



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, October 4, 2012
AGENDA

BRIEFINGS:	5ES	11:30 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.

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Building Line Removals:

(1) **S112-203**
(CC District 6)

An application to replat a 2.4538 acre tract of land containing part of Lots 6, 6A, and 7 in City Block J/5775 into one lot and to remove the existing platted 10 foot and 25 foot Building Lines on Hargrove Drive and to remove the existing platted 25 foot building line on Sheila Lane on property located on Sheila Lane at Hargrove Drive, west corner.

Applicant/Owner: P. Robert D'Ambrogi, et al; Restoration Partners, Ltd.

Surveyor: Raymond L. Goodson, Jr., Inc.

Application Filed: September 7, 2012

Zoning: PD 37

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S112-204**
(CC District 14)
- An application to replat a 3.6952 acre tract of land containing all of Lot 1 in City Block U/2923 and all of Lot 5 in City Block T/2922. The request also includes removing the existing platted 52 foot and 25 foot building lines on Glencoe Street; and to remove the existing 54 foot Building Line along McMillan Street. Both Building Lines are on Lot 1, City Block U/2923 and located at 3736 Glencoe Street and 3737 McMillan Street.
Applicant/Owner: Shenandoah Corporation / J.B. Stoddard Estate
Surveyor: Survey Consultants, Inc.
Application Filed: September 11, 2012
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat:

- (3) **S112-205**
(CC District 10)
- An application to replat a 0.667 acre tract of land containing all of Lot 9A in City Block 10/5445 to create one 0.316 acre lot and one 0.351 acre lot on property located at 8034 Forest Trail.
Applicant/Owner: Stillwater General Contractors / Robert Elliot
Surveyor: A&W Surveyors, Inc.
Application Filed: September 11, 2012
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Docket

Z078-159
Neva Dean
(CC District 14)

Extension of a development schedule for an amendment to the Zone 1 portion of Planned Development District No. 184 on the northeast corner of Carlisle Street and Cedar Springs Road.

W112-020
Neva Dean
(CC District 5)

An application for a waiver of the two-year waiting period in order to submit an application to amend and expand Planned Development District No. 855 for MF-2(A) Multifamily District uses on property zoned a CR Community Retail District and an R-7.5(A) Single Family District on the northwest corner of South Lancaster Road and Atlas Drive.
Staff Recommendation: **Approval**

W112-021
Neva Dean
(CC District 4)

An application for a waiver of the two-year waiting period in order to submit an application to amend Specific Use Permit No. 1824 for an open enrollment charter school on property zoned an RR Regional Retail District on the west line of South R.L. Thornton Frontage Road, south of West Kiest Boulevard.
Staff Recommendation: **Denial**

D112-012

Olga Torres Holyoak
(CC District 14)

Development plan for Planned Development District No. 799 on the west side of Amesbury Drive, between Milton Street and East Lovers Lane.

Staff Recommendation: **Approval**

Applicant: Lovers Tradition, LP

Representative: Gladys Bowen/Dallas Cothrum, Masterplan

D112-013

Olga Torres Holyoak
(CC District 9)

Development plan for Planned Development District No. 742 on the northeast side of Northwest Highway, west of Skillman Road.

Staff Recommendation: **Approval**

Applicant: Kathryn Rabuse, Little

Representative: Brian Smith, CCP Capital One

Zoning Cases - Consent

1. **Z112-238(OTH)**

Olga Torres Holyoak
(CC District 8)

An application for an amendment to and renewal of Specific Use Permit No. 1486 for a mini-warehouse use on property zoned an MU-1 Mixed Use District on the north side of Wheatland Road and the east side of Cockrell Hill Road.

Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.

Applicant: AC SS Fund I Dallas, LLC

Representative: Kelly Wood

2. **Z112-253(RB)**

Richard Brown
(CC District 2 & 14)

An application for an amendment to and expansion of Specific Use Permit No. 351 for a Day care center, Nursing home, Residence home for the aging, Child care institution, Health center, and Community Center on property zoned an R-7.5(A) Single Family District and a D(A) Duplex District in an area generally bounded by Fulton Street, Reiger Avenue, Juliette Fowler Street and Santa Fe Avenue.

Staff Recommendation: **Approval**, subject to a site plan and conditions.

Applicant: Juliette Fowler Properties, Inc.

Representative: Rob Baldwin

3. **Z112-302(MW)**

Megan Wimer
(CC District 6)

An application for a Specific Use Permit for an open-enrollment charter school on property within Planned Development District No. 37 on the west corner of Hargrove Drive and Sheila Lane.

Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, traffic management plan and conditions.

Applicant: Ann Stevenson, Uplift Education

Representative: Brian Nelson, HKS Inc.

Zoning Cases - Under Advisement

4. **Z112-295(MW)**
Megan Wimer
(CC District 5)
- An application for an amendment to Specific Use Permit No. 1926 for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned Subarea 5 of Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1, with a D-1 Liquor Control Overlay on the southwest corner C.F. Hawn Freeway and Great Trinity Forest Way.
- Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site/landscape plan and conditions.
- Applicant: DFW Distributor Petroleum, Inc., Sami Ebrahim, President
- Representative: Santos Martinez, MASTERPLAN
- U/A From: September 20, 2012

Zoning Cases – Individual

5. **Z112-293(MW)**
Megan Wimer
(CC District 4)
- An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subarea 1 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D Liquor Control Overlay on the southeast corner of South Buckner Boulevard and Jennie Lee Lane.
- Staff Recommendation: **Approval** of a D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
- Applicant: U.S. Reality Holdings, LTD
- Representative: Tailim Song Law Firm
6. **Z112-105(RB)**
Richard Brown
(CC District 11)
- An application for **1)** an amendment to and expansion of Specific Use Permit No. 363 for a Cemetery and Mausoleum on property zoned an R-7.5(A) Single Family District, an LO-1 Limited Office District, a GO(A) General Office District with deed restrictions, and **2)** an MU-3 Mixed Use District with deed restrictions, and an LO-2 Limited Office District on that portion of the request site zoned an R-7.5(A) Single Family District and an LO-1 Limited Office District in the southwest quadrant of Greenville Avenue and Restland Road.
- Staff Recommendation: **Approval** of an amendment to and expansion of Specific Use Permit No. 363, subject to a site plan and staff's recommended conditions, and **approval** of an LO-2 Limited Office District.
- Applicant: S. E. Cemeteries of Texas, Inc.
- Representative: Robert Reeves

7. **Z112-258(RB)**
Richard Brown
(CC District 13)
An application for an amendment to the development plan and conditions for Planned Development District No. 578 on the south line of Forest Lane, between Welch Road and Inwood Road.
Staff Recommendation: **Approval**, subject to a development plan, traffic management plan and conditions.
Applicant: The Hockaday School
Representative: Kirk R. Williams, Tommy Mann
8. **Z112-287(RB)**
Richard Brown
(CC District 2)
An application for a D(A) Duplex District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District with Neighborhood Stabilization Overlay District No. 6 (Cochran Heights) on the north corner of Homer Street and Lee Street.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant:
Applicant: Ajooni, Investments, LLC-Rajan Singh Kohli
Representative: Jim Vencill
9. **Z112-158(WE)**
Warren Ellis
(CC District 9)
An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an R-7.5(A) Single Family District and a CR Community Retail District on the northwest corner of Northwest Highway and West Lawther Drive.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Winston Acquisition Corp
Representative: MASTERPLAN - Karl Crawley

Other Matters

Minutes: September 20, 2012

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Monday, October 8, 2012

ARTS DISTRICT SIGN ADVISORY COMMITTEE MEETING - Monday, October 8, 2012, City Hall, 1500 Marilla Street, in Room 5BN, at 2:00 p.m., to consider (1) **SPSD 112-002** - An application to amend the Dallas Arts District Extension Area Sign District, Sec. 51A-7.2100 of the Dallas Development Code, to allow for new sign regulations in the Arts District Extension Area generally bounded by Woodall Rogers Freeway, North Central Expressway, Routh Street, and Ross Avenue, and 2) **1208201097** - An application for a Certificate of Appropriateness by Jerry Bural, Environmental Signage Solutions, for a 180 square foot illuminated monument sign at 2403 Flora Street

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]

LOCATION: Sheila Lane at Hargrove Drive, west corner

DATE FILED: September 7, 2012

ZONING: PD 37

CITY COUNCIL DISTRICT: 6 SIZE OF REQUEST: 2.4538 Acre MAPSCO: 23Y,Z

APPLICANT/OWNER: P. Robert D'Ambrogi, et al; Restoration Partners, Ltd.

REQUEST: An application to replat a 2.4538 acre tract of land containing part of Lots 6, 6A, and 7 in City Block J/5775 into one lot and to remove the existing platted 10 foot and 25 foot Building Lines on Hargrove Drive and to remove the existing platted 25 foot building line on Sheila Lane on property located on Sheila Lane at Hargrove Drive, west corner.

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

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 building lines will allow the property to be developed to the standards of the Industrial-1 zoning district which is 15 feet.

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

- No notices were sent because the property is not zoned as a residential zoning district.

“(iii) adversely affect neighboring properties; and”

- The existing building lines are front yards and consist of a 25 foot and a 10 foot front yard building line along Hargrove Drive and a 25 foot building line on Shiela Lane. The required setback for the front yard in the Industrial-1 District as required by PD 37 is 15 feet.

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

- The removal of the building lines will allow the property to be developed in accordance with the requirements of the planned development district.

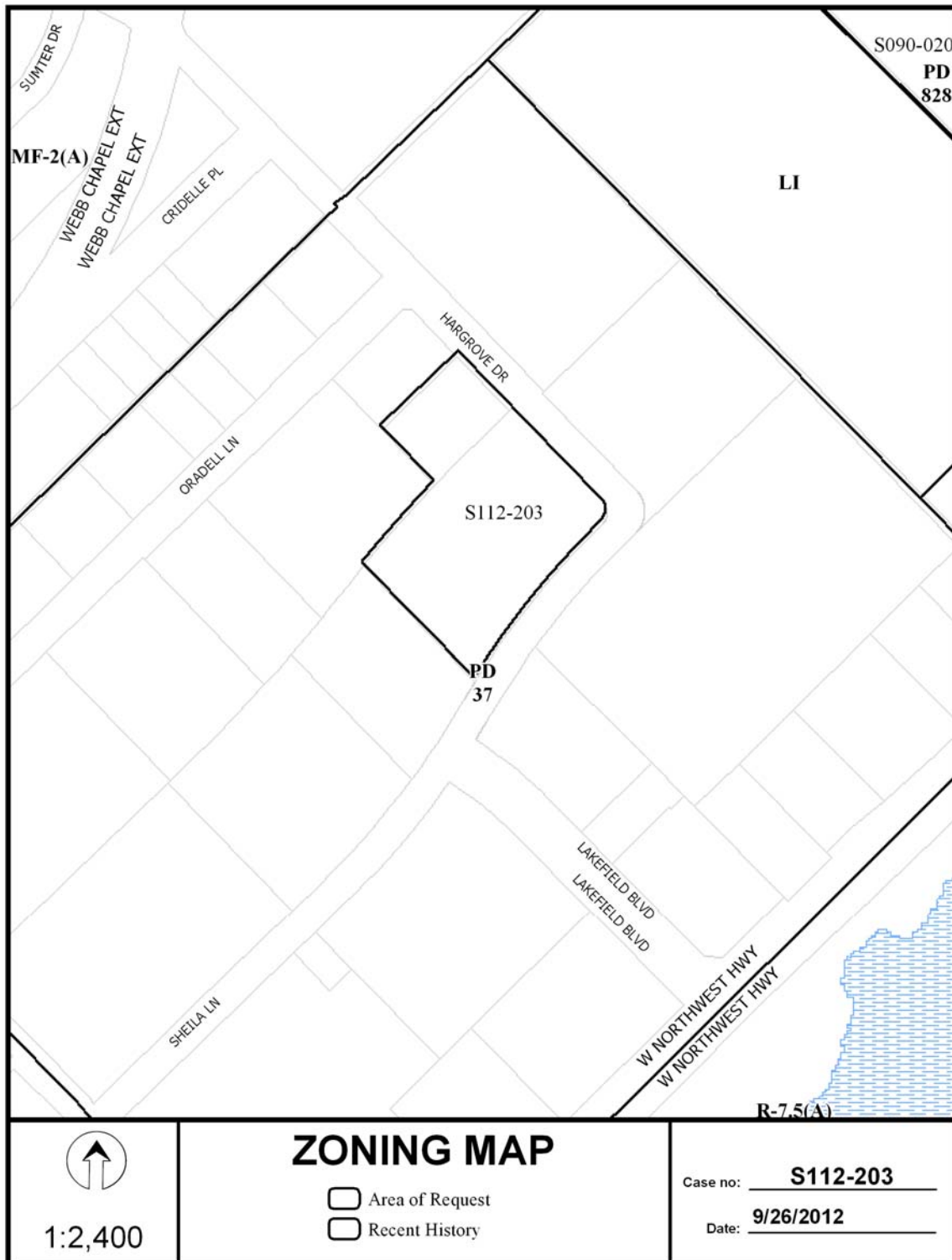
STAFF RECOMMENDATION OF BUILDING LINE REMOVAL: The staff supports the removal of the building lines because the property is no longer a residential

development and contiguous parcels to the west have been developed at a lesser setback than the requested reduction.

STAFF RECOMMENDATION: The request complies with the requirements of PD 37; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."

13. On the final plat dedicate 28 feet of right-of-way from the established centerline of Hargrove Drive.
14. On the final plat dedicate 28 feet of right-of-way from the established centerline of Sheila Lane.
15. On the final plat monument all set corners per the monumentation ordinance.
16. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
17. On the final plat identify the property as Lot 5F, City Block J/5775.
18. On the final plat add a note stating that the 10 foot and 25 foot building lines are removed by this plat.





 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S112-203 </u> Date: <u> 9/26/2012 </u>
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LOCATION: 3736 Glencoe Street and 3737 McMillan Street

DATE FILED: September 11, 2012

ZONING: MF-2(A)

CITY COUNCIL DISTRICT: 14 **SIZE OF REQUEST:** 3.6952 Acre **MAPSCO:** 36J

APPLICANT/OWNER: Shenandoah Corporation / J.B. Stoddard Estate

REQUEST: An application to replat a 3.6952 acre tract of land containing all of Lot 1 in City Block U/2923 and all of Lot 5 in City Block T/2922. The request also includes removing the existing platted 52 foot and 25 foot building lines on Glencoe Street; and to remove the existing 54 foot Building Line along McMillan Street. Both Building Lines are on Lot 1, City Block U/2923 and located at 3736 Glencoe Street and 3737 McMillan Street.

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

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 building lines will allow the property to be developed to the standards of the MF-2(A) zoning district which is 15 feet.

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

- No notices were sent because the property is not zoned as a single family zoning district.

“(iii) adversely affect neighboring properties; and”

- The existing building lines are front yards and consist of a 25 foot and a 52 front yard building line along Glencoe Street and a 54 foot building line on McMillan Avenue. The required setback for the front yard in the MF-2(A) zoning district is 15 feet.

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

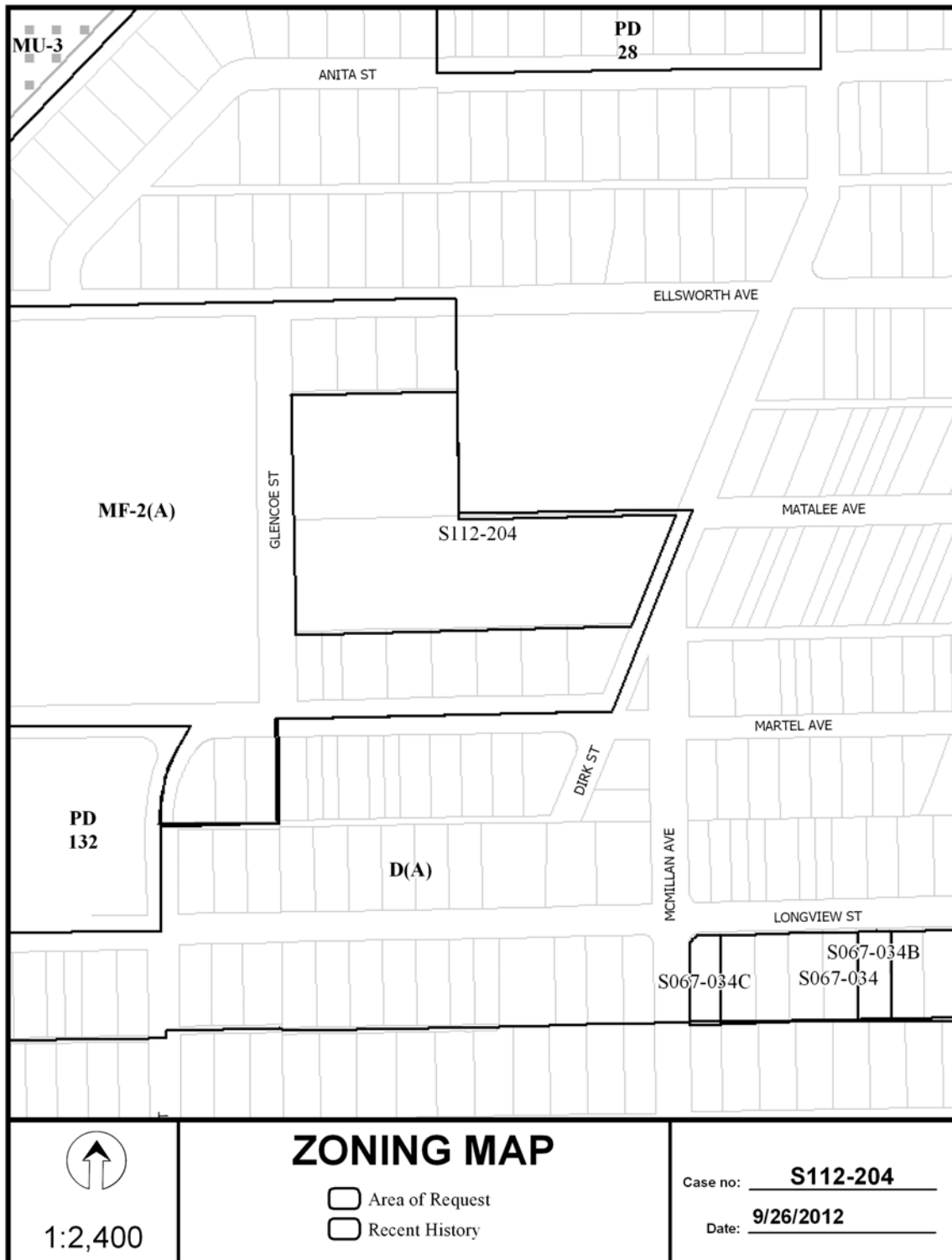
- The removal of the building lines will allow the property to be developed in accordance with the requirements of the zoning district.

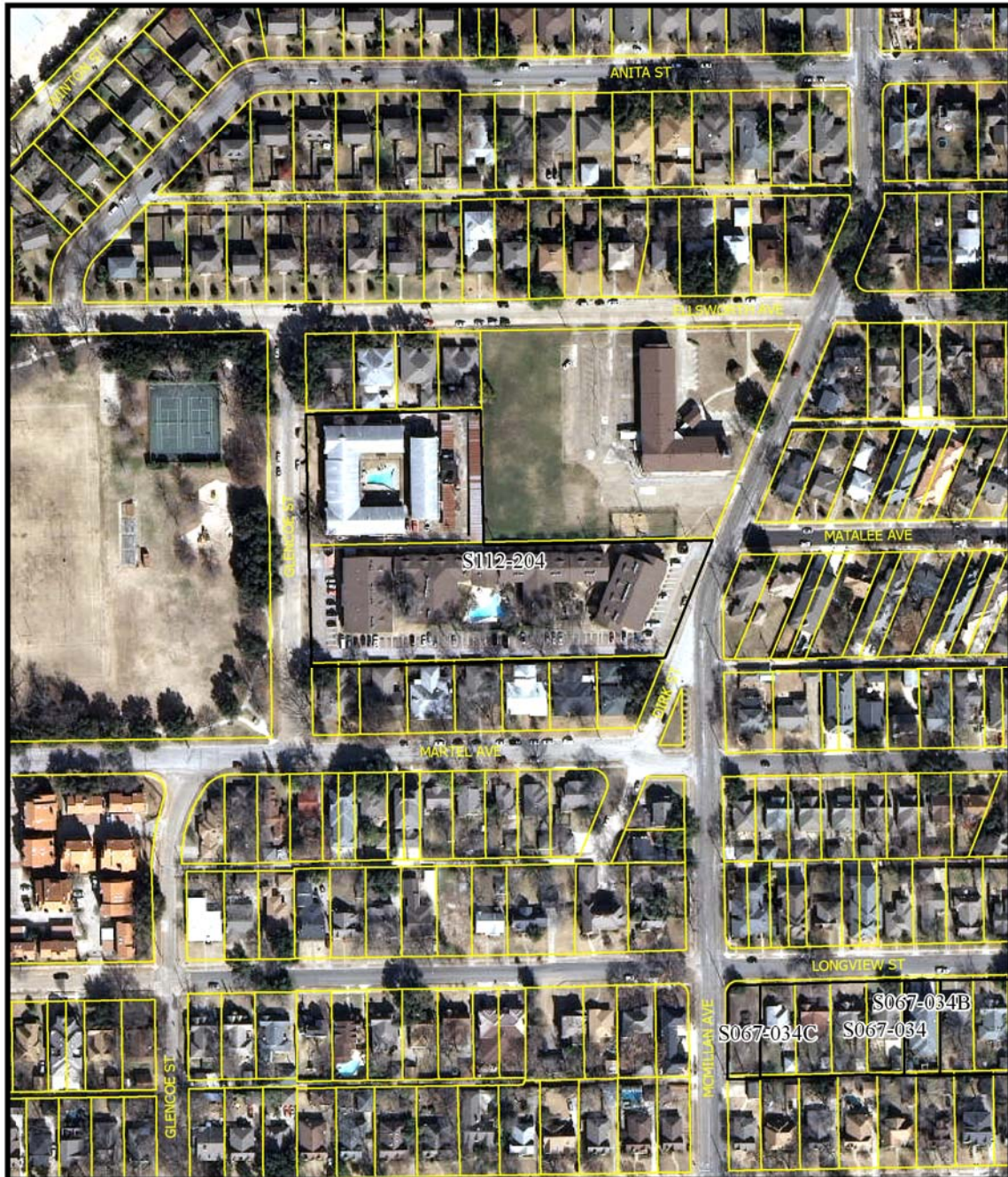
STAFF RECOMMENDATION OF BUILDING LINE REMOVAL: The staff supports the removal of the building lines.


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

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
13. On the final plat dedicate 28 feet of right-of-way from the established centerline of McMillan Avenue.

14. On the final plat dedicate 28 feet of right-of-way from the established centerline of Dirk Street.
15. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Glencoe Street and the alley.
16. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Dirk Street and the alley.
17. On the final plat monument show how all adjoining ROW was created
18. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
19. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
20. Water/wastewater main extension is required by Private Development Contract.
21. On the final plat identify the property as Lot 1A, City Block U/2923.



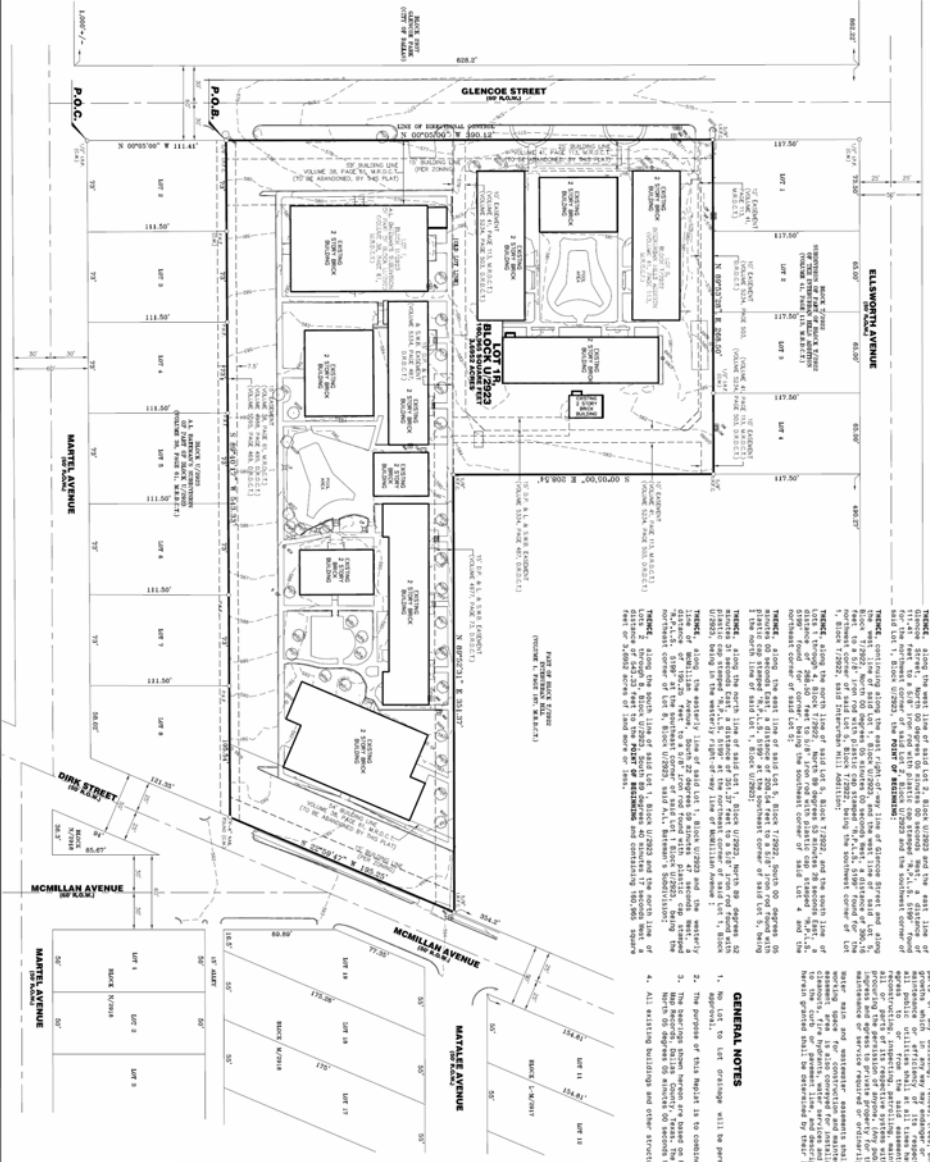


 1:2,400	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S112-204 </u> Date: <u> 9/26/2012 </u>
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LEGEND

APR LATER
 REVISIONS
 DATE
 DRAWN BY
 CHECKED BY
 APPROVED BY

LOCATION MAP



OWNERS CERTIFICATE

STATE OF TEXAS, I, _____, _____, County of _____, State of _____, do hereby certify that _____ is the owner of the above described premises in accordance with the records of the County Clerk of Dallas County, Texas, and that the same premises are being dedicated to the public use of the City of Dallas, Texas, as shown on the attached plat and as described in the plat.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at Dallas, Texas, this _____ day of _____, 2012.

OWNERS DEDICATION

I, _____, the undersigned authority, a natural person for the State of Texas, on this day personally signed the foregoing instrument, known to me to be the person who executed the same for the purposes and consideration therein expressed, and I have received the same for the purposes and consideration therein expressed. I have read the contents of this instrument, and I acknowledge that I have executed this instrument for the purposes and consideration therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said State, at Dallas, Texas, this _____ day of _____, 2012.

OWNERS DEDICATION (cont'd)

I, _____, the undersigned authority, a natural person for the State of Texas, on this day personally signed the foregoing instrument, known to me to be the person who executed the same for the purposes and consideration therein expressed, and I have received the same for the purposes and consideration therein expressed. I have read the contents of this instrument, and I acknowledge that I have executed this instrument for the purposes and consideration therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said State, at Dallas, Texas, this _____ day of _____, 2012.

SUNNYVORS CERTIFICATE

I, _____, the undersigned authority, a natural person for the State of Texas, on this day personally signed the foregoing instrument, known to me to be the person who executed the same for the purposes and consideration therein expressed, and I have received the same for the purposes and consideration therein expressed. I have read the contents of this instrument, and I acknowledge that I have executed this instrument for the purposes and consideration therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said State, at Dallas, Texas, this _____ day of _____, 2012.

GENERAL NOTES

- No lot to lot drainage will be provided without Engineering Section approval.
- The purpose of this notice is to combine the existing data into one lot.
- The building height is subject to the City of Dallas Code of Ordinances, Chapter 52A, Section 52A.02, which shall apply to all buildings and structures within the City of Dallas.
- All existing buildings and other structures to be demolished & removed.

BENCHMARKS

- The 1st Benchmark is located at the intersection of Elmington Avenue and Martelle Avenue, approximately 27' East and 27' North of the southeast corner of the intersection.
- The 2nd Benchmark is located at the southeast corner of the intersection of Elmington Avenue and Martelle Avenue, approximately 27' East and 27' North of the southeast corner of the intersection.
- The 3rd Benchmark is located at the southeast corner of the intersection of Elmington Avenue and Martelle Avenue, approximately 27' East and 27' North of the southeast corner of the intersection.

CITY PLAN FILE NO. 5132304

**PRELIMINARY PLAT
 GLENCREST ADDITION
 LOT 1R, BLOCK U/2923**
 (3.65025 ACRES)

Being a BENCHMARK of
 JOHN W. SMITH SURVEY, a Survey made for the State of Texas,
 in accordance with the provisions of Article 6103a, Section 35b,
 and
 (Volume 41, Page 113, M.R.D.C.)
 out of the
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

PROJECT INFORMATION
 PREPARED BY: **SCS**
 DATE: 02/13/2012
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

TREE TABLE

NO.	SP.	SIZE	COND.	REMARKS
1	Q	24"	100%	3' CEILING WHITE
2	Q	24"	100%	3' CEILING WHITE
3	Q	24"	100%	3' CEILING WHITE
4	Q	24"	100%	3' CEILING WHITE
5	Q	24"	100%	3' CEILING WHITE
6	Q	24"	100%	3' CEILING WHITE
7	Q	24"	100%	3' CEILING WHITE
8	Q	24"	100%	3' CEILING WHITE
9	Q	24"	100%	3' CEILING WHITE
10	Q	24"	100%	3' CEILING WHITE

APPLICANTS:
 PROJECT INFORMATION:
 DATE: 02/13/2012
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

CITY PLAN COMMISSION**THURSDAY, OCTOBER 4, 2012****FILE NUMBER:** S112-205**Subdivision Administrator:** Paul Nelson**LOCATION:** 8034 Forest Trail**DATE FILED:** September 11, 2012**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 10 **SIZE OF REQUEST:** 0.667 Acre **MAPSCO:** 27U**APPLICANT/OWNER:** Stillwater General Contractors / Robert Elliot

REQUEST: An application to replat a 0.667 acre tract of land containing all of Lot 9A in City Block 10/5445 to create one 0.316 acre lot and one 0.351 acre lot on property located at 8034 Forest Trail.

SUBDIVISION HISTORY:

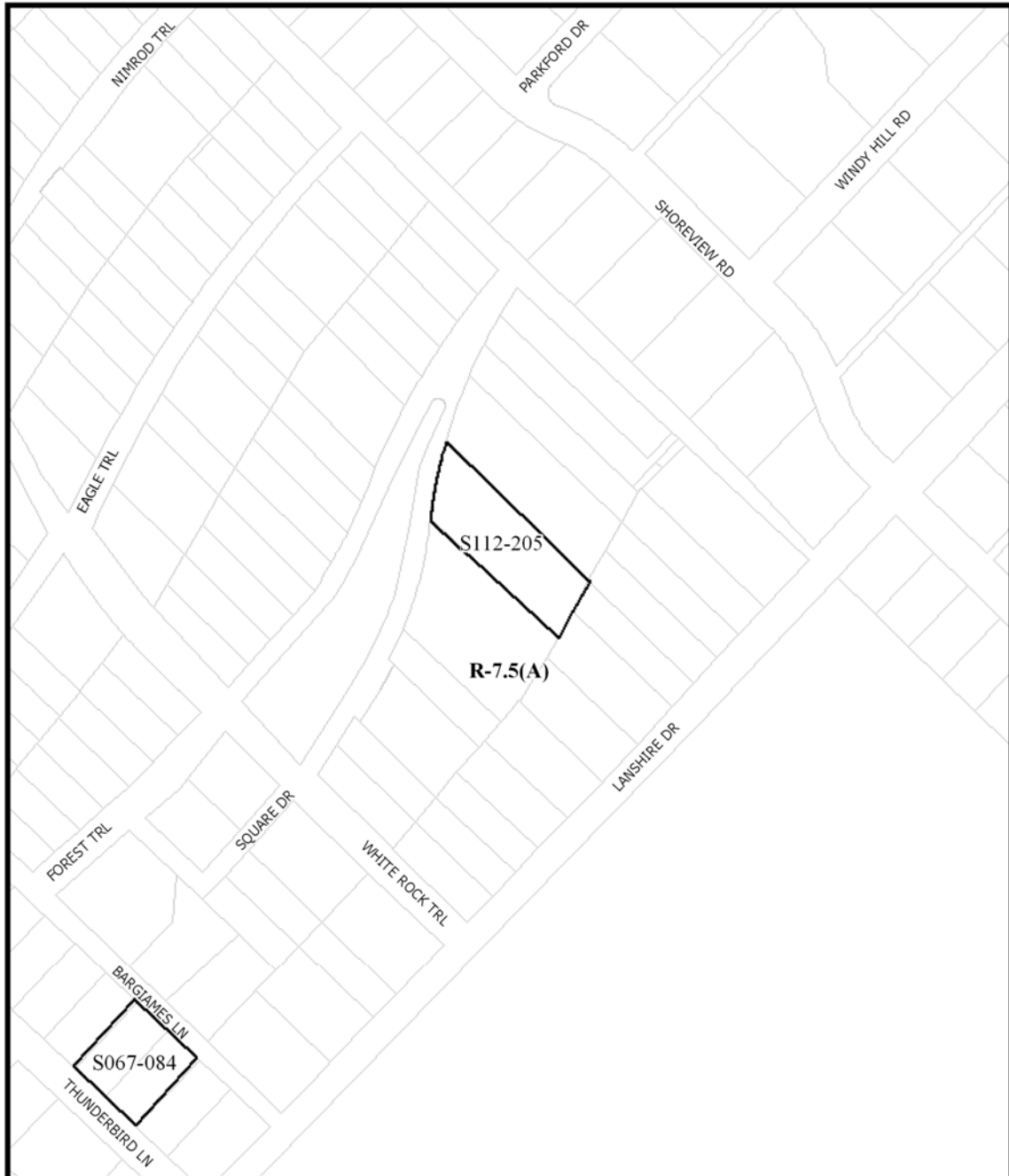
1. S034-347 was a request on property west of the request to replat Lots 3 and 4 in City Block 10/5445 into one lot which was approved on September 23, 2004 and recorded on October 29, 2004.
2. S201-334 was a request on the present area of request to replat Lots 9 and 10 in City Block 10/5445 into one 0.667 acre lot which was approved on October 4, 2001 and recorded on January 1, 2002.
3. S989-093 was a request contiguous on the west of the present request to replat Lots 6, 7, and 8 in City Block 10/5445 into one lot and was approved on January 28, 1999.
4. S923-106 was a request east of the present request to replat Lots 11 and 12 in City Block 10/5445 into one lot and was approved on August 25, 1993 and recorded September 9, 1993.

DATES NOTICES SENT: 27 notices were mailed on September 18, 2012 to property owners within 200 feet of this request with 0 replies received in favor and 4 replies received in opposition to the request as of September 26, 2012.

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

The lots are governed by the R-7.5(A) requirements. The proposed lots will return the property to its original configuration as one lot. The lot pattern of the area within the block is a combination of various sized lots, some larger, some smaller, and some the same width as is requested; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 2.
11. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
12. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
13. On the final plat dedicate 28 feet of ROW, or a street easement, or Public Utility and Sidewalk Easement equal to 28 feet from the established centerline of Forest Trail.
14. On the final plat show how all adjoining right-of-way was created.
15. On the final plat chose a different addition name.
16. On the final plat identify the property as Lot 9B and Lot 9C in City Block 10/5445.



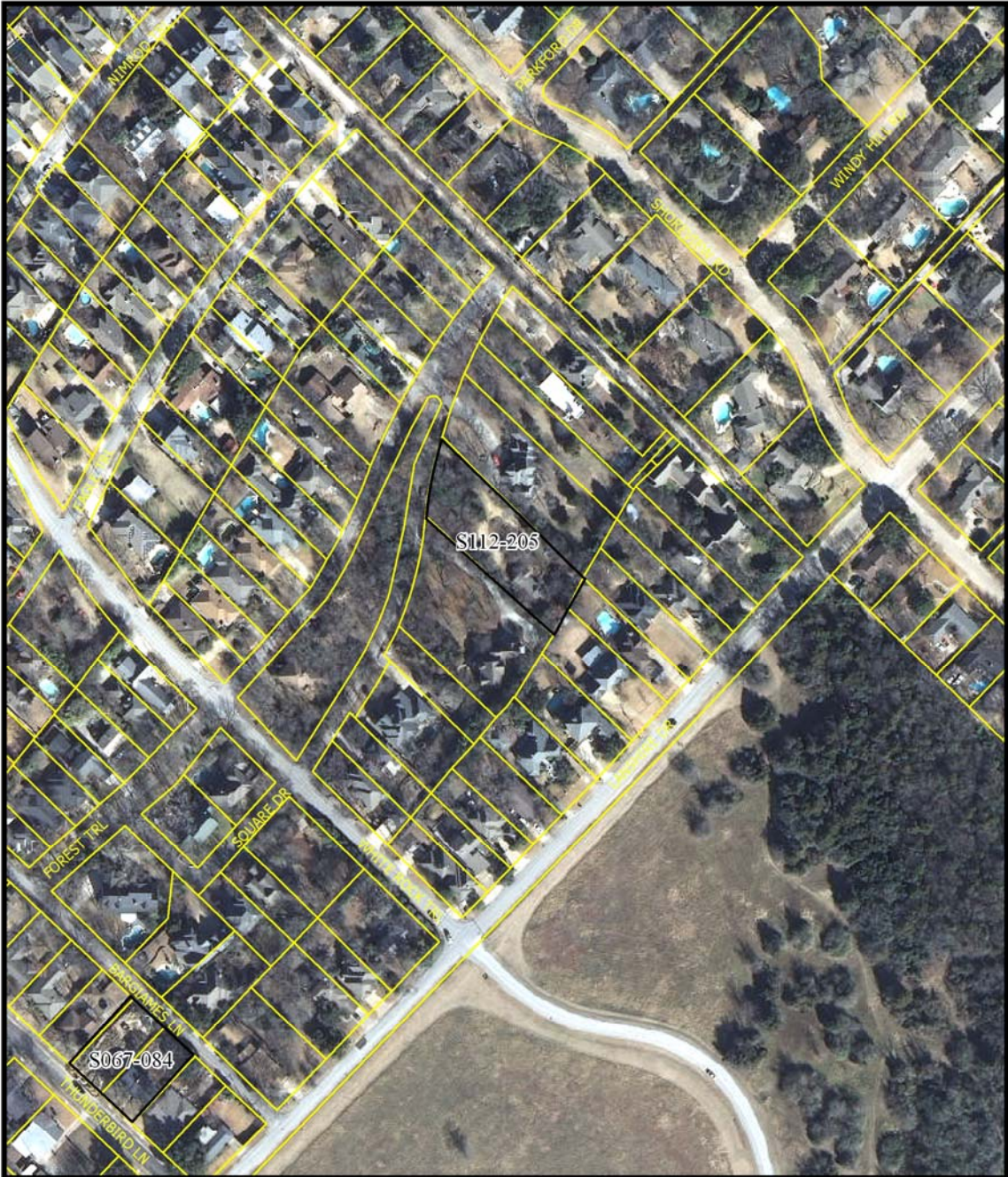
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ZONING MAP

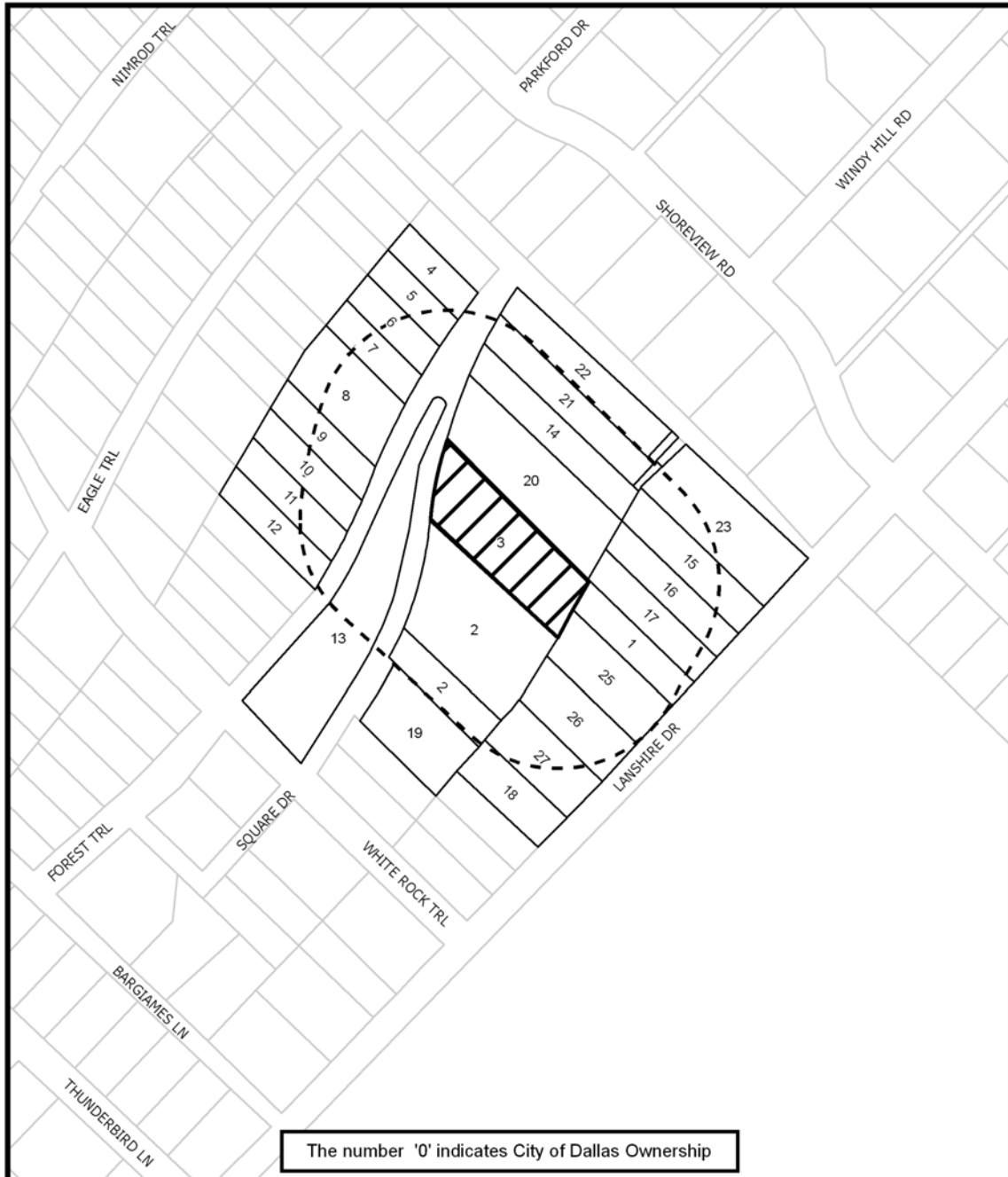
- Area of Request
- Recent History

Case no: S112-205

Date: 9/26/2012



 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> S112-205 </u> Date: <u> 9/26/2012 </u>
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 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">27</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	27	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u> S112-205 </u> Date: <u> 9/26/2012 </u>
200'	AREA OF NOTIFICATION					
27	NUMBER OF PROPERTY OWNERS NOTIFIED					

Notification List of Property Owners

S112-205

27 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9307 LANSHIRE DR	ROMINE TIMOTHY E & KRISTIN
2	8028 FOREST TRL	OCHOA DAVID TRUSTEE & CONNIE G OCHOA TRUSTEE
3	8034 FOREST TRL	LEO VICKI LYNN
4	8057 FOREST TRL	HARDIN JOYCE YVONNE
5	8053 FOREST TRL	HARDIN JOYCE YVONNE
6	8049 FOREST TRL	SCHMIEDEKE RICHARD M & TAMMY L CAGLE
7	8045 FOREST TRL	KERCHEVILLE JAMES P & CHRISTY KERCHEVILLE
8	8041 FOREST TRL	MCELROY JEREMY CASH
9	8033 FOREST TRL	GAERTNER JAMES F & CYNTHIA L
10	8031 FOREST TRL	BOLES REGNARD A & BECKY M
11	8027 FOREST TRL	NORMILE JENNIFER A & SCOTT O
12	8023 FOREST TRL	ECKELKAMP DANIEL J & ANGELA J
13	8586 WHITE ROCK TRL	HARRIS ROBERT & THERESA
14	8052 FOREST TRL	POPE VIRGIL V
15	9319 LANSHIRE DR	GILLIAM GEORGE & BRENDA BOYD
16	9315 LANSHIRE DR	FITZHARRIS THOMAS J & FRANCESCA PERUGINI
17	9311 LANSHIRE DR	HOWARD JANE P & TROY W
18	9215 LANSHIRE DR	MEINERT SONYA
19	8012 FOREST TRL	CLEMENS GUY W
20	8044 FOREST TRL	ROIDOPOULOS SHEILA BETH P
21	8056 FOREST TRL	BUCKI ANDREW J & LELANI
22	8060 FOREST TRL	HOWARD DANIEL J
23	9325 LANSHIRE DR	YOUNG EMILY J
24	9323 LANSHIRE DR	ROIDOPOULOS CONSTANTINE & SHEILA BETH P ROIDOPOU
25	9303 LANSHIRE DR	MCELYA LISA C & STEWART DIRK OWEN
26	9227 LANSHIRE DR	STRUBECK LOUIS R JR & KATHERINE W

Wednesday, September 26, 2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	9219 LANSHIRE DR	BALL LISA

Wednesday, September 26, 2012

FILE NUMBER: Z078-159

DATE FILED: September 1, 2009

LOCATION: Carlisle Street and Cedar Springs Road, northeast corner

COUNCIL DISTRICT: 14

MAPSCO: 45 B

SIZE OF REQUEST: Approx. 2.3085 acres

CENSUS TRACT: 18.00

MISCELLANEOUS DOCKET ITEM

Owner: JLB 2728 Cedar Springs, L.P.

Extension of Development Schedule

On May 28, 2008, the City Council passed Ordinance No. 27195 which amended the Zone 1 portion of Planned Development District No. 184 on the abovementioned property. On July 23, 2009, the City Plan Commission granted an extension of the development schedule for 36 months (expires December 31, 2012).

Section 51-184.122(d) states: "If a building permit is not issued to authorize work within Zone 1 by December 31, 2009, the director shall notify the commission and the commission shall call a public hearing to determine proper zoning." The City's Development Code allows an applicant to apply to the commission for an extension of the development schedule.

The applicant states in their application that the slow economic recovery prevented the previous owner from moving forward with the proposed project. The current owner purchased the property from the lender for a multifamily development. The applicant indicates that "the project is very complex, not least because of the detailed requirements of P.D.184, Zone 1. The applicant simply needs additional time within which to produce the best possible design, including the highest quality connection to the Katy Trail." The applicant is requesting an additional 12 months (to expire December 31, 2013) to get a building permit.



Jonathan G. Vinson
(214) 953-5941 (Direct Dial)
(214) 661-6809 (Direct Fax)
jvinson@jw.com

August 29, 2012

Via Hand Delivery

Mr. David Cossum
Assistant Director, Current Planning
Department of Sustainable Development and Construction
City of Dallas
1500 Marilla Street, Room 5BN
Dallas, Texas 75201

Re: Application for Extension of Development Schedule;
File No. Z078-159, Cedar Springs Road and Carlisle Street.

Dear Mr. Cossum:

Accompanying this letter in connection with an Application for an extension of 12 months of the current development schedule for the above-referenced zoning file are the following items an authorization letter executed by the Applicant/Owner and a filing fee check in the amount of \$75.00.

On May 28, 2008, the City Council amended P.D. 184, Zone 1, which covers the subject property. Those amendments specified, in Sec. 51-184.122(d), that "If a building permit is not issued to authorize work within Zone 1 by December 31, 2009, the director shall notify the commission and the commission shall call a public hearing to determine property zoning". Within six months after passage of those amendments, the economy experienced a very severe downturn. The then-owner of the property applied for and received a 36-month extension of the development schedule, until December 31, 2012, which was granted by the City Plan Commission on July 23, 2009.

Unfortunately, economic recovery has taken a very long time and is continuing. The previous owner was unable to move forward with their proposed project, and the property ultimately went back to the lender and has now been purchased by the applicant, JLB 2728 Cedar Springs, L.P., for development with a multifamily project.

