



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, November 3, 2011
AGENDA

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

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

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S112-001**
(CC District 2)

An application to replat a 1.793 acre lot from part of City Block 6/828 and a portion of abandoned Second Avenue located on Canton Street between DART Rail line and Trunk Street.
Applicant/Owner: Peter Fonberg
Surveyor: A&W Surveys, Inc.
Application Filed: October 6, 2011
Zoning: PD 269, Subdistrict A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S112-002**
(CC District 14)

An application to replat a 1.309 acre tract of land containing all of Lots 1, 2, 3 and 4A and abandoned Sneed Street in City Block 15/967 into one lot at 3003 through 3103 Carlisle Street.
Applicant/Owner: Alamo Manhattan Carlisle, LLC
Surveyor: Spiars Engineering, Inc.
Application Filed: October 7, 2011
Zoning: PD 193, PDS 61
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S112-005**
(CC District 13) An application to replat all of a 1.77 acre tract of land containing all of Lot 9 in City Block 5082 to add a Detention Area Easement and two water easements on property on Northwest Highway, west of Midway Road.
Applicant/Owner: Midway Northwest Investors, LP
Surveyor: Cates-Clark & Associates, LP
Application Filed: October 11, 2011
Zoning: PD 851
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S112-006**
(CC District 2) An application to replat a 4.67 acre tract of land containing part of City Blocks 7925 and 7926, into one lot at the terminus of River Bend Drive, east of I-35E.
Applicant/Owner: Optimum Re Insurance Company
Surveyor: CBG Surveying, Inc.
Application Filed: October 12, 2011
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S112-007**
(CC District 12) An application to create a 6.259 acre lot from a tract of land in City Block 8759 on Frankford Rd., east of Coit Road.
Applicant/Owner: Optimum Re Insurance Company
Surveyor: CBG Surveying, Inc.
Application Filed: October 14, 2011
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S112-008**
(CC District 3) An application to create a 1.399 acre lot from a tract of land in City Block 6949 on Duncanville Rd., south of Ranchero Lane.
Applicant/Owner: Orlinte Cruz
Surveyor: Peiser Surveying, LLC
Application Filed: October 19, 2011
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S112-009**
(CC District 14) An application to create a 0.436 acre lot from a tract of land in City Block C/5402 at 4814 Greenville Ave., north of University Blvd.
Applicant/Owner: Erin McKool
Surveyor: CBG Surveying, Inc.
Application Filed: October 14, 2011
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (8) **S112-004**
(CC District 14)
- An application to replat a 0.390 acre tract of land containing all of Lots 11 and 12 in City Block 6/5643 to reduce the lot width of Lot 11 by 4.5 feet and to increase the width of Lot 12 by 4.5 feet lot on property at 5524 Southwestern Blvd.
Applicant/Owner: Kirk Perrin/Gloria Armstrong, 5524 Southwestern, LLC
Surveyor: Gloria Armstrong, 5524 Southwestern, LLC.
Application Filed: October 10, 2011
Notices Sent: 35 notices sent October 17, 2011
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Docket

- M101-045**
Richard Brown
(CC District 13)
- Minor amendment to the Development plan for Planned Development District No. 620 for a Private school, Child-care facility, and R-1/2ac(A) Single Family District uses on the northeast corner of Inwood Road and Northhaven Road.

Staff Recommendation: **Approval**
Applicant: Grace Academy of Dallas
Representative: Michael Dees

- D101-022**
Olga Torres Holyoak
(CC District 10)
- Development Plan and landscape plan for Planned Development District No. 758 on the southeast corner of Skillman Street and Sedwick Drive.

Staff Recommendation: **Approval**
Applicant/Representative: Karl Crawley - Masterplan

- D101-023**
Olga Torres Holyoak
(CC District 9)
- Development Plan for Planned Development District No. 287 on the north corner of garland Road and East Lawther Drive.

Staff Recommendation: **Approval**
Applicant: Dallas Arboretum & Botanical Gardens
Representative: Robert Reeves & Associates

Certificates of Appropriateness for Signs

- 1109061094**
Carolyn Horner
(CC District 2)
- An application for a Certificate of Appropriateness for the installation of a 23 foot wide by 8 foot tall parapet sign at 3030 Olive Street.

Applicant: Brad Pilkington
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**

1109141083
Carolyn Horner
(CC District 2)

An application for a Certificate of Appropriateness for the installation of a new 5 foot tall by 4 foot long business identity monument sign at 1010 Rose Avenue.

Applicant: Tommy Bell

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

1109281082
Carolyn Horner
(CC District 2)

An application for a Certificate of Appropriateness for the installation of a 9 ½ foot wide and 8 foot tall illuminated tenant identity premise sign at 2990 Olive Street.

Applicant: Cindy Esh

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

1109285002
Carolyn Horner
(CC District 14)

An application for a Certificate of Appropriateness for the installation of a 49 square foot tenant identity sign at 2200 Rose Avenue.

Applicant: Jerry Bural

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

1109305009
Carolyn Horner
(CC District 2)

An application for a Certificate of Appropriateness for the installation of a 21 foot tall, 8 foot wide v-shaped projecting sign on the east elevation of 555 S. Lamar Street.

Applicant: Bobby Nichols

Staff Recommendation: **Approval** of the revised drawing.

SSDAC Recommendation: **Approval**, subject to conditions.

1109285009
David Cossum
(CC District 2)

An application for a Certificate of Appropriateness for the installation of a 4 foot tall, 12 foot wide monument sign on the Young street frontage at 555 S. Lamar Street.

Applicant: Bobby Nichols

Staff Recommendation: **Approval**, subject to conditions.

SSDAC Recommendation: **Approval**, subject to staff recommended conditions.

1109285010
David Cossum
(CC District 2)

An application for a Certificate of Appropriateness for the installation of a 4 foot tall, 12 foot wide monument sign on the Lamar Street frontage at 555 S. Lamar Street.

Applicant: Bobby Nichols

Staff Recommendation: **Approval**, subject to conditions.

SSDAC Recommendation: **Approval**, subject to staff recommended conditions.

Zoning Cases – Consent

1. **Z101-356(WE)**
Warren Ellis
(CC District 8)
An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property within Subdistrict 2 of Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 1 with a D-1 Liquor Control Overlay on the southwest corner of C.F. Hawn Freeway and St. Augustine Drive.
Staff Recommendation: **Approval** for a two-year time period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions.
Applicant/Representative: Sean Lee

2. **Z101-358(WE)**
Warren Ellis
(CC District 14)
An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial amusement (inside) limited to a dance hall within Planned Development District No. 619 for mixed uses on the northeast corner of Main Street and north of North Field Street.
Staff Recommendation: **Approval** for a two-year period, subject to a site plans and conditions.
Applicant: Triple G Entertainment Group, LLC
Representative: Tommy Gaubert

3. **Z101-361(WE)**
Warren Ellis
(CC District 5)
An application for 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 within Subdistrict 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 of C.F. Hawn Freeway and Great Trinity Forest Way (Loop 12).
Staff Recommendation: **Approval** for a two-year time period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions.
Applicant: Saint George & Ava Tigi, Inc.
Representative: MASTERPLAN

Zoning Cases – Under Advisement

4. **Z101-329(CG)**
Carrie Gordon
(CC District 4)
- An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use less than 3,500 square feet on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on property generally at the northwest corner of S. Corinth Street and Morrell Avenue.
- Staff Recommendation: **Approval** of the D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
- Applicant: Tarif Al-Rousan
Representative: Hisham Awadelkariem
U/A From: September 15, 2011 and October 20, 2011
5. **Z101-283(RB)**
Richard Brown
(CC District 3, 6)
- An application for a Specific Use Permit for Placement of fill material on property zoned an IM Industrial Manufacturing District, an IR Industrial Research District, an R-7.5(A) Single Family District, and Planned Development District No. 631, the West Davis Special Purpose District, on property generally on both sides of Chalk Hill Road, between IH 30 and West Davis Street.
- Staff Recommendation: **Approval** for a six-year period, subject to a site plan and conditions.
- Applicant: TXI Operations, LP
Representative: William S. Dahlstrom
U/A From: September 15, 2011; October 6, 2011 and October 20, 2011
6. **Z101-294(MG)**
Michael Grace
(CC District 8)
- An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR Community Retail District with a D-1 District Overlay on the east line of Kleberg Road, north of Carleta Street.
- Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
- Applicant: Chup Corporation
Representative: Pamela Craig
U/A From: September 15, 2011 and October 20, 2011

7. **Z101-339(MG)**
Michael Grace
(CC District 4)
- An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use greater than 3,500 square feet on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the north line of Ann Arbor Avenue, between S. Marsalis Avenue and Maryland Avenue.
- Staff Recommendation: **Approval** of the D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.
- Applicant: Hoang Chau & Tu Huynh
Representative: Hisham Awadelkariem
U/A From: October 6, 2011 and October 20, 2011
8. **Z101-281(MW)**
Megan Wimer
(CC District 8)
- An application for a CR Community Retail District on property zoned an R-7.5(A) Single Family District on the southwest corner of Lake June Road and Barredo Street.
- Staff Recommendation: **Denial**
- Applicant: Firebrand Properties
Representative: Robert Baldwin
U/A From: October 20, 2011

Zoning Cases – Individual

9. **Z101-273(MW)**
Megan Wimer
(CC District 7)
- An application for a Specific Use Permit for a convenience store with drive-through on property zoned an RR Regional Retail District on the east side of North Buckner Boulevard, north of the intersection of Peavy Road and North Buckner Boulevard.
- Staff Recommendation: **Approval** for a two-year period; subject to a site plan and conditions.
- Applicant: Shahab Savoach
Representative: Vafa Faez, Faez Law Firm, PLLC
10. **Z101-362(MW)**
Megan Wimer
(CC District 2)
- An application for a Specific Use Permit for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge or tavern on property zoned Planned Development District No. 842 for CR Community Retail District Uses on the west side of Greenville Avenue, southeast of Ross Avenue.
- Staff Recommendation: **Approval** for a three-year period subject to a site plan and conditions.
- Applicant: Charles Hunt, Ship's Lounge
Representative: Audra Buckley, Permitted Development

11. **Z101-367(WE)**
Warren Ellis
(CC District 4)

An application for a Planned Development District for a public school other than an open-enrollment charter school and R-7.5(A) Single Family District uses and the termination of Specific Use Permit No. 142 for radio towers on property zoned an R-7.5(A) Single Family District on the north side of Bruton Road between Mack Lane and Hillburn Drive.

Staff Recommendation: **Approval**, subject to a development plan, landscape plan, traffic management plan and conditions and **approval** of the termination of Specific Use Permit No. 142 for radio towers.

Applicant: Dallas Independent School District

Representative: MASTERPLAN - Karl Crawley

Other Matters

Minutes: October 20, 2011

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, November 1, 2011

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING – Tuesday, November 1, 2011, City Hall, 1500 Marilla Street, Room 5DN, at 2:00 p.m., to consider (1) **1110031122** - An application for a Certificate of Appropriateness by Kim Hlas of Artografx, Inc. for a flat attached sign at 2515 McKinney Avenue (west elevation) and (2) **1110031124** - An application for a Certificate of Appropriateness by Kim Hlas of Artografx, Inc. for a flat attached sign at 2515 McKinney Avenue (north elevation).

Thursday, November 3, 2011

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, November 3, 2011, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider (1) **DCA090-010** Consideration of amending the Dallas Development Code to amend parking regulations.

EXECUTIVE SESSION NOTICE

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

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

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 3, 2011****FILE NUMBER:** S112-001**Subdivision Administrator:** Paul Nelson**LOCATION:** Canton Street between DART Rail line and Trunk Street**DATE FILED:** October 6, 2011**ZONING:** PD 269, Subdistrict A**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 1.793Ac.**MAPSCO:** 46J**APPLICANT/OWNER:** Peter Fonberg

REQUEST: An application to replat a 1.793 acre lot from part of City Block 6/828 and a portion of abandoned Second Avenue located on Canton Street between DART Rail line and Trunk Street.

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

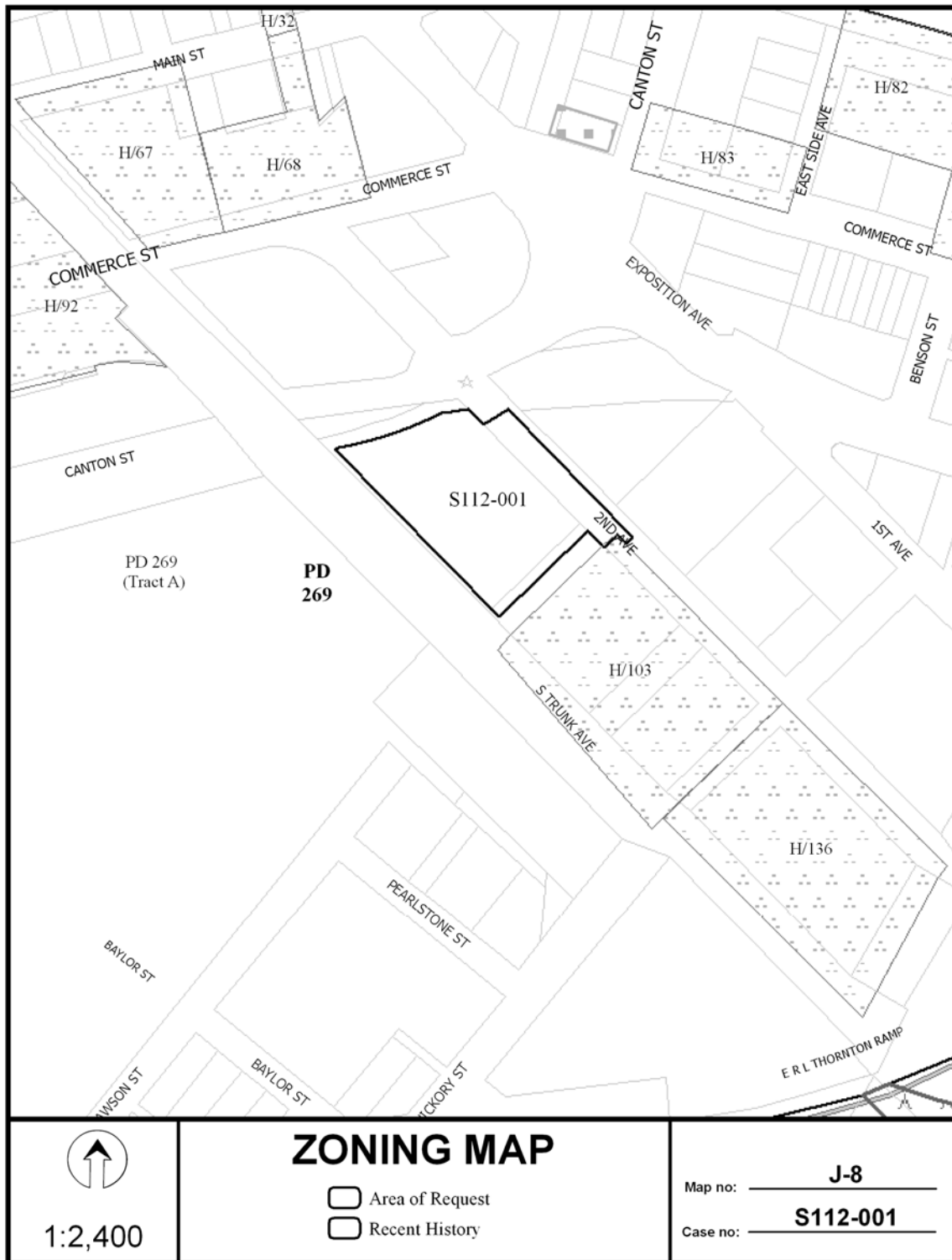
STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of PD 269; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform with 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. Sustainable Development and Construction, 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. The final plat must comply with all plans, contracts, ordinances and requirements of the City.
4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 1.
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200,

Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.


11. Second Avenue is located as the proposed route alignment of CBD Fair Park Link from Hall Street to Exposition Avenue per drawing number 221D-10as approved by the Dallas City Council. Coordinate the ROW dedication of (1) Second Avenue, (2) the abandoned portion of Second Avenue and (3) the corner clip at Canton Street and Second Avenue with the Public Works Survey Section and comply with the City Council approved ROW and parcel geometry for the thoroughfare alignment.
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 40 feet of ROW from the established center line of Canton Street.
14. Comply with Peaks Branch drainage requirement; finished floor elevation is recommended to be 3 feet above nearest inlet, top of curb.
15. On the final plat show how all adjoining ROW was created.
16. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information for each tract.
17. 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.
18. Two control monuments must be shown on the final plat.
19. On the final plat chose a different additions name.
20. On the final plat show/list prior plat on map, in legal, and/or title block.
21. On the final plat verify the existence/nonexistence of the access/road easement across the property.
22. On the final plat show the distances/ROW width across Canton Street.
23. Prior to submitting the final plat for the Chairman's signature provide documentation of compliance with the conditions of the recorded Quit Claim Deeds in Volume 85153, Page 3425 and Volume 85153, Page 3429 related to Ordinance 18821.
24. A written release from Real Estate is required prior to submittal of the final plat to the Chairman for signature.
25. On the final plat change the name of "Trunk Street" to "Trunk Avenue".
26. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
27. On the final plat provide easements for the existing public utilities in abandoned Second Avenue.

28. On the final plat identify the property as Lot 1, City Block 6/828.



DATE: October 25, 2011



 <p>1:2,400</p>	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	<p>Map no: <u> J-8 </u></p> <p>Case no: <u> S112-001 </u></p>
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DATE: October 25, 2011

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 3, 2011****FILE NUMBER:** S112-002**Subdivision Administrator:** Paul Nelson**LOCATION:** 3003 through 3103 Carlisle Street**DATE FILED:** October 7, 2011**ZONING:** PD 193, PDS 61**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 1.309 Ac.**MAPSCO:** 45B**APPLICANT/OWNER:** Alamo Manhattan Carlisle, LLC

REQUEST: An application to replat a 1.309 acre tract of land containing all of Lots 1, 2, 3, 4A and abandoned Sneed Street in City Block 15/967 into one lot at 3003 through 3103 Carlisle Street.

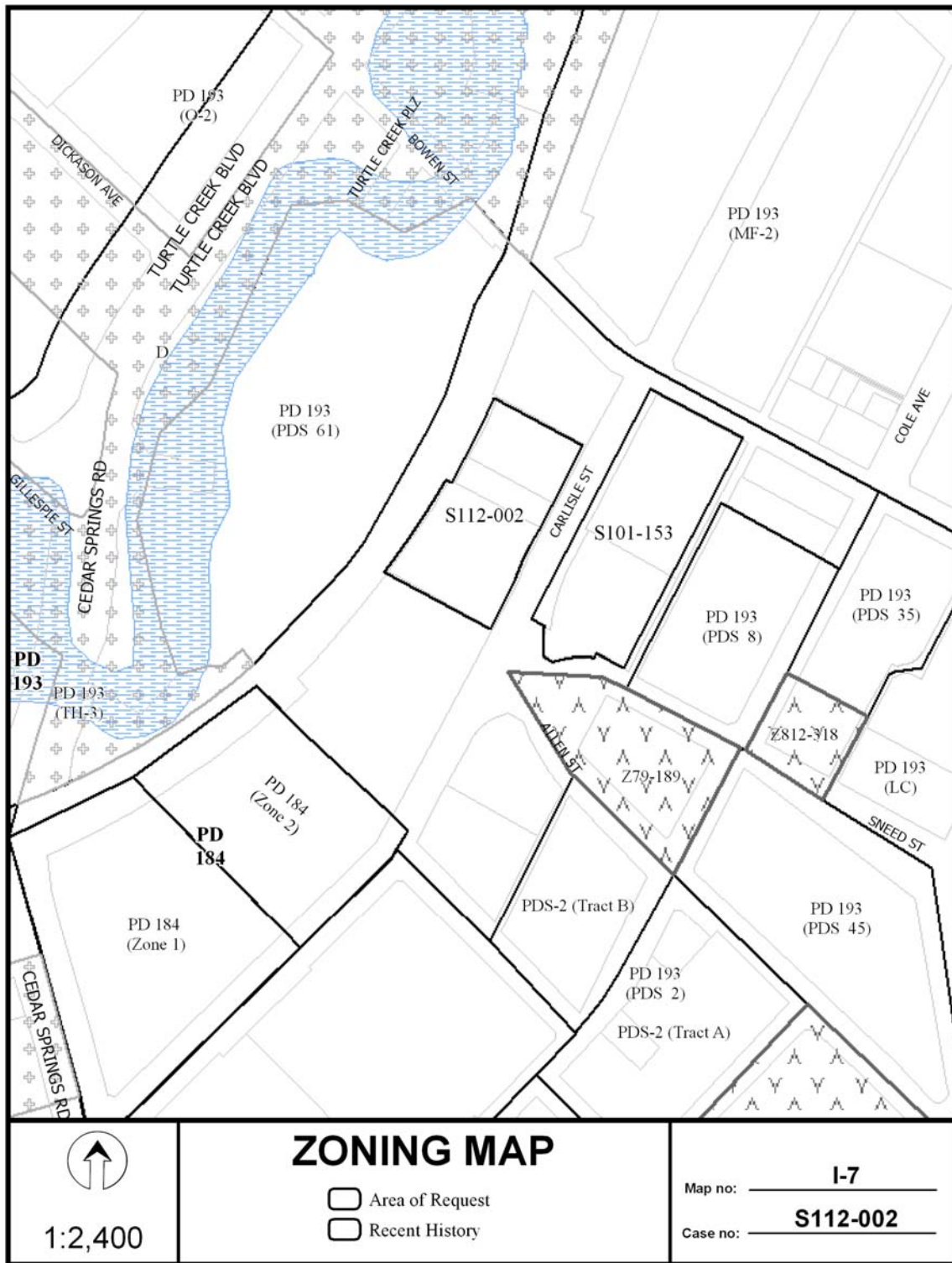
SUBDIVISION HISTORY:

1. S101-153 was an application to replat Lots 1 through 5 in City Block 16/966 to replat 5 lots into one 1.695 acre lot southeast from the current request on the southeast line of Carlisle Street. The application was approved on September 1, 2011 but has not been recorded.

STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of PD 193, PDS 61; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform with 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. Sustainable Development and Construction, 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. The final plat must comply with all plans, contracts, ordinances and requirements of the City.
4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

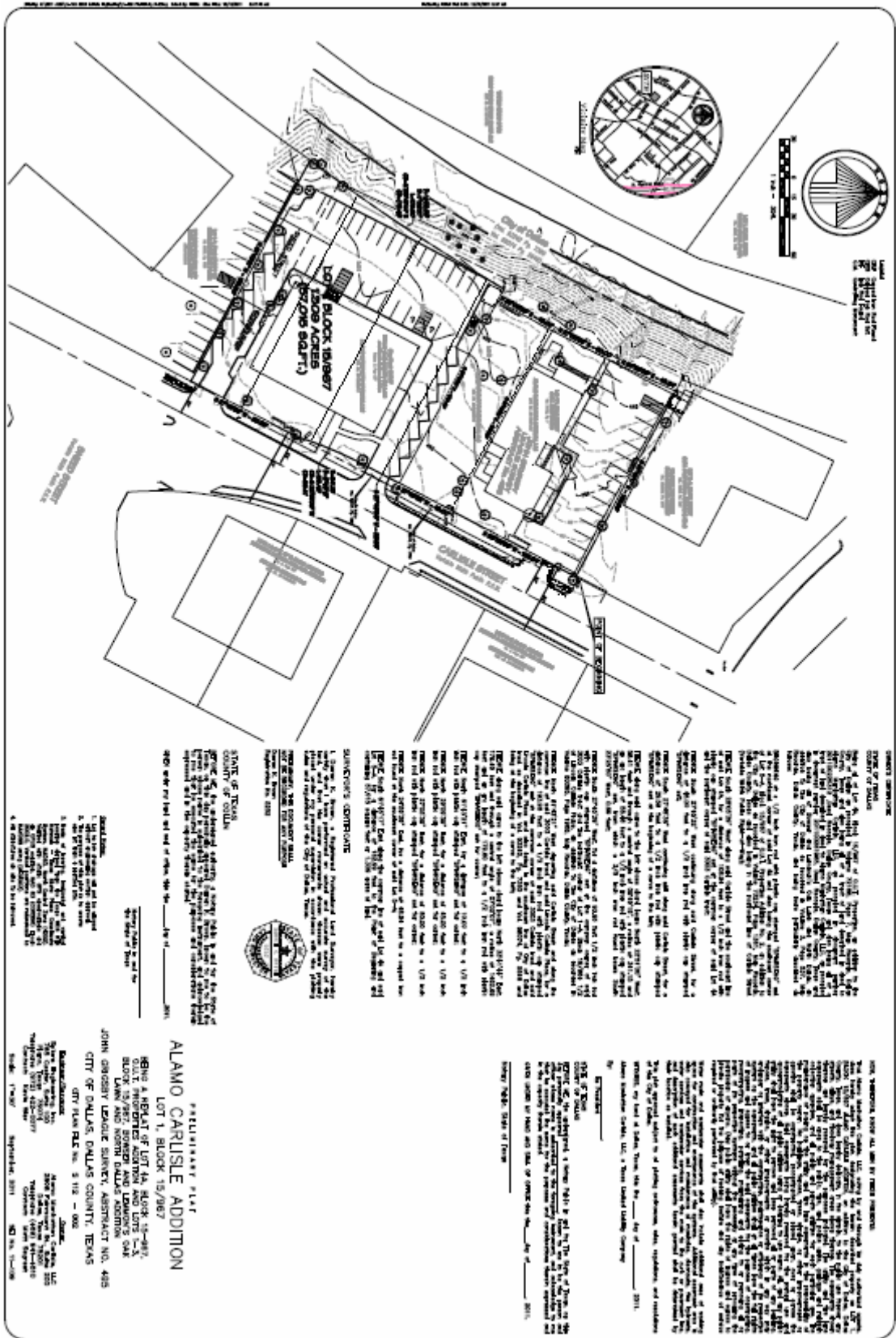
9. The maximum number of lots permitted by this plat is 1.
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
11. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
12. On the final plat show how all adjoining ROW was created.
13. On the final plat show all additions or tracts of land within 150 feet of the property.
14. On the final plat show a minimum of two control monuments.
15. On the final plat list utility easements as retained within street abandonments when stated in the abandonment ordinance.
16. Prior to submitting the final plat for the Chairman's signature send a copy of the Sneed Street abandonment Ordinance and Quit Claim Deed to the Survey Review Group in Room 200, 320 E. Jefferson Blvd.
17. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
18. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
19. Capacity of existing wastewater system is questionable. Submit proposed G.P.M. of the development for investigation.
20. Water/wastewater main extension is required by Private Development Contract.
21. On the final plat add labels for the street names "Allen Street" (northwest of Block 16/966) and "Bowen Street" (northeast of Block 15/967).
22. On the final plat identify the property as Lot 1A, City Block 15/967.
23. On the final plat show the abandonment and recording information of Sneed Street on the plat as "Abandonment authorized by Ordinance No. _____ , and recorded as Instrument NO. _____. A release from Real Estate is required prior to submittal of the final plat to the Chairman for signature.





 <p>1:2,400</p>	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	<p>Map no: <u> I-7 </u></p> <p>Case no: <u> S112-002 </u></p>
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DATE: October 25, 2011



CITY PLAN COMMISSION**THURSDAY, NOVEMBER 3, 2011****FILE NUMBER:** S112-005**Subdivision Administrator:** Paul Nelson**LOCATION:** Northwest Highway, west of Midway Road**DATE FILED:** October 11, 2011**ZONING:** PD 851**CITY COUNCIL DISTRICT:** 13**SIZE OF REQUEST:** 1.77 Ac.**MAPSCO:** 24X**APPLICANT/OWNER:** Midway Northwest Investors, LP

REQUEST: An application to replat a 1.77 acre tract of land containing all of Lot 9 in City Block 5082 to add a Detention Area Easement and two water easements on property on Northwest Highway west of Midway Road

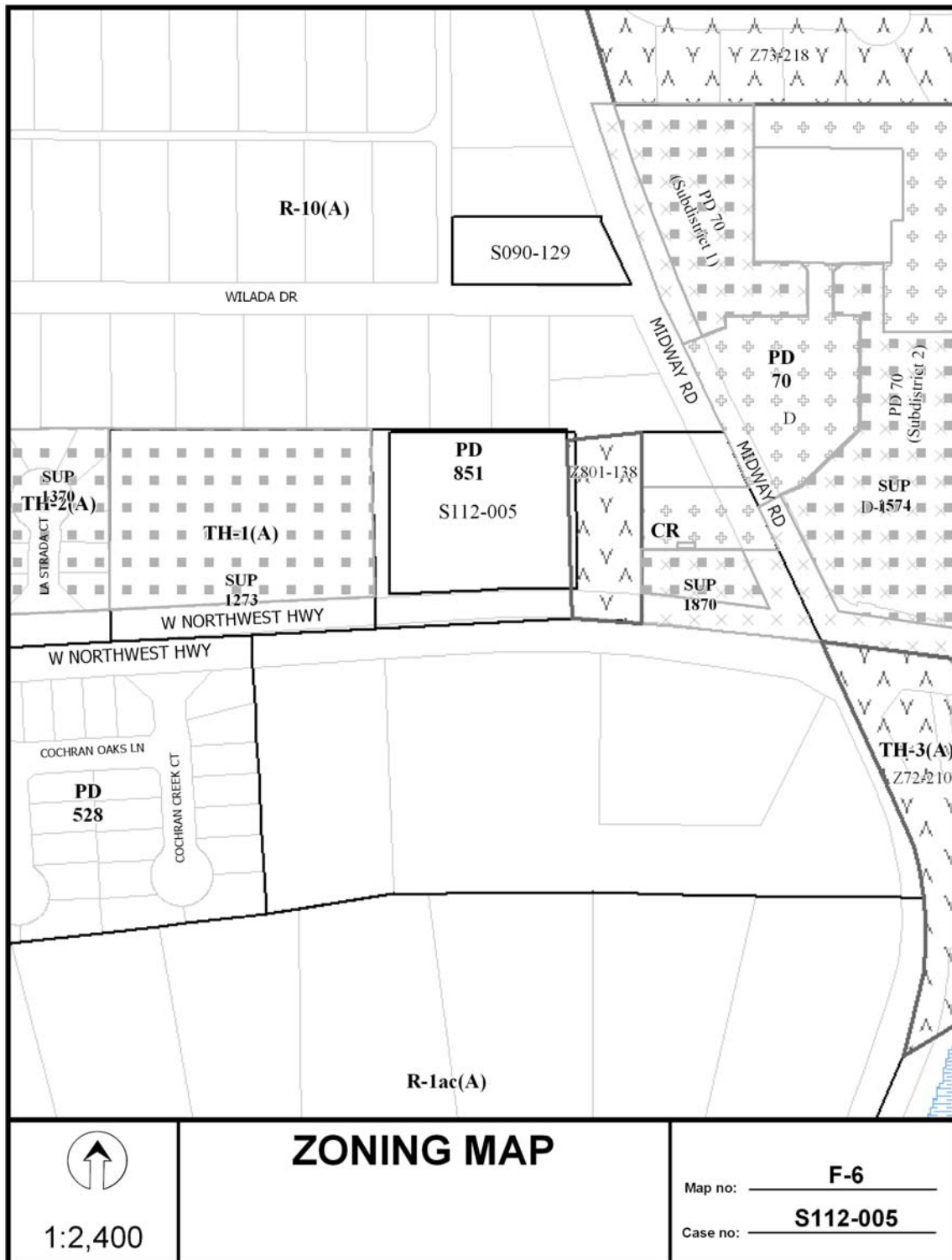
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of PD 851; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform with 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. Sustainable Development and Construction, 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. The final plat must comply with all plans, contracts, ordinances and requirements of the City.
4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 1.
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200,

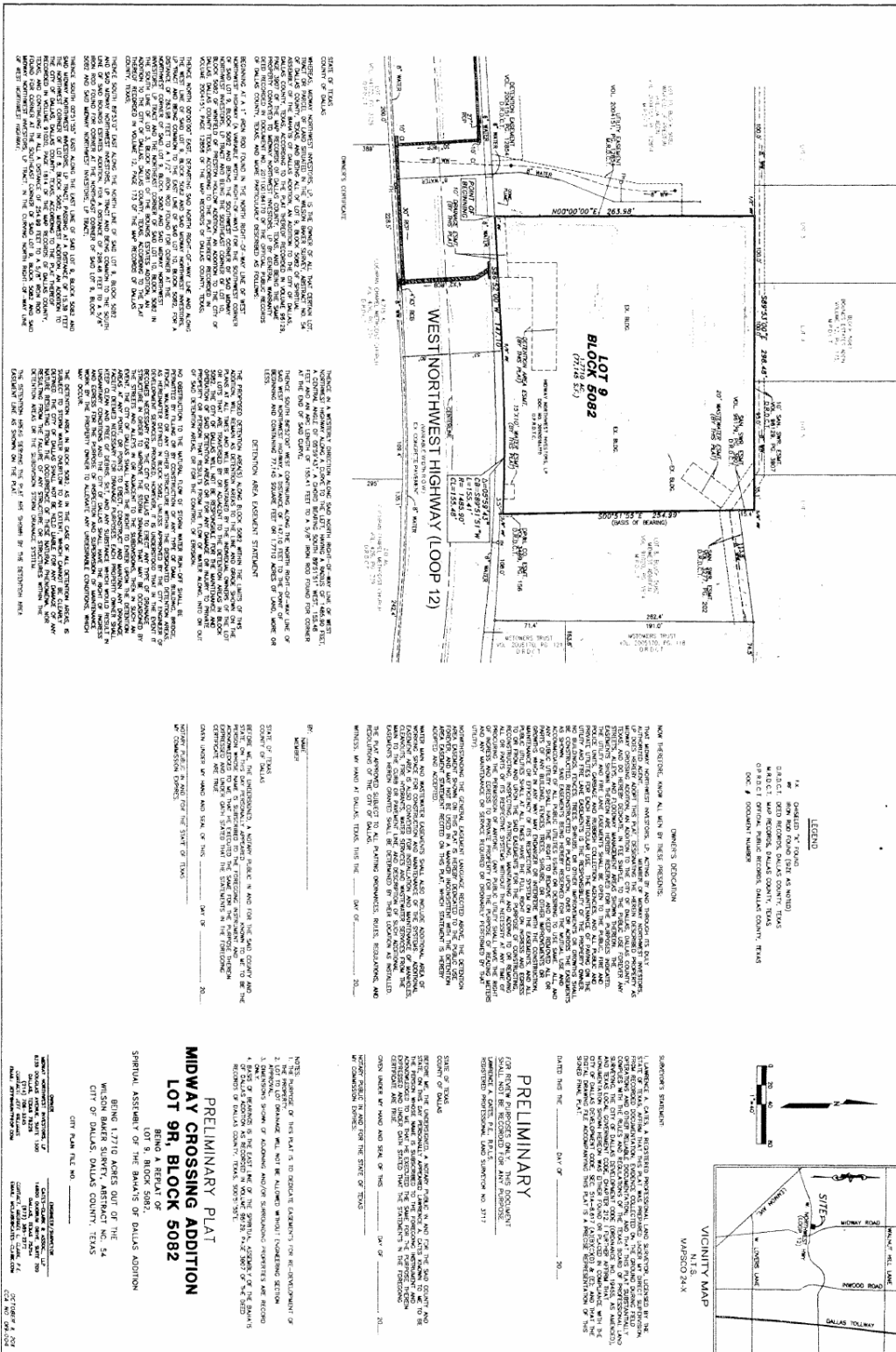
Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.

11. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
12. On the final plat dedicate 53.5 feet of ROW from the established center line of Northwest Highway.
13. On the final plat add a note: "Access to or modification to Northwest Highway requires TXDOT approval."
14. On the final plat show how all adjoining ROW was created.
15. 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.
16. On the final plat two control monuments must be shown.
17. On the final plat remove "West" from in front of Northwest Highway.
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. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer.
21. Water/wastewater main extension may be required by a Private Development Contract.
22. On the final plat change "Loop 12" to "State Highway Loop 12".
23. On the final plat identify the property as Lot 9, City Block 5082.
24. Tree protection is required prior to demolition of existing structures.



DATE: October 25, 2011





STATE OF TEXAS
COUNTY OF DALLAS
 I, _____, Surveyor for the County of Dallas, State of Texas, do hereby certify that the within plat was duly recorded in the Public Records of the County of Dallas, State of Texas, on this _____ day of _____, 2011, at _____ o'clock _____ M., and that the same is a true and correct copy of the original plat as filed with me for recording.

WEST NORTHWEST HIGHWAY (LOOP 12)
LOT 9, BLOCK 5082
 (2718 SQ FT)

OWNER'S DECISION
 NOW HEREBY KNOW ALL MEN BY THESE PRESENTS, that _____, the undersigned, the owner of the above described premises, do hereby certify that the within plat is a true and correct copy of the original plat as filed with me for recording, and that the same is a true and correct copy of the original plat as filed with me for recording.

PRELIMINARY
 THIS PRELIMINARY PLAT IS NOT TO BE CONSIDERED A FINAL PLAT AND IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN TO IDENTIFY THE GENERAL LOCATION OF THE PROPOSED DEVELOPMENT. THE FINAL PLAT SHALL BE FILED WITH THE COUNTY CLERK OF DALLAS COUNTY, TEXAS, UPON THE COMPLETION OF THE DEVELOPMENT.

PRELIMINARY PLAT
MIDWAY CROSSING ADDITION
LOT 9, BLOCK 5082
 CITY PLAN NO. _____
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 3, 2011****FILE NUMBER:** S112-006**Subdivision Administrator:** Paul Nelson**LOCATION:** Terminus of River Bend Drive, east of I-35E**DATE FILED:** October 12, 2011**ZONING:** MU-3**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 4.67 Ac.**MAPSCO:** 33V**APPLICANT/OWNER:** Optimum Re Insurance Company

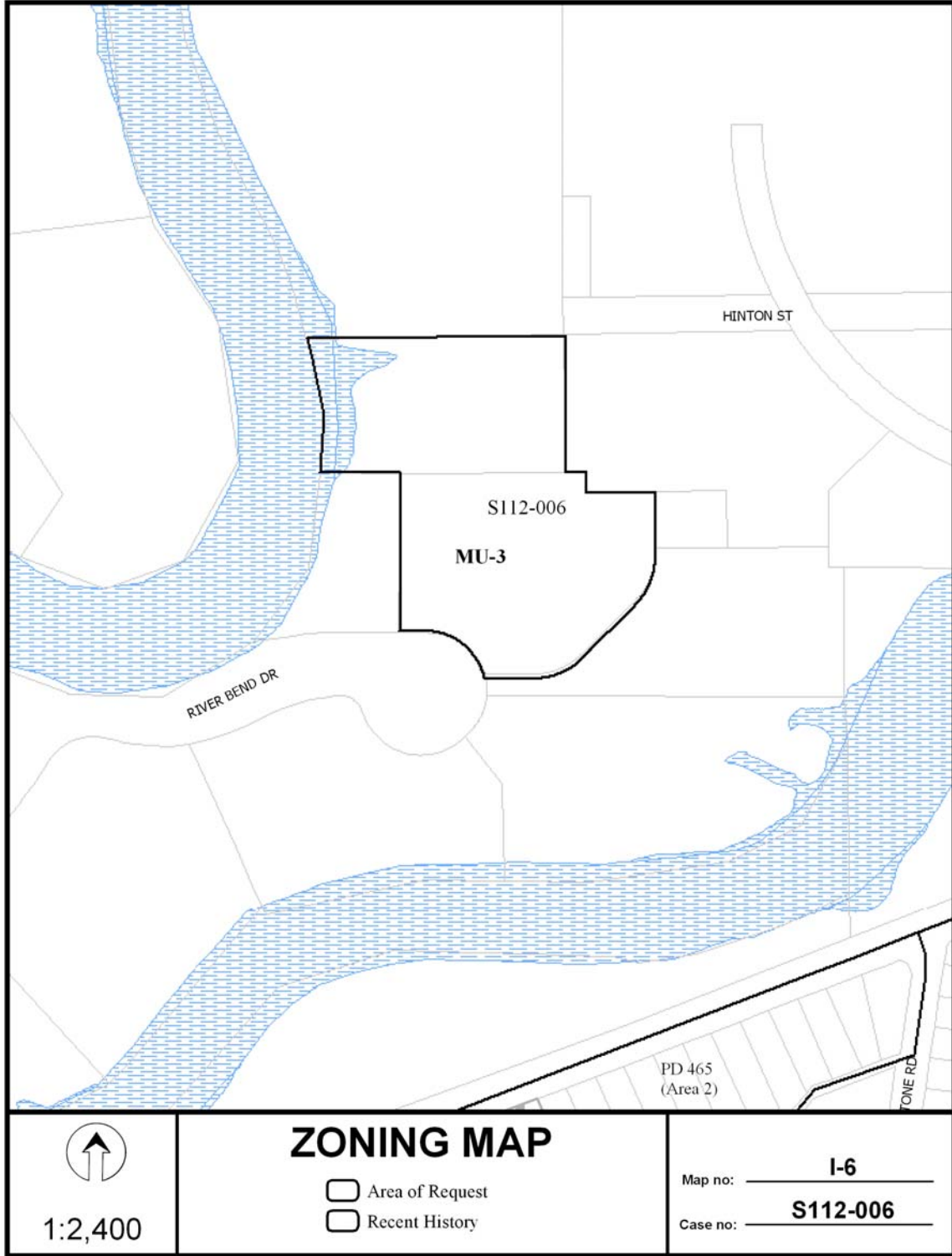
REQUEST: An application to replat a 4.67 acre tract of land containing part of City Blocks 7925 and 7926, into one lot at the terminus of River Bend Drive, east of I-35E.

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

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

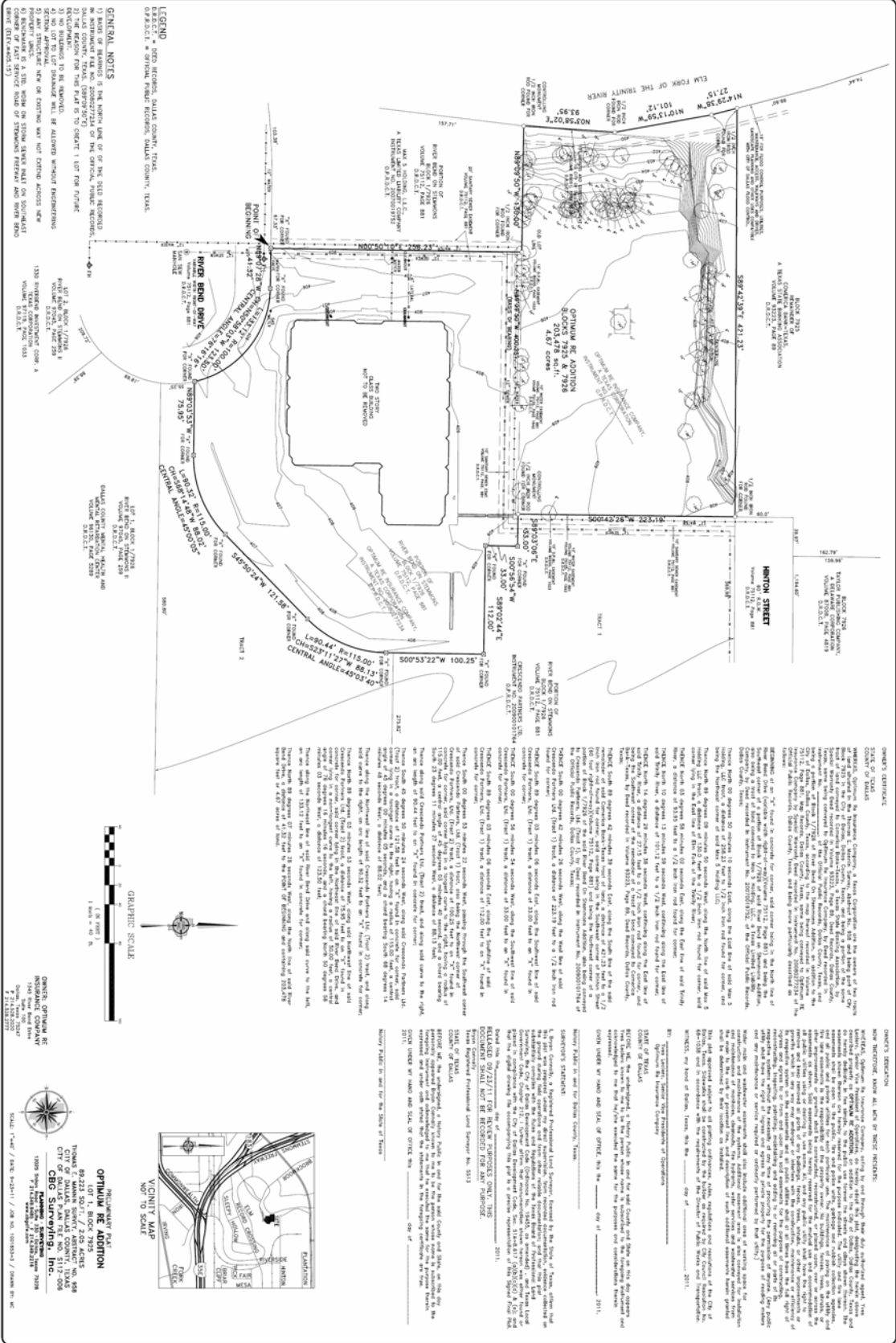
1. The final plat must conform with all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. The final plat must comply with all plans, contracts, ordinances and requirements of the City.
4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
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. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.

10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
12. On the final plat determine the 100 year water surface elevation across the plat.
13. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
14. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
15. On the final plat specify minimum fill and minimum finished floor elevations.
16. On the final plat show the natural channel set back from the crest of the natural channel.
17. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
18. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
19. Location is in the Record Crossing - Sump (WSE 405.8 ft.). All construction for any proposed development must be above the 405.8 foot elevation. For the areas where the existing elevation is below 405.8 feet, and any improvement is proposed, there must be a fill permit applied for and approved by Public Works and Transportation Department and Minimum Finish Floor elevation for those areas will have to be established thru the process and placed on the face of the final plat.
20. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
21. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer.
22. On the final plat identify the property as Lot 1, City Block A/7925.
23. All utilities must be located prior to any construction on the property.



DATE: October 25, 2011





CITY PLAN COMMISSION**THURSDAY, NOVEMBER 3, 2011****FILE NUMBER:** S112-007**Subdivision Administrator:** Paul Nelson**LOCATION:** Frankford Road, east of Coit Road**DATE FILED:** October 14, 2011**ZONING:** MC-3**CITY COUNCIL DISTRICT:** 12**SIZE OF REQUEST:** 6.259 Ac.**MAPSCO:** 6F**APPLICANT/OWNER:** Cosmos Foundation, Inc.

REQUEST: An application to create a 6.259 acre lot from a tract of land containing part of City Block 8759 Frankford Road, east of Coit Road.

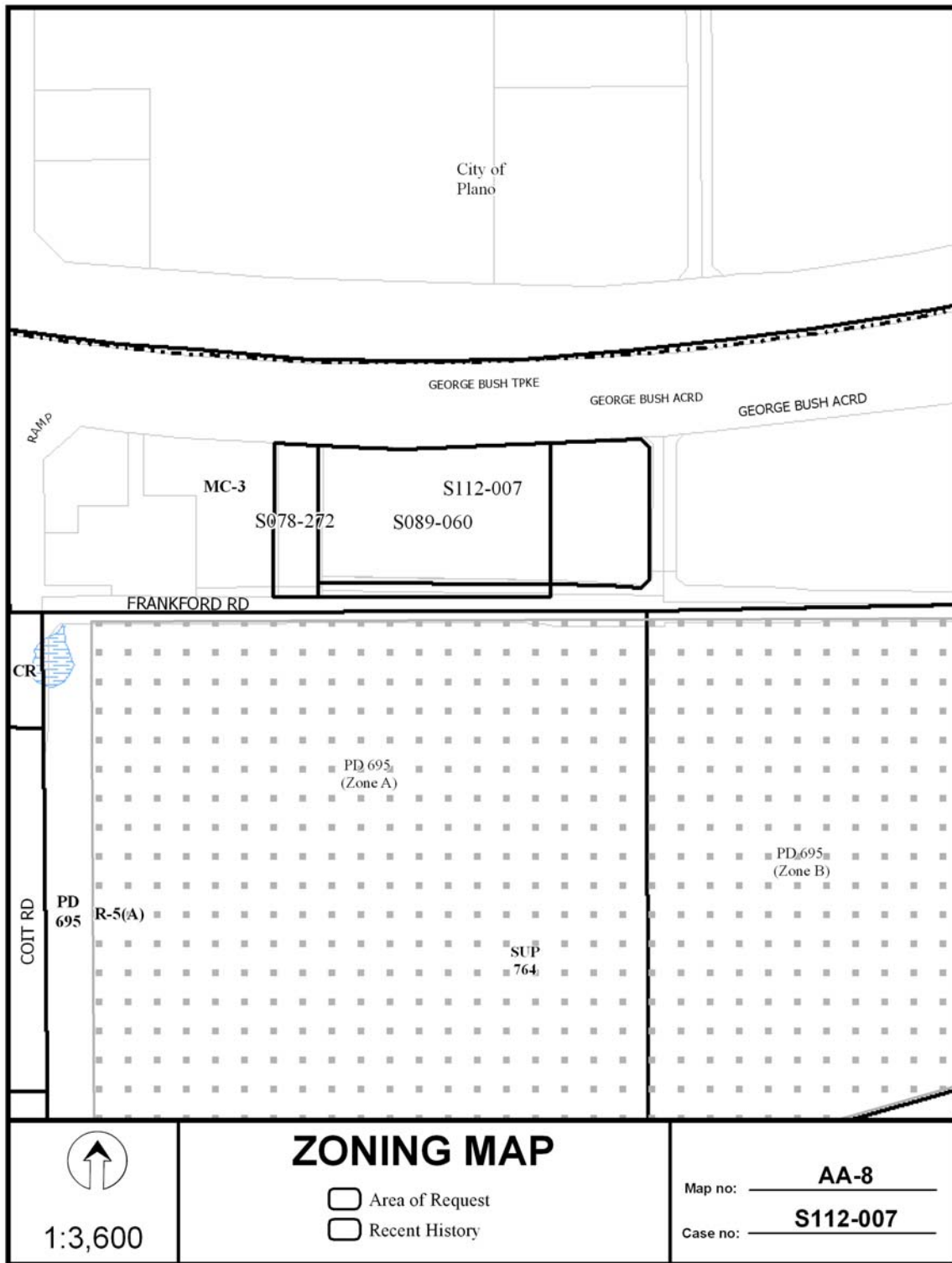
SUBDIVISION HISTORY:

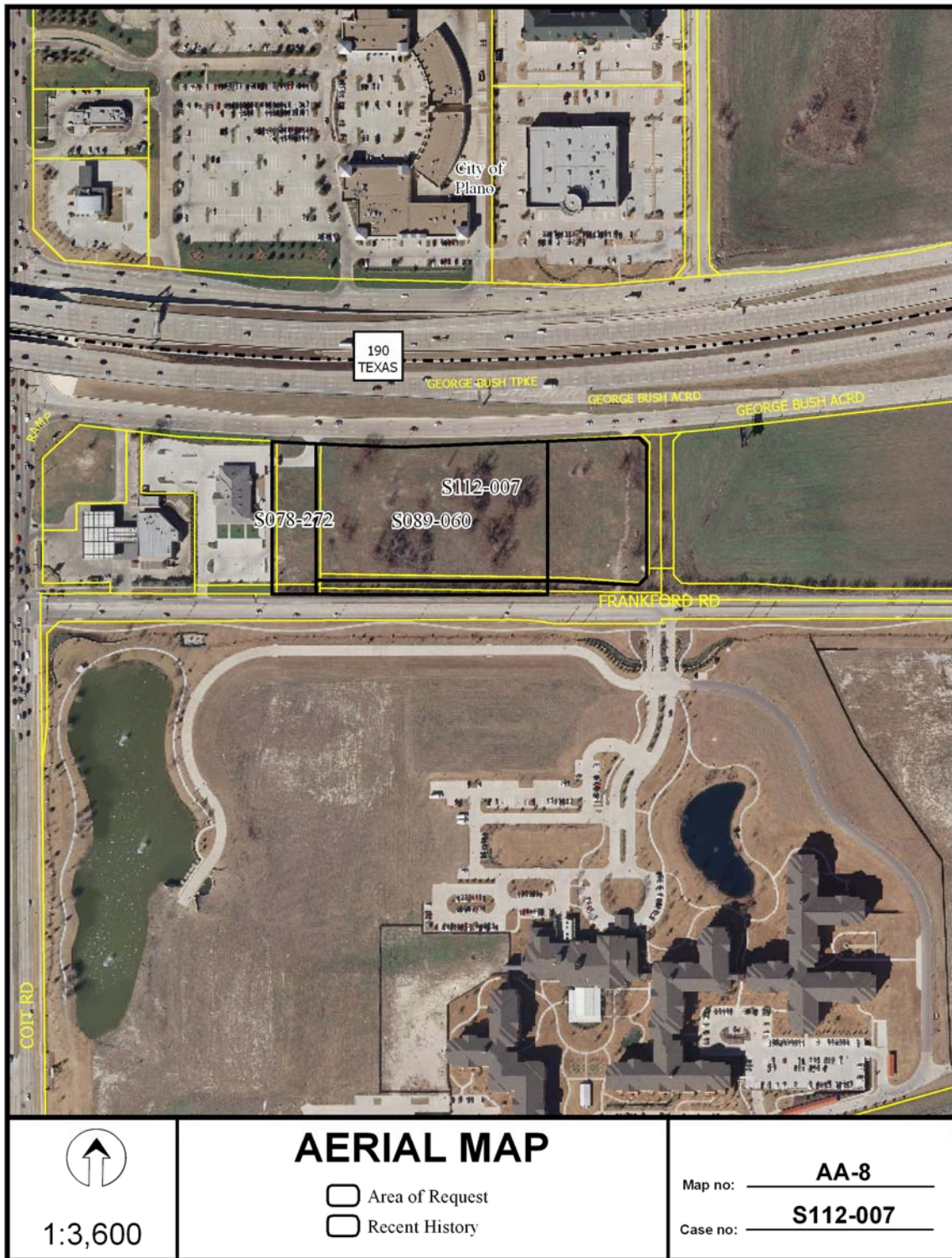
1. S089-060 was an application on part of the present request to create a 2.226 acre lot and a 2.089 acre lot out of a tract of land in City Block 8759 on Frankford Rd., east of Coit Rd. The request was approved on March 5, 2009 and was withdrawn on October 14, 2011.

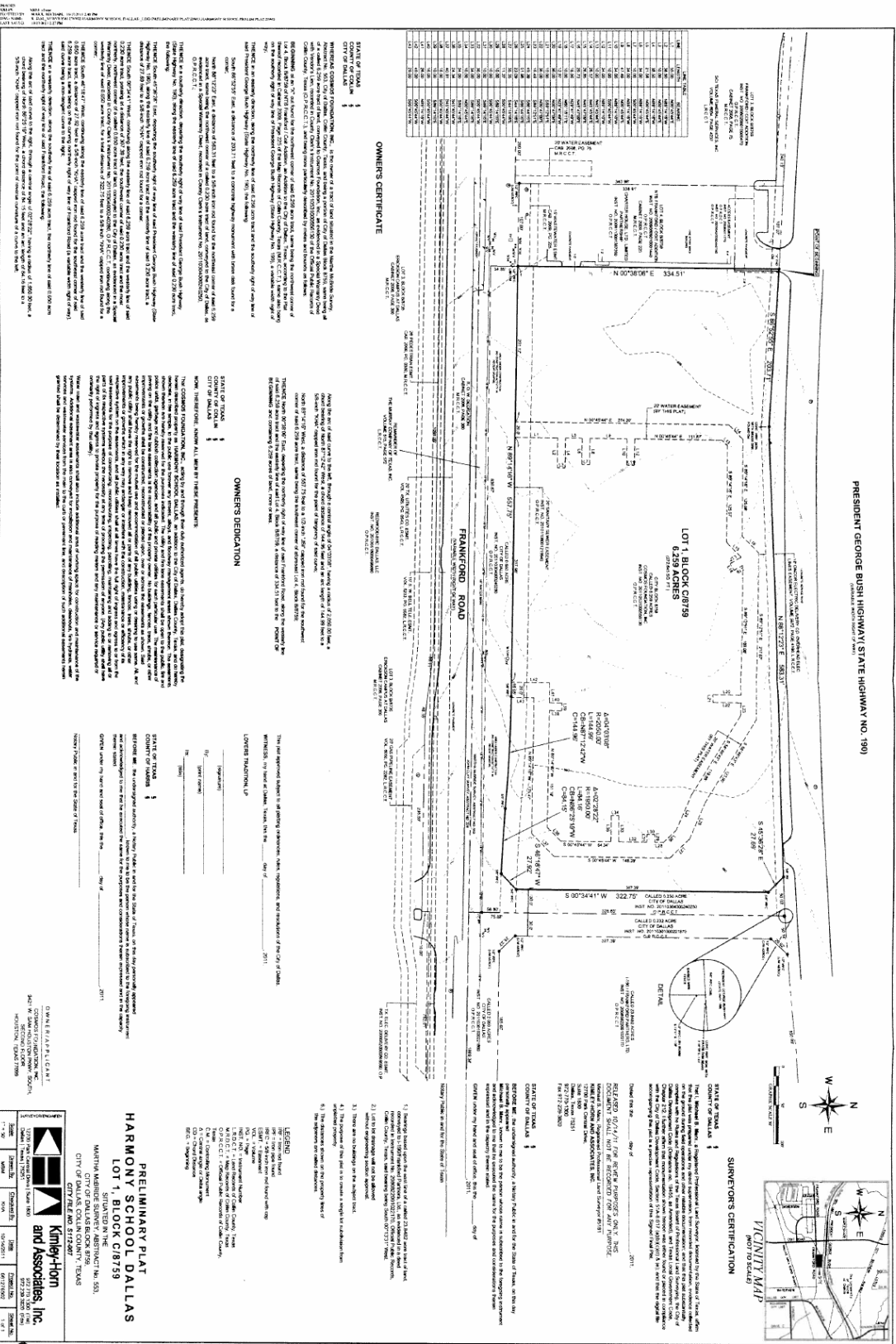
STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of the MU-3 District; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform with 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. Sustainable Development and Construction, 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. The final plat must comply with all plans, contracts, ordinances and requirements of the City.
4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 1.

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
11. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
12. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
13. On the final plat dedicate 50 feet of ROW from the established center line of Frankford Road.
14. On the final plat at a note that access or modification to President George Bush Tollway requires NTTA approval.
15. On the final plat show how all adjoining ROW was created.
16. On the final plat show distances/width of ROW across Frankford Road.
17. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
18. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
19. Water/wastewater main extension is required by Private Development Contract.
20. Contact the Street Name Coordinator at albert.taylor@dallascityhall.com to determine the name of the street contiguous on the east line of the property.
21. Protection is required for existing Cottonwood Trees unless they are within the construction zone and will be mitigated.
22. On the final plat identify the property as Lot 1, City Block C/8759.







OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Know all men by these presents that the undersigned, the owners of the above described property, do hereby certify that the same is the true and correct plat of the same as the same appears on the records of the County Clerk of Dallas County, Texas, and that the same is a true and correct plat of the same as the same appears on the records of the County Clerk of Dallas County, Texas.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

Know all men by these presents that the undersigned, the owners of the above described property, do hereby certify that the same is the true and correct plat of the same as the same appears on the records of the County Clerk of Dallas County, Texas, and that the same is a true and correct plat of the same as the same appears on the records of the County Clerk of Dallas County, Texas.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Know all men by these presents that the undersigned, the owners of the above described property, do hereby certify that the same is the true and correct plat of the same as the same appears on the records of the County Clerk of Dallas County, Texas, and that the same is a true and correct plat of the same as the same appears on the records of the County Clerk of Dallas County, Texas.

PRELIMINARY PLAT
HARMONY SCHOOL DALLAS
LOT 1, BLOCK C8179
SITUATED IN THE
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Kimber-Horn and Associates, Inc.
10772 Rockwood Drive
Dallas, Texas 75244

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 3, 2011****FILE NUMBER:** S112-008**Subdivision Administrator:** Paul Nelson**LOCATION:** Duncanville Rd., south of Rancho Lane**DATE FILED:** October 19, 2011**ZONING:** IR**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 1.399 Ac. **MAPSCO:** 62L&O**APPLICANT/OWNER:** Orlinte Cruz

REQUEST: An application to create a 1.399 acre lot from a tract of land in City Block 6949 on Duncanville Rd., south of Rancho Lane.

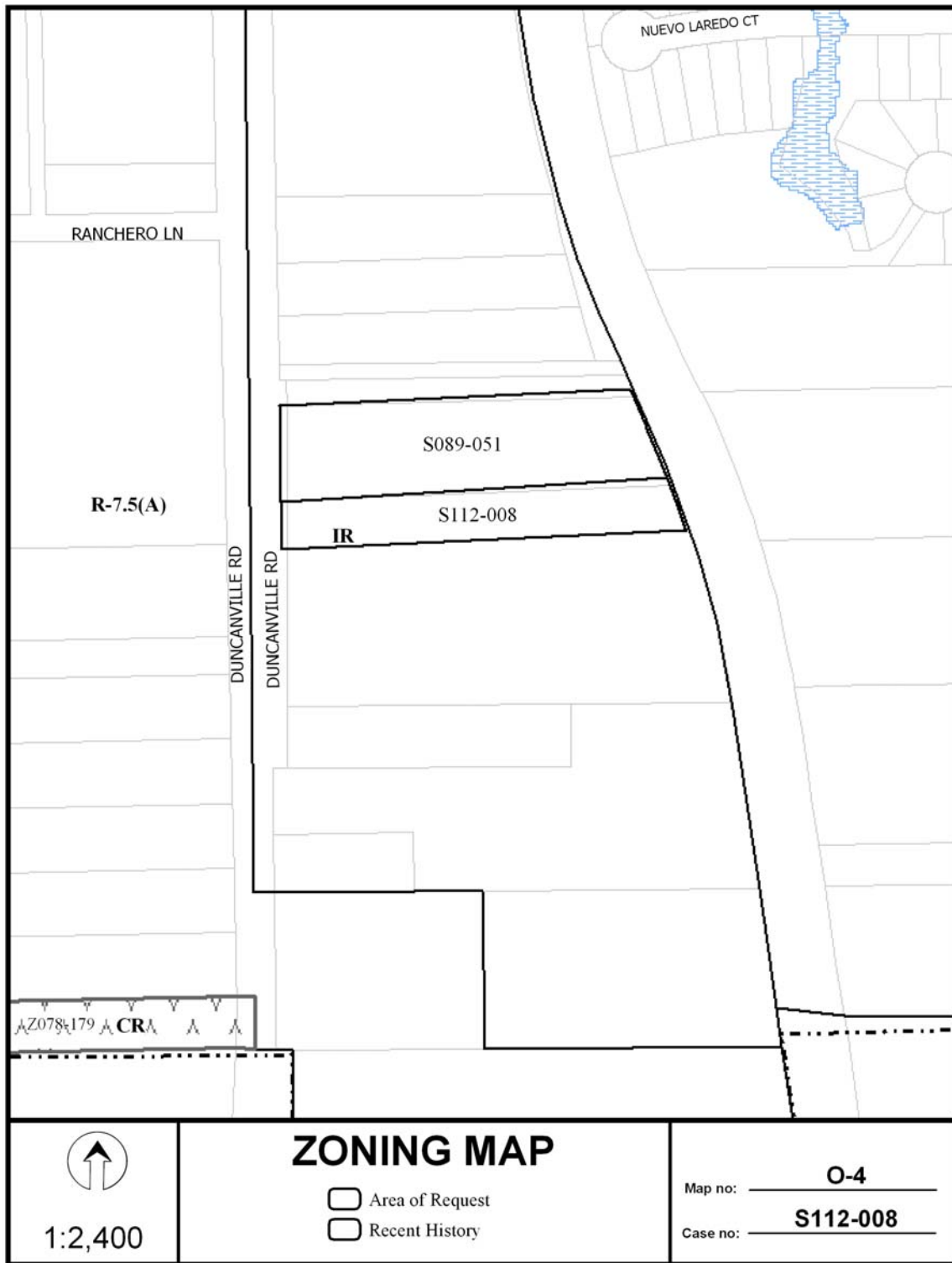
SUBDIVISION HISTORY:

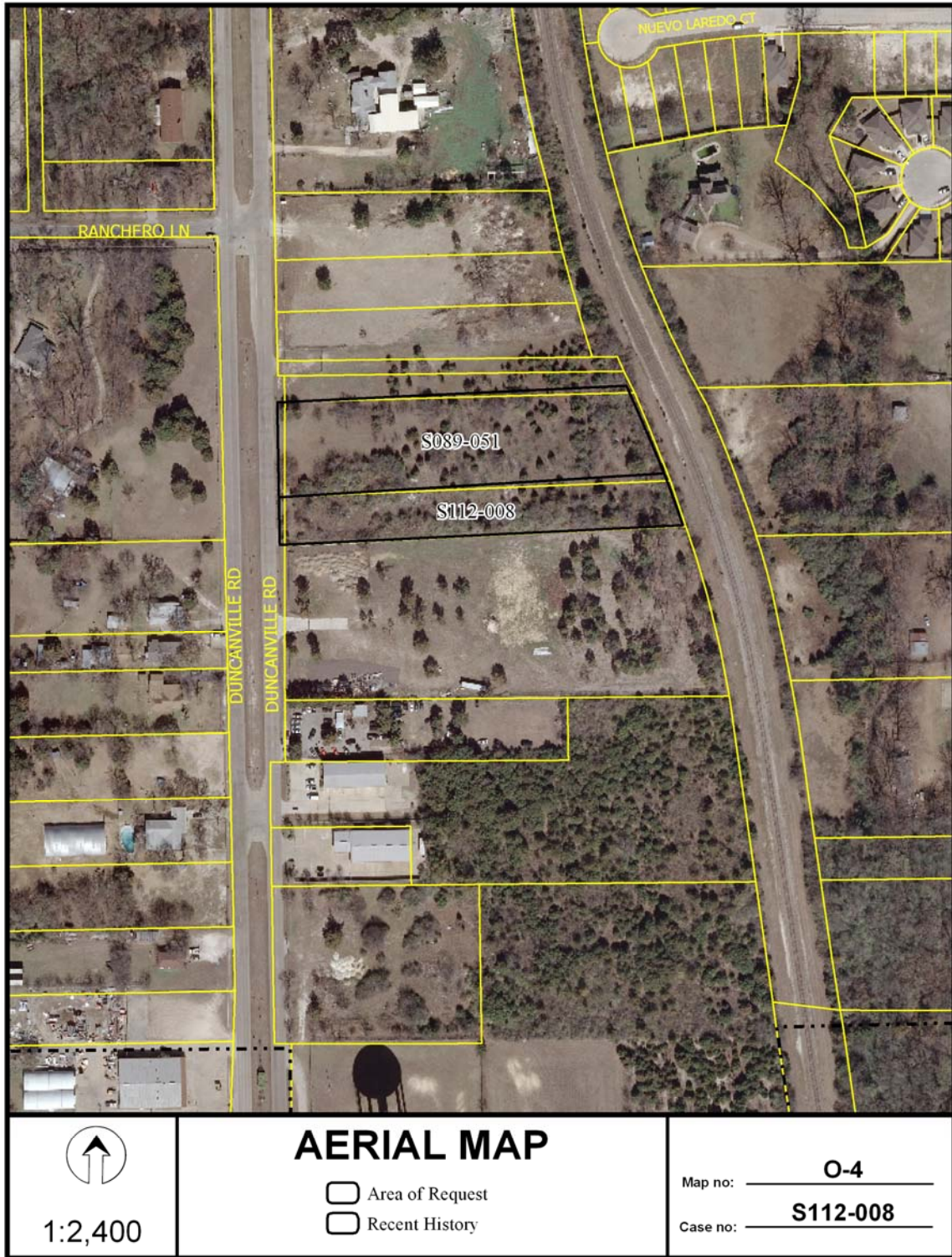
1. S089-051 was an application contiguous on the north of the present request to create a 2.06 acre lot out of a tract of land in City Block 6949, also known as 5424 Duncanville Rd. The request was approved on February 12, 2009 and was recorded February 17, 2010.

