



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, November 18, 2010  
AGENDA

BRIEFINGS:	5ES	10:30 a.m.
PUBLIC HEARING	Council Chambers	1:30 p.m.

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

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

**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket Planner: Paul Nelson

Consent Items:

- (1) **S101-009**  
(CC District 4)
- An application to replat a 26.667 acre tract of land containing all of City Block 3/7077 and 4/ 7077, and part of City Block 7078 along with portions of Canaan Street to be abandoned to create 12 lots ranging in size from 0.728 acres to 2.808 acres and generally located south of the intersection of Bexar Street and Municipal Street  
Owner: Dallas Housing Authority  
Surveyor: JBI Partners  
Application Filed: October 25, 2010  
Zoning: PD-595 [MF-1(A)]  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (2) **S101-010**  
(CC District 14)
- An application to replat an 7.26 66 acre tract of land into one lot on land containing part of Lots 1 thru 4 of City Block B/2020 and part of Lots 3 thru 7 in City Block A/2020 and all of an abandoned alley on property located at the southwest corner of US Hwy 75 and Mockingbird Lane  
Applicant/Owner: Southern Methodist University  
Surveyor: Raymond L. Goodson, Jr. Inc.  
Application Filed: October 29, 2010  
Zoning: MU-2, MU-3  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Individual Items:

- (3) **S101-006**  
(CC District 2)
- An application to replat all of Lot 6 in City Block 1/4634 ½ into two 0.29 acre lots at 1611 Rio Vista Drive north of Handley Drive  
Applicant/Owner: Christian Chernock  
Surveyor: Carman Donaldson Surveying  
Application Filed: October 20, 2010  
Date Notices Sent: October 29, 2010  
Zoning: R-7.5(A)  
Staff Recommendation : **Denial**, however, should the commission approve the request the approval should be subject to compliance with the conditions listed in the docket
- (4) **S101-007**  
(CC District 8)
- An application to replat a 0.502 acre tract of land containing all of Lots 23 and 22B in City Block B/8827 to create one lot on 1739, 1741 and 1805 Beauford Road  
Applicant/Owner: Lisandro J. Garcia  
Surveyor: CBG Surveying, Inc.  
Application Filed: October 25, 2010  
Date Notices Sent: October 29, 2010  
Zoning: PD 258, Tract 2  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (5) **S101-008**  
(CC District 10)
- An application to replat all of Lot 28A and a tract of land into one 0.280 acre lot in City Block B/5446 on 7766 Goforth Circle southeast of Goforth Road  
Applicant/Owner: Juliana Crawford  
Surveyor: CBG Surveying, Inc.  
Application Filed: October 25, 2010  
Date Notices Sent: October 29, 2010  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Miscellaneous Docket

**W101-001**

Neva Dean  
(CC District 3)

A waiver of the two-year waiting period in order to submit an application for an amendment to Specific Use Permit No. 1746, on the southeast corner of Angelina Drive and North Westmoreland Road.

Staff Recommendation: **Denial**

**M090-061**

Richard Brown  
(CC District 13)

Minor amendment to the site plan for Specific Use Permit No. 1574 for a Restaurant with alcoholic beverage service on the northeast corner of Northwest Highway and Midway Road.

Staff Recommendation: **Approval**

Applicant: Padilla & Associates, LP

Representative: Marc Jennings

**M090-062**

Richard Brown  
(CC District 13)

Minor amendment to the development plan for Planned Development District No. 70 for certain Shopping Center District Uses on the northeast corner of Northwest Highway and Midway Road.

Staff Recommendation: **Approval**

Applicant: Padilla & Associates, LP

Representative: Marc Jennings

**M101-001**

Richard Brown  
(CC District 13)

Minor amendment to the development plan for Planned Development District No. 15 for certain MF-3 Multiple Family District Uses and certain nonresidential uses as a C-2 District with special deed restrictions on the north line of West Northwest Highway, between Pickwick Lane and Baltimore Avenue.

Staff Recommendation: **Approval**

Applicant: Preston Tower Condominium Association

Representative: Seth Kelly

Zoning Cases – Consent

1. **Z090-220(RB)**

Richard Brown  
(CC District 8)

An application for a Specific Use Permit for an Open-enrollment Charter School on property zoned an RR Regional Retail District, on the northwest line of Marvin D. Love Freeway, southwest of Camp Wisdom Road.

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

Applicant: TreCo, Ltd.; Owner

Representative: Tre Black

2. **Z090-217(WE)**  
Warren Ellis  
(CC District 2)
- An application for an amendment to, and an expansion of, Planned Development Subdistrict No. 11 and a Specific Use Permit for an off-premise sign on property zoned a Planned Development Subdistrict No. 11 and MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the northeast corner of Houston Street and Lyte Street.  
Staff Recommendation: **Approval**, of the amendment to, and expansion of, Planned Development Subdistrict No. 11 and **approval** of a Specific Use Permit for a three-year period, subject to a site plan, and conditions.  
Applicant: Lyte Development Co., LC  
Representative: Bennett Miller - Lyte Development Co., LC
3. **Z090-223(WE)**  
Warren Ellis  
(CC District 14)
- An application for GR General Retail Subdistrict and deed restrictions volunteered by the applicant on property zoned an O-2 Office Subdistrict with a D Dry Liquor Control Overlay within Planned Development District No. 193, the Oak Lawn Special Purpose District on the southeast corner of Cedar Springs Road and Welbourn Street.  
Staff Recommendation : **Approval**, subject to the deed restrictions volunteered by the applicant and retention of the D Dry Liquor Control Overlay.  
Applicant: David Shuford  
Representative: Gregg A. Smith
4. **Z090-251(MG)**  
Michael Grace  
(CC District 8)
- An application for an R-7.5(A) Single Family District on property zoned an A(A) Agricultural District at the northeast corner of Oakwood Drive and Prater Road.  
Staff Recommendation: **Approval**  
Applicant/Representative: James Jackson
5. **Z090-212(OTH)**  
Olga Torres Holyoak  
(CC District 13)
- An application for a new subarea within the Tract II portion of Planned Development District No. 314, the Preston Center Special Purpose District, on the southeast corner of Sherry Lane and North Dallas Tollway Frontage Road.  
Staff Recommendation: **Approval**, subject to conditions.  
Applicant: Mutual of Omaha Bank  
Representative: Kirk Williams and Tommy Mann

Zoning Cases – Under Advisement

6. **Z089-185(OTH)**  
Olga Torres Holyoak  
(CC District 3)
- An application to renew Specific Use Permit No. 1581 for a child-care facility on property zoned a TH-3(A) Townhouse District on the north side of Ryan Road, west of Garapan Drive.  
Staff Recommendation: **Denial**  
Applicant: Sharon Harris  
U/A From: October 21, 2010

7. **Z090-204(WE)**  
Warren Ellis  
(CC District 6)
- An application for a Specific Use Permit for recycling buy-back center on property zoned an IR Industrial Research District, on the southeast corner of Shady Trail and Andjon Drive.  
Staff Recommendation: **Approval** for a two-year time period, subject to a site plan and conditions.  
Applicant: Northwest Metals Recycling  
Representative: Robert Baldwin, Baldwin & Associates  
U/A From: October 7, 2010 and October 21, 2010
8. **Z090-221(WE)**  
Warren Ellis  
(CC District 10)
- An application for a Planned Development District for a Fraternal Organization and office use on property zoned an R-10(A) Single Family District with consideration given to a Specific Use Permit for a Fraternal Organization on the west side of Stults Road, south of Forest Lane.  
Staff Recommendation: **Approval** of a Planned Development District for a Fraternal Organization and office use, subject to a development plan and conditions and **approval** of Specific Use Permit for a Fraternal Organization for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, revised landscape plan and conditions.  
Applicant: Hillcrest Masonic Lodge #1318  
Representative: Robert Baldwin, Baldwin & Associates  
U/A From: October 7, 2010

Zoning Cases – Individual

9. **Z090-250(MG)**  
Michael Grace  
(CC District 2)
- An application for a HC Heavy Commercial Subdistrict on property zoned an I-2 Industrial Subdistrict within Planned District No. 193, the Oak Lawn Special Purpose District on the southwest corner of Harwood Street and Hunt Street.  
Staff Recommendation: **Denial**  
Applicant: Charles Villasana  
Representative: Tim Cogswell
10. **Z090-210(MG)**  
Michael Grace  
(CC District 5)
- 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 use on property zoned an R-7.5(A)-D-1 Single Family District with a Dry Liquor Control Overlay on a portion and a CR Community Retail District on the northwest corner of Military Parkway and North Prairie Creek Road.  
Staff Recommendation: **Approval**, subject to a development plan and conditions with retention of the D-1 Overlay on a portion.  
Applicant: Dallas Independent School District  
Representative: MASTERPLAN - Karl Crawley

11. **Z090-238(WE)**  
Warren Ellis  
(CC District 8)
- An application for an amendment to Specific Use Permit No. 1766 for commercial motor vehicle parking on property zoned a CS-D-1 Commercial Service District with a D-1 Dry Liquor Control Overlay on a portion on the north side of C.F. Hawn Freeway, east of Silverado Drive.  
Staff Recommendation : **Hold under advisement until December 16, 2010.**  
Applicant: Galindo Trucking Company  
Representative: Adrian Galindo
12. **Z090-226(WE)**  
Warren Ellis  
(CC District 3)
- An application for a Specific Use Permit for gas drilling and production on property zoned an R-7.5(A) Single Family District and an A(A) Agricultural District on the north side of W. Camp Wisdom Road, approximately 700 feet west of FM 1382.  
Staff Recommendation : **Approval** for a ten-year period with eligibility for automatic renewal of additional ten-year periods, subject to an existing site plan, operation plan for drilling, operation plan for production and conditions and **approval** of the deed restrictions volunteered by the applicant.  
Applicant: XTO Energy Inc.  
Representative: Dallas Cothrum - MASTERPLAN

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Other Matters

Consideration of appointments to following CPC Committees:  
**Zoning Ordinance Committee**  
(List of committee members available with CPC Secretary)

Minutes: November 4, 2010

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, November 18, 2010**

**ZONING ORDINANCE COMMITTEE (ZOC) MEETING** - Thursday, November 18, 2010, 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 18, 2010****FILE NUMBER: S101-009 Subdivision****Administrator: Paul Nelson****LOCATION: Bexar St. and Municipal St., southwest corner****DATE FILED: October 25, 2010****ZONING: PD-595 [MF-1(A)]****CITY COUNCIL DISTRICT: 4 SIZE OF REQUEST: 26.667 ac.****MAPSCO: 56G & L****APPLICANT/OWNER: Dallas Housing Authority**

**REQUEST:** An application to replat a 26.667 acre tract of land containing all of City Block 3/7077 and 4/7077, and part of City Block 7078 along with portions of Canaan Street to be abandoned to create 12 lots ranging in size from 0.728 acres to 2.808 acres and generally located south of the intersection of Bexar Street and Municipal Street.

**SUBDIVISION HISTORY:**

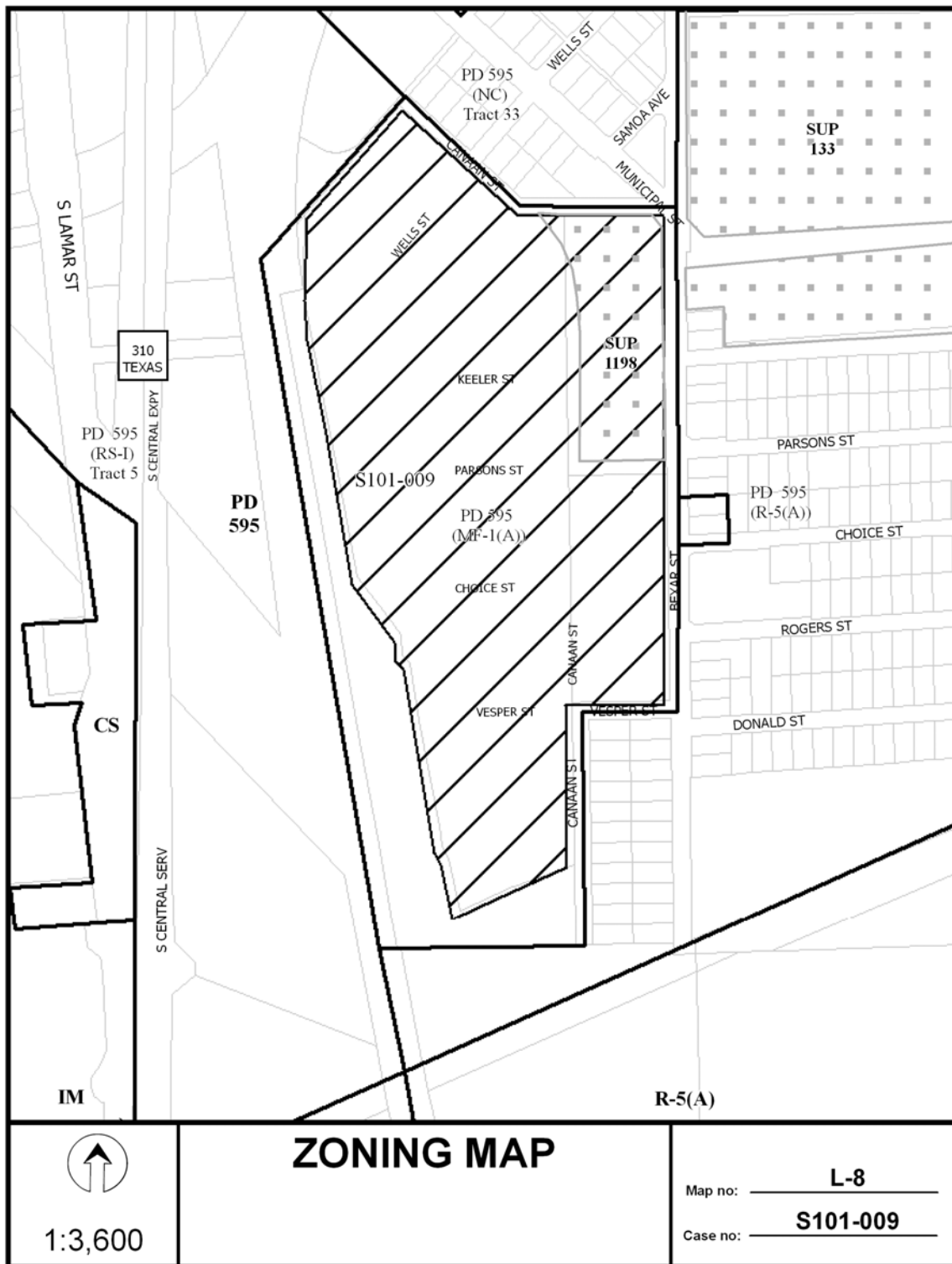
1. S090-083 was an application to replat the property that is the subject of the existing submittal to replat a 26.667 acre tract of land containing all of City Block 3/7077 and 4/7077, and part of City Block 7078 along with portions of Canaan Street to be abandoned to create 12 lots ranging in size from 0.728 acres to 2.808 acres and generally located south of the intersection of Bexar Street and Municipal Street. The application was withdrawn on May 4, 2010 two days prior to the CPC hearing.

**STAFF RECOMMENDATION:** The request complies with the requirements of the PD-595 [MF-1(A)] district regulations; 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 CA/DD 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. The final plat is limited to a maximum of 12 lots.


8. 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.
9. Coordinate Bexar Street ROW and construction with the Interagency Division of the Department of Public Works and Transportation.
10. On the final plat dedicate 56 feet of ROW on Wells Street, Railway Street, Keller Street, Buckeye Trail, Choice Street, Parsons Street and Hopewell Street.
11. On the final plat dedicate 56 feet of ROW on Vesper Street between Hopewell Street and Canaan Street.
12. On the final plat dedicate 28 feet of ROW from the established centerline of Vesper Street from Canaan Street to Bexar Street.
13. On the final plat dedicate 28 feet of ROW from the established centerline of Bon Ton Street from Canaan Street to Bexar Street.
14. Confirm the 10 foot by 10 foot corner clips at Bexar Street and Choice Street, and at Vesper Street and Hopewell Street.
15. On the final plat determine the 100 year water surface elevation across the plat.
16. 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.
17. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
18. On the final plat specify minimum fill and minimum finished floor elevations.
19. On the final plat show the natural channel setback from the crest of the natural channel.
20. On the final plat set floodway monument markers and provide documentation that the monuments have been set prior to submittal of the final plat for recording.
21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
22. On the final plat show and label all abandonments affecting this plat.
23. On the final plat show and label all properties and easements within 150 feet of this plat.
24. Confirm the ROW width with the Department of Public Works Interagency Division for the proposed ROW width at Vesper Street and Bexar Street.
25. On the final plat clarify that both proposed private drives are Mutual Access and Public Utility Easements rather than "Private Streets".
26. A minimum of 20 feet of paving must be provided on perimeter streets.

27. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
28. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
29. Water/wastewater main extension is required by Private Development Contract.
30. On the final plat "place the name "Bon Ton Street" in the street ROW from the northernmost part of Canaan Street to Municipal Street.
31. On the final plat change the southernmost part of "Railroad Street" to "Keeler Street."
32. On the final plat place additional text for "Wells Street in its north-south alignment on Sheet 2. Change the east-west part of "Wells Street" to "Choice Street".
33. On the final plat change "Buckeye Trails" to "Buckeye Trail" Place additional text for "Buckeye Trail" on Sheet 1.
34. On the final plat place additional text for "Hopewell Street" on Sheet 2.



DATE: November 10, 2010



 1:3,600	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Map no: <u>          L-8          </u> Case no: <u>          S101-009          </u>
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DATE: November 10, 2010

**CITY PLAN COMMISSION****THURSDAY, NOVEMBER 18, 2010****FILE NUMBER: S101-010 Subdivision****Administrator: Paul Nelson****LOCATION: US Hwy 75 and Mockingbird Lane, southwest corner****DATE FILED: October 29, 2010****ZONING: MU-2, MU-3****CITY COUNCIL DISTRICT: 14****SIZE OF REQUEST: 7.3 ac.****MAPSCO: 35M****APPLICANT/OWNER: Southern Methodist University**

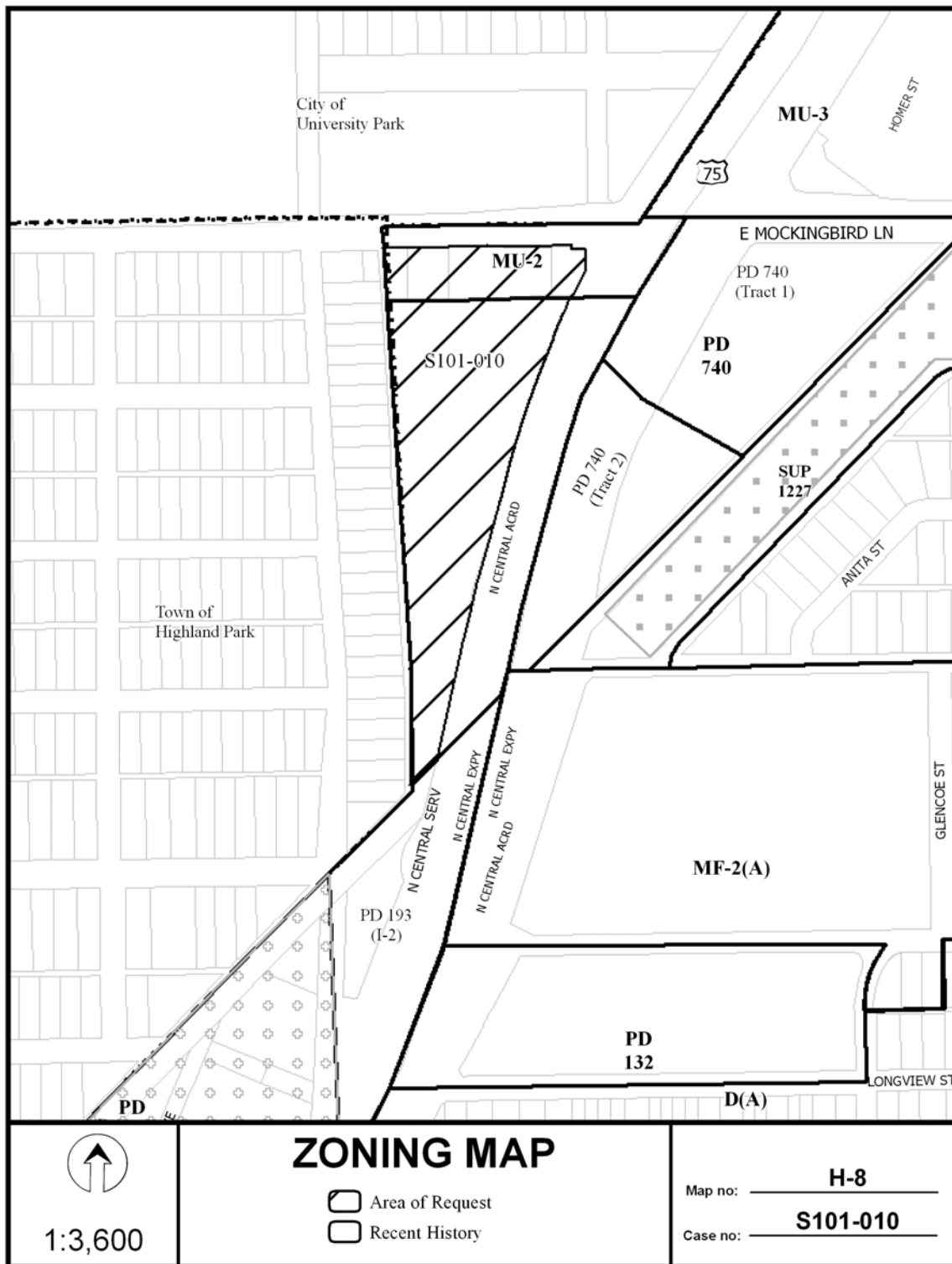
**REQUEST:** An application to replat a 7.2666 acre tract of land into one lot on land containing part of Lots 1 thru 4 of City Block B/2020 and part of Lots 3 thru 7 in City Block A/2020 and all of an abandoned alley on property located at the southwest corner of US Hwy 75 and Mockingbird Lane.