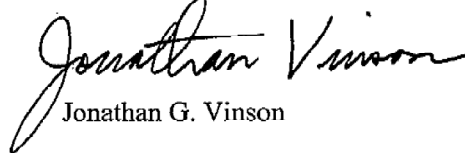
However, design and plan preparation for this project is very complex, not least because of the detailed requirements of P.D. 184, Zone 1. The applicant simply needs additional time within which to produce the best possible design, including the highest

901 Main Street, Suite 6000 • Dallas, Texas 75202 • (214) 953-6000 • fax (214) 953-5822

quality connection to the Katy Trail. In fact, the applicant is currently actively engaged with the Friends of the Katy Trail, and its Landscape Committee, to accomplish that. However, there is no realistically possible way to complete and submit construction drawings, and to go through plan review and obtain issuance of a Building Permit, by December 31, 2012. Therefore, the Applicant/Owner now requests an extension of the current development schedule for an additional 12 months, that is, until December 31, 2013.

Please place this request for extension of the development schedule on the next City Plan Commission Miscellaneous Docket. Please also let us know if you need anything else from us at this time in connection with this item. Thank you very much for your assistance with this.

Very truly yours,



Jonathan G. Vinson

cc: Paul Johnston
Scott Sherwood
Britton Church
Jeff Smith
Susan Mead

8432396v.1 140933/00001

August 28, 2012

Mr. David Cossum
Assistant Director, Current Planning
Department of Development Services
City of Dallas
1500 Marilla Street, 5BN
Dallas, Texas 75201-4127

RE: *Property Within Planned Development District No. 184, Zone 1;
2.309 Acres at 2728 Cedar Springs Road; North Corner of Cedar Springs Road
and Carlisle Street (Block 13/958, Lot 1E).*

Dear Mr. Cossum:

As the Applicant on, and the Owner of, the above-referenced property within P.D. 184, Zone 1, this letter will authorize Jackson Walker L.L.P. to act as our representative in connection with filing and processing an application for an extension of the development schedule pertaining to the above-referenced property.

APPLICANT/OWNER:

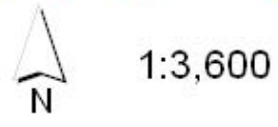
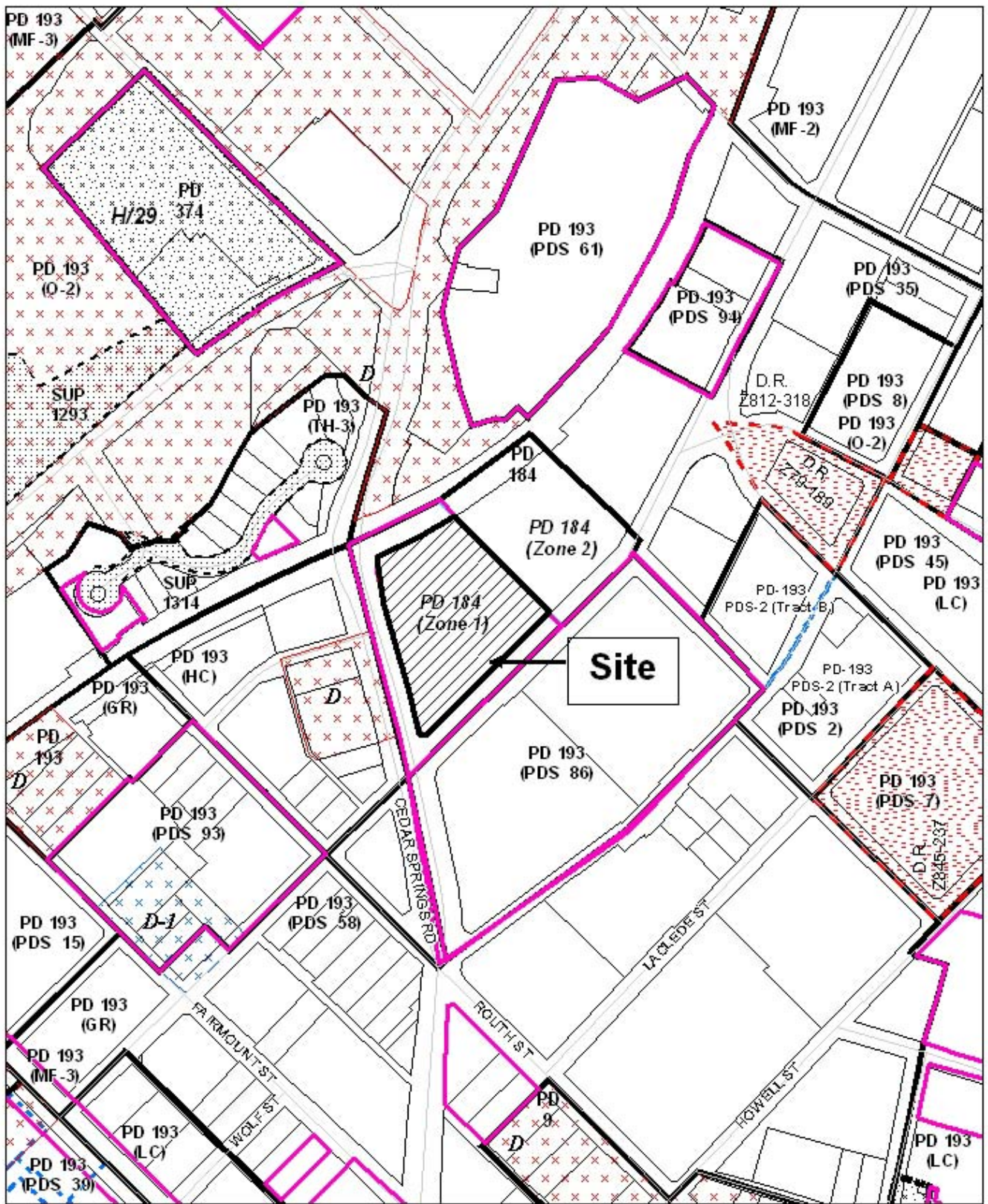
2728 Cedar Springs, L.P.

By: JLB 2728 Cedar Springs GP, LLC,
its General Partner

By:  _____

Name: BEN MILTENBERGER

Title: MANAGER



**Extension of Development
Schedule for PD No. 184
Zone 1**

FILE NUMBER: W112-020

DATE FILED: September 14, 2012

LOCATION: Northwest corner of S. Lancaster Road and Atlas Drive

COUNCIL DISTRICT: 5

MAPSCO: 65G

SIZE OF REQUEST: Approx 3.8 acres

CENSUS TRACT: 57.00

MISCELLANEOUS DOCKET ITEM:

Owner: Sapphire Road Development LLC

Waiver of Two-Year Waiting Period

On August 10, 2011, the City Council approved a Planned Development District for MF-2(A) Multifamily District uses on property zoned a CR Community Retail District and an R-7.5(A) Single Family District at the above location. According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to August 10, 2013, without a waiver of the two-year waiting period.

The applicant is requesting a waiver of the two-year waiting period in order to submit an application to amend and expand Planned Development District No. 855. The applicant indicates the reason for changed circumstances is “for a new PD for the entire property. The previous request was for MF-2 uses and the current request is for MU-2 uses which include those allowed in MF-2.”

The applicant indicated to staff that property to the north and south of the original request has been acquired and was not available at the time of the original request. The applicant wishes to have the same zoning on all of their property to allow for a cohesive development.

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

Staff Recommendation: Approval

W112-020

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. Z 101-203

Location LANCASTER RD TO DENLEY DR AT ATLAS DR.

Date of last CPC or CC Action CPC APPROVED JUNE 16, 2011


Applicant's Name, Address & Phone Number SAPPHIRE ROAD DEVELOPMENT LLC
PO BOX 797648 DALLAS TEXAS 75397 972.385.8311

Property Owner's Name, Address and Phone No., if different from above
SAME

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

THE CURRENT REQUEST IS FOR A NEW PD FOR
THE ENTIRE PROPERTY. THE PREVIOUS
REQUEST WAS FOR MF-2 USES AND THE
CURRENT REQUEST IS FOR MU-2 USES
WHICH INCLUDE THOSE ALLOWED IN MF-2

SAPPHIRE ROAD DEVELOPMENT LLC

BY: 
Applicant's Signature YIGAL LELAH, MANAGER

RECEIVED BY

SEP 14 2012

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

Date Received _____ Planning
Fee: \$300.00

Receipt # 4390



1:4,000

W112-020
October 4, 2012

FILE NUMBER: W112-021

DATE FILED: September 17, 2012

LOCATION: West line of South R.L. Thornton Frontage Road, south of West Kiest Boulevard

COUNCIL DISTRICT: 4

MAPSCO: 54Y, 64C

SIZE OF REQUEST: Approx 13.45 acres

CENSUS TRACT: 60.02

MISCELLANEOUS DOCKET ITEM:

Owner: Faith Family Academy

Waiver of Two-Year Waiting Period

On September 14, 2011, the City Council approved an amendment to Specific Use Permit No. 1824 for an open enrollment charter school on property zoned an RR Regional Retail District at the above location. According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to September 14, 2013, without a waiver of the two-year waiting period.

The applicant is requesting a waiver of the two-year waiting period in order to submit an application to amend Specific Use Permit No. 1824. The applicant indicates the reason for changed circumstances is that they wish to "expand school facilities. Increase from 93 to 130." The previous amendment was to increase the number of classrooms from 83 to 93.

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

Staff Recommendation: Denial

W 112-021

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. 2101-286

Location 3915 S. R.L Thornton Frwy

Date of last CPC or CC Action Sept. 14, 2011


Applicant's Name, Address & Phone Number Faith Family Academy
1620 Falcon Dr. DeSoto, TX 75115 (214)799-7064

Property Owner's Name, Address and Phone No., if different from above

Faith Family Academy
1620 Falcon Dr. DeSoto, TX 75115

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

Expanding School Facilities. Increase
Classrooms from 93 to 130.


Applicant's Signature

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

RECEIVED BY

SEP 17 2012

Current Planning

Date Received

Fee: \$300.00



Faith Family Academy Charters

Oak Cliff – Waxahachie

1620 Falcon Drive, DeSoto, Texas 75115

972-224-4110 fax 972-224-4133

www.faithfamilyacademy.org

DATE: September 11, 2012

To whom it may concern:

We the undersigned, hereby authorize Dean McGuire to act on our behalf in all manners relating to application for all Specific Use Permits authorizations, including signing of all documents relating to these matters. Any and all acts carried out by Dean McGuire on our behalf shall have the same effects as acts of our own.

This authorization is valid until further written notice from Faith Family Academy.

Sincerely,

Mollie Purcell-Savage M.Ed.

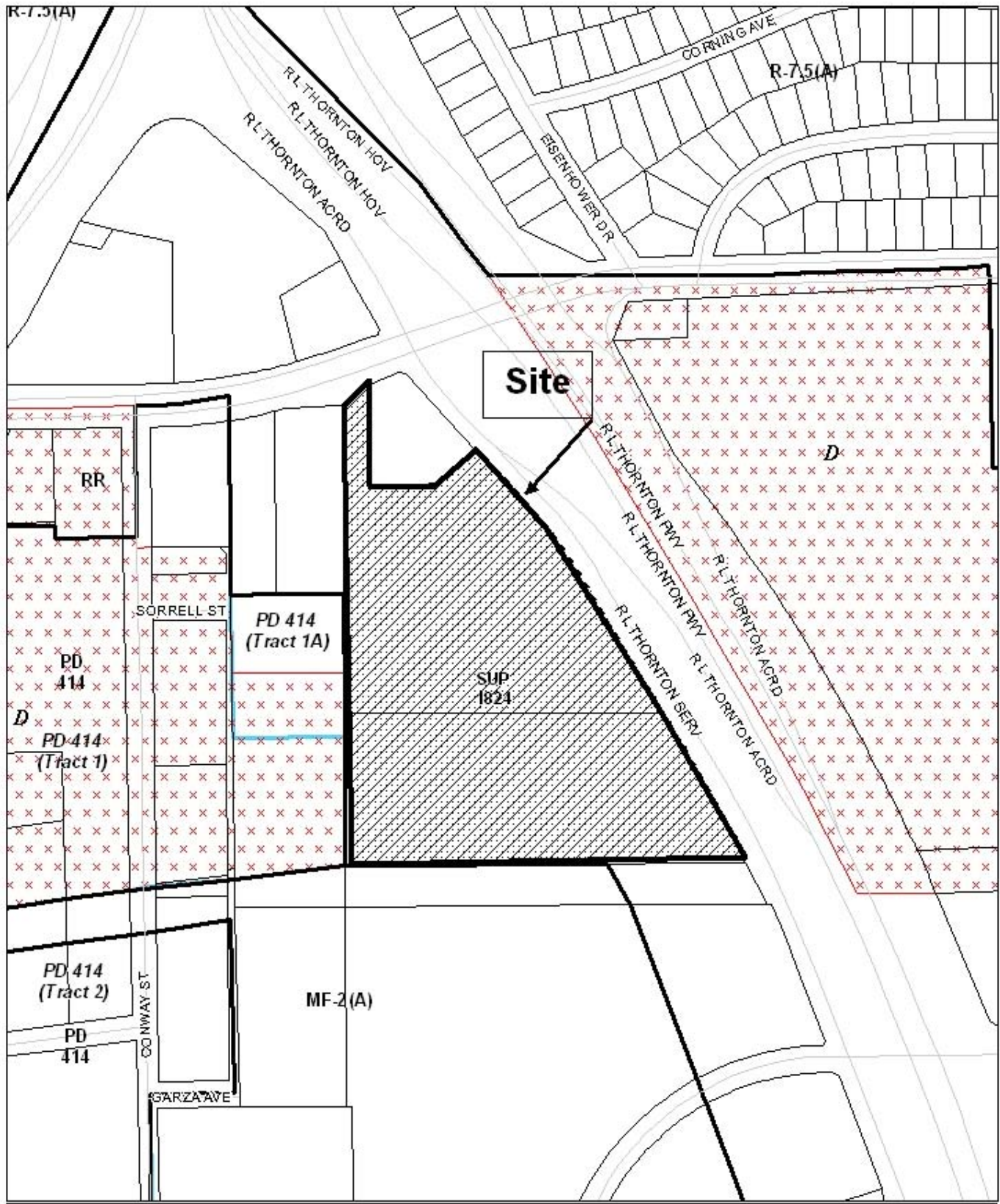
Superintendent of Schools

msavage@faithfamilyacademy.org

Phone #972-224-4110

Fax # 972-224-4133





1:3,600

W112-021
October 4, 2012

FILE NUMBER: D112-012

DATE FILED: August 20, 2012

LOCATION: West side of Amesbury Drive, between side of Milton Street and East Lovers Lane

COUNCIL DISTRICT: 14

MAPSCO: 36-B

SIZE OF REQUEST: 7.4 acres

CENSUS TRACT: 79.13

MISCELLANEOUS DOCKET ITEM

APPLICANT: Lovers Tradition, LP

REPRESENTATIVE: Gladys Bowen/Dallas Cothrum, Masterplan

Development plan

On September 24, 2008, the City Council passed Ordinance No. 27357 which established Planned Development District No. 799 in an area bounded by Matilda Avenue, Lovers Lane, Amesbury Drive, and Milton Street. The size of the PD is approximately 12.85 acres.

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan for each phase of development prior to the issuance of a building permit. The proposed development is located in Subarea 2 of the PD.

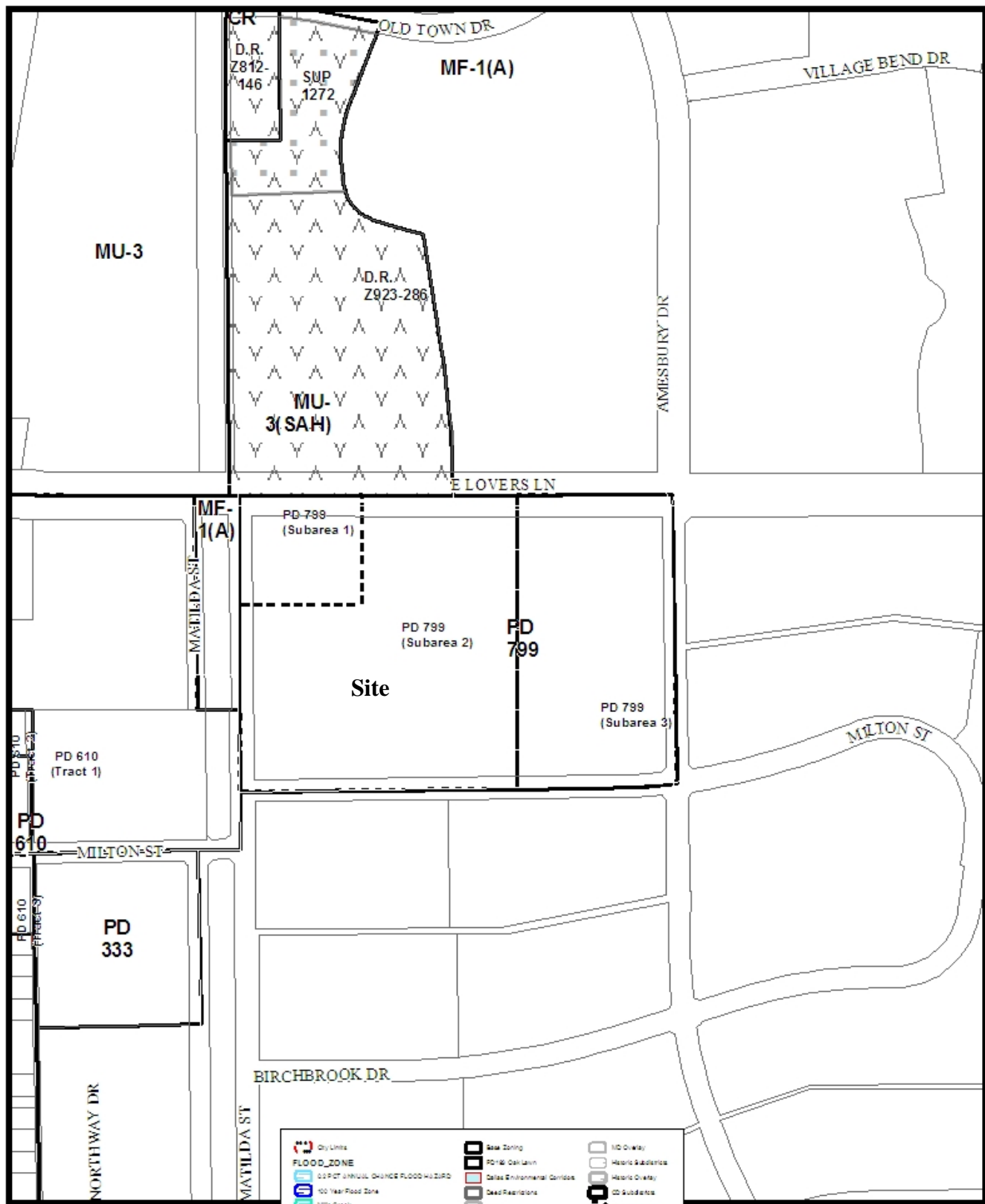
In conjunction with the above requirement, the attached development plan is provided for CPC consideration. The plan proposes the construction of retirement housing and nursing and convalescent units on the property.

STAFF RECOMMENDATION: Approval

List of Applicant, Owner and Representative

Lovers Tradition, LP

Jonathan Perlman, Principal

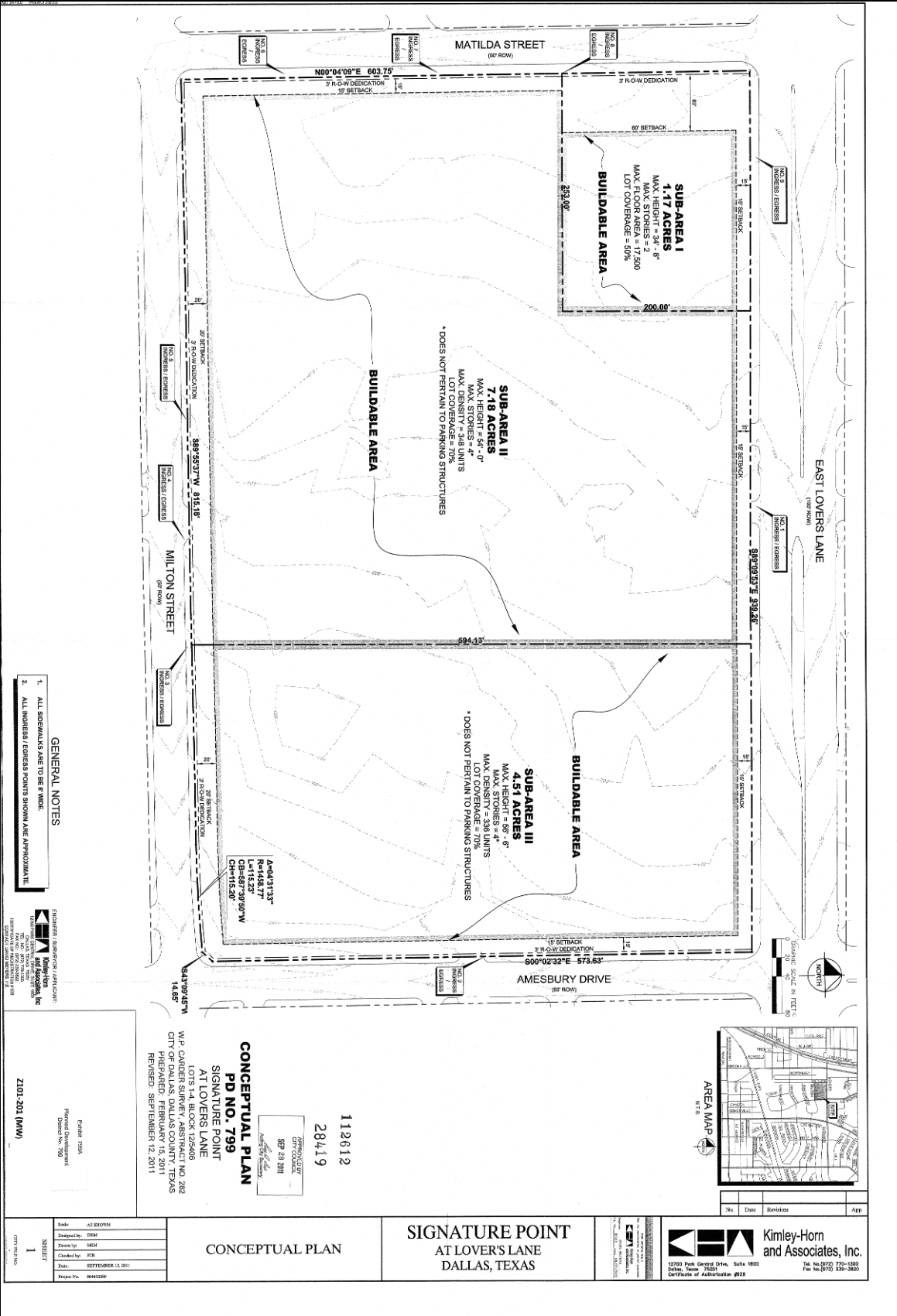


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City Limits	Base Zoning	100 Year Flood Zone
FLOOD_ZONE	PD 10 Call Lawn	100 Year Flood Zone
0.5 FT Annual Chance Flood Hazard	Dallas Environmental Corridor	Milton Creek
100 Year Flood Zone	Dead Restrictions	Parks Branch
Milton Creek	SUP	X PROTECTED BY LEASE
Parks Branch	D	Pole
X PROTECTED BY LEASE	Dr	
Pole	C	
	SP	
		100 Overlay
		Historic Subdence
		Historic Overlay
		OD Subdence
		PD Subdence
		PDG Subdence
		HSO Subdence
		HSO Overlay
		Signage Overlay

Case ID: D112-006

EXISTING CONCEPTUAL PLAN



- GENERAL NOTES**
1. ALL SERVICES ARE TO BE 6" MIN.
 2. ALL INGRESSES / EGRESS POINTS SHOW AN APPROXIMATE

INTEGRITY & INTEGRITY PARTNER:

 Kimley-Horn and Associates, Inc.
 12000 Park Central Dr., Suite 1800
 Dallas, Texas 75244
 Phone: 972.336.7000
 Fax: 972.336.7001
 www.kimley-horn.com

CONCEPTUAL PLAN
PD NO. 799
 SIGNATURE POINT
 AT LOVER'S LANE
 LOTS 1-4, BLOCK 1254/6
 W.P. CARBERT SURVEY, ABSTRACT NO. 282
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 PREPARED: FEBRUARY 15, 2011
 REVISED: SEPTEMBER 12, 2011

112612
 28419

CONCEPTUAL PLAN
 SIGNATURE POINT
 AT LOVER'S LANE
 LOTS 1-4, BLOCK 1254/6
 W.P. CARBERT SURVEY, ABSTRACT NO. 282
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 PREPARED: FEBRUARY 15, 2011
 REVISED: SEPTEMBER 12, 2011



No.	Date	Revision	App.

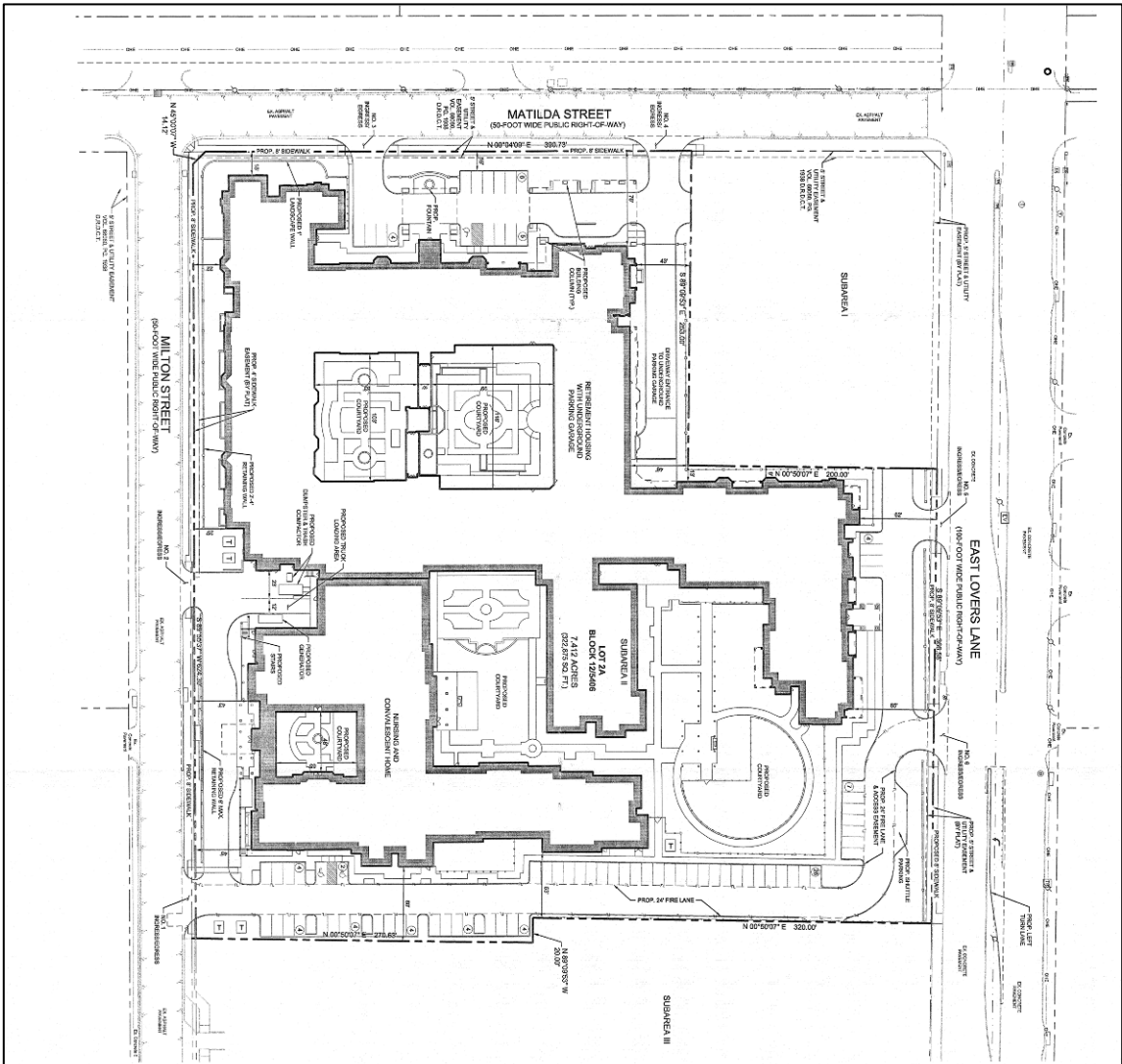
Scale:	AS SHOWN
Drawn by:	DEM
Checked by:	PKR
Date:	SEPTEMBER 12, 2011
Project No.:	044200

CONCEPTUAL PLAN

SIGNATURE POINT
 AT LOVER'S LANE
 DALLAS, TEXAS

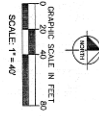
Kimley-Horn and Associates, Inc.
 12700 Park Central Dr., Suite 1800
 Dallas, Texas 75244
 Certificate of Accreditation #028
 Tel: 972.336.7000
 Fax: 972.336.7001
 www.kimley-horn.com

Proposed Development Plan



LEGEND

- REGULATORY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPOSED UTILITY LINE
- PROPOSED FUTURE LOT
- PROPOSED FUTURE LOT



BRIEF DATA TABLE	
SITE LOCATION	N.E.C. OF MILTON ST. & MATILDA ST.
PROPOSED USE	RETIREMENT HOUSING 2-BEDROOM AND 3-BEDROOM UNITS
ACRES	7.41 ACRES
BUILDING INCORPORATION	
RESIDENTIAL UNITS	114 UNITS
SUBAREA A PHASE I	290 UNITS
SUBAREA B PHASE II	19 UNITS
RESIDENTIAL PROPOSED UNITS	19 UNITS
TOTAL UNITS	309 UNITS
PROPOSED DEVELOPMENT AREA	42.3 ACRES
TOTAL FLOOR AREA (GROSS)	830,000 SF
TOTAL FLOOR AREA (NET)	157,700 SF
PROPOSED DEVELOPMENT (RIGHT TO ENTRY)	PARKING
REQUIREMENTS	51 SPACES
REQUIREMENTS	199 SPACES
REQUIREMENTS	149 SPACES
REQUIREMENTS	149 SPACES
REQUIREMENTS	79 SPACES
REQUIREMENTS	520 SPACES
REQUIREMENTS	520 SPACES

DEVELOPMENT PLAN - PHASE I
 PD NO. 799 SUBAREA II
 THE TRADITION AT LOVERS LANE
 LOT 2A, BLOCK 12/5/06
 7.412 ACRES
 W.P. CARPENTER SURVEY, ABSTRACT NO. 282
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS
 DATE: SEPTEMBER 24, 2012

D112-012

<p>DEVELOPMENT PLAN</p> <p>SHEET NUMBER 1</p>	<p>THE TRADITION AT LOVERS LANE DALLAS, TX PREPARED FOR TRADITIONS SENIOR LIVING</p>	<p>PROJECT NO. 0844300 DATE: SEPT. 2012 SCALE: AS SHOWN DRAWN BY: JSM CHECKED BY: JSM DESIGNED BY: JSM APPROVED BY: JSM DATE: SEPTEMBER 24, 2012</p>	<p>Kimley-Horn and Associates, Inc. 12730 MERIT DR., SUITE 500, DALLAS, TEXAS PHONE: 972-770-1308 FAX: 972-292-3859 TEXAS REGISTERED ENGINEERING FIRM # 408</p>	<p>masterplan MASTERPLAN CONSULTANTS 900 JACKSON ST., SUITE 540, DALLAS, TX 75202 PHONE: 214-761-0197 FAX: 214-748-1114</p>
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Planner: Olga Torres-Holyoak

FILE NUMBER: D112-013

DATE FILED: August 23, 2012

LOCATION: On the northeast side of Northwest Highway, west of Skillman Road.

COUNCIL DISTRICT: 9

MAPSCO: 26 Y, Z

SIZE OF REQUEST: Approx. .9569 acres

CENSUS TRACT: 78.19

MISCELLANEOUS DOCKET ITEM

Owner: TC Timbercreek Assoc. L.P.

Applicant: Kathryn Rabuse, Little

Representative: Brian Smith, CCP Capital One

Development Plan:

On May 10, 2007, the City Council passed Ordinance No. 26346 which established Planned Development District No. 742 on property located on the northeast line of Northwest Highway, west of Skillman Road.

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan for each phase of development prior to the issuance of a building permit. The property is located in Zones 1 and 2, within Planned Development District No. 742.

In conjunction with the above requirement, the attached development plan has been submitted for Commission's consideration. The plan provides for the development of a 3,800 square feet financial institution with drive in window.

STAFF RECOMMENDATION: Approval

Partners for T.C. Timbercreek Development

LIST OF PARTNERS/PRINCIPALS/OFFICERS
TIMBER CREEK Development
PD 742

TC Timbercreek Associates, LP, a Delaware limited partnership

TC Timbercreek GP, Inc. is general partner, which is indirectly 100% owned by Trammell Crow Company, LLC.

Limited partners are: Trammell Crow Investment Fund V, L.P., a Delaware limited partnership, and Trammell Crow Company, LLC, a Delaware limited liability company.

Signatory for all entities will be Scott A. Dyche, Executive Vice President

Directors and Executive Officers

Capital One Financial Corporation Board of Directors

Richard D. Fairbank

*Chairman, CEO and President
Capital One Financial Corporation*

E. R. Campbell^{A, F}

*Former Chairman
Hibernia Corporation*

W. Ronald Dietz^{A, F}

*Vice Chairman; Former President and CEO
W.M. Putnam Company*

Patrick W. Gross^{A, C, G}

*Chairman
The Lovell Group*

Ann Fritz Hackett^{A, C, G}

*President
Horizon Consulting Group*

Lewis Hay, III^{A, C, S}

*Chairman and CEO
NextEra Energy, Inc.*

Pierre E. Leroy^G

*Executive Chairman
Vigilant Video, Inc.*

Peter E. Raskind^A

*Owner
JMB Consulting, LLC*

Mayo A. Shattuck, III^{A, F}

*Executive Chairman
Exelon Corporation*

Bradford H. Warner^{A, F}

*Former Head of Premier and
Small Business Banking
Bank of America Corporation*

Capital One Financial Corporation Executive Officers

Richard D. Fairbank

Chairman, CEO and President

Robert M. Alexander

Chief Information Officer

Jory A. Berson

Chief Human Resources Officer

John G. Finneran, Jr.

General Counsel and Corporate Secretary

Frank G. LaPrade, III

*Chief Enterprise Services Officer and
Chief of Staff to the CEO*

Gary L. Pertin

Chief Financial Officer

Peter A. Schnall

Chief Risk Officer

Ryan M. Schneider

President, Card

Michael C. Slocum

President, Commercial Banking

Jonathan W. Witter

President, Retail and Direct Banking

Sanjiv Yajnik

President, Financial Services

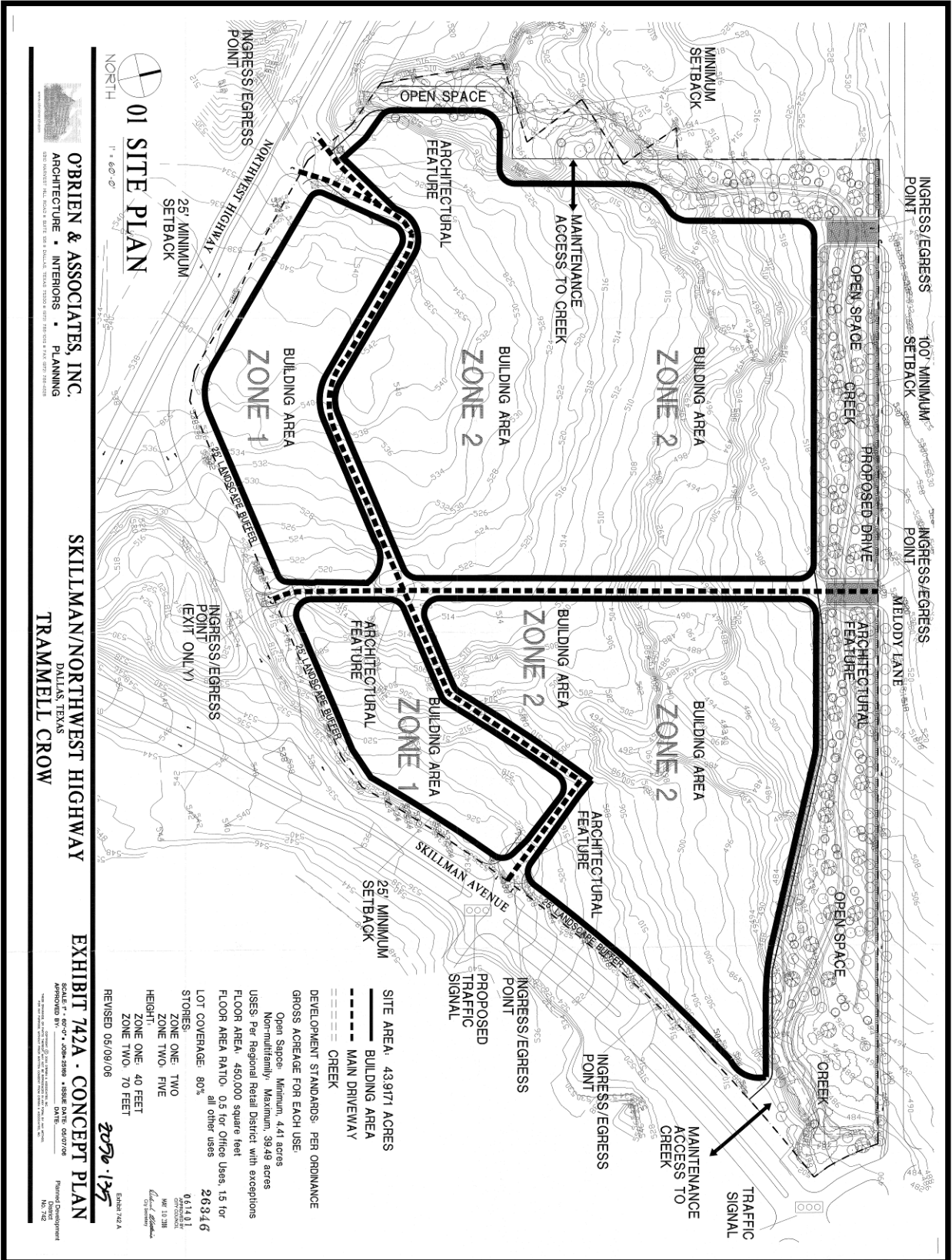
^A Audit and Risk Committee

^C Compensation Committee

^F Finance and Trust Oversight Committee

^G Governance and Nominating Committee

EXISTING CONCEPTUAL PLAN



O'BRIEN & ASSOCIATES, INC.
 ARCHITECTURE • INTERIORS • PLANNING

SKILLMAN/NORTHWEST HIGHWAY
 DALLAS, TEXAS
TRAMMELL CROW

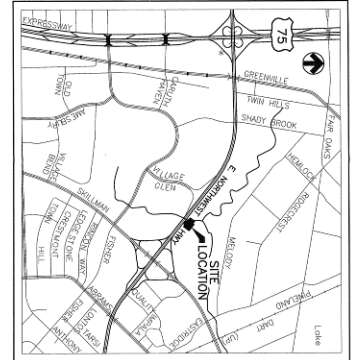
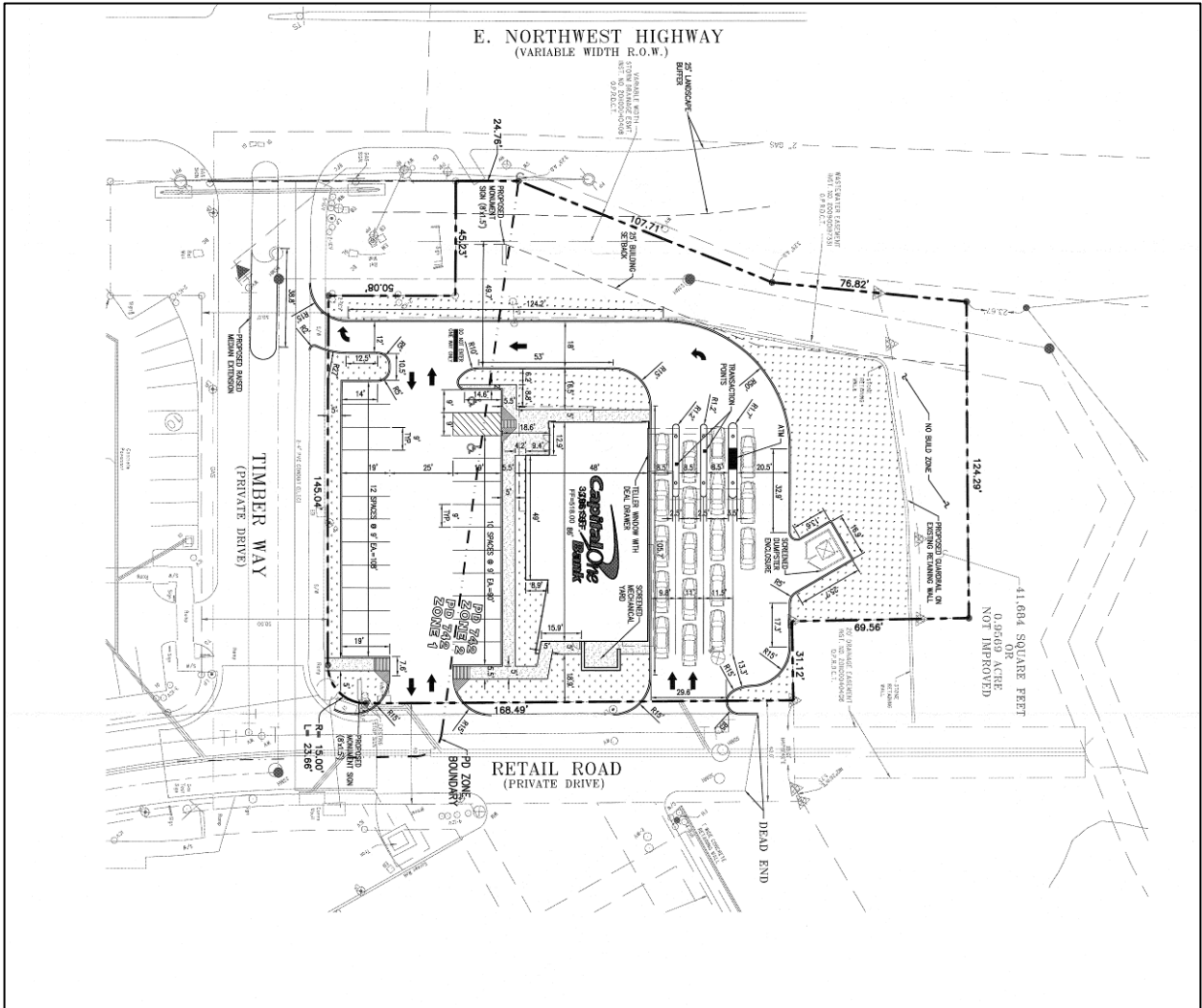
EXHIBIT 742A - CONCEPT PLAN

- SITE AREA: 43,917.1 ACRES
 - BUILDING AREA
 - MAIN DRIVEWAY
 - CREEK
- DEVELOPMENT STANDARDS - PER ORDINANCE
 GROSS ACREAGE FOR EACH USE:
 Open Space- Minimum, 4.41 acres
 Non-multifamily- Maximum, 39.49 acres
 USES: Per Regional Retail District with exceptions
 FLOOR AREA: 450,000 square feet
 FLOOR AREA RATIO: .05 for Office Uses, .15 for all other uses
 LOT COVERAGE: 80%
 STORES:
 ZONE ONE: TWO
 ZONE TWO: FIVE
 HEIGHT:
 ZONE ONE: 40 FEET
 ZONE TWO: 70 FEET
- REVISED 05/09/08

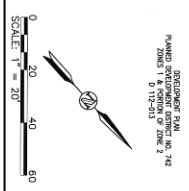
2020.125
 Exhibit 742 A

SCALE: 1" = 60'-0"
 APPROVED BY: [Signature]
 DATE: 04/27/08

PROPOSED DEVELOPMENT PLAN



DEVELOPMENT SUMMARY	
TOTAL LAND AREA	(46,669 AC) 44,189 SQ. YDS. ±
TOTAL BUILDING AREA	(44,000)
PAVING REQUIRED	11 SPACES
LANDSCAPING REQUIRED	23 SPACES
TOTAL DEVELOPMENT PERMIT	34 SPACES
TOTAL DEVELOPMENT PERMIT	34 SPACES
TOTAL DEVELOPMENT PERMIT	34 SPACES



PROGRESS SET
NOT FOR CONSTRUCTION

DATE: 09/18/12
PROJECT: TX-2011-222-000
SHEET: 1 OF 2

LEVINSON + ALCOSER ASSOCIATES, L.P.
1177 W. Loop South, Suite 800, Houston, Texas 77027
Tel: 713/870-0000 Fax: 713/870-0000
www.la-associates.com
Architectural Design • Landscape Architecture



Capital One
Design / Construction
201 St. Charles Ave, Suite 2200
New Orleans, LA 70170

TX-2011-222.001
TIMBER CREEK
EAST NORTHWEST HWY. & TIMBER WAY
DALLAS, TEXAS 75225

FILE NUMBER: Z112-238 (OTH)

DATE FILED: May 10, 2012

LOCATION: On the north side of Wheatland Road and the east side of Cockrell Hill Road.

COUNCIL DISTRICT: 8

MAPSCO: 72-D, 73-A

SIZE OF REQUEST: Approx. 4.26 acres

CENSUS TRACT: 166.07

OWNER/ APPLICANT: AC SS Fund I Dallas, LLC

REPRESENTATIVE: Kelly Wood

REQUEST: An application to amend and renew Specific Use Permit No. 1486 for a mini-warehouse use on property zoned an MU-1 Mixed Use District.

SUMMARY: The applicant is correcting a discrepancy in the parking area between what has been built and the approved site plan, and is requesting the renewal of the SUP for an additional ten-year period with eligibility for automatic renewals for additional ten-year periods.

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

BACKGROUND INFORMATION:

- The request site is currently developed with ten buildings and is total storage area of 82,529 square feet for the mini-warehouse use. The two-story building houses the 2,200 square feet caretaker's quarters and the office.
- The applicant is requesting to amend the City Council approved site plan and conditions to reflect the existing conditions on the site. A minor adjustment to the storage area is also being made, with the area changing from 84,500 to 84,529 square feet.
- Specific Use Permit No. 1486 was approved on September 25, 2002 and amended on June 11, 2003. The changes included an increase in the storage area from 69,850 to 84,500 square feet; and a reduction in the caretaker's quarters from 1,800 to 1,581 square feet.
- On May 10, 2012, the applicant submitted an application for automatic renewal of Specific Use Permit No. 1486. During the site visit, staff found discrepancies on the approved site plan. The applicant and staff discussed what needed to be done in order to obtain the renewal of the SUP.
- The request site is adjacent to a church to the north, a pharmacy to the south, and undeveloped land to the east. The property is surrounded by institutional to the north; office, retail and a nursing home to the west; retail to the west and southwest; and residential to the south.

Zoning History: There has been one recent zoning request in the area:

1. **Z101-335** On Wednesday, February 22 2012, the City Council approved Planned Development District No. 867 for certain Mixed Uses, subject to a Tract 1 development plan/Tract 2 conceptual plan, a Tract 3 development plan, traffic management plan, and conditions and approved the termination of Specific Use Permit No. 1621, on property located on both sides of Westmoreland Road, north of Wheatland Road.

Thoroughfares/Streets:

Thoroughfares/Street	Type	ROW
S. Cockrell Hill Road	Principal Arterial	100 feet
W. Wheatland Road	Principal Arterial	100 feet

Land Use:

	Zoning	Land Use
Site	MU-1	Mini-warehouse/Undeveloped
North	PD No. 867	Church
East	MU-1	Undeveloped
South	City of Duncanville	Residential
West	City of Duncanville	Residential, medical offices, commercial

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

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.

STAFF ANALYSIS:

Land Use Compatibility:

The approximately 4.26 acres of land are partially developed. The land is split in two parcels. Parcel A, containing 3.343 acres, is developed with a mini-warehouse; the remaining .917 acres are presently undeveloped. The applicant is proposing to amend and renew the SUP for the existing mini-warehouse. The applicant is also amending the existing site plan to reflect the parking provided on site.

The applicant is requesting to amend the City Council approved site plan and conditions to reflect what was built on the site. Also, a minor adjustment to the storage area is also being made, with the area changing from 84,500 to 84,529 square feet. The approved plan does not show three parking spaces that were built on the property. Therefore, staff decided it was necessary to bring the plans and conditions before CPC and City Council for approval.

The surrounding land uses are residential, church, nursing home, office and commercial to the west; residential to the south, undeveloped to the east, and church to the north.