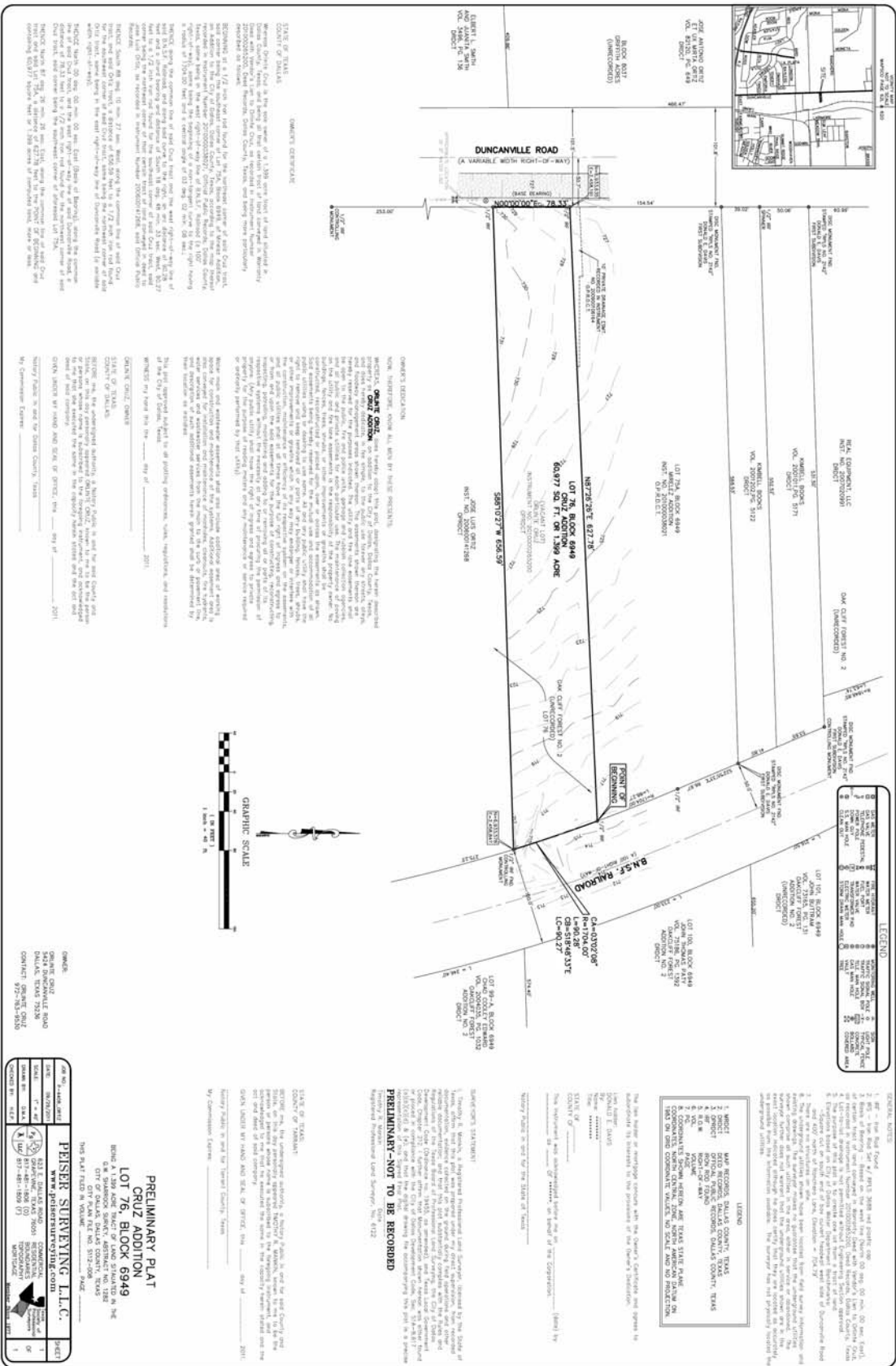
STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of the IR District; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform with 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. Sustainable Development and Construction, 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. The final plat must comply with all plans, contracts, ordinances and requirements of the City.
4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 1.

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
11. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
12. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
13. On the final plat show how all adjoining ROW was created.
14. On the final plat choose a different additions name.
15. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
16. The building finish floor elevation must be 18 inches above the wastewater manhole lid elevation in Duncanville Road.
17. On the final plat identify the property as Lot 76A, Block 6949.







CITY PLAN COMMISSION**THURSDAY, NOVEMBER 3, 2011****FILE NUMBER:** S112-009**Subdivision Administrator:** Paul Nelson**LOCATION:** 4814 Greenville Ave., north of University Blvd.**DATE FILED:** October 14, 2011**ZONING:** MU-3**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 0.436 Ac.**MAPSCO:** 36F**APPLICANT/OWNER:** Erin McKool

REQUEST: An application to create a 0.436 acre lot from a tract of land in City Block C/5402 at 4814 Greenville Ave., north of University Blvd.

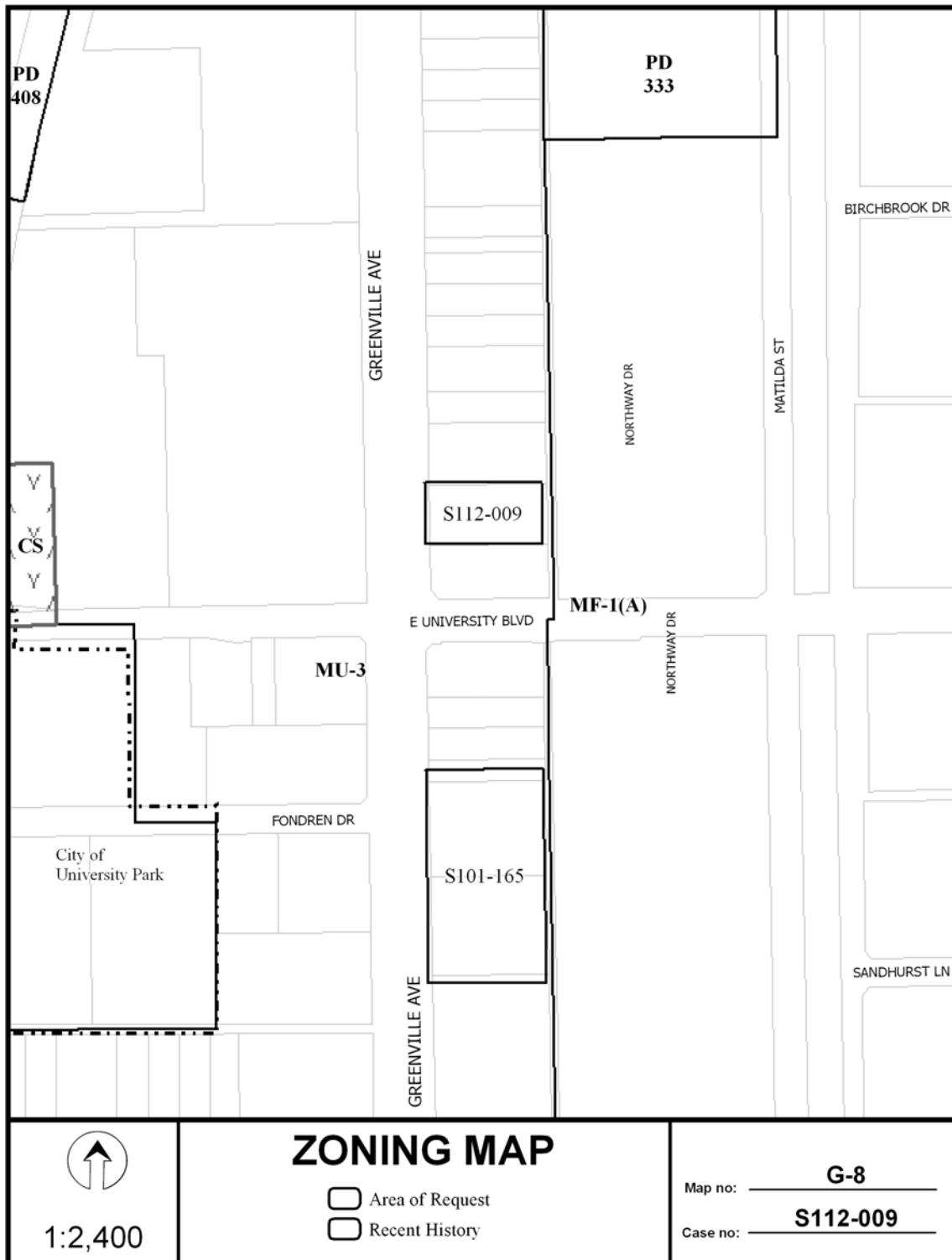
SUBDIVISION HISTORY:

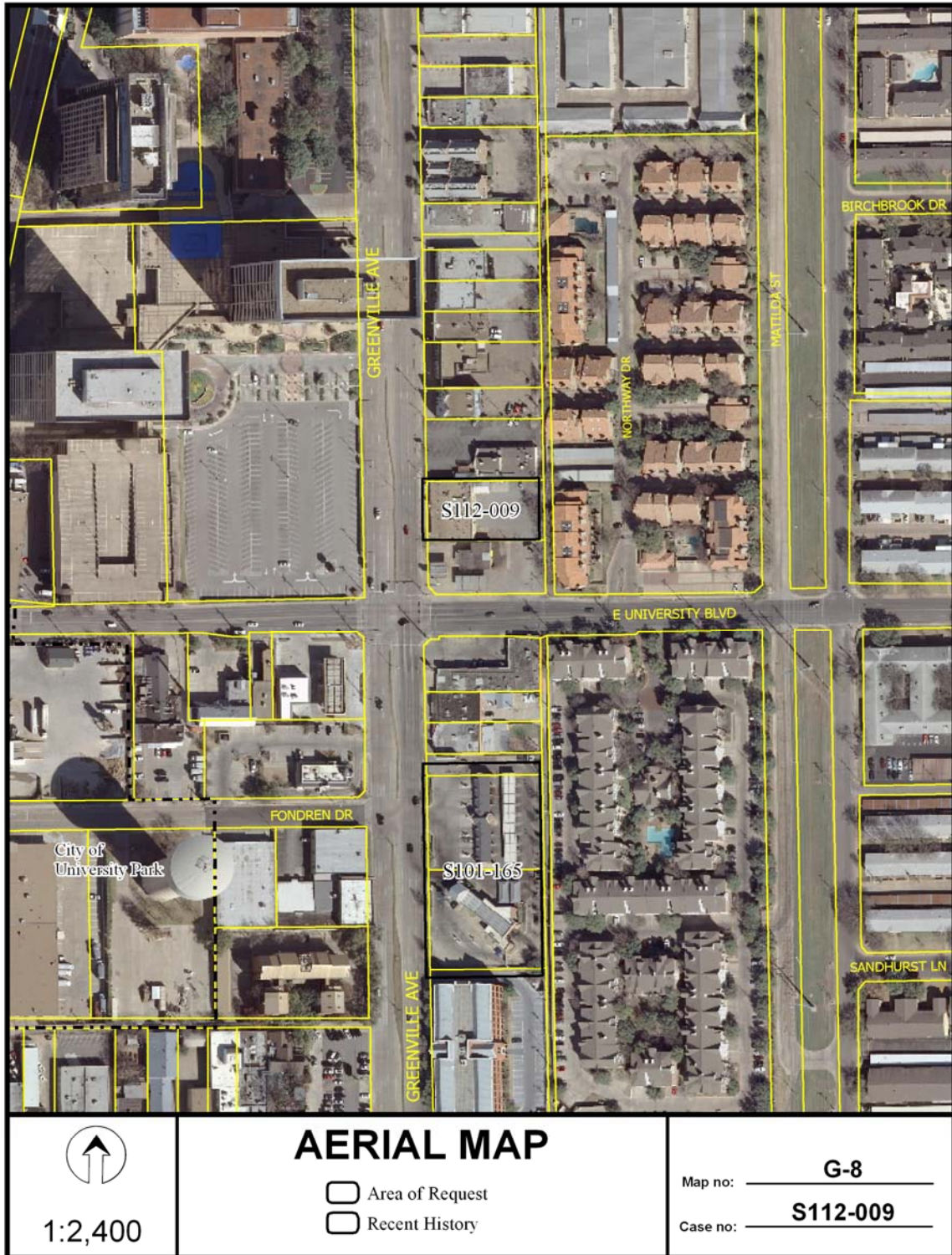
1. S089-051 was an application south of the present request to replat a 1.52 acre lot from a tract of land containing all of Lots 3, 4 and 5 in City Block A/5402 on 4622 Greenville Avenue south of University Boulevard. The request was approved on February 12, 2009 and recorded on February 17, 2010.

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

1. The final plat must conform with 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. Sustainable Development and Construction, 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. The final plat must comply with all plans, contracts, ordinances and requirements of the City.
4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 1.

10. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
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. On the final plat dedicate 7.5 feet of ROW from the established center line of the existing alley.
13. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer..
14. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
15. Water/wastewater main extension is required by Private Development Contract.
16. On the final plat identify the property as Lot 20, City Block C/5402.





CITY PLAN COMMISSION**THURSDAY, NOVEMBER 3, 2011****FILE NUMBER:** S112-004**Subdivision Administrator:** Paul Nelson**LOCATION:** 5524 Southwestern Blvd.**DATE FILED:** October 10, 2011**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.390 Acre **MAPSCO:** 34D**APPLICANT/OWNER:** Gloria Armstrong, 5524 Southwestern, LLC.

REQUEST: An application to replat a 0.390 acre tract of land containing all of Lots 11 and 12 in City Block 6/5643 to reduce the width of Lot 11 by 4.5 feet and to increase the width of Lot 12 by 4.5 feet lot on property at 5524 Southwestern Blvd.

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

DATE NOTICES SENT: 35 notices were sent October 17, 2011.

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

The request does not increase or decrease the number of lots in the addition, nor does it create a larger lot size than what is the established lot pattern of the area.

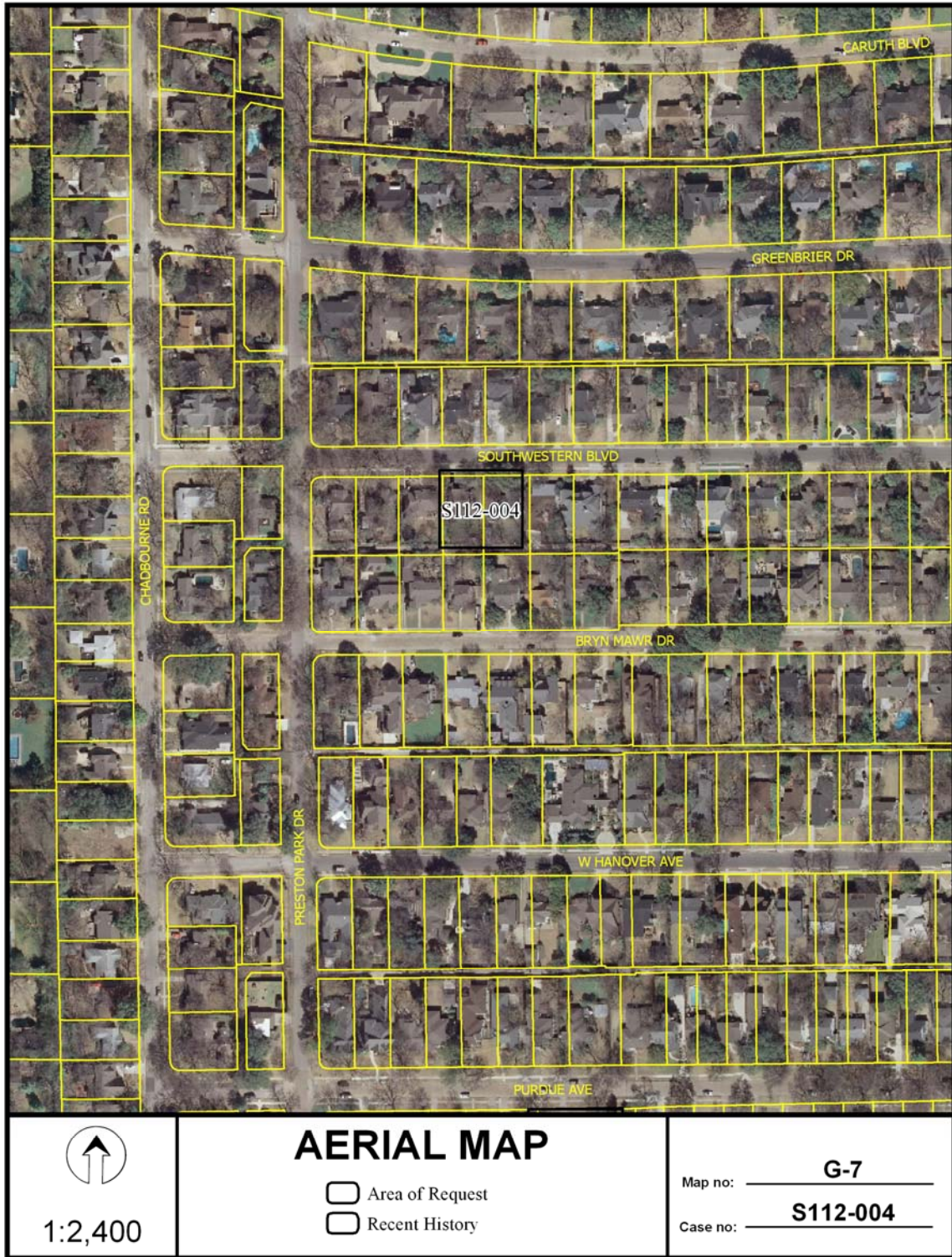
Staff has determined that the request does comply with Section 51A-8.503(a) of the Development Code and staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform with 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. Sustainable Development and Construction, 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. The final plat must comply with all plans, contracts, ordinances and requirements of the City.
4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.

7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 2.
10. On the final plat place a note: "Lot-to-lot drainage is not permitted without Engineering Section approval."
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. On the final plat dedicate 7.5 feet as an alley easement.
13. On the final plat show how all adjoining ROW was created.
14. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information for each tract.
15. On the final plat two control monuments must be shown.
16. On the final plat choose a different additions name.
17. On the final plat show/list prior plat on map, in legal, and/or title block.
18. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
19. On the final plat provide an additional 2.5 feet of easement needed at the back of the lot for the existing wastewater main.
20. On the final plat identify the property as Lots 1!A and 11B City Block 6/5643.
21. The trees on the vacant lot are protected by the City of Dallas Tree Preservation Ordinance until the final plat is recorded.



DATE: October 25, 2011





 1:2,400	NOTIFICATION	Map no: <u> G-7 </u>			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">35</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	35	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
35	NUMBER OF PROPERTY OWNERS NOTIFIED				

DATE: October 25, 2011

Notification List of Property Owners

S112-004

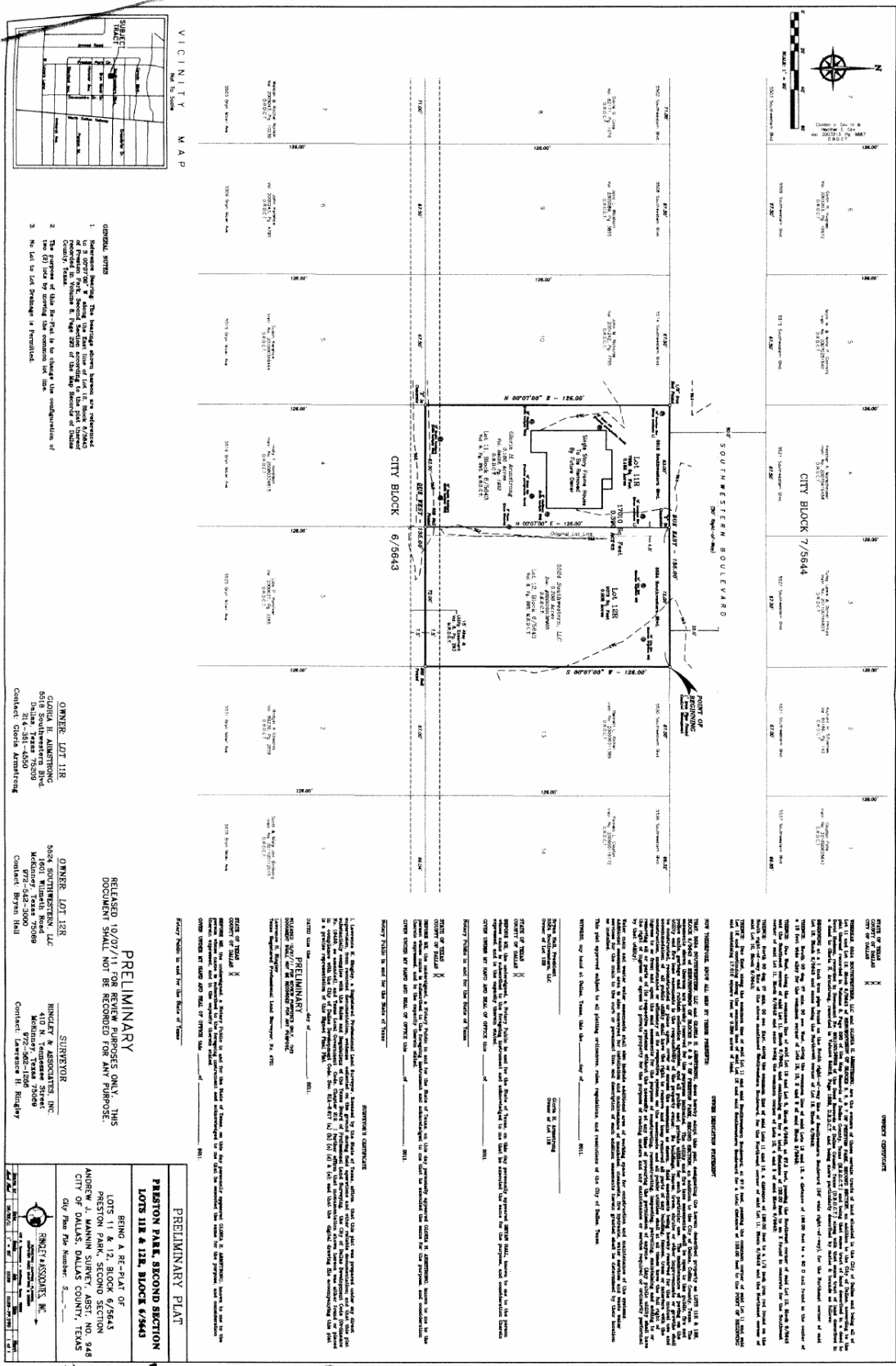
35 Property Owners Notified

Label #	Address	Owner
1	5514 SOUTHWESTERN BL	RICHARDS JOHN MILTON
2	5518 SOUTHWESTERN BL	ARMSTRONG GLORIA H
3	5524 SOUTHWESTERN BL	5524 SOUTHWESTERN LLC
4	5506 BRYN MAWR DR	STADLER WILLIAM P
5	5514 BRYN MAWR DR	WALKER MATTHEW B & JACQUELINE B
6	5518 BRYN MAWR DR	MILLS LOUISE E & DON M MILLS
7	5524 BRYN MAWR DR	ST PETER GERALD W & JAMIE R
8	5530 BRYN MAWR AVE	JONES E T III
9	5538 BRYN MAWR DR	OBOYLE MARY II &
10	5605 BRYN MAWR DR	OREILLY W C
11	5602 SOUTHWESTERN BL	HUFFHINES A LEE
12	5603 SOUTHWESTERN BL	CACOPARDO KAREN
13	5535 BRYN MAWR DR	BIRDSONG SCOTT & MISTY JAN
14	5531 BRYN MAWR DR	EDWARDS BRIDGET A
15	5525 BRYN MAWR DR	VANDIVER LIDE P
16	5519 BRYN MAWR DR	HARDISON HOLLY F
17	5515 BRYN MAWR DR	KERSHAW SUSAN
18	5509 BRYN MAWR DR	KERSHAW JOHN
19	5503 BRYN MAWR DR	RANKIN WELDON B & RACHEL
20	5502 SOUTHWESTERN BL	CASS DORRIS GAINES
21	5508 SOUTHWESTERN BL	WICKHAM JANA L
22	5530 SOUTHWESTERN BL	KOHLER BENNETT LANDON
23	5536 SOUTHWESTERN BL	CLAYTON PAMELA LYNN
24	5537 SOUTHWESTERN BL	FALLS CLAYTON
25	5531 SOUTHWESTERN BL	SIFUENTES RICHARD H
26	5527 SOUTHWESTERN BL	LEWIS TULLY &

Friday, October 14, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5521 SOUTHWESTERN BL	MORSCHAUSER HEATHER A
28	5515 SOUTHWESTERN BL	CONNALLY MARK M & ANNE P
29	5509 SOUTHWESTERN BL	HUGHES GARTH R
30	5503 SOUTHWESTERN BL	COX CLINTON V IX & HEATHER E
31	5510 GREENBRIER DR	WILBUR ROBERT E & NANCY H
32	5516 GREENBRIER DR	PRIEUR J ELLIOTT III
33	5522 GREENBRIER DR	AVERY AMELIE A
34	5530 GREENBRIER DR	GILLIES WILLIAM V & BRENDA M
35	5536 GREENBRIER DR	SEARS JEFFREY S &

Friday, October 14, 2011



FILE NUMBER: M101-045

DATE FILED: August 17, 2011

LOCATION: Inwood Road and Northaven Road, Northeast Corner

COUNCIL DISTRICT: 13

MAPSCO: 24 D, 25 A

SIZE OF REQUEST: Approx. 6.1 Acres

CENSUS TRACT: 134

APPLICANT: Grace Academy of Dallas

REPRESENTATIVE: Michael Dees

OWNER: Grace Bible School

MISCELLANEOUS DOCKET ITEM

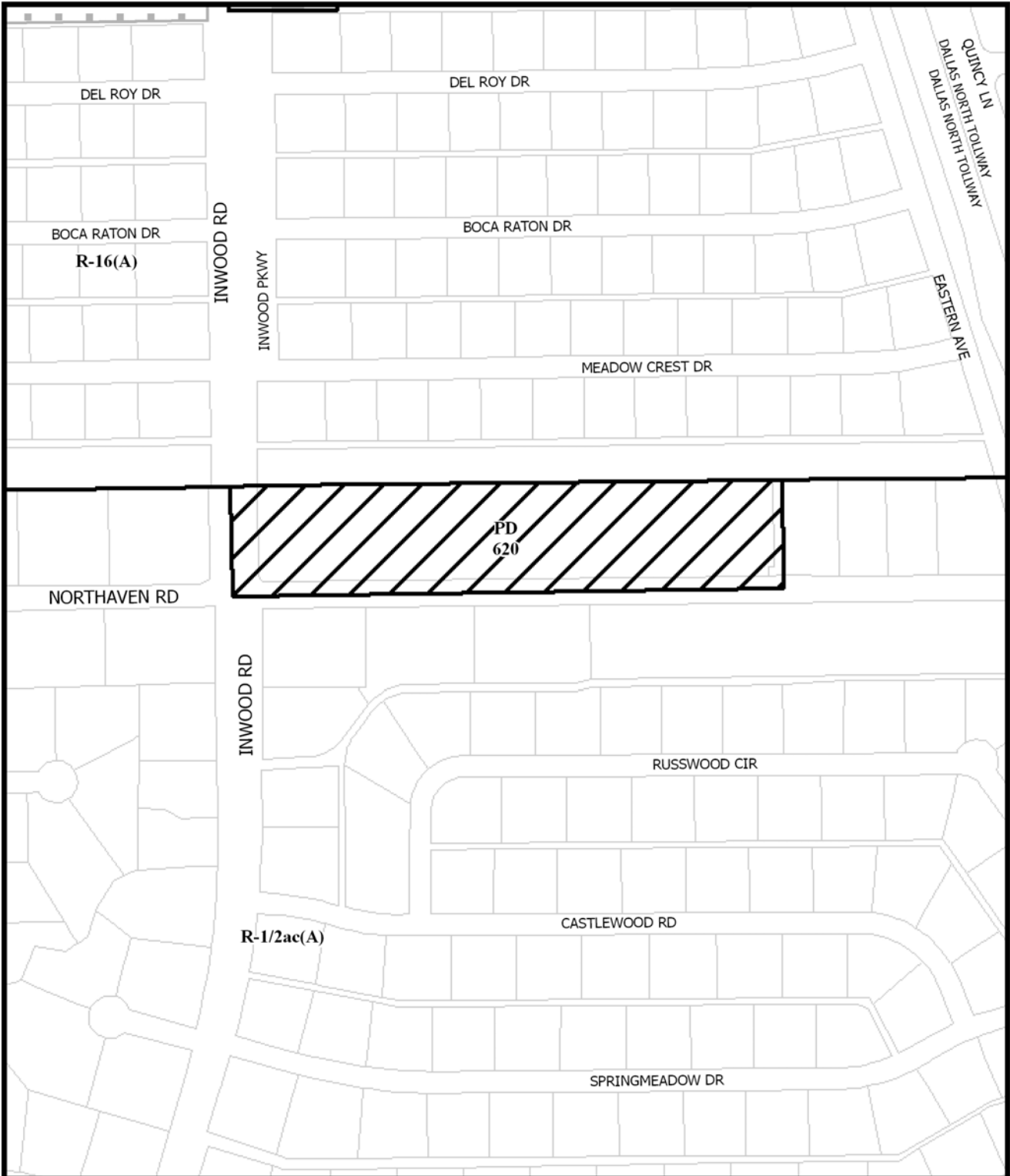
Minor Amendment for Development Plan

On May 8, 2002, the City Council passed Ordinance No. 24920 which established Planned Development District No. 620 for a Private school, Child-care facility, and R-1/2ac(A) Single Family District Uses on property at the above location. The PDD was subsequently amended by Ordinance No. 26214.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to provide for a ten foot-tall screening wall along a portion of the northern building façade.

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

STAFF RECOMMENDATION: Approval



1:3,600

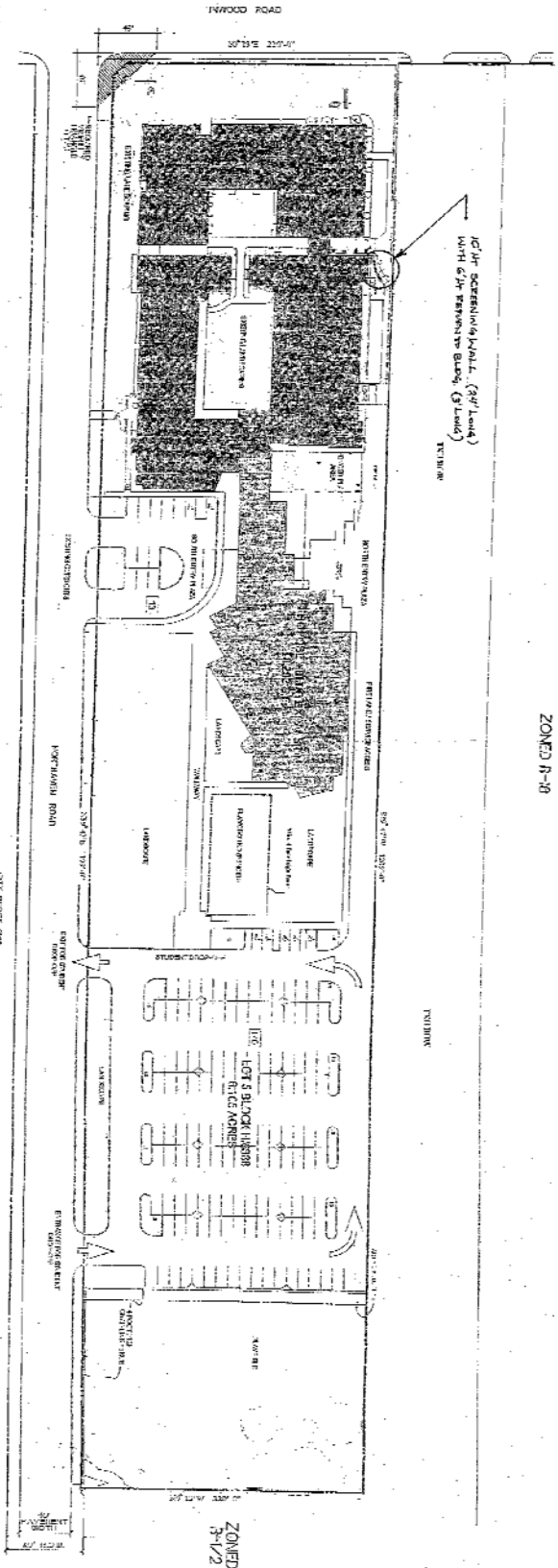
ZONING MAP

Map no: E-7

Case no: M101-045

DATE: August 30, 2011

Proposed Development Plan



ZONED R-1B

ZONED 5R1/2

TOTAL SITE DESCRIPTION

The site is a 3.4 acre parcel located in the City of Kenton, Ohio, bounded by Inwood Road to the north, South 15th Street to the west, West 14th Street to the east, and North 14th Street to the south. The site is currently vacant and is being developed for a private school and child care facility.

SITE INFORMATION

Address: 3100 South 15th Street, Kenton, Ohio 45120

PROPERTY	DESCRIPTION	VALUE
TOTAL AREA	3.4000 ac.	124,500.00
IMPROVEMENTS	None	0.00
VALUED PER ACRES	None	0.00
MARKET VALUE	None	0.00
LAND VALUE	None	0.00
IMPROVEMENT VALUE	None	0.00
MARKET VALUE PER ACRES	None	0.00
LAND VALUE PER ACRES	None	0.00
IMPROVEMENT VALUE PER ACRES	None	0.00

NOTES: This development plan is for a private school and child care facility and does not apply to all other potential uses.

PARKING REQUIREMENTS

ZONED R-1/2 AC (A)

PARKING PROVIDED

415 SPACES

The proposed development includes 415 parking spaces, which is in excess of the required 315 spaces for a 50,000 sq. ft. facility. The parking spaces are located in a designated parking area adjacent to the building. The facility is designed to accommodate both school children and staff members. The parking area is paved and includes lighting and signage for easy access.

PARKING REQUIRED

315 SPACES

PLANNED DEVELOPMENT DISTRICT NO. 620 FOR A PRIVATE SCHOOL AND CHILD-CARE FACILITY

Land Area: 3.4000 ac. (355,000 sq. ft.)

DEVELOPMENT PLAN FOR A PRIVATE SCHOOL AND CHILD-CARE FACILITY



SCALE: 1" = 50'-0"

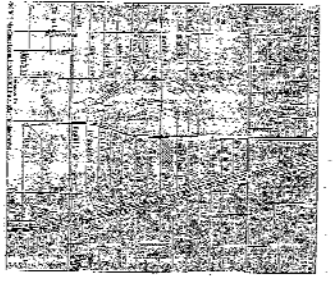
Zoning District 7058-103-WB

APPLICANT:
Kenton Development
1234 Main Street
Kenton, Ohio 45120
513-855-1234

ATTORNEY/AGENT:
John Doe
1234 Main Street
Kenton, Ohio 45120
513-855-5678

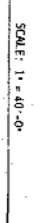
OWNER:
Kenton County
1234 Main Street
Kenton, Ohio 45120
513-855-9012

VICINITY MAP





DEVELOPMENT PLAN PLANNED DEVELOPMENT DISTRICT NO. 630 FOR A PRIVATE SCHOOL AND CHILD-CARE FACILITY



SCALE: 1" = 40'-0"

Zoning: R-705A-102(WB)

APPLICANT	PREPARED BY
14455 Woodland Dallas, Texas 75244 (214) 696-0546	14455 Woodland Dallas, Texas 75244 (214) 696-0546
OWNER	DESIGNED BY
Grace Bible Church 17386 Woodland Blvd Dallas, Texas 75244 (214) 696-0546	14455 Woodland Dallas, Texas 75244 (214) 696-0546
REVIEWED BY	DATE
14455 Woodland Dallas, Texas 75244 (214) 696-0546	11/27/2023

TOTAL SITE DESCRIPTION

Shaded in orange color of land located in the 2000 block of W. Woodland Street, Dallas, Texas, is approximately 1.25 acres, bounded by the Grace Bible Church to the north, the City of Dallas to the west, the City of Dallas to the east, and the City of Dallas to the south. The site is currently zoned R-705A-102(WB) and is being proposed for a private school and child-care facility. The site is currently vacant and is being proposed for a private school and child-care facility. The site is currently vacant and is being proposed for a private school and child-care facility.

SITE INFORMATION

Project Name: PLANNED DEVELOPMENT DISTRICT NO. 630 FOR A PRIVATE SCHOOL AND CHILD-CARE FACILITY

Land Area: 6,155 square feet or 0.141 acres

EXISTING	PROPOSED	TOTAL
RESIDENTIAL	0	0
COMMERCIAL	0	0
INDUSTRIAL	0	0
SCHOOL	0	0
CHILD-CARE	0	0
OTHER	0	0
TOTAL	0	0

PARKING REQUIREMENTS

CHURCH: 400 SPACES
SCHOOL: 15 SPACES
CHILD-CARE: 10 SPACES
OTHER: 10 SPACES
TOTAL: 175 SPACES

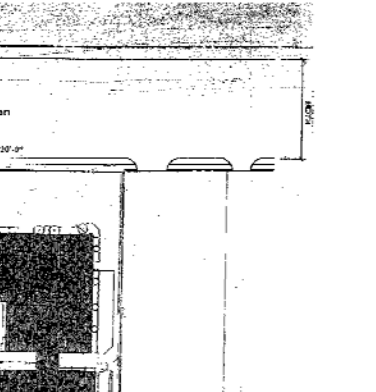
PARKING PROVIDED

175 SPACES

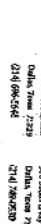
NOTES:

1. The site is being proposed for a private school and child-care facility.

2. The site is currently vacant and is being proposed for a private school and child-care facility.



DEVELOPMENT PLAN PLANNED DEVELOPMENT DISTRICT NO. 630 FOR A PRIVATE SCHOOL AND CHILD-CARE FACILITY



SCALE: 1" = 40'-0"

Zoning: R-705A-102(WB)

APPLICANT	PREPARED BY
14455 Woodland Dallas, Texas 75244 (214) 696-0546	14455 Woodland Dallas, Texas 75244 (214) 696-0546
OWNER	DESIGNED BY
Grace Bible Church 17386 Woodland Blvd Dallas, Texas 75244 (214) 696-0546	14455 Woodland Dallas, Texas 75244 (214) 696-0546
REVIEWED BY	DATE
14455 Woodland Dallas, Texas 75244 (214) 696-0546	11/27/2023

TOTAL SITE DESCRIPTION

Shaded in orange color of land located in the 2000 block of W. Woodland Street, Dallas, Texas, is approximately 1.25 acres, bounded by the Grace Bible Church to the north, the City of Dallas to the west, the City of Dallas to the east, and the City of Dallas to the south. The site is currently zoned R-705A-102(WB) and is being proposed for a private school and child-care facility. The site is currently vacant and is being proposed for a private school and child-care facility. The site is currently vacant and is being proposed for a private school and child-care facility.

SITE INFORMATION

Project Name: PLANNED DEVELOPMENT DISTRICT NO. 630 FOR A PRIVATE SCHOOL AND CHILD-CARE FACILITY

Land Area: 6,155 square feet or 0.141 acres

EXISTING	PROPOSED	TOTAL
RESIDENTIAL	0	0
COMMERCIAL	0	0
INDUSTRIAL	0	0
SCHOOL	0	0
CHILD-CARE	0	0
OTHER	0	0
TOTAL	0	0

PARKING REQUIREMENTS

CHURCH: 400 SPACES
SCHOOL: 15 SPACES
CHILD-CARE: 10 SPACES
OTHER: 10 SPACES
TOTAL: 175 SPACES

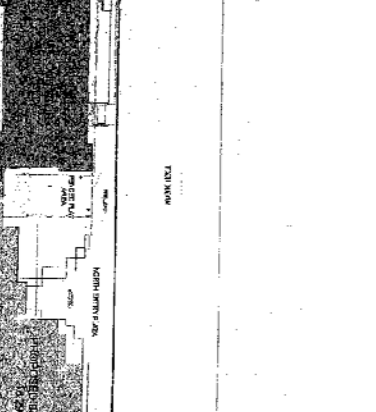
PARKING PROVIDED

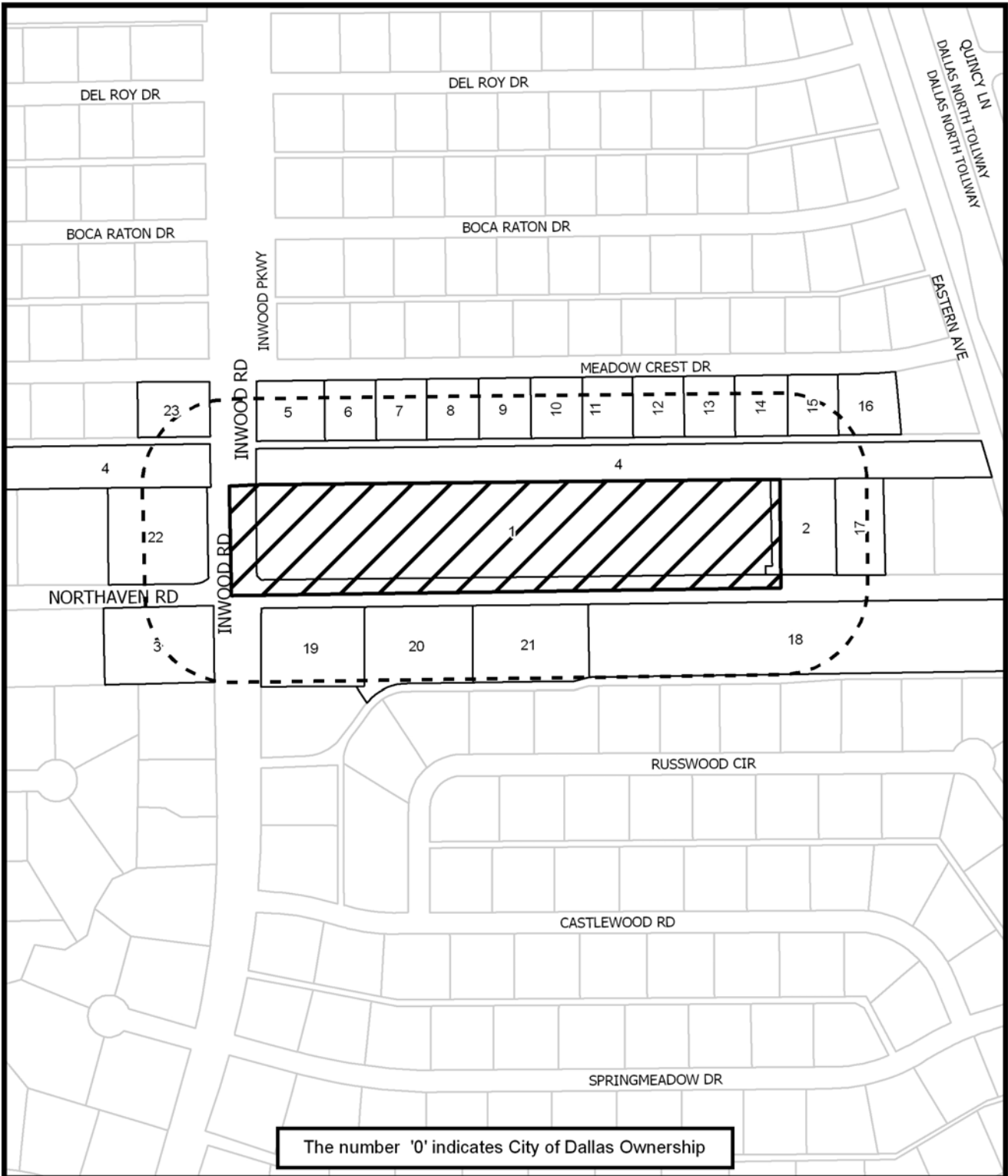
175 SPACES

NOTES:

1. The site is being proposed for a private school and child-care facility.

2. The site is currently vacant and is being proposed for a private school and child-care facility.





1:3,600

NOTIFICATION

200' AREA OF NOTIFICATION
23 NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: E-7

Case no: M101-045

DATE: August 30, 2011

Notification List of Property Owners

M101-045

23 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	11306 INWOOD	GRACE BIBLE CHURCH
2	5501 NORTHAVEN	RICHARDSON MICHAEL DOUGLAS &
3	5140 NORTHAVEN	FULBRIGHT MARGARET F
4	11300 INWOOD	TEXAS UTILITIES ELEC CO % STATE & LOCAL
5	5212 MEADOWCREST	HAUDER BERNARD E & SHARIS L
6	5222 MEADOWCREST	CRYER JUDD & ALEXINE
7	5232 MEADOWCREST	NGUYEN ERIN HOAI
8	5310 MEADOWCREST	HINDS ROBERT W & SUZETTE SWITZER
9	5320 MEADOWCREST	WILSON RICHARD H
10	5330 MEADOWCREST	WHITE WILLIAM R
11	5340 MEADOWCREST	GRAUE WILLIAM DOUGLAS & MONA M
12	5408 MEADOWCREST	FOWLER MARY PARRISH EST % RONALD
HAMMOND		
13	5418 MEADOWCREST	MILLER ELIZABETH G
14	5428 MEADOWCREST	SIDHOM FAROUK & RAJAI
15	5438 MEADOWCREST	WILMOTH DONNA R
16	5514 MEADOWCREST	COBB PAUL K & LAUREN DEBLASI
17	5505 NORTHAVEN	BRITO SAMUEL N & CELINA
18	5476 NORTHAVEN	PRIDE CHARLEY F
19	5220 NORTHAVEN	BALDWIN BRIAN J
20	5240 NORTHAVEN	ROSE THOMAS W & SHARON E
21	5320 NORTHAVEN	SMITH LARRY D & KIMBERLY F SMITH
22	5141 NORTHAVEN	VALELLA JULIO E & ROSEMARY ZYNE
23	5166 MEADOWCREST	SOLIMAN MONA A

Planner: Olga Torres-Holyoak

FILE NUMBER: D101-022

DATE FILED: August 17, 2011

LOCATION: On the southeast corner of Skillman Street and Sedgwick Drive.

COUNCIL DISTRICT: 10

MAPSCO: 27 P-N

SIZE OF REQUEST: 2.815 acres

CENSUS TRACT: 78.14

MISCELLANEOUS DOCKET ITEM

Owner: PC LH Land Partners, L.P.

Applicant/ Representative: Karl A Crawley, Master Plan

Development Plan & Landscape Plan

On June 13, 2007, the City Council passed Ordinance No. 26786 which established Planned Development District No. 758 on property located on both sides of Walnut Hill Lane, east of Skillman Street. The size of PD No. 758 is approximately 69.27 acres.

The zoning was granted as a conceptual planned development district. A development plan and a landscape plan for each phase of development must be approved by the City Plan Commission prior to the issuance of a building permit for each phase. The property is located in Subarea C within PD No. 758.

In conjunction with the above requirement, the attached development plan and landscape plan are submitted for Commission's consideration. The plan provides for the development will include approximately 227,000 square feet of residential development, approximately 15,000 square feet of retail use and clubhouse use.

STAFF RECOMMENDATION: Approval

List of Owners/Partnerships

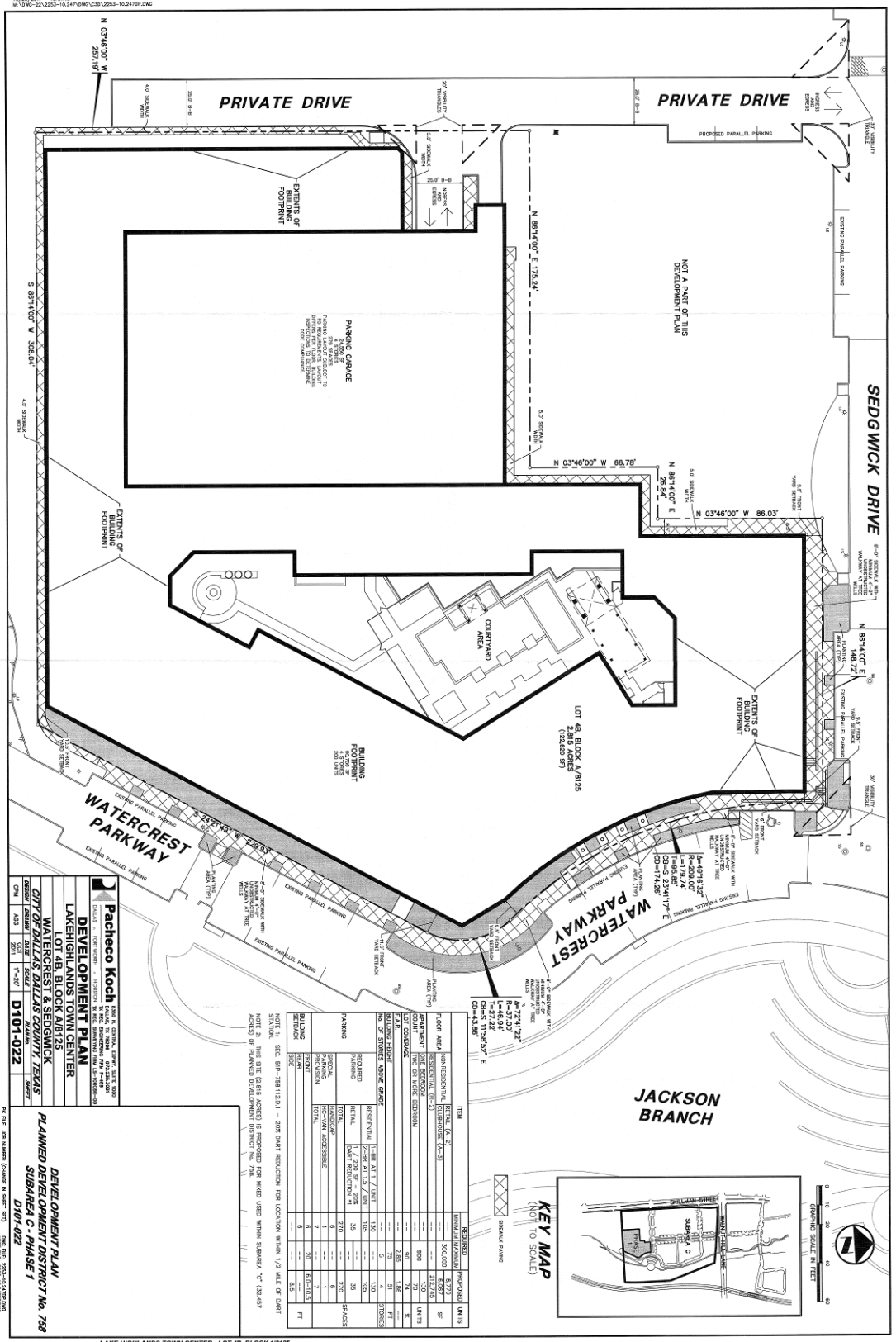
Officers

PC LH LAND PARTNERS, LP, a Texas limited partnership
Judson L. Pankay

PRESCOTT LH LAND PARTNERS GP, LLC, a Texas limited liability company;
general partner

Judson L. Pankay, Manager
Vance E. Detwiler, Manager

PROPOSED DEVELOPMENT PLAN



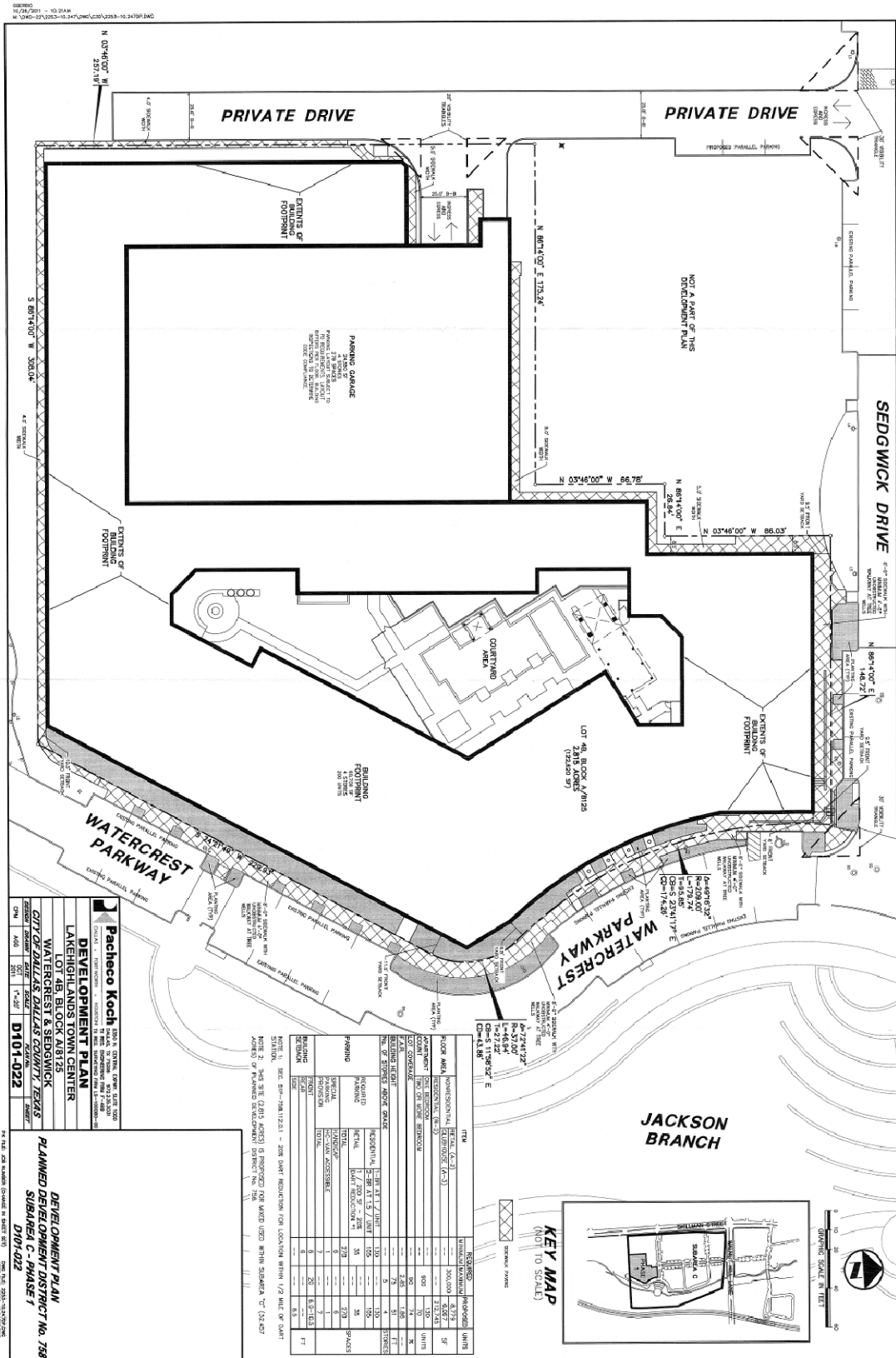
Pacheco Koch ARCHITECTS
DEVELOPMENT PLAN
 LAKEHIGHLANDS TOWN CENTER
 LOT 48, BLOCK A, PHASE 1
WATERCREST & SEDGWICK PARKWAY

DEVELOPMENT PLAN
 PLANNED DEVELOPMENT DISTRICT NO. 739
SUBAREA C - PHASE 1
 D101-022

ITEM	REQUIREMENTS		PROPOSED	
	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM
FLOOR AREA	---	---	5,735	5,735
NUMBER OF UNITS	---	---	50	50
APARTMENT TYPE	---	---	---	---
HEIGHT	---	---	---	---
FLOOR AREA ABOVE GRADE	---	---	---	---
INCLUSIVE OF	---	---	---	---
EXCLUSIVE OF	---	---	---	---
NET AREA	---	---	---	---
TOTAL	---	---	---	---
PERCENTAGE COVER	---	---	---	---
PERCENTAGE COVER	---	---	---	---
PERCENTAGE COVER	---	---	---	---
PERCENTAGE COVER	---	---	---	---

KEY MAP
 (NOT TO SCALE)

PROPOSED LANDSCAPE PLAN

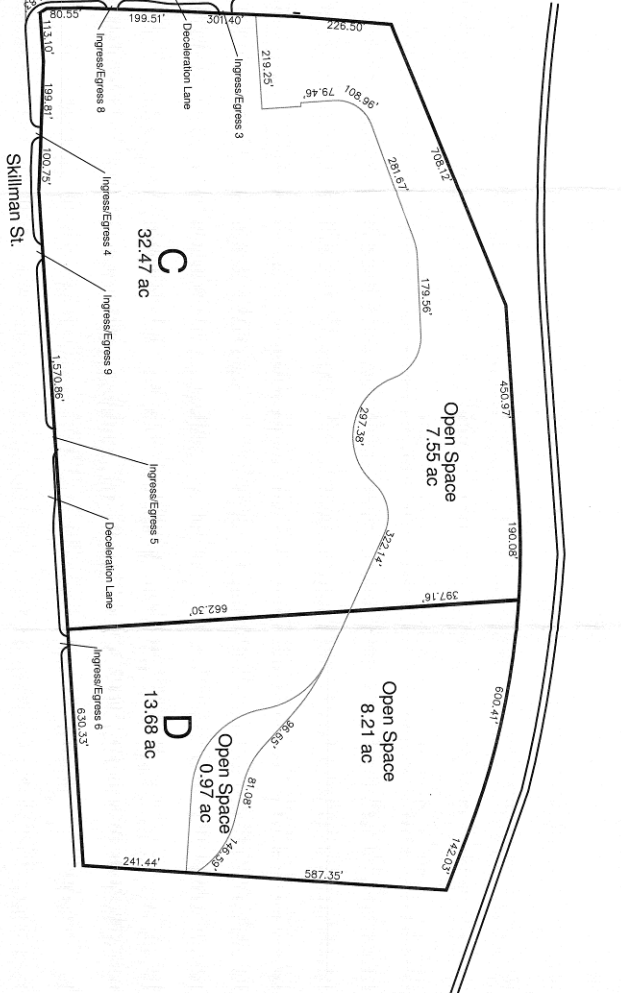
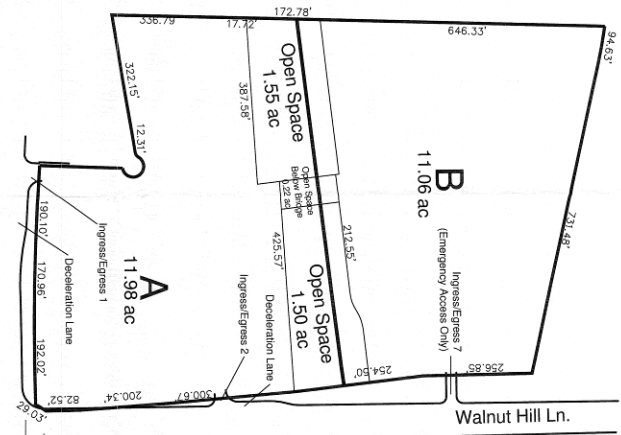
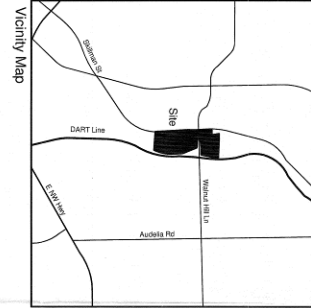


LAKE HIGHLANDS TOWN CENTER - LOT 48, BLOCK 18125

EXISTING CONCEPTUAL PLAN



CANEFIRM
152 N. 7000 E. & 7100 N.
W. CPMO-22, 2253-07, 2253 UMC, UBERDISTRICT PLAN CA-16-09 290



	Subarea A	Subarea B	Subarea C	Subarea D
Max Height	75'	105'	75'	75'
Max FAR	4.0	4.0	2.85	4.0
Max Lot Coverage	90%	90%	90%	90%
Min. Front Yard Setback	6'	6'	6' (or at Walnut Hill Ln)	6'
Max Front Yard Setback (from interior public r.o.w.)	20'	20'	20'	20'
Min. Side and Rear Yard Setback	6'	6'	6'	6'
Max. Underfloor Area:				
Residential Units	290 Units	850 Units	900 Units	175 Units
Non Residential Floor Area	155,000 s.f.	35,000 s.f.	300,000 s.f.	0
Max. Stories	5	7	5	4

CONCEPTUAL PLAN
LAKE HIGHLANDS TOWN CENTER
PLANNED DEVELOPMENT DISTRICT NO. 758

Pacheco Koch Consulting Engineers
100912
27852

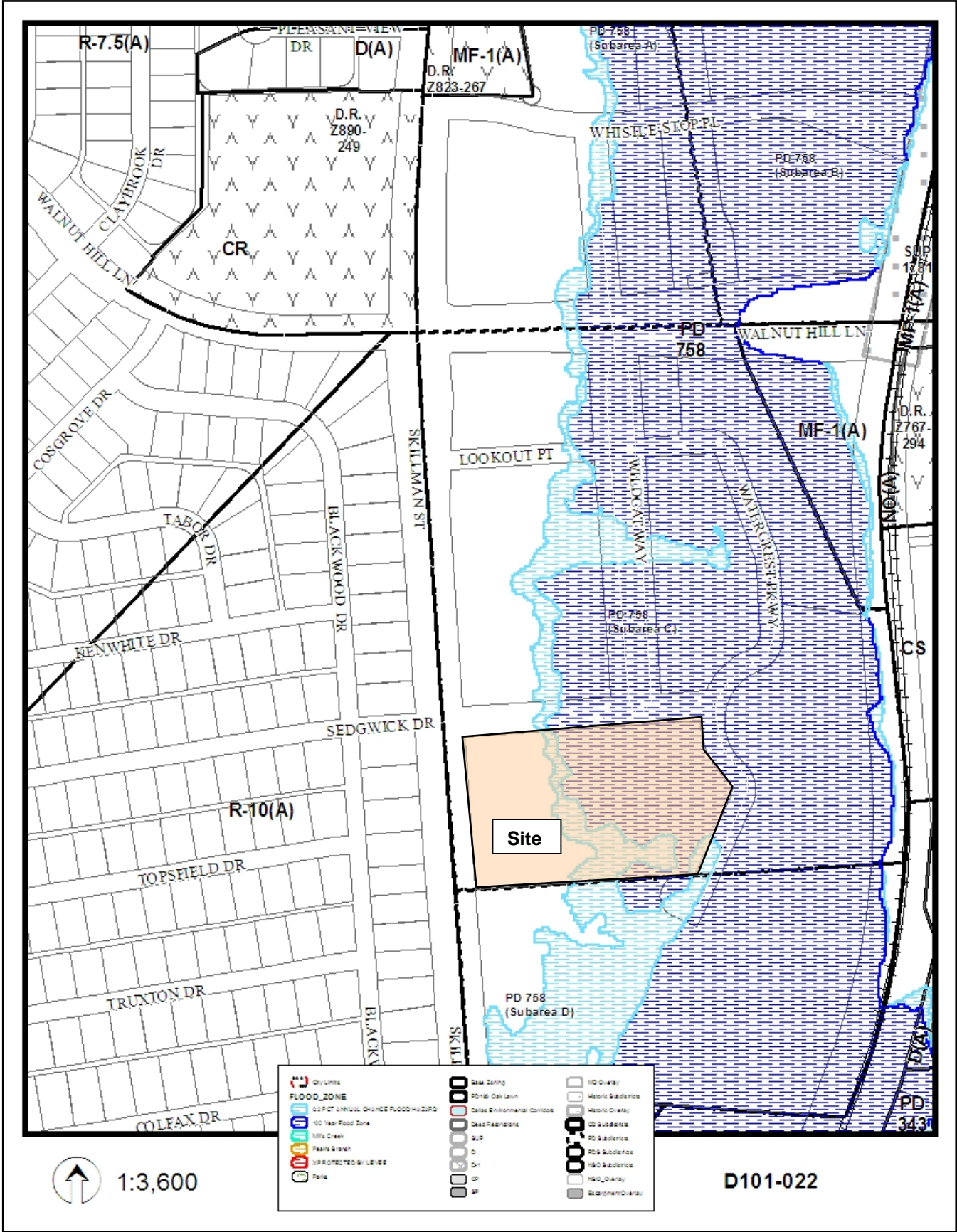
APPROVED BY
CITY COUNCIL
JAN 14 2008

City of Lakeland
City Planner
Megan S. Boyd

Approved
City Park Commission
March 5, 2008

Exhibit 758.A
Proposed No. 758
Date: 01/14/08

DATE OF CONCEPT PLAN
DATE OF CONCEPT PLAN
DATE OF CONCEPT PLAN



1:3,600

FLOOD_ZONE		

D101-022

Planner: Olga Torres-Holyoak

FILE NUMBER: D101-023

DATE FILED: September 12, 2011

LOCATION: On the north corner of Garland Road and East Lawther Drive.

COUNCIL DISTRICT: 9

MAPSCO: 37- R

SIZE OF REQUEST: Approx. 10.9 acres

CENSUS TRACT: 81

MISCELLANEOUS DOCKET ITEM

Owner/ Park & Recreation Department, City of Dallas

Applicant: Dallas Arboretum & Botanical Gardens

Representative: Robert Reeves & Associates

Development Plan:

On March 23, 1988, the City Council passed Ordinance No. 19904 which established Planned Development District No. 287 on property located at the north corner of Garland Road and East Lawther Drive. The size of PD 287 is approximately 66.8898 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.

In conjunction with the above requirement, the attached development plan has been submitted for Commission's consideration. The plan provides for the construction of parking in Tracts 1, 3, 5, 6a and 6b of Planned Development District No. 287.

STAFF RECOMMENDATION: Approval

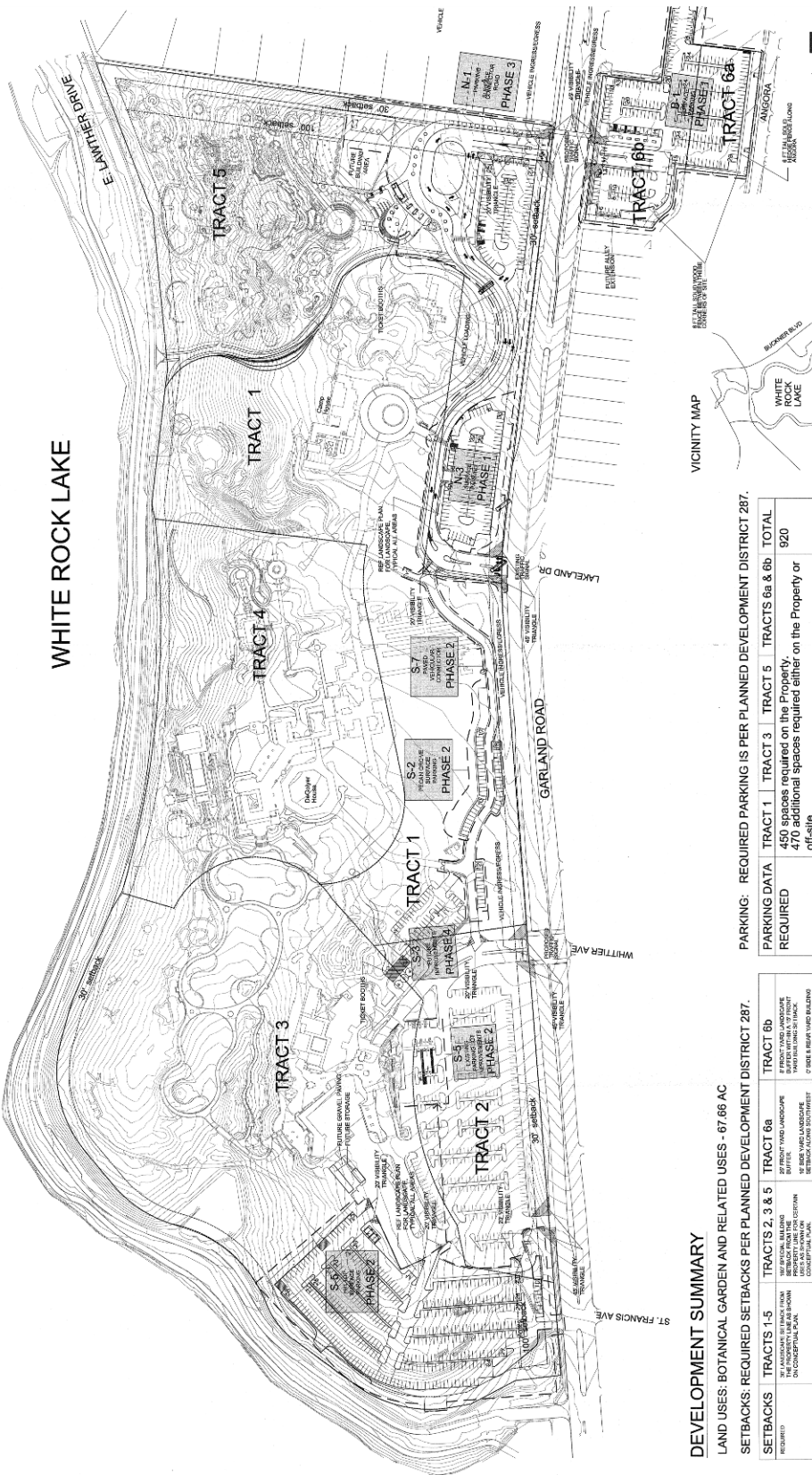
List of Applicant, Owner and Representative

Dallas Arboretum & Botanical Garden 2011 Board Offices

Steve Coke	Chairman of the Board
Brian Shivers	Vice Chairman and Chairman Elect
Nathan Robinett	Treasurer
Judy Gibbs	Secretary
Roger Gault	Past Chairman

PROPOSED DEVELOPMENT PLAN

North



DEVELOPMENT SUMMARY

LAND USES: BOTANICAL GARDEN AND RELATED USES - 67.66 AC

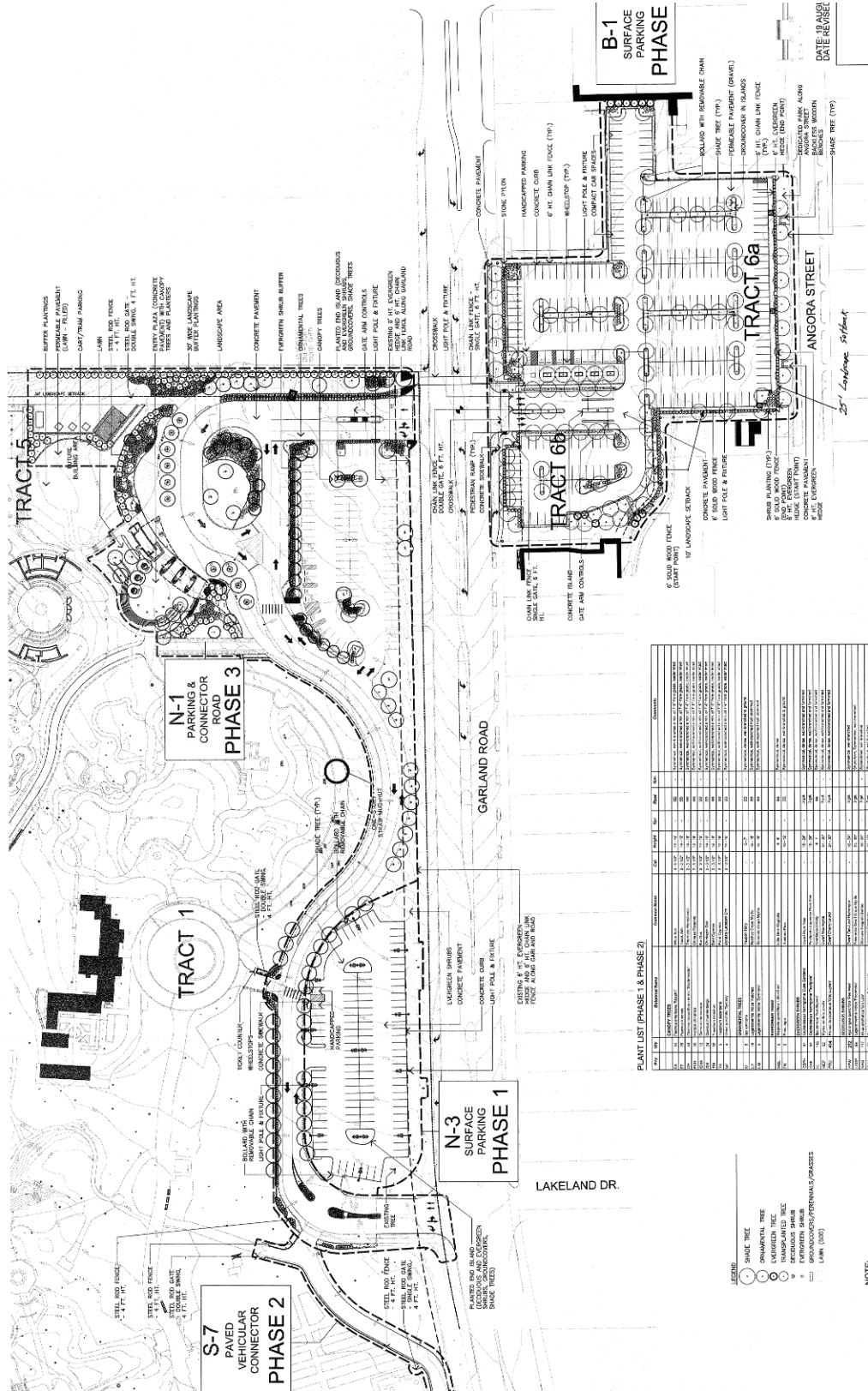
SETBACKS: REQUIRED SETBACKS PER PLANNED DEVELOPMENT DISTRICT 287.