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

**STAFF RECOMMENDATION:** The request complies with the requirements of the MU-2 and MU-3 district regulations; therefore, staff recommends approval subject to compliance with the following conditions:

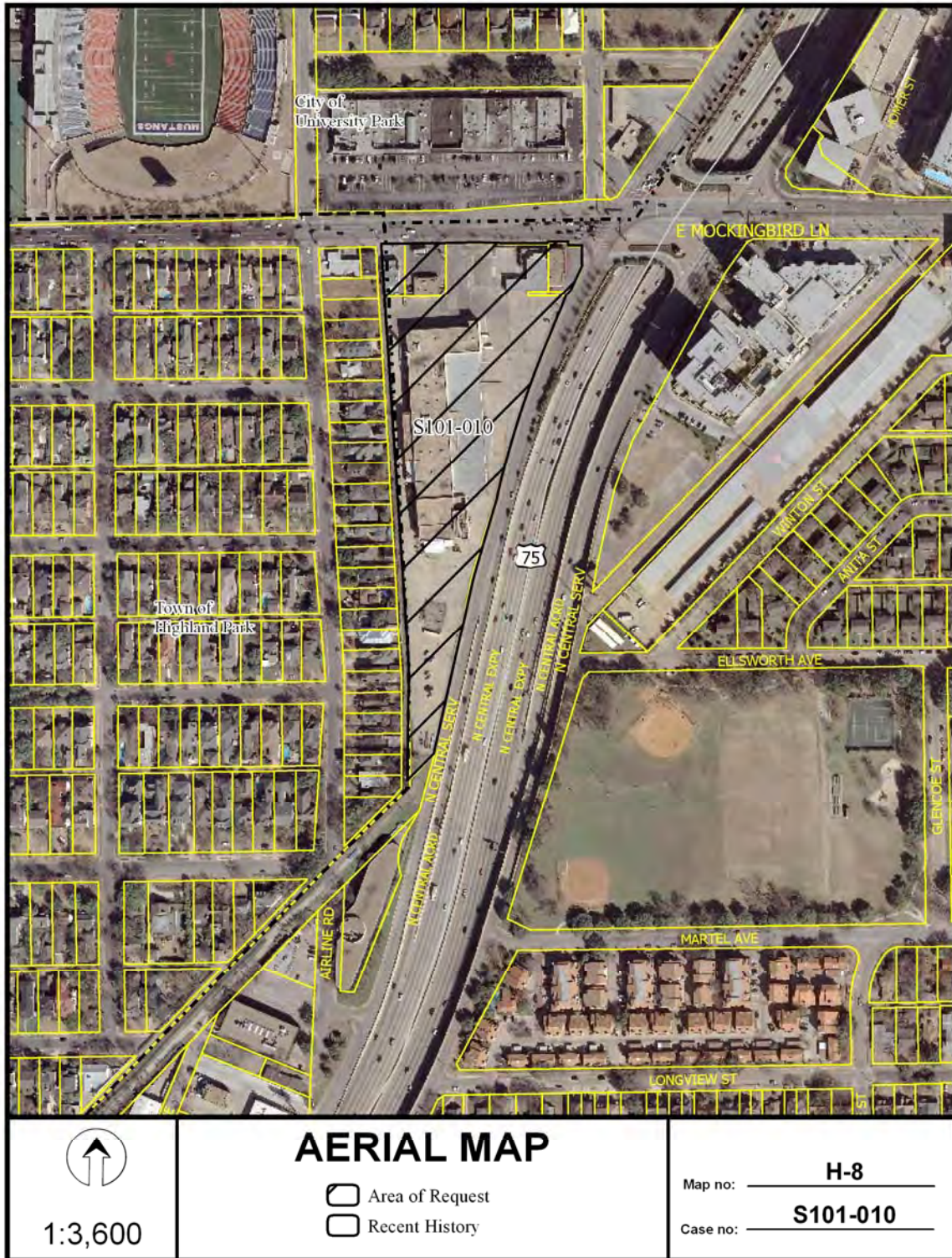
1. The final plat must conform with all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Sustainable Development and Construction, Engineering Division must verify that the 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 CAD 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. The final plat is limited to a maximum of 1 lot.
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. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Mockingbird Lane and the existing alley.
11. On the final plat dedicate 7.5 feet of right of way from the established centerline of the existing alley.
12. On the final plat add a note "Access or modification to US Hwy 75 requires TXDOT approval."
13. On the final plat use the standard corporate owners dedication language.
14. On the final plat show all city limit line locations.
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. Water/wastewater main extension may be required by Private Development Contract.
17. On the final plat change "U.S. Hwy No. 75" to "N. Central Exwy/U.S. Highway No. 75".
18. On the final plat show and label all abandonments affecting this plat.



DATE: November 10, 2010





**CITY PLAN COMMISSION****THURSDAY, NOVEMBER 18, 2010****FILE NUMBER: S101-006 Subdivision****Administrator: Paul Nelson****LOCATION:** 1611 Rio Vista Drive**DATE FILED:** October 20, 2010**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 0.59 Ac.**MAPSCO:** 44U**APPLICANT/OWNER:** Christian Chernock

**REQUEST:** An application to replat all of Lot 6 in City Block 1/4634 ½ into two 0.29 acre lots at 1611 Rio Vista Drive north of Handley Drive.

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

**DATE NOTICES SENT:** 18 notices were sent on October 29, 2010 to property owners within 200 feet of the boundary of the request.

**STAFF RECOMMENDATION:** The request complies with the requirements of the R-7.5(A) district regulations; however, the proposed lot is not consistent with the lot pattern established by the Oaks Addition.

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 staff has determined that the proposed plat does not "conform in width, depth and area to the pattern already established" therefore staff recommends denial of the preliminary plat. However, should the commission approve the request staff recommends that the approval be subject to compliance with the following conditions:

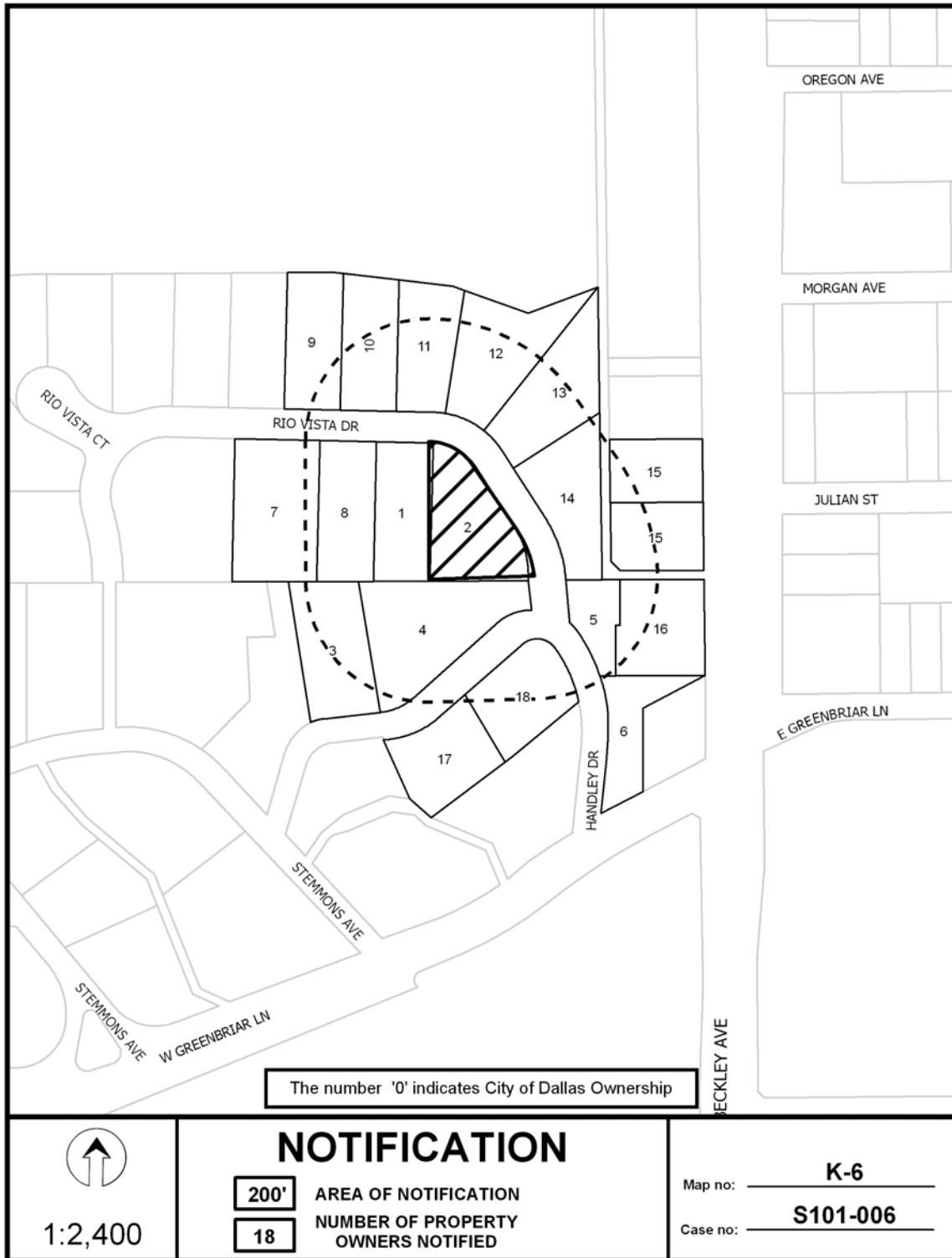
1. The final plat must conform with all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Sustainable Development and Construction, Engineering Division must verify that the 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 CA DD 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. The final plat is limited to a maximum of one lot.
9. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
10. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
11. On the final plat dedicate 26.5 feet of ROW/street easement/public utility, sidewalk easement from the established centerline of Rio Vista Drive.
12. On the final plat show and label all plats within 150 feet of the property boundary.
13. Engineer shall furnish plans for water and sanitary sewer. Developer shall 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. Proposed Lot 6B (southern lot) has no access to a wastewater main. Wastewater extension is required by P-Contract.
17. On the final plat clearly identify the lot area of each proposed lot.
18. On the final plat label the lots as 6A and 6B in City Block 1/4634 1/2.



DATE: November 10, 2010





DATE: November 10, 2010

11/10/2010

## Notification List of Property Owners

**S101-006**

**18 Property Owners Notified**

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
1	1619 RIO VISTA	GIBSON ALLEN & JANET S MARTIN
2	1611 RIO VISTA	CHERNOCK CHRISTIAN S
3	1654 HANDLEY	ROSEN MATTHEW
4	1640 HANDLEY	MALLINSON LUKE W & LESLEE J
5	1620 HANDLEY	KAVANAGH PETER
6	115 GREENBRIAR	RENNER DARWIN S
7	1629 RIO VISTA	HALEY STEVEN A & SUSAN E PALMAROZZI
8	1625 RIO VISTA	HARTIN R BRUCE II & JULIE E
9	1628 RIO VISTA	MARCO JUNE
10	1624 RIO VISTA	BEVERLY JAMES H
11	1620 RIO VISTA	GULLEY JOHN F & DAWN
12	1616 RIO VISTA	SMITH DAN & SMITH ELIZABETH
13	1612 RIO VISTA	TRAYLOR GARY L & JANET TRAYLOR
14	1606 RIO VISTA	SIMPSON RANDALL SCOTT & NEISHA STEWART
15	1703 BECKLEY	RIPLEY SHIRT COMPANY LTD
16	1619 BECKLEY	ADAMS WAYNE E & LESLIE R ADAMS
17	1639 HANDLEY	HOMAN CHRISTOPHER A & MARY SHEPHERD HOMAN
18	1629 HANDLEY	HOMAN KATHERINE

Wednesday, November 10, 2010

**CITY PLAN COMMISSION****THURSDAY, NOVEMBER 18, 2010****FILE NUMBER: S101-007 Subdivision****Administrator: Paul Nelson****LOCATION:** 1739, 1741 and 1805 Beauford Road**DATE FILED:** October 25, 2010**ZONING:** PD 258, Tract 2**CITY COUNCIL DISTRICT: 8      SIZE OF REQUEST: 0.502 Ac.      MAPSCO: 69A-L****APPLICANT/OWNER:** Lisandro J. Garcia**REQUEST:** An application to replat a 0.502 acre tract of land and containing all of Lots 23 and 22B in City Block B/8827 to create one lot on 1739, 1741 and 1805 Beauford Road.**SUBDIVISION HISTORY:**

1. S067-173B was an application to plat five tracts of land in City Block B/8827 into five lots ranging in size from 7,279.94 sq. ft. to 7,305.41 sq. ft. on the northwest side of Beauford Road between Sunview Drive and Elk Creek Road. The request was approved on June 7, 2007 and Lots 22A and 22B were recorded as Phase A on June 5, 2008 and Phase B, Lot 24A, was recorded on June 5, 2008.

**DATE NOTICES SENT:** 16 notices were sent on October 29, 2010 to property owners within 200 feet of the boundary of the request.**STAFF RECOMMENDATION:** Tract 2 of PD 258 requires a minimum lot width of 55 feet per lot, the minimum lot depth is 100 feet and the minimum lot area is 7,500 square feet. The request complies with the minimum PD requirements.

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 staff has determined that there is a mixture of smaller and equal sized lots in the area as well as one or two larger lots. Based on the mixed parcel sizes and compliance with the PD regulations the staff recommends approval of the request subject to compliance with the following conditions:

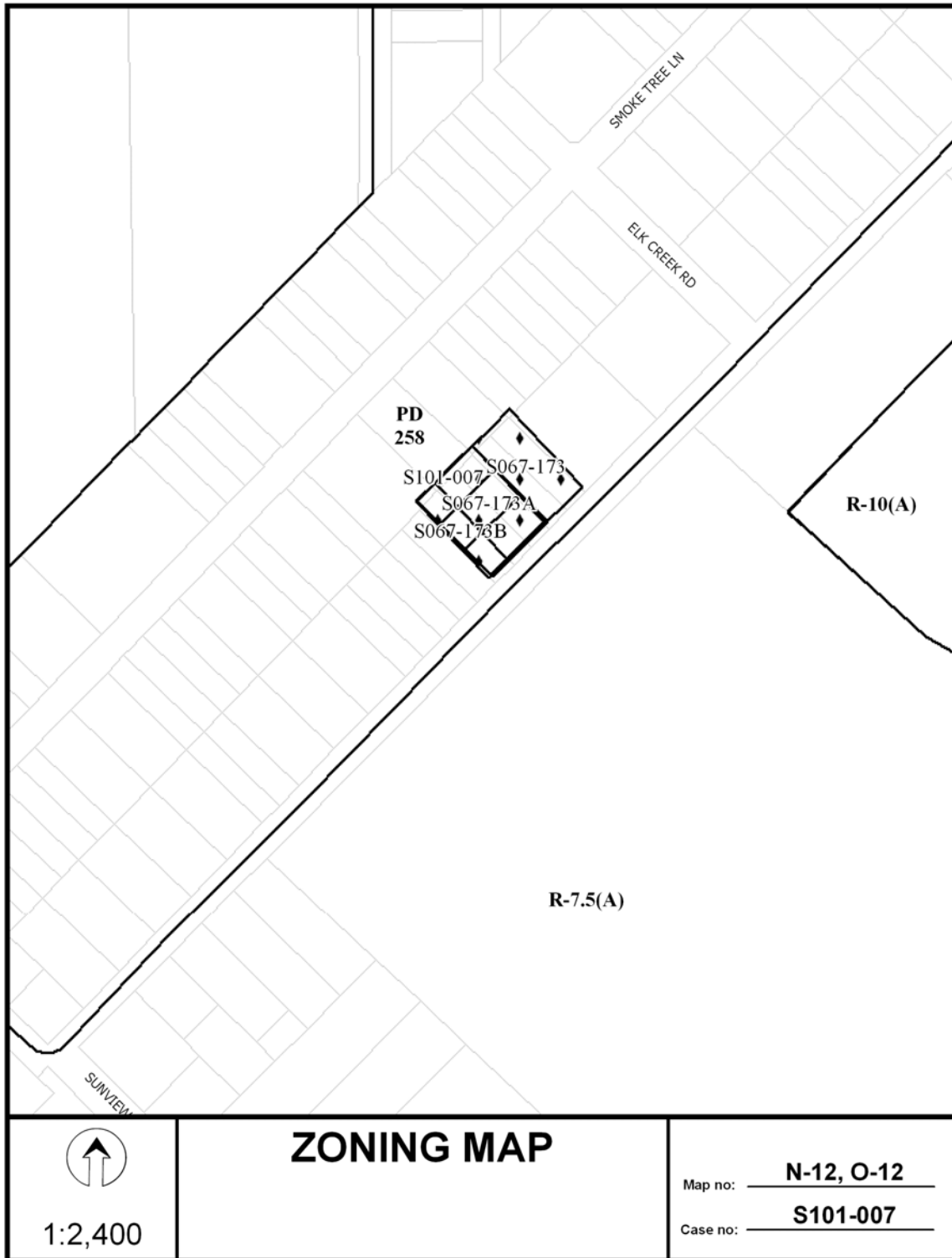
1. The final plat must conform with all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Sustainable Development and Construction, Engineering Division must verify that the 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.