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 supports the proposed amendment to the existing site plan and the renewal of the SUP. The continuation of the existing use does not have a negative impact to the area.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
MU-1 Mixed use-1	15'	20' adjacent to residential OTHER: No Min.	0.8 FAR base 1.0 FAR maximum + bonus for residential	90' 7 stories 120' 9 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential

Traffic/Parking:

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

Landscaping:

The site complies with Article X requirements for landscaping; the changes proposed on the site plan do not trigger any landscaping. Staff recommended removing landscaping shown on the previously approved plan since the site complies with Article X.

Z112-238(OTH)

PARTNERS /OFFICERS

AC Self Storage Solutions, LLC

Troy Downing, CEO

F. Craig Morris, President

Tim Snodgrass, Executive Vice President

**PROPOSED CONDITIONS FOR A SPECIFIC USE PERMIT
FOR A MINI-WAREHOUSE USE**

1. USE: The only use authorized by this specific use permit is a mini-warehouse use.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit is approved for a time period that expires on (ten years from the passage of this ordinance), and 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. In order for automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced).
4. FLOOR AREA: The maximum floor area is as follows:
 - (a) 84,529-84,500 square feet for storage space; and
 - (b) 1,581 square feet for caretaker's; and
 - (c) 619 square feet for office area.
5. HOURS OF OPERATION: The mini-warehouse may only operate from 7:00 a.m. to 7:00 p.m., Monday through Saturday, and from 1:00 p.m. to 7:00 p.m. on Saturdays.
6. PARKING: Parking must be located as shown on the attached site plan.
7. OUTSIDE STORAGE: Outside storage of vehicles, equipment, or any other materials is prohibited.
11. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.
12. 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 CONDITIONS

031700

6-6-03

ORDINANCE NO. 25280

An ordinance amending Ordinance No. 25031, passed by the Dallas City Council on September 25, 2002, which amended the zoning ordinances of the City of Dallas, as amended, and granted Specific Use Permit No. 1486 for a mini-warehouse; providing a revised site plan; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the applicable ordinances of the city, have given the required notices and held the required public hearings regarding this amendment to Ordinance No. 25031; and

WHEREAS, the city council finds that it is in the public interest to amend Specific Use Permit No. 1486 as specified herein; Now, Therefore,

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

SECTION 1. That Section 2 of Ordinance No. 25031 is amended to read as follows:

"SECTION 2. That this specific use permit is granted upon the following conditions:

1. USE: The only use authorized by this specific use permit is a mini-warehouse.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

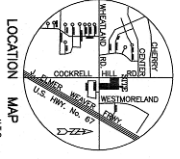
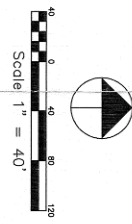
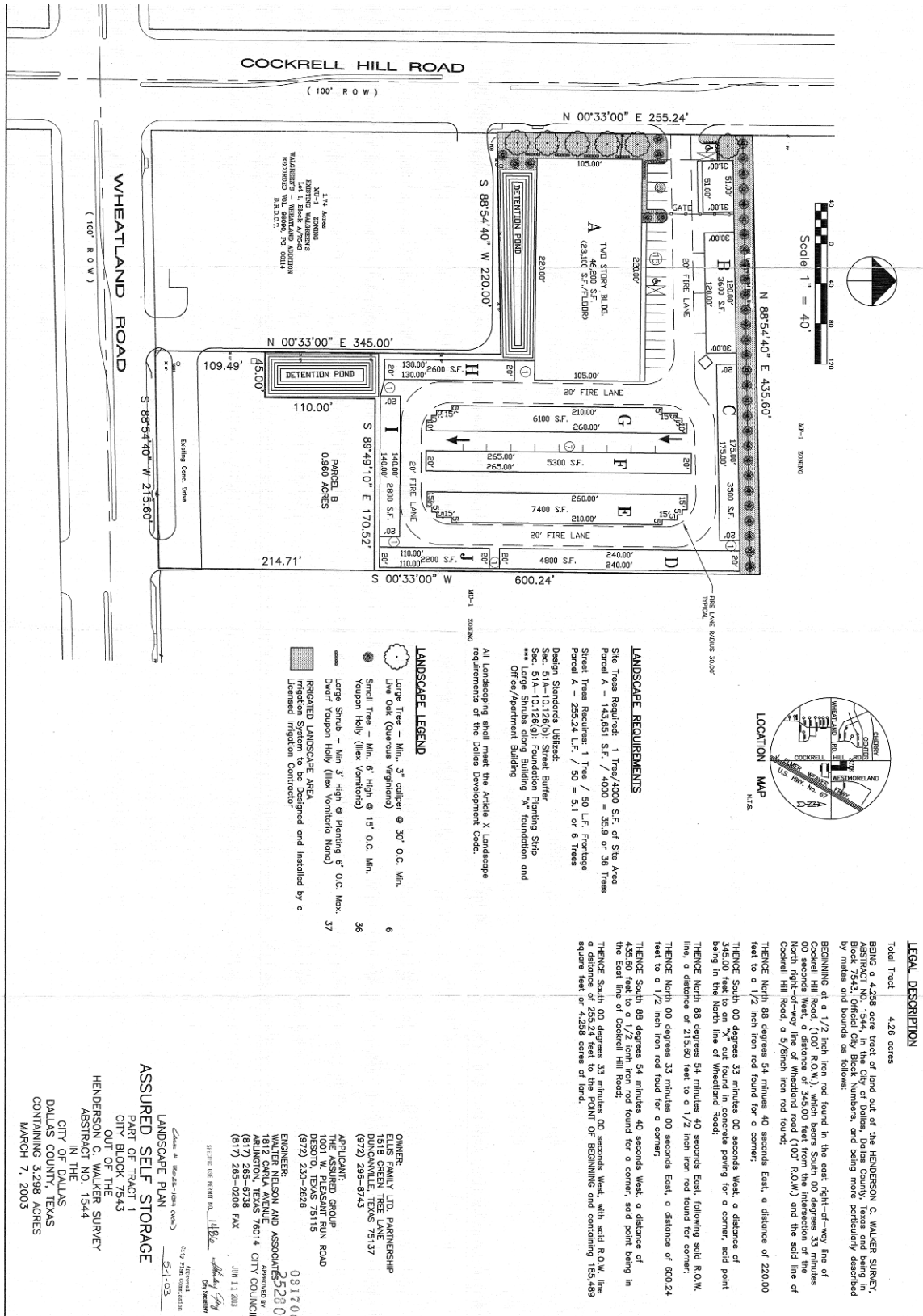
25280

031700

3. TIME LIMIT: This specific use permit is approved for a [~~10-year~~] time period that expires on September 25, 2012, and is eligible for automatic renewal for additional 10-year time periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. In order 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. FLOOR AREA: The maximum floor area is as follows:
 - (a) 84,500 [~~69,850~~] square feet for storage space; and
 - (b) 1,581 [~~1,800~~] square feet for office or caretaker's quarters.
5. HOURS OF OPERATION: The mini-warehouse may only operate from 7:00 a.m. to 7:00 p.m., Monday through Saturday, and from 1:00 p.m. to 7:00 p.m. on Sundays.
- 6.~~5~~ PARKING: Parking must be located as shown on the attached site plan.
- 7.~~6~~ OUTSIDE STORAGE: Outside storage of vehicles, equipment, or any other materials is prohibited.
- 8.~~7~~ MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance at all times.
- 9.~~8~~ GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas."

SECTION 2. That the site plan attached to Ordinance No. 25031 is replaced by the site plan attached to this ordinance.

EXISTING SITE PLAN



LANDSCAPE REQUIREMENTS

Site Trees Required: 1 Tree/4000 S.F. of Site Area
 Parcel A - 143,651 S.F. / 4000 = 35.9 or 36 Trees
 Street Trees Required: 1 Tree / 50 L.F. Frontage
 Parcel A - 255.24 L.F. / 50 = 5.1 or 6 Trees

Design Standards Utilized:
 S.D.S. - 11-1 (Planting and Maintenance)
 S.D.S. - 11-2 (Planting and Maintenance)
 S.D.S. - 11-3 (Planting and Maintenance)
 S.D.S. - 11-4 (Planting and Maintenance)
 S.D.S. - 11-5 (Planting and Maintenance)
 S.D.S. - 11-6 (Planting and Maintenance)
 S.D.S. - 11-7 (Planting and Maintenance)
 S.D.S. - 11-8 (Planting and Maintenance)
 S.D.S. - 11-9 (Planting and Maintenance)
 S.D.S. - 11-10 (Planting and Maintenance)

All Landscaping shall meet the Article X Landscape requirements of the Dallas Development Code.

LANDSCAPE LEGEND

- Large Tree - Min. 3" caliper @ 30' O.C. Min. 6
- Live Oak (Quercus virginiana)
- Small Tree - Min. 6" High @ 15' O.C. Min. 36
- Yucca Holly (Ilex vomitoria)
- Large Shrub - Min. 3" High @ 30" O.C. Max. 37
- Dwarf Yucca Holly (Ilex vomitoria 'nana')
- IRRIGATED LANDSCAPE AREA - Engaged and installed by a Licensed Irrigation Contractor

LEGAL DESCRIPTION

Total Tract 4.288 acres

BEING a 4.288 acre tract of land out of the HENDERSON C. WALKER SURVEY, ABSTRACT NO. 1544, in the City of Dallas, Dallas County, Texas and being in Block 7543, Official City Block Numbers, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the east right-of-way line of Cockrell Hill Road, (100' R.O.W.), which bears South 00 degrees 33 minutes 00 seconds West, a distance of 215.60 feet to the POINT OF BEGINNING and containing 185,489 square feet of 4.288 acres of land;

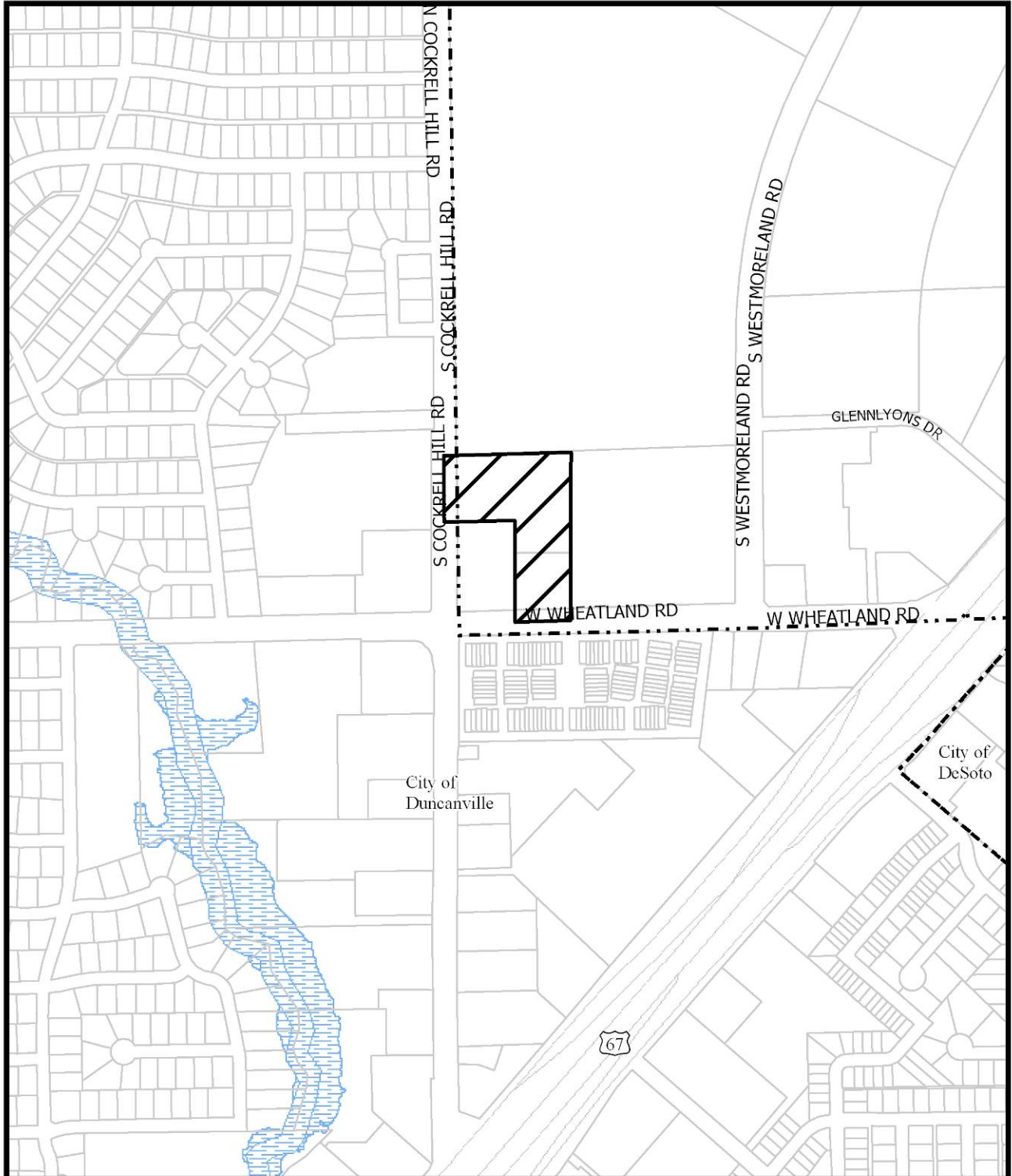
THENCE North 00 degrees 33 minutes 00 seconds East, a distance of 600.24 feet to a 1/2 inch iron rod found for a corner;

THENCE South 88 degrees 54 minutes 40 seconds West, a distance of 435.60 feet to a 1/2 inch iron rod found for a corner, said point being in the East line of Cockrell Hill Road;

THENCE South 00 degrees 33 minutes 00 seconds West, with said R.O.W. line a distance of 255.24 feet to the POINT OF BEGINNING and containing 185,489 square feet of 4.288 acres of land.

ASSURED SELF STORAGE

LANDSCAPE PLAN
 PART OF PARCEL
 CITY BLOCK 7543
 OUT OF THE
 HENDERSON C. WALKER SURVEY
 ABSTRACT NO. 1544
 IN THE
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS
 CONTAINING 3,298 ACRES
 MARCH 7, 2003

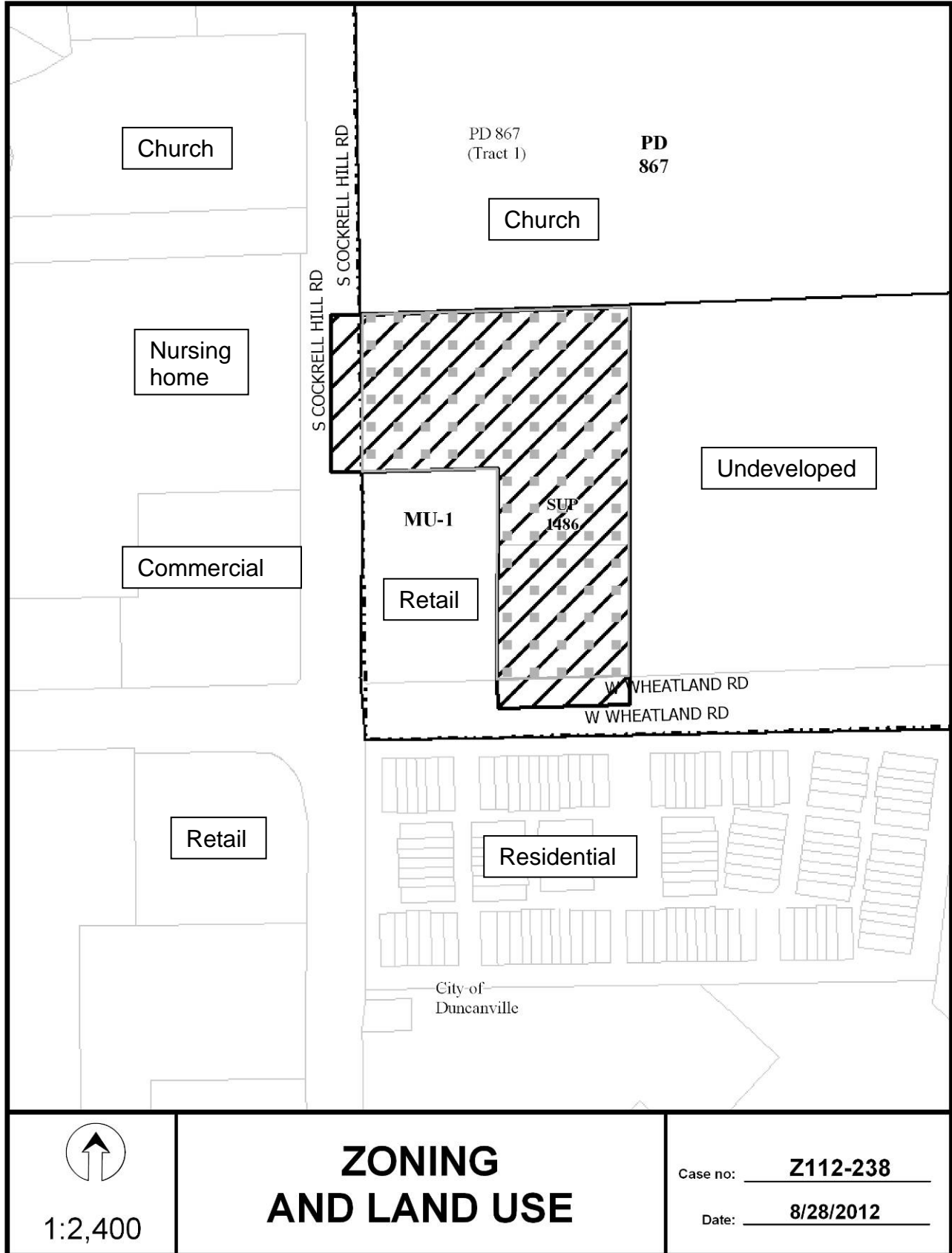


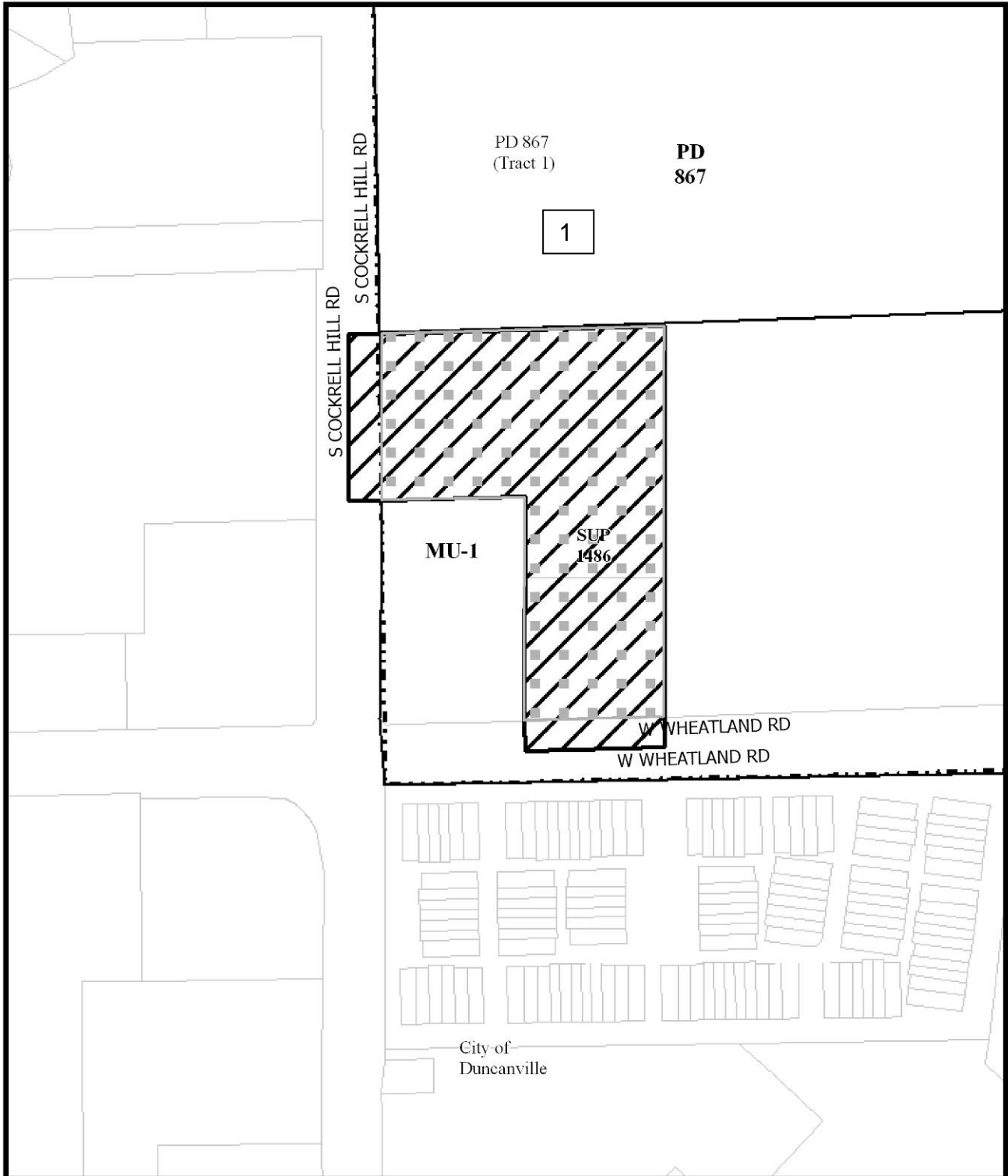
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VICINITY MAP

Case no: Z112-238

Date: 8/28/2012






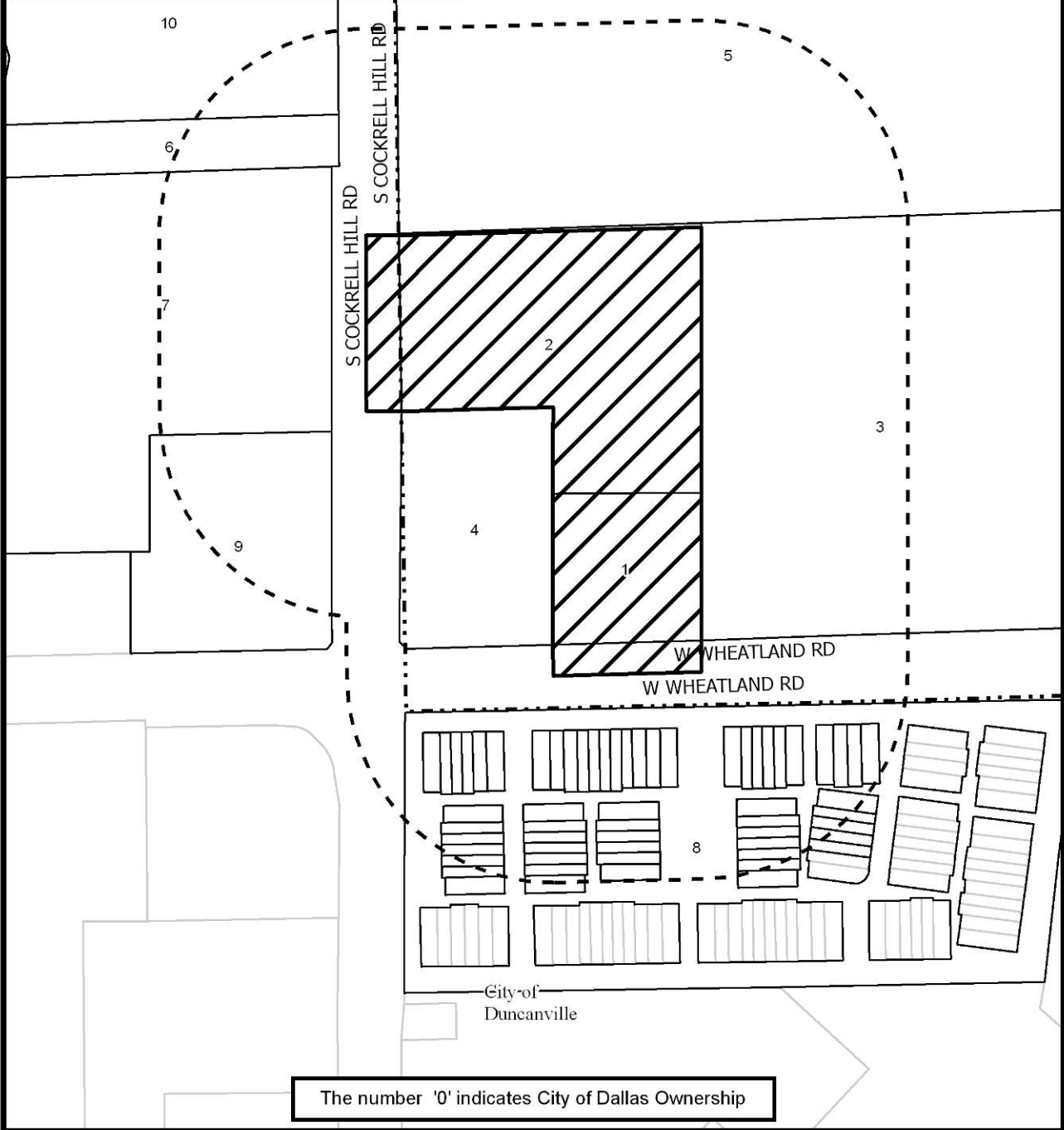
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ZONING HISTORY


Case no: Z112-238

Date: 8/28/2012

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



The number '0' indicates City of Dallas Ownership


1:2,400

NOTIFICATION

300' AREA OF NOTIFICATION
10 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z112-238**
Date: **8/28/2012**

8/28/2012

Notification List of Property Owners

Z112-238

10 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4305 WHEATLAND RD	DAYAL PROPERTIES INC
2	8110 COCKRELL HILL RD	VALK DONALD L
3	7800 COCKRELL HILL RD	ASHPORT PARTNERSHIP LTD
4	8120 COCKRELL HILL RD	SURFCOMBER DUNC ASSOC LLC % S MIRMELLI
5	7701 WESTMORELAND RD	INSPIRING BODY OF CHRIST CHURCH INC ATTN
6	315 COCKRELL HILL RD	HSU L R ETAL
7	419 COCKRELL HILL RD	FRISCO HEALTH INVESTMENTS LP
8	1 WEMBLEY CIR	GAINES PROPERTIES II LLC
9	515 COCKRELL HILL RD	TEAGUE MARY TRUST
10	311 COCKRELL HILL RD	NEW LIFE IN CHRIST LUTHERAN CHURCH

FILE NUMBER: Z112-253(RB)

DATE FILED: June 4, 2012

LOCATION: Area generally bounded by Fulton Street, Reiger Avenue, Juliette Fowler Street, and Santa Fe Avenue

COUNCIL DISTRICTS: 2,14

MAPSCO: 46 C, D

SIZE OF REQUEST: Approx. 20.81 Acres

CENSUS TRACT: 13.01

APPLICANT: Juliette Fowler Properties, Inc., Owner

REPRESENTATIVE: Rob Baldwin

REQUEST: An application for an amendment to and expansion of Specific Use Permit No. 351 for a Day care center, Nursing home, Residence home for the aging, Child caring institution, Health center, and Community Center on property zoned an R-7.5(A) Single Family District and a D(A) Duplex District.

SUMMARY: The applicant proposes to expand the Juliette Fowler Homes scope of services, inclusive of a new residential structure for senior housing.

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

BACKGROUND INFORMATION:

- The existing land area regulated by SUP No. 351 is developed with the Juliette Fowler Home, a multi-dimensional community serving use. The expansion area is undeveloped, except for a couple of residential structures (which will be demolished).
- A portion of the expansion area includes the abandoned portion of East Side Avenue, whose abandonment was approved by the City Council on December 14, 2011.
- SUP No. 351 was approved by the City Council on October 4, 1978 for a permanent time period, with subsequent amendments approved on May 2, 1979 and December 14, 1983.
- The applicant proposes to provide additional services under the multi-use scope of SUP No. 351, inclusive of a new senior housing residential structure.

Zoning History:

File No.

Request, Disposition, and Date

- | | |
|---------------|---|
| 1. BDA 79-145 | On March 13, 1979, the BDA approved a variance to the off-street parking regulations to permit 45 off-street parking spaces within a required front yard and a variance of 72 off-street parking spaces for the residential component (Residence home for the aging). |
|---------------|---|

Thoroughfare/Street

Existing & Proposed ROW

Abrams Road

Minor Arterial; 80' & 80' ROW

Juliette Fowler Street

Local; 55' ROW

Santa Fe Avenue

Local; 40' ROW

Fulton Street

Local; 50' ROW

Columbia Avenue

Local; 60' ROW

STAFF ANALYSIS:

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

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The applicant is requesting an amendment to and expansion of SUP No. 351 to expand on the scope of services for the Juliette Fowler Home. Initial plans call for a new senior residential housing structure. As noted above, East Side Avenue was abandoned; the new senior housing structure abuts the terminus of the abandoned right-of-way at its intersection with Juliette Fowler Street.

The predominate land use in the area, exclusive of Randall Park to the east, is low density residential. Residential structures are predominately single family, however some duplex and multifamily structures do exist. Three leave-out parcels along Santa Fe Avenue, developed with a church and single family structures, are located across from Randall Park. A portion of the Santa Fe Trail traverses this general area along the Santa Fe right-of-way. The 4.2 mile trail will link various city parks (Lindsley Park, Randall Park, Old Dallas Work Yard Park) as well as connecting with White Rock Trail, White Rock Creek Trail-South, and the Union Pacific Trail, with planned connections to Deep Ellum and Fair Park. As noted on the site plan, the applicant will be providing access to the trail in the area abutting the proposed senior housing facility.

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

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

The applicant has worked with staff to ensure that improvements located within the area of expansion remain sensitive to its residential adjacency. In that regard, the senior residential housing provides for additional separation from the above referenced leave-out parcels, while incorporating an enhanced landscape planting area around this portion of the site. Additionally, the applicant will be providing a pedestrian connection to the Santa Fe Trail, thus permitting the campus a seamless interaction with the public trail system.

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

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the requested expansion and amendment to SUP No. 351 and determined it will not significantly impact the street system.

Off-Street Parking: Except as noted in the Zoning History section, off-street parking is required per the Dallas Development Code.

As noted, the Board of Adjustment approved a variance of 72 off-street parking spaces and additionally permitting 45 off-street parking spaces to be located in the front yard (at the time, East Side Avenue, which has now been abandoned).

Landscaping: SUP No. 351 requires compliance with Article X. Additionally, a tree survey will be required prior to the issuance of a building permit within the expansion area.

As noted above, the applicant will be providing additional landscaping located as shown on the site plan that will soften the impact of the senior housing on the three parcels outside of the expansion area.

Juliette Fowler Officers

Sabrina R. Porter, President
Deborah Armstrong, Vice President of Support Services
Billie Sproul, Vice President of Housing
Leo Sanders, Vice President of Business and Finance

Z112-253

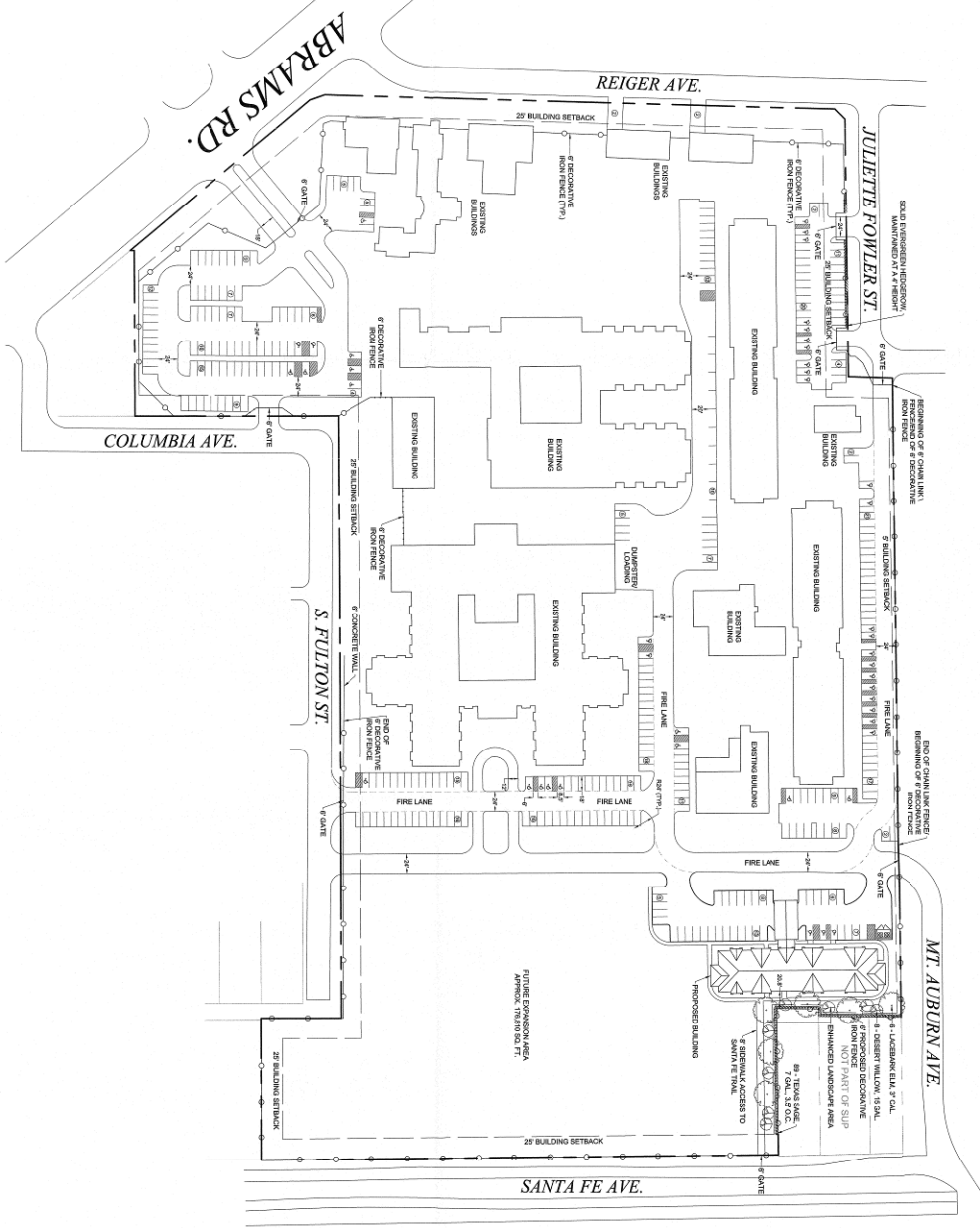
**AMENDING CONDITIONS FOR
SPECIFIC USE PERMIT NO. 353**

1. SITE PLAN: Use and [D]development [and utilization] of the property must comply with the attached site plan [approved by the City Plan Commission on November 3, 1983, which is attached to and made a part of this ordinance].
2. USES: The only [U]uses authorized by [within] this [S]specific [U]use [P]permit are [shall include] a day care center for children and adults, a nursing home, a residence home for the aging, a child caring institution, a health center and a community center along with staff houses, dormitories, maintenance buildings, administrative offices, and related uses.
3. PARKING: Except as provided in this paragraph, [P]parking must be provided in accordance with the Dallas Development Code , as amended. [, and located as shown on the approved site plan for all uses except that] [p]Parking for the apartments for the elderly must be provided in accordance with the order of the Board of Adjustment appeal No. BDA-79-145/4797.
4. [PAVING: All parking spaces, aisles, maneuvering areas, and driveway connections to street and/or alleys, whether enclosed or unenclosed, must be surfaced with non-combustible materials such as asphaltic paving materials or concrete. The surface must consist of a compacted subgrade covered by: 1) concrete paving; 2) hot mix asphaltic paving consisting of a binder course and a surface course; or 3) an approved equivalent. The surface must be maintained so as to be continuously hard, dustless, and suitable for use under all weather conditions.
- 5.] TIME LIMIT: This specific use permit has no expiration date [Specific Use Permit shall remain in effect for a permanent time period after passage of this ordinance].
5. LANDSCAPING: Except as provided in this paragraph, landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.
 - A. Prior to the issuance of a certificate of occupancy, the enhanced landscape area shown on the site plan must be provided.
 - B. A visual screen of evergreen shrubs must be provided and maintained at a minimum height of four feet in front of the parking area facing Fowler Street.
 - C. Plant materials must be maintained in a healthy, growing condition

6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance at all times.
7. ~~[SIGNS: All signs must comply with the provisions of non-business zoning districts contained in Article VII, "Sign Regulations", of the Dallas Development Code, as amended.]~~
- 8.] GENERAL REQUIREMENTS: Use of the Property shall be in compliance with all other applicable codes and regulations and regulations of the City of Dallas.
- [9. ~~SCREENING: A visual screen of evergreen shrubs shall be provided and maintained at a 4 foot height in front of the parking lot facing East Side Avenue and in front of the parking lot facing Fowler Street, as indicated on the approved revised site plan.]~~



1 SITE PLAN
SCALE: 1" = 60'-0"



VICINITY MAP
NTS

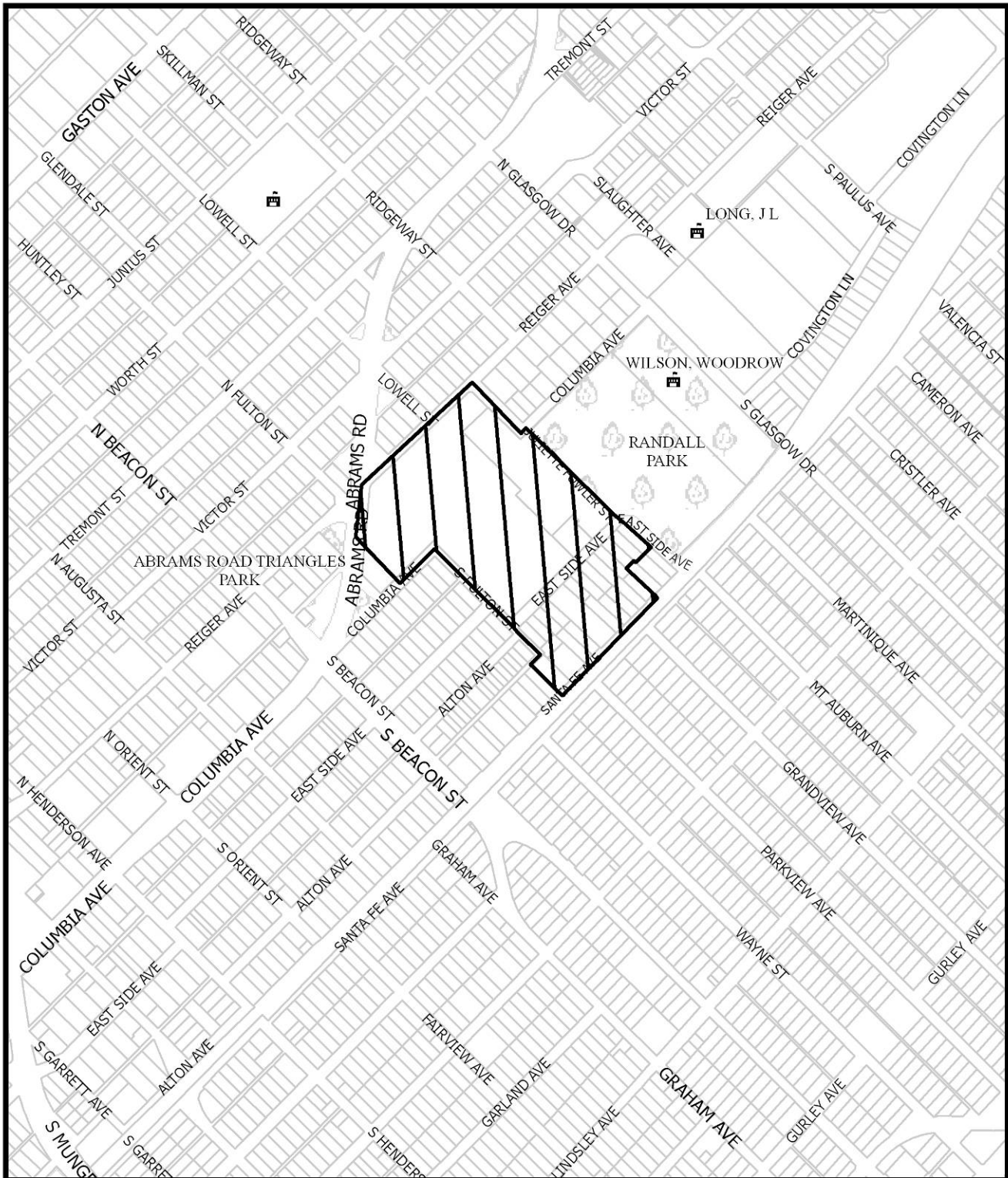


USE	EXISTING	PROPOSED	FUTURE EXPANSION	TOTAL
NET AREA (SQ FT)	1,134,400	1,134,400	1,134,400	3,403,200
FLOOR AREA (SQ FT)	2,268,800	2,268,800	2,268,800	6,806,400
OBSTACLE	6.3 UNITS/SQ	6.3 UNITS/SQ	6.3 UNITS/SQ	19.8 UNITS/SQ
HIGH RISE/TOWERS	3 Stories	3 Stories	3 Stories	7 Stories
OFFICE COMMERCIAL	32.2%	32.2%	32.2%	25.9%
REQUIREMENTS	320	39	780	369
ENTIRE SITE TO BE PURSUANT OF ARTICLE X				

Z112-253 (RB)

Baldwin
Associates
3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7949
OFFICE: 214.824.7949
rd@baldwinplanning.com

SITE PLAN
JULIETTE FOWLER HOMES
CITY OF DALLAS, TEXAS
PREPARED BY DATE SCALE NOTES
A.S. 09/12 1"=60'

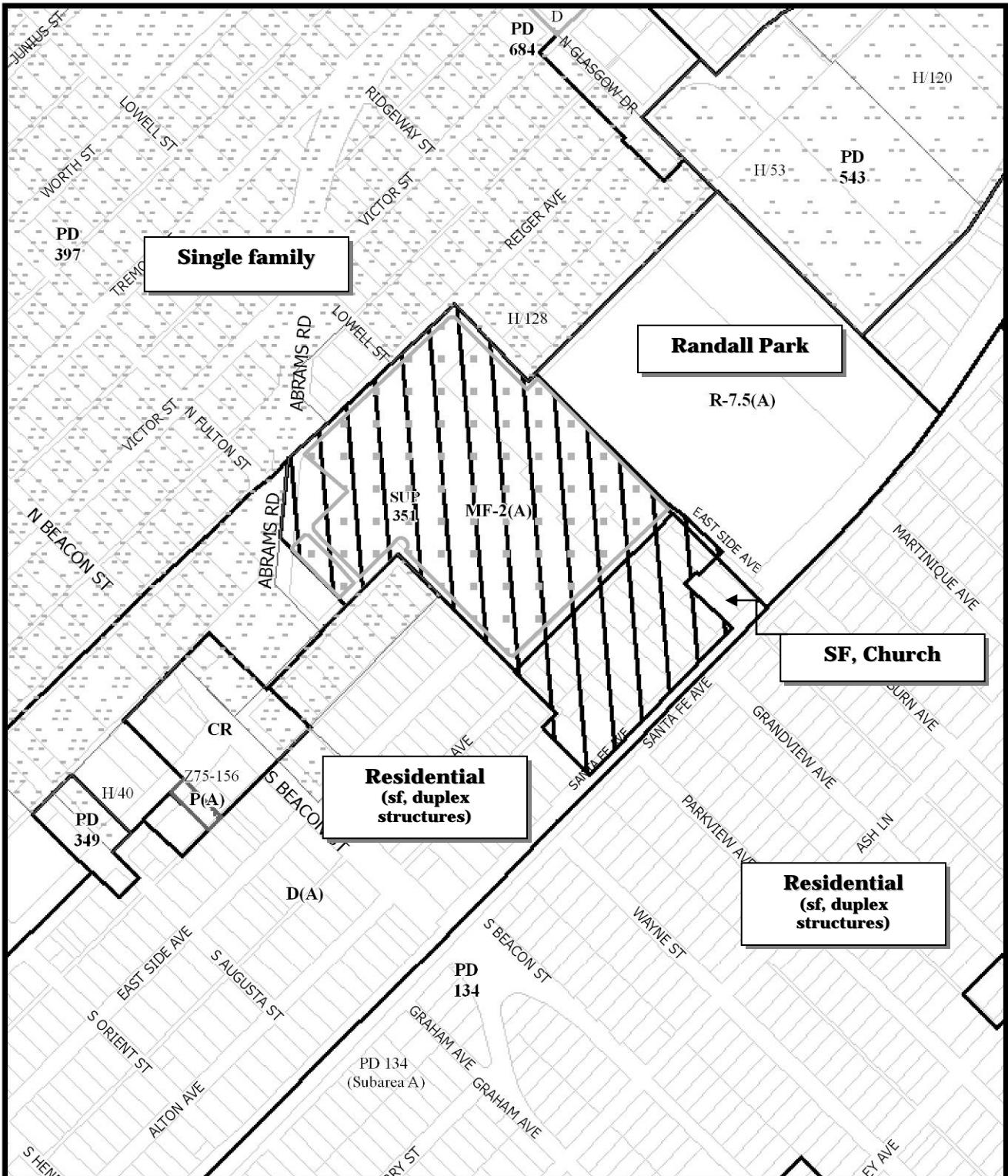


1:7,200

VICINITY MAP

Case no: **Z112-253**

Date: **6/21/2012**



1:4,800

ZONING AND LAND USE

Case no: Z112-253

Date: 6/21/2012

6/21/2012

Notification List of Property Owners***Z112-253******209 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5651 SANTA FE AVE	FOWLER JULIETTE PROPERTIES INC
2	5722 EAST SIDE AVE	FOWLER JULIETTE PROPERTIES INC 1234 ABRA
3	5727 SANTA FE AVE	JULIETTE FOWLER PPTIES INC
4	5826 EAST SIDE AVE	FOWLER JULIETTE PROPERTIES INC 1234 ABRA
5	5814 EAST SIDE AVE	JULIETTE FOWLER PROPERTIES INC 1234 ABRA
6	100 FULTON ST	JULIETTE FOWLER PROPERTIES INC
7	100 FULTON ST	FOWLER JULIETTE PROPERTIES INC 1234 ABRA
8	105 JULIETTE FOWLER ST	FOWLER CHRISTIAN APARTMENTS INC
9	1280 ABRAMS RD	FOWLER CHRISTIAN APTS II
10	401 BUCKNER BLVD	DART
11	5604 REIGER AVE	GARCIA JADD W
12	5610 REIGER AVE	PARDO RICARDO & HALEY
13	5612 REIGER AVE	WILLIAMS WILLIAM E & MARSUE
14	5616 REIGER AVE	BATTERSON JIM & TIFFANY BATTERSON
15	112 BEACON ST	ALARCON MARIE E
16	5700 COLUMBIA AVE	JULIETTE FOWLER REALITY
17	5644 COLUMBIA AVE	TRINITY FOUNDATION INC
18	5640 COLUMBIA AVE	RUTLEDGE JOHN M & JOYSANNA
19	5636 COLUMBIA AVE	DM DALLAS LLC
20	5632 COLUMBIA AVE	BUCKNER GARY R
21	5630 COLUMBIA AVE	COTTINGHAM ROBERT & DANA
22	5624 COLUMBIA AVE	NOPARAT VICTOR V
23	5620 COLUMBIA AVE	MARTIN ANGELA & KEVIN
24	5616 COLUMBIA AVE	BROOKS THOMAS M & DARLENE A
25	5612 COLUMBIA AVE	LINDESMITH CRAIG A & TRACIE I CLARK-LIND
26	5606 COLUMBIA AVE	LONG CHRISTOPHER

6/21/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5611 EAST SIDE AVE	LINDESMITH CRAIG A
28	5613 EAST SIDE AVE	WALLER JACK F
29	5619 EAST SIDE AVE	RAMOS LONNY G
30	5621 EAST SIDE AVE	SMITH TODD R &
31	5627 EAST SIDE AVE	MORENO RAFAEL & MARTHA
32	5631 EAST SIDE AVE	OROZCO JUANITA L
33	5635 EAST SIDE AVE	ELLIS REX
34	5639 EAST SIDE AVE	SCHWEITZER CARRIE
35	5643 EAST SIDE AVE	JOHNSTON BERNARD M & SHANON A
36	5649 EAST SIDE AVE	LORCY ANN
37	5651 EAST SIDE AVE	HOUSEWRIGHT EDWIN W
38	5645 SANTA FE AVE	HERNANDEZ DAVID & LUISA
39	5643 SANTA FE AVE	RANGEL MARTIN & CARMELA
40	5619 SANTA FE AVE	AHMED JAMAL
41	5623 SANTA FE AVE	GUERRA NATALIA
42	5633 SANTA FE AVE	WATSON MICHAEL
43	5631 SANTA FE AVE	RAMOS ROGELIO & LINDA KAY
44	5648 EAST SIDE AVE	ALLEGRO ROBERT
45	5644 EAST SIDE AVE	ELLIOTT MARTHA FLEMING
46	5640 EAST SIDE AVE	KALICH PAUL G
47	5636 EAST SIDE AVE	KALICH PAUL
48	5632 EAST SIDE AVE	DELBOSQUE RICRADO
49	5628 EAST SIDE AVE	DELBOSQUE RICARDO & ELIZABETH
50	5624 EAST SIDE AVE	MUNIZ JACQUELINE & ALBERT
51	5620 EAST SIDE AVE	ROGERS ENEDINA ET AL
52	5616 EAST SIDE AVE	DELAURENTI MARY
53	5617 ALTON AVE	REYES JOSIE S
54	5621 ALTON AVE	DEL CAMPO CECILIA
55	5619 ALTON AVE	GARCIA DANIEL & GARCIA ANA MARIA
56	5623 ALTON AVE	ACEVES INEZ M
57	5627 ALTON AVE	MORALES ARMANDO & MARIA