TRACTS	TRACTS 1, 5	TRACTS 2, 3 & 4	TRACT 6a	TRACT 6b
REQUIREMENTS	30' FRONT, 10' SIDE, 10' REAR	30' FRONT, 10' SIDE, 10' REAR	30' FRONT, 10' SIDE, 10' REAR	30' FRONT, 10' SIDE, 10' REAR
REMARKS	30' FRONT, 10' SIDE, 10' REAR	30' FRONT, 10' SIDE, 10' REAR	30' FRONT, 10' SIDE, 10' REAR	30' FRONT, 10' SIDE, 10' REAR

PARKING: REQUIRED PARKING IS PER PLANNED DEVELOPMENT DISTRICT 287.

PARKING DATA	TRACT 1	TRACT 3	TRACT 5	TRACTS 6a & 6b	TOTAL
REQUIRED	470	470	470	920	920
REMARKS	470	470	470	920	920

PROPOSED LANDSCAPE PLAN (1 of 2)



PLANT LIST (PHASE 1 & PHASE 2)

PLANT	QTY	SIZE	SPACING	NOTES
SHADE TREE	1	12"	12"	PLANTED IN ISLAND
ORNAMENTAL TREE	1	12"	12"	PLANTED IN ISLAND
EVERGREEN TREE	1	12"	12"	PLANTED IN ISLAND
TRANSPARANT TREE	1	12"	12"	PLANTED IN ISLAND
EXPANDED SHRUB	1	12"	12"	PLANTED IN ISLAND
BRANDYBERRY/FERNALIS/GRASSES	1	12"	12"	PLANTED IN ISLAND
LAWN (SOB)	1	12"	12"	PLANTED IN ISLAND

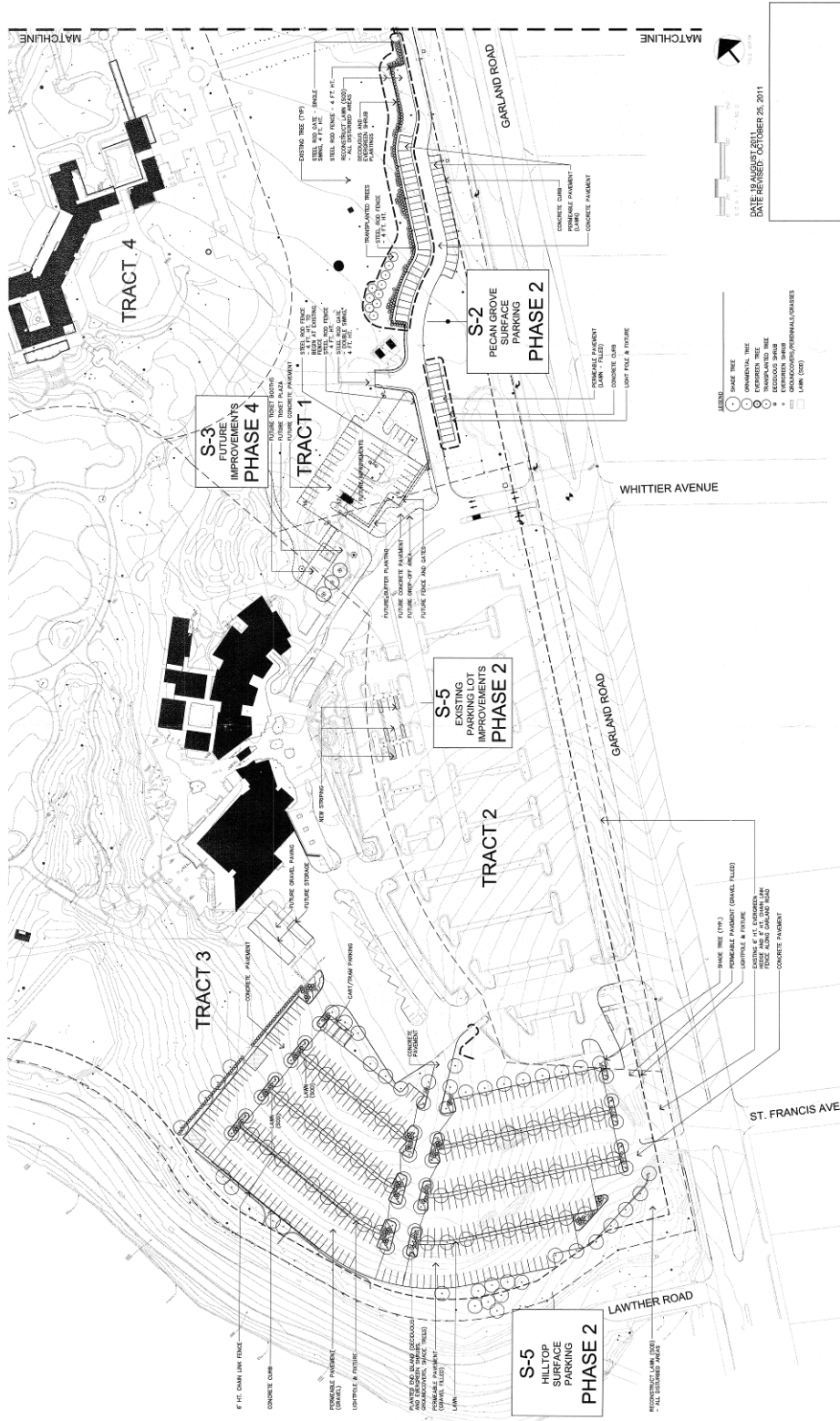
LEGEND:

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- TRANSPARANT TREE
- EXPANDED SHRUB
- BRANDYBERRY/FERNALIS/GRASSES
- LAWN (SOB)

NOTE:

PROPOSED LANDSCAPE PLAN (2 of 2)

North 



DATE: 18 AUGUST 2010
 DATE REVISED: OCTOBER 25, 2011

- SHADE TREE
- FRUIT TREE
- EXPERIMENTAL TREE
- EXPERIMENTAL SHRUB
- CONCRETE PAVEMENT
- LAWN (2000)

NOTE:
 ALL NEW PLANTING AREAS TO RECEIVE
 IRRIGATION IN THE FORM OF DRIP AND
 SPRIENTYPES.

Site/Landscape Plan: Planned Development District #287
 Dallas Arboretum
 8517 Garland Road
 Dallas, TX 75245
 Job No: 10203.02 & 11.029
 File Name: C:\Development Plan.dwg
 Date: 08/19/11
 Drawn by: MKW + Associates, LLC.

Dallas Arboretum & Botanical Society, Inc.
 8517 Garland Road
 Dallas, Texas 75245
 Ph: (214) 515-6500

Good Fulton & Farrell Architects
 2800 Fairmont Street
 Dallas, Texas 75201
 Ph: (214) 515-6500

Planned Development District No. 287
 Tracts 1, 3, 5, 6a & 6b
 D101-023

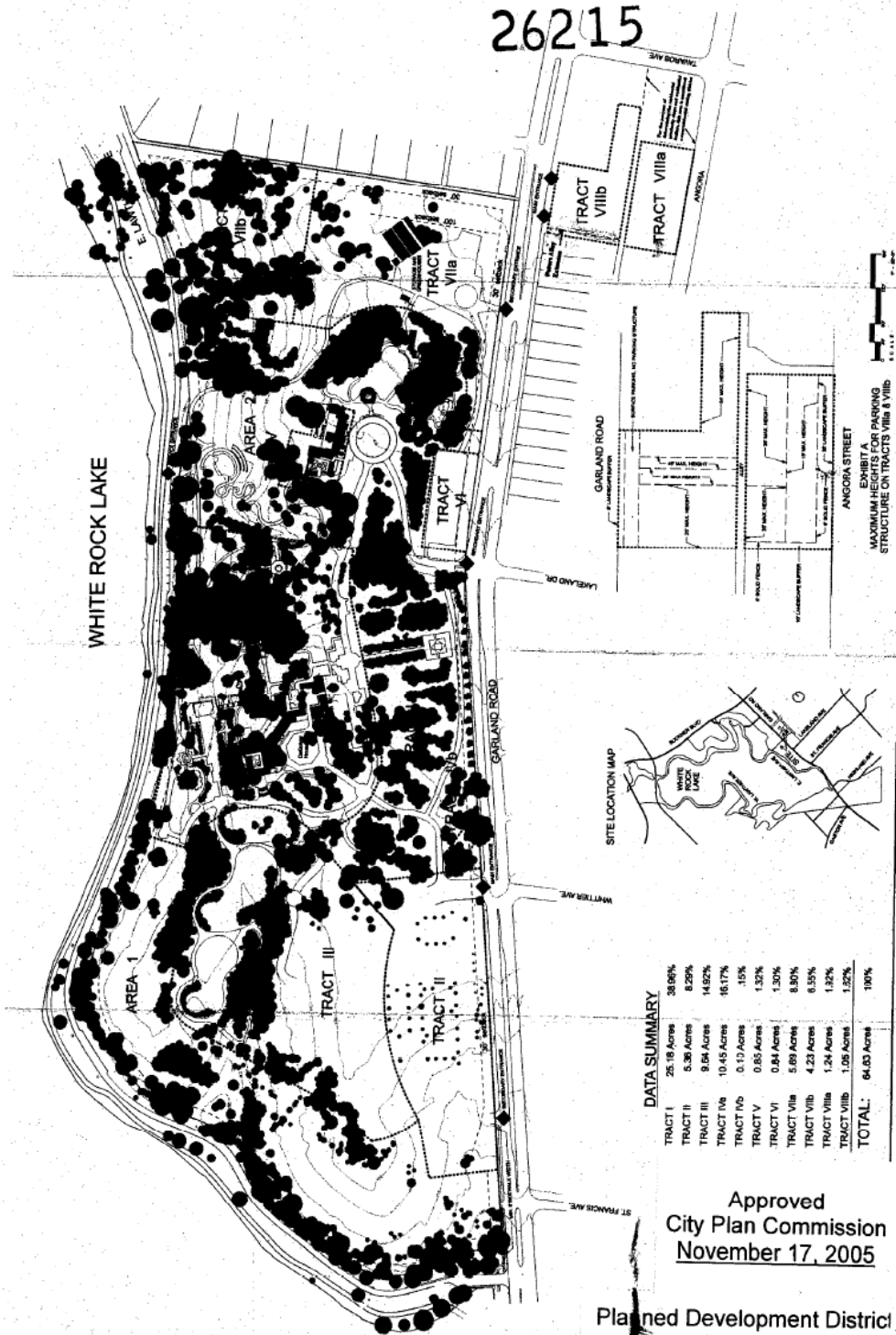
EXISTING CONCEPTUAL PLAN

North 

Exhibit 287 A

060155

26215

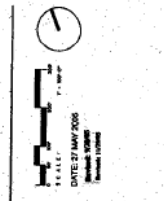


DATA SUMMARY

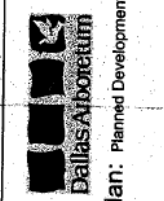
TRACT I	25.16 Acres	38.06%
TRACT II	5.36 Acres	8.29%
TRACT III	9.58 Acres	14.92%
TRACT IVa	10.45 Acres	16.17%
TRACT IVb	0.13 Acres	0.15%
TRACT V	0.85 Acres	1.30%
TRACT VI	0.84 Acres	1.30%
TRACT VIIa	5.89 Acres	8.90%
TRACT VIIb	4.23 Acres	6.35%
TRACT VIIIa	1.24 Acres	1.92%
TRACT VIIIb	1.08 Acres	1.65%
TOTAL:	64.83 Acres	100%

Approved
City Plan Commission
November 17, 2005

Planned Development District
No. 287



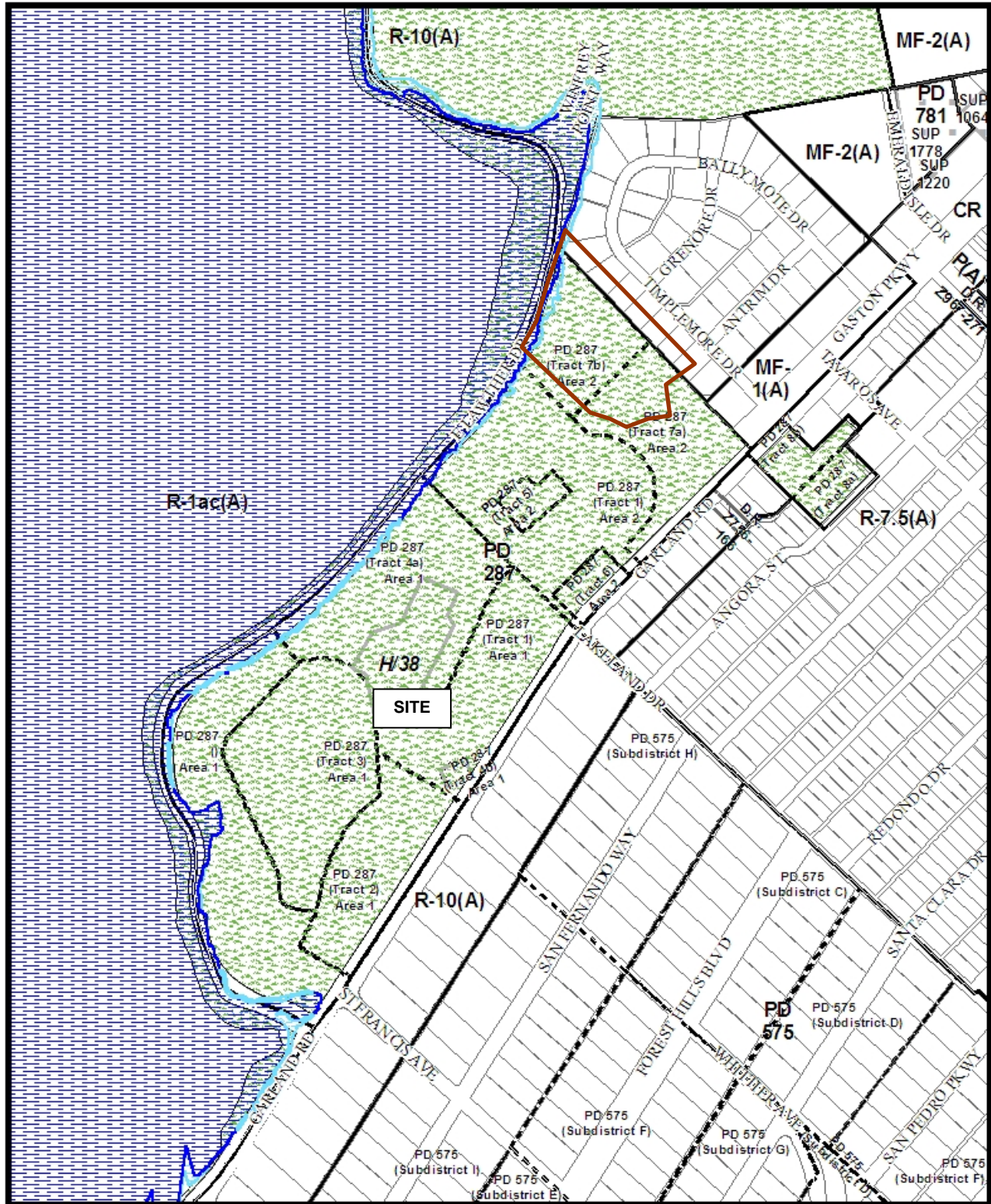
ANGORA STREET
EXHIBIT A
MAXIMUM HEIGHT FOR PARKING
STRUCTURE ON TRACTS VIIa & VIIb



Concept Plan: Planned Development District #287

Dallas Botanical Society, Inc.
8617 Garland Road
Dallas, TX 75248
Ph: (214) 353-2000

ZONING MAP



↑ 1:6,000

Case ID: D101-008

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT**

VICTORY SIGN DISTRICT

FILE NUMBER: 1109061094

DATE FILED: September 20, 2011

LOCATION: 3030 Olive St.

SIZE OF REQUEST: 183 sq. ft.

COUNCIL DISTRICT: 2

ZONING: PD-582

MAPSCO: 45E

APPLICANT: Brad Pilkington

CONTRACTOR: Reynolds Indoor, Inc.

OWNER/TENANT: TM Advertising

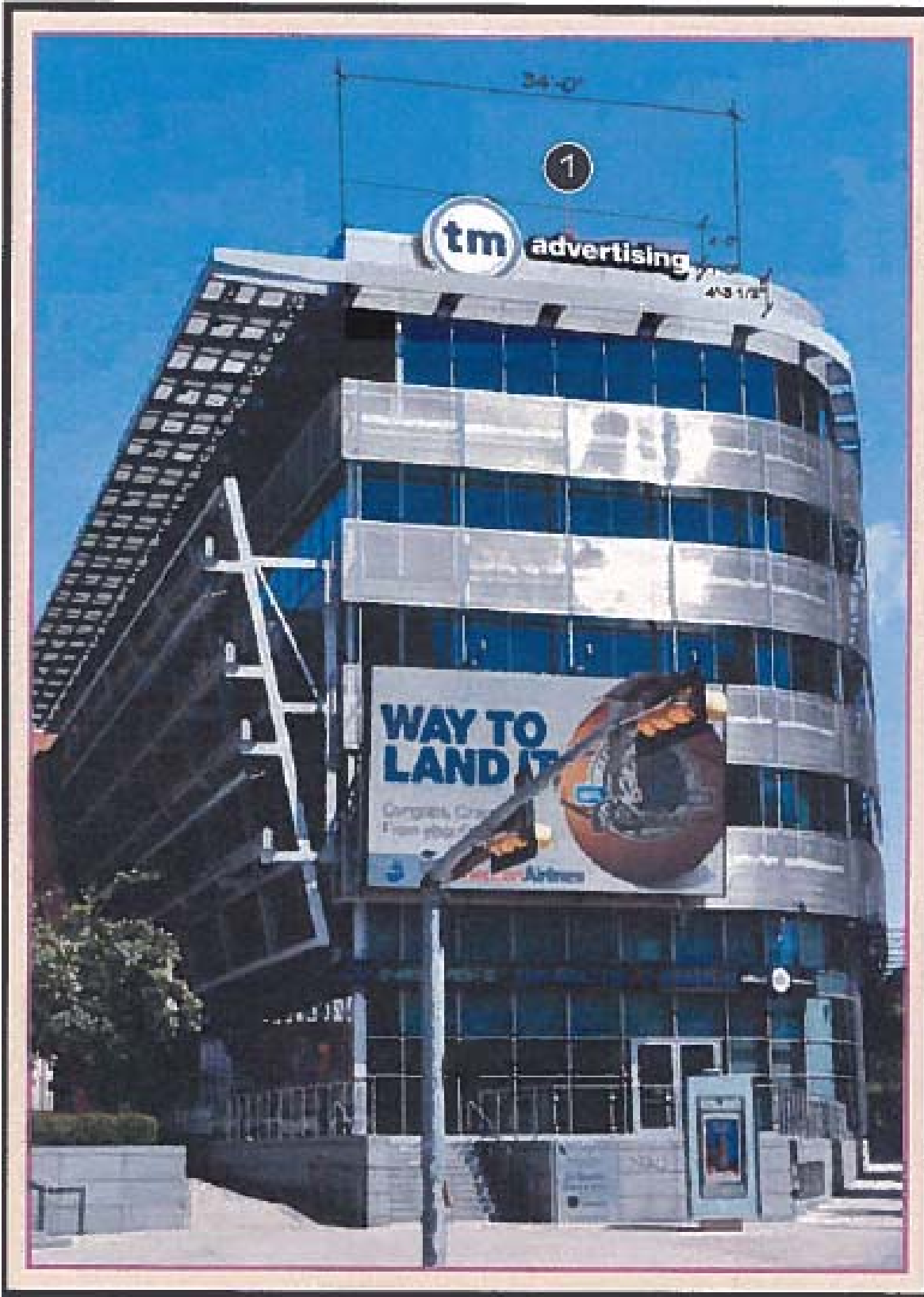
REQUEST: Install a parapet sign on the south elevation of 3030 Olive Street.

SUMMARY: Applicant request is for an approximately 23 foot wide by 8 foot tall (at the highest point) parapet sign. The proposed sign contains two parts: the circular logo portion will be 8 feet tall, while the text portion will be approximately 2 and one half feet tall.

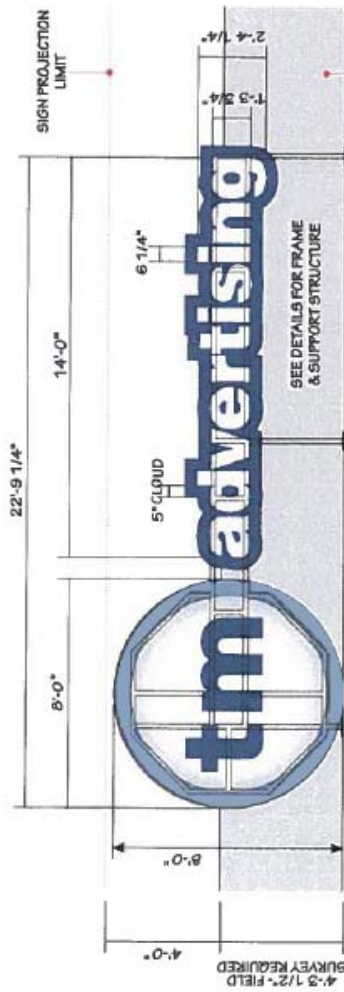
- Parapet sign means a projecting attached sign erected on or attached to the eaves or edge of the roof or on a parapet. A parapet sign is not a roof sign (Sec. 51A-7.1704(38)).
- No parapet sign may project more than four feet above the edge of the roof, regardless of whether the sign is erected on a parapet wall or the roof's edge (Sec. 51A-7.1727(a)(9)(A)).
- The proposed sign meets the requirements of the Dallas City Code.

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval



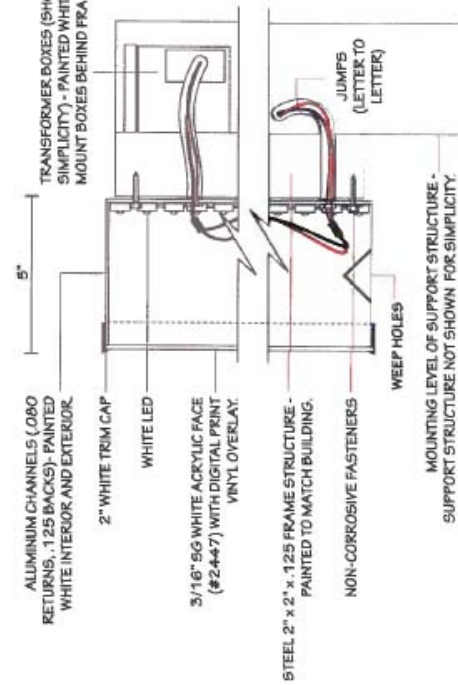
ELEVATION SCALE: 1/16"=1'-0"



1 CHANNEL LETTERS
(1) REQUIRED **SCALE: 1/4"=1'-0"**

FIELD SURVEY REQUIRED.

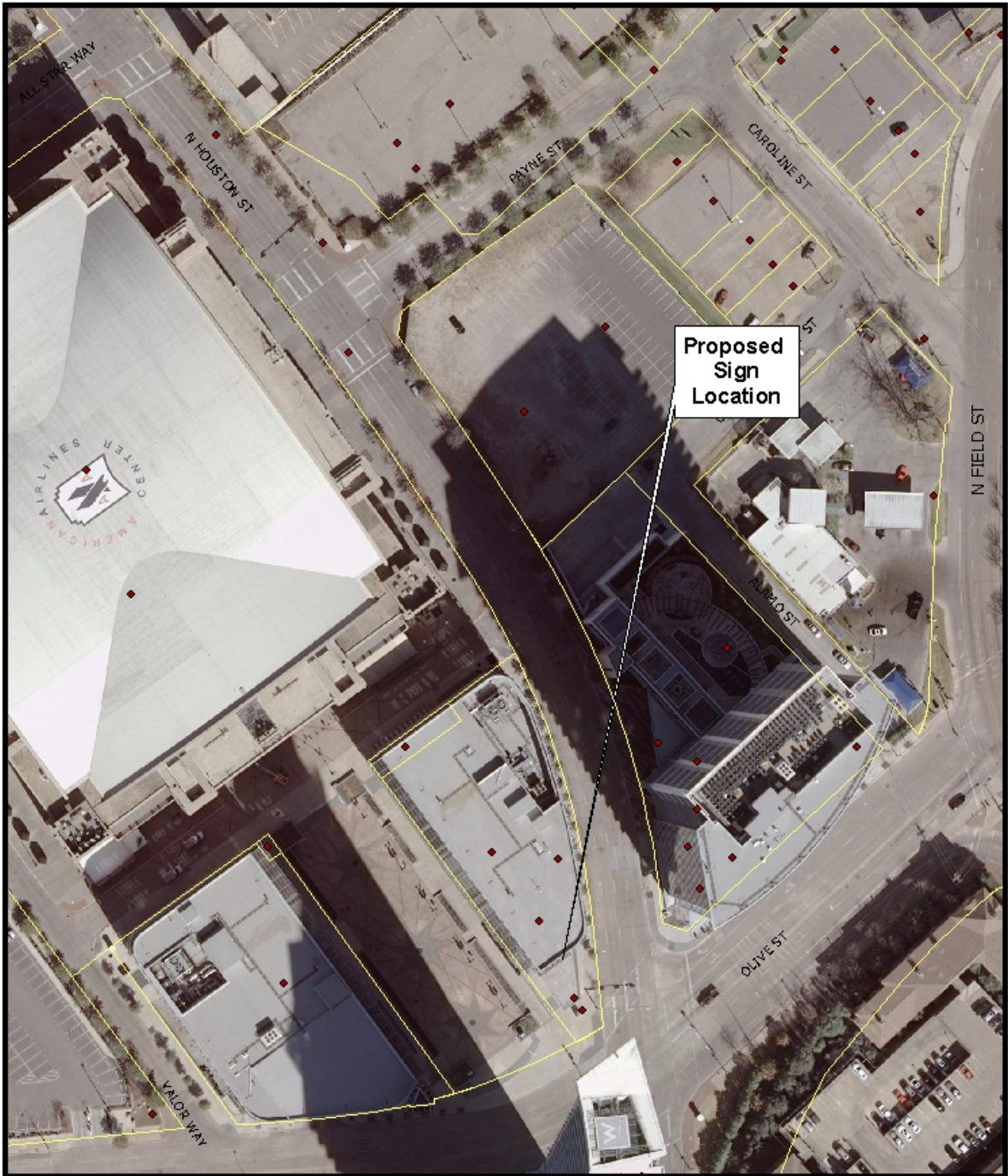
FIELD SURVEY REQUIRED.



SECTION THRU LOGO **SCALE: N.T.S.**



SECTION THRU LETTERS **SCALE: N.T.S.**



1:1,300

AERIAL MAP

Sign District: **Victory SPSP**

Case no: **1109061094**

DATE: May 18, 2010

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT**

DOWNTOWN DISTRICT SIGN DISTRICT

FILE NUMBER: 1109141083

DATE FILED: September 13, 2011

LOCATION: 1010 Ross Ave.

SIZE OF REQUEST: 20 sq. ft.

COUNCIL DISTRICT: 2

ZONING: CA-1(A)

MAPSCO: 45K

APPLICANT: Tommy Bell

CONTRACTOR: Barnett Signs

OWNER/TENANT: 7-Eleven

REQUEST: Install a monument sign.

SUMMARY: Applicant request is for a new 5 foot tall by approximately 4 foot long business identity monument sign. The proposed sign will contain the logo of the business.

- Monument sign means a detached sign applied directly onto a grade-level support structure (instead of a pole support) with no separation between the sign and grade (Sec. 51A-7.903(23)).
- Detached premise signs located within 15 feet of a public right-of-way may not exceed 20 square feet in effective area, or five feet in height. (Sec. 51A-7.912(d)).
- A detached premise sign may contain only the name, logo, and address of the premise building and its occupants (Sec. 51A-7.912(e)).
- The proposed sign meets the requirements of the Dallas City Code.

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval



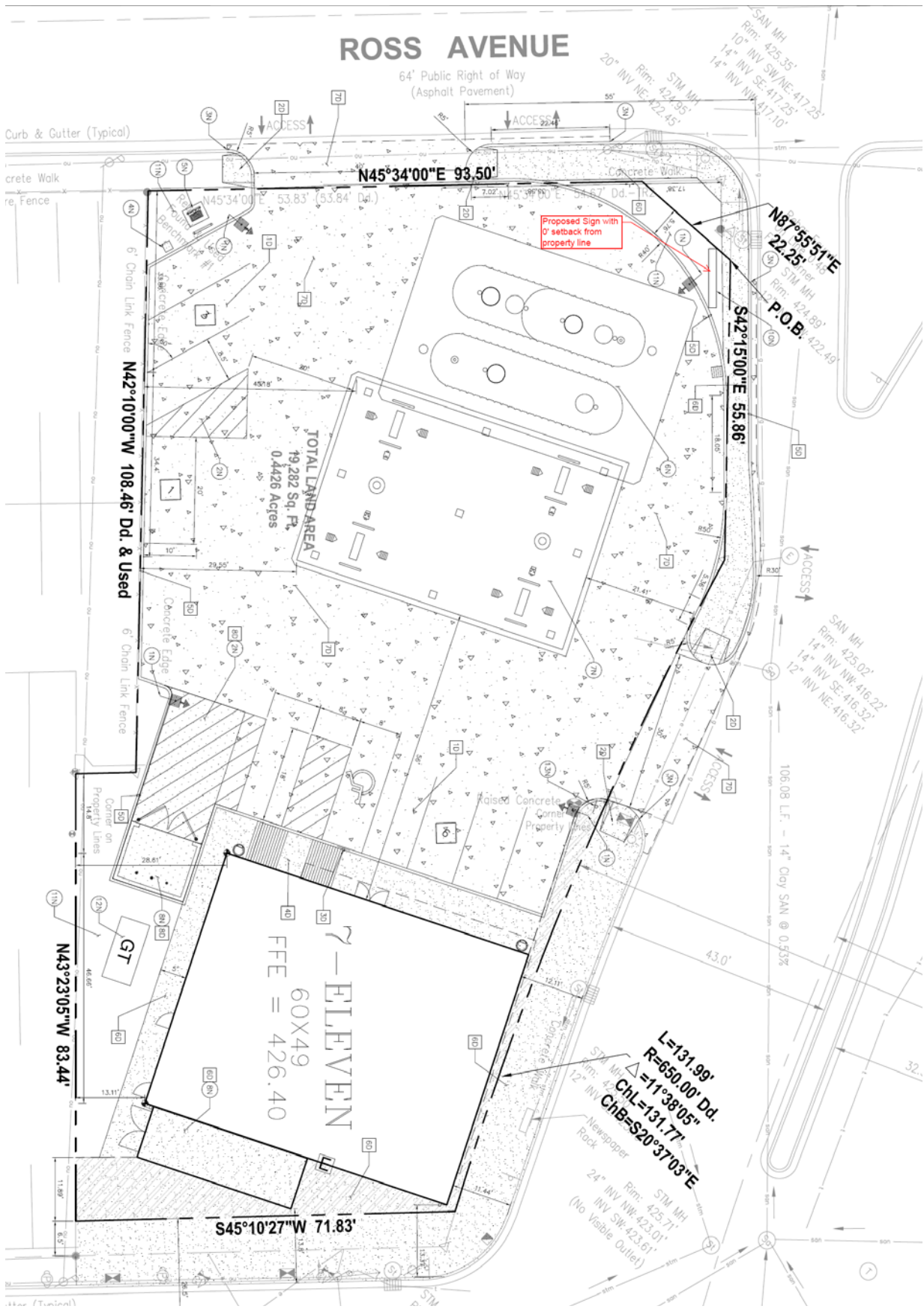
PROPOSED M16 MONUMENT SIGN - QTY. 1
(BRICK TO MATCH STORE)

**CITY OF DALLAS
MONUMENT SIGN REGULATIONS**

**PROPOSED MODEL16
ILLUMINATED MONUMENT SIGN**

MAX. OVERALL HEIGHT = 7'
MAX. ADVERTISING AREA = 60 SQ. FT.
MIN. GROUND CONTACT = 100% OF WIDTH
MIN. SETBACK REQ'D = 0'

OVERALL HEIGHT = 5'
ADVERTISING AREA = 16 SQ. FT.
GROUND CONTACT = 100% OF WIDTH
SETBACK FROM P.L. = 1'



ROSS AVENUE

64' Public Right of Way
(Asphalt Pavement)

N45°34'00"E 93.50'

TOTAL LAND AREA
19,282 Sq. Ft.
0.4426 Acres

ELEVEN
60x49
FFE = 426.40

S45°10'27"W 71.83'

Proposed Sign with 0' setback from property line

N87°55'51"E 22.25'

S42°15'00"E 55.86'

N43°23'05"W 83.44'

L=131.99'
R=650.00' Dd.
ChL=131.77'
ChB=S20°37'03"E

STM MH
Rim: 425.71'
24" INV NW: 423.01'
14" INV SW: 423.61'
(No Visible Outlet)

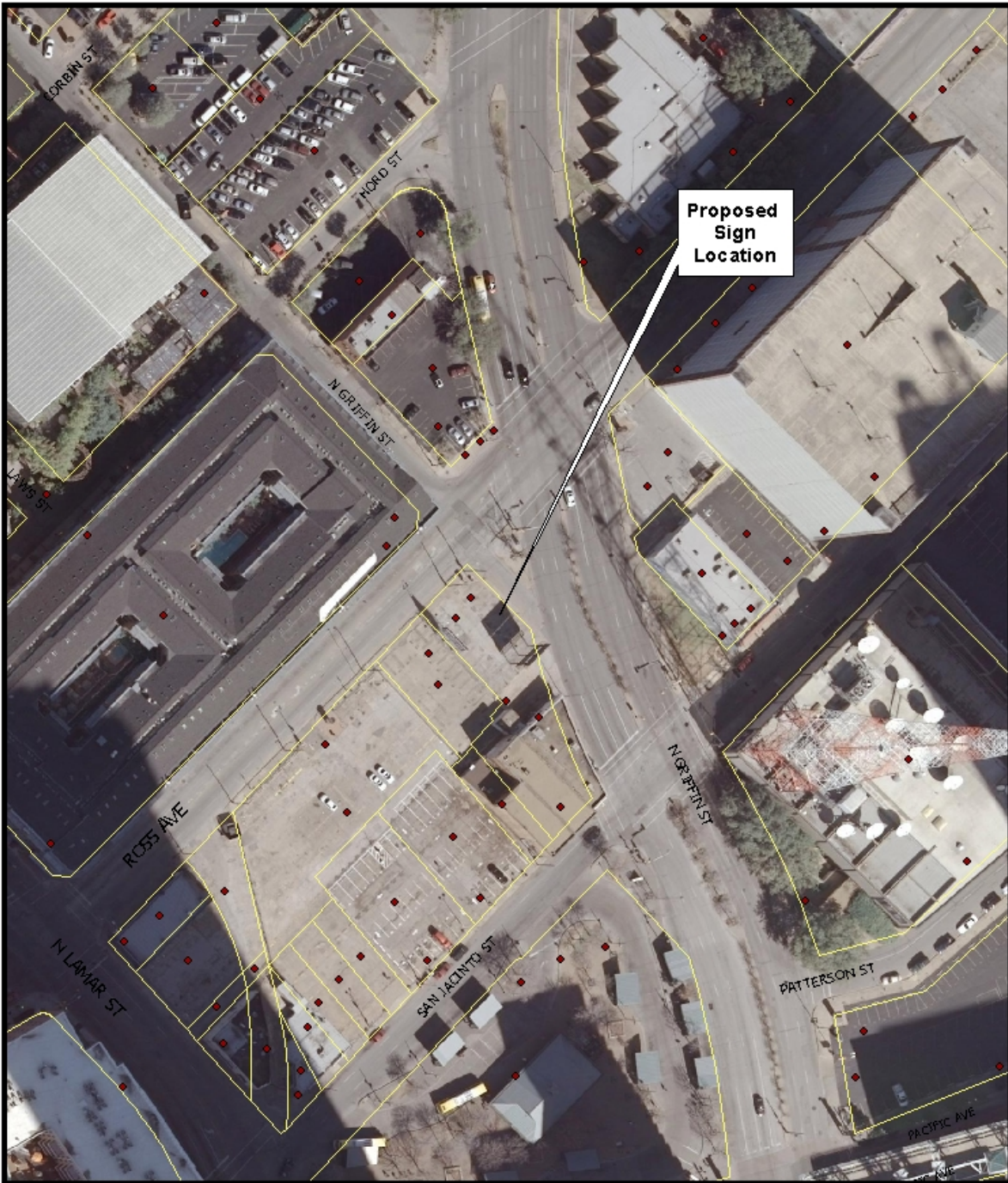
SAN MH
Rim: 425.02'
14" INV NW: 416.22'
14" INV SE: 416.32'
12" INV NE: 416.32'

STM MH
Rim: 424.89'
14" INV NW: 422.49'

STM MH
Rim: 424.35'
20" INV NE: 422.45'

SAN MH
Rim: 425.35'
10" INV SW: 417.25'
14" INV SE: 417.25'
14" INV NW: 417.10'

106.08 L.F. - 14" Clay SAN @ 0.53%



1:1,250

AERIAL MAP

Sign District: **Downtown SPSD**

Case no: **1109141083**

DATE: May 18, 2010

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT**

VICTORY DISTRICT SIGN DISTRICT

FILE NUMBER: 1109281082

DATE FILED: September 28, 2011

LOCATION: 2990 Olive St.

SIZE OF REQUEST: 77 sq. ft.

COUNCIL DISTRICT: 2

ZONING: PD-582

MAPSCO: 45E

APPLICANT: Cindy Esh

CONTRACTOR: CPE Sign Services

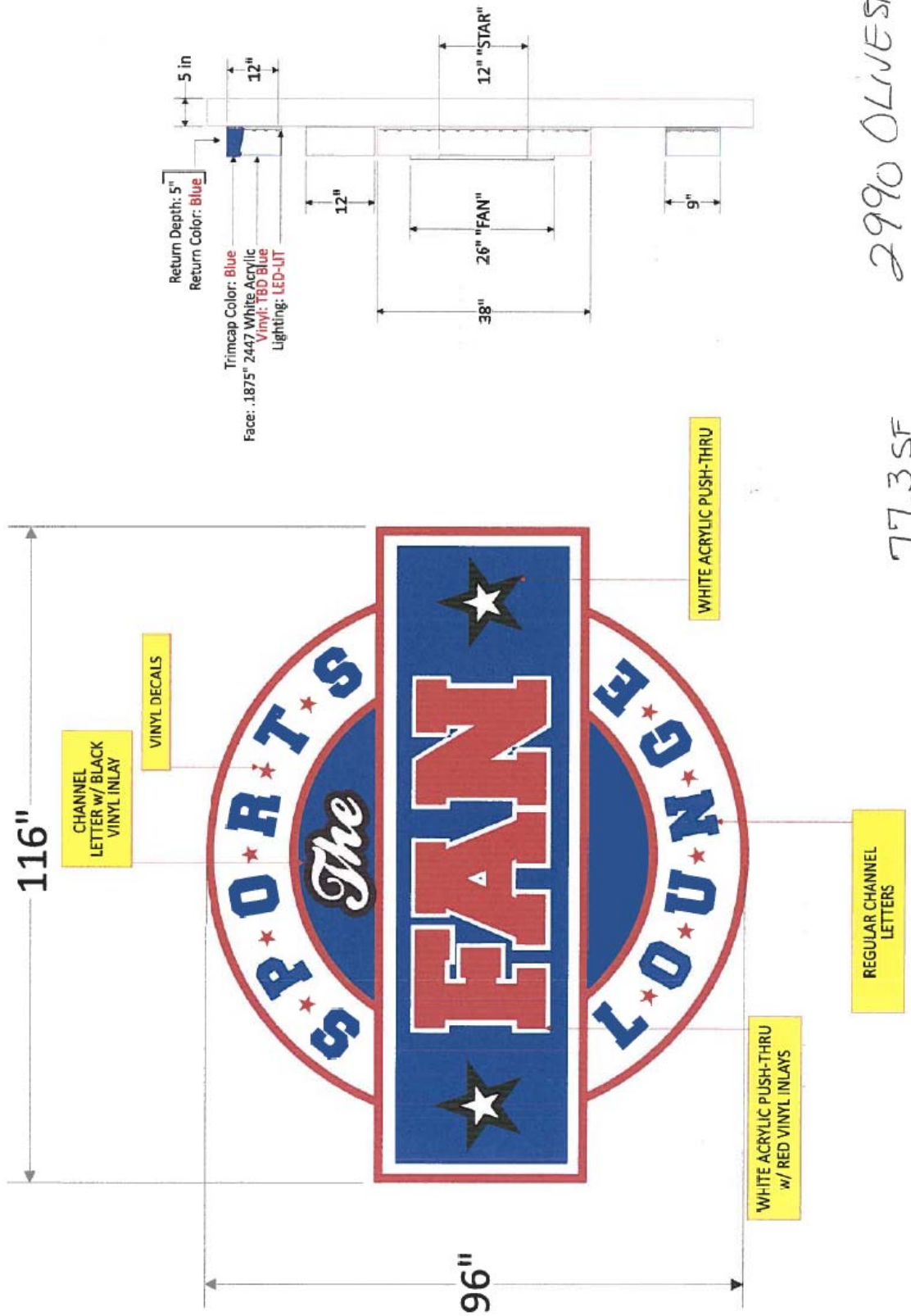
REQUEST: Install an attached premise sign on the south elevation.

SUMMARY: Applicant request if for an illuminated tenant identity premise sign, measuring approximately 9-and-one-half feet wide and 8 feet tall. The proposed sign will be red, white and blue with channel letters.

- Premise sign means any sign the content of which relates to the premise on which it is located and refers exclusively to: the name, trade name, or logo of the owner or occupant of the premise or the identification of the premise (Sec. 51A-7.1704(a)(42)(A)).
- All signs in this district must be premise signs or convey a noncommercial message (Sec. 51A-7.1725(3)).
- The proposed sign meets the requirements of the Dallas City Code.

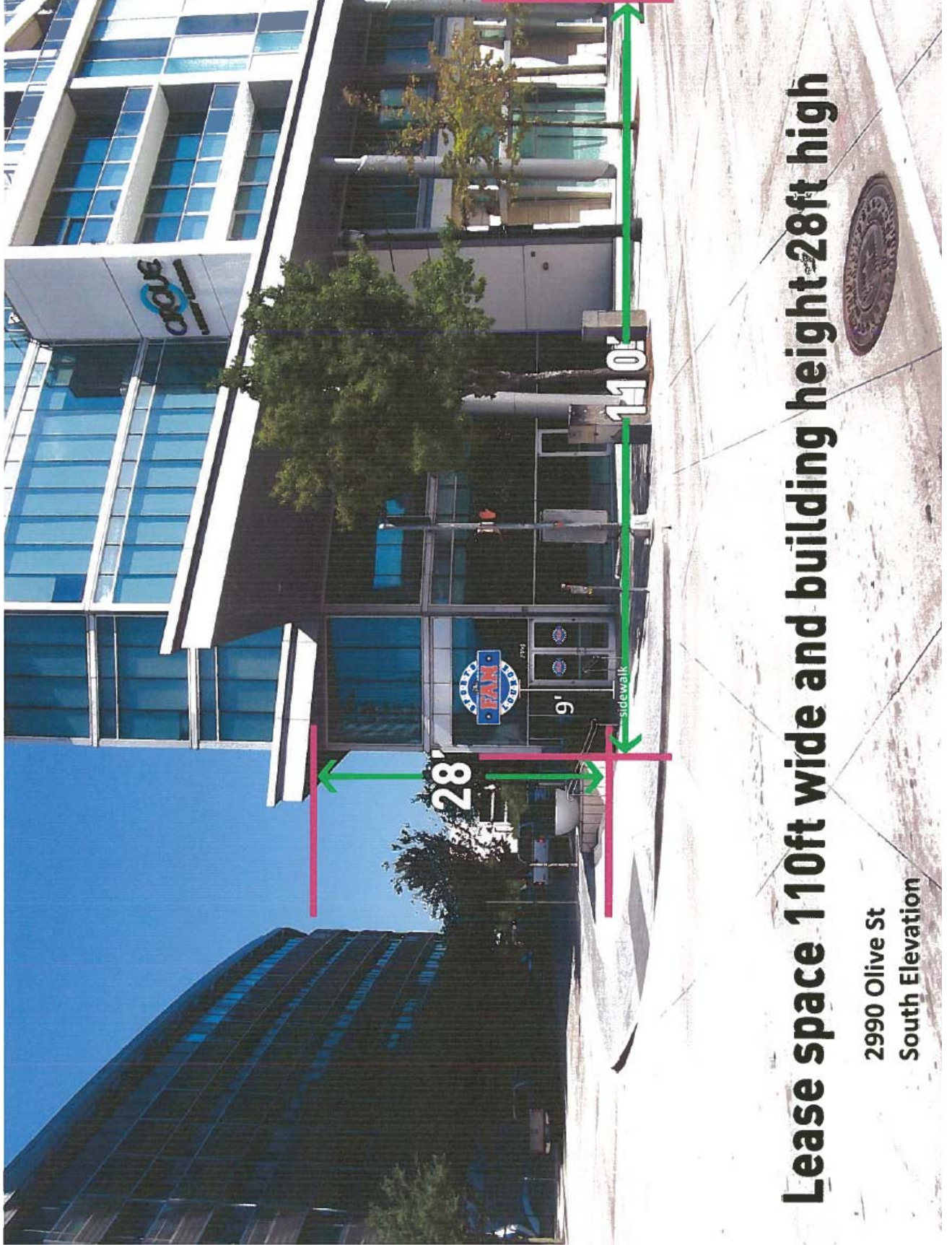
SPECIAL SIGN DISTRICT ADVISORY COMMITTEE RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval



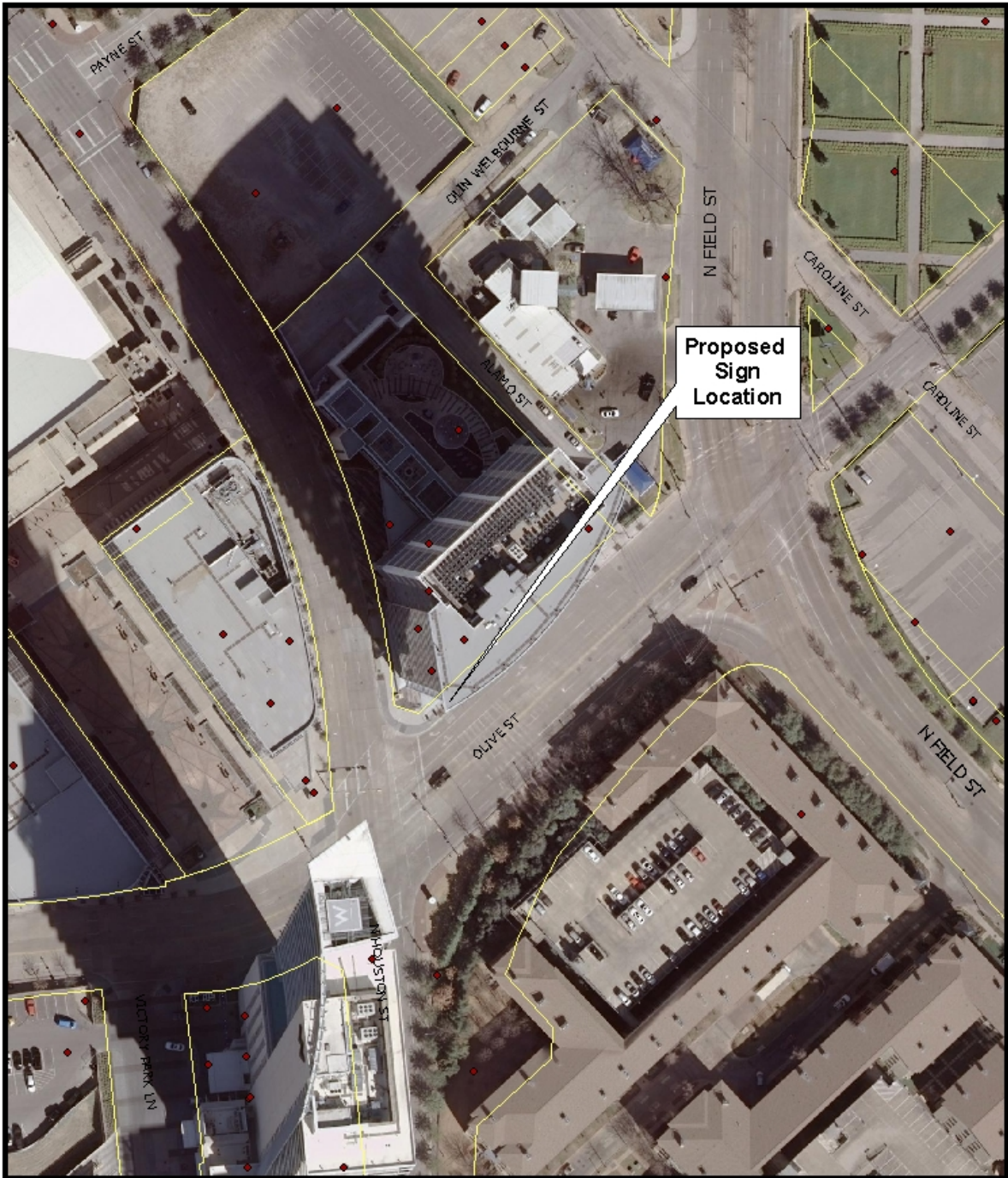
2990 OLIVEST

77.3 SF



Lease space 110ft wide and building height 28ft high

**2990 Olive St
South Elevation**



1:1,300

AERIAL MAP

Sign District: **Victory SPSP**

Case no: **1109281082**

DATE: May 18, 2010

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT**

DOWNTOWN DISTRICT SIGN DISTRICT

FILE NUMBER: 1109285002

DATE FILED: September 16, 2011

LOCATION: 2200 Ross Ave.

SIZE OF REQUEST: 49 sq. ft.

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

MAPSCO: 45L

APPLICANT: Jerry Bural

CONTRACTOR: Environmental Signage Solutions

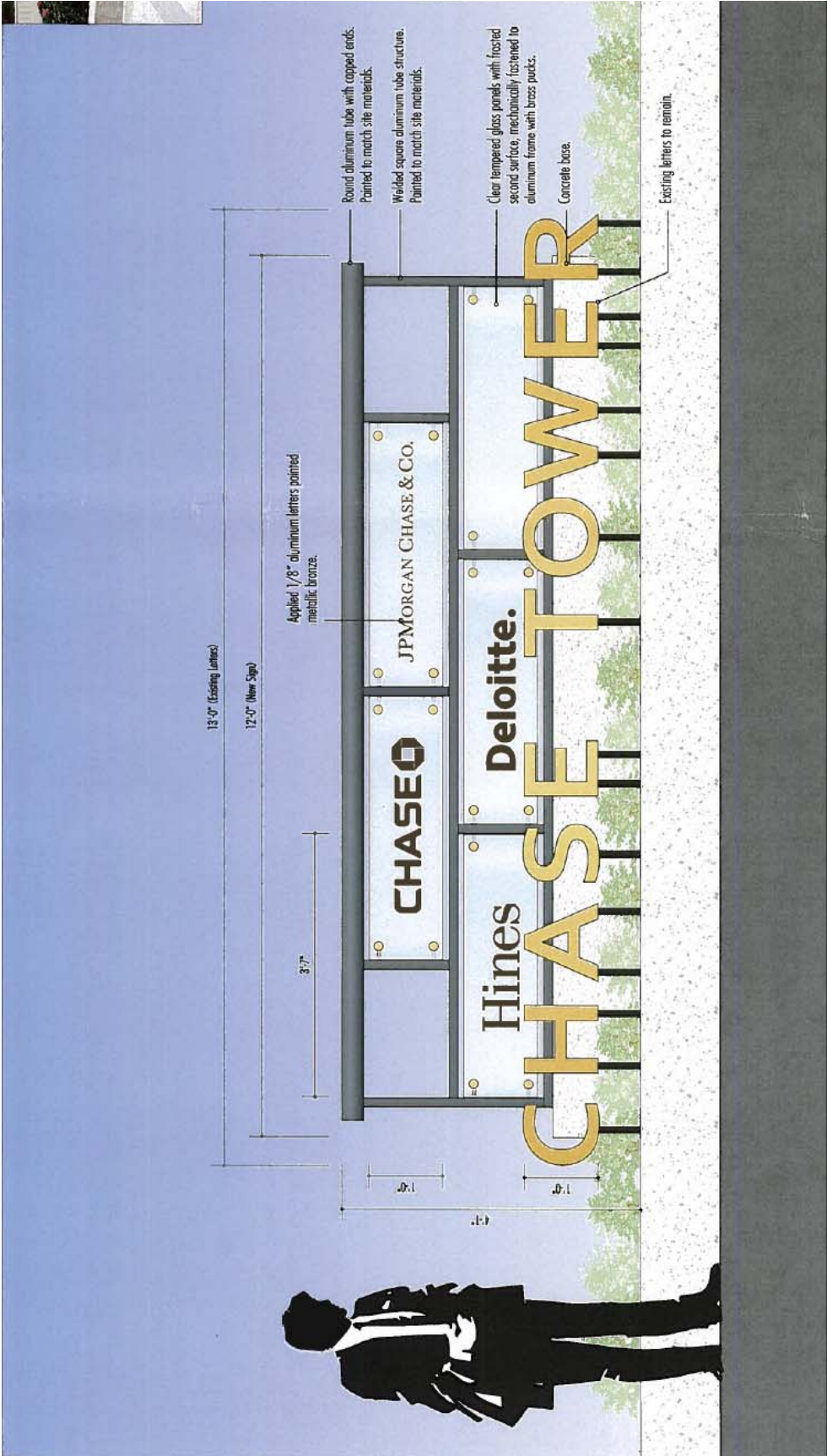
REQUEST: Install a monument sign in an existing landscape area.

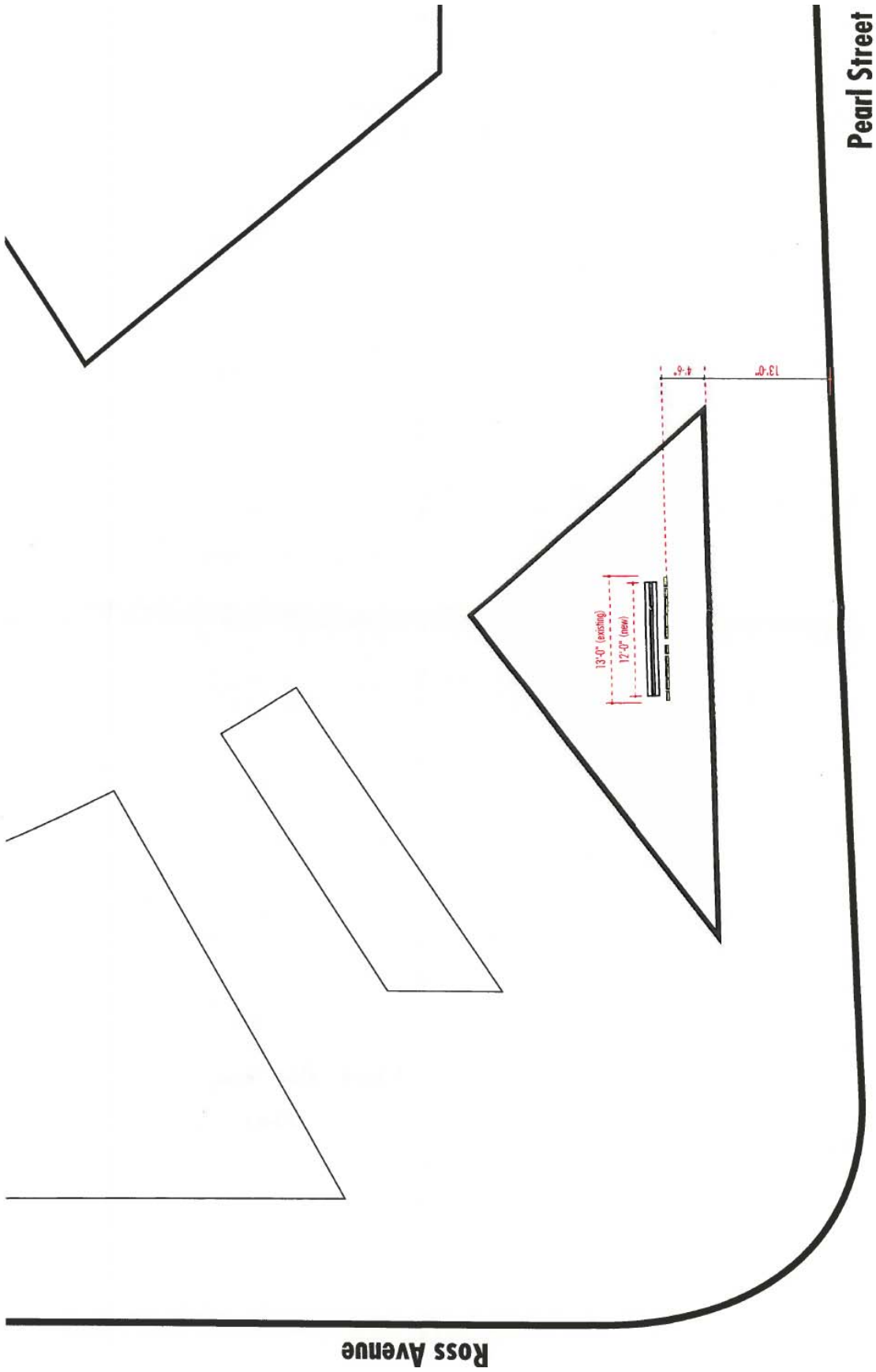
SUMMARY: Applicant request is for an approximately 49 square foot tenant identity sign, located in a landscape bed and behind an existing building identity sign. The sign will be approximately 4 feet tall and 12 feet long.

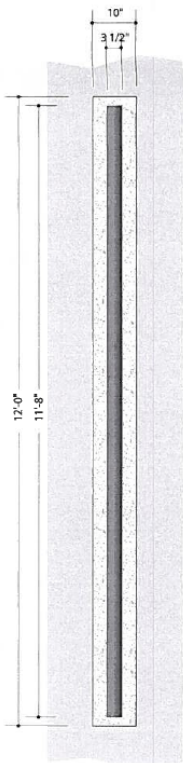
- Monument sign means a detached sign applied directly onto a grade-level support structure (instead of a pole support) with no separation between the sign and grade (Sec. 51A-7.903(23)).
- Detached premise signs with a setback of 15 feet or greater from a public right-of-way may not exceed 50 square feet in effective area, or 15 feet in height (Sec. 51A-7.912(d)).
- A detached premise sign may contain only the name, logo, and address of the premise building and its occupants (Sec. 51A-7.912(e)).
- The proposed sign meets the requirements of the Dallas City Code.

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE RECOMMENDATION: Approval

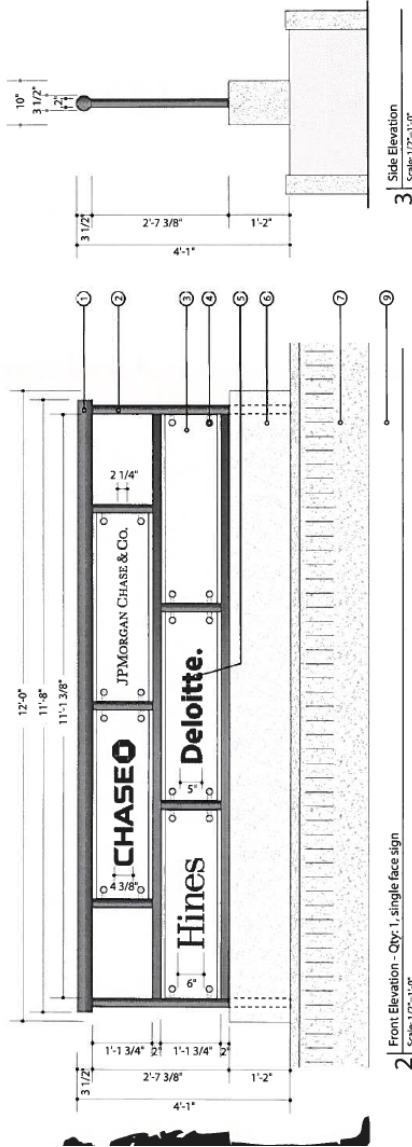
STAFF RECOMMENDATION: Approval



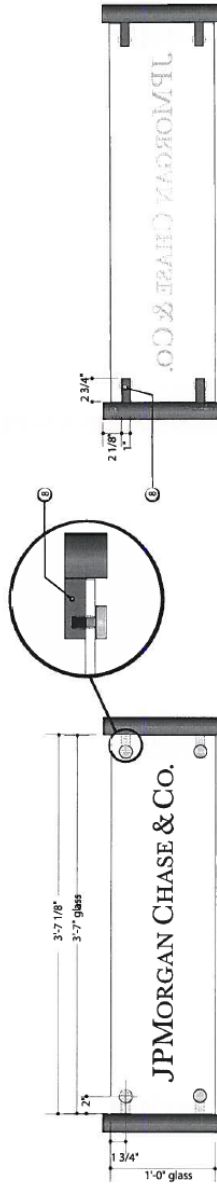




1 | Top Elevation
Scale: 1/2"=1'-0"



2 | Front Elevation - Qty: 1, single face sign
Scale: 1/2"=1'-0"



4 | Detail Elevation, Front Side Glass Panel
Scale: 1"=1'-0"

1. 3-1/2" dia. round aluminum top pipe capped at ends, powder coated to match existing rail frame.
2. 2"x2" sq. aluminum frame, powder coated to match existing rail frame.
3. 3/8" thick clear tempered glass with dusted crystal 3M vinyl applied first surface. Pre-drill glass to mechanically fasten to aluminum frame.
4. 1-1/2" dia. brass pucks with nuts and washers as required. Provide set screws in pucks.
5. 1/8" thick clear aluminum cut out letters painted MP20159 Etuscan metallic bronze, adhesive tape and silicone to first surface.
6. Concrete base.
7. Existing flower bed.
8. 1"x1" sq. aluminum tube frame on back of frame to hold glass panels, paint to match frame.
9. Existing parking deck below.

3 | Side Elevation
Scale: 1/2"=1'-0"

5 | Detail Elevation, Back Side Glass Panel
Scale: 1"=1'-0"



1:1,300

AERIAL MAP

Sign District: **Downtown SPSD**

Case no: **1109285002**

DATE: May 18, 2010

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT**

DOWNTOWN SIGN DISTRICT

FILE NUMBER: 1109305009

DATE FILED: September 1, 2011

LOCATION: 555 S. Lamar

SIZE OF REQUEST: 167 sq. ft.

COUNCIL DISTRICT: 2

ZONING: CA-1(A)

MAPSCO: 45P

APPLICANT: Bobby Nichols

CONTRACTOR: Chandler Signs

REQUEST: Install one upper projecting attached sign on the east elevation.

SUMMARY: Applicant request is for an approximately 21 foot tall, 8 foot wide v-shaped projecting sign on the east elevation. The sign identifies a tenant within the building. The applicant provided revised drawings, which move the sign to approximately 17 feet above grade.

- No premise may have more than one upper projecting attached sign (Sec. 51A-7.911(g)(2)(A)).
- An upper projecting sign may not be lower than 12 feet above grade (Sec. 51A-7.911(g)(2)(C)(ii)).
- No upper projecting attached sign may exceed 180 square feet in effective area (Sec. 51A-7.911(g)(2)(E)).
- The proposed sign meets the requirements of the Dallas City Code.

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE RECOMMENDATION: Approval with conditions: The bottom of the proposed sign must be located a minimum of 12 feet from grade. Building Inspection staff to confirm the measurement prior to issuing a permit.

STAFF RECOMMENDATION: Approval of the revised drawings.