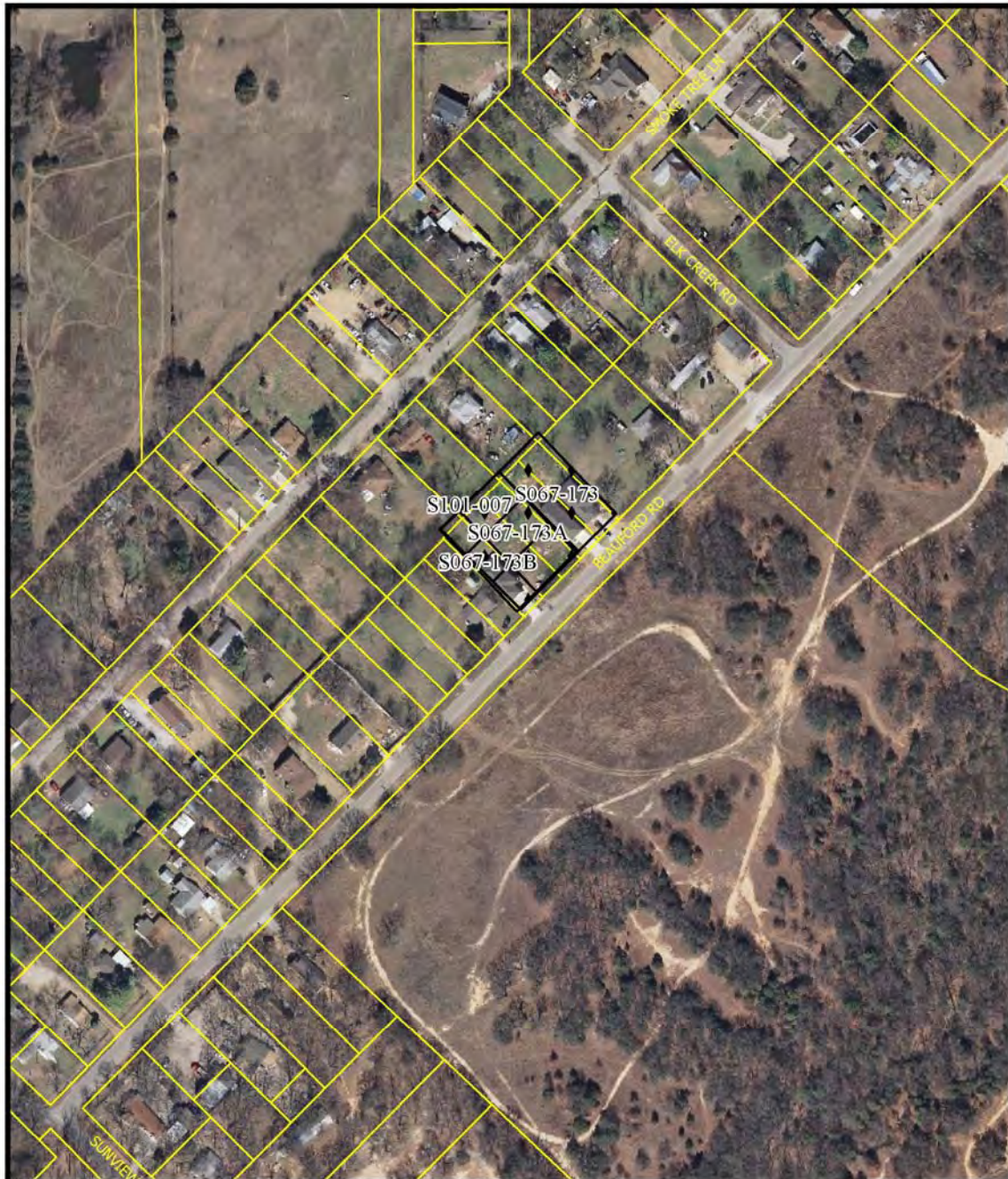
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. Provide a copy of the digital electronic CA DD file of the final plat at the time the final plat is submitted for signature by the Chairman of the 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. The final plat is limited to a maximum of two lots.
9. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
10. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
11. On the final plat dedicate 53.5 feet of ROW/street easement/public utility, sidewalk easement from the established centerline of Beauford Road.
12. On the final plat change the addition name.
13. On the final plat correct the instrument numbers for the VAD Addition Phase 1 and phase 2 additions.
14. On the final plat correct the lot number in the VAD Addition.
15. On the final plat label the lot as 23A in City Block B/8827.




DATE: November 10, 2010

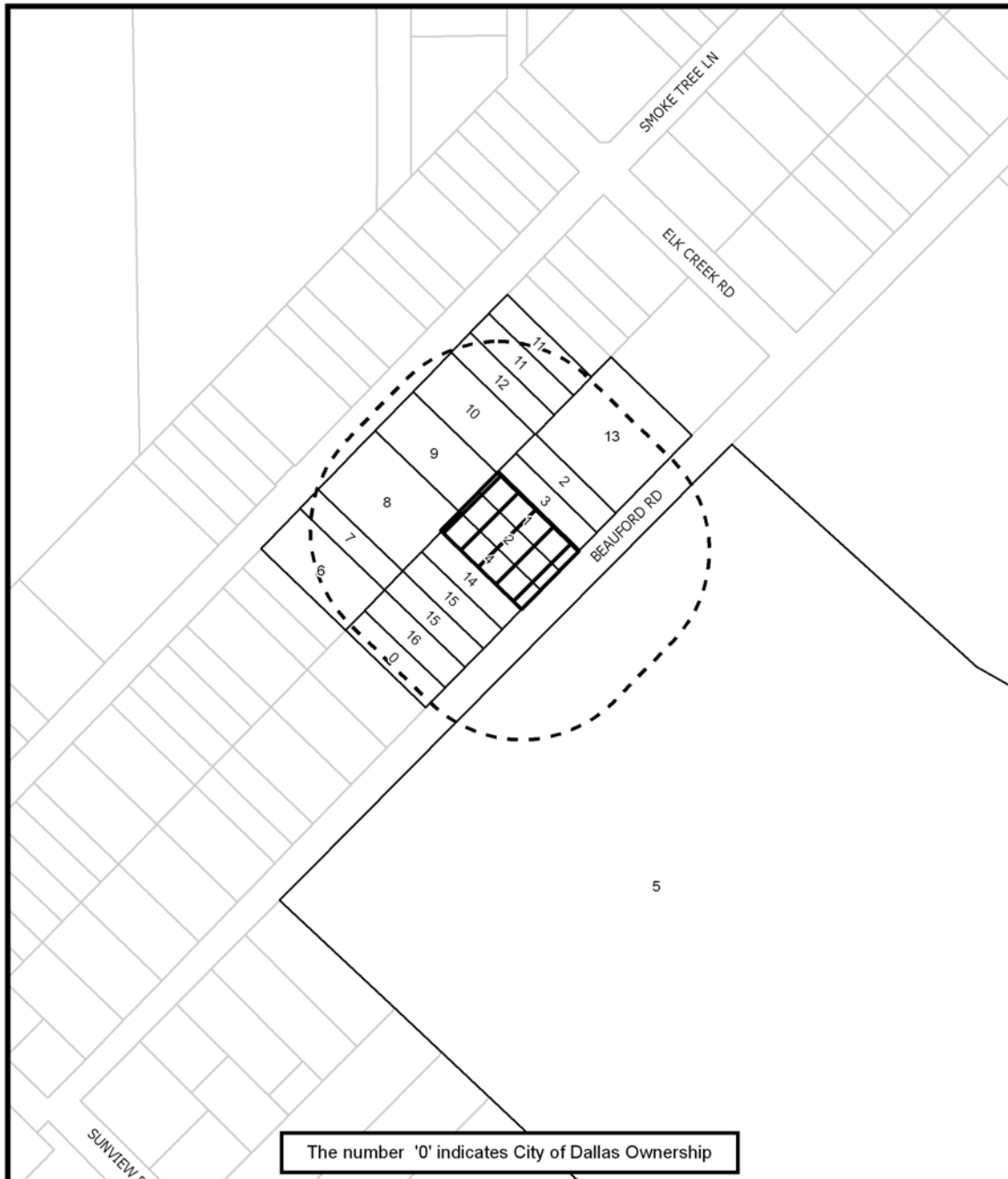


DATE: November 10, 2010



 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Map no: <u>      N-12, O-12      </u> Case no: <u>      S101-007      </u>
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DATE: November 10, 2010



 <b>1:2,400</b>	<h2>NOTIFICATION</h2> <table border="1"> <tr> <td><b>200'</b></td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td><b>16</b></td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	<b>200'</b>	AREA OF NOTIFICATION	<b>16</b>	NUMBER OF PROPERTY OWNERS NOTIFIED	Map no: <b>N-12, O-12</b> Case no: <b>S101-007</b>
<b>200'</b>	AREA OF NOTIFICATION					
<b>16</b>	NUMBER OF PROPERTY OWNERS NOTIFIED					

DATE: November 10, 2010

## Notification List of Property Owners

**S101-007**

### 16 Property Owners Notified

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
1	1739 BEAUFORD	GLEANERS INTERNATIONAL INC
2	1741 BEAUFORD	ORELLANA GEORGE
3	1737 BEAUFORD	ARIAS GUSTAVO
4	1805 BEAUFORD	GARCIA LISANDRO JOSE
5	1737 EDD	GRH DEVELOPMENT SERVICES LLC
6	1826 SMOKE TREE	TRANSCEND HOMES LLC
7	1826 SMOKE TREE	TRANSCEND HOMES LLC
8	1810 SMOKE TREE	TOAL TINA M
9	1742 SMOKE TREE	LOPEZ CAROL
10	1736 SMOKE TREE	LOPEZ EFRON & CAROL LOPEZ
11	1726 SMOKE TREE	MECCA APRIL INC
12	1732 SMOKE TREE	GRAGSONE GEORGE E ETAL
13	1721 BEAUFORD	KOLACZKOWSKI JAMES S
14	1807 BEAUFORD	ANDERSON JEREMY J CABRAL TASHA L
15	1811 BEAUFORD	ANDERSON JEREMY J
16	1815 BEAUFORD	ANDERSON JEREMY J &

Wednesday, November 10, 2010

**CITY PLAN COMMISSION****THURSDAY, NOVEMBER 18, 2010****FILE NUMBER: S101-008 Subdivision****Administrator: Paul Nelson****LOCATION: 7766 Goforth Circle southeast of Goforth Road****DATE FILED: October 25, 2010****ZONING: R-7.5(A)****CITY COUNCIL DISTRICT: 10      SIZE OF REQUEST: 0.280 Ac.      MAPSCO: 27X****APPLICANT/OWNER: Juliana Crawford**

**REQUEST:** An application to replat all of Lot 28A and a tract of land into one 0.280 acre lot in City Block B/5446 on 7766 Goforth Circle southeast of Goforth Road.

**SUBDIVISION HISTORY:**

1. S090-138 was an application to replat a 0.525 acre tract of land containing all of Lots 30, 31 and 32 in City Block B/5446 in to one 11,614 square foot lot and one 11,266 square foot lot on 8803, 8807 and 8811 Bargiames Lane, contiguous to the present request. The request was approved on September 16, 2010 but has not been recorded yet.

**DATE NOTICES SENT:** 18 notices were sent on October 29, 2010 to property owners within 200 feet of the boundary of the request.

**STAFF RECOMMENDATION:** The proposed plat complies with the R-7.5(A) requirements. Although the proposed parcel is larger than other parcels in the area this plat will not result in additional density because the unplatted tract presently does not have frontage on a public street or city council approved private street nor does it have enough square footage to create an additional R-7.5(A) lot. The new lot will have approximately 12,200 square feet of lot area.

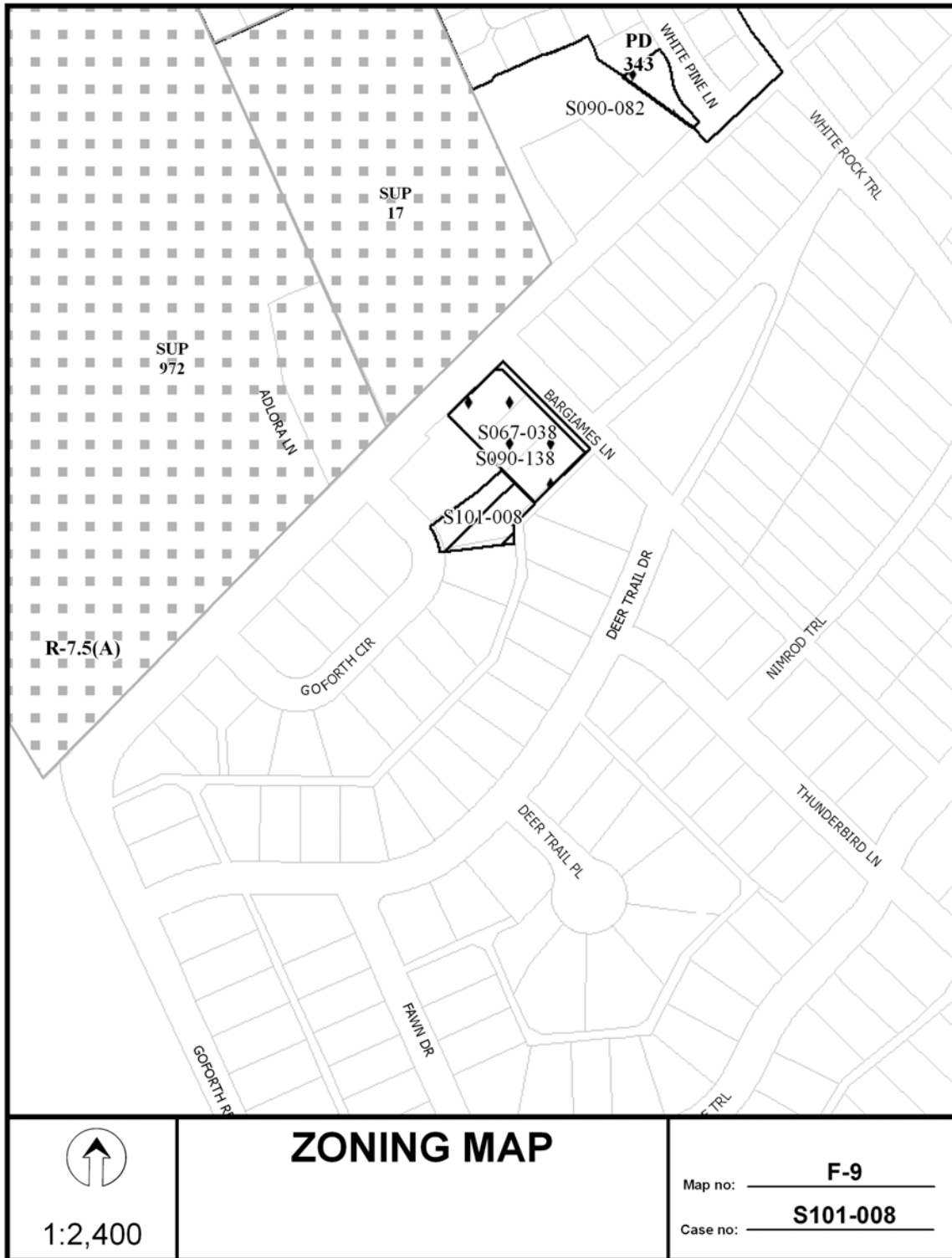
Section 51A-8.503(a) indicates that "...Lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground,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

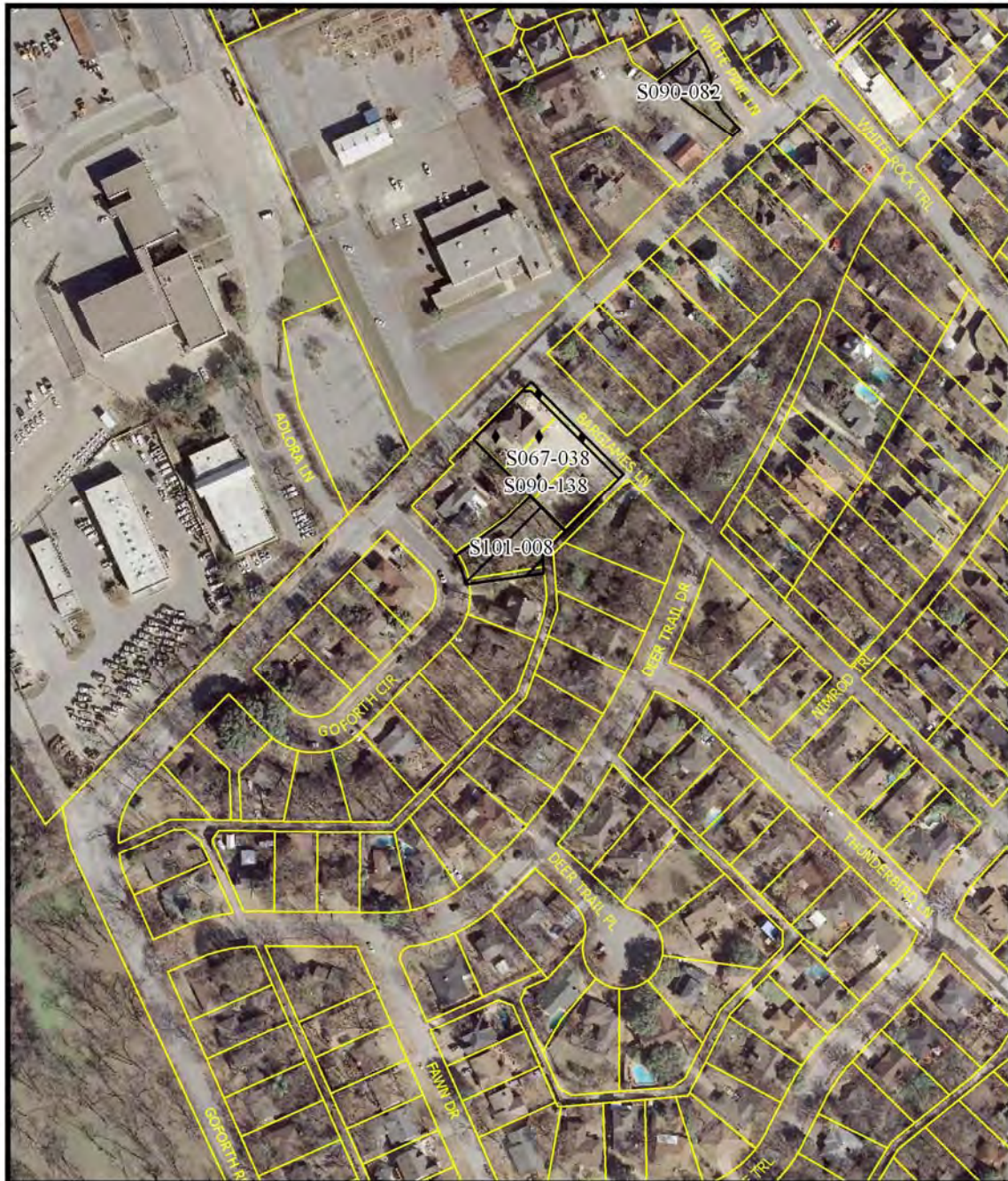
The staff has determined that even though the lot is larger than other parcels in the area it will not impact the overall density of the area as the new parcel is not large enough to create 2 lots that would meet the minimum lot area requirements of the district; therefore, the staff recommends approval 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 CA DD 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. The final plat is limited to a maximum of one lot.
9. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
10. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
11. On the final plat change the addition name.
12. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
13. Wastewater main extension may be required by Private Development Contract.
14. No sewer service will be provided from the lot to the north to the proposed lot.
15. On the final plat label the lot as 28A in City Block B/5446.