6/21/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5629 ALTON AVE	RUIZ CANDELARIO & MARIA J
59	5631 ALTON AVE	RUIZ CANDELARIO & MARIA JULIETA
60	5633 ALTON AVE	MORA MARINA MOLINA
61	5635 ALTON AVE	ALCARAZ REFUGIO & MARCELA I
62	5637 ALTON AVE	MARTINEZ GREGORIO
63	5639 ALTON AVE	LIFENET COMMUNITY BEHAVIORAL
HEALTHCARE		
64	5645 ALTON AVE	PORTILLO AMPARO
65	5641 VICTOR ST	CARROLL ROBERT W
66	5618 VICTOR ST	GARCIA DAVID I & SAN JUANITA
67	5620 VICTOR ST	SPEIR WALTER S III & JUDY
68	5626 VICTOR ST	WARD PEGGY JOYCE
69	5630 VICTOR ST	NABORS BRENT & JAMIE
70	5634 VICTOR ST	CLENDENING CATHARINE
71	5638 VICTOR ST	RODRIGUEZ TANYA S &
72	5639 REIGER AVE	HEIDGER ROBERT C
73	5635 REIGER AVE	FAZ RUBEN
74	5629 REIGER AVE	WARREN CAROL
75	5623 REIGER AVE	NEUMARK LAURA
76	5619 REIGER AVE	THORNTON AUDREY MOONYEEN
77	5617 REIGER AVE	GRADISAR CHRISTOPHER C & LAREE A GRADISA
78	5609 REIGER AVE	HOWELL ROY PATTON III
79	5607 REIGER AVE	DUNNAWAY ROBERT LF EST & LORETTA
DUNNAWA		
80	5605 REIGER AVE	SUAREZ JOSE J & MARTHA S
81	400 BEACON ST	MAIN STREET CHURCH OF CHRIST
82	419 WAYNE ST	COPPOLA HENRY & GLENDA
83	415 WAYNE ST	CANALES MANUEL ALBA
84	411 WAYNE ST	NUNEZ RAMON & MARTHA A
85	407 WAYNE ST	BURCIAGA CARMEN % MARTIN SANCHEZ
86	401 WAYNE ST	TIJERINA PABLO A
87	424 WAYNE ST	GOMEZ JOSE & MARIA
88	420 WAYNE ST	BRUCE GORDON & MONICA U

6/21/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	416 WAYNE ST	FERNANDEZ RUBEN V
90	412 WAYNE ST	CAMBEROS MARIA JUANA & ELIZABETH
CAMBERO		
91	408 WAYNE ST	ESPINOZA SOCORRO &
92	404 WAYNE ST	CODA PROPERTIES LP
93	402 WAYNE ST	SALCEDO ADAN & MARIA
94	427 PARKVIEW AVE	GONZALEZ MARIA F
95	421 PARKVIEW AVE	RODRIGUEZ LIZETTE
96	417 PARKVIEW AVE	ROCHA BENJAMIN &
97	413 PARKVIEW AVE	DE AVILA VALENTIN & VENESSA R
98	411 PARKVIEW AVE	MCINTYRE JOHN MICHAEL TR MARGARET ANNE
T		
99	405 PARKVIEW AVE	PEARSON THOMAS G
100	403 PARKVIEW AVE	TUN JOSE T & LETICIA A
101	428 PARKVIEW AVE	TERCERO TRINIDAD & MARIA DE LA LUZ TERCE
102	422 PARKVIEW AVE	GONZALEZ JORGE
103	418 PARKVIEW AVE	HERNANDEZ FERNANDO
104	412 PARKVIEW AVE	THOMPSON MALAREE ANN
105	410 PARKVIEW AVE	CASTILLO JOSE & MANUELA CASTILLO
106	408 PARKVIEW AVE	TANGHONGS JAMES
107	404 PARKVIEW AVE	WELLS PETER & LINDA
108	425 GRANDVIEW AVE	COLLAZO MARCOS L
109	421 GRANDVIEW AVE	BANDA TOMAS
110	419 GRANDVIEW AVE	JAB ASSETS LLC
111	413 GRANDVIEW AVE	GOOCH STEPHEN & PEGGY
112	411 GRANDVIEW AVE	FACUNDO JOSIE
113	405 GRANDVIEW AVE	GARCIAZAMORE ANTHONY SANDRA
GARCIAZAMORA		
114	403 GRANDVIEW AVE	CERVANTES JOSE A & AMALIA
115	424 GRANDVIEW AVE	JIMENEZ AGUSTIN & ROSA MARIA
116	420 GRANDVIEW AVE	BINFIELD KENT
117	418 GRANDVIEW AVE	GUTIERREZ ARTURO & AURORA
118	412 GRANDVIEW AVE	QUIROGA MAURO JR & OLGA
119	408 GRANDVIEW AVE	LOERA GLORIA P

6/21/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	404 GRANDVIEW AVE	MASSEY ROY E
121	400 GRANDVIEW AVE	MASSEY ROY R
122	427 MT AUBURN AVE	WALKER JOE E
123	423 MT AUBURN AVE	MENDOZA MIGUEL P & ANDRES P MENDOZA
124	419 MT AUBURN AVE	GUERRERO MANUEL
125	415 MT AUBURN AVE	PEREZ LORENZO & IRENE
126	407 MT AUBURN AVE	MILAN JOAQUIN L
127	405 MT AUBURN AVE	MARTINEZ ROBERTO C
128	401 MT AUBURN AVE	CARDENAS OLGA S
129	5906 SANTA FE AVE	GUERRERO ASCENCION L &
130	416 MT AUBURN AVE	AYALA JOSE
131	412 MT AUBURN AVE	LEAL JOSE CESAR
132	406 MT AUBURN AVE	JES INC
133	404 MT AUBURN AVE	ORDONEZ RAFAEL
134	400 MT AUBURN AVE	MARCON ANTHONY
135	405 MARTINIQUE AVE	MEZA JAVIER & MIA LIDIA CABRALES
136	401 MARTINIQUE AVE	CLAIRE HORACE F
137	5830 REIGER AVE	STEVENSON ANITA J
138	5832 REIGER AVE	BRUNER THOMAS E & ANGELA P
139	5820 REIGER AVE	CPP 5X5 TRUST
140	5823 COLUMBIA AVE	GUERECIA NORMA
141	5825 COLUMBIA AVE	COLUMBIA GROUP
142	5831 COLUMBIA AVE	HARE ALLEN L & OK HWA
143	5833 COLUMBIA AVE	GALAVIZ JUAN CARLOS & ROSA MARIA
144	5834 REIGER AVE	BOVEE PAUL R
145	5837 COLUMBIA AVE	JURGENSEN CHRIS L & DONNA L
146	5906 REIGER AVE	ANDERSON JOSEPH H MRS EST % MARY LOU HER
147	5907 COLUMBIA AVE	GRESHAM WILLIAM CARTER II
148	5733 VICTOR ST	TURNER JALYNN
149	5729 VICTOR ST	LARA MONICA RODRIGUEZ
150	5727 VICTOR ST	QUICK DARYL & FAIRON QUICK

6/21/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	5723 VICTOR ST	KAYLOR MARY ANN
152	5721 VICTOR ST	CTH INVESTMENTS LLC
153	5715 VICTOR ST	BRICE JOHN R
154	5711 VICTOR ST	LOWE SARAH L
155	5707 VICTOR ST	SCHOMAKER RUPA M & GOPI T
156	5701 VICTOR ST	JACKSON BRIAN KEITH
157	5823 VICTOR ST	KAUSHAGEN JUDITH A TR
158	5819 VICTOR ST	BUCHANAN JO ANN
159	5815 VICTOR ST	KAUSHAGEN GWEN
160	5900 VICTOR ST	ZUNIGA RAMIRO
161	5907 REIGER AVE	CLOUTMAN EDWARD B
162	5901 REIGER AVE	CASTLEBERRY CHARLOTTE & PAUL C BERAN
163	5802 VICTOR ST	GODINEZ BERNARDINO & MARGARET
164	5806 VICTOR ST	BLOCK MARGUERITE
165	5812 VICTOR ST	MOORE MARY L &
166	5816 VICTOR ST	VELASQUEZ TRINIDAD & SOFIA ARAIZA
167	5818 VICTOR ST	LARA JUANITA
168	5822 VICTOR ST	OBRIEN MICHAEL THOMAS & SUZANNE P C OBRI
169	5826 VICTOR ST	TCA APARTMENTS, INC SUITE 707
170	5832 VICTOR ST	BOYD ANDREW C
171	5834 VICTOR ST	RUPRECHT THOMAS STUART
172	5835 REIGER AVE	COONROD DALE C
173	5829 REIGER AVE	J C BAXAVANIS LIVING TRUST
174	5827 REIGER AVE	M N BAXAAVANIS LIVING TRUST
175	5825 REIGER AVE	GONZALES DEBORA
176	5821 REIGER AVE	MARES MARTIN & CARMELITA VALDEZ
177	5815 REIGER AVE	SMITH THOMAS M
178	5807 REIGER AVE	WEBSTER PEGGY ELLEN
179	5801 REIGER AVE	BARRILLEAUX DOUGLAS & TRACY
180	5704 VICTOR ST	LUCAS J W
181	5712 VICTOR ST	RAWSON TIMOTHY L

6/21/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	5716 VICTOR ST	DUNHAM LOTA WHISENANT
183	5718 VICTOR ST	BELMORE ERNEST E JR
184	5737 REIGER AVE	WILKINSON HARRY R
185	5723 REIGER AVE	PINA JUAN & GAIL
186	5721 REIGER AVE	REED KARIN I &
187	5701 REIGER AVE	CARROLL ROBERT W & MARY J
188	5823 SANTA FE AVE	EMMANUEL PENTECOSTAL CHURCH INC ET AL
189	5827 SANTA FE AVE	EMANUEL TEMPLO PENTECOSTES
190	5819 SANTA FE AVE	MEMIJE DELFINO S
191	100 BEACON ST	FRAGOSO ROBERT & SHEA
192	5615 SANTA FE AVE	AHMED JAMAL
193	5915 COLUMBIA AVE	GENTRY MARTHA NAVAR
194	218 BEACON ST	SELL MATTHEW W
195	218 BEACON ST	PAULK BYRON JOSEPH
196	218 BEACON ST	BAMRON WILLIAM BLAKE
197	218 BEACON ST	CRAIG ANGELA C UNIT 104
198	218 BEACON ST	BRASWELLCARLISLE B A & JOHN MICHAEL CARL
199	218 BEACON ST	ANDERSON EILEEN TERESA UNIT 106
200	218 BEACON ST	PRITCHARD MARK A & VANESSA N
201	218 BEACON ST	PENNA FRANCISCO GARCIA
202	1221 ABRAMS RD	LINDESMITH CRAIG A
203	1221 ABRAMS RD	LINDESMITH CRAIG A APT 108
204	1221 ABRAMS RD	LINDESMITH CRAIG A APT 111C
205	5631 COLUMBIA AVE	RENO JANE A
206	5631 COLUMBIA AVE	RICHARDSON ROBERT W
207	5631 COLUMBIA AVE	WARD MARGIE LEDDY APT 105
208	5631 COLUMBIA AVE	HUMPHRESS CRYSTAL
209	5631 COLUMBIA AVE	TRINITY FOUNDATION INC

FILE NUMBER: Z112-302(MW)

DATE FILED: August 14, 2012

LOCATION: West corner of Hargrove Drive and Sheila Lane

COUNCIL DISTRICT: 6

MAPSCO: 23-Y, Z

SIZE OF REQUEST: ±2.45 acres

CENSUS TRACT: 72.02

REPRESENTATIVE: Brian Nelson, HKS Inc.

APPLICANT: Ann Stevenson, Uplift Education

OWNERS: Restoration Partners, LTD.
Ronda D'Ambrogi

REQUEST: An application for a Specific Use Permit for an open-enrollment charter school on property within Planned Development District No. 37

SUMMARY: The applicant proposes to utilize the existing building as an open-enrollment charter school serving grades kindergarten (K) through five (5).

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

BACKGROUND INFORMATION:

- The ±2.45-acres request site is developed with a ±42,000-square foot building that will be converted into classrooms and a ±7,960-square foot building that will be demolished to allow for outdoor play area.
- Per information provided in the land use statement, the proposed charter school will consist of 24 classrooms and a maximum enrollment of 550 students.
- The proposed hours of operation for the charter school are Monday through Friday from 7:00 am to 5:00 pm for normal school activities.
- No new construction is proposed by this application.
- The request site is surrounded by a mini-warehouse and an auto-related use to the north; undeveloped land to the east and warehouses to the south and west

Zoning History:

There has been no recent zoning activity within the vicinity of the request site.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Hargrove Drive	Local	50 feet
Sheila Lane	Local	50 feet

Land Use:

	Zoning	Land Use
Site	PDD No. 37	Office
North	PDD No. 37	Mini-warehouse; auto-related use
East	PDD No. 37	Undeveloped
South	PDD No. 37	Warehouse
West	PDD No. 37	Warehouse

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.

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

The applicant's proposal to provide an open-enrollment charter school in this area of the City is consistent with the *forwardDallas! Vision* and further complies with the following goals and policies of the Comprehensive Plan.

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 ±2.45-acres request site is developed with a ±42,000-square foot building that will be converted into classrooms and a ±7,960-square foot building that will be demolished to allow for outdoor play area. Per information provided in the land use statement, the proposed charter school will consist of 24 classrooms and a maximum enrollment of 550 students. The proposed hours of operation for the charter school are Monday through Friday from 7:00 am to 5:00 pm for normal school activities.

The request site is surrounded by a mini-warehouse and an auto-related use to the north; undeveloped land to the east and warehouses to the south and west.

It is noted that the request site is within the flight path of Dallas Love Field. The applicant submitted with their application, an environment noise study based on worst

case scenario. The study indicates that the classrooms will meet the American National Standards Institute's standard for non-steady background noise from transportation noise sources.

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

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

Traffic:

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

Parking:

Pursuant to §51A-4.204 of the Dallas Development Code, the off-street parking requirement for a school is 1.5 spaces for each kindergarten/elementary school classroom. Therefore, the proposed open-enrollment charter school consisting of 24 classrooms will require 36 parking spaces. The applicant will provide 44 parking spaces, as depicted on the site plan.

Landscaping:

Landscaping will be required pursuant to PDD No. 37.

Partners/Principals/Officers:

Applicant:

Uplift Education

Rosemary Perlmeter, Uplift Founder, Advocacy & Growth

Yasmin Bhatia, CEO

Ann Stevenson, Chief Administrative Officer

Bill Mays, Chief Financial Officer

Deborah Bigham, Chief Development Officer

Johnny Deas, Chief Operating Officer

Richard Harrison, Chief Academic Officer

Rhonda Nelson, Senior Director of Strategic People

Diana Meyer, Director of Human Resources

Marilyn Wright, Director of Special Populations

Owners:

Restoration Partners, LTD

Dan C. Sellers, President and CEO

Ronda D'Ambrogi, Sole Independent Executrix of the Estate of Philip R. D'Ambrogi and sole Trustee of the Philip R. D'Ambrogi Family Trust

**Z112-302
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 _____(five years from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of 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.)

6. HOURS OF OPERATION: The open-enrollment charter school may only operate between 7:00 a.m. and 5:00 p.m., Monday through Friday, for normal school activities.

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

8. PARKING: Parking must be located as shown on the attached site plan.

9. TRAFFIC MANAGEMENT PLAN:

A. In general. Operation of the open-enrollment charter school must comply with the attached traffic management plan.

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 must be submitted to the director by March 1, 2013. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director by March 1st of each odd-numbered 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; and
- 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 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 Traffic Management Plan**INTRODUCTION**

Uplift Education is proposing to develop 9411 Hargrove Lane for a Kindergarten through 5th grade elementary school. This site is within PD 37 of the City of Dallas and currently operates in a light industrial area. The school is planned with 24 classrooms to accommodate a maximum enrollment of 550 students. Uplift plans to convert the existing building at 9411 Hargrove Drive to suit their needs and provide a playground facility at the adjacent property at 9439 Hargrove Lane. Uplift Education acquired the services of Walter P Moore (WPM) to provide a traffic management plan (TMP) for the proposed school.

TRAFFIC MANAGEMENT PLAN

WPM conducted field observations to review the site. Since the existing site is not currently utilized as a school, observations consisted of evaluating existing and proposed conditions. The anticipated morning start time for the school is 8:00 AM and the afternoon release time is 3:30 PM. Elements of the proposed traffic management plan are outlined below.

Ingress & Egress

Three driveways provide access to the site, two on Hargrove Drive and one on Sheila Lane. During Pick-up/Drop-off operations, vehicles will enter the site via the Sheila Lane driveway which will function as a one-way "enter only" driveway. Once on the site, vehicles will follow a clockwise path around the building proceeding from the southwest side of the building to the northwest side of the building as illustrated on the **TMP Exhibit**. During non-Pick-up/Drop-off hours the driveway at Sheila lane will function as a two-way driveway for Uplift staff.

Pick-up/Drop-off activities will take place at the front of the building, parallel to Hargrove Drive. Vehicles will exit the site via the driveway on Hargrove Drive closest to Sheila Lane. During Pick-up/Drop-off operations, this driveway will function as a right-turn exit only so that vehicles may proceed more freely with only yielding to the vehicles on Hargrove. Traffic cones are recommended to direct exiting vehicles for a right-turn only movement. A traffic cone is also recommended to restrict incoming vehicles at the northern driveway on Hargrove Drive.

Pick-up/Drop-off Locations

The student Pick-up/Drop-off location will be at the front of the building parallel to Hargrove Drive. While parallel parking spaces may be provided in this area, no parallel parking will be allowed in these spaces during Pick-up/Drop-off operations.

Administrative Officials

Administrators assisting Pick-up/Drop-off operations will be stationed at the loading/unloading area, the driveway entry-point near Sheila Lane, and inside the building where the students are assembled. The **TMP Exhibit** illustrates four administrators at the loading/unloading zone to assist children into and out of their parent's vehicles and insure that the operations are kept moving. One administrator at the Sheila Lane driveway will keep traffic operating in an orderly fashion and radio to the administrator inside the building to alert the children of the arrival of their parents. The children can then be lined up in the order by which their parents' vehicles are in line.

Queuing Analysis

The Traffic Operations and Safety at School Study prepared by the Texas Transportation Institute recommends parent Drop-off/Pick-up zone on-site stacking length for an elementary school in Texas with a population of 500 or more is between 750 and 1,500 linear feet. See **Table 1** for summary of the Texas Transportation Institute's recommendation for stacking length's at elementary schools as well as the calculated length for the Hargrove site elementary campus.

Table 1 Recommended Parent Drop-off/Pick-up Zone On-Site Stacking Length Uplift Education - Hargrove Site Dallas, Texas		
School Type	Student Population	Loop Drive Stacking Length (linear feet)
Elementary	Less than 500	400 - 750
	500 or more	750 - 1500
	550	825

Based on the guidance in **Table 1**, a minimum on-site stacking length of 825 linear feet is recommended for the elementary school at the Hargrove site. As illustrated on **Figure 1**, the length provided by Line 1 (denoted in green) for on-site queuing from the beginning of the Pick-up/Drop-off

location to the end of the parking area near Sheila Lane measures 616 feet. In the event that additional stacking is necessary, a second line of vehicles may form on the southwest side of the building in the staff parking location, denoted by the orange line (Line 2). Line 2 provides an additional 246 feet of stacking space for a total of 862 feet of on-site vehicle storage.

Circulation

As previously mentioned Pick-up/Drop-off traffic will enter the site via Sheila Lane, circulate clockwise around the building, Pick-up/Drop-off children at the front of the building, and exit via a right-turn-only at the southernmost Hargrove Drive driveway. This circulation pattern as well as the double stacking of queue vehicles on the southwest side of the building will provide sufficient on-site stacking room to accommodate the anticipated queue.

SUMMARY

See **Exhibit 1** for the Traffic Management Plan. Based on the information provided by the school representatives and best planning practices, the provided circulation and queuing plan should be sufficient to provide for the peak queued vehicles to be accommodated on site. No queuing will be allowed on the street right-of-way and Uplift administrators are responsible for immediately implementing any correction deemed necessary by City staff to correct any spill of queuing in the City of Dallas right of way.

Strategies to minimize afternoon peak queuing conditions on school campuses include:

- Instruct parents not to arrive at the school too early,
- Have parents visibly display their family name or carpool number to be easily identified by school staff,
- Encourage the parents to queue up closely to the vehicle in front of them to provide more vehicular space on campus,
- Provide additional staff members to assist with unloading/loading the students, and/or
- Stagger release times for different grade levels.

Proposed Traffic Circulation

Based on the vehicle queuing analysis conducted and the resulting Traffic Management Plan, I, Elizabeth Crowe, P.E. #70869, certify that the results indicate that no queuing of vehicles dropping off or picking up students at the Hargrove elementary school site will extend onto City of Dallas rights-of-way. In order to ensure that all queuing of vehicles is completely accommodated on school property, Uplift Education administrative officials should implement the proposed Traffic Management Plan, monitor the operations on a continuing basis, and if any vehicle queuing should begin to occur on public right-of-way, take the necessary action to mitigate it.

**Assumed Hours of School Operation:
7:30 AM - 4:30 PM**

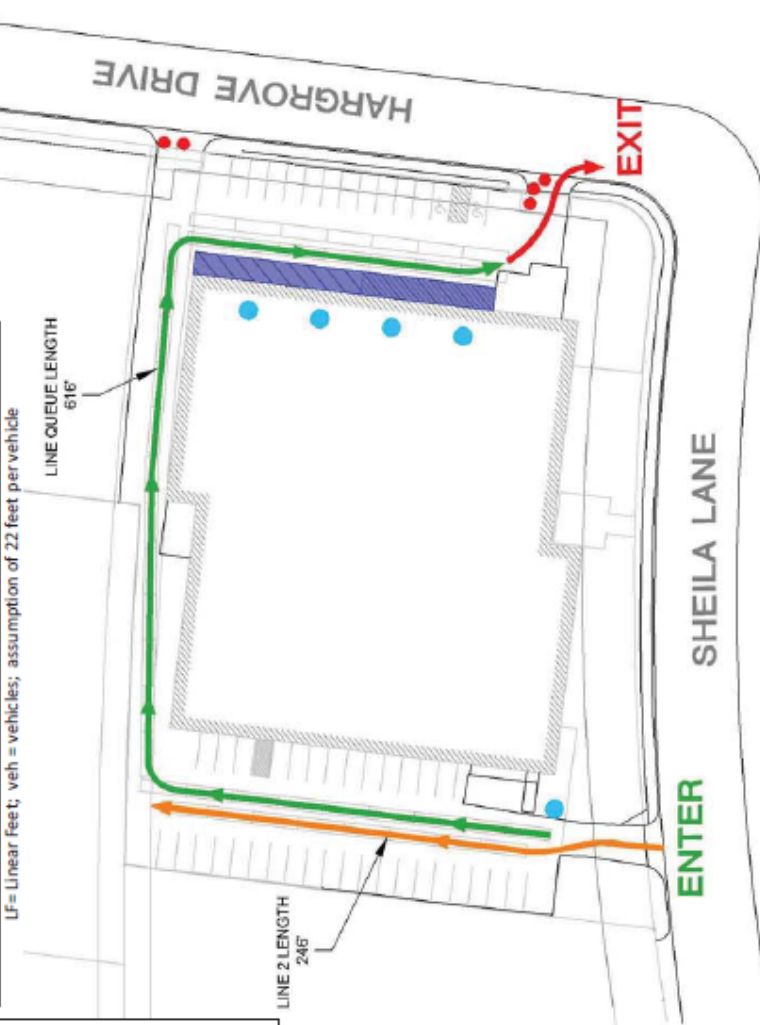
LEGEND:

- LOADING/UNLOADING ZONE
- LINE 1 QUEUE
- LINE 2 QUEUE
- EXIT
- ADMINISTRATORS
- TRAFFIC CONES

QUEUING ANALYSIS

Elementary School	TTI Recommended	Site Plan Provided		
		Line 1	Line 2	Total
550 Students	825 LF 3.8 veh	616 LF 2.8 veh	246 LF 11 veh	862 LF 39 veh

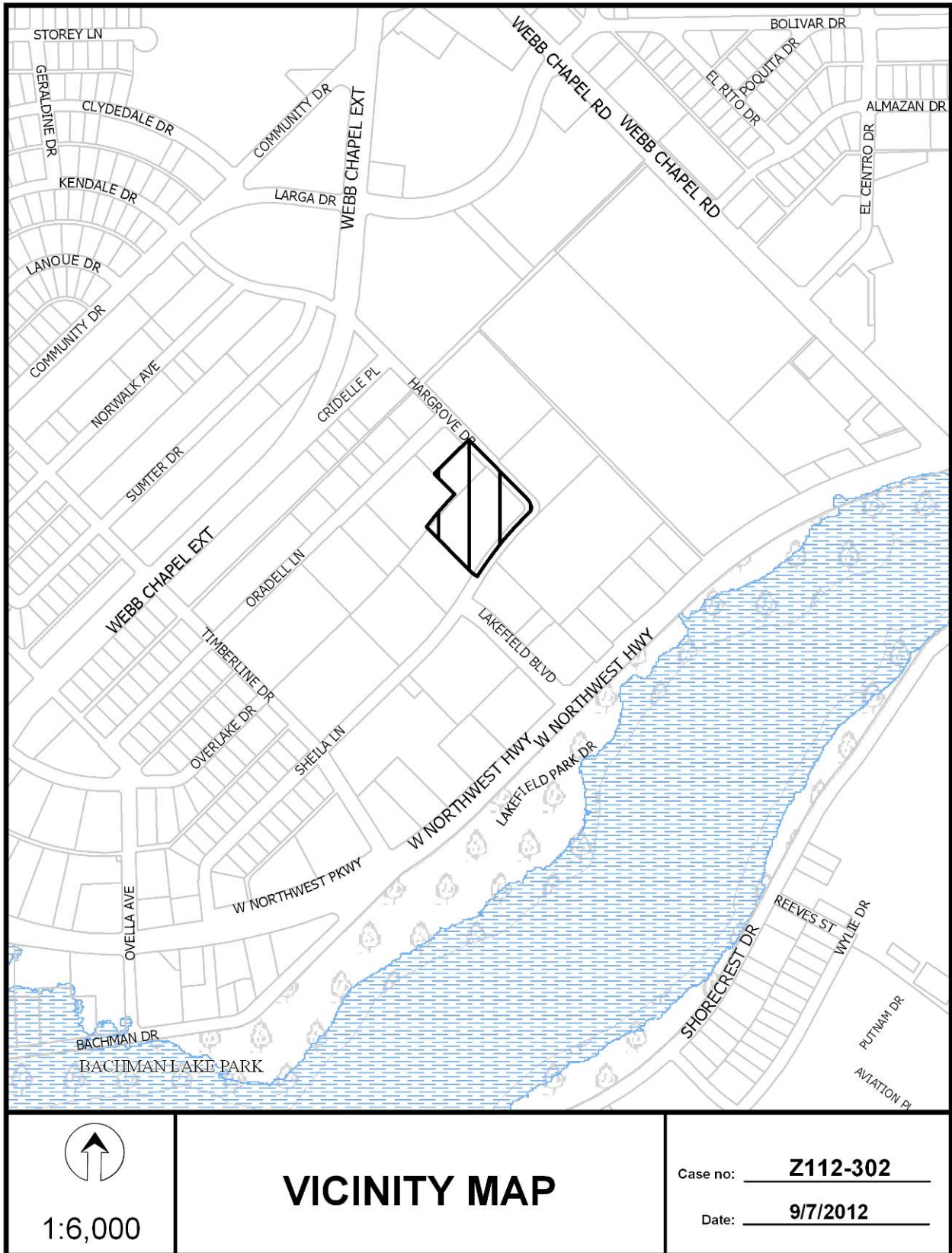
LF= Linear Feet; veh = vehicles; assumption of 22 feet per vehicle

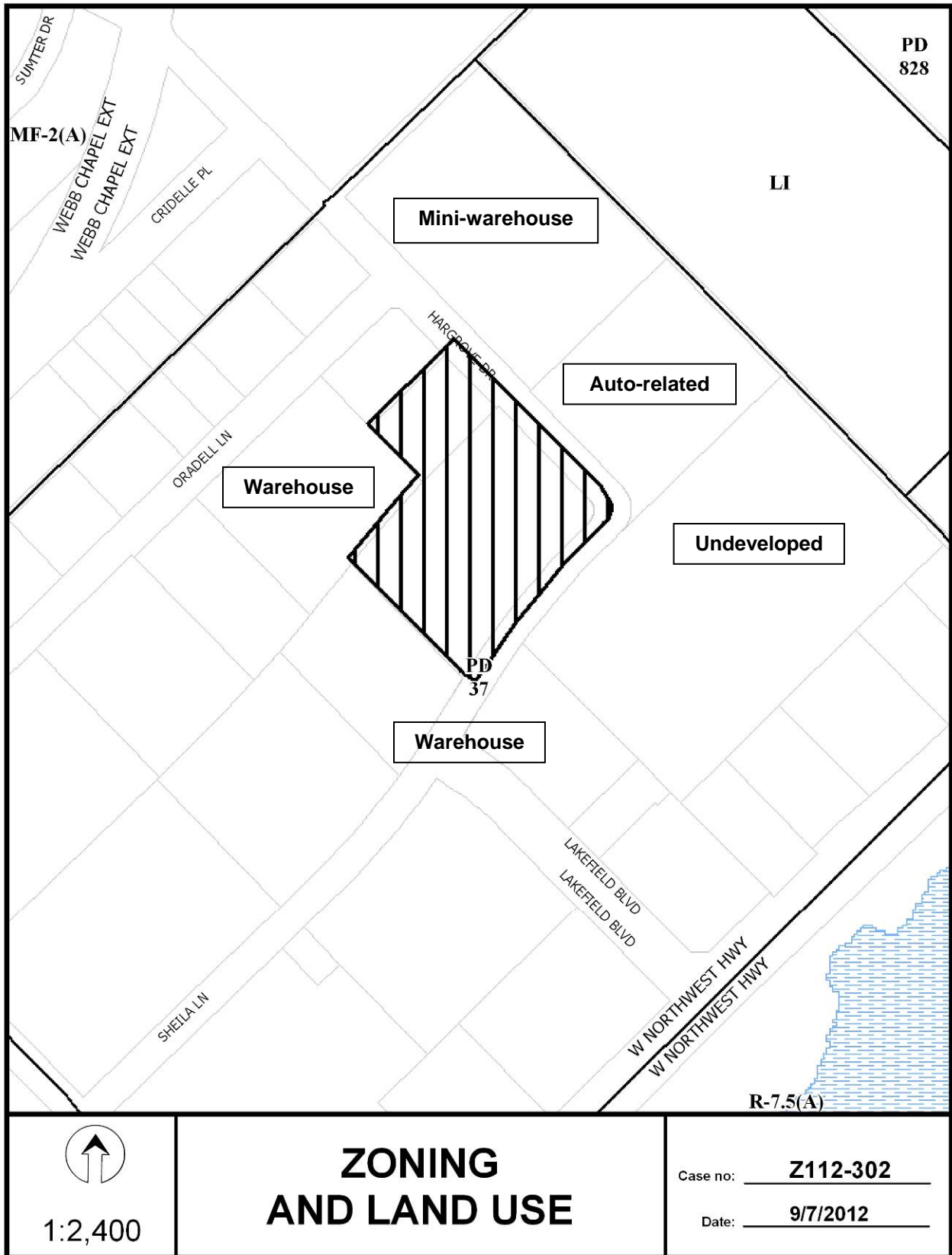



Project Name: **HARGROVE UPLIFT SCHOOL**
 Sheet Title: **TRAFFIC MANAGEMENT PLAN**
 WPMA P.N.: **TD-12003-00**
 Date: **AUGUST 2012**
 Designed by: **CLW**
 Drawn by: **DPC**
 Sheet No.: **EXHIBIT 1**
 Copyright: © 2012 WALTER P. MOORE AND ASSOCIATES, INC.

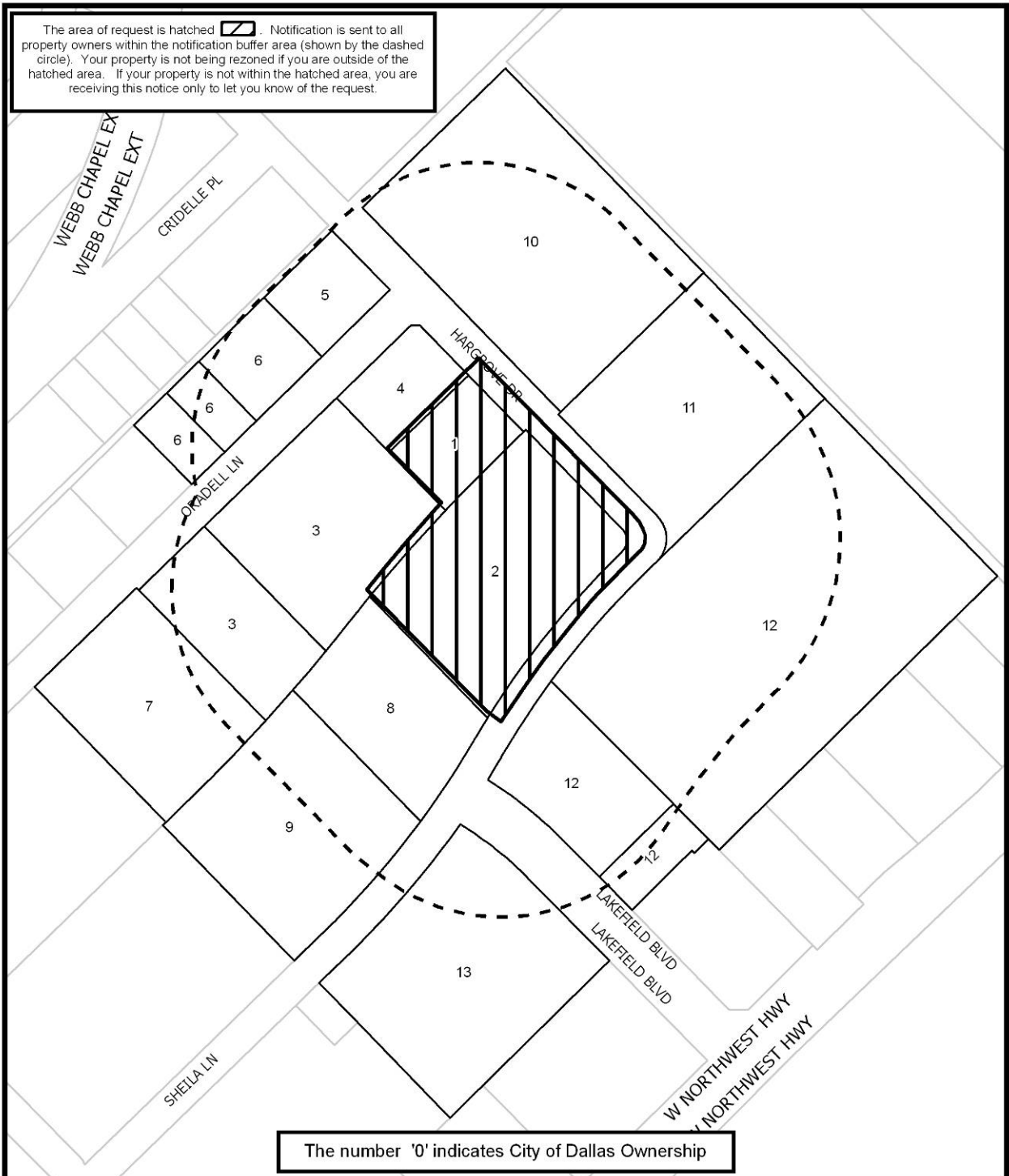
SCALE: 1"=80'
 City of Dallas Zoning
Z112-302-MW

WALTER P MOORE
 WALTER P. MOORE AND ASSOCIATES, INC.
 1845 WOODALL RODGERS FREEWAY, SUITE 1660
 DALLAS, TEXAS 75201.2287
 PHONE: 214.740.6200 FAX: 214.740.6300






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



The number '0' indicates City of Dallas Ownership


1:2,400

NOTIFICATION

300' AREA OF NOTIFICATION
13 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z112-302
Date: 9/7/2012

9/7/2012

Notification List of Property Owners

Z112-302

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9439 HARGROVE DR	D AMBROGI P ROBERT & RICHARD T D AMBROGI
2	9411 HARGROVE DR	RESTORATION PARTNERS LTD
3	3214 ORADELL LN	GODO PROPERTIES LLC
4	3250 ORADELL LN	LOPC LANDSCAPE INC
5	3251 ORADELL LN	KREPINSKY MARCELLA
6	3239 ORADELL LN	SCHOTTLAENDER KEVIN
7	3140 ORADELL LN	LIN CHANG LU ET AL
8	3411 SHEILA LN	RAIS HOMAYOUN
9	3399 SHEILA LN	MCJUNKIN FAMILY LP CORPORATE CENTRE
10	9450 HARGROVE DR	SOVRAN ACQUISITION LIMITED PARTNERSHIP
11	9400 HARGROVE DR	HARGROVE INTERESTS LLC &
12	3420 SHEILA LN	TEXANS CAN DALLAS CAN ACADEMY
13	3350 SHEILA LN	EDDINS ENTERPRISES INC

FILE NUMBER: Z112-295(MW)

DATE FILED: August 3, 2012

LOCATION: Southwest corner C.F. Hawn Freeway and Great Trinity Forest Way

COUNCIL DISTRICT: 5

MAPSCO: 58-U, Y

SIZE OF REQUEST: ±0.71 acre

CENSUS TRACT: 93.04

REPRESENTATIVE: Santos Martinez, Masterplan

APPLICANT/OWNER: DFW Distributor Petroleum, Inc., Sami Ebrahim, President

REQUEST: An application to amend Specific Use Permit No. 1926 for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned Subarea 5 of Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1 with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to amend SUP No. 1926 in order to expand the convenience store by ±877 square feet, to add a ±1,774-square foot restaurant with drive-through service (allowed by right) and to relocate the fuel pumps. The applicant intends to continue to sell beer and wine for off-premise consumption in conjunction with the convenience store.

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

PREVIOUS ACTION: Held under advisement from September 20, 2012

BACKGROUND INFORMATION:

- The ±0.71-acre request site is developed with a ±1,844 square foot general merchandise or food store (convenience store) and motor vehicle fueling station.
- Specific Use Permit No. 1926 was approved by City Council on December 14, 2012 for a two-year period with eligibility for automatic renewal for additional five-year periods subject to a site plan and conditions.
- The request site is surrounded by C.F. Hawn Freeway ROW to the north; C.F. Hawn Freeway ROW and Loop 12 ROW to the east; general merchandise or food stores with motor vehicle fueling stations to the south and a restaurant with drive through service and retail the west.

Zoning History:

1. **Z101-155:** On Wednesday, April 27, 2011, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned a RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay.
2. **Z101-202:** On Wednesday, June 8, 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 3,500 square feet or less on property zoned RR Regional Retail District with a D-1 Liquor Control Overlay.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
CF Hawn Freeway	US Highway	Variable Width
Great Trinity Forest Way (Loop 12)	State Highway	Variable Width

Land Use:

	Zoning	Land Use
Site	PDD No. 533-D-1; SUP No. 1926	General merchandise store
North	PDD No. 533-D-1	C.F. Hawn Freeway ROW
East	RR; SUP No. 1844; SUP No. 1858	C.F. Hawn Freeway ROW; Loop 12 ROW
South	RR	General merchandise or food stores w/fueling stations
West	PDD No. 533-D-1	Restaurant with drive-through; retail

STAFF ANALYSIS:

Comprehensive Plan:

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

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

In general, the applicant's proposal is consistent with the following goals and policies of the Comprehensive Plan.

LAND USE ELEMENT

Goal 1.1: Promote desired development

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

Land Use Compatibility:

The ±0.71-acre request site is developed with a ±1,844 square foot general merchandise or food store (convenience store) and motor vehicle fueling station. The applicant proposes to expand the convenience store by ±877 square feet, to add a ±1,774-square foot restaurant with drive-through service (allowed by right) and to relocate the fuel pumps. The applicant intends to continue to sell beer and wine for off-premise consumption in conjunction with the convenience store.

The request site is surrounded by C.F. Hawn Freeway ROW to the north; C.F. Hawn Freeway ROW and Loop 12 ROW to the east; general merchandise or food stores with motor vehicle fueling stations to the south and a restaurant with drive through service and retail the west.

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

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

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

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

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

In general, the applicant's request is consistent with the intent of the Dallas Development Code. Therefore, staff recommends approval of the amendment of Specific Use Permit No. 1926 for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.

Development Standards:

District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
PDD No. 533 - D-1 Subdistrict 5	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Traffic/Circulation:

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.

However, it is noted that planning staff has concerns with how the placement of the drive-through restaurant, which is allowed by right, will affect the onsite circulation. Specifically, if a vehicle enters the site from the northwest egress point on CF Hawn Freeway, there will not be adequate width for the vehicle to bypass the drive-through lane to access the off-street parking located on the south portion of the site.

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 restaurant with drive-through service is one (1) space per 100 square feet of floor area. In addition, a motor vehicle fueling station requires two (2) spaces.

Therefore, the proposed ±2,721-square foot convenience store; ±1,774-square foot restaurant with drive-through service and motor vehicle fueling station will require 34 spaces. As depicted on the site plan, 34 spaces will be provided.

Landscaping:

Landscaping is required in accordance with Planned Development District No. 533. However, the applicant is seeking the approval of an alternative landscape plan to address the constraints of landscaping on a fully developed property with new increased floor area, parking and vehicle maneuvering requirements and underground utilities that limit available landscape areas, as well as to address conflicts with PDD requirements for sidewalk and parkway planting needs.

It is noted that the proposed alternative landscape plan is based on the presumption of TXDOT's rejection of sidewalks and/or parkway tree plantings in the required locations. TXDOT has also introduced and maintains trees and other landscape improvements on the parkway area adjacent to the property.

Z112-295(MW)

Specifically, the proposed alternative landscape plan would exempt the applicant from the following requirements:

- Parkway trees (between sidewalk and street) are required for all street frontages at 1: 30 feet (minus driveways and visibility triangles)
- Screening of parking along CF Hawn Freeway both street frontages (3-foot tall shrub row or solid wall).
- Site trees at 1:4000 square feet
- Two design standards

Z112-295(MW)

Police Report:

An online search of the Dallas Police Department's offense incident reports for the period from December 14, 2011 (approval of the SUP) to August 24, 2012 revealed the following results:

The screenshot displays the Dallas Police Department's Virtual Viewer interface. At the top, the Dallas Police Department logo and name are visible, along with links for UCR Codes, Year Codes, and Property Class Codes. The page is titled "Virtual Viewer - Public Access" and includes a "Welcome" message. Below the header, there are navigation icons and a search area. The main content is a table titled "Search Records - Offense" with a "Filter" input field. The table contains two rows of data:

Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0084664-Z	04/08/2012	HERNANDEZ, JANET,SARAI	ASSAULT	08015		CFHAWNF...	337	4431	08321	
0158226-Z	06/27/2012	CORLEY, DENNIS	AUTO THEFT-U...	08015		CFHAWNF...	337	4431	07622	

At the bottom of the table area, there are navigation controls (back, forward, search) and a page indicator: "Page 1 of 1 (2 items)". The footer of the page reads "AgencyWeb© All rights reserved. ©2009 Orion Communications, Inc."

**Z112-295
Proposed SUP Conditions**

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

Existing/Staff recommended:

3. **TIME LIMIT:** This specific use permit expires on (two years), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

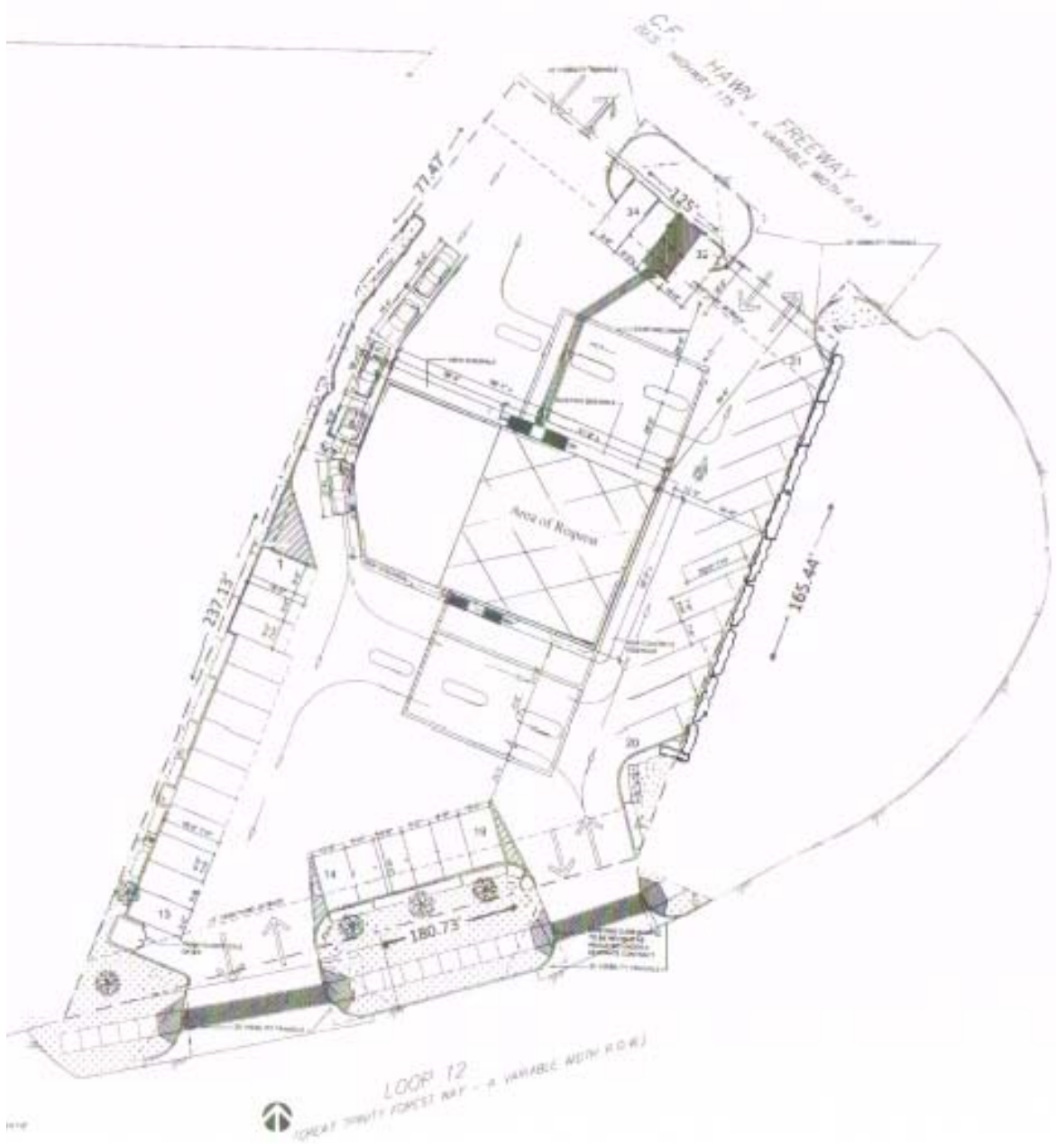
Applicant proposed:

3. **TIME LIMIT:** This specific use permit expires on (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. **INGRESS/EGRESS:** Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
5. **DRIVE-THROUGH WINDOW:** A restaurant with drive-through service may not use a drive-through window for retail sales if alcohol.
6. **PARKING:** Parking must be located as shown on the attached site plan.
7. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.