ALUMINUM FAB. CABINETS WITH 1/2" THICK ALUMINUM FACES PAINTED MATTHEWS TO MATCH PMS 476U

ROUTED COPY AND GRAPHICS BACKED WITH 7328 WHITE ACRYLIC

* EST. 2011 " TO HAVE 1ST SURFACE 3630-149 LT. BEIGE TRANSL. VINYL OVERLAY

800 M.A. ILLUMINATION
CAP FOR TOP AND BOTTOM OF SIGN TO BE SLIGHTLY RECESSED INTO SIGN AND PAINTED SILVER.

STENCIL PAINTED DASHED LINE - MATTHEWS MP32071 WHITE WONDER

* SPORTS BAR & GRILL " TO HAVE 1ST SURFACE 3630-59 DK. BROWN VINYL OVERLAY

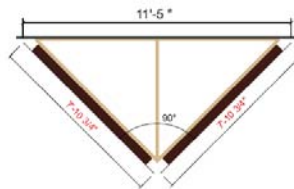
LOWER SECTION OF FACE S PAINTED MATTHEWS TO MATCH PMS 466U

ALL EXPOSED METAL SURFACES TO BE SEALED W/ VOC SATIN CLEAR MP281228SP



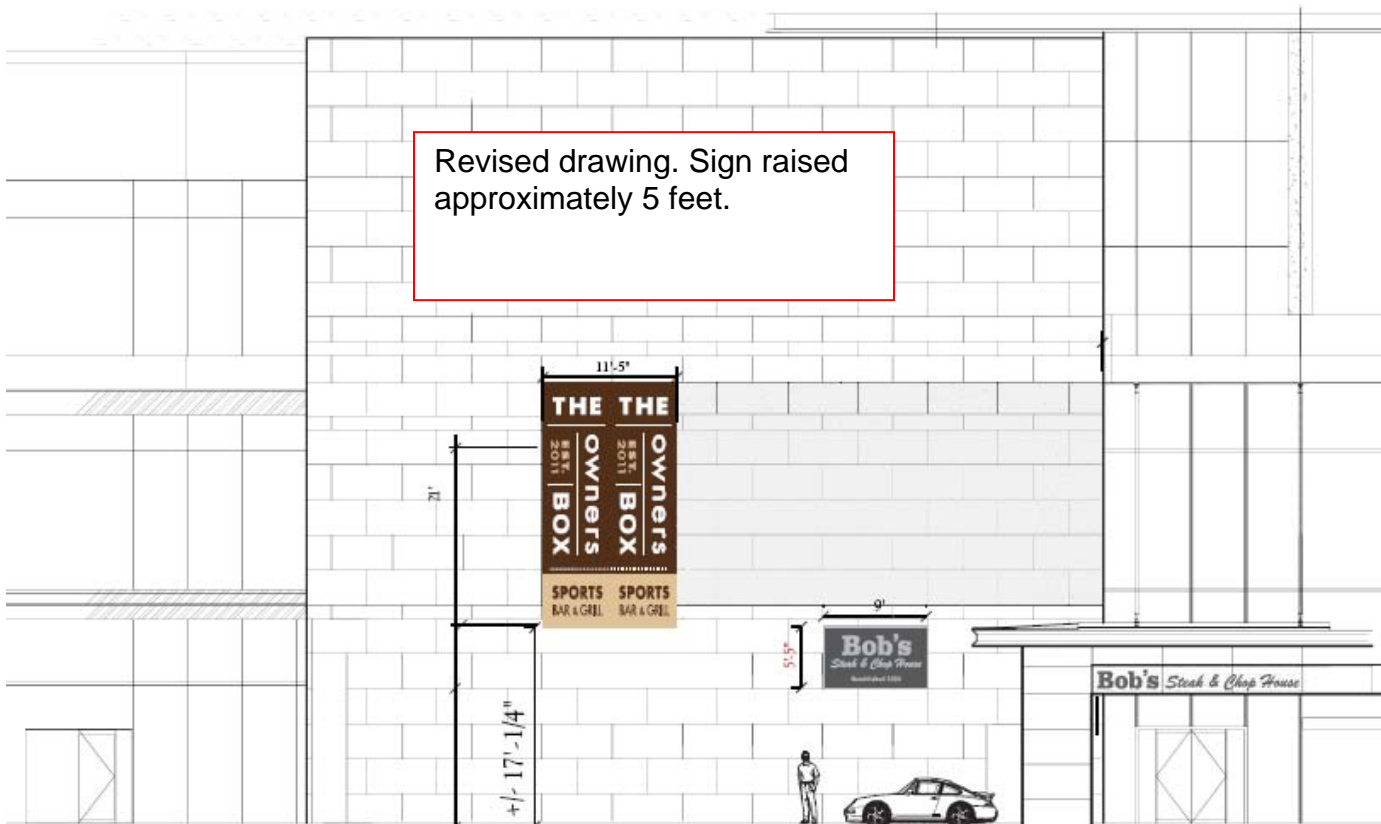
1 FRONT LOCATION ELEVATION
1/16" = 1'-0"

Original submittal.

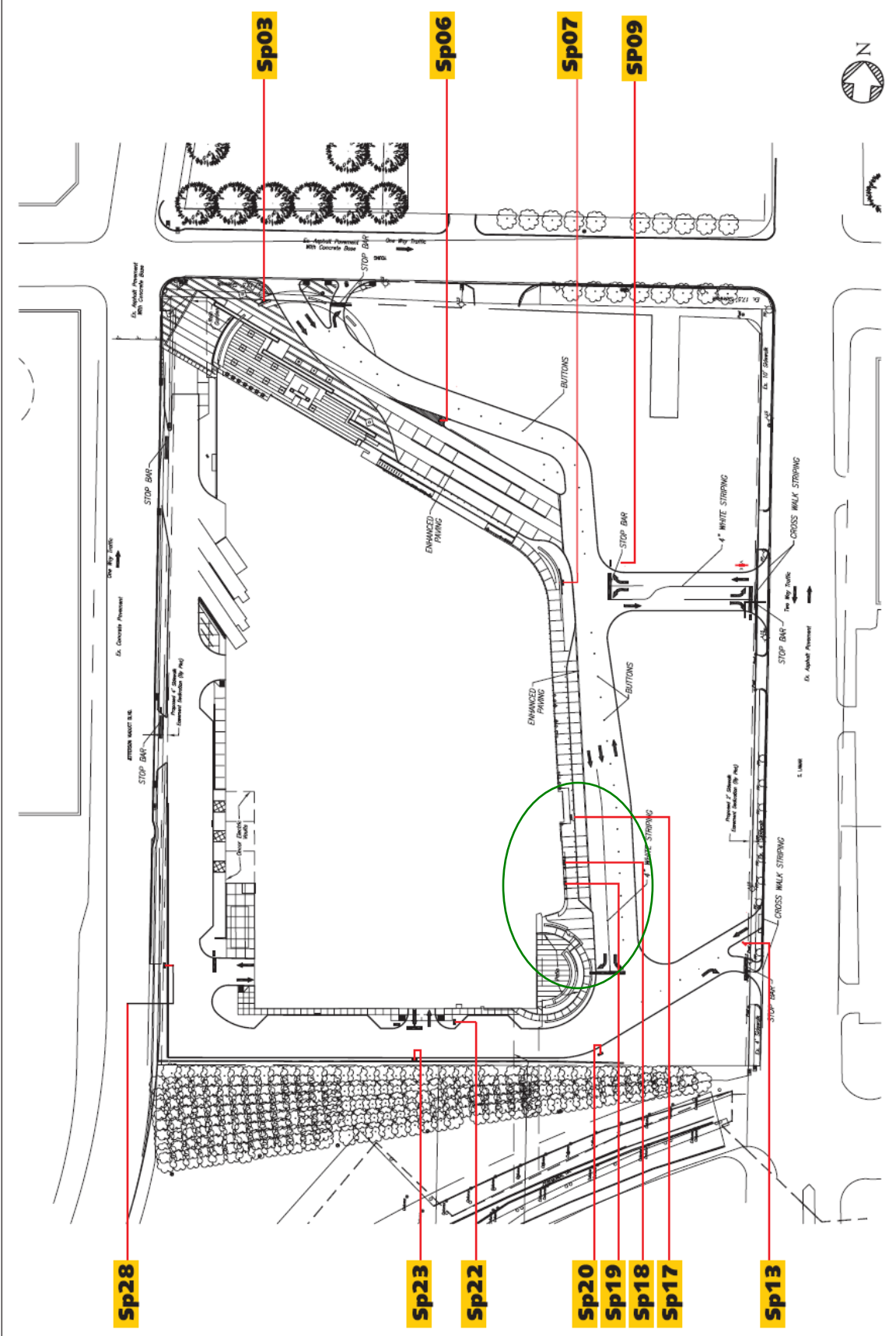


P-19 D/F BLADE SIGN SCALE: 1/4" = 1'-0"

Note:
Verify the exact location of J-box and coordinate internal wiring and penetrations.



Revised drawing. Sign raised approximately 5 feet.





1:1,500

AERIAL MAP

Sign District: **Downtown SPSD**

Case no: **1109305009**

DATE: May 18, 2010

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT
DOWNTOWN SIGN DISTRICT**

FILE NUMBER: 1109285010

DATE FILED: September 1, 2011

LOCATION: 555 S. Lamar

SIZE OF REQUEST: 48 sq. ft.

COUNCIL DISTRICT: 2

ZONING: CA-1(A)

MAPSCO: 45P

APPLICANT: Bobby Nichols

CONTRACTOR: Chandler Signs

REQUEST: Install one monument sign on Lamar Street.

SUMMARY: Applicant request is for an approximately 4 foot tall, approximately 12 foot wide monument sign on Young Street. The sign identifies the hotel on the property. The drawings label the width of the sign as 12 feet, 2 inches. The drawings do not indicate the height of the sign. The regulation is that a detached sign may not exceed 50 square feet and if greater than 20 square feet must be setback a minimum of 15 feet from right of way. Staff is comfortable with approving this sign, with the condition that the monument sign is a maximum of 50 square feet in effective area and setback a minimum of 15 feet from the street right-of-way.

- Detached premise signs must be monument signs (Sec. 51A-7.912(a)).
- Detached premise signs located with a setback of 15 feet of a public right-of-way may not exceed 20 square feet in effective area. (Sec. 51A-7.912(c))
- Detached premise signs located with a setback of 15 feet or greater from a public right-of-way may not exceed 50 square feet in effective area. (Sec. 51A-7.912(d))
- Detached premise signs may only contain the name, logo and address of the premise building and its occupants.
- The proposed sign meets the requirements of the Dallas City Code subject to the recommended conditions.

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE RECOMMENDATION: Approval subject to staff recommended conditions.

STAFF RECOMMENDATION: Approval with conditions: The monument sign is limited to 50 square feet in area and must be setback a minimum of 15 feet from the right-of-way.

9'-7"



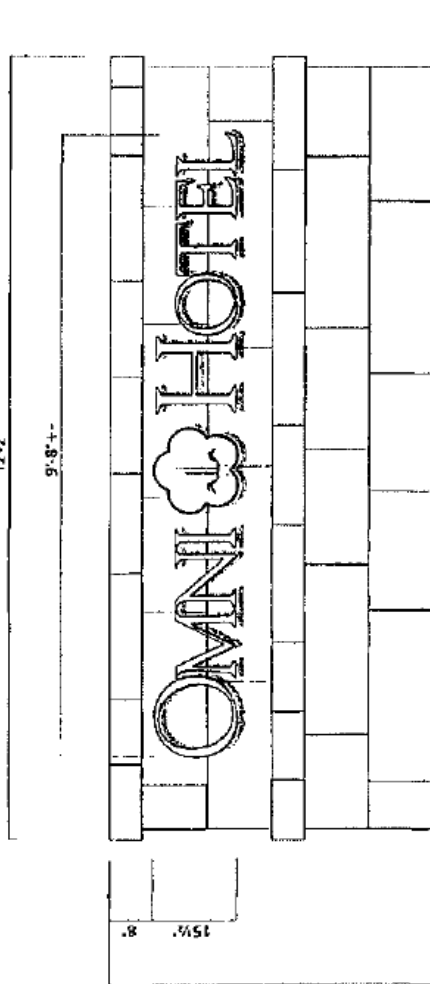
NOTE: LOGO TO BE BOTH FACE-LIGHTED AND BACK-LIGHTED
 7328 WHITE ACRYLIC FACE WITH SILVER TRIMCAP RETAINER -
 FIRST SURFACE APPLIED DIGITALLY PRINTED VINYL OVERLAY

SCALE: 1" = 1'-0"

SP03 LETTER DISPLAY

MFR. AND INSTALL (1) SET ALUM. FAB. REVERSE CHANNEL LETTERS / LOGO

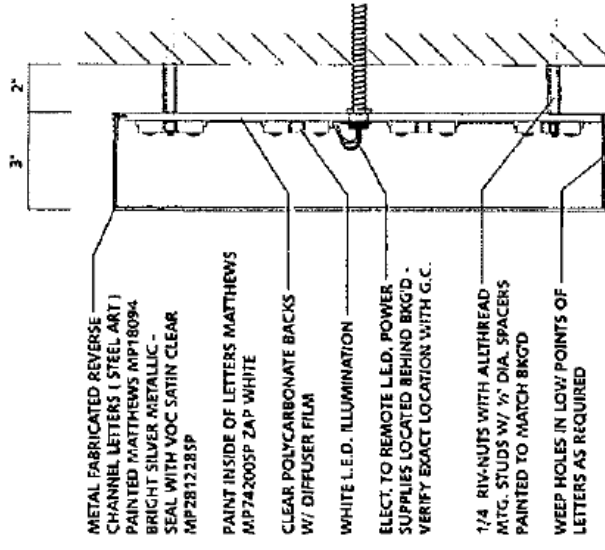
SP03 MOUNTED TO S/P MONUMENT PROVIDED BY GENERAL CONTRACTOR



SCALE: 1/2" = 1'-0"

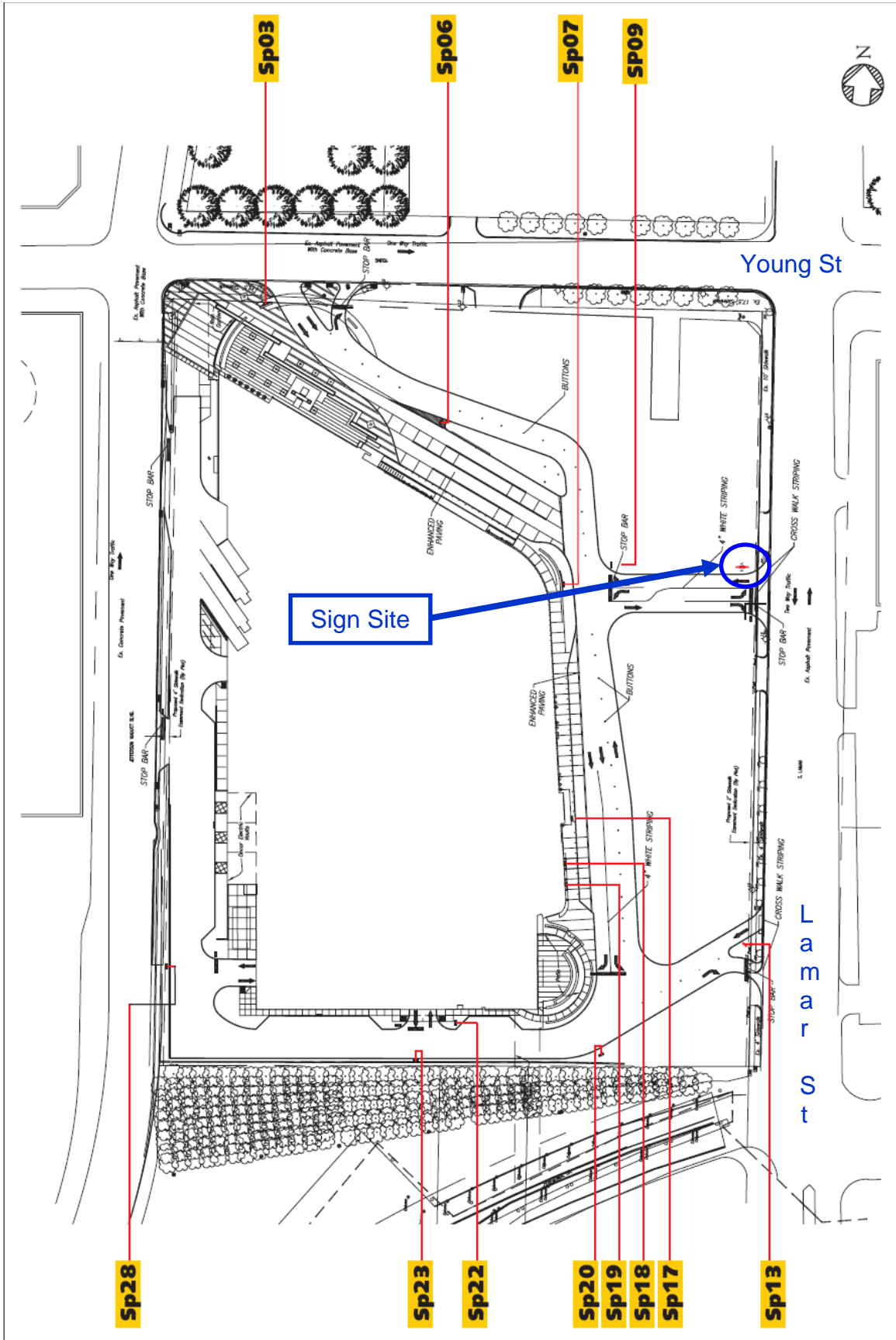
SP03 MONUMENT ELEVATION

MFR. & INSTALL (1) SET OF CHANNEL LETTERS/LOGO ONTO EXISTING D/F MONUMENT



SCALE: 3" = 1'-0"

LETTER SECTION





**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT
DOWNTOWN SIGN DISTRICT**

FILE NUMBER: 1109285009

DATE FILED: September 1, 2011

LOCATION: 555 S. Lamar

SIZE OF REQUEST: 48 sq. ft.

COUNCIL DISTRICT: 2

ZONING: CA-1(A)

MAPSCO: 45P

APPLICANT: Bobby Nichols

CONTRACTOR: Chandler Signs

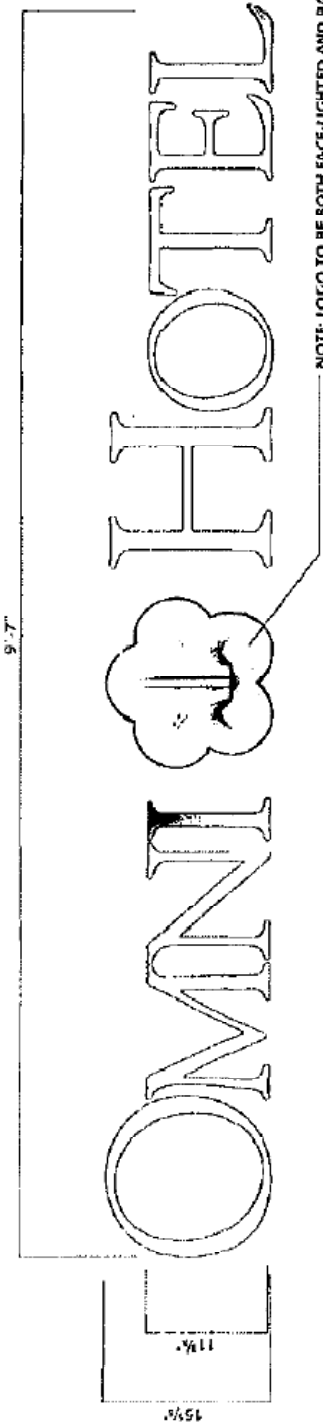
REQUEST: Install one monument sign on Young Street.

SUMMARY: Applicant request is for an approximately 4 foot tall, approximately 12 foot wide monument sign on Young Street. The sign identifies the hotel on the property. The drawings label the width of the sign as 12 feet, 2 inches. The drawings do not indicate the height of the sign. The regulation is that a detached sign may not exceed 50 square feet and if greater than 20 square feet must be setback a minimum of 15 feet from right of way. Staff is comfortable with approving this sign, with the condition that the monument sign is a maximum of 50 square feet in effective area and setback a minimum of 15 feet from the street right-of-way.

- Detached premise signs must be monument signs (Sec. 51A-7.912(a)).
- Detached premise signs located with a setback of 15 feet of a public right-of-way may not exceed 20 square feet in effective area. (Sec. 51A-7.912(c))
- Detached premise signs located with a setback of 15 feet or greater from a public right-of-way may not exceed 50 square feet in effective area. (Sec. 51A-7.912(d))
- Detached premise signs may only contain the name, logo and address of the premise building and its occupants.
- The proposed sign meets the requirements of the Dallas City Code subject to the recommended conditions.

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE RECOMMENDATION: Approval subject to staff recommended conditions.

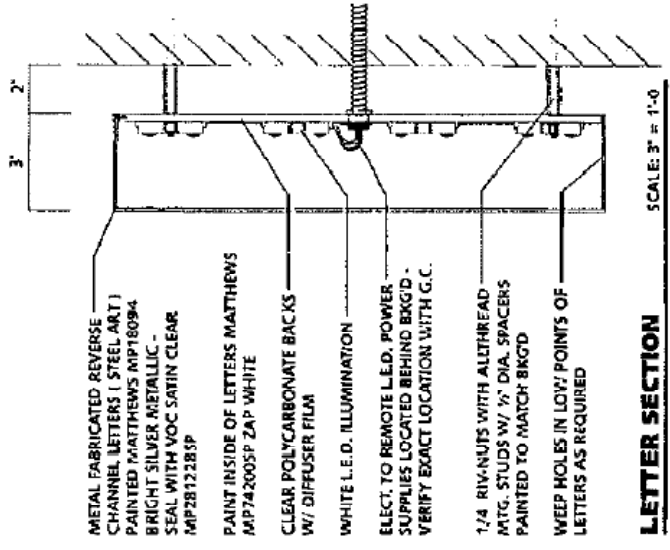
STAFF RECOMMENDATION: Approval with conditions: The monument sign is limited to 50 square feet in area and must be setback a minimum of 15 feet from the right-of-way.



NOTE: LOGO TO BE BOTH FACE-LIGHTED AND BACK-LIGHTED
 7328 WHITE ACRYLIC FACE WITH SILVER TRIMCAP RETAINER -
 FIRST SURFACE APPLIED DIGITALLY PRINTED VINYL OVERLAY

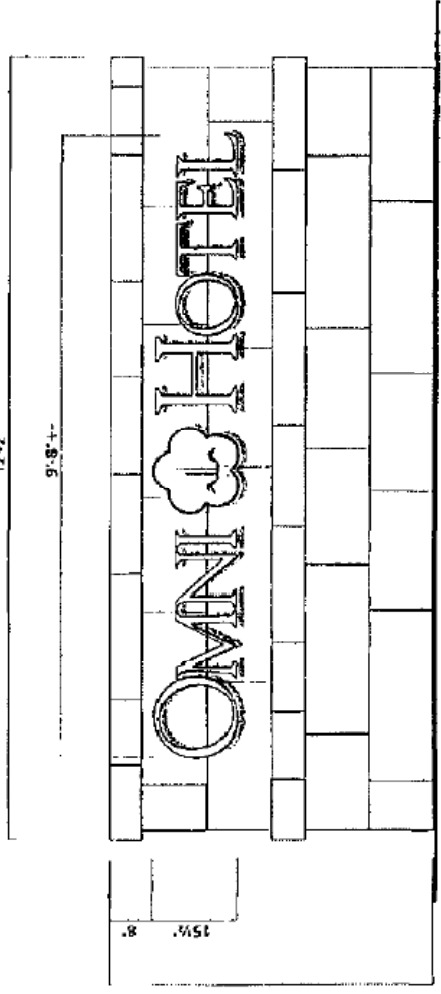
SP03 LETTER DISPLAY
 MFR. AND INSTALL (1) SET ALUM. FAB. REVERSE CHANNEL LETTERS / LOGO
 SCALE: 1" = 1'-0"

SP03 MOUNTED TO S/P MONUMENT PROVIDED BY GENERAL CONTRACTOR

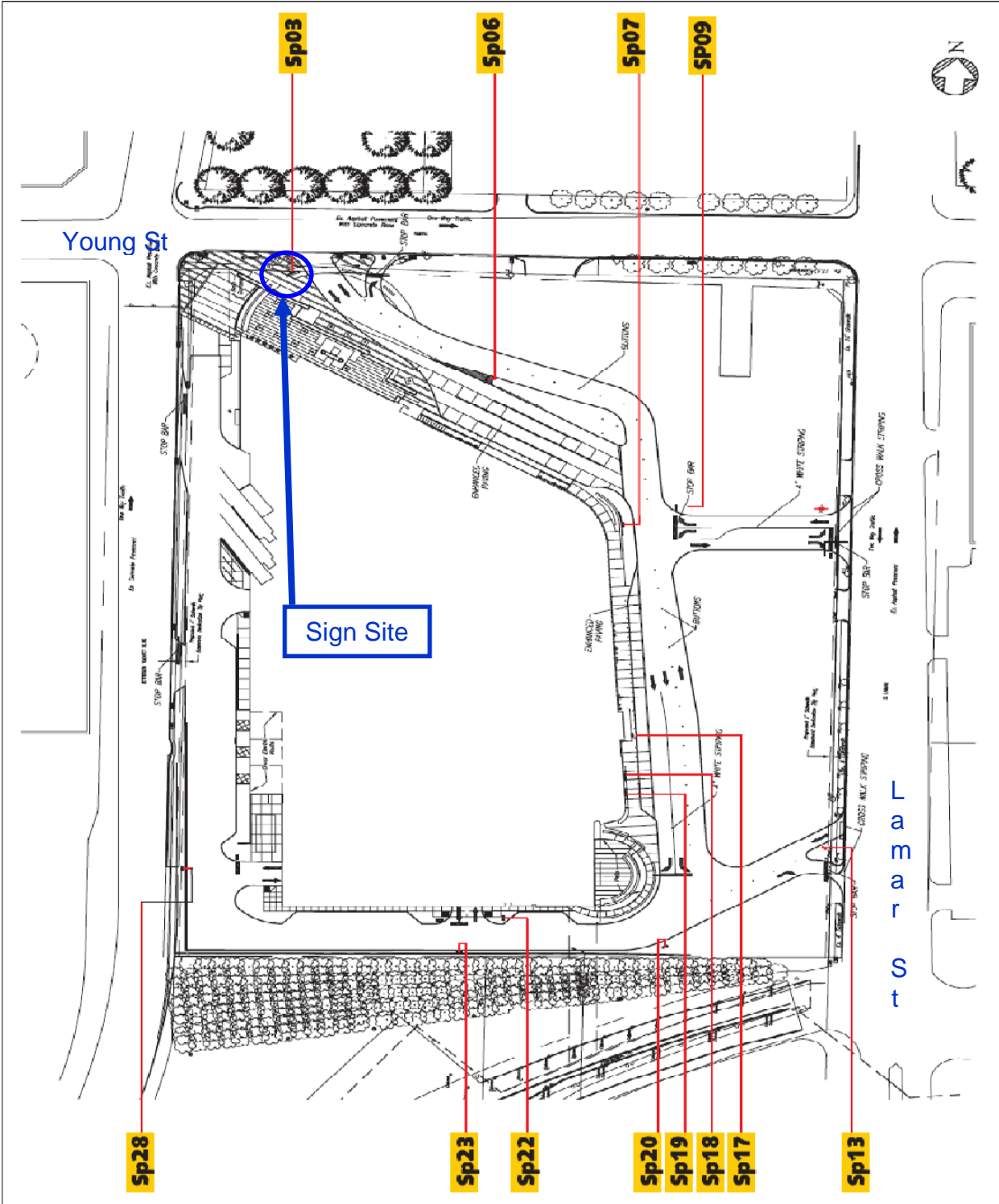


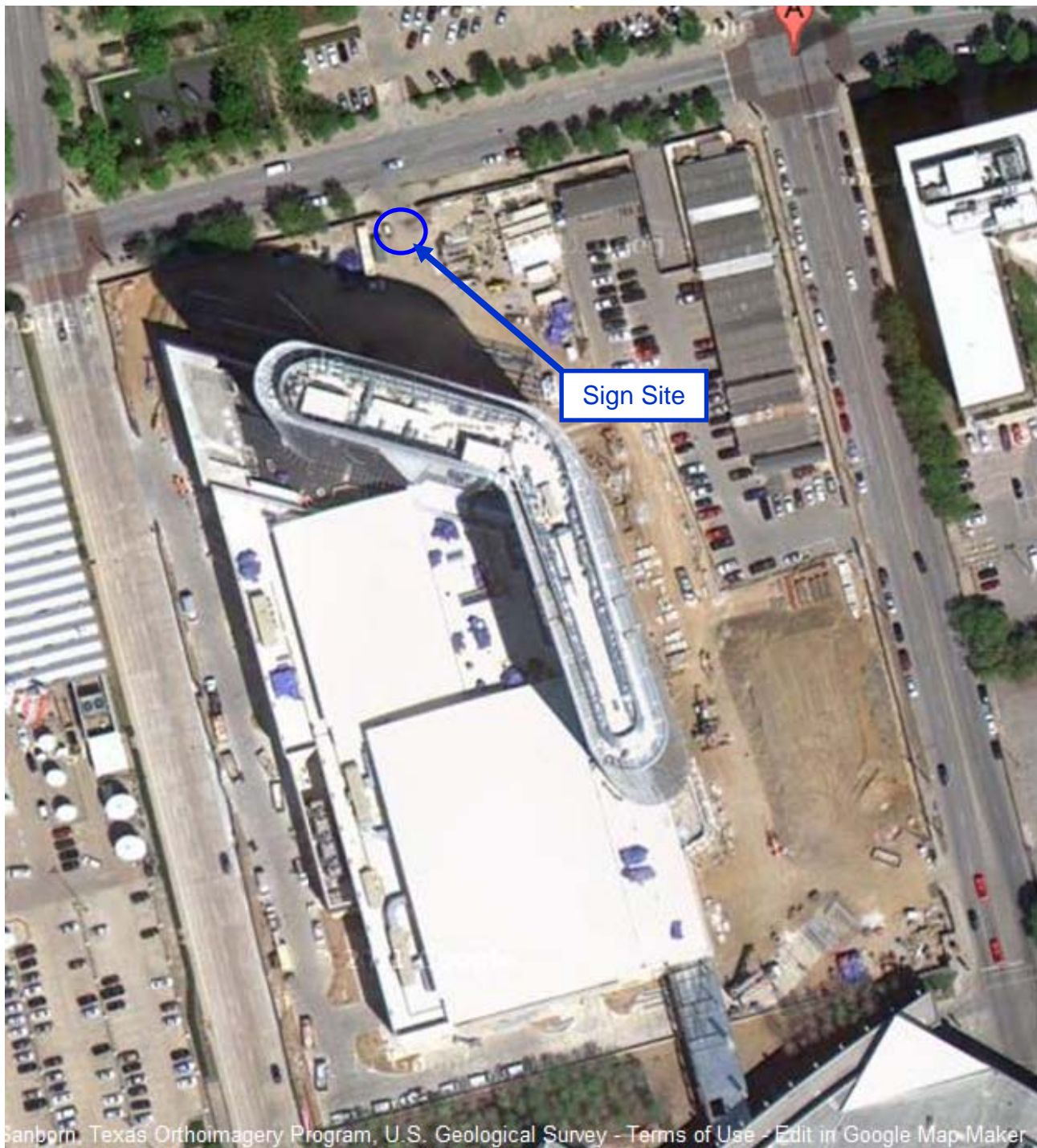
METAL FABRICATED REVERSE CHANNEL LETTERS (STEEL ART)
 PAINTED MATTHEWS MP1809-4
 BRIGHT SILVER METALLIC -
 SEAL WITH VOC SATIN CLEAR MP281228SP
 PAINT INSIDE OF LETTERS MATTHEWS MP74200SP ZAP WHITE
 CLEAR POLYCARBONATE BACKS W/ DIFFUSER FILM
 WHITE L.E.D. ILLUMINATION
 ELECT. TO REMOTE L.E.D. POWER SUPPLIES LOCATED BEHIND BKGD - VERIFY EXACT LOCATION WITH G.C.
 1/4 RIV-NUTS WITH ALLTHREAD MTG. STUDS W/ 1/2\"/>

LETTER SECTION
 SCALE: 3\"/>



SP03 MONUMENT ELEVATION
 MFR. & INSTALL (1) SET OF CHANNEL LETTERS/LOGO ONTO EXISTING D/F MONUMENT
 SCALE: 1/2" = 1'-0"





Planner: Warren F. Ellis

FILE NUMBER: Z101-356(WE) **DATE FILED:** August 17, 2011
LOCATION: C.F. Hawn Freeway and St. Augustine Drive, southwest corner
COUNCIL DISTRICT: 8 **MAPSCO:** 69-B
SIZE OF REQUEST: Approx. 1.499 acres **CENSUS TRACT:** 117.02

APPLICANT: Sean Lee

OWNER: CLJS Inc.

REPRESENTATIVE: Sean Lee

REQUEST: An application for 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 within Subdistrict 2 of Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 1 with a D-1 Liquor Control Overlay.

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

STAFF RECOMMENDATION: Approval of a Specific Use Permit for a two year time period with eligibility for automatic renewals for additional five year periods, subject to a revised site plan and conditions.

BACKGROUND INFORMATION:

- The request site is developed with two restaurant uses within a general merchandise or food store less than 3,500 square feet use and a motor fueling station. The total floor area for the proposed site, including the square footage of the two restaurants, is approximately 4,433 square feet.
- The proposed use is to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property.
- The general merchandise use is permitted by right. The sale of alcoholic beverages on property is prohibited in a D Dry Liquor Control Overlay and requires a specific use permit in the D-1 Dry Liquor Control Overlay.
- The request site is adjacent to a restaurant use and several auto related uses. A church is located south of the request site on St. Augustine Road and is beyond the door-to-door measurement distance of 300 feet.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
C.F. Hawn Freeway		Variable lane widths	Variable lane widths
St. Augustine Road	Collector	60 ft.	60 ft.

Land Use:

	Zoning	Land Use
Site	PDD No. 535-D-1	Retail strip ctr. w/ general merchandise store
North	PDD No. 535-D-1	, undeveloped
South	CS	Auto related use
East	PDD No. 535 D-1 w/SUP No.1770	Vehicle display, sale and services
West	PDD No. 535-D-1	Restaurant

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

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 1.499 acre site is located within Subdistrict 2 of Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 1 and is currently developed with two restaurant uses within the general merchandise or food store less than 3,500 square feet and a motor vehicle fueling. The restaurants consist of approximately 1700 square feet of floor area. The applicant is proposing to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property, which is not allowed by the D Liquor Control Overlay but requires a Specific Use Permit in the D-1 Liquor Control Overlay.

The request site is adjacent to a restaurant use and several auto related uses. A church is located south of the request site on St. Augustine Road and is beyond the door-to-door measurement distance of 300 feet.

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

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

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing

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

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

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

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

The applicant’s request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. The initial short time period will also require that the request be reevaluated to ensure the use is compatible in this location.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 535 - D-1 Subdistrict 2	15'	30' adjacent to residential OTHER: No Min.	1.0 FAR overall 0.75 office/ retail 0.5 retail	70' 5 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

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

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

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

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

DALLAS POLICE DEPARTMENT												
										UCR Codes	Year Codes	Property Class Codes
Virtual Viewer - Public Access											Welcome	
Search Records - Offense												
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2		
0004999-V	01/05/2008	*GOLDEN CHICKEN	ROBBERY	09531		CFHAWN...	351	2217	03241			
0016402-T	01/06/2007	BYRD, GEORGE	THEFT	09531		CFHAWN...	355	2217	06901			
0025685-X	01/27/2010	*SPEEDMAX #6	ROBBERY	09531		CFHAWN...	337	2217	03742			
0040317-V	02/09/2008	*CONOCO GAS STATION	CRIMINAL MISCHIEF/VA...	09531		CFHAWN...	351	2217	14082			
0053522-X	02/25/2010	TRUESDALE, BILLY	AUTO THEFT-UUMV	09531		CFHAWN...	337	2217	07292			
0072788-V	03/11/2008	PORTER, ANDREW	THEFT	09531		CFHAWN...	351	2217	06902			
0074394-W	03/17/2009	RODRIGUEZ, BLAS	THEFT	09531		CFHAWN...	337	2217	06941			
0081577-X	03/24/2010	OWNES, ERICA	AUTO THEFT-UUMV	09531		CFHAWN...	337	2217	07612			
0102475-Y	04/23/2011	SILWAL, SABIN	ASSAULT	09531		CFHAWN...	337	2217	08321			
0108543-Y	04/29/2011	*CONOCO	ROBBERY	09531		CFHAWN...	337	2217	03311			
0111294-W	04/21/2009	*CONOCO	ROBBERY	09531		CFHAWN...	337	2217	03311			
0114656-W	04/24/2009	HOLLAND, ERIC	AUTO THEFT-UUMV	09531		CFHAWN...	337	2217	07191			
0176190-Y	07/04/2011	PARKER, DARRELL	AUTO THEFT-UUMV	09531		CFHAWN...	337	2217	07171			
0191138-Y	07/20/2011	@GUN BARREL CITY PD	FOUND PROPERTY	09531		CFHAWN...	337	2217	43030			
0191423-Y	07/20/2011	@CITY OF DALLAS	FOUND PROPERTY	09531		CFHAWN...	337	2217	43020			

 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
0196797-Y	07/26/2011	JIMENEZ,LUIS	ASSAULT	09531		CFHAWN...	337	2217	08151	
0207991-X	07/25/2010	MITCHELL,SAMMIE	ASSAULT	09531		CFHAWN...	337	2217	08221	
0221649-Y	08/21/2011	*SPEEDMAX 6	FORGERY & COUNTERFE...	09531		CFHAWN...	337	2217	10022	
0227308-T	03/31/2007	*ST AUGUSTINE INSPEC...	AUTO THEFT-UUMV	09531		CFHAWN...	355	2217	07171	
0228564-X	08/14/2010	*GOLDEN CHICKEN	FORGERY & COUNTERFE...	09531		CFHAWN...	337	2217	10021	
0238564-Y	09/08/2011	@CITY OF DALLAS	FOUND PROPERTY	09531		CFHAWN...	337	2217	43020	
0248029-X	09/04/2010	MENDEZ,SYLVIA	ASSAULT	09531		CFHAWN...	337	2217	08311	
0248149-V	08/11/2008	*SPEEDMAX	CRIMINAL MISCHIEF/VA...	09531		CFHAWN...	351	2217	14092	
0248659-Y	09/18/2011	@CITY OF DALLAS	FOUND PROPERTY	09531		CFHAWN...	337	2217	43020	
0251405-V	08/14/2008	MENDOZA,LORENZO	AUTO THEFT-UUMV	09531		CFHAWN...	351	2217	07222	
0260370-Y	10/01/2011	NAM,YOO	ASSAULT	09531		CFHAWN...	337	2217	08311	
0268326-W	09/08/2009	*GOLDEN CHICK#6	FORGERY & COUNTERFE...	09531		CFHAWN...	337	2217	10021	
0293151-W	10/02/2009	BAROLINA, AMIR, ALI	ASSAULT	09531		CFHAWN...	337	2217	08111	
0314173-W	10/22/2009	*SPEEDMAX	THEFT	09531		CFHAWN...	337	2217	06933	
0322722-V	10/14/2008	*SUBWAY	EMBEZZLEMENT	09531		CFHAWN...	351	2217	12021	
0362208-V	11/27/2008	JONES, KEITH	ROBBERY	09531		CFHAWN...	351	2217	03911	
0365767-V	11/30/2008	PRESCOTT, DEAN	AGGRAVATED ASSAULT	09531		CFHAWN...	351	2217	04161	
0498405-T	07/04/2007	*SPEEDMAX #6	THEFT	09531		CFHAWN...	355	2217	06933	
0573074-T	07/27/2007	*CONOCO	THEFT	09531		CFHAWN...	355	2217	06901	
0594509-T	08/08/2007	@BENBROOK POLICE DE...	FOUND PROPERTY	09531		CFHAWN...	355	2217	43030	
0697149-T	10/20/2007	WILLIAMS, MARLA	AGGRAVATED ASSAULT	09531		CFHAWN...	355	2217	04411	
0860558-R	11/14/2006	AL-RABIEH, AHANEM	THEFT	09531		CFHAWN...	355	2217	06945	
0952466-R	12/15/2006	GUTIERREZ,JOSE	THEFT	09531		CFHAWN...	355	2217	06942	
0964098-R	12/25/2006	JACKSON,SEMONE	ASSAULT	09531		CFHAWN...	355	2217	08411	

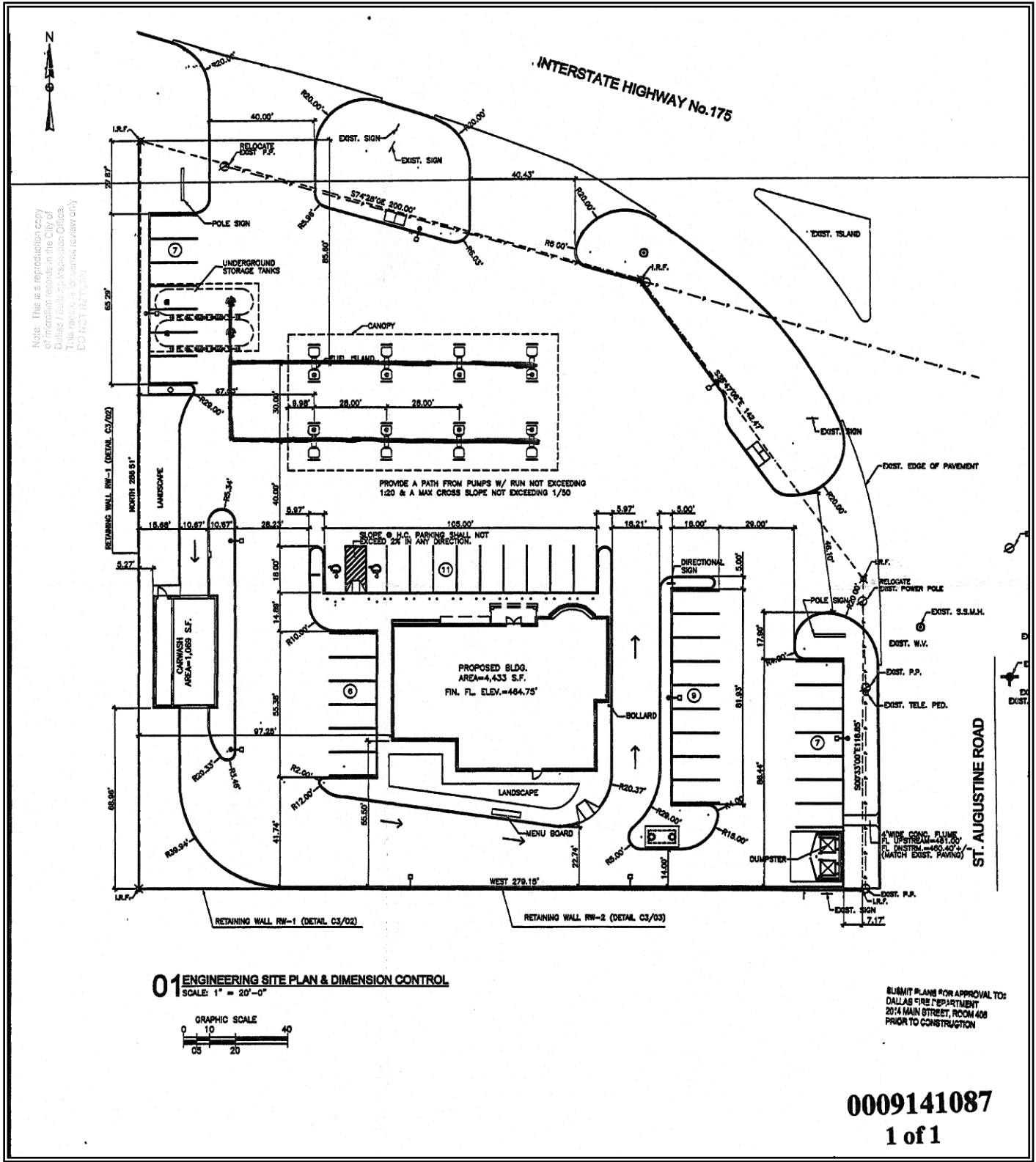
LIST OF OFFICERS/PARTNERS
CLJS, INC

- Chong Yool Lee Owner
- Daniel Son Manager
- Sean Lee Manager

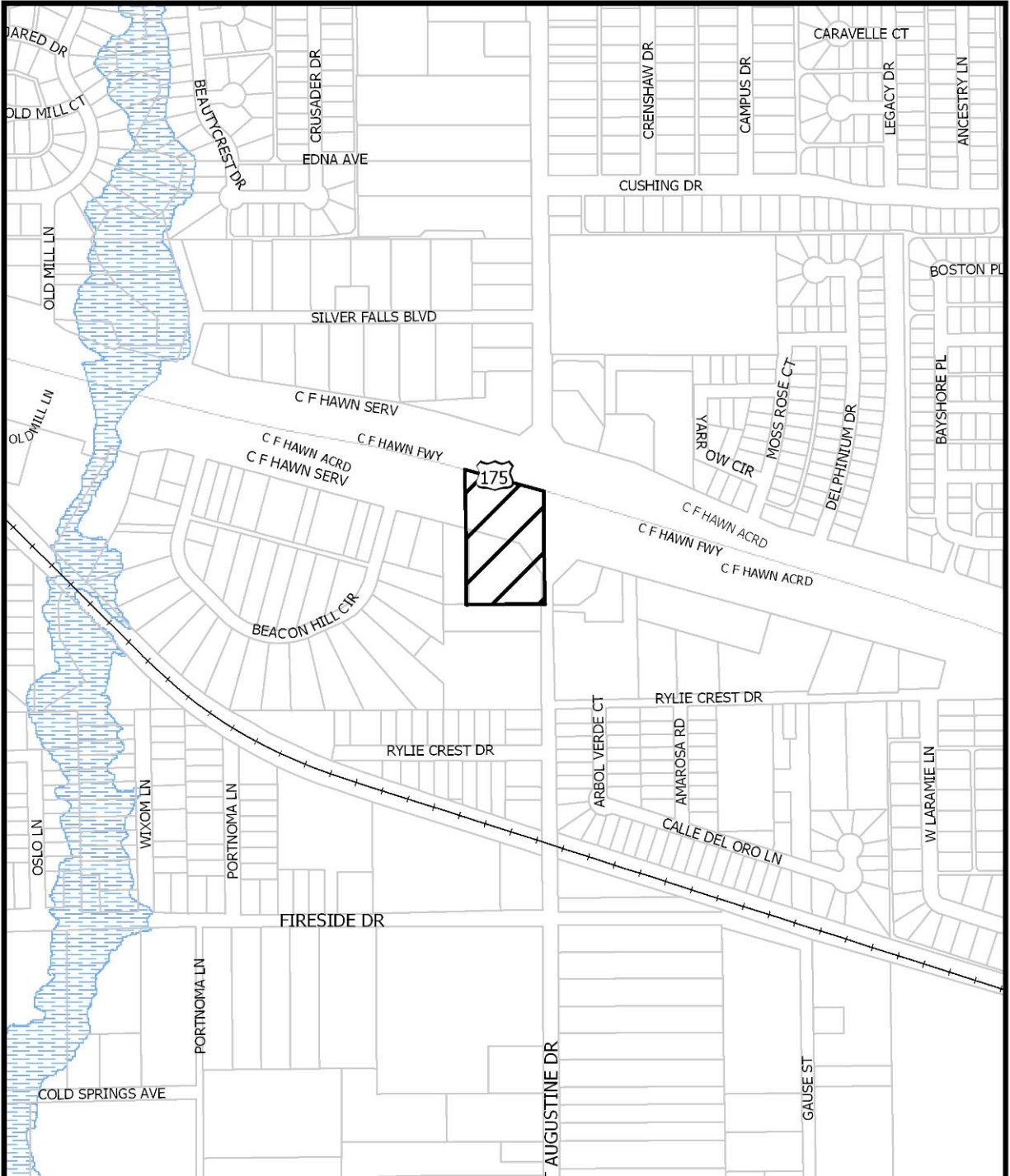
PROPOSED SUP CONDITIONS


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-year period from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
5. DRIVE-THROUGH WINDOW: A restaurant with drive-in or drive through service use may not use a drive-through window for retail sales of alcoholic beverages.
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.
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 PLAN

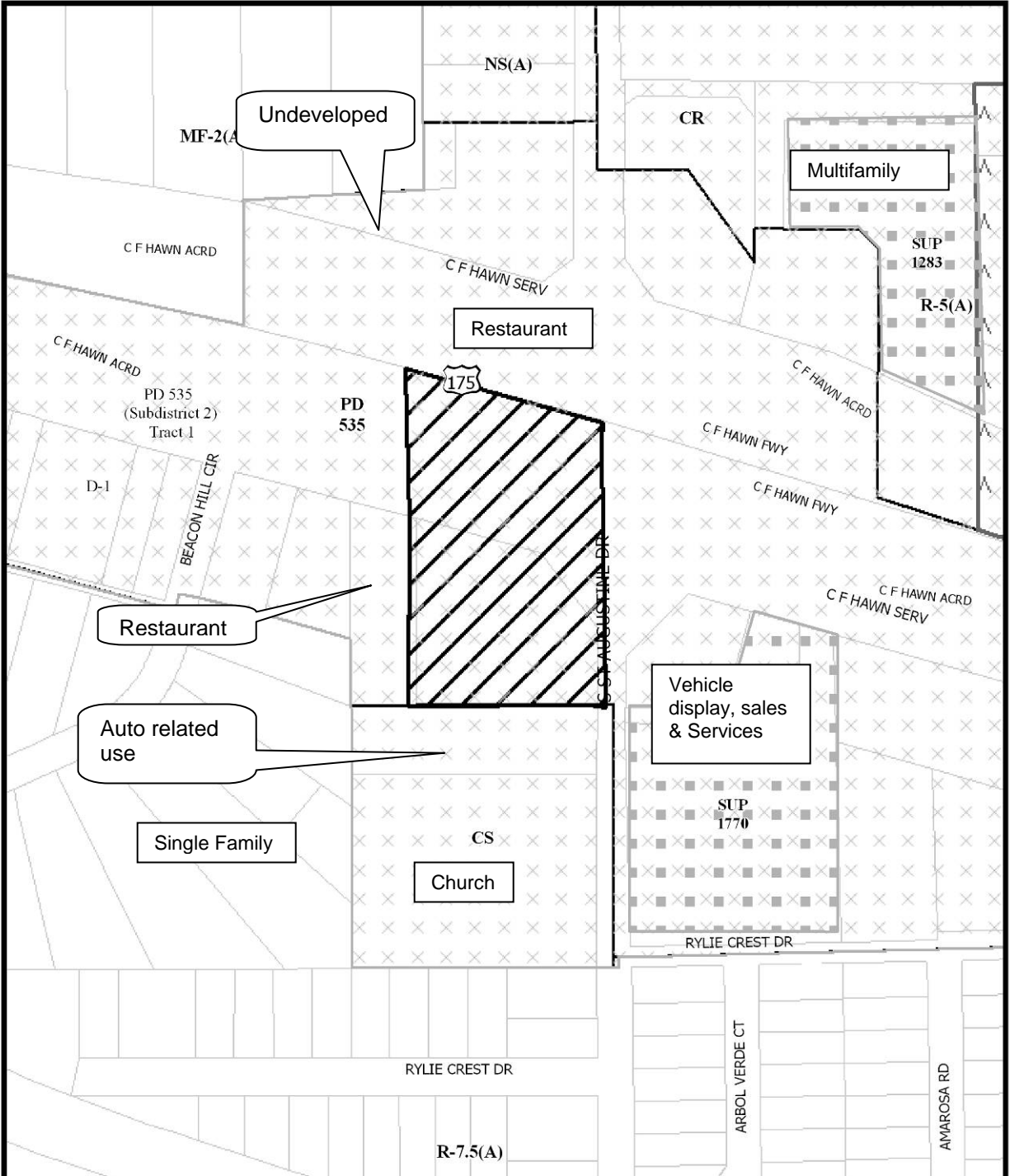


Note: This is a reproduction copy of microfilm records in the City of Dallas / Building Inspection Office. This reproduction is for archival review only. DO NOT REPRODUCE.



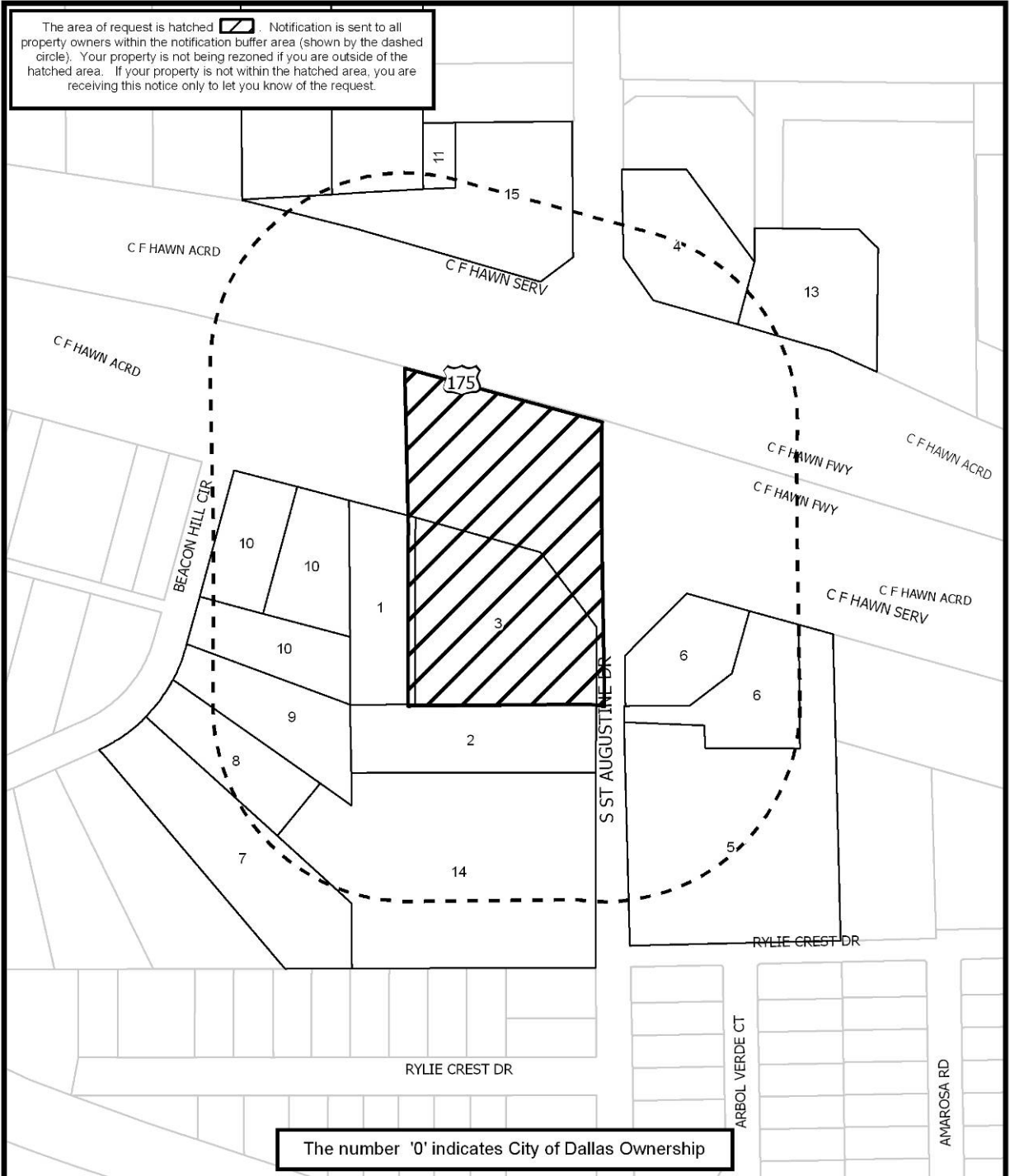
 1:6,000	<h1>VICINITY MAP</h1>	Map no: <u> N-11 </u> Case no: <u> Z101-356 </u>
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DATE: August 30, 2011



 1:2,400	<h1>ZONING AND LAND USE</h1>	Map no: <u> N-11 </u> Case no: <u> Z101-356 </u>
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DATE: August 30, 2011



 1:2,400	<h2>NOTIFICATION</h2>	Map no: <u> N-11 </u>
	AREA OF NOTIFICATION 300'	NUMBER OF PROPERTY OWNERS NOTIFIED 15

DATE: August 30, 2011

Notification List of Property Owners

Z101-356

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9515 C F HAWN	AMDICO INC
2	615 ST AUGUSTINE	LENAMOND DOUGLAS G
3	9531 C F HAWN	CLJS INC
4	9606 C F HAWN	SHIWAKOTI BISHNU
5	9625 C F HAWN	VERGARA MARIA SANTOS
6	9625 C F HAWN	DAVIS B J INV LTD
7	9435 BEACON HILL	ORTEGA ROGELIO & LEONOR H
8	9439 BEACON HILL	TORRES ESTEBAN M
9	9441 BEACON HILL	HULLETT DENEICE J
10	9503 C F HAWN	POINT BANK
11	521 ST AUGUSTINE	AGUIRRE J C
12	9518 SILVER FALLS	AGUIRRE HELEN T
13	9616 C F HAWN	NEAL HOSPITALITY LLC
14	617 ST AUGUSTINE	FAMILY BETHEL INC
15	527 ST AUGUSTINE	NAURIN INC DBA JUNCTION III

Planner: Warren F. Ellis

FILE NUMBER: Z0101-358(WE) **DATE FILED:** March 31, 2010

LOCATION: North side of Main Street, east of North Field Street

COUNCIL DISTRICT: 14 **MAPSCO:** 45-P

SIZE OF REQUEST: Approx. 4,000 sq. ft. **CENSUS TRACT:** 31.01

APPLICANT: Triple G Entertainment Group, LLC

OWNER: Creekbond Properties, L.P.

REPRESENTATIVE: Tommy Gaubert

REQUEST: An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial amusement (inside) limited to a dance hall within Planned Development District No. 619 for mixed uses.

SUMMARY: The purpose of this request is to allow the applicant to operate a bar, lounge or tavern within an existing multi-story building as well as provide an area to dance.

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

BACKGROUND INFORMATION:

- The request for a Specific Use Permit will allow for an alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial amusement (inside) for a dance hall to operate within an existing multi-tenant building.
- The applicant will operate the bar, lounge or tavern in the basement of the multi-tenant building. The dance floor will not exceed a maximum of 900 square feet of floor area.
- Planned Development District No. 619 was created on June 12, 2002, as a result of several public and private studies that developed retail strategies for the CBD area and promoted the downtown core as a “full time” activity area. Moreover, the goal was to encourage the development of retail and service uses in the area and create a mixed use urban activity center.

Zoning History: There have been three recent zoning changes requested in the area; however, there are several Zoning and Board of Adjustment cases that have been requested in the Downtown area but are located outside the zoning history map.

1. Z089-263 On Wednesday, December 9, 2009, the City Council approved a Specific Use Permit for an attached projecting non-premise district activity video board sign in Planned Development District No. 619 within the Downtown Special Sign District.
2. Z090-198 On Wednesday, June 8, 2011, the City Council approved a Specific Use Permit for an alcoholic beverage establishment for a bar, lounge or tavern uses and a commercial amusement (inside) for dance halls within Planned Development District No. 619 for mixed uses on the northwest corner of North Field Street and Main Street.
3. Z101-255 On Wednesday, September 14, 2011, the City Council approved a Specific Use Permit for an alcoholic beverage establishment and a commercial amusement (inside) limited to a Class A dance hall within Planned Development District No. 619 for mixed uses on the south side of Main Street, east of Field Street

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Main Street	Local Street	80 ft.	80 ft.
N. Field Street	Local Street	50 ft.	50 ft.

Land Use:

	Zoning	Land Use
Site	PDD No. 619	Vacant retail
North	PDD No. 619	Restaurant, office, parking structure
South	PDD No. 619	Restaurant, parking structure
East	PDD No. 619, H87	Residential
West	PDD No. 619, SUP No. 1856	Bar, lounge or tavern and dance hall

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 being within the Downtown Building Block.

The Downtown is a centrally located hub that provides high intensity, concentrated regional job and commercial activity supported by high-density housing. A Downtown includes pedestrian-oriented and mixed-use development and offers multiple transportation options. Ground floors of tall buildings feature shops with many windows for visual interest and safety while the streetscape incorporates trees for shade, wide sidewalks and easy-to-use signs for finding points of interest. Civic and open spaces provide an inviting atmosphere for pedestrians as well as a diversity of uses, generating activity throughout the day and evening.

The applicant’s proposal for a Specific Use Permit for an alcoholic beverage establishment for a bar, lounge or tavern and a commercial amusement (inside) for a dance hall also meets the goals in the *forwardDallas! Comprehensive Plan* as it relates to business expansion and retention within the downtown area.

LAND USE:

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES.

Policy 1.1.3 Build a dynamic and expanded Downtown

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

ECONOMIC DEVELOPMENT:

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

Policy 2.3.1 Restore Downtown Dallas as the economic and cultural heart of North Central Texas

STAFF ANALYSIS:

Land Use Compatibility: The request site is located within an existing multi-story structure on Main Street. The site is contiguous to a variety of mixed uses, which consist of office, alcohol establishments, restaurants and several parking structures. The request for Specific Use Permit for an alcoholic beverage establishment for a bar, lounge or tavern and a commercial amusement (inside) for a dance hall will allow the applicant to operate in the basement of the multi-tenant building. The maximum floor area of the bar lounge or tavern use is approximately 3,100 square feet and the commercial amusement (inside) use is approximately 900 square feet.

The proposed commercial amusement (inside) will continue to reinforce the overall intent of PDD No. 619 in the downtown area. Planned Development District No. 619 was created to encourage the “development of retail and service uses” and “create a mixed use urban activity center.”

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




Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 619 Central area	0'	0'	20.0 FAR	Any legal height	100%	75% of street frontage retail	Retail, Office High Density Residential

Landscaping: Landscape in this district must comply with all landscaping requirements set forth for the CA-1(A) District, and should be consistent with any design guidelines for the district approved by the council.