1:2,400

### AERIAL MAP

- Area of Request
- Recent History

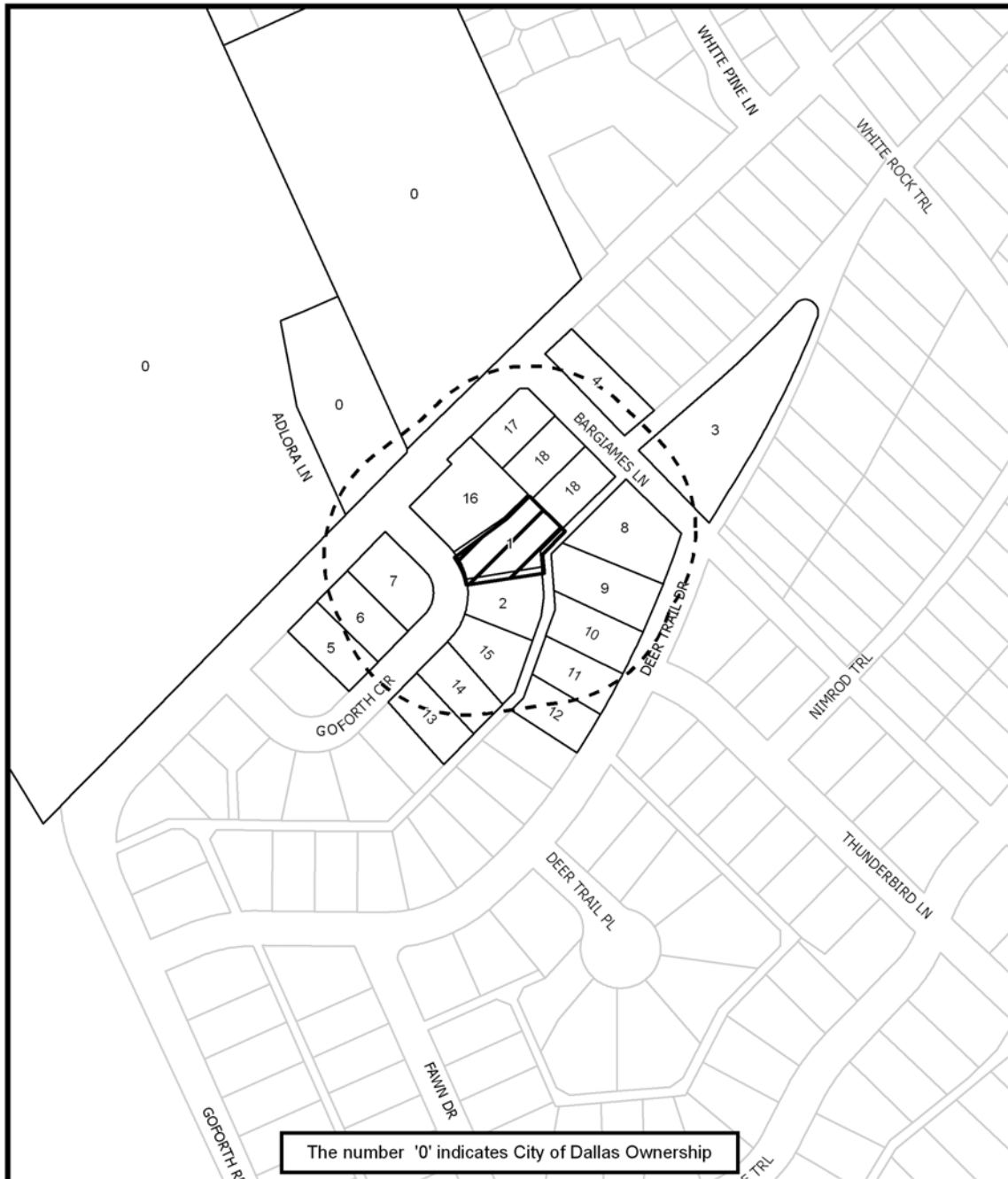
F-9

Map no: \_\_\_\_\_

**S101-008**

Case no: \_\_\_\_\_

DATE: November 10, 2010



 <b>1:2,400</b>	<b>NOTIFICATION</b>	<b>F-9</b>
	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">18</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Map no: _____ <b>S101-008</b> Case no: _____

DATE: November 10, 2010

## Notification List of Property Owners

S101-008

### 18 Property Owners Notified

Label #	Address	Owner
1	7766 GOFORTH	CRAWFORD JULIANA
2	7762 GOFORTH	HUEBNER MITCHELL L & KRISTIN A MILOTA
3	7901 DEER TRAIL	SVEDEMAN DOUG & RHONDA SVEDEMAN
4	7900 GOFORTH	ROBINSON MARK JOHN
5	7749 GOFORTH	AMES STEPHANIE
6	7753 GOFORTH	WILSON ROBERT JOSEPH II
7	7757 GOFORTH	BENNETT BRANDI
8	7839 DEER TRAIL	HALL GLINDA N
9	7835 DEER TRAIL	ROZZELL WILMA
10	7827 DEER TRAIL	VANCE GWEN & GLENN C VANCE SR
11	7821 DEER TRAIL	LONEY THOMAS A
12	7815 DEER TRAIL	LAMBETH DORIS PARRISH
13	7750 GOFORTH	GLDREDGE GROUP LLC
14	7754 GOFORTH	MCELROY VENTURES LLC
15	7758 GOFORTH	GIMB INC
16	7770 GOFORTH	DEUPREE KELLY
17	8811 BARGIAMES	STEELE SARAH M & JOSHUA J
18	8807 BARGIAMES	MURPHY SENN CUSTOM HOMES

**FILE NUMBER:** W101-001

**DATE FILED:** November 8, 2010

**LOCATION:** Southeast corner of Angelina Drive and North Westmoreland Road

**COUNCIL DISTRICT:** 3

**MAPSCO:** 43-F

**SIZE OF REQUEST:** Approx. 1.0446 Acres

**CENSUS TRACT:** 102.00

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**MISCELLANEOUS DOCKET ITEM:**

Owner: Brother Bill's Helping Hand

Waiver of Two-Year Waiting Period

On February 11, 2009, the City Council approved Specific Use Permit No. 1746 for a community service center on property zoned a CR Community Retail District and an R-5(A) Single Family District, at the above location. According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to February 11, 2011, without a waiver of the two-year waiting period.

The applicant is requesting a waiver of the two-year waiting period in order to submit an application for an amendment to Specific Use Permit No. 1746. SUP No. 1746 limits the square footage of the building to 11,000 square feet. The owner would like to add a partial second floor to the structure which will require a change to the site plan to allow additional floor area.

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

**Staff Recommendation:** Denial

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. Z089-123 (WE) SWP 1746

Location 3906 N. Westmoreland, Dallas, TX

Date of last CPC or CC Action CC: 11 Feb 2009 / CPC: 08 Jan 2009

Applicant's Name, Address & Phone Number Brother Bill's Helping Hand,  
Suzanne Griffin, Exec. Dir., 3430 Odessa Street, Dallas, TX

Property Owner's Name, Address and Phone No., if different from above  
Same (Brother Bill's Helping Hand)

State briefly change of circumstances since the last hearing on the property that would warrant reconsideration of another request in less than two years.  
The Owner's program has changed necessitating utilization of additional space for administrative offices and program space within the originally proposed building envelope / footprint. The project has been on hold since the granting of the SUP to allow the Owner to raise the funds for construction. Currently the Construction Documents are being reviewed for the Building Permit. The scope increase is to add administrative offices space and the required elevator and stair access / egress, and Toilets facilities to the partial second floor. A storage room of approx. 80 sf is also being added adjacent to the dumpster enclosure. It is the Owner's intent to file for a new SUP to replace the current SUP #1746 upon approval of the waiver hereby applied for.

[Signature]  
Applicant's Signature

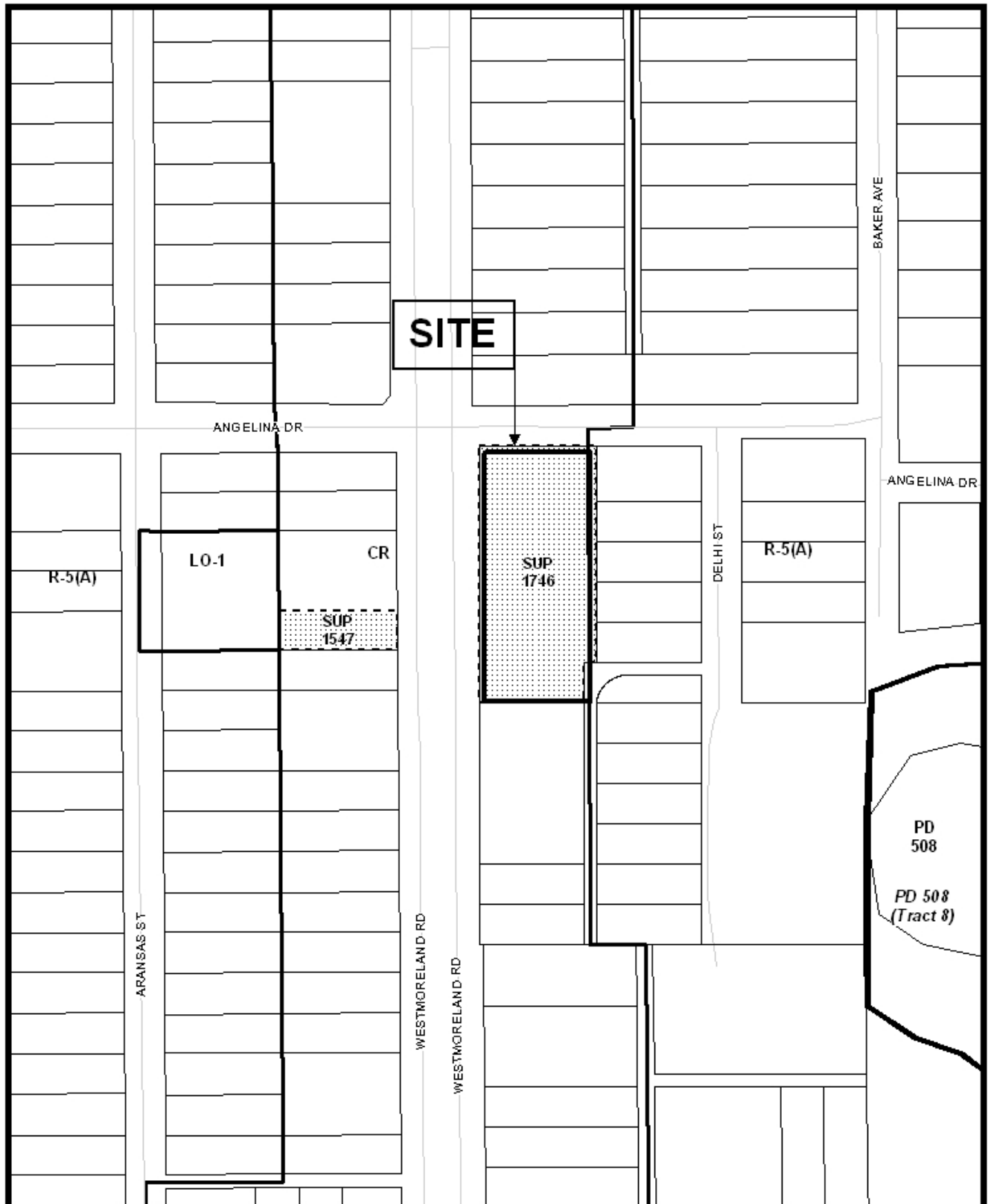
RECEIVED BY  
NOV 08 2010  
Current Planning

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

Date Received  
Fee: \$300.00 Check # 1146

See attached letter  
of Authorization from  
Bill McCord, BHH Board  
of Trustees

11/01-001  
Receipt # 1411



1:1,800

W101-001  
November 18, 2010

**FILE NUMBER:** M090-061

**DATE FILED:** September 29, 2010

**LOCATION:** Northwest Highway and Midway Road, Northeast Corner

**COUNCIL DISTRICTS:** 13

**MAPSCO:** 24 T, X

**SIZE OF REQUEST:** Approx. 3.96 Acres

**CENSUS TRACT:** 74

**APPLICANT:** Padilla & Associates, LP

**REPRESENTATIVE:** Marc Jennings

**OWNERS:** Preston Hollow Saticoy, LP; Preston Hollow Indian School, LP; Preston Hollow Westgate, LP

**MISCELLANEOUS DOCKET ITEM**

Minor Amendment for Site Plan

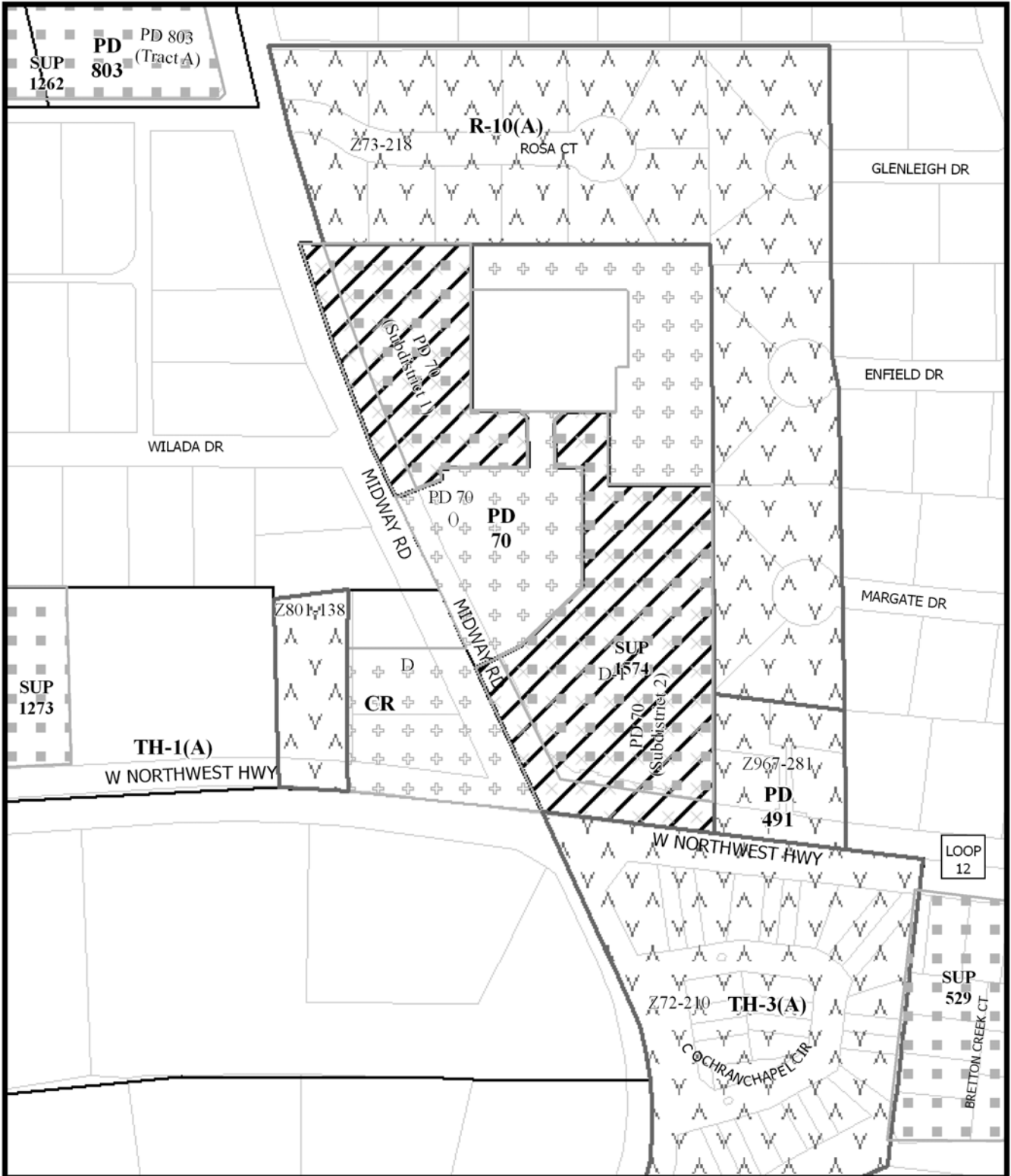
On August 19, 1974, the City Council passed Ordinance No. 14645 which established Specific Use Permit No. 1574 for a Restaurant with alcoholic beverage service on property at the above referenced location. It should be noted SUP No. 1574 provides for four restaurants with alcoholic beverage service that are located within the multi-tenant development; this request provides for consideration of the restaurant within the extreme northwest point of the multi-tenant building.

At this time, the property owner has submitted an application for consideration of a minor amendment to the site plan to provide for an uncovered patio area for an existing restaurant use as well as a revised off-street parking area within close proximity to the proposed patio area. It should be noted this request mirrors a similar application for a minor amendment to the development plan for Planned Development District No. 70 (M090-062). The PDD requires a specific use permit for a restaurant use, thus the necessity to have both the development plan for the PDD and the site plan for the SUP to be consistent.

The request complies with the provisions for consideration of a minor amendment to a site plan and does not impact any of the conditions regulating SUP No. 1574.

**Staff Recommendation:** Approval.





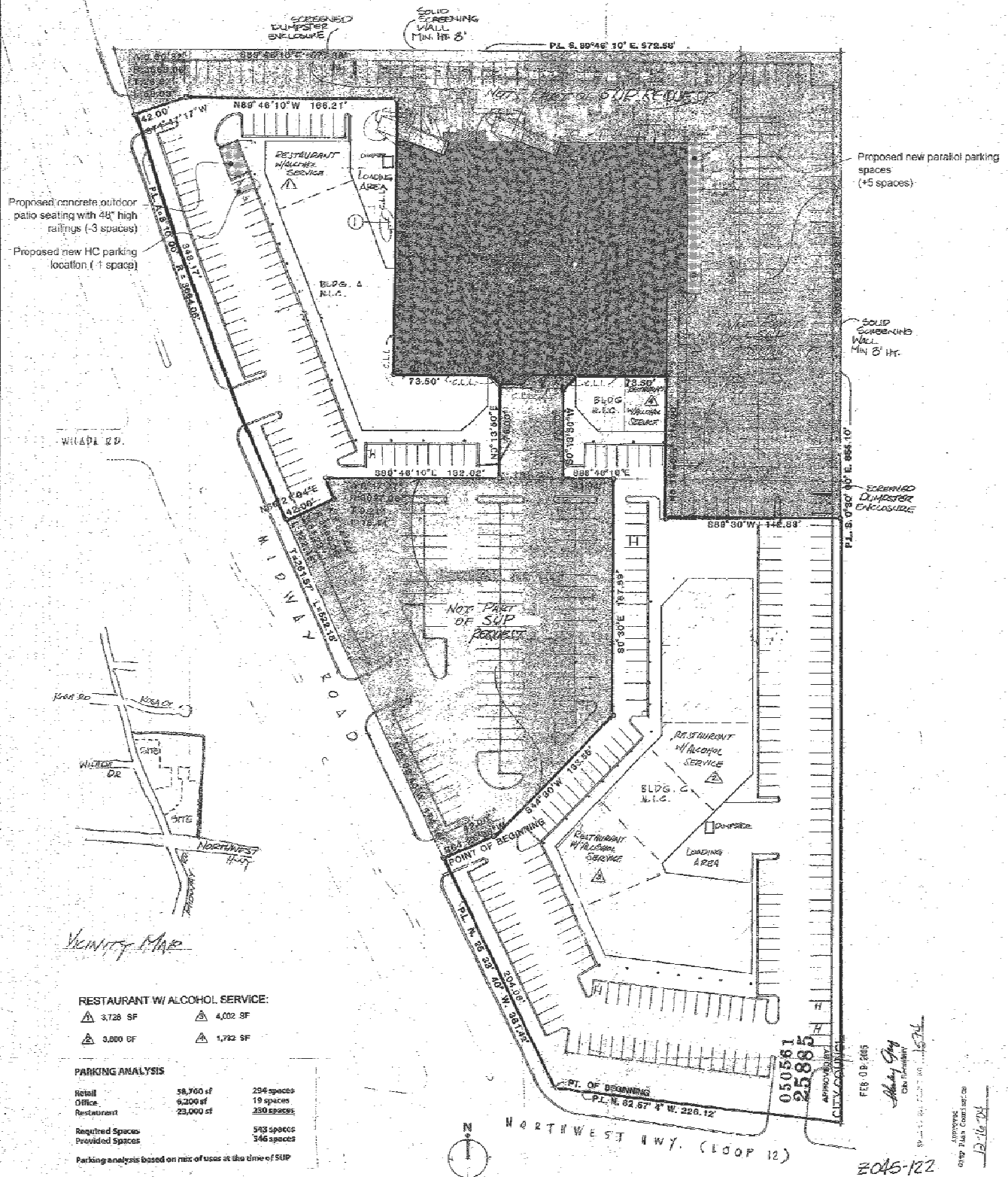
1:2,400

# ZONING MAP

Map no:           F-6          

Case no:           M090-061          

DATE: October 29, 2010



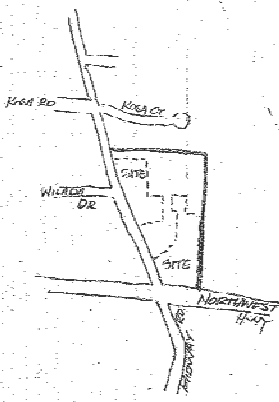
Proposed concrete outdoor patio seating with 48" high railings (-3 spaces)  
 Proposed new HC parking location (1 space)

Proposed new parallel parking spaces (+5 spaces)

SOLID SCREENING WALL MIN. HT. 8'

SCREENED DUMPSTER ENCLOSURE

WILKIE RD.