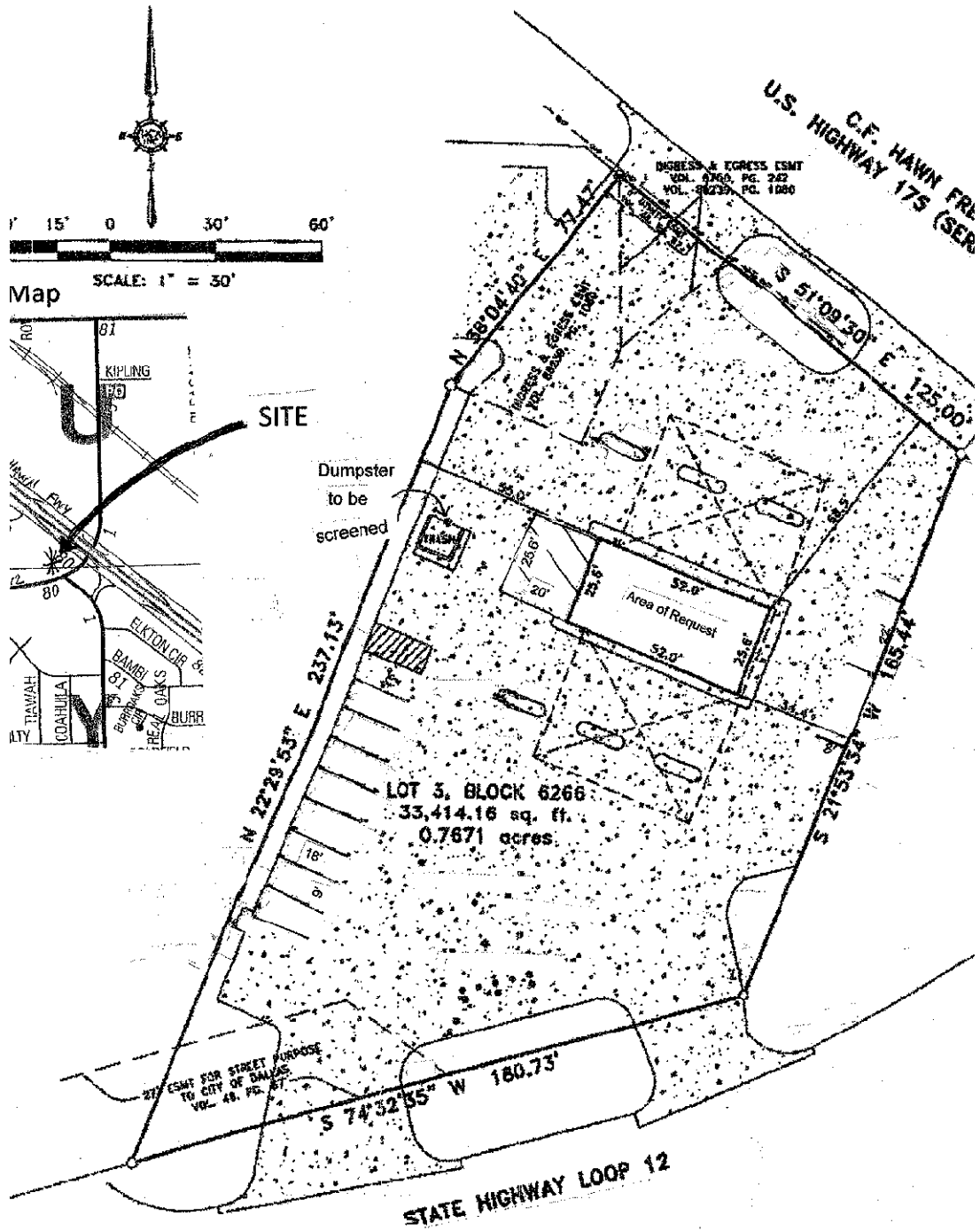
Z112-295(MW)

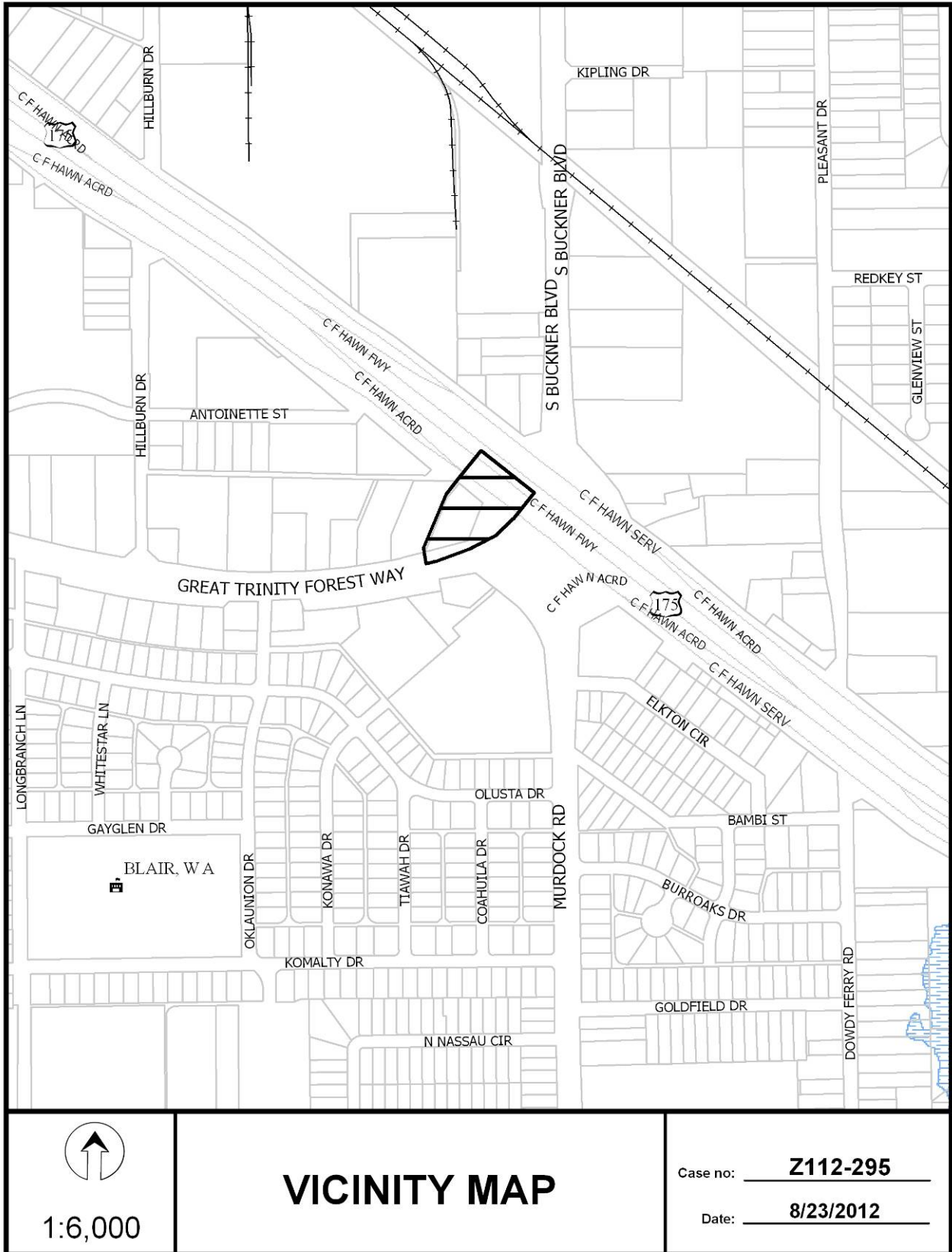
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

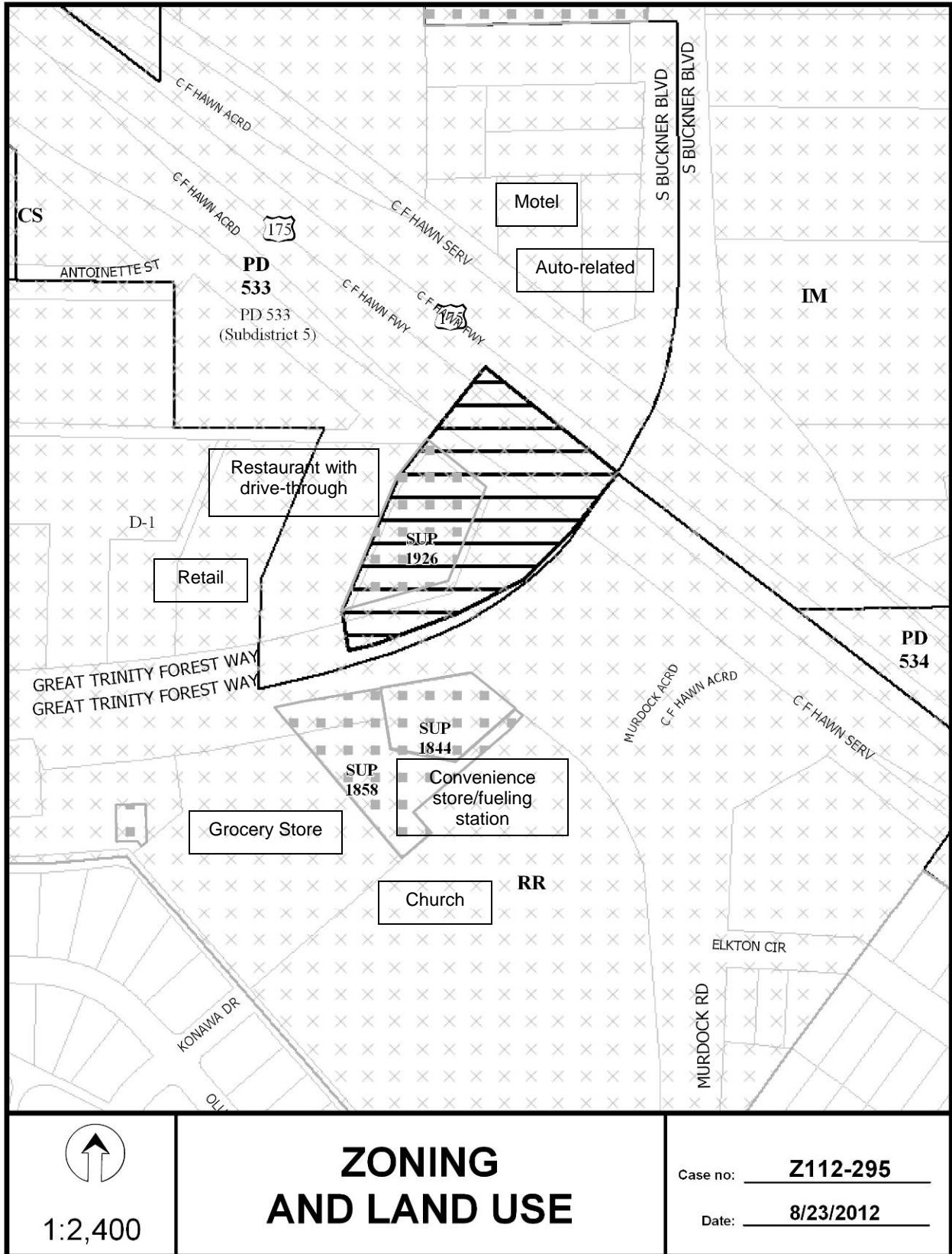
Proposed Site/Landscape Plan



Existing Site Plan



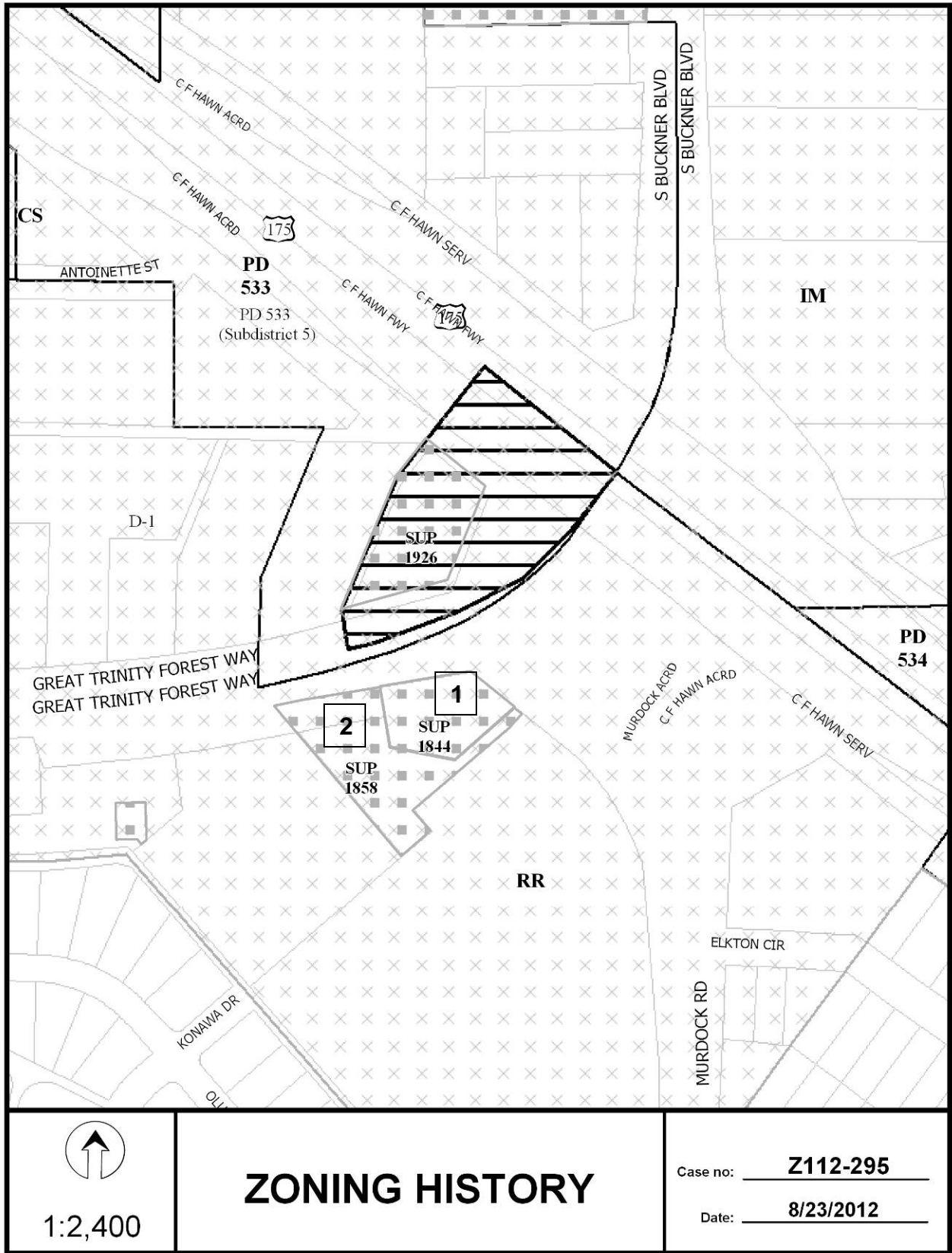


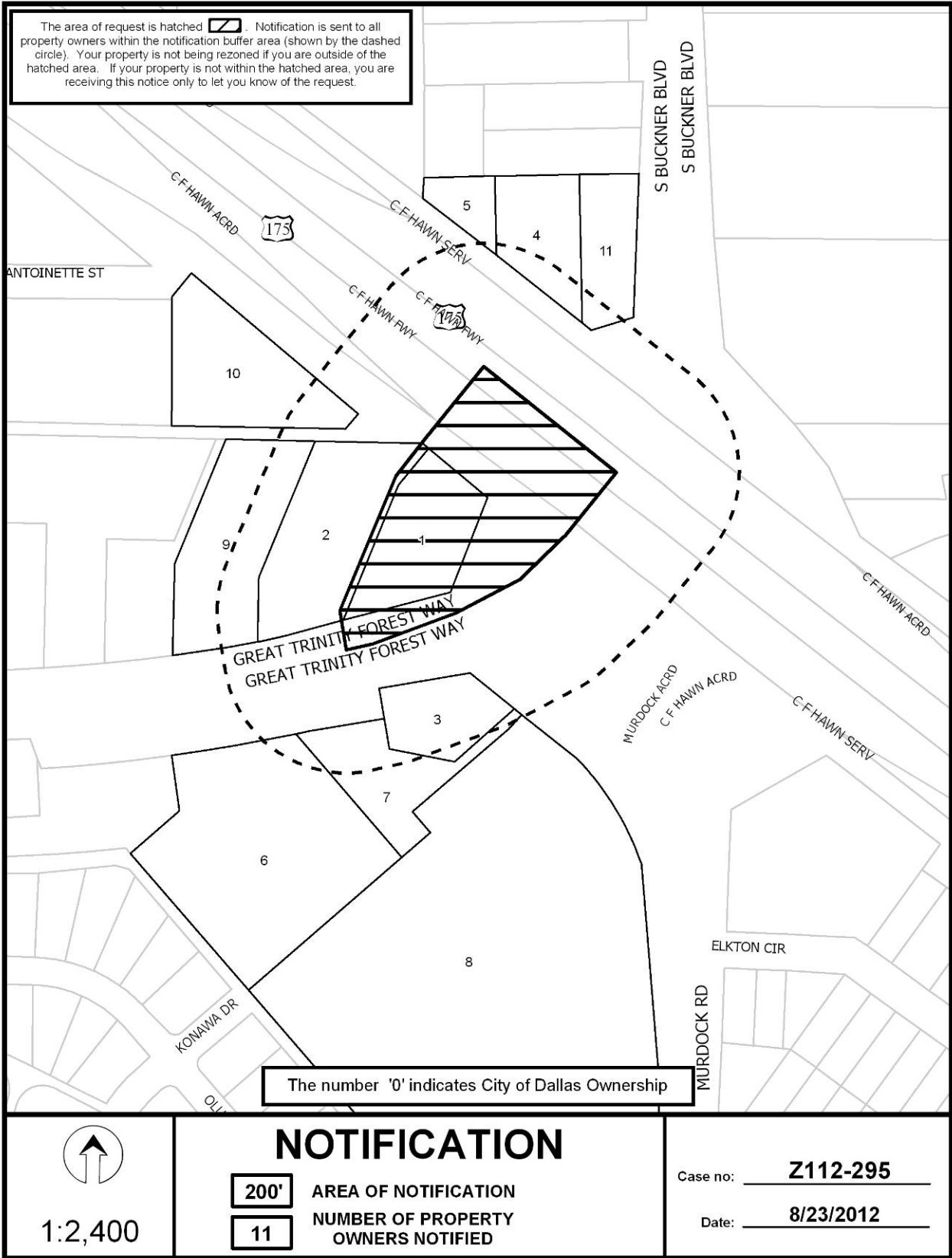


ZONING AND LAND USE

Case no: Z112-295

Date: 8/23/2012





8/23/2012

Notification List of Property Owners***Z112-295******11 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8015 C F HAWN FWY	I & C TEXAS ENT INC
2	8055 GREAT TRINITY FOREST WAY	BENJAMIN FRANKLIN FEDERAL ASSN % ROL
SAV		
3	8098 GREAT TRINITY FOREST WAY	JPKP ENTERPRISES INC
4	8020 C F HAWN FWY	STARDUST MOTELS INC
5	8010 C F HAWN FWY	DAL TILE CORPORATION
6	7932 GREAT TRINITY FOREST WAY	KIMODALE INC
7	8000 LOOP 12	R & R SULEIMAN LLC
8	7930 GREAT TRINITY FOREST WAY	UNITED HOUSE OF PRAYER FOR ALL PEOPLE %
9	7900 GREAT TRINITY FOREST WAY	FAMILY DOLLAR STORES TX ATTN: TAX DEPT
10	2950 ANTOINETTE ST	KELLER R JACK
11	129 BUCKNER BLVD	BWINGRAM INVESTMENTS LTD

FILE NUMBER: Z112-293(MW)

DATE FILED: August 1, 2012

LOCATION: Southeast corner of South Buckner Boulevard and Jennie Lee Lane

COUNCIL DISTRICT: 4

MAPSCO: 58-C

SIZE OF REQUEST: ±0.71 acre

CENSUS TRACT: 90.00

REPRESENTATIVE: Tailim Song Law Firm

APPLICANT/ OWNER: U.S. Reality Holdings, LTD

REQUEST: An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subarea 1 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D Liquor Control Overlay

SUMMARY: The applicant proposes to redevelop the site with a ±5,450-square foot building comprised of a ±2,805 general merchandise or food store (convenience store) with fuel pumps and three 1,074-square foot leasable spaces. The applicant intends to sell beer and wine in conjunction with the convenience store.

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

BACKGROUND INFORMATION:

- The ±0.7116-acre request site is developed with a ±2,160-square foot convenience store with fuel pumps and a carwash.
- On Thursday, August 18, 2011, the City Plan Commission recommended denial of Z101-205, an application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on the request site.
- On December 15, 2011, the City Plan Commission approved a two-year waiver (W112-002), which allowed the applicant to submit this request.
- The applicant proposes to demolish the existing structures and redevelop the site with a ±5,450-square foot building comprised of a ±2,805 general merchandise or food store (convenience store) with fuel pumps and ±3,222 square feet of leasable space. The applicant intends to sell beer and wine in conjunction with the convenience store.
- The request site is surrounded by an alternative financial establishment (car title loan business) to the north; single family residential to the east; retail to the south and a church, retail and medical office the west.
- It is noted that there is a church to the southwest of the request site; however, based on the alcohol measurement survey provided by the applicant, the proposed convenience store will meet the distance requirement.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Buckner Boulevard	Principal Arterial	100
Jennie Lee Lane	Local	50

Land Use:

	Zoning	Land Use
Site	PDD No. 366-D, subarea 1	Convenience store; fuel pumps; carwash
North	PDD No. 366-D, subarea 1	Undeveloped
East	R-7.5(A)	Single family
South	PDD No. 366-D, subarea 1	Undeveloped
West	PDD No. 366-D, subarea 1	Church; retail; medical office

STAFF ANALYSIS:

Comprehensive Plan:

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

The Vision Illustration depicts the request site as within a *Residential Neighborhood*. While single family dwellings are the dominant land use in such areas, shops, restaurants, or institutional land uses that serve residents may be located at the edges or at key intersections.

In general, the applicant's proposal is consistent with the following goals and policies of the Comprehensive Plan.

LAND USE ELEMENT

Goal 1.1: Promote desired development

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

Land Use Compatibility:

The ±0.7116-acre request site is developed with a ±2,160-square foot convenience store with fuel pumps and a carwash. The applicant proposes to demolish the existing structures and redevelop the site with a ±5,450-square foot building comprised of a ±2,805 general merchandise or food store (convenience store) with fuel pumps and three 1,074-square foot leasable spaces. The applicant intends to sell beer and wine in conjunction with the convenience store.

The request site is surrounded by an alternative financial establishment (car title loan business) to the north; single family residential to the east; retail to the south and a church, retail and medical office the west.

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

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

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

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

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

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

In general, the applicant's request is consistent with the intent of the Dallas Development Code. Therefore, staff recommends approval of a D-1 Liquor Control Overlay and approval of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.

Development Standards:

District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
PDD 366 Subarea 6	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

Traffic:

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use is one (1) space per 200 square feet of floor area, the requirement for a personal services use is also one (1) space per 200 square feet of floor area.

Therefore, the proposed ±2,805 general merchandise or food store (convenience store) with fuel pumps and ±3,222-square feet of leasable space, if used for retail or personal services, will require 32 off-street parking spaces. As depicted on the site plan, 34 spaces will be provided.

Landscaping:

Landscaping must be provided in accordance with Planned Development District No. 366 regulations (§51P-366.110).

Z112-293(MW)


Partners/Principals/Officers:


U.S. Reality Holdings, LTD

Shanali (Shawn) Bhagat, President/CEO

Police Report:

An online search of the Dallas Police Department's offense incident reports for the period from September 18, 2010 to September 18, 2012 revealed the following results:

 DALLAS POLICE DEPARTMENT UCR Codes Year Codes Property Class Codes 										
Virtual Viewer - Public Access										Welcome
Search Records - Offense Filter <input type="text"/>										
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0060619-Z	03/12/2012	HARBISON,ROSSANA,	OTHER OFFENSES	02438	S	BUCKNERB...	324	1243	26000	
0092360-Y	04/12/2011	*SHELL GAS STATION	THEFT	02438	S	BUCKNERB...	324	1243	06932	
0092361-Y	04/13/2011	*SHELL GAS STATION	THEFT	02438	S	BUCKNERB...	324	1243	06932	
0137559-Y	05/28/2011	@PLANO PD	FOUND PROPERTY	02438	S	BUCKNERB...	324	1243	43030	
0181364-Z	07/22/2012	TURNER, DEMARCUS	FORGERY & COUNTERF...	02438	S	BUCKNERB...	324	1243	10022	

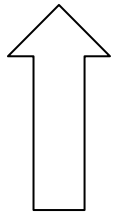
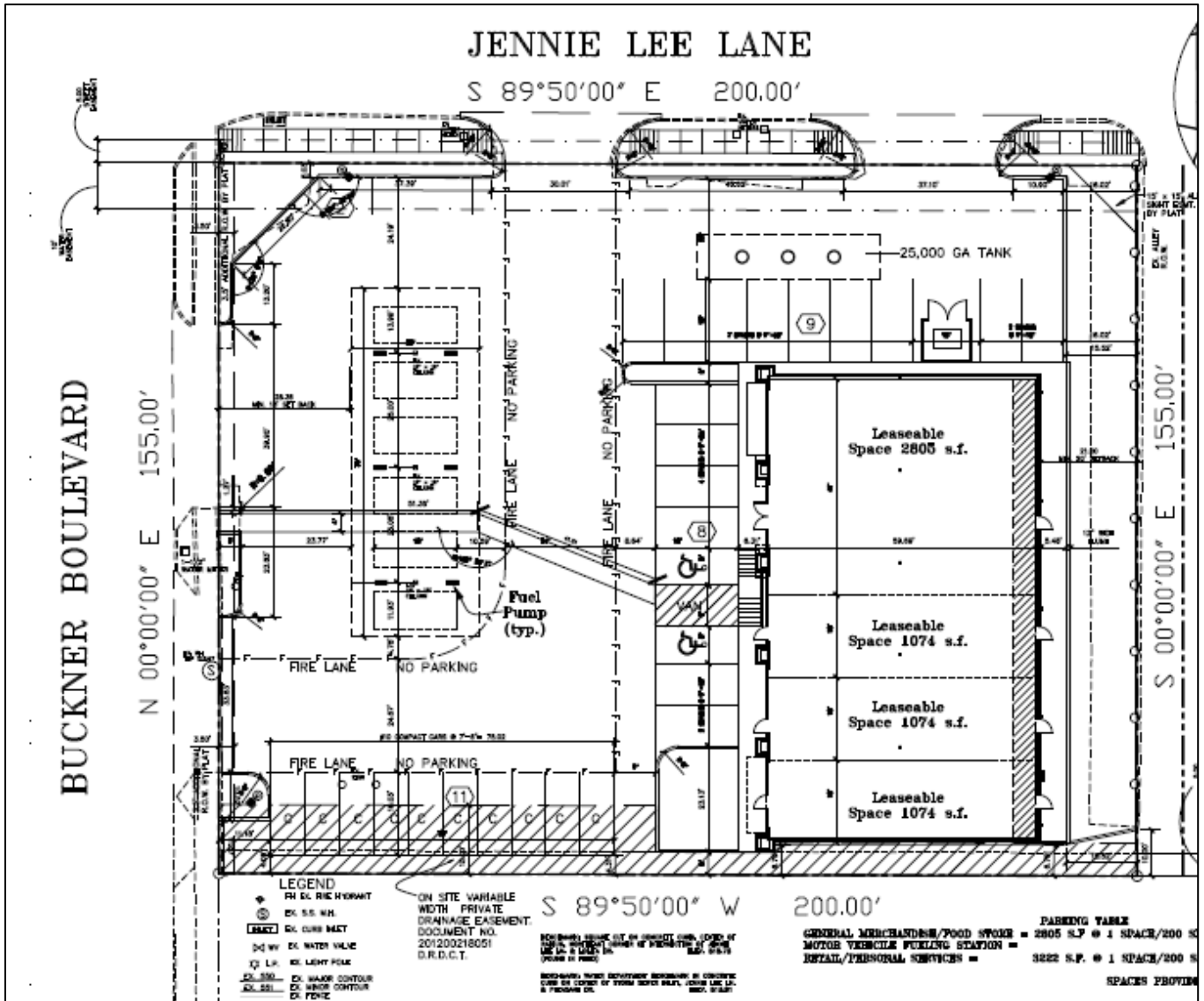

Page 1 of 1 (5 items)

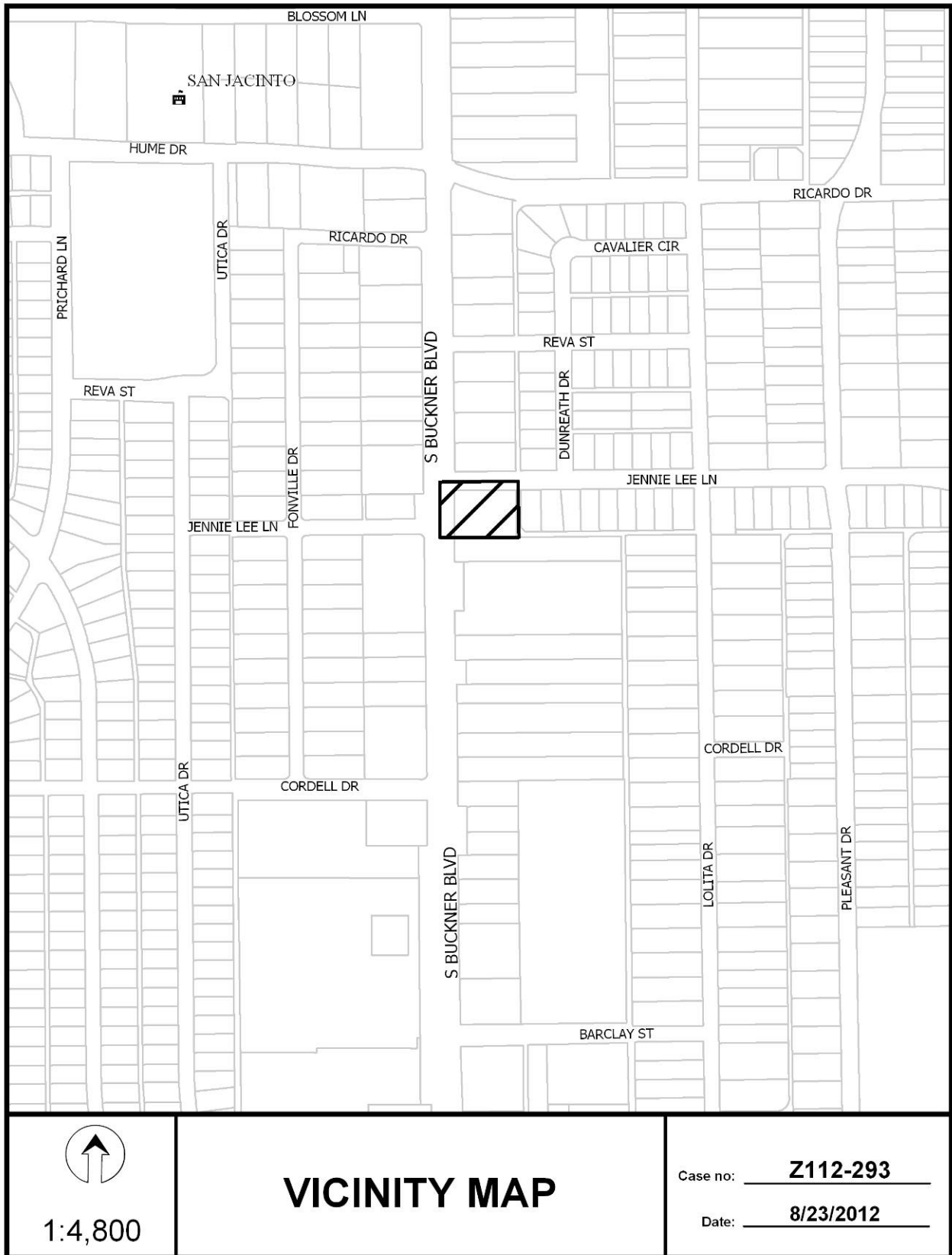
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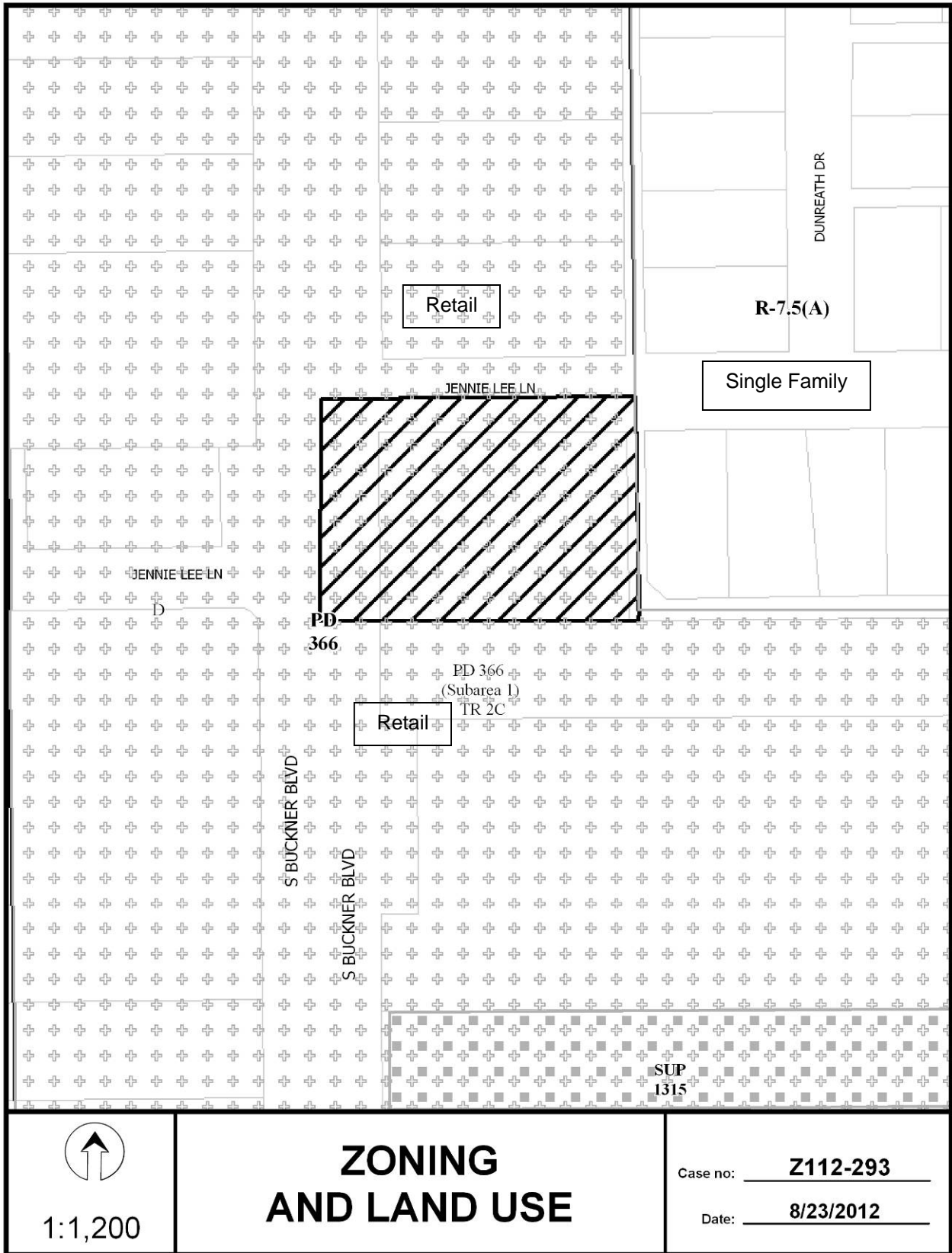
**Z112-293
Proposed SUP Conditions**

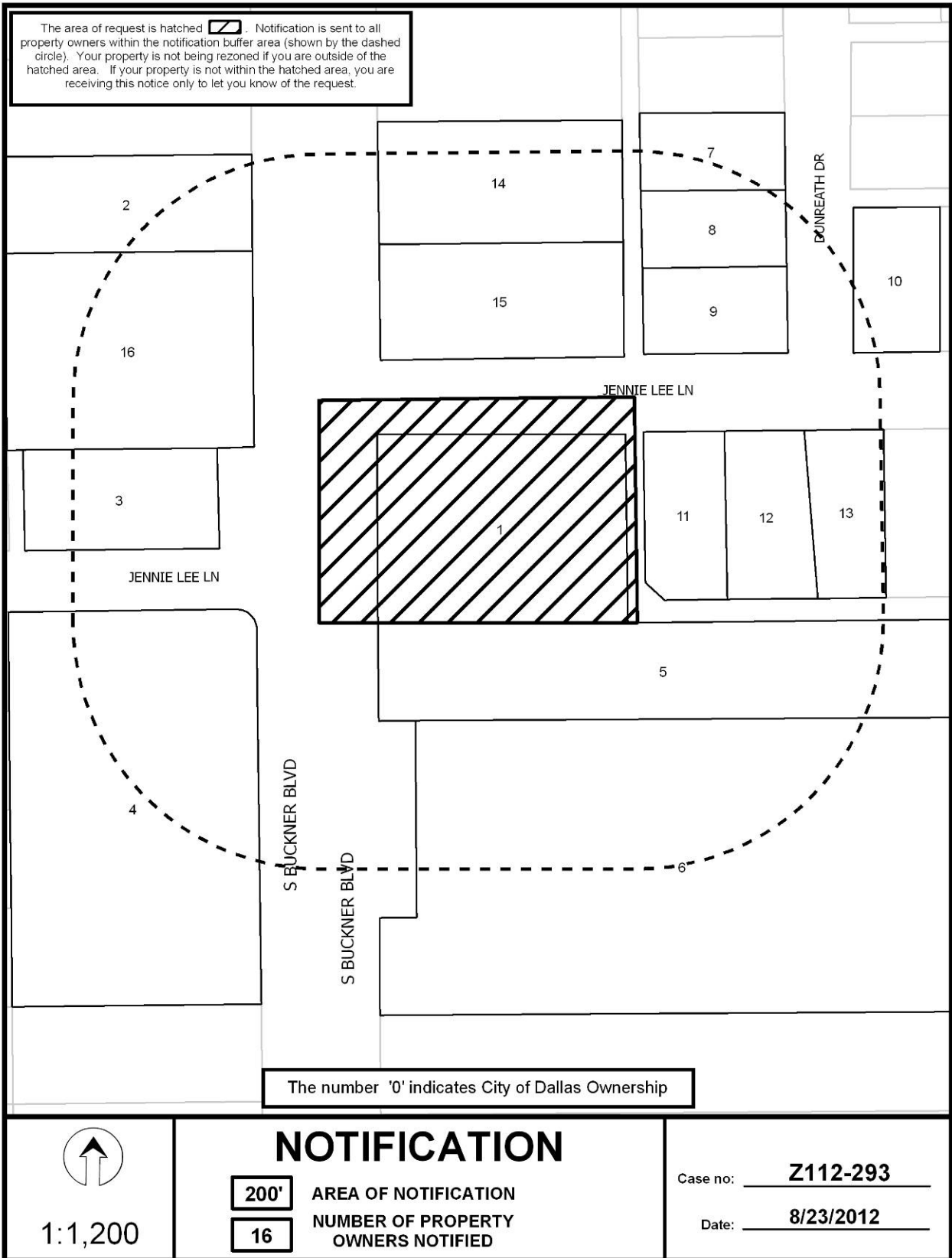
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two years), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. FLOOR AREA: Maximum floor area is 2,805 square feet.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan









8/23/2012

Notification List of Property Owners

Z112-293

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2438 BUCKNER BLVD	US REALTY HOLDINGS LTD STE 105
2	2523 BUCKNER BLVD	MARTINEZ JUAN J & IRMA G
3	2501 BUCKNER BLVD	CNB REAL ESTATE
4	2423 BUCKNER BLVD	CHRIST HOLY TEMPLE CHURCH
5	2424 BUCKNER BLVD	ADLEY RON TR & LLANA K
6	2414 BUCKNER BLVD	PALOMA ISABELA INVESTMENTS INC
7	2515 DUNREATH DR	DUREN JUANITA
8	2511 DUNREATH DR	CALDERON URIEL
9	2505 DUNREATH DR	GOMEZ LUIS ALBERTO
10	8133 JENNIE LEE LN	CORDERO RAUL & MARIA L MAJALCA
11	8118 JENNIE LEE LN	MUSTAFA SANDRA LUHRING
12	8124 JENNIE LEE LN	PEQUENO JUANITA M ET AL
13	8128 JENNIE LEE LN	SANDERS W J
14	2514 BUCKNER BLVD	COSMO VENTURES LLC
15	2506 BUCKNER BLVD	LCG BUCKNER COMMONS LLC 4TH FLOOR
16	2517 BUCKNER BLVD	RUVALCABA RAMON & GILMA & GEORGE

RUVALCA

Planner: Richard E. Brown

FILE NUMBER: Z112-105(RB) **DATE FILED:** October 11, 2011

LOCATION: Greenville Avenue and Restland Road, Southwest Quadrant

COUNCIL DISTRICT: 11 **MAPSCO:** 16V, 17S

SIZE OF REQUEST: Approx. 57.29 Acres **CENSUS TRACT:** 190.16

APPLICANT/OWNER: S. E. Cemeteries of Texas, Inc.

REPRESENTATIVE: Robert Reeves

REQUEST: An application for 1) an amendment to and expansion of Specific Use Permit No. 363 for a Cemetery and Mausoleum on property zoned an R-7.5(A) Single Family District, an LO-1 Limited Office District, a GO(A) General Office District with deed restrictions, and 2) an MU-3 Mixed Use District with deed restrictions, and an LO-2 Limited Office District on that portion of the request site zoned an R-7.5(A) Single Family District and an LO-1 Limited Office District.

SUMMARY: The applicant is proposing to expand the presence of the existing cemetery and mausoleum use.

STAFF RECOMMENDATION: Approval of an amendment to and expansion of SUP No. 363, subject to a site plan and staff's recommended conditions, and approval of an LO-2 Limited Office District.

BACKGROUND INFORMATION:

- The existing SUP No. 363 site boundary is improved with typical structures and infrastructure that support a cemetery use. The expansion area is undeveloped.
- The applicant’s request will permit expansion of the cemetery by adding approximately a 9.1 acre tract of land abutting the southeast quadrant of the existing SUP site boundary.
- Existing deed restrictions on a portion of the site provide for maximum floor area, require property for additional right-of-way, and require a solid screening wall along a portion of the site’s perimeter (see note on proposed site plan).

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

<u>Thoroughfare/Street</u>	<u>Designation; Existing & Proposed ROW</u>
Greenville Avenue	Local; 70’ ROW
Restland Road	Local; 80’ ROW
IH 635	Freeway; Variable ROW

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

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.

STAFF ANALYSIS:

Land Use Compatibility: The request site is partially developed with cemetery and mausoleum uses. The applicant is requesting to add an approximate 9.1 acre parcel to the existing site boundary for SUP No. 363. Additionally, the applicant requests to rezone the portion of the request site zoned for R-7.5(A) and LO-1 District Uses to an LO-2 District so as to provide for anticipated structure height within the expansion area. Existing deed restrictions providing for maximum floor area, right-of-way dedication, and solid screening wall requirements exist on a portion of the request site. For orientation purposes, the site plan provides for existing improvements along with seven future building areas along with a designated amount of floor area not restricted to one of the seven areas.

Surrounding land use consists of a mix of uses. Specifically, additional cemetery uses operated by the applicant to the north, multifamily and office uses to the east, with a hotel and office that are 'wrapped' by the applicant's request site. The elevated access road to northbound North Central Expressway and undeveloped property zoned for IR District Uses abut the site's southern and western boundaries, respectively. Various retail uses are found on properties to the south, across IH 635. It should be noted that a portion of the applicant's expansion area (specifically, Future Building Areas 3, 4, and 5) is accessed from Greenville Avenue (both north and south bound) by a private access, utility, and drainage easement that also serves the rear of the adjacent lodging use and abutting office use.

The applicant has worked with staff to address the majority of the adjacency issues as the site's expansion area encroaches towards the above referenced office and lodging uses. While the expansion area consists of significant acreage to accommodate the expansion, staff remains concerned as to the impact on the two uses developed to the southeast; an office building that is wrapped by the existing SUP boundary (northern and western facades) and the expansion area (eastern façade).

It should be noted that 'impact on adjacent uses' takes on a different sensitivity when assessing this request. While no studies exist on the impact of cemeteries on adjacent nonresidential uses (studies do exist with respect to residential adjacency), it should be noted that this use can offer superb green spaces and beautiful natural surroundings and interesting architectural detail. At the same time, it is staff's opinion that Future Building Area 5 could be problematic. Suggestions have been made as to utilizing this tract with improvements that would provide more conducive to abutting the office use,

while at the same time providing for efficiencies of operation; for example, a surface parking area served by shuttle to facilitate visitors and family members to specific areas on the property. Since the applicant has, in combination, added 9.1 acres and requested a zoning district that provides for significant structure height (anticipated mausoleum structures; see structure height table, below) to provide for future improvements, prohibiting gravesites and/or development of mausoleum structures of significant height and massing within this area would tend to minimize the impact of the applicant's expansion.

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 determined the applicant's request, subject to the attached site plan and staff's recommend conditions, complies with the intent of the requirements for an expansion of the existing specific use permit. Additionally, staff supports the request for an LO-2 District on the expansion portion of the request area.

Should CPC not agree with staff's recommended condition that prohibit gravesites and mausoleum structures (limited in height and massing) within Future Building Area 5, it is suggested discussions be considered to provide for enhanced setbacks from the area's northern and western boundaries.

*EXISTING	PROPOSED	**FUTURE BUILDING AREA MAXIMUMS
R-7.5(A)/30' LO-1/70'	LO-2/95'	Area 1-36'; Areas 2, 7-95'; Areas 3, 4, 6-74'; and, Area 5-42'

*The respective areas currently zoned for GO(A) and MU-3 District Uses are being retained

**For a cemetery and mausoleum use, structure height limited by site plan; other permitted uses will comply with the respective land areas zoned for LO-2, GO(A), and MU-3 District Uses.

Z112-105(RB)

Traffic: The Engineering Section of the Department Sustainable Development and Construction has reviewed the requested amendment and expansion of SUP No. 363 and determined that it will not significantly impact the surrounding street system.

Landscaping: Both SUP No. 363 and the expansion area are governed by the landscape regulations of Article X. The applicant has provided for additional tree plantings related to 'Future Building Area 5' so as to provide for a visual buffer from the abutting office use.

**MINUTES OF JOINT ANNUAL MEETING
OF
SHAREHOLDER AND BOARD OF DIRECTORS
OF
S.E. CEMETERIES OF TEXAS, INC.**

The joint annual meeting of the shareholder and the Board of Directors of S.E. Cemeteries of Texas, Inc., a Texas Corporation (the "Corporation"), was held in New Orleans, Louisiana on the 30th day of July, 2010, pursuant to Waiver of Notice and Consent to Meeting.

Lewis J. Derbes, Jr., Secretary, representing S.E. South-Central, Inc., sole shareholder of the Corporation, and in his capacity as Secretary of the Corporation, was present.

The following, being all the members of the Board of Directors, were present:

Thomas M. Kitchen
Martin R. de Laoreal
Lewis J. Derbes, Jr.

Thomas M. Kitchen presided as Chairman of the meeting. The shareholder and directors discussed the operations of the Corporation for the past year and the activities of the officers and directors of the Corporation. Upon motion duly made, the shareholder and directors unanimously approved, ratified, and confirmed all lawful actions of the officers and directors of the Corporation during the year, including specifically, but without limitation, the appointment of trustees, investment advisors, custodians and other similar persons, and any amendment to the governing instruments of the trusts maintained by this Corporation. Upon motion duly made, all previously-appointed officers and directors of the Corporation were removed from office.

The chairman announced that nominations were open for directors to serve the Corporation during the ensuing year. Upon nominations duly made by the sole shareholder, the following directors were elected to serve during the next year and until their successors are duly elected and qualified:

Thomas M. Kitchen
Martin R. de Laoreal
Lewis J. Derbes, Jr.

Thereafter, the chairman announced the nominations were open for officers to serve the Corporation during the next year. Upon nomination duly made by the directors named above, the following officers were unanimously elected to serve during the next year and until their successors are duly elected and qualified:

Z112-105

<u>Name</u>	<u>Office</u>
Brian Shake	President/Assistant Secretary
Kenneth G. Myers, Jr.	Executive Vice President/ Assistant Secretary
Thomas J. Crawford	Vice President
Angela M. Lacour	Vice President
Michael G. Hymel	Vice President
Donnie K. Payne	Vice President-Cemetery Sales
Marisa A. Parrott	Assistant Secretary-Cemetery Sales
Sandra L. Wallace	Assistant Secretary-Cemetery Sales
Karen K. Davis	Assistant Secretary-Cemetery Sales
Lewis J. Derbes, Jr.	Secretary/Treasurer
Thomas M. Kitchen	Assistant Secretary/Assistant Treasurer

The Board of Directors has reviewed and discussed the findings described in the last Reports of Examination issued to the Corporation for the audit period ending August 31, 2009 as well as the Corporation's response to such findings and the proposed corrective actions. The Board will continue to monitor the activities of the Corporation and its compliance with all applicable laws.

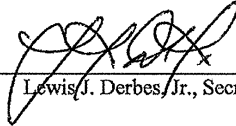
The chairman then discussed the annual shareholder and board meetings. There being no further business, the meeting was duly adjourned.

The sole shareholder and the directors of the Corporation waived notice of meeting at which the foregoing actions were taken, and consent to and approve said actions and the foregoing minutes reflecting the same.