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

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

DALLAS POLICE DEPARTMENT										
										UCR Codes
										Year Codes
										Property Class Co
Virtual Viewer - Public Access										Weld
  										
Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0008061-W	01/08/2009	MILLER, CLIFTON	THEFT	01301		ELMST	133	2061	06941	
0013690-W	01/14/2009	JENKINS, TERRY	THEFT	01301		ELMST	133	2061	06941	
0070215-T	01/30/2007	BURGESS, CINDY	THEFT	01301		ELMST	133	2061	06951	
0097508-V	04/03/2008	EHRENBERG, BEN	THEFT	01301		ELMST	133	2061	06941	
0120774-T	02/20/2007	COLEMAN, LISA	CRIMINAL MISCHIEF/VAN...	01301		ELMST	133	2061	14031	

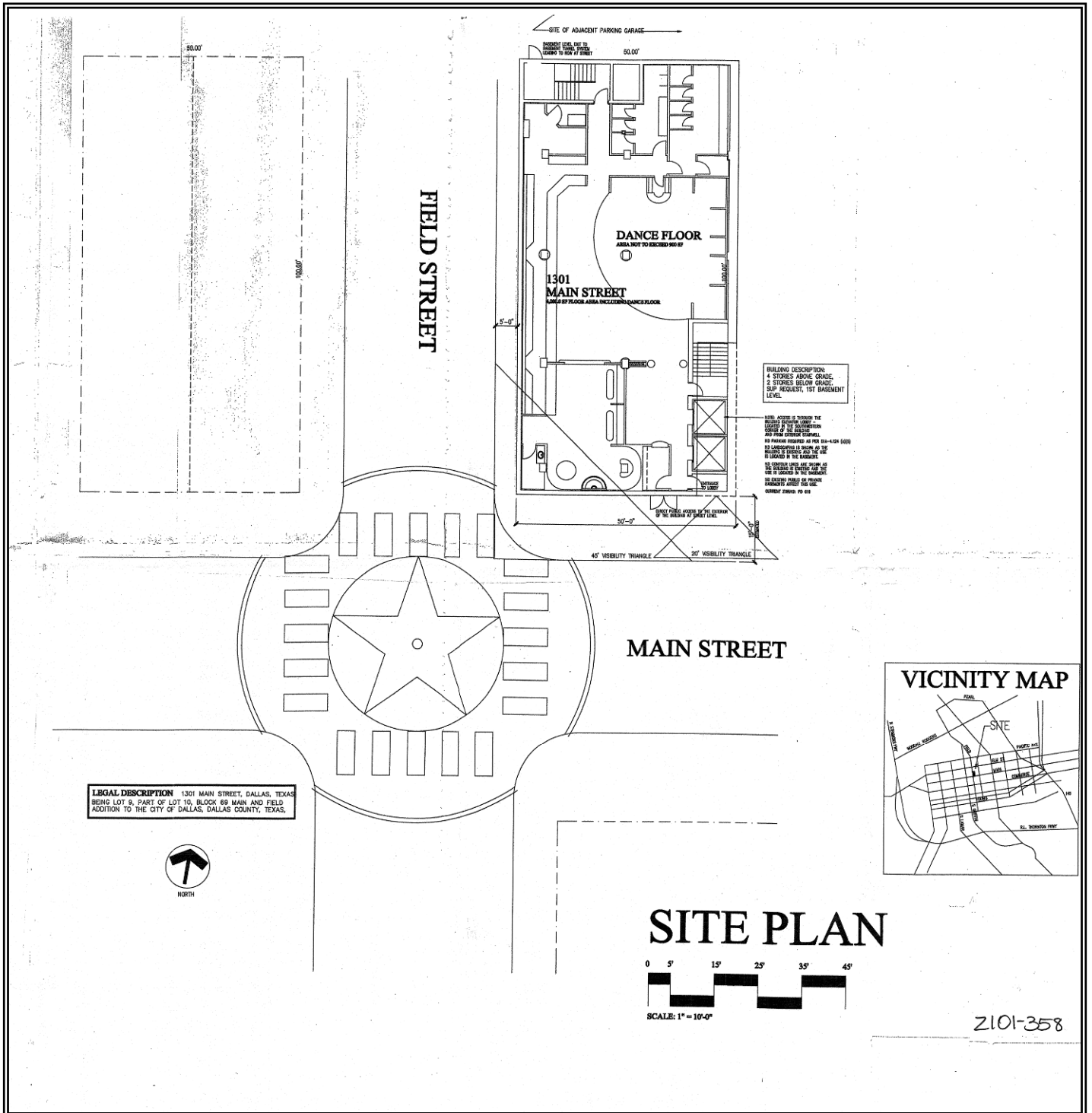
**LIST OF PRINCIPALS/PARTNERS
Triple G Entertainment Group, LLC**

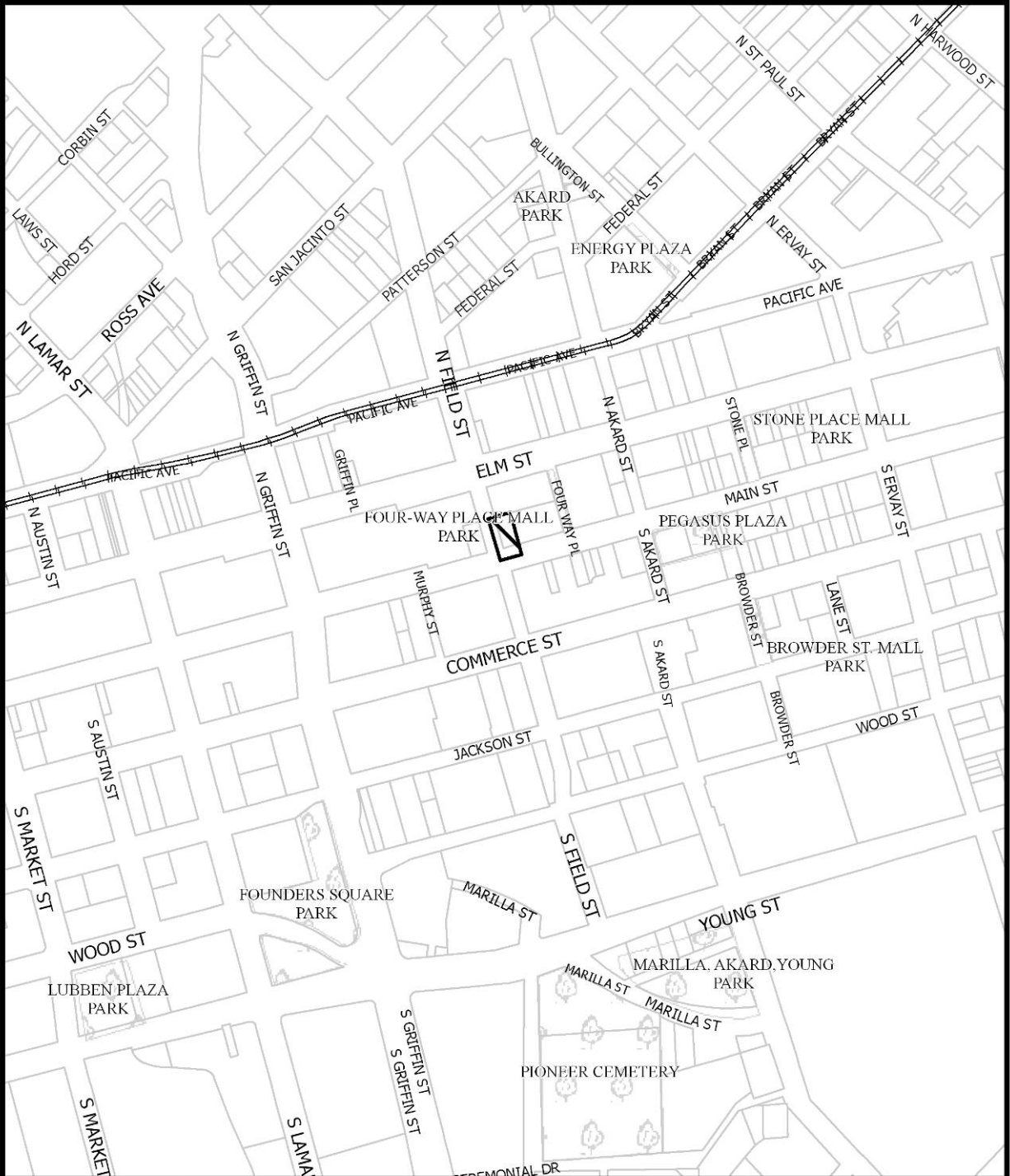
- Marc V. Connolly, Principal and Managing Partner
- Jessica C. Roth, Principal and Managing Partner


PROPOSED SUP CONDITIONS

1. USE: The only uses authorized by this specific use permit are an alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial amusement (inside) limited to a dance hall.
2. SITE PLAN: Use and development of the Property must comply with the attached site plans.
3. TIME LIMIT: This specific use permit automatically terminates on (two years from the passage of this ordinance).
4. DANCE FLOOR: The dance floor is limited to 900 square feet.
5. FLOOR AREA: The maximum floor area is 3,100 square feet.
6. HOURS OF OPERATION: The alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial amusement (inside) limited to a dance hall may only operate between 7:00 p.m. and 2:00 a.m. (the next day), Wednesday through Sunday.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

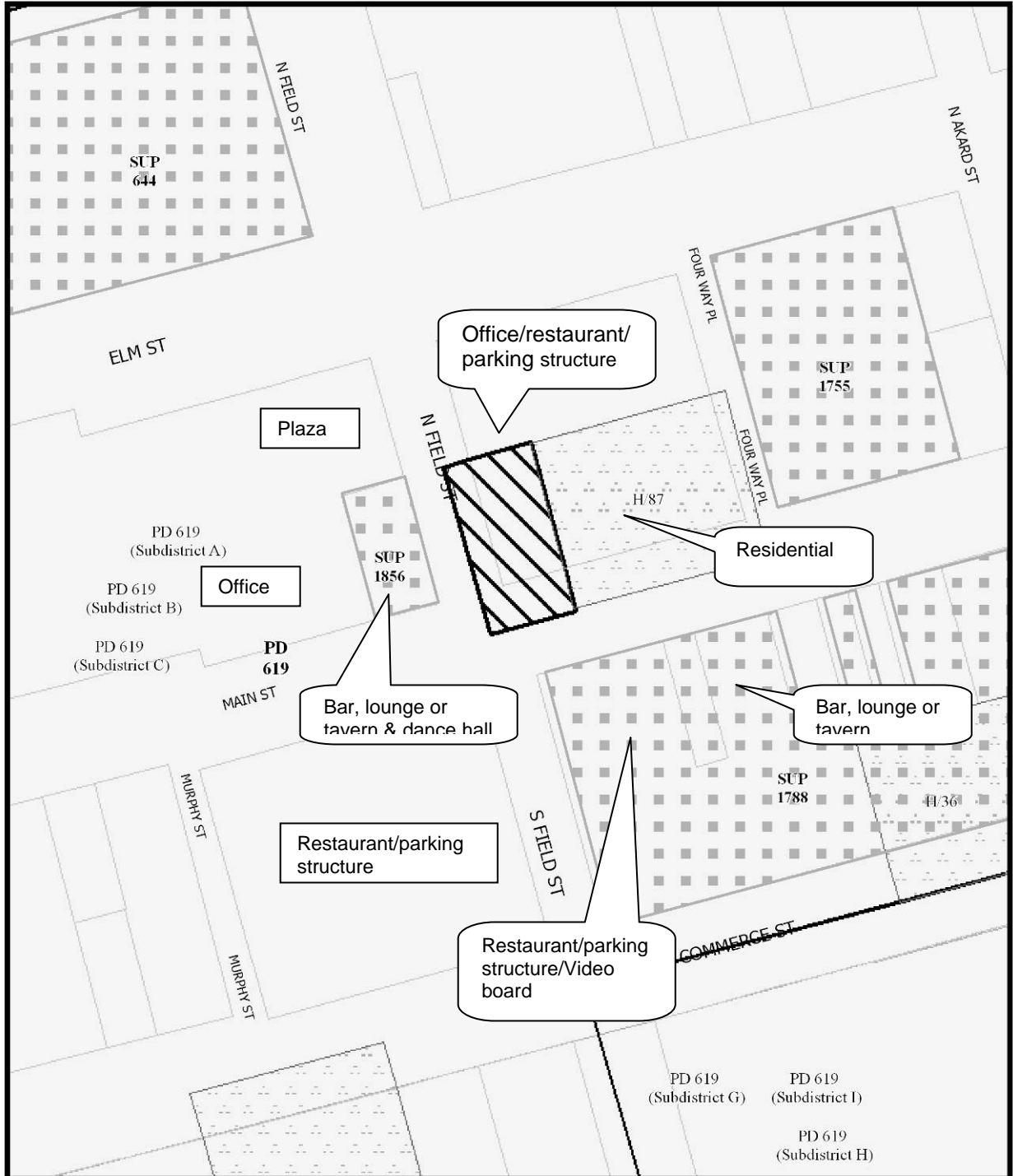
PROPOSED SITE PLANS
Basement level





 1:4,800	<h1>VICINITY MAP</h1>	Map no: <u> J-7 </u> Case no: <u> Z101-358 </u>
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DATE: October 04, 2011

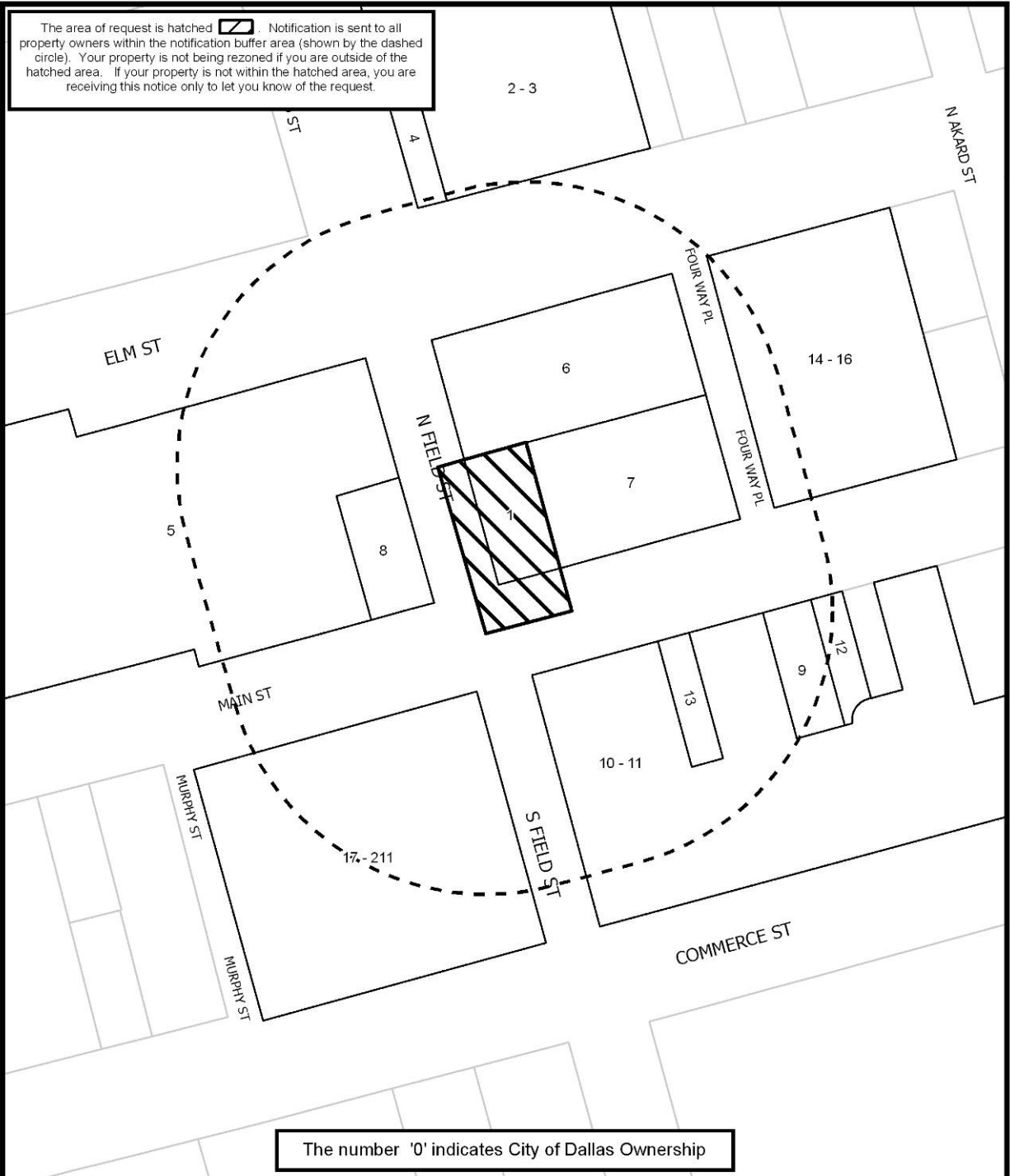



1:1,200

ZONING AND LAND USE

Map no: J-7
Case no: Z101-358

DATE: October 04, 2011



 1:1,200	<h2>NOTIFICATION</h2>	Map no: <u> J-7 </u>			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">211</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	211	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
211	NUMBER OF PROPERTY OWNERS NOTIFIED				

DATE: October 04, 2011

Notification List of Property Owners

Z101-358

211 Property Owners Notified

Label #	Address	Owner
1	1301 MAIN ST	CREEKBEND PPTIES LP
2	1401 ELM ST	ELM TOWER REALTY LP % RICHARD E SHAW JR
3	1401 ELM ST	ELM STREET PORTFOLIO LP
4	1411 ELM ST	SCIROEV TEXAS PARTNER LP ATTN BARBARA CU
5	1201 MAIN ST	RAK MAIN PLACE ASSOC LP % RAK GROUP LLC
6	1302 ELM ST	1309 MAIN STREET APARTMENTS LLC
7	1309 MAIN ST	DAVIS METRO LP
8	1217 MAIN ST	FWS GROUP DALLAS LLC %STEVE M SPENCER CP
9	1400 MAIN ST	FOSTER BRYAN S
10	1315 COMMERCE ST	ADOLPHUS ASSOC JV
11	1315 COMMERCE ST	DALLAS COMMERCE ASSOC LP % ADOLPHUS ASSO
12	1402 MAIN ST	TIER DEVELOPMENT GROUP LC
13	1306 MAIN ST	RASANSKY MITCHELL
14	1407 MAIN ST	DLD PROPERTIES
15	1407 MAIN ST	DRED PROPERTIES LTD
16	1407 MAIN ST	DCAR PROPERTIES LTD
17	1200 MAIN ST	BELLINGHAUSEN WIL J
18	1200 MAIN ST	NEWMAN PAULETTE E
19	1200 MAIN ST	PETREAS JAMES G
20	1200 MAIN ST	FLEEMAN WILLIAM SUSAN P
21	1200 MAIN ST	SHAH VINAY
22	1200 MAIN ST	DIXON GLORIA D UNIT 206
23	1200 MAIN ST	MACKLIN LURENZO E
24	1200 MAIN ST	GONZALO 1200 MAIN LLC
25	1200 MAIN ST	SMITH DANIEL E & HERMA A
26	1200 MAIN ST	FREEMAN SCOTT UNIT 303

10/4/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1200 MAIN ST	BOYD CURTIS W & GLENNA HALVORSON STE#130
28	1200 MAIN ST	GARZA STEVEN
29	1200 MAIN ST	NEVAREZ HECTOR O UNIT 306
30	1200 MAIN ST	AMONGKOL JITTADA KITTY
31	1200 MAIN ST	SMITH SHERIA D
32	1200 MAIN ST	CRIST EUGENE SCOTT STE 319
33	1200 MAIN ST	TERESI MARK A & TERESI JEANNE N
34	1200 MAIN ST	WEBER JOHN C
35	1200 MAIN ST	SANADI NISAR & THU NGUYET UNIT 405
36	1200 MAIN ST	FORTIER HUNTER & AMY SHREEVE
37	1200 MAIN ST	MASTAGLIO LINDA R
38	1200 MAIN ST	BAILEY PETER & MARY
39	1200 MAIN ST	PERRI ANTHONY J & DOROTHY G
40	1200 MAIN ST	RATH OMKAR R &
41	1200 MAIN ST	FAYE WILLIS DESIGNS INC
42	1200 MAIN ST	BAGARIA SAPNA & SURESH
43	1200 MAIN ST	PARKER RUBY
44	1200 MAIN ST	HOWARD KENNETH ROBERT
45	1200 MAIN ST	ARAUJO JOSEPH
46	1200 MAIN ST	SALVANT WAYNE
47	1200 MAIN ST	ELLER KELLEY
48	1200 MAIN ST	FLEEMAN WILLIAM B & % LEHMAN BROS 13TH
49	1200 MAIN ST	DASH PRIYARANJAN & AMITA K SAHU
50	1200 MAIN ST	FEDERAL HOME LOAN MTG CORP
51	1200 MAIN ST	CUEVAS ISRAEL F UNIT 607
52	1200 MAIN ST	EDWARDS JAMES & BARBARA
53	1200 MAIN ST	ATV TEXAS VENTURES IV LP
54	1200 MAIN ST	KADAN PROPERTIES LP
55	1200 MAIN ST	ADAMS WILHELMINA J UNIT 705
56	1200 MAIN ST	COMBS DAMETIA
57	1200 MAIN ST	BEVERS MARC UNIT 707

10/4/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1200 MAIN ST	WHITE JESSICA UNIT 708
59	1200 MAIN ST	HERICKS JAMES & HERICKS SHELLY
60	1200 MAIN ST	BAKER WILLIAM H III
61	1200 MAIN ST	MATZ TIMOTHY L & PATRICE A
62	1200 MAIN ST	DANIEC MONICA UNIT 713
63	1200 MAIN ST	BLACK PAUL
64	1200 MAIN ST	HAQUE NAZ & HAQUE MUHAMMAD
65	1200 MAIN ST	SCHNAPPAUF MICHAEL STE 803
66	1200 MAIN ST	ALANIZ GEORGE R JR & ANEESA T HOJAT
67	1200 MAIN ST	ANDRES DANIEL & MICHELLE
68	1200 MAIN ST	NGUYEN MICHAEL
69	1200 MAIN ST	BENEVENTI MARK FRANCIS
70	1200 MAIN ST	DU YALI
71	1200 MAIN ST	KORE ALTIN APT 2304
72	1200 MAIN ST	SAIED ANNA M
73	1200 MAIN ST	FAIRCHILD MELISSA
74	1200 MAIN ST	BURNS CHRISTOPHER J UNIT 812
75	1200 MAIN ST	PRESBY MARK M & LORRIE L UNIT 901
76	1200 MAIN ST	CRIST EUGENE SCOTT
77	1200 MAIN ST	DAVID CRANE & ASSOC PPTY LTD SUPERANNUAT
78	1200 MAIN ST	ELLER TOM & ROBYN UNIT 905
79	1200 MAIN ST	KAHANE DENNIS SPENCER
80	1200 MAIN ST	SULLIVANMCMULLEN DAVID UNIT 907
81	1200 MAIN ST	PARK STEPHEN
82	1200 MAIN ST	ROMACK FAMILY LIVING TRUST
83	1200 MAIN ST	THEIS LANGSTON UNIT 912
84	1200 MAIN ST	CAREY GABRIELLE
85	1200 MAIN ST	FANNIE MAE
86	1200 MAIN ST	BROWN GLENN ALAN UNIT 1003
87	1200 MAIN ST	ROMERO GERALD & LOURDES
88	1200 MAIN ST	BENITEZ RONALD A

10/4/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1200 MAIN ST	SMITH RICHARD
90	1200 MAIN ST	KEANE JUSTIN SCOTT &
91	1200 MAIN ST	CHOY MIRNA % METROPOLITAN
92	1200 MAIN ST	FANNIE MAE
93	1200 MAIN ST	OROZCO CARLOS A
94	1200 MAIN ST	SALVANT BRIAN
95	1200 MAIN ST	DOMINGUEZ JOSE R & ZOILA
96	1200 MAIN ST	GRIEGO MANUEL R JR & DEBRA
97	1200 MAIN ST	LO TYRONE & PILAR
98	1200 MAIN ST	MA MAU & JUYEI
99	1200 MAIN ST	THOMAS BIJU
100	1200 MAIN ST	PATRO LOKANATH
101	1200 MAIN ST	MADDERRA RHONDA & FARON
102	1200 MAIN ST	LIN JEFF P UNIT 1108
103	1200 MAIN ST	SENDKER JAN
104	1200 MAIN ST	RADFORD TRACI UNIT 1111
105	1200 MAIN ST	ROMIG RANDALL UNIT 1112
106	1200 MAIN ST	BRAUM EARL E JR DBA INTERVEST ENGINEERIN
107	1200 MAIN ST	QUACH LINH
108	1200 MAIN ST	MORAIS JUSTIN
109	1200 MAIN ST	TRAN DONG V
110	1200 MAIN ST	MCCANS WILLIAM
111	1200 MAIN ST	HOSKINS BRIAN
112	1200 MAIN ST	PARKER PHILLIP & MELANIE PARKER
113	1200 MAIN ST	BARGANIER NORA D & MICHAEL G
114	1200 MAIN ST	LITTLE STERLING UNIT 1210
115	1200 MAIN ST	LIN XIEQING
116	1200 MAIN ST	ASHON HASSEB
117	1200 MAIN ST	WEBER DANIEL T & GAIL G UNIT 1213
118	1200 MAIN ST	KHUNTIA ASHOK
119	1200 MAIN ST	KOUROSH INVESTMENT LLC

10/4/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	1200 MAIN ST	CHAUDHRY JAMAL AZIZ UNIT 1405
121	1200 MAIN ST	MICHULKA GEORGE & MICHULKA NONY
122	1200 MAIN ST	BYRUM TADD A & UNIT 1407
123	1200 MAIN ST	DAO BAO D
124	1200 MAIN ST	FANNIE MAE
125	1200 MAIN ST	GREEN KAREN S
126	1200 MAIN ST	ZANDER GREG W
127	1200 MAIN ST	SALVANT WAYNE F & BEVERLY B
128	1200 MAIN ST	YATES RALPH & FAYE UNIT 1503
129	1200 MAIN ST	HILL DANIEL &
130	1200 MAIN ST	HIBSID 1 LLC
131	1200 MAIN ST	TRIPP THOMAS UNIT 4405
132	1200 MAIN ST	COCHRAN TYLER
133	1200 MAIN ST	LUTZ CHRISTINE & THOMAS E LUTZ
134	1200 MAIN ST	PACE EDWARD S REVOCABLE TRUST
135	1200 MAIN ST	KHAN MOIN
136	1200 MAIN ST	LOS ANGELES MANAGEMENT TRUST
137	1200 MAIN ST	DAVIS STEPHEN J
138	1200 MAIN ST	NARAN ASHOK
139	1200 MAIN ST	LANCASTER PHILLIP & IRENE
140	1200 MAIN ST	POLANCO PAUL UNIT 1608
141	1200 MAIN ST	DAMANI ANIRUDH A UNIT 1609
142	1200 MAIN ST	PROCTOR RICHARD P REVOCABLE TRUST
143	1200 MAIN ST	PATTERSON JEFF
144	1200 MAIN ST	STRINGER CHRISTOPHER & KATIE
145	1200 MAIN ST	STROTHMAN RHONDA K
146	1200 MAIN ST	BROWNELL SUSAN K &
147	1200 MAIN ST	ALVAREZ DAVID &
148	1200 MAIN ST	AHUMADA MUCIO UNIT 1708
149	1200 MAIN ST	LESTER MARY C
150	1200 MAIN ST	CHAFFIN LYNDAL A

10/4/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	1200 MAIN ST	HUMES EDUARDO
152	1200 MAIN ST	VIRANI ASIF
153	1200 MAIN ST	JACKSON JILL A UNIT 1803
154	1200 MAIN ST	BADMAND HOLDINGS LLC
155	1200 MAIN ST	CARTON JEFF
156	1200 MAIN ST	LIN JAMES
157	1200 MAIN ST	GARCIA WAYNE
158	1200 MAIN ST	ZOLLER ROBERT W
159	1200 MAIN ST	DIOP DESAGANA #309
160	1200 MAIN ST	NATHAL JULIO
161	1200 MAIN ST	SLAUGHTER JUSTIN UNIT 1906
162	1200 MAIN ST	VANSANT CAROLYN
163	1200 MAIN ST	ROMERO ROBERT R &
164	1200 MAIN ST	HAGLER TRENT L
165	1200 MAIN ST	ALDINGER CRAIG & LAUREN M
166	1200 MAIN ST	CHAUDHRY JAMAL
167	1200 MAIN ST	FARTHING DANIEL
168	1200 MAIN ST	FICKEL MATTHEW & MARY BETH
169	1200 MAIN ST	HENSLEY DALLAS W & VIRGINIA K
170	1200 MAIN ST	MCCLAIN JONI L
171	1200 MAIN ST	TARVER CHRISTOPHER T & MONIQUE
172	1200 MAIN ST	YING KEN W
173	1200 MAIN ST	HWANG HELEN UNIT 1207
174	1200 MAIN ST	MOVVA SATYANARAYANA
175	1200 MAIN ST	PERRY BEVERLY UNIT 2109
176	1200 MAIN ST	FOX JEFFREY L
177	1200 MAIN ST	QUINN CRAIN A & NATALIE L
178	1200 MAIN ST	WAYGOOD PATRICK S & PARKER ROBERT W
179	1200 MAIN ST	DURRA OMAR
180	1200 MAIN ST	PHILLIPS DAVID G
181	1200 MAIN ST	MARKHOFF STEVEN UNIT 2205

10/4/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	1200 MAIN ST	TIBI ZUHAIR B UNIT 2206
183	1200 MAIN ST	CUNNINGHAM THOMAS G
184	1200 MAIN ST	POWERS A MARKS
185	1200 MAIN ST	PERRI ANTHONY J III MD
186	1200 MAIN ST	MERRITT THOMAS JOSEPH
187	1200 MAIN ST	LUDWIG CURTIS A
188	1200 MAIN ST	PATEL AMIR B
189	1200 MAIN ST	SCHWARTZ GREGORY A
190	1200 MAIN ST	IPPOLITO ESTER
191	1200 MAIN ST	FREGOZO MARIJANA &
192	1200 MAIN ST	NAIDU EUPHRASIA RANI
193	1200 MAIN ST	BOWENS BARRY C
194	1200 MAIN ST	KRIDER SUE E
195	1200 MAIN ST	BORICHEVSKY BRIAN & AMANDA
196	1200 MAIN ST	ENGRAM AARON APT 503
197	1200 MAIN ST	COX JOHN VERNON & GAY GAYLE UNIT 2401
198	1200 MAIN ST	BIERI MATTHEW B & REBECCA
199	1200 MAIN ST	GILMAN ALEX
200	1200 MAIN ST	MOTGI GURUBASAPPA V & SHASHI R MOTGI
201	1200 MAIN ST	SARDARABADI ABDOL M & DICKSON DEBRA
202	1200 MAIN ST	ACKER PARLEY E III
203	1200 MAIN ST	WATTS JAMES T & WATTS MARCIA
204	1200 MAIN ST	WELKER EDWARD & JOANNE
205	1200 MAIN ST	TRAMMELL DUANE &
206	1200 MAIN ST	MAURER IAN S
207	1200 MAIN ST	MERCHANT REHAN I & BHULA ROSHNI
208	1200 MAIN ST	REAGANS KIMBERLY
209	1200 MAIN ST	WAYGOOD DAVID NEAL & LISA
210	1200 MAIN ST	PERRI ANTHONY J III
211	1200 MAIN ST	BELGAUIM LLC

Planner: Warren F. Ellis

FILE NUMBER: Z101-361(WE) **DATE FILED:** August 26, 2011

LOCATION: C.F. Hawn Freeway and Great Trinity Forest Way (Loop 12), southwest corner

COUNCIL DISTRICT: 5 **MAPSCO:** 58U & Y

SIZE OF REQUEST: Approx. 33,414.16 sq. ft. **CENSUS TRACT:** 93.04

APPLICANT / OWNER: Saint George & Ava Tigi, Inc.

REPRESENTATIVE: MASTERPLAN

REQUEST: An application for 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 within Subdistrict 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 sell alcohol for off-premise consumption in conjunction with the existing convenience store.

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

BACKGROUND INFORMATION:

- The request site is vacant but is developed with a restaurant use within the general merchandise or food store less than 3,500 square feet and a motor vehicle fueling station. The total floor area for the proposed site is approximately 1,844 square feet.
- The proposed use is to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property.
- The general merchandise use is permitted by right. The sale of alcoholic beverages on property is prohibited in a D Dry Liquor Control Overlay and requires a specific use permit in the D-1 Dry Liquor Control Overlay.
- The request site is adjacent to a restaurant use and several auto related uses. A church is located south of the request site on St. Augustine Road and is beyond the door-to-door measurement distance of 300 feet.

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

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	Proposed ROW
C.F. Hawn Freeway		Variable lane widths	Variable lane widths
Great Trinity Forest Way (Loop 12)		Variable lane widths	Variable lane widths

Land Use:

	Zoning	Land Use
Site	PDD No. 533-D-1	General merchandise store
North	PDD No. 533-D-1	C.F. Hawn Freeway
South	RR, SUP No. 1844, SUP No. 1858	General merchandise store w/fueling station
East	RR	Undeveloped
West	PDD No. 533-D-1	Restaurant, Undeveloped

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

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

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

Land Use Compatibility: The approximately 33,414.16 square foot site is located within Subdistrict 5 of Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1 and is currently developed with a restaurant use inside the general merchandise or food store less than 3,500 square feet and a motor vehicle fueling. The applicant is proposing a small expansion of the general merchandise or food store to accommodate a larger restaurant use. The restaurant will consist of approximately 512 square feet of floor area. In addition, the applicant is proposing to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property, which is not allowed by the D Liquor Control Overlay but requires a Specific Use Permit in the D-1 Liquor Control Overlay.

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

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

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

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

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

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

The applicant’s request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. The initial short time period will also require that the request be reevaluated to ensure the use is compatible in this location.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
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

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

Parking: The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area and 2 spaces for a motor vehicle fueling station. The development requires 11 spaces with 11 being provided per the attached site plan. The restaurant use is considered to be an accessory use to the main use because the restaurant use is less than 5 percent of the total main use.

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

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

DALLAS POLICE DEPARTMENT										UCR Codes		Year Codes		Property Class Codes		
Virtual Viewer - Public Access										Welcome						
Search Records - Offense										Filter						
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2						
0013746-V	01/13/2008	*SHELL FORD MART	TRAFFIC MOTOR VEHICLE	08015		CFHAWNF...	351	4431	32090							
0013936-V	01/17/2011	JONES,GREGORY	AUTO THEFT-UUMV	08015		CFHAWNF...	337	4431	07222							
0020624-W	01/21/2009	BETANCOURT, SERGIO	ROBBERY	08015		CFHAWNF...	337	4431	03941							
0021426-T	01/09/2007	*DR PEPPER	THEFT	08015		CFHAWNF...	352	4431	06902							
0027598-V	01/27/2008	SMITH, ALIDA	ASSAULT	08015		CFHAWNF...	351	4431	08422							
0046213-X	02/17/2010	*SHELLS	THEFT	08015		CFHAWNF...	337	4431	06934							
0048869-X	02/20/2010	MORALES, JUAN	TRAFFIC MOTOR VEHICLE	08015		CFHAWNF...	337	4431	32090							
0052138-W	02/23/2009	CLARK,NATOSHA	CRIMINAL MISCHIEF/VANDALISM	08015		CFHAWNF...	337	4431	14081							
0062287-T	01/27/2007	EDWARDS,KENNETH LAV...	ROBBERY	08015		CFHAWNF...	352	4431	03931							
0086700-X	03/30/2010	*SHELLS INC	ROBBERY	08015		CFHAWNF...	337	4431	03311							
0088021-Y	04/08/2011	*SHELL FOOD MART	THEFT	08015		CFHAWNF...	337	4431	06903							
0107721-Y	04/28/2011	@CITY OF DALLAS	FOUND PROPERTY	08015		CFHAWNF...	337	4431	43020							
0114565-W	04/23/2009	GOMEZ,JOSE	CRIMINAL MISCHIEF/VANDALISM	08015		CFHAWNF...	337	4431	14082							
0121085-Y	05/11/2011	@CITY OF DALLAS	FOUND PROPERTY	08015		CFHAWNF...	337	4431	43020							
0132048-W	05/09/2009	MUNGIAL, HECTOR	ACCIDENTAL INJURY - PUBLIC...	08015		CFHAWNF...	337	4431	33070							
0139547-V	05/10/2008	JACKSON, LINDRA	LOST PROPERTY	08015		CFHAWNF...	351	4431	42020							
0153691-V	05/24/2008	*SHELL STATION	FORGERY & COUNTERFEITING	08015		CFHAWNF...	351	4431	10022							
0154326-T	03/06/2007	STERLING,CHRISTINA	MISSING PERSON	08015		CFHAWNF...	352	4431	41023							
0168890-V	06/07/2008	SMITH, STANFORD	ROBBERY	08015		CFHAWNF...	351	4431	03911							
0171420-X	06/19/2010	QUINONES,PERLA	ROBBERY	08015		CFHAWNF...	337	4431	03911							
0171572-V	06/08/2008	*SHELL	THEFT	08015		CFHAWNF...	351	4431	06934							
0193141-W	07/03/2009	TOMS, JEFFERY	ROBBERY	08015		CFHAWNF...	337	4431	26000	03A41						
0204727-W	07/13/2009	*SHELL GAS STATION	THEFT	08015		CFHAWNF...	337	4431	06904	06934						
0237094-V	07/31/2008	@CITY OF DALLAS	TRAFFIC MOTOR VEHICLE	08015		CFHAWNF...	351	4431	32090							
0254910-W	08/27/2009	WEST, JAMES	ROBBERY	08015		CFHAWNF...	337	4431	03911							
0281334-T	04/21/2007	BARRON,KARREN	DISORDERLY CONDUCT	08015		CFHAWNF...	352	4431	24240							
0337614-V	11/02/2008	*SHELL GAS STATION	THEFT	08015		CFHAWNF...	351	4431	06934							
0370515-W	12/17/2009	*SHELL; FOODMART	FORGERY & COUNTERFEITING	08015		CFHAWNF...	337	4431	10022							
0372629-T	05/21/2007	SALGADO,ANTONIO	ASSAULT	08015		CFHAWNF...	352	4431	08121							
0395419-T	05/29/2007	PHILLIPS, GAILA	ROBBERY	08015		CFHAWNF...	352	4431	03941							
0414258-T	04/20/2007	ESPINOSA,VICTOR	ASSAULT	08015		CFHAWNF...	352	4431	08111							
0480382-T	05/17/2007	SMITH,MERRILL,	AGGRAVATED ASSAULT	08015		CFHAWNF...	352	4431	04221							
0494725-T	07/03/2007	MOORE, PHILLIS	THEFT	08015		CFHAWNF...	352	4431	06904							
0655745-T	09/13/2007	*SHELL FOODMART	OTHER OFFENSES	08015		CFHAWNF...	352	4431	26530							
0692365-T	10/18/2007	*SHELL	OTHER OFFENSES	08015		CFHAWNF...	352	4431	26530							
0767139-T	12/12/2007	*SHELL SERVICE STATI...	THEFT	08015		CFHAWNF...	351	4431	06935							

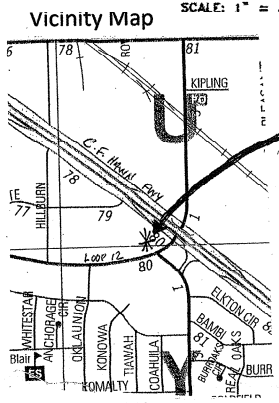
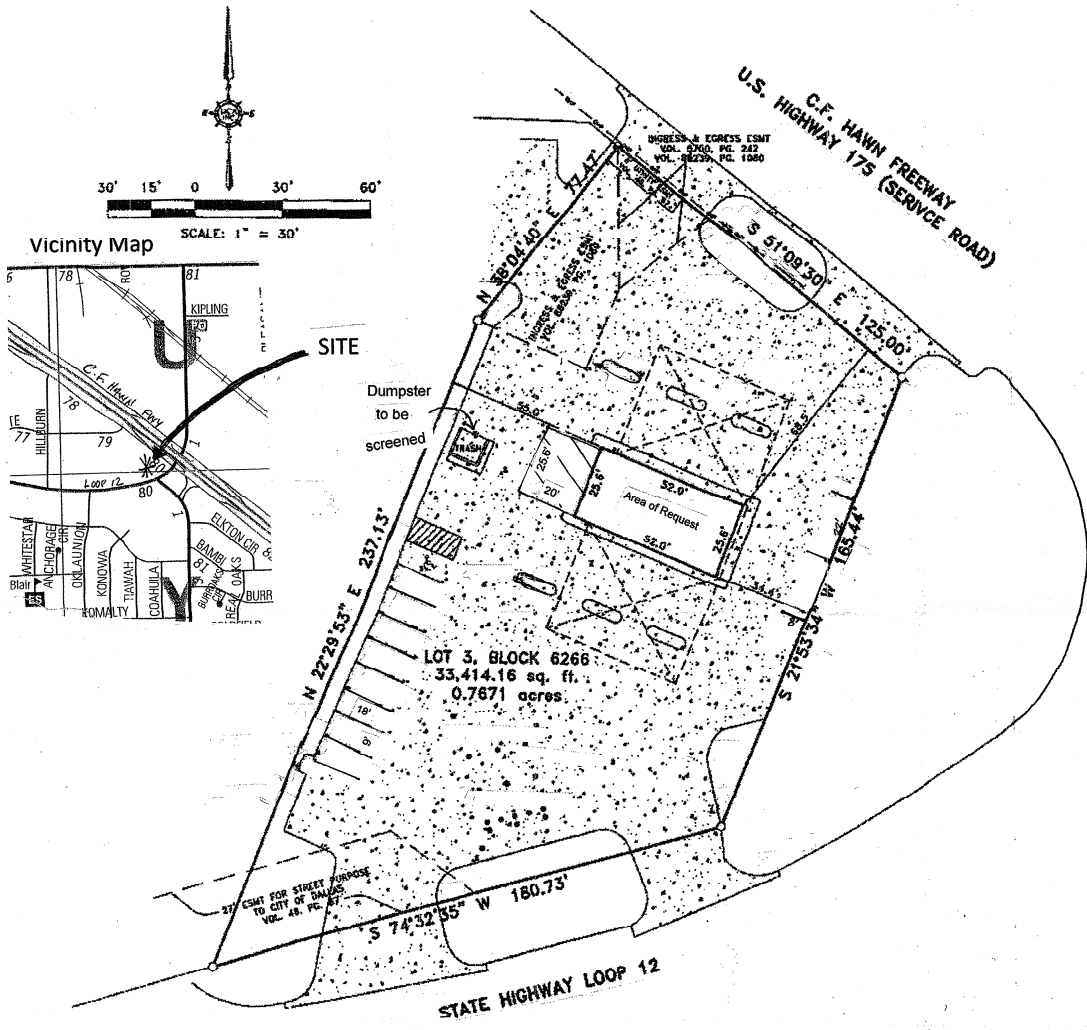
LIST OF OFFICERS
Saint George & Ava Tigi, Inc.

- Sami N. Ebrahim Sole owner

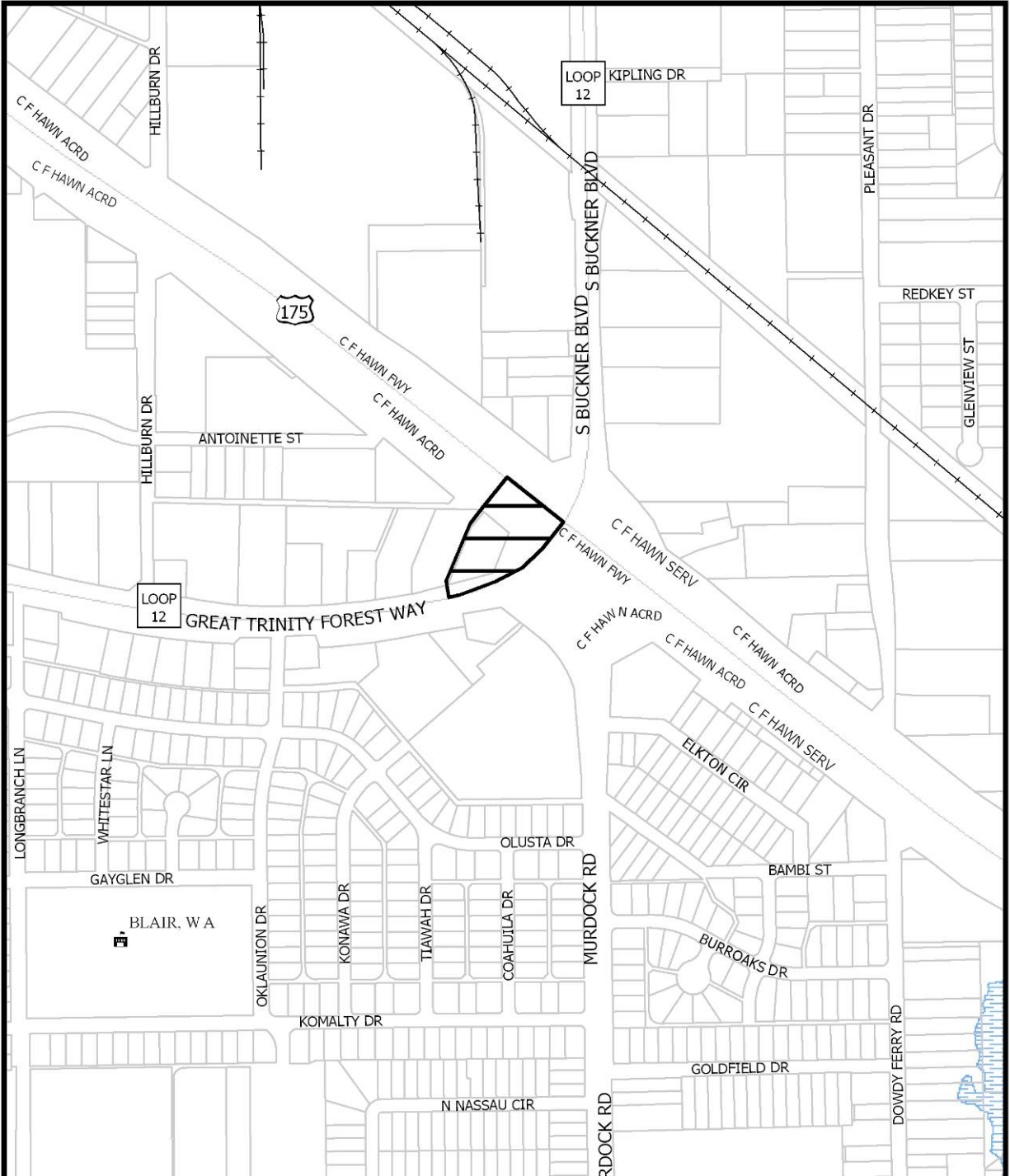
PROPOSED SUP CONDITIONS


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-year period from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
5. DRIVE-THROUGH WINDOW: A restaurant with drive-in or drive through service use may not use a drive-through window for retail sales of alcoholic beverages.
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.
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 PLAN

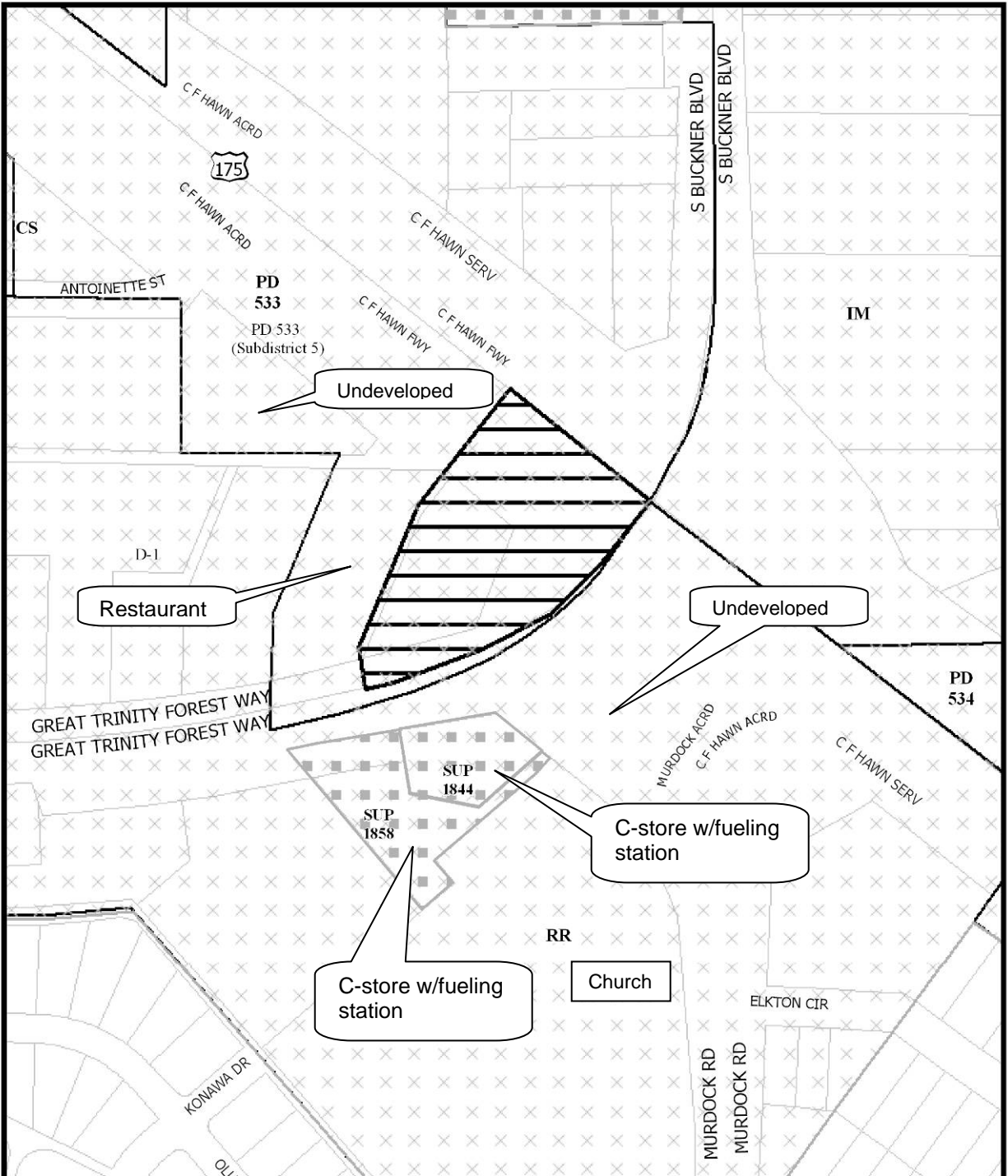


Site Summary
Existing Zoning
Requested Zoning
consumption
Lot Area:
Existing Lot Area
Existing Building
Proposed Building
Proposed Building
Required Parking
Provided Parking
Expansion



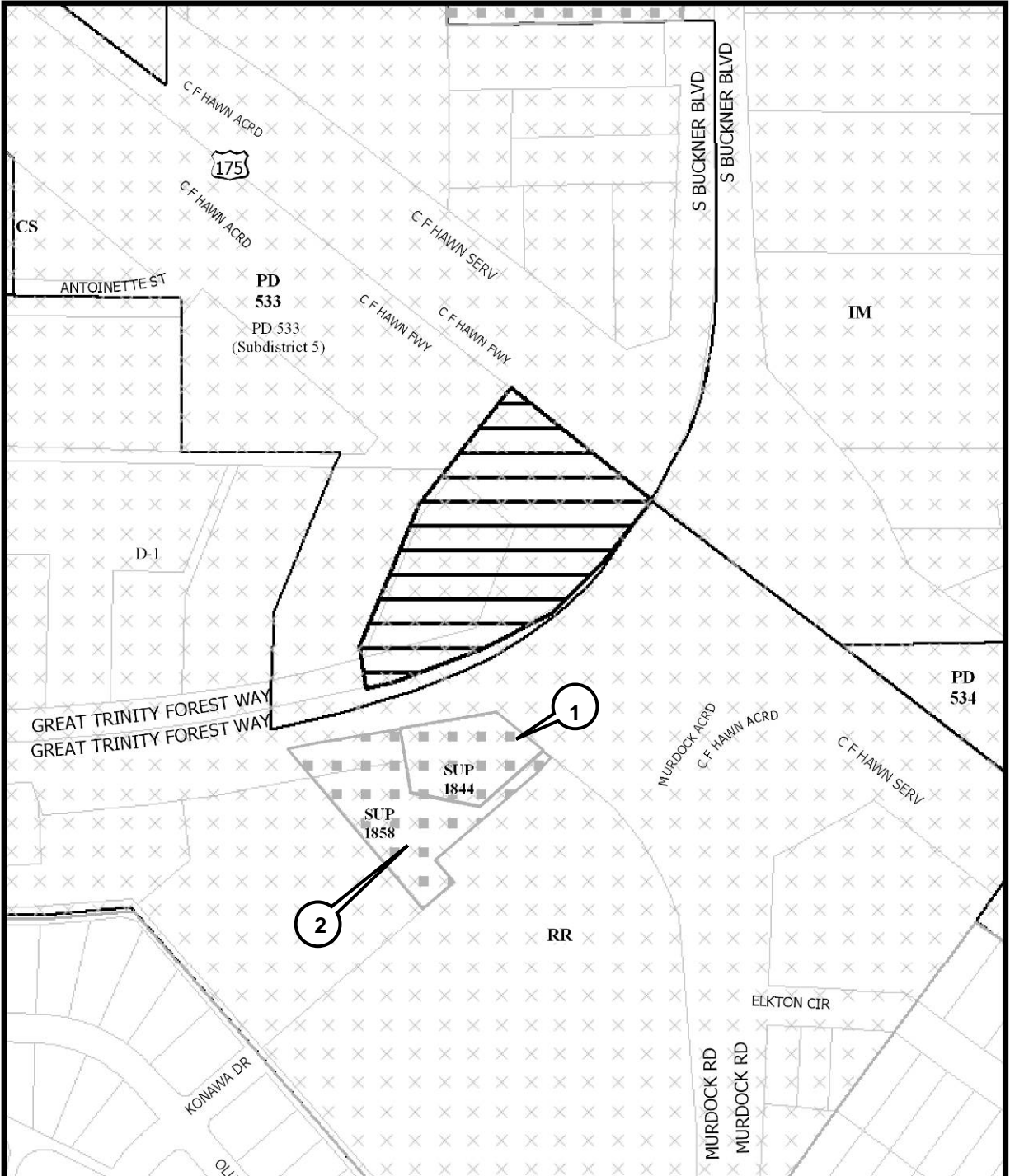
 1:6,000	<h1>VICINITY MAP</h1>	Map no: <u> M-10 </u> Case no: <u> Z101-361 </u>
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DATE: October 04, 2011



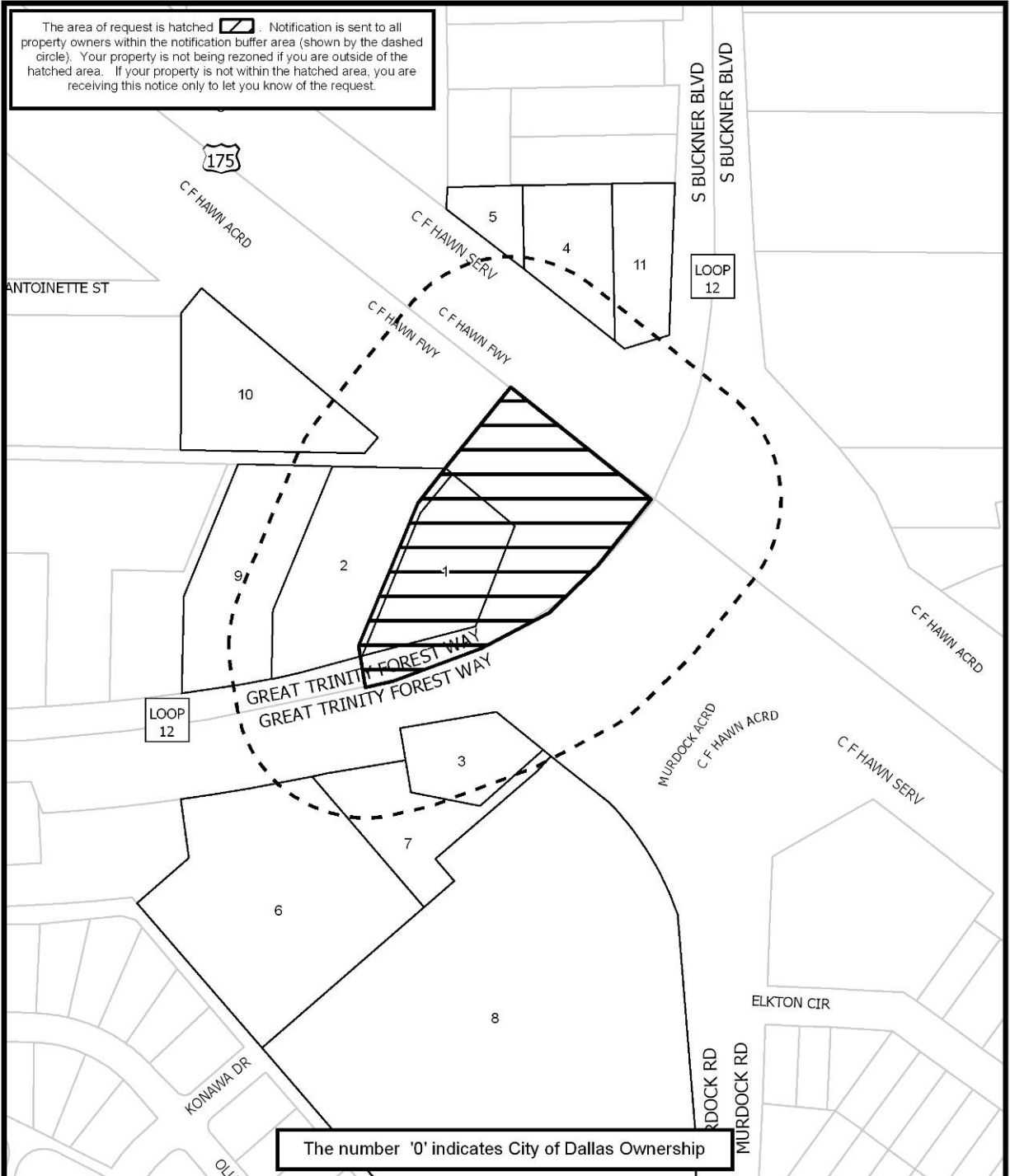
 1:2,400	<h1>ZONING AND LAND USE</h1>	Map no: <u> M-10 </u> Case no: <u> Z101-361 </u>
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DATE: October 04, 2011



 1:2,400	<h1>ZONING HISTORY</h1>	Map no: <u> M-10 </u> Case no: <u> Z101-361 </u>
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DATE: October 04, 2011



 1:2,400	<h2>NOTIFICATION</h2>	Map no: <u> M-10 </u>
	200' AREA OF NOTIFICATION 11 NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u> Z101-361 </u>

DATE: October 04, 2011

Notification List of Property Owners

Z101-361

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 SAV ASSN % ROL
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 L

FILE NUMBER: Z101-329 (CG)

DATE FILED: July 18, 2011

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

COUNCIL DISTRICT: 4

MAPSCO: 55-F

SIZE OF REQUEST: .334 acres

CENSUS TRACT: 49

REPRESENTATIVE: Hisham Awadelkariem

APPLICANT: Tarif Al-Rousan

OWNER: Rousan and Wared, Corp.

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

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

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

PREVIOUS ACTION: On September 15, 2011 and October 20, 2011, the City Plan Commission moved to hold this case under advisement.

BACKGROUND INFORMATION:

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

Zoning History:

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

Thoroughfares/Streets:

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

Land Use:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

Land Use Compatibility:

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

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

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

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

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

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

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

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

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

Parking/Traffic:

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

Landscaping:

Landscaping required per Article X of the Dallas Development Code.

Police Report:

Offense Records - Windows Internet Explorer provided by Yahoo!

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

Waters Consulting Group, Inc.

DALLAS POLICE DEPARTMENT

Virtual Viewer - Public Access

Search Records - Offense

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

Page 1 of 3 (44 items)

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

Waters Consulting Group, Inc.

DALLAS POLICE DEPARTMENT

Virtual Viewer - Public Access

Search Records - Offense

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

Page 2 of 3 (44 items)

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Police Report:

Offense Records - Windows Internet Explorer provided by Yahoo!

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

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DALLAS POLICE DEPARTMENT

Virtual Viewer - Public Access

Search Records - Offense

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

Page 3 of 3 (44 items)

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Z101-329(CG)

List of Partners/Principals/Officers

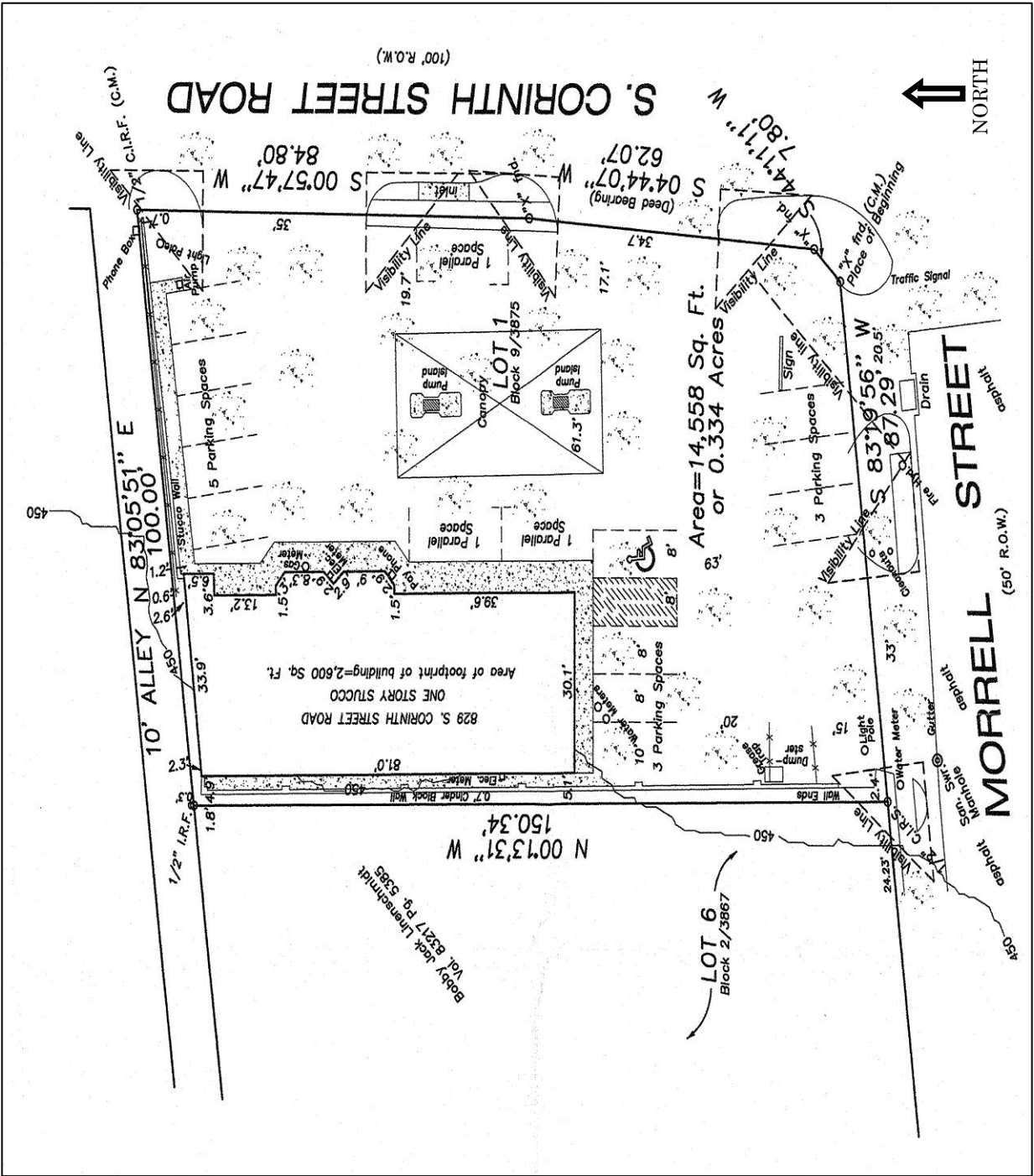
OWNER

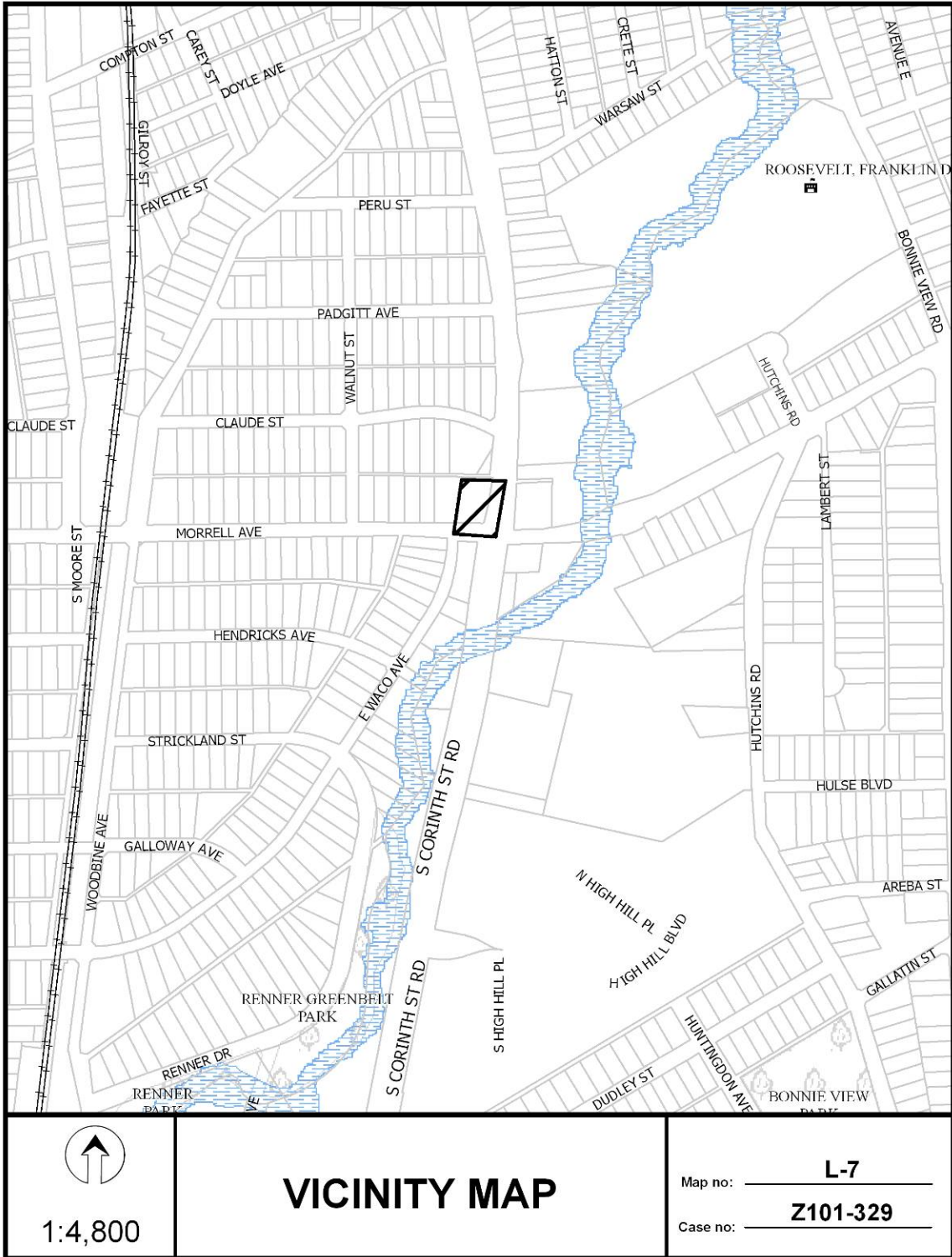
Rousan and Wared, Corp
Tarif Z. Al-Rousan – President, Secretary, Treasurer

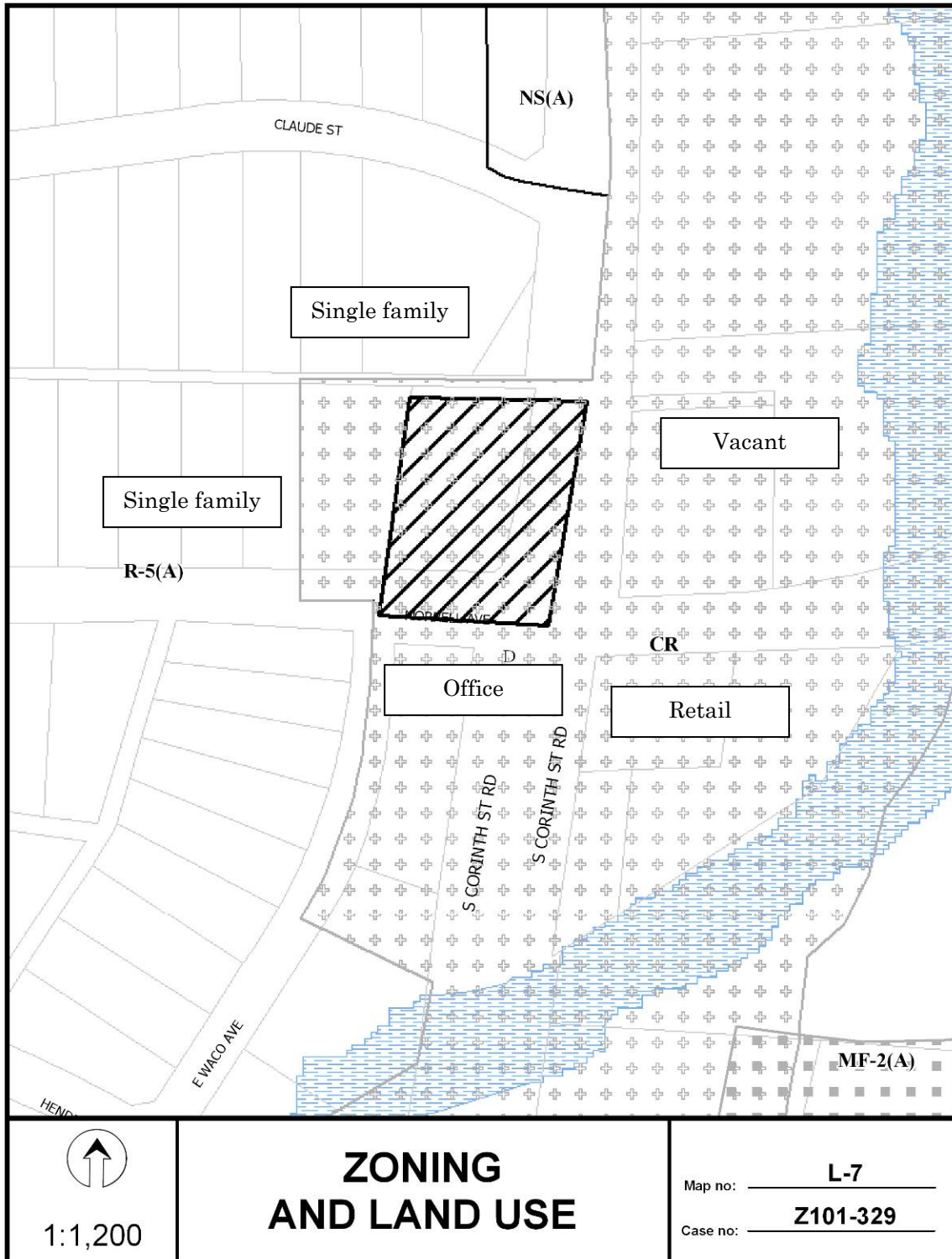
Proposed SUP Conditions

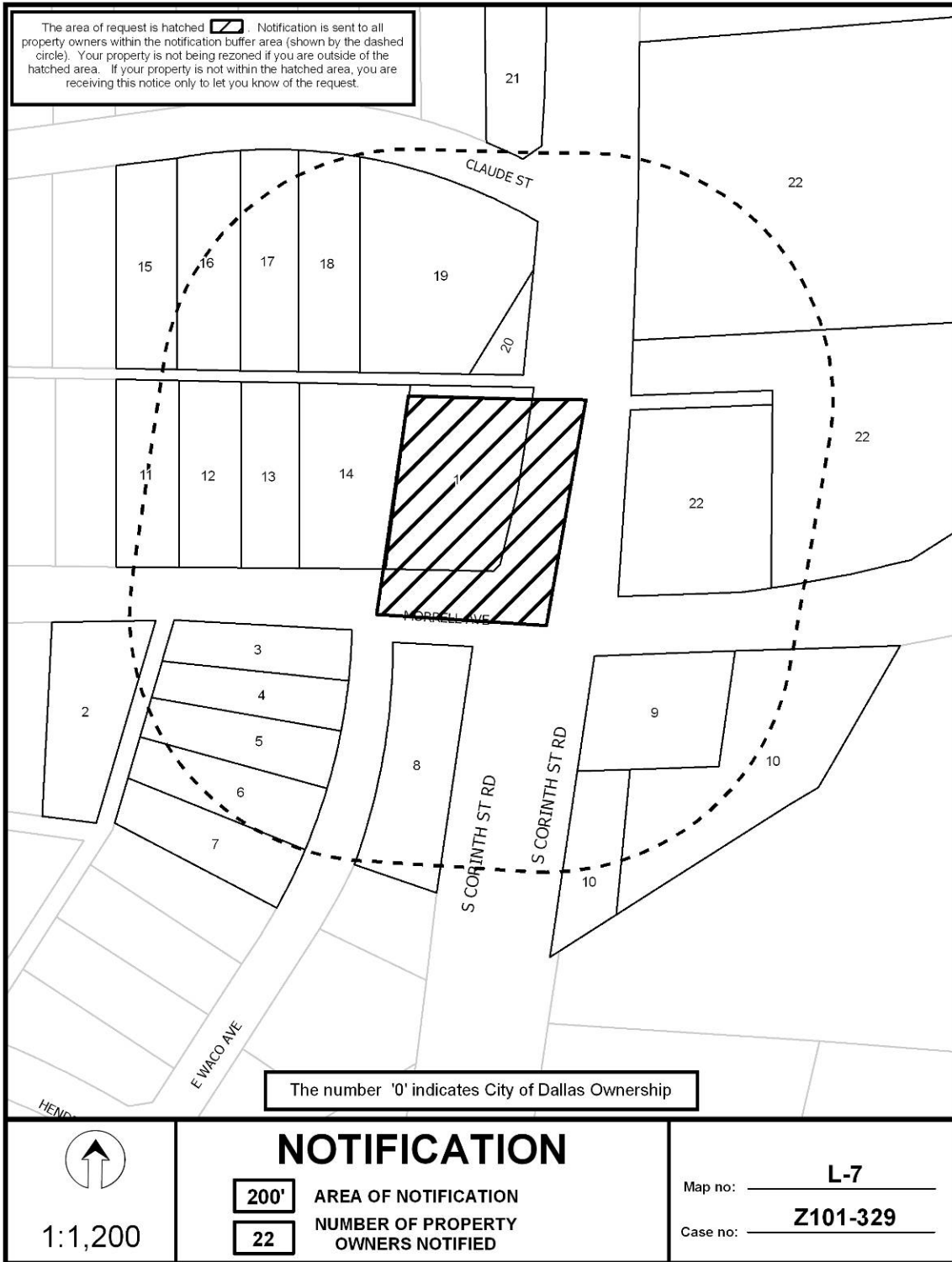
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with general merchandise or food store use 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use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

SITE PLAN









8/18/2011

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

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

FILE NUMBER: Z101-283(RB)

DATE FILED: May 26, 2011

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

COUNCIL DISTRICTS: 3, 6

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

SIZE OF REQUEST: Approx. 247.296 Acres

CENSUS TRACT: 107.01

APPLICANT/OWNER: TXI Operations, LP

REPRESENTATIVE: William S. Dahlstrom

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

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

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

PRIOR CPC ACTION: On September 15, 2011, the City Plan Commission held this request under advisement until October 6, 2011. On October 6, 2011, the City Plan Commission held this request under advisement until October 20, 2011. On October 20, 2011, the City Plan Commission held this request under advisement until November 3, 2011.

BACKGROUND:

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

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

Thoroughfare

Chalk Hill Road

Designation; Existing & Proposed ROW

Principal Arterial; 100' & 100' ROW

STAFF ANALYSIS:

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

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

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

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

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

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

TXI OPERATIONS, LP

Page: 2

No. of Directors Authorized:

Directors: *See* managing trustees of TXI Operating Trust

Officers: *See* officers of TXI Operating Trust

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

Employees: Yes

Z101-283

TEXAS INDUSTRIES, INC.

Page: 2

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

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

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

Employees: No

Z101-283

TXI OPERATING TRUST

Page: 2

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

Trustees:

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

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

Employees: No

Z101-283

**APPLICANT SUBMITTED
TXI CHALK HILL SITE**

Operations Plan

1. Hours of Operation:

Twenty-four hours per day.

2. Location and Depth of Fill:

Location and depth of fill are to be determined.

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

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

4. Drainage and Erosion Control Measures, if Required:

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

5. Means for Protection of Trees:

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

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

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

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

Approximately 18 months

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

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

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

1. USE: The only use authorized by this specific use permit is the placement of fill material.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit automatically terminates on _ (six years after City Council approval date).
4. INGRESS-EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted.
5. STACKING HEIGHT: Maximum stacking height and minimum slope of stockpile areas is as shown on the attached site plan.
6. ENVIRONMENTAL TESTING:
 - a. For purposes of this specific use permit , qualified fill material is limited to such excess soils excavated from the Interstate 635 roadway improvements which
 - (i) contain only clean, uncontaminated soil, dirt, or clay inert natural materials; and
 - (ii) are non-hazardous and non-regulated as determined by the Texas Commission on Environmental Quality.
 - b. Excess soils containing any amount of man-made materials (such as concrete, asphalt, or used timber) or regulated or hazardous materials are prohibited qualified fill material.
 - c. All appropriate environmental testing and studies regarding the condition of the excess soils must be performed for every 500 cubic yards of qualified fill and all sampling plans and results must comply with the Standard Contractor Soil Acceptance Policy-McCommas Bluff Landfill for Inert Soil with results to

be provided to the director of public works and transportation to insure such excess soils are qualified fill material.