VICINITY MAP

RESTAURANT W/ ALCOHOL SERVICE:

▲ 3,728 SF	▲ 4,002 SF
▲ 3,800 SF	▲ 1,732 SF

PARKING ANALYSIS

Retail	58,700 sf	296 spaces
Office	6,200 sf	19 spaces
Restaurant	23,000 sf	230 spaces
Required Spaces		545 spaces
Provided Spaces		546 spaces

Parking analysis based on mix of uses at the time of SUP

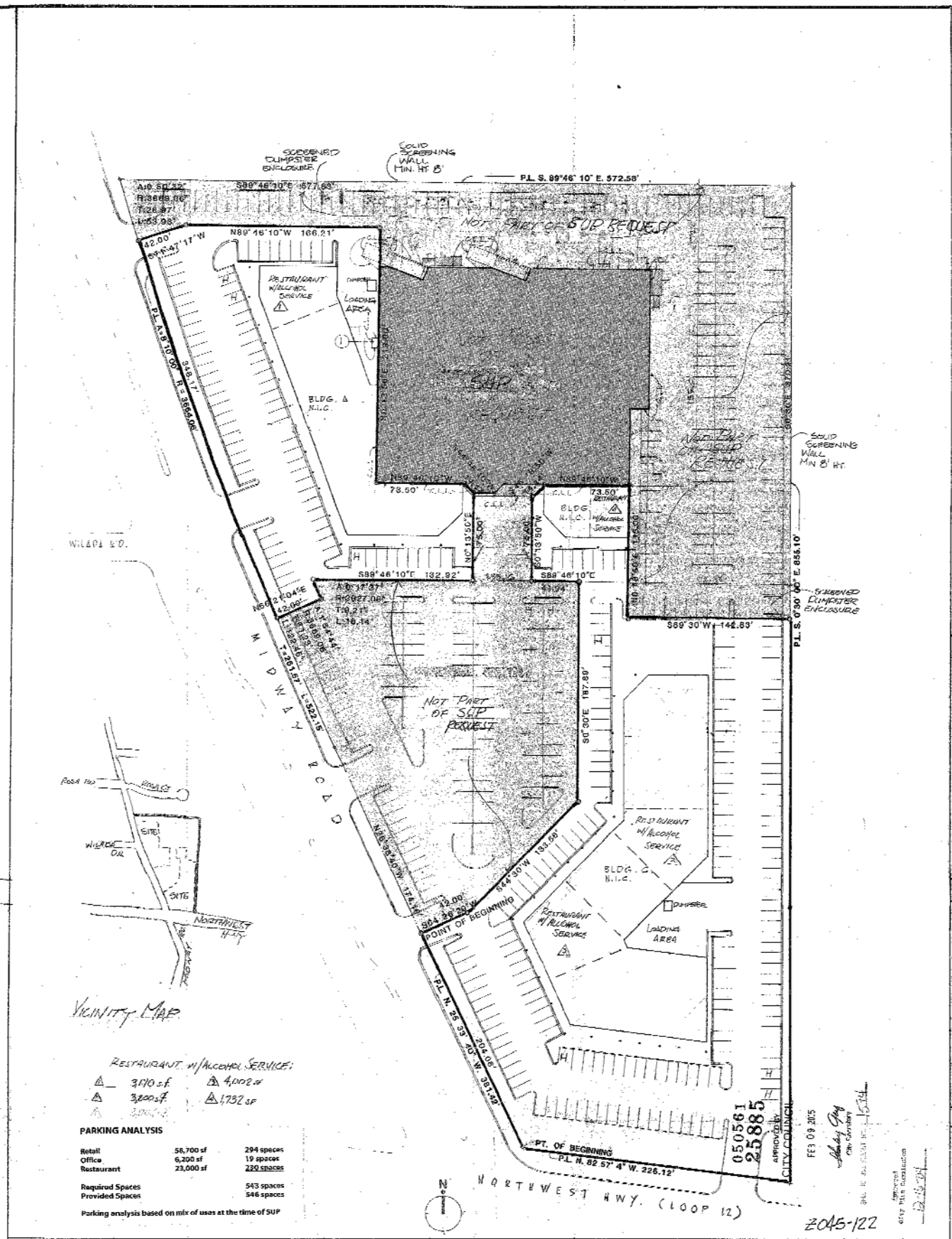
050561  
2588h

FEB 08 2005  
 Approved by: *Mark Gray*  
 City Engineer

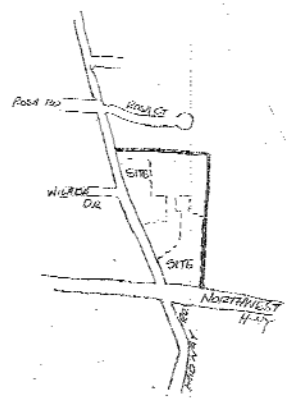
SITE PLAN

Scale: 1"=40.0'

**Proposed Site Plan**



WILLOP L.O.



VICINITY MAP

RESTAURANT W/ALCOHOL SERVICE:  
 ▲ 3,710 sf      ▲ 4,002 sf  
 ▲ 3,000 sf      ▲ 1,732 sf  
 ▲ 3,000 sf

**PARKING ANALYSIS**

Retail	56,700 sf	294 spaces
Office	6,200 sf	19 spaces
Restaurant	23,000 sf	230 spaces
Required Spaces		543 spaces
Provided Spaces		546 spaces

Parking analysis based on mix of uses at the time of SUP

**SITE PLAN**

050561  
25885

APPROVED BY  
CITY COUNCIL

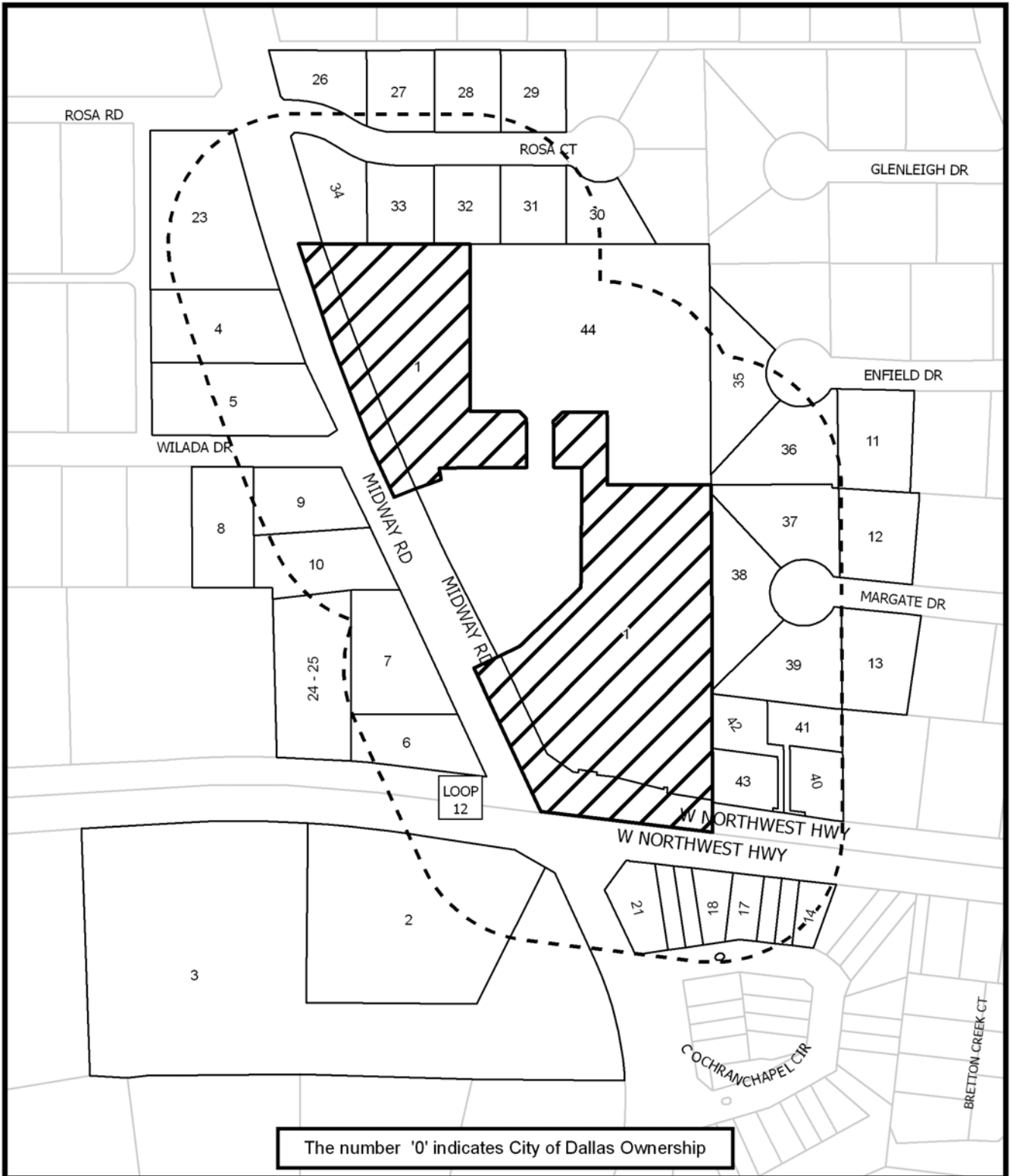
FEB 09 2015

Shelby City  
City Clerk

2045-122

Scale:  
1"=40.0'

**Existing Site Plan**



 1:2,400	<h1>NOTIFICATION</h1>	<b>F-6</b> Map no: _____
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">44</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <b>M090-061</b>

DATE: October 29, 2010

## *Notification List of Property Owners*

### *M090-061*

#### *44 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4343 NORTHWEST	PRESTON HOLLOW INDIAN SCH SUITE 200
2	9101 MIDWAY	COCHRAN CHAPEL METHODIST CHURCH
3	9027 MIDWAY	COCHRAN CHAPEL METHODIST CHURCH
4	9317 MIDWAY	CHIKONYORA TARVIUS & PRECIOUS
5	9309 MIDWAY	TROOP TIMOTHY
6	4275 NORTHWEST	AIRPORT FREEWAY FUEL CENTER LP
7	4273 NORTHWEST	PRESCOTT INTERESTS LTD
8	4194 WILADA	MORADI MASOUD
9	9241 MIDWAY	ARNOLD H DAVID
10	9227 MIDWAY	PRESCOTT INTERESTS LTD
11	4306 ENFIELD	WEDDING MARC B
12	4307 MARGATE	VAUGHAN ANNIE K & RAYMOND
13	4310 MARGATE	RATNER LYLE J & BEVERLY T
14	4366 COCHRAN CHAPEL	RANDOLPH PATRICIA
15	4370 COCHRAN CHAPEL	HENLEY BARBARA
16	4374 COCHRAN CHAPEL	STIENEKER JOHN E & BETTY
17	4378 COCHRAN CHAPEL	SHIRATORI HIROAKI
18	4382 COCHRAN CHAPEL	RODGERS PATRICK CHARLES & JANET B
19	4386 COCHRAN CHAPEL	MAGUIRE CLARENCE B & SARAH B
20	4390 COCHRAN CHAPEL	STEWART BARBARA K
21	4394 COCHRAN CHAPEL	GOODLOE ROBERT W JR
22	9004 COMMON AREA	COCHRAN CHAPEL CIR HMR % CRAIG HEADLEE
23	9337 MIDWAY	MCGILL ROSE
24	4255 NORTHWEST	N W MIDWAY LAND HOLDINGS LTD
25	4255 NORTHWEST	N W MIDWAY LAND HOLDINGS LTD
26	4205 ROSA	GATLIN GLEN & VIRGINIA BRISON

*Friday, October 29, 2010*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4209 ROSA	ALMEIDA ALAN TRUSTEE % CONNOR & HILLIARD PC
28	4215 ROSA	SHIRLEY RICHARD H & GERALDINE W
29	4219 ROSA	HAMMETT ERLENE LIVING TRUST ERLENE HAMMETT
30	4222 ROSA	LEPAGE CAROLINE S TR
31	4218 ROSA	PINGREE BRUCE & LORRAINE
32	4214 ROSA	DANIELL ROBERT W & BERNADINE
33	4208 ROSA	WATSON STEVEN PATRICK & ASHLEY HOLLWEG
34	4204 ROSA	CANTRELL CYNTHIA LYNN
35	4303 ENFIELD	MCNAMARA JAMES E
36	4302 ENFIELD	MCDOWELL REX W & ELLEN
37	4305 MARGATE	WEILERT THOMAS H & DEANNA M
38	4303 MARGATE	WILKINSON DAVE & LISA
39	4302 MARGATE	YOUNG JAMES F & CAROLE S
40	4393 NORTHWEST	THOMPSON LARRY J & RAYNELLE H
41	4383 NORTHWEST	PRATT HERBERT
42	4373 NORTHWEST	ARCHER ALISON W
43	4363 NORTHWEST	WARD JOHN & HEDDY B
44	4343 NORTHWEST	SBS TX INVESTOR LP

*Friday, October 29, 2010*

**FILE NUMBER:** M090-062

**DATE FILED:** September 29, 2010

**LOCATION:** Northwest Highway and Midway Road, Northeast Corner

**COUNCIL DISTRICTS:** 13

**MAPSCO:** 24 T, X

**SIZE OF REQUEST:** Approx. 7.98 Acres

**CENSUS TRACT:** 74

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**APPLICANT:** Padilla & Associates, LP

**REPRESENTATIVE:** Marc Jennings

**OWNERS:** Preston Hollow Saticoy, LP; Preston Hollow Indian School, LP; Preston Hollow Westgate, LP

**MISCELLANEOUS DOCKET ITEM**

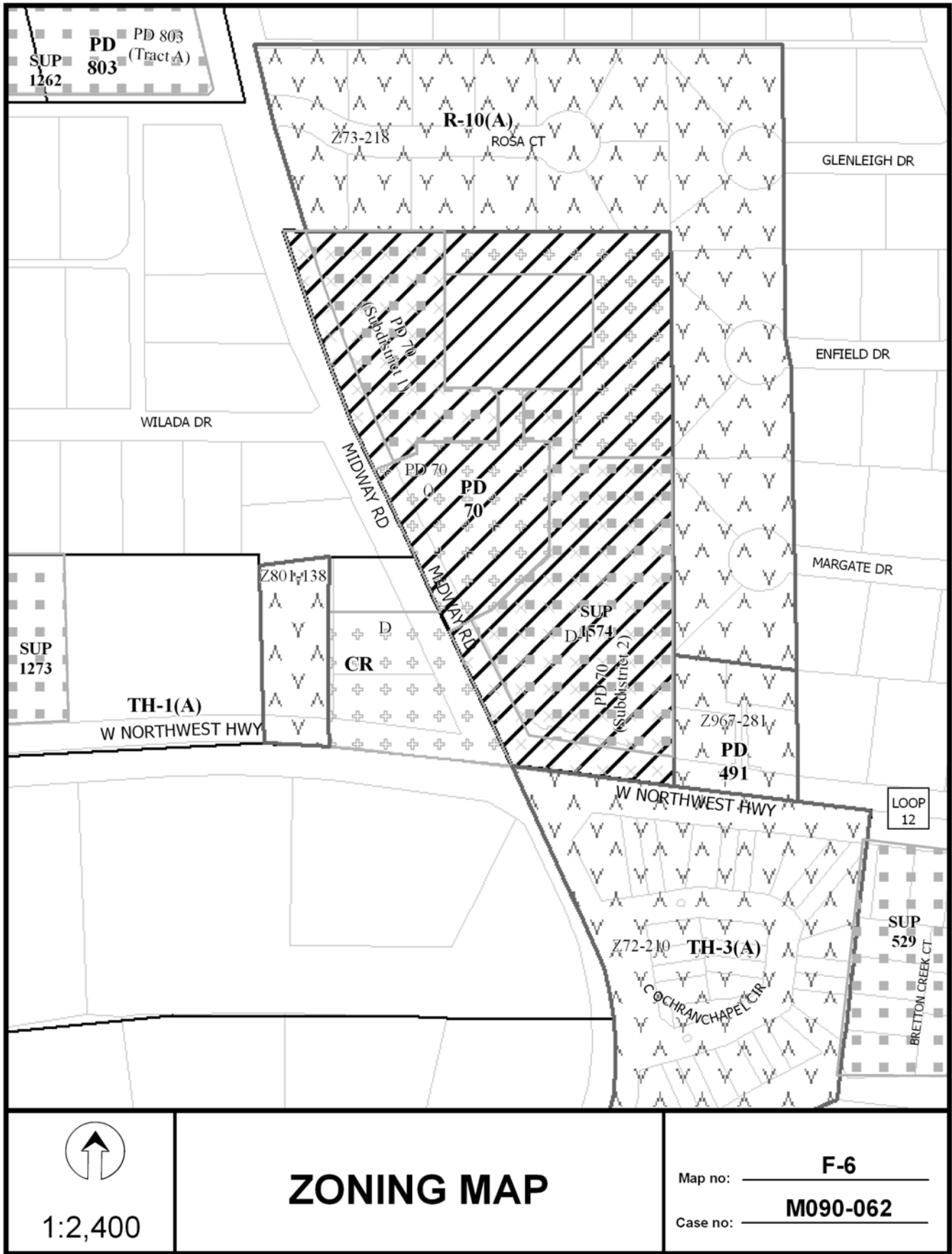
Minor Amendment for Development Plan

On August 19, 1974, the City Council passed Ordinance No. 14645 which established Planned Development District No. 70 for certain Shopping Center District Uses on property at the above referenced location. The ordinance was subsequently amended by Ordinance Nos. 18360 and 21348.