CERTIFICATE

The undersigned, Lewis J. Derbes, Jr., Secretary of the Corporation, certifies that the foregoing resolutions were duly adopted and that the minutes are true and correct.

S.E. CEMETERIES OF TEXAS, INC.



Lewis J. Derbes, Jr., Secretary

**APPLICANT REQUESTED/STAFF RECOMMENDED AMENDING CONDITIONS FOR
SUP NO. 363**

1. SITE PLAN: Development of the Property must be in accordance with the site plan attached to and made a part of this ordinance.

2. USE: ~~The only permitted uses on the Property are a cemetery and mausoleum, as defined in Section 51A-4.204 of the Dallas Development Code, as amended, and as an accessory use, an office. The office use is permitted only as an administrative office for the operation of the cemetery and mausoleum use. The office building may not be leased to other tenants.~~ The only use authorized by this specific use permit is a cemetery and mausoleum.

3. TIME LIMIT: This specific use permit has no expiration date.

4. FLOOR AREA: Except as provided in this section, the maximum permitted floor area for all structures combined is 375,000 square feet. The maximum permitted square footage of the office building is 16,983 square feet. The combined square footage for all mausoleums must not exceed 44,000 square feet.

(a) Future building area 1: Maximum permitted floor area for all structures combined is 10,000 square feet.

(b) Future building area 2: Maximum permitted floor area for all structures combined is 75,660 square feet.

(c) Future building area 3: Maximum permitted floor area for all structures combined is 45,000 square feet.

(d) Future building area 4: Maximum permitted floor area for all structures combined is 60,000 square feet.

Applicant requested:

(e) Future building area 5: Maximum permitted floor area for all structures combined is 30,000 square feet.

Staff recommended:

(e) Future building area 5: Maximum permitted floor area for all structures combined is 30,000 square feet. Mausoleum structures are prohibited.

(f) Future building area 6: Maximum permitted floor area for all structures combined is 40,000 square feet.

(g) Future building area 7: Maximum permitted floor area for all structures combined is 106,000 square feet.

(h) Areas not located within future building areas: Maximum permitted floor area for all structures combined is 8,340 square feet.

Staff recommended:

<p>5. <u>FUTURE BUILDING AREA 5: Gravesites or any mausoleum structures accommodating entombment areas are prohibited.</u></p>
--

6. STRUCTURE HEIGHT: The maximum permitted height of the office building is 27 feet, 5 inches. The maximum permitted height of each mausoleum is 28 feet.

(a) Future building area 1: Maximum structure height is 36 feet.

(b) Future building area 2: Maximum structure height is 95 feet.

(c) Future building area 3: Maximum structure height is 74 feet.

(d) Future building area 4: Maximum structure height is 74 feet.

(e) Future building area 5: Maximum structure height is 42 feet.

(f) Future building area 6: Maximum structure height is 74 feet.

(g) Future building area 7: Maximum structure height is 95 feet.

(h) Areas not located within future building areas: Maximum structure height is 36 feet.

7. STORIES:

(a) Future building area 1: Maximum number of stories is two.

(b) Future building area 2: Maximum number of stories is seven.

(c) Future building area 3: Maximum number of stories is four.

(d) Future building area 4: Maximum number of stories is four.

(e) Future building area 5: Maximum number of stories is two.

(f) Future building area 6: Maximum number of stories is four.

(g) Future building area 7: Maximum number of stories is seven.

(h) Areas not located within future building areas: Maximum number of stories is three.

8. SETBACKS: The office building must be set back a minimum of 55 feet from the property line along Restland Road, and a minimum of 50 feet from the property line along Greenville Avenue.

(a) Minimum side yard is ten feet.

(b) Property Line Setbacks: Except for gravestones, monuments, fences, walls and structures less than nine feet in height, the minimum setback along the western and southeastern boundary of Future Building Area 5 is 25 feet.

9. MAUSOLEUM ORIENTATION: Entombment areas that are located within a mausoleum may not be visible from:

Applicant requested:

(a) a point located along the boundary of the Property adjacent to Future Building Areas 3, 4, and 5.

Staff recommended:

(a) a point located along the boundary of the Property adjacent to Future Building Areas 3 and 4.

(b) a point located along the east line of Future Building Area 6.

10. LOT COVERAGE: Maximum lot coverage is 16 percent.

11. SIGNS: All signs must comply with the requirements for non-business districts in Article VII.

12. PAVING: All parking spaces, aisles, maneuvering areas, paved surfaces, and driveway connections to streets must comply with the requirements of the Dallas Development Code, as amended.

13. PARKING/LOADING: Parking and loading requirements must comply with the Dallas Development Code, as amended.

14. LANDSCAPING:

(a) Except as provided in this section, landscaping must comply with Article X of the Dallas Development Code, as amended.

(b) Large evergreen trees, each a minimum of three caliper inches, must be planted within 30 feet of the western boundary of Future Building Area 5

within six months from the passage of this ordinance. Trees must be planted no more than 30 feet on-center.

Applicant requested:

15. PHASING: Prior to the issuance of building permits exceeding 2,000 square feet for mausoleum uses located in Future Building Areas 3, 4, and 5, combined, certificate of occupancies for a minimum of 3,500 square feet of new floor area for mausoleum uses located in Future Building Areas 6 and 7, combined, must be issued.

Staff recommended:

15. PHASING: Prior to the issuance of building permits exceeding 2,000 square feet for mausoleum uses located in Future Building Areas 3 and 4, combined, certificate of occupancies for a minimum of 3,500 square feet of new floor area for mausoleum uses located in Future Building Areas 6 and 7, combined, must be issued.

16. MAINTENANCE: The [~~entire~~] premises must be property maintained in a state of good repair and neat appearance at all times.

17. GENERAL REQUIREMENTS: Use [~~Utilization~~] of the Property must comply with all other applicable ordinances, rules, and regulations of the City of Dallas.

Existing Deed Restrictions

17720 830737

That the undersigned, George Young and Carol Young Marvin, do hereby impress all of the above described property with the following Deed Restrictions, to-wit:

1.

That the maximum floor area of any structure or structures to be erected on the above described property shall not exceed a total of 1,272,000 square feet of floor area, excluding floor area of structures used for off-street parking. Said floor area ratio being a floor area ratio of 1.6 to 1 based upon the total area of the above described tract which consists of 18.25 acres of land.

Application for building permits for office development shall be limited as follows:

For the year 1983 not more than 200,000 square feet.
For the years 1983 and 1984 combined, not more than

a cumulative total of 200,000 square feet.

For the year 1985 not more than 200,000 additional square feet, for a cumulative total for the years of 1983, 1984 and 1985 combined of 400,000 square feet.

For the year 1986 not more than 200,000 additional square feet, for a cumulative total for the years of 1983, 1984, 1985 and 1986 combined of 600,000 square feet.

For the year 1987 and later, no building permits for additional square feet of building until Greenville Avenue has been improved to six (6) lanes from LBJ Freeway north to the Dallas City Limits.

2.

That the owners shall provide to the City of Dallas an additional right-of-way of ten (10) feet in width for an extra lane along the west side of Greenville Avenue for a distance of 1,030 feet north from the LBJ Freeway, at the owner's expense. The said additional lane to be installed prior to the issuance of a certificate of occupancy for the first phase 200,000 square feet of office building to be constructed on the above described tract.

17720 830737

3.

Owners agree to reserve an additional right-of way for a service road along the LBJ Freeway for a depth of twenty-five (25) feet from the present right-of-way line for the width of owner's property adjacent to the LBJ Freeway. Such reservation to be for a period of ten (10) years, and should said additional right-of-way not be required by the State of Texas within said ten (10) year period the reservation will terminate.

4.

That owner will construct and maintain at owner's expense a masonry wall (concrete, brick or like material) along the north and west side of the above described property, said wall to be eight (8) feet in height except said wall may be six (6) feet in height if adjacent to a parking structure.

These restrictions shall continue in full force and effect for a period of twenty-five (25) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless terminated in the manner specified herein.

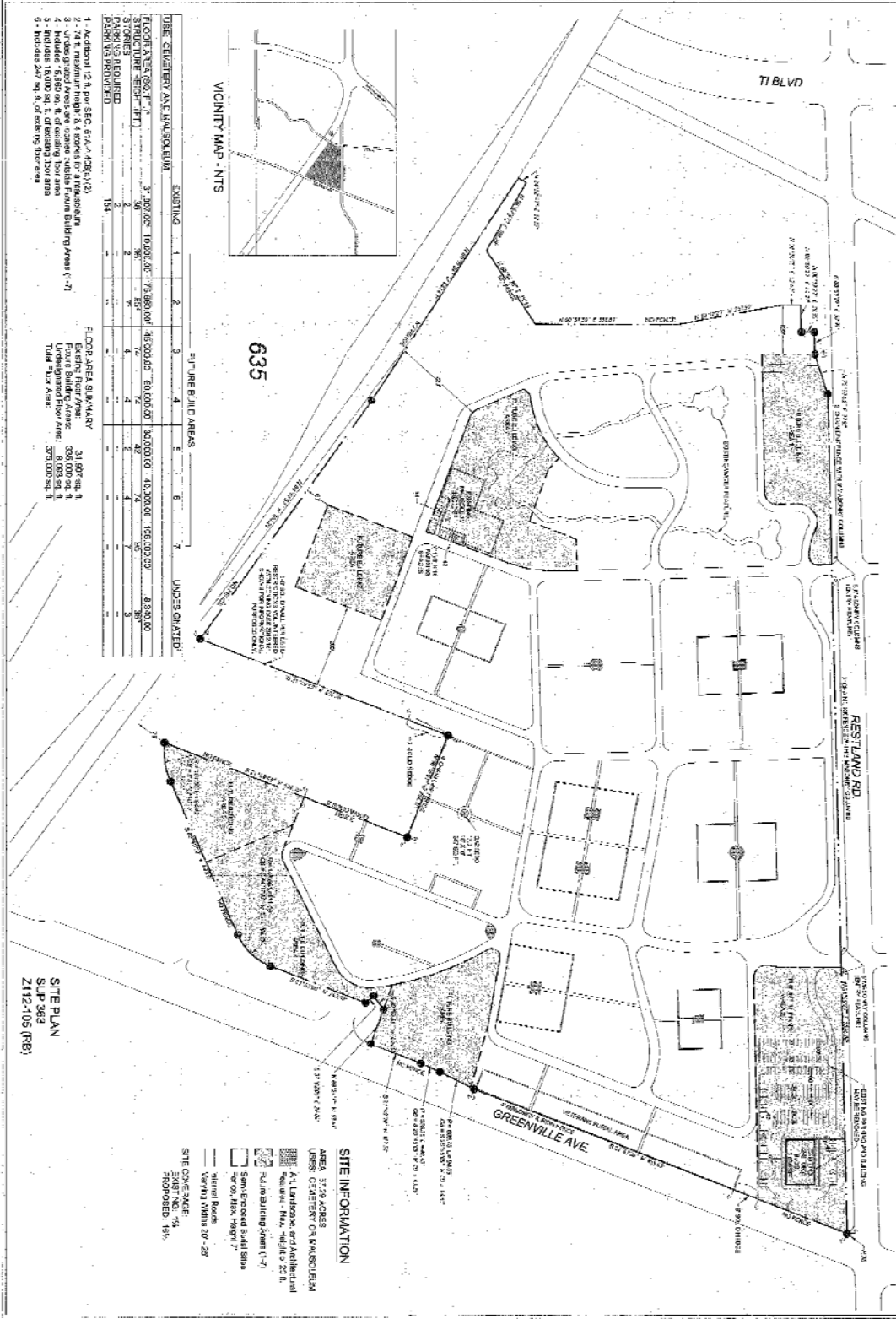
These restrictions shall not be altered, amended or terminated without a public hearing before the City Plan Commission and the City Council of the City of Dallas. Notice of such public hearings shall be given as would be required by law for a zoning change on the property described herein.

These restrictions contained herein are not in any manner intended to restrict the right of the City Council of the City of Dallas to exercise its legislative duties and powers insofar as zoning of the property is concerned.

These restrictions inure to the benefit of the City of Dallas, and the undersigned owners hereof do hereby grant to the City of Dallas the right to prosecute, at law and in equity,



1 SITE PLAN
SCALE: 1" = 100'-0"



USE: CEMETERY AND MAUSOLEUM

EXISTING	1	2	3	4	5	6	7	UNDERSHOWN
FLOOR AREA (SQ. FT.)	3,267,057	10,000.00	16,000.00	30,000.00	36,000.00	16,200.00	156,000.00	8,830.00
STRUCTURE HEIGHT (FT.)	36	36	36	36	36	36	36	36
STORIES PROVIDED	1	1	1	1	1	1	1	1
PARKING PROVIDED	154							

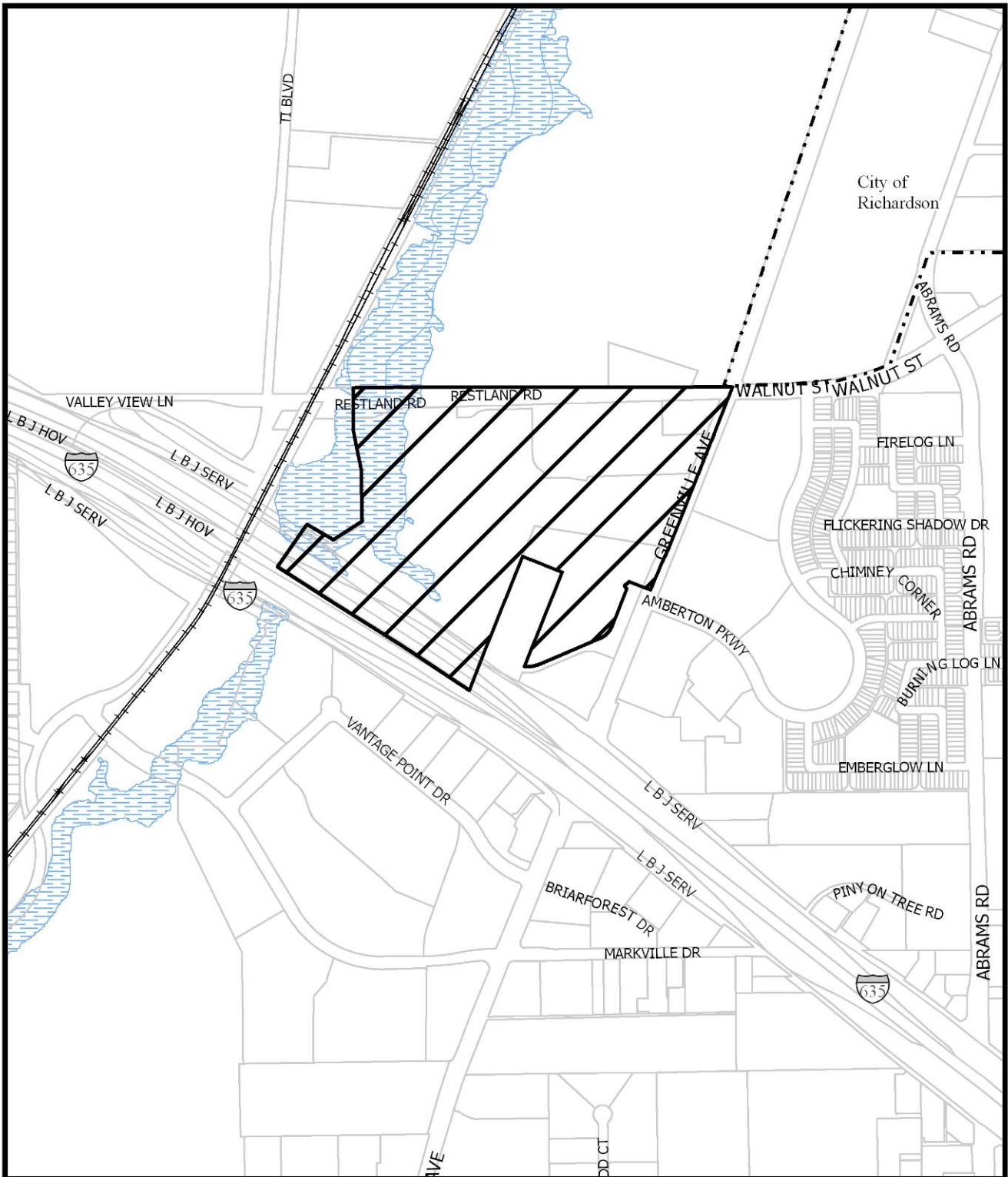
FLOOR AREA SUMMARY

1. Acreage 12.8 per SEC. 61A, 61B, 61C, 61D	31,977 sq. ft.
2. Undersown areas	8,830 sq. ft.
3. Undersown areas are shown within future building areas (1-7)	339,000 sq. ft.
4. Undersown areas are shown within future building areas (1-7)	8,003 sq. ft.
5. Undersown areas are shown within future building areas (1-7)	273,000 sq. ft.
6. Undersown areas are shown within future building areas (1-7)	
7. Undersown areas are shown within future building areas (1-7)	
8. Undersown areas are shown within future building areas (1-7)	
9. Undersown areas are shown within future building areas (1-7)	

SITE INFORMATION

AREA: 37.29 ACRES
 USE: CEMETERY AND MAUSOLEUM
 PREVIOUS: MAX. HEIGHT 22 FT.
 1. Existing Building (1-7)
 2. Semi-Enclosed Solid Slab
 3. or on 15x15/16' /
 4. Vertical Board
 5. Vertical Board
 6. Vertical Board 20' - 28'
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<p>RESTLAND CEMETERY AND MAUSOLEUM CITY OF DALLAS, TEXAS</p>	<p>Baldwin Associates</p>	<p>BALDWIN ASSOCIATES 3804 Elm Street, Suite 3 Dallas, Texas 75226 MOBILE: 214.729.7916 OFFICE: 214.324.7349 mb@baldwinplanning.com</p>	<p>07/16/12 PROJECT NUMBER DATE: 07/16/12</p>
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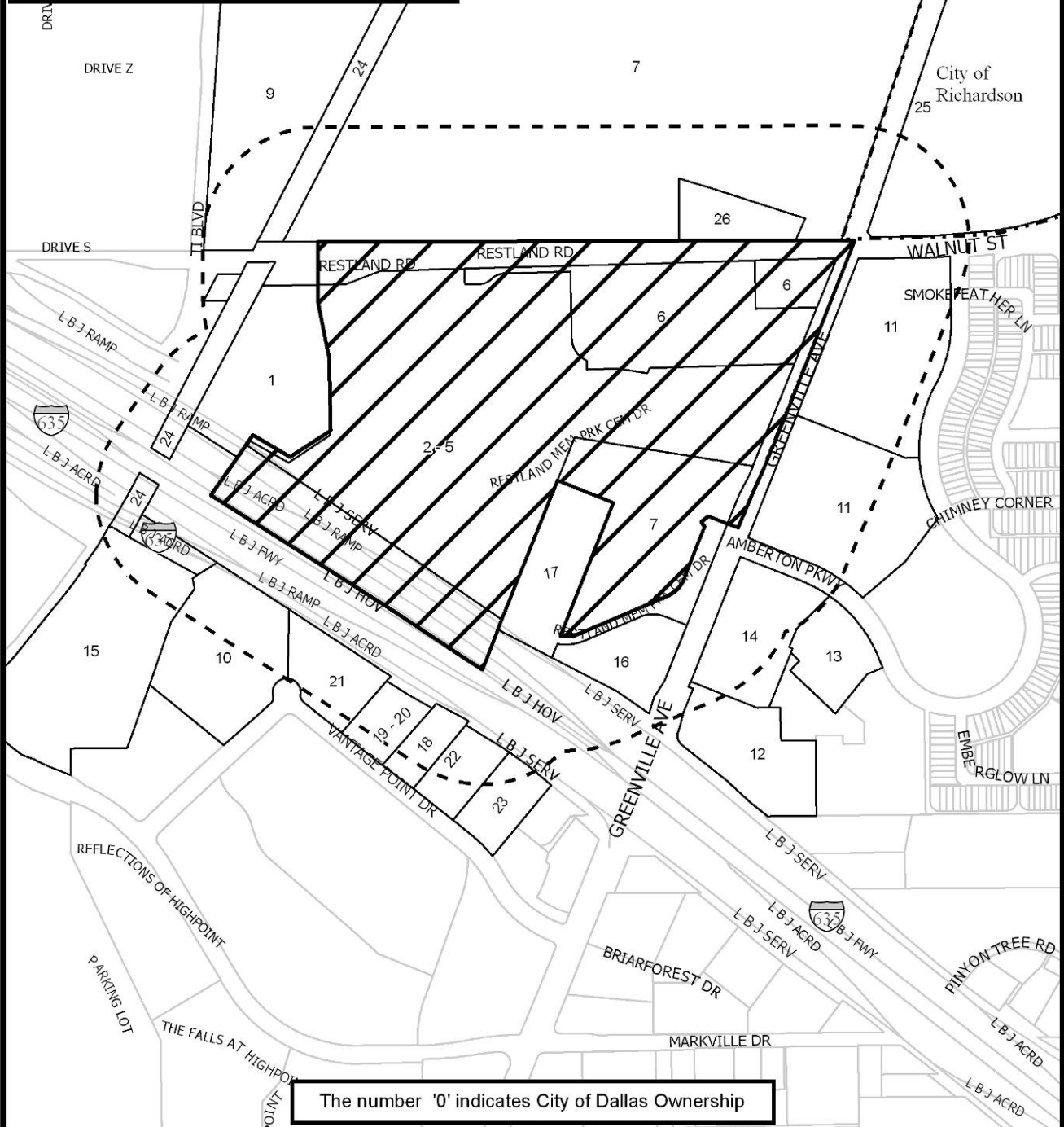
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VICINITY MAP

Case no: **Z112-105**

Date: **3/22/2012**

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




 1:7,200

NOTIFICATION

500' AREA OF NOTIFICATION
26 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z112-105
 Date: 3/22/2012

3/22/2012

Notification List of Property Owners***Z112-105******26 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9000 LBJ FWY	TEXAS INSTRUMENTS INC MS3998
2	12705 GREENVILLE AVE	RESTLAND OF DALLAS
3	9300 RESTLAND DR	RESTLAND OF DALLAS % BILL HILL
4	9060 RESTLAND DR	RESTLAND OF DALLAS
5	12700 GREENVILLE AVE	RESTLAND MEMORIAL PARK
6	12969 GREENVILLE AVE	RESTLAND MEMORIAL PARK
7	12525 GREENVILLE AVE	RESTLAND OF DALLAS INC
8	13000 T I BLVD	ENSERCH CORP % ATMOS ENERGY / PPTY TAX
9	13020 T I BLVD	TEXAS INSTRUMENTS INC % BILL SCHLEUSNER
10	9000 VANTAGE POINT DR	LBJ STATION LTD SUITE 400
11	9737 AMBERTON PKWY	PRICEBLU CANDLEWYCK LLC
12	9229 LBJ FWY	NP I DALLAS PORTFOLIO LP % H & R REIT HO
13	9250 AMBERTON PKWY	NORTHPOINT INVESTMENT LTD
14	12606 GREENVILLE AVE	Q NORTHPOINT LP
15	8902 LBJ FWY	DALLAS AREA RAPID TRANSIT
16	12525 GREENVILLE AVE	CANDLEWOOD DALLAS TX % INTERCONTINENTAL
17	9101 LBJ FWY	WHITESTONE OFFICES LLC STE 500
18	9049 VANTAGE POINT DR	PRIVATE RESTAURANT PPTIES LLC
19	9039 VANTAGE POINT DR	REALTY INCOME TEXAS %PORTFOLIO MGMT #710
20	9039 VANTAGE POINT DR	DF&R RESTAURANTS INC ATTN:PORTFOLIO MGMT
21	9019 VANTAGE POINT DR	BRE/ESA P PORTFOLIO TXNC % FRANCES PARKE
22	9069 VANTAGE POINT DR	GENERAL MILLS RESTAURANTS DBA: 0010873
23	9079 VANTAGE POINT DR	GENERAL MILLS RESTS INC DBA:0021257 ATTN
24	401 BUCKNER BLVD	DART
25	1132 ABRAMS RD	RICHARDSON ISD
26	9001 GREENVILLE AVE	RESTLAND FUNERAL HOME

FILE NUMBER: Z112-258(RB)

DATE FILED: June 12, 2012

LOCATION: South Line of Forest Lane, between Welch Road and Inwood Road

COUNCIL DISTRICT: 13

MAPSCO: 14 Y, Z; 24 C, D

SIZE OF REQUEST: Approx. 86.8 Acres

CENSUS TRACT: 135

APPLICANT/OWNER: The Hockaday School

REPRESENTATIVES: Kirk R. Williams, Tommy Mann

REQUEST: An application to amend the development plan and conditions for Planned Development District No. 578.

SUMMARY: The applicant proposes to provide for various improvements for the existing private school campus.

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

BACKGROUND INFORMATION:

- The site is developed with a private school and related structures/activity areas.
- On June 28, 2000, the City Council approved the creation of PDD No. 578. It should be noted the existing school was permitted by specific use permit (SUP No. 7 provided for two private schools) prior to the creation of this PDD. SUP No. 7 remains to permit the other private school.
- The applicant is requesting various amendments to provide for additional improvements for the private school campus.

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

<u>Thoroughfare/Street</u>	<u>Designation; Existing & Proposed ROW</u>
Forest Lane	Principal Arterial; 100' & 120' ROW
Inwood Lane	Principal Arterial; 100' & 100' ROW
Welch Road	Local; 60' ROW

STAFF ANALYSIS:

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

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The site is developed with various structures and improvements that support the existing private school campus. The PDD provides for other uses and development standards consistent with those found in an R-16(A) Single Family District.

The applicant is requesting an amendment to the development plan and conditions to provide for additional improvements supporting this use. Specifically:

- 1) architectural element and wind turbine orientated towards Forest Lane within the northwest quadrant of the site;
- 2) future surface parking area in the existing tennis court location along the site's southern property line;
- 3) athletic field improvements (some with light standards), the majority of which are located east of the creekway that traverses the middle of the property;
- 4) expansion of the child-care facility;
- 5) two additional monument signs along Forest Lane;
- 6) internal structure expansions (i.e., administrative and dining hall areas); and,
- 7) increase in structure height.

The site is surrounded by low density residential uses with the exception of the site's eastern boundary which is developed with a private school (SUP No. 7-the Lamplighter School).

The applicant has worked with staff to ensure the requested amendments are consistent in application and intensity and remain in scale with the built environment, both on-site and with the single family development in close proximity to the site. Generally, agreements have been reached on all items except those noted herein as well as highlighted in the attached conditions.

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

Structure Height: With respect to residential adjacencies, PDD No. 578 was adopted with maximum structure height limited to the 'Campus Core' which surrounds the majority of the structural improvements (60 feet) and the area outside of this designated area (36 feet). The intent of this provision was to 'internalize' the impact of vertical development on the campus.

While staff supports the requested increase in structure height for both the Fine Arts Wing Fly Tower and the wind turbine (both facing Forest Lane) as well as certain light standards around athletic activity areas, there remains concern about structure heights associated with new buildings that encroach towards the residential areas outside of the previously approved campus core. As noted herein, a request for an increase in floor area has also been requested (from 410,000 sf to 550,000 sf).

As a result, staff supports the applicant's request for an increase in structure height, however, subject to a revised development plan re-establishing the Campus Core, and staff's recommending conditions that limit structure height outside of the Campus Core to 36 feet (applicant requesting 50 feet).

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the applicant's request and Traffic Management Plan and determined that it will not significantly impact the surrounding street system. As has been a consistent provision (required updates) for uses that require a TMP, staff is

Z112-258(RB)

recommending biennial updates to ensure sustained compatibility with the adjacent residential areas.

At this point, the applicant is not in agreement with the above referenced automatic updates, rather requesting the attached TMP serve simply as a reference of efficiency related to unloading/loading operations.

Off-Street Parking: Required off-street parking is provided per the PDD's permitted uses as required by the Dallas Development Code, with not less than 585 spaces for a private school.

At this point, the applicant is requesting to delete the minimum space requirement. Staff has not received a parking analysis to support this reduction, which was established in June, 2000.

Landscaping: For the existing use, PDD No. 578 requires landscaping that complies with the concept of the artificial lot provisions outlined in the City's landscape ordinance (see attached conditions for specific criteria), along with additional perimeter screening requirements.

For other permitted uses, compliance with Article X is required.

**THE HOCKADAY SCHOOL
2011-2012 TRUSTEES**

Chairman	Talley Dunn '86
Vice-Chair	Nicole Small '91
Executive Committee Chair	Robert H. Dedman, Jr.
Treasurer	David Haemisegger
Secretary	Maryann Mihalopoulos '78
Past Chair	Robert Kaminski

TERM TRUSTEES

Jamiel Akhtar
Angela Ards '87
Peggy Simmons Dear '58
Robert H. Dedman, Jr.
Leslie Melinick Diers '74
Talley Dunn '86
Gregg L. Engles
Tucker Ford Enthoven '79
Steve Folsom
Gerald J. Ford
Kathryn Walker Francis '94
David A. Gravelle
Carmen Gross
David Haemisegger
Paul Harris
Cinda Cree Hicks
Robert Kaminski
Rajani Kapu '90
Joyce Lacerte
Natalie "Schatzie" Lee '55
Kathryn King Marley, '83
Charlene Cline Marsh '62
Cynthia "Cindy" McGeoch
Maryann Sarris Mihalopoulos '78
Jeanne L. Phillips
Maria Martineau Plankinton '83
Betty Simmons Regard '55
Katherine Rogers Roberts '89
Barbara Glazer Rosenblatt, '75
Tiffani Borlaug Rubi '88
Nicole Ginsburg Small '91
Judith "Judi" Stewart
Rebecca E. Szelc
Allison Campfield Taten '89
Jacquelyn "Jakki" Thomas
Courtney Wang
Staci Williams '77
Ann Whitley Wood '82
Sharon J. Youngblood

LIFE TRUSTEES

Edward M. Ackerman
Ruth Altshuler
Rita Crocker Clements '49
Margaret Doggett Crow '37
Linda Custard
James "Jim" Hoak
Margaret McDermott
Paula Mosle
Edith Jones O'Donnell, '44
John G. Penson
Margot B. Perot
Kathryn Priddy
Ellen Higginbotham Rogers '59
Richard Rogoff
Barney T. Young

Z112-258

ARTICLE 578.

PD 578.

SEC. 51P-578.101. LEGISLATIVE HISTORY.

PD 578 was established by Ordinance No. 24305, passed by the Dallas City Council on June 28, 2000. Ordinance No. 24305 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 24305; 25163)

SEC. 51P-578.102. PROPERTY LOCATION AND SIZE.

PD 578 is established on property on the south line of Forest Lane between Inwood Road and Welch Road. The size of PD 578 is approximately 86.8072 acres. (Ord. Nos. 24305; 25163)

SEC. 51P-578.103. 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) PRIVATE SCHOOL DORMITORY means a facility for housing private school students.

(d) This district is considered to be a residential zoning district. (Ord. Nos. 24305; 25163)

SEC. 51P-578.104. DEVELOPMENT PLAN.

(a) For a private school, private school dormitory, and child-care facility, development and use of the Property must comply with the development plan (Exhibit 578A). In the event of a conflict between this article and the development plan, this article controls.

(b) For all other permitted 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. (Ord. Nos. 24305; 25163)

SEC. 51P-578.105. MAIN USES PERMITTED.

(a) Agricultural uses.

-- Crop production.

(b) Commercial and business service uses.

-- None permitted.

(c) Industrial uses.

- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(d) Institutional and community service uses.

- Adult day care facility. *[SUP]*
- Cemetery or mausoleum. *[SUP]*
- Child-care facility. ~~*[Limited use with no maximum floor area; separate main entrance permitted with a maximum of 24 attendees.]*~~
- Church.
- College, university, or seminary. *[SUP]*
- Community service center. *[SUP]*
- Convent or monastery. *[SUP]*
- Foster home. *[SUP]*
- Library, art gallery, or museum. *[SUP]*
- Private school.
- Public school. *[SUP]*

(e) Lodging uses.

- None permitted.

(f) Miscellaneous uses.

- Carnival or circus (temporary). *[By special authorization of the building official.]*
- Temporary construction or sales office.

(g) Office uses.

- None permitted.

(h) Recreation uses.

- Country club with private membership. *[SUP]*
- Private recreation center, club, or area. *[SUP]*
- Public park, playground, or golf course.

(i) Residential uses.

- Handicapped group dwelling unit. *[Consider as if in an R-16(A) Single Family District.]*
- Private school dormitory.
- Single family.

(j) Retail and personal service uses.

- None permitted.

(k) Transportation uses.

- Private street or alley. [SUP]
- Transit passenger shelter. [Consider as if in an R-16(A) Single Family District.]
- Transit passenger station or transfer center. [SUP]

(l) Utility and public service uses.

- Electrical substation. [SUP]
- Local utilities.
- Police or fire station. [SUP]
- Radio, television, or microwave tower. [SUP]
- Tower/antenna for cellular communication. [Consider as if in an R- 16(A) Single Family District.]
- Utility or government installation other than listed. [SUP]

(m) Wholesale, distribution, and storage uses.

- Recycling drop-off container. [SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]
- Recycling drop-off for special occasion collection. [SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]

(Ord. Nos. 24305; 25163)

SEC. 51P-578.106. ACCESSORY USES.

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

(b) The following accessory uses are not permitted in this district:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

(c) In this district, the following accessory use is permitted by SUP only:

- Accessory community center (private). (Ord. Nos. 24305; 25163)

SEC. 51P-578.107. YARD, LOT, AND SPACE REGULATIONS.

(a) Front yard.

(1) For a private school, private school dormitory, and child-care facility: ~~minimum front yard is as shown on the development plan.~~

(A) Except as provided below, minimum front yard on Welch Road is 150 feet.

(B) Minimum front yard on Welch Road for temporary construction trailers and temporary classroom buildings is 50 feet.

(C) Except as provided below, minimum front yard on Forest Lane is 121 feet.

(D) Minimum front yard on Forest Lane for temporary construction trailers and temporary classroom buildings is 50 feet.

(E) Minimum front yard on Forest Lane for the guard station is 50 feet.

(F) Minimum front yard on Inwood Road is 35 feet.

(2) For all other uses, minimum front yard is 35 feet.

(b) Side and Rear yard.

(1) For the private school, private school dormitory, and child-care facility: ~~minimum side and rear yard is as shown on the development plan.~~

(A) Minimum rear yard along the southern property line is 15 feet.

(B) Minimum side yard is 15 feet.

(2) Minimum side yard for single family structures is ten feet; minimum side yard for other permitted structures is 15 feet; minimum rear yard for single family structures is ten feet; and, minimum rear yard for other permitted structures is 20 feet.

(c) Density. No maximum dwelling unit density.

(d) Height.

(1) For the private school, private school dormitory, and child-care facility: ~~maximum structure height is as shown on the development plan.~~

(A) Except as provided below, maximum structure height is 50 feet.

(B) Maximum structure height for the windowless fine arts wing fly tower is 55 feet and located as shown on the development plan.

(C) Maximum structure height for the wind turbine is 70 feet and located as shown on the development plan.

(D) Maximum height for tennis court light standards is 50 feet and located as shown on the development plan.

(E) Maximum height for the field lights is 60 feet and located as shown on the development plan.

Staff recommended:

(F) Maximum height for the areas outside of the Campus Core as shown on the development plan is 36 feet.

(2) Except as provided in Section 51A-4.408, maximum structure height for all other uses is 30 feet.

(e) Lot coverage.

(1) ~~For the private school, private school dormitory, and child care facility, maximum lot coverage is as shown on the development plan.~~

(2) Maximum lot coverage is 40 percent for residential structures and 25 percent for nonresidential structures.

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

(f) Lot size. Minimum lot size for single family uses is 16,000 square feet.

(g) Stories.

(1) For the private school, private school dormitory, and child-care facility, maximum number of stories is ~~as shown on the development plan~~ three.

(2) For all other uses, no maximum number of stories.

(h) Floor area.

(1) For the private school, private school dormitory, and child-care facility, maximum floor area is ~~410,000~~ 550,000 square feet, ~~and the floor area must be as shown on the development plan.~~

(2) For all other permitted uses, no maximum floor area. (Ord. Nos. 24305; 25163)

SEC. 51P-578.108. OFF-STREET PARKING AND LOADING.

Applicant requested:

(a) For the private school, private school dormitory, and child-care facility, off-street parking spaces must be provided in accordance with Section 51A-4.301, ~~with not less than 585 off-street parking spaces and the spaces must be located as shown on the development plan.~~

Staff recommended:

(a) For the private school, private school dormitory, and child-care facility, off-street parking spaces must be provided in accordance with Section 51A-4.301, with not less than 585 off-street parking spaces and the spaces must be located as shown on the development plan.

(b) For all other permitted uses, consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and

loading regulations (Division 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(c) For all permitted uses, off-street loading must be provided in accordance with the Dallas Development Code, as amended. (Ord. Nos. 24305; 25163)

SEC. 51P-578.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 24305; 25163)

SEC. 51P-578.110. LANDSCAPING.

For the private school, private school dormitory and child-care facility, the following landscape regulations apply:

(1) For purposes of this planned development district, an artificial lot is the land area that includes: (a) any new building footprint and a minimum of 25 feet around the building footprint for an artificial lot within the campus core as delineated on the development plan; and (b) any new building footprint and a minimum of 50 feet around the building footprint for an artificial lot outside of the campus core as delineated on the development plan. An artificial lot does not require public street frontage.

(2) Artificial lots created on the Property may not contain an aggregate land area exceeding 50 percent of the total land area contained in the planned development district.

(3) For each artificial lot, a landscape plan that meets the following requirements must be submitted with each application for a building permit on the Property:

(A) Minimum six-foot-high solid screening for off-street loading must be provided to screen off-street loading areas from adjoining property lines and public streets and alleys. Screening must be constructed of materials outlined in Section 51A-4.602(b)(3).

(B) One site tree, a minimum of three-inch caliper in size, must be provided for each 4,000 square feet of land area of the artificial lot. These required trees may be planted anywhere on the Property.

(C) No surface parking space may be located more than 120 feet from the trunk of a large canopy tree.

(D) A minimum of two design standards must be provided as outlined in Section 51A-10.126.

(4) All plant material must be maintained in a healthy, growing condition.

(5) Eastern Red Cedar trees, or comparable trees, with a minimum of three caliper inches must be maintained 20 feet on-center along the south Property line adjacent to the central plant and parking lot 10 shown on the development plan.

(6) For all other uses, landscaping must be provided in accordance with Article X. (Ord. Nos. 24305; 25163)

SEC. 51P-578.111. SIGNS.

Z112-258(RB)

(a) Except as provided below, signs must comply with the provisions for non-business zoning districts contained in Article VII.

(b) The detached premise sign currently located at the main entrance on Welch Road may not exceed 200 square feet in effective area and six feet in height, as shown on the development plan.

(c) The detached premise sign to be located at the intersection of Forest Lane and Welch Road, as shown on the development plan, may not exceed 120 square feet in effective area and six feet in height.

(d) The Forest Lane Monument Sign located as shown on the development plan may not exceed 60 square feet in effective area, seven feet in height, and twelve words of text.

(e) The Future Field Access Monument Sign located as shown on the development plan may not exceed 60 square feet in effective area, seven feet in height, and twelve words of text.

SEC. 51P-578.112. FENCES.

(a) Fences may be a maximum of six feet in height in the required front yards.

(b) An eight-foot-high fence must be maintained along the south Property line, between the front yard setback along Welch Road and the creek, as shown on the development plan.

SEC. 51P-578.113. ATHLETIC FIELD AND TENNIS COURT LIGHTING.

(a) Lighting of the athletic fields and tennis courts shall be located as shown on development plan.

(b) Lighting of the tennis courts and athletic fields, only in the general locations shown on the development plan, is prohibited after 10:00 p.m. (Ord. Nos. 24305; 25163)

SEC. 51P-578.114. TRAFFIC MANAGEMENT PLAN

Applicant requested:

(a) In general. The operation of the private school and child-care facility must comply with the traffic management plan (Exhibit 578__).

(b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

Staff Recommended:

(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. Except as provided in the traffic management plan, queuing is only permitted inside the Property. Except as provided in the traffic management plan, student drop-off and pick-up are not permitted within city rights-of-way.

(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, 2016. 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 even-numbered year.

(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.

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

- (1) not be contrary to the public interest;
- (2) not adversely affect neighboring properties; and
- (3) not be used to conduct a use not permitted in this district.

SEC. 51P-578.115. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 24305; 25163; 26102)

~~SEC. 51P-578.116. ZONING MAP.~~

~~PD 578 is located on Zoning Map Nos. D-6, D-7, E-6, and E-7. (Ord. Nos. 24305; 25163)~~

Traffic Management Plan and Queuing Analysis
The Hockaday School Z___ - ___
11600 Welch Road, Dallas, TX
June 5, 2012

Introduction:

The Hockaday School is located on the southeast corner of Welch Road and Forest Lane. The school has been in operation since 1913 and on the current site since 1961. The school has approximately 1,165 students in grades Pre-K through 12. Approximately 79 of the students are boarding students who do not commute in and out of the campus on a regular basis. The following table shows the approximate distribution of students for the 2011-2012 school year:

Grade	Approx. Number of Students	Drop-Off Time	Dismissal Time
Pre-K	36	7:30-8:00 AM	2:45 PM
Kindergarten	48	7:30-8:00 AM	2:45 PM
1 st Grade	48	7:30-8:00 AM	3:00 PM
2 nd Grade	48	7:30-8:00 AM	3:15 PM
3 rd Grade	48	7:30-8:00 AM	3:30 PM
4 th Grade	50	7:30-8:00 AM	3:30 PM
Lower School Subtotal	278		
5 th Grade	74	7:30-8:00 AM	3:30 PM
6 th Grade	77	7:30-8:00 AM	3:30 PM
7 th Grade	85	7:30-8:00 AM	3:30 PM
8 th Grade	94	7:30-8:00 AM	3:30 PM
Middle School Subtotal	330 +7 Boarders		
9 th Grade	117	7:30-8:00 AM	3:45 PM
10 th Grade	124	7:30-8:00 AM	3:45 PM
11 th Grade	117	7:30-8:00 AM	3:45 PM
12 th Grade	120	7:30-8:00 AM	3:45 PM
Upper School Subtotal	478 +72 Boarders		
Hockaday Total	1,086 1,165 With Boarders		

The Hockaday School is proposing to modify PD 578 to make internal site plan improvements including a fine arts wing and modified athletics and surface parking areas. The improvements are not creating any additional enrollment, which will remain at approximately 1,165 students. With no change in the enrollment, there would be no change in the typical daily traffic volumes, or in the specific morning drop-off and afternoon pick-up volumes which have been present for many years.

For daily access to the site, there are no changes to the six current access points to Welch Road and Forest Lane. One additional access point is proposed at an existing median opening on Forest Lane approximately halfway between Welch Road and Inwood Road. This new access point would not be used for the daily drop-off or pick-up vehicle traffic, but would be used for access to the new athletic facilities and for special events.

Current TMP Operation:

The school operates on weekdays with a single drop-off time period from 7:30 to 8:00 AM and a staggered pick-up time period from 2:45 to 3:45 PM. Parent automobile drop-off and pick-up is conducted for the Lower (Pre-K – 4th) and Upper (9 – 12th) Schools in the parking lot adjacent to Forest Lane, using separate loading areas. Middle School auto traffic is conducted separately in the parking lot on Welch Road. Unloading and loading is done through multiple staffed loading stations, with the pick-up period managed in the modern fashion of arriving vehicles being identified with placards and announced to match up students with vehicles.

For the Forest Lane lot in the AM time period, traffic enters at the western driveway and travels generally eastbound through the lot to either the Upper School loading area, the Lower School loading area, or the parking area. Once unloading is completed, the vehicles exit to eastbound Forest Lane via the eastern driveway, which is posted for right-turn only during the peak periods. In the AM time period, a DPD officer controls the entering traffic operation at the western driveway, coordinating the Forest Lane traffic interruptions to match the nearby signal at Welch Road. In the AM traffic pattern, there are approximately 28 queue spaces available on the campus for the Lower School drop-offs before the queue reaches the entry area. When traffic is slow entering the campus, there are intermittent queues on Forest Lane in the westbound left-turn lane in the 7:45-8:00 time period, and less common eastbound right-turning queues.

For the Forest Lane lot in the PM time period, traffic again enters at the western driveway and exits at the eastern driveway. Since pick-up vehicles tend to queue on the site prior to the pick-up times, a number of overlapping queuing areas are actively managed by Hockaday staff to maximize queuing on the site during the staggered pick-up times. Due to the staggered pick-up times, the same queuing area can be used by multiple groups of vehicles. The Hockaday staff is very attentive to the traffic patterns and the drivers are generally well-disciplined. Maximum queues observed for the Forest Lane lot were approximately 43 vehicles for the PreK-K dismissal at 2:45 PM, 25 vehicles for 1st grade at 3:00 PM, 25 vehicles for 2nd grade at 3:15 PM, 42 vehicles for 3-4th Grade at 3:30 PM, and 17 for the Upper School dismissal at 3:45 PM. Upper School pickup is comparatively sparse and spread out due to afternoon athletics and students driving their own vehicles. Queuing prior to the pick-up time dissipates quickly once each loading operation commences.

For the Middle School operations in the Welch Road lot, in both time periods vehicles enter at the southern driveway, travel north through the internal roadway, use the loading area, and then return to Welch Road via the third driveway north of the school's boundary. The second driveway north of the school's boundary and the northernmost driveway are not used during the drop-off or pick-up time periods. The maximum Middle School queue in the pick-up period was approximately 66 vehicles.

Proposed TMP Operation:

The proposed TMP uses the same 7:30-8:00 AM start and staggered PM dismissal and the same matching of students with multiple loading stations, with similar automobile paths to what has been used for many years. However, the internal modifications to the Forest Lane parking lot allow the internal paths to be tweaked to provide additional queuing distance and to separate groups of vehicles. The proposed TMP is shown on the TMP-1 sheet included in the PD amendment packet.

For the Forest Lane lot in the AM drop-off period, the inbound traffic will separate more definitively when entering the campus at the western driveway. Upper School drop-offs will turn right and have a loading area near the fine arts wing, taking advantage of a new circular drive in that area. Lower School drop-offs will turn left, with an extension of the previous path to the east, resulting in a queue storage of approximately 53 vehicles before impacting the entrance area compared to the 28 vehicles in the current pattern. Vehicles bound for the parking area will go straight when entering the campus, and can reach the parking aisles without crossing the drop-off traffic flows. A three-lane section of aisle parallel to Forest Lane allows the outbound Upper School traffic, the inbound Lower School traffic, and the parking traffic to move simultaneously. The separation of traffic flows upon entry and the additional queue storage within the site will improve entering efficiency and should minimize queuing on Forest Lane. Due to the DPD control of the entry driveway, some transient queuing will naturally occur, but no vehicles should have to queue on Forest Lane due to not being accommodated within the site.

For the Forest Lane lot in the Lower School PM pick-up period, the realignment of parking aisles to parallel Forest Lane allows four distinct areas to be defined, which will hold different groups at different times. Area 1 is the main Lower School drop-off path, providing 1,060' of available queue distance. Areas 2 and 3 are double-stacked queues within the new east-west parking aisles, providing 640' and 660' of queuing distance, respectively. Area 4 is the path to the fine arts wing drop-off circle, providing 1,440 of queuing distance. The total queue distance available in the Forest Lane lot is 3,800', or enough for 190 vehicles. These queuing areas will be actively managed by Hockaday staff, directing inbound vehicles to the area which corresponds to their pick-up interval, and directing the groups to advance when the correct time comes. This procedure is the same as the current pick-up time period, but due to the additional queuing distance available on the site with the new configuration, the need to overlap Lower School queues separated by time will be entirely eliminated.

Exit to Forest Lane will follow the existing condition where only right turns are allowed. The new parking areas east of the Lower School will provide an easier recycle route for vehicles to rejoin later groups when picking up multiple students of different ages. As noted earlier, the Upper School pick-up queue demand is very light, and under the new configuration they can be accommodated within the Group 3 queue area which clears at 3:15 PM, well before the Upper School dismissal at 3:45 PM.

The Middle School procedure in the Welch Road lot will be the same as the existing operations. The Welch Road lot provides 1,520' of queuing distance.

Queuing Analysis:

Based on observations of queuing at other public and private schools in the DFW area, KHA uses a design standard for projecting pick-up queue demands at schools. However, since The Hockaday School has been in operation for many years, queue projections for the school's future operations are based on the queuing behavior observed during this study. That queuing behavior varies significantly between the Lower, Middle, and Upper Schools, and for this analysis the queuing is itemized by grade or group since the groups are accommodated in separate areas and at different dismissal times. In the normal KHA design standard, the expected maximum queue in vehicles is equal to 20% of the largest number of students dismissed at one time. Students using buses or walking/biking are deducted from the student number since they do not attract personal vehicles to the campus. This method accounts for the differences in how schools divide up the pick-up time period, as some dismiss all students in one group and therefore have higher vehicle demands in a short time period, while some spread out the dismissals over two or more groups. The projected queue formula can be stated as:

$$(\text{Students dismissed in time period} - \text{Students using other modes}) * 0.20 = \text{Number of vehicle in queue}$$

For Hockaday, the observed queue accumulation for the Lower School was approximately 50% of the number of students dismissed, Middle School was approximately 20%, and Upper School was approximately 5%. If aggregated, the observed queuing is almost exactly 20% of the total students being dismissed (218 queued out of 1,086 students), nicely matching the usual design standard if the campus was taken as a whole.