7. TRUCK ROUTE: The specific truck route to be used from the excavation site to the Property is Interstate 635 west to Interstate 35 south to Loop 12 south to Interstate 30 east to the Cockrell Hill exit, then west on Interstate 30 frontage road to Chalk Hill, then south to the Property.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Standard Contractor Soil Acceptance Policy McCommas Bluff Landfill

Excess material from construction, demolition, or excavation, is considered waste. This includes soil, rock, and any other materials not used on-site during the project. Depending on its characteristics, some soil may be accepted at McCommas Bluff Landfill. This document provides guidance for generators to determine what options exist, if any, for disposal of their waste soils at the landfill. It also includes application instructions for generators who wish to bring soil to the landfill.

Before waste soil can be accepted at the landfill, the generator must provide information sufficient to classify it according to the laws in the State of Texas. Depending on its classification, it may be accepted for disposal (waste soil), used as daily cover (inert soil), or not accepted at all for any reason (prohibited soil). Classifying waste soil is a multi-step process, beginning with a determination of the nature of its source.

Industrial or Non-Industrial

In Texas, waste from industrial sources must be handled differently than waste from non-industrial sources, even if its characteristics are the same. In fact, the landfill may, in some cases, be able to accept a waste from a non-industrial source, while being forced to reject the exact same waste from an industrial source. Generators of waste from industrial must often subject the waste to additional testing to determine its classification.

Waste soil from a construction, demolition, or excavation, project is assumed to be from an industrial source, unless documentation proves otherwise. It is the responsibility of the waste soil generator, to provide evidence that the source location did not have any history of industrial activity or was an accessory thereof. Typically, an environmental site assessment, like those provided by engineering consultants, will include a determination of the industrial history of a project site.

Prohibited Soil

Prohibited Soil demonstrates characteristics that force McCommas Bluff Landfill to reject it. In short, contamination by certain chemicals or constituents of concern can cause soil to be classified as Prohibited Soil. The landfill may not accept prohibited soil for any reason.

Regardless of its source, waste soil should be tested to determine the presence of certain chemicals and/or constituents of concern. Thus, all soils should be subjected to laboratory testing sufficient to prove that it does not demonstrate any of the following characteristics commonly encountered in waste soil, any of which would prevent acceptance at the landfill.

1. Contamination by petroleum products, crude oils, or chemicals in concentrations greater than 1,500 milligrams per kilogram total petroleum hydrocarbons (TPH)

2. Contamination by constituents of concern exceeding concentrations listed in Section 335.521(a)(1) of Title 30 of the Texas Administrative Code [30 TAC 335.521(a)(1)]. Attachment 1 to this document includes a copy of the table in that section of the TAC.

Non-industrial waste soil that demonstrates any of the unacceptable characteristics above is considered special waste and may not be accepted at the landfill for any reason. Furthermore, generators of waste soil from industrial sources must prove that the material is acceptable at the landfill by ruling out all of the following additional conditions.

3. Contamination by total recoverable cyanides greater than or equal to 20 part per million
4. Contamination by polychlorinated biphenyls (PCBs) in concentrations greater than or equal to 50 parts per million
5. An absence of analytical data and/or process knowledge to prove a waste soil does not demonstrate any of the listed characteristics.
6. Contamination by any industrial waste if waste soil originates outside the state of Texas
7. Previously hazardous waste soil that has been subsequently stabilized to the point that it now demonstrates Class 1 characteristics

Industrial waste soils that demonstrate any of the conditions above are at least Class 1, Non-hazardous (and possibly Hazardous), and also must be rejected by the landfill. Only specially equipped landfills may accept these soils.

Inert Soil

Inert Soil is material which is inert, essentially insoluble, and poses no threat to human health and/or the environment. Soil that is not Prohibited Soil should be further tested to determine if it can qualify as Inert Soil. Texas law stipulates the following criteria to establish insolubility:

1. Results of application of the Seven-Day Distilled Water Leachate Test [see Attachment 2 or 30 TAC 335.521(d)] show leachable concentrations less than or equal to the levels in Section 335.521(a)(3) of Title 30 of the Texas Administrative Code [30 TAC 335.521(a)(3)]. Attachment 2 to this document includes a copy of the table in that section of the TAC.
2. Application of the Toxicity Characteristic Leaching Procedure (TCLP—U. S. EPA Method 1311 from EPA Publication Number SW-846) results in non-detectable concentrations of constituents listed in Attachment 1 [30 TAC 335.521(a)(1)], excluding those constituents addressed by the Seven-Day Distilled Leachate Test that are NOT marked with an asterisk [see Attachment 2 or 30 TAC 335.521(d)].
3. Non-detectable levels of total petroleum hydrocarbons (TPH).
4. Non-detectable levels of polychlorinated biphenyls (PCBs)

Texas Law also states that Inert Soils are exempt from the definition of solid waste. Thus, Inert Soils are technically not waste. As such, inert soil is synonymous with clean soil. Thus, McCommas Bluff Landfill may accept soil of this category and use it as if it were virgin soil, e. g. it is acceptable as daily cover. However, a generator who wishes to pursue this option must ensure that the soil is free of any the following:

- Waste of any kind, including construction and/or demolition waste
- Cumbersome materials, such as stones, roots, large clods, etc.

Ultimately, it is left to the discretion of the landfill management to determine whether or not to accept soil of any kind, and to determine the tipping fee for the material.

Waste Soil

Material that is not Prohibited Soil, but also cannot qualify as Inert Soil, is Waste Soil. McCommas Bluff Landfill may accept it for disposal only¹, and must charge the standard gate rate for regular MSW for any waste soil disposed in this manner. Ultimately, it is left to the discretion of the landfill management to determine whether or not to accept waste soil of any kind.

Liquid Wastes

Soils typically contain some percentage of moisture. Generally, this is not a problem. However, in some cases, waste soil can be wet enough to qualify as liquid waste.

Definition [30 TAC 335.3 (81)]

In Texas, waste is considered liquid if it contains “free liquids.” To certify that material does not contain free liquids, the generator must subject it to the Paint Filter Test (U. S. EPA Method 9095 from EPA Publication Number SW-846). Attachment 4 contains a description of the Paint Filter Test procedure.

Disposal Options

Under Texas law, McCommas Bluff Landfill may not accept liquid waste for any reason. Only specially equipped disposal facilities may accept liquid wastes.

Application to Bring Waste Soil to McCommas Bluff

Before bringing waste soil to McCommas Bluff Landfill, the generator must submit an application to the landfill management. The management will evaluate the application to determine the disposal options, if any, at the landfill and inform the applicant of their determination. Only upon approval from the landfill management should an applicant expect to be able to bring soil to the landfill.

¹ Texas law includes a provision [30 TAC 330.165(d)] making it possible to seek a temporary authorization to use Class 2, non-hazardous waste (Waste Soil at McCommas Bluff) as an alternative daily cover. To allow acceptance of these materials at the landfill, the generator must satisfy the requirements outlined in 30 TAC 335.165(d). Generators who wish to pursue this option should note that it is dependent upon approval of the temporary authorization by the Texas Commission on Environmental Quality (TCEQ). The application process can be time-consuming, and the generator must consider a significant risk that the TCEQ might not approve the application.

Application

Any customer who wishes to bring soil to the landfill must submit an application in which the generator provides information about the soil including source, amounts, and characteristics. The applicant must include laboratory data sufficient to determine the classification of the soil—a minimum of 5 representative samples plus 1 per 10,000 cubic yards of soil. Attachment 5 contains an application form.

Delivery of Waste Soil to the Landfill

Upon approval for acceptance at the landfill, the applicant can then deliver the soil. The applicant must adhere to the landfill's delivery management system to track the amount of soil delivered and ensure that only authorized soil is delivered to the landfill. The applicant must provide an estimate of the number of truck loads of soil expected from the project. Landfill staff will produce individually-numbered delivery tickets to the applicant, which must be presented by the driver of each truck upon arrival at the landfill. These tickets are project-specific and may not be used for any other project. Applicants may propose an alternate delivery management system such as the one described in Attachment 6. However, it must earn approval from landfill management before commencement of delivery of the waste soil.

Applicant Responsibilities

Applicants to bring soil to the landfill must accept the responsibility to do the following:

1. Provide sufficient information to determine the classification of the waste soil. The applicant must sign an affidavit asserting that validity of the information provided.
2. Wait for approval from landfill management before delivering any soil to the landfill.
3. Inform landfill management of any changes to the quality or quantity of soil at the project site.
4. Allow landfill staff access to the site, at their discretion, to inspect loading operations.
5. Allow landfill staff to inspect loads as they are dumped at the landfill.

Landfill Management & Staff Rights

Landfill staff reserves the right to inspect loads as they are dumped at the facility and/or as they are loaded at the project site to ensure applicant compliance with the terms of the agreement to accept the waste soil. Landfill management also reminds customers that they must reject material that does not meet the acceptance limitations of the facility permit. Furthermore, landfill management reserves the right to refuse acceptance of any material at the landfill, for any reason, at their discretion.

Attachment 1: Prohibited Soil Determination Limits for Constituents of Concern

If any constituent concentrations resulting from a Toxicity Characteristic Leaching Procedure (TCLP—U. S. EPA Method 1311 from EPA Publication Number SW-846) appear above the listed limits, the soil is Prohibited Soil—the landfill may not accept it for any reason. This list is also available at 30 TAC 335.521(a)(1). See note below table for a less-expensive alternative to TCLP testing.

Compound	CAS No.	Concentration (mg/l)
Acenaphthene	83-32-9	210
Acetone	67-64-1	400
Acetonitrile	75-05-8	20
Acetophenone	98-86-2	400
Acrylamide	79-06-1	0.08
Acrylonitrile	107-13-1	0.6
Aniline	62-53-3	60
#Anthracene	120-12-7	1050
Antimony	7440-36-0	1
Arsenic	7440-38-2	1.8
Barium	7440-39-3	100
Benzene	71-43-2	0.5
Benzidine	92-87-5	0.002
Beryllium	7440-41-7	0.08
Bis(2-chloroethyl)ether	111-44-4	0.3
Bis(2-ethylhexyl) phthalate	117-81-7	30
Bromodichloromethane	75-27-4	0.3
Bromomethane	74-83-9	5
Butylbenzyl phthalate	85-68-7	700
Cadmium	7440-43-9	0.5
Carbon disulfide	75-15-0	400
Carbon tetrachloride	56-23-5	0.5
Chlordane	57-74-9	0.03
Chlorobenzene	08-90-7	70
Chloroform	67-66-3	6
#Chloro-m-cresol, p	59-50-7	7000
2-Chlorophenol	95-57-8	20
Chromium	7440-47-3	5
m-Cresol	108-39-4	200.0*

Z101-283(RB)

o-Cresol	95-48-7	200.0*
p-Cresol	106-44-5	200.0*
DDD	72-54-8	1
DDE	72-55-9	1
DDT	50-29-3	1
Dibutyl phthalate	84-74-2	400
1,4-Dichlorobenzene	106-46-7	7.5
3,3-Dichlorobenzidine	91-94-1	0.8
1,2-Dichloroethane	107-06-2	0.5
Dichlorodifluoromethane	75-71-8	700
1,1-Dichloroethylene	75-35-4	0.6
1,3-Dichloropropene	542-75-6	1
2,4-Dichlorophenol	120-83-2	10
2,4-Dichlorophenoxy-acetic acid (2,4-D)	94-75-7	10
Dieldrin	60-57-1	0.02
Diethyl phthalate	84-66-2	3000
Dimethoate	60-51-5	70
#2,4-Dimethylphenol	105-67-9	70
#2,6-Dimethylphenol	576-26-1	21
m-Dinitrobenzene	99-65-0	0.4
2,4-Dinitrophenol	51-28-5	7
2,4 -Dinitrotoluene (and 2,6-, mixture)	602-01-7	0.13
#Dinoseb	88-85-7	3.5
1,4-Dioxane	123-91-1	30
Dioxins (Poly chlorinated dibenzo-p-dioxins)		
2,3,7,8-TCDD	1746-01-6	0.005
1,2,3,7,8-PeCDD	0321-76-4	0.01
1,2,3,4,7,8-HxCDD	57653-85-7	0.05
1,2,3,6,7,8-HxCDD	34465-46-8	0.05
1,2,3,7,8,9-HxCDD		0.05
Diphenylamine	122-39-4	90
1,2-Diphenylhydrazine	122-66-7	0.4
Disulfoton	298-04-4	0.1
Endosulfan	959-98-8	0.2
Endrin	72-20-8	0.02
#2-Ethoxyethanol	110-80-5	1400
Ethylbenzene	100-41-4	400
Ethylene dibromide	106-93-4	0.004

Z101-283(RB)

#Ethylene Glycol	107-21-1	7000
#Fluoranthene	206-44-0	140
#Fluorene	86-73-7	140
Furans (Polychlorinated dibenzo furans)		
2,3,7,8-TCDF	51207-31-9	0.05
1,2,3,7,8-PeCDF		0.1
2,3,4,7,8-PeCDF		0.01
1,2,3,4,7,8-HxCDF		0.05
1,2,3,6,7,8-HxCDF		0.05
1,2,3,7,8,9-HxCDF		0.05
Heptachlor (and its hydroxide)	76-44-8	0.008
Heptachlor epoxide	1024-57-3	0.04
Hexachlorobenzene	118-74-1	0.13
Hexachloro-1,3-butadiene	87-68-3	0.4
Hexachlorocyclopentadiene	77-47-4	20
Hexachloroethane	67-72-1	3
Hexachlorophene	70-30-4	1
Isobutyl alcohol	78-83-1	1000
Isophorone	78-59-1	90
Lead	7439-92-1	1.5
Lindane	58-89-9	0.3
Mercury	7439-97-6	0.2
Methacrylonitrile	126-98-7	0.4
Methomyl	16752-77-5	90
Methoxychlor	72-43-5	10
#2-Methoxyethanol	109-86-4	14
Methyl ethyl ketone	78-93-3	200
Methyl isobutyl ketone	108-10-1	200
Methylene chloride	75-09-2	50
Methyl parathion	298-00-0	0.9
#Mirex	2385-85-5	0.7
Nickel	7440-02-0	70
Nitrobenzene	98-95-3	2
N-Nitroso-di-n-butylamine	924-16-3	0.06
N-Nitrosodiphenylamine	86-30-6	70
N-Nitrosomethylethylamine	10595-95-6	0.02
N-Nitroso-n-propylamine	621-64-7	0.05
N-Nitrosopyrrolidine	930-55-2	0.2

p-Phenylene diamine	106-50-3	20
Parathion	56-38-2	20
Pentachlorobenzene	608-93-5	3
Pentachloronitrobenzene	82-68-8	10
Pentachlorophenol	87-86-5	100
Phenol	108-95-2	2000
Pronamide	23950-58-5	300
#Pyrene	129-00-0	5.9
Pyridine	110-86-1	4
Selenium	7782-49-2	1
Silver	7440-22-4	5
Styrene	100-42-5	700
1,1,1,2-Tetrachloroethane	630-20-6	10
1,1,2,2-Tetrachloroethane	79-34-5	2
Tetrachloroethylene	127-18-4	0.7
2,3,4,6-Tetrachlorophenol	58-90-2	100
Toluene	108-88-3	1000
Toxaphene	8001-35-2	0.3
trans-1,3-Dichloro-propene	542-75-6	1
Tribromomethane (Bromoform)	75-25-2	70
1,2,4-Trichlorobenzene	120-82-1	70
1,1,1-Trichloroethane	71-55-6	300
Trichloroethylene	79-01-6	0.5
1,1,2-Trichloroethane	79-00-5	6
Trichlorofluoromethane	75-69-4	1000
2,4,5-Trichlorophenoxy-propionic acid (2,4,5 TP or Silvex)	93-72-1	1
1,2,3-Trichloropropane	96-18-4	20
2,4,5-Trichlorophenol	95-95-4	400
2,4,6-Trichlorophenol	88-06-2	2
Vanadium Pentoxide	1314-62-1	30
Vinyl chloride	75-01-4	0.2
Xylenes (all isomers)	1330-82-1	7000

Alternative to TCLP

A less expensive alternative to the toxicity characteristic leaching procedure (TCLP) analysis is a total constituent analysis. If a total (i.e., total lead, total benzene, etc.) exceeds the example limits listed below or exceeds 20 times the TCLP limit for a Class 2-like waste, then the TCLP must be performed and the TCLP results must not exceed the stated limits for disposal in a standard MSW Type I landfill unit. For TCLP results that exceed the example limits listed below but do not exceed a

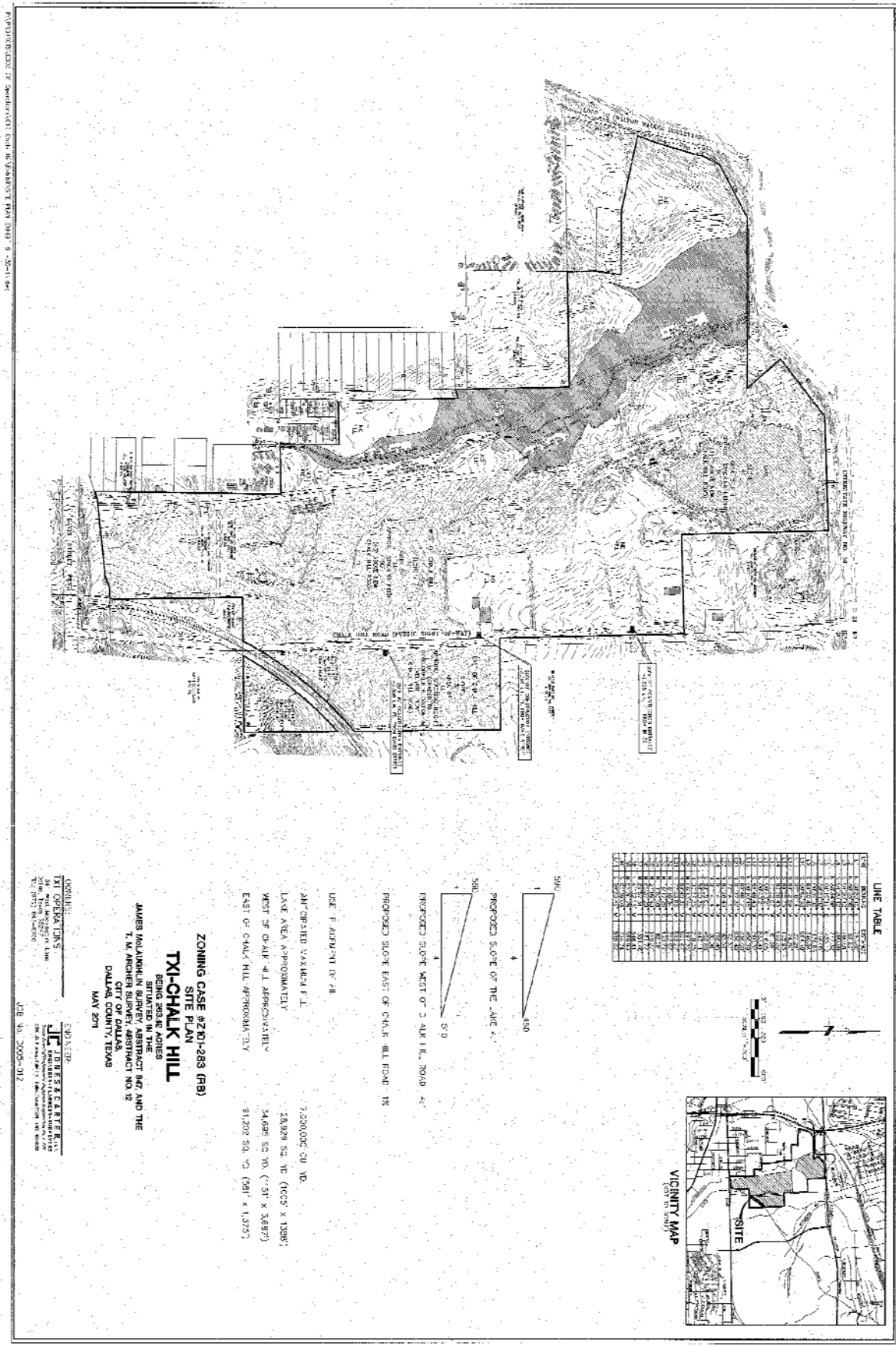
Z101-283(RB)

hazardous limit, the waste may be authorized for disposal into an MSW Type I landfill with a Class 1 industrial waste unit. More TCLP limits can be found on Table 1, Appendix 1 of 30 TAC 335 Subchapter R:

Constituent	Total Limit (mg/kg)	MSW Type I TCLP Limit (mg/L)	Hazardous Waste TCLP Limit (mg/L)
Benzene	10	0.5	0.5
Arsenic	36	1.8	5.0
Barium	2,000	100	100
Cadmium	10	0.5	1.0
Chromium	100	5.0	5.0
Lead	30	1.5	5.0
Mercury	4	0.2	0.2
Selenium	20	1.0	1.0
Silver	100	5.0	5.0

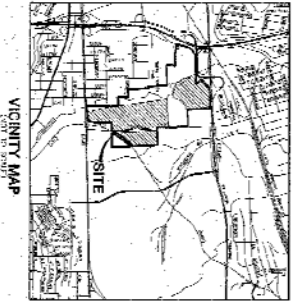
There are additional constituent analyses that can limit the options for disposal into an MSW Type I landfill unit:

- a. TPH < 1,500 mg/kg may be disposed of in a standard MSW Type I landfill unit.
- b. TPH ≥ 1,500 mg/kg may be disposed of in an MSW Type I landfill with a Class 1 industrial unit as specified in 30 TAC 330.171(b)(4).
- c. PCBs ≥ 50 mg/kg may not be disposed of in an MSW Type I landfill unit, unless authorized by the USEPA as specified in 40 Code of Federal Regulations Part 761.
- d. NORM concentrations must be below 30 picocuries per gram for disposal in an MSW Type I landfill unit as specified in 25 TAC 289.259(d)(1)(A).



LINE TABLE

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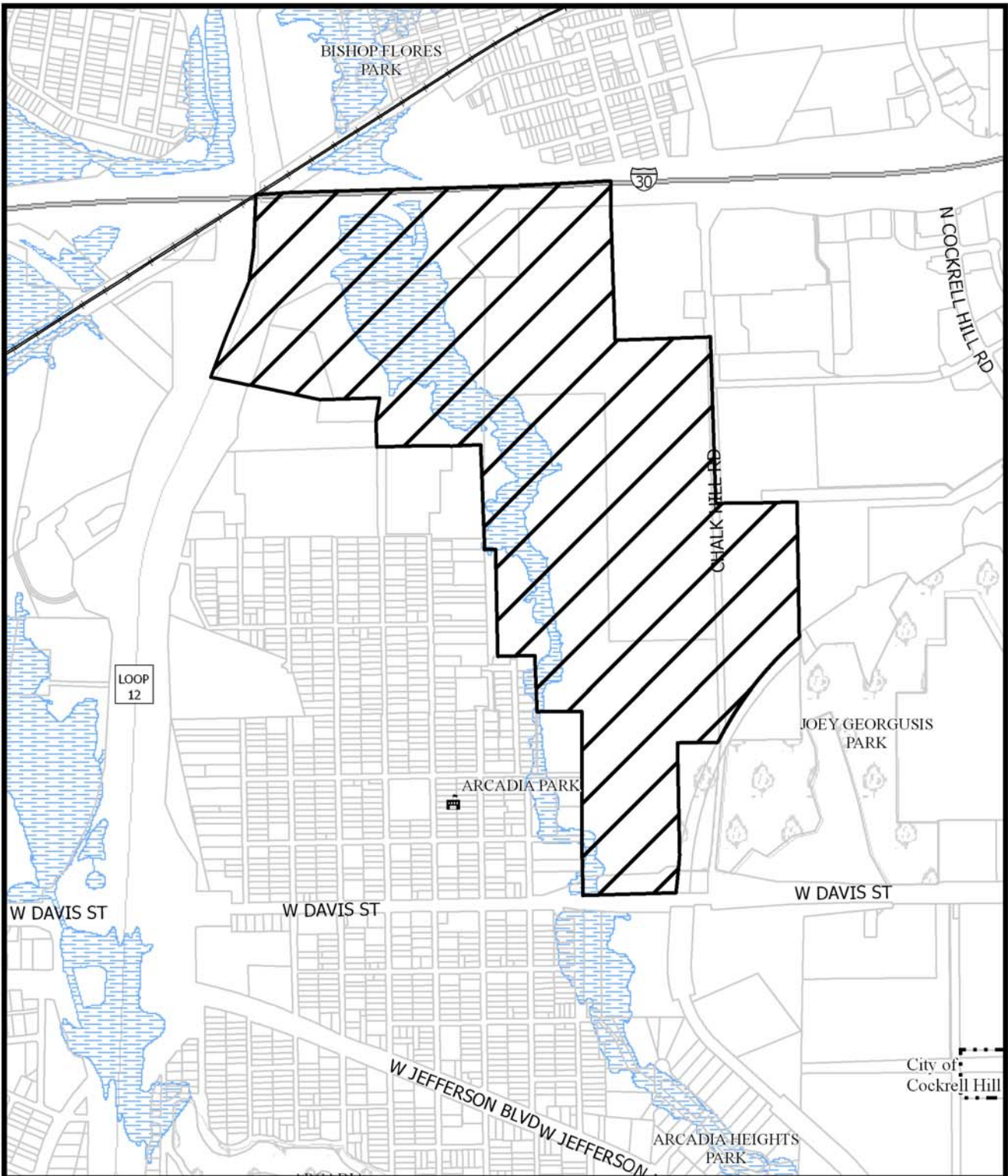
PROPOSED SLOPE OF THE LAKE 4'
 PROPOSED SLOPE WEST OF 3 ALK HILL ROAD 4'
 PROPOSED SLOPE EAST OF CHALK HILL ROAD 1%
 USE F. APPROX. 1%
 APPROXIMATE VERTICAL
 LAKE AREA APPROXIMATELY
 WEST OF CHALK HILL APPROXIMATELY
 EAST OF CHALK HILL APPROXIMATELY
 7,520,000 SQ. YD.
 28,829 SQ. YD. (1000' x 1200')
 34,695 SQ. YD. (1750' x 3600')
 81,202 SQ. YD. (1000' x 1,375')

ZONING CASE #Z101-283 (RB)
SITE PLAN
TXI-CHALK HILL
 BEING 99.9% ACRES
 SITUATED IN THE
 JAMES McLANGLIN SURVEY, ABSTRACT 847, AND THE
 T. M. ARCHER SURVEY, ABSTRACT NO. 12
 CITY OF DALLAS,
 DALLAS COUNTY, TEXAS
 MAY 2014

ENGINEER
J. F. FORD
 J. F. FORD & ASSOCIATES, P.C.
 2001 W. FAULKNER BLVD., SUITE 100
 DALLAS, TEXAS 75247-1100
 TEL: 214-343-6000

DRAFTSMAN
DAVID GREENGLASS
 DAVID GREENGLASS ARCHITECTS, P.C.
 1000 W. FAULKNER BLVD., SUITE 100
 DALLAS, TEXAS 75247-1100
 TEL: 214-343-6000

JOB NO. 2009-112

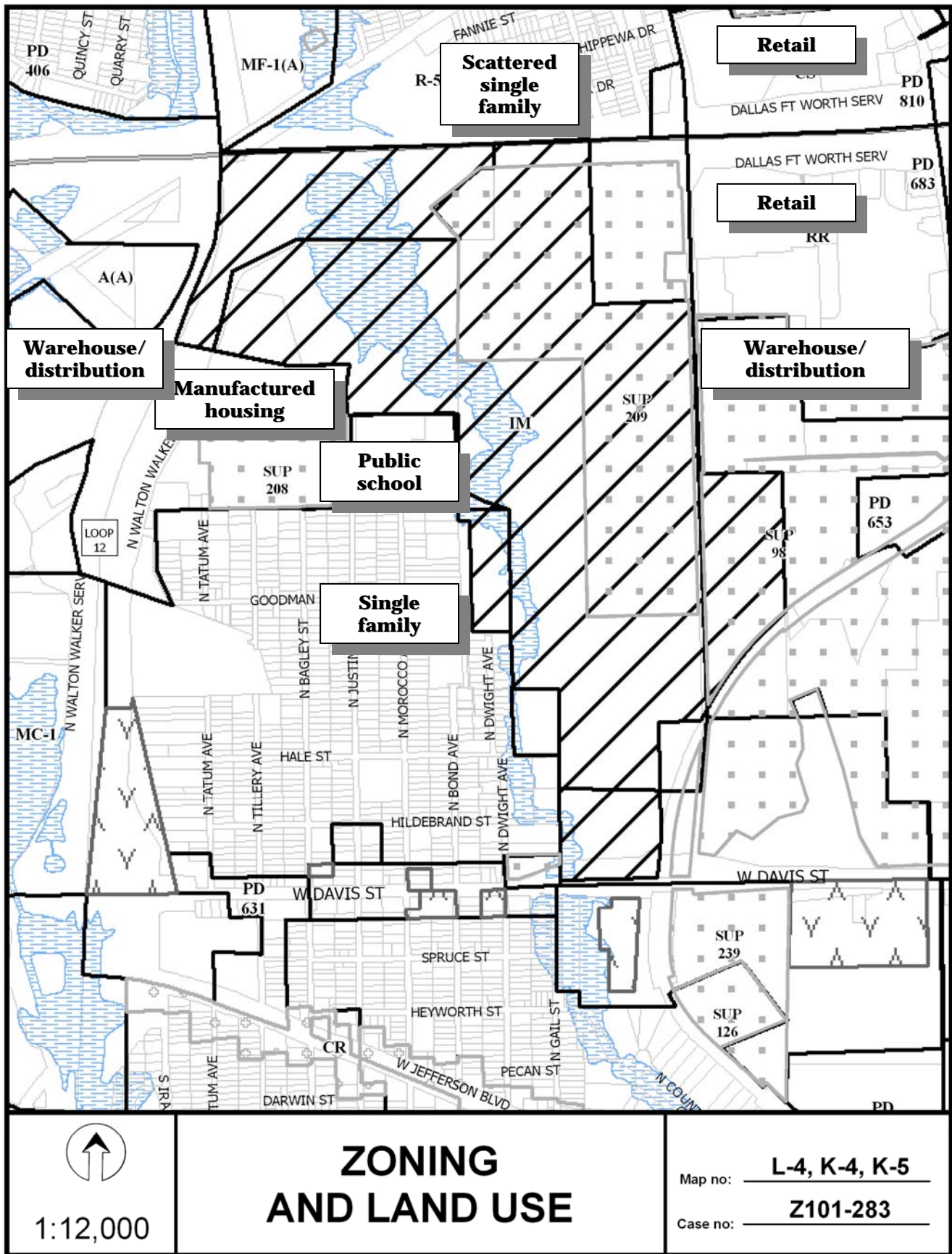



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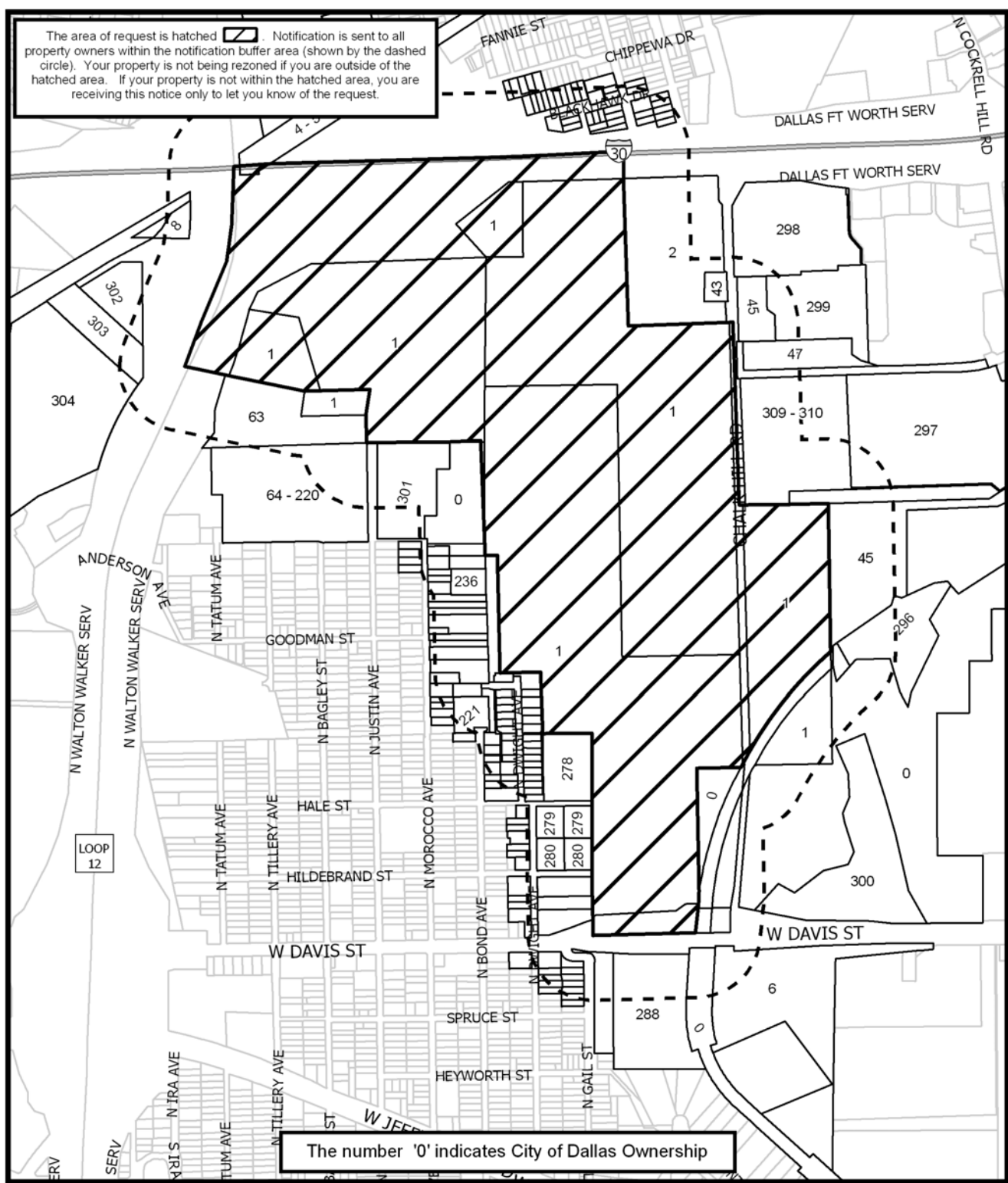
VICINITY MAP

Map no: L-4, K-4, K-5
 Case no: Z101-283

DATE: July 19, 2011



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



The number '0' indicates City of Dallas Ownership

1:12,000

NOTIFICATION

500' AREA OF NOTIFICATION

310 NUMBER OF PROPERTY OWNERS NOTIFIED

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

Case no: Z101-283

DATE: July 19, 2011

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

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

Tuesday, July 19, 2011

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

Z101-283(RB)

Tuesday, July 19, 2011

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

Tuesday, July 19, 2011

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

Tuesday, July 19, 2011

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

Tuesday, July 19, 2011

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

Tuesday, July 19, 2011

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

Tuesday, July 19, 2011

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

Z101-283(RB)

Tuesday, July 19, 2011

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

Z101-283(RB)

Tuesday, July 19, 2011

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

Z101-283(RB)

Tuesday, July 19, 2011

Z101-283(RB)

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

Tuesday, July 19, 2011

FILE NUMBER: Z101-294 (MG)

DATE FILED: June 10, 2011

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

COUNCIL DISTRICT: 8

MAPSCO: 69A U

SIZE OF REQUEST: Approx. 0.459 acres

CENSUS TRACT: 171.02

REPRESENTATIVE: Pamela Craig

APPLICANT/OWNER: Chup Corporation

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

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

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

PREVIOUS CPC ACTION: On October 20, 2011, the City Plan Commission held this case under advisement until November 3, 2011.

On September 15, 2011, the City Plan Commission held this case under advisement until October 20, 2011.

BACKGROUND INFORMATION:

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

Zoning History:

1. Z101-320 On September 1, 2011, the City Planning Commission recommended approval of an application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive through service on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay.
2. Z101-156 On Wednesday, April 27, 2011, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet.

Thoroughfares/Streets:

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

Land Use:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

Land Use Compatibility:

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

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

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

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

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

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

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

The applicant’s request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. Nearby commercial and single family uses are compatible with the existing uses on the subject property. The applicant is proposing to continue the general merchandise or food store and motor vehicle fueling station uses with the sale of alcoholic beverages for off premise consumption. The initial short time period will also require that the request be reevaluated to ensure the use is compatible in this location.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
CR- existing Community Retail	15'	20' adjacent to residential OTHER: No Min.	NA	54'	60%	Proximity Slope Visual Intrusion	Business, community

Parking/Traffic:

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

Landscaping:

Landscaping required per Article X of the Dallas Development Code.

DPD Report

DALLAS POLICE DEPARTMENT UCR Codes Year Codes Property Class Codes 										
Virtual Viewer - Public Access										Welcome
Filter <input type="text"/>										
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0033563-T	01/14/2007	*SID'S FOOD STORE	THEFT	13317		KLEBERGRD	359	4435	06975	
0056273-Y	03/06/2011	SALAZAR, LOLITA	TRAFFIC MOTOR VEHICLE	13317		KLEBERGRD	356	4435	32090	
0123876-W	05/01/2009	*SID'S FOOD MART	THEFT	13317		KLEBERGRD	356	2230	06901	
0130609-Y	05/21/2011	DAVIS, TERESA	ASSAULT	13317		KLEBERGRD	356	4435	08422	
0131718-R	02/21/2006	CHANDLER, JEFFREY	AUTO THEFT-UUMV	13317		KLEBERGRD	359	4435	07871	
0169699-Y	06/29/2011	*SID'S FOOD MART	BURGLARY	13317		KLEBERGRD	356	4435	05128	
0195126-X	07/12/2010	*SIDS FOOD MART	CRIMINAL MISCHIEF/VANDALISM	13317		KLEBERGRD	356	4435	14082	
0197058-X	07/13/2010	*SID FOOD MART	BURGLARY	13317		KLEBERGRD	356	4435	05132	
0219661-V	07/15/2008	*SIDS FOOD STORE	BURGLARY	13317		KLEBERGRD	357	4435	05132	
0269678-X	09/27/2010	*FIDS FOOD MART	BURGLARY	13317		KLEBERGRD	356	2230	05138	
0347174-V	11/11/2008	CARREON, SUSANNA	CRIMINAL MISCHIEF/VANDALISM	13317		KLEBERGRD	357	4435	14081	
0359902-W	12/06/2009	*SID'S FOOD MART	CRIMINAL MISCHIEF/VANDALISM	13317		KLEBERGRD	356	4435	14082	
0363184-V	11/28/2008	*SID'S FOOD MART	ROBBERY	13317		KLEBERGRD	357	4435	03312	
0367240-W	12/13/2009	@WAXAHACHIE POLICE	FOUND PROPERTY	13317		KLEBERGRD	356	4435	43030	
0442231-R	06/11/2006	SAINCHEZ, MOISES	THEFT	13317		KLEBERGRD	359	4435	06951	
0516845-R	07/07/2006	@CITY OF DALLAS	FOUND PROPERTY	13317		KLEBERGRD	359	4435	43020	
0586992-R	08/02/2006	@CITY OF DALLAS	FOUND PROPERTY	13317		KLEBERGRD	359	4435	43020	
0587490-R	08/02/2006	ASHER, LYNN	TRAFFIC MOTOR VEHICLE	13317		KLEBERGRD	359	4435	32090	
0597615-R	08/06/2006	VALDEZ, GERALDO	THEFT	13317		KLEBERGRD	359	4435	06942	
0619186-R	08/13/2006	*SIDS	THEFT	13317		KLEBERGRD	359	4435	06901	
0623671-T	08/19/2007	BLEVINS, MICHAEL	AGGRAVATED ASSAULT	13317		KLEBERGRD	359	4435	04161	14081
0696428-T	10/21/2007	*SID'S FOOD STORE	ROBBERY	13317		KLEBERGRD	359	4435	03771	
0901948-R	11/30/2006	*PACO'S FOOD STORE	BURGLARY	13317		KLEBERGRD	359	4435	05331	06901
0911146-R	12/04/2006	*SIDS FOOD STORE	THEFT	13317		KLEBERGRD	359	4435	06901	

Page 2 of 2 (24 items)

Proposed SUP Conditions

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

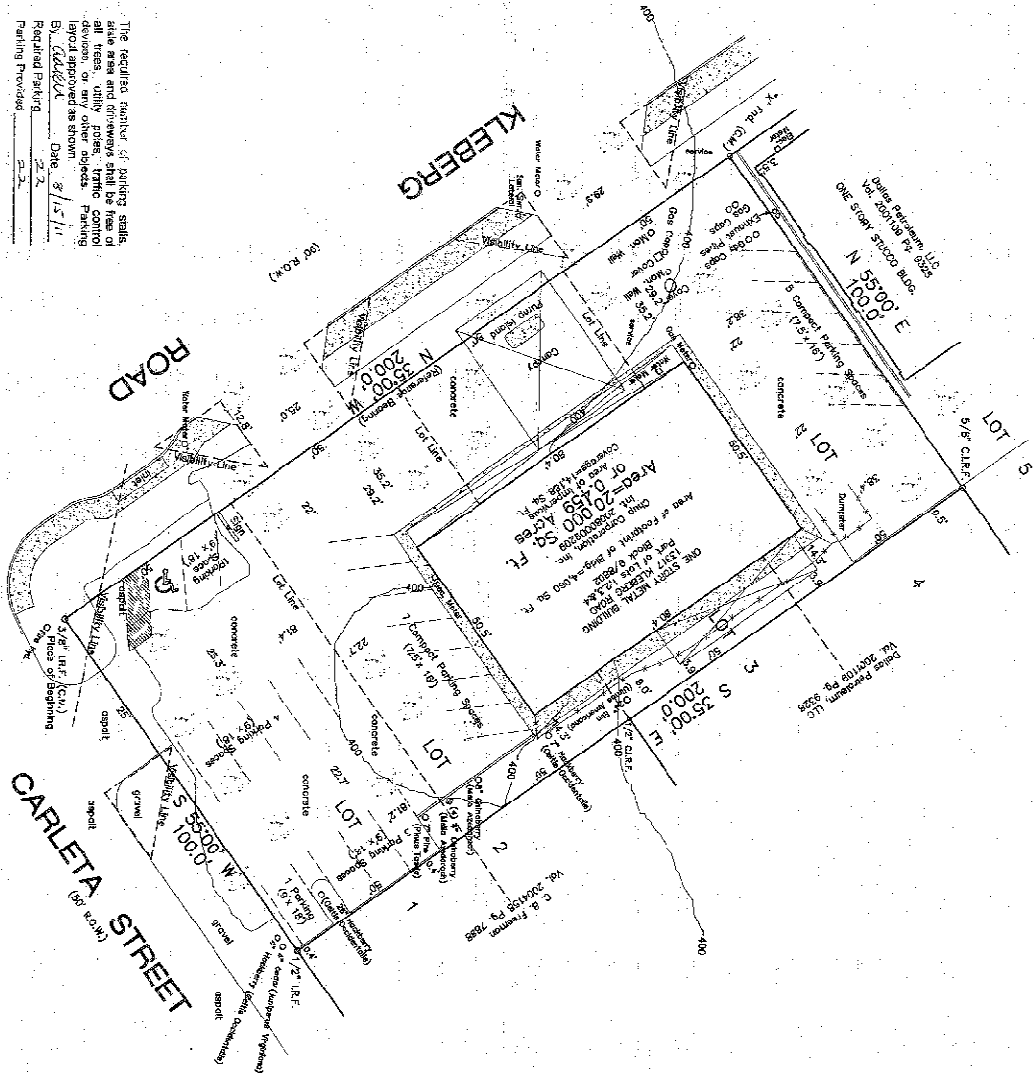
SITE PLAN

The required number of parking stalls, site area and driveways shall be free of all trees, utility poles, traffic control layout approved as shown.

By: David Clark Date: 8/15/11

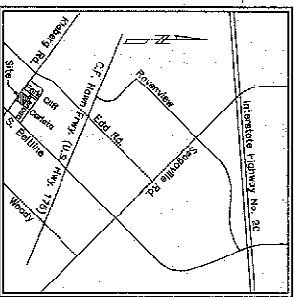
Required Parking: 272

Parking Provided: 272



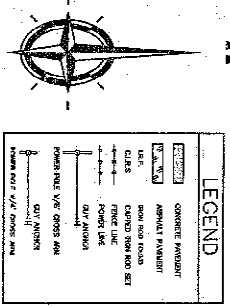
PARKING TABLE	
REQUIRED PARKING	EXISTING PARKING
271 Regular Spaces	271 Regular Spaces
1 Handicap Space	1 Handicap Space

Vicinity Map
(not to scale)

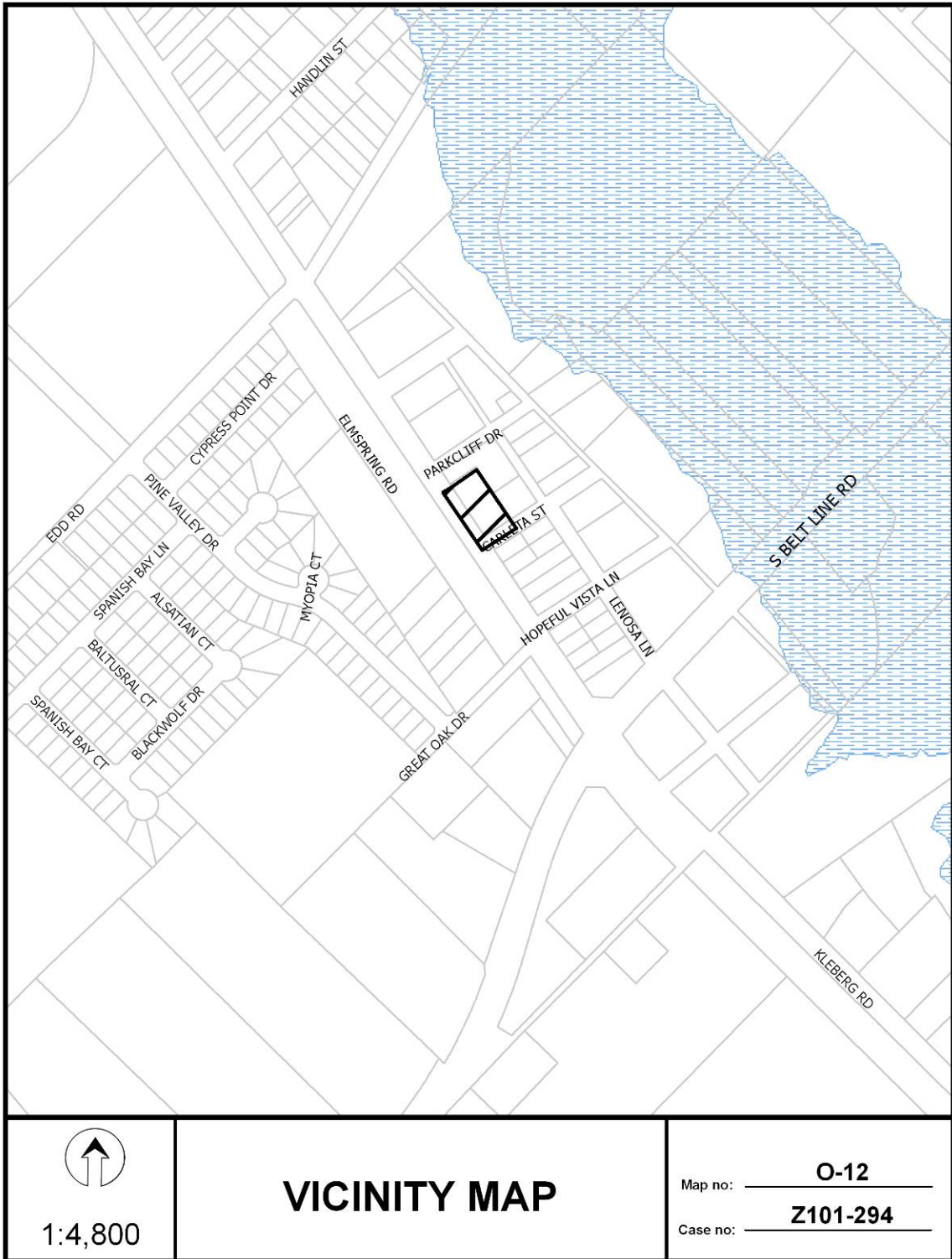


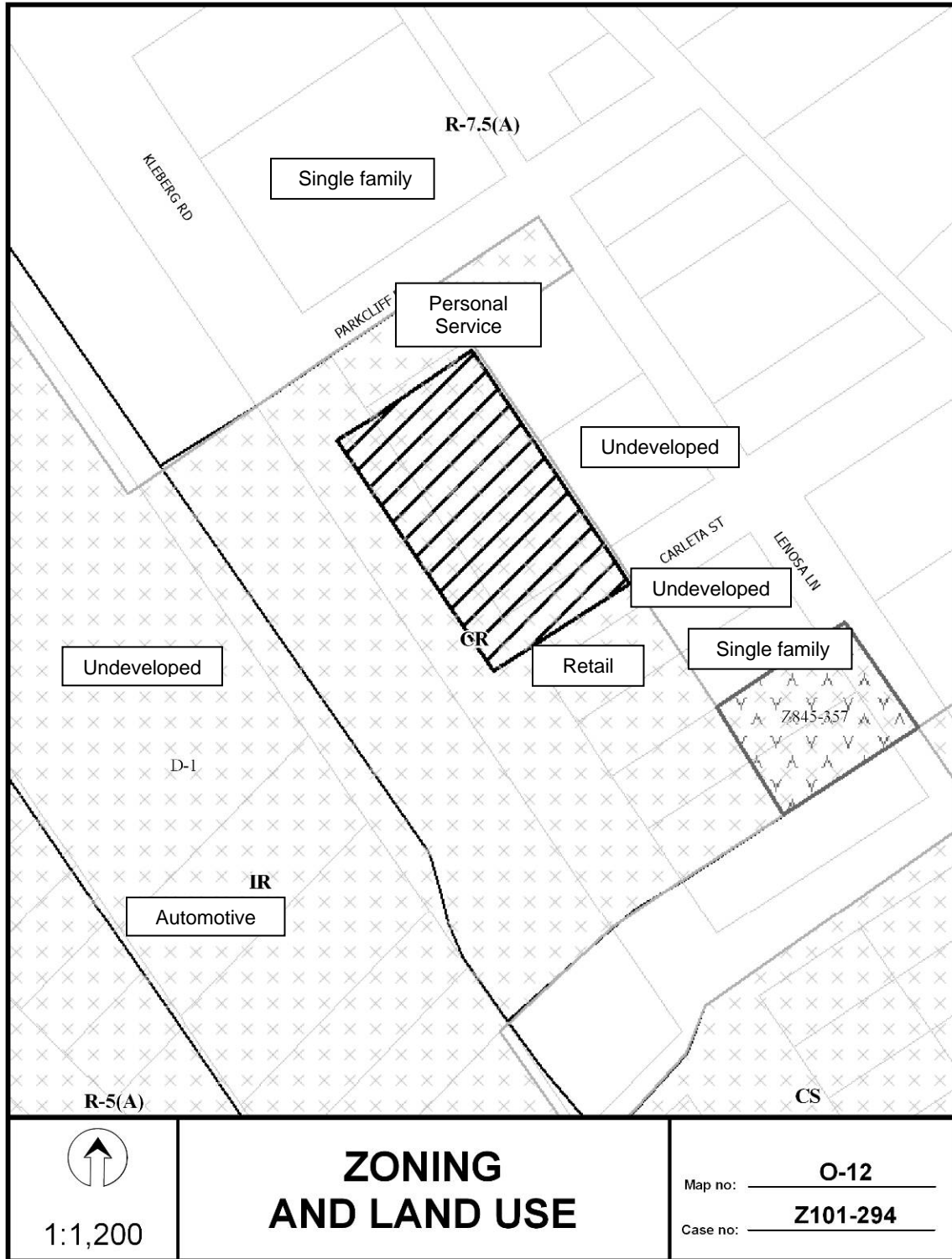
Property Zoned CR/D-1
Bear/Alms off-prmise/Almsd in restaurants with certificate

NOTE: Property not situated in a 100-year flood plain area (Zone X) per Risk Community Flood No. 451130300. E. Effective Date: August 23, 2001.



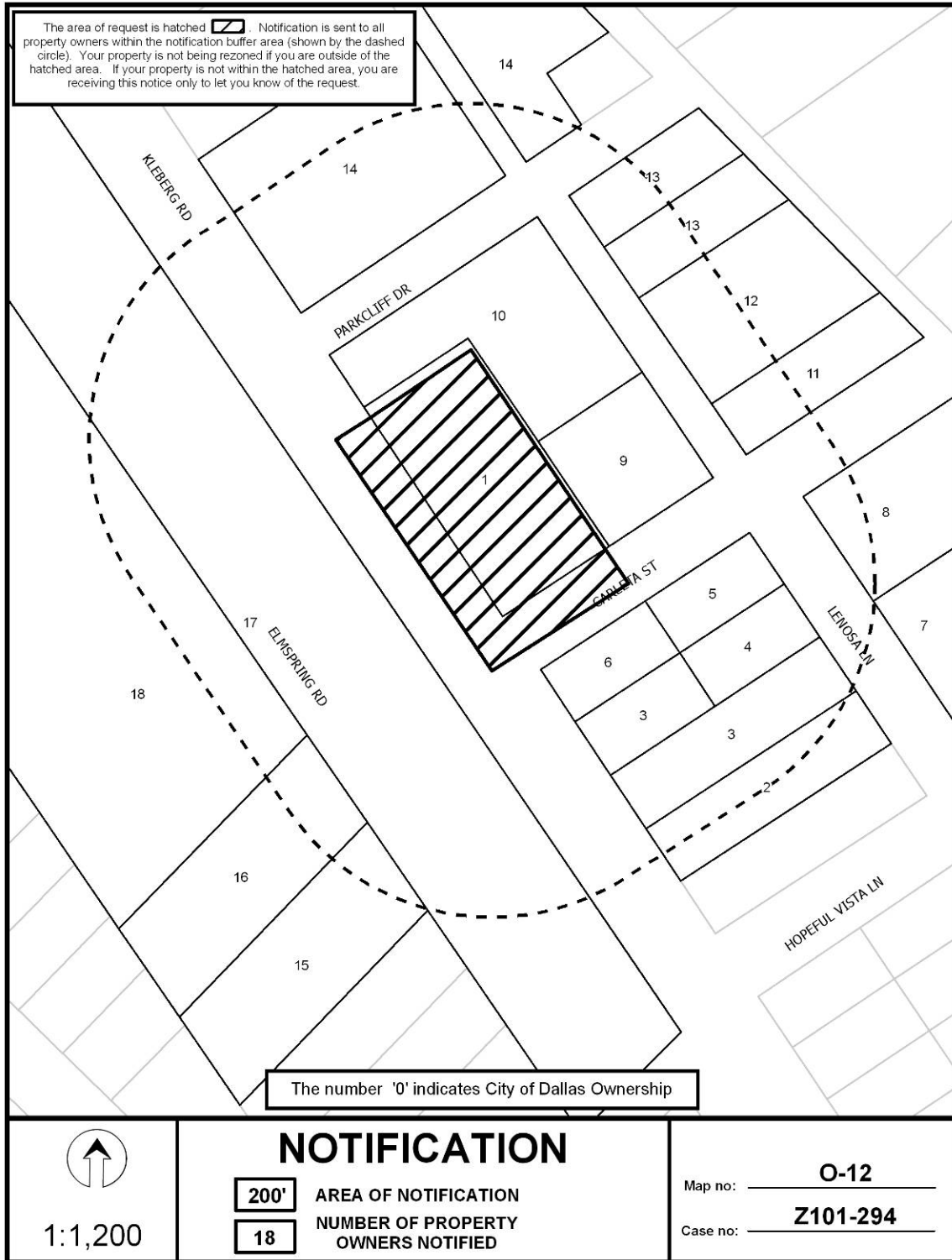
SURVEYING ASSOCIATION
1018 SOUTH BECKLEY AVE.
DALLAS, TEXAS 75203







DATE: July 07, 2011



Notification List of Property Owners

Z101-294

18 Property Owners Notified

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

Thursday, July 07, 2011

FILE NUMBER: Z101-339 (MG)

DATE FILED: July 27, 2011

LOCATION: North side of Ann Arbor Avenue, between S. Marsalis Avenue and Maryland Avenue

COUNCIL DISTRICT: 4

MAPSCO: 65 E

SIZE OF REQUEST: Approx. 0.2619 acres

CENSUS TRACT: 59.01

REPRESENTATIVE: Hisham Awadelkariem

APPLICANT/OWNER: Hoang Chau & Tu Huynh

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

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

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

PREVIOUS CPC ACTION: On October 20, 2011, the City Plan Commission held this case under advisement until November 3, 2011.

On October 6, 2011, the City Plan Commission held this case under advisement until October 20, 2011.

BACKGROUND INFORMATION:

- The request site is currently developed with an approximately 3,506 square foot general merchandise and food store use.
- The applicant proposes to sell alcohol for off-premise consumption in conjunction with the existing convenience store.
- The general merchandise use is permitted by right in the CR Community Retail District. The sale of alcoholic beverages on property regulated by the D Liquor Control Overlay is prohibited.
- The sale of alcoholic beverages on property regulated by the D-1 Liquor Control Overlay is allowed with a Specific Use Permit only.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Ann Arbor Avenue	Collector	60 ft.	60 ft.

Land Use:

	Zoning	Land Use
Site	CR-D	General Merchandise/Food Store
North	R-7.5(A)	Single family
South	CR	General merchandise/Personal service/Auto
East	CR-D	General Merchandise/Food Store/Motor vehicle fueling
West	CR	General Merchandise/Food Store/undeveloped

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

Land Use Compatibility:

The approximately 0.2619 acre request site is zoned a CR Community Retail District with a D Liquor Control Overlay and is currently developed with an approximately 3,506 square foot general merchandise/food store. The applicant is proposing to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property, which requires changing the overlay district from D to D-1 and a Specific Use Permit.

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,

Z101-339 (MG)

- store visibility,
- safety training programs, and
- trespass affidavits.

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

The applicant's request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. The adjacent commercial and residential uses are compatible with the existing and proposed use on the subject property. The applicant is proposing to maintain the general merchandise and food store use. The initial short time period will also require that the request be reevaluated to ensure the use is compatible in this location.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
CR- existing Community Retail	15'	20' adjacent to residential OTHER: No Min.	NA	54'	60%	Proximity Slope Visual Intrusion	Business, community

Parking/Traffic:

The Dallas Development Code requires off-street parking to be provided for a general merchandise use at one space for each 200 square feet of floor. The existing development requires 18 spaces, and 19 spaces are provided as shown on the attached site plan.

A parking lot on the subject site abuts a single family residential property to the north. As a result, screening is required per Sec. 4.602(b). This requirement may be met by a six-foot tall wooden fence.

Landscaping:

Landscaping required per Article X of the Dallas Development Code.

DPD Report

DALLAS POLICE DEPARTMENT UCR Codes Year Codes Property Class Codes 										
Virtual Viewer - Public Access									Welcome	
Search Records - Offense Filter <input style="width: 100px;" type="text"/>										
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0027366-X	01/28/2010	MATTHEWS, BRIAN, K.	TRAFFIC MOTOR VEHICLE	00717		ANNARBORAVE	751	4302	32090	
0053531-Y	03/03/2011	MASTERS, CHARLES	TRAFFIC MOTOR VEHICLE	00717		ANNARBORAVE	751	4302	32090	
0093204-Y	04/13/2011	NEAL, LAVORIS	FOUND PROPERTY	00717		ANNARBORAVE	751	4302	43020	
0139150-W	05/14/2009	THOMAS, FATRA	THEFT	00717		ANNARBORAVE	751	4302	26000	06901
0143473-X	05/24/2010	*SAM'S FOOD MARKET	BURGLARY	00717		ANNARBORAVE	751	4302	05122	
0165033-W	06/05/2009	*GODS GOSPEL TEMPLE CHURC	THEFT	00717		ANNARBORAVE	751	4302	06901	
0182178-Y	07/08/2011	@CITY OF DALLAS (VICE)	FOUND PROPERTY	00717		ANNARBORAVE	751	4302	43020	
0183040-Y	07/12/2011	@CITY OF DALLAS (VICE)	FOUND PROPERTY	00717		ANNARBORAVE	751	4302	43020	
0184896-W	06/25/2009	*SAMS FOOD MART	THEFT	00717		ANNARBORAVE	751	4302	06904	
0191041-T	03/19/2007	*STOP AND SAVE # 3	BURGLARY	00717		ANNARBORAVE	448	4302	05137	
0202620-V	06/29/2008	GREEN, LARRY	ROBBERY	00717		ANNARBORAVE	723	4302	04212	03412
0562696-T	07/27/2007	BROWN, BILLY	ASSAULT	00717		ANNARBORAVE	448	4302	08221	
0566831-R	07/26/2006	*OAKCLIFF FOOD MART	BURGLARY	00717		ANNARBORAVE	448	4302	05131	
0639724-T	08/29/2007	*DR. PEPPER BOTTLING CO	THEFT	00717		ANNARBORAVE	448	4302	06902	
0660353-T	09/18/2007	BROWN, BILLY	AGGRAVATED ASSAULT	00717		ANNARBORAVE	448	4302	04222	

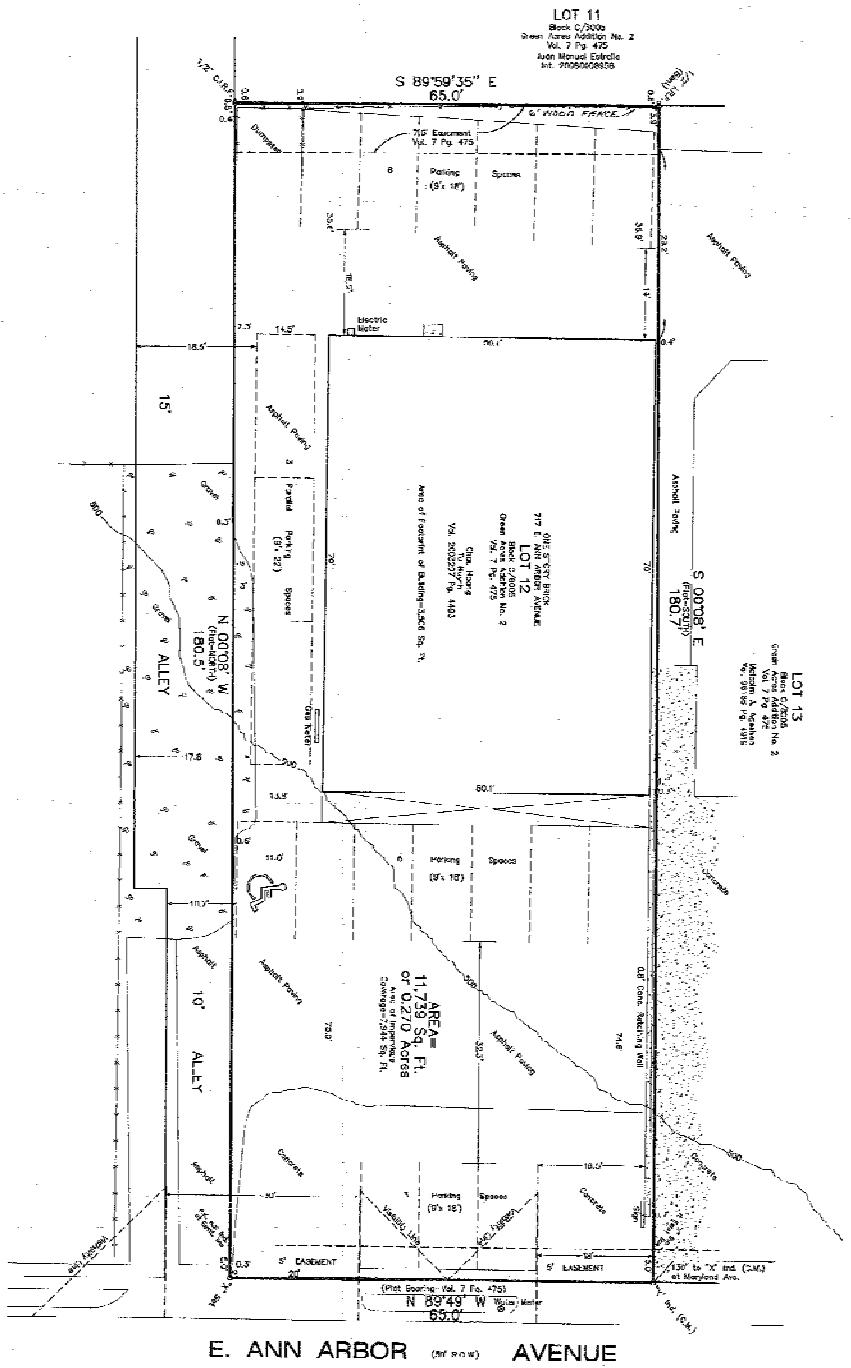
Search Records - Offense Filter <input style="width: 100px;" type="text"/>										
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0690372-T	10/16/2007	*SHOP & SAVE #3	BURGLARY	00717		ANNARBORAVE	448	4302	05132	
0691164-T	10/16/2007	JONES, ELI	OTHER OFFENSES	00717		ANNARBORAVE	448	4302	26140	
0715191-R	09/20/2006	*OAK CLIFF FOOD MARKET	BURGLARY	00717		ANNARBORAVE	448	4302	05132	
0792183-R	10/18/2006	@CEDAR HILL PD	FOUND PROPERTY	00717		ANNARBORAVE	448	4302	43030	
0836653-R	11/04/2006	DEWBERRY, WALTER	TRAFFIC MOTOR VEHICLE	00717		ANNARBORAVE	448	4302	32090	

Proposed SUP Conditions

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

SITE PLAN

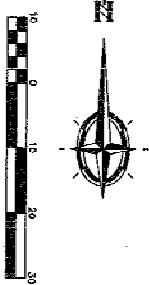
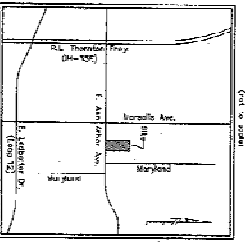
SITE PLAN



PROPERTY ZONE: C-3

PARKING TABLE	
PLANNED PARKING	MINIMUM PARKING AREA OF BUILDING
16 Regular Spaces	18 Regular Spaces
4 Handicap Spaces	1 Handicap Space
	1,500 Sq. Ft.

NOT: This plan is a preliminary plan and is not to be used for construction purposes. It is subject to change without notice. The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities.