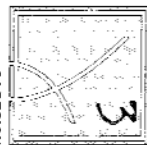
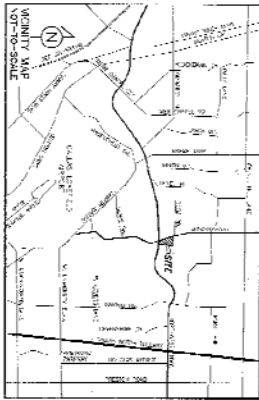
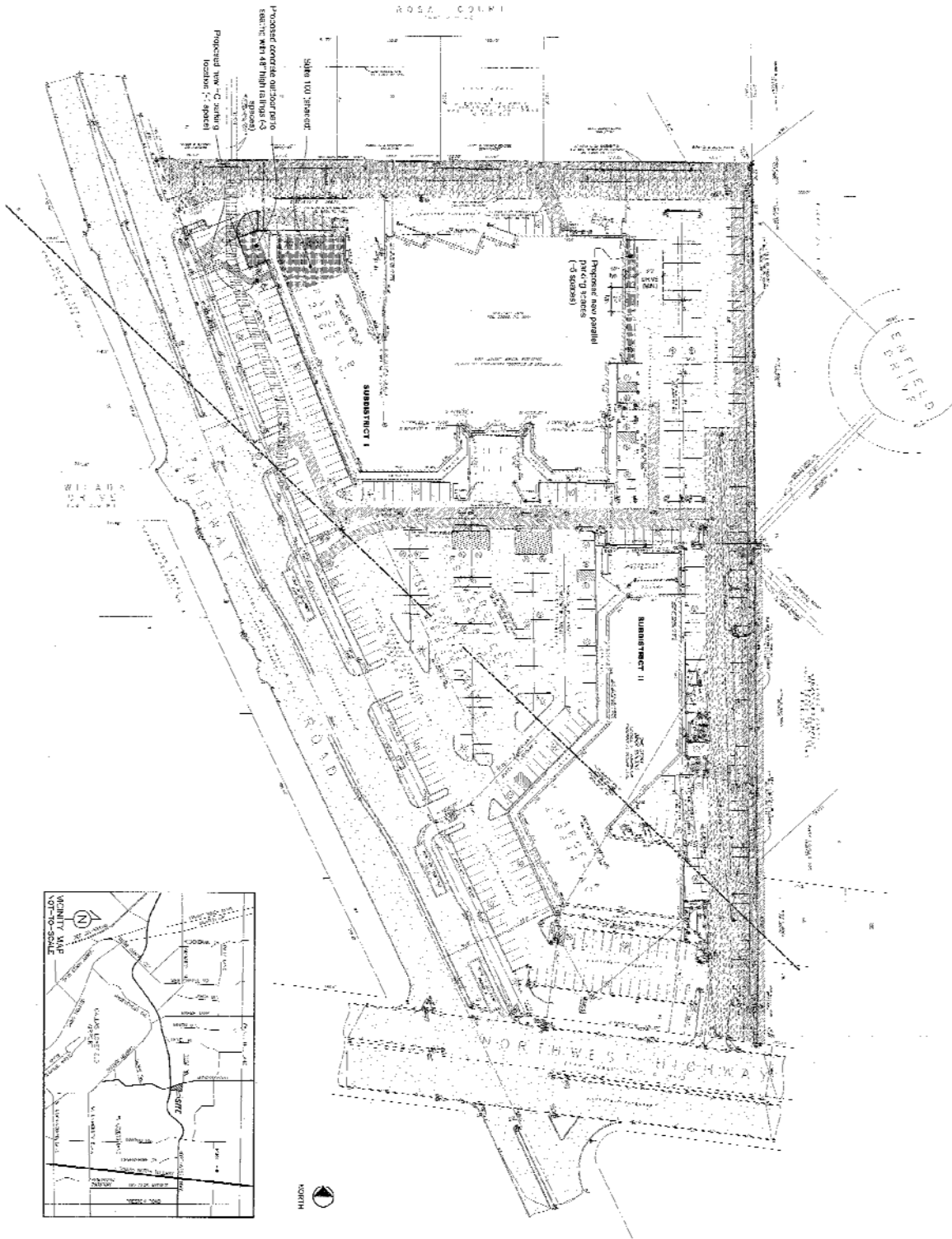
At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to provide for a revised screened uncovered patio area for an existing restaurant use as well as a revised off-street parking area within close proximity to the proposed patio area. Due to utility easement issues that remain unresolved, the development plan approved through the minor amendment process (April 15, 2010) must be reconsidered per this proposed plan.

The request complies with the provisions for consideration of a minor amendment to a development plan and does not impact any of the conditions regulating PDD No. 70.

**Staff Recommendation:** Approval.







3J DESIGN

3J DESIGN, L.P.  
 10000 WILKINSON DRIVE, SUITE 200  
 DALLAS, TEXAS 75241

SECTION  
 FOR

Padilla &  
 Associates, LP  
 2817 W. WALTON HWY.  
 DALLAS, TEXAS 75222

PROJECT  
 NAME

Bullview Village  
 Addition

LAT: 32°52'30"N  
 LONG: 96°50'00"W  
 DATE: 05/18/10  
 TOWN:

DEVELOPMENT PLAN

SCALE: 1" = 20' (AS SHOWN)

DATE: 05/18/10

BY: [Signature]

FOR: [Signature]

PROJECT NO.: 1001

DATE: 05/18/10

BY: [Signature]

FOR: [Signature]

PROJECT NO.: 1001

DATE: 05/18/10

BY: [Signature]

FOR: [Signature]

PROJECT NO.: 1001

DATE: 05/18/10

BY: [Signature]

FOR: [Signature]

PROJECT NO.: 1001

DATE: 05/18/10

BY: [Signature]

FOR: [Signature]

PROJECT NO.: 1001

DATE: 05/18/10

BY: [Signature]

FOR: [Signature]

PROJECT NO.: 1001

DATE: 05/18/10

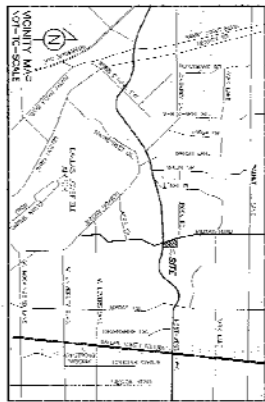
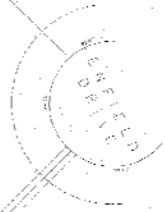
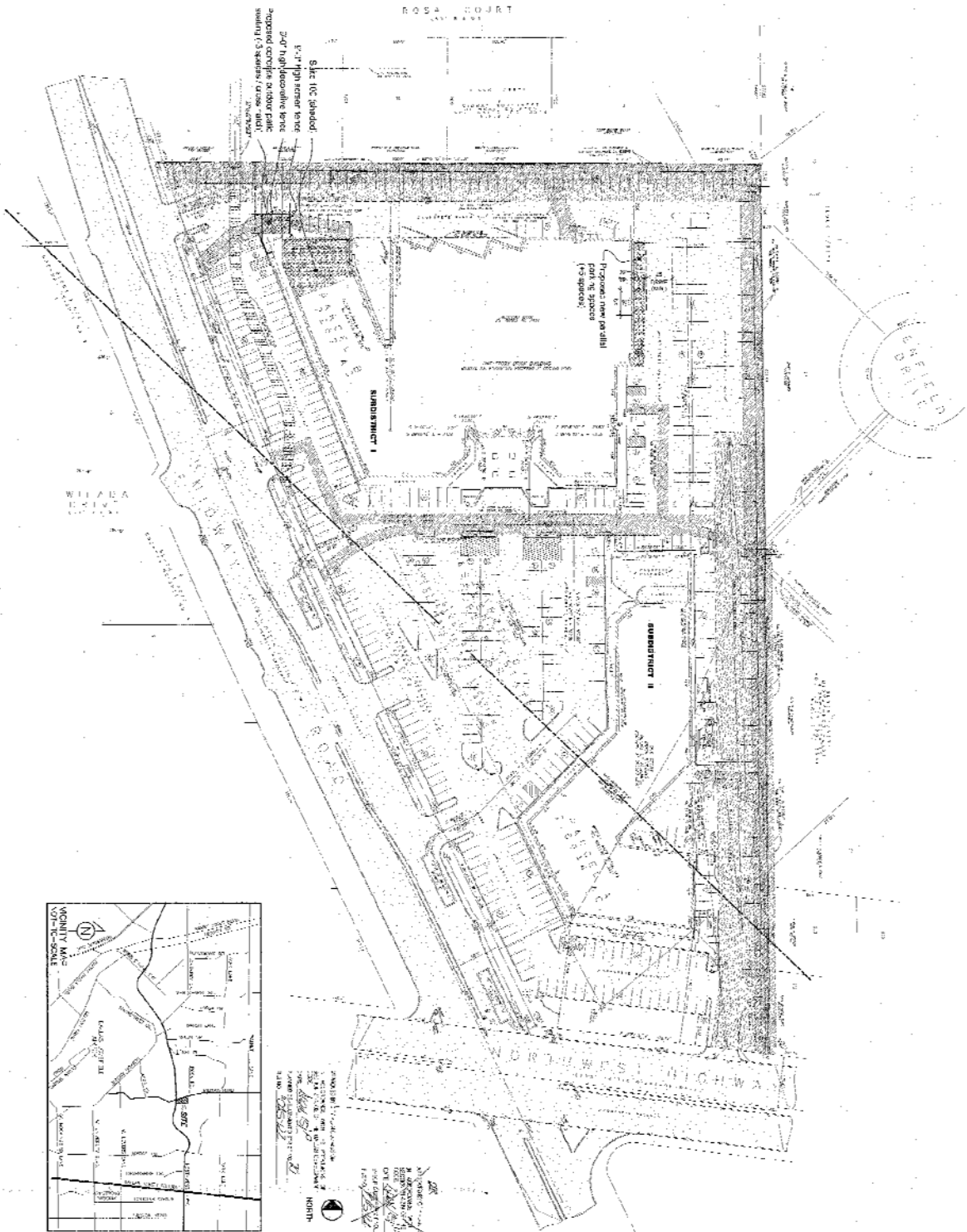
BY: [Signature]

FOR: [Signature]

PROJECT NO.: 1001

ASP.01

**Proposed Development Plan**



APPROVED FOR THE PROJECT BY  
 DAVID B. BALLEW  
 PROFESSIONAL ENGINEER  
 STATE OF NORTH CAROLINA  
 LICENSE NO. 45572

DATE: 08/15/2023

**Bluffview Village Addition**  
 27 - Bluffview  
 Addition  
 27 - Bluffview  
 Addition  
 27 - Bluffview  
 Addition

**Pailla & Associates, LP**  
 4277 W. Main Street  
 Suite 100  
 Durham, NC 27703

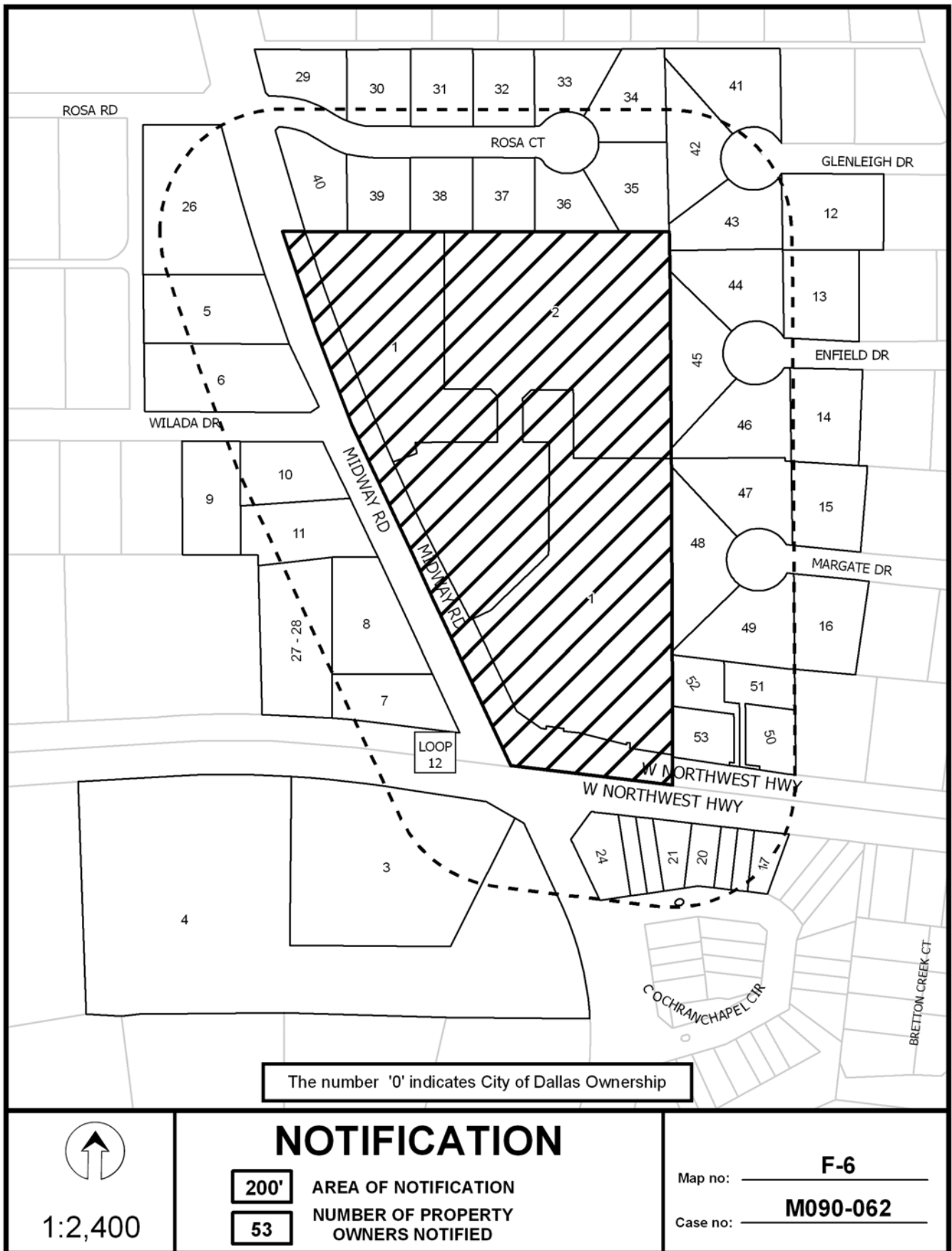
**3.1 DESIGN**

REVISED BY: [Signature]  
 DATE: 08/15/2023  
 08/15/2023

<b>DEVELOPMENT PLAN</b>	
SCALE: 1" = 60'	
DATE: 08/15/2023	
PROJECT: Bluffview Village Addition	
DRAWN BY: [Name]	
CHECKED BY: [Name]	
DATE: 08/15/2023	
PROJECT NO.: [Number]	
SHEET NO.: [Number]	
TOTAL SHEETS: [Number]	

**ASP.01**

**Existing Development Plan**



DATE: October 29, 2010

## *Notification List of Property Owners*

**M090-062**

### *53 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4343 NORTHWEST	PRESTON HOLLOW INDIAN SCH SUITE 200
2	4343 NORTHWEST	SBS TX INVESTOR LP
3	9101 MIDWAY	COCHRAN CHAPEL METHODIST CHURCH
4	9027 MIDWAY	COCHRAN CHAPEL METHODIST CHURCH
5	9317 MIDWAY	CHIKONYORA TARVIUS & PRECIOUS
6	9309 MIDWAY	TROOP TIMOTHY
7	4275 NORTHWEST	AIRPORT FREEWAY FUEL CENTER LP
8	4273 NORTHWEST	PRESCOTT INTERESTS LTD
9	4194 WILADA	MORADI MASOUD
10	9241 MIDWAY	ARNOLD H DAVID
11	9227 MIDWAY	PRESCOTT INTERESTS LTD
12	4310 GLENLEIGH	FERRE GROUP LLC
13	4307 ENFIELD	MARTIN HARRY J JR
14	4306 ENFIELD	WEDDING MARC B
15	4307 MARGATE	VAUGHAN ANNIE K & RAYMOND
16	4310 MARGATE	RATNER LYLE J & BEVERLY T
17	4366 COCHRAN CHAPEL	RANDOLPH PATRICIA
18	4370 COCHRAN CHAPEL	HENLEY BARBARA
19	4374 COCHRAN CHAPEL	STIENEKER JOHN E & BETTY
20	4378 COCHRAN CHAPEL	SHIRATORI HIROAKI
21	4382 COCHRAN CHAPEL	RODGERS PATRICK CHARLES & JANET B
22	4386 COCHRAN CHAPEL	MAGUIRE CLARENCE B & SARAH B
23	4390 COCHRAN CHAPEL	STEWART BARBARA K
24	4394 COCHRAN CHAPEL	GOODLOE ROBERT W JR
25	9004 COMMON AREA	COCHRAN CHAPEL CIR HMR % CRAIG HEADLEE
26	9337 MIDWAY	MCGILL ROSE

*Friday, October 29, 2010*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4255 NORTHWEST	N W MIDWAY LAND HOLDINGS LTD
28	4255 NORTHWEST	N W MIDWAY LAND HOLDINGS LTD
29	4205 ROSA	GATLIN GLEN & VIRGINIA BRISON
30	4209 ROSA	ALMEIDA ALAN TRUSTEE % CONNOR & HILLIARD PC
31	4215 ROSA	SHIRLEY RICHARD H & GERALDINE W
32	4219 ROSA	HAMMETT ERLENE LIVING TRUST ERLENE HAMMETT
33	4223 ROSA	MILLER SARA & HOWARD MILLER
34	4227 ROSA	SHULTS GERALD A
35	4226 ROSA	THOMAS BARRY D & JILL L
36	4222 ROSA	LEPAGE CAROLINE S TR
37	4218 ROSA	PINGREE BRUCE & LORRAINE
38	4214 ROSA	DANIELL ROBERT W & BERNADINE
39	4208 ROSA	WATSON STEVEN PATRICK & ASHLEY HOLLWEG
40	4204 ROSA	CANTRELL CYNTHIA LYNN
41	4305 GLENLEIGH	HIEBER J PATRICK
42	4303 GLENLEIGH	BROWN GEORGE W & PATRICIA J
43	4302 GLENLEIGH	HENKEL KATHRYN G
44	4305 ENFIELD	HOLLWEG CHARLES L ETAL
45	4303 ENFIELD	MCNAMARA JAMES E
46	4302 ENFIELD	MCDOWELL REX W & ELLEN
47	4305 MARGATE	WEILERT THOMAS H & DEANNA M
48	4303 MARGATE	WILKINSON DAVE & LISA
49	4302 MARGATE	YOUNG JAMES F & CAROLE S
50	4393 NORTHWEST	THOMPSON LARRY J & RAYNELLE H
51	4383 NORTHWEST	PRATT HERBERT
52	4373 NORTHWEST	ARCHER ALISON W
53	4363 NORTHWEST	WARD JOHN & HEDDY B

*Friday, October 29, 2010*



**FILE NUMBER:** M101-001

**DATE FILED:** October 1, 2010

**LOCATION:** North line of West Northwest Highway, between Pickwick Lane and Baltimore Avenue

**COUNCIL DISTRICT:** 13

**MAPSCO:** 25 T, U

**SIZE OF REQUEST:** Approx. 14.2 Acres

**CENSUS TRACT:** 77

**APPLICANT/OWNER:** Preston Tower Condominium Association

**REPRESENTATIVE:** Seth Kelly

**MISCELLANEOUS DOCKET ITEM**

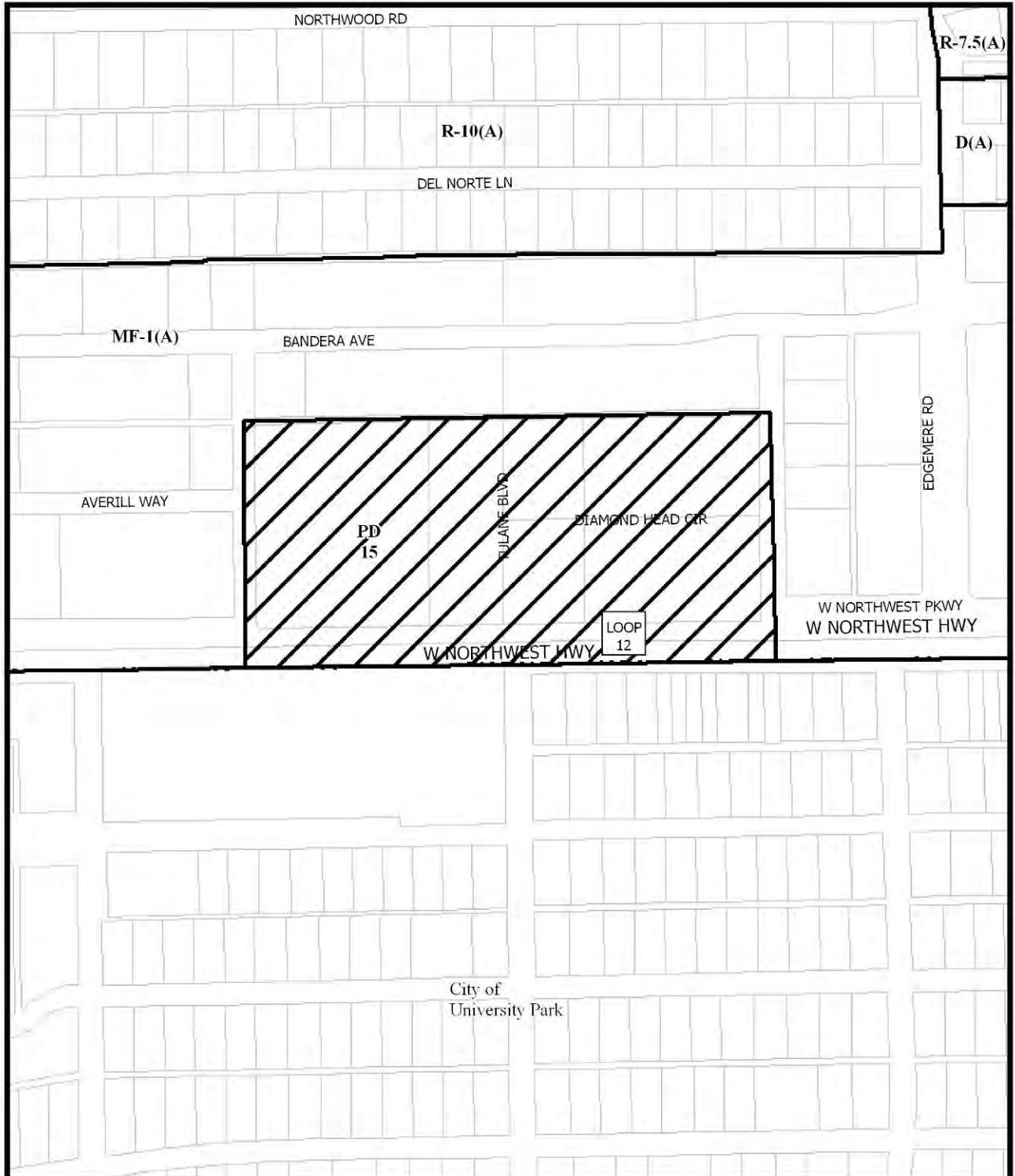
Minor Amendment for Development Plan

On April 23, 1947, the City Council passed Ordinance No. 4040 which established Planned Development District No. 15 for certain MF-3 Multiple Family District Uses and certain nonresidential uses as a C-2 District with special deed restrictions on property at the above location. Various amendments have taken place over the years, most notably Ordinance No. 10962 (March 29, 1965) which converted the zoning to PDD No. 15, and Resolution No. 773605 providing for the most recent development plan. Ordinance No. 16683 (September 17, 1980) provided for revisions to permitted uses.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to provide for an on-site loading area, removal of a tennis court area, replacing with it an additional surface parking area, within the western portion of the property.