As noted, Hockaday has a number of dismissal times. The peak queue for the Lower School pick-up will occur in the early part of the pick-up time period (around 3:00 PM), when the PreK-K, 1st Grade, and 2nd Grade are at or near their peak queues. Assuming these three groups are all at maximum at the same time, with a 50% queue rate this corresponds to 90 queued vehicles, or 1,800' of queue distance. The Areas 1, 2, and 3 in the Forest Lane lot provide an available queue distance of 2,360', which is 560' or 28 vehicles in excess of the expected queue. Even if the 3-4th Grade vehicles are also arriving at this time, Area 4 is open and can accommodate another 72 vehicles in that area's 1,440' queuing distance, well in excess of the 49-vehicle maximum expected for that group.

The projected 24 vehicles of the Upper School pick-up queue for the 3:45 dismissal can be easily accommodated within the 33-vehicle Area 3 after that area has been vacated by the Lower School pick-up that occurs at 3:15.

For the Middle School area on Welch Road, the available 1,520' queue distance can accommodate the projected 66-vehicle or 1,320' queue demand with 200' or 10 vehicles of excess distance.

Summary:

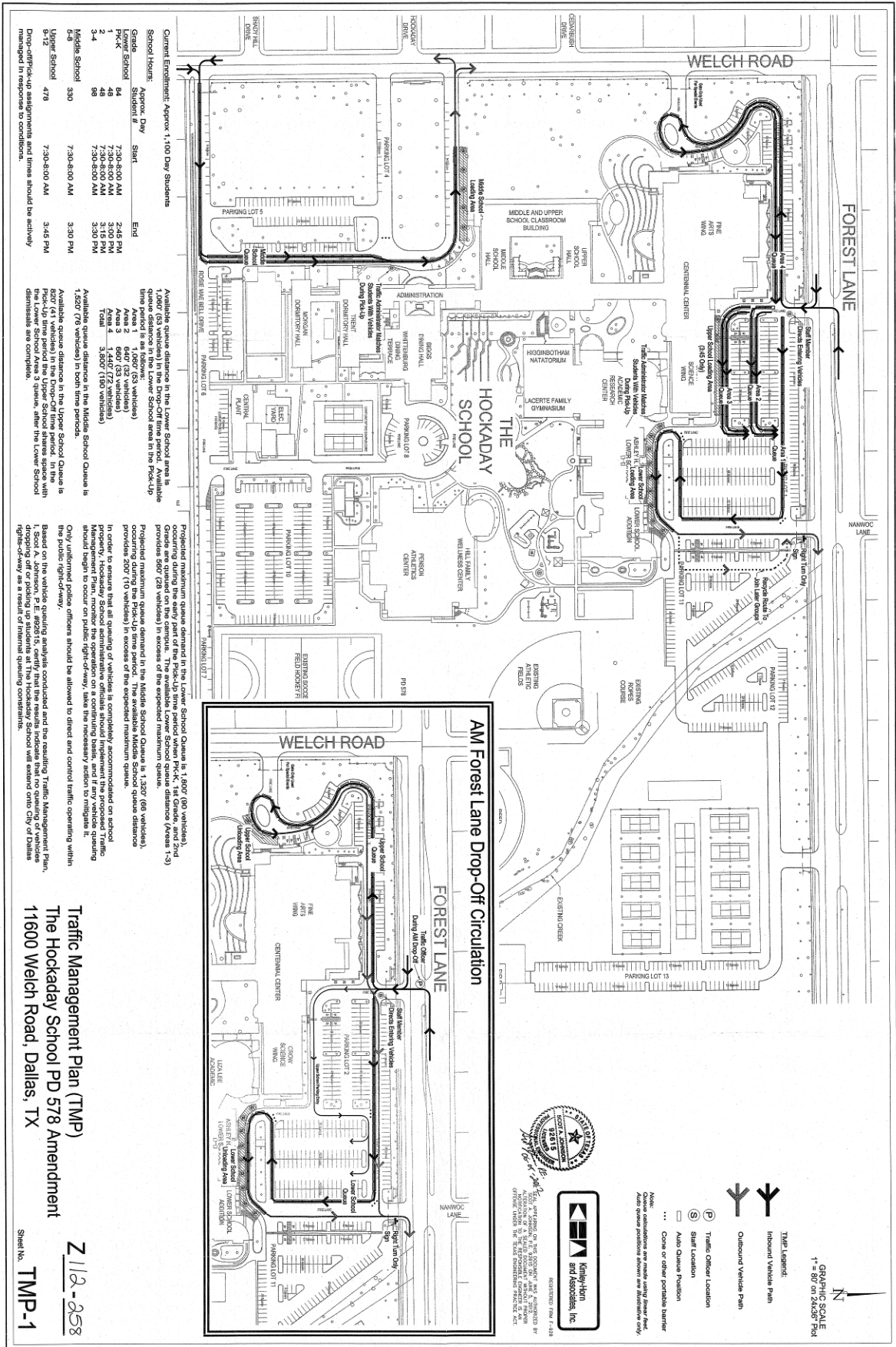
This TMP defines the drop-off and pick-up procedures for The Hockaday School once the site is modified in accordance with the development plan in the modified PD 578. The proposed TMP provides a significant improvement in on-site queue storage over the existing operations, which will translate to smoother internal operations and fewer conflicts between groups of users. The TMP vehicle routes provide an available queue distance within the site that is greater than the projected maximum expected queue for the school's operations. With the TMP operating as shown, the school traffic should not need to queue vehicles in the ROW of any City street. Any queuing that does occur should be minimal and of very limited duration. The property owner/school administrator is responsible for the administration of the TMP and minimizing the impact of the vehicle queue on the City streets. Only uniformed police officers should be allowed to direct and control traffic operating within the public right-of-way.

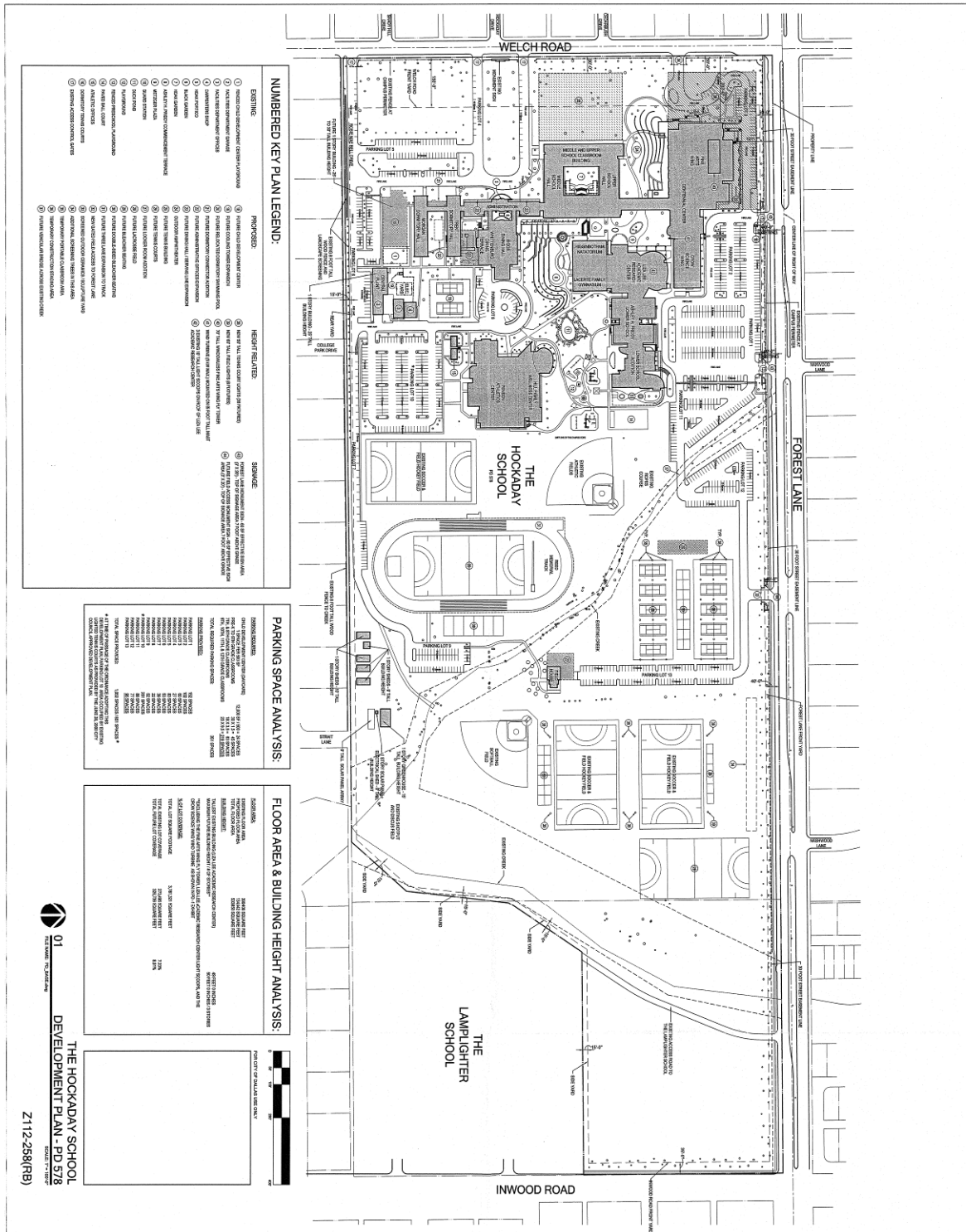
Based on the vehicle queuing analysis conducted and the resulting Traffic Management Plan, I, Scot A. Johnson, P.E. #92615, certify that the results indicate that no queuing of vehicles dropping off or picking up students at The Hockaday School will extend onto City of Dallas rights-of-way as a result of internal queuing constraints.

In order to ensure that all queuing of vehicles is completely accommodated on school property, The Hockaday School administrative officials should implement the proposed Traffic Management Plan, monitor the operation on a continuing basis, and if any vehicle queuing should begin to occur on public right-of-way, take the necessary action to mitigate it.

Prepared by:
Kimley-Horn and Associates, Inc.
Scot A. Johnson, P.E., PTOE
12700 Park Central Drive, Suite 1800
Dallas, TX 75251
(972) 770-1300







NUMBERED KEY PLAN LEGEND:

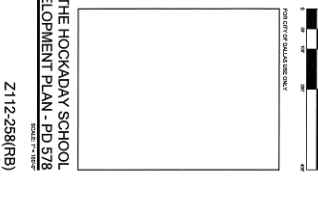
EXISTING	PROPOSED	HEIGHT RELIEFS	SPACING
1. EXISTING CONCRETE DRIVE	1. EXISTING CONCRETE DRIVE	1. EXISTING CONCRETE DRIVE	1. EXISTING CONCRETE DRIVE
2. EXISTING ASPHALT DRIVE	2. EXISTING ASPHALT DRIVE	2. EXISTING ASPHALT DRIVE	2. EXISTING ASPHALT DRIVE
3. EXISTING SIDEWALK	3. EXISTING SIDEWALK	3. EXISTING SIDEWALK	3. EXISTING SIDEWALK
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PARKING SPACE ANALYSIS:

TYPE	NUMBER	TOTAL
STANDARD	100	100
COMPACT	50	50
BIKE	10	10
TOTAL	160	160

FLOOR AREA & BUILDING HEIGHT ANALYSIS:

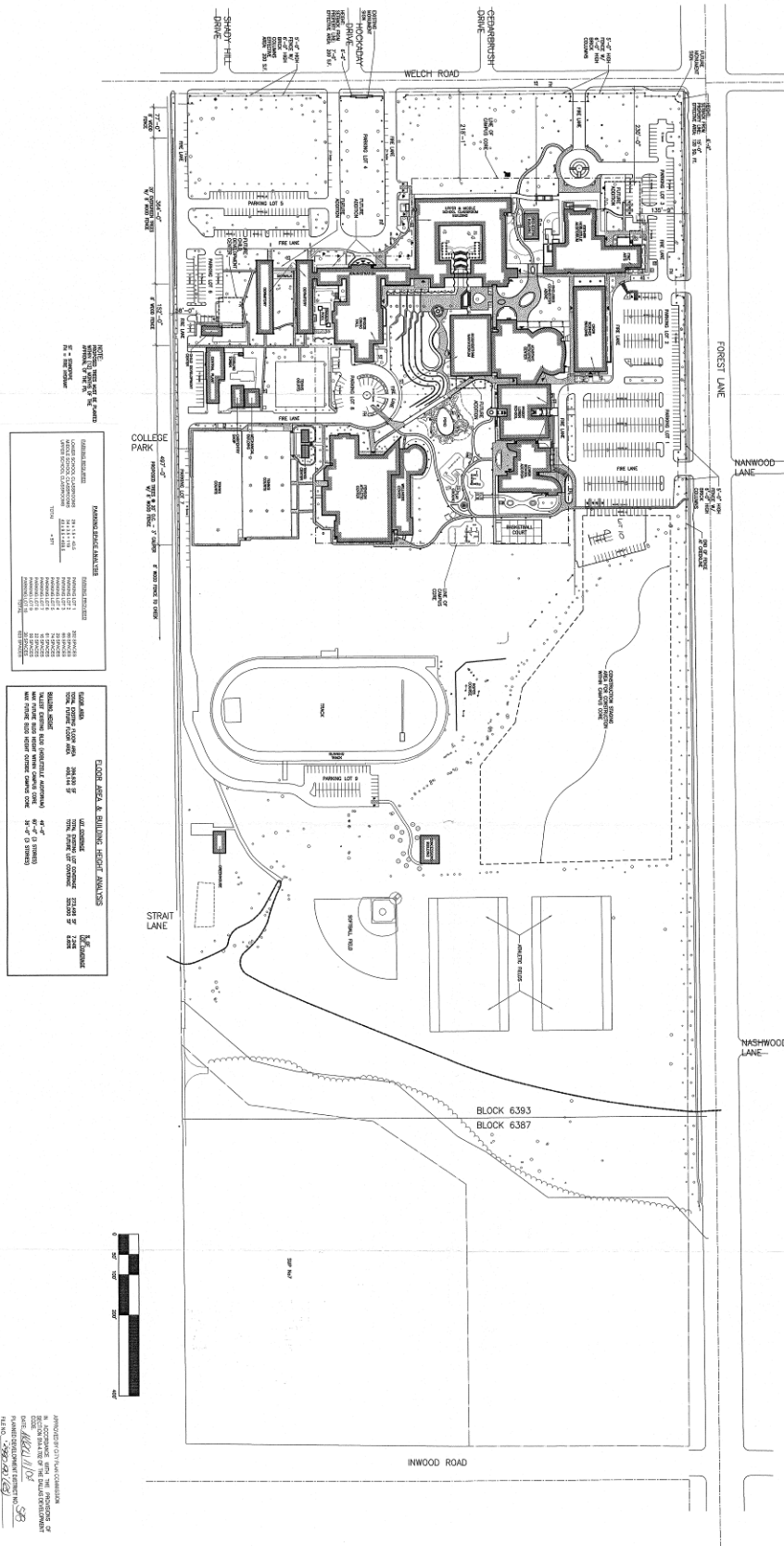
DESCRIPTION	FLOOR AREA (SQ FT)	BUILDING HEIGHT (FEET)
THE HOOKADAY SCHOOL	100,000	25
THE LAMPLIGHTER SCHOOL	100,000	25
TOTAL	200,000	25



01
 THE HOOKADAY SCHOOL
 DEVELOPMENT PLAN - PD 578
 Z112-258(RB)

NO.	DATE	DESCRIPTION
1	08/18/15	PRELIMINARY
2	09/11/15	REVISED
3	10/15/15	REVISED
4	11/17/15	REVISED
5	12/17/15	REVISED
6	01/15/16	REVISED
7	02/11/16	REVISED
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178	05/11/30	REVISED
179	06/11/30	REVISED
180	07/11/30	REVISED
181	08/11/30	REVISED
182	09/11/30	REVISED
183	10/11/30	REVISED
184	11/11/30	REVISED
185	12/11/30	REVISED
186	01/11/31	REVISED
187	02/11/31	REVISED
188	03/11/31	REVISED
189	04/11/31	REVISED
190	05/11/31	REVISED
191	06/11/31	REVISED
192	07/11/31	REVISED
193	08/11/31	REVISED
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196	11/11/31	REVISED
197	12/11/31	REVISED
198	01/11/32	REVISED
199	02/11/32	REVISED
200	03/11/32	REVISED
201	04/11/32	REVISED
202	05/11/32	REVISED
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208	11/11/32	REVISED
209	12/11/32	REVISED
210	01/11/33	REVISED
211	02/11/33	REVISED
212	03/11/33	REVISED
213	04/11/33	REVISED
214	05/11/33	REVISED
215	06/11/33	REVISED
216	07/11/33	REVISED
217	08/11/33	REVISED
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220	11/11/33	REVISED
221	12/11/33	REVISED
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246	01/11/36	REVISED
247	02/11/36	REVISED
248	03/11/36	REVISED
249	04/11/36	REVISED
250	05/11/36	REVISED
251	06/11/36	REVISED
252	07/11/36	REVISED
253	08/11/36	REVISED
254	09/11/36	REVISED
255	10/11/36	REVISED
256	11/11/36	REVISED
257	12/	

DocuPrint File Name: 038661.dwg



NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS ELECTRICAL CODE AND THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS MECHANICAL CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODES.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS PLUMBING CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS FIRE CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL FIRE CODE.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS SAFETY CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY CODE.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS ENVIRONMENTAL CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL ENVIRONMENTAL CODE.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS HEALTH CARE CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL HEALTH CARE CODE.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS EDUCATION CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL EDUCATION CODE.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS COMMUNITY DEVELOPMENT CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL COMMUNITY DEVELOPMENT CODE.

PERMITTED DEVELOPMENT ANALYSIS:

EXISTING DEVELOPMENT:

PROPOSED DEVELOPMENT:

DEVELOPMENT ANALYSIS:

DEVELOPMENT ANALYSIS:

DEVELOPMENT ANALYSIS:

01
 DEVELOPMENT PLAN
 THE BOARD OF TRUSTEES OF THE UNIVERSITY OF TEXAS AT AUSTIN
 1000 UNIVERSITY DRIVE, AUSTIN, TEXAS 78705
 512.495.7100
 www.utexas.edu

PD-1



THE UNIVERSITY OF TEXAS AT AUSTIN

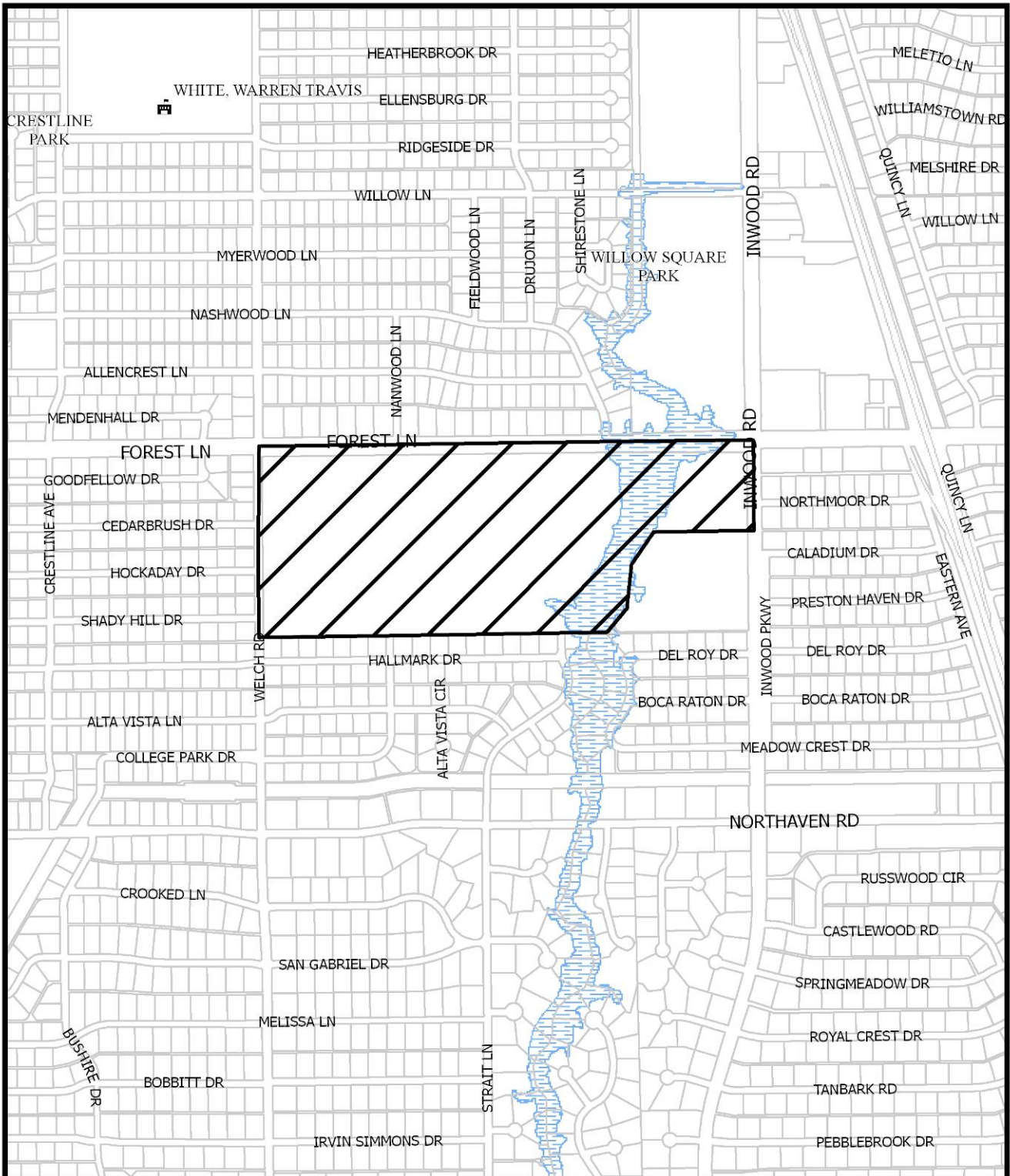
DEVELOPMENT PLAN
HOCKADAY SCHOOL
 Dallas, Texas

DATE: 11.14.2008
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 100'-0"

GOOD FULTON & FARRELL ARCHITECTS
 300 W. WASHINGTON, SUITE 200, DALLAS, TX 75201 | TEL: 214.242.8800 | FAX: 214.242.8801

Overland Partners
 INCORPORATED
 300 W. WASHINGTON, SUITE 200, DALLAS, TX 75201 | TEL: 214.242.8800 | FAX: 214.242.8801



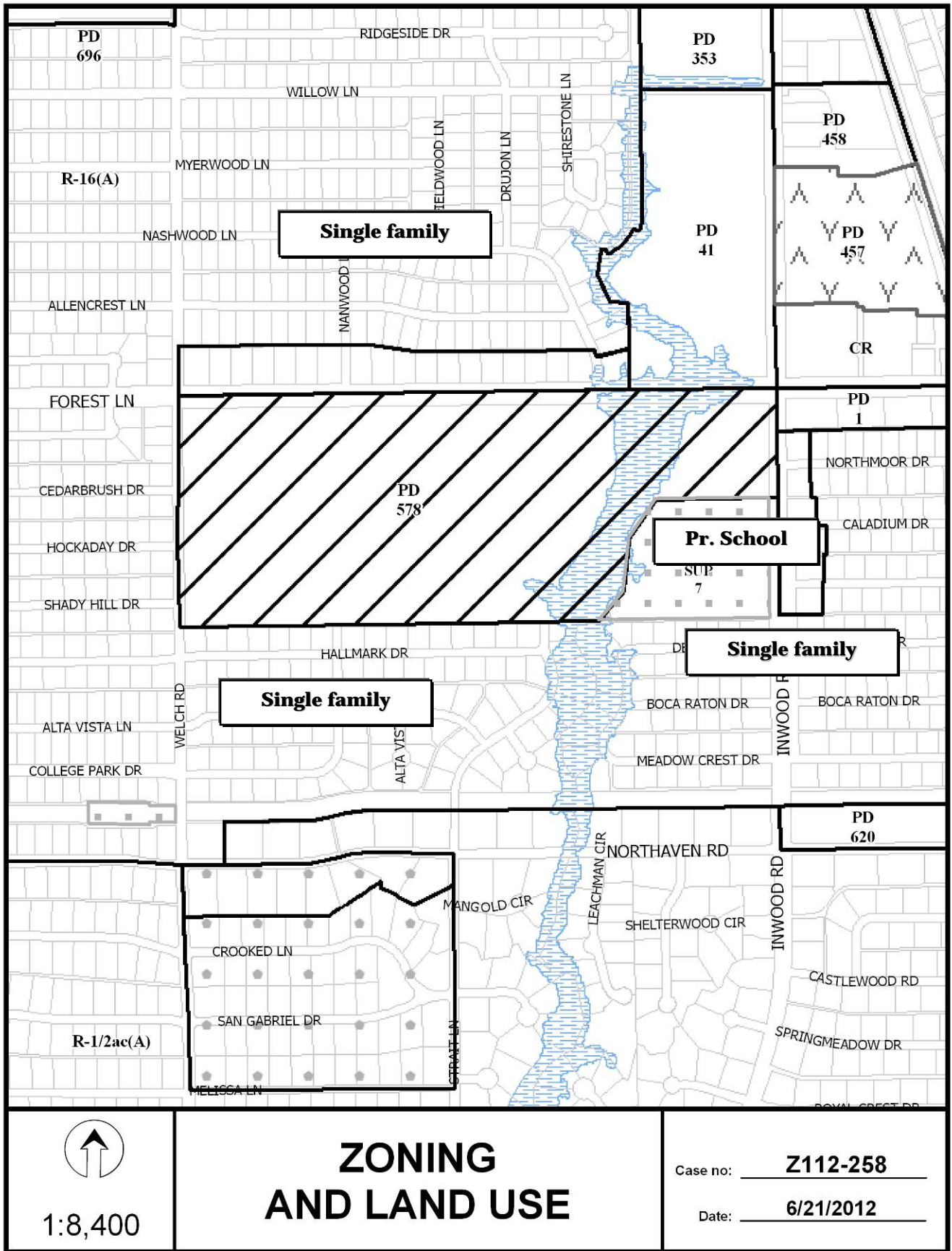



1:10,800

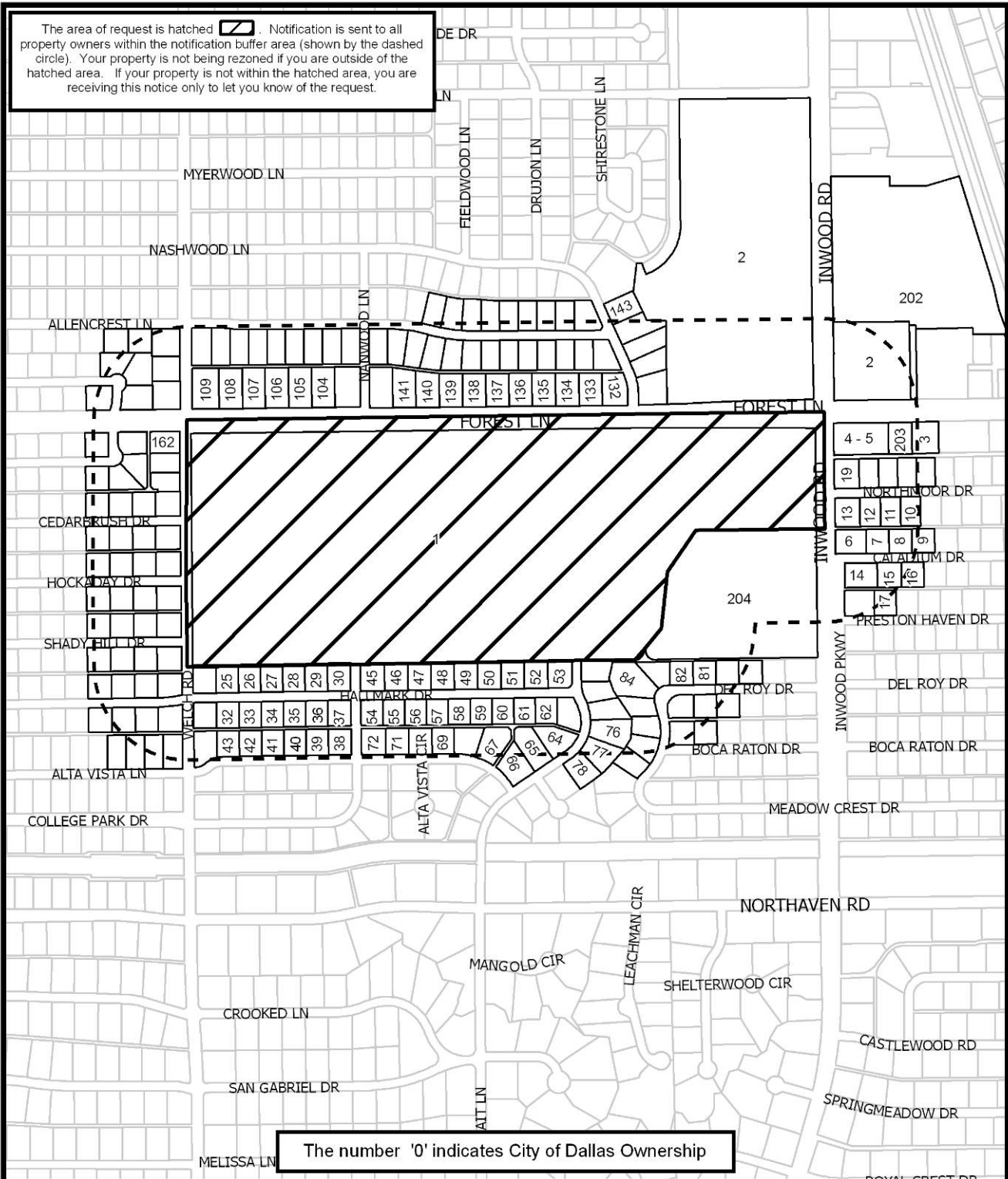
VICINITY MAP

Case no: **Z112-258**

Date: **6/21/2012**



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



The number '0' indicates City of Dallas Ownership



1:8,400

NOTIFICATION

500' AREA OF NOTIFICATION
204 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z112-258**
 Date: **6/21/2012**

6/21/2012

Notification List of Property Owners***Z112-258******204 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	11600 WELCH RD	HOCKADAY SCHOOL
2	11804 INWOOD RD	DANIEL A H
3	5300 FOREST LN	DEGRAZIER JOHN L LODGE
4	5200 FOREST LN	FOREST VILLAGE INC C/O COLLIERS INT L
5	5200 FOREST LN	FORESTWOOD NATIONAL BANK C/O COLLIERS
IN		
6	5207 CALADIUM DR	LOCHTE CYNTHIA G & JOANNE M HAIDVOGL
7	5217 CALADIUM DR	BUCY J FRED III
8	5227 CALADIUM DR	HUBER PHILIP J JR
9	5309 CALADIUM DR	KASMIR SUSAN
10	5310 NORTHMOOR DR	MCANEAR GRANVILLE D & PAGE C
11	5228 NORTHMOOR DR	CHUDIK MARK A & MARY A
12	5218 NORTHMOOR DR	SIMMONS MICHAEL OLIVER & LISEL M
13	5208 NORTHMOOR DR	DELAY ROY E III
14	5208 CALADIUM DR	LIPTAK VIRGIL F
15	5218 CALADIUM DR	ADERHOLD JOSEPH
16	5228 CALADIUM DR	FERGUSON CHARLES & KATE
17	5217 PRESTON HAVEN DR	KLEIN DANA G
18	5209 PRESTON HAVEN DR	MANG JOHN E JR & DENISE L SCHOPFER
19	5207 NORTHMOOR DR	REICHL SUE HARROLD
20	5217 NORTHMOOR DR	CHO KYUNG KU & HO SOON
21	5227 NORTHMOOR DR	KASMIR BRENDA GARRISON
22	5309 NORTHMOOR DR	BASS MARVIN R
23	5319 NORTHMOOR DR	GOKANI ANILKUMAR V & TINA
24	4607 HALLMARK DR	HOLUBEC MARK & ANNE C
25	4617 HALLMARK DR	CALLAHAN ROBERT W JR & MARY E
26	4627 HALLMARK DR	ONDRICEK DOUGLAS S & JANET A

6/21/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4637 HALLMARK DR	BURKE RICHTER DARRYL & NANCY SUE HORTON
28	4647 HALLMARK DR	RODRIGUEZ RODOLFO JR & STACY J
29	4657 HALLMARK DR	MAHER WILLIAM H
30	4667 HALLMARK DR	TUBB ALLEN R & CONNIE M
31	4606 HALLMARK DR	MAHER MARTIN P EST OF % RITA MAHER
32	4616 HALLMARK DR	PERRINE WARREN L
33	4626 HALLMARK DR	SHARP MICHAEL & YVETTE
34	4636 HALLMARK DR	CLOHERTY JOSEPH F EST OF
35	4646 HALLMARK DR	HANLEY PATRICK J JR & STACEY C
36	4656 HALLMARK DR	KEMP LOUISE F & KEMP JOHN STACY III
37	4666 HALLMARK DR	THOMAS DON & KAREN
38	4667 ALTA VISTA LN	BUTLER W BRUCE & KIMBERLY V
39	4657 ALTA VISTA LN	SEIDEL DOROTHY B
40	4647 ALTA VISTA LN	COOK SHANNON C
41	4637 ALTA VISTA LN	MASON DAVID & CANDICE
42	4627 ALTA VISTA LN	KENNEDY MICHAEL D & LESLIE A
43	4617 ALTA VISTA LN	DEWITT WILLIAM O
44	4607 ALTA VISTA LN	ALLEN TIMOTHY L & MARILYN J MONTEIRO
45	4709 HALLMARK DR	RODE RONALD D & KELLIE L
46	4719 HALLMARK DR	GUERRA RICHARD G
47	4729 HALLMARK DR	CLARK DANA R
48	4739 HALLMARK DR	LAWRENCE ANN A & SAM J
49	4749 HALLMARK DR	ROBBINS MARK & ROBBINS KATIE
50	4811 HALLMARK DR	CORTEZ MICHELLE
51	4821 HALLMARK DR	OAKLEY J TED TR AKA ALAN SCHRODER FAM TR
52	4831 HALLMARK DR	KNOX CHARLES E JR & ERLENE G
53	4841 HALLMARK DR	JACKSON BOBBIE
54	4708 HALLMARK DR	QUINBY JONATHAN S & RACHEL HEATHER
55	4718 HALLMARK DR	RAFF KENNETH A & JOAN D
56	4728 HALLMARK DR	SMITH DAVID H & ELIZABETH O
57	4738 HALLMARK DR	ALBERTINI NANCY L & METZGER STEPHEN J

6/21/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4748 HALLMARK DR	STORMONT KIMBERLY H
59	4810 HALLMARK DR	MILLER HAROLD M
60	4820 HALLMARK DR	PORTER RICHARD BRADLEY & PAMELA ANN
61	4830 HALLMARK DR	FOX STANLEY E & BARBARA
62	4840 HALLMARK DR	KILLIAN KIRK A & ANN E
63	4848 HALLMARK DR	THOR DANIEL W
64	11465 STRAIT LN	KEPLER TERRY LEE
65	11451 STRAIT LN	ZADUK RAMONA K
66	11411 STRAIT LN	AFFELDT ERIC L TR
67	4825 ALTA VISTA LN	JONES STUART A
68	4817 ALTA VISTA LN	MURPHY THOMAS J & MARGOT B
69	4807 ALTA VISTA LN	SUMNER BRYCEON J JR & BOBBYE B
70	4729 ALTA VISTA LN	MCGUIRE ROBERT & ROBERT C MCGUIRE TRUSTE
71	4719 ALTA VISTA LN	BOWEN KATHLEEN S & GERALD SCUCCHI
72	4709 ALTA VISTA LN	MANGELSDORF DAVID J & COTTON KATRINA
VOE		
73	11508 STRAIT LN	DEUBER MARK &
74	11492 STRAIT LN	LEVENE DONALD L ETAL
75	11484 STRAIT LN	HATCHETT TRUST JOHN HENRY CARNEY
TRUSTEE		
76	11476 STRAIT LN	CUNNINGHAM KATHLEEN
77	11468 STRAIT LN	DUNLAP FREDRICK M EST OF
78	11460 STRAIT LN	HORTON GARY L & BLYTHE MICHELE
79	5145 DEL ROY DR	MCGILVERY FRANK R
80	5135 DEL ROY DR	WATTS TERRY L & MARNIE E WATTS
81	5125 DEL ROY DR	NICOLAOU ANTOINETTE
82	5115 DEL ROY DR	DURBIN CLYDE TR
83	5105 DEL ROY DR	FORNEY LYNETTE
84	11457 LAMPLIGHTER LN	CEJUDO RAUL FERNANDO & MAUDE E CEJUDO
85	11451 LAMPLIGHTER LN	LEVI BERNADINE G
86	11443 LAMPLIGHTER LN	LOWE TOMMYE & JACK FLOYD STULTS JR
87	11433 LAMPLIGHTER LN	WALMSLEY ADRIAN J
88	11423 LAMPLIGHTER LN	HENRY EDWARD J III &

6/21/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	5134 DEL ROY DR	CUNNINGHAM TAMMIE T
90	5124 DEL ROY DR	HEEMANN PAUL A & DEBORAH M
91	5114 DEL ROY DR	NELSON DONALD KURT & PATRICIA ANN
92	5111 BOCA RATON DR	JOHNSON JAMES W
93	5121 BOCA RATON DR	MAYFIELD CORNELIUS A IV & SARAH C
94	4608 ALLENCREST LN	MOORE WACO & MILENA G
95	4616 ALLENCREST LN	BROCKETT STEVEN P & KATHLEEN M
96	4624 ALLENCREST LN	ROBERTS ANDREW H & HEATHER H
97	4632 ALLENCREST LN	SCHULTZ LACY & NATHAN
98	4640 ALLENCREST LN	HANSEN RICHARD A
99	4708 ALLENCREST LN	GUIDONE FRANK D & ELIZABETH A
100	4716 ALLENCREST LN	Taxpayer at
101	4724 ALLENCREST LN	NICHOLS TIMOTHY L & JOLIE L
102	4732 ALLENCREST LN	GOODMAN HAROLD & JULIETTE
103	11805 NANWOOD LN	PECKHAM CHRIS A & HEATHER L
104	4719 FOREST LN	BULGER GLENDA
105	4709 FOREST LN	ZAMORA FELIX A & VERONICA
106	4639 FOREST LN	GOODIEL SUSAN J & CHRISTOPHER W
107	4629 FOREST LN	WEHRMANN DOROTHY M FAMILY TRUST
108	4619 FOREST LN	SCHAFFER JAMES P ET AL
109	4609 FOREST LN	TURNER DAVID L & MARCILE
110	4931 ALLENCREST LN	PASCHALL DUSTY W & JENNIFER
111	4923 ALLENCREST LN	SHAFIEY ALEXANDER
112	4915 ALLENCREST LN	SHAW SPENCER G & CHERRI A
113	4907 ALLENCREST LN	WELCH JAMES S & ARIANNE P
114	4863 ALLENCREST LN	HIDALGO HECTOR L & MAGDA G
115	4855 ALLENCREST LN	SCHAEFER DERICK & CLAUDIA
116	4847 ALLENCREST LN	STEEL GERALD P
117	4839 ALLENCREST LN	HARRISON RICHARD E & EDNA H
118	4831 ALLENCREST LN	MERKEL THOMAS E & SUSAN A
119	4808 ALLENCREST LN	MELKUS JEFFREY D

6/21/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4816 ALLENCREST LN	BURRIS MARGARET CALKINS
121	4824 ALLENCREST LN	MCVEY KIMBERLY R & WESLEY
122	4832 ALLENCREST LN	ROSNER NORMA J & DOMENICK IACOVO
123	4840 ALLENCREST LN	TRUMPOWER IAN N & AIMEE B
124	4848 ALLENCREST LN	JACKSON BLAIR C & CATHERINE C
125	4856 ALLENCREST LN	DAVIS RANDOLPH JOHN & SHARON ANN
126	4864 ALLENCREST LN	FEDOCK RICHARD & CAROLE
127	4908 ALLENCREST LN	BURDINE PAMELA J & JOHNNIE II
128	4916 ALLENCREST LN	DAVE NILESH B & MANISHA H
129	4924 ALLENCREST LN	SNODDY WILL T & VICTORIA E
130	4932 ALLENCREST LN	MABRY RUTH E
131	4940 ALLENCREST LN	MOFFETT VICKI & JOHN III
132	4949 FOREST LN	HARRIS MARILYN F TR
133	4939 FOREST LN	BRIGGS THOMAS D & KAREN K
134	4929 FOREST LN	ANAND PREM & SITA
135	4919 FOREST LN	SPENCER ELSA R
136	4909 FOREST LN	ESFAHANI SAIED SHAFIEI
137	4859 FOREST LN	LORIMER DANIEL B & MARY ALLISON
138	4849 FOREST LN	MASSEY CHARLOTTE H
139	4839 FOREST LN	ESFAHANI DJALIL & LILIANA
140	4829 FOREST LN	OZBIRN DAVID W & CONNIE L
141	4819 FOREST LN	QUERALT JUAN A & LAUREN M PROCTOR
142	4809 FOREST LN	MORRIS BRIAN T & PATRICIA D
143	4941 NASHWOOD LN	GARDSBANE GILDA K
144	4951 NASHWOOD LN	STIFLER LINDSEY D
145	4959 NASHWOOD LN	MALLAD TIMOTHY A & TORI M
146	4969 NASHWOOD LN	VOPNI SCOTT & MICHELLE
147	4979 NASHWOOD LN	YAEGER SUZANNE IKARD
148	4518 ALLENCREST LN	BRABHAM JAMES CARY & JENNIFER K
149	4526 ALLENCREST LN	STEIGENBERGER WILFRIED M & MARIA N
150	4534 ALLENCREST LN	STUMP ALISON E & DANIEL W

6/21/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	11821 WELCH RD	MEGEE DEBORAH L
152	11811 WELCH RD	GOETHALS MICHAEL ALLAN & FRANCES T
153	4555 MENDENHALL DR	DURAN PHILLIP & GINA R
154	4545 MENDENHALL DR	LYNCH DENNIS M & SUSAN M
155	4535 MENDENHALL DR	RITTMAYER EDWARD W
156	4528 MENDENHALL DR	KISNER ASHLEY T
157	4527 GOODFELLOW DR	BURNS WILLIAM J & DIANE D
158	4526 GOODFELLOW DR	JOHNSON LIVING TRUST
159	4532 GOODFELLOW DR	HYDE THOMAS A & CARRI P STE 114-18
160	4538 GOODFELLOW DR	YOUNG R KEITH
161	4546 GOODFELLOW DR	REID CHARLES KELLER & KAREN L
162	11737 WELCH RD	ALFIERI BARBARA K
163	11727 WELCH RD	MARULL HORACIO M & IVONNE
164	11717 WELCH RD	HECHT SARAH
165	4557 CEDARBRUSH DR	HAUS CHARLES N & MARTHA J REVOCABLE LIVI
166	4547 CEDARBRUSH DR	BOURRET JOHN E & CAROLINE J BOURRET
167	4537 CEDARBRUSH DR	DENEGRE STANHOPE B & JULIA B
168	4527 CEDARBRUSH DR	THE HOCKADAY SCHOOL INC
169	4528 CEDARBRUSH DR	GRAVSETH STEVEN E & ANN K
170	4538 CEDARBRUSH DR	ROPER JACK N JR TR
171	4548 CEDARBRUSH DR	MOORE JOHN T & ANNA
172	4558 CEDARBRUSH DR	VITTETOE ROBERT G
173	4559 HOCKADAY DR	REMINGTON CYNTHIA
174	4549 HOCKADAY DR	EVANS JOHN RAYMOND JR & CORALETTE M
EVAN		
175	4539 HOCKADAY DR	PROTZMANN PETER J & SHARON L
176	4529 HOCKADAY DR	MIRMELSTEIN MARION RADIN
177	4528 HOCKADAY DR	KING ANNA BETH
178	4538 HOCKADAY DR	STREET BETTY J TR STREET REVOCABLE LIV
179	4548 HOCKADAY DR	NADARAJAH SIROMI C
180	4558 HOCKADAY DR	MILLER HUBBARD C
181	4557 SHADY HILL DR	BENDALIN KENNETH A & SUSAN S

6/21/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	4547 SHADY HILL DR	KRAMPITZ DANIEL & MARLYN J MAYO
183	4537 SHADY HILL DR	MCRARY ELIZABETH HUMPHREY
184	4527 SHADY HILL DR	REESE ROBERT M ETUX
185	4528 SHADY HILL DR	WISCHMEYER EDWARD MARK & MONICA
186	4538 SHADY HILL DR	JOHNSTON MARK ANTHONY & JESSICA L
187	4548 SHADY HILL DR	CRUTCHER WILLIAM M & D JANE
188	4558 SHADY HILL DR	COOK ELLEN R & PAUL E GLASER
189	4559 HALLMARK DR	MULBERRY JANE D LF EST
190	4549 HALLMARK DR	REPPE ROD L JR & MARGARET
191	4539 HALLMARK DR	SANDS WILLIAM H JR & CINDY S
192	4529 HALLMARK DR	ANDERSON CAROLINE & CHRISTIAN
193	4530 HALLMARK DR	BROWN JOHN B & ANNA K
194	4540 HALLMARK DR	ROBERTS F D & JACQUELINE
195	4550 HALLMARK DR	BUSWOLD JOHN & CHARLOTTE B
196	4560 HALLMARK DR	ELLIOTT MICHAEL MARVIN & GINA T
197	4533 ALTA VISTA LN	GEYER WALTER L
198	4541 ALTA VISTA LN	CAMPBELL DREW A & CONNIE P
199	4549 ALTA VISTA LN	UBER DONALD C & TERESE M
200	4557 ALTA VISTA LN	BATEN THOMAS O TRUST
201	5407 FOREST LN	FORESTWOOD CENTER JV
202	11920 INWOOD RD	LOWES HOME CENTERS INC
203	5232 FOREST LN	FORESTWOOD VENTURES LP
204	11611 INWOOD RD	LAMPLIGHTER SCHOOL THE

FILE NUMBER: Z112-287(RB)

DATE FILED: July 23, 2012

LOCATION: Homer Street and Lee Street, North Corner

COUNCIL DISTRICT: 2

MAPSCO: 35 V

SIZE OF REQUEST: Approx. 6,780 Sq. Ft.

CENSUS TRACT: 9

APPLICANT/OWNER: Ajooni, Investments, LLC-Rajan Singh Kohli, Sole Officer

REPRESENTATIVE: Jim Vencill

REQUEST: An application for a D(A) Duplex District, with deed restrictions volunteered by the applicant, on property zoned an R-5(A) Single Family District with Neighborhood Stabilization Overlay District No. 6 (Cochran Heights).

SUMMARY: The applicant is proposing to redevelop the property with a duplex. In conjunction with the request, the applicant has volunteered deed restrictions that will provide for development standards consistent with those required by Neighborhood Stabilization Overlay District No. 6 (Cochran Heights).

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

BACKGROUND INFORMATION:

- The request site is developed with a vacant single family structure; the detached garage was removed in June, 2012, with the main structure being removed in September, 2012.
- The applicant proposes to remove all remaining improvements and redevelop the property with a duplex. Access to off-street parking will be along the Lee Street frontage.
- In conjunction with the request, the applicant has volunteered deed restrictions that duplicate the development standards recently adopted by Ordinance No. 27055 which established Neighborhood Stabilization Overlay District No. 6 (Cochran Heights) as well as providing for additional design criteria.

Zoning History:

<u>File No.</u>	<u>Request, Disposition, and Date</u>
1. Z067-318	An NSO District adopted by the City Council on January 9, 2008.

<u>Street</u>	<u>Designation; Existing & Proposed ROW</u>
Homer Street	Local; 45' ROW
Lee Street	Local; 45' ROW

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.

The request represents a consistency of low density residential development, while requesting an increase in dwelling units for the property (from one to two). The applicant has offered concessions (see attached deed restriction) to assure development of the requested duplex structure remains in scale with the general area.

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The request site was developed with a vacant single family structure, constructed in 1956. The applicant has demolished all existing improvements and proposes redevelop the property with a duplex structure. In conjunction with the request, deed restrictions have been volunteered that, in part, mirror the development standards consistent with those required by Neighborhood Stabilization Overlay District No. 6 (see attached area boundary and regulations)*.

*The requested D(A) District requires a minimum five foot side yard for single family and duplex structures, therefore the deed restriction instrument only reflects restrictions that are more restrictive than the underlying zoning.

The site is surrounded by low density residential uses (single family and duplex structures) and one undeveloped lot (original residential structure has been removed), across from the site on Homer Street. A few multifamily structures are developed on parcels that are adjacent to the Bennett Avenue/Fitzhugh Avenue corridor, south of the site.