LEGEND	
---	EXISTING CENTER LINE
---	EXISTING PROPERTY LINE
---	NEW PROPERTY LINE
---	PROPOSED CENTER LINE
---	PROPOSED PROPERTY LINE
---	PROPOSED ALLEY
---	PROPOSED DRIVE
---	PROPOSED SIDEWALK
---	PROPOSED UTILITY LINE
---	PROPOSED FENCE
---	PROPOSED CURB
---	PROPOSED DRIVEWAY
---	PROPOSED DRIVEWAY

SURVEYING ASSOCIATES
1018 SOUTH BECKLEY AVE.
DALLAS, TEXAS 75208

PHONE (214) 949-3324
FAX (214) 949-3324
EMAIL: EFS@SURVASSOCIATES.COM

RECEIVED BY
DATE: OCT 13 2011
Green Acres Addictic

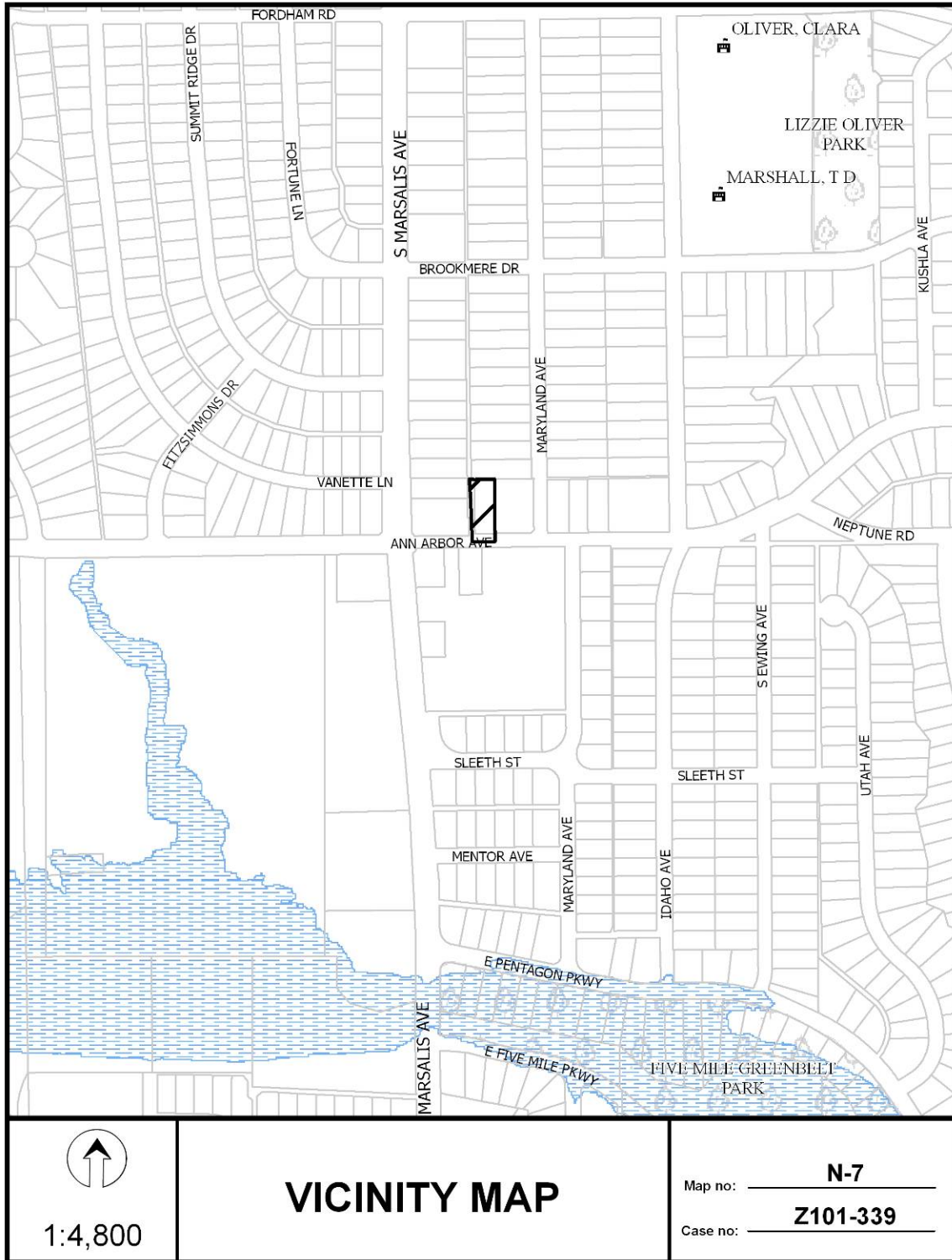
RECEIVED BY
DATE: OCT 13 2011
Current Planning

2101-339

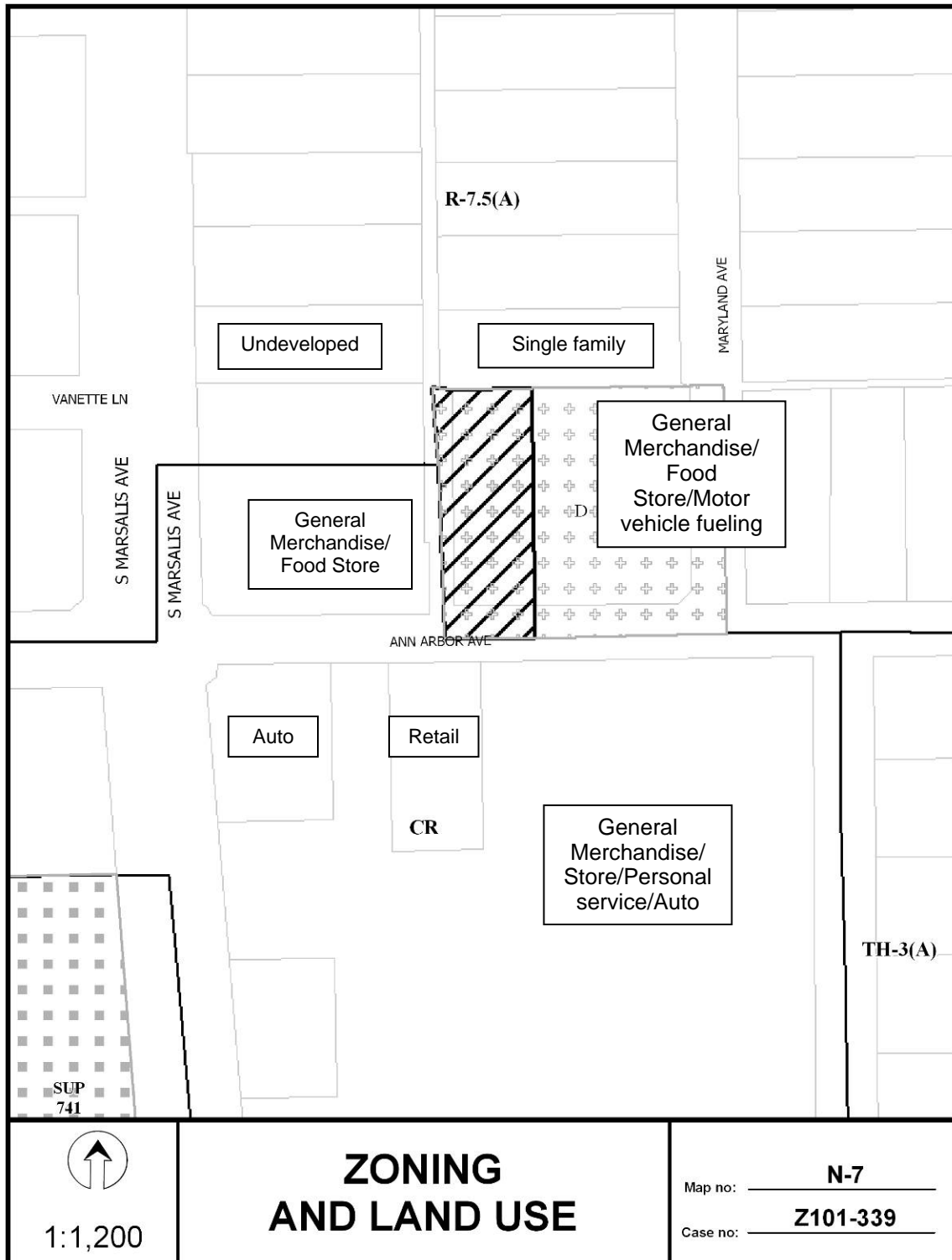
SITE PLAN
SAMIS GROCE
717 E. ANN ARBOR
DALLAS, TX, 75

Lot 12, Block C/6
Green Acres Addictic

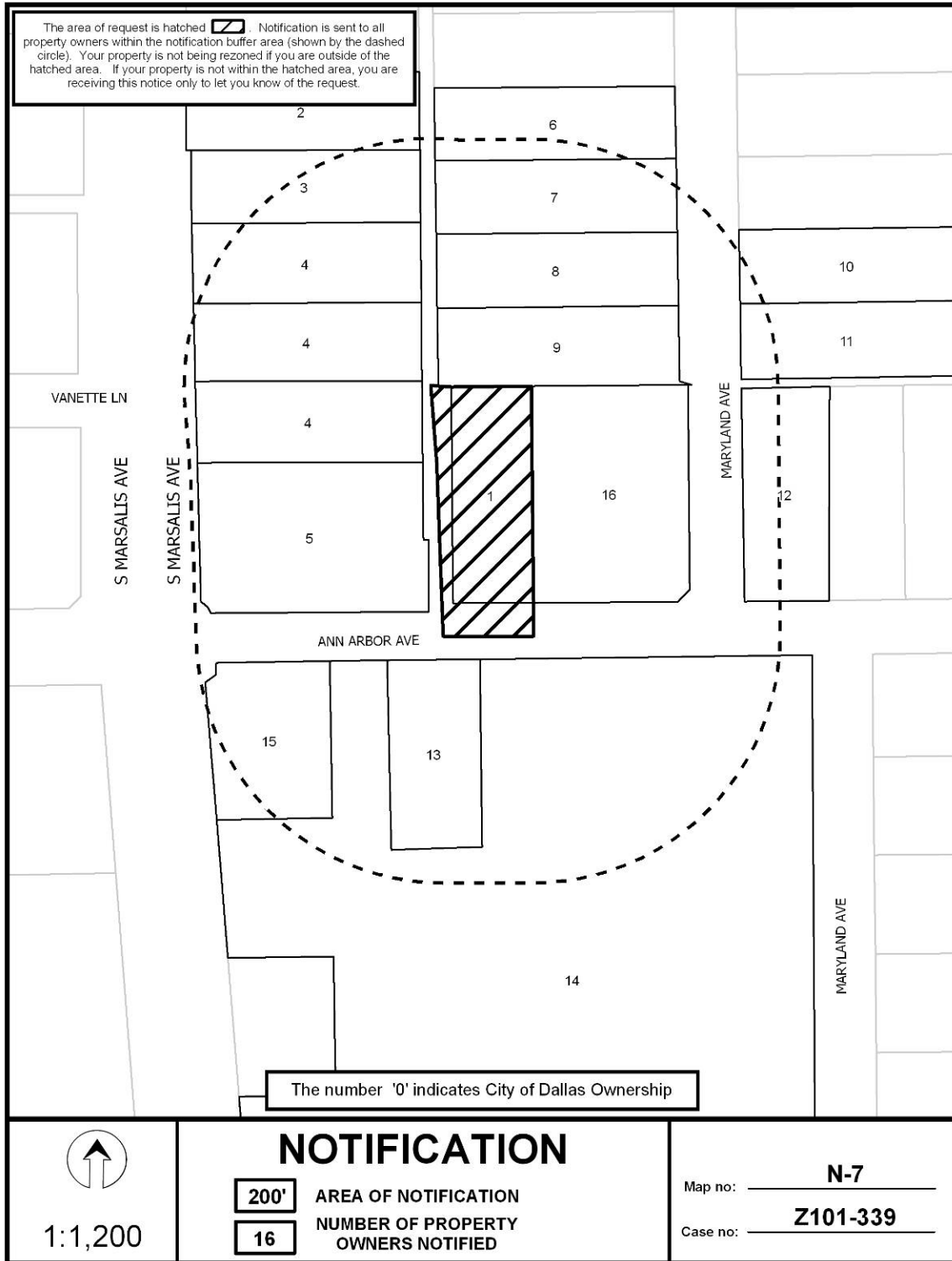
Volume 7, Page 478
Date Prepared: July 3, 2011
Revised: July 25, 2011
Revised: September 20, 2011



DATE: August 18, 2011



DATE: August 18, 2011



8/18/2011

Notification List of Property Owners

Z101-339

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	717 ANN ARBOR	HOANG CHAU & TU HUYNH
2	4304 MARSALIS	HAWKINS PATRICIA JO ANN
3	4310 MARSALIS	HAWKINS PATRICIA DEAL
4	4314 MARSALIS	HAWKINS PATRICIA
5	4328 MARSALIS	FISHER DENNIS
6	4237 MARYLAND	HOLCOMB IRMA GONZALEZ
7	4241 MARYLAND	PALACIOS HERMAN
8	4247 MARYLAND	DICKSON ANGIE L
9	4251 MARYLAND	ESTRELLA JUAN MANUEL
10	4246 MARYLAND	MAYAGALLEGOS ANGEL & OFELIA VILLA DEMAYA
11	4250 MARYLAND	GREATER ANN ARBOR BAPTIST CHURCH
12	803 ANN ARBOR	RAMIREZ ALFONSO
13	710 ANN ARBOR	HERRON ALFRED STE 103
14	4404 MARSALIS	GALLOWAY HERRON REALTORS INC
15	4404 MARSALIS	JEFFERS J C
16	727 ANN ARBOR	AGESHEN MALCOLM A

FILE NUMBER: Z101-281(MW)

DATE FILED: May 24, 2011

LOCATION: Southwest corner of Lake June Road and Barredo Street

COUNCIL DISTRICT: 8

MAPSCO: 59-L

SIZE OF REQUEST: ±0.9068 acre

CENSUS TRACT: 118

APPLICANT: Firebrand Properties

REPRESENTATIVE: Robert Baldwin

OWNERS: Gerardo Alba; Jose Cornejo

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

SUMMARY: The applicant intends to develop the request site with retail or personal service use.

STAFF RECOMMENDATION: Denial

PREVIOUS ACTION: Under advisement from October 20, 2011.

BACKGROUND INFORMATION:

- The ±0.9068 acre request site is developed with a single family home and detached garage.
- The applicant intends to develop the request site with a retail or personal service use.
- The request site is surrounded by retail and personal service uses to the north; general merchandise or food store and a charter school to the east; single family residential to the south and single family residential and a personal service use (converted residence) to the west.

Zoning History:

1. **Z090-205:** On August 25, 2010, the City Council approved a Specific Use Permit for an open enrollment charter school on property zoned a CR Community Retail District and a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

Thoroughfares/Streets:

Thoroughfares/Streets	Type	Existing ROW
Lake June Road	Principal arterial	100 feet
Barredo Drive	Local	50 feet
Lufkin Street	Local	50 feet

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Single family
North	CR-D	Retail and personal service uses
East	CR-D-1 with deed restrictions	General merchandise or food store; charter school
South	R-7.5(A)	Single family
West	R-7.5(A)	Single family; personal service use (converted residence)

STAFF ANALYSIS:

Comprehensive Plan:

According to the *forwardDallas! Vision Illustration*, adopted June 2006, the subject site is identified as being within a Residential Neighborhood Building Block on the *forwardDallas! Vision Illustration*, adopted June 2006. While single-family dwellings are the dominate land use in this building block, 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 applicant's proposal to provide a retail or personal service use in this area of the City is not necessarily inconsistent with the *forwardDallas! Vision*; however the proposed encroachment of nonresidential zoning into a residential district does not comply with the following goals and policies:

HOUSING

GOAL 3.1 Ensure a sustainable and efficient long-range housing supply

Policy 3.1.3—Encourage stabilization of existing neighborhoods.

URBAN DESIGN

GOAL 5.2 Strengthen community and neighborhood identity

Policy 5.2.1 Maintain neighborhood scale and character.

NEIGHBORHOOD ELEMENT

Goal 7.1 Promote vibrant and viable neighborhoods.

Policy 7.1.2 Promote neighborhood development compatibility.

Land Use Compatibility:

The ±0.9068 acre request site is developed with a single family home and detached garage. The applicant intends to develop the request site with a retail or personal service use. However, specifics of the proposed development have not been provided.

The request site is surrounded by retail and personal service uses to the north; general merchandise or food store and a charter school to the east; single family residential to the south and single family residential and personal service use (converted residence) to the west.

Several undeveloped parcels zoned CR Community Retail exist in the vicinity of the request site. Therefore, staff does not believe further encroachment into the residential district is necessary and does not support this request.

Development Standards:

District	Setbacks		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-7.5(A)	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%	N/A	Single family
Proposed: CR	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:

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:

While the applicant intends to develop the request site with retail and personal service and office uses, specific information has not been provided. However, pursuant to §51A-4.210 of the Dallas Development Code, the required off-street parking for a general merchandise or food store, for example, is one (1) space per 200 square feet of floor area. The required off-street parking for a personal service use is also one (1) space per 200 square feet of floor area. The required off-street parking for a restaurant is one (1) space per 100 square feet of floor area.

Landscaping:

Landscaping must be provided in accordance to Article X of the Dallas Development Code.

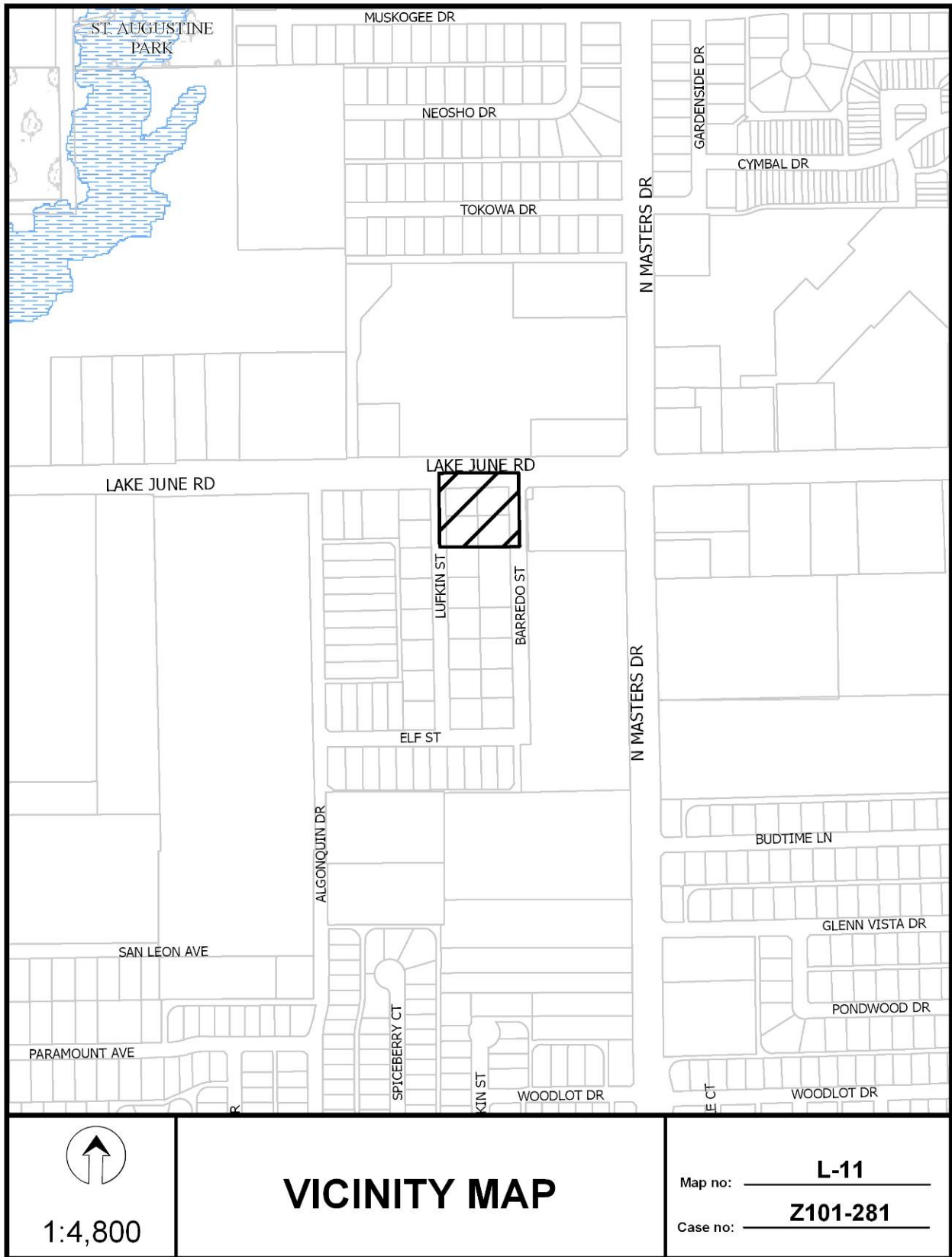
Z101-281(MW)

Partners/Principals/Officers:

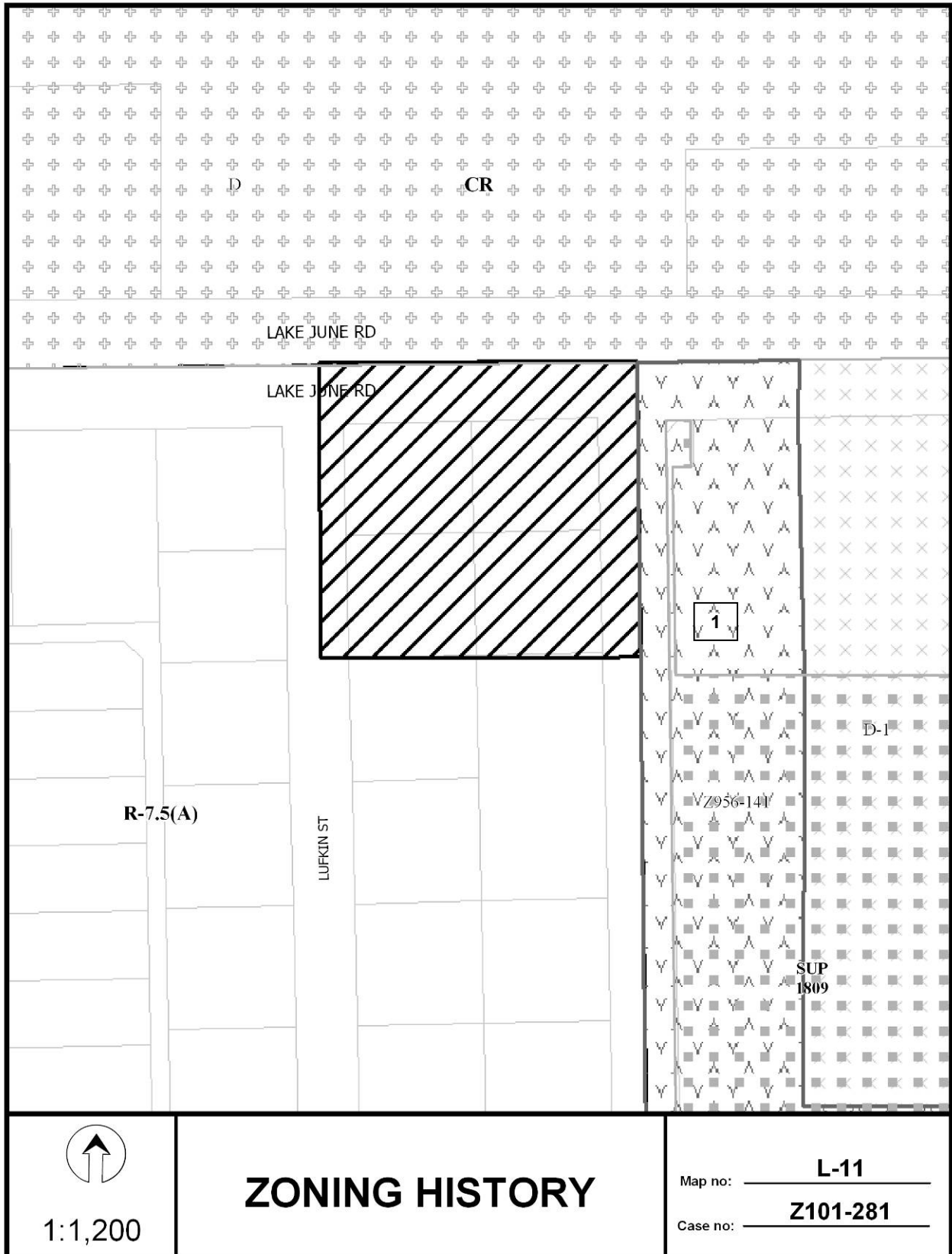
Firebrand Properties

Guillermo Perales, President

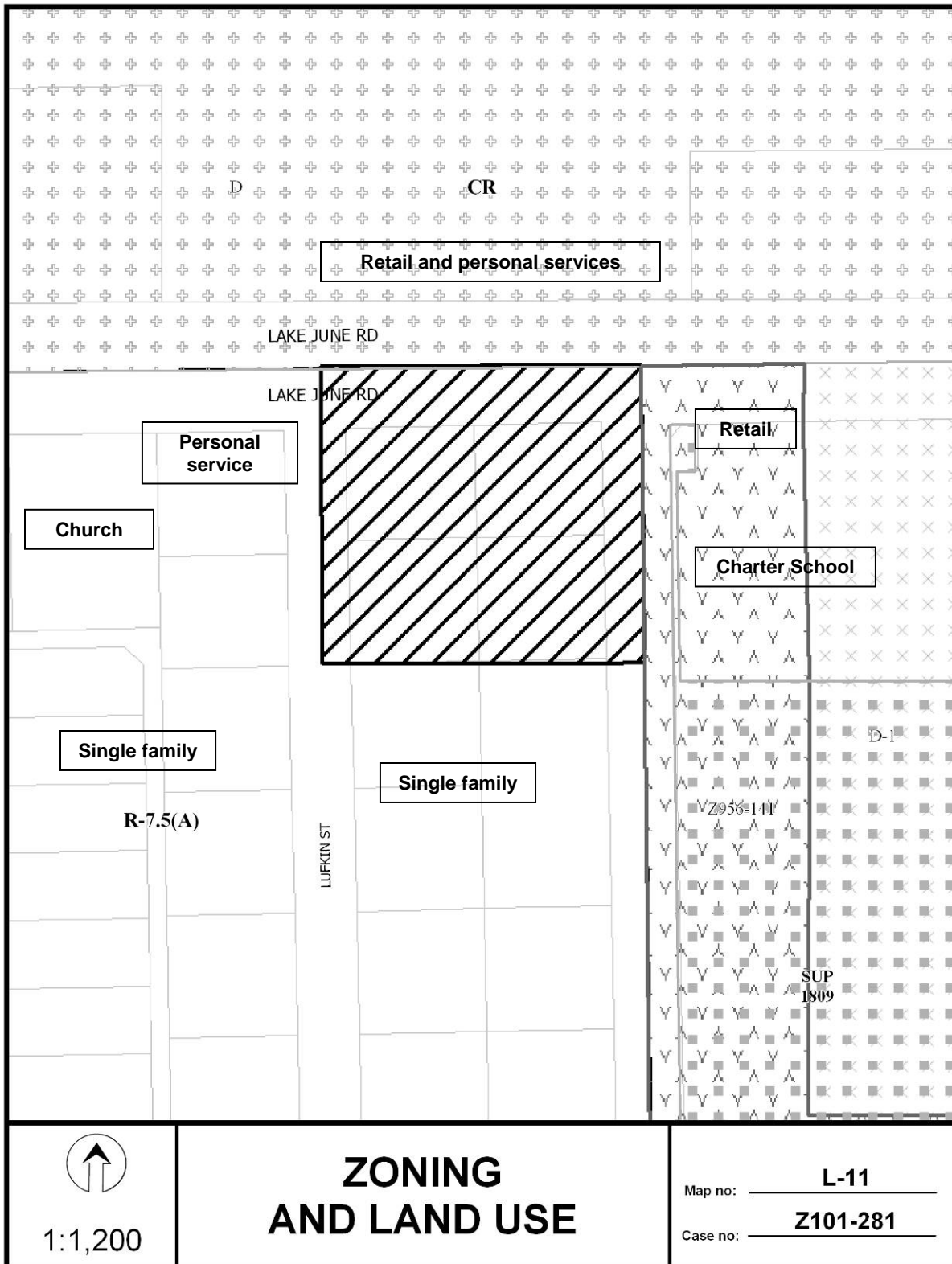
Nathan Pavlica, Vice President for Development



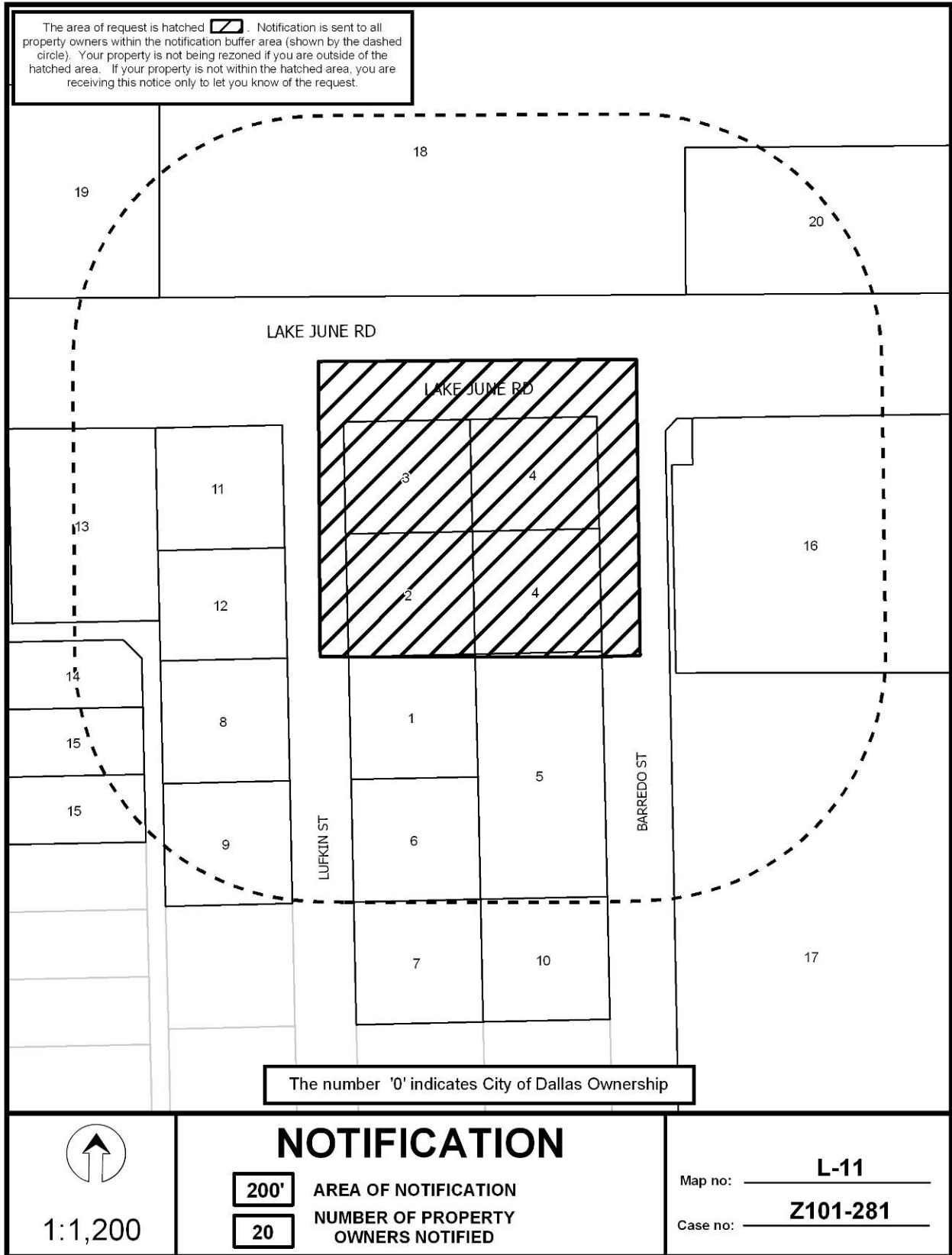
DATE: October 04, 2011



DATE: October 04, 2011



DATE: October 04, 2011



DATE: October 04, 2011

10/4/2011

Notification List of Property Owners

Z101-281

20 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1232 LUFKIN ST	CARRUTH BILLY J
2	1240 LUFKIN ST	ALBA GERARDO
3	10106 LAKE JUNE RD	CORNEJO JOSE C
4	1249 BARREDO ST	FROSSARD T E JR TRUSTEE
5	1233 BARREDO ST	HARDIN GENEVIEVE P
6	1222 LUFKIN ST	SANCHEZ CARLOS H & JOSEPHINE M
7	1214 LUFKIN ST	SANCHEZ CARLOS & JOSEPHINE
8	1229 LUFKIN ST	LEAL RAMIRO C
9	1223 LUFKIN ST	JUAREZ MARCIAL & MARIA AMELIA
10	1215 BARREDO ST	SANCHEZ CARLOS
11	10022 LAKE JUNE RD	EVANS BING CROSBY & NANCY
12	1239 LUFKIN ST	HERNANDEZ ARMANDO
13	10020 LAKE JUNE RD	LITTLE BETHEL ASSEMBLY OF GOD
14	1232 ALGONQUIN DR	SANCHEZ GUADALUPE
15	1224 ALGONQUIN DR	HERNANDEZ RODOLFO & SOCCARO
16	10152 LAKE JUNE RD	WALGREEN CO SUITE 1420
17	1227 MASTERS DR	AMERICA CAN!
18	10121 LAKE JUNE RD	PINFIN PROPERTIES LP % THE PINNACLE PROP
19	10025 LAKE JUNE RD	STONE PETER & DONNA L STONE
20	10155 LAKE JUNE RD	KING KASH INVESTORS 1991 LIMITED

FILE NUMBER: Z101-273(MW)

DATE FILED: May 18, 2011

LOCATION: East side of North Buckner Boulevard, west side of Peavy Road

COUNCIL DISTRICT: 7

MAPSCO: 38-Y

SIZE OF REQUEST: ±0.49 acre

CENSUS TRACT: 123.01

REPRESENTATIVE: Vafa Faez, Faez Law Firm, PLLC

APPLICANT: Shahab Savoach

OWNER: Parastoa Esmaili

REQUEST: An application for a Specific Use Permit for a convenience store with drive-through on property zoned an RR Regional Retail District.

SUMMARY: The applicant intends to convert an existing automotive service center into a convenience store with two drive-through lanes.

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

BACKGROUND INFORMATION:

- The ±0.49-acre request site is developed with a ±3,075-square foot automotive service center which includes three covered drive-in service bays and a 75-square foot basement.
- The applicant intends to convert the existing automotive service center into a drive-through convenience store with two drive-through lanes. No expansion of the building footprint is proposed; the applicant intends to close one of the existing drive-in service bays.
- The proposed hours of operation for the use are 11:00 am to 11:00 pm, Monday through Sunday.
- The request site is surrounded by a restaurant with drive-through service and a church to the north; multifamily residential and townhomes to the east; automotive service to the south and office to the west.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Buckner Boulevard	Principal Arterial	100 feet
Peavy Road	Collector	60 feet

Land Use:

	Zoning	Land Use
Site	RR	Auto service
North	RR	Restaurant with drive-through
East	MF-2(A); TH-3(A)	Multifamily; townhomes
South	RR	Auto service
West	LO-3	Office

STAFF ANALYSIS:

Area Plans:

The request site is within the Buckner Boulevard/John West Road Land Use Study, dated November 1984. The study recommends office uses on Buckner Boulevard to complement existing office development and create balance to the existing shopping center uses. In order to minimize the number of driveway cuts needed to provide good site circulation to both Buckner Boulevard and Peavy Road, the study recommends shared access arrangements for future office developments.

Comprehensive Plan:

The subject site is identified as being within a Residential Neighborhood Building Block on the *forwardDallas!* Vision Illustration, adopted June 2006. While single family dwellings are the dominate 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 to convert an existing automotive service center into a drive-through convenience store at this location is consistent with the following goal and policy of the Comprehensive Plan.

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.

Development Standards:

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

Land Use Compatibility:

The ±0.49-acre request site is developed with a ±3,075-square foot automotive service center which includes three covered drive-in service bays and a 75-square foot basement. The applicant intends to convert the existing automotive service center into a drive-through convenience store with two drive-through lanes. No expansion of the building footprint is proposed; the applicant intends close one of the existing drive-in service bays. The proposed hours of operation for the use are 11:00 am to 11:00 pm, Monday through Sunday.

In December 2010, the City Council approved amending Chapter 51 and 51A of the Dallas Development Code to create a new main use, a “convenience store with drive-through” and provide the development regulations and standards for the use. An SUP is required in Chapter 51A for a convenience store with drive-through in the following zoning districts: CR Community Retail, RR Regional Retail, CS Commercial Service, IR Industrial Research, IM Industrial Manufacturing, MU-2 Mixed Use, MU-3 Mixed Use, and Multiple Commercial Districts.

The request site is located within an RR Regional Retail District and has frontage on both a principal arterial and a collector. The request site is configured to efficiently accommodate a drive-through use; cars will enter the site from Peavy Road and exit onto Buckner Boulevard. A convenience store with drive-through service requires a minimum of two off-street stacking spaces. As depicted on the proposed site plan, six off-street stacking spaces will be provided per drive-through lane.

The request site is surrounded by a restaurant with drive-through service and a church to the north; multifamily residential and townhomes to the east; automotive service to the south and office to the west.

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

Staff encourages adaptive reuse of existing buildings and believes that the applicant’s request meets the general requirements for the consideration of a Specific Use Permit. Therefore, staff recommends approval for a two-year period subject to a site plan and conditions. The initial short time period will allow the request to be reevaluated to ensure the use is compatible in this location.

Traffic:

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

Parking:

Pursuant to the Dallas Development Code, a. drive-through convenience store requires one (1) space per 200 square feet of floor area. Therefore, the proposed ±3,075-square foot convenience store with drive-through requires 15 spaces. As depicted on the proposed site plan, 21 spaces will be provided.

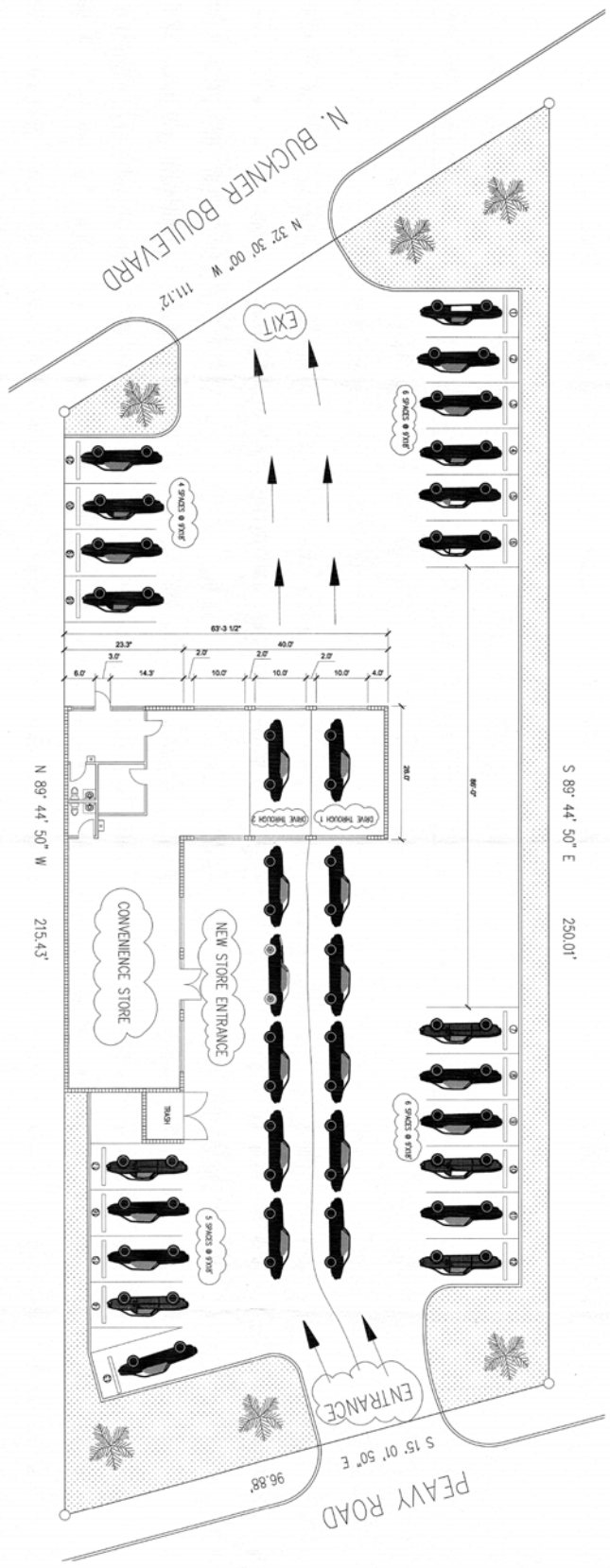
Landscaping:

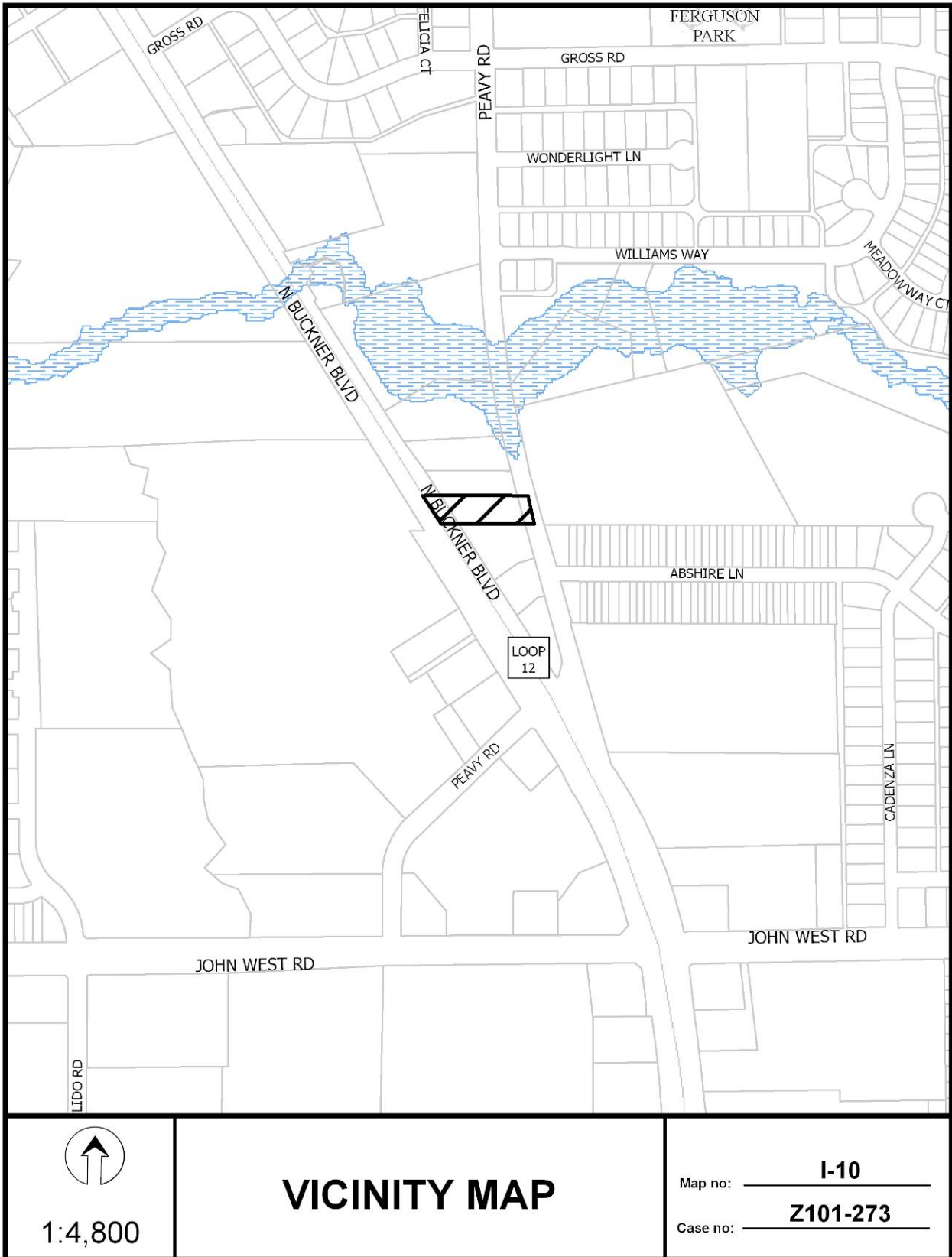
Landscaping is required in accordance with Article X of the Dallas Development Code. However, the applicant's request will not trigger any Article X requirements, as no new construction is proposed on the site.

Z101-273
Proposed SUP Conditions

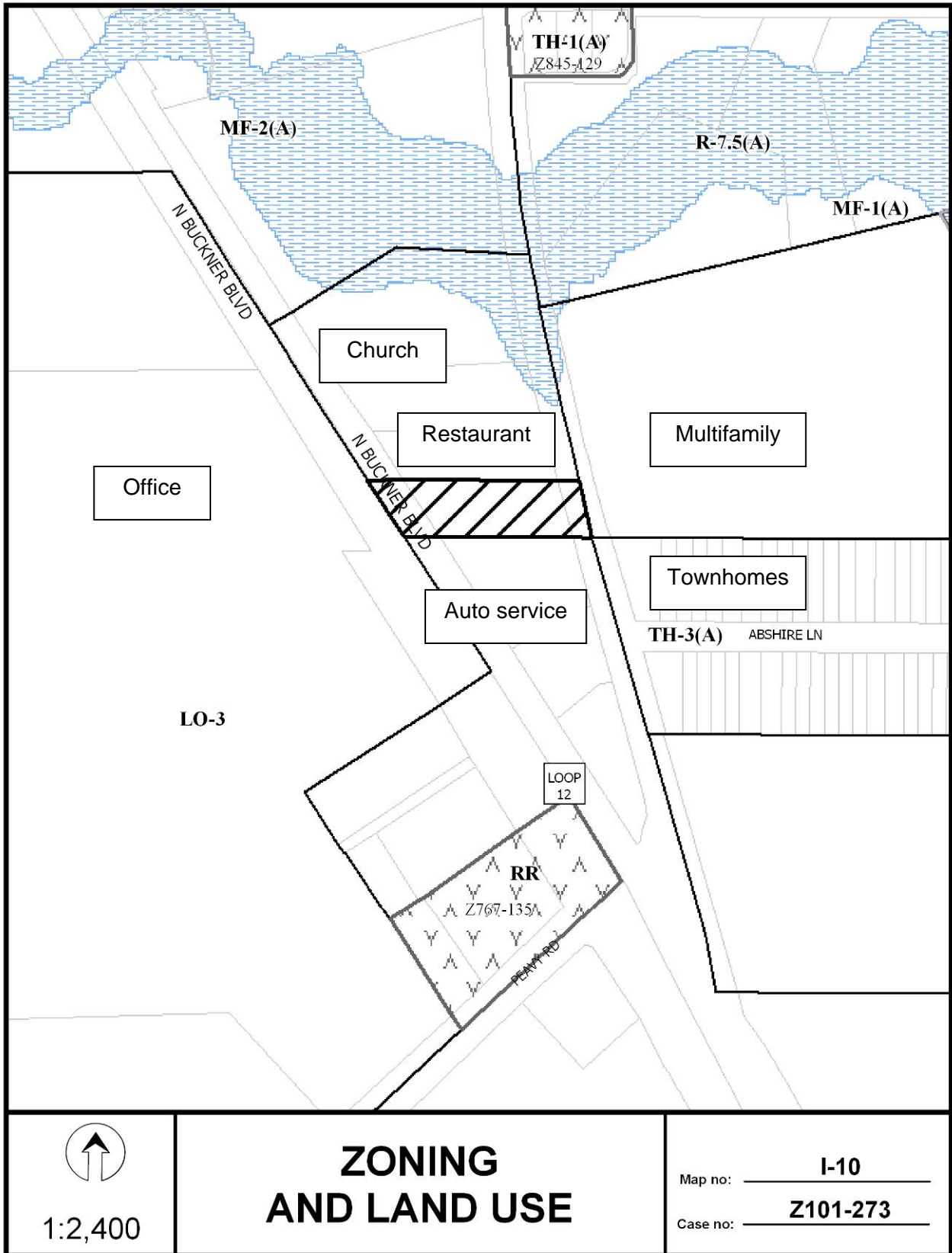
1. USE: The only use authorized by this specific use permit is a convenience store with drive-through service.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit automatically terminates on_____, (two-year period from the passage of this ordinance).
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. HOURS OF OPERATION: The convenience store with drive-through service may only operate between 11:00 a.m. and 11:00 p.m., Monday through Sunday.
6. FLOOR AREA: Maximum floor area is 3,075 square feet.
7. PARKING: Parking must be located as shown on the attached site plan.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

SITE PLAN
SCALE: 1"=10'-0"




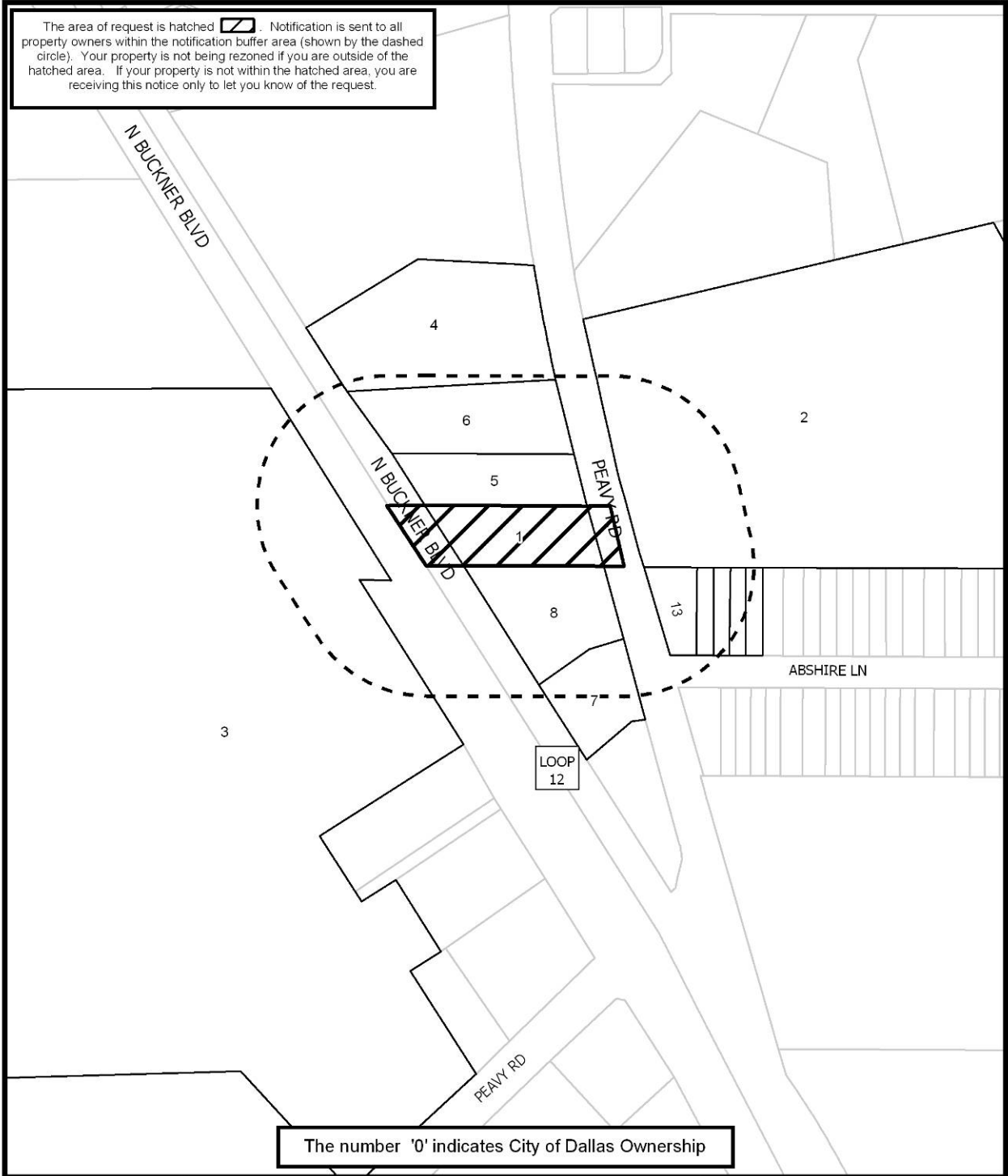


DATE: October 20, 2011



DATE: October 20, 2011

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



The number '0' indicates City of Dallas Ownership

 1:2,400	<h2>NOTIFICATION</h2> <p>  AREA OF NOTIFICATION  NUMBER OF PROPERTY OWNERS NOTIFIED </p>	Map no: <u> I-10 </u> Case no: <u> Z101-273 </u>
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DATE: October 20, 2011

Z101-273(MW)

10/20/2011

Notification List of Property Owners

Z101-273

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2846 BUCKNER BLVD	ESMAEILI PARASTOU
2	2880 PEAVY RD	BLUE VALLEY APARTMENTS INC % CORP SECRET
3	2909 BUCKNER BLVD	Dallas ISD % DIRECTOR OF REAL ESTATE
4	2824 BUCKNER BLVD	TOMAINO PPTIES LP
5	2844 BUCKNER BLVD	ALFONSO RIOS INC
6	2840 BUCKNER BLVD	2840 BRP LTD
7	2932 BUCKNER BLVD	WEITZMAN LOUIE % HERBERT D WEITZMAN
8	2910 BUCKNER BLVD	GARNER BRIAN S & MARTHA KAY GARNER
9	1819 ABSHIRE LN	AIKEN BRIAN & NADIA
10	1815 ABSHIRE LN	STEVENS ANASTASIA & JAMES STEVENS JR
11	1811 ABSHIRE LN	ST JOHNS WORLD
12	1807 ABSHIRE LN	CONLEY LISA J
13	1803 ABSHIRE LN	REDD DOROTHY LEE

FILE NUMBER: Z101-362(MW)

DATE FILED: August 29, 2011

LOCATION: West side of Greenville Avenue, southeast of Ross Avenue

COUNCIL DISTRICT: 2

MAPSCO: 36-X

SIZE OF REQUEST: ±2,215 square feet

CENSUS TRACT: 10.02

APPLICANT: Charles Hunt, Ship's Lounge

REPRESENTATIVE: Audra Buckley, Permitted Development

OWNER: Lippitt Properties

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

SUMMARY: This request would allow the existing establishment to continue to operate after midnight.

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

BACKGROUND INFORMATION:

- The ±2,215-square foot request site comprises ±1,060-square feet of floor area within a shopping center.
- On November 23, 1965, a certificate of occupancy for a lounge was issued for the request site. The request site has not changed uses since the issuance of the certificate of occupancy; therefore the lounge is considered legally nonconforming.
- The applicant has operated the lounge since 1980.
- Pursuant to the provisions of PDD No. 842, a Specific Use Permit for late hours is required in order for the establishment to operate after midnight. The applicant proposes to operate from 11:00 am to 2:00 am (the next day), Monday through Sunday.
- Per Building Inspection, the occupancy load is 49.
- The request site is surrounded by an auto-related use to the north; retail and residential to the east and retail to the south and west.

Zoning History:

- 1. Z067-268:** On November 12, 2007, an automatic renewal of Specific Use Permit No. 1494, for a community service center and a child-care facility at the above referenced location was approved for an additional five-year period with eligibility for automatic renewal for additional five-year time periods.

Thoroughfares and Streets:

Thoroughfare/Street	Type	Existing ROW
Greenville Avenue	Local	50 feet

Land Use:

	Zoning	Land Use
Site	PDD No. 842	Lounge
North	PDD No. 842	Auto-related
East	PDD No. 842	Retail; residential
South	PDD No. 842	Retail
West	PDD No. 842	Retail

STAFF ANALYSIS:

Area Plans:

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

Comprehensive Plan:

The subject site is identified as being within a Main Street Building Block. Main streets are modeled after the American tradition of “main street” as a place for living, working and shopping. Examples of these streets with concentrations of pedestrian activity include Jefferson Boulevard, Knox-Henderson and Lovers Lane. Main streets, typically no more than a mile long, are active areas with buildings one to four stories in height and usually placed right up to the sidewalk with parking available on-street. Away from the “main street,” density quickly diminishes, thus minimizing impacts on nearby neighborhoods. This Building Block will likely be served by bus or rail and contain safe and pleasant walking environments. Streets have trees and wide sidewalks. There may even be landscaped paths from the “main street” to rear parking areas, sidewalk cafes, outdoor dining areas or courtyards. The primary public investment in these areas will be upgrading streets and walkways to create safe high-quality pedestrian environments.

In general, the applicant’s proposal is consistent with the following goal and policy of the Comprehensive Plan.

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 ±2,215-square foot request site comprises ±1,060-square feet of floor area within a shopping center. On November 23, 1965, a certificate of occupancy for a lounge was issued for the request site. The request site has not changed uses since the issuance of the certificate of occupancy; therefore the lounge is considered legally nonconforming. Pursuant to the provisions of PDD No. 842, a Specific Use Permit for late hours is required in order for the establishment to operate after midnight.

The request site is surrounded by an auto-related use to the north; retail and residential to the east and retail to the south and west. The closest residential development is approximately 150 feet to the east of the request site.

The main uses permitted in PDD No. 842 are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in Chapter 51A. PDD No. 842 is intended to help mitigate the possible negative impacts of late hour uses on adjacent residential neighborhoods. No establishments will be required to cease operation per PDD No. 842; all businesses may continue to operate between the hours of 6:00 a.m. and 12:00 a.m. without having to obtain a Specific Use Permit. In order to operate between midnight and 6:00 a.m., the land use becomes a late-hours establishment and a Specific Use Permit is required. A late-hours establishment must receive a Specific Use Permit no later than September 23, 2011 or cease operation during the hours of midnight and 6:00 a.m.

A late-hours establishment is defined in PDD No. 842 as a retail and personal service use that operates between 12 a.m. (midnight) and 6 a.m. The PD gives additional criteria for evaluating a request for a specific use permit:

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

(1) the number of citations issued by police to patrons of the establishment;

(2) the number of citations issued by police for noise ordinance violations by the establishment;

(3) the number of arrests for public intoxication or disorderly conduct associated with the establishment;

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

(5) the number of violent crimes associated with the establishment, with emphasis on violent crimes originating inside the establishment.

The Dallas Police Department has provided responses to these criteria, which follow later in this report.

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

The applicant's request, subject a site plan and conditions, complies with the general provisions for consideration of an SUP. Therefore, staff recommends approval of the request for an initial time period of three years.

Traffic:

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

Parking:

Pursuant to §51A-4.210, a restaurant requires one (1) space per 100 square feet of floor area. Therefore, the ±1,060-square foot lounge requires 11 spaces. As depicted on the site plan, 11 spaces will be provided onsite.

Since the request site is not a platted lot and is included within a larger building site, parking is evaluated for all uses on the building site. There are 51 parking spaces on the building site; the uses on the site require a total of 50 parking spaces, as detailed in the below parking analysis:

Use	Floor Area	Parking ratio	Required Parking
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Z101-362 (MW)

Monterrey Restaurant	2,280 sf	1 space/100 sf	23 spaces
Ships Lounge	1,060 sf	1 space/100 sf	11 spaces
Glidden Paint Company (Retail)	2,800 sf	1 space/200 sf	14 spaces
Glidden Paint Company (Warehouse)	2,000 sf	1 space/1,000 sf	2 spaces
			50 spaces

Landscaping:

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

Police Report:

Pursuant to feedback received from the Dallas Police Department on October 7, 2011, there has been no police activity at this location.

Z101-362 (MW)

Partners/Principals/Officers:

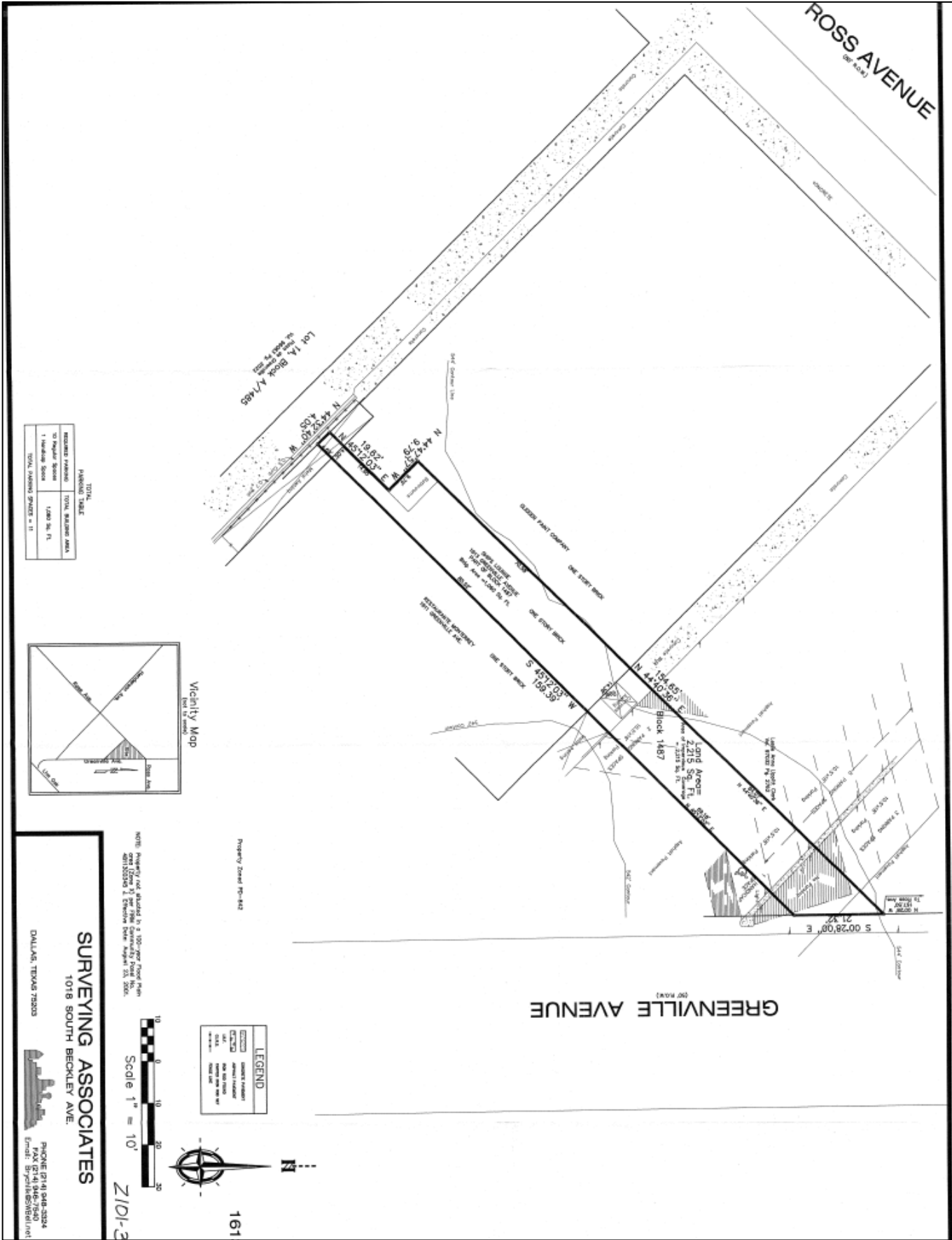
Lippitt Properties

Leslie Clark, Owner

**Z101-362
Proposed SUP Conditions**

1. USE: The only use authorized by this specific use permit is a late-hours establishment limited to an alcoholic beverage establishment limited to a bar, lounge or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit automatically terminates on (three years).
4. FLOOR AREA: The maximum floor area is 1,060 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The late-hours establishment limited to an alcoholic beverage establishment limited to a bar, lounge or tavern may only operate between 12:00 a.m. (midnight) and 2:00 a.m., Monday through Sunday. All customers must be removed from the Property by 2:15 a.m.
6. CERTIFICATE OF OCCUPANCY: The owner or operator must obtain a certificate of occupancy for a late-hours establishment before operating after 12:00 a.m. (midnight).
7. OUTSIDE SPEAKERS: Outside speakers are prohibited.
8. PARKING: Parking must be provided in accordance with Planned Development District No. 842 and MD-1 Modified Delta Overlay No. 1.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. GENERAL REQUIREMENT: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan



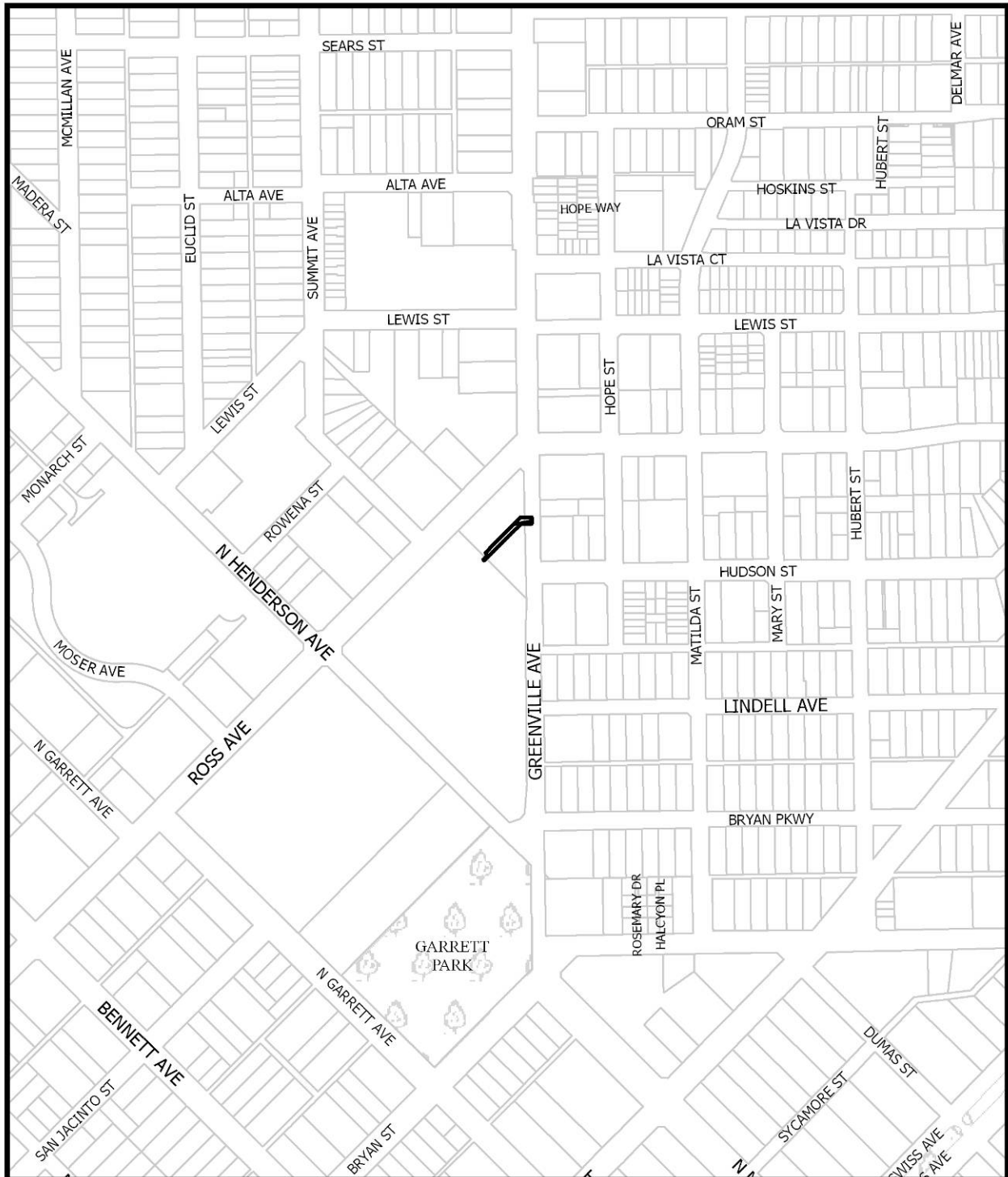
TOTAL

REQUIREMENTS	TOTAL SQUARE FEET
1. Minimum Area	1,480 Sq. Ft.
2. Minimum Area	1,480 Sq. Ft.
TOTAL MINIMUM SQUARE FEET = 2,960	



SURVEYING ASSOCIATES
1018 SOUTH BECKLEY AVE.
DALLAS, TEXAS 75203

PHONE (214) 948-3334
FAX (214) 948-7540
Email: brycd@sa.com



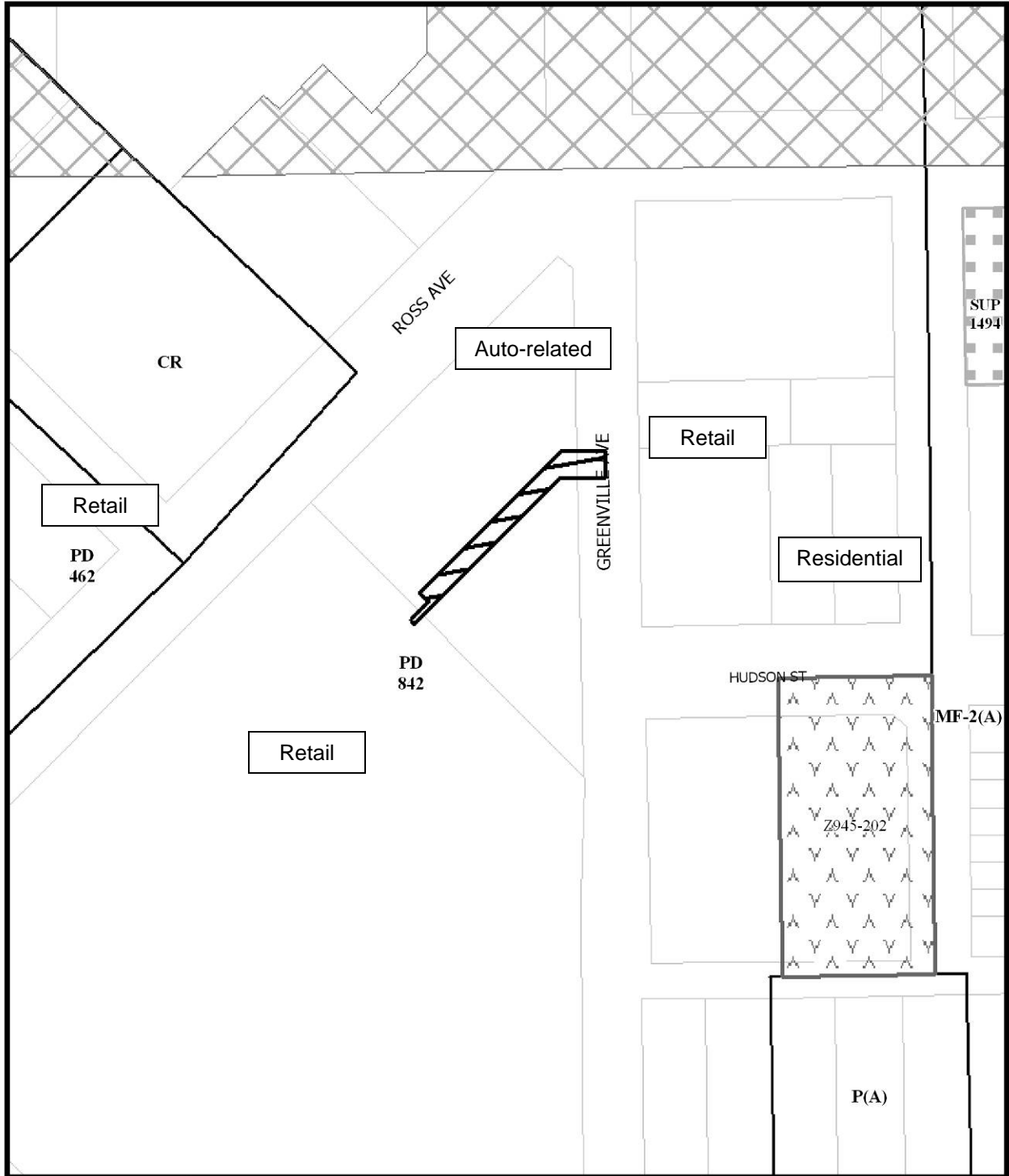
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VICINITY MAP

Map no: I-8

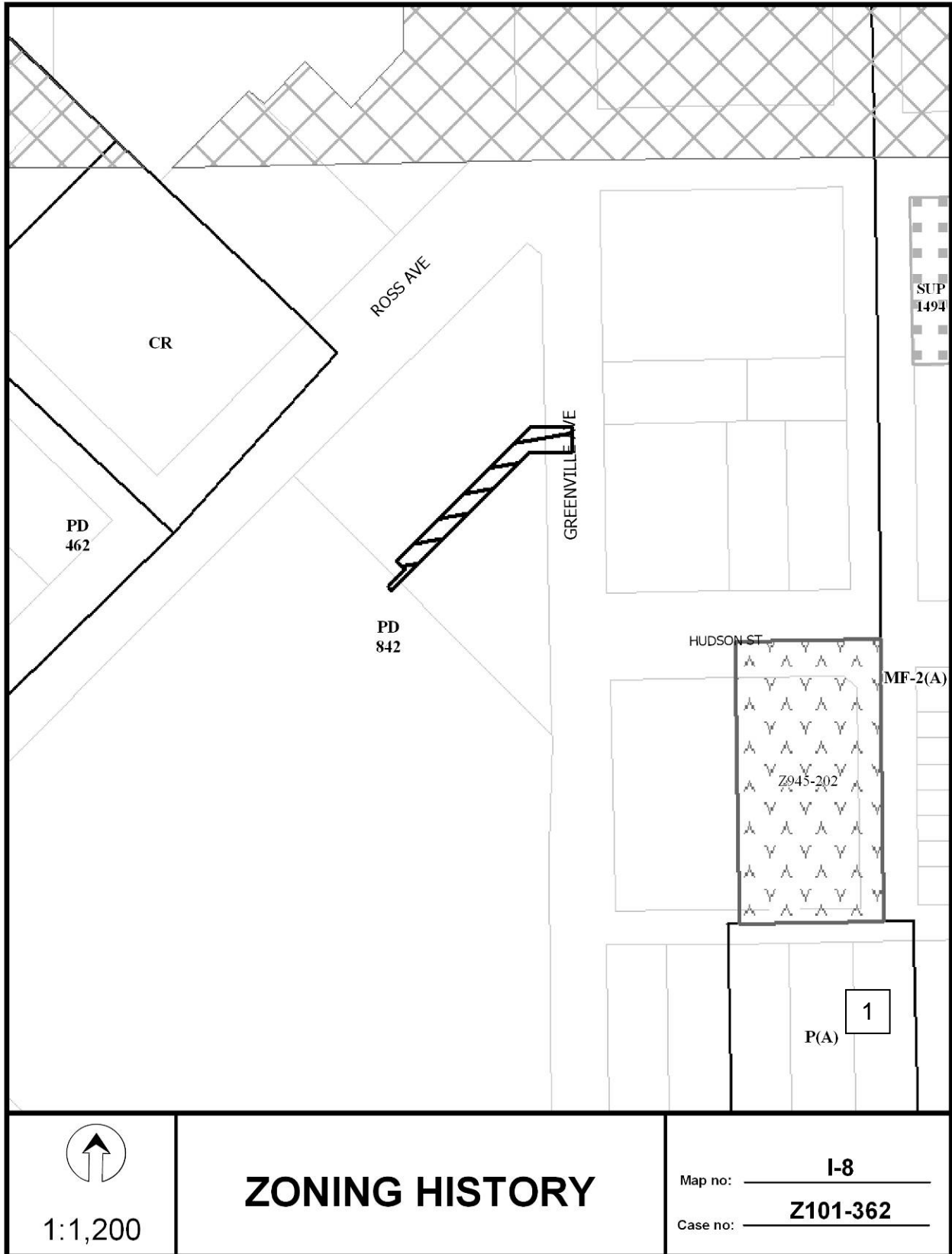
Case no: Z101-362

DATE: October 04, 2011

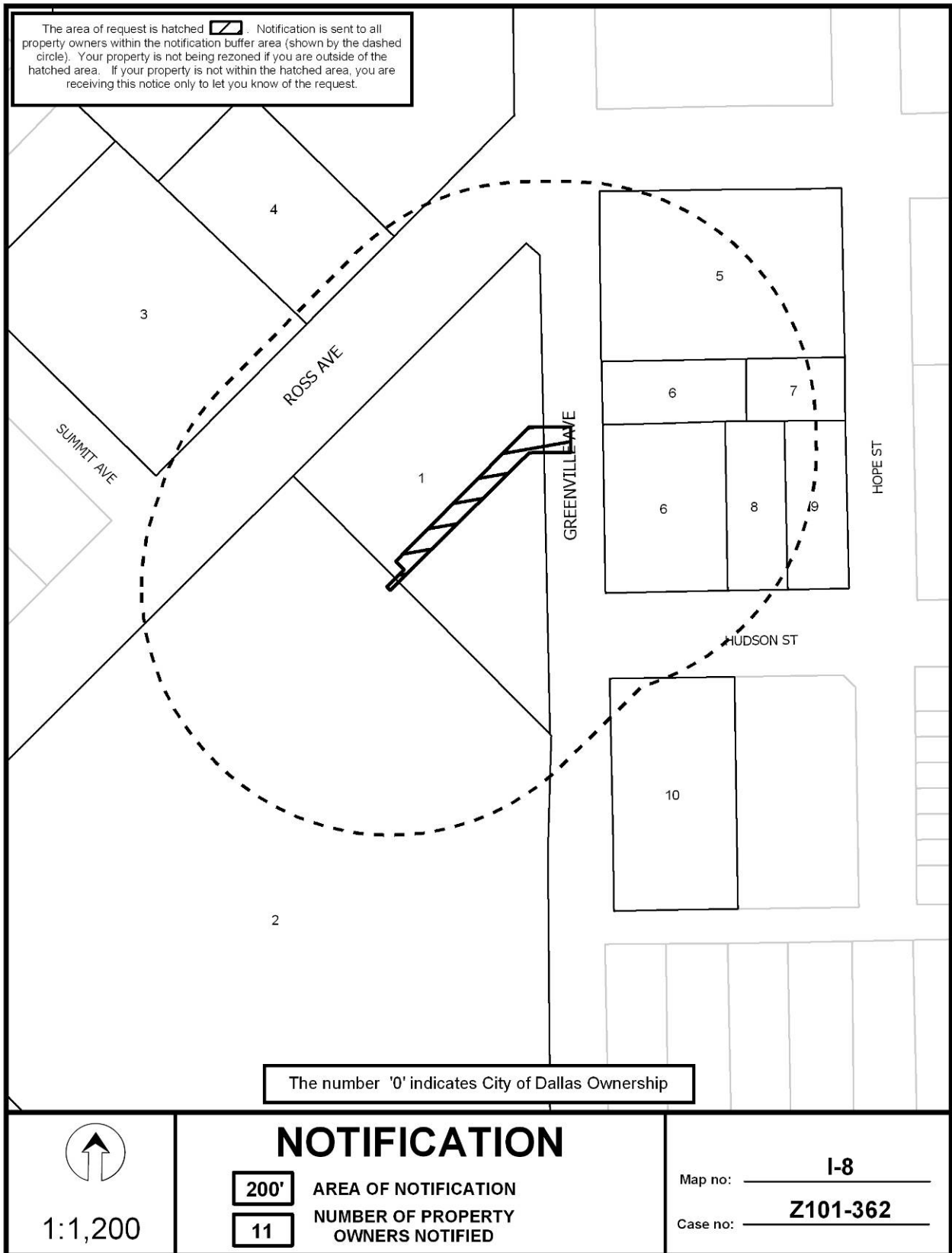


 1:1,200	ZONING AND LAND USE	Map no: <u> I-8 </u> Case no: <u> Z101-362 </u>
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DATE: October 04, 2011



DATE: October 04, 2011



Z101-362 (MW)

10/4/2011

Notification List of Property Owners

Z101-362

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5434 ROSS AVE	CLARK LESLIE A LIPPITT % LIPPITT PROPERT
2	5334 ROSS AVE	ROSS HENDERSON DEV GROUP LLC
3	5403 ROSS AVE	MCDONALDS CORP STE 640
4	5415 ROSS AVE	GABERINO JAMES D ETAL LTD DBA SPARKLE CA
5	1616 GREENVILLE AVE	AMERCO REAL ESTATE CO AREC-835028
6	1610 GREENVILLE AVE	GOODWILL INDUSTRIES OF DALLAS INC
7	1615 HOPE ST	INFIRMACARE MEDICAL CTR %CHARLES N
MAEND		
8	5509 HUDSON ST	COX ROBIN LEE
9	5513 HUDSON ST	HARBER CAROL
10	1516 GREENVILLE AVE	MARS PARTNERS JOINT VENTURE
11	5429 ROSS AVE	CHAN ALVIN B INC

Planner: Warren F. Ellis

FILE NUMBER: Z101-367(WE) **DATE FILED:** August 30, 2011

LOCATION: North side of Bruton Road between Mack Lane and Hillburn Drive

COUNCIL DISTRICT: 4 **MAPSCO:** 58-B

SIZE OF REQUEST: Approx. 32.49 acres **CENSUS TRACT:** 91.01

APPLICANT / OWNER: Dallas Independent School District (see attached list of Board Members)

REPRESENTATIVE: MASTERPLAN
Karl Crawley

REQUEST: An application for a Planned Development District for a public school other than an open-enrollment charter school and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of this request is to permit DISD to construct a 150,000 square foot elementary school and terminate the existing Specific Use Permit No. 142 for radio towers.