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

**STAFF RECOMMENDATION:** Approval



1:3,600

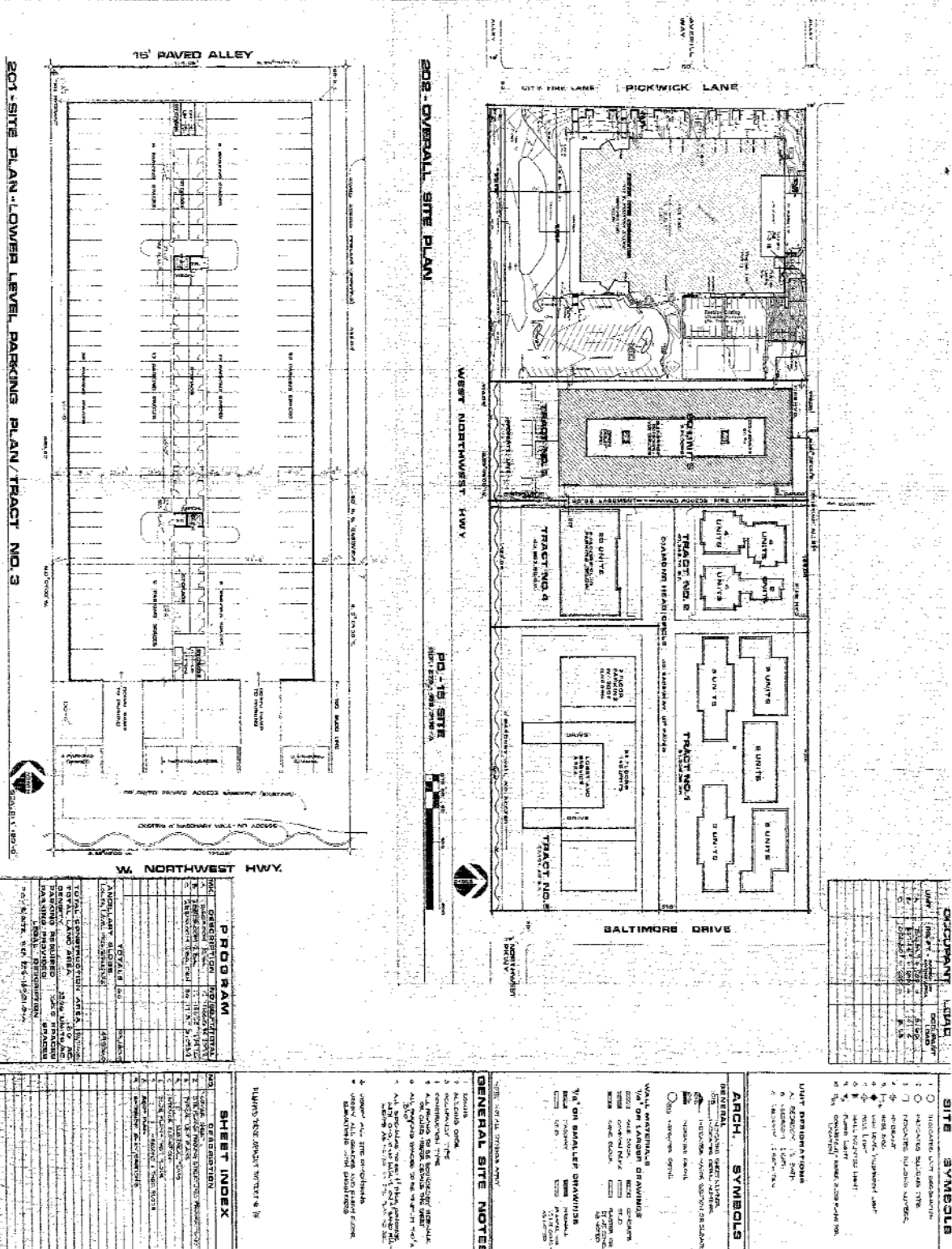
# ZONING MAP

Map no:           F-7          

Case no:           M101-001          

DATE: October 28, 2010





201-SITE PLAN - LOWER LEVEL PARKING PLAN / TRACT NO. 3

202-OVERALL SITE PLAN

**PROGRAM**

NO.	DESCRIPTION	NO. UNITS	NO. SQUARE FEET
1	TRACT NO. 1	10	10,000
2	TRACT NO. 2	10	10,000
3	TRACT NO. 3	10	10,000
4	TRACT NO. 4	10	10,000
<b>TOTALS</b>		<b>40</b>	<b>40,000</b>

ANNUAL UNIT RENT: \$1,000  
 TOTAL CONSTRUCTION AREA: 40,000 SQ. FT.  
 TOTAL LAND AREA: 100,000 SQ. FT.  
 PARKING REQUIRED: 100 SPACES  
 PARKING PROVIDED: 100 SPACES  
 DATE: 10/15/2010

**GENERAL SITE NOTES**

1. SEE ALL DIMENSIONS
2. SEE ALL DIMENSIONS
3. SEE ALL DIMENSIONS
4. SEE ALL DIMENSIONS
5. SEE ALL DIMENSIONS
6. SEE ALL DIMENSIONS
7. SEE ALL DIMENSIONS
8. SEE ALL DIMENSIONS
9. SEE ALL DIMENSIONS
10. SEE ALL DIMENSIONS

**ARCH. SYMBOLS**

GENERAL

- 1. EXISTING BUILDING
- 2. EXISTING DRIVE
- 3. EXISTING SIDEWALK
- 4. EXISTING CURB
- 5. EXISTING LANDSCAPE
- 6. EXISTING UTILITIES
- 7. EXISTING SIGNAGE
- 8. EXISTING FENCE
- 9. EXISTING WALL
- 10. EXISTING DOOR
- 11. EXISTING WINDOW
- 12. EXISTING ROOF
- 13. EXISTING FLOOR
- 14. EXISTING CEILING
- 15. EXISTING LIGHTING
- 16. EXISTING MECHANICAL
- 17. EXISTING ELECTRICAL
- 18. EXISTING TELEPHONE
- 19. EXISTING CABLE
- 20. EXISTING GAS
- 21. EXISTING WATER
- 22. EXISTING SEWER
- 23. EXISTING RAIN
- 24. EXISTING STORM
- 25. EXISTING SANITARY
- 26. EXISTING VENT
- 27. EXISTING EXHAUST
- 28. EXISTING DRAIN
- 29. EXISTING GROUND
- 30. EXISTING SURFACE
- 31. EXISTING GRADE
- 32. EXISTING ELEVATION
- 33. EXISTING FINISH
- 34. EXISTING MATERIAL
- 35. EXISTING COLOR
- 36. EXISTING TEXTURE
- 37. EXISTING PATTERN
- 38. EXISTING SHADE
- 39. EXISTING REFLECTANCE
- 40. EXISTING TRANSMITTANCE
- 41. EXISTING ABSORPTANCE
- 42. EXISTING EMISSANCE
- 43. EXISTING CONDUCTANCE
- 44. EXISTING PERMEANCE
- 45. EXISTING VISCOSITY
- 46. EXISTING DENSITY
- 47. EXISTING SPECIFIC GRAVITY
- 48. EXISTING MELTING POINT
- 49. EXISTING BOILING POINT
- 50. EXISTING FREEZING POINT
- 51. EXISTING DEW POINT
- 52. EXISTING HUMIDITY RATIO
- 53. EXISTING ENTHALPY
- 54. EXISTING ENTROPY
- 55. EXISTING GIBBS FREE ENERGY
- 56. EXISTING HELMHOLTZ FREE ENERGY
- 57. EXISTING CHEMICAL POTENTIAL
- 58. EXISTING ELECTRODE POTENTIAL
- 59. EXISTING REDOX POTENTIAL
- 60. EXISTING OXIDATION STATE
- 61. EXISTING REDUCING STATE
- 62. EXISTING OXIDATION NUMBER
- 63. EXISTING REDUCING NUMBER
- 64. EXISTING OXIDATION STATE NUMBER
- 65. EXISTING REDUCING STATE NUMBER
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- 70. EXISTING OXIDATION STATE NUMBER AND REDUCING STATE NUMBER AND OXIDATION STATE NUMBER AND REDUCING STATE NUMBER AND OXIDATION STATE NUMBER AND REDUCING STATE NUMBER

**PROGRAM**

NO.	DESCRIPTION	NO. UNITS	NO. SQUARE FEET
1	TRACT NO. 1	10	10,000
2	TRACT NO. 2	10	10,000
3	TRACT NO. 3	10	10,000
4	TRACT NO. 4	10	10,000
<b>TOTALS</b>		<b>40</b>	<b>40,000</b>

**SITE SYMBOLS**

- 1. EXISTING BUILDING
- 2. EXISTING DRIVE
- 3. EXISTING SIDEWALK
- 4. EXISTING CURB
- 5. EXISTING LANDSCAPE
- 6. EXISTING UTILITIES
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- 25. EXISTING SANITARY
- 26. EXISTING VENT
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- 64. EXISTING OXIDATION STATE NUMBER
- 65. EXISTING REDUCING STATE NUMBER
- 66. EXISTING OXIDATION STATE NUMBER AND REDUCING STATE NUMBER
- 67. EXISTING OXIDATION STATE NUMBER AND REDUCING STATE NUMBER AND OXIDATION STATE NUMBER
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ALK ENGINEERING, INC.  
 111 West Main  
 Allentown, PA 18101  
 (610) 261-1111  
 (610) 261-1112  
 (610) 261-1113

201-SITE PLAN - LOWER LEVEL PARKING PLAN / TRACT NO. 3  
 OVERALL SITE PLAN / PD-18 SITE  
 GENERAL SITE NOTES, PROGRAM, SYMBOLS, INDEX, OCCUPANT LOAD

**Proposed Development Plan**

DATE: 11/14/12  
 DRAWN BY: J. L. BROWN  
 CHECKED BY: J. L. BROWN  
 DATE: 11/14/12  
 REVISIONS:  
 JOB NO: 77030  
 SHEET NO: 2



**CRAYCROFT LACY & PARTNERS ARCHITECTS & PLANNERS A.P.A.**  
 2700 OAK LANE - SUITE 101 - CATLA, TEXAS 77705  
 PHONE: 409-865-1234 FAX: 409-865-1235  
 WWW: CLAPARTNERS.COM

PLANNED DEVELOPMENT DISTRICT # 15

**SITE SYMBOLS**

1 ○ INDICATES UNIT DESIGNATION  
 2 □ INDICATES BUILDING TYPE  
 3 □ INDICATES BUILDING NUMBER  
 4 ⊕ HYDRANT  
 5 HSE. SIGN  
 6 LOW LEVEL - MULTITECH LIGHT  
 7 □ POLE LIGHT  
 8 □ POLE LIGHT - TYPED LIGHT  
 9 □ POLE LIGHT  
 10 □ DOWNCAST - SUPER BLOK PLUMBING

**UNIT DESIGNATIONS**  
 A. 1-BEDROOM, 1 1/2 BATH  
 B. 2-BEDROOM, 2 BATH  
 C. 3-BEDROOM, 3 BATH, 1EN

**ARCH. SYMBOLS**

**GENERAL**  
 ○ INDICATES SHEET NUMBER  
 ○ INDICATES NAME, SECTION, OR ELEVATION  
 ○ INDICATES DETAIL

**WALL MATERIALS**  
 ○ 7/8" OR LARGER DRAWINGS  
 ○ COMMON BRICK  
 ○ CONG. BLOCK  
 ○ PASTER OR PASTER OR AS NOTED

**1/8" OR SMALLER DRAWINGS**  
 ○ BRICK  
 ○ CONG. BLOCK  
 ○ PASTER OR PASTER OR AS NOTED

**GENERAL SITE NOTES**

NOTE: NOT ALL SYMBOLS APPLY

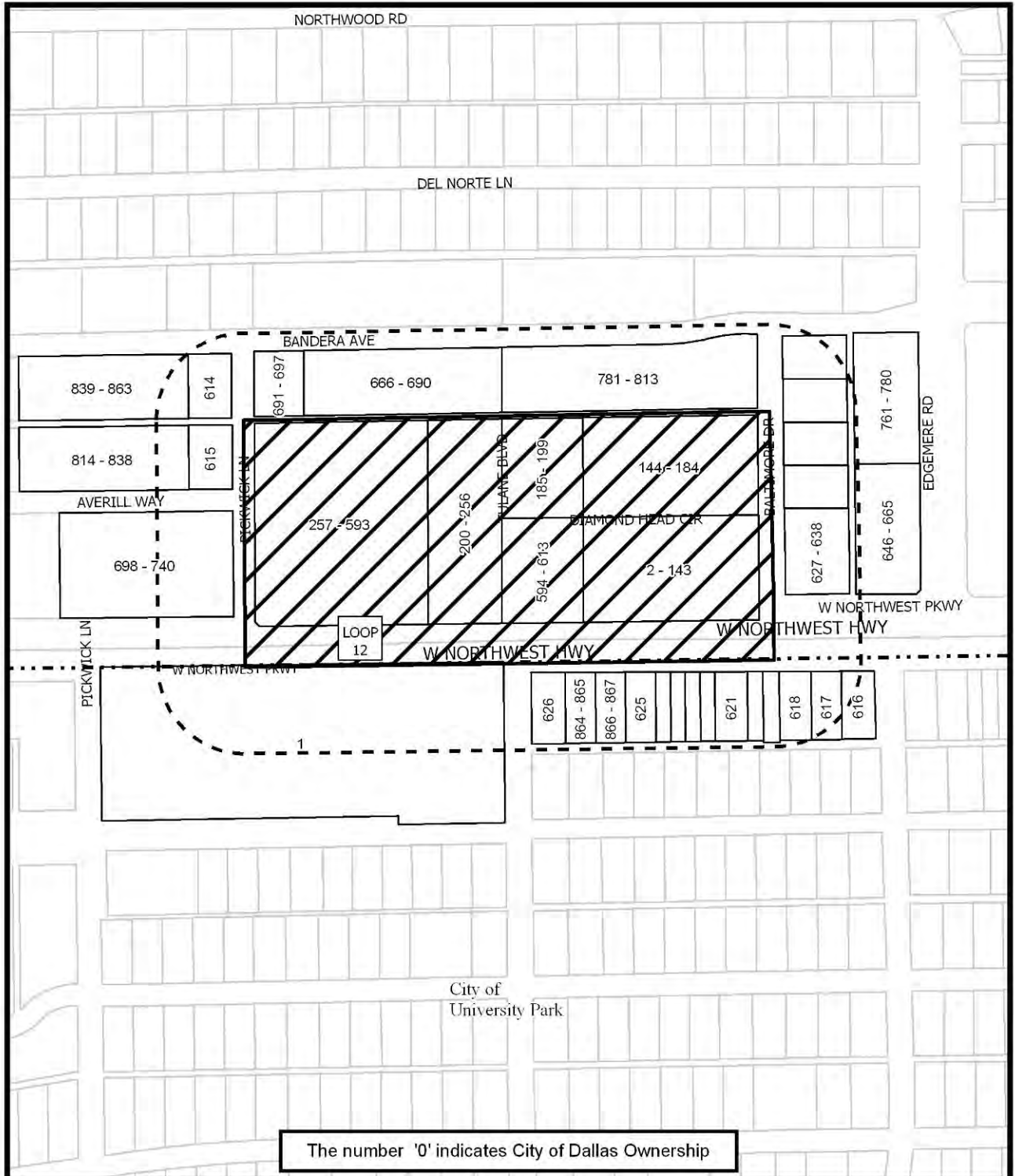
1. ZONING
2. BUILDING CODE
3. OCCUPANCY TYPE
4. ALL DIMENSIONS TO BE SHOWN BY DIMENSION LINES OR CURVES - REFER DETAILS TO THE SHEET
5. ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE
6. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE
7. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE
8. VERIFY ALL SITE DIMENSIONS
9. VERIFY ALL DIMENSIONS
10. VERIFY ALL DIMENSIONS

**SHEET INDEX**

NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN - PRELIMINARY PROGRAM'S NOTE
3	GENERAL NOTES
4	TRACT NO. 1
5	TRACT NO. 2
6	TRACT NO. 3
7	TRACT NO. 4
8	TRACT NO. 5
9	TRACT NO. 6
10	TRACT NO. 7
11	TRACT NO. 8
12	TRACT NO. 9
13	TRACT NO. 10
14	TRACT NO. 11
15	TRACT NO. 12
16	TRACT NO. 13
17	TRACT NO. 14
18	TRACT NO. 15
19	TRACT NO. 16
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27	TRACT NO. 24
28	TRACT NO. 25
29	TRACT NO. 26
30	TRACT NO. 27
31	TRACT NO. 28
32	TRACT NO. 29
33	TRACT NO. 30
34	TRACT NO. 31
35	TRACT NO. 32
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90	TRACT NO. 87
91	TRACT NO. 88
92	TRACT NO. 89
93	TRACT NO. 90
94	TRACT NO. 91
95	TRACT NO. 92
96	TRACT NO. 93
97	TRACT NO. 94
98	TRACT NO. 95
99	TRACT NO. 96
100	TRACT NO. 97
101	TRACT NO. 98
102	TRACT NO. 99
103	TRACT NO. 100

**PROGRAM**

NO.	DESCRIPTION	NO. UNITS	TOTAL
1	1-BEDROOM, 1 1/2 BATH	12	12
2	2-BEDROOM, 2 BATH	18	18
3	3-BEDROOM, 3 BATH, 1EN	12	12
4	4-BEDROOM, 4 BATH, 2EN	6	6
5	5-BEDROOM, 5 BATH, 3EN	3	3
6	6-BEDROOM, 6 BATH, 4EN	3	3
7	7-BEDROOM, 7 BATH, 5EN	3	3
8	8-BEDROOM, 8 BATH, 6EN	3	3
9	9-BEDROOM, 9 BATH, 7EN	3	3
10	10-BEDROOM, 10 BATH, 8EN	3	3
11	11-BEDROOM, 11 BATH, 9EN	3	3
12	12-BEDROOM, 12 BATH, 10EN	3	3
13	13-BEDROOM, 13 BATH, 11EN	3	3
14	14-BEDROOM, 14 BATH, 12EN	3	3
15	15-BEDROOM, 15 BATH, 13EN	3	3
16	16-BEDROOM, 16 BATH, 14EN	3	3
17	17-BEDROOM, 17 BATH, 15EN	3	3
18	18-BEDROOM, 18 BATH, 16EN	3	3
19	19-BEDROOM, 19 BATH, 17EN	3	3
20	20-BEDROOM, 20 BATH, 18EN	3	3
21	21-BEDROOM, 21 BATH, 19EN	3	3
22	22-BEDROOM, 22 BATH, 20EN	3	3
23	23-BEDROOM, 23 BATH, 21EN	3	3
24	24-BEDROOM, 24 BATH, 22EN	3	3
25	25-BEDROOM, 25 BATH, 23EN	3	3
26	26-BEDROOM, 26 BATH, 24EN	3	3
27	27-BEDROOM, 27 BATH, 25EN	3	3
28	28-BEDROOM, 28 BATH, 26EN	3	3
29	29-BEDROOM, 29 BATH, 27EN	3	3
30	30-BEDROOM, 30 BATH, 28EN	3	3
31	31-BEDROOM, 31 BATH, 29EN	3	3
32	32-BEDROOM, 32 BATH, 30EN	3	3
33	33-BEDROOM, 33 BATH, 31EN	3	3
34	34-BEDROOM, 34 BATH, 32EN	3	3
35	35-BEDROOM, 35 BATH, 33EN	3	3
36	36-BEDROOM, 36 BATH, 34EN	3	3
37	37-BEDROOM, 37 BATH, 35EN	3	3
38	38-BEDROOM, 38 BATH, 36EN	3	3
39	39-BEDROOM, 39 BATH, 37EN	3	3
40	40-BEDROOM, 40 BATH, 38EN	3	3
41	41-BEDROOM, 41 BATH, 39EN	3	3
42	42-BEDROOM, 42 BATH, 40EN	3	3
43	43-BEDROOM, 43 BATH, 41EN	3	3
44	44-BEDROOM, 44 BATH, 42EN	3	3
45	45-BEDROOM, 45 BATH, 43EN	3	3
46	46-BEDROOM, 46 BATH, 44EN	3	3
47	47-BEDROOM, 47 BATH, 45EN	3	3
48	48-BEDROOM, 48 BATH, 46EN	3	3
49	49-BEDROOM, 49 BATH, 47EN	3	3
50	50-BEDROOM, 50 BATH, 48EN	3	3
51	51-BEDROOM, 51 BATH, 49EN	3	3
52	52-BEDROOM, 52 BATH, 50EN	3	3
53	53-BEDROOM, 53 BATH, 51EN	3	3
54	54-BEDROOM, 54 BATH, 52EN	3	3
55	55-BEDROOM, 55 BATH, 53EN	3	3
56	56-BEDROOM, 56 BATH, 54EN	3	3
57	57-BEDROOM, 57 BATH, 55EN	3	3
58	58-BEDROOM, 58 BATH, 56EN	3	3
59	59-BEDROOM, 59 BATH, 57EN	3	3
60	60-BEDROOM, 60 BATH, 58EN	3	3
61	61-BEDROOM, 61 BATH, 59EN	3	3
62	62-BEDROOM, 62 BATH, 60EN	3	3
63	63-BEDROOM, 63 BATH, 61EN	3	3
64	64-BEDROOM, 64 BATH, 62EN	3	3
65	65-BEDROOM, 65 BATH, 63EN	3	3
66	66-BEDROOM, 66 BATH, 64EN	3	3
67	67-BEDROOM, 67 BATH, 65EN	3	3
68	68-BEDROOM, 68 BATH, 66EN	3	3
69	69-BEDROOM, 69 BATH, 67EN	3	3
70	70-BEDROOM, 70 BATH, 68EN	3	3
71	71-BEDROOM, 71 BATH, 69EN	3	3
72	72-BEDROOM, 72 BATH, 70EN	3	3
73	73-BEDROOM, 73 BATH, 71EN	3	3
74	74-BEDROOM, 74 BATH, 72EN	3	3
75	75-BEDROOM, 75 BATH, 73EN	3	3
76	76-BEDROOM, 76 BATH, 74EN	3	3
77	77-BEDROOM, 77 BATH, 75EN	3	3
78	78-BEDROOM, 78 BATH, 76EN	3	3
79	79-BEDROOM, 79 BATH, 77EN	3	3
80	80-BEDROOM, 80 BATH, 78EN	3	3
81	81-BEDROOM, 81 BATH, 79EN	3	3
82	82-BEDROOM, 82 BATH, 80EN	3	3
83	83-BEDROOM, 83 BATH, 81EN	3	3
84	84-BEDROOM, 84 BATH, 82EN	3	3
85	85-BEDROOM, 85 BATH, 83EN	3	3
86	86-BEDROOM, 86 BATH, 84EN	3	3
87	87-BEDROOM, 87 BATH, 85EN	3	3
88	88-BEDROOM, 88 BATH, 86EN	3	3
89	89-BEDROOM, 89 BATH, 87EN	3	3
90	90-BEDROOM, 90 BATH, 88EN	3	3
91	91-BEDROOM, 91 BATH, 89EN	3	3
92	92-BEDROOM, 92 BATH, 90EN	3	3
93	93-BEDROOM, 93 BATH, 91EN	3	3
94	94-BEDROOM, 94 BATH, 92EN	3	3
95	95-BEDROOM, 95 BATH, 93EN	3	3
96	96-BEDROOM, 96 BATH, 94EN	3	3
97	97-BEDROOM, 97 BATH, 95EN	3	3
98	98-BEDROOM, 98 BATH, 96EN	3	3
99	99-BEDROOM, 99 BATH, 97EN	3	3
100	100-BEDROOM, 100 BATH, 98EN	3	3
101	101-BEDROOM, 101 BATH, 99EN	3	3
102	102-BEDROOM, 102 BATH, 100EN	3	3
103	103-BEDROOM, 103 BATH, 101EN	3	3
104	104-BEDROOM, 104 BATH, 102EN	3	3
105	105-BEDROOM, 105 BATH, 103EN	3	3
106	106-BEDROOM, 106 BATH, 104EN	3	3
107	107-BEDROOM, 107 BATH, 105EN	3	3
108	108-BEDROOM, 108 BATH, 106EN	3	3
109	109-BEDROOM, 109 BATH, 107EN	3	3
110	110-BEDROOM, 110 BATH, 108EN	3	3
111	111-BEDROOM, 111 BATH, 109EN	3	3
112	112-BEDROOM, 112 BATH, 110EN	3	3
113	113-BEDROOM, 113 BATH, 111EN	3	3
114	114-BEDROOM, 114 BATH, 112EN	3	3
115	115-BEDROOM, 115 BATH, 113EN	3	3
116	116-BEDROOM, 116 BATH, 114EN	3	3
117	117-BEDROOM, 117 BATH, 115EN	3	3
118	118-BEDROOM, 118 BATH, 116EN	3	3
119	119-BEDROOM, 119 BATH, 117EN	3	3
120	120-BEDROOM, 120 BATH, 118EN	3	3
121	121-BEDROOM, 121 BATH, 119EN	3	3
122	122-BEDROOM, 122 BATH, 120EN	3	3
123	123-BEDROOM, 123 BATH, 121EN	3	3
124	124-BEDROOM, 124 BATH, 122EN	3	3
125	125-BEDROOM, 125 BATH, 123EN	3	3
126	126-BEDROOM, 126 BATH, 124EN	3	3
127	127-BEDROOM, 127 BATH, 125EN	3	3
128	128-BEDROOM, 128 BATH, 126EN	3	3
129	129-BEDROOM, 129 BATH, 127EN	3	3
130	130-BEDROOM, 130 BATH, 128EN	3	3
131	131-BEDROOM, 131 BATH, 129EN	3	3
132	132-BEDROOM, 132 BATH, 130EN	3	3
133	133-BEDROOM, 133 BATH, 131EN	3	3
134	134-BEDROOM, 134 BATH, 132EN	3	3
135	135-BEDROOM, 135 BATH, 133EN	3	3
136	136-BEDROOM, 136 BATH, 134EN	3	3
137	137-BEDROOM, 137 BATH, 135EN	3	3
138	138-BEDROOM, 138 BATH, 136EN	3	3
139	139-BEDROOM, 139 BATH, 137EN	3	3
140	140-BEDROOM, 140 BATH, 138EN	3	3
141	141-BEDROOM, 141 BATH, 139EN	3	3
142	142-BEDROOM, 142 BATH, 140EN	3	3
143	143-BEDROOM, 143 BATH, 141EN	3	3
144	144-BEDROOM, 144 BATH, 142EN	3	3
145	145-BEDROOM, 145 BATH, 143EN	3	3
146	146-BEDROOM, 146 BATH, 144EN	3	3
147	147-BEDROOM, 147 BATH, 145EN	3	3
148	148-BEDROOM, 148 BATH, 146EN	3	3
149	149-BEDROOM, 149 BATH, 147EN	3	3
150	150-BEDROOM, 150 BATH, 148EN	3	3
151	151-BEDROOM, 151 BATH, 149EN	3	3
152	152-BEDROOM, 152 BATH, 150EN	3	3
153	153-BEDROOM, 153 BATH, 151EN	3	3
154	154-BEDROOM, 154 BATH, 152EN	3	3
155	155-BEDROOM, 155 BATH, 153EN	3	3
156	156-BEDROOM, 156 BATH, 154EN	3	3
157	157-BEDROOM, 157 BATH, 155EN	3	3
158	158-BEDROOM, 158 BATH, 156EN	3	3
159	159-BEDROOM, 159 BATH, 157EN	3	3
160	160-BEDROOM, 160 BATH, 158EN	3	3
161	161-BEDROOM, 161 BATH, 159EN	3	3
162	162-BEDROOM, 162 BATH, 160EN	3	3
163	163-BEDROOM, 163 BATH, 161EN	3	3
164	164-BEDROOM, 164 BATH, 162EN	3	3
165	165-BEDROOM, 165 BATH, 163EN	3	3
166	166-BEDROOM, 166 BATH, 164EN	3	3
167	167-BEDROOM, 167 BATH, 165EN	3	3
168	168-BEDROOM, 168 BATH, 166EN	3	3
169	169-BEDROOM, 169 BATH, 167EN	3	3
170	170-BEDROOM, 170 BATH, 168EN	3	3
171	171-BEDROOM, 171 BATH, 169EN	3	3
172	172-BEDROOM, 172 BATH, 170EN	3	3
173	173-BEDROOM, 173 BATH, 171EN	3	3
174	174-BEDROOM, 174 BATH, 172EN	3	3
175	175-BEDROOM, 175 BATH, 173EN	3	3
176	176-BEDROOM, 176 BATH, 174EN	3	3
177	177-BEDROOM, 177 BATH, 175EN	3	3
178	178-BEDROOM, 178 BATH, 176EN	3	3
179	179-BEDROOM, 179 BATH, 177EN	3	3
180	180-BEDROOM, 180 BATH, 178EN	3	3
181	181-BEDROOM, 181 BATH, 179EN	3	3
182	182-BEDROOM, 182 BATH, 180EN	3	3
183	183-BEDROOM, 183 BATH, 181EN	3	3
184	184-BEDROOM, 184 BATH, 182EN	3	3
185	185-BEDROOM, 185 BATH, 183EN	3	3
186	186-BEDROOM, 186 BATH, 184EN	3	3
187	187-BEDROOM, 187 BATH, 185EN		



The number '0' indicates City of Dallas Ownership

 <p>1:3,600</p>	<h2 style="text-align: center;">NOTIFICATION</h2> <p><b>200'</b> AREA OF NOTIFICATION</p> <p><b>867</b> NUMBER OF PROPERTY OWNERS NOTIFIED</p>	<p>Map no: <u>      F-7      </u></p> <p>Case no: <u>      M101-001      </u></p>
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DATE: October 28, 2010

## *Notification List of Property Owners*

### *M101-001*

#### *867 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3933 NORTHWEST	PARK CITIES BAPTIST CHURCH
2	6335 NORTHWEST	BRYANT DAVID H APT 411
3	6335 NORTHWEST	BEREN CARL M & HANNAH K
4	6335 NORTHWEST	STEWART LINDA H # 413
5	6335 NORTHWEST	HAWN SHIRLEY S
6	6335 NORTHWEST	CARPENTER DELLA J APT 415
7	6335 NORTHWEST	COIMBRA CAETANO UNIT 416
8	6335 NORTHWEST	FLEMING JOELL FINK APT 417
9	6335 NORTHWEST	RANKIN STEPHEN W & JONI L APT 418
10	6335 NORTHWEST	GARDINER GENA & PHIL BLDG 6335 UNIT 419
11	6335 NORTHWEST	BOCKBRADER CLAYTON E & PAMELA I
12	6335 NORTHWEST	BUEHRING CARY F # 421
13	6335 NORTHWEST	VELVIN DAVID G & MARY JO
14	6335 NORTHWEST	PALOMO MICHAELA # 423
15	6335 NORTHWEST	GOLMAN FRANCES G APT 511
16	6335 NORTHWEST	DALY GAIL M & DALY DENNIS S
17	6335 NORTHWEST	LEEPER CAROLYN L # 513
18	6335 NORTHWEST	ORTIZ REBECA UNIT 514
19	6335 NORTHWEST	GLASS MYRA BEST UNIT 515
20	6335 NORTHWEST	NAYFA NELLIE SHADID UNIT 516
21	6335 NORTHWEST	HENRY ALICE M & ROBERT P
22	6335 NORTHWEST	WADEL LOUIS B APT 518
23	6335 NORTHWEST	WALLACE BETTY HATAWAY
24	6335 NORTHWEST	THREADGILL SUE G
25	6335 NORTHWEST	GREENWALD JOAN TAYLOR APT 613
26	6335 NORTHWEST	COKER BLANCHE W APT 614

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6335 NORTHWEST	SCHRANIL BEN L DR YOSHIKO
28	6335 NORTHWEST	ADAMS A T & APT 616
29	6335 NORTHWEST	WALDMAN ROBERT UNIT 617
30	6335 NORTHWEST	VICK FRANCES B
31	6335 NORTHWEST	DUCE LEORA
32	6335 NORTHWEST	FEIN MARK ALLEN
33	6335 NORTHWEST	JD RENTALS LLC
34	6335 NORTHWEST	SOBEL ZELLA & MARCIA S S FOX CO-TR
35	6335 NORTHWEST	STEER KATHLYN D APT 715
36	6335 NORTHWEST	VERMILLION JOHN R & PATRICIA W
37	6335 NORTHWEST	MCCLUNG SARAH LEE W
38	6335 NORTHWEST	SCHNAIR LUCILLE #718
39	6335 NORTHWEST	KINCANNON JUDITH TR OF THE FAMILY TRUST
40	6335 NORTHWEST	LEWIS JOHN C UNIT 812
41	6335 NORTHWEST	GRAHAM BARRY L
42	6335 NORTHWEST	NORMAN JOHN ANDERSON & PATRICIA SIMS
43	6335 NORTHWEST	WARD MARION
44	6335 NORTHWEST	ISAMINGER ARLENE APT 816
45	6335 NORTHWEST	QUINLAN SVEA W APT 817
46	6335 NORTHWEST	JORDAN CORDELIA L
47	6335 NORTHWEST	COLLINS SHEILA M
48	6335 NORTHWEST	WILLIAMS CAROLYN C
49	6335 NORTHWEST	GREENWALD JOAN T # 913
50	6335 NORTHWEST	WEBB JAMES H & SHERRON A #914
51	6335 NORTHWEST	LENTZ ROBERT V & JOYCE C
52	6335 NORTHWEST	FOLZ ROBERT H APT 916
53	6335 NORTHWEST	FRITSCHER JOAN TOWNE
54	6335 NORTHWEST	RUBIN LENORA G APT 918
55	6335 NORTHWEST	KALLENBERG HARROLD L REV TRUST
56	6335 NORTHWEST	REYNOLDS ORA LOUISE COX # 1012
57	6335 NORTHWEST	SWIFF FAMILY LIVING TRUST

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	6335 NORTHWEST	TUNE BARBARA C #1014
59	6335 NORTHWEST	BOULOS GERMAINE MALATY & UNIT #1015
60	6335 NORTHWEST	BODDY DIANE J
61	6335 NORTHWEST	FLEISCHAKER PAULA TRUSTEE PAM
FLEISCHAKER REV		
62	6335 NORTHWEST	NARDIZZI LOUIS R UNIT 1018
63	6335 NORTHWEST	HOBSON HENRY E
64	6335 NORTHWEST	CAIN JAMES CARLTON
65	6335 NORTHWEST	HENIKA ELIZABETH A UNIT 1113
66	6335 NORTHWEST	MCGEE NANCY C
67	6335 NORTHWEST	LEE GRANT L & DIANE M MENDOZA
68	6335 NORTHWEST	TEDFORD WILLIAM H JR APT #1116
69	6335 NORTHWEST	BATES LIVING TRUST % WILLIAM R BATES
70	6335 NORTHWEST	LEY ROSS H
71	6335 NORTHWEST	KAPLAN MRS BESS D APT 1212
72	6335 NORTHWEST	ARONOFF EDITH S UNIT 1213
73	6335 NORTHWEST	HARRIS CHARLES W II & CLAUDIA A UNIT
1214		
74	6335 NORTHWEST	ALTWEIN DONALD C & VIRGINIA
75	6335 NORTHWEST	FRENSLEY ELIZABETH J APT 1216
76	6335 NORTHWEST	BROWN BETTY G UNIT 1217
77	6335 NORTHWEST	GREENBERG CAROL M # 1218
78	6335 NORTHWEST	LEICHLITER MARY LEEPER UNIT 1311
79	6335 NORTHWEST	TOBIAN BEVERLY H
80	6335 NORTHWEST	PINNEY MARY JANE APT 1313
81	6335 NORTHWEST	GOLDEN BOBBY J UNIT 1314
82	6335 NORTHWEST	HENRY WILLIE W UNIT 1315
83	6335 NORTHWEST	B & T ROMBERG LTD
84	6335 NORTHWEST	ONCKEN MARGARET K TR UNIT 1317
85	6335 NORTHWEST	HENRY ROBERT P & ALICE M UNIT 1318
86	6335 NORTHWEST	ROSENBERG RICHARD J ETAL BLDG 6335 UNIT
1411		
87	6335 NORTHWEST	GAULE WENDY ANNE & DEBORAH FAYE EVANS
88	6335 NORTHWEST	GRAHAM BARRY

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	6335 NORTHWEST	JOHNSON BARBARA N TRUST APT 1414
90	6335 NORTHWEST	LEVINE JEANNETTE G #1415
91	6335 NORTHWEST	CHARMAR FAM LTD PS LTD UNIT #1416
92	6335 NORTHWEST	JAFFE DOVIE
93	6335 NORTHWEST	STASIO ANDREW F JR
94	6335 NORTHWEST	RUBIN HANNAH BLDG 6335 APT 1511
95	6335 NORTHWEST	HARDING CHARLES F UNIT 1512
96	6335 NORTHWEST	SHIU JIMMIE & SUSAN HADEN
97	6335 NORTHWEST	BARBOGLIO FRANCES P
98	6335 NORTHWEST	TOMAINO JOHN JAMES
99	6335 NORTHWEST	KAMINSKI RONALD LOWELL & MARY JANE
KAMINSKI		
100	6335 NORTHWEST	FARRELL WILLIAM F & JUNE #1517
101	6335 NORTHWEST	MCKINNEY DOROTHY M TR UNIT 1518
102	6335 NORTHWEST	WOLENS STEVEN D TR ET AL C/O STEVEN D
WOLENS		
103	6335 NORTHWEST	LEON LEONARD & DORA R UNIT 1