With respect to the built environment, the vast majority of residential uses consists of single family structures. While there are a couple of duplex structures across Homer Street, the applicant's request to construct a duplex is somewhat offset by the fact the property is a cornerside lot with plans for vehicular access to the property from the Lee Street frontage, consistent with many of the residential uses developed along Lee Street, between Alcott Street west of Mission Avenue. Duplex dwellings have long been an acceptable form of residential construction throughout the city and often are found in areas where zoning permits both single family and duplex structures in areas considered low density.

The applicant has reached out to the Cochran Heights community multiple times (most recently, September 24, 2012 HOA meeting) and as noted above, has proposed development to be in scale with that required by NSO No. 6. After the referenced meeting, the applicant contacted staff to amend the volunteered deed restriction to: 1) prohibit any second floor balcony or landing, and 2) require translucent glass for any fenestration above the first floor*. It should be noted that the existing zoning in the

surrounding area would not prohibit what the applicant has volunteered at this time.

*Due to time constraints in preparing this material for distribution prior to the public hearing, the amended deed restriction providing for these additional provisions will be distributed at the October 4, 2012 staff briefing.

As a result of this analysis and the attached deed restrictions volunteered by the applicant, staff supports the request.

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

Landscaping: The property will require compliance for with Article X for single family and duplex uses (three trees, two of which in the required front yard). It should be noted that there is an inventory of mature trees on the site. Depending on when the existing structure is removed, compliance with tree mitigation may be required for any protected trees that are removed. This will be addressed during the demolition permit process.

**NSO No. 6
Area Boundary**

Z067-318 (MF)

27055

080149

EXHIBIT 'A'



**NSO No. 6
Development Standards**

27055

080149

WHEREAS, the city council finds that it is in the public interest to establish this neighborhood stabilization overlay district; Now, Therefore,

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

SECTION 1. That the zoning classification is changed by establishing Neighborhood Stabilization Overlay District No. 6 on the following property ("the Property"):

Being all of City Blocks C/1998, E/1998, F/1998, I/1997, and J/1997, and Lots 1 through 9 in City Block B/1998, Lots 6 through 13 in City Block D/1998, Lots 9 through 16 in City Block G/1998, Lots 1 through 12 in City Block B/1997, Lots 1 through 12 and 18 through 30 in City Block C/1997, Lots 1 through 12 and 17 through 30 in City Block D/1997, and Lots 1 through 12 in City Block H/1997, bounded by the northwesterly lines of the properties on the northwesterly side of Pershing Street, Willis Avenue, the midline of Pershing Street, the northeasterly and southeasterly lines of Lot 12 in City Block I/1997, the northeasterly line of Lot 12 in City Block H/1997, the midline of Milam Street, the northeasterly line of Lot 12 in City Block D/1997, the northwesterly and northeasterly lines of Lot 17 in City Block D/1997, the midline of Alcott Street, the northeasterly line of Lots 12 and 16 in City Block C/1997, the midline of Homer Street, the northeasterly line of Lot 12 in City Block B/1997, the southeasterly lines of the properties on the southeasterly side of Homer Street, the midline of Lee Street, the midline of Alcott Street, the southwesterly line of Lot 6 in City Block D/1998, the southeasterly and southwesterly lines of Lot 1 in City Block E/1998, Milam Street, the southwesterly lines of Lots 16 and 1 in City Block F/1998, Pershing Street, and Elbert Street, and containing approximately 25.36 acres.

A map depicting the boundaries of the Property is attached as Exhibit A, which is made a part of this ordinance. If there is a conflict between the text of this description and the map, the map controls.

SECTION 2. That, except as provided in Section 51A-4.507, the following regulations apply to single family structures within this neighborhood stabilization overlay district:

1. FRONT YARD SETBACK: Minimum front yard is 28 feet.
 2. CORNER SIDE YARD SETBACK: Minimum corner side yard is eight feet.
-
3. INTERIOR SIDE YARD SETBACK: Minimum interior side yard setback is five feet.
 4. HEIGHT: The height of the structure may not exceed the height plane, which is 24 feet at the front building line.

DEED RESTRICTIONS

THE STATE OF TEXAS)
)
COUNTY OF _____)

KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, _____, a _____ ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the _____ Survey, Abstract No. _____, City Block _____, City of Dallas ("City"), County, Texas, and being that same tract of land conveyed to the Owner by _____, by deed dated _____, and recorded in Volume _____, Page _____, in the Deed Records of _____ County, Texas, and being more particularly described as follows:

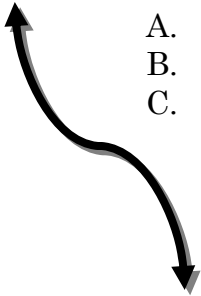
[Insert property description]

II.

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

1. For duplex uses:

- A. Minimum front yard setback is 28 feet.
- B. Minimum corner side yard setback is eight feet.
- C. Except as provided below, maximum structure height is 30 feet.
 - i. The height of the structure may not exceed the height plane, as defined in Section 51A-4.507(b)(4) of the Dallas Development Code, which is 24 feet at the front building line.



III.

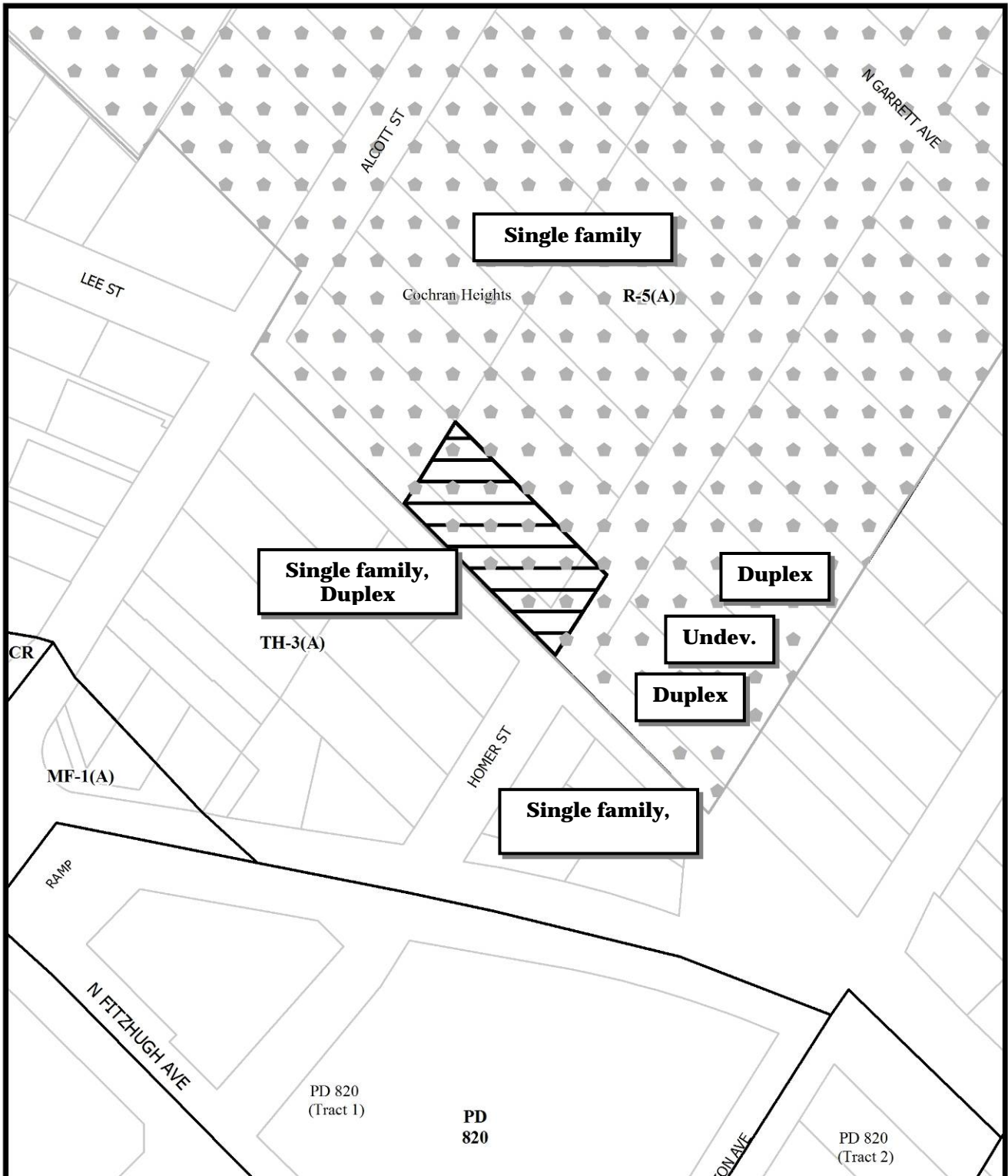
These restrictions shall continue in full force and effect for a period of 20 years from the date of execution, and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the

Z112-287(RB)

Property, without the concurrence of the owners of the remaining portion of the Property. 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




1:1,200

ZONING AND LAND USE

Case no: Z112-287

Date: 8/2/2012

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



1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION
42 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z112-287**
 Date: **8/2/2012**

8/2/2012

Notification List of Property Owners***Z112-287******42 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5003 HOMER ST	DELANGEL NICOLAS
2	5000 HOMER ST	NY KHENGLIM
3	5006 HOMER ST	CAMPBELL DANNY C
4	5008 HOMER ST	GOUDEAU JARROD J
5	5014 HOMER ST	WILLIAMS JIMMY
6	5018 HOMER ST	EAKIN BRADLEY
7	5022 HOMER ST	NASH BERTHA
8	5019 MISSION AVE	LOMBARD ANTHONY J
9	5015 MISSION AVE	DUNAWAY DAVID D
10	5011 MISSION AVE	SELLS TONY E
11	5007 MISSION AVE	NAVARRO JUAN FRANCISCO
12	5009 MISSION AVE	DEARTH BRIAN & SHU CHIH TING
13	5003 MISSION AVE	MORENO HECTOR R
14	5002 ALCOTT ST	NEWELL ROBINSON E
15	5006 ALCOTT ST	BRANCH GREGORY F
16	5008 ALCOTT ST	BRANCH ELIZABETH
17	5014 ALCOTT ST	PADRON CRUZ & ELENA
18	5018 ALCOTT ST	GILL DAN S
19	5023 HOMER ST	FLORES RAUL & REBECCA GONZALEZ FLORES
20	5019 HOMER ST	QUILLEN TONEY & CAROLYN
21	5015 HOMER ST	WHITLEY TONI SUZANNE
22	5011 HOMER ST	VO LIEN THI
23	5007 HOMER ST	MANN PAUL THOMAS II
24	5001 ALCOTT ST	HARGROVE DAVID M
25	5005 ALCOTT ST	STRAVA LIZA
26	4919 HOMER ST	STEINER JUNE A

Z112-287(RB)

8/2/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4919 HOMER ST	KOSTER PROPERTIES LTD
28	4923 HOMER ST	KOSTER ROBERT L
29	4927 HOMER ST	BAZAN JOHN
30	4929 HOMER ST	KINCAID MELINDA J & HOWARD B
31	4931 HOMER ST	CLARY CHRIS & SHALIISA
32	4930 ALCOTT ST	SHANAHAN KAREN
33	4924 ALCOTT ST	TREJO EUSTORGIO RIVERA
34	4922 ALCOTT ST	GUIDICI RONEY P
35	4929 ALCOTT ST	SCHOONOVER DAVID L
36	4927 ALCOTT ST	WINGARD HELEN M & WINGARD MICHAEL R
37	4931 ALCOTT ST	COBB G KENT & MARY CRONIN SUITE 110 BOX
38	4928 HOMER ST	FAULKNER JEFFREY C
39	2703 LEE ST	GRAVES GREGORY K
40	4926 HOMER ST	CAPPELLO DAVID
41	2701 LEE ST	CALDWELL NANCY V
42	4918 ALCOTT ST	WOLF DONALD SCOTT & CATHY LYNN

Planner: Warren F. Ellis

FILE NUMBER: Z112-158(WE) **DATE FILED:** January 6, 2012
LOCATION: Northwest Highway and West Lawther Drive, northwest corner
COUNCIL DISTRICT: 9 **MAPSCO:** 27-X & 37-B
SIZE OF REQUEST: Approx. 4.569 acres **CENSUS TRACT:** 78.09

APPLICANT: Winston Acquisition Corp.

OWNER: Woodrow Duncan

REPRESENTATIVE: MASTERPLAN
Karl Crawley

REQUEST: An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an R-7.5(A) Single Family District and a CR Community Retail District.

SUMMARY: The purpose of this request is to permit modifications to the yard, lot and space regulations in an MF-2(A) District. The modifications in the regulations will allow for the construction of a 350-unit multifamily development.

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

BACKGROUND INFORMATION:

- The applicant’s request for a Planned Development District for MF-2(A) Multifamily uses will allow for construction of a 350-unit development. The applicant is requesting modification to the front and rear yard setbacks and an increase in the lot coverage and structure height.
- The surrounding land uses are predominately park land. However, the request site is located within a flood plain and is adjacent to a DART light rail station and residential uses. The DART station and residential uses are developed on a higher elevation than the request site.
- The applicant will be required to get a CLOMR (Conditional Letter of Map Revision) and a LOMR (Letter of Map Revision) from FEMA to construct the proposed project. This process will take place during the permitting stage and before a certificate of occupancy is issued.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Lawther Road		80 ft.	80 ft.
Northwest Highway	Principal Arterial	107 ft.	107 ft.

Land Use:

	Zoning	Land Use
Site	CR, R-7.5(A)	Retail, Single Family
North	R-7.5(A)	Park
South	MF-1(A), CR	Retail, Multifamily
East	R-7.5(A)	Park
West	CR, D(A), R-7.5(A) w/ SUP No. 1359 on a portion	DART station, Single Family

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

Residential Neighborhoods

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.

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 ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

Land Use Compatibility: The 4.569 acre site is developed with a mix of retail and single family uses and is adjacent to a City of Dallas Park, a DART light rail station and single family uses. The request site is also located within a flood plain and the applicant

is in discussions with the City’s Public Works and Transportation Department to receive the necessary designations to develop the site. The applicant will be required to get a CLOMR (Conditional Letter of Map Revision) and a LOMR (Letter of Map Revision) from FEMA to construct the proposed project.

The applicant’s request will allow for the development of a 350-unit multifamily development. The request for a Planned Development District for MF-2(A) Multifamily District uses will allow for several modifications to the MF-2(A) development standards and regulations. These modifications include a reduction in the yard setbacks, elimination of the tower and urban setbacks, and an increase in the lot coverage and structure height.

The MF-2(A) District currently permits setbacks of 15-feet. However, the applicant’s request allows for a reduction of the setbacks from 15 feet to 10 feet, as well as an increase in the lot coverage from 60 percent to 75 percent. The proposed changes to the setbacks and lot coverage will allow for the development to maximize its development rights to develop the multifamily development at a height of 75 feet. There is a severe grade change from the adjacent DART light station to the request site and therefore, the proposed 75-foot structure height should not project into the residential proximity slope from the adjacent single family district to the west.

In addition, the proposed development will permit a higher density than the typical MF-2(A) District. The applicant is proposing a maximum density of 76.6 units per acre. These higher residential densities are compatible when the use is adjacent to a light rail station. There are two driveway approaches that are proposed for the multifamily development; one from Northwest Highway and the other driveway approach from Lawther Drive. The applicant is also proposing to provide a connection to the DART station from their development.

Staff’s recommendation is for approval of the applicant’s request for a Planned Development District for MF-2(A) Multifamily uses. The proposed development should not have any adverse impact on the surrounding area.

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
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office
Proposed PDD Multifamily	15'	10'/10"	Max 350 units	75 6 stories	75%	Proximity Slope	Multifamily, duplex, single family

Landscaping: Landscaping of any development will be in accordance with Article X, as amended. Plant materials must be maintained in a healthy, growing condition.

Flood plain: As mentioned above, the request site is located within a flood plain. The applicant has met with City staff, on several occasions, to discuss the process of acquiring the necessary documents to develop the site within the designated flood zone.

The applicant will be required to get a Flood Plain Alteration Permit. A Flood Plain Alteration Permit means the “construction of building or other structures, alterations, mining, dredging, filling, grading, or excavation in the flood plain which does not remove the flood plain designation.” In addition, the applicant will need a CLOMR and LOMR (Conditional Letter of Map Revision and a Letter of Map Revision) from FEMA. This process will take place during the permitting stage and before a certificate of occupancy is issued.

The proposed development will be designed to have the finished floor to be at least two feet above the flood plain. The parking structure, on the other hand, will be at or below the flood plain elevation. The parking structure’s wall will be designed to act as a “levee” if any flooding occurs. In addition, a portion of the entrance ramp from Lawther Drive to the garage will be designed to be elevated above the flood plain while the entire entrance ramp from Northwest Highway to the garage will be designed out of the flood plain. The proposed development will not provide any driveway approaches from Lawther Drive to the parking structure on the first level. The applicant will need to receive approval from the Building Official to construct the parking structure in the flood plain.

LIST OF OFFICERS
Winston Acquisition Corp.

- Richard Barge – Sole Director
- Davis W. Richardson, Attorney-in-Fact

PROPOSED PDD CONDITIONS

“ARTICLE

PD

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 located at the northeast corner of Northwest Highway and Lawther Road. The size of PD _____ is approximately 4.569 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.

(d) BLADE SIGN means a sign that projects perpendicularly from a main building façade and is visible from both sides.

SEC. 51P- _____.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit _____A: development plan.

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

Development and use of the Property must comply with the development plan (Exhibit _____A). If there is a conflict between the text of this article and the development plan, the text of this article control.

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

The only main uses permitted are those main uses permitted in the MF-2(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-2(A) Multifamily 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 MF-2(A) Multifamily District is subject to DIR in this district; etc.

SEC. 51P- _____.107. 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) The following accessory uses are not permitted:

- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

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) Front yard.

- (1) Except as provided in this section, minimum front yard is 15 feet.
- (2) A maximum of 20 percent of the façade may project up to five feet into the front yard.
- (3) The following may project up to five feet into the required front yard:
 - (A) cantilevered roof eaves and balconies; and
 - (B) stoops and stairs that do not exceed eight feet in width and four feet in height.
- (4) The following are allowed to be located in the required front yard:
 - (A) retaining walls with a maximum height of four feet;
 - (B) fences with a maximum height of four feet; and

(C) railings for stairs, stoops, porches, and patios with a maximum height of 42 inches;

(5) Any fence located in the required front yard must have at least 50 percent open surface.

(6) In no event can a combination of subparagraph (a)(2) and (a)(3) create a setback of less than ten feet.

(b) Side and rear yard.

(1) Except as provided in this section, minimum side yard and rear yard is 10 feet.

(2) A bridge connection between the Property and the adjacent DART rail station has no required setback.

(3) The following may project up to five feet into the required rear yard:

(A) cantilevered roof eaves and balconies;

(B) stoops and stairs that do not exceed eight feet in width and four feet in height;

(C) fences with a maximum height of six feet; and

(D) railings for stairs, stoops, porches, and patios with a maximum height of 42 inches.

(c) Density. Maximum number of dwelling units is 350.

(d) Floor area ratio. No maximum floor area ratio.

(e) Height.

(1) Maximum structure height is 75 feet as measured to the mid-point of the roof. Height is determined by measuring grade from the average corner grade of the exterior corners of the building as measured after construction. The residential proximity slope does not apply.

(2) The following structures may project a maximum of 12 feet above the maximum structure height:

(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 that surround roof mounted mechanical equipment.
- (I) Chimney and vent stacks.
- (J) Parapet wall limited to four feet in height.

(f) Lot coverage. Maximum lot coverage is 75 percent. Above-ground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Lot size. No minimum lot size.

(h) Stories. Maximum number of stories is six.

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

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

(b) For multifamily uses, one off-street parking space per bedroom is required, with a minimum of one space per dwelling unit and a maximum of 1.5 spaces per dwelling unit required.

(c) For an accessory community center (private), one off-street parking space per 1000 square feet of floor area is required.

SEC. 51P- _____.110. DESIGN STANDARDS FOR STREET FRONTAGES.

(a) Purpose. Continuous facades along street frontages often have negative impacts on community aesthetics, pedestrian circulation, and the scale and rhythm of streetscapes. These design standards are intended to ensure that continuous facades

that are located along well-traveled pedestrian ways are compatible with the surrounding area and mitigate the negative impact of continuous facades, while allowing creativity, flexibility, and variety in design.

(b) Facade wall changes. Facade walls must have one or more of the following changes:

(1) Changes of color, texture, or material, either diagonally, horizontally, or vertically, aesthetically proportional to the facade.

(2) Changes in plane with a depth of at least 24 inches, either diagonally, horizontally, or vertically, aesthetically proportional to the facade.

(c) Materials and colors.

(1) No more than 80 percent of the area of a street facade wall, exclusive of fenestration, may consist of a single color.

(2) A minimum of 50 percent of the exterior wall material, excluding doors, windows and recessed or projected areas for porches, balconies and/or entries, of those facades facing a public street must be stone, including cultured stone, up to the level of the first residential level floor plate.

(3) A minimum of 60 percent of the exterior wall material, excluding doors, windows and recessed or projected areas for porches, balconies and/or entries, of those facades above the level of the first residential level floor plate facing a public street must be of a masonry or stucco material, including but not limited to brick, stone, including cultured stone, stucco, or fiber cement exterior cladding material,

(d) Enhanced pedestrian building entrances. A minimum of one visible and usable building entrance is required per street frontage. The entrance must be clearly identified using an awning, paving treatments, a change in roofline, porticos, arcades, arches, integral planters, a stoop, or front porch, unique color treatments or similar means may be approved provided the same effect is achieved. Enhanced pedestrian building entrances must face the street and be recessed a minimum of four feet from the facade or provide covering extending a minimum of four feet from the facade.

SEC. 51P- _____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

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

(b) Prohibited Light Sources. The following light fixtures and sources may not be used if the direct light emitted is visible from adjacent properties:

(1) Low pressure sodium and mercury vapor light sources;

(2) Cobra-head type fixtures having dished or drop lenses or refractors which house other than incandescent sources; and

(3) Searchlights and other high intensity narrow-beam fixtures.

(c) Lighting Design Requirements. Outdoor lighting must primarily be used to provide safety, accent key architectural elements, or emphasize public art or landscape features. All lighting fixtures must meet the following requirements:

(1) Fixture (luminaire).

(A) The light source must be concealed.

(B) In order to direct light downward and minimize the amount of light spillage into the night sky and onto adjacent properties, all lighting fixtures must be full cutoff fixtures.

(C) Fixtures must be mounted in such a manner that the cone of light is contained on-site and does not cross any property line on the perimeter of the Property.

(D) Lighting fixtures may not be less than nine feet or more than 20 feet in height above the sidewalk in pedestrian areas. Pedestrian street lights shall be provided at a maximum spacing of 50 feet along all public street right-of-ways.

(2) Light source (lamp).

(A) Only incandescent, fluorescent, metal halide, LED, or color corrected high-pressure sodium may be uses.

(B) The same light source type must be used for the same or similar types of lighting throughout the development.

(d) Specific lighting standards.

(1) Security lighting.

(A) Building mounted security light fixtures such as wall packs may not project above the roof line of the building and must be shielded.

(B) Security lighting fixtures may not face residential uses adjacent to the Property.

(C) Security lighting fixtures may not be substituted for parking area or walkway lighting and are restricted to loading, storage, and service and similar locations.

(2) Accent lighting. Only lighting used to accent architectural elements, landscaping, or art may be directed upward, provided that the fixture is located, aimed, or shielded to minimize light spill into the night sky.

(3) Entrances and exits. All entrances to and exits from buildings must be lighted to ensure the safety of persons and the security of the building.

(4) Excessive illumination.

(A) Lighting that substantially interferes with the use or enjoyment of any other property is prohibited.

(B) Lighting must not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers.

SEC. 51P- ____ .112. LANDSCAPING.

(a) In general. Landscaping must be provided in accordance with Article X and the additional provisions in this section. If there is a conflict between the text of this section and Article X, the text of this section controls.

(b) Maintenance. Plant materials must be maintained in a healthy, growing condition.

(c) Conservation areas. Conservation areas as shown on the approved development plan may be used to satisfy the requirements for tree mitigation. Protected trees located in a conservation area within a 100-year flood plain may be counted towards mitigation at a ratio of one inch of replacement tree for every two inches of conserved protected trees. Protected trees located in a conservation area not located in a 100-year flood plain may be counted towards mitigation at a ratio of one inch of replacement tree for every one inch of conserved protected trees.

(d) Street trees – Northwest Highway. Required street trees located along the frontage of Northwest Highway may be located in the area within 30 feet of the right-of-way line.

(e) Additional sidewalk width. Upon city approval, a sidewalk with a minimum width of ten feet must be constructed along the Northwest Highway frontage from the DART right-of-way line to the intersection of Northwest Highway and Lawther Drive. If required, a sidewalk easement must be dedicated.

SEC. 51P- ____ .113. SIGNS.

(a) In general. Except as provided in this section, signs must comply with the provisions for business zoning districts in Article VII.

(b) Blade signs.

- (1) A maximum of two horizontal or vertical blade signs are permitted.
- (2) Maximum effective area for each blade sign is 30 square feet per side
- (3) Blade signs may not be internally illuminated.
- (4) Blade signs may not be located lower than 12 feet above street level as measured at the lowest point of the sign.
- (5) Blade signs may not project into the right-of-way.
- (6) A blade sign may not be located within 50 feet of another projecting sign.

SEC. 51P- ____ .114. 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.

(c) The proposed egress point from the Property to Lawther Drive must be designed and constructed, upon city approval, such that vehicles will be directed to turn right only onto Lawther Drive. This can include signage or barriers, as approved by the city.

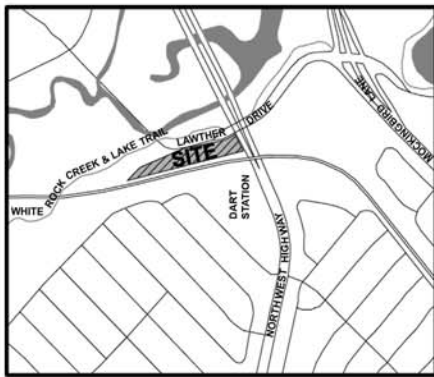
SEC. 51P- ____ .115. COMPLIANCE WITH CONDITIONS.

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

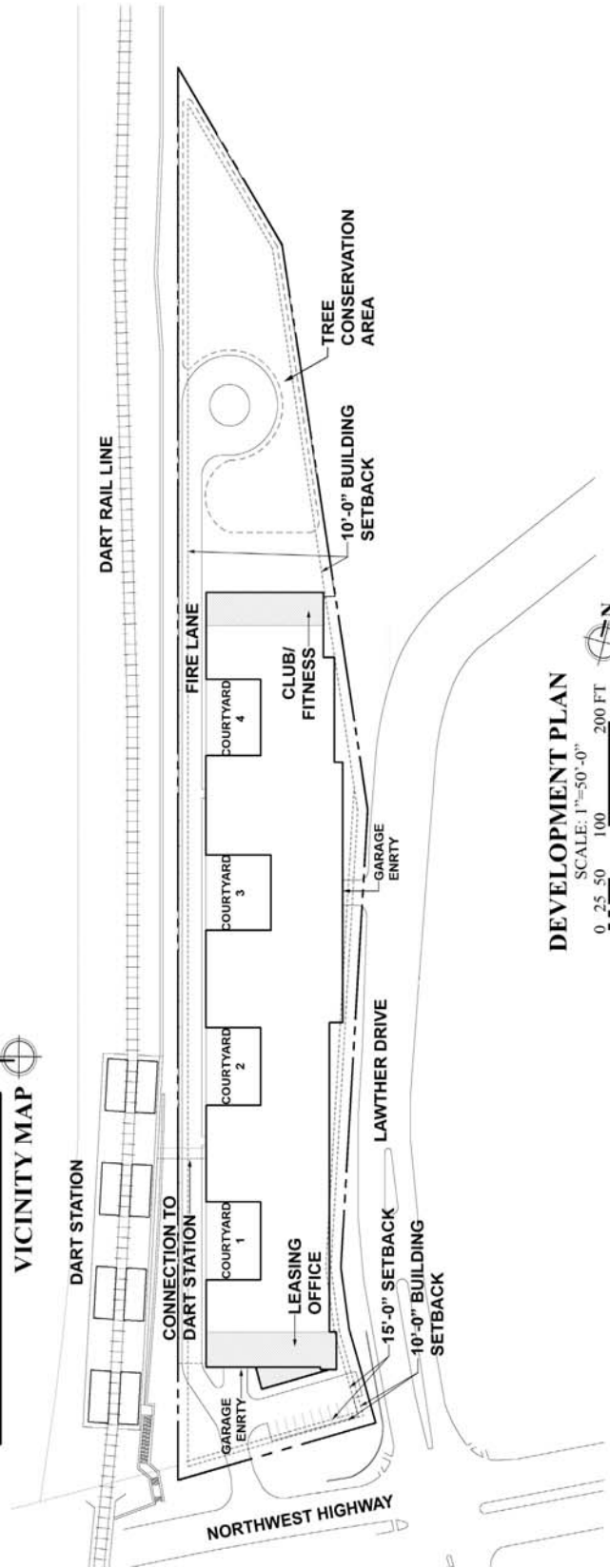
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules,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

PROPOSED DEVELOPMENT PLAN

PROJECT DATA:
 SITE AREA: 4.569 ACRES
 MAXIMUM NUMBER OF UNITS: 350
 MAXIMUM HEIGHT: 75 FEET
 PARKING: ONE SPACE PER BEDROOM
 MAX. REQ. OF 1.5 SPACES PER UNIT
 FRONT YARD SETBACK: MINIMUM OF 10 FEET LIMITED TO 20% OF THE FRONTAGE OTHERWISE 15 FEET MINIMUM
 SIDE AND REAR YARD SETBACK: 10 FEET
 LOT COVERAGE 75%



VICINITY MAP



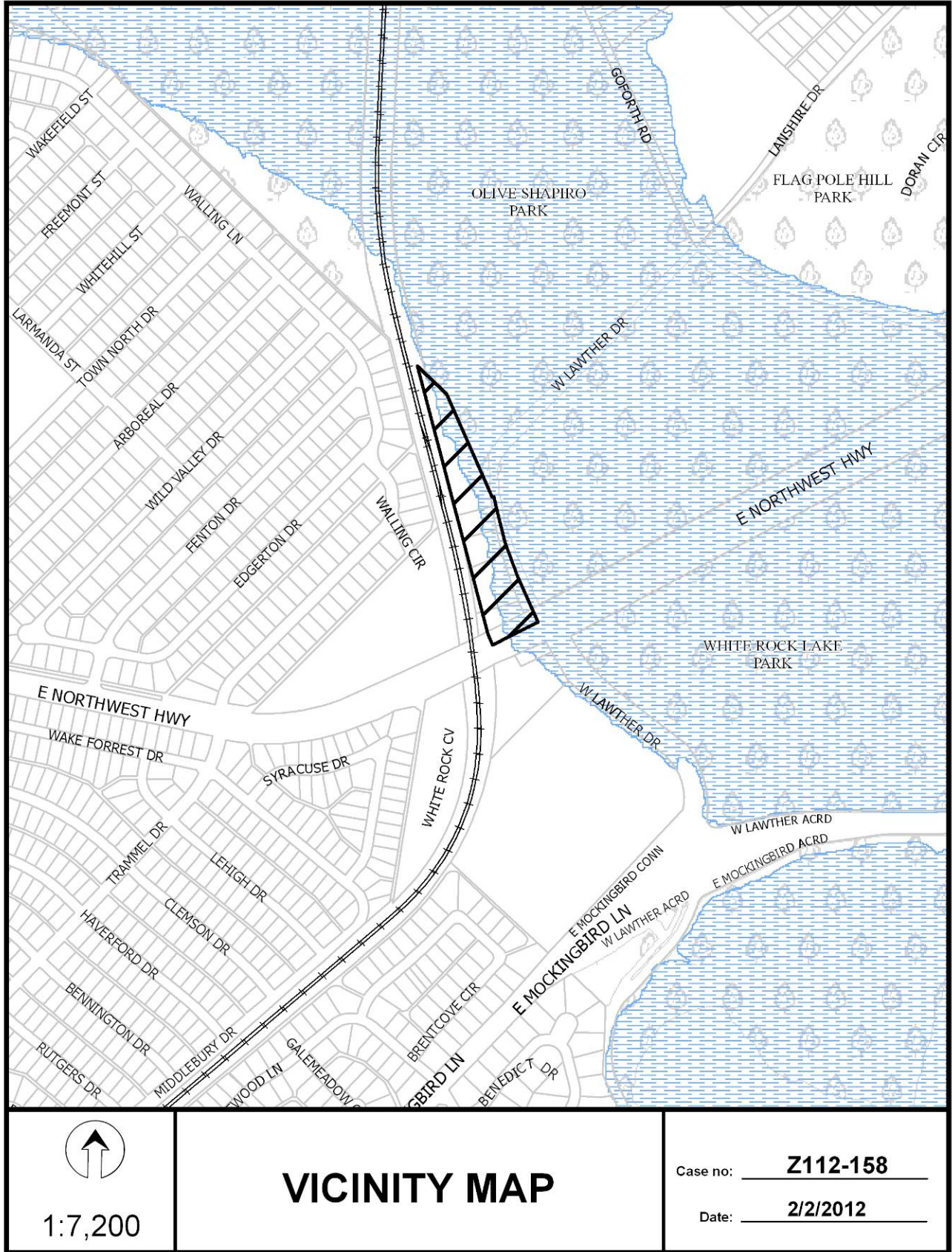
DEVELOPMENT PLAN

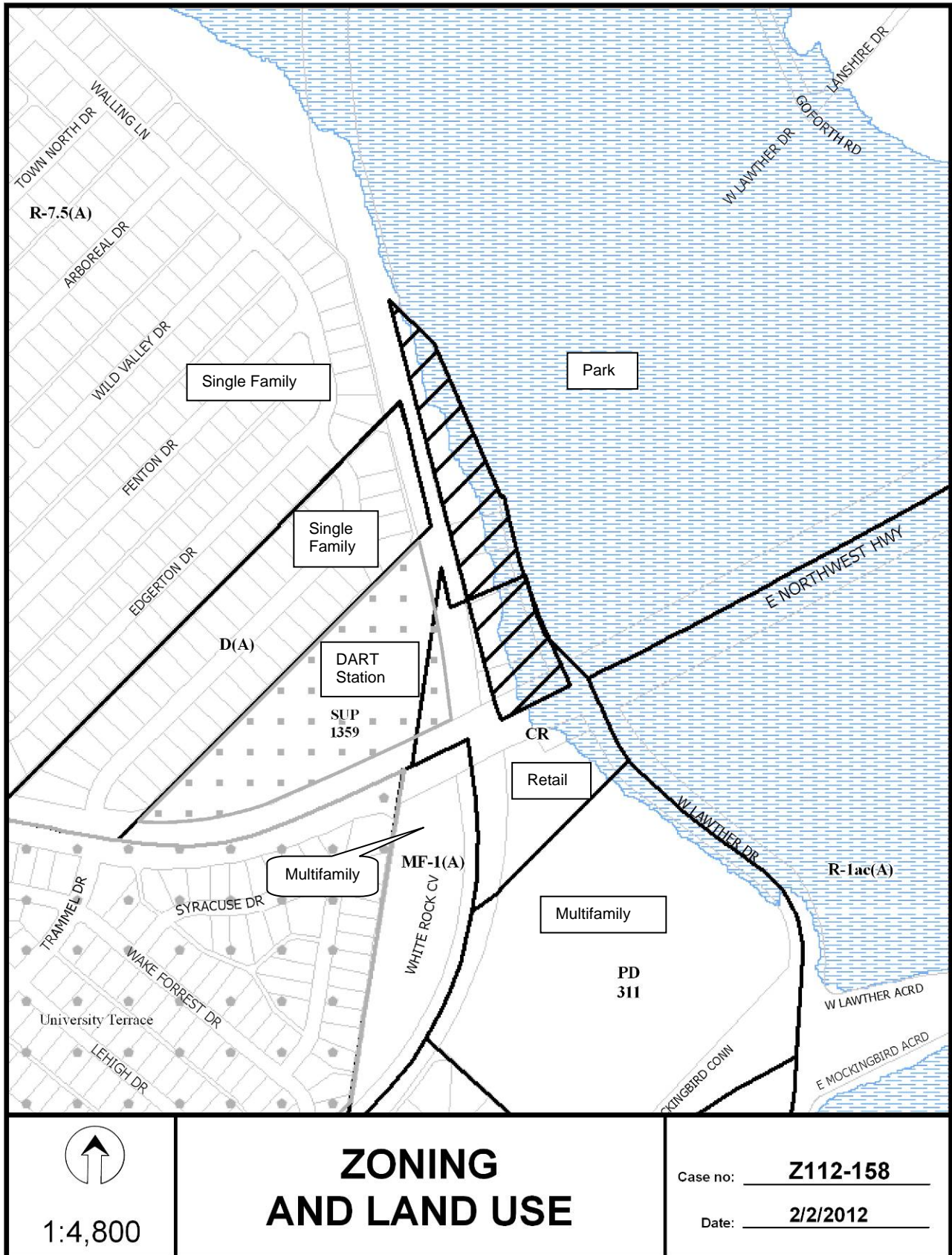
SCALE: 1"=50'-0"

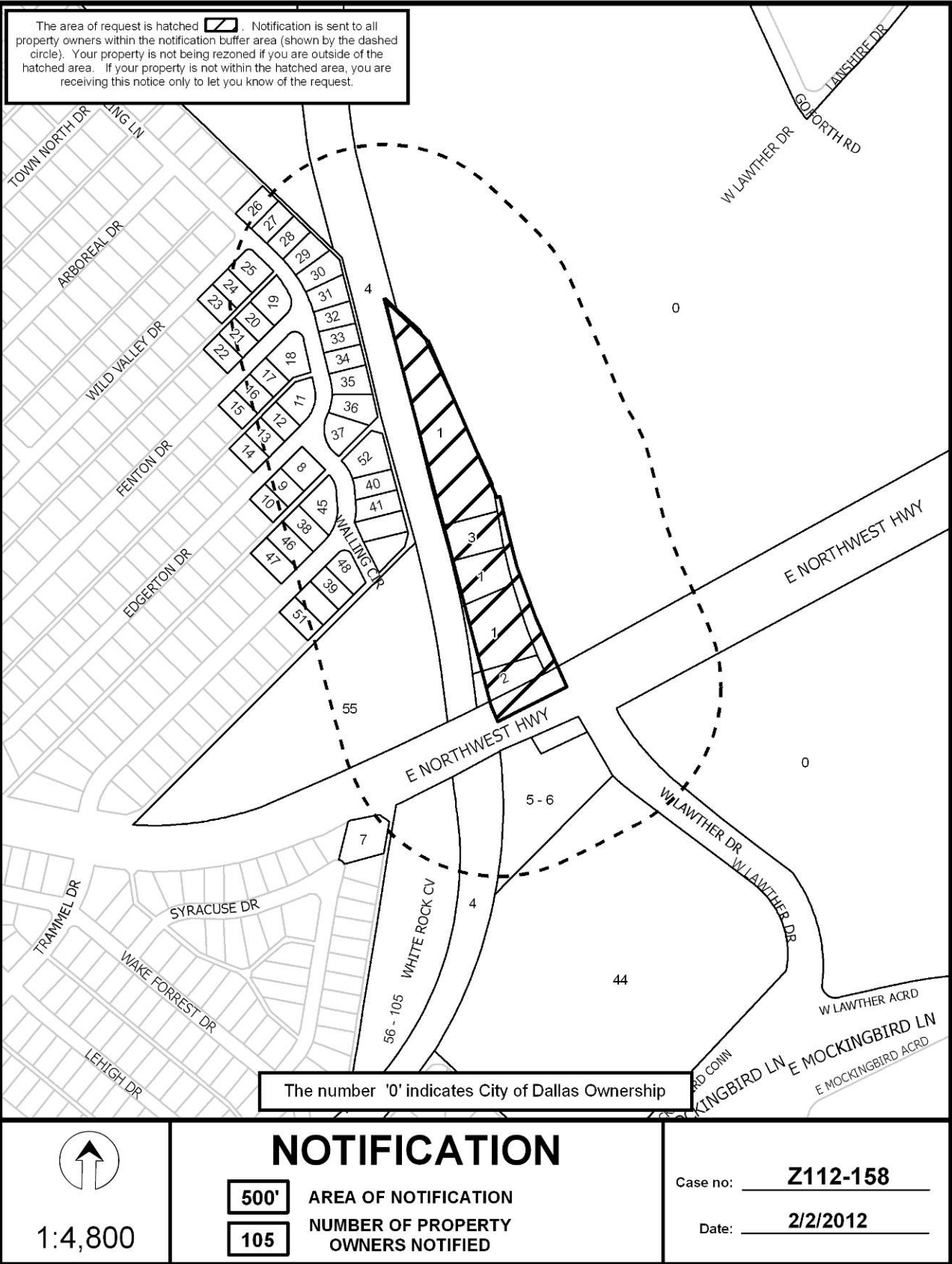


0 25 50 100 200 FT

LAWTHER MULTI-FAMILY DEVELOPMENT
 DALLAS, TEXAS
 09/24/2012







Notification List of Property Owners

Z112-158

105 Property Owners Notified

Label #	Address	Owner
1	7505 NORTHWEST HWY	DUNCAN WOODROW W
2	7507 NORTHWEST HWY	DUNCAN ROBERT L
3	4937 LAWTHER DR	DUNCAN LENA
4	401 BUCKNER BLVD	DART
5	4875 LAWTHER DR	TOWER LAND & INV CO % ROBERT B PAYNE JR
6	7510 NORTHWEST HWY	CENTENNIAL LIQUOR PROPERTY TAX SERVICE C
7	7303 SYRACUSE DR	ARMSTRONG EVA MAE
8	7344 EDGERTON DR	GROVE MAREE JEAN
9	7336 EDGERTON DR	LANICEK RICHARD & JULIE
10	7330 EDGERTON DR	KUBALA DONALD R
11	7321 WALLING LN	BALL STEWART T
12	7349 EDGERTON DR	FLAGELLA MANUEL P
13	7343 EDGERTON DR	COLDWELL CAMERON I
14	7335 EDGERTON DR	SIMS CYNTHIA L & CHRIS L
15	7412 FENTON DR	HOLT HAROLD ESTATE OF
16	7418 FENTON DR	CUESTAS MARIA E
17	7424 FENTON DR	COOK WENDY
18	7436 FENTON DR	BATSELL JACOB P & TRACY EVERBACH
19	7435 FENTON DR	HOSFORD SHANNON C & JEAN-PAUL PERETZ
20	7429 FENTON DR	ABERNATHY JAMES BRADLEY & GEORGE BARTLEY
21	7423 FENTON DR	GIESLER ROBERT L & DOROTHY D GIESLER
22	7417 FENTON DR	PRUETT CAROLYN
23	7422 WILD VALLEY DR	FELDMAN JAMES ALAN
24	7428 WILD VALLEY DR	LARMER MATTHEW S
25	7434 WILD VALLEY DR	REDINGTON ZACHARY R & SARA J
26	7252 WALLING LN	MILLER FREDERICK J III & DONNA L MILLER

2/2/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7256 WALLING LN	ATHY MOLLY & MATTHEW LOWE
28	7260 WALLING LN	KOLLE ALLISON A
29	7264 WALLING LN	ABERNATHY WILLIAM
30	7268 WALLING LN	MEADE JEFFREY & PAMELA A
31	7272 WALLING LN	MASON DONNA G & WESLEY P
32	7306 WALLING LN	FRANTZEN CHAD
33	7310 WALLING LN	CERVANTES DANIEL & VANESSA REGALDO
34	7314 WALLING LN	HURT JASON B
35	7320 WALLING LN	HARRISON LINDSAY BUNDRICK & ROBERT
36	7324 WALLING LN	WHITTINGTON PAULINE
37	7330 WALLING LN	AHERN TIFFANY M
38	7403 WALLING LN	DODSON C L
39	7410 WALLING LN	HANSEN THOMAS
40	7344 WALLING LN	YRIGOLLEN BENJAMIN & ANGELICA
41	7346 WALLING LN	COWAN JOHN & CAROL M
42	7356 WALLING LN	EDWARDS CHRISTOPHER & MILUSKA A
43	7354 WALLING LN	EDWARDS CHRISTOPHER & MILUSKA A
44	4843 LAWTHER DR	YOUNG CC MEMORIAL HOME
45	7341 WALLING LN	CROWDER CHARLES W
46	7409 WALLING LN	BALDWIN BETTY S
47	7415 WALLING LN	MEEKS SUE ANN
48	7404 WALLING LN	SOTIROPOULOS ANASTASIOS &
49	7416 WALLING LN	SISK JOHN MATTHEW & DAYNA L SISK
50	7418 WALLING LN	SISK YVONNE Y
51	7422 WALLING LN	OTTO MICHAEL D
52	7338 WALLING LN	AYCOCK CHARLES SELLERS III
53	7360 WALLING LN	CUMMINGS ROBERT W JR
54	7362 WALLING LN	CUMMINGS ROBERT JAMES
55	7333 NORTHWEST HWY	DALLAS AREA RAPID TRANSIT
56	7410 NORTHWEST HWY	STEPHENS LINDA BETH UNIT 101
57	7412 NORTHWEST HWY	CEPAK BRITTANY

2/2/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	7414 NORTHWEST HWY	DRYSDALE ASHLEY M
59	7416 NORTHWEST HWY	OSTERLOH LESLIE R UNIT 104
60	7418 NORTHWEST HWY	MORIN MARTHA C BLDG B UNIT 105
61	7420 NORTHWEST HWY	ONE TEL COMMUNICATIONS
62	7422 NORTHWEST HWY	TAYLOR C L
63	7424 NORTHWEST HWY	RAINEY MILDRED
64	7426 NORTHWEST HWY	HART KENNETH R BLDG D UNIT 109
65	7428 NORTHWEST HWY	FANNON LAURA K BLDG D UNIT 110
66	7430 NORTHWEST HWY	GREENBERG CONSUELO & MARK BLDG D UNIT 11
67	7432 NORTHWEST HWY	GARTSIDE TOM LIAM & MARTINE BURLESON
68	7434 NORTHWEST HWY	ROSENBERGER ALBERT T BLDG E UNIT 114
69	7436 NORTHWEST HWY	STEPHENSON KRISTINE #115
70	7438 NORTHWEST HWY	JONES JUANITA
71	7440 NORTHWEST HWY	HUDDLESTON VICKI E
72	7442 NORTHWEST HWY	GALLIA JAMES MICHAEL #F118
73	7444 NORTHWEST HWY	DAVIS JAMES T JR
74	7446 NORTHWEST HWY	CAMPBELL DIANE #120
75	7448 NORTHWEST HWY	HARRIS HEATHER JOYCE UNIT 121
76	7450 NORTHWEST HWY	VILLINES JOHN L
77	7452 NORTHWEST HWY	PARKER KELLY KIRBY & TRACY L UNIT G123
78	7454 NORTHWEST HWY	PEREZ MONICA UNIT 124 BLDG H
79	7456 NORTHWEST HWY	LUNDBERG JON # H 125
80	7458 NORTHWEST HWY	GEORGE WENDY
81	7460 NORTHWEST HWY	CHITTY KATHARINE APT 127
82	7462 NORTHWEST HWY	TRAHAN DARRELL A III & SHELLEY L UNIT 12
83	7464 NORTHWEST HWY	SELLERS JEANIE M BLDG I APT 129
84	7466 NORTHWEST HWY	WHEELINGTON JIM BLDG J UNIT 130
85	7468 NORTHWEST HWY	PATTANAYAK ARUNANSU
86	7470 NORTHWEST HWY	VERA MARY ALICE UNIT 132
87	7472 NORTHWEST HWY	HARRIS J A
88	7474 NORTHWEST HWY	GARTSIDE LIAM & MARTINE BURLINSON

2/2/2012

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	7476 NORTHWEST HWY	CAIN GAVIN
90	7478 NORTHWEST HWY	WANG MICHAEL J UNIT 136
91	7480 NORTHWEST HWY	BECKMAN SCOTT
92	7482 NORTHWEST HWY	HAYNES MARGARET APT 138
93	7484 NORTHWEST HWY	KLEIN JOHN J IV
94	7486 NORTHWEST HWY	DRAKE T E
95	7488 NORTHWEST HWY	FERMIER MARCI BLDG L UNIT 141
96	7490 NORTHWEST HWY	BUTLER RALPH & JEAN
97	7492 NORTHWEST HWY	THORNTHWAITE MARTIN E
98	7494 NORTHWEST HWY	COMPAN MARY E BLDG L APT 144
99	7496 NORTHWEST HWY	ROECKER RICHARD J
100	7498 NORTHWEST HWY	MOLECHAT REX BLDG M APT #146
101	7498 NORTHWEST HWY	DUMVILLE JOEL M NO 102
102	7498 NORTHWEST HWY	MEHLE PATSY R UNIT 103
103	7498 NORTHWEST HWY	POULTER B E # 104
104	7498 NORTHWEST HWY	CASTANO CONSUELO
105	7498 NORTHWEST HWY	FRASER PATSY R APT 106