STAFF RECOMMENDATION: Approval, subject to a development plan, landscape plan, traffic management plan and conditions and approval of the termination of Specific Use Permit No. 142 for radio towers.

BACKGROUND INFORMATION:

- The Dallas Independent School District is proposing to construct a new two-story, 96,251 square foot elementary school. The maximum student enrollment is anticipated to reach 850 students.
- The applicant’s request for a Planned Development District is to modify the screening requirements for the off-street parking and loading areas. The proposed elementary school will comply with the development standards and regulations under an R-7.5(A) Single Family District.
- DISD has designated an expansion area on the development plan for the elementary school that will allow for an additional 29,600 square feet of floor area on campus for modular buildings.
- The surrounding land uses are primarily single family uses. However, there is a church located on the south side of Bruton Road. In addition, a charter school is operating on the church property under Specific Use Permit No. 1411.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Bruton Road	Principal Arterial	80 ft.	80 ft.

Land Use:

	Zoning	Land Use
Site	R-7.5(A), SUP No. 142	Single Family
North	R-7.5(A)	Single Family
South	R-7.5(A), SUP No. 1411	Single Family, Church w/charter school
East	R-7.5(A)	Single Family
West	R-7.5(A)	Single Family

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

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

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

Land Use Compatibility: The 32.49 acre site is undeveloped and is adjacent to single family uses. Of the 32.49 acre site, approximately 15.98 acres will be developed for an elementary school. The Dallas Independent School District (DISD) is proposing to construct a two-story, 96,521 square foot elementary school. The proposed school will have 38 classrooms and a maximum enrollment of 850 students.

The applicant's request for a Planned Development District is to modify the screening requirements for the off-street parking and loading areas. These modifications involve eliminating screening of the school's off-street parking areas. The representative has indicated that DISD has a policy of not screening the parking areas due to the safety concerns for the students and facility members. The proposed elementary school will comply with the development standards and regulations under an R-7.5(A) Single Family District.

DISD has also designated an area for future modular buildings of approximately 29,600 square feet on the development plan. This expansion area will permit DISD to construct and/or place additional modular buildings within the designated area. The maximum square feet of buildable floor area proposed for the elementary school is 150,000 square feet.

DISD have provided three primary driveway approached to access the school site from Bruton Road. Each driveway approach to the school have been designated a specific function to promote a safe and efficient process to drop-off-and pick-up the students. For example, the westernmost driveway and bus loading and unloading area are not planned to be used for drop-off and pick-up during peak hours and the driveway approach that is designated as "driveway #3" is designated for passenger vehicles dropping-off and picking-up the students. A more detail analysis of the circulation pattern is provided in the traffic management section of this report.

Staff has reviewed and recommends approval of the applicant’s request for a Planned Development District for a public school other than an open enrollment charter school, subject to a development plan, landscape plan, traffic management plan and conditions. The proposed school should not adversely impact the surrounding area.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-7.5(A) - Existing Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
Proposed PD Single Family & Public School	25'	10'	1 Dwelling Unit/ 5,000 sq. ft.	30'	45%		Single family, elementary school

Parking: The requirement for off-street parking for an elementary school, pursuant to the Dallas Development Code is one and one-half space for each elementary school classroom.

The number of required off-street parking spaces for the proposed elementary school is 57 spaces and the applicant is proposing to provide 116 off-street parking spaces. The total number of proposed classrooms determines the number of required parking spaces. DISD is proposing approximately 38 classrooms for the elementary school.

DISD will have to meet the parking requirements in accordance to Section 51A-4.200 of the Dallas Development Code for any future expansion.

Landscaping: Landscaping of any development will be in accordance with the landscape plan.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined, based on the traffic impact analysis, the applicant will need to construct a new left-turning lane near the detention pond. The new driveway approach is designated as “driveway 3” on the traffic management plan. The applicant will be responsible for the design, construction and funding of the new left turning lane.

BOARD OF TRUSTEES DISD

- District 1** Edwin Flores, Ph. D., J.D, Second Vice President
- District 2** Mike Morath
- District 3** Bruce Parrott, Board Secretary
- District 4** Nancy Bingham
- District 5** Lew Blackburn, Ph. D., President
- District 6** Carla Ranger
- District 7** Eric Cowan
- District 8** Adam Medrano, First Vice President
- District 9** Bernadette Nutall

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 North side of Bruton Road between Mack Lane and Hillburn Drive. The size of PD __is approximately 32.49 acres.

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

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions or sections in Chapter 51A.
- (c) This district is considered to be a residential zoning district.

SEC. 51P-____.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit ___A: development plan.
- (2) Exhibit ___B: landscape plan
- (3) Exhibit ___C: traffic management plan.

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

- (a) For a public school other than an open-enrollment charter school, development and use of the Property must comply with the development

plan (Exhibit ___A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

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

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

- (a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc.
- (b) A public school other than an open-enrollment charter school is permitted by right.

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

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

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

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

- (a) In general. Except as provided in this section, the yard, lot and space regulations for the R-7.5(A) Single Family District apply.
- (b) Front yard. For a public school other than an open-enrollment charter school, minimum front yard is 25 feet and as shown on the development plan.
- (c) Side and rear yard.
 - (1) Except as provided in this subsection, minimum side and rear yard is 5 feet.

- (2) For a public school other than an open-enrollment charter school, minimum side and rear yard is 10 feet and as shown on the development plan.

(d) Floor area.

- (1) Except as provided in this subsection, no maximum floor area ratio.
- (2) For a public school other than an open-enrollment charter school, maximum floor area is 150,000 square feet.

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

- (a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.
- (b) For a public school other than an open-enrollment charter school, a minimum of 57 off-street parking and loading spaces must be provided as shown on the development plan. Future expansion of the public school other than an open-enrollment charter school must adhere to the off-street parking requirements in Division 51A-4.200.
- (c) Parking and loading screening is not required.

SEC. 51P- _____.110. INFRASTRUCTURE IMPROVEMENTS.

The applicant must construct a new left-turn lane near the detention pond in the location designated as "driveway 3" on the traffic management plan. The applicant will be responsible for the design, construction and funding of the new left turn lane.

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

See Article VI.

SEC. 51P- _____.112. FENCING.

A minimum of a 4-foot high fence must be provided in the location shown on the development plan.

SEC. 51P-____.113. LANDSCAPING.

- (a) Except as provided in this section, landscaping must be provided in accordance with Article X, as amended.
- (b) For a public school other than an open-enrollment charter school, landscaping must be provided as shown on the landscape plan.

(1) A tree removal permit may be issued by the building official prior to the issuance of a building permit.

(2) Tree preservation is not required for Eastern Red Cedar trees less than 16 inches in diameter.

(3) Trees located in a dedicated Detention Area are not subject to mitigation per Sec. 51A-10.130.

(4) Replacement trees may be planted on any Dallas Independent School District site within 5 miles of the Property.

(5) Conservation easements or areas as shown on either an approved and recorded plat or on an approved development plan may be used to satisfy the requirements for tree mitigation. Protected trees located in a conservation easement/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 easements/areas 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.

- (c) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-____.114. SIGNS.

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

SEC. 51P-____.115. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit ____B).

- (b) 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, 2013**. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1 of each odd-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;
- (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.

(c) Phase II. Before issuance of a building permit for Phase II, the Property owner or operator shall:

(A) submit additional data to the director showing the number of students who live within walking distance of the school, how many students actually walk to school, and how many students use public transportation; and

(B) submit an amended traffic management plan.

(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) In order to amend a traffic management plan, the Property owner or operator must provide data showing the number of students who live within walking distance of the school, how many students actually walk to school, and how many students use public transportation.
- (3) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

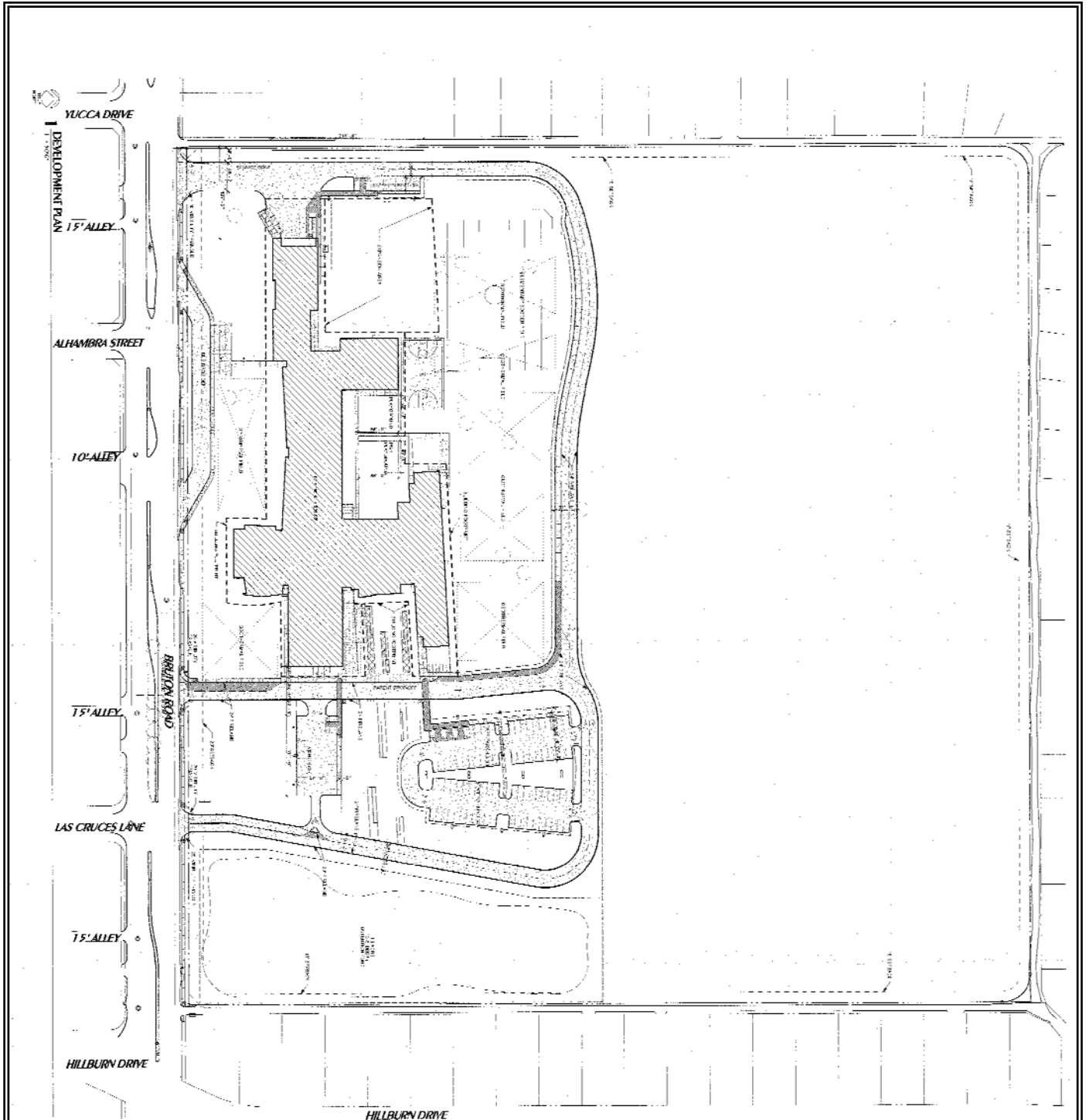
SEC. 51P- ____ .116. ADDITIONAL PROVISIONS.

- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (a) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P- ____ .117. 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, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

PROPOSED DEVELOPMENT PLAN



YUCCA DRIVE
DEVELOPMENT PLAN
15' ALLEY
ALHAMBRA STREET
10' ALLEY
BALBOA ROAD
7.5' ALLEY
LAS CRUCES LANE
7.5' ALLEY
HILLBURN DRIVE

HILLBURN DRIVE
(UNIMPROVED SIDEWALK)

LEGEND

EXISTING DRIVE
PROPOSED DRIVE
EXISTING SIDEWALK
PROPOSED SIDEWALK
EXISTING SIDEWALK
PROPOSED SIDEWALK
EXISTING SIDEWALK
PROPOSED SIDEWALK

LEGEND

EXISTING DRIVE
PROPOSED DRIVE
EXISTING SIDEWALK
PROPOSED SIDEWALK
EXISTING SIDEWALK
PROPOSED SIDEWALK
EXISTING SIDEWALK
PROPOSED SIDEWALK

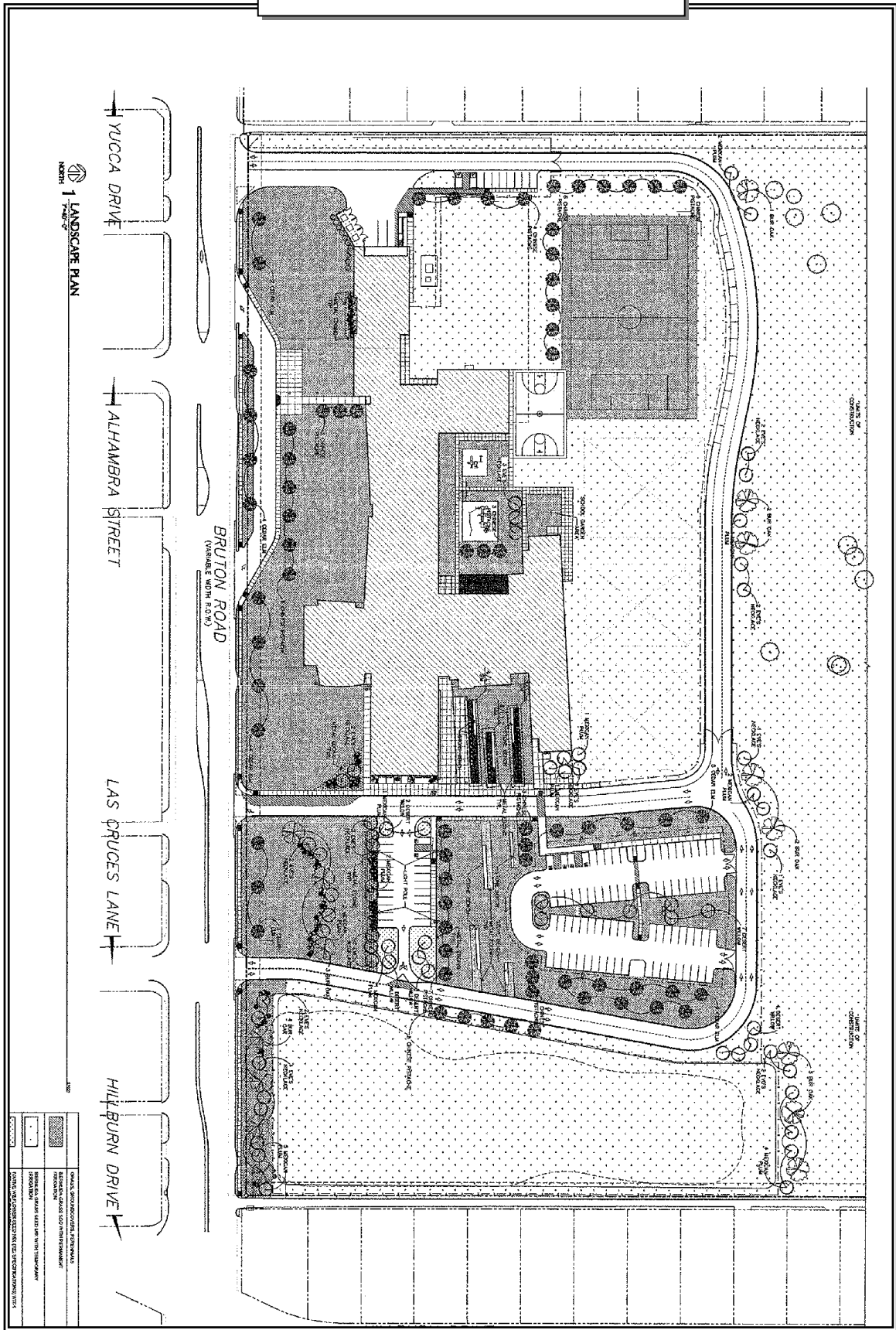
ZONING

EXISTING DRIVE
PROPOSED DRIVE
EXISTING SIDEWALK
PROPOSED SIDEWALK
EXISTING SIDEWALK
PROPOSED SIDEWALK
EXISTING SIDEWALK
PROPOSED SIDEWALK



VICINITY MAP

PROPOSED LANDSCAPE PLAN



Traffic Management Plan

A Traffic Management Plan (TMP) is important to maintain an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up. The analysis summarized below utilizes the proposed site plan to identify the projected queuing (i.e., vehicle stacking) space needed on site to accommodate the projected peak demands related to drop-off/pick-up for the School. A concerted effort by the school administration and the parents is encouraged to provide and maintain safe and efficient traffic operations.

School Hours

The school is expected to operate on a uniform daily schedule. Classes on typical school days for all grades will begin at 8:00 AM and conclude at 3:00 PM. While these are the scheduled class times, it can be assumed that not all students will enter /exit the site at these exact times based upon normal distribution patterns. Occasional special events at the school that generate traffic may also occur outside the traditional peak drop-off and pick-up periods; while some of the measures presented in this report may be applicable in conjunction with special events, these traffic characteristics are not covered in this analysis.

Passenger Vehicles

Queue Lengths

A goal for any school is to accommodate all vehicular queuing and drop-off/pick-up procedures on private property (i.e., off public right-of-way). A standardized technique for projecting necessary queue length does not exist, however DeShazo has developed a proprietary methodology for estimating peak vehicular queue at public elementary schools based upon historical studies conducted by DeShazo at various similar school sites.

Maximum queuing at schools consistently occurs during the afternoon peak period when students are being picked-up by private automobile — the morning period is typically not a significant traffic issue since the drop-off activity is more temporally distributed and occurs much more quickly than student pick-up. The DeShazo model projects the peak queue conditions experienced during the afternoon peak hour.

Based upon the DeShazo model, the maximum number of vehicles in queue during the PM peak hour is equivalent to approximately 50% of the total inbound PM peak hour traffic volume. [NOTE: Since, this TMP is designed for the ultimate scenario, the total enrollment of 850 students was used to calculate the total inbound PM peak hour inbound volume.]

The PM peak hour inbound volume is calculated as follows:

1. Calculate the site generated trip ends for “elementary schools” based upon the projected number of students using the ITE *Trip Generation* equations. [ITE *Trip Generation* is a compilation of actual traffic generation data by land use as collected over several decades by creditable sources across the country, and it is accepted as the standard methodology to determine trip generation volumes for various land uses where sufficient data exists.]

2. Increase the peak hour trip ends by 35% (i.e. apply a factor of +1.35).

NOTE: Application of the DeShazo-adjusted methodology described above yields trip generation values greater than the default trip totals otherwise derived using the standard ITE equations for “elementary schools”.

For the DISD-Thelma Richardson North Elementary School, the following assumptions were employed in the DeShazo Model:

- 850 total students
- No students will be bused (bus drop-off will be used for special programs)

NOTE: Typically, an adjustment would be made to the trip generation calculation in the DeShazo Model to account for the assumption that no students will be bused. However, considering the site is located immediately adjacent to a predominantly-residential area, it is assumed that a greater-than-average percentage of students would travel to/from the school by walking. Hence, for this analysis, the net effect to trip generation from the two modes was assumed to offset. So, no modifications to the standard DeShazo Model were applied.

Trip generation equations/rates for the ITE Land Use Code 520 - Elementary School were used in the DeShazo model. Based on DeShazo’s methodology the maximum passenger vehicle queue for the school was estimated to be **69 vehicles** or 1,380 linear feet (@ 20 feet/vehicle).

Circulation

Site access to the proposed school will be provided via driveways on Bruton Road. The westernmost driveway (School Driveway 1) and the bus loading area driveways are not planned to be used for drop-off and pick-up during peak periods. Two eastern driveways (School Driveway 2 and School Driveway 3) will be used during peak periods.

Passenger vehicles dropping-off/picking-up students will enter the school property at Driveway 3 via left turn or right turn from Bruton Road. (NOTE: A new left-turn bay will be constructed in the existing median of Bruton Road to accommodate left-turn maneuvers.) Once inside the site, vehicles shall form a single queue line around the one-way, counterclockwise loop road and circulate around the visitor and staff parking lots to reach the designated drop-off/pick-up location. The designated loading/unloading

area is located on the east side of the school building between visitor and staff parking lots.

To exit, vehicles destined westbound should continue straight and use Driveway 2 and turn right onto Bruton Road. Exiting vehicles that are destined eastbound, or southbound on Las Cruces Lane, shall circulate through the visitor parking lot and exit the school via School Driveway 3 where an existing median opening is provided to permit left-turn and straight movements.

Except for Driveway 3 between visitor parking lot and Bruton Road which operates as two-way traffic flow, all internal site circulation used for loading and traffic queue (i.e., the “loop road”) shall be operated as one-way, counter-clockwise flow to facilitate passenger-side loading and unloading. This pattern provides the most safety and simplicity. To the extent possible to avoid extending the queue onto the Bruton Road, the queue lane will operate as a single-file line of vehicles along the outside lane for the entire length of queue, which allows the inside lane to be used as an “escape lane” for the entire length of the queue.

However, as needed to increase queue capacity during the pick-up period, a two-car-wide queue can be accommodated. Where a two-car-wide queue is utilized, it is preferred to merge the two rows into a single row in advance of the passenger loading area so that loading can occur from a single lane of vehicles to maximize pedestrian safety. If desired, a two-car-lane loading area can also be operated; however, significantly greater oversight and active management would be required in order to ensure pedestrian safety.

Staff Assistance

To optimize safety, it is important to have a staff from the school present where- and whenever students are dropped-off or picked-up, including the bus area (if applicable). The general responsibility of the authorized staff is to ensure all vehicles in the immediate vicinity of the designated loading area are in a fully stopped condition before loading/unloading occurs and to provide general oversight and limited assistance (where practical to do so). At the appropriate interval, the authorized staff should instruct motorists when it is safe to advance/exit. [NOTE: Only deputized officers of the law (including school crossing guards) may instruct traffic within public rights-of-way.] In the morning, at least two staff members should be available at the designated passenger drop-off area to guide and assist vehicles to designated locations and direct students into the school building. Likewise, during the afternoon, at least two staff members should be available at the designated passenger loading area to facilitate orderly and expedient passenger loading.

A greater presence is needed in the afternoon to manage the increased volume of vehicular and pedestrian traffic.

It is recommended that the staff should oversee operations and ensure traffic flows according to the TMP. Other general protocols to be imposed:

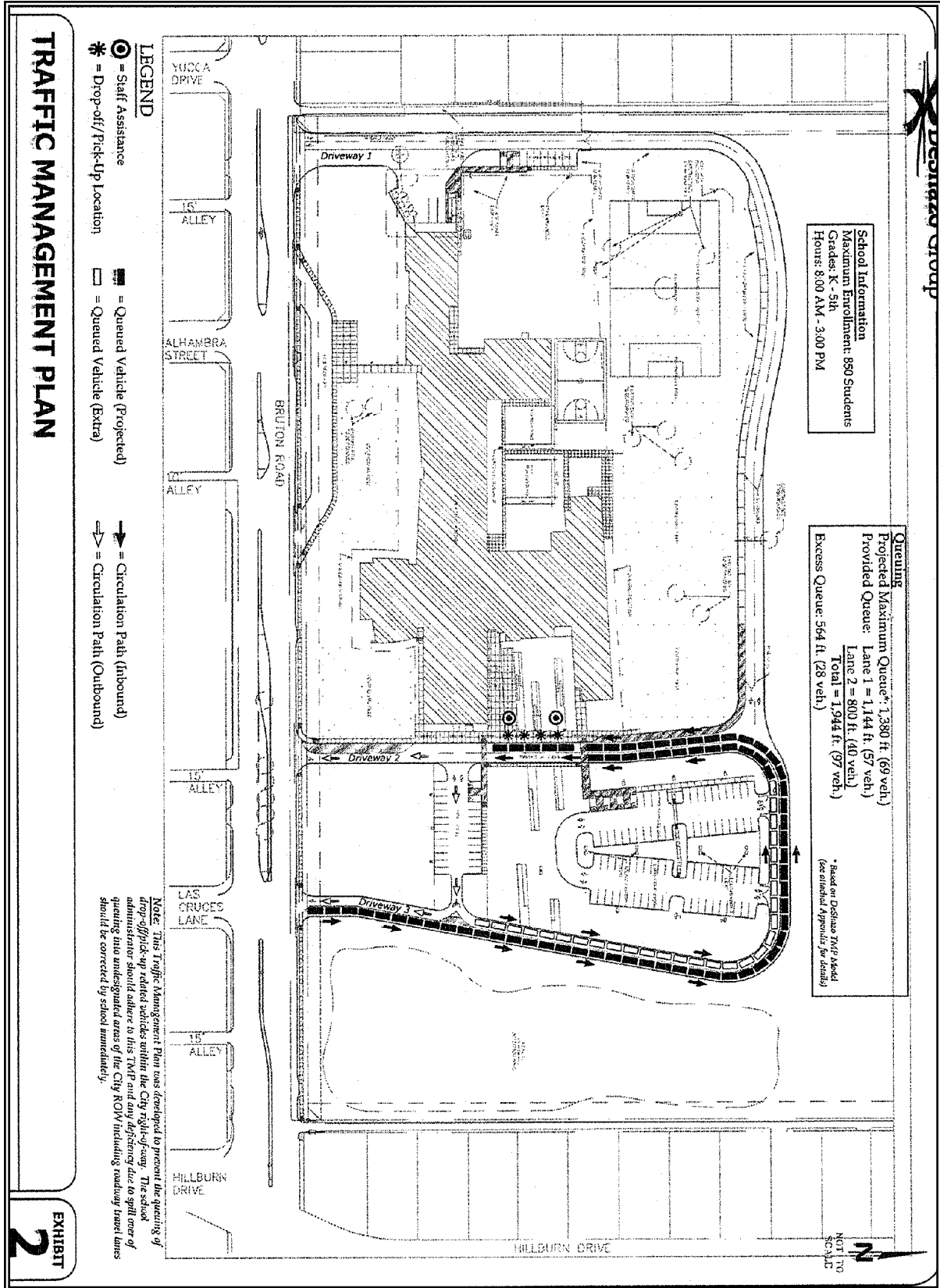
- parking in the queue lanes should be discouraged
- passenger unloading and loading should only occur at the curbside

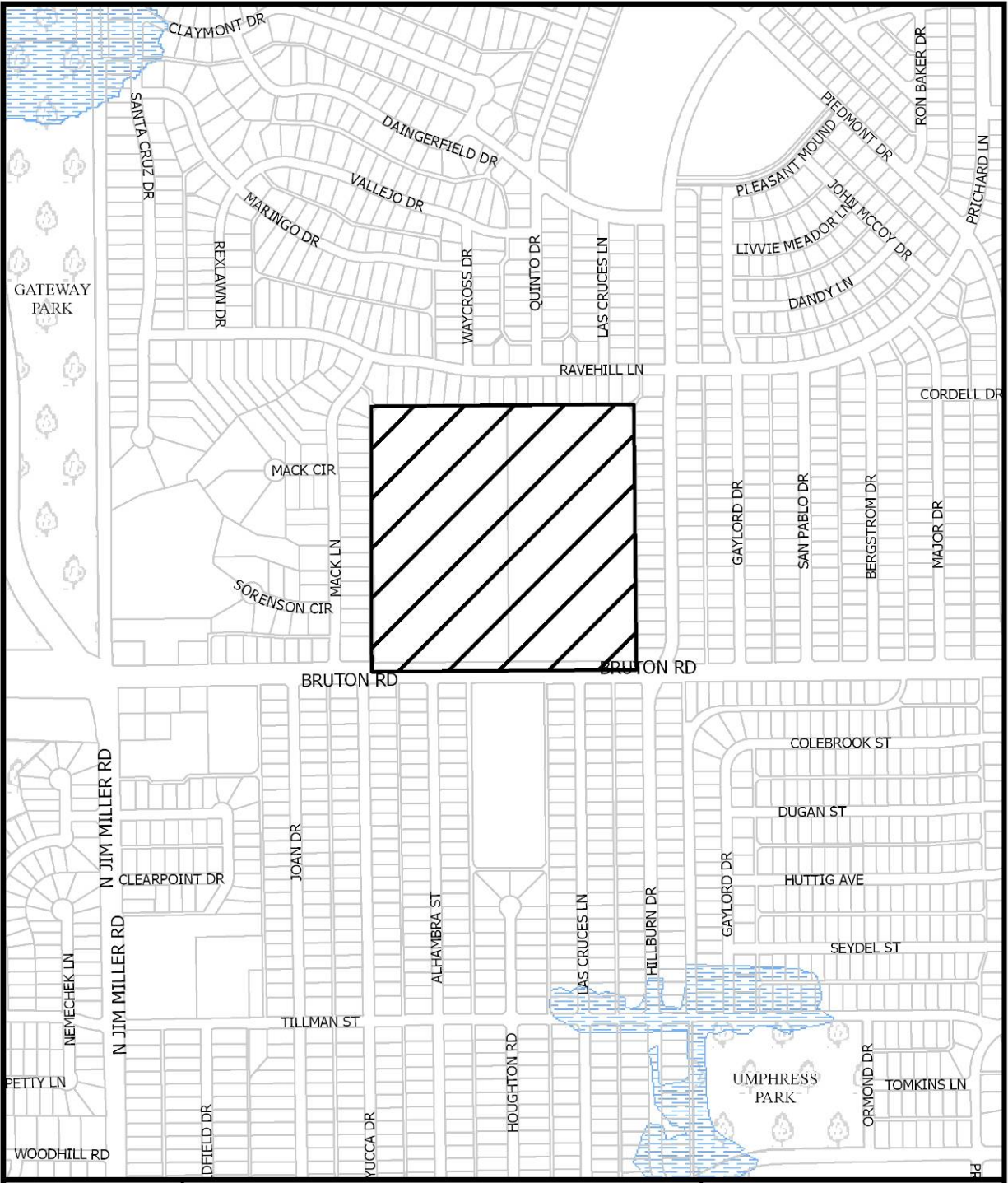
Bus Circulation

According to information provided by DISD representatives, no school bus service serving the peak hour student arrivals and departures is planned for this school. However, the site does provide a separate, designated school bus drop-off/pick-up area on the south side of the school building for special program use.

The bus loading area provides approximately 280 ft of queue length, which could accommodate up to six school buses at a space allocation of 45 feet per bus. When applicable, buses should enter school bus drop-off/pick-up area from westbound Bruton Road by right-turn only and exit on to westbound Bruton Road by right-turn only. No leftturn maneuvers by bus should be permitted at the bus loading area driveways. When utilized at least two staff members should be present at the bus unloading/loading area to guide vehicles to designated location and direct students into the school building.

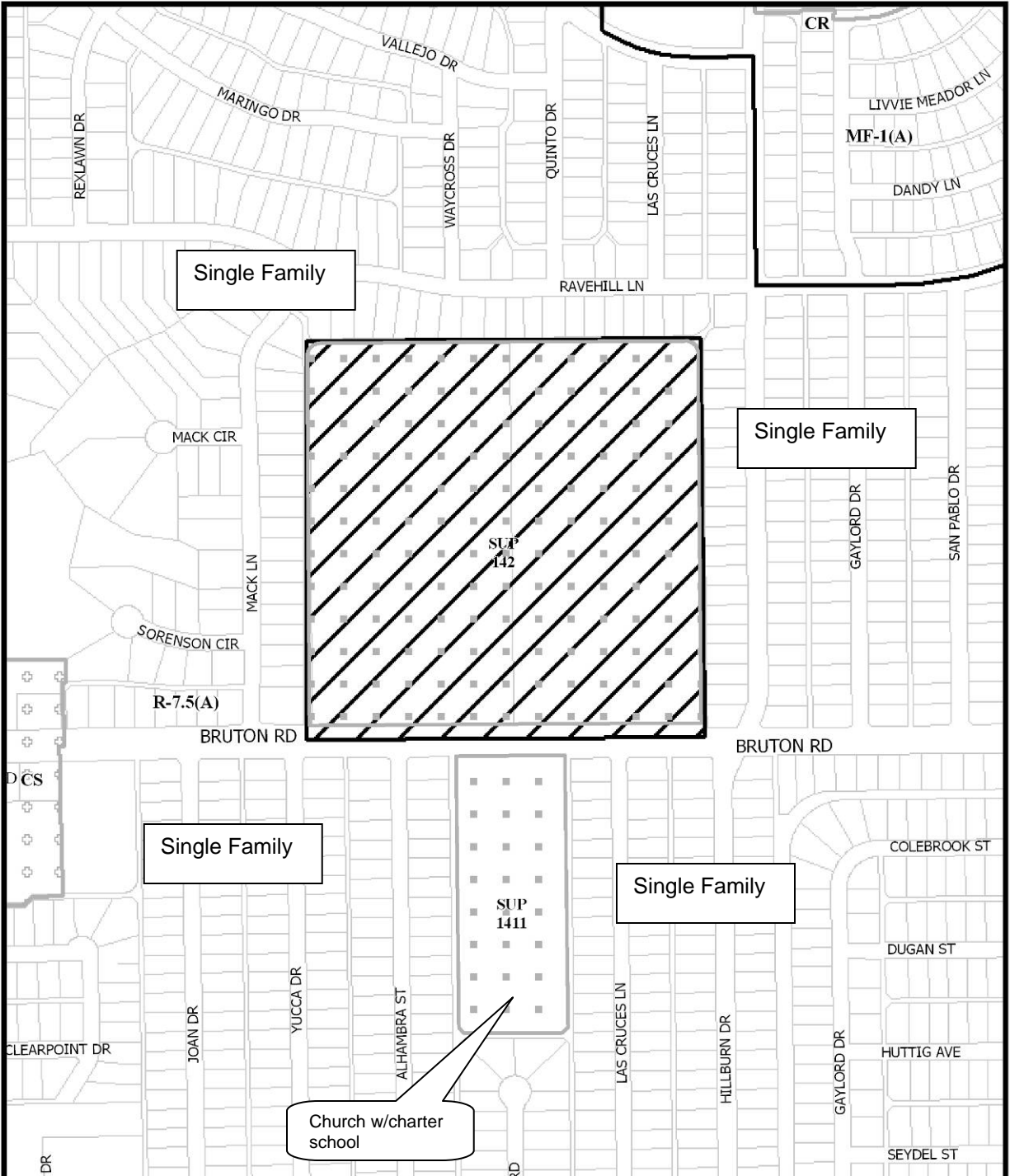
Traffic Management Plan Circulation Map





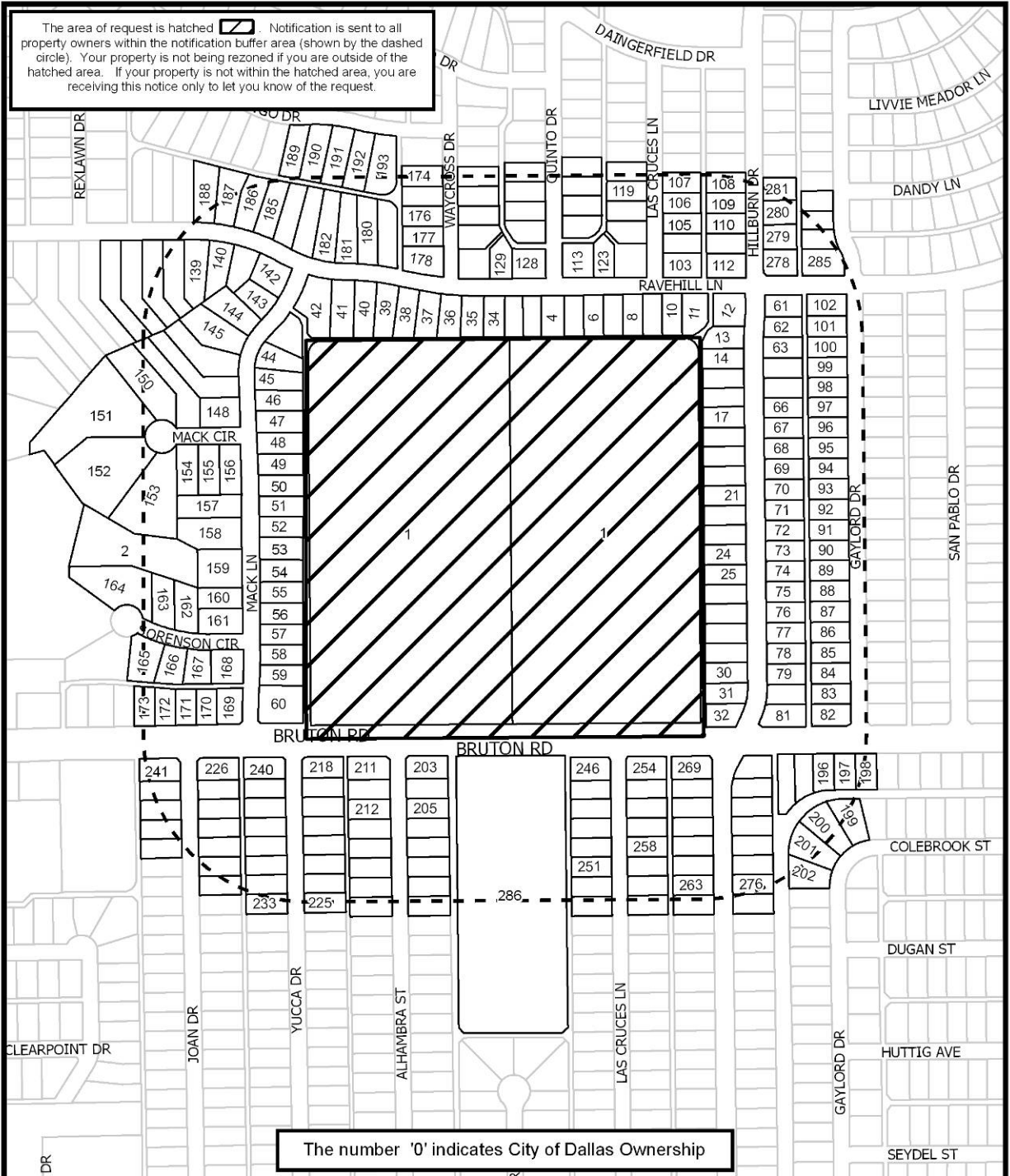
 1:7,200	<h1>VICINITY MAP</h1>	Map no: <u> L-10 </u> Case no: <u> Z101-367 </u>
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DATE: October 04, 2011



 1:4,800	<h1>ZONING AND LAND USE</h1>	Map no: <u> L-10 </u> Case no: <u> Z101-367 </u>
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DATE: October 04, 2011



 1:4,800	NOTIFICATION	Map no: <u> L-10 </u>
	500' AREA OF NOTIFICATION 286 NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u> Z101-367 </u>

DATE: October 04, 2011

Notification List of Property Owners

Z101-367

286 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7203 BRUTON RD	Dallas ISD
2	2141 MACK LN	JONES CALVIN
3	7420 RAVEHILL LN	TILLERY VICKIE A
4	7426 RAVEHILL LN	ELLSWORTH LAVONNE
5	7502 RAVEHILL LN	HART ANNA OBRIEN & ET AL
6	7506 RAVEHILL LN	ESCOBEDO SALVADOR
7	7512 RAVEHILL LN	OLGUIN RUPERTO
8	7516 RAVEHILL LN	REAGAN MICHAEL A
9	7520 RAVEHILL LN	CHAVEZ FRANCISCO
10	7526 RAVEHILL LN	BARRON FILBERTO & BALBINA BARRON
11	7532 RAVEHILL LN	TORRES ELPIDIA
12	2249 HILLBURN DR	WILLIAMS LAUNDERS W
13	2243 HILLBURN DR	ESQUIBEL CARLOS G
14	2237 HILLBURN DR	VALDEZ ANGEL
15	2233 HILLBURN DR	TORRES VICENTA RODRIGUEZ
16	2227 HILLBURN DR	HOLLEY LASKA FAYE H
17	2221 HILLBURN DR	SANCHEZ FRANCISCO
18	2217 HILLBURN DR	MACIAS JOSEPH
19	2211 HILLBURN DR	UTLEY THOMAS E & BESSIE
20	2207 HILLBURN DR	ROBINSON EDWARD G
21	2203 HILLBURN DR	PORTER BARBARA
22	2155 HILLBURN DR	SERRANO INOCENTE & CLAUDIA ESPINOSA
23	2151 HILLBURN DR	SEGURA JOSE C & MARIA DELALUZ SEGURA
24	2145 HILLBURN DR	MATHEWS G W
25	2141 HILLBURN DR	FLORES ADAN & ORALIA ESPINO
26	2135 HILLBURN DR	GRIFFIN JEREMIAH ETAL

10/4/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2129 HILLBURN DR	ORTIZ J GUADALUPE V
28	2123 HILLBURN DR	FOSTER EULA FAYE
29	2119 HILLBURN DR	KIRBY ROCHELLE L
30	2115 HILLBURN DR	GONZALEZ SALVADOR
31	2109 HILLBURN DR	MOOTY MICHAEL N
32	2105 HILLBURN DR	DODD WILLIE E JR LIF EST REM: DANA DENIS
33	7414 RAVEHILL LN	FLORES JOEL
34	7408 RAVEHILL LN	RICK DAVIS & ASSOCIATES INC
35	7404 RAVEHILL LN	SMITH RAY K
36	7382 RAVEHILL LN	FEAGIN H F JR & H F FEAGIN SR
37	7378 RAVEHILL LN	SIMPSON KIMBLEY D
38	7374 RAVEHILL LN	RAMIREZ ARISTEO
39	7368 RAVEHILL LN	RODRIGUEZ ARTHUR & MARIA E
40	7364 RAVEHILL LN	TORRES EVELYN JAY
41	7360 RAVEHILL LN	BOLANOS PACIANO
42	7354 RAVEHILL LN	SMITH JERRY
43	2230 MACK LN	KNIGHTVEST PPTIES LLC
44	2220 MACK LN	RED COLLAR CAPITAL LLC
45	2214 MACK LN	ESPINOZA ARMANDO E
46	2210 MACK LN	VASQUEZ DORITA
47	2204 MACK LN	REKIETA PETE K
48	2170 MACK LN	GARNICA NICOLAS
49	2166 MACK LN	SALCEDO MARTIN MEJIA & ANTONIA
50	2162 MACK LN	VELAZQUEZ MARIA
51	2158 MACK LN	WILLIAMS CEDRIAN B
52	2152 MACK LN	MORENO EDUARDO
53	2146 MACK LN	GONZALEZ RAMIRO T
54	2140 MACK LN	CARRENO ANASTACIO
55	2134 MACK LN	ESTEVANE JUAN & BALTAZAR ESTEVANE
56	2128 MACK LN	CHAVEZ JOSE
57	2122 MACK LN	HERNANDEZ RAMIRO & ADRIAN SALAZAR (4)

10/4/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2116 MACK LN	RODRIGUEZ FIDEL & MARIA DEL SOCORRO TABA
59	2110 MACK LN	SKILLERN CAROYLN D
60	7147 BRUTON RD	HENDERSON LEONARD S & JOANN
61	2248 HILLBURN DR	ALLEN FREDDIE
62	2242 HILLBURN DR	RODRIGUEZ HERIBERTO & ELVIA RODRIGUEZ
63	2236 HILLBURN DR	ESCOBAR JOSE S &
64	2232 HILLBURN DR	JONES JOHN E & JUDY
65	2226 HILLBURN DR	KECIA MICHELLE NABORS
66	2220 HILLBURN DR	GRANT ETHEL N & MARY N HODGE
67	2216 HILLBURN DR	WILLIAMS EARLY MARILYN
68	2210 HILLBURN DR	AGUAYO BLAS F & MARIA
69	2206 HILLBURN DR	CAPUCHINO MARIANO
70	2202 HILLBURN DR	CISNEROS ANTONIO
71	2154 HILLBURN DR	GUTIERREZ ABIGAIL
72	2150 HILLBURN DR	MEDINA EMILIO & J MOISES MEDINA
73	2144 HILLBURN DR	JONES EDD R & NANNIE L
74	2140 HILLBURN DR	LEAR CHARLES & PATRICIA
75	2134 HILLBURN DR	GARCIA RAMIRO JR & JUDITH A
76	2128 HILLBURN DR	JHR INTERESTS CORPORATION
77	2122 HILLBURN DR	HORTON MYRTLE M LIFE EST REM: M H HORTON
78	2118 HILLBURN DR	HERNANDEZ MARTIN & CARMELA ZAMBRANO
79	2114 HILLBURN DR	HOLUB DANIEL RAYMOND
80	2108 HILLBURN DR	MARTINEZ RODRIGO
81	2104 HILLBURN DR	Taxpayer at
82	2105 GAYLORD DR	WINEINGER CYNTHIA GAIL
83	2109 GAYLORD DR	WASHINGTON VINCENT & SHIRLEY
84	2115 GAYLORD DR	HARTLINE PATRICIA DIAZ
85	2119 GAYLORD DR	WASHINGTON MUTUAL
86	2123 GAYLORD DR	NOWLIN BESSIE JUANITA
87	2129 GAYLORD DR	WILLIAMS JOY
88	2135 GAYLORD DR	LOPEZ JOSE L

10/4/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2141 GAYLORD DR	MALDONADO JOSE & NICOLASA
90	2145 GAYLORD DR	RAMOS UBALDO N
91	2151 GAYLORD DR	LIRA DELFINA & CAMERINO
92	2155 GAYLORD DR	COLLINS STACI H
93	2203 GAYLORD DR	MARSHALL MARVIN J
94	2207 GAYLORD DR	CARDENAS MARIA
95	2211 GAYLORD DR	VALVERDE ARTURO
96	2217 GAYLORD DR	MARTINEZ JONATHAN & MICHELLE L
97	2221 GAYLORD DR	MCKNIGHT CATHY BRASHA
98	2227 GAYLORD DR	WILIAMS MAE RUTH
99	2233 GAYLORD DR	GARCIA ARTURO
100	2237 GAYLORD DR	WALKER CARL T
101	2243 GAYLORD DR	ULLOA MISAEL
102	2249 GAYLORD DR	STRACNER DELWARD G JR & TAMMY D STRACNER
103	2304 LAS CRUCES LN	GUERRERO GILBERTO P
104	2308 LAS CRUCES LN	PETTY FRANK A
105	2314 LAS CRUCES LN	GONZALEZ CATHERINE & HECTOR M
106	2320 LAS CRUCES LN	GARCIA EDUARDO & ROSA I
107	2326 LAS CRUCES LN	BENNETT ALLENE G
108	2323 HILLBURN DR	EDWARDS ANNA RAY
109	2319 HILLBURN DR	HERNANDEZ IGNACIO FLORES & ALMA DELIA DE
110	2315 HILLBURN DR	ELLIS JAMES R
111	2309 HILLBURN DR	GONZALEZ JOSE L
112	2305 HILLBURN DR	STRACHER DELWARD G
113	7507 RAVEHILL LN	MURATALLA JOSE LUIS
114	2312 QUINTO DR	VALDEZ SERGIO Q & ENEDINA
115	2318 QUINTO DR	TORRES SILVESTRE & LINDA
116	2322 QUINTO DR	SANCHEZ RAFAEL
117	2328 QUINTO DR	TIPPITT BETTY J
118	2329 LAS CRUCES LN	THOMPSON ROBBIE D & BRENDA
119	2323 LAS CRUCES LN	VELAZQUEZ MARIA INEZ &

10/4/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2319 LAS CRUCES LN	JORDAN DESSIE
121	2315 LAS CRUCES LN	PORTILLO MIGUEL A & MIRNA G RAMOS
122	2307 LAS CRUCES LN	MICK EDDIE M
123	7511 RAVEHILL LN	STACY MARK D
124	2329 QUINTO DR	MENDEZ MAYOLO
125	2323 QUINTO DR	CARTER KENT INC
126	2319 QUINTO DR	GALLARDO EDUARDO M & GALLARDO ELISER
127	2315 QUINTO DR	CROSSROADS UNWINDING INCORPORATED % SIE
128	2307 QUINTO DR	MARTINEZMENDOZ JEMMY &
129	7411 RAVEHILL LN	RODRIGUEZ MAURO
130	7405 RAVEHILL LN	ENGEL ROGER L
131	2310 WAYCROSS DR	DAGEN KATHY J
132	2314 WAYCROSS DR	VENEGAS HIPOLITO
133	2318 WAYCROSS DR	MARTINEZ CAMARINO & MARIA D
134	2324 WAYCROSS DR	BOATRIGHT JANICE
135	7308 RAVEHILL LN	FOULK WILLIAM JR &
136	7314 RAVEHILL LN	ANDERSON RUSSELL
137	7318 RAVEHILL LN	LINWOOD ALGIE L & RUBY L
138	7322 RAVEHILL LN	OVALLES RODOLFO & MODESTA
139	7328 RAVEHILL LN	EVANS LINDA JEAN
140	7334 RAVEHILL LN	CORONADO MARIO & MARIA A
141	7338 RAVEHILL LN	GARCIA MIGUEL ANGEL & MARIA DE JESUS
142	2235 MACK LN	HOUSE DEARL D
143	2231 MACK LN	PRATHER A N
144	2225 MACK LN	GORDON JULIUS A & MYDES
145	2221 MACK LN	DEJ INVESTMENT GROUP LLC
146	2215 MACK LN	PEEL CYNTHIA WILLIS
147	2211 MACK LN	LOPEZ NORMA & EDWIN
148	2205 MACK LN	WHITE THOMPSON
149	2195 MACK CIR	MCDONALD ROBERT N
150	2191 MACK CIR	ROMERO JUVENAL & GEROGINA

10/4/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	2187 MACK CIR	CORDOVA JOHN A & IMANA L
152	2183 MACK CIR	BESHERSE WILLIAM R
153	2179 MACK CIR	MADDON SANDRA J
154	2175 MACK CIR	KENNY MARY JO
155	2171 MACK CIR	DANIELS JOHN STEPHEN
156	2169 MACK CIR	JER REALTY
157	2157 MACK LN	MANES HOBART C
158	2149 MACK LN	RODRIQUEZ JOSE & IMELDA
159	2141 MACK LN	RODRIGUEZ GERMAN
160	2133 MACK LN	LOPEZ LEONEL E & GUADALUPE LEMUS
161	2127 MACK LN	VALADEZ RICARDO
162	7123 SORENSON CIR	COLE LARRY C
163	7117 SORENSON CIR	EAVES JOYCE FULLER
164	7105 SORENSON CIR	Taxpayer at
165	7114 SORENSON CIR	SANCHES ANTONIO S
166	7120 SORENSON CIR	WILLIAMS KIRA
167	7126 SORENSON CIR	BOYER DONALD
168	7132 SORENSON CIR	HENDERSON LEONARD S II
169	7139 BRUTON RD	NELMS BRENDA
170	7133 BRUTON RD	LINDSEY DORIS F
171	7129 BRUTON RD	MORGAN ROSIE LEE
172	7125 BRUTON RD	GARCIA MACARIO
173	7119 BRUTON RD	LARA FELIPE
174	2325 WAYCROSS DR	PASS DONNA
175	2319 WAYCROSS DR	SMITH MARVIN G TR & CAROLYN M SMITH TR
176	2315 WAYCROSS DR	VELAZQUEZ MARIA
177	2311 WAYCROSS DR	SANYA LOB & KEO SANYA BOON SANYA
178	2305 WAYCROSS DR	VEGA HUMBERTO VARGAS & ARTURO & ELVIA AL
179	7369 RAVEHILL LN	TORRES VICENTE & ELPIDIA
180	7365 RAVEHILL LN	TORRES VICENTE
181	7361 RAVEHILL LN	WESLEY ISAIAH J

10/4/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	7355 RAVEHILL LN	HALTON CLYDE & SHEILA
183	7351 RAVEHILL LN	HERRERA JOAQUIN H & ALMA
184	7347 RAVEHILL LN	JOHNSON EDDIE G
185	7341 RAVEHILL LN	STAFFORD DELOIS
186	7337 RAVEHILL LN	ROBINSON CHRISTY &
187	7333 RAVEHILL LN	PARAMO JAVIER
188	7329 RAVEHILL LN	COTTRELL DONN
189	7404 MARINGO DR	ARAGON URIEL
190	7410 MARINGO DR	DUNEMANN CLAUDIA K SMITH
191	7414 MARINGO DR	HILL JAMES L
192	7418 MARINGO DR	LIETO LOLLIE M
193	7422 MARINGO DR	CANEDO JOSE U
194	7612 BRUTON RD	TINAJERO SALVADOR & MARIA F
195	7616 BRUTON RD	WILKINS FAMILY TRUST
196	7622 BRUTON RD	DELGADO VINCENTE
197	7628 BRUTON RD	PIEDRA VIRGINIA
198	7704 BRUTON RD	MUNOZ ADELAIDA
199	7703 COLEBROOK ST	ESTRADA JUAN
200	2047 GAYLORD DR	FOSHEE BONNIE BULLARD
201	2043 GAYLORD DR	LUCERO DELGADO BERNARDO
202	2039 GAYLORD DR	ALBAREZ JUAN G & MARIA ELENA
203	2060 ALHAMBRA ST	EVANS RAYFIELD
204	2054 ALHAMBRA ST	SEAMSTER CRISS & ALLESHA
205	2050 ALHAMBRA ST	J FELIX & JUANA SANTAMARI
206	2044 ALHAMBRA ST	DELGADO ANTONIO
207	2040 ALHAMBRA ST	ESPINOZA MARIA REMEDIOS
208	2034 ALHAMBRA ST	JIMENEZ BLANCA
209	2030 ALHAMBRA ST	MENDEZ RAMIRO
210	2024 ALHAMBRA ST	SANCHEZ ARTURO GARDUNO &
211	2061 ALHAMBRA ST	ALVARADO ARTURO
212	2051 ALHAMBRA ST	ANTONIO VARGAS

10/4/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	2045 ALHAMBRA ST	GONZALEZ REYDEZEL R
214	2041 ALHAMBRA ST	CHUMBLEY DOROTHY LOUISE
215	2035 ALHAMBRA ST	STINSON WYNNALINE
216	2031 ALHAMBRA ST	NASH RITA LAVELLE
217	2025 ALHAMBRA ST	MORALES HORTENCIA
218	2060 YUCCA DR	INGRAM WILLIAM E
219	2054 YUCCA DR	MANZANO RENE & MAYTE RODRIGUEZ
220	2050 YUCCA DR	CASTILLO DONATO & MARIA D SOCORRO CASTIL
221	2046 YUCCA DR	WILLIAMS WAYNE
222	2042 YUCCA DR	TREVINO JOSE H & IDALIA G
223	2036 YUCCA DR	PEREZ PROVIDENCIO
224	2030 YUCCA DR	YATES WILLIAM S
225	2026 YUCCA DR	LANKFORD MERRILL H
226	2060 JOAN DR	BENAVIDEZ MARY A
227	2054 JOAN DR	SHEFFIELD CLIFFORD LEON & EARLINE SHEFFI
228	2050 JOAN DR	FLORES YNES C
229	2046 JOAN DR	RENTAL EQUITY LLC
230	2042 JOAN DR	CARDOSO SANTIAGO C
231	2036 JOAN DR	SANCHES ANTONIO
232	2030 JOAN DR	SWAIN JEFFERSON T
233	2027 YUCCA DR	CASTILLO ANTONIO & MARIA SALUD CANO
234	2031 YUCCA DR	SPARGER OLEN EUGENE
235	2037 YUCCA DR	LOOMIS JAMES C TRUSTEE
236	2043 YUCCA DR	GUZMAN ELIAS & MARIA DE ANGELES
237	2047 YUCCA DR	BROWN MARY G
238	2051 YUCCA DR	CARMONA ROSA
239	2055 YUCCA DR	BASS CAROLYN
240	2061 YUCCA DR	BIBLE SONYA ET AL
241	2061 JOAN DR	ROSILES MANUEL
242	2055 JOAN DR	COBIO MARIA S
243	2051 JOAN DR	RAMIREZ JAIME & BRENDA

10/4/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	2047 JOAN DR	PINALES ALICIA
245	2043 JOAN DR	CAZDERON RAUL
246	2061 LAS CRUCES LN	HANG VEY
247	2055 LAS CRUCES LN	RESENDIZ ALVARO Z
248	2051 LAS CRUCES LN	FLANAGAN COLLEEN
249	2047 LAS CRUCES LN	MERINO MARIO J & MARIA R DELAGARZA
250	2043 LAS CRUCES LN	GARCIA CRUZ & YOLANDO GARCIA
251	2037 LAS CRUCES LN	GARCIA ESTHER
252	2031 LAS CRUCES LN	MATA ALFREDO G & LEYBI PINTO
253	2027 LAS CRUCES LN	CARDOSO ADELA DIAZ
254	2060 LAS CRUCES LN	RAMIREZ ABEL
255	2054 LAS CRUCES LN	ROMERO JOSEPH &
256	2050 LAS CRUCES LN	BROWN HENRIETTA
257	2046 LAS CRUCES LN	CARRASCO GERARDO & MICAELA CARRASCO
258	2042 LAS CRUCES LN	SELL HIGH INVESTMENTS
259	2036 LAS CRUCES LN	CELESTINO NOFALY
260	2030 LAS CRUCES LN	SASSER FLOYD
261	2026 LAS CRUCES LN	BANDA RAMIRO
262	2027 HILLBURN DR	CANTRELL ANNIE R
263	2031 HILLBURN DR	SEGEDY DEBRA PECK & WAYNE R
264	2037 HILLBURN DR	SALAZAR CRISPIN FIDEL
265	2043 HILLBURN DR	WHITE CHARLES M
266	2047 HILLBURN DR	VALLES GUADALUPE
267	2051 HILLBURN DR	RAMIREZ PEDRO & PATRICIA
268	2055 HILLBURN DR	LONG JOHN H & MOZELLE
269	2061 HILLBURN DR	JOHNSON CARL
270	2060 HILLBURN DR	WESLEY GERALD RAY & LEATRICE COLE WESLEY
271	2054 HILLBURN DR	ARRIAGA AURELIO
272	2050 HILLBURN DR	CHERRY ELIZABETH ANN
273	2046 HILLBURN DR	KENDRICK GERALDINE ET AL
274	2042 HILLBURN DR	ACOSTA EFREN &

10/4/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	2036 HILLBURN DR	WILLIAMS IRA RAY
276	2030 HILLBURN DR	ROMO GERARDO & MARIA
277	2026 HILLBURN DR	RODRIGUEZ PHILLIP T
278	2306 HILLBURN DR	BANK OF AMERICA NA
279	2310 HILLBURN DR	CABRERA BERNARDINO & CRISTINA
280	2314 HILLBURN DR	ORTIZ MARTIN & NICOLAS RODIRGUEZ
281	2318 HILLBURN DR	JOHNSON LYNDELL
282	2315 GAYLORD DR	GONZALEZ LEONIDAS & EMMA SANTOS
283	2311 GAYLORD DR	FIGUEROA CECILIA & MOISES MEDINA
284	2307 GAYLORD DR	NAVARRO OBED & JUDITH
285	2303 GAYLORD DR	VILLARREAL JESUS A
286	7300 BRUTON RD	BETHANY BAPTIST CHURCH