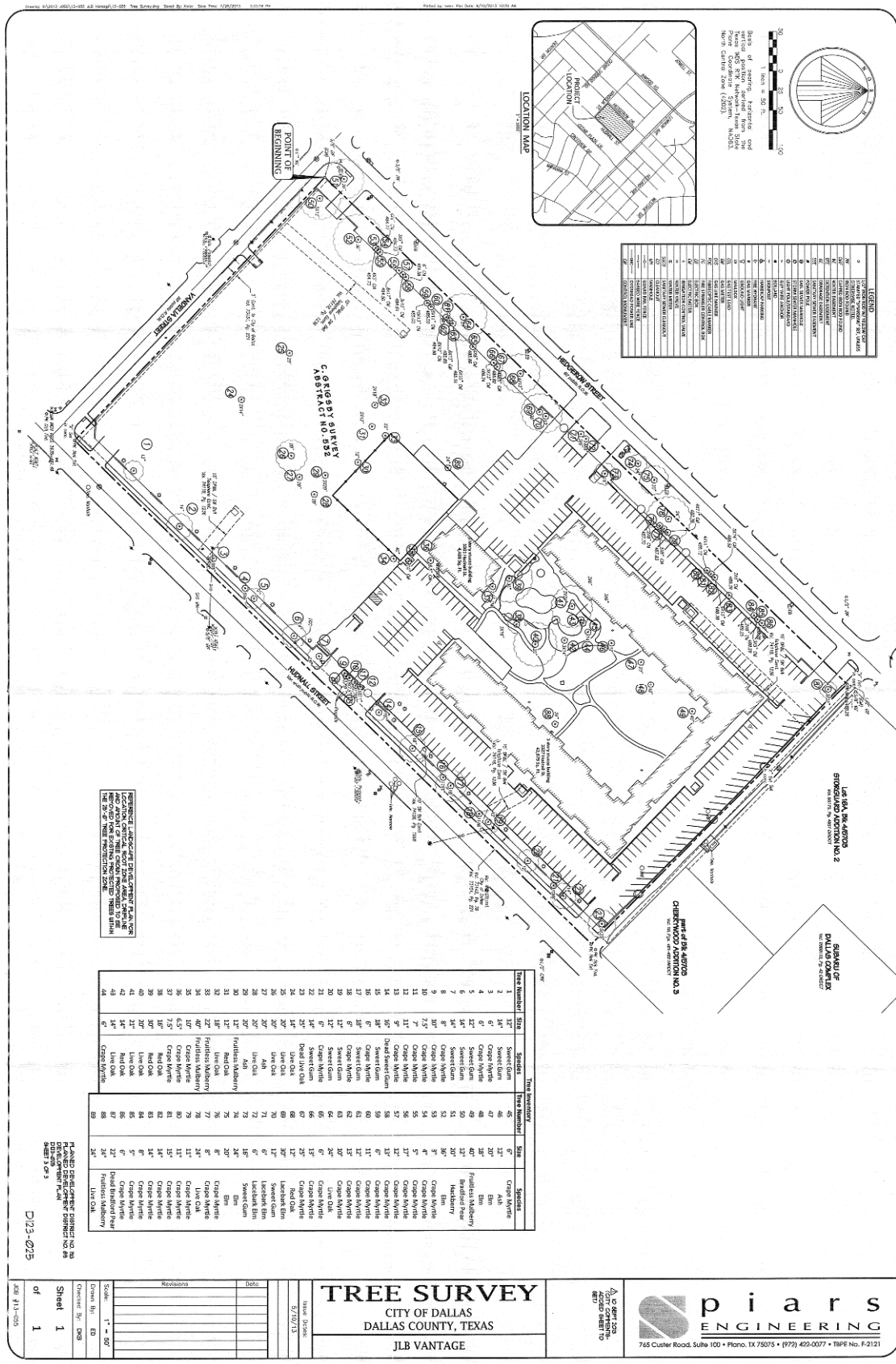
101108
27861
195 43.38M
Z0891-23 (WE)
10/11/08


Selzer
 ASSOCIATES
 5014 Travis Street
 Dallas, Texas 75206
 214 828-4888 Fax
 214 828-7715

HUDNALL APARTMENTS
DALLAS, TEXAS

CONCEPTUAL PLAN- VERSION 2

PROPOSED DEVELOPMENT PLAN 3-3



LEGEND	
1	EXISTING TREE
2	PROPOSED TREE
3	PROPOSED TREE (TO BE REMOVED)
4	PROPOSED TREE (TO BE PRESERVED)
5	PROPOSED TREE (TO BE PRESERVED)
6	PROPOSED TREE (TO BE PRESERVED)
7	PROPOSED TREE (TO BE PRESERVED)
8	PROPOSED TREE (TO BE PRESERVED)
9	PROPOSED TREE (TO BE PRESERVED)
10	PROPOSED TREE (TO BE PRESERVED)
11	PROPOSED TREE (TO BE PRESERVED)
12	PROPOSED TREE (TO BE PRESERVED)
13	PROPOSED TREE (TO BE PRESERVED)
14	PROPOSED TREE (TO BE PRESERVED)
15	PROPOSED TREE (TO BE PRESERVED)
16	PROPOSED TREE (TO BE PRESERVED)
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28	PROPOSED TREE (TO BE PRESERVED)
29	PROPOSED TREE (TO BE PRESERVED)
30	PROPOSED TREE (TO BE PRESERVED)
31	PROPOSED TREE (TO BE PRESERVED)
32	PROPOSED TREE (TO BE PRESERVED)
33	PROPOSED TREE (TO BE PRESERVED)
34	PROPOSED TREE (TO BE PRESERVED)
35	PROPOSED TREE (TO BE PRESERVED)
36	PROPOSED TREE (TO BE PRESERVED)
37	PROPOSED TREE (TO BE PRESERVED)
38	PROPOSED TREE (TO BE PRESERVED)
39	PROPOSED TREE (TO BE PRESERVED)
40	PROPOSED TREE (TO BE PRESERVED)
41	PROPOSED TREE (TO BE PRESERVED)
42	PROPOSED TREE (TO BE PRESERVED)
43	PROPOSED TREE (TO BE PRESERVED)
44	PROPOSED TREE (TO BE PRESERVED)

PROPOSED DEVELOPMENT PLAN 3-3
 LOCATION OF PROPOSED TREES AND
 PROPOSED TREE REMOVALS AND PRESERVATIONS
 TO BE PRESERVED IN THE
 NORTH CAROLINA ZONE (NCZ)

NO.	TRUNK DBH	SP. FORM	TRUNK HEIGHT	TRUNK INCLINATION	SP. FORM	TRUNK DBH
1	12"	Sweet Gum	46'	21°	Shrub	12"
2	14"	Crape Myrtle	47'	21°	Crape Myrtle	14"
3	6"	Crape Myrtle	47'	21°	Shrub	6"
4	12"	Sweet Gum	48'	21°	Fruitless Mulberry	12"
5	12"	Sweet Gum	49'	21°	Bradford Pear	12"
6	14"	Sweet Gum	50'	21°	Bradford Pear	14"
7	6"	Sweet Gum	51'	21°	Bradford Pear	6"
8	12"	Crape Myrtle	51'	21°	Bradford Pear	12"
9	12"	Crape Myrtle	52'	21°	Bradford Pear	12"
10	12"	Crape Myrtle	54'	21°	Bradford Pear	12"
11	12"	Crape Myrtle	55'	21°	Bradford Pear	12"
12	12"	Crape Myrtle	56'	21°	Bradford Pear	12"
13	12"	Crape Myrtle	57'	21°	Bradford Pear	12"
14	12"	Crape Myrtle	58'	21°	Bradford Pear	12"
15	12"	Crape Myrtle	59'	21°	Bradford Pear	12"
16	12"	Crape Myrtle	60'	21°	Bradford Pear	12"
17	12"	Crape Myrtle	61'	21°	Bradford Pear	12"
18	12"	Crape Myrtle	62'	21°	Bradford Pear	12"
19	12"	Crape Myrtle	63'	21°	Bradford Pear	12"
20	12"	Crape Myrtle	64'	21°	Bradford Pear	12"
21	12"	Crape Myrtle	65'	21°	Bradford Pear	12"
22	12"	Crape Myrtle	66'	21°	Bradford Pear	12"
23	12"	Crape Myrtle	67'	21°	Bradford Pear	12"
24	12"	Crape Myrtle	68'	21°	Bradford Pear	12"
25	12"	Crape Myrtle	69'	21°	Bradford Pear	12"
26	12"	Crape Myrtle	70'	21°	Bradford Pear	12"
27	12"	Crape Myrtle	71'	21°	Bradford Pear	12"
28	12"	Crape Myrtle	72'	21°	Bradford Pear	12"
29	12"	Crape Myrtle	73'	21°	Bradford Pear	12"
30	12"	Crape Myrtle	74'	21°	Bradford Pear	12"
31	12"	Crape Myrtle	75'	21°	Bradford Pear	12"
32	12"	Crape Myrtle	76'	21°	Bradford Pear	12"
33	12"	Crape Myrtle	77'	21°	Bradford Pear	12"
34	12"	Crape Myrtle	78'	21°	Bradford Pear	12"
35	12"	Crape Myrtle	79'	21°	Bradford Pear	12"
36	12"	Crape Myrtle	80'	21°	Bradford Pear	12"
37	12"	Crape Myrtle	81'	21°	Bradford Pear	12"
38	12"	Crape Myrtle	82'	21°	Bradford Pear	12"
39	12"	Crape Myrtle	83'	21°	Bradford Pear	12"
40	12"	Crape Myrtle	84'	21°	Bradford Pear	12"
41	12"	Crape Myrtle	85'	21°	Bradford Pear	12"
42	12"	Crape Myrtle	86'	21°	Bradford Pear	12"
43	12"	Crape Myrtle	87'	21°	Bradford Pear	12"
44	12"	Crape Myrtle	88'	21°	Bradford Pear	12"
45	12"	Crape Myrtle	89'	21°	Bradford Pear	12"

D123-0215
 PROPOSED DEVELOPMENT PLAN 3-3
 TREE SURVEY
 SHEET NO. 1
 OF 3

TREE SURVEY
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS
 JLB VANTAGE

p i a r s
 ENGINEERING

765 Cutler Road, Suite 100 • Plano, TX 75075 • (972) 422-0077 • TBPE No. F-2121

FILE NUMBER: W123-008

DATE FILED: September 5, 2013

LOCATION: East side of Preston Road, south of Mapleshade Lane

COUNCIL DISTRICT: 12

MAPSCO: C-5

SIZE OF REQUEST: 2.27 acres

CENSUS TRACT: 317.09

MISCELLANEOUS DOCKET ITEM:

Representative: James R. Schnurr

Applicant: Truitt Priddy, QuikTrip Corporation

Owner: Preston Road QT, LLC.

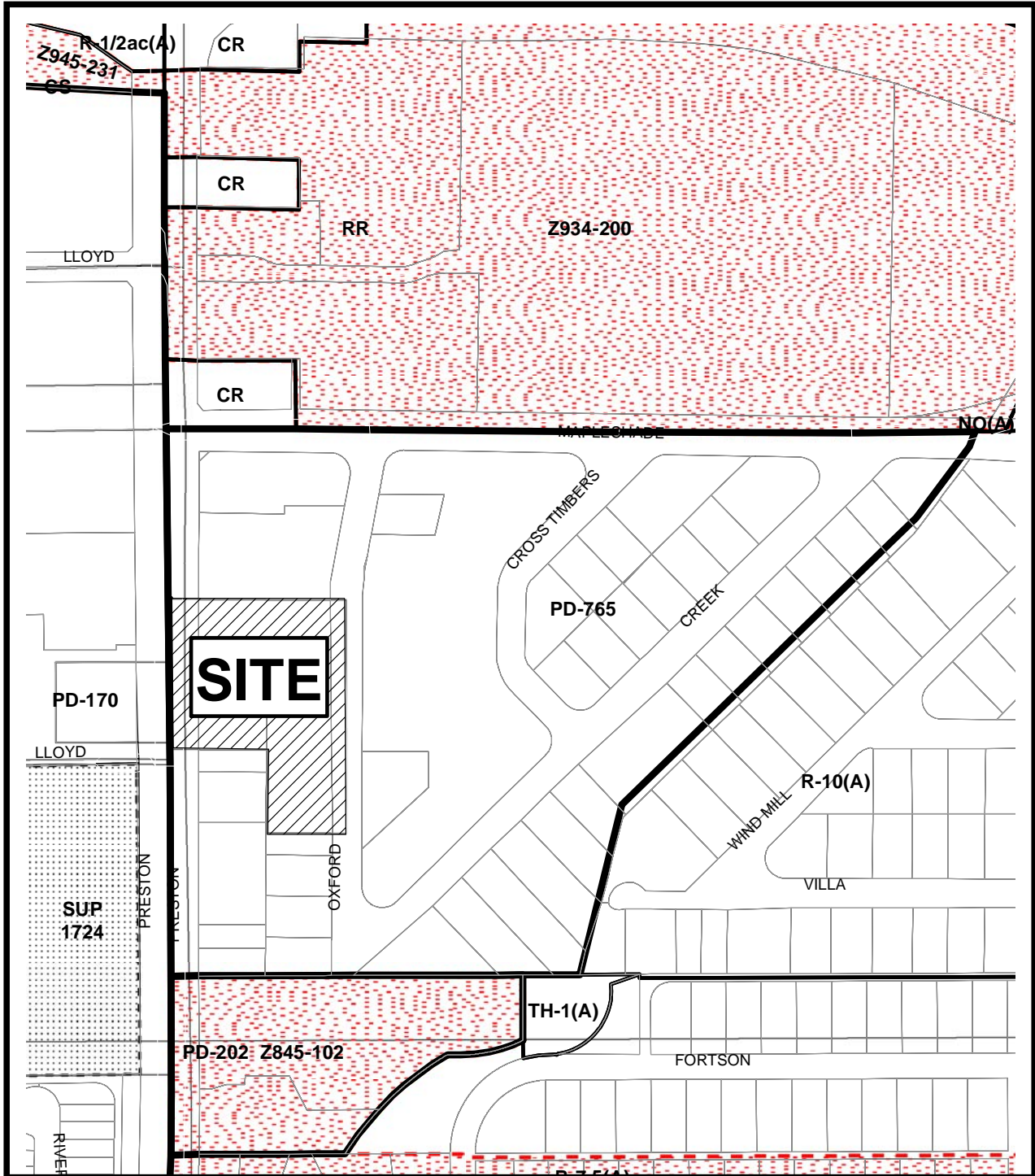
Waiver of Two-Year Waiting Period

On Wednesday, August 22, 2012, the City Council approved the creation of Subarea A within Planned Development District No. 765 at the referenced location. According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to August 22, 2014, without a waiver of the two-year waiting period.

The applicant is requesting a waiver of the two-year waiting period in order to amend the sign regulations. The applicant stated their reasoning as: "The QuikTrip detached signage was addressed in the approved amendment, however through an oversight during the approval process, attached signage was not addressed. As a result, under the current PD 765, QuikTrip must comply with the non-business district sign regulations. The intent of the PD 765 amendment included allowing QuikTrip attached signage, per the attached Exhibits "A" and "B". "

According to the Dallas Development Code, "the commission may waive the time limitation if there are changed circumstances regarding the property sufficient to warrant a new hearing." No changed circumstances are apparent.

Staff Recommendation: Denial



1:3,371

Case #: **W123-008**

Date: **September 26, 2013**

W123-008

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. 2112-249 (MW)

Location 19020 Preston Road

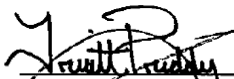
Date of last CPC or CC Action 8/22/2012

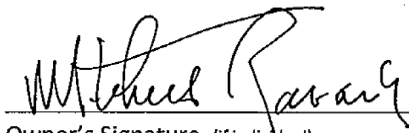
Applicant's Name, Address & Phone Number Truitt Priddy with QuikTrip Corporation, 1120 North Industrial Boulevard, Euless, TX 76039 (817)358-7680

Property Owner's Name, Address & Phone No., if different from above Preston Road QT, LLC, 5498 La Sierra Drive, Dallas, TX 75231-4108 (214)363-1585

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

PD # 765 was amended on 8/22/2012 by Ordinance #28761, to allow QuikTrip Corporation to construct and operate a QuikTrip convenience store with gasoline sales at 19020 Preston Road. The QuikTrip detached signage was properly addressed in the approved amendment, however through an oversight during the approval process, attached signage was not addressed. As a result, under the current PD 765, QuikTrip must comply with the non-business district sign regulations. The intent of the PD 765 amendment included allowing QuikTrip attached signage, per the attached Exhibits "A" and "B".


Applicant's Signature


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

RECEIVED BY
SEP 05 2013
Current Planning

Date Received
Fee: \$300

September 3, 2013

David Cossum
Assistant Director of Planning
City of Dallas
City Hall
1500 Marilla Street, Room 5BN
Dallas, TX 75201-6390

Re: Letter of Authorization - 19020 Preston Road

Dear Mr. Cossum, *David,*

Please accept this letter as my one-time authorization to allow QuikTrip Corporation to act on my behalf for the processes and hearings associated with the application for waiver of the two-year waiting period to be submitted September of 2013, for the property I currently own located at 19020 Preston Road.

Thank you for your assistance with this matter,

Best regards,

Preston Road QT, LLC

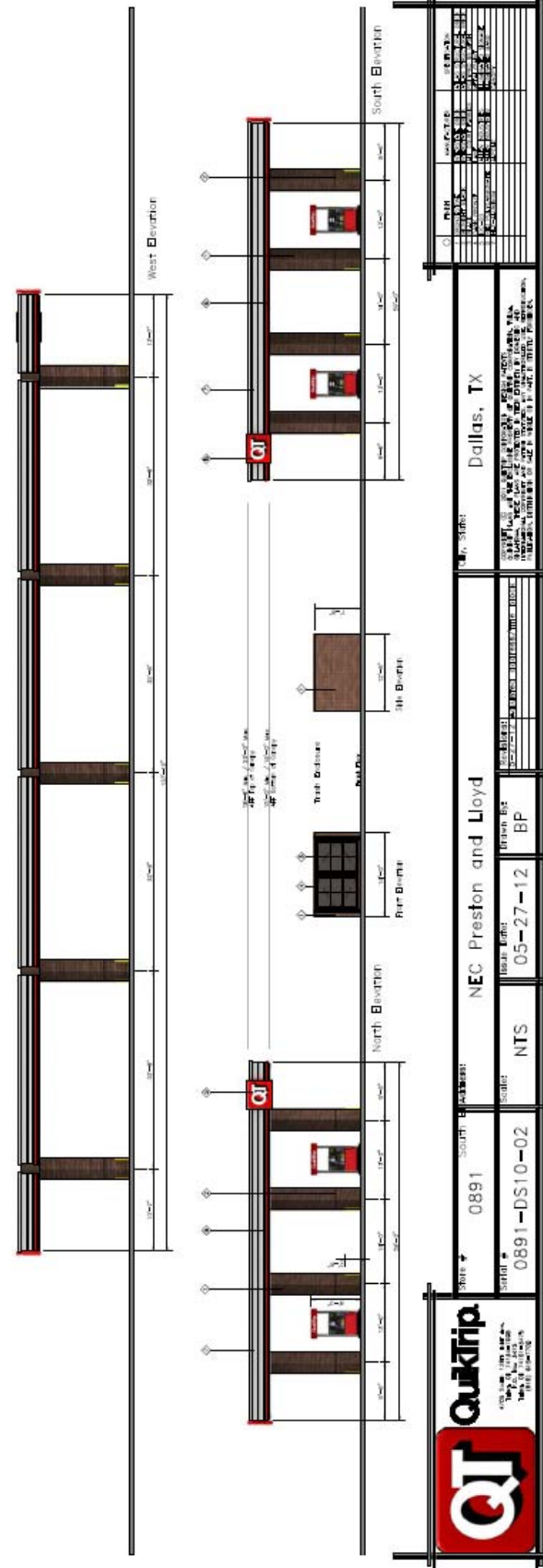
By: *Mitchell Rasansky*
Mitchell Rasansky, Manager

Exhibit "A"



	STATE	0891	ADDRESS	NEC Preston and Lloyd	BRANCH	05-27-12	BP
	STORE #	0891-BSMX-02	SCALE	NTS			
PROJECT NO. 0891-BSMX-02 DATE: 05-27-12 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name] PROJECT LOCATION: Dallas, TX PROJECT TYPE: [Type] PROJECT STATUS: [Status]							

Exhibit "B"



FILE NUMBER: Z123-311(MW)

DATE FILED: June 14, 2013

LOCATION: Northeast line of CF Hawn Freeway at the intersection of South Belt Line Road

COUNCIL DISTRICT: 8

MAPSCO: 69A-R

SIZE OF REQUEST: ±0.5874 acre

CENSUS TRACT: 170.04

REPRESENTATIVE: Gardere Wynne Sewell LLP

APPLICANT/OWNER: 7-Eleven, Inc.

REQUEST: An application to renew Specific Use Permit No. 1883 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CS-D-1 Commercial Services District with a D-1 Liquor Control Overlay

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

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

STAFF RECOMMENDATION:

Staff recommends approval of this renewal subject to the conditions based upon the following:

1. *Compatibility with surrounding uses and community facilities* – The existing general merchandise or food store 3,500 square feet or less is compatible with the surrounding land uses. The sale of alcoholic beverages in conjunction with the main use does not affect compatibility.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The existing general merchandise or food store, which offers the sale of alcoholic beverages, provides a service to this area of the City and does not appear to negatively impact to the adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – The existing general merchandise or food store complies with Chapter 12B (Convenience Store) requirements. The purpose of regulating convenience stores 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.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the existing site plan associated with Specific Use Permit No. 1883, the request complies all applicable zoning regulations and standards.

BACKGROUND INFORMATION:

- The ±0.5874-acre request site is developed with a ±2,613-square foot general merchandise or food store (convenience store) which includes three (3) gas pumps.
- The general merchandise or food store use is permitted by right. The sale of alcoholic beverages on property requires a specific use permit due to the D-1 Liquor Control Overlay.
- SUP No. 1883 was approved on August 24, 2011 for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions. The applicant missed the April 26, 2013 deadline for automatic renewal; therefore, a complete application was required for consideration of renewal.
- The applicant does not propose any changes to the existing site plan.
- Based on information provided by the Dallas Police Department (DPD), Neighborhood Police Unit, Southeast Patrol Division, the convenience store

located at 13601 CF Hawn Freeway is in DPD’s system and passed inspection in May 2013. Therefore, the referenced convenience store complies with Chapter 12B (Convenience Store) requirements.

Surrounding Zoning History:

1. **Z101-317:** On Wednesday, October 10, 2011, the City Council approved 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 for a two-year period with eligibility for automatic renewal of additional five-year periods, subject to a site plan and conditions.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
CF Hawn Freeway	Primary Highway	Variable Lane Width
South Belt Line Road	Principal Arterial	Variable Lane Width

Traffic:

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

Land Use:

	Zoning	Land Use
Site	CS-D-1	Convenience store
Northeast	CS-D-1	Restaurant with drive-through service; undeveloped
Southeast	CS-D-1	Undeveloped land; CF Hawn right-of-way
Southwest	CS-D-1	CF Hawn right-of-way
Northwest	CS-D-1	Auto-related; restaurant with drive-through service; motel

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 *Commercial Center or Corridor* Building Block. These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buckner Boulevard is an example of a Commercial Corridor. Buildings in these areas tend to be on separate parcels and stand one to five stories with offices, restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor's experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other "town center" features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development.

In general, the applicant's request for Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet at this location 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

The existing general merchandise or food store 3,500 square feet or less is generally consistent with the development desired in a Commercial Center or Corridor. The sale of alcoholic beverages in conjunction with the main use does not directly impact the consistency.

Land Use Compatibility:

The ±0.5874-acre request site is developed with a ±2,613-square foot convenience store which includes three (3) gas pumps. The applicant proposes to sell beer and wine for off-premise consumption in conjunction with the convenience store.

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

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

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

Based on information provided by the Dallas Police Department (DPD), Neighborhood Police Unit, Southeast Patrol Division, the convenience store located at 13601 CF Hawn Freeway is in DPD's system and passed inspection in May 2013. Therefore, the referenced convenience store complies with Chapter 12B (Convenience Store) requirements.

The applicant's request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. The initial short time period will allow the request be reevaluated to ensure the use is appropriate in this location.

Development Standards:

District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
CS Commercial Service	15' 0' on minor	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office/ lodging/ retail combined	45' 3 stories	80%	Proximity Slope Visual Intrusion	Commercial & business service, supporting retail & personal service & office

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use is one (1) space per 200 square feet of floor area; the requirement for a motor vehicle fueling station is two (2) spaces. Therefore, the ±2,613-square foot convenience store with gas pumps requires a total of 15 parking spaces. The applicant will continue to provide 18 parking spaces, as depicted on the site plan.

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Landscaping:

No new development is proposed. Therefore, no additional landscaping is required. Any new development on the property will require landscaping per Article X of the Dallas Development Code.

Police Report:

Specific Use Permit No. 1883 was approved on August 25, 2011. An online search of the Dallas Police Department's offense incident reports for the period from August 25, 2009 to August 25, 2011, two-years prior to approval, revealed the following results:

DALLAS POLICE DEPARTMENT										
Virtual Viewer - Public Access										Welcome
Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0013095-X	01/14/2010	LUTFOR,RAHMAN	ASSAULT	13601		CFHAWN...	357	4436	08192	
0052782-X	02/24/2010	BIVENS, ROBERT	ROBBERY	13601		CFHAWN...	357	4436	03941	
0052860-X	02/24/2010	TASBY, TERRANCE, RASH...	FOUND PROPERTY	13601		CFHAWN...	357	4436	43020	
0060076-Y	03/10/2011	NORRIS,VICTORIA	THEFT	13601		CFHAWN...	357	4436	06945	
0060802-Y	03/11/2011	ISLAM,MD	TRAFFIC MOTOR VEHICLE	13601		CFHAWN...	357	4436	32090	
0071765-Y	03/22/2011	@CITY OF DALLAS	FOUND PROPERTY	13601		CFHAWN...	357	4436	43020	
0091878-X	04/03/2010	*7-11 #27206	THEFT	13601		CFHAWN...	357	4436	06931	
0108710-Y	04/29/2011	*7-ELEVEN STORE	THEFT	13601		CFHAWN...	357	4436	06935	
0111609-Y	05/01/2011	*7-ELEVEN STORES	THEFT	13601		CFHAWN...	357	4436	26000	06905
0112435-Y	05/03/2011	*7;-ELEVEN	ROBBERY	13601		CFHAWN...	357	4436	03341	06933
0114834-X	04/26/2010	*7-ELEVEN #27206	THEFT	13601		CFHAWN...	357	4436	06933	
0119984-X	05/01/2010	*TLC EMS	CRIMINAL MISCHIEF/VAN...	13601		CFHAWN...	357	4436	14081	
0130276-Y	05/21/2011	*7-ELEVEN #27206	ROBBERY	13601		CFHAWN...	357	4436	03411	
0160995-X	06/09/2010	*7;-ELEVEN STORE 27206	THEFT	13601		CFHAWN...	357	4436	06933	
0166326-Y	06/24/2011	TOLIVER, MICHAEL	AUTO THEFT-UUMV	13601		CFHAWN...	357	4436	07173	

DALLAS POLICE DEPARTMENT										
Virtual Viewer - Public Access										Welcome
Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0184788-Y	07/11/2011	*SEVEN-ELEVEN	OTHER OFFENSES	13601		CFHAWN...	357	4436	26530	
0195998-Y	07/25/2011	*CITY OF DALLAS	FOUND PROPERTY	13601		CFHAWN...	357	4436	43020	
0198395-X	07/15/2010	*7-11	THEFT	13601		CFHAWN...	357	4436	06932	
0222267-X	08/08/2010	WALKER,CHRISTOPHER	MURDER	13601		CFHAWN...	357	4436	04212	01212
0234321-X	08/20/2010	HERNANDEZ,MARIA	TRAFFIC MOTOR VEHICLE	13601		CFHAWN...	357	4436	32090	
0241188-X	08/27/2010	EDWARDS-ONG,CYNTHIA	AUTO THEFT-UUMV	13601		CFHAWN...	357	4436	07671	
0279348-Y	07/25/2011	@CITY OF DALLAS	FOUND PROPERTY	13601		CFHAWN...	357	4436	43020	
0293062-X	10/21/2010	STRANGE,LAWRENCE	AGGRAVATED ASSAULT	13601		CFHAWN...	357	4436	04971	04271
0325739-W	11/02/2009	COMBS,NANCY	CRIMINAL MISCHIEF/VAN...	13601		CFHAWN...	357	4436	14082	

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Below are the results for the period from August 26, 2011 to August 25, 2013:

 DALLAS POLICE DEPARTMENT UCR Codes Year Codes Property Class Codes 										
Virtual Viewer - Public Access										Welcome
										
Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0003053-Z	01/04/2012	*7-11	THEFT	13601		CFHAWNF...	357	4436	06933	
0011275-A	01/15/2013	*SEVEN ELEVEN	OTHER OFFENSES	13601		CFHAWNF...	357	4436	26530	
0026517-Z	02/01/2012	%CARROLL,KURT,WAYNE...	ANIMAL BITES	13601		CFHAWNF...	357	4436	37010	
0033174-Z	02/09/2012	BAKER, ROBERT	THEFT	13601		CFHAWNF...	357	4436	06943	
0035513-Z	02/12/2012	*711 STORE#27206	CRIMINAL MISCHIEF/VAN...	13601		CFHAWNF...	357	4436	14082	
0039275-Z	02/17/2012	BANKS, CORNELIUS	OTHER OFFENSES	13601		CFHAWNF...	357	4436	26000	
0068506-A	03/23/2013	*7-11	ROBBERY	13601		CFHAWNF...	357	4436	03311	03411
0070903-A	03/25/2013	@BALCH SPRINGS POLIC...	FOUND PROPERTY	13601		CFHAWNF...	357	4436	43030	
0086158-Z	04/10/2012	WILLIAMS,TONYA	THEFT	13601		CFHAWNF...	357	4436	06901	42020
0087268-A	04/09/2013	HERNANDEZ, ENRIQUE	HOME ACCIDENTS	13601		CFHAWNF...	357	4436	34070	
0089051-Z	04/13/2012	*SEVEN- ELEVEN #27206	THEFT	13601		CFHAWNF...	357	4436	06935	
0116332-A	05/11/2013	*B&B	THEFT	13601		CFHAWNF...	357	4436	069E1	
0120892-A	05/16/2013	*7-ELEVEN STORES	CRIMINAL MISCHIEF/VAN...	13601		CFHAWNF...	357	4436	14082	
0171210-Z	07/11/2012	*7-11	THEFT	13601		CFHAWNF...	357	4436	06901	
0180740-Z	07/21/2012	ALVAREZ,LINDA,AURORA	THEFT	13601		CFHAWNF...	357	4436	06902	06102

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 DALLAS POLICE DEPARTMENT UCR Codes Year Codes Property Class Codes 										
Virtual Viewer - Public Access										Welcome
										
Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0208684-A	08/15/2013	*SEVEN ELEVEN#27206	THEFT	13601		CFHAWNF...	357	4436	06932	
0231872-Z	09/17/2012	WINTERS,SYLVIA	OTHER OFFENSES	13601		CFHAWNF...	357	4436	26000	
0246205-Z	10/03/2012	*SEVEN-ELEVEN #27206	CRIMINAL MISCHIEF/VAN...	13601		CFHAWNF...	357	4436	14082	
0252549-Y	09/23/2011	MCCOOLOUGH,DANIEL	OTHER OFFENSES	13601		CFHAWNF...	357	4436	26000	
0255984-Y	09/27/2011	*SEVEN-ELEVEN	THEFT	13601		CFHAWNF...	357	4436	06934	
0259328-Z	10/17/2012	JOLIS,SAMMY	ACCIDENTAL INJURY - PU...	13601		CFHAWNF...	357	4436	33070	
0261546-Z	10/20/2012	RAHMAN,LUTFFOR	ASSAULT	13601		CFHAWNF...	357	4436	08112	
0283101-Z	11/14/2012	BECK, DANA	OTHER OFFENSES	13601		CFHAWNF...	357	4436	26000	
0303246-Y	11/17/2011	*7-11 STORES	EMBEZZLEMENT	13601		CFHAWNF...	357	4436	12011	
0324859-Y	12/13/2011	*7-ELEVEN STORES	THEFT	13601		CFHAWNF...	357	4436	06935	

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List of Partners/Principals/Officers

**7-Eleven Inc.
Officers and Directors**

Corporate Address

1722 Routh Street, Suite 1000
Dallas, Texas 75201

Officers of the Board

Toshifumi Suzuki – Chairman of the Board

Senior Officers

Joseph M. DePinto – President and Chief Executive Officer; Director
Darren M. Rebelez – Executive Vice President and Chief Operating Officer
Stanley W. Reynolds – Executive Vice President and Chief Financial Officer
Carole L. Davidson – Senior Vice President, Strategic Planning
Jesus H. Delgado-Jenkins – Senior Vice President, Merchandise & Logistics
~~Daniel J. Eason~~ – Senior Vice President, General Counsel and Secretary
Wesley M. Hargrove – Senior Vice President and Chief Information Officer
C. Bradley Jenkins – Senior Vice President, Store Operations
Krystin E. Mitchell – Senior Vice President, Human Resources
Jeffrey A. Schenck – Senior Vice President, Franchising
Christopher P. Tanco – Senior Vice President, International

Rankin
Gasaway

Other Officers

Shinji Abe – Vice President, Strategic Planning
Masaaki Asakura – Vice President, International
Rita E. Bargerhuff – Vice President and Chief Marketing Officer
Robert Cozens – Vice President, Northeast Division
W. Timothy Donegan – Vice President, Canada Division
William M. Engen – Vice President, Chesapeake Division
Frank S. Gambina – Vice President, National Franchise
John “J” Hedrick – Vice President, Florida Division
Lawrence G. Hughes – Vice President, North Pacific Division
Rajneesh Kapoor – Vice President, Great Lake Division
Allen P. Pack – Vice President, Central Division
Ryoji Sakai – Vice President, Strategic Planning
David L. Seltzer – Vice President and Treasurer
Nancy Smith – Vice President, Operations Support
Ena Williams – Vice President, Southwest Division

Directors

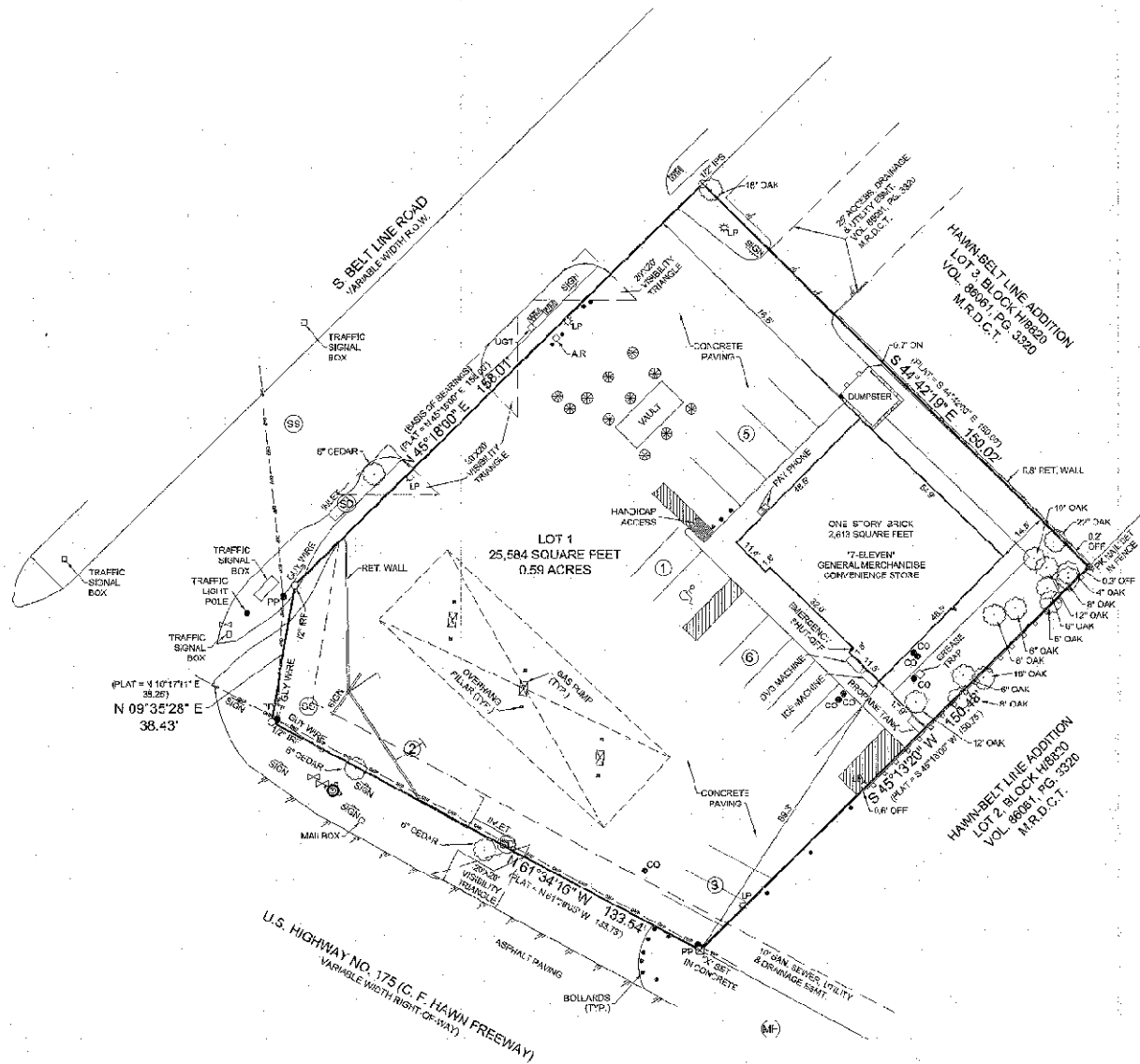
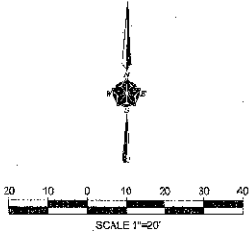
Toshifumi Suzuki – Chairman of the Board
Jay W. Chai – Director
Joseph M. DePinto – Director, President and Chief Executive Officer
Masaaki Kamata – Director
Nobutake Sato - Director

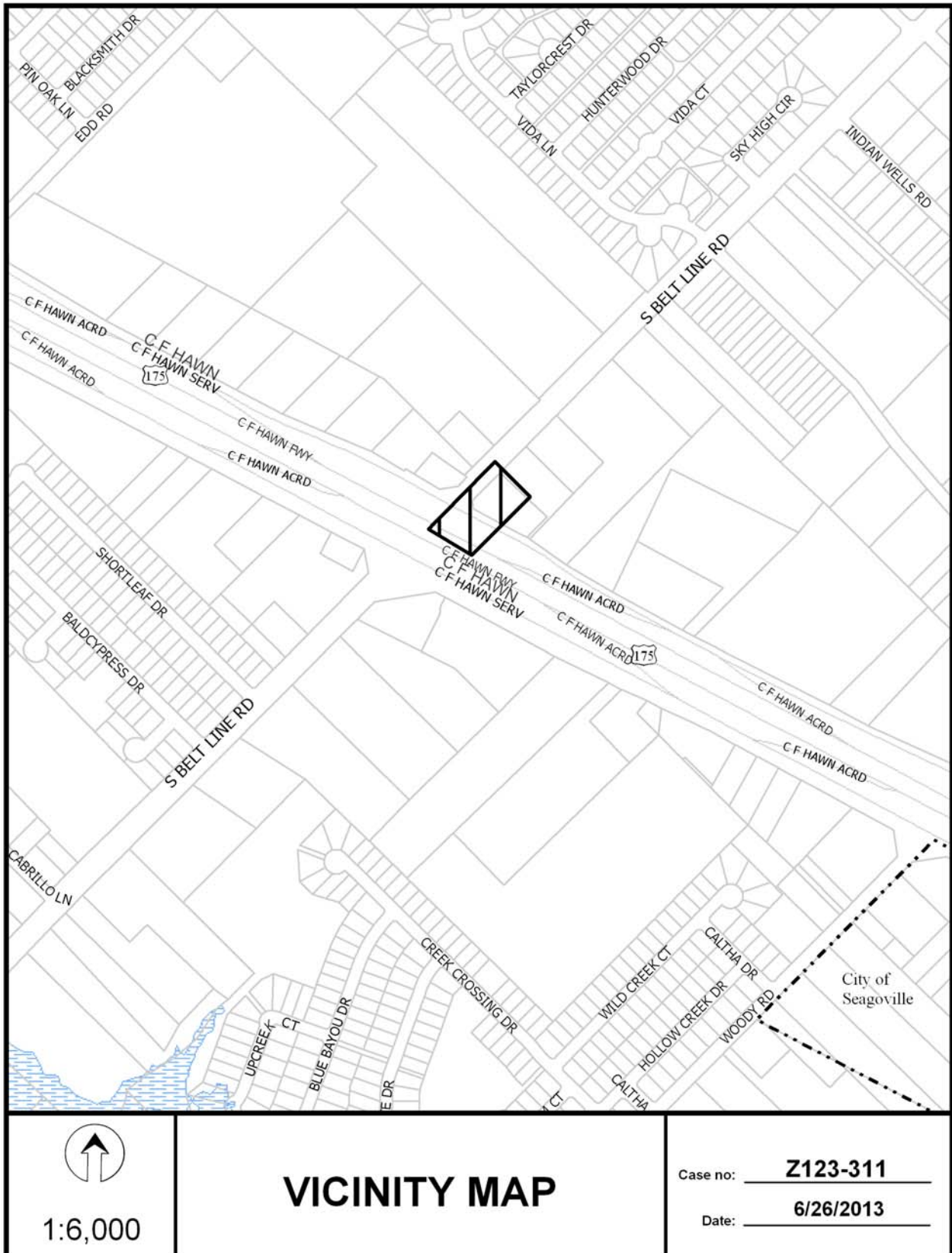
Z123-311

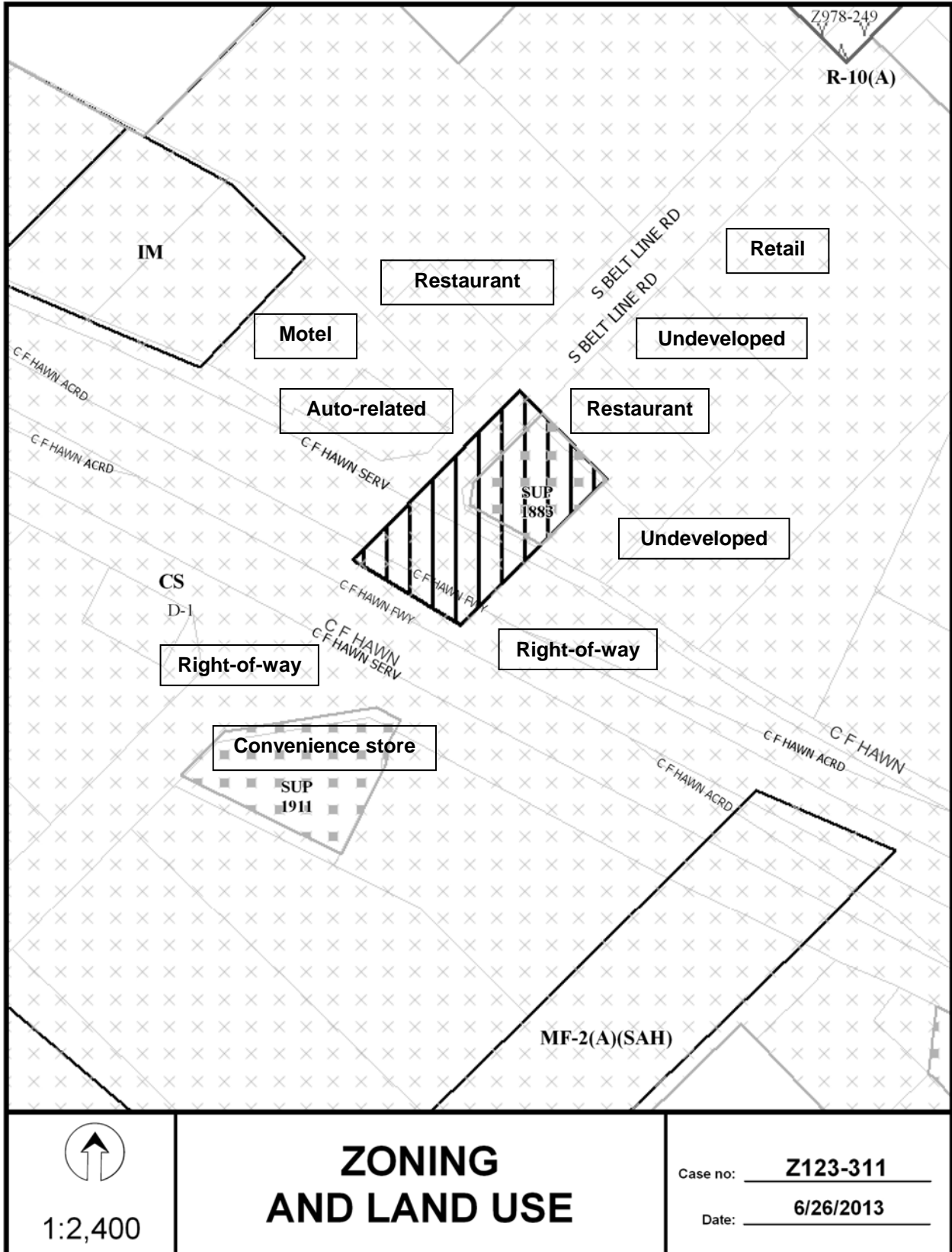
Existing/Proposed SUP Conditions

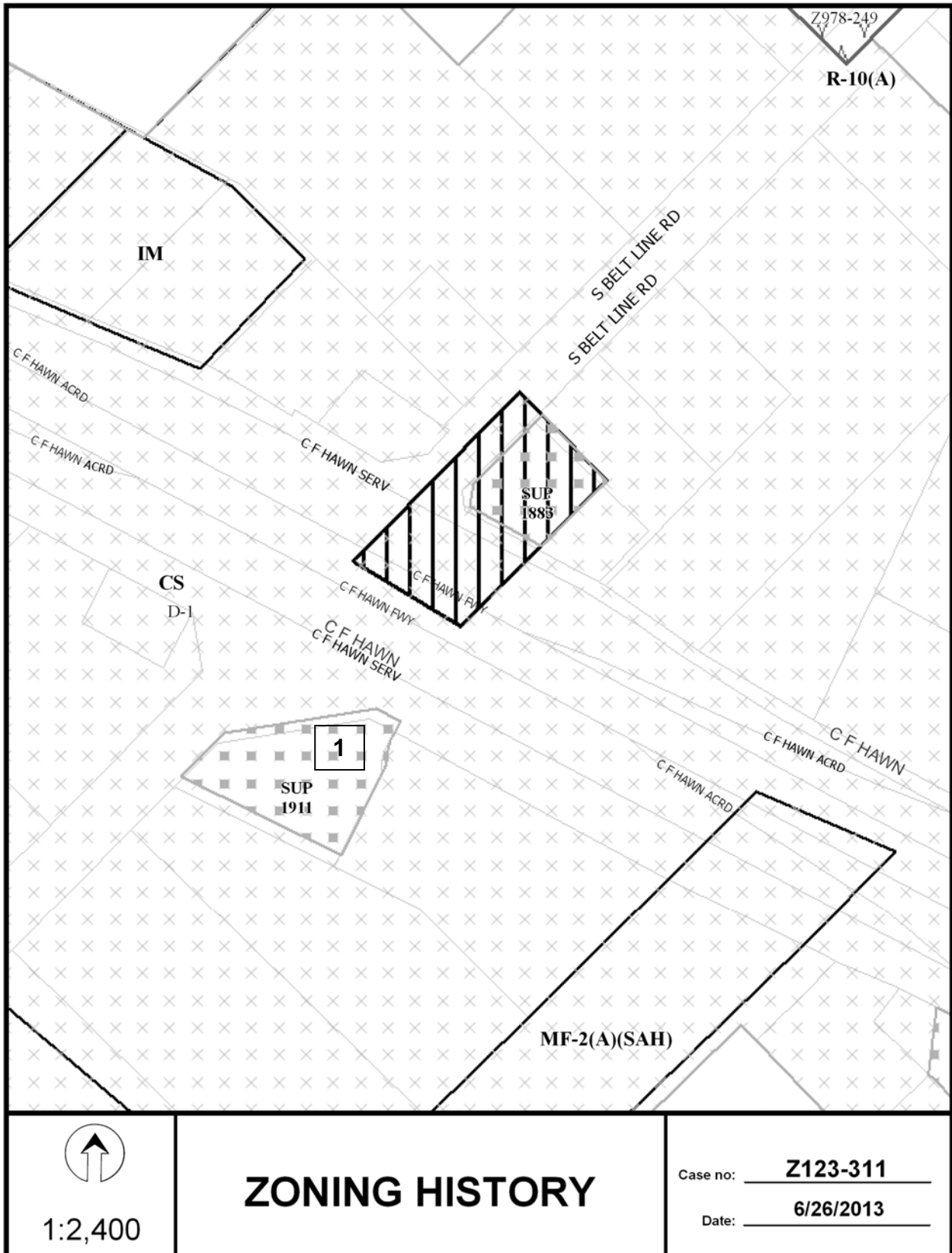
1. **USE**: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less.
2. **SITE PLAN**: Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT**: This specific use permit expires on ~~August 24, 2013~~ (five years), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. **MAINTENANCE**: The Property must be properly maintained in a state of good repair and neat appearance.
5. **GENERAL REQUIREMENTS**: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

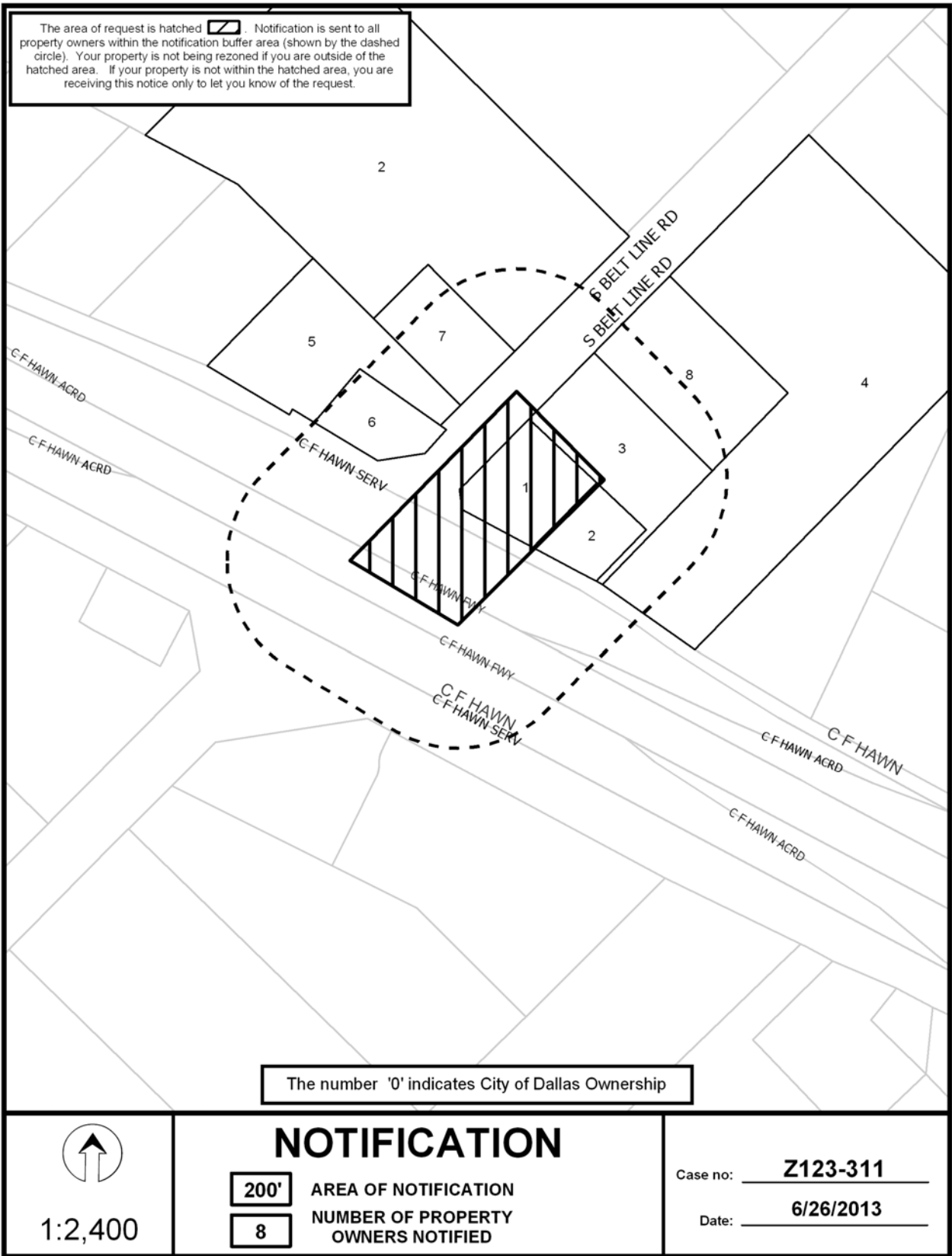
Existing Site Plan











Z123-311(MW)

6/25/2013

Notification List of Property Owners

Z123-311

8 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	13601 C F HAWN FWY	SOUTHLAND CORP 27206 % AD VALOREM
2	1811 BELTLINE RD	SADEGHIAN KHOSROW
3	1800 BELTLINE RD	MCDONALDS CORP 42 524 % ROLAND PARRISH
4	13600 C F HAWN FWY	FOX RUSSELL TRUSTEE STE G
5	13415 C F HAWN FWY	OM SHANTI ARP LLC
6	13525 C F HAWN FWY	POWERS J D &
7	1800 BELTLINE RD	CRARE INC
8	1790 BELTLINE RD	SEAGOVILLE ONE LP

FILE NUMBER: Z123-318(WE) **DATE FILED:** June 25, 2013
LOCATION: Bruton Road and McCutcheon Lane, northwest corner
COUNCIL DISTRICT: 5 **MAPSCO:** 58-D
SIZE OF REQUEST: Approx. 3.975 acres **CENSUS TRACT:** 90

APPLICANT / OWNER: Riley Family Faith Academy

REPRESENTATIVE: Audra Buckley
Permitted Development

REQUEST: An application for an amendment to Specific Use Permit No. 1357 for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of this request is to allow the school to include grades 9th through 12th in their curriculum. The total student enrollment is anticipated to reach approximately 600 students when the additional grades are added.

STAFF RECOMMENDATION: Approval, subject to a revised site plan, revised traffic management plan and conditions.

STAFF RECOMMENDATION:

Staff recommends approval of this amendment subject to the site plan, traffic management plan and conditions based upon:

1. *Compatibility with surrounding uses and community facilities* – The minor changes to Specific Use Permit No. 1357 will not affect the compatibility with the surrounding uses. The institutional use serves the residents and is consistent in height and scale with the adjacent residential and institutional uses.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The minor changes to Specific Use Permit No. 1357 will allow for senior high school students residing in the neighborhood to attend a local school.
3. *Not a detriment to the public health, safety, or general welfare* – The increase in the number of students from 488 students to 600 students should not cause a detriment to the public health, safety or general welfare of the adjacent neighborhood.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The amendment of Specific Use Permit No. 1357 will conform to the development standards and regulations in the Dallas Development Code.

BACKGROUND INFORMATION:

- The applicant's request for an amendment to Specific Use Permit No. 1357 will allow for the administration to include grades 9th through 12th in their curriculum. Presently, the school serves kindergarten through eighth grades.
- In addition, there are some modifications to the site plan and traffic management plan that reflect changes to the surface parking lot. The changes were made to provide a more efficient circulation pattern for vehicular traffic during student drop-off and pick-up.
- The maximum student enrollment will not change from the proposed 600 students. Currently, the school has approximately 488 students enrolled.

Zoning History: Other than the granting of the specific use permit on this site, there have been no other recent zoning changes requested in the area.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Bruton Road	Principal Arterial	100 ft.	100 ft.
McCutcheon Lane	Local	60 ft.	60 ft.

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Private school
North	R-7.5(A)	Single Family
South	R-7.5(A)	Child-care facility & private school
East	R-7.5(A)	Undeveloped, Single Family
West	R-7.5(A)	Church

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 Building Block. The amendment to Specific Use Permit No. 1357 conforms to the Residential Neighborhood Building Block standards.

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.

STAFF ANALYSIS:

Land Use Compatibility: There are no changes to the existing conditions expect for including grades ninth through twelfth to the classrooms and a change to the site plan and traffic management plan. Staff has also included text for the traffic management

plan that describes the faculties' role in implementing safety procedures when the students are dropped-off and picked-up.

In January 2009, the City Council approved an amendment to Specific Use Permit No. 1357 for an open-enrollment charter school for a ten year period with eligibility for automatic renewals for addition ten year periods, subject to a site plan, traffic management plan and conditions.

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.

Staff has reviewed and recommends approval of the applicant's request for an amendment to Specific Use Permit No. 1357 for an open enrollment charter school, subject to a site plan, traffic management plan and conditions.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family

Parking: The requirement for off-street parking for a school, pursuant to the Dallas Development Code is;

- one and one-half space for each kindergarten/elementary school classroom;
- three and one-half space for each junior high/middle school classroom; and
- nine and one-half space for each senior high school classroom.

The number of required off-street parking spaces for the proposed school is 97 spaces and the applicant is providing 117 off-street parking spaces. The applicant will have to re-stripe the parking lot to conform to the attached site plan. The existing circulation pattern on the northeastern portion of the site was inadequate for student drop-off and

/pick-up. The total number of proposed classrooms determines the number of required parking spaces. The school is proposing approximately 26 classrooms.

Landscaping: Landscaping of any development will be in accordance with the attached site plan. The minor changes to Specific use Permit No. 1357 will not trigger any additional landscaping requirements.

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.

<p>LIST OF OFFICERS Riley Family Faith Academy</p>

- Theda Marie Green, President
- Ernest Crowley, Member
- Charles Oliver, Secretary
- Jeanne Campbell, Member
- Karen Belknap, Member/Founder
- Dr. Alan Seay, Chief Administrative Officer

PROPOSED SUP CONDITIONS

1. **USE**: The only use authorized by this specific use permit is an open-enrollment charter school.
2. **SITE PLAN**: Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT**: This specific use permit expires on January 28, 2019, but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. **PARKING**: Parking must be [~~provided and~~] located as shown on the attached site plan.
5. **LANDSCAPING**: Before the issuance of a certificate of occupancy for an open-enrollment charter school, landscaping must be provided as shown on the attached site plan. Plant materials must be maintained in a healthy, growing condition.
6. **HOURS OF OPERATION**: The open-enrollment charter school may only operate between 7:00 a.m. and 5:00 p.m., Monday through Saturday.
7. **INGRESS/ EGRESS**: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
8. **CLASSROOMS**: The maximum number of classrooms is 26. Classes are limited to kindergarten through [~~eighth~~] twelfth grade.
9. **TRAFFIC MANAGEMENT PLAN**:
 - (a) In general. Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit B).
 - (b) Queuing. . Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

(c) Traffic study.

(i) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study was ~~[must be]~~ submitted to the director by **November 1, 2009**. ~~[After the initial traffic study,]~~ ~~[[t]he~~ Property owner or operator shall submit annual updates of the traffic study to the director by November 1st of each year.

(ii) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

- (A) ingress and egress points;
- (B) queue lengths;
- (C) number and location of personnel assisting with loading and unloading of students;
- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level;
- (G) circulation;

(iii) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(A) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(B) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(d) Amendment process.

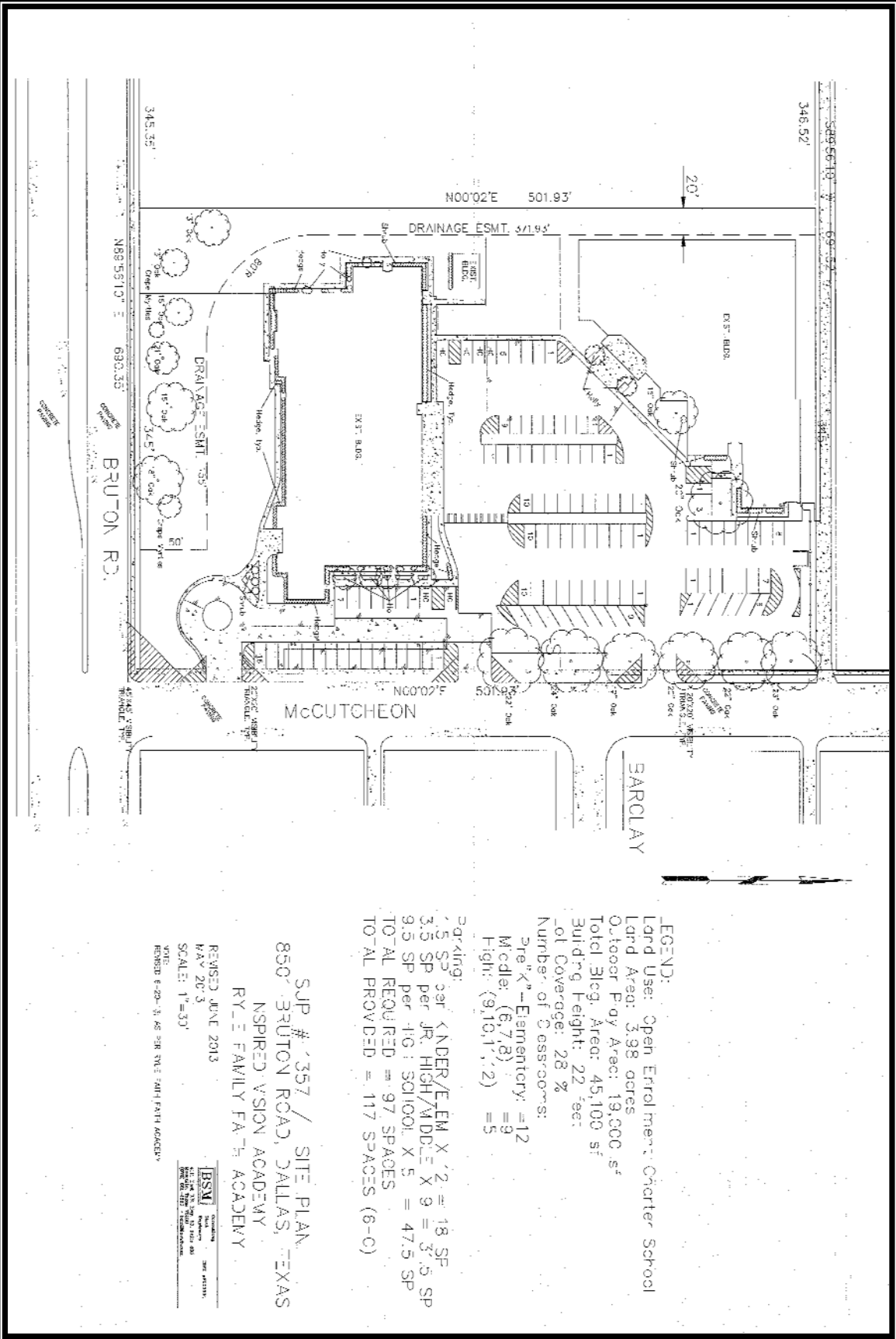
(i) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

(ii) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

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

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

PROPOSED SITE PLAN



LEGEND:
 Land Use: Open Enrollment Charter School
 Land Area: 3.38 acres
 Outdoor Play Area: 19,000 s²
 Total Bldg. Area: 45,100 s²
 Building Height: 22 feet
 Lot Coverage: 28 %
 Number of Classrooms:
 Pre-K - Elementary = 12
 Middle (6,7,8) = 9
 High: (9,10,11,12) = 5
 Parking:
 1.5 SP per UNDER/ELEM X 2 = 18 SP
 3.5 SP per JR. HIGH/MIDDLE X 9 = 31.5 SP
 9.5 SP per HIGH SCHOOL X 5 = 47.5 SP
 TOTAL REQUIRED = 97 SPACES
 TOTAL PROVIDED = 117 SPACES (6-C)

SUP # 1357 / SITE PLAN
 8502 BRUTON ROAD, DALLAS, TEXAS
 INSPIRED VISION ACADEMY
 RYLE FAMILY FAITH ACADEMY
 REVISED JUNE 2013
 DRAWN BY: [Signature]
 SCALE: 1"=30'
 NOTE: REVISION E-20-3, AS PER THE SALES CONTRACT



Riley Family Faith Academy Traffic Management Plan

A Traffic Management Plan (TMP) is important to safely achieve an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up. By properly managing the vehicular traffic generated during the critical periods, the safety and efficiency of other modes of travel – including walking – will also inherently improve, and the operational impact on the public street system should also be minimized. The TMP should not be considered a comprehensive set of instructions to ensure adequate safety; however, it should be used as a tool to facilitate a safer and more efficient environment.

The analysis summarized below utilizes the proposed school site plan to evaluate aspects such as passenger loading/unloading and vehicle queuing (i.e., stacking) that occur at the school in order to accommodate the observed peak demands within the site. A concerted effort and full participation by the school administration, staff, students, and parents are encouraged to provide and maintain safe and efficient traffic operations. [NOTE: In this report the term “parents” refers to any parent, family member, or legal guardian who is involved in the pick-up or drop-off of one or more students at the school.]

School Operational Characteristics

Table 1 summarizes the known operational characteristics for Inspired Vision Middle School assumed in this analysis:

Table 1. School Operational Characteristics

	Existing Conditions	Proposed Conditions
Enrollment:	<i>Total (Grades K-8th): 488 students</i>	<i>Maximum Allowed (Grades K-12th): up to 600 students</i>
Daily Start/End Schedule	All Grades: >Start: 7:45 AM >End: 3:30 PM	No significant change
Approximate Number of Students Travelling by Mode Other Than Drop-off/Pick-up:	By School Bus: none By Walking: negligible By Self-Driving: none By Other: negligible	By School Bus: none By Walking: negligible By Self-Driving: negligible By Other: negligible
Approximate Number of Students With Alternate Schedules (i.e., Arrive/Depart Outside of Normal Peak Times):	Approximately 15% (extracurricular activities, etc.)	Approximately 15% (extracurricular activities, etc.)

NOTE #1: To the highest degree practical, the accounts of “existing conditions” presented in this report were based upon actual on-site observations conducted by DeShazo during typical school day(s) conditions and from personal interviews of school representatives. The analyses and recommendations presented in this report for “proposed” or “future” conditions were based upon evaluations of “existing conditions” and may be supplemented by DeShazo’s professional judgment and experience. “Proposed”/“Future” conditions are intended to reflect the anticipated day-to-day conditions at full occupancy.

NOTE #2: Occasional functions or other events may be held at the school, which generate traffic outside of the traditional peak drop-off and pick-up periods. While some of the measures presented in this report may be applicable in such cases, traffic characteristics other than those directly associated with the primary drop-off and pick-up periods are not the subject of this analysis.

Existing Traffic Conditions

Site Access and Circulation

The subject site currently has three total driveways, and all are on McCutcheon Lane. During the pick-up and drop-off periods, parents driving vehicles to the site at generally enter from “Driveway 1” (northernmost driveway) and “Driveway 2” (middle driveway) and exit from the site at Driveway 2 and “Driveway 3” (southernmost driveway).

Once inside the site, pick-up traffic either parks in the available parking spaces on site or circulates through the parking lot aisles. During the morning drop-off period, a similar circulation pattern is used.

Passenger Unloading/Loading and Vehicle Queuing

During the afternoon pick-up period, Inspired Vision Middle School employs an unmanaged protocol during the pick-up period whereby parents may generally queue or park anywhere it is allowed, and students (once released) find their parents on their own. No mandatory loading area exists, though much of the loading occurs near the building access points. School staff members are typically accessible for general supervision, oversight, and security. Once each vehicle is loaded, it individually proceeds to the site egress.

Based upon field observations conducted by DeShazo during typical school-day conditions (on May 13, 2013), the peak number of parent-vehicles on site during the afternoon pick-up period was quantified. Depending upon site-specific conditions, some parents opt to park (on- or off-site) in lieu of enter the vehicle queue – to the degree possible, these vehicles were also included in the vehicle accumulation.

Assuming that the number of vehicles generated during the afternoon pick-up period is directly proportional to the number of students enrolled, the peak queue for the future conditions at full occupancy can be estimated. A summary of the peak number of vehicles is provided in Table 2.

Table 2. Peak Vehicles In Queue

	Existing Conditions (Observed)	Proposed Conditions (Estimated)
Peak Number of Parent-Vehicles*	Approximately 104	Approximately 128

* May also include parent-vehicles that were parked on- or off-site.

Recommendations

The following recommendations are provided by DeShazo to Inspired Vision Middle School for the management of vehicular traffic generated by the school during peak traffic conditions. [NOTE: Generally, traffic delays and congestion that occurs during the afternoon pick-up period is notably greater than the traffic generated during the morning drop-off period due to the timing and concentration characteristics. In most instances, achieving efficiency during the afternoon period is most critical, while the morning traffic operations require nominal active management. Therefore, except where stated otherwise, the recommendations provided herein pertain specifically to the afternoon period operations.]

General

To maximize personal safety, any passenger loading (or unloading) within the public right-of-way should be avoided at all times.

To minimize liabilities, no persons other than deputized officers of the law should engage or attempt to influence traffic operations in public right-of-way.

To the extent possible, all queuing and parking of parent-vehicles should also be accommodated within the school site boundaries. For circumstances where this cannot be avoided, coordination with the City of Dallas staff members responsible for traffic operations in the area should take place so that appropriate traffic control devices can be installed.

The full cooperation of all school staff members, students, and parents is crucial for the success of a Traffic Management Plan. Proper training of school staff on the duties and expectations pertaining to the Plan is recommended. Sufficient communications at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is also recommended.

Site Circulation Plan

Based upon DeShazo's review of the proposed site conditions and the anticipated needs of traffic during peak conditions, the site traffic circulation plan (based upon the site plan prepared by **BSM Engineers, Inc.**) depicted in **Exhibit 1** is recommended. This plan was designed with the intent of optimizing the on-site vehicular circulation and retention of vehicle queuing in a manner that promotes safety and operational efficiency.

The recommended plan provides approximately 2,250 linear feet of on-site vehicular queuing (i.e., storage for up to 101 vehicles @ 22 feet per vehicle), plus approximately thirty (30) available on-site parking spaces. At the potential enrollment increase to 600 students, DeShazo estimates that the number of vehicles in queue at the peak time could reach 128. Under this scenario, the site may be unable to accommodate this magnitude of vehicles on the site simultaneously. In order reduce the peak number of

vehicles in queue, it is recommended that Inspired Vision Middle School implement a staggered release time of no less than 15 minutes. The intent is to distribute the vehicular traffic over a longer period so that the maximum queue will be sufficiently reduced to be fully accommodated within the site.

The plan includes recommended configuration of temporary traffic control devices (such as traffic cones, etc.) that shall be installed on a daily basis when typical traffic conditions are expected. An appropriate number of school staff shall be assigned to fulfill the duties of student supervision, traffic control, and other related duties as generally depicted on the plan.

Staff directing traffic at the intersecting point of two queue lanes (and other areas, where appropriate) should, in lieu of simple hand gestures, procure and use reversible hand-paddle signs with the messages (and symbols) for STOP and for SLOW (i.e., proceed slowly). Optional additional equipment used by staff may include whistles (for audible warnings) and flashlights (for visual warnings) in order to better-gain the attention of motorists.

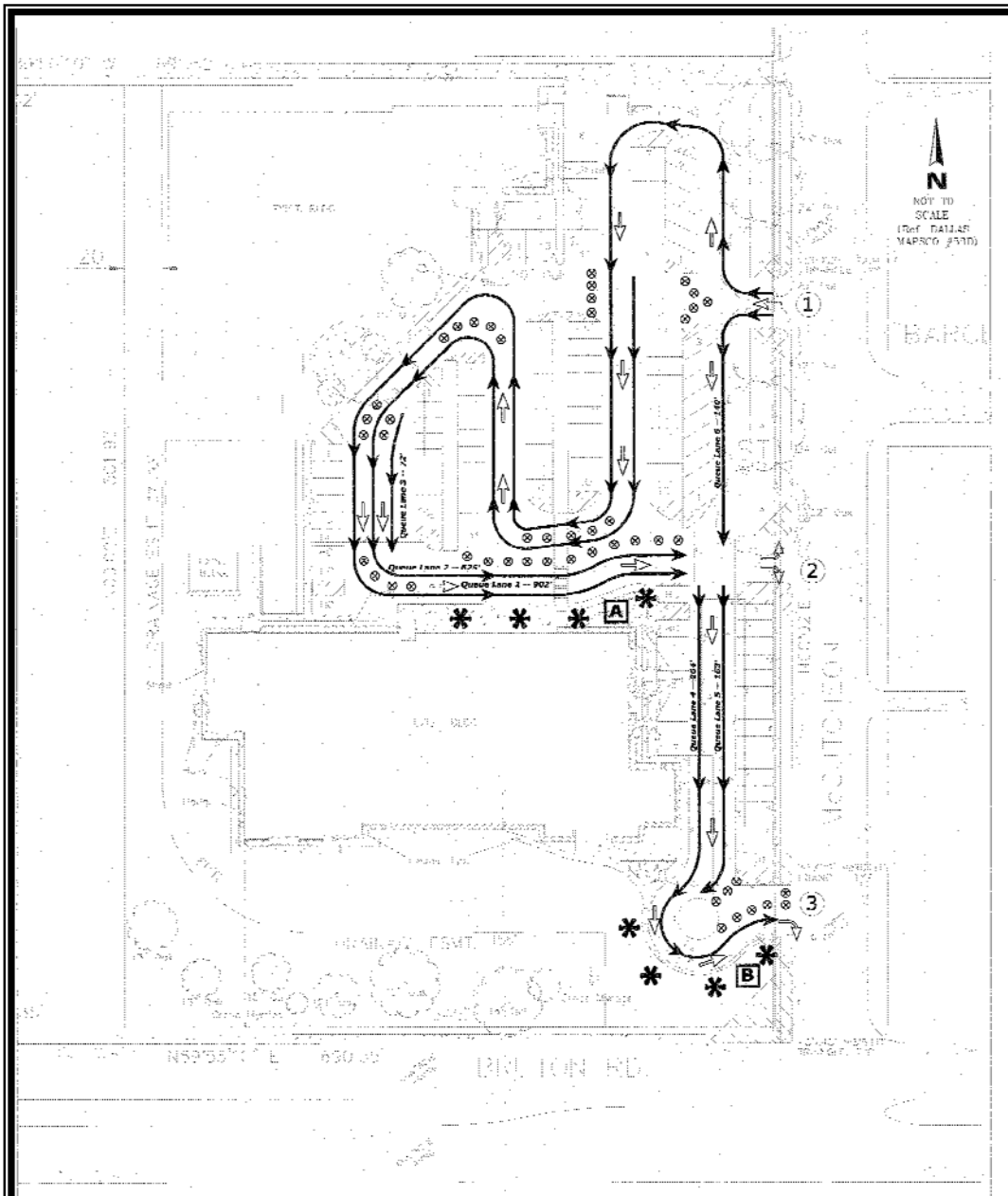
Summary

This TMP is to be used by Inspired Vision Middle School to provide safe and efficient transportation of students, staff, and faculty to and from the site. The Plan was developed with the intent of optimizing safety and efficiency and the goal of accommodating vehicular traffic generated by the school at peak traffic periods within the site. The details of the TMP shall be reviewed by the school on a regular basis to confirm its effectiveness.

Recommendation:

Implement a staggered release time of no less than 15 minutes that should be managed with the intent of reducing the number of vehicles in the peak queue so that it can be accommodated within the site.

Traffic Management Plan Circulation Map



School Information

Current Enrollment: 488 Students
 Maximum Allowed Enrollment: 600 Students
 Academic (Current): K - 8th Grades
 Academic (Proposed): K - 12th Grades
 Hours: 7:45 AM-3:30 PM

Vehicular Queue:

	Primary Queue Veh./[Ft.]	Additional Parking Vacant Spaces (Approx.)	Total Veh./[Ft.]
Projected Demand*	128 (2,816)	128 (Approx.)	128 (2,816)
Available Capacity	98 (2,166)	30** (Out of 121 spaces)	128 (2,166)
NET Surplus/(Deficiency)	(30) (650')	30	0

* Based upon observations at this existing campus on May 13, 2013.
 ** Estimated parking supply available for afternoon pick-up operations.
 NOTE: Vehicular queue in linear feet is calculated at 22 ft. per passenger vehicle.

NOTE: This Traffic Management Plan was developed to prevent the queuing of drop-off/pick-up related vehicles within the city right-of-way. The school administration should adhere to this TMP and any deficiency due to spill over of queuing into undesignated areas of the city right-of-way, including roadway travel lanes, should be corrected by the school immediately.

Legend

- Circulation Path
- Passenger Vehicle Queue
- Drop-off/Pick-up Area (Primary)
- Drop-off/Pick-up Area (Additional)
- Staff Assistance
- School Driveway Nomenclature
- Temporary Traffic Cones

Traffic Management Plan

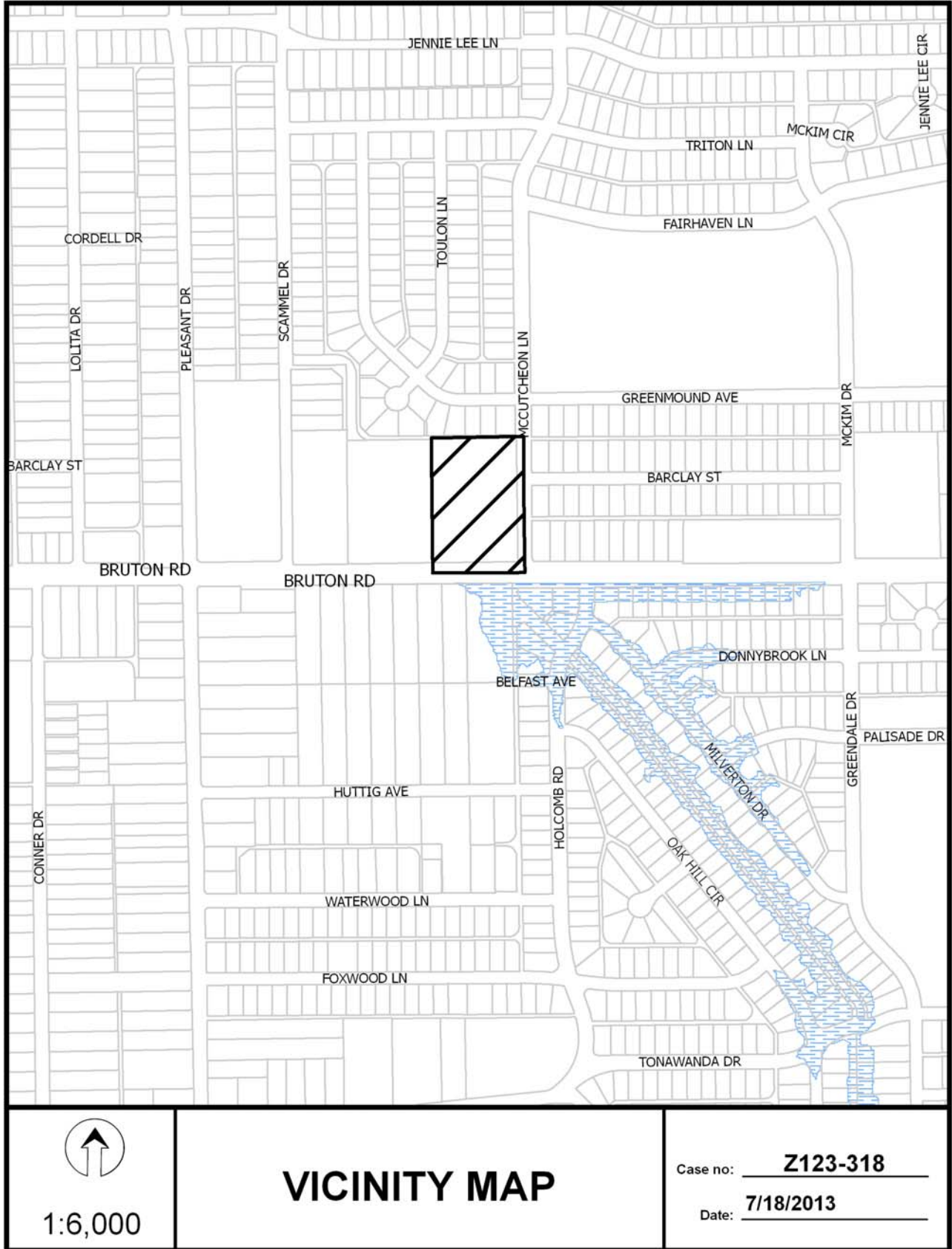
Inspired Vision Academy Traffic Management Plan

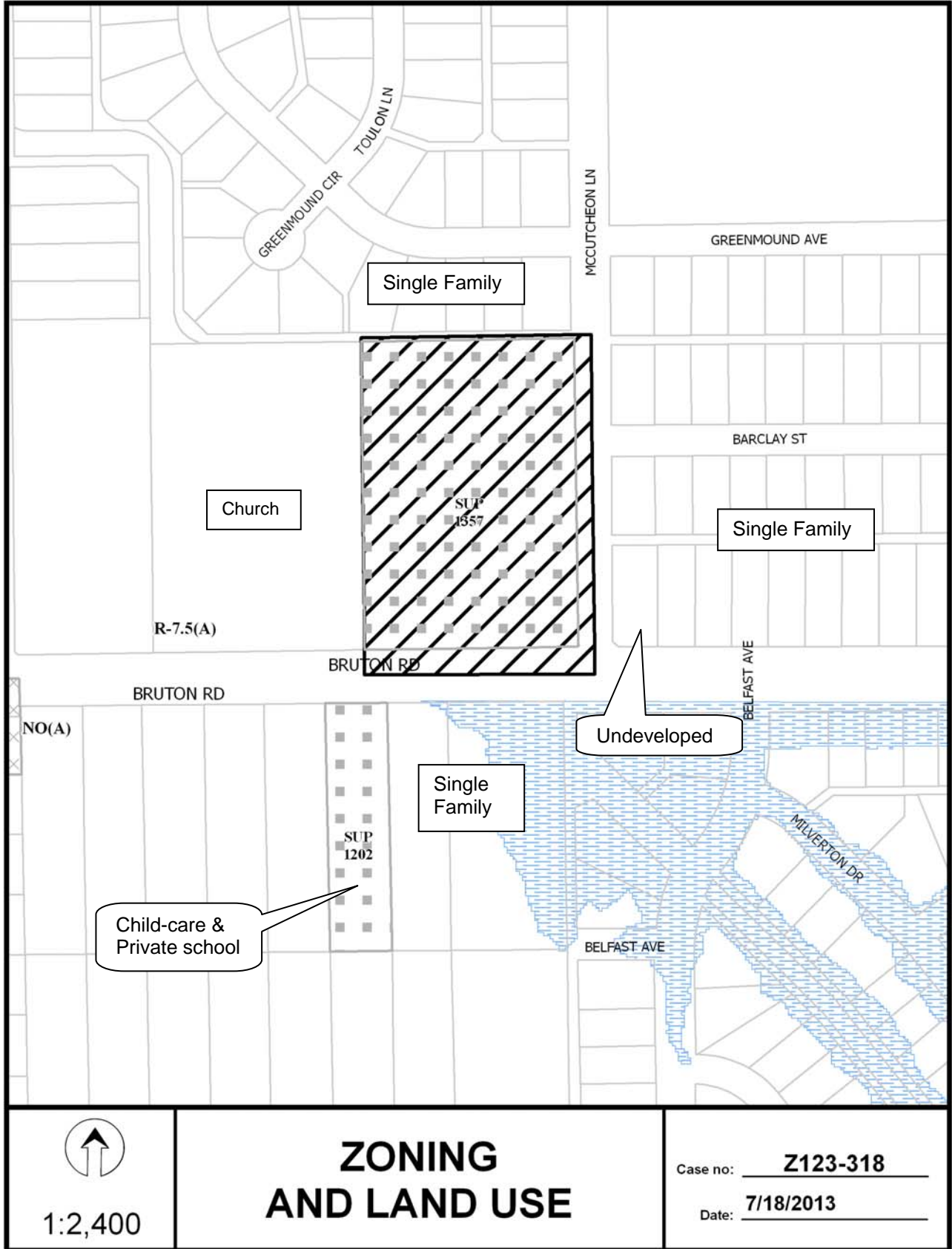
Z 123-318

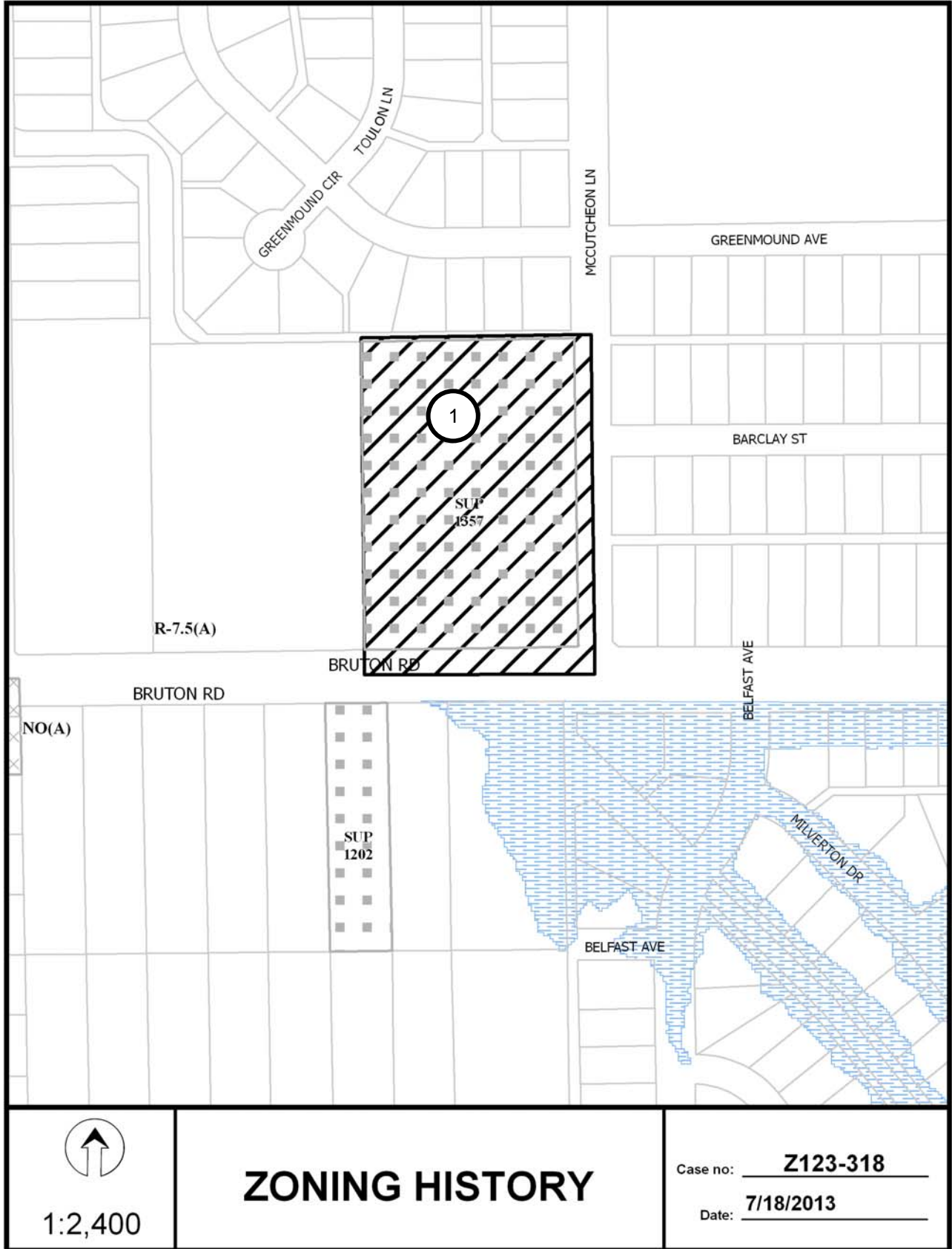
Site plan (base) is prepared by RSM Engineers, Inc

EXHIBIT

1





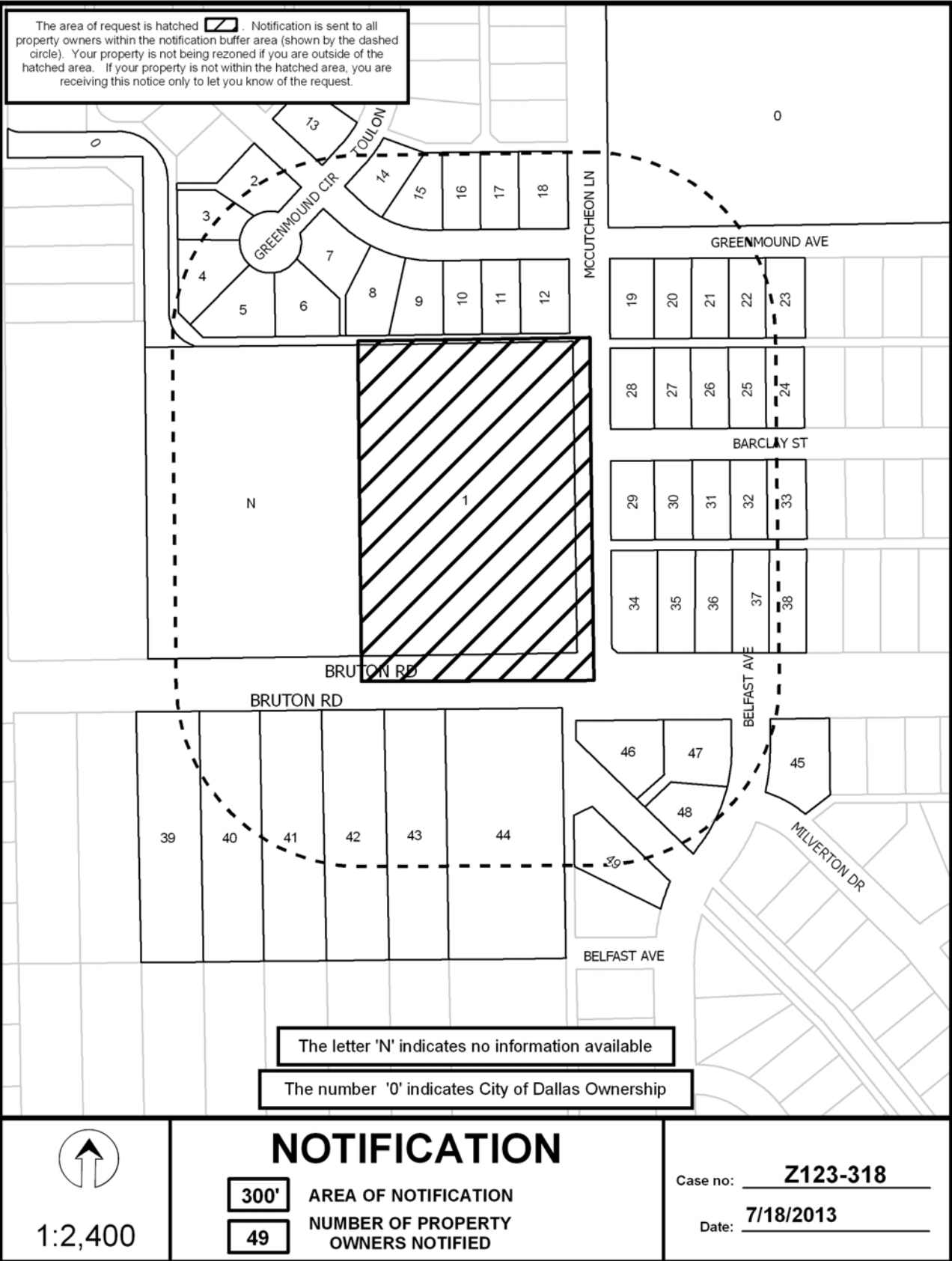


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ZONING HISTORY

Case no: Z123-318

Date: 7/18/2013



Notification List of Property Owners

Z123-318

49 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8501 BRUTON RD	RYLIE FAMILY FAITH ACADEMY INC
2	8432 GREENMOUND AVE	GIL JOSE & SANDRA
3	8438 GREENMOUND AVE	MORENO MARTIN & TERESA
4	8442 GREENMOUND AVE	SCOTT RALPH A
5	8446 GREENMOUND AVE	BROOKS SANDRA E
6	8450 GREENMOUND AVE	RUIZ JOSE GERONIMO LARA &
7	8456 GREENMOUND AVE	GOMEZ JOSE
8	8510 GREENMOUND AVE	RODRIGUEZ PEDRO & TERESA
9	8514 GREENMOUND AVE	MUIR EVERTON D & JULLIAN
10	8518 GREENMOUND AVE	SERRANO J ANGEL & SONIA NUNEZ
11	8522 GREENMOUND AVE	MACALUSO FRANK & JOAN
12	8526 GREENMOUND AVE	VERGARA VICENTE
13	2207 TOULON LN	WAGNER GEORGE W JR
14	8505 GREENMOUND AVE	MALDONADO ROBERT
15	8511 GREENMOUND AVE	SURBER ARVINA
16	8517 GREENMOUND AVE	TOVAR MARIA O & NATALIO TOVAR
17	8521 GREENMOUND AVE	CLICK DAVID IVEN
18	8525 GREENMOUND AVE	WATKINS TANYA M
19	8606 GREENMOUND AVE	ARIAS ARNOLDO A & MARGARITA M
20	8610 GREENMOUND AVE	VILLA MARIA A
21	8616 GREENMOUND AVE	LATTIMORE JAMES E & GLADYS M LATTIMORE
22	8620 GREENMOUND AVE	SANDERS WILLIAM & DEBRA
23	8626 GREENMOUND AVE	AMAYA IRIS
24	8635 BARCLAY ST	CALVILLO MARIA
25	8629 BARCLAY ST	JOHNSON HILDE J
26	8621 BARCLAY ST	GIBBONS GARY A & ANN

7/18/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	8615 BARCLAY ST	BENNETT MARTHA CHRISTINE
28	8605 BARCLAY ST	MERCADO REINA
29	8604 BARCLAY ST	JONES OLEN T
30	8614 BARCLAY ST	SMITH LENNES
31	8620 BARCLAY ST	PRYOR LANARVALL D
32	8628 BARCLAY ST	RAMIREZ ARISTEO
33	8634 BARCLAY ST	GUYNES HELEN EUGENIA
34	8601 BRUTON RD	PEREZ ROGELIO
35	8615 BRUTON RD	HAMILTON ROBERT
36	8621 BRUTON RD	MATA ELIAS N & PATRICIA A MATA
37	8627 BRUTON RD	TORRES JOSE C & FEBRONIA AVILES
38	8633 BRUTON RD	LEVINGSTON MAGGIE & JIMMY REYNOLDS
39	8406 BRUTON RD	MEDINA G MARCO ANTONIO
40	8414 BRUTON RD	MIRELES PAUL & DEBBIE L
41	8422 BRUTON RD	LOREDO REYNALDO & JAKELINA
42	8430 BRUTON RD	MARTINEZ JUAN J & IRMA G
43	8506 BRUTON RD	GOMEZ SILVANO
44	8514 BRUTON RD	DAVIS FAMILY LIVING TRUST
45	8708 BRUTON RD	BENITEZ ARCADIO
46	8610 BRUTON RD	OLGUIN ARMANDO & MARIA ELENA BERMUDEZ
47	2059 HOLCOMB RD	GREEN ELIJAH
48	2053 HOLCOMB RD	GUARDIOLA BRENDA A
49	2041 HOLCOMB RD	GARAY LUZ

Planner: Warren F. Ellis

FILE NUMBER: Z123-135(WE) **DATE FILED:** November 12, 2012

LOCATION: Northwest line of Hawthorne Avenue between Production Dr. and Afton Street

COUNCIL DISTRICT: 2 **MAPSCO:** 34-Y

SIZE OF REQUEST: Approx. 5.509 acres **CENSUS TRACT:** 4.01

APPLICANT / OWNER: Texas Intownhomes, LLC.

REPRESENTATIVE: Robert Baldwin

REQUEST: An application for a Planned Development Subdistrict for single detached dwellings on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of this request is to allow for the construction of a single family development and a community service center. The maximum number of single family dwellings proposed is 110.

STAFF RECOMMENDATION: Hold under advisement until October 24, 2013

PREVIOUS ACTION: On August 8, 2013, the City Plan Commission held this case under advisement until September 26, 2013, to allow the applicant to continue working with staff on the proposed conditions.

BACKGROUND INFORMATION:

- The applicant has recently provided staff with the revisions to the conception plan and conditions. The information that was provided to staff was not submitted within an appropriate time frame for review; and therefore, staff's recommendation is to hold this case under advisement until October 24, 2013.
- The request for a Planned Development Subdistrict is to construct a 110-single family detached development is twofold: 1) increase the structure height from 36 feet to 58 feet and 2) modify the yard, space and yard regulations in an MF-2(A) Subdistrict. The MF-2 Subdistrict development standards are more restrictive than wants is proposed by the applicant to construct the single family development.
- The Medical District Tax Increment Finance District has reached an agreement with the applicant to receive funds for the site's redevelopment. As part of the agreement, the developer has agreed to allocate approximately 20 percent of the units as affordable units.
- The surrounding land uses consist of single family uses to the northeast and an elementary school (PDS No. 28) to the southeast, which is across Hawthorne Avenue. A flood plain borders the request site's northwestern and southwestern boundaries that separate the industrial and commercial type uses that are on Macatee Drive and Production Drive, respectively.

Zoning History: There have been two recent Board of Adjustment cases requested in the area.

1. BDA101-011 On May 17, 2011, the Board of Adjustment Panel A granted a variance of 15 feet to the front yard setback regulations at 2201 Kings Road.
2. BDA101-040 On May 17, 2011, the Board of Adjustment Panel A granted a variance of 15 feet to the front yard setback regulations at 4701 Bengal Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Hawthorne Avenue	Local Street	50 ft.	50 ft.

Land Use:

	Zoning	Land Use
Site	MF-2 w/in PDD No. 193	
Northeast	MF-2 w/in PDD No. 193	Single Family
Southeast	PDS No. 28 w/in PDD No. 193	Elementary School
Northwest	IR	Industrial
Southwest	IR	Industrial, Warehouses

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

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

LAND USE:

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

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

Policy 3.1.2 Encourage alternatives to single-family housing developments for homeownership.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

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 a PDS for a single family development meets objectives 1, 4, 6 and 7. The request does not meet the remaining objectives, 2, 3, and 5 because the proposed development will not have a retail component nor is located in a commercial area. The proposed single family development will only provide the appropriate off-street parking requirements necessary to service the development.

STAFF ANALYSIS:

Land Use Compatibility: The 5.509 acre site is undeveloped and is adjacent to a floodplain which flows along the request sites northwestern and southwestern property line. The surrounding land uses consist of primarily residential uses, however there is an elementary school that is southeast of the site, across Hawthorne Avenue and industrial type uses (e.g., warehouse uses) to the southwest, across Production Drive.

The applicant's request for a Planned Development Subdistrict for single detached dwellings will permit the construction of a 110-single family shared access development. The applicant has requested several modifications to the MF-2 Subdistrict's development standards and regulations to allow for the proposed single family development to be developed. These modifications refer primarily to the yard, lot and space regulations, and parking regulations. The MF-2 Subdistrict development standards are more restrictive than is proposed by the applicant to construct the single family development. The MF-2 Subdistrict permits a front yard setback of 20-feet, a side yard setback of 10-feet and a rear yard setback of 15 feet. The proposed

development will allow for zero yard setbacks. In addition, the City Council approved a similar development in the Farmer’s Market area that is being considered on the request site.

In addition, the applicant and the Medical District Tax Increment Finance District have reached an agreement to allocate approximately 20 percent of the units as affordable units. Also, the Medical District Tax Increment Finance will provide some financial funding for the site’s redevelopment.

The applicant has informed staff that the TIFF Board and the developer are continuing to meet to finalize the overall layout of the development. Therefore, the case will be held under advisement until the applicant submits a conceptual plan. Initially, the applicant submitted a development plan when the case was submitted for review.

Staff’s recommendation is to hold this case under advisement until August 22, 2013

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
MF-2 – existing Multiple Family	15'	10/15'	Min lot 2,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%		Multifamily, duplex, single family
PDS for single family - proposed	0'	0/0'	Min lot 2,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	58'	90%		Multifamily, duplex, single family

Landscaping: Landscaping of any development will be in accordance with Part I landscaping requirements in PDD No. 193.

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

Miscellaneous – Conditions: Staff has reviewed supports the applicant Planned Development conditions. However, there are some provisions in the conditions that are not supported by staff and will be reflected in the appropriate sections. Staff will continue to work with the applicant’s representative to discuss our differences and incorporate additional language to reflect the placement of windows on the proposed single family dwellings that abuts the single family uses.

<p style="text-align: center;">LIST OF OFFICERS Texas in Townhomes, LLC</p>

- Frank M. K. Liu, President
- Ming Liu, Vice-President
- Helen Ghozali, Vice-President

PROPOSED PDS CONDITIONS

SEC. S-___.101. LEGISLATIVE HISTORY.

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

SEC. S-___.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict ____ is established on property generally located on the northeast corner of the intersection of Hawthorne Street and Production Drive. The size of PD Subdistrict ____ is approximately 5.509 acres.

SEC. S-___.103. PURPOSE.

The general objectives of these standards are to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and, in part, to achieve the following:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment by encouraging the development of residential structures in an urban context.
- (3) To encourage a mix in the design of residential structures.
- (4) To promote landscape/streetscape quality and appearance.
- (5) To provide visual buffering and enhance the beautification of the city.
- (6) To safeguard and enhance property values and to protect public and private investment.
- (7) To conserve energy.

SEC. S-___.104. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part 1 of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part 1 of this article, Part 1 of this article controls. In this division,

- (1) **COLORED CONCRETE** means concrete with one or more pigments added to it.
 - (2) **SUBDISTRICT** means a subdistrict of PD 193.
- (b) Unless otherwise state, all references to articles, divisions, or sections in this

division are articles, divisions or sections in Chapter 51.

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

SEC. S-___.105. EXHIBIT.

The following exhibit is incorporated into this division:

(1) Exhibit S-__A: conceptual plan.

SEC. S-___.106. CONCEPTUAL PLAN

Development and use of the Property must comply with the conceptual plan (Exhibit S- __). If there is a conflict between the text of this division and the conceptual plan, the text of this division controls.

SEC. S-___.107. DEVELOPMENT PLAN

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

SEC. S-___.108. HOMEOWNERS ASSOCIATION.

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

Staff’s Recommendation

SEC. S-___.109. GENERAL DEVELOPMENT STANDARDS.

~~The provisions of Section 51A-4.702, “Planned Development (PD) District Regulations,” relating to the PD pre-application conference, site plan procedure, site analysis, conceptual plan, development plan, development schedule, and amendments to the development plan do not apply to this district.~~

Applicant’s Proposal

SEC. S-___.109. GENERAL DEVELOPMENT STANDARDS.

The provisions of Section 51A-4.702, “Planned Development (PD) District Regulations,” relating to the PD pre-application conference, site plan procedure, site analysis, conceptual plan, development plan, development schedule, and amendments to the development plan do not apply to this district.

SEC. S-____.110. MAIN USES PERMITTED.

- (a) The following uses are the only uses permitted in the PD Subdistrict:
- Accessory community center (private).
 - Handicapped group dwelling unit.
 - Local utilities
 - Single-family.
 - Temporary construction or sales office.

SEC. S-____.111. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

SEC. S-____.112. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part 1 of this article. In the event of a conflict between this section and Part 1 of this article, this section controls.)

- (a) Single-Family uses.
- (1) Front yard. No minimum front yard.
 - (2) Side and rear yard. No minimum side or rear yard.
 - (3) Density. No maximum dwelling unit density is 110 units.
 - (4) Height. Maximum structure height is 58 feet to the highest point of the roof. Rooftop projections, trellis projections and other architectural features may exceed the height by 12 feet.
 - (5) Lot coverage. Maximum lot coverage is 90 percent.
 - (6) Stories. No maximum stories.

SEC. S-____.113. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult Part 1 of this article for the specific off-street parking and loading requirements for each use.

- (b) Parking for Single-family Residential Uses.
- (1) Type A Units (80% of total units): Two off-street parking spaces are required per unit.

(2) Type B Units (20% of total units): One off-street parking per unit.

(c) Guest Parking. A total of .25 parking spaces are required and these spaces may cross lot lines

(d) Parking Space Dimensions. Except for on-street parallel parking spaces along Bengal Drive, off-street parking spaces must be a minimum of 18 feet long by eight feet wide.

Staff's recommendation

(e) There is no parking requirement for accessory uses, such as an ~~sales office~~, accessory community center (private) or fitness center, provided the accessory use is principally for the residents.

Applicant's Proposal

(e) There is no parking requirement for accessory uses, such as a sales office, accessory community center (private) or fitness center, provided the accessory use is principally for the residents.

(e) Accessory community center (private). Off-street parking is not required for an accessory community center (private) use.

SEC. S-___.114. SIDEWALKS.

(a) A minimum sidewalk width of 12 feet, with 7.5 feet unobstructed by any structure or planting, must be provided along Hawthorne Street.

(b) A minimum sidewalk width of 10 feet, with 7.5 feet unobstructed by any structure or planting, must be provided along Bengal Street.

(c) Sidewalks elsewhere in the interior of the subdistrict are allowed but not required. Interior sidewalks must be a minimum of three feet wide.

(d) Sidewalks can be constructed with concrete, colored concrete or pavers.

SEC. S-___.115. PAVEMENT WIDTHS FOR ACCESS DRIVES.

(a) The access drives must be provided as shown on the conceptual plan.

(b) Single-family lots may front on access drives.

(c) The access drives must have a minimum width of 20 feet and a minimum pavement width of 20 feet. Pavement widths are measured perpendicularly from the edge of the pavement to the opposite edge of the pavement.

(d) In this Subdistrict, sight visibility triangles are 10 feet by 10-feet for driveways and 15 feet by 15 feet at street intersections.

SEC. S-___.116. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-____.117. LANDSCAPING.

(a) In general. Except as provided in this section, landscaping and screening must be provided in accordance with Part 1 of this article.

(b) Tree preservation. Protected trees must be preserved in accordance with Article X. The protective fencing and tree mitigation requirements apply to all uses. No grading may occur and no building permit may be issued to authorize work on the Property until required protective fencing is inspected and approved by the building official.

(c) Street trees.

(1) Except as provided in this subsection, street trees must have a minimum height of 12 feet and a minimum caliper of three-and-a-half inches measured at a point 12 inches above the root ball at the time of installation.

(2) If the building official determines that a tree with a minimum height of 12 feet will interfere with utilities, a street tree may have a minimum height of six feet and a minimum caliper of two inches measured at a point 12 inches above the root ball at the time of installation.

(d) Maintenance. Plant material must be maintained in a healthy, growing condition.

SEC. S-____.118. URBAN DESIGN CONSIDERATIONS.

(a) Building materials. A minimum of 40 percent of total building façade area, excluding openings, must incorporate stone, brick or a combination of those materials. Hardi-board may be used on all façades.

(b) Drive-through porte-cocheres. Porte-cocheres may span across shared access drives, provided a minimum clearance of 18 feet is maintained.

(c) Outdoor lighting. Light poles must be located a minimum of 50 feet and a maximum of 100 feet on center with a minimum of one footcandle at the mid-point between fixtures. Outdoor light sources must be indirect, diffused, or shielded-type fixtures, installed to reduce glare and the consequent interference with boundary streets. Bare bulbs or strings of lamps are prohibited. Fixtures must be attached to buildings or mounted on permanent poles at a maximum height of 20 feet. Fixtures may be located within the public right-of-way with a City of Dallas license or on adjoining property. Pedestrian areas must be lighted beginning one-half hour after sunset and continuing until one-half hour before sunrise.

(d) Tree grates. Tree grates conforming to state and federal standards and specifications adopted to eliminate, insofar- as possible, architectural barriers encountered by aged, handicapped, or disabled persons, and of a size adequate to permit healthy tree growth may be provided for all trees planted within a public sidewalk, but are not required.

(e) Fencing.

(1) Solid fencing is not required, but is allowed.

(2) Wrought iron fencing with gates is permitted between buildings along the perimeter of the subdistrict.

(3) Maximum height for fencing is eight feet.

(f) Pavement markings. Pedestrian crosswalks across ingress and egress driveways and interior drives or streets must be clearly marked by colored concrete or patterned or stamped concrete and must be consistent.

(g) Common areas. Mailboxes, water features and private recreation facilities are allowed in common areas.

SEC. S-____.119. SIGNS.

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

SEC. S-____.120. ADDITIONAL PROVISIONS.

Staff's Recommendation

~~(a) The property that is subject to these regulations can be developed as a residential development tract.~~

Applicant's Proposal

(a) The property that is subject to these regulations can be developed as a residential development tract.

Staff's Recommendation

~~(b) In this Subdistrict, there are not a maximum number of lots that can be platted in a single residential development tract.~~

Applicant's Proposal

(b) In this Subdistrict, there are not a maximum number of lots that can be platted in a single residential development tract.

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

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

(e) Development and use of the Property must comply with Part 1 of this Article.

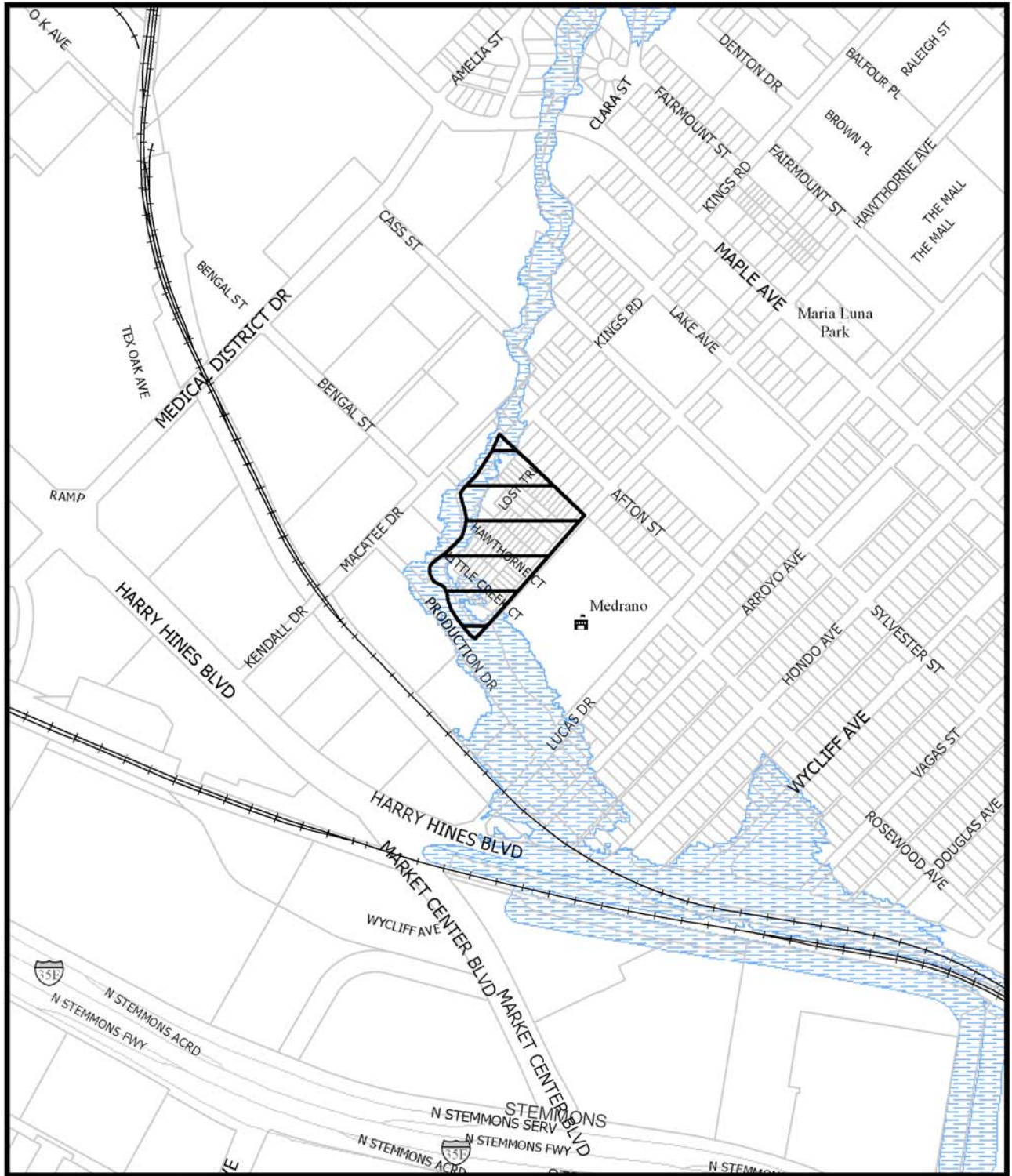
SEC. S-____.121. COMPLIANCE WITH CONDITIONS.

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

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

PROPOSED CONCEPTUAL PLAN

The applicant is proposing a conceptual plan. Staff has not received the conceptual plan at this time

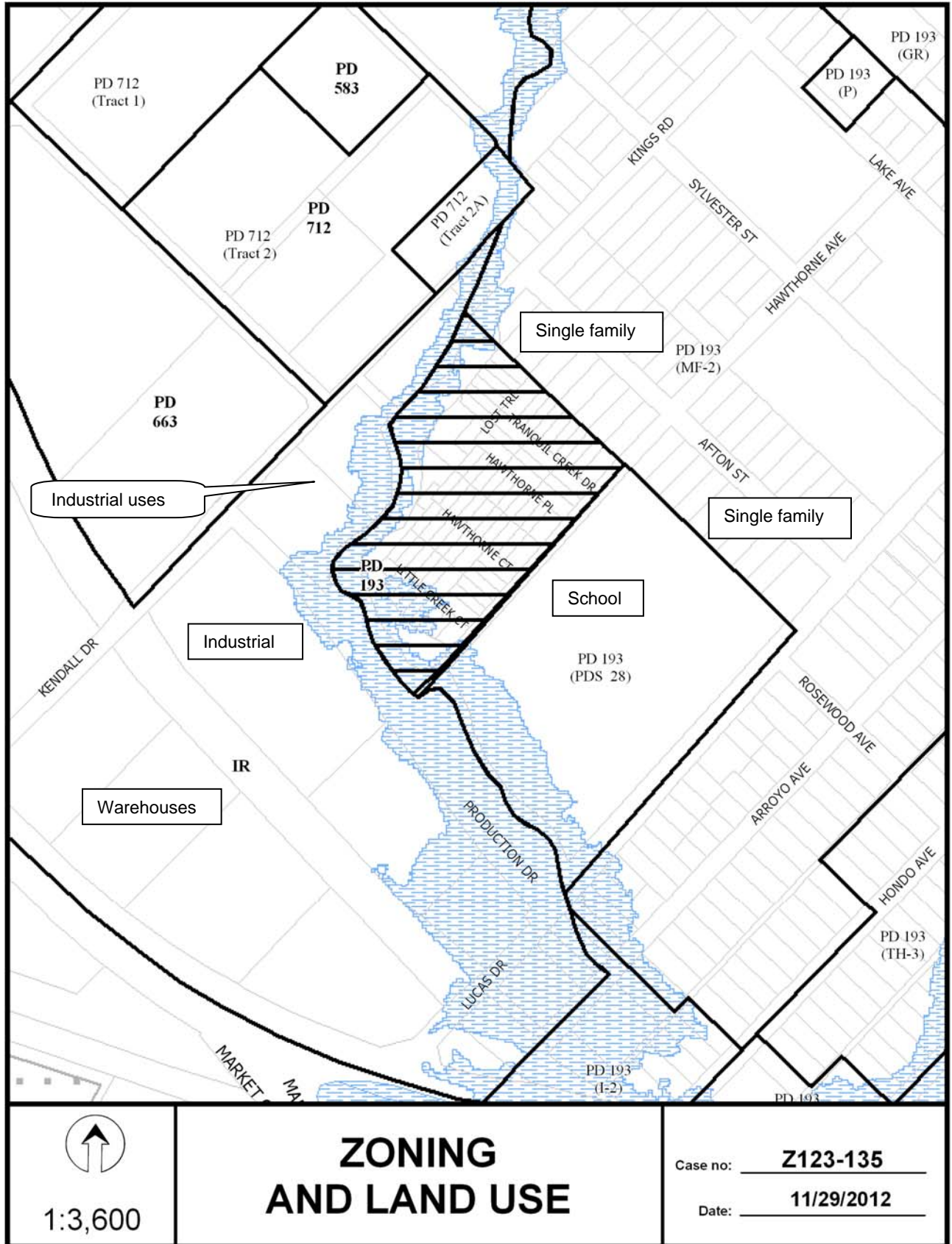


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VICINITY MAP

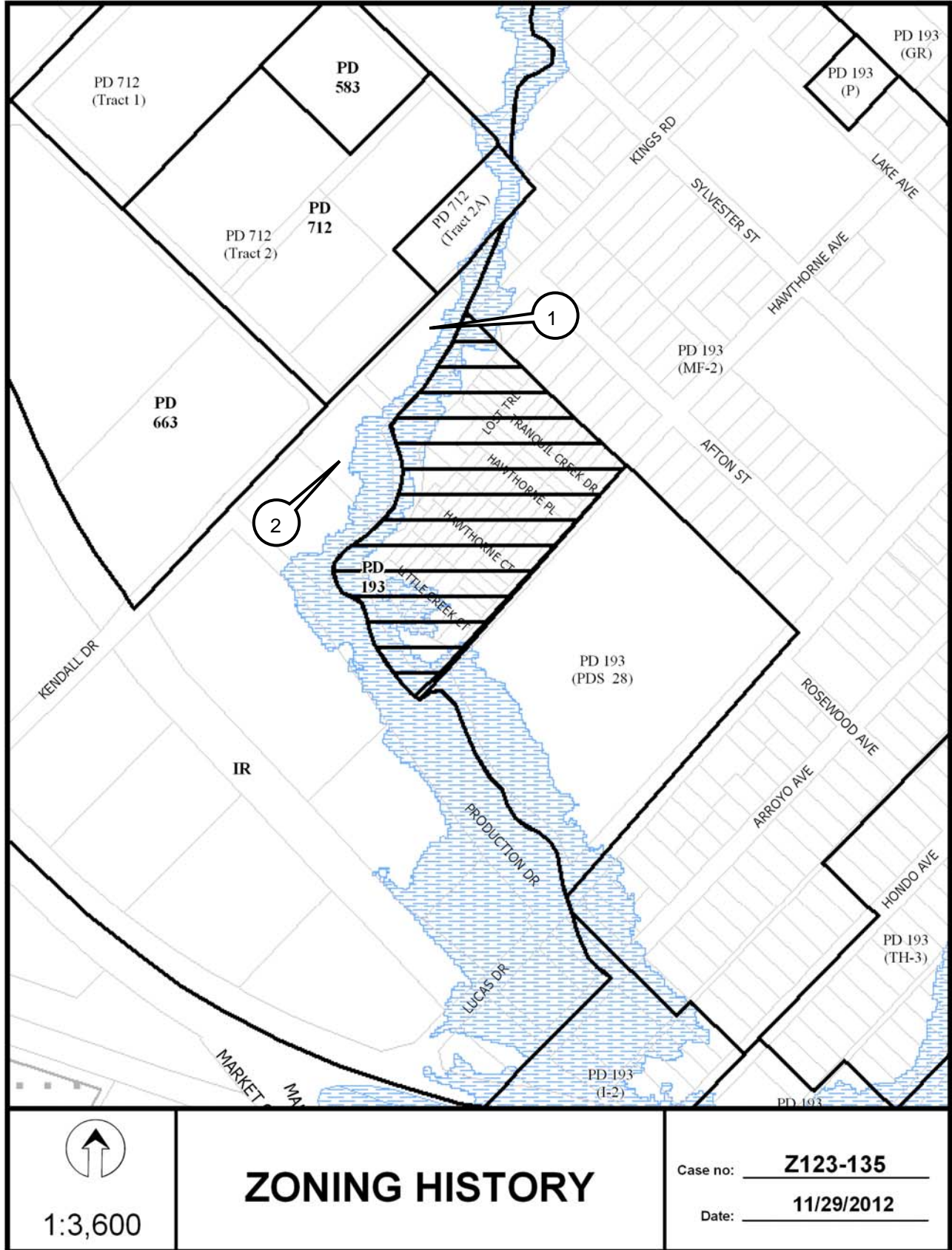
Case no: Z123-135

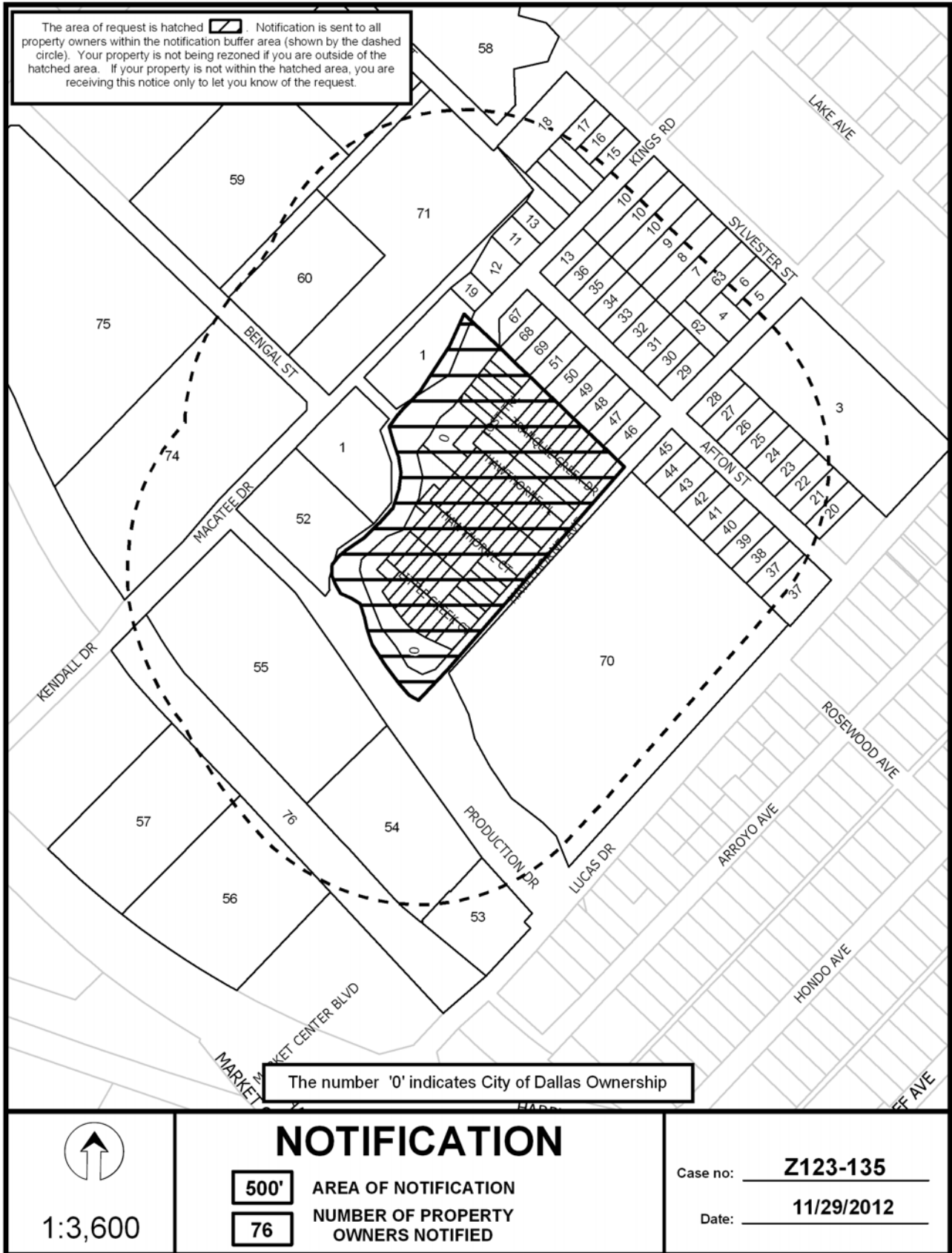
Date: 11/29/2012



ZONING AND LAND USE

Case no: Z123-135
Date: 11/29/2012





Notification List of Property Owners

Z123-135

76 *Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2201 KINGS RD	CRASH INC
2	2201 LOST TRL	TEXAS INTOWNHOMES LLC
3	4525 SYLVESTER ST	TUNG CHYUAN INV INC
4	2319 HAWTHORNE AVE	DELGADO SALVADOR & DINA
5	4601 SYLVESTER ST	MALAGON MARTIN & GADRIELA
6	4607 SYLVESTER ST	LOEZA CRISTINA
7	4615 SYLVESTER ST	GARCIA BRENDA N
8	4619 SYLVESTER ST	GANDARA AURELIANO & RAFAELA M
9	4623 SYLVESTER ST	HOLGUIN FERNANDO & MARIA D C
10	4625 SYLVESTER ST	KEMP JACK R
11	2330 KINGS RD	HYDE HEATH
12	2251 KINGS RD	SINGER ARTURO
13	2326 KINGS RD	CHANDLER NANCY ANN S TR STE 207
14	2324 KINGS RD	SANCHEZ MARIA
15	4703 SYLVESTER ST	CARRILLO CIRILO ESTATE OF
16	4707 SYLVESTER ST	SEPULVEDA JAMES L & GLORIA MRS
17	4711 SYLVESTER ST	BARRIOS JOSE LUIS & ESPERANZA BARRIOS
18	4719 SYLVESTER ST	HOLGUIN DANIEL & CHRISTINE
19	2200 KINGS RD	ODONNELL AUDREY L % MICHAEL ODONELL
20	4508 AFTON ST	AGUINAGA JOSE A & ALICIA
21	4514 AFTON ST	DAO CUONG P & QUYEN T VO
22	4518 AFTON ST	MARTINEZ MARIA CARMEN
23	4522 AFTON ST	HERNANDEZ EPIFANIO
24	4526 AFTON ST	CORTEZ ANGEL & MARIA AMAYA
25	4530 AFTON ST	NGUYEN HOANG
26	4534 AFTON ST	LE HOA THI XUAN

11/29/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4538 AFTON ST	OSORIO ISRAEL ANTUNEZ & NICOLASA PINEDA
28	4542 AFTON ST	MEDRANO PROPERTIES LLC
29	4600 AFTON ST	GALINDO XOCHILT
30	4606 AFTON ST	RAMIREZ JOSE & MARIA G ZUNIGA
31	4610 AFTON ST	MEDINA ADAN V & MAGDALENA C
32	4614 AFTON ST	VO HUONG THANH
33	4618 AFTON ST	DINH MY HOANG
34	4622 AFTON ST	LE MINH HOANG
35	4624 AFTON ST	LE KY VAN & MANH NGOC NGUYEN
36	4630 AFTON ST	NGUYEN THANH PHONG
37	4501 AFTON ST	LIVE MODERN HOMES LLC
38	4515 AFTON ST	URBINA CELIA
39	4519 AFTON ST	PEREZ JENNIFER
40	4523 AFTON ST	YOHANNES KIDUS UNIT 1001
41	4527 AFTON ST	RODRIGUEZ JUAN P
42	4531 AFTON ST	ZUNIGA ANTONIO JUAN
43	4533 AFTON ST	DEITELHOFF KATRINA
44	4535 AFTON ST	QUINONES DANIEL G
45	4543 AFTON ST	MANUEL CLEMENTE
46	4601 AFTON ST	DICKERSON DOROTHY
47	4607 AFTON ST	GALINDO JOSE H & ROSA
48	4611 AFTON ST	PEREZ DENISE
49	4615 AFTON ST	FRANCISCO TOMAS
50	4619 AFTON ST	CAO TRANG THI
51	4623 AFTON ST	NGUYEN VAN NGOC
52	4699 PRODUCTION DR	RUPLEY HELEN GAIL
53	2023 LUCAS DR	WALRAVEN A T III & ANNE WALRAVEN R RUPE
54	4525 PRODUCTION DR	PRODUCTION PPTY PTNR LLC ATTN: CHARLES M
55	4641 PRODUCTION DR	GREENWAY 4641 PRODUCTION SUITE 100
56	4600 HARRY HINES BLVD	UNIVERSITY OF TEXAS BOARD OF REGENTS
57	4640 HARRY HINES BLVD	SOVRAN ACQUISITION LTD PS

11/29/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4714 CASS ST	KALOGRIDIS REAL EST LTD
59	4814 BENGAL ST	TCF INTERESTS PARTNERSHIP LTD
60	4722 BENGAL ST	FOSTER M POOLE JR
61	4815 CASS ST	UNION GOSPEL MISSION
62	2313 HAWTHORNE AVE	JORY ROBERT
63	4611 SYLVESTER ST	GUZMAN JOSE GUADALUPE
64	2359 KINGS RD	BOUNNHING SAY
65	2355 KINGS RD	GOMEZ ELPIDIA
66	2351 KINGS RD	LARA OLGA L
67	4637 AFTON ST	NGUYEN DIEM TRANG HOANG
68	4633 AFTON ST	NGO HUNG VI & KIM YEN NGO
69	4629 AFTON ST	NGUYEN MINH
70	2221 LUCAS DR	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
71	4700 BENGAL ST	TCF INTERESTS PARTNERSHIP LTD ATTN: LEGA
72	4816 BENGAL ST	TCF INTERESTS PS LTD LTD
73	4816 BENGAL ST	POOLE FOSTER M JR
74	4707 BENGAL ST	RONALD MCDONALD HOUSE OF DALLAS FAMILY A
75	2140 MEDICAL DISTRICT DR	MOTOR STREET APTS LP
76	555 2ND AVE	DART

Planner: Warren F. Ellis

FILE NUMBER: Z123-148(WE) **DATE FILED:** December 12, 2012
LOCATION: Steppington Drive and Riverfall Drive, northeast corner
COUNCIL DISTRICT: 11 **MAPSCO:** 26 – E, F, J, K
SIZE OF REQUEST: Approx. 4.42 acres **CENSUS TRACT:** 131.05

APPLICANT/ OWNER: Steppington SLJ/McKinney L.P.

REPRESENTATIVE: Maxwell Fisher
MASTERPLAN

REQUEST: An application for a Planned Development District for non-residential uses on property zoned a GO(A) General Office District.

SUMMARY: The purpose of this request is to permit the development of various retail, office and storage uses on site. The applicant is proposing to divide the site into two subareas. Each subarea will be developed separately, with Subarea A being developed with approximately 150,000 square feet of retail and personal service uses and Subarea B with approximately 315,000 square feet of mini-warehouse of uses.

STAFF RECOMMENDATION: Denial

PREVIOUS ACTION: On July 11, 2013, and August 8, 2013, the City Plan Commission held this case under advisement until September 26, 2013, so that staff and the applicant could continue discussion regarding the proposed development.

BACKGROUND INFORMATION:

- Since the case was held under advisement, the representative has indicated that they will replace the conceptual plan with a development plan and are in the process of finalizing the plan. In addition, the revisions to the Planned Development District conditions will be submitted as well for staff’s review.
- The applicant’s request for a Planned Development District for non-residential uses will allow for the development of mini-warehouses, office and limited retail uses. The applicant will create two subareas within the request site to accommodate the proposed development.
- The applicant has incorporated specific language that relates to the development rights and standards for mini-warehouse uses in both subareas. In Subarea A, the maximum floor area is 150,000 square feet and for Subarea B, the maximum floor area is 315,000 square feet; totaling approximately 465,000 square feet of buildable floor area in both subareas.
- The request site is adjacent to multifamily uses to west, across Steppington Drive, and office uses to the east and south. Properties south of the request site, across Riverfall Drive, consist of a child-care facility and retail uses.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Steppington Drive	Local	30 ft.	30 ft.
Riverfall Drive	Local	30 ft.	30 ft.
Central Expressway		Variable lane widths	Variable lane widths

Land Use:

	Zoning	Land Use
Site	GO(A)	Office, Undeveloped
North	MF-3(A)	Multifamily
South	MU-1, GO(A), RR	Retail, Office
East	GO(A)	Office
West	GO(A), MF-4(A)	Multifamily

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

Z123-148(WE)

applicant's request. The Plan identifies the request site as being in a Commercial Center or Corridor and being located a Transit Center or Multi-modal Corridor.

Business Centers or Corridors

These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buckner Boulevard is an example of a Commercial Corridor. Buildings in these areas tend to be on separate parcels and stand one to five stories with offices, restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor's experience and is used to separate sidewalks from major roads and define pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other "town center" features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development.

Transit Centers or Multi-Modal Corridors

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 4.42 acre site is developed with a 2-two story, office building. The applicant's request for a Planned Development District for non-residential uses will allow for the development of mini-warehouses, office and limited retail uses. The applicant will create two subareas within the request site to accommodate the proposed development. The total buildable area combined for both subareas is approximately 465,000 square feet of floor area. Subarea A will allow for the development of 140,000 square feet of mini-warehouses and up to 10,000 square feet of ground retail and personal service uses. Subarea B, on the other hand, will permit the development of approximately 315,000 square feet of mini-warehouse uses.

In addition, the applicant has provisions in the Planned Development District conditions that pertain to the treatment of the building's elevation. These provisions require certain building materials and architectural features for a mini-warehouse development.

Since the applicant is proposing to work around the SUP requirement for mini-warehouse uses typically required in all retail and mixed use districts by requesting a planned development district, at a minimum staff believes they need to submit a development plan with the zoning change request to regulate the use in a manner more consistent with the SUP requirement and a Council approved site plan. Staff also objects to the requested waiver of the residential proximity slope (RPS) and urban form setback adjacent to the multifamily uses to the north and to the west (urban form). Staff would also favor a minimum required development of uses other than mini-warehouses in the development, particularly along Central Expressway.

Staff has requested a development plan from the applicant's representative showing the proposed uses on site. However, a development plan was not submitted and at the request of the representative to proceed with the case with the conceptual plan. Staff believes the mini-warehouse uses are not conducive or compatible with the surrounding uses nor are they the best and highest use for this location along Central Expressway. Based on the information the applicant has provided as it relates to the conceptual plan and conditions, staff's recommendation is denial of a Planned Development District for non-residential uses.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Density</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Special Standards</u>	<u>PRIMARY Uses</u>
	<u>Front</u>	<u>Side/Rear</u>					
GO(A) -existing General office	15'	20' adjacent to residential OTHER: No Min.	4.0 FAR	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, lodging – limited retail & personal service uses
PDD - Proposed non-residential	15'	20' adjacent to residential	150,000 sq. ft. Subarea A 315,000 sq. ft. Subarea B 4.0 FAR	Varies	75%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, lodging – limited retail & personal service uses, mini-warehouse

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

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

Planned Development District Conditions: Staff reviewed the applicant’s conditions and cannot support the specific uses that are proposed in both Subareas. These uses in Subarea A include, under the retail and personal service uses, a general merchandise or food store greater than 3,500 square feet and both uses that are listed under the Wholesale, Distribution and Storage use. As for the Subarea B, staff cannot support the mini-warehouse use which is also listed under the Wholesale, Distribution and Storage. In addition, staff is opposed to any outside storage of any vehicles, trailers and recreational vehicles within a mini-warehouse use.

As a result of the requirements and regulations the applicant has incorporated in the conditions for a mini-warehouse use, staff cannot support the applicant’s request for a Planned Development District for non-residential uses.

All other uses that are listed in Subarea A and Subarea B are a permitted use in the GO(A) General Office District, with only a few exceptions. Staff can support the few main uses the applicant has inserted into conditions.

Miscellaneous – conditions: The city attorney has reviewed and has made the necessary changes to the applicant’s proposed conditions in the event the zoning case is approved by the City Plan Commission and then forwarded for City Council consideration.

LIST OF OFFICERS

General Partners:

Steppington SLJ / McKinney L.P., a Texas Limited Liability Company

- J. Tim Moore President

SLJ COMPANY, LLC, a Texas Limited Liability Company

- Louis H. Lebowitz President

Limited Partners:

2009 MCKINNEY INVESTMENTS FUND, L.P., a Texas Limited Partnership

- J. Tim Moore President

SLJ / EOF VIII, LTD, a Colorado Limited Partnership

- Louis H. Lebowitz President

**APPLICANT'S PROPOSED PDD
CONDITIONS**

“ARTICLE

PD

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

PD__ was established by Ordinance No.____, passed by the Dallas City Council on _____, 2013.

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

PD__ is established on property located west of North Central Expressway and north of Riverfall Drive. The size of PD __ is approximately 4.42 acres.

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

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

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

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

SEC 51P- __.104 CREATION OF SUBAREAS.

The district is divided into two subareas: Subarea A and B.

SEC 51P- __.105 EXHIBITS.

The following exhibit is incorporated in this article:

Exhibit S-__ conceptual plan.

SEC 51P- __.106 CONCEPTUAL PLAN.

Development of the Property must comply with the conceptual plan (Exhibit S-__). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

SEC 51P- __.107 DEVELOPMENT PLAN.

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

SEC 51P- __.108 MAIN USES PERMITTED.

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

(1) Commercial and business services.

- Custom business services.
- Medical or scientific laboratory.

(2) Lodging uses.

- Hotel or motel [subject to restrictions of Section 51P___.117 below].
- Extended stay hotel or motel [subject to restrictions of Section 51P___.117 below].

(3) Office uses.

- Financial institution with drive-in window.
- Financial institution without drive-in window.
- Medical clinic or ambulatory surgical center.
- Office.

(4) Institutional and community service uses.

- Adult day care facility.
- Child-care facility.
- Church.

(5) Retail and personal service.

- Business school.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Personal services use.
- Restaurant without drive-in or drive-through window.

(6) Wholesale, distribution, and storage uses.

- Mini-warehouse.

-- Office showroom/warehouse.

(7) Miscellaneous Uses.

-- Temporary construction or sales office.

(b) Subarea B.

(1) Except as provided in this subsection, the only main uses permitted are those main uses permitted in the GO(A) General Office District, as set out in Chapter 51A. For example, a use permitted in the GO(A) General Office District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the GO(A) General Office District is subject to DIR in this district, etc. The following main uses are also permitted by right:

(2) The following main uses are permitted by right:

(A) Institutional and Community Service Uses:

-- Child-care facility.

(B) Wholesale, distribution, and storage uses:

-- Mini-warehouse.

SEC 51P-___.109 ACCESSORY USES.

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

(b) Outside storage is permitted as an accessory use restricted per Section 51P-__ 115 below.

SEC. 51P-___.110 YARD, LOT AND SPACE PROVISIONS.

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

(a) In general. Except as provided in this section, the yard, lot and space regulations for the GO(A) District apply.

(b) Residential proximity slope. The residential proximity slope regulations in Section 51A-4.412 apply only to the external perimeter of the property. The residential proximity slope applies only if there are windows above 26 feet on the northern elevation facing the multifamily district to the north.

(c) Urban form. No urban form setback is required.

(d) Setbacks. The setback from Central Expressway, Steppington Drive, and Riverfall Drive is 15 feet. The setback from the northern property line is 20 feet. The setback from the southern property line of Subarea A is 0 feet. The setback from the eastern property line of Subarea B is 0 feet. There are no setbacks for interior property lines.

(e) Lot Coverage. The maximum lot coverage for Subareas A and B combined is 75 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground structures are not.

(f) Height.

(1) Subarea A. Maximum structure height is 120 feet with exception of buildings occupied by a mini-warehouse use, in which case the maximum structure height is 54 feet.

(2) Subarea B. Maximum structure height is 120 feet with exception of buildings occupied by a mini-warehouse use, in which case the maximum structure height is 41 feet. Buildings are exempted from the maximum story provisions.

(3) Roof-top equipment. Roof-top mechanical equipment may extend up to 12 feet above the roofline or the maximum allowable building height for all subareas. Mechanical equipment, skylights, and solar panels on roofs must be integrated into the building design, screened, or setback so that they are not visible from a point five feet, six inches above grade at the Property line.

(g) Floor Area.

(1) Mini-warehouse.

(A) In Subarea A, maximum floor area for a mini-warehouse use is 150,000 square feet.

(B) In Subarea B, maximum floor area for a mini-warehouse use is 315,000 square feet.

(2) Office showroom/warehouse. The office showroom component of an office showroom/warehouse use must comprise at least 25 percent of the total floor area.

(h) Stories. No maximum number of stories.

SEC. 51P- __.111 OFF-STREET PARKING AND LOADING.

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

(b) For the purpose of meeting the parking requirements, this district is considered as one lot.

SEC. 51P __. 112 ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- __. 113 LANDSCAPING AND SCREENING.

(a) Landscaping must be provided in accordance with Article X.

(b) Landscaping must be maintained in a healthy, growing condition.

SEC. 51P- __.114 SIGNS.

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

SEC. 51P- __.115 BUILDING ELEVATIONS.

Building elevation treatments for mini-warehouse uses.

(1) The exterior materials of the building elevations facing public street rights-of-way must be comprised of a minimum 80 percent masonry, excluding glass or openings. Masonry includes stone, brick, concrete, stucco, hollow clay tile, cementitious fiber siding, decorative concrete blocks or tile, glass block, other similar building materials, or a combination of those materials.

(2) A minimum of three architectural features are required on the eastern building elevation in Subarea A. A minimum of two architectural features are required on the southern and western building elevations in Subarea B. Of the required architectural features, a minimum of one of the following features must be used on each of the elevations described above.

(a) A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches or architectural or decorative columns.

(b) Display windows, faux windows, or decorative windows.

(c) Trim or accent elements using decorative contrasting colors or decorative neon lighting of at least 10 percent of the area of the facade wall exclusive of fenestration.

(d) Canopies, awnings, or similar projections.

(3) The following materials may only be used on internal walls not directly facing a public street:

(a) Smooth-faced concrete block that is non-tinted or non-burnished.

(b) Tilt-up concrete panels that are unadorned or untextured. Textured painted tilt wall is acceptable.

(c) Prefabricated steel panels.

SEC. 51P-___.116 CONFORMING – STRUCTURES.

Buildings existing at the time of adoption of this ordinance shall be considered conforming with respect to building setbacks, floor area, and height.

SEC. 51P-___.117 ADDITIONAL PROVISIONS.

(a) For a mini-warehouse:

(1) Storage units in Subarea A must be accessed by an internal corridor.

(2) The outside storage of vehicles, trailers, and recreational vehicles is limited to internal areas screened by perimeter walls or buildings. Any outside storage areas must be located a minimum of 40 feet from public rights-of-way.

(3) Inside retail sales is permitted. Outside retail sales is prohibited.

(b) For a hotel or motel or extended stay hotel or motel, all guest rooms must have primary access to an internal hallway.

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

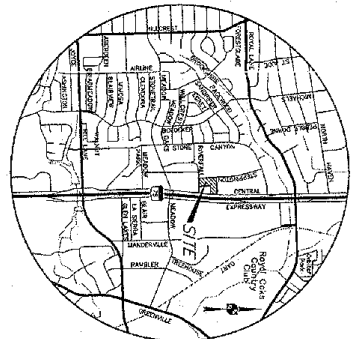
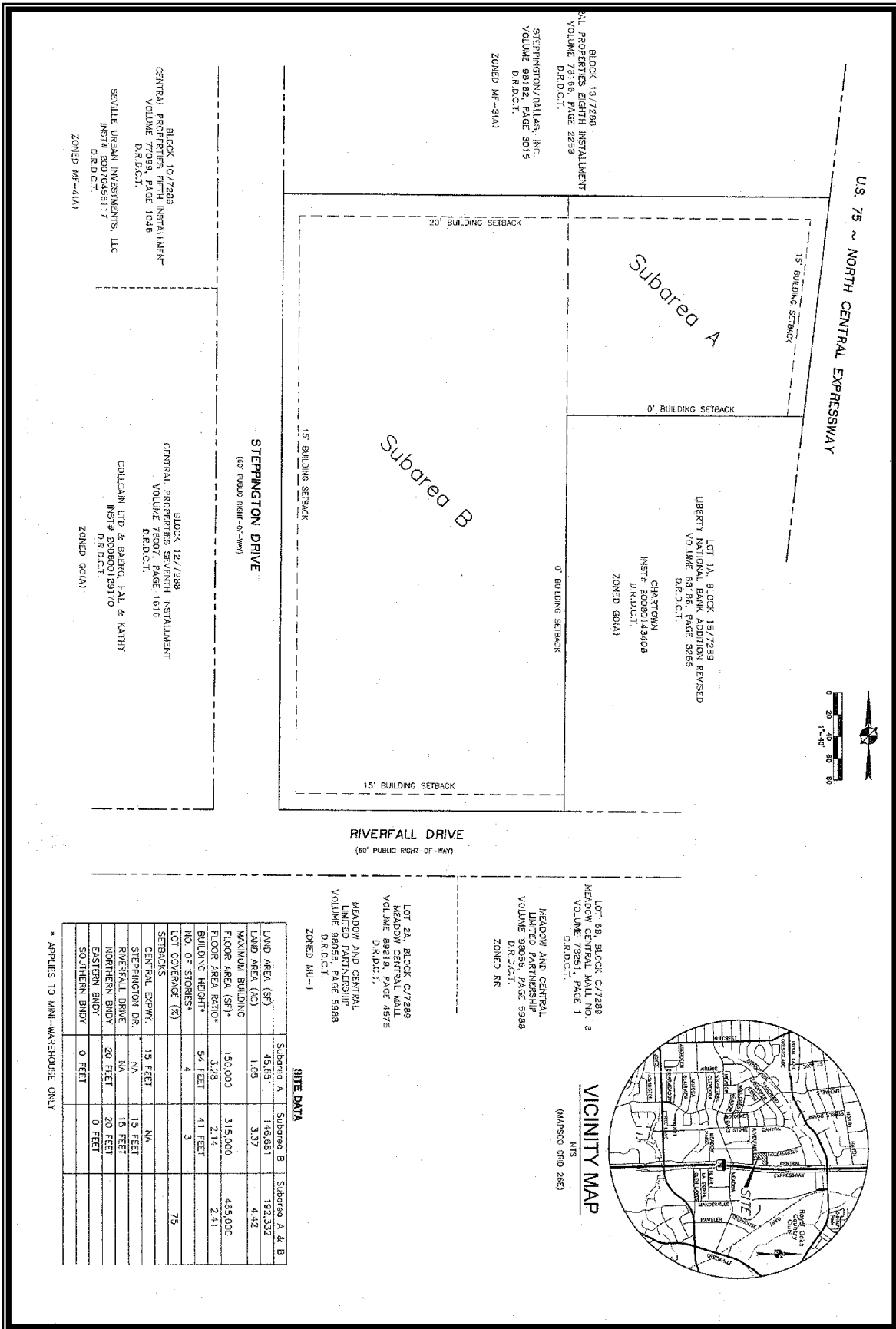
(d) Development and use of the property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-___.118 COMPLIANCE WITH CONDITIONS.

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

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

PROPOSED CONCEPTUAL PLAN



LOT 2A, BLOCK C/7288
MEADOW CENTRAL MALL
VOLUME 98219, PAGE 4575
D.R.D.C.T.

MEADOW AND CENTRAL
UNITED PARKWAYS
VOLUME 98056, PAGE 5998
D.R.D.C.T.

LOT 5B, BLOCK C/7288
MEADOW CENTRAL MALL NO. 3
VOLUME 79251, PAGE 1
D.R.D.C.T.

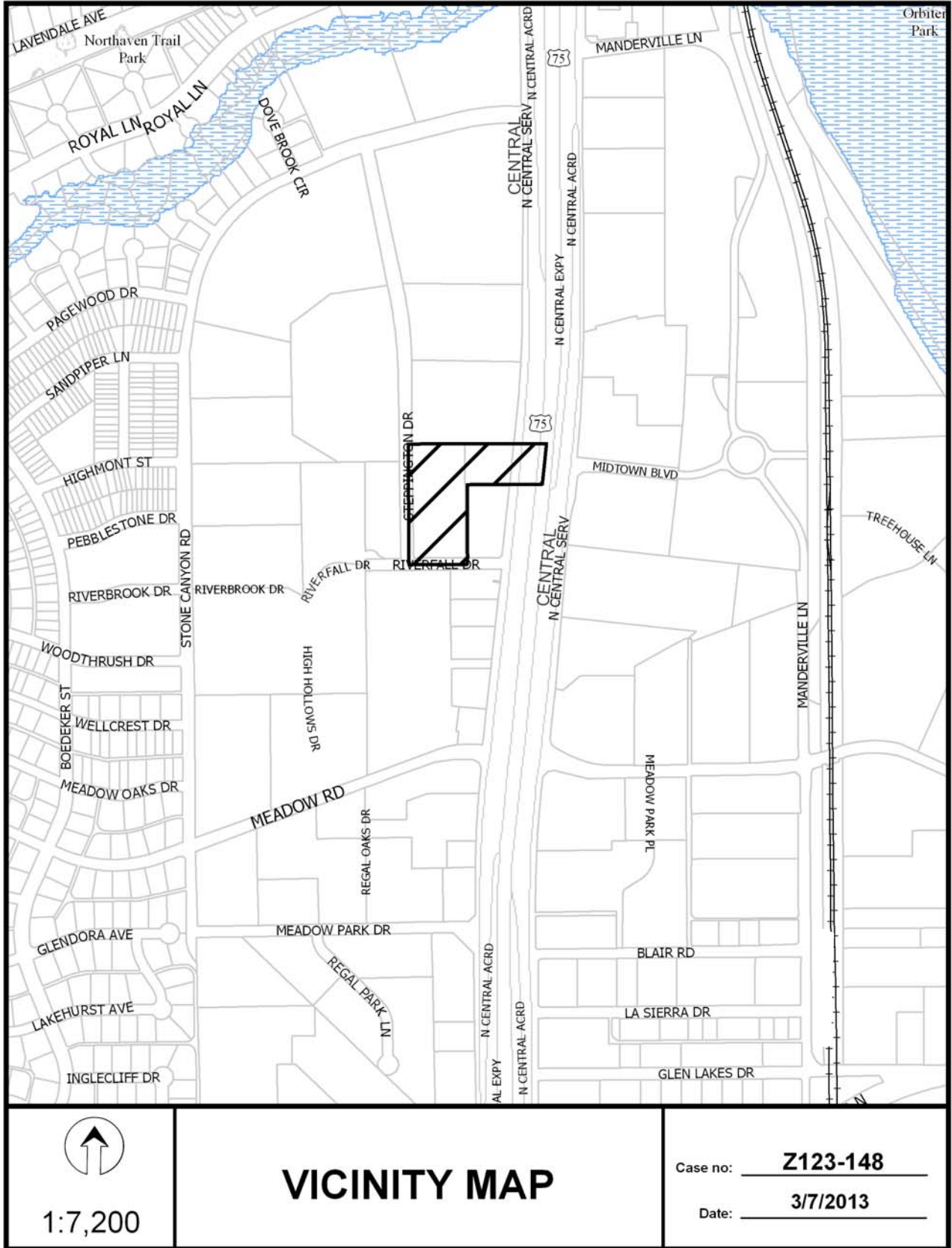
MEADOW AND CENTRAL
UNITED PARKWAYS
VOLUME 98056, PAGE 5998
D.R.D.C.T.

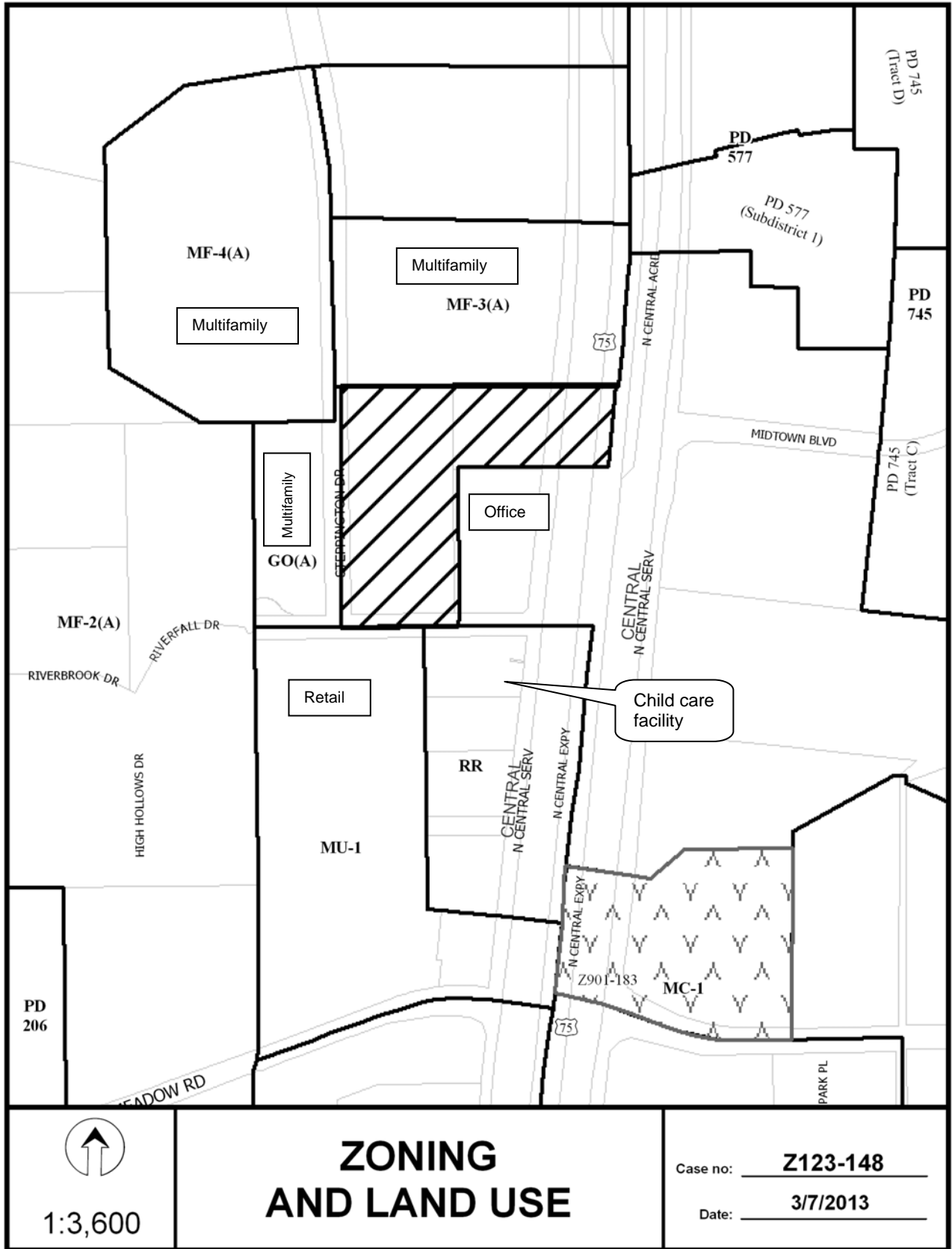
ZONED RR

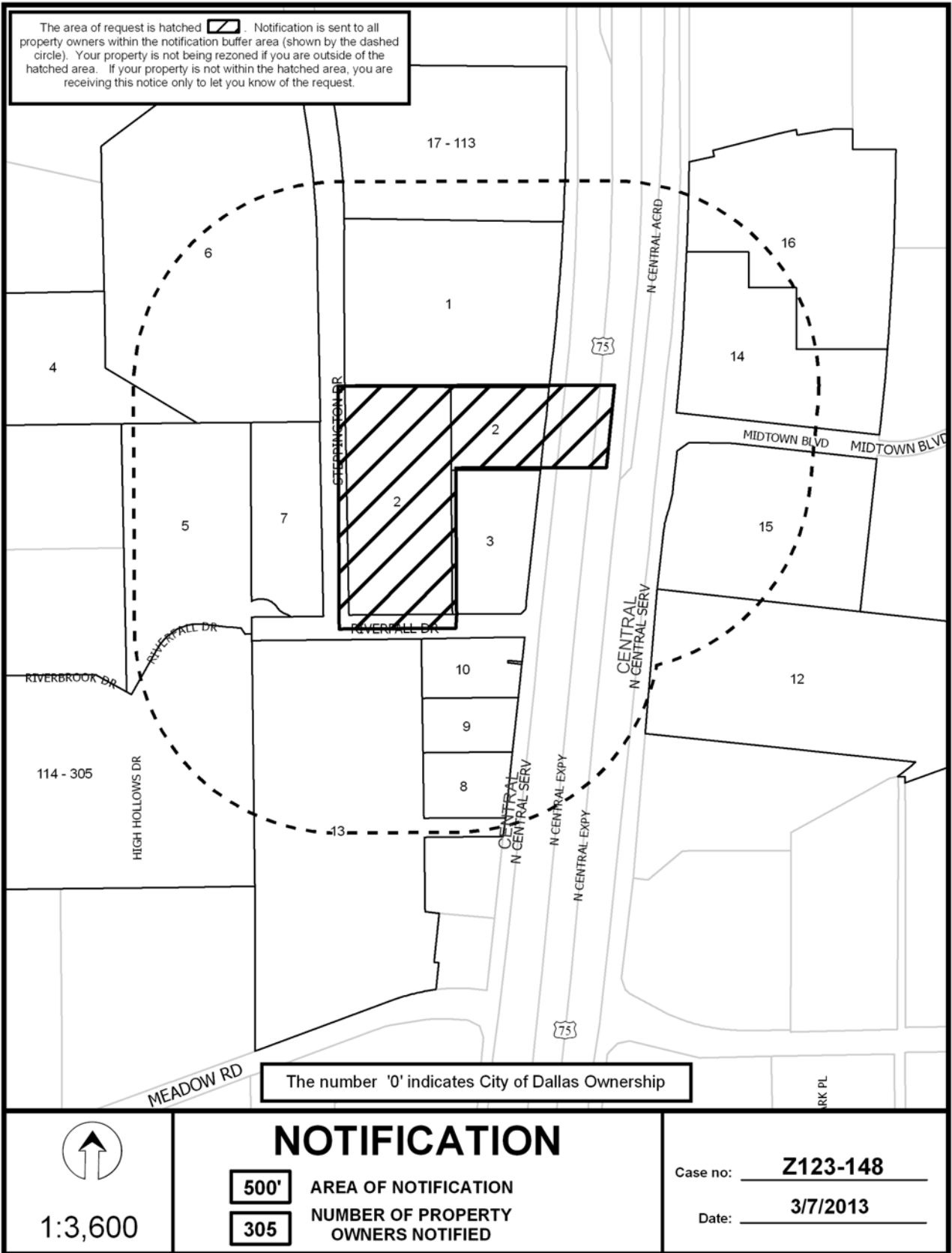
SITE DATA

	Subarea A	Subarea B	Subarea A & B
LAND AREA (SF)	45,651	146,681	192,332
LAND AREA (AC)	1.05	3.37	4.42
MAXIMUM BUILDING FLOOR AREA (SF)*	150,000	315,000	465,000
FLOOR AREA RATIO*	3.28	2.14	2.41
BUILDING HEIGHT*	54 FEET	41 FEET	
NO. OF STOREYS*	4	3	
LOT COVERAGE (%)			75
SETBACKS			
CENTRAL EXPWAY	15 FEET	NA	
STEPPINGTON DR	NA	15 FEET	
RIVERFALL DRIVE	NA	15 FEET	
NORTHERN BNDY	20 FEET	20 FEET	
EASTERN BNDY	0 FEET	0 FEET	
SOUTHERN BNDY	0 FEET	0 FEET	

* APPLIES TO MINI-WAREHOUSE ONLY







Notification List of Property Owners

Z123-148

305 Property Owners Notified

Label #	Address	Owner
1	10640 STEPPINGTON DR	STEPPINGTON DALLAS INC 20TH FLOOR TX 492
2	10500 STEPPINGTON DR	06 QCC 0121 LLC SUITE 400
3	10501 CENTRAL EXPY	CHARTOWN NC GENERAL PS
4	10602 STONE CANYON RD	FATH VIEWPOINT LP STE 2300
5	7879 RIVERFALL DR	IRG RIVERFALL LLC % ILIAD REALTY GROUP
6	10641 STEPPINGTON DR	SEVILLE URBAN INVESTMENTS LLC
7	10501 STEPPINGTON DR	COLLCAIN LTD
8	10433 CENTRAL EXPY	CCP MEADOWCENT I LP STE 1500
9	10443 CENTRAL EXPY	CHAN NELSON S & BELLE H
10	10453 CENTRAL EXPY	MEADOW & CENTRAL LTD PS SUITE 500
11	10453 CENTRAL EXPY	PRESCOTT INTERESTS LTD STE 225
12	10550 CENTRAL EXPY	COMMODORE PARTNERS LTD
13	10455 CENTRAL EXPY	MEADOW & CENTRAL LTD PS
14	10670 CENTRAL EXPY	SEARCH PLAZA OFFICE LP STE 500
15	10650 CENTRAL EXPY	COMMODORE PTNRS LTD % CARL WESTCOTT
16	10720 CENTRAL EXPY	SK23 NORTH DALLAS LTD
17	10650 STEPPINGTON DR	GALVEZ CHARLES BLDG A UNIT 101
18	10650 STEPPINGTON DR	DUCHON MADELINE BLDG A UNIT 102
19	10650 STEPPINGTON DR	CABRIA MARIOLA M
20	10650 STEPPINGTON DR	TALIS PAMELA D &
21	10650 STEPPINGTON DR	SHELLENBERG DONALD P BLDG A UNIT 201
22	10650 STEPPINGTON DR	KAZIC EDIN & SAIDA KAZIC
23	10650 STEPPINGTON DR	MINIKES ALAN N
24	10650 STEPPINGTON DR	HERRON RODNEY GLEEN & HERRON JACQUELYN E
25	10650 STEPPINGTON DR	MOORE JACQUELINE P BLDG B UNIT 105
26	10650 STEPPINGTON DR	LONG MICHAEL A UNIT 106

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	10650 STEPPINGTON DR	BOSWELL YOLANDA ANN
28	10650 STEPPINGTON DR	NAIK JANDRERAI & MADHU # 108
29	10650 STEPPINGTON DR	NEWMAN KATHERINE
30	10650 STEPPINGTON DR	WRETA DAWIT BLDG B UNIT 206
31	10650 STEPPINGTON DR	REICHARDT WILLIAM
32	10650 STEPPINGTON DR	MALHI K S & MANJIT
33	10650 STEPPINGTON DR	NELSON VIRGINIA D #111
34	10650 STEPPINGTON DR	LEJEUNE AMANDA # 112
35	10650 STEPPINGTON DR	BURSTYN PEARCE L BLDG C UNIT 211
36	10650 STEPPINGTON DR	ZOU YONGLONG & WANG YUAN
37	10650 STEPPINGTON DR	MCCART TERRY D
38	10650 STEPPINGTON DR	ANDRADE MIRIAM C UNIT #115
39	10650 STEPPINGTON DR	BEHROOZI KAMRAN
40	10650 STEPPINGTON DR	CREIGHTON LARRY & CREIGHTON CAROL
41	10650 STEPPINGTON DR	SHACKELFORD LEWIS L III
42	10650 STEPPINGTON DR	ADCOCK SHIRLEY A #215
43	10650 STEPPINGTON DR	DARRAH JOHN S
44	10650 STEPPINGTON DR	BRASLAVSKY GEORGY & LILYA UNIT 217
45	10650 STEPPINGTON DR	PYSIAK GREGORY & EVA
46	10650 STEPPINGTON DR	BRUER HOMER L BLDG E UNIT 110
47	10650 STEPPINGTON DR	DAVIDSON ROBERT LAWRENCE &
48	10650 STEPPINGTON DR	SUTTERFIELD ODIS R TR & MARY J TR
49	10650 STEPPINGTON DR	RUBIO ROSA APT 120
50	10650 STEPPINGTON DR	LANGE NATALIE G UNIT 121
51	10650 STEPPINGTON DR	DELA PENA A & GABRIELA
52	10650 STEPPINGTON DR	VALENTINE CANDICE &
53	10650 STEPPINGTON DR	LONDON ALAN N & JEAN A
54	10650 STEPPINGTON DR	LONDON ALAN N & JEAN A
55	10650 STEPPINGTON DR	CAUSEVIC HASAN & DIKA BLDG G UNIT 218
56	10650 STEPPINGTON DR	WHITE SUE # 219
57	10650 STEPPINGTON DR	GARVIN CATHERINE L BLDG H UNIT 122

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	10650 STEPPINGTON DR	FOWLER CHERYL A
59	10650 STEPPINGTON DR	HARRISON MARY B
60	10650 STEPPINGTON DR	SPANN LIBERTY MANAGEMENT C/O MATT HARTMA
61	10650 STEPPINGTON DR	CARRASCO GILDA L
62	10650 STEPPINGTON DR	CASTANEDA GEORGE
63	10650 STEPPINGTON DR	GOLDMAN STANLEY
64	10650 STEPPINGTON DR	HAILU YODIT BLDG H UNIT 223
65	10650 STEPPINGTON DR	SPRUIELL STANLEY M BLDG H UNIT 224
66	10650 STEPPINGTON DR	JACOBS SUSAN D BLDG H UNIT 225
67	10650 STEPPINGTON DR	LONDON ALAN M & JEAN A
68	10650 STEPPINGTON DR	MURILLO ESTALLA B
69	10650 STEPPINGTON DR	BARNETT DON & MARY ALICE BARNETT
70	10650 STEPPINGTON DR	CAUSEVIC ADEL
71	10650 STEPPINGTON DR	CHAROENDIREKSAP RUNGRATH
72	10650 STEPPINGTON DR	BAILEY TONYA B BLDG I UNIT 132
73	10650 STEPPINGTON DR	WIDEMAN TERRENCE T UNIT 133
74	10650 STEPPINGTON DR	PATRICK & SONS LLC
75	10650 STEPPINGTON DR	TOLEDO TEX LLC
76	10650 STEPPINGTON DR	MORALES MARIBEL G BLDG I UNIT 230
77	10650 STEPPINGTON DR	SMITH SHIRLEY A APT 231
78	10650 STEPPINGTON DR	GHEBRAY STEFANOS T
79	10650 STEPPINGTON DR	JACKSON JAMES APT 233
80	10650 STEPPINGTON DR	WILBER LYN REID SUITE 134
81	10650 STEPPINGTON DR	LIU YAN
82	10650 STEPPINGTON DR	FUENTES ALMA BLDG J-136
83	10650 STEPPINGTON DR	GREBOW MARTIN BLDG J UNIT 137
84	10650 STEPPINGTON DR	ABAY ASMAMAW #234
85	10650 STEPPINGTON DR	COX KIMBERLY LOU APT 235
86	10650 STEPPINGTON DR	SHULTS JANICE S UNIT 236
87	10650 STEPPINGTON DR	REASONOVER TODD UNIT 237 BLGD J
88	10650 STEPPINGTON DR	CHERNYAKHOVSKY CYNTHIA

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	10650 STEPPINGTON DR	ZERMENO MARIA # 217
90	10650 STEPPINGTON DR	AGS INVESTMENTS LLC UNIT 140
91	10650 STEPPINGTON DR	DAVIS JON T
92	10650 STEPPINGTON DR	GARCIA VICTOR MANUEL UNIT 238
93	10650 STEPPINGTON DR	DILLINGHAM TOM # 239
94	10650 STEPPINGTON DR	MURPHY STEPHEN CHAD BLDG K UNIT 240
95	10650 STEPPINGTON DR	RIOPELLE ONEIDA
96	10650 STEPPINGTON DR	PERL JACK & PERL MARY
97	10650 STEPPINGTON DR	ANDREWS SUSAN
98	10650 STEPPINGTON DR	EBBIGHAUSEN RAY & JEAN
99	10650 STEPPINGTON DR	HUMPHRIES JOHN F JR & DENNIS R
100	10650 STEPPINGTON DR	PERRY MELISSA
101	10650 STEPPINGTON DR	PYSIAK GREGORY & EWA
102	10650 STEPPINGTON DR	LEE FLOYD H BLDG L UNIT 246
103	10650 STEPPINGTON DR	GANE SUE H UNIT 247
104	10650 STEPPINGTON DR	LEE FLOYD H
105	10650 STEPPINGTON DR	SANFORD LILA APT 149
106	10650 STEPPINGTON DR	LONDON ALAN W & JEAN A
107	10650 STEPPINGTON DR	SCHENKLER BRUCE G APT 151
108	10650 STEPPINGTON DR	KAZIC ESMA UNIT # 248
109	10650 STEPPINGTON DR	MILLER SHERALYN O
110	10650 STEPPINGTON DR	SUMMEY JOHN M APT 250
111	10650 STEPPINGTON DR	WALL SIMEON H
112	10650 STEPPINGTON DR	MCINTOSH JAMES L BLDG N UNIT 152
113	10650 STEPPINGTON DR	NGUYEN MYLY T
114	10526 STONE CANYON RD	HOWELL CRAIG
115	10526 STONE CANYON RD	MILLER MURIEL LIEBERS APT 102
116	10526 STONE CANYON RD	FARRIS ROY D JR
117	10526 STONE CANYON RD	STEWART VERA A
118	10526 STONE CANYON RD	BERRY KENNETH # 201
119	10526 STONE CANYON RD	VYAS ABHINAV BLDG A UNIT 202

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	10526 STONE CANYON RD	TIMRECK THOMAS J UNIT 203
121	10526 STONE CANYON RD	FLEMING GRACE
122	10530 STONE CANYON RD	EVANS EVA L BLDG B UNIT 105
123	10530 STONE CANYON RD	KLEINMAN DIANA E APT 106
124	10530 STONE CANYON RD	MAY JANET WOODWARD
125	10530 STONE CANYON RD	SCHNORMEIER MARILYN R UNIT 108 BLDG B
126	10530 STONE CANYON RD	KANNER LEONARD
127	10530 STONE CANYON RD	SPT REAL ESTATE SUB III LLC
128	10530 STONE CANYON RD	TURNER KEVIN F & ET AL 104-216
129	10530 STONE CANYON RD	NEWBERG MARVIN APT 247
130	10532 STONE CANYON RD	KLP INVESTMENTS LLC
131	10532 STONE CANYON RD	HARTSOCK MARLENE BLDG C UNIT 110
132	10532 STONE CANYON RD	DALEY PATRICK
133	10532 STONE CANYON RD	STONE MARILYN R & ALTON H
134	10534 STONE CANYON RD	HERNANDEZ REGINA T
135	10534 STONE CANYON RD	LITTLEJOHN COREY
136	10534 STONE CANYON RD	HAMILTON GREGORY G BLDG D UNIT 114
137	10534 STONE CANYON RD	HERMOSILLO JOSE UNIT 115
138	10534 STONE CANYON RD	WILKINSON AARON C &
139	10534 STONE CANYON RD	RUBENSTEIN LEON LIVING TRUST
140	10534 STONE CANYON RD	VELEZ OSCAR GOMEZ & HALE PAUL
141	10534 STONE CANYON RD	VELEZ OSCAR GOMEZ & PAUL HALE
142	10536 STONE CANYON RD	LONGORIA BARBARA BLDG E UNIT 116
143	10536 STONE CANYON RD	REEVES TERRY F
144	10536 STONE CANYON RD	GONZALES VANESSA V
145	10536 STONE CANYON RD	TAYLOR DEBORAH G NO 119
146	10536 STONE CANYON RD	DIAZ HUGH BLDG E UNIT 216
147	10536 STONE CANYON RD	LOZANO ENEDELIA
148	10536 STONE CANYON RD	EMERSON NORA C BLDG E UNIT 218
149	10536 STONE CANYON RD	PHAM JACQUELINE BLDG E UNIT 219
150	10544 STONE CANYON RD	WARD BERT TRUST

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	10544 STONE CANYON RD	MIDDLETON CHARLES ZACHARY UNIT 121
152	10544 STONE CANYON RD	MURPHREE JOHN E
153	10544 STONE CANYON RD	GOODSON CAROLYN K BLDG F UNIT 123
154	10544 STONE CANYON RD	WEISFELD RONALD A
155	10544 STONE CANYON RD	DONALDSON JAMES A
156	10544 STONE CANYON RD	ZAMLEN CYNTHIA JO STE 109-285
157	10544 STONE CANYON RD	WIGLEY ROBERT TR
158	10546 STONE CANYON RD	ZAK MICHAEL S UNIT #124
159	10546 STONE CANYON RD	BROWN LAUREN B BLDG G UNIT 125
160	10546 STONE CANYON RD	KAGAN ALAN M
161	10546 STONE CANYON RD	LEVINE LAWRENCE J & MARCIA P
162	10546 STONE CANYON RD	NAVARRO WENDY C #224
163	10546 STONE CANYON RD	WILDE TARA C
164	10546 STONE CANYON RD	SANTIAGO DEWITT L
165	10546 STONE CANYON RD	MULLEY MARY UNIT 227
166	10548 STONE CANYON RD	DUKE BILLY J BLDG H UNIT 128
167	10548 STONE CANYON RD	DUKE BJ #128
168	10548 STONE CANYON RD	ISAKSSON CHARLIE & JAHLYN C BLDG H UNIT
169	10548 STONE CANYON RD	WALLACE JILL SANDEL BALLARD #131
170	10548 STONE CANYON RD	ISAACSON PAMELA UNIT 228
171	10548 STONE CANYON RD	CONDON KATHLEEN UNIT 229
172	10548 STONE CANYON RD	CHANNING JENNIFER A BLDG H UNIT 230
173	10548 STONE CANYON RD	COLEMAN CALEB & VANESSA SALAZAR
174	10550 HIGH HOLLOW DR	HOLLOWS NORTH CONDO ASSOC UNIT 132
175	10550 HIGH HOLLOW DR	DAVIS MICHAEL UNIT 133
176	10550 HIGH HOLLOW DR	WANG DIING-YUAN &
177	10550 HIGH HOLLOW DR	CANTY JOHN P # 233
178	10552 HIGH HOLLOW DR	SMITH DONALD R & LYNDA J BLDG J UNIT 134
179	10552 HIGH HOLLOW DR	FRITTS REX CALLOWAY #J135
180	10552 HIGH HOLLOW DR	HAVERSTICK MICHAEL
181	10552 HIGH HOLLOW DR	CLARK NATHAN BLDG J UNIT 137

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	10552 HIGH HOLLOWES DR	HOLLOWS NORTH CONDOMINIUM ASSOCIATION IN
183	10552 HIGH HOLLOWES DR	GENTILE NANCY UNIT 235
184	10552 HIGH HOLLOWES DR	FOREMAN SHERYL L UNIT 236
185	10552 HIGH HOLLOWES DR	CARSON WILLIAM C APT 237
186	10556 HIGH HOLLOWES DR	FITZGERALD DAVID M
187	10556 HIGH HOLLOWES DR	SEARSON REX LEROY &
188	10556 HIGH HOLLOWES DR	WHIDDEN DAVID L III & GRIFFITH ALICIA A
189	10556 HIGH HOLLOWES DR	SCHILL TERRY M # 141
190	10556 HIGH HOLLOWES DR	BARGONETTI MERRY ANN UNIT 238
191	10556 HIGH HOLLOWES DR	STERLING TRACY UNIT 239
192	10556 HIGH HOLLOWES DR	BURKET JAMES BLDJ K UNIT 240
193	10556 HIGH HOLLOWES DR	DAVIS ROBERT A ET AL BLDG K UNIT 241
194	10558 HIGH HOLLOWES DR	MATISE JAN C
195	10558 HIGH HOLLOWES DR	KENDRA KAROL A UNIT 143
196	10558 HIGH HOLLOWES DR	MOMIN ASMA S UNIT 144
197	10558 HIGH HOLLOWES DR	WHITESIDE TRACY
198	10558 HIGH HOLLOWES DR	MANTANONA TINA UNIT 242
199	10558 HIGH HOLLOWES DR	SOMMER CLAUDIA M UNIT 243-L
200	10558 HIGH HOLLOWES DR	GOSNELL DAVID WILLIAM # 244
201	10558 HIGH HOLLOWES DR	HARTLEP KORY UNIT 215
202	10562 HIGH HOLLOWES DR	MINTZ ERIN M
203	10562 STONE CANYON RD	LEE SELMA RUE
204	10562 HIGH HOLLOWES DR	GUARDIAN MTG CO INC
205	10562 HIGH HOLLOWES DR	ISAKSSON CHARLIE & BLDG M UNIT 149
206	10562 HIGH HOLLOWES DR	KLEIN KATHERINE JOANNA # 246
207	10562 HIGH HOLLOWES DR	NEWBERG MARVIN J APT 247
208	10562 HIGH HOLLOWES DR	BLAIR DAVID C # 248
209	10562 HIGH HOLLOWES DR	HANNAH BRYON W
210	10564 HIGH HOLLOWES DR	HOLLOWS NORTH CONDO ASN INC
211	10564 HIGH HOLLOWES DR	HINKLE MELISSA # 151
212	10564 HIGH HOLLOWES DR	BARBERO ISABEL

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	10564 HIGH HOLLOWS DR	DRYZER LOWELL M TRUST & RUTH A DRYZER TR
214	10564 HIGH HOLLOWS DR	MCCURRACH PAMELA & DAVID BLDG N UNIT 25
215	10564 HIGH HOLLOWS DR	HUD
216	10564 HIGH HOLLOWS DR	GRIFFITH CHARLES D #252
217	10564 HIGH HOLLOWS DR	HOLM RICHARD D
218	10566 HIGH HOLLOWS DR	BARRETT MARTHA E BLDG O UNIT #154
219	10566 HIGH HOLLOWS DR	VINSONHALER MARY C UNIT 155 BLDG O
220	10566 HIGH HOLLOWS DR	BERNBAUM PHYLISS N APT 417
221	10566 HIGH HOLLOWS DR	COUNTS LYNNA KAY #O157
222	10566 HIGH HOLLOWS DR	ORDNER JOHN R & KAREN W TRUSTEES ORDNER
223	10566 HIGH HOLLOWS DR	MOORE D P
224	10566 HIGH HOLLOWS DR	LEON JAIRO CHING
225	10566 HIGH HOLLOWS DR	ALCALA LUIS M BLDG O UNIT 257
226	10570 HIGH HOLLOWS DR	SORIA MARIO &
227	10570 HIGH HOLLOWS DR	POUNDS TIM L & BUNNI
228	10570 HIGH HOLLOWS DR	YARBROUGH DANA LEE UNIT 258
229	10570 HIGH HOLLOWS DR	CATHCART PATRICIA BLDG P UNIT 259
230	10572 HIGH HOLLOWS DR	MONTGOMERY MILLIE BLDG Q UNIT 160
231	10572 HIGH HOLLOWS DR	TSCHUMY SHEILA A #161
232	10572 HIGH HOLLOWS DR	ALCALEN LIVING TRUST ELADIETO E & ERLIND
233	10572 HIGH HOLLOWS DR	ANDERSON DENISE
234	10574 HIGH HOLLOWS DR	WILKERSON KAREN M
235	10574 HIGH HOLLOWS DR	ALOI TOM UNIT 163
236	10574 HIGH HOLLOWS DR	SMITH SHARON E # 164
237	10574 HIGH HOLLOWS DR	DUBNOV WILLIAM L UNIT 165
238	10574 HIGH HOLLOWS DR	GROCE TERESA ANN
239	10574 HIGH HOLLOWS DR	GLENN DON V
240	10574 HIGH HOLLOWS DR	MCCOY DENNIS G
241	10574 HIGH HOLLOWS DR	JSL TRUST
242	10578 HIGH HOLLOWS DR	MARTIN OPAL S UNIT 166
243	10578 HIGH HOLLOWS DR	VIRDEN JOHN C #167

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	10578 HIGH HOLLOWES DR	MARSHALL JUNE
245	10578 HIGH HOLLOWES DR	SMITH DIANNE #169
246	10578 HIGH HOLLOWES DR	D & F PRODUCTIONS LTD
247	10578 HIGH HOLLOWES DR	ZIELINSKI TANYA A
248	10578 HIGH HOLLOWES DR	JACKSON LORIE M
249	10578 HIGH HOLLOWES DR	CURTIS CONSTANCE C UNIT 269
250	10580 HIGH HOLLOWES DR	KEOUGH KATHRYN UNIT 170
251	10580 HIGH HOLLOWES DR	SAIDI ROSAMOND VIRGINIA BLDG T UNIT 171
252	10580 HIGH HOLLOWES DR	AIKMAN ANITA G UNIT 172
253	10580 HIGH HOLLOWES DR	BLOCK HOWARD
254	10580 HIGH HOLLOWES DR	RING INTERNATIONAL LLC
255	10580 HIGH HOLLOWES DR	ARONSON THOMAS W APT 271
256	10580 HIGH HOLLOWES DR	FRANCE WARREN D UNIT 272 BLDG T
257	10580 HIGH HOLLOWES DR	GUCHEREAU JAN UNIT 273
258	10584 HIGH HOLLOWES DR	WILMOTH AMANDA BYARS & STEPHEN R APT 174
259	10584 HIGH HOLLOWES DR	LOWE FRED FAMILY PTNRS LTD
260	10584 HIGH HOLLOWES DR	MILAKOVICH MARKS & ANNA
261	10584 HIGH HOLLOWES DR	FISHER FRANCES JUNE EST OF BLDG U UNIT 1
262	10584 HIGH HOLLOWES DR	BAGGETT SUSANNE L
263	10584 HIGH HOLLOWES DR	GARNER NANCY #275
264	10584 HIGH HOLLOWES DR	DIA PROPERTIES
265	10584 HIGH HOLLOWES DR	GARRETT CONNIE BLDG U UNIT 277
266	10586 HIGH HOLLOWES DR	PHILLIPS JOYCE I & MAC D & PHEBE P HARGR
267	10584 HIGH HOLLOWES DR	BRZEZINSKI ARTUR & ETAL BLDG V UNIT 179
268	10586 HIGH HOLLOWES DR	JANIAK TERESA UNIT 278
269	10586 HIGH HOLLOWES DR	GOLDBERG DAVID V
270	10588 HIGH HOLLOWES DR	GALER VINCENT H #180
271	10588 HIGH HOLLOWES DR	GERSON CHARISSE BLDG W UNIT 181
272	10588 HIGH HOLLOWES DR	WERN JASON E BLDG W APT 182
273	10588 HIGH HOLLOWES DR	WILLIAMS CAROL RAND TR
274	10588 HIGH HOLLOWES DR	WILLIAMS-EAKINS CATEHRINE E

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	10588 HIGH HOLLOWS DR	TOASTON TANISHA A # 281
276	10588 HIGH HOLLOWS DR	MARTINEZ ARMANDO & FLORENCIA UNIT 282
277	10588 HIGH HOLLOWS DR	KATZEN ELLEN BLDG W UNIT 283
278	10590 HIGH HOLLOWS DR	HUNTER TANA LYNN
279	10590 HIGH HOLLOWS DR	CALVERT EVELYN A
280	10590 HIGH HOLLOWS DR	BRUCH MICHELE APT 186
281	10590 HIGH HOLLOWS DR	DOWLER LYNNE L UNIT 187
282	10590 HIGH HOLLOWS DR	TRUSTEE SERVICES OF AMERICA INC TRUSTEE
283	10590 HIGH HOLLOWS DR	LAMBERT HELEN & MICHAEL LAMBERT SR
284	10590 HIGH HOLLOWS DR	DOWLER LYNNE L & DONALD R
285	10590 HIGH HOLLOWS DR	REN XIJING
286	10594 HIGH HOLLOWS DR	LAMBERT ALLISON UNIT 188
287	10594 HIGH HOLLOWS DR	MONARCH MARTHA # 189
288	10594 HIGH HOLLOWS DR	ASTRAHAN EDELWEISS P BLDG Y UNIT #190
289	10594 HIGH HOLLOWS DR	GARCIA RUBIELA VILLA UNIT 191
290	10594 HIGH HOLLOWS DR	WILDBERGER PAUL L
291	10594 HIGH HOLLOWS DR	CLARK ADAIR W #289
292	10594 HIGH HOLLOWS DR	HALL LEANNE C BLDG Y UNIT 290
293	10594 HIGH HOLLOWS DR	MINOR TRACY BLDG Y UNIT 291
294	10596 HIGH HOLLOWS DR	SEIJAS ENNIE UNIT 192
295	10596 HIGH HOLLOWS DR	SCHROEDER WENDY K BLDG Z UNIT 193
296	10596 HIGH HOLLOWS DR	SEIJAS ENNIE G BLDG Z UNIT 292
297	10596 HIGH HOLLOWS DR	CADY LESLIE G & CHARLINE APT 293
298	10598 HIGH HOLLOWS DR	BARNETT DON & MARY
299	10598 HIGH HOLLOWS DR	MUETHER ROBERT MICHAEL UNIT 195
300	10598 HIGH HOLLOWS DR	GOULD KEVIN A UNIT 196
301	10598 HIGH HOLLOWS DR	SMITH SUSAN L #197
302	10598 HIGH HOLLOWS DR	GRANGER GAYLE E BLDG AA UNIT 294
303	10598 HIGH HOLLOWS DR	RUPP BETTY JO UNIT 295
304	10598 HIGH HOLLOWS DR	SCHLICHTING STEPHEN J
305	10598 HIGH HOLLOWS DR	GRAY EMILY E

Planner: Warren F. Ellis

FILE NUMBER: Z123-273 (WE) **DATE FILED:** April 29, 2013

LOCATION: West line of North Walton Walker Freeway, north of Twenty Grand Drive

COUNCIL DISTRICT: 6 **MAPSCO:** 52- E

SIZE OF REQUEST: Approx. 1.87 acres **CENSUS TRACT:** 107.03

APPLICANT/ OWNER: 601 Walton Walker, LLC
David Varela – Managing Member

REPRESENTATIVE: MASTERPLAN
Santos Martinez

REQUEST: An application for an RR Regional Retail District on property zoned an LO-3 Limited Office District.

SUMMARY: The purpose of this request is to allow for the development of retail type uses on the site.

STAFF RECOMMENDATION: Denial.

PREVIOUS ACTION: On July 11, 2013, and August 8, 2013, the City Plan Commission held this case under advisement until September 26, 2013, to allow for the applicant's representative to facilitate a neighborhood meeting to discuss the proposed zoning case.

BACKGROUND INFORMATION:

- Since this case was held under advisement, the representative has indicated that a neighborhood meeting was held to discuss the proposed zoning application. As a result of the meeting, the applicant agreed to submit deed restrictions on the property. During the time this report was completed, staff has not received any deed restrictions for review.
- The applicant’s request for an RR Retail Regional District will allow for a variety of retail and personal services uses on the site.
- The request site is adjacent to an LO-3 District, an RR Regional Retail District and an R-7.5(A) Single Family District where the development is primarily a church and single family uses. The properties to the north and west of the site are undeveloped.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
N. Walton Walker	Variable lane widths		
Twenty Grand Drive	Local	50 ft.	50 ft.

Land Use:

	Zoning	Land Use
Site	LO-3	Undeveloped
North	LO-3	Undeveloped
South	RR	Undeveloped
East	LO-3	Walton Walker Freeway
West	LO3	Church, Undeveloped

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

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops,

restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

The request site is located within an area that limits office uses and is in close proximity to residential uses. The RR District is a more intensive district than the surrounding LO-3 District. The proposed RR Regional Retail District could have a negative impact on the adjacent uses even though the request site is adjacent to a frontage road.

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 1.87 acre site is undeveloped and is adjacent to an institutional use and several undeveloped tracts of land. There is also a single family development that is within close proximity of the request site; which is located south of Twenty Grand Drive and west of Furlough Drive.

The applicant's request for an RR regional Retail District will allow for the development of various retail and personal service uses. Certain uses that are permitted within the RR District are not compatible with adjacent to LO-3 District uses. In addition, there are R-7.5(A) Single Family uses that are in close proximity to the request site. Even though there are some tracts of land to the south of Twenty Grand Drive that are zoned an RR Regional Retail District, staff proposes that the RR zoning boundary line not extend beyond the northern line of Twenty Grand Drive. Staff is concerned that further encroachment of the RR Regional Retail District to the north, could have a negative impact on the surrounding uses. An RR Regional Retail District is intended to "provide for the development of regional-serving retail, personal service, and office uses. This district is not intended to be located in areas of low density residential development."

A less intensive and intrusive zoning district that is compatible with the adjacent uses is more plausible for the site. The current LO-3 Limited Office District or an NO(A) Neighborhood Office District provides the appropriate transition between the residential and office uses. The request site is adjacent to a LO-3 District and is in close proximity to an R-7.5(A) Single Family District were the development is primarily a church and single family uses. The properties to the north and a portion to the west are undeveloped.

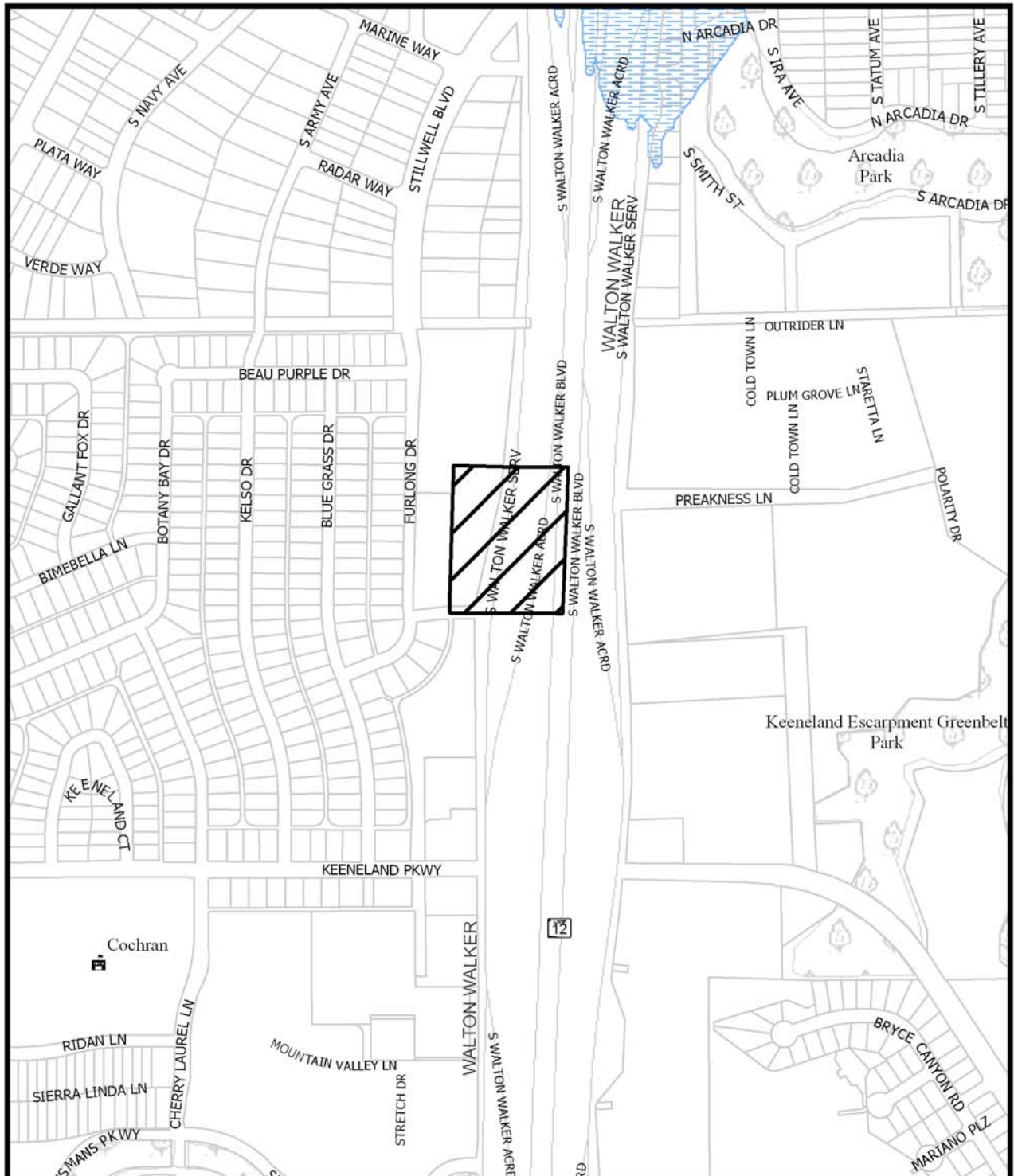
Staff's recommendation is denial of the applicant's request for an RR Regional District.

Development Standards:

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
LO-3 - existing Limited office – 3	15'	20' adjacent to residential OTHER: No Min.	1.75 FAR	115' 9 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, lodging – limited retail & personal service uses
RR - proposed Regional retail	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office	70' 5 stories	80%	Proximity Slope U-form setback Visual Intrusion	Retail & personal service, office

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

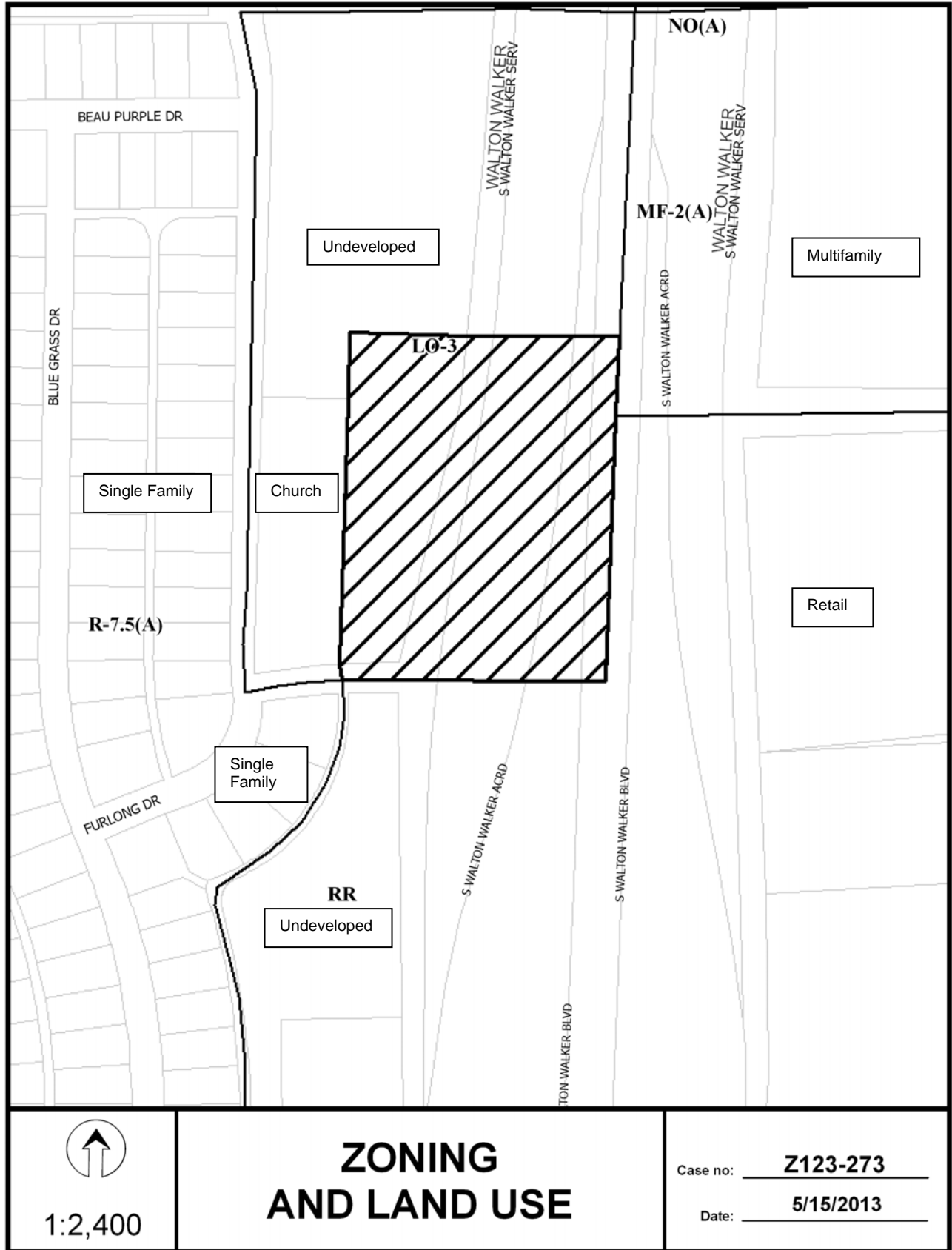
Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and has determined that the proposed development will not have a negative impact on the surrounding street system.



↑
1:6,000

VICINITY MAP

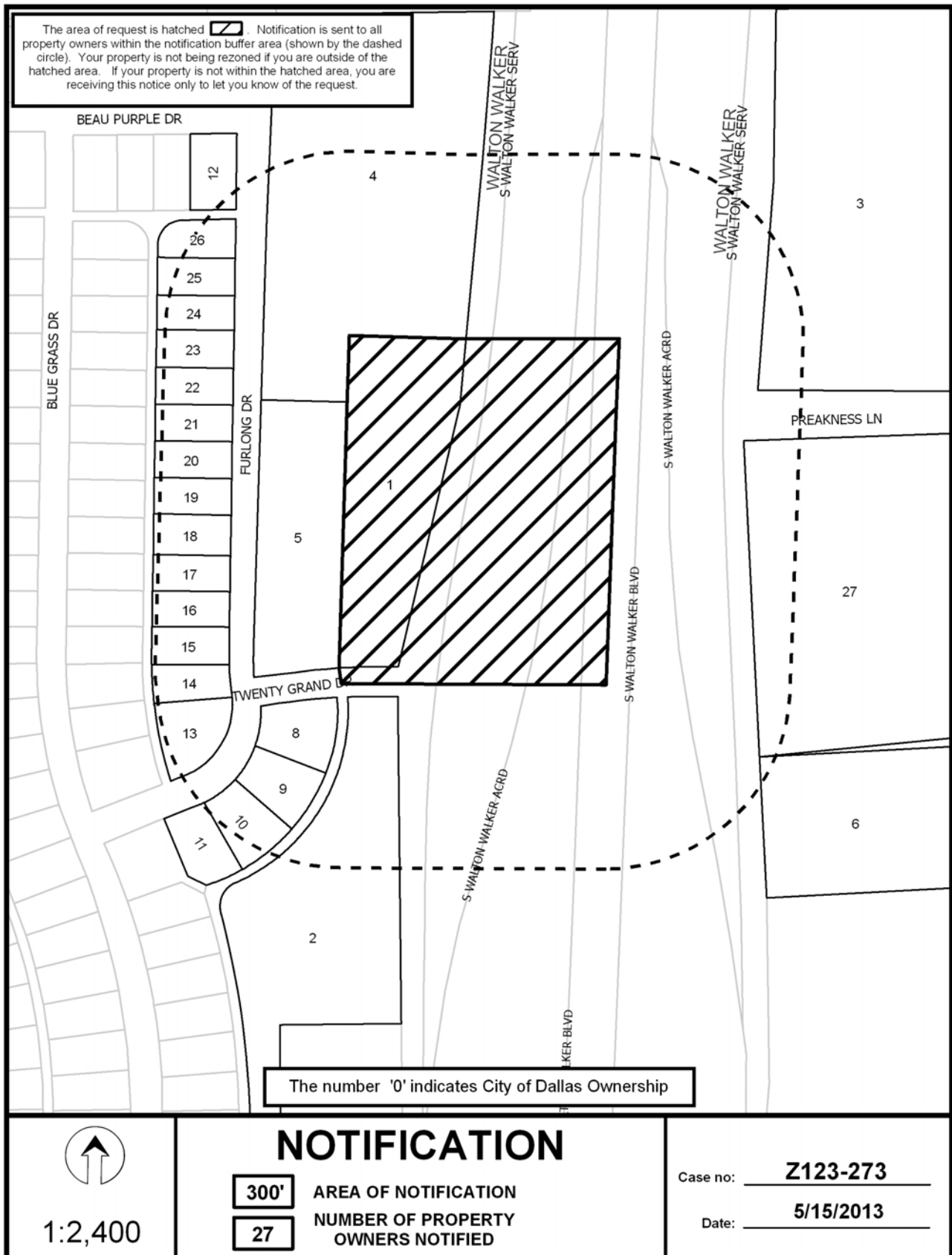
Case no: **Z123-273**
Date: **5/15/2013**



ZONING AND LAND USE

Case no: **Z123-273**

Date: **5/15/2013**



Notification List of Property Owners

Z123-273

27 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	601 WALTON WALKER BLVD	601 WALTON WALKER LLC
2	701 WALTON WALKER BLVD	AUTO LATIN INC
3	400 WALTON WALKER BLVD	RIDGECREST TERRACE INVESTORS LLC BLDG B
4	500 FURLONG DR	LOS LUPES INC
5	500 FURLONG DR	DALLAS CHRISTIAN CENTER ASSEMBLY OF GOD
6	704 WALTON WALKER BLVD	FIESTA GROUP LP
7	714 WALTON WALKER BLVD	SUPER FIESTA LP
8	704 FURLONG DR	WEST ROSE M
9	708 FURLONG DR	CALLADO GISELA
10	714 FURLONG DR	LAFUENTE MICHAEL & ESTHER
11	720 FURLONG DR	URBINA MANUEL
12	5834 BEAU PURPLE DR	GONZALEZ ARMANDO
13	711 FURLONG DR	LOPEZ RICARDO R &
14	653 FURLONG DR	REYES RAFAEL & ESTHER
15	647 FURLONG DR	SERRANO NORA I % PRIVADA RETORNO DEL REO
16	641 FURLONG DR	PEREZ GILBERTO M
17	635 FURLONG DR	GARCIA ELADIO G
18	629 FURLONG DR	WILLIAMS CLARENCE
19	623 FURLONG DR	RJ RICHARDSON & REMELL K REV LIV TRUST
20	619 FURLONG DR	FORD D WILSON
21	611 FURLONG DR	WEBBER DONNA
22	605 FURLONG DR	MORENO PEDRO & VALERIA MORENO
23	533 FURLONG DR	VONWALLENBERG GEOFFREY
24	527 FURLONG DR	RIOS EFRAIN
25	521 FURLONG DR	ARREDONDO GUADALUPE
26	515 FURLONG DR	UMANZOR NELSON G & DORA A GALEAS

Z123-273(WE)

5/15/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5600 PREAKNESS LN	AUTO CENTER UNLIMITED LP

FILE NUMBER: Z123-321 (JH)

DATE FILED: June 24, 2013

LOCATION: Southwest side of Harwood Street, southeast of McKinney Avenue

COUNCIL DISTRICT: 14

MAPSCO: 45-F

SIZE OF REQUEST: Approx. 0.26 acres

CENSUS TRACT: 17.04

REPRESENTATIVE: Karl Crawley, Masterplan

APPLICANT: KDC, LLC

OWNER: McKinney Harwood, LLC

REQUEST: An application to amend Subarea B of Planned Development Subdistrict No. 66 within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of the request is to increase the non-residential floor area in Subarea B to allow this property to develop with an adjacent property for an office tower use.

STAFF RECOMMENDATION: Approval, subject to conditions

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval subject to conditions based upon:

1. *Performance impacts upon surrounding property (lighting, noise, odor, etc.)* – The proposed amendment allows for the property to develop with the zoning rights that resemble the zoning districts that surrounds the property rather than limiting the development to surface or underground parking.
2. *Traffic impact* – Proposed increase in traffic volume is not enough to trigger traffic impact study.
3. *Comprehensive Plan or Area Plan Conformance* – The proposed conditions comply with Forward Dallas!, the Oak Lawn Plan, and the Downtown 360 Plan.
4. *Deviation from base zoning* – The front yard setback is proposed to be a minimum of 10 feet as a compromise with the applicant from the current zoning and original request. Currently, PDS No. 66 requires 15 feet while an HC Heavy Commercial Subdistrict requires no front yard.

BACKGROUND INFORMATION:

- The request site is currently undeveloped.
- The applicant proposes to develop the subject property with adjacent property that fronts on McKinney Avenue for an office tower use. PDS No. 66 restricts the subject property, Subarea B, to underground or surface parking and local utility land uses and a maximum floor area of 50 square feet.
- PDS No. 66 was established on January 11, 2006. PDS No. 66 has two tracts. The purpose of PDS No. 66 was to allow for a 230-dwelling multifamily development on Subarea A that increased the height, lot coverage, and floor area ratio but decreased residential density and non-residential floor area. Subarea B was included in the request to allow for additional parking, but is not used or needed to meet the minimum parking requirement for Subarea A.

Zoning History:

1. BDA112-009 On January 24, 2012, the Board of Adjustment granted a variance to the height regulations of 95 feet to allow the construction of a maximum height of 335 feet.
2. Z123-126 On December 12, 2012, the City Council approved an amendment to Tract 1 of Planned Development Subdistrict No. 50 within Planned Development District No. 193, the Oak Lawn Special Purpose District.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
N. Harwood Street	Local	60 ft.
McKinney Avenue	Minor Arterial	50 ft.

Parking/Traffic:

The expected number of trips generated by the proposed use is 584 trips per day according to the trip rate for an office use as submitted by the applicant. A Traffic Impact Study is only required for proposals that generate more than 1,000 trips per day unless a waiver is issued.

STAFF ANALYSIS:

Comprehensive Plan:

The request complies with the following land use goals and policies of the Comprehensive Plan because the development of the property as part of the larger office tower and structured parking development is a more appropriate land use than surface or underground parking in this location in Uptown. Proposed conditions promote a pedestrian, urban environment.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.3 Build a dynamic and expanded Downtown.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Policy 5.1.2 Define urban character in Downtown and urban cores.

Area Plans:

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

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.

(3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

(6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

(7) To promote landscape/streetscape quality and appearance.

The applicant's request complies with all of the above objectives. The minimum front yard setback of 10 feet establishes the front yard setback for this side of the block instead of no minimum front yard in the HC Heavy Commercial Subdistrict. Allowing the subject property to be developed with the adjacent property for office and structured parking is a higher and more appropriate land use than surface parking.

Downtown 360. The Downtown Dallas 360 plan identifies Uptown as a "supporting district" to the focus of this implementation plan, which is the Central Business District bounded by Woodall Rodgers Freeway, Central Expressway, I-30 and I-35. The supporting districts are included as the recommended new definition of "Downtown Dallas." The Downtown 360 Plan was adopted in April of 2011.

Uptown is largely successful in balancing jobs, housing and services. As Dallas's most dense neighborhood, Uptown consists of a wide mix of apartments, condominiums, townhouses, residential towers and historic homes. Despite these assets, large blocks and inward-oriented building architecture present challenges to pedestrian activity in many parts of the district. In the future, developments are expected to fill in gaps to assist in creating a truly walkable, transit-oriented urban neighborhood.

With the Klyde Warren Park amenity across the south end of this Harwood Street block, the minimum front yard setback and minimum 10 foot sidewalk with complies with the following recommendations of the Downtown 360 plan:

- Create a transit-oriented, walkable neighborhood by developing new projects and redeveloping existing buildings with small setbacks, ground floors with high transparency, and retail/restaurant uses; address parking needs while envisioning no surface parking in front of buildings.
- Improve walkability on key streets such as Field/Moody/Pearl, Cedar Springs and Maple by calming traffic, introducing on-street parking, making sidewalk widths consistent, and planting street trees.

Land Use Compatibility:

The applicant proposes to develop Subarea B and the adjacent HC Heavy Commercial Subdistrict zoned property at the southwest corner of Harwood Street and McKinney Avenue for a total area of 0.86 acres for an office tower and structured parking having a height in the range of 180 to 240 feet. Subarea B is currently restricted to underground or surface parking and local utilities land uses; maximum structure height of 15 feet; and maximum 50 square feet of floor area.

The surrounding land uses are a mix of commercial and multiple-family uses. The property to the north is undeveloped.

The history of PDS No. 66 is that it was created to facilitate the development of Subarea A as it is developed today. This block was zoned an HC Heavy Commercial subdistrict like properties to the north and west. The strict zoning restrictions in Subarea B were negotiated in the City Plan Commission and City Council public hearings in 2006 at a time when this area of Uptown was experiencing growth pressures; staff recommended PD conditions were not as restrictive for this tract.

The applicant's request was submitted for an HC Heavy Commercial Subdistrict. Staff recommended, and the applicant agreed to, amend PDS No. 66 Subarea B instead of the HC Subdistrict with deed restrictions. Staff is not requiring a development plan for Subarea B, but allowing the property to develop as if it were in an HC Heavy Commercial Subdistrict with conditions more stringent than straight HC zoning for the front yard setback, sidewalk width, and pedestrian lighting. The primary advantage of amending the PDS regulations is to establish the minimum front yard setback for this block of Harwood Street to be 10 feet instead of no minimum if an HC Subdistrict were approved. While PDS No. 66 currently requires a minimum front yard setback of 15 feet, staff was comfortable compromising between the HC Subdistrict setback and PDS No. 66 for a minimum front yard setback of 10 feet.

Staff does not object to the increase in floor area from 50 square feet to the HC Heavy Commercial standards and allowing the property to be developed in a similar manner to surrounding properties because the proposed PD conditions are meeting the objectives of the Oak Lawn Plan and Downtown 360 Plan and the PDS conditions are improving the street level conditions above the HC Heavy Commercial Subdistrict regulations. This portion of Harwood Street will be developed with more front yard setback than the HC Heavy Commercial zoning that existed on both sides prior to 2006 and larger sidewalks than the minimum PDD No. 193 requirement. This will allow for a friendlier pedestrian connection to Klyde Warren Park for the office and multifamily uses in the area.

Landscaping:

Landscaping is required in accordance with PDD No. 193 of the Dallas Development Code.

Z123-321(JH)

List of Partners/Principals/Officers

McKinney Harwood, LLC

Patrick B. Shelby, Manager

Aaron A. Shelby, Manager

Lloyd Randall Shelby, Manager

KDC, LLC

Tobin Grove, Manager

Steve Van Amburgh, Manager

Jeff Innmon, Vice President

Proposed PD Conditions

Division S-66. PD Subdistrict 66.

SEC. S-66.101. LEGISLATIVE HISTORY.

PD Subdistrict 66 was established by Ordinance No. 26205, passed by the Dallas City Council on January 11, 2006.

SEC. S-66.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 66 is established on property generally located at the northeast corner of McKinney Avenue and St. Paul Street. The size of PD Subdistrict 66 is approximately 1.6 acres.

SEC. S-66.103. DEFINITIONS AND INTERPRETATIONS.

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

(b) In this division:

(1) SUBDISTRICT means a subdistrict of PD 193; and

(2) SUBAREA A and SUBAREA B mean the subareas shown on the conceptual plan (Exhibit S-66A). In the event of a conflict between the description of Subareas A and B in the Exhibit A of the ordinance establishing this subdistrict and the conceptual plan, the description in Exhibit A controls.

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

(d) Subarea A[This subdistrict] is considered to be a residential zoning district. Subarea B is considered to be a non-residential zoning district.

SEC. S-66.104. CONCEPTUAL PLAN.

Subarea A. Development and use of the Property must comply with the conceptual plan. In the event of a conflict between the text of this division and the conceptual plan, the text of this division controls.

Subarea B. No development plan is required, and the provisions of Section 51-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule do not apply.

SEC. S-66.105. DEVELOPMENT PLAN.

(a) Development and use of Subarea A must comply with the development plan for Subarea A (Exhibit S-66B).

~~————(b) For Subarea B, a development plan in compliance with the conceptual plan must be approved by the city plan commission before the issuance of any building permit to authorize work in Subarea B.~~

(c) In the event of a conflict between the text of this division and a development plan, the text of this division controls.

SEC. S-66.106. MAIN USES PERMITTED.

~~————(a) [Subarea A:]~~

~~[(1)]~~ Except as provided in this subsection, the only main uses permitted in ~~Subarea A~~ are those main uses permitted in the HC Heavy Commercial Subdistrict, subject to the same conditions applicable in the HC Heavy Commercial Subdistrict, as set out in Part I of this article. For example, a use permitted only by specific use permit (SUP) in the HC Heavy Commercial Subdistrict is permitted in this subarea only by SUP; a use subject to development impact review (DIR) in the HC Heavy Commercial Subdistrict is subject to DIR in this subarea; etc.

(b) ~~[(2)]~~ The following main uses are prohibited in ~~Subarea A~~:

(A) Utility and service uses.

- Radio, television, or microwave tower.
- Telephone exchange, switching, and transmitting requirement.

(B) Transportation uses.

- Airport or landing field.
- STOL (short takeoff or landing) port.
- Passenger bus station and terminal.
- Helicopter base.
- Heliport.
- Helistop.
- Railroad passenger station.
- Railroad team track.

(C) Community service uses.

- Adult day care facility.
- Halfway house.

(D) Medical uses.

- Hospital.
- Convalescent and nursing homes, hospice care, and related institutions.
- Ambulance service.

(E) Educational uses.

- Business school.
- Technical school.
- College, university, or seminary.
- College fraternity or sorority house.
- College dormitory.

(F) Recreation and entertainment uses.

- Carnival or circus (temporary).
- Wax museum.

(G) Bar and restaurant uses.

- Dance hall.

(H) Professional, personal service, and custom crafts uses.

- Trade center.
- Mortuary or funeral home.
- Commercial laundry or dry cleaning.
- Taxidermist.
- Broadcasting or recording studio.
- Commercial wedding chapel.

(I) Retail uses.

- Liquor store.
- Feed store.
- Pawn shop.

(J) Motor vehicle related uses.

- Automobile or motorcycle display, sales, and service (inside display).
- Automobile or motorcycle display, sales, and service (outside display).
- Auto auction.
- Auto glass, muffler, or seat cover shop.
- Auto parts sales (inside only).

- Auto parts sales (outside display).
- Auto repair garage (inside).
- Auto painting or body rebuilding shop (inside).
- Car wash.
- Engine or motor repair shop.

(K) Commercial uses.

- Plumbing, electrical, air conditioning, and heating shops.
- Lumber, brick, or building materials sales yard.
- Tool and equipment rental (inside display only).
- Stone, sand, or gravel mining.
- Sand, gravel, or earth sales and storage.

(L) Storage and waste disposal uses.

- Warehouse.
- Inside salvage and reclamation.

(M) Animal related uses.

- Farm or ranch.
- Veterinarian's office.
- Animal pound.

(N) Industrial and manufacturing uses.

- U-cart concrete system.
- Light fabrication and assembly.
- Clothing manufacturing.
- Bedspread, drapes, and headboard manufacturing.
- Manufacturing laboratory.
- Corrugated cardboard box fabrication.

~~———— (b) Subarea B. The only main uses permitted in Subarea B are required and non-required off-street and underground parking and local utilities. An aboveground parking garage is prohibited in Subarea B.~~

SEC. S-66.107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

(b) In this subdistrict, the following accessory uses are not permitted:

- Amateur communication tower.

- Open storage.
- Private stable.

(c) In this subdistrict, the following accessory uses are permitted accessory to a multifamily use, provided that these accessory uses are primarily for the use of the occupants of the building, are contained entirely within the main building housing the multifamily use and connected parking garage, and have no exterior advertising or signs.

-- Community centers (private), specifically including, but not limited to such amenities as health studio areas, wine storage areas, hot tubs, pools, steamrooms, poolside refreshment areas, offices (e.g. business centers, internet cafés, etc.) theatres, pool tables, meeting rooms, and demonstration/party kitchens.

SEC. S-66.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. In the event of a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the HC Heavy Commercial Subdistrict apply in this subdistrict.

(b) Setbacks from street frontages. Minimum setback from McKinney Avenue [~~and Harwood Street~~] is 15 feet as shown on the conceptual plan. Minimum setback from Harwood Street is 10 feet. No minimum setback from St. Paul Street.

(c) Side and rear setbacks. Minimum side and rear setback in Subarea A is 10 feet as shown on the conceptual plan. No side or rear setback is required in Subarea B.

(d) Density. Maximum number of dwelling units in Subarea A is 230.

(e) Height.

(1) For multiple-family uses, maximum structure height in Subarea A is 285 feet.

(2) In Subarea A, structures located on a roof, such as chimneys, clerestories, communication towers, cooling towers, elevator penthouses or bulkheads, mechanical equipment rooms, plaza or terrace structures, pool structures, skylights, vent stacks, and visual screens that surround mechanical equipment are allowed to project up to 25 feet above the maximum structure height.

~~_____ (3) Maximum structure height in Subarea B is 15 feet.~~

(f) Maximum floor area.

(1) Maximum floor area for all uses combined in Subarea A is 415,000 square feet.

(2) Maximum floor area for all non-residential uses combined in Subarea A is 5,000 square feet.

~~(3) Maximum floor area in Subarea B is 50 square feet.~~

(g) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

SEC. S-66.109. OFF-STREET PARKING AND LOADING.

(a) Consult Part I of this article for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations of PD 193 for information regarding off-street parking and loading generally.

(b) Subarea A. Parking structures with facades facing St. Paul Street, McKinney Avenue, and Harwood Street, must be either underground or have a facade consisting of any combination of pre-cast concrete (with or without stucco finish), stone, or metal finish provided that the metal finish matches design elements on the main structure for which parking is provided, and glass or louvers. Except for the garage entrances and exits, openings in these parking structure facades may not exceed 40 percent of the total parking structure facade area and must be concealed with louvers or enclosed with glass.

(c) Subarea B. Parking structure facades must comply with the general requirements in Sect. 51P-193.127(a).

SEC S-66.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

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

(b) LEED certification in Subarea A.

(1) A United States Green Building Council's Leadership in Energy and Environmental Design (LEED) checklist, effective May 1, 2004, must be submitted with an application for a building permit for development on the Property, indicating how development of the Property will comply with a certified designation (26 to 32 project points). The development plans submitted for a building permit must be certified by a LEED accredited professional designated by the department of development services. Prior to the issuance of a building permit, the building official shall determine that the project is consistent with the standards and criteria for a LEED certified designation.

(2) If during development of the Property, the developer is unable to achieve all of the green building rating system points identified on the checklist, the developer must replace any points not achieved with other green building rating system

points acceptable under the United States Green Building Council's LEED rating system.

(3) All supporting documentation and templates related to the points previously approved by the city for the LEED certified level designation must be submitted with an application for a certificate of occupancy. A certificate of occupancy may not be issued until a LEED accredited professional designated by the department of development services certifies that the building complies with the LEED certified designation (26 to 32 project points).

SEC. S-66.111. LANDSCAPING AND SIDEWALKS.

(a) Landscaping and screening must be provided in accordance with the landscape and screening requirements of PD 193.

(b) Sidewalks must be provided on the Property fronting on McKinney Avenue, Harwood Street, and St. Paul Street, with a minimum of five feet of parkway provided between the sidewalk and the curb. The McKinney Avenue and the Harwood Street sidewalk must be at least 10 feet wide, and the St. Paul Street sidewalk must be at least seven feet wide. The St. Paul Street sidewalk must be located at least two feet away from any building on the Property.

(c) Pedestrian scale lighting must be provided at an average of one lighting fixture per 30 feet of street frontage.

SEC. S-66.112. SIGNS.

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

SEC. S-66.113. ADDITIONAL PROVISIONS.

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

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

(c) Except as otherwise provided in this division, development and use of the Property must comply with Part I of this article.

SEC. S-66.114. PAVING.

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

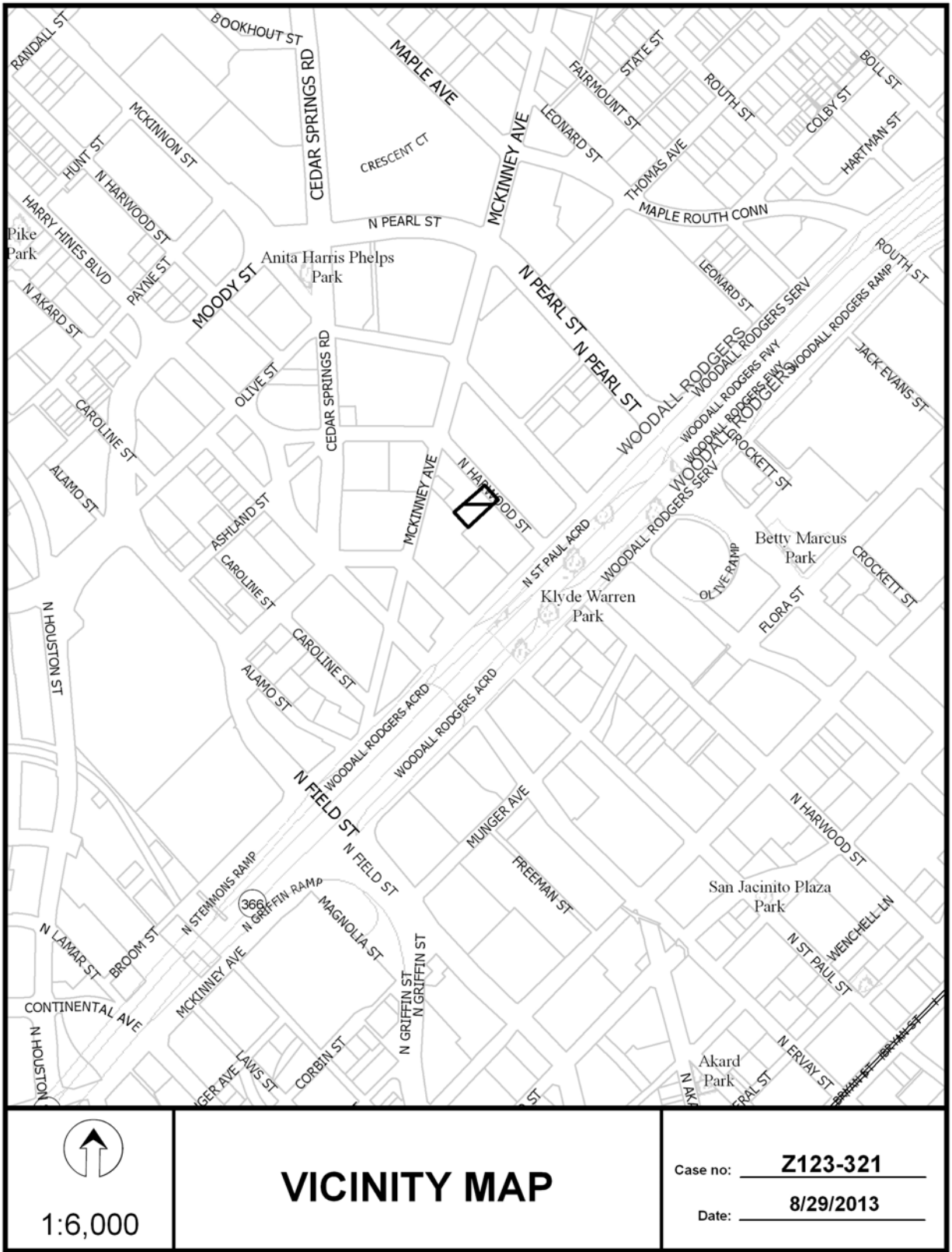
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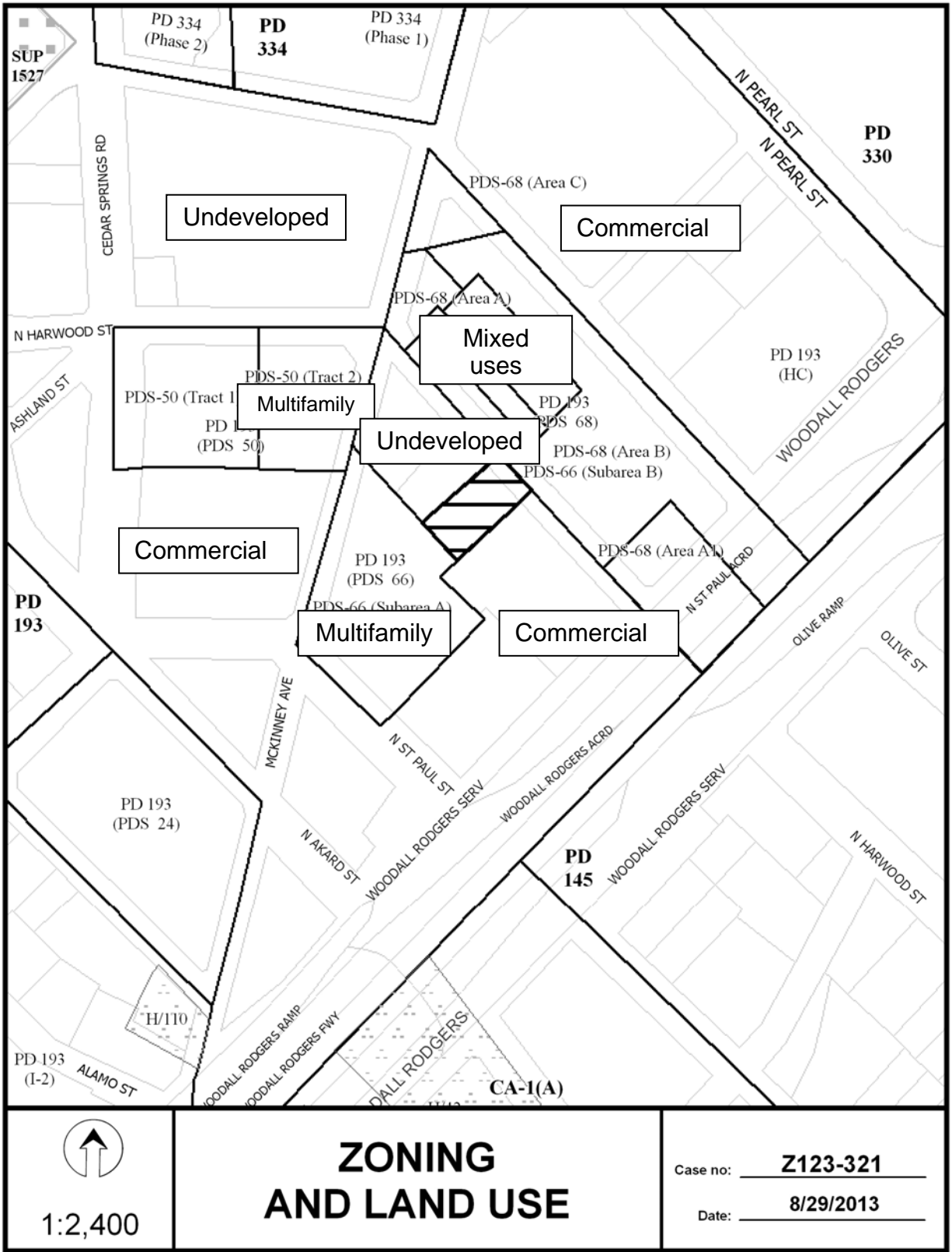
SEC. S-66.115. COMPLIANCE WITH CONDITIONS.

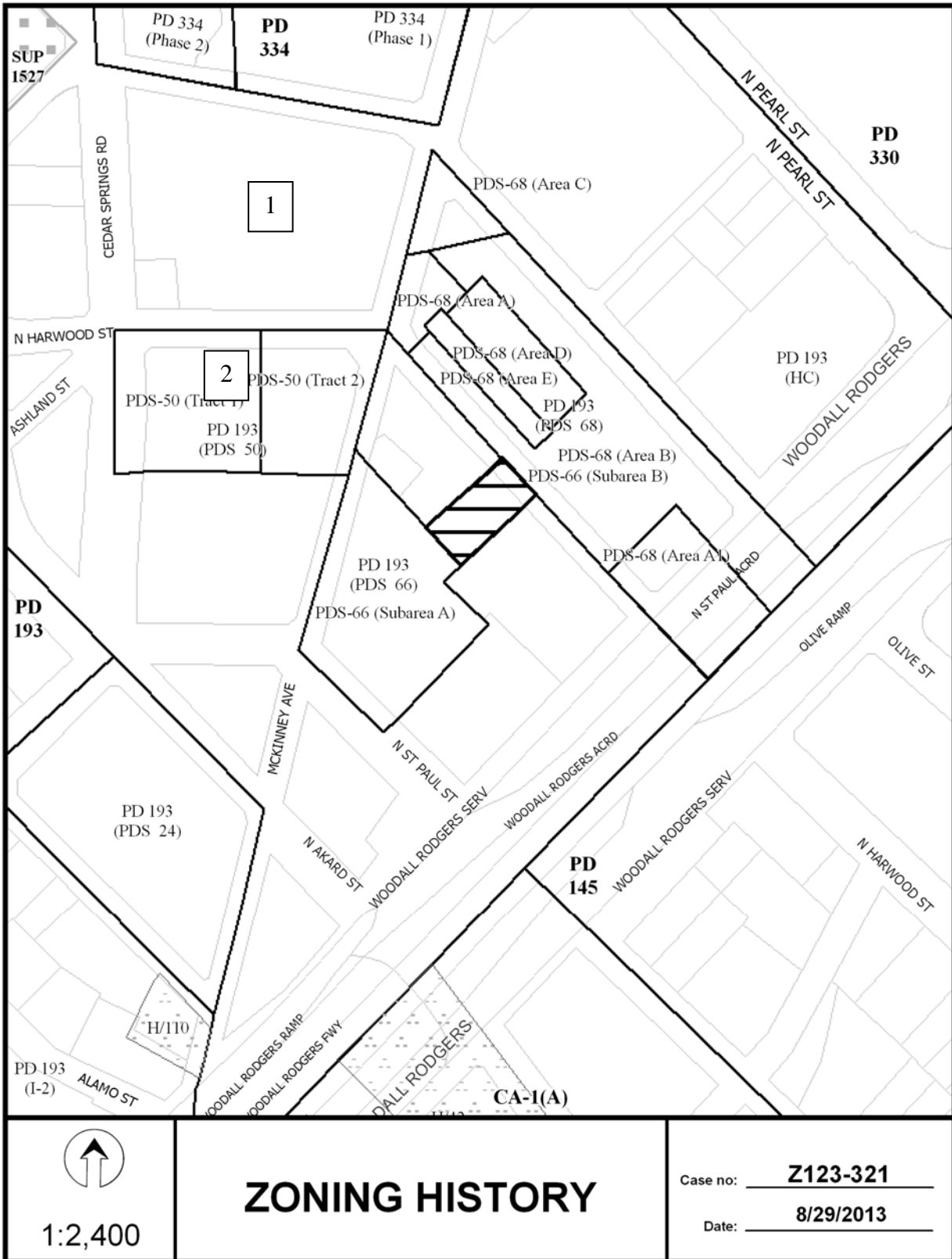
The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

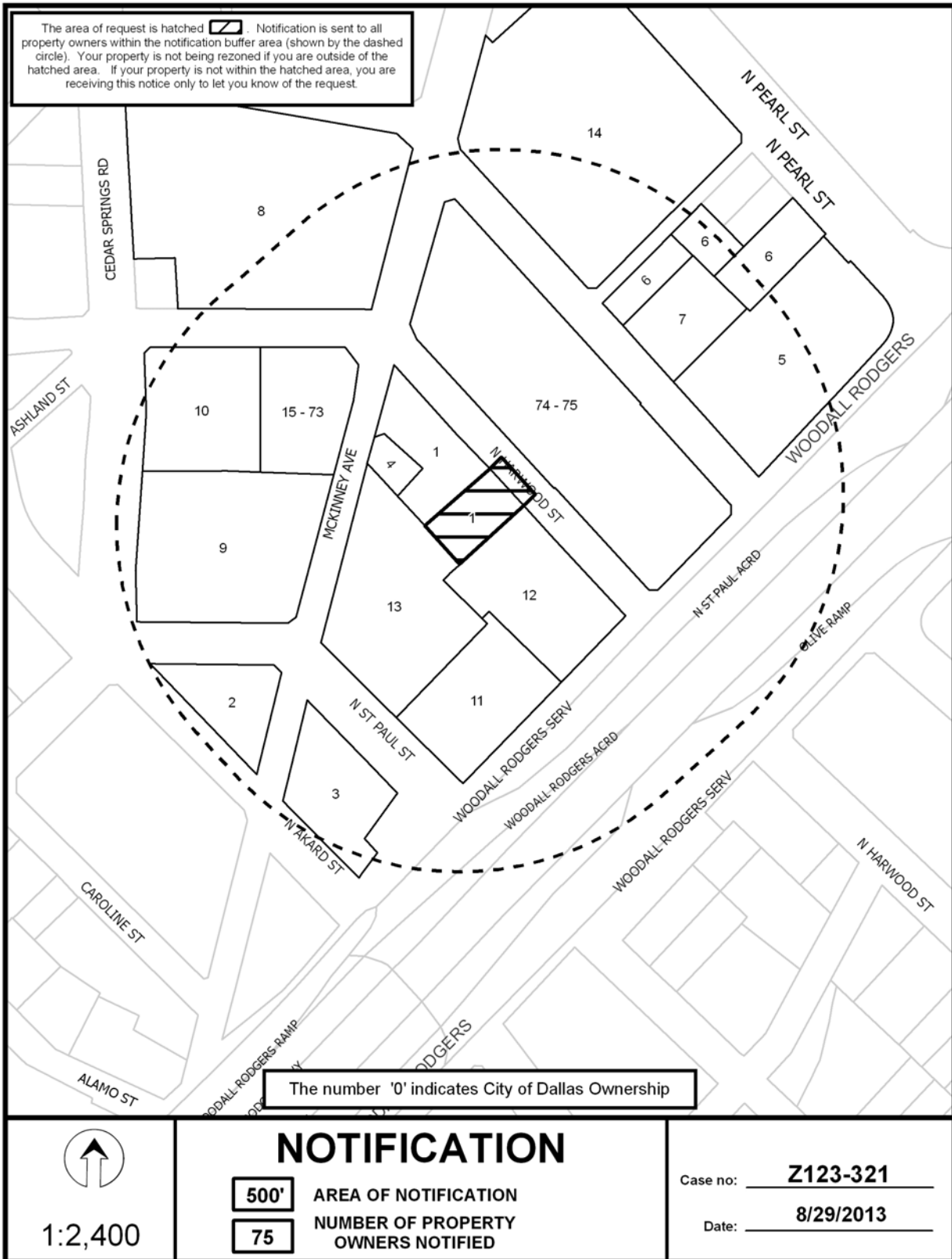
~~SEC. S-66.116. ZONING MAP.~~

~~PD Subdistrict 66 is located on Zoning Map J-7.~~









8/28/2013

Notification List of Property Owners

Z123-321

75 Property Owners Notified

Label #	Address	Owner
1	1936 MCKINNEY AVE	MCKINNEY HARWOOD LLC
2	1899 MCKINNEY AVE	PEARL REALTY HOLDINGS LLC
3	1845 WOODALL RODGERS FWY	CHARTER WOODALL PARTNERS SUITE 1700
4	1920 MCKINNEY AVE	FULTON HAROLD R 1997 REVOCABLE TRUST
5	2101 PEARL ST	CHASE BANK OF TX NA
6	2130 OLIVE ST	DAL UPTOWN LLC
7	2122 OLIVE ST	BRAHAM DENIS C TR STE 2400
8	2001 MCKINNEY AVE	CRESCENT REAL ESTATE EQUITIES LTD PS
9	1919 MCKINNEY AVE	HKS BUILDINGS LP % ECOM REAL ESTATE MGMT
10	1900 CEDAR SPRINGS RD	SE 1900 CEDAR SPRINGS LP STE 950
11	1909 WOODALL RODGERS FWY	L & W REAL ESTATE LLC DANNA OFFICE LP
12	2121 HARWOOD ST	L & W REAL ESTATE LLC DANNA OFFICE, LP
13	1900 MCKINNEY AVE	1900 MCKINNEY PROPERTIES ATTN: B&D EQUIT
14	2100 MCKINNEY AVE	METROPOLITAN LIFE INC CO SUITE 1310
15	1999 MCKINNEY AVE	ARZOLA FERNANDEO L
16	1999 MCKINNEY AVE	MOORE F DAVID
17	1999 MCKINNEY AVE	ARROYO DEANNE ALYSSA
18	1999 MCKINNEY AVE	CHEN PHILIP
19	1999 MCKINNEY AVE	SMITH WALTER G & CAMPBELL KEVIN F
20	1999 MCKINNEY AVE	KALIL STEPHEN A & GAIL A PEISACH
21	1999 MCKINNEY AVE	GARRETT MICHAEL L & ANTOINETTE I
22	1999 MCKINNEY AVE	GANTI RISHI UNIT 601
23	1999 MCKINNEY AVE	JAIN ANISH K & JAIN ABNASH
24	1999 MCKINNEY AVE	HENDRICKSON DWIGHT ETAL UNIT 603
25	1999 MCKINNEY AVE	ANDERSON MELISA ANN D
26	1999 MCKINNEY AVE	CURTIS AUDREY A

8/28/2013

Label #	Address	Owner
27	1999 MCKINNEY AVE	STALEY MARY
28	1999 MCKINNEY AVE	REID ROBERT & DAHLIA REID UNIT 607
29	1999 MCKINNEY AVE	HUTCHINSON WILLIAM L & SUZANNE S
30	1999 MCKINNEY AVE	SHARP THOMAS L
31	1999 MCKINNEY AVE	DEANE BELINDA
32	1999 MCKINNEY AVE	BUGG ROBERT C #803
33	1999 MCKINNEY AVE	SALES SUSAN CAROLINE
34	1999 MCKINNEY AVE	MEDINA MICHAEL A
35	1999 MCKINNEY AVE	KAYE JONATHAN D
36	1999 MCKINNEY AVE	1999 MCKINNEY AVE#807 LAND TRUST 182A-PM
37	1999 MCKINNEY AVE	STUVE OLAF & CHERYL WHITE
38	1999 MCKINNEY AVE	WERBNER MARK
39	1999 MCKINNEY AVE	RUVALCABA RICK & MICHELLE SUITE 1002
40	1999 MCKINNEY AVE	ARNOLD VANCE M ETAL
41	1999 MCKINNEY AVE	MYERSCOUGH PATRICK J APT 305
42	1999 MCKINNEY AVE	CAIRE JACQUELINE #1005
43	1999 MCKINNEY AVE	HOLLOCK MARY # 1006
44	1999 MCKINNEY AVE	MOORE LARRY H & DORRINE B MOORE
45	1999 MCKINNEY AVE	SCHUBERT FRANK B & SCHUBERT LISA H
46	1999 MCKINNEY AVE	NADLER ERIC
47	1999 MCKINNEY AVE	JONES RUSSELL T & LAUREN B MONTI-JONES
48	1999 MCKINNEY AVE	UDASHEN ROBERT & KAREN S # 1203
49	1999 MCKINNEY AVE	HAINES CAPITAL GROUP LLC WM B HAINES
50	1999 MCKINNEY AVE	OREILLY MATTHEW
51	1999 MCKINNEY AVE	DALE BRUCE APT 1206
52	1999 MCKINNEY AVE	BRINK RICHARD R & GAYLE H BRINK
53	1999 MCKINNEY AVE	OBERING MIHOKO K UNIT 1208
54	1999 MCKINNEY AVE	BRADFORD TED R
55	1999 MCKINNEY AVE	BRUNT WILLIAM B
56	1999 MCKINNEY AVE	WOMACK STEVEN W
57	1999 MCKINNEY AVE	CAIRE MARY UNIT 1405

Z123-321(JH)

8/28/2013

Label #	Address	Owner
58	1999 MCKINNEY AVE	HOWREY DANIEL L
59	1999 MCKINNEY AVE	EDMISTON ANGIE L UNIT 1407
60	1999 MCKINNEY AVE	CLB PARTNERS, LTD.
61	1999 MCKINNEY AVE	ABINGTON TOM E & GLYNDA C APT 1603
62	1999 MCKINNEY AVE	WHITE JIM
63	1999 MCKINNEY AVE	MYERSCOUGH DAVID TRUSTEE %PATRICK J MYER
64	1999 MCKINNEY AVE	WINTER F DAVID JR & RENEE
65	1999 MCKINNEY AVE	ETTER THEODORE F JR # 1608
66	1999 MCKINNEY AVE	LOMAT INVESTMENTS INC
67	1999 MCKINNEY AVE	TABBAL GEORGES
68	1999 MCKINNEY AVE	HORTON EMILY UNIT 1807
69	1999 MCKINNEY AVE	PRITCHARD JOHNNY G & MARY DIANE
70	1999 MCKINNEY AVE	ASHMORE GLEN A
71	1999 MCKINNEY AVE	EISENSTEIN ABRAM & UNIT 2006
72	1999 MCKINNEY AVE	1999 MCKINNEY AVE#2007 LAND TRUST 182A-P
73	1999 MCKINNEY AVE	LEDBETTER FINLEY & JONI APT 2008
74	2000 MCKINNEY AVE	2000 MCKINNEY INVESTMENT 3300 LINCOLN PL
75	2000 MCKINNEY AVE	PARKSIDE RESIDENTIAL LP SUITE 1000

FILE NUMBER: Z123-265(RB)

DATE FILED: April 24, 2013

LOCATION: Northeast Line of Fitzhugh Avenue, between Cole Avenue and McKinney Avenue

COUNCIL DISTRICT: 14

MAPSCO: 35 U

SIZE OF REQUEST: Approx. 1.8 Acres

CENSUS TRACT: 7.02

APPLICANT: Trinsic Acquisition Company, LLC

OWNER: Hope Cottage, LLC

REPRESENTATIVE: Tommy Mann

REQUEST: An application for a Planned Development Subdistrict for GR General Retail Subdistrict Uses on property zoned a GR General Retail Subdistrict and an O-2 Office Subdistrict, with deed restrictions on the northern portion of the site currently zoned an O-2 Office Subdistrict, within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The applicant is proposing to redevelop the site with 193 multiple family dwelling units. The existing deed restrictions that limit structure height, floor area ratio, and prohibit certain uses will be retained.

STAFF RECOMMENDATION: Approval, subject to a development plan, landscape plan, and conditions, with retention of the existing deed restrictions.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval subject to a development plan, landscape plan, and conditions with retention of the existing deed restrictions based upon:

1. *Performance impacts upon surrounding property* – As a proposed residential development, impact on adjacent properties (lighting, noise, odor) are not anticipated.
2. *Traffic impact* – The proposed development will create a reduction of vehicle trips/day as compared to typical nonresidential development permitted by the existing zoning.
3. *Comprehensive Plan or Area Plan Conformance* – The request is in compliance with the designated Building Block for the area. Additionally, the request as recommended in the attached conditions complies with the Oak Lawn Special Purpose District and Oak Lawn Plan criteria for redevelopment.
4. The applicant has worked with staff to ensure various provisions (i.e., balcony/open seating areas in the Restricted Area) are provided for to ensure compatibility with adjacent medium-density residential uses.

BACKGROUND INFORMATION:

- The property is developed with a commercial structure and surface parking area.
- The applicant proposes to demolish the existing structure and redevelop the property with 193 multiple family dwelling units.
- The applicant is requesting a PDS for consideration of the following: 1) increase in floor area by 13,676 square feet for the GR Subdistrict portion of the site; 2) reduced front yard (35' to 10' for a portion of the site along McKinney Avenue) for the GR Subdistrict portion of the site; and 3) permit balconies to encroach (five feet) into a portion of the front yards
- Existing deed restrictions on the northern portion of the property zoned for O-2 Subdistrict Uses limits structure height to 42 feet, limit FAR to 2.0:1, and prohibit certain uses. As staff is providing for these same regulations/restrictions in the attached recommended conditions, the applicant has requested they be retained per discussions with surrounding property owners.

Zoning History: Other than noted above, there has been no recent zoning activity in

the immediate area relevant to the request.

<u>Thoroughfare</u>	<u>Existing & Proposed ROW</u>
Fitzhugh Avenue	Minor Arterial; 90' & 90' ROW
Cole Avenue	Minor Arterial; 80' ROW
McKinney Avenue	Minor Arterial; 80' ROW

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

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 site is developed with a commercial structure and surface parking area. The applicant is proposing to remove all improvements to support a multiple family development.

The applicant has worked with staff to achieve the above stated objectives. With respect to Objective No. 2, it should be noted the proposed development will not provide

for retail uses, however the site's Fitzhugh Avenue frontage will link to the nonresidential uses both east and west of the site.

Comprehensive Plan: The request site is located in an area considered Urban Mixed-Use. The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

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:

For orientation purposes, the site currently is zoned for O-2 Subdistrict Uses for the northern portion (approx. 28,000 square feet and noted as the Restricted Area on the attached development plan) while the balance of the site is zoned for GR Subdistrict Uses. See table accompanying table for a comparison of existing/proposed provisions.

The site possesses three street frontages. The surrounding area consists of a mix of uses, with the concentration of low-to-medium density uses immediately north of the site, with various office and retail uses located to the south along both sides of Fitzhugh Avenue. Ben Milam Elementary School is situated at the northeast corner of Fitzhugh Avenue and McKinney Avenue.

The applicant has worked with staff to require certain design criteria is incorporated into the development with sensitivities to the residential character to the north along Cole Avenue and McKinney Avenue. For example, the applicant has agreed to limit balcony/open areas be contained within 36 feet above grade along the northern façade

of the northernmost structures. Lastly, a commitment to at grade and above grade private open space will ensure the development possesses a more urban residential feel.

As a result of this analysis, staff supports the applicant's request, subject to the attached plans and recommended conditions, the difference between the applicant and staff being a requirement to maintain the additional setback for structures within the Restricted Area (see development plan) that exceed 36 feet in height.

Off-Street Parking: Off-street parking will be provided as required by PDD No. 193.

Landscaping: The applicant has worked with the city arborist to ensure the attached landscape plan complies with the intent of the landscape requirements of PDD No. 193.

Provision	Existing O-2	Existing GR	Proposed (total area)
F/S/R YARD SETBACKS	25'/10'/15' PLUS FRONT- ½ HT GREATER THAN 36' TO MAX OF 50'; S/R -1' FOR EACH OVER 36' TO MAX OF 50'	10'/10'/25' PLUS FRONT- ½ HT GREATER THAN 36' TO MAX OF 50'; S/R -1' FOR EACH OVER 36' TO MAX OF 50'	10'/10'/10' PLUS ADDL SETBACKS FOR THE RESTRICTED AREA; BALCONIES 5' INTO FRONT YARD, SUBJECT TO 15' CLEAR FROM SIDEWALK
DENSITY	BASED ON LAND AREA/TYPE UNIT: EFF-1 DU/100 SF; 1 BR-125 SF/DU; 2 BR-150 SF/DU; +25 SF/DU GREATER	BASED ON LAND AREA/TYPE UNIT: EFF-1 DU/100 SF; 1 BR-125 SF/DU; 2 BR-150 SF/DU; +25 SF/DU GREATER	CAP DENSITY AT 200 DWELLING UNITS
FLOOR AREA RATIO	2:1 (DEED RESTRICTED) ~56,680 SF	2:1 PLUS 0.5:1 WHEN MF COMPRISES A MINIMUM OF 1:1 RESIDENTIAL ~136,868 SF	2.75:1 ~207,274 SF
STRUCTURE HEIGHT	42' (DEED RESTRICTED)	240'	RESTRICTED AREA-42' BALANCE-85' PLUS 12' FOR MECHANICALS
LOT COVERAGE	75%	80%	75%
LANDSCAPING	PDD 193	PDD 193	SITE SPECIFIC PLAN COMPLIES WITH SPIRIT OF PDD NO. 193
OFF-STREET PARKING	PDD 193	PDD 193	PDD 193
MISCELLANEOUS	N/A	N/A	LIMIT BALCONY/OPEN AREAS ABOVE 36' FOR RESTRICTED AREA, DESIGN CRITERIA, PEDESTRIAN AMENITIES

Officers and Directors

TRINSIC ACQUISITION COMPANY LLC

- Adam Brown, vice president
- Greg Jones, vice president
- Joe Barrett, vice president
- Brian Tusa, president

HOPE COTTAGE, INC.

- Sonyia Hartwell, CEO
- Judy Allen, CFO
- Leslie Clay, chief development officer

RECOMMENDED CONDITIONS

"DIVISION S- _____.

PD 193 SUBDISTRICT.

SEC. S-_____.101. LEGISLATIVE HISTORY.

Planned Development Subdistrict ____ for GR General Retail Subdistrict uses within Planned Development District No. 193 ("PD Subdistrict ____") was established by Ordinance No. _____ passed by the Dallas City Council on _____, 2013.

SEC. S-_____.102. PROPERTY LOCATION AND SIZE.

PD 193 Subdistrict ____ is established on property generally located along the northeast line of Fitzhugh Avenue, between Cole Avenue and McKinney Avenue. The size of PD 193 Subdistrict ____ is approximately 1.81 acres.

SEC. S-_____.103. DEFINITIONS AND INTERPRETATIONS.

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

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

(c) RESTRICTED AREA means the northern portion of the site identified on the development plan that prohibits certain uses as well as provides for certain yard/lot/space regulations.

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

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

SEC. S-_____.104 EXHIBITS.

(a) The following exhibits are incorporated into this division:

(1) Exhibit S-__A: development plan.

(2) Exhibit S-__B: landscape plan.

SEC. S-_____.105. DEVELOPMENT PLAN.

(a) Development and use of the Property must comply with the development plan (Exhibit ____) and landscape plan (Exhibit ____). In the event of a conflict between the text of this division and the development plan or landscape plan, the text of this division controls.

SEC. S-_____.106. MAIN USES PERMITTED.

(a) Except as otherwise provided herein, the main uses permitted in this district are those main uses permitted in a PD 193 GR General Retail Subdistrict, subject to the same conditions applicable in the GR General Retail Subdistrict, as set out in PD 193. For example, a use permitted in a PD 193 GR General Retail Subdistrict only by specific use permit (SUP) is permitted in this Subdistrict only by SUP, and a use subject to development impact review (DIR) in a PD 193 GR General Retail Subdistrict is subject to DIR in this district, etc.

(b) The following uses are prohibited within the Restricted Area:

(1) Residential Uses.

--Overnight general purpose shelter.

(2) Utility and Service Uses.

--Commercial radio or television transmitting station.

--Sewage treatment plant.

(3) Community Service Uses.

--Halfway house.

(4) Medical Uses.

--Medical or scientific laboratory.

(5) Bar and Restaurant Uses.

--Bar, lounge, or tavern.

--Private club.

--Dance hall.

(6) Motor Vehicle Related Uses.

--Service station.

SEC. S-____.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

SEC. S-____.108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot and space regulations in Part I of this article. In the event of a conflict between this section and Part I of this article, this section controls.)

(a) Front, Side and Rear Yards. Except as provided in this subparagraph, minimum front, side, and rear setback is ten feet.

(1) For the Restricted Area, an additional front yard setback must be provided equal to one-half foot for each foot of structure height greater than 36 feet, up to a maximum total setback of 50 feet.

(2) For the Restricted Area, an additional side and rear yard setback must be provided equal to one foot for each foot of structure height greater than 36 feet, up to a maximum total setback of 50 feet.

(3) Except as provided in this subsection, no additional setbacks are required as provided for by Section 51P-193.118(c)(1) and 51P-119(c)(1).

(4) A fence at the northeast corner of the Property, located as shown on the development plan, may be a maximum of six feet in height and may be located within the front yard on McKinney Avenue.

(5) Retaining walls up to a maximum of 6 feet in height may be located in the front yard.

(6) Balconies may encroach into a front yard a maximum of five feet, a minimum 15 feet above the sidewalk, for a maximum of 140 linear feet.

(7) Balconies may encroach into a side yard a maximum of five feet, a minimum 15 feet above the sidewalk, for a maximum of 15 linear feet.

(b) Height. Except as provided in this subsection, maximum structure height is 85 feet.

(1) The following structures may project a maximum of 12 feet above the maximum height and may not exceed 15 percent of the rooftop surface area.

- (A) Elevator penthouse or bulkhead.
- (B) Mechanical equipment room.
- (C) Cooling tower.
- (D) Tank designed to hold liquids.
- (E) Ornamental cupola or dome.
- (F) Skylights.

- (G) Clerestory.
- (H) Visual screens which surround roof mounted mechanical equipment.
- (I) Chimney and vent stacks.
- (J) Amateur communications tower.
- (K) Parapet wall, limited to a height of four feet.

(2) Maximum structure height in the Restricted Area is 42 feet as measured from grade to the highest point of the structure.

(c) Density. Maximum density is 200 dwelling units.

(d) Floor Area Ratio.

(1) Except as provided in this subparagraph, maximum floor area ratio is 2.75:1.

(2) Maximum floor area ratio for the Restricted Area is 2.0:1.

(e) Lot Coverage. Maximum lot coverage is 75 percent.

(f) Urban Design Requirements.

(1) A minimum five foot wide sidewalks with minimum of a five foot tree planting zone between the back of curb and the sidewalk shall be provided.

(2) A minimum of two of each of the following pedestrian amenities must be provided along for each 300 linear feet of street frontage or fraction thereof:

- (A) benches
- (B) trash receptacles, and
- (C) bicycle racks (at least one five-bike rack must be provided).

(3) Facades.

(A) Street-facing facades must have building articulation with a minimum depth of one foot every 75 feet of length.

(B) A minimum of two different facade materials must be provided on each street facing facade.

(4) Architectural Elements. Architectural elements, such as the following, must be provided at all public entry points:

- (A) Architecturally prominent public entrances,
- (B) Canopies,
- (C) Awnings,
- (D) Attached towers, or
- (E) Turrets.

SEC. S-____.109. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, see Part I of this article.

(b) Exterior parking structure facades are those facades on an aboveground parking structure that are visible from a public right-of-way. The exterior parking structure facade must be concealed with a facade that is similar in materials, architecture, and appearance to the facade of the main structure. Openings in the exterior parking structure facade may not exceed 50 percent of the total parking structure facade area. An aboveground exterior parking structure facade which faces a public right-of-way must provide solid screening a minimum 42 inches from the floor level within the parking structure to screen vehicles and vehicle headlights. Openings must be screened with architectural grill work or other decorative visual screening materials that provide ventilation.

SEC. S-____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI of Chapter 51A, Dallas Development Code, as amended.

SEC. S-____.111. LANDSCAPING.

Landscaping must be provided as shown on the attached landscape plan.

SEC. S-____.112. OPEN SPACE.

(a) A minimum of 5,000 square feet of at grade common open space must be provided in the location shown on the development plan.

(b) At grade common open space must be primarily open to the sky but structures that are not fully enclosed such as colonnades, pergolas, and gazebos are allowed.

(c) At least 240 square feet of private open space for each dwelling unit within the restricted area must be provided.

(d) A minimum of 7,350 square feet must be provided as above grade common open space. Above grade open space may be provided through the use of an outside roof deck, rooftop garden, pool area, or similar type of outside common area.

(e) For purposes of this section, all open space is considered for the exclusive use of occupants of the Property.

SEC. S-____.113. ADDITIONAL PROVISIONS.

(a) Balconies or open seating areas in the Restricted Area facing north on the northernmost structures are prohibited for any portion of a balcony or open seating area that is greater than 36 feet above grade.

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

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

SEC. S-____.114. COMPLIANCE WITH CONDITIONS

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

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this Subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of thy city, as applicable.

DEVELOPMENT PLAN
 Aura on McKinney
 Dallas, Texas

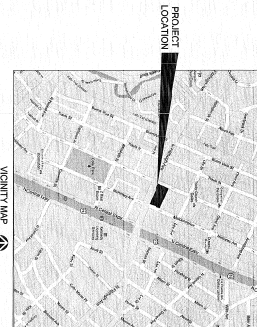
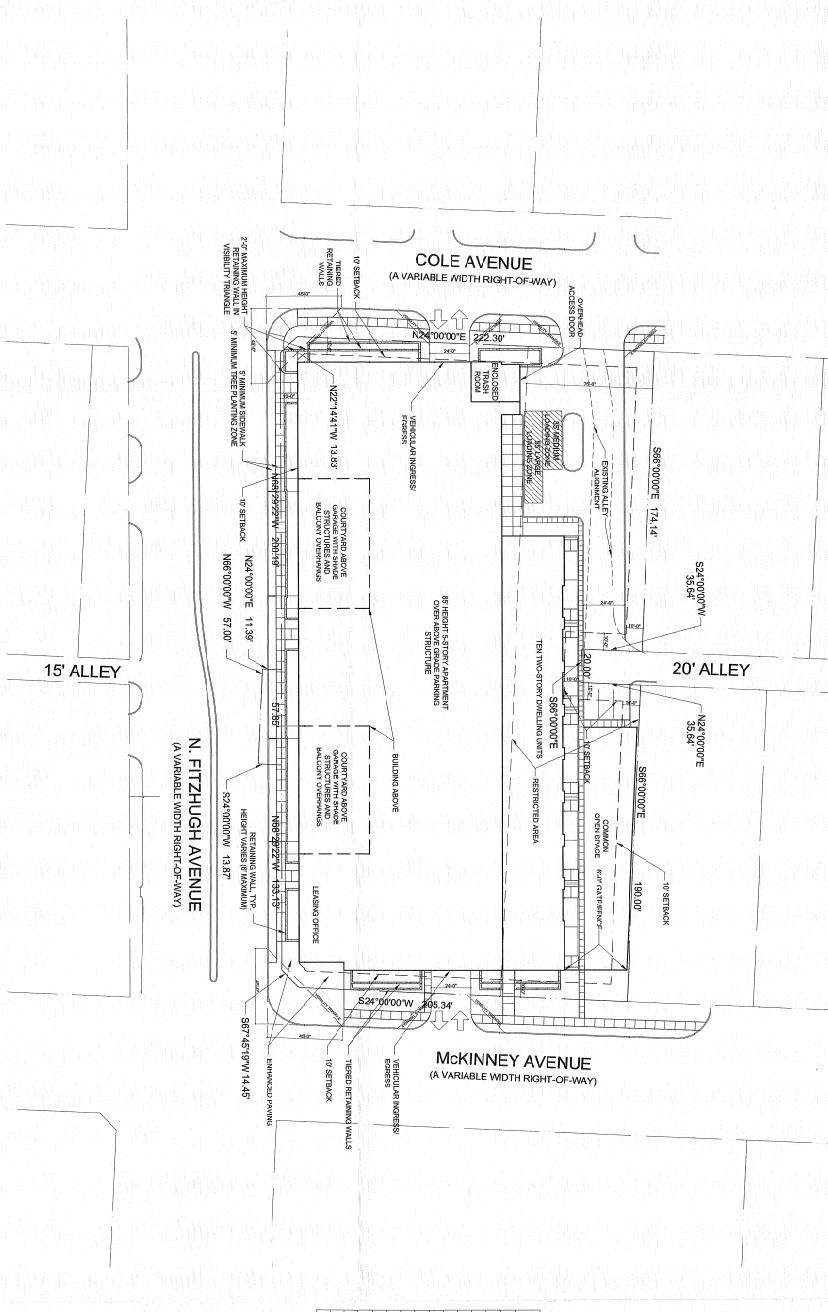
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 File Name: Zoning Plan-dwg
 Date: 08.17.2013
 Drawn by: ELB, ZLF



GFF Planning
 2085 Fairmount Street
 Suite 300
 Dallas, Texas 75201

214.303.1500/06
 214.303.1512/fax
 www.gff.com

Z123-265(RB)

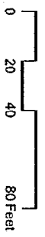


PROJECT DATA TABLE

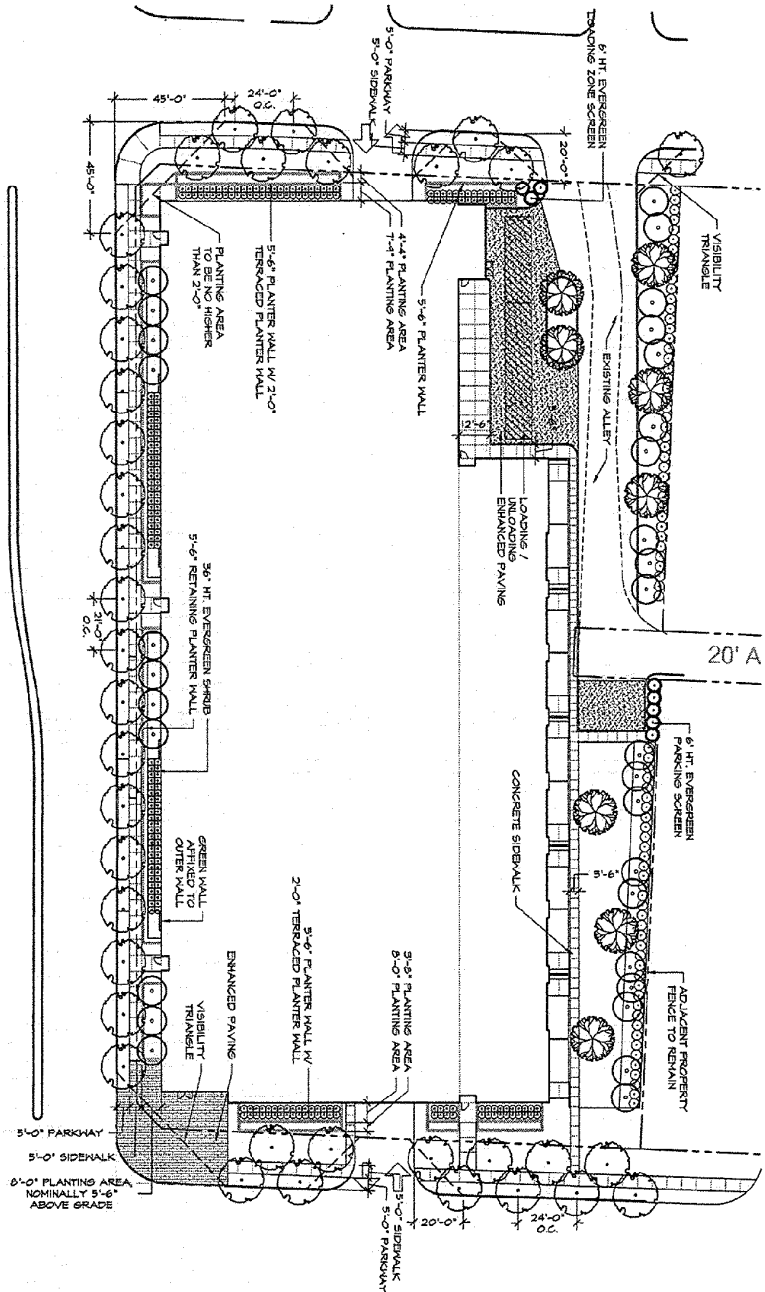
SITE	81,882 SF, 1.87 AC
RESTRICTED AREA	28,940 SF, 0.66 AC
BALANCE OF SITE AREA	54,271 SF, 1.24 AC
DENSITY	193 DWELLING UNITS
LOT COVERAGE	75%
STRUCTURE HEIGHT	36'
RESTRICTED AREA	85'
BALANCE OF SITE AREA	85'
FLOOR AREA RATIO, ALL USES COMBINED	0.761
RESTRICTED AREA	1.251
BALANCE OF SITE AREA	2.751
OFF STREET PARKING	289 SPACES
193 DWELLING UNITS	48 SPACES
GUEST ACCESSIBLE SPACES (28% D.U.)	

LANDSCAPE DEVELOPMENT PLAN
 Aura on McKinney
 Dallas, Texas

Job #: 13045
 File Name: 13045 LD Plan.dwg
 Date: 07/12/2013
 Drawn by: JME



studioOutside
 824 Exposition Avenue, Ste. 5
 Dallas, Texas 75226
 1/214.954.7182



NO.	SYMBOL	DESCRIPTION	PLANT SPECIES	PLANT SIZE	PLANTING RATE	PLANTING METHOD
1	(Symbol)	Planting Area	Planting Area	Planting Area	Planting Area	Planting Area
2	(Symbol)	Planting Area	Planting Area	Planting Area	Planting Area	Planting Area
3	(Symbol)	Planting Area	Planting Area	Planting Area	Planting Area	Planting Area
4	(Symbol)	Planting Area	Planting Area	Planting Area	Planting Area	Planting Area
5	(Symbol)	Planting Area	Planting Area	Planting Area	Planting Area	Planting Area
6	(Symbol)	Planting Area	Planting Area	Planting Area	Planting Area	Planting Area
7	(Symbol)	Planting Area	Planting Area	Planting Area	Planting Area	Planting Area
8	(Symbol)	Planting Area	Planting Area	Planting Area	Planting Area	Planting Area
9	(Symbol)	Planting Area	Planting Area	Planting Area	Planting Area	Planting Area
10	(Symbol)	Planting Area	Planting Area	Planting Area	Planting Area	Planting Area

SOIL NOTES:
 EACH LARGE TREE WILL BE INSTALLED WITH A MINIMUM SOIL DEPTH OF 40 INCHES (25' OF SOFTWE AREA - 80% COMPOST)
 EACH LARGE SHRUB OR SMALL TREE WILL BE INSTALLED WITH AN ANNUAL SOIL DEPTH OF 30 INCHES (25' OF SOFTWE AREA - 80% COMPOST)
IRIGATION NOTES:
 SYSTEM SHALL BE DESIGNED BY A LICENSED IRRIGATION SPECIALIST TO MEET ALL APPLICABLE CODES AND REGULATIONS AND TO COMPLY WITH INDUSTRY STANDARDS.

STREET TREES	LOT FRONTAGE	VEGETATION	MINIMUM TREE	MINIMUM TREE
COLE AVENUE	218	55	5	5
N HIZZOG AVENUE	345	21	15	17
MONROE AVENUE	200	31	7	6

LANDSCAPE TABULATIONS	REQUIRED	PROVIDED
TOTAL SITE AREA	83,393 sq ft	83,393 sq ft
LANDSCAPE SITE AREA	8,300 sq ft	15,501 sq ft
GENERAL PLANTING AREA	2,210 sq ft	5,504 sq ft
SPECIAL PLANTING AREA	1,001 sq ft	1,001 sq ft

PROJECT DATA TABLE	400 LOCURNEY AVENUE
SITE LOCATION	400 LOCURNEY AVENUE
PROJECT NO.	13045
SHEET NO.	13045-1
DATE	07/12/2013
LOT COVERAGE	75% MINIMUM

Proposed Landscape Plan

Good Finner & Farrow Architects
 2727 McKinney Ave, Suite 200
 Dallas, Texas 75201
 214.741.1111

DEED RESTRICTIONS

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

I.

The undersigned, THE HOPE COTTAGE ADOPTION CENTER, a Texas corporation (the "Owner") is the owner of the following described property (the "Property"), being in particular Lots 3 and 14, City Block B/1524, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to it by 4209 McKinney Building, LTD, by deed dated March 1, 1978, and recorded in Volume 78043, Page 2245 in the Deed Records of Dallas County and being that same tract of land conveyed to it by Lloyd Enterprises by deed dated August 1, 1983, and recorded in Volume 83160, Page 0720 in the Deed Records of Dallas County and being more particularly describes as follows:

All of Lots 3 and 14 in City Block B/1524, fronting approximately 75 feet on the northwest line of McKinney Avenue, beginning at a point approximately 130.35 feet northeast of the northeast line of Fitzhugh Avenue, and fronting approximately 75 feet on the southeast line of Cole Avenue, beginning at a point approximately 147.31 feet northeast of the northeast line of Fitzhugh avenue, and containing approximately 28,500 square feet of land.

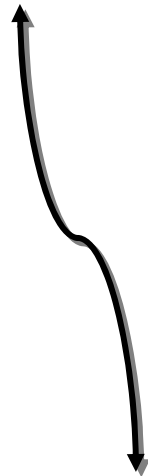
II.

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

- A. The maximum height of any building is 42 feet. Height means the vertical distance from grade to the highest point of the structure.
- B. The maximum floor area ratio is 2.0 square feet of building area to 1.0 square foot of land.
- C. The following uses are not permitted on the Property:
 - 1. Residential Uses
 - Overnight general purpose shelter



- 2. Utility and Service Uses
 - Commercial radio or television transmitting station
 - Sewage treatment plant
- 3. Community Services Uses
 - Halfway house
- 4. Medical Uses
 - Medical or scientific laboratory
- 5. Bar and Restaurant Uses
 - Bar, lounge or tavern
 - Private club
 - Dance hall
- 6. Motor Vehicle Related Uses
 - Service station

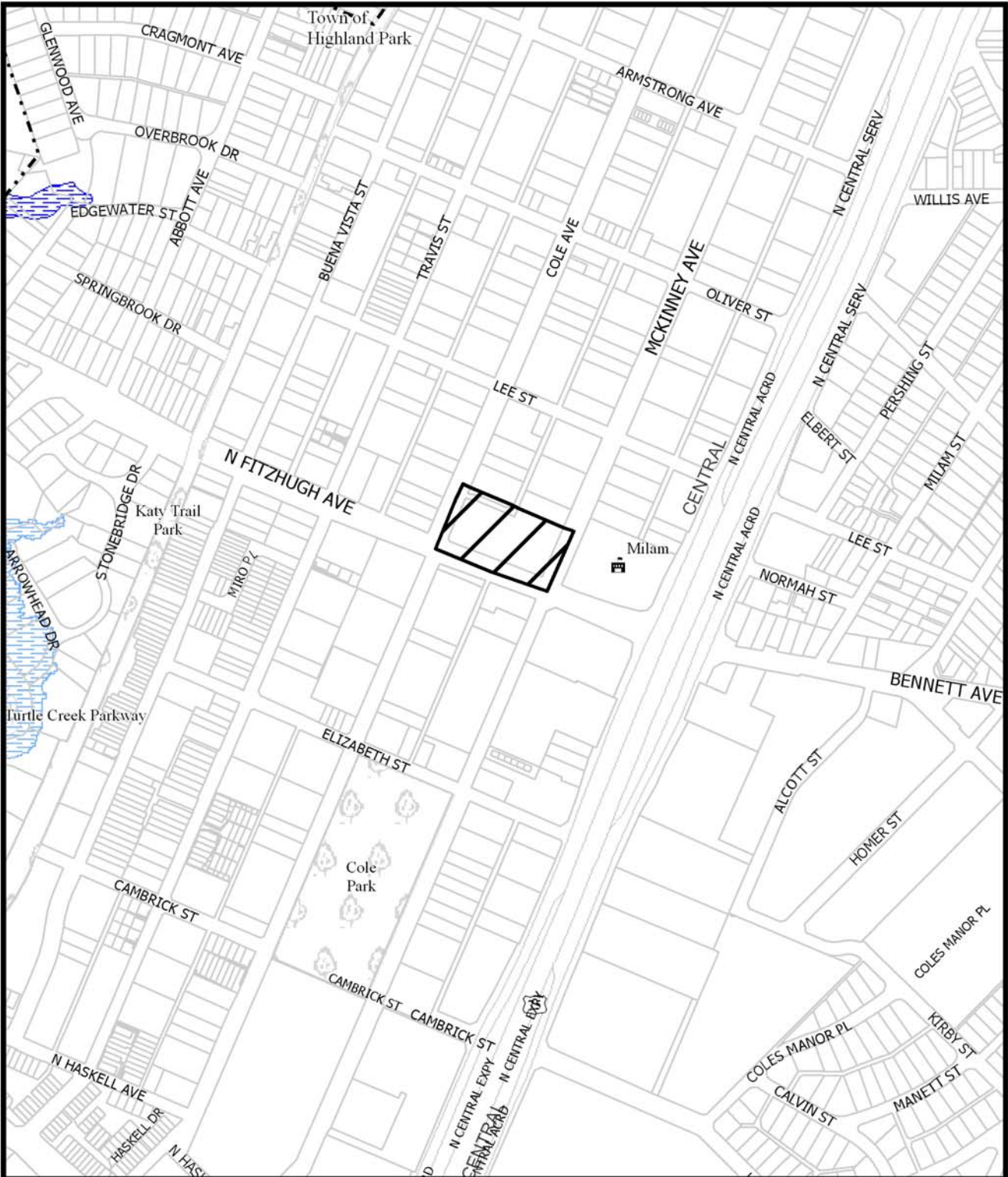


III.

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

IV.

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

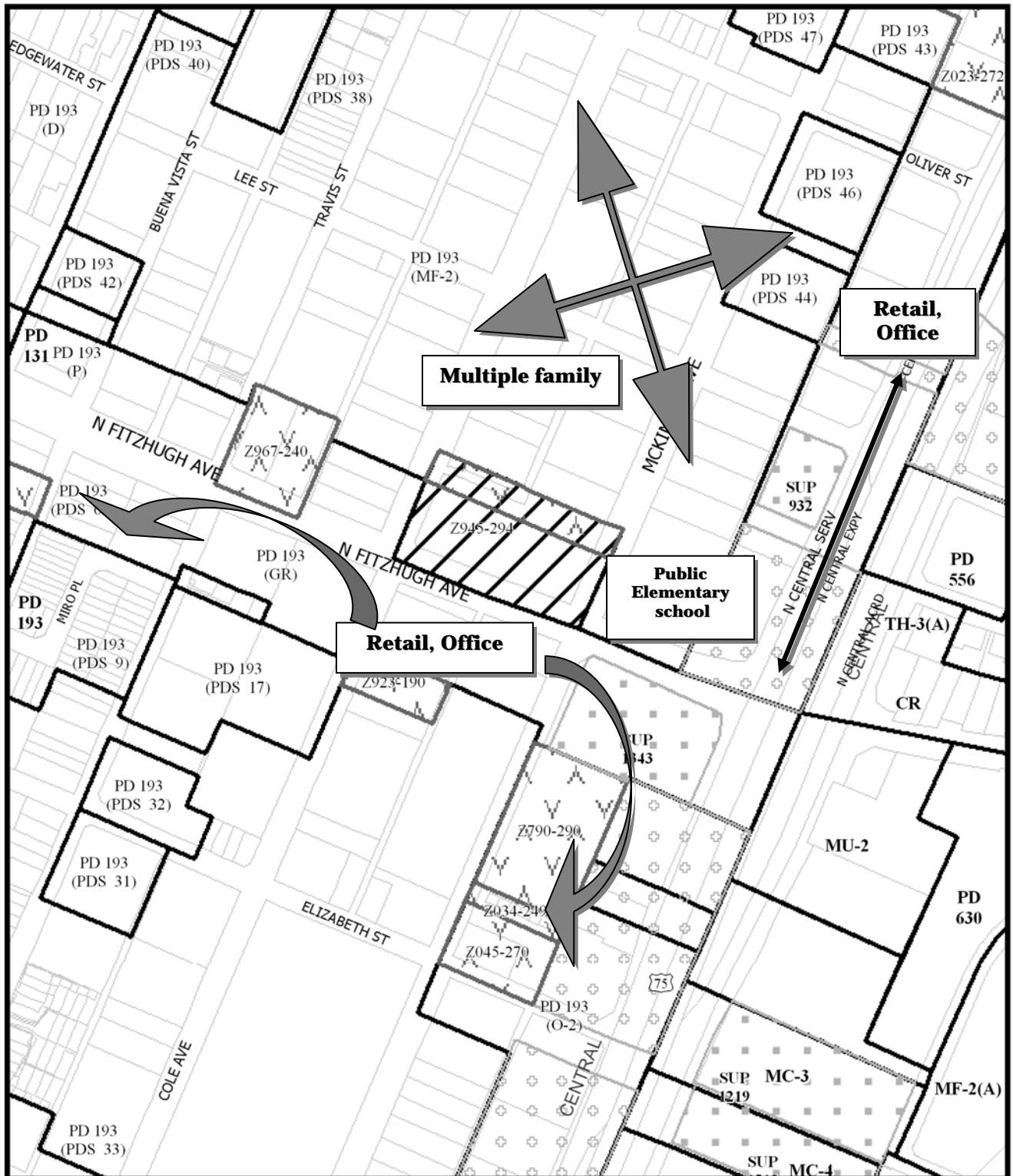


1:6,000

VICINITY MAP

Case no: **Z123-265**

Date: **5/15/2013**




1:3,600

ZONING AND LAND USE


Case no: Z123-265

Date: 5/15/2013

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



The number '0' indicates City of Dallas Ownership


 1:3,600

NOTIFICATION

 **500'** AREA OF NOTIFICATION
 **427** NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z123-265**
 Date: **5/15/2013**

5/15/2013

Notification List of Property Owners***Z123-265******427 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4214 COLE AVE	HOPE COTTAGE INC SUITE 200
2	4209 MCKINNEY AVE	HOPE COTTAGE INC SUITE 200
3	3122 FITZHUGH AVE	TEXACO INC PROPERTY TAX DEPARTMENT
4	4131 CENTRAL EXPY	GAEDEKE HOLDINGS II LTD SUITE 1000
5	3121 FITZHUGH AVE	WENINGER JOHN
6	4136 COLE AVE	4136 COLE LLC
7	3209 FITZHUGH AVE	LAWS STREET LP
8	3215 FITZHUGH AVE	CENTER & MILLER CO INC
9	4145 TRAVIS ST	STILLWATER TRAVIS LP
10	3333 FITZHUGH AVE	LEVY MAURICE
11	3314 FITZHUGH AVE	MCCLUNG MELVIN C
12	4211 TRAVIS ST	BELCHER DONALD S
13	4203 COLE AVE	GRAND BANK CENTRAL AT C/O COLLIERS INT L
14	4207 COLE AVE	GRAND BANK CENTRAL C/O COLLIERS INT L
15	4235 COLE AVE	PIERSOL BYRON G % KENT PROPERTIES
16	3219 LEE ST	KNOBLER DONALD G
17	4246 TRAVIS ST	WILSON JOHN KENNETH
18	4232 TRAVIS ST	IPENEMA INVESTMENTS LTD
19	3121 LEE ST	FULKS KENT ET UX VICKI
20	4246 COLE AVE	HILTON ARMS LC
21	4234 COLE AVE	KENT PAUL PROP INC
22	4226 COLE AVE	IPENEMA INVESTMENTS LTD %DON KNOBLER CO
23	4200 MCKINNEY AVE	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
24	4230 MCKINNEY AVE	IVANYI INC
25	4302 MCKINNEY AVE	AREAC PPTIES INC
26	4300 COLE AVE	TRINITY CHURCH INTERNATIONAL INC

Z123-265(RB)

5/15/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4303 COLE AVE	TBP PK CITIES I LTD
28	4151 CENTRAL EXPY	LORTON CORPORATION THE % WM WESTON JR PR
29	4152 COLE AVE	4152 COLE AVE PTNR LTD STE 250
30	4151 MCKINNEY AVE	4151 MCKINNEY JV
31	4144 TRAVIS AVE	MINER ROBERT H
32	4142 TRAVIS AVE	ECOB LEAH & ECOB PHILLIP
33	4140 TRAVIS AVE	BEER CLINTON J & SARA M
34	4138 TRAVIS AVE	TRAVIS TOWNHOMES LTD PS APT 2106
35	4215 TRAVIS ST	HILLIARD CHELSEA LEIGH
36	4217 TRAVIS ST	KELLY STEVEN R & EVA
37	4219 TRAVIS ST	HAJEE OMAR NAVROZ
38	4225 TRAVIS ST	MURILLO ARMANDO
39	4223 TRAVIS ST	CHAN LORI A
40	4221 TRAVIS ST	BYWATERS ASHBURN JR
41	3224 FITZHUGH AVE	R&M I ENTERPRISES LLC
42	3220 FITZHUGH AVE	O SAE MUN & IN YE
43	4242 TRAVIS ST	4242 TRAVIS OWNERS ASSO INC.
44	4242 TRAVIS ST	RISKEY STEVEN
45	4242 TRAVIS ST	WALDRON MICHAEL J UNIT 102
46	4242 TRAVIS ST	REVERCHON PARTNERS II LTD
47	4242 TRAVIS ST	KNOBLER DONALD G
48	4242 TRAVIS ST	BJORK JEFFREY S
49	4242 TRAVIS ST	BANFI ELENA UNIT 106
50	4242 TRAVIS ST	ONGENA JOSHUA P
51	4242 TRAVIS ST	HUTYRA KATHERINE UNIT 108
52	4242 TRAVIS ST	KORNGIEBEL CHIAMIN H & ROBERT W UNIT 109
53	4242 TRAVIS ST	CARDONA JORGE I
54	4242 TRAVIS ST	WALTER CHRISTOPHER K UNIT 111
55	4242 TRAVIS ST	DEAL MASON CHANDLER
56	4245 CENTRAL EXPY	4245 UPTOWN LP
57	4303 CENTRAL EXPY	RANDALL B ISENBERG INV

5/15/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4122 TRAVIS ST	LAMB KENNETH S UNIT 1
59	4122 TRAVIS ST	LANDRY CHRISTOPHER J
60	4122 TRAVIS ST	BENDER BRIAN T BLDG A UNIT 3
61	4122 TRAVIS ST	YUAN LIVING TRUST
62	4122 TRAVIS ST	TELSCHOW ROBERT D
63	4122 TRAVIS ST	HERRING JAMES E BLDG A UNIT 6
64	4122 TRAVIS ST	SANDERS CHRISTOPHER DAVID BLDG A UNIT 7
65	4122 TRAVIS ST	PALCHIK BORIS & OZRANOV OLGA
66	4122 TRAVIS ST	CASHAM WILLIAM M UNIT #9
67	4122 TRAVIS ST	STAMSON GREGORY CLAYTON
68	4122 TRAVIS ST	CHACON ANDRES J & CLAUDIA M UNIT 11
69	4122 TRAVIS ST	KRESH JENNIFER UNIT 112
70	4122 TRAVIS ST	ROBERTS BRETT STE 13A
71	4122 TRAVIS ST	STEINMETZ SUZANNE M BLDG B
72	4122 TRAVIS ST	GOOD DANIEL J UNIT 15
73	4122 TRAVIS ST	GONZALEZ STEVEN J
74	4122 TRAVIS ST	MACALLISTER NOREEN K
75	4122 TRAVIS ST	LEE JAMES UNIT 18
76	4122 TRAVIS ST	WHITE ELISA D APT 19
77	4307 MCKINNEY AVE	ARBONA JORGE
78	4307 MCKINNEY AVE	HAGHAYEGHI MEHRDAD & HAGHAYEGHI JEANETTE
79	4307 MCKINNEY AVE	DONSKEY SUZANNE W
80	4307 MCKINNEY AVE	DUNCAN NOLAN S
81	4307 MCKINNEY AVE	DEALANO TOMMY EDWARD
82	4307 MCKINNEY AVE	ORTMANN DUSTIN H
83	4307 MCKINNEY AVE	MCELROY MARY & TERRY S JOINT TENANTS WIT
84	4307 MCKINNEY AVE	ROGERS LESLIE D BLDG 1 UNIT 8
85	4307 MCKINNEY AVE	MARTIN KELLYE J
86	4307 MCKINNEY AVE	DOTY JASON
87	4307 MCKINNEY AVE	HOPKINS ELIZABETH M #11
88	4307 MCKINNEY AVE	CHANNABASAPPA NANDINI

5/15/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4307 MCKINNEY AVE	CLAUNCH JASON & SHELLY A
90	4307 MCKINNEY AVE	ZIDE JACOB UNIT 14
91	4225 MCKINNEY AVE	CHEEK RICHARD HEATH BLDG 1 UNIT 1
92	4225 MCKINNEY AVE	HEBARD RICHARD %HELMERICH & PAYNE
93	4225 MCKINNEY AVE	BLAKE HUGO G STE 1A
94	4225 MCKINNEY AVE	ORTEGON ANTHONY
95	4225 MCKINNEY AVE	JASIN PAUL N BLDG 1 UNIT 5
96	4225 MCKINNEY AVE	SPYHALSKI CRAIG A BLDG 1 UNIT 6
97	4225 MCKINNEY AVE	TAYLOR PAUL W BLDG 1 UNIT 7
98	4225 MCKINNEY AVE	SALIM STEPHEN M BLDG 1 UNIT 8
99	4225 MCKINNEY AVE	CAMPUZANO SUSANA
100	4225 MCKINNEY AVE	HARRISON DAVID C BLDG 2 UNIT 10
101	4225 MCKINNEY AVE	HAMPTON ROBERT E & MARILYN
102	4225 MCKINNEY AVE	CARSON JAY UNIT 12
103	4225 MCKINNEY AVE	WILHITE MOLLY K APT 13
104	4225 MCKINNEY AVE	MU AUSTIN BLDG 2 UNIT 14
105	4225 MCKINNEY AVE	NELSON CRAIG DAVID BLDG 2 UNIT 15
106	4225 MCKINNEY AVE	ALLEN JAMES RONALD
107	4225 MCKINNEY AVE	BOUGAEVA OLGA
108	4121 MCKINNEY AVE	CHAPMAN CARLYLE H &
109	4121 MCKINNEY AVE	BROWN MARCUS D BLDG 1 UNIT 2
110	4121 MCKINNEY AVE	GRIFFIN AMANDA L
111	4121 MCKINNEY AVE	SEIDEL DOUGLAS P & PATRICIA E SEIDEL
112	4121 MCKINNEY AVE	YU BIN & ZHIHONG HU UNIT 5
113	4121 MCKINNEY AVE	DIXON RONALD BLDG 1 UNIT 6
114	4121 MCKINNEY AVE	LOGSDON ANTHONY # 7
115	4121 MCKINNEY AVE	MURPHY KATHLEEN M UNIT 8
116	4121 MCKINNEY AVE	SISLE WENDY Z
117	4121 MCKINNEY AVE	PAXSON SARAH M
118	4121 MCKINNEY AVE	CEARLOCK WILLIAM TODD &
119	4121 MCKINNEY AVE	CHERIYAN ABRAHAM & SARAH CHERIYAN

5/15/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4121 MCKINNEY AVE	KNETSCH WILLIAM LEE
121	4121 MCKINNEY AVE	BOWIE JAMES P & PATRICIA B
122	4121 MCKINNEY AVE	MAN JASON S & LIANGPING JIA
123	4121 MCKINNEY AVE	PAYNE MARTIN A UNIT 16
124	4121 MCKINNEY AVE	BART ANDREA M
125	4121 MCKINNEY AVE	VAZQUEZ JESSICA
126	4121 MCKINNEY AVE	DONAHUE CRAIG BLDG 3 UNIT 19
127	4121 MCKINNEY AVE	MURRAY MOLLY M BLDG 3 UNIT 20
128	4121 MCKINNEY AVE	WEGNER RICHARD UNIT 21
129	4121 MCKINNEY AVE	SAAB ANTHONY G & ELAINE
130	4121 MCKINNEY AVE	MOSIER MATTHEW B UNIT 23
131	4121 MCKINNEY AVE	OUYANG JAENNETTE & LATIMER BRUCE
132	4121 MCKINNEY AVE	SEDLIN DAVID BLDG 3 UNIT 25
133	4121 MCKINNEY AVE	BROWN MATTHEW T BLDG 3 UNIT 26
134	4121 MCKINNEY AVE	LAWLER LISKEN E
135	4121 MCKINNEY AVE	CLARK CHARNELLE DUSAN
136	4121 MCKINNEY AVE	DYSON FREDERICK M UNIT 29 BLDG 4
137	4121 MCKINNEY AVE	CHUNG TAEJIN
138	4121 MCKINNEY AVE	CARSON DAWN
139	4121 MCKINNEY AVE	CHURCH JULIE A UNIT 32
140	4121 MCKINNEY AVE	WRIGHT MICHAEL & SOPHIA YOUNG
141	4121 MCKINNEY AVE	GEORGIA KRISTEN MARY
142	4121 MCKINNEY AVE	RUSSO DANIEL BLDG 4 UNIT 35
143	4121 MCKINNEY AVE	KING DONNIE M & CAROL B KING
144	4121 MCKINNEY AVE	CHASANOFF STUART J
145	4121 MCKINNEY AVE	DREILING ADRIENNE
146	4121 MCKINNEY AVE	HOLBERT ELLYN BLDG 5 UNIT 39
147	4121 MCKINNEY AVE	SIMS JO ANN UNIT 40
148	4121 MCKINNEY AVE	NICEWANDER DAVID BLDG 5 UNIT 41
149	4121 MCKINNEY AVE	ROPER VERONICA UNIT 42
150	4121 MCKINNEY AVE	CUSACK PHILLIP J

Z123-265(RB)

5/15/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	4121 MCKINNEY AVE	FLEMING CHERYL R BLDG 5 UNIT 44
152	4121 MCKINNEY AVE	ANSINELLI EMELINE &
153	4121 MCKINNEY AVE	JEKAUC IGOR BLDG 6 UNIT 46
154	4121 MCKINNEY AVE	HODGE CHRISTINE # 47
155	4121 MCKINNEY AVE	SLAUGHTER JUSTIN
156	4121 MCKINNEY AVE	JAREMSKI PAUL & JULIETA
157	4121 MCKINNEY AVE	RIVERA SARA & FRANK JAMES UNIT 50
158	4121 MCKINNEY AVE	YOUNG DARREN
159	4121 MCKINNEY AVE	TOUPS STEPHANIE & JAMES
160	4121 MCKINNEY AVE	ANTONIELLO MAISIE & DARREN UNIT 53
161	4121 MCKINNEY AVE	SHANAHAN RICHARD
162	4111 COLE AVE	BARON RICK UNIT 1
163	4111 COLE AVE	WACHSMANN JASON & MEGAN
164	4111 COLE AVE	DAVIS WILLIAM W & CATHY C
165	4111 COLE AVE	MISUTKA VICTORIA
166	4111 COLE AVE	MAH JEFFERY L
167	4111 COLE AVE	LANG CATHLEEN
168	4111 COLE AVE	VANDECAR ELIZABETH J
169	4111 COLE AVE	TENNEY EMILY M UNIT 8
170	4111 COLE AVE	BURTIS TODD D
171	4111 COLE AVE	BORG SANDY J & JOSEPH D
172	4111 COLE AVE	KRISCH BRADLEY & K D
173	4111 COLE AVE	TRAN RITA
174	4111 COLE AVE	ROBERTSON JULIE A UNIT 13
175	4111 COLE AVE	LAW HUAYZONG& UNIT 14
176	4111 COLE AVE	SHUTTLESWORTH SHELLEY D UNIT 15
177	4111 COLE AVE	GALLAGHER SEAN UNIT 16
178	4111 COLE AVE	PENDLEY LANCE
179	4111 COLE AVE	GOULD KEVIN J
180	4111 COLE AVE	SMITHHART HAYLEY
181	4111 COLE AVE	BROWN CRAIG & SUSAN UNIT 20

Z123-265(RB)

5/15/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	4111 COLE AVE	JOHNSON LINDSAY B
183	4111 COLE AVE	BAXTER ANNABELLE UNTI 22
184	4111 COLE AVE	JACKSON TANYA IVEY UNIT 23
185	4111 COLE AVE	MORGAN SEAN M
186	4111 COLE AVE	LOVE KATHRYN A
187	4111 COLE AVE	VIGEN REBECCA
188	4111 COLE AVE	HYDE ANDREW WARREN
189	4111 COLE AVE	SHERER DAVID B UNIT 28
190	4111 COLE AVE	BONDARENKO KOSTYANTYN V
191	4111 COLE AVE	CHOI JOHN J
192	4111 COLE AVE	DAS TONY S
193	4111 COLE AVE	CAVAZOS ELOY R III
194	4111 COLE AVE	TRAN CAONHA P UNIT 33
195	4111 COLE AVE	SOVERN BRITTNEY L
196	4111 COLE AVE	TWITTY BRAD D &
197	4111 COLE AVE	JOHNSON CODY
198	4111 COLE AVE	DILLION TRAVIS
199	4111 COLE AVE	MURRELL DAVID A
200	4111 COLE AVE	BARNETT BRANDON UNIT 39
201	4111 COLE AVE	SCHOTTENHEIMER STEELE
202	4111 COLE AVE	SHINDLER JAMES C II UNIT 41
203	4111 COLE AVE	ASCARI NICOLETTA UNIT 42
204	4111 COLE AVE	MAH JEFFREY
205	4125 COLE AVE	LE JOHNNY & BELANGER CRAIG
206	4125 COLE AVE	HONEYCUTT LEIGH UNIT 2
207	4125 COLE AVE	KAPPEL KANDACE
208	4125 COLE AVE	MCCARTHY MICHAEL J
209	4125 COLE AVE	CUNNINGHAM JANETTA LAIRD
210	4125 COLE AVE	KOGER RITA ANNE GRIFFIN
211	4125 COLE AVE	KILBANE BRYAN C
212	4125 COLE AVE	BANDT JUSTIN W

Z123-265(RB)

5/15/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	4125 COLE AVE	BLAU ADAM J BLDG C UNIT 9
214	4125 COLE AVE	BLEDSOE MATT C IV & CYNTHIA L
215	4125 COLE AVE	ADRI AVI A
216	4125 COLE AVE	PACE MONICA BLDG C UNIT 12
217	4125 COLE AVE	DEANS KRISTINA
218	4125 COLE AVE	CHANG JOHNNY
219	4125 COLE AVE	RUSSELL JOHN UNIT 15
220	4125 COLE AVE	SCHAFFER JUDITH A
221	4125 COLE AVE	PITZER PHILLIP CLARK UNIT 17
222	4125 COLE AVE	BETTS JESSE
223	4125 COLE AVE	ZIAKS STUART E & HALPERIN GAYLE
224	4125 COLE AVE	DURRUM SARAH E
225	4125 COLE AVE	METTMAN AMY K UNIT 21
226	4125 COLE AVE	AUSTIN JOSEPH M & TOBYN N FETNER
227	4125 COLE AVE	FEAVEL DAVID L & MICHELLE A
228	4125 COLE AVE	LESTER JEFFREY F BLDG F UNIT 24
229	4221 COLE AVE	WILLIAMS TAYLOR L & GWENDOLYN E UNIT 1
230	4221 COLE AVE	MILLERMAN ERIC S UNIT 101
231	4221 COLE AVE	FORD BRENDA J
232	4221 COLE AVE	EDLUND CHRISTIANNE UNIT 103
233	4221 COLE AVE	CROWDER TYLER
234	4221 COLE AVE	SOFFER STEPHEN M UNIT 105
235	4221 COLE AVE	TRAN MINH
236	4221 COLE AVE	GIBBS THOMAS A UNIT 107
237	4221 COLE AVE	SQUIBB CARL R & JULIE Y
238	4221 COLE AVE	MARCINSKI DENISE R
239	4221 COLE AVE	LI ALBERT
240	4221 COLE AVE	MORAN MATTHEW
241	4221 COLE AVE	LOVE DAVID & RUTH
242	4221 COLE AVE	STARK SKIP
243	4221 COLE AVE	REINHART ACHIM H

Z123-265(RB)

5/15/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	4221 COLE AVE	SHETH POOJA &
245	4221 COLE AVE	SHELTON THOMAS
246	4221 COLE AVE	DELARIO MICHAEL J
247	4221 COLE AVE	SMITH STEVEN K
248	4223 COLE AVE	COKER STEPHEN K
249	4223 COLE AVE	CORCRAN JENNIFER
250	4223 COLE AVE	GENTRY CHARLES EDWARD JR
251	4223 COLE AVE	MAPPS LINDA LEE
252	4223 COLE AVE	CASTEEL BRANDON G
253	4229 COLE AVE	LE ANNIE
254	4229 COLE AVE	YOUNG AMY C
255	4229 COLE AVE	FERNANDEZ KATHRYN N
256	4229 COLE AVE	COOKE KATHRYN T
257	4229 COLE AVE	BOUNDS JEANINE T BLDG A UNIT #105
258	4229 COLE AVE	HSBC MORTGAGE SERVICES INC
259	4229 COLE AVE	ROTH JENNIFER M UNIT 107
260	4229 COLE AVE	PATTERSON JULIA M BLDG B UNIT 108
261	4229 COLE AVE	ADAMS NANCY D
262	4229 COLE AVE	MAIS LESLI M
263	4229 COLE AVE	AZANO JONATHAN D BLDG B UNIT 111
264	4229 COLE AVE	HARRIS AUBRY & ANGEILA
265	4229 COLE AVE	HERRIN CYRUS D
266	4229 COLE AVE	MARTINEZ OSCAR
267	4229 COLE AVE	HUFF CHARLES BLDG C UNIT 115
268	4229 COLE AVE	BLOOM ERICA L
269	4229 COLE AVE	MILLICAN STEPHANIE DEANNA
270	4237 COLE AVE	BROWN SUZANNA L
271	4237 COLE AVE	BILLARD JAMES T
272	4237 COLE AVE	THIER MARK D
273	4237 COLE AVE	ADAMS AMY L
274	4237 COLE AVE	IKELMAN STEFAN KRISTOFER

Z123-265(RB)

5/15/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	4161 MCKINNEY AVE	4161 MCKINNEY AVE LLC
276	4161 MCKINNEY AVE	DIEB J STEPHEN
277	4238 MCKINNEY AVE	PATEL NIMESH
278	4238 MCKINNEY AVE	ANDERSON DONALD & LINDA
279	4238 MCKINNEY AVE	ALSEDEK STEVEN M UNIT 3
280	4238 MCKINNEY AVE	ROMAN CAPITAL VENTURES LL STE 442
281	4238 MCKINNEY AVE	ALOLABI MOHAMMAD RAGHID
282	4238 MCKINNEY AVE	NAVITIMER HOLDINGS TRUST
283	4232 MCKINNEY AVE	FELL DELAINA
284	4232 MCKINNEY AVE	BREITHAUPT THERESA
285	4232 MCKINNEY AVE	GREENE ELIZABETH
286	4232 MCKINNEY AVE	BURNES ELLEN L PMB314
287	4232 MCKINNEY AVE	SUN PATRICIA
288	4232 MCKINNEY AVE	CHRISTISON DENISE B
289	4232 MCKINNEY AVE	ANDREW LORRI J
290	4232 MCKINNEY AVE	NAVA MARTHA
291	4232 MCKINNEY AVE	TABAIE MORT & JENNIFER
292	4232 MCKINNEY AVE	SMITH LEESA L
293	4232 MCKINNEY AVE	HIGHTOWER GREGORY D & PAULA D
294	4301 MCKINNEY AVE	WILLIAMS JEFFREY B
295	4301 MCKINNEY AVE	JACKSON KENNETH & LUCIANA JACKSON UNIT B
296	4301 MCKINNEY AVE	WADDILL RACHEL CLAIRE
297	4301 MCKINNEY AVE	HAMPTON ROBERT & MARILYN
298	4301 MCKINNEY AVE	MCCLAIN DENNIS 3030 OLIVE ST
299	4301 MCKINNEY AVE	BRIZIUS CHARLES A JR APT F
300	4230 TRAVIS ST	WREN CHRIS & CRISTI
301	4230 TRAVIS ST	KATZ MICHAEL W
302	4230 TRAVIS ST	GARZA VICTOR M
303	4230 TRAVIS ST	DAVIS BRIAN D
304	4230 TRAVIS ST	ROONEY PATRICK D
305	4230 TRAVIS ST	STRONG HILLARY

Z123-265(RB)

5/15/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	4230 TRAVIS ST	GOODMAN JEFFREY
307	4230 TRAVIS ST	LUHR CHANTAL
308	4230 TRAVIS ST	STUCKEY TYRE W
309	4230 TRAVIS ST	CAPALBO ANTHONY A
310	4230 TRAVIS ST	THILL MICHAEL
311	4230 TRAVIS ST	GIATAS YOANNA M
312	4239 MCKINNEY AVE	LAM PHAT VAN
313	4239 MCKINNEY AVE	APELT CAROL ANNE
314	4239 MCKINNEY AVE	LAM PHAT VAN
315	4239 MCKINNEY AVE	SNOW JIM EDD & ALICE F SNOW
316	4239 MCKINNEY AVE	KNOBLER DONALD
317	4239 MCKINNEY AVE	KNOBLER DONALD R
318	4239 MCKINNEY AVE	BROWN THOMAS L & JULIE A
319	4239 MCKINNEY AVE	NELSON JANE A
320	4239 MCKINNEY AVE	GOGGANS MARGIE LEIGH BLDG B UNIT 105
321	4239 MCKINNEY AVE	PEDERSEN FRED C
322	4239 MCKINNEY AVE	JOHNSON BRUCE A & NANCY BLDG B UNIT 1
323	4239 MCKINNEY AVE	GABLE LEITA ANNE BLDG B UNIT 207
324	4239 MCKINNEY AVE	HOOVER MARY P
325	4239 MCKINNEY AVE	MCELROY HOWARD WYNNE
326	4239 MCKINNEY AVE	CARR BARBARA A
327	4239 MCKINNEY AVE	LISA ALBERTO
328	4239 MCKINNEY AVE	COGGINS ROBERT E
329	4239 MCKINNEY AVE	SHELTON BENNY M
330	4239 MCKINNEY AVE	CHIOK MILAGROS CHANG &
331	4239 MCKINNEY AVE	CULBERTSON DAVID E
332	4132 COLE AVE	PISPIDIKIS JOHN
333	4132 COLE AVE	ELIAS CAROL FUZETI
334	4132 COLE AVE	STONE MAREY E
335	4132 COLE AVE	KEEVAK MICHAEL L
336	4132 COLE AVE	MOUNTAIN BRIAN P UNIT 105

Z123-265(RB)

5/15/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
337	4132 COLE AVE	MCCLELLAND JODIE MARIE
338	4132 COLE AVE	DAVIS TOBY D
339	4132 COLE AVE	PLATT JOEY BLDG B #108
340	4132 COLE AVE	PARSELL JOYCE NO 109
341	4132 COLE AVE	NELSON STEPHEN A UNIT 110
342	4124 COLE AVE	COLLIER KEVIN MERLE
343	4124 COLE AVE	SHOCKNEY MARION M
344	4124 COLE AVE	HILSCHER MATTHEW S BLDG C UNIT 203
345	4124 COLE AVE	WINTERS LEONARD MAURICE
346	4124 COLE AVE	KNUTSON JEFFREY O
347	4124 COLE AVE	JIN YINGQIN E
348	4124 COLE AVE	LABRUZZO DARREN
349	4124 COLE AVE	SIMPSON SUSAN S
350	4124 COLE AVE	HUDDLESTON MARY L
351	4124 COLE AVE	ERICKSON KIMBERLY E BLDG D UNIT 210
352	4124 COLE AVE	SORENSEN MARK E
353	4116 COLE AVE	BOGARD KERRY BRYAN UNIT 1
354	4116 COLE AVE	MCLAUGHLIN JONATHON E & MCLAUGHLIN ALYSS
355	4116 COLE AVE	LOWER KATHERINE
356	4116 COLE AVE	RODRIGUEZ LISA
357	4116 COLE AVE	ALMAREZ JOHN TODD
358	4116 COLE AVE	EQUITY TRUST CO CUST FBO 81326 IRA &
359	4116 COLE AVE	PITRE DELAINA R
360	4116 COLE AVE	SALVAGGIO JOHN & MARTHA STE 104-248
361	4116 COLE AVE	MACINTYRE KAY LOUISE
362	4116 COLE AVE	PISPIDIKIS JOHN ETAL
363	4219 MCKINNEY AVE	HORN JEFF J JR
364	4219 MCKINNEY AVE	MARLEY STEPHEN
365	4219 MCKINNEY AVE	GOLDBERG ROBERT ALAN
366	4219 MCKINNEY AVE	CORREA PEDRO R & CORREA JENNIFER
367	4219 MCKINNEY AVE	VALENZUELA ADRIAN &

Z123-265(RB)

5/15/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
368	4219 MCKINNEY AVE	RAHIMPOUR KOUROSH
369	4300 TRAVIS ST	IPENEMA INVESTMENTS LTD %DON KNOBLER CO
370	4300 TRAVIS ST	IPENEMA INVESTMENST LTD %DON KNOBLER CO
371	4300 TRAVIS ST	IPENEMA INVESTMENTS LTD
372	4134 TRAVIS ST	PRIETO RENE
373	4134 TRAVIS ST	MOFFAT LARA
374	4134 TRAVIS ST	HOUGHTON JUSTIN K
375	4134 TRAVIS ST	SCHUCH DON & SANDRA
376	4134 TRAVIS ST	STEWART JAMIE W
377	4134 TRAVIS ST	HUDNOR SCOTT UNIT 6
378	4134 TRAVIS ST	US BANK NATL ASSN
379	4134 TRAVIS ST	RUMPPE MILES E
380	4134 TRAVIS ST	PALAVICINI GIOVANIE UNIT 9
381	4134 TRAVIS ST	NINGCHAROEN NICHOLAS KIT UNIT 10
382	4134 TRAVIS ST	LANGHOFF JASON UNIT 11
383	4134 TRAVIS ST	LEFTWICH ASHLEY & CHARLES S
384	4134 TRAVIS ST	ADAMS THOMAS PHILIP
385	4134 TRAVIS ST	MCCROREY WILLIAM
386	4134 TRAVIS ST	PACCHIANO MARCO & NICOLE L
387	4134 TRAVIS ST	WATSON RYAN M
388	4134 TRAVIS ST	KRISTINE A CHRISTENSEN LIVING TRUST
389	4134 TRAVIS ST	TFHSP SERIES T18 LLC #182A-352
390	4134 TRAVIS ST	SAGE BRITTANY ANN
391	4134 TRAVIS ST	WILLIAMS JENNY ANICHINI
392	4134 TRAVIS ST	ASH ELIZABETH ANN
393	4134 TRAVIS ST	AITSON PATRICIA
394	4231 TRAVIS ST	BELCHER ROBERT
395	4231 TRAVIS ST	YOH AMANDA
396	4231 TRAVIS ST	PLEDGER JOHN J
397	4231 TRAVIS ST	GUENTHER ELLEN P
398	4231 TRAVIS ST	WATANABE YUKIKO

Z123-265(RB)

5/15/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
399	4231 TRAVIS ST	IGO ANNA & IGO ANGELA L
400	4231 TRAVIS ST	GREEN KAREN
401	4231 TRAVIS ST	ADDAMS JAMES & DEBORAH APT 8
402	4231 TRAVIS ST	JENKS MICHAEL T #9
403	4231 TRAVIS ST	BANCHEREAU ROMAIN & JACQUES
404	4231 TRAVIS ST	PAN JAMES & NGUYEN THUY
405	4231 TRAVIS ST	HILYARD MURRAY W
406	4231 TRAVIS ST	POPE DEREK L
407	4231 TRAVIS ST	FRIEDMAN SUSAN
408	4231 TRAVIS ST	VELASCO KARLA MARIA
409	4231 TRAVIS ST	SKELTON AMY BROOKE
410	4231 TRAVIS ST	HORNER EMILY B UNIT 17
411	4231 TRAVIS ST	CARRIERO GIANCARLO D
412	4231 TRAVIS ST	STEGEMOELLER MARTIN F
413	4231 TRAVIS ST	CHAN MING
414	4231 TRAVIS ST	STONE WILTON UNIT 21
415	4231 TRAVIS ST	LIFFMAN CAROL K UNIT 22
416	4231 TRAVIS ST	HEDGCOCK BART
417	4231 TRAVIS ST	HARTNETT JAMES JR & ANNE
418	4231 TRAVIS ST	BURKE SHARON L UNIT 25
419	4231 TRAVIS ST	WILLIAMS SHANNON M
420	4231 TRAVIS ST	HOWDY RICHARD P JR
421	4231 TRAVIS ST	MILES MICHAEL M
422	4231 TRAVIS ST	PETERSON REBECCA C
423	4231 TRAVIS ST	MAWK THOMAS D
424	4231 TRAVIS ST	BUTLER NATALIE M
425	4231 TRAVIS ST	VILLEGAS SERGIO A
426	4231 TRAVIS ST	SHIDID DANIEL
427	4231 TRAVIS ST	WESTBROOK LANCE & TAMARA UNIT 34

Planner: Richard E. Brown

FILE NUMBER: Z123-315(RB) **DATE FILED:** June 18, 2013

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

COUNCIL DISTRICT: 14 **MAPSCO:** 36 X

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

APPLICANT: The Old Crow-Brian Hankins, President

REPRESENTATIVE: Audra Buckley

OWNER: Intercity Investments

REQUEST: An application for an amendment to and renewal of Specific Use Permit No. 1912 for a Late-hours establishment 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 past midnight as well as providing for the ability to utilize the patio area fronting Greenville Avenue.

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

Guiding Criteria for Recommendation:

Staff recommends approval of this renewal and amendment subject to the revised site and revised conditions based upon:

1. *Compatibility with surrounding uses and community facilities* – The request is oriented along the Greenville Avenue frontage, consistent with similar retail and personal service uses in the immediate area. No outside operations (i. e., patio areas) face the residential area to the west. Use of outdoor loudspeakers is prohibited.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The use possesses similar operational characteristics as expected along
3. *Not a detriment to the public health, safety, or general welfare* – The applicant has operated in a responsible manner (one recorded police report and one TABC violation) since the granting of SUP No. 1912 for this late hours establishment.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – A valid certificate of occupancy exists and no building, health, or safety code violations have been recorded.

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 that includes the request site. The PDD requires an SUP for any retail and personal service uses operating between 12:00 a.m. and 6:00 a. m.
- On October 26, 2011, the City Council approved SUP No. 1912 for a two-year period on the subject site. The applicant is proposing to continue operation of an existing bar, lounge, or tavern use with late hours as well as providing the ability to utilize the patio area fronting Greenville Avenue (360 sf).
- 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. Z101-261	On August 10, 2011, the City Council approved a Specific Use Permit for a Late-hours establishment limited to a

restaurant without drive-in or drive-through service for a five-year period.

2. Z101-303 On September 14, 2011, the City Council approved a Specific Use Permit for a Late-hours establishment limited to a restaurant without drive-in or drive-through service for a five-year period subject to a site plan and conditions.
3. Z101-311 On September 14, 2011, the City Council approved a Specific Use Permit for a late-hours establishment limited to a commercial amusement (inside) use limited to a billiard hall for a two-year period subject to a site plan and conditions.
4. Z101-260 On September 14, 2011, the City Council approved a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a two-year period subject to a site plan and conditions.
5. Z123-304 Renewal of SUP No. 1904 for a late-hours establishment limited to a restaurant without drive-in or drive-through service. Pending the October 10, 2013 CPC hearing.
6. Z101-318 On September 14, 2011, the City Council approved a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a three-year period subject to a site plan and conditions.
7. Z123-262 On August 28, 2013, the City Council approved a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a one-year period subject to a site plan and conditions.

Street

Existing & Proposed ROW

Greenville Avenue

Local; 50' ROW

Traffic: The Engineering Section of the Sustainable Development and Construction Department has reviewed the requested renewal and amendment to SUP No. 1912 and determined that it will not impact the surrounding street system.

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

SUP No. 1912 is located in an area that is consistent with the vision of the Main Street Building Block: 1) wide sidewalks and pedestrian amenity areas; 2) outdoor seating/gathering areas unique in application to the respective retail storefronts; 3) varied retail and personal service uses within close proximity of one another; and 4) patron access within walking distance from the established residential areas east and west of the Greenville Avenue corridor.

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 proposing to continue operation of an existing bar, lounge, or tavern use with late hours as well as providing the ability to utilize the patio area fronting Greenville Avenue.

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 (one);

(2) the number of citations issued by police for noise ordinance violations by the establishment (none);

(3) the number of arrests for public intoxication or disorderly conduct associated with the establishment (none);

(4) the number of Texas Alcoholic Beverage Code violations of the establishment (one); and

(5) the number of violent crimes associated with the establishment, with emphasis on violent crimes originating inside the establishment (none);.

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.

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 the street. The applicant has operated in a responsible manner with one (prior to midnight) reported offense calls involving police activity at the location for the time period of approval of SUP No. 1912 through August, 2013 (see table, below). With respect to the applicant's standing with the Texas Alcoholic Beverage Commission, one miscellaneous violation (written warning) has been filed for the time period of October 26, 2011 through August, 2013.

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 regard to the delta credits, the applicant's representative has been made aware of the fact that existing delta credits are subject to being lost should the applicant proceed with licensing and improving the outside patio area. Due to the extension of the patio, a new Certificate of Occupancy will have to be issued. Adequate parking will have to be secured prior to its issuance.

Reported offense calls requiring police activity

Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0146605-Z	06/14/2012	COLE,APRIL,RENEE,	THEFT	01911		GREENVILLEAVE	144	1161	06901	

Intercity Investment Properties - Officers

President	Edwin B Jordan, Jr.
Vice President	Anne Jordan Logan
Vice President/Secretary	Christopher G. Jordan
Treasurer	Curtis Garmon
Assistant Secretary	Elizabeth Kowalski

**STAFF RECOMMENDED/APPLICANT REQUESTED AMENDING 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.

Applicant requested:

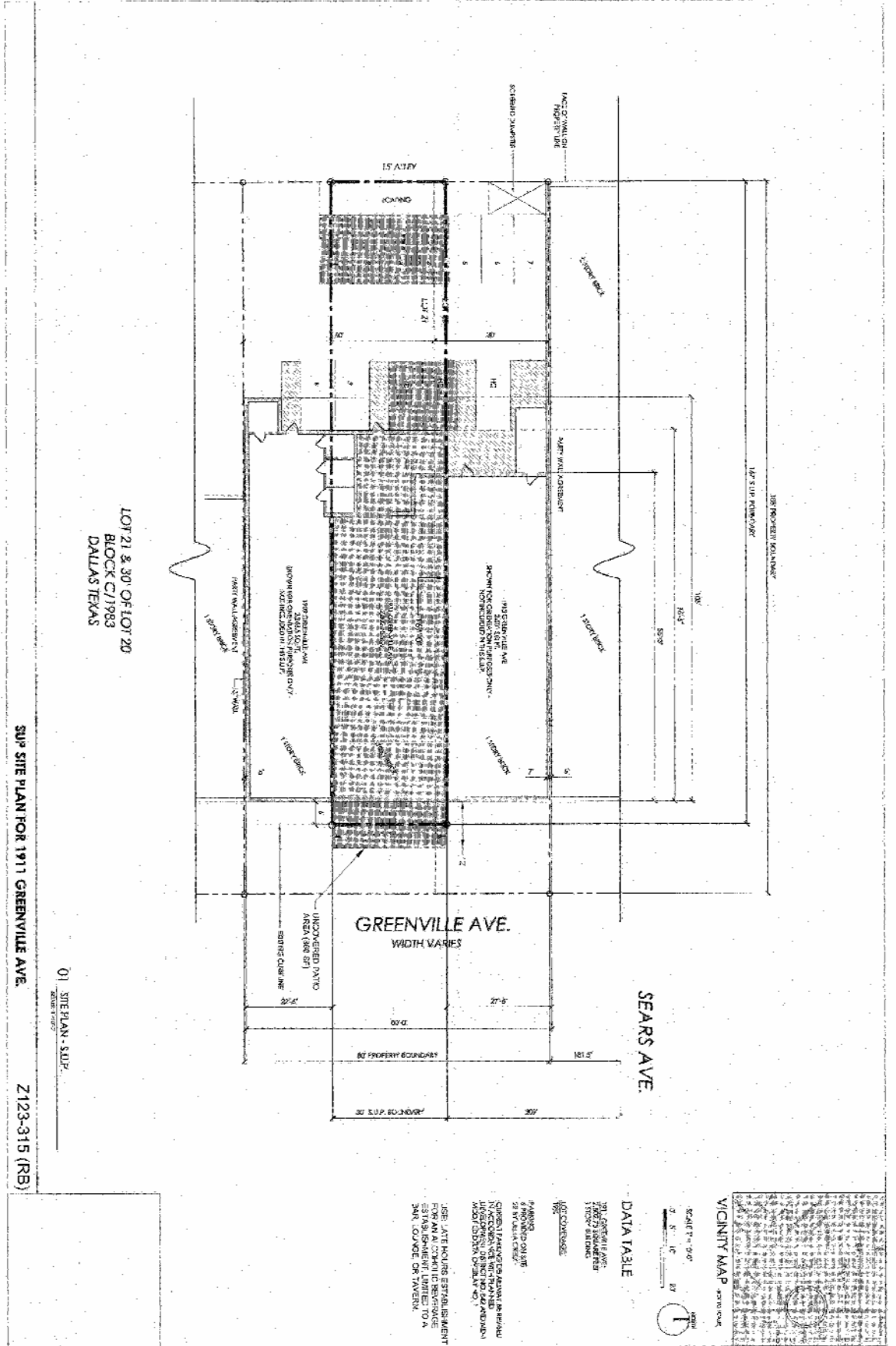
3. TIME LIMIT: This specific use permit expires on ~~October 26, 2013~~ (five years).

Staff recommended:

3. TIME LIMIT: This specific use permit expires on ~~October 26, 2013~~ (three 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. ~~CERTIFICATE OF OCCUPANCY: The owner or operator must obtain a certificate of occupancy for a late-hours establishment before operating after 12:00 a.m. (midnight).~~
6. OUTDOOR PATIO:
 - A. The maximum outdoor patio area is 360 square feet in the location shown on the attached site plan.
 - B. The patio must be uncovered.
 - C. The owner or operator must obtain a private license for an outdoor patio, with a copy of the private license provided to the building official, before the outdoor patio may be used by customers.
7. PARKING: Parking must be provided in accordance with Planned Development District No. 842 and MD-1 Modified Delta Overlay No. 1.
8. OUTDOOR LOUDSPEAKERS: Use of outdoor loudspeakers on the Property is prohibited.

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

SUB SITE PLAN FOR 1911 GREENVILLE AVE.

01 SITE PLAN - SUD

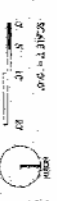
Z123-315 (RB)

SEARS AVE.

GREENVILLE AVE.
WIDTH VARIES

DATA TABLE

1. 10'0" VEHICLE-ONLY DRIVE
2. 15'0" DRIVE EASEMENT
3. 15'0" DRIVE EASEMENT
4. 15'0" DRIVE EASEMENT



VICINITY MAP

SCALE 1" = 30'	
30'	
15'	
0'	
30'	
1	0'
2	15'
3	30'

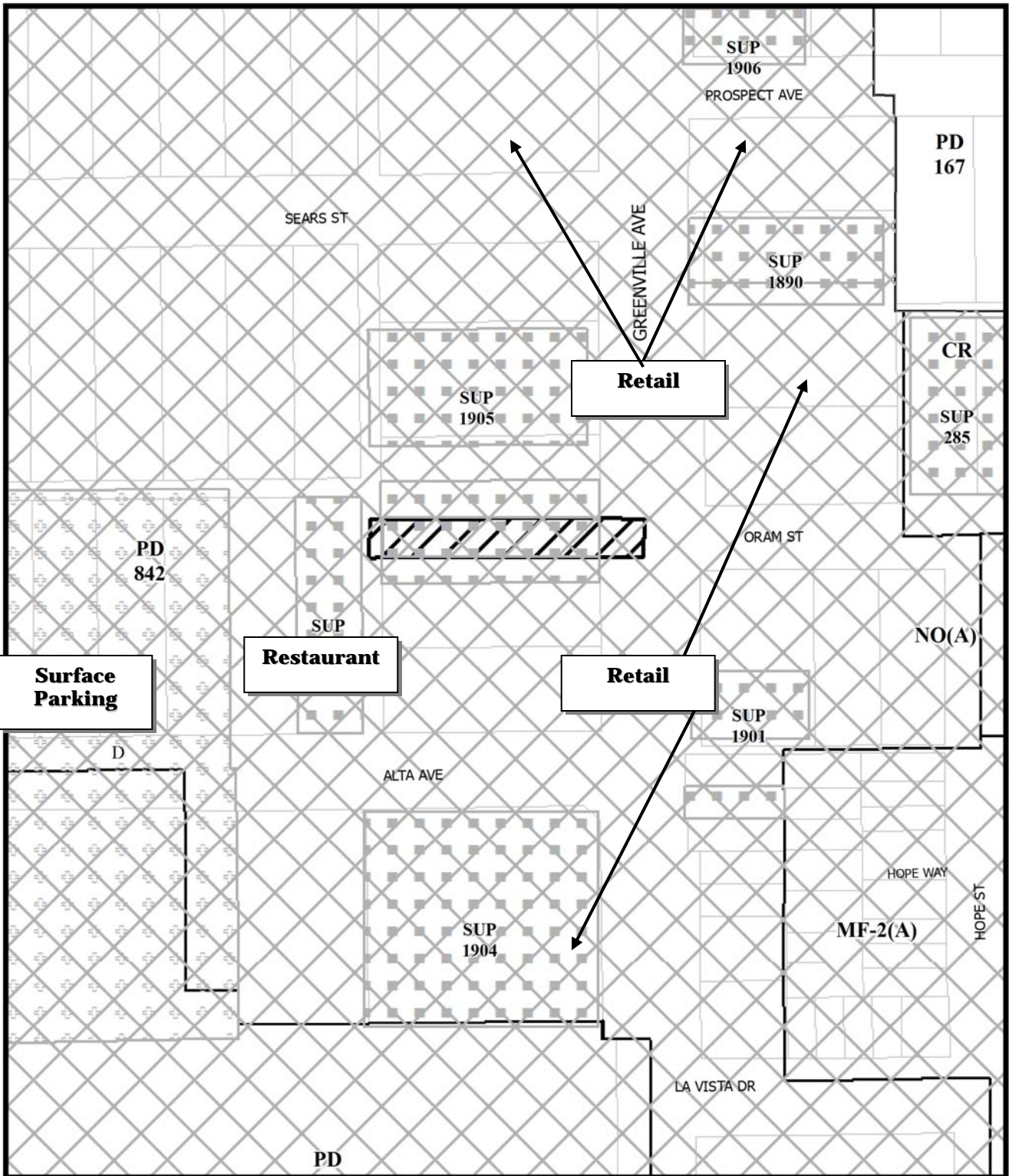


1:4,800

VICINITY MAP

Case no: Z123-315

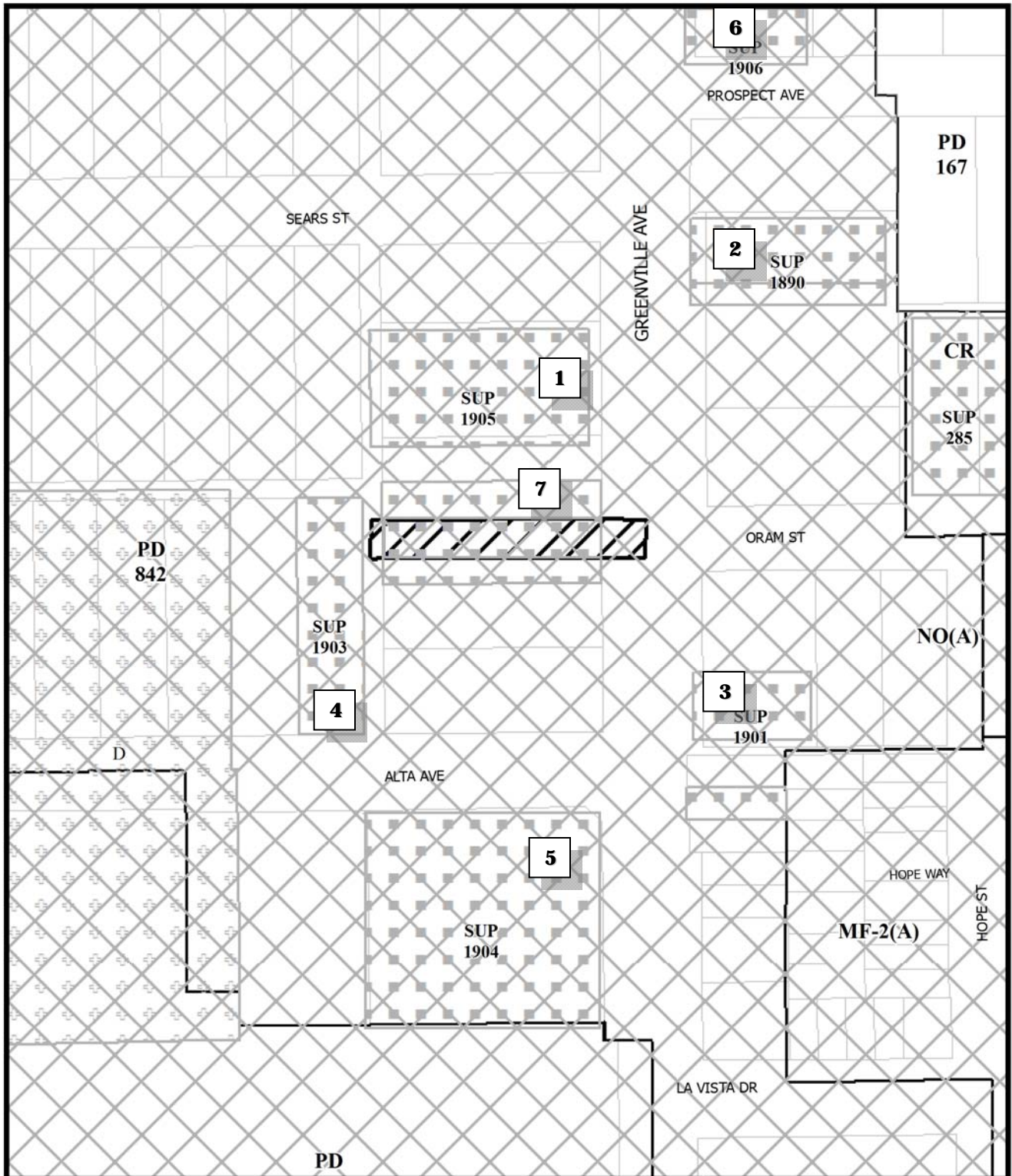
Date: 7/5/2013




 1:1,200

ZONING AND LAND USE

Case no: Z123-315
 Date: 7/5/2013




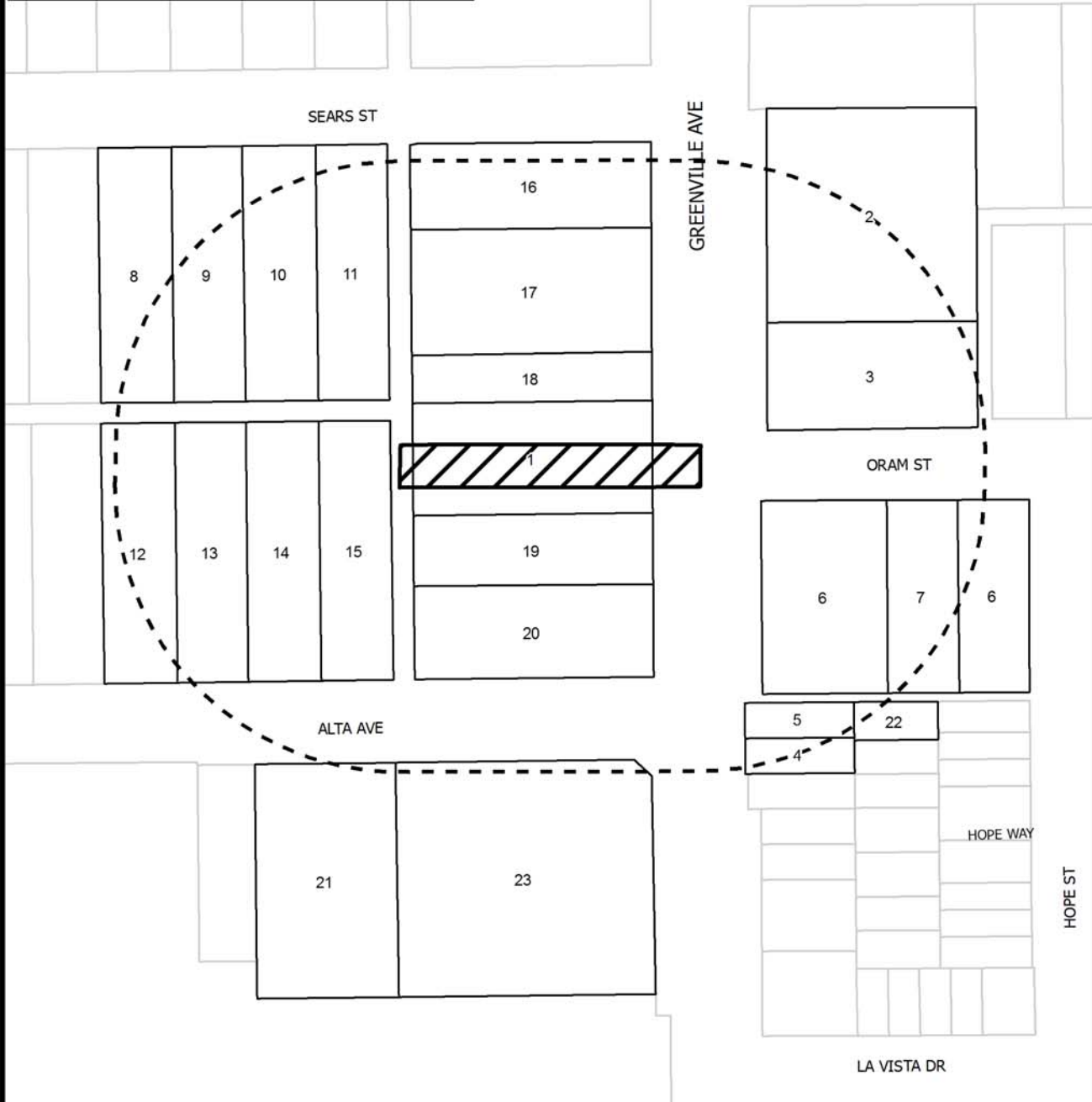
1:1,200

ZONING HISTORY


Case no: **Z123-315**

Date: **7/5/2013**

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



The number '0' indicates City of Dallas Ownership


1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION
23 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z123-315**
 Date: **7/5/2013**

7/5/2013

Notification List of Property Owners***Z123-315******23 Property Owners Notified***

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

FILE NUMBER: Z123-316(RB)

DATE FILED: June 19, 2013

LOCATION: Whitehurst Drive and Abrams Road, Northwest Quadrant

COUNCIL DISTRICT: 10

MAPSCO: 27- A

SIZE OF REQUEST: Approx. 17.69 Acres

CENSUS TRACT: 78.10

APPLICANT: Richardson I.S.D., Owner

REPRESENTATIVE: Karl Crawley

REQUEST: An application for a Planned Development District for a Public school other than an Open-enrollment charter school and R-10(A) Single Family District Uses on property zoned an R-10(A) Single Family District.

SUMMARY: The applicant is requesting a Planned Development District in order to provide for an expansion of the existing public middle school with consideration of alternative screening, off-street parking, landscape provisions, and locating fences in the required setbacks.

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

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval subject to a development plan/landscape plan, traffic management plan, and conditions based upon:

1. *Performance impacts upon surrounding property (lighting, noise, odor, etc.)* – The proposed expansion is situated within the existing perimeter footprint of the main structure and gymnasium, with no encroachments to the adjacent residential dwellings.
2. *Traffic impact* – The projected increase in trip generations associated with the increase in enrollment will be absorbed by additional on-site student drop-off and pick-up areas as well as a continued reliance on school buses to provide transportation of approximately 50 percent of student enrollment.
3. *Comprehensive Plan or Area Plan Conformance* – forwardDallas! recognizes the importance of various institutional uses located within established residential areas.
4. The applicant has worked with staff to ensure that a required traffic management plan provides for scheduled updates to monitor projected increased enrollments. Additionally, certain screening and tree placements will be provided for those portions of the new off-street parking area that is in close proximity to the residential uses to the west.

BACKGROUND INFORMATION:

- The request site is developed with a public middle school (Forest Meadow Junior High School) as well as supporting athletic fields/areas and surface parking. The school is requesting to add ten classrooms to the main structure. Existing enrollment of 700 is anticipated to increase by approximately 400 students.
- Schools (public school, private school, open-enrollment charter school) are permitted in all zoning districts, excluding the Central Area Districts (allowed by right) subject to either a residential adjacency review (RAR) or a specific use permit. Existing schools prior to the 1980's code amendment requiring an SUP are considered legally non-conforming. As is the situation regarding an expansion or revision to one of these existing schools, a zoning change (SUP or PDD) is required to address these changes to the school campus.

- The applicant has requested a PDD for consideration of the following: 1) public school allowed by right; 2) fencing and off-street parking permitted within a required front yard; 3) permit surface parking without screening; 4) provide for alternative landscape regulations.
- The existing uses and development standards afforded by the R-10(A) District will be retained.

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

<u>Thoroughfare/Street</u>	<u>Designation; Existing & Proposed ROW</u>
Abrams Road	Principal Arterial; 100' & 100' ROW
Whitehurst Drive	Local; 60' ROW

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the applicant's request and submitted Traffic Management Plan. As part of this review, it should be noted the Transportation Division of Street Department Public Works and Transportation has worked with the school over the years to utilize the local street system for certain aspects of typical student unloading/loading. Staff is recommending the property owner provide signage and pavement markings per the attached TMP.

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 developed with a public middle school (Forest Meadow Junior High School), with the balance of the property improved with athletic fields/areas and surface parking. The school proposes an increase of ten classrooms (from 50 to 60) with an existing enrollment of 700 students increasing to approximately 1,100 during the next eight years. The applicant has requested a PDD for consideration of the following: 1) public school allowed by right; 2) fencing and off-street parking permitted within a required front yard; 3) permit surface parking without screening; 4) provide for alternative landscape regulations.

The school is located within an area developed with low-density single family uses. Staff recognizes the existing use as part of the fabric of this residential area. The proposed expansion is located at the main structure. Lastly, the submitted and approved Traffic Management Plan will require future updates per staff's recommended conditions.

As a result of this analysis, staff supports the request subject to the attached development plan, traffic management plan, and conditions.

As a result of this analysis and existing relationship between the city and the school district, staff accepts the TMP, subject to staff's recommended updates (see conditions).

Off-Street Parking: As is the situation with some public school campuses, the Transportation Division of the Streets Department has worked with the applicant to utilize public right-of-way for unloading/loading operations. Based on the recommendations contained in the attached TMP, certain striping and signage should be provided by the property owner to ensure an efficient and safe environment exists during drop-off/pick-up operations.

With respect to required parking, the applicant has requested an alternative off-street parking ratio for the school. Dallas City Code requires 3.5 spaces for each middle school classroom. The submitted TMP also addresses consideration of an alternate off-street parking requirement based on existing demands.

Landscaping: The site possesses existing mature landscaping around the property. The applicant has worked with the city arborist to address existing and future landscape requirements (triggered by the classroom expansion as well as an increase in nonpermeable surface areas for additional off-street parking). The attached complies with the spirit of Article X as well as screening the westernmost area of a new off-street parking area (living hedge and large canopy trees) in close proximity to the residential uses to the west.

**RICHARDSON INDEPENDENT SCHOOL DISTRICT
BOARD OF TRUSTEES**

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Patti Kieker, Deputy Superintendent

Michael Longanecker, Executive Director of Facility Services

**STAFF RECOMMENDED CONDITIONS FOR A PLANNED DEVELOPMENT
DISTRICT**

SEC. 51P ___ .101. LEGISLATIVE HISTORY.

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

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

PD _____ is established on property generally located in the northwest quadrant of Abrams Road and Whitehurst Drive. The size of PD ___ is approximately 17.69 acres.

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

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

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

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

SEC. 51P- ____ .104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit __A: development/landscape plan.
- (2) Exhibit __B: traffic management plan.

SEC. 51P- ____ .105. DEVELOPMENT PLAN.

(a) For a public school other than an open-enrollment charter school, development and use of the Property must comply with the development/landscape plan (Exhibit __A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. 51P- _____.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-10(A) Single Family District, subject to the same conditions applicable in the R-10(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-10(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-10(A) Single Family District is subject to DIR in this district, etc.

(b) A public school other than an open-enrollment charter school is permitted by right.

SEC. 51P- _____.107. ACCESSORY USES.

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

SEC. 51P- _____.108. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(b) Front yard. For a public school other than an open-enrollment charter school, minimum front yard is 25 feet.

(c) Side and Rear yard. For a public school other than an open-enrollment charter school, minimum side and rear yard is ten feet.

(d) Floor area. For a public school other than an open-enrollment charter school, maximum floor area is 131,000 square feet.

SEC. 51P- _____.109. OFF-STREET PARKING AND LOADING.

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

(b) Public school other than an open-enrollment charter school.

(1) A minimum of three spaces for each classroom with not less than 180 off-street parking spaces must be provided in the location shown on the development/landscape plan.

(2) Parking may be provided in the required yards.

SEC. 51P- ____ .110. TRAFFIC MANAGEMENT PLAN.

(a) In general. The operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit ____B).

(b) Queuing. Queuing within the right-of-way is prohibited unless written approval is obtained from the director of public works and transportation. Queuing within the right-of-way must not impede maneuvering for emergency vehicles.

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2015. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1 of each odd-numbered year for a total of four updates.

(2) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

- (A) ingress and egress points;
- (B) queue lengths;
- (C) number and location of personnel assisting with loading and unloading of students;
- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level; and
- (G) circulation.

(3) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(A) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(B) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(d) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

SEC. 51P- _____.111. FENCING.

For a public school other than an open-enrollment charter school, fencing must be provided as shown on the development plan. Fencing may be provided in the required yards.

SEC. 51P- _____.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.113. LANDSCAPING.

(a) In general. Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) Public school other than an open-enrollment charter school. For a public school other than an open-enrollment charter school, landscaping must be provided as shown on the attached development/landscape plan.

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

(d) Tree removal permit. A tree removal permit may be issued by the building official prior to the issuance of a building permit.

SEC. 51P- ____ .114. SIGNS.

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

SEC. 51P- ____ .115. ADDITIONAL PROVISIONS.

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

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

SEC. 51P- ____ .116. COMPLIANCE WITH CONDITIONS.

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

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

TRAFFIC MANAGEMENT PLAN

**Richardson ISD
Forest Meadow Junior High
Dallas, Texas**

August 12, 2013

Prepared for
Richardson ISD



Stephen M. Moore
08/12/13



1201 North Bowser Road
Richardson, Texas 75081

Firm Registration No. 312

AVO 29459

Executive Summary

Halff Associates, Inc. (Halff) conducted a Traffic Management Plan on behalf of the Richardson Independent School District (RISD) for proposed improvements to their Forest Meadow Junior High School campus. The campus, which serves approximately 700 7th and 8th grade students, is located on the northwest corner of the Abrams Road / Whitehurst Drive intersection in Dallas. The RISD plans to add 8 new classrooms to the campus in order to accommodate the projected enrollment growth to approximately 1,100 students over the next 8 to 10 years.

Halff conducted AM and PM peak period observations and traffic counts at the campus to identify current traffic patterns and estimate current trip generation for the site. The campus has a one-way loop drive along the front (south) side of the school, accessed from Whitehurst Drive, which is shared by school buses and parents. In the AM peak, buses and parents drop off students in the front loop. In the PM peak, buses queue up and load in the front loop, and parents are prohibited from entering the loop drive until the buses exit the site. Parents also drop off and pick up students in the staff parking lot on the east side of the site, accessed from a driveway along Abrams Road, and along Echo Valley Drive and Whitehurst adjacent to the school.

Based on the traffic counts and observations, Halff estimated the maximum queuing demand for the school to be 95 vehicles, occurring just after the release bell at 3:30 pm. Using a straight-line projection, the projected "maximum" queue demand once the school reaches its maximum enrollment is approximately 149 vehicles in the PM peak period.

As part of the campus improvements, the RISD will be constructing a new bus drop off / pick up area on the back (north) side of the school building and will be adding approximately 94 new parking spaces on the site, a new staff parking lot on the northwest side of the building and a new visitor parking lot on the southeast side of the building (the campus currently has 88 designated parking spaces). This will provide separate areas for the buses and parents to drop off and pick up students, and will allow parents to queue up in the front loop in the PM peak.

It would be desirable if all parent drop off / pick up activities associated with Forest Meadow Junior High could be accommodated entirely on the school campus and out of any City of Dallas right-of-way (ROW). However, even with the proposed improvements in place, it is expected that some queuing will occur on Whitehurst Drive and Echo Valley Drive, primarily during the PM peak period. (It is important to note that queuing *currently* occurs on these two streets during the PM peak period.) The queuing that occurs on Whitehurst Drive today does not appear to significantly impact the through traffic on the road; as Whitehurst is a four-lane undivided road, the two inside lanes (one in each direction) still provide adequate capacity to accommodate through traffic in the school PM peak period. Whitehurst Drive and Echo Valley Drive, *which are both areas in which parents currently queue during the PM peak period*, should provide adequate queuing space to accommodate the projected demand once the school reaches its projected maximum enrollment. Furthermore, by opening the front loop for passenger car queuing, and by making more efficient use of the available queuing space in the east staff lot and the available parking spaces on the site, the on-street queuing should not significantly increase from what it is today.

Halff recommends the following measures to help facilitate the safe, efficient movement of traffic into and out of the Forest Meadow Junior High School campus:

- School staff should monitor the front loop in the AM and PM peak periods to encourage parents to pull in as far to the end (west) as possible, in order to make full use of the loop drive. (The front door to the school is located on the east side, near the entrance to the loop drive, and parents were observed stopping directly at the front door to drop off students.)
- Consideration should be given to opening the doors on the west end of the front of the school building during the morning peak period to help encourage parents to pull up all the way to the west end of the front loop.
- School staff should also monitor the staff parking lot on the east side of the campus to ensure that the available stacking space and open parking spaces are being used efficiently.
- Stripe the right (inside) lane of the front loop drive for "Drop Off / Pick Up Only." Stripe the left (outside) lane for "Thru Traffic Only."
- Restrict parking and standing on the north side of Whitehurst Drive from 50 feet east of the loop drive exit to 50 feet west of the alley just west of the school's west driveway, in order to provide adequate visibility for vehicles exiting the school's west driveway and loop driveway onto Whitehurst Drive.
- Enforce the "No Parking or Standing" restrictions on the north side of Whitehurst Drive just west of Abrams Road, and on the south side of Whitehurst from west of Echo Valley Drive to Abrams Road.
- Widen the school's west driveway approach to Whitehurst Drive to provide adequate space for buses to turn into and out of the driveway. (If space allows, it would be desirable to provide two egress lanes and one ingress lane.)
- Install a sign for "Buses / Parking / Deliveries" at the entrance to the school's west driveway.
- Install a sign for "Parent Drop Off / Pick Up / Visitor Parking" at the front loop entrance drive off of Whitehurst Drive.
- Install a sign for "Visitor Parking" at the entrance to the new parking lot accessed from the front loop.
- Install a sign for "Exit Only" at the front loop exit drive.

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- Replace the “No Parking or Standing Here to Corner” sign located on the south side of Whitehurst Drive just west of Abrams Road. (The sign is very faded.)
- Repaint the existing crosswalk across Whitehurst Drive on the east side of the front loop entrance drive, and install new crosswalk signs (S1-1) with downward-pointing arrow plaques (SW16-7P) on each side of the crosswalk. Stationing a crossing guard at this crosswalk would be desirable for directing students to cross to / from the south side of Whitehurst Drive
- All school staff should be encouraged to park on the site at all times.

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I. INTRODUCTION

Halff Associates, Inc. (Halff) conducted a Traffic Management Plan on behalf of the Richardson Independent School District (RISD) to address planned improvements to the district's Forest Meadow Junior High School campus, located on the northwest corner of the Abrams Road / Whitehurst Drive intersection in Dallas, Texas. Figure 1 below is a map showing the school site. A copy of the school site plan has been included in the Appendix as Figure 2.



Figure 1 – RISD Forest Meadow JH Location Map

The RISD is planning to add eight new classrooms on the campus in order to accommodate projected enrollment growth over the next 8 to 10 years. The classrooms are expected to be in place by the fall of 2014.

II. PURPOSE and METHODOLOGY

Halff conducted the study for submittal to the City of Dallas, in order to identify potential traffic impacts associated with the proposed school expansion and to address and improve the existing traffic flow around the school. Halff used standard transportation engineering practices in conducting the study. Halff conducted AM and school PM peak period traffic counts at the school driveways along Whitehurst Drive and Abrams Road, and along Whitehurst Drive and Echo Valley Drive, on Tuesday and Wednesday, May 7 and 8, 2013, in order to identify the current queuing demands for the school. Halff also conducted parking surveys at the school to determine the current day parking demand. Halff conducted a site visit to identify current roadway conditions around the school and to observe student drop-off / pick-up operations during the AM and school PM peak periods.

Using the data collected at the school and information provided by the RISD, Halff developed queuing and parking demands for the school, assuming full (projected) enrollment. Halff then worked with the RISD to develop infrastructure and operational improvements to facilitate the projected increase in traffic generated by the school.

III. EXISTING ROADWAY CONDITIONS

Forest Meadow Junior High School is bordered on the east side by Abrams Road, on the south side by Whitehurst Drive, and on the north and west sides by single-family residences. Abrams Road is constructed as a six-lane divided road with a posted speed limit of 40 miles per hour (mph). There is a reduced speed school zone (20 mph) on Abrams Road adjacent to the school.

Whitehurst Drive is constructed as a four-lane undivided road with a posted speed limit of 30 mph. There is a reduced speed school zone (20 mph) on Whitehurst Drive adjacent to the school. The Abrams Road / Whitehurst Drive intersection is signalized.

IV. FUTURE ROADWAY CONDITIONS

There are no plans for improvements to either Abrams Road or Whitehurst Drive in the vicinity of the school.

V. EXISTING SCHOOL TRAFFIC OPERATIONS

The school campus has a one-way loop drive, two lanes wide, across the front (south side) of the building, accessed from Whitehurst Drive, with a couple of parking spaces off of the loop drive. There is a staff parking lot on the east side of the school building, accessed from a driveway along Abrams Road. There is also a small staff parking lot on the west side of the school building, in the services / delivery area, access from a driveway on Whitehurst Drive on the far west side of the site. This drive also provides fire lane access to the back (north side) of the building. (Some staff members were observed parking in this area.)

Currently, in the AM peak period students are primarily dropped off in two locations. Buses and parents drop off students in the front loop drive along Whitehurst Drive (the school is served by eight full-size buses and three handicapped / special education buses). Students are also dropped off in the staff parking lot along Abrams Road. A small number of students were also observed being dropped off along both sides of Whitehurst Drive. The school day begins at 8:30 am, but students were observed being dropped off as early as 7:30 am. Drop off activities peaked between 8:00 am and 8:15 am, and was substantially complete by 8:35 am.

In the PM peak period, the front loop drive is restricted to buses only, until the buses are loaded and exit the site approximately 10 minutes after school lets out. Once the buses exited the site, parents began using the front loop to pick up students. Prior to this time, parents queued up along both sides of Whitehurst Drive, and along Echo Valley Drive south of Whitehurst Drive, and students were observed walking to the cars in these areas. Parents also queued up in the staff parking lot along Abrams Road and parked in the empty parking spaces in this lot. Parents began queuing up around 3:00 pm, 30 minutes prior to students being released at 3:30 pm. The afternoon pick up activities were more spread out than at a typical elementary school, with students congregating in front of the school after the release time, waiting to be picked up. Most of the students had been picked up by 3:50 pm.

There are not any parking or standing restrictions in place along the north side of Whitehurst Drive, except near the intersection with Abrams Road, where parking and standing are restricted at all times from Abrams Road to a point approximately 50 feet west of Abrams. On the south side of Whitehurst Drive, parking and standing are restricted at all times between Echo Valley Drive and Abrams Road. Parking and standing are also restricted, from 7:00 – 9:00 am and 2:45 – 4:30 pm on school days, from Echo Valley Drive west approximately 225 feet, in order to provide adequate access and visibility to an alley connection to Whitehurst Drive. (These restrictions did not appear to be enforced on the days that Halff conducted counts and observations.)

VI. TRAFFIC COUNT DATA and QUEUING OBSERVATIONS

Halff conducted AM and school PM peak period traffic counts and observations at the school on Tuesday and Wednesday, May 7 and 8, 2013. Traffic counts were conducted at the following locations:

- Abrams Road / staff parking lot driveway
- Whitehurst Drive / front loop entrance driveway
- Whitehurst Drive / front loop exit driveway
- Whitehurst Drive / school west driveway
- Along both sides of Whitehurst Drive adjacent to the school
- Along both sides of Echo Valley Drive south of Whitehurst Drive

Halff conducted the traffic counts and observations in order to estimate the number of vehicle trips generated by the school at its current enrollment, approximately 700 students. A summary of the observed trip generation is presented in Table 1. The trips shown are comprised of the trips turning into and out of the school driveways and the vehicles observed dropping off or picking up students along Whitehurst Drive and Echo Valley Drive during the AM and PM peak hours of the school (the school hours of operation are 8:30 am to 3:30 pm).

Table 1
 Site-Generated One-Way Trips – Observed

	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Observed (700 students)	396	323	719	178	186	364

From the peak hour observations and traffic counts, Halff also identified the time when the maximum number of vehicles were “queued” on or around the school (in this case, “queued” vehicles include vehicles queued or parked on Whitehurst Drive and Echo Valley Drive, vehicles queued in the drive aisles of the staff parking lot on the east side of the site, and vehicles parked in the staff parking lot). As is common at school campuses, the maximum queue was observed in the PM peak hour, just after students were released at 3:30 pm. The number of passenger cars waiting on or around the school campus to pick up students at this time was approximately 95. Eight full size school buses were also queued in the front loop.

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Halff also identified the parking demand for the school by counting the parked cars on the site and along the north side of Whitehurst Drive after the morning and afternoon peak periods (according to the school principal, there are some staff members that park on Whitehurst Drive instead of on the site). The maximum observed parking demand for the school was 85 vehicles which occurred after the morning peak period.

VII. PROPOSED CAMPUS IMPROVEMENTS

As mentioned, the RISD plans to add eight new classrooms to the Forest Meadow Junior High School campus. Along with the classroom addition, the RISD is planning to rebuild and improve the driveway on the west and north sides of the school building, in order to bring the drive into compliance with current fire lane codes. The RISD is also improving the area on the northwest side of the site to provide a new bus drop off / pick up area and a new staff parking lot. Additional parking will also be added on the southeast corner of the school building, in a small visitor parking lot accessed from the front loop. These improvements are shown in the concept plan included in the Appendix as Figure 3.

These improvements will add approximately 94 new parking spaces (88 regular spaces and 6 handicapped spaces) to the existing 88 on-site parking spaces (81 regular spaces and 7 handicapped spaces), for a total of 182 parking spaces on the campus. The new spaces will be primarily in the new parking lot on the northwest corner of the site (80 spaces), with the remaining 14 spaces in the new visitor parking lot on the southeast corner of the school building.

These improvements will also allow the bus drop off / pick up area to be separated from the parent drop off / pick up area. All buses will now be routed into the west driveway on Whitehurst Drive to the new drop off / pick up area on the north side of the school building. This will open the front loop to be used exclusively by parents for dropping off students in the morning and picking them up in the afternoon.

VIII. PROJECTED QUEUING and PARKING DEMAND

Halff used a straight-line projection to estimate the queuing demand in the afternoon peak period, once the school reaches its projected maximum enrollment of 1,100 students. The projected queue demand at maximum enrollment is approximately 149 passenger cars in the PM peak period. Also using a straight-line projection, the number of full-size school buses could increase to 12. It is important to note that the actual number of new trips generated by the additional student enrollment, and thus the actual queuing demand for passenger cars and buses, will vary based on where in the school's attendance zone the projected enrollment growth takes place. The current attendance zone includes a number of apartment complexes, and a number of the students living in these complexes are bused to the school. If a large percentage of the new students are drawn from this area and are bused to the school, the queuing demand for passenger cars will be less than what is projected in this report.

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The RISD expects to add 10 to 15 new staff members to the campus over the course of the next 8 to 10 years. If each of these new staff members drives their own vehicle, the total projected parking demand for the school will be approximately 100 (current day parking demand of 85 vehicles plus 15 new vehicles).

The new area designated for bus loading and unloading on the back (north) side of the school building will provide more than 600 feet of stacking space, which can accommodate approximately 15 full size school buses (the school is currently served by 8 full size buses).

It would be desirable if all parent drop off / pick up activities associated with Forest Meadow Junior High could be accommodated entirely on the school campus and out of any City of Dallas right-of-way (ROW). However, even with the proposed improvements in place, it is expected that some queuing will occur on Whitehurst Drive and Echo Valley Drive, primarily during the PM peak period. (It is important to note that queuing *currently* occurs on these two streets during the PM peak period.) The queuing that occurs on Whitehurst Drive today does not appear to significantly impact the through traffic on the road; as Whitehurst is a four-lane undivided road, the two inside lanes (one in each direction) still provide adequate capacity to accommodate through traffic in the school PM peak period.

The front loop drive provides approximately 460 feet of stacking space, which can accommodate approximately 23 passenger cars (assuming 20 feet per car). The staff parking lot on the east side of the school building has approximately 720 feet of stacking space (in the drive aisles), which can accommodate approximately 36 passenger vehicles.

With a projected parking demand of 100 vehicles, the site will have approximately 69 regular marked parking spaces available for parents to use during the afternoon pick up period. (Parents were observed parking in open spaces in the staff parking lot on the east side of the campus on the day Half conducted peak period counts and observations.) If parents fill half of the open parking spaces, this would leave approximately 56 passenger vehicles that would need to queue along either Whitehurst Drive or Echo Valley Drive. The queue distance, at 20 feet per car, would be approximately 1,120 feet. A summary of this calculation is provided below:

Estimated "max" queue demand = 149 passenger vehicles (2,980 feet)

Vehicles queued in the front loop = 23 (460 feet)

Vehicles queued in the east staff lot = 36 (720 feet)

Vehicles parked on the site = 34 (680 feet)

Vehicles queued on Whitehurst Drive or Echo Valley Drive = 56 (1,120 feet)

This space can be distributed between Whitehurst Drive and Echo Valley Drive in the following manner:

- North side of Whitehurst Drive between front loop entrance drive and the existing parking restriction west of Abrams Road = 120 feet
- North side of Whitehurst Drive between front loop entrance drive and proposed parking restriction east of front loop exit drive = 300 feet
- South side of Whitehurst Drive from parking restriction west of Echo Valley Drive to Dove Meadow Drive (west of school site) > 500 feet
- Echo Valley Drive > 200 feet

These areas, *which are all areas in which parents are currently queuing during the PM peak period*, should provide adequate queuing space to accommodate the projected demand once the school reaches its projected maximum enrollment. Furthermore, by opening the front loop for passenger car queuing, and by making more efficient use of the available queuing space in the east staff lot and the available parking spaces on the site, the on-street queuing should not significantly increase from what it is today.

Overall, once the proposed improvements are made, the site will have stacking space to accommodate approximately 59 passenger vehicles and 15 full size school buses, and dedicated parking spaces for approximately 182 passenger vehicles. (As mentioned, the parking spaces not used by school staff can be used by parents in the afternoon when picking up students.) This represents an increase in on-site stacking space of 460 feet (the space gained in the front loop drive by moving the bus drop off / pick up area to the back of the school) and an increase of 94 on-site parking spaces.

Figure 3a in the Appendix shows the existing queuing areas discussed in the report; Figure 3b in the Appendix shows the proposed queuing areas discussed in this section of the report.

IX. STAFF ASSISTANCE

In order to facilitate efficient drop off and pick up activities, it would be desirable for school staff to be present during these times, especially around the front loop drive. To maximize the available space in the front loop drive, staff should encourage parents to pull through to the far west end of the drive, both in the morning and in the afternoon, and should ensure that parents remain in their vehicles at all times. Staff should also encourage students to quickly exit / enter their vehicles so that the parents may exit the drive, opening up space for more parents to drop off / pick up students. Staff assistance in the staff parking lot on the east side of the campus would also be beneficial to ensure that the available stacking space is used efficiently, and that any open parking spaces are used as well.

There is an existing crosswalk across Whitehurst Drive on the east side of the front loop entrance drive / west side of Echo Valley Drive (the crosswalk needs to be repainted and proper signs should be installed). Stationing a crossing guard or school staff member at this crosswalk would help students to cross to / from the south side of Whitehurst Drive.

X. RECOMMENDATIONS

Halff recommends the following measures to help facilitate the safe, efficient movement of traffic into and out of the Forest Meadow Junior High School campus:

- School staff should monitor the front loop in the AM and PM peak periods to encourage parents to pull in as far to the end (west) as possible, in order to make full use of the loop drive. (The front door to the school is located on the east side, near the entrance to the loop drive, and parents were observed stopping directly at the front door to drop off students.)
- Consideration should be given to opening the doors on the west end of the front of the school building during the morning peak period to help encourage parents to pull up all the way to the west end of the front loop.
- School staff should also monitor the staff parking lot on the east side of the campus to ensure that the available stacking space and open parking spaces are being used efficiently.
- Stripe the right (inside) lane of the front loop drive for "Drop Off / Pick Up Only." Stripe the left (outside) lane for "Thru Traffic Only."
- Restrict parking and standing on the north side of Whitehurst Drive from 50 feet east of the loop drive exit to 50 feet west of the alley just west of the school's west driveway, in order to provide adequate visibility for vehicles exiting the school's west driveway and loop driveway onto Whitehurst Drive.
- Enforce the "No Parking or Standing" restrictions on the north side of Whitehurst Drive just west of Abrams Road, and on the south side of Whitehurst from west of Echo Valley Drive to Abrams Road.
- Widen the school's west driveway approach to Whitehurst Drive to provide adequate space for buses to turn into and out of the driveway. (If space allows, it would be desirable to provide two egress lanes and one ingress lane.)
- Install a sign for "Buses / Parking / Deliveries" at the entrance to the school's west driveway.
- Install a sign for "Parent Drop Off / Pick Up / Visitor Parking" at the front loop entrance drive off of Whitehurst Drive.
- Install a sign for "Visitor Parking" at the entrance to the new parking lot accessed from the front loop.
- Install a sign for "Exit Only" at the front loop exit drive.

- Replace the “No Parking or Standing Here to Corner” sign located on the south side of Whitehurst Drive just west of Abrams Road. (The sign is very faded.)
- Repaint the existing crosswalk across Whitehurst Drive on the east side of the front loop entrance drive, and install new crosswalk signs (S1-1) with downward-pointing arrow plaques (SW16-7P) on each side of the crosswalk. Stationing a crossing guard at this crosswalk would be desirable for directing students to cross to / from the south side of Whitehurst Drive
- All school staff should be encouraged to park on the site at all times.

XI. CONCLUSION

The school will generate more trips due to the proposed expansion, but providing a separate bus drop off / pick up area on the back (north) side of the school building will open up the front loop to be used exclusively by parents for dropping off and picking up students. (Opening the doors on the west end of the front side of the school building will help encourage parents to use the entire front loop.) Separating the buses from the parent traffic will help improve overall traffic flow and safety around the school, and will provide more space for passenger vehicles on the site, especially during the afternoon peak period. School staff should monitor the front loop and the staff parking lot on the east side of the campus during the peak periods to ensure that both locations are functioning efficiently and maximizing the number of passenger cars able to drop off / pick up students on the site and off of the City ROW. By opening the front loop for passenger car queuing, and by making more efficient use of the available queuing space in the east staff lot and the available parking spaces on the site, the on-street queuing should not significantly increase from what it is today.

It is important to note that the actual number of new trips generated by the additional student enrollment, and thus the actual queuing demand for passenger cars and buses, will vary based on where in the school's attendance zone the projected enrollment growth takes place. Half's queuing and parking demand estimates for when the school reaches its maximum enrollment are based on straight-line projections of the current day demands. The current attendance zone includes a number of apartment complexes, and a number of the students living in these complexes are bused to the school. If a large percentage of the new students are drawn from this area and are bused to the school, the queuing demand for passenger cars will be less than what is projected in this report.

NOTE:
 This Traffic Management Plan was developed to prevent the creation of drop-off / pick-up related vehicles from being a safety hazard to the school campus. This plan is not intended to be used as a substitute for any other safety measures that may be in place. This plan is not intended to be used as a substitute for any other safety measures that may be in place. This plan is not intended to be used as a substitute for any other safety measures that may be in place. Only uniformed police officers should be allowed to direct and control traffic operating within the City right-of-way.

↑ PASSENGER VEHICLE QUEUES
 ↓ SCHOOL BUS QUEUES

← ECHO VALLEY DRIVE

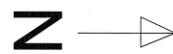
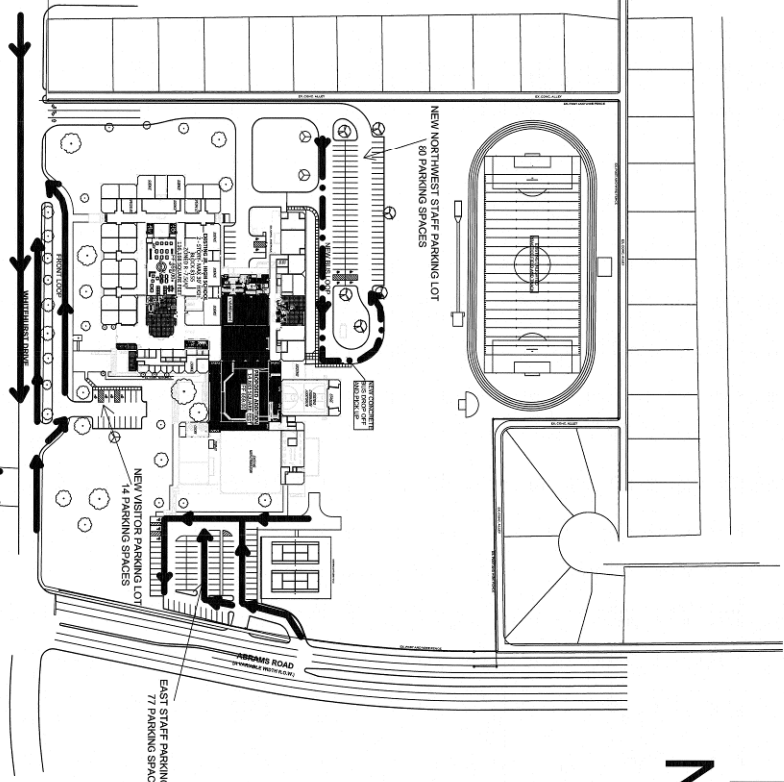


EXHIBIT IS NOT TO SCALE

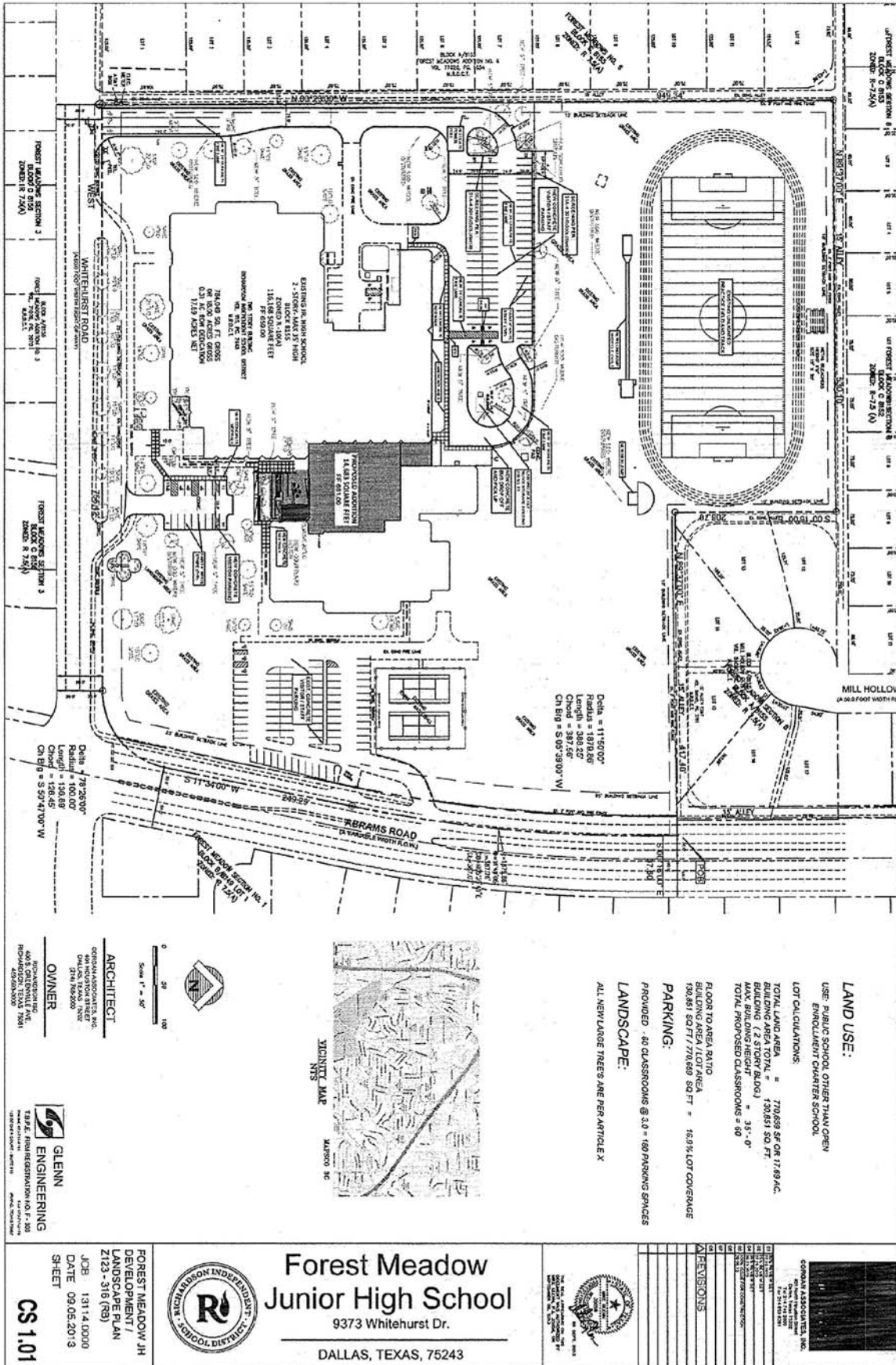
School Information
 Current Enrollment: 695 (January 2013)
 Projected Enrollment: 1,106 (2020 / 2021)
 Academic: 7th and 8th grades
 Hours: 8:30 am - 3:30 pm

<p>QUEUING (Passenger Vehicles) Current Demand: 1,900 ft (~95 veh.) Projected Demand: 2,980 ft (~149 veh.) Available capacity: Queue (Front Loop Drive) - 480 ft (~23 veh.) Queue (East Staff Lot) - 720 ft (~36 veh.) Queue (North Side of Whitehurst) - 420 ft (~21 veh.) Queue (Echo Valley) - 400 ft (~20 veh.) Queue (East Staff Lot, New Visitor Lot, New Northwest Staff Lot) - 880 ft (~34 veh.) Parking (East Staff Lot, New Visitor Lot, New Northwest Staff Lot) - 880 ft (~34 veh.) NET Surplus / Deficiency: 200 ft (~10 veh.)</p>
<p>QUEUING (SCHOOL BUSES) Current Demand: 320 ft (~8 buses) Projected Demand: 600 ft (~15 buses) Available capacity: Queue (New Bus Loop) - 800 ft (~15 buses) NET Surplus / Deficiency: 0 ft (~0 buses)</p>

HALFF
 1201 NORTH BOWSER ROAD
 RICHMOND, TEXAS 75381-2219
 TEL: 630.594.9630

FIGURE 3b
 FOREST MEADOW
 JUNIOR HIGH SCHOOL
 TRAFFIC CIRCULATION PLAN
 PROPOSED IMPROVEMENTS AND
 QUEUING AREAS

DATE: 8/15/2013
 PROJECT: Forest Meadow Junior High School
 DRAWING: 3b



LAND USE:
 USE: PUBLIC SCHOOL, OTHER THAN CHURCH
 ENROLLMENT CHARTER SCHOOL

LOT CALCULATIONS:
 TOTAL LAND AREA = 770,699 SF OR 17.69 AC.
 BUILDING AREA TOTAL = 130,851 SQ. FT.
 BUILDING (2 STORY BUILD) = 35'-0"
 TOTAL PROPOSED CLASSROOMS = 60

FLOOR TO AREA RATIO:
 BUILDING AREA / LOT AREA
 130,851 SQ.FT. / 770,699 SQ. FT. = 16.9% LOT COVERAGE

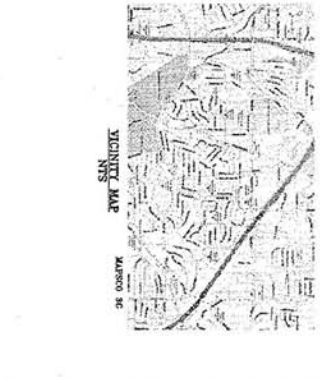
PARKING:
 PROVIDED - 64 CLASSROOMS @ 3.0 = 192 PARKING SPACES

LANDSCAPE:
 PROVIDED - 64 CLASSROOMS @ 3.0 = 192 PARKING SPACES
 ALL NEW LARGE TREES ARE PER ARTICLE X

ARCHITECT:
 SCOTT HARRISON ARCHITECTS
 4005 GREENVILLE AVE.
 DALLAS, TEXAS 75206
 PHONE: 972.343.3333
 FAX: 972.343.3333

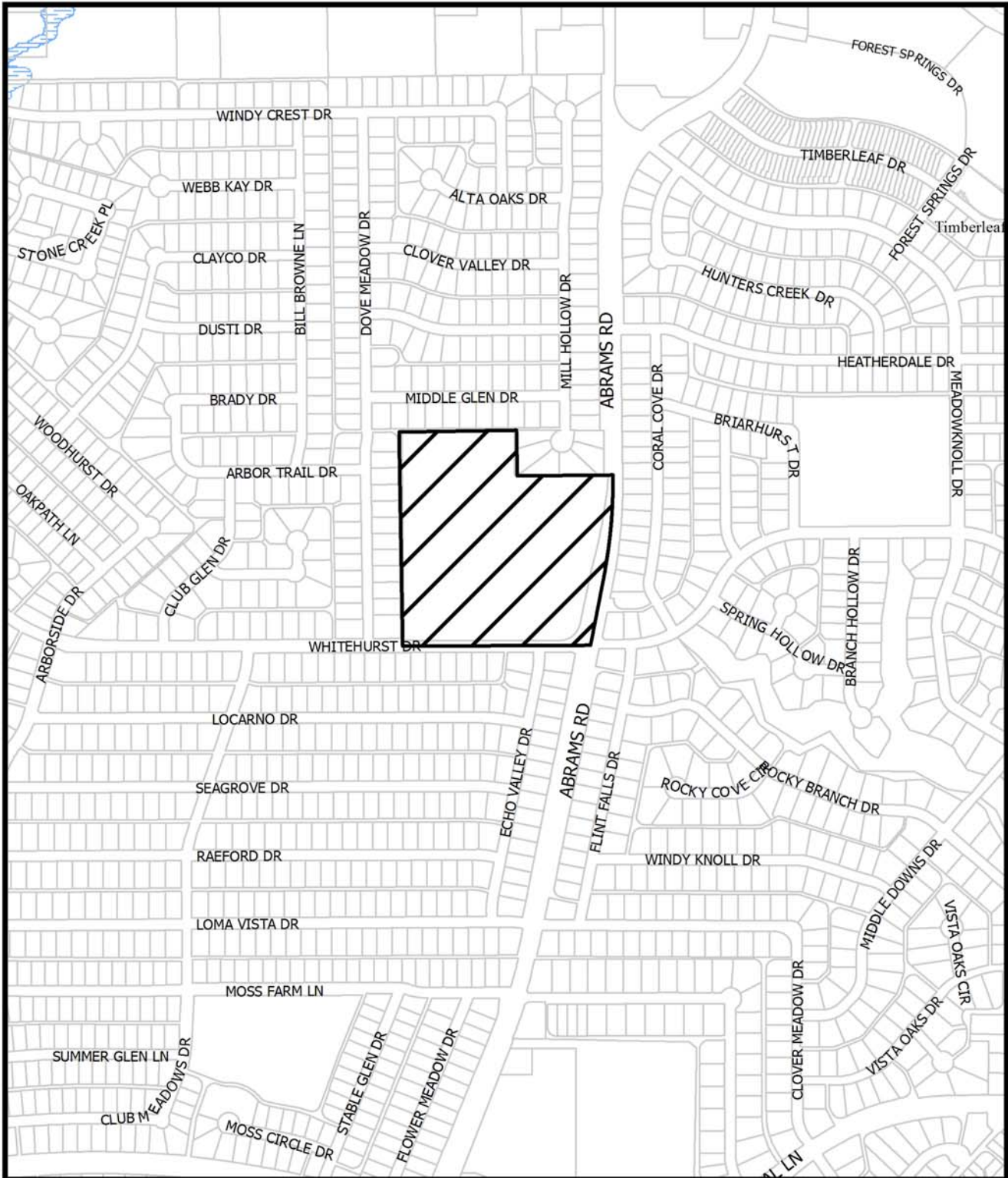
OWNER:
 HOOPERVILLE ISD
 6045 GREENVILLE AVE.
 DALLAS, TEXAS 75206
 PHONE: 972.343.3333
 FAX: 972.343.3333

ENGINEERING:
 GLENN ENGINEERING
 13114 DUNDON
 DALLAS, TEXAS 75243
 PHONE: 972.343.3333
 FAX: 972.343.3333



Forest Meadow Junior High School
 9373 Whitehurst Dr.
 DALLAS, TEXAS, 75243

FOREST MEADOW JH DEVELOPMENT / LANDSCAPE PLAN
 Z123 - 316 (RB)
 JOB: 13114.DUNDON
 DATE: 09.05.2013
 SHEET: **CS 1.01**

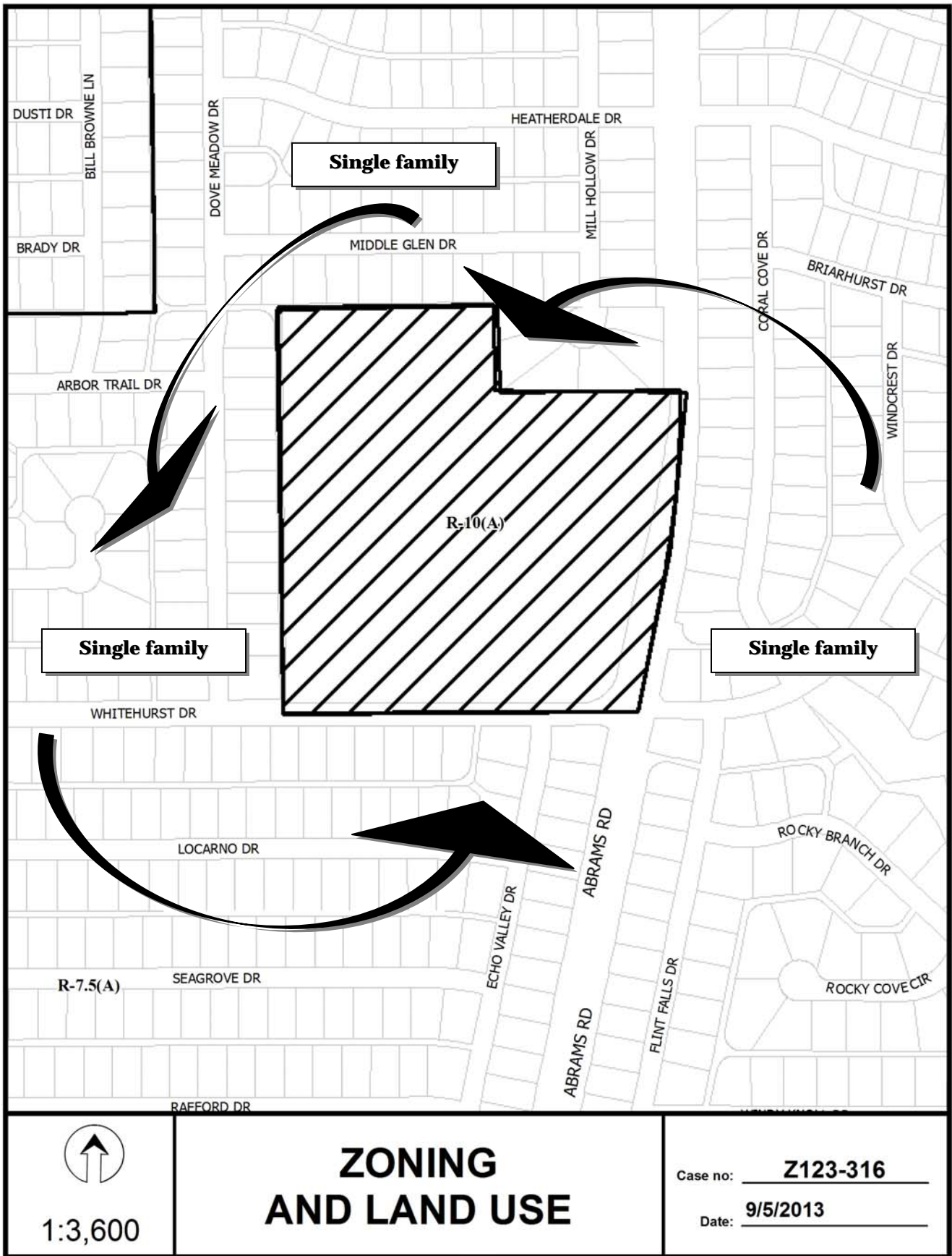



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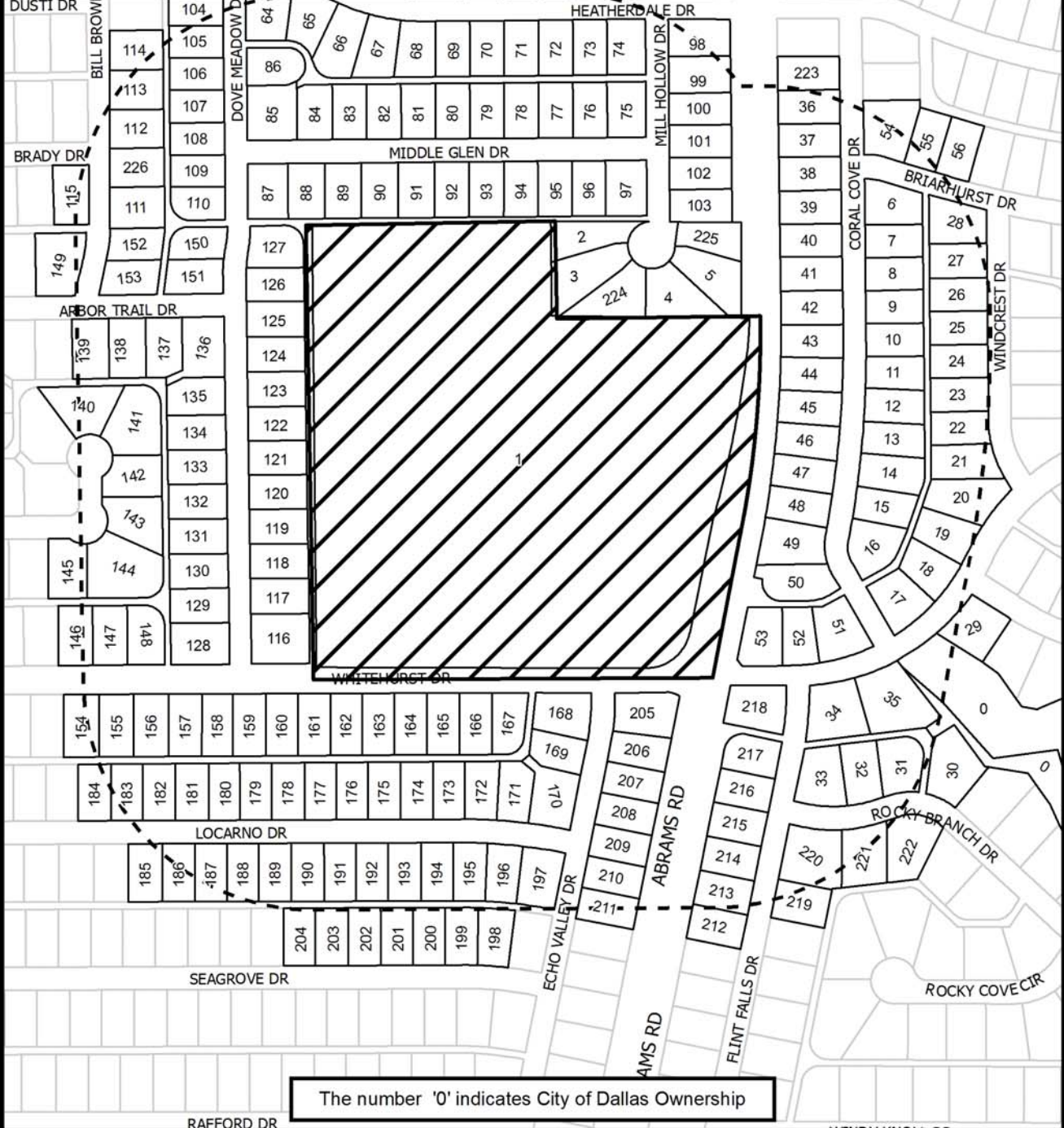
VICINITY MAP

Case no: **Z123-316**


Date: **9/5/2013**



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



The number '0' indicates City of Dallas Ownership


1:3,600

NOTIFICATION

500' AREA OF NOTIFICATION
226 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z123-316**
 Date: **9/5/2013**

9/5/2013

Notification List of Property Owners***Z123-316******226 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9373 WHITEHURST DR	RICHARDSON I S D
2	9211 MILL HOLLOW DR	BEESON J BRANDON & SHANNON L
3	9207 MILL HOLLOW DR	GEE ROBERT
4	9204 MILL HOLLOW DR	SPARKS DUSTIN
5	9208 MILL HOLLOW DR	RAINER MICHAEL V & JENNIFER B
6	9230 CORAL COVE DR	SIMMONS BENJAMIN A
7	9224 CORAL COVE DR	PRICE STEPHEN V & LISA L
8	9218 CORAL COVE DR	PAULSEN MAX W & JOAN PAULSEN
9	9212 CORAL COVE DR	WILSON VICKIE ANN
10	9142 CORAL COVE DR	GACHELIN ERIC J
11	9136 CORAL COVE DR	TAYLOR DAVID
12	9130 CORAL COVE DR	DARBY HOWARD E
13	9124 CORAL COVE DR	POLVADO WENDI
14	9118 CORAL COVE DR	WILLIAMS BILL JAMES
15	9112 CORAL COVE DR	HENDRICKS THOMAS E
16	9018 CORAL COVE DR	VANDERGRIF WILHELMINA ANN
17	9429 WHITEHURST DR	SOTIROPOULOS KONSTANTINOS & ALEXANDRA SO
18	9435 WHITEHURST DR	PENIX WILLIAM H JR & MAMIE L REV LIVING
19	9441 WHITEHURST DR	TIDWELL KATRINA
20	9447 WHITEHURST DR	SOTO HENRIETTA
21	9111 WINDCREST DR	SPANN ROGER C & PHYLLIS J
22	9117 WINDCREST DR	THORNE ADRIANNE E & DAVID R MORROW
23	9123 WINDCREST DR	ROBINSON RICHARD C ETAL
24	9129 WINDCREST DR	RASKIN ROBBIN
25	9135 WINDCREST DR	CONNOLLY STEVEN M & MARY E
26	9211 WINDCREST DR	WOOD PETER A & DEBORAH WARING

9/5/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	9217 WINDCREST DR	MOIOLA RICHARD J
28	9223 WINDCREST DR	HICKEY MATTHEW A & REBECCA L HICKEY
29	9402 SPRING HOLLOW DR	STOLTE STEPHEN C
30	9423 ROCKY BRANCH DR	GRIFFIN DAVID R & LORNA F
31	9417 ROCKY BRANCH DR	HART WILLIAM BLAIR & KATHLEEN W
32	9411 ROCKY BRANCH DR	LINVILLE LLOYD W
33	9405 ROCKY BRANCH DR	NURSE KRIS
34	9416 WHITEHURST DR	BEKARIAN HAGOP & DANNAH
35	9422 WHITEHURST DR	RIDGWAY DONIVAN L JR
36	9317 CORAL COVE DR	KESNER MARC C & KESNER LINDA C
37	9311 CORAL COVE DR	ORTEGA ROBERT J & ELMA M
38	9235 CORAL COVE DR	TOOMEY EDWARD F
39	9229 CORAL COVE DR	SEYMOUR LAURA J & JASON M
40	9223 CORAL COVE DR	SHOAF NANCY W
41	9217 CORAL COVE DR	MAYER KALAWAKUA
42	9211 CORAL COVE DR	ROJAS GERARDO & MELBA BENITEZ ROJAS
43	9141 CORAL COVE DR	WELTY KATHRYN
44	9135 CORAL COVE DR	QUINE BEN & JULIE
45	9129 CORAL COVE DR	PAPPAS JASON N & ASHLEY E
46	9123 CORAL COVE DR	THOMAS CAROLYN K
47	9117 CORAL COVE DR	PLUMMER ALISA K
48	9111 CORAL COVE DR	SCOGGINS BILL JR & ANGELA D SCOGGINS
49	9023 CORAL COVE DR	SELL SHIRLEY
50	9017 CORAL COVE DR	BREEDING BILL C
51	9423 WHITEHURST DR	HOCKER DONNA Z
52	9417 WHITEHURST DR	ROSAMOND DAVID F & LARRIA ROSAMOND
53	9411 WHITEHURST DR	HOOD BRIAN A
54	9312 CORAL COVE DR	WILKERSON JERRY W & SUSAN S
55	9376 BRIARHURST DR	KRUEGER D EDWARD
56	9370 BRIARHURST DR	MCWHORTER DAVID R & LYNLEY B
57	9237 HEATHERDALE DR	BOYD EDWARD L & JANIS A

9/5/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	9233 HEATHERDALE DR	LANE JERRY W & JANET H
59	9227 HEATHERDALE DR	CROW REBECCA N
60	9225 HEATHERDALE DR	ALLEN MICHAEL B & TANDRA T
61	9221 HEATHERDALE DR	BOND JOEL B
62	9219 HEATHERDALE DR	BURKE RALPH E & MARJORIE M
63	9215 HEATHERDALE DR	CORBETT DWAYNE D & CORBETT SHEILA D
64	9204 HEATHERDALE DR	SWEENEY FRANK B
65	9208 HEATHERDALE DR	CARLO JAMES T & MARTHA B
66	9210 HEATHERDALE DR	SMITH LELAND P II & KERRY SUMPTER SMITH
67	9214 HEATHERDALE DR	KALB JOHN M & EILEEN F
68	9216 HEATHERDALE DR	HIGGINS DANA LANCE & MARY PAT L
69	9218 HEATHERDALE DR	BRALEY GANT & SHANNON
70	9220 HEATHERDALE DR	NEAL JANIE LEE
71	9222 HEATHERDALE DR	ARCHER ERIC D
72	9224 HEATHERDALE DR	MCLAUGHLIN LARRY D & JUDY M
73	9226 HEATHERDALE DR	PAUL JOHN J & SHERYL
74	9228 HEATHERDALE DR	HALL DANA DENISE & JENE BASCOM HALL JR
75	9237 MIDDLE GLEN DR	WITHEY MARILYN J
76	9233 MIDDLE GLEN DR	MILLICAN PAULA J
77	9227 MIDDLE GLEN DR	GRIFFITH OTIS E & MARTHA S
78	9225 MIDDLE GLEN DR	WALKER JOHN W III & TIFFANY M
79	9221 MIDDLE GLEN DR	BRUCE DANIEL H & LYNN P
80	9219 MIDDLE GLEN DR	REYNOLDS BRAYDEN & ANGELA D
81	9217 MIDDLE GLEN DR	SAKOWSKI JOHN D
82	9215 MIDDLE GLEN DR	CHRONISTER EDWARD M
83	9209 MIDDLE GLEN DR	CLARK JAMES F LIFE EST & JUDITH L CLARK
84	9205 MIDDLE GLEN DR	ZMUD SHANNON M & DARREN TEICHER
85	9203 MIDDLE GLEN DR	JAMISON KURT L & LAURA GRACE
86	9314 DOVE MEADOW DR	HIXSON DOTTY M LIFE ESTATE REM: HIXSON L
87	9204 MIDDLE GLEN DR	GUTHROW ANDREW E & KATHARINE G
88	9208 MIDDLE GLEN DR	OLIPHANT LORI & JOHN

9/5/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	9210 MIDDLE GLEN DR	MEAD DAVID M & REBECCA
90	9214 MIDDLE GLEN DR	TRULL MICHAEL E & SUSAN
91	9216 MIDDLE GLEN DR	RAGLAND PAULA NOURSE
92	9218 MIDDLE GLEN DR	DODGEN JACK & LAURA
93	9220 MIDDLE GLEN DR	TRAN DUKE N
94	9222 MIDDLE GLEN DR	BROWN LOUIS W
95	9224 MIDDLE GLEN DR	HOANG HOAN TRAC & HOA TRI
96	9226 MIDDLE GLEN DR	HIDER FRANK C
97	9228 MIDDLE GLEN DR	REESE JAMES E ETAL
98	9312 MILL HOLLOW DR	RUCKER BREN D & NANCY G
99	9310 MILL HOLLOW DR	PITTMAN CRAIG S & KELLY K
100	9308 MILL HOLLOW DR	CAMERON JO ANN
101	9306 MILL HOLLOW DR	KING A. C. & DEBRAH A
102	9304 MILL HOLLOW DR	BURROW CAROL K
103	9302 MILL HOLLOW DR	MAXWELL ROBERT D & DEANNA
104	9327 DOVE MEADOW DR	COMBEST STEVEN J
105	9323 DOVE MEADOW DR	BERENT JASON M
106	9319 DOVE MEADOW DR	MURRELL MARSHALL T
107	9315 DOVE MEADOW DR	GREER CHARLES D M & YOLAND
108	9309 DOVE MEADOW DR	HEDRICK STEPHEN M & MELANIE A
109	9305 DOVE MEADOW DR	GAGE EVELYN G REV LIV TR
110	9301 DOVE MEADOW DR	FISK MUNGER KATHLEEN L #100-752
111	9218 BILL BROWNE LN	DMELLO SANTOSH & CARMELLA LAMBERTI
112	9302 BILL BROWNE LN	GAVSON KEVIN & MARIAN GAVSON
113	9308 BILL BROWNE LN	TORRES JOSE E & MARTHA N NORATTO
114	9314 BILL BROWNE LN	CLARDY FLOYD III & KAREN
115	9132 BRADY DR	STEVENS ZHAWN AUSTIN & STEPHANIE ANN
116	9202 DOVE MEADOW DR	GIMNICH JERRY & GIMNICH LINDA
117	9206 DOVE MEADOW DR	CHUANG WENYU
118	9210 DOVE MEADOW DR	YOUNG TIMOTHY C & CYNTHIA S
119	9214 DOVE MEADOW DR	BAKER IRA WILLIS JR

9/5/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	9218 DOVE MEADOW DR	DEES LAURA S
121	9222 DOVE MEADOW DR	BRADLEY JASON S & CRYSTAL
122	9226 DOVE MEADOW DR	PORTER HENRY M JR & ANNE K P
123	9230 DOVE MEADOW DR	BRAINERD RICHARD K & COLLEEN MOHRLE
124	9234 DOVE MEADOW DR	MACFARLANE FORREST J & NICOLE L
125	9238 DOVE MEADOW DR	LOUCKS PETER E
126	9242 DOVE MEADOW DR	KEPLEY L F JR
127	9246 DOVE MEADOW DR	LOUVIER PAMELA S & GREGORY JR
128	9201 DOVE MEADOW DR	EDZARDS DEAN MORRIS & TAMIE LYNN
129	9205 DOVE MEADOW DR	HEWITT EARL & KATHY CARPENTER HEWITT
130	9211 DOVE MEADOW DR	TURNER J BART & LYNNE C P
131	9215 DOVE MEADOW DR	WALTERS PAUL DOUGLAS TR & ANGELA A TR
132	9219 DOVE MEADOW DR	LOGAN JOE DONALD & BARBARA
133	9223 DOVE MEADOW DR	BRICKLER ERIC & JAMIE K
134	9227 DOVE MEADOW DR	MORGAN THOMAS CARROLL & SUSAN EMILY
135	9231 DOVE MEADOW DR	MUT KEVIN & WINTERS KRISTIN
136	9248 ARBOR TRAIL DR	HENDRICKS CHARLES B & REBECCA B
137	9244 ARBOR TRAIL DR	ERICKSON JEFFREY D
138	9240 ARBOR TRAIL DR	SHELLENE JOHN & ANGELA
139	9234 ARBOR TRAIL DR	MOORE FRANK H & LINDA B
140	9235 ARBOR BRANCH DR	GRAFT AARON P & GRAFT KIMBERLY
141	9234 ARBOR BRANCH DR	BASDEN BRENT E & ERIN S
142	9230 ARBOR BRANCH DR	THROCKMORTON DOUGLAS A & SHERYL B
143	9226 ARBOR BRANCH DR	DELTURCO ALEX & ELIZABETH
144	9222 ARBOR BRANCH DR	BONO LOUIS C & JEAN KRONE
145	9218 ARBOR BRANCH DR	ACKERT JOSEPH EDWARD & JENNIFER THURMAN
146	9227 WHITEHURST DR	AMAN RUSSELL E & KIMBERLY
147	9231 WHITEHURST DR	LINDSEY CHAD & BROOKE
148	9235 WHITEHURST DR	CARRANZA CARLOS G
149	9231 ARBOR TRAIL DR	EDMONDSON DAVID H & WENDY W
150	9247 DOVE MEADOW DR	LOWELL NANCY B FAMILY TRUST

9/5/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	9243 DOVE MEADOW DR	DACUS JOHN C
152	9210 BILL BROWNE LN	CAMINOS JUAN M & TERESA E AYLOR
153	9202 BILL BROWNE LN	BREWER ROBERT H & MELANIE R
154	9246 WHITEHURST DR	ASADIAN SHAHIN D
155	9252 WHITEHURST DR	SHEPELUK JON & KARRIE SHEPELUK
156	9256 WHITEHURST DR	THEISS D MICHAEL & ARIANNE L
157	9262 WHITEHURST DR	KNIGHT MILDRED R
158	9266 WHITEHURST DR	YANG MORLEY S
159	9304 WHITEHURST DR	PRY WILLIAM F II
160	9310 WHITEHURST DR	GRIGSBY ELLEN
161	9314 WHITEHURST DR	PINKERTON WILLIAM N
162	9320 WHITEHURST DR	NELSON ROBERT J & EVANGELINE J
163	9324 WHITEHURST DR	MANDERNACH CHARLES G
164	9330 WHITEHURST DR	BRESLIN MATTHEW D
165	9334 WHITEHURST DR	AHN JONG W & KUM SUN CHANG
166	9340 WHITEHURST DR	HANSON WANDA
167	9344 WHITEHURST DR	PERKINS CHRISTOPHER M & MARTHA F
168	8919 ECHO VALLEY DR	DOWD WILLIAM K JR
169	8909 ECHO VALLEY DR	HALL MARY JANE
170	9343 LOCARNO DR	PATTON DAVID LEE & CARRIE B
171	9339 LOCARNO DR	SIRINOGLU NAZARET
172	9333 LOCARNO DR	BOYCE ALLISON
173	9329 LOCARNO DR	MURRAY JEFFREY A & SHARISSA L
174	9325 LOCARNO DR	HATFIELD JEDIDIAH K & APRIL J
175	9319 LOCARNO DR	MCCLURE ALLEN W
176	9315 LOCARNO DR	HERRIN ADAM
177	9309 LOCARNO DR	PAPPAS CHARLES & CHRISTINA
178	9303 LOCARNO DR	BARRETT NATHAN B & JENNIFER R
179	9255 LOCARNO DR	ALDER JAMES L
180	9249 LOCARNO DR	NORRIS VERNON & LAURA NORRIS
181	9243 LOCARNO DR	ROBINSON JAMES E

9/5/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	9239 LOCARNO DR	DACUS ELIZABETH F.
183	9235 LOCARNO DR	BUELL WILLIAM H & JUDY D
184	9229 LOCARNO DR	JONES LAWRENCE R JR ETUX
185	9236 LOCARNO DR	WINCHESTER MELISSA M
186	9240 LOCARNO DR	JACKSON COREY LEE & KRISTINA
187	9244 LOCARNO DR	NORRIS CHRIS & DAWN F
188	9250 LOCARNO DR	SPURGIN JOE & MYRA
189	9304 LOCARNO DR	LALUMIA ANTHONY L & CONSTANCE R
190	9310 LOCARNO DR	ROBERTSON LEE A & ROBYN A
191	9314 LOCARNO DR	HENDON VAN GRIFFIN & MARY
192	9320 LOCARNO DR	SMITH DONALD C
193	9324 LOCARNO DR	KRETZ JOHN MICHAEL & EMILY Z
194	9330 LOCARNO DR	AGNEW LYNN H
195	9334 LOCARNO DR	PATENAUDE AARON & ATIQZOY ZARLACHT
196	9340 LOCARNO DR	NICKEL DAVID M
197	9344 LOCARNO DR	JOHNSON JERRY D & DIANE D
198	9339 SEAGROVE DR	WERTZ BRIAN M & KRISTIN L
199	9333 SEAGROVE DR	GOKEY ROBERT C
200	9329 SEAGROVE DR	CARLISLE FAMILY LIVING TRUST
201	9323 SEAGROVE DR	PROFITT KEVIN L
202	9319 SEAGROVE DR	MACY ERIC D & KERRI B MACY
203	9315 SEAGROVE DR	GOYNE ALAN G & LANA J GOYNE
204	9309 SEAGROVE DR	PATTEN CRAIG D & MICHELLE RENEE
205	8922 ECHO VALLEY DR	BRYANT WILLIAM C III & MARGARET GARCIA B
206	8916 ECHO VALLEY DR	WYATT HERBERT & YOKO
207	8910 ECHO VALLEY DR	HUNDLEY BRENDA KAY
208	8904 ECHO VALLEY DR	GUYNES SHERRY L
209	8848 ECHO VALLEY DR	RESNICK MARCIA LOUISE
210	8842 ECHO VALLEY DR	HARKEY PEGGY
211	8838 ECHO VALLEY DR	HAILEY H M JR
212	8841 FLINT FALLS DR	LOZANO RAUL A

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	8849 FLINT FALLS DR	RACHO HELEN & TITO RACHO
214	8857 FLINT FALLS DR	BRANNON JEWELL RUTH
215	8865 FLINT FALLS DR	HONEA F FRANKLIN II
216	8901 FLINT FALLS DR	LOPEZ EDWARD
217	8905 FLINT FALLS DR	HIGGINS THOMAS D JR & HIGGINS GLORIA M
218	8909 FLINT FALLS DR	HOFFMAN JAMES WELDON
219	8842 FLINT FALLS DR	ZIMMERER RUSSELL R & JAIMEE M
220	9406 ROCKY BRANCH DR	MING ELIZABETH & BRISTOL H
221	9412 ROCKY BRANCH DR	SORROW CHRISTOPHER T & CINCO CALFEE
222	9418 ROCKY BRANCH DR	COX MARK A & ANN M
223	9323 CORAL COVE DR	PAGE TAMYSIA WHITLEY
224	9203 MILL HOLLOW DR	CHAO JAMES K & STELLA
225	9212 MILL HOLLOW DR	DZINA JAMES D & PATRICIA
226	9220 BILL BROWNE LN	REAGAN ROBERT TODD & BETTY GAIL

2014 CITY PLAN COMMISSION MEETING SCHEDULE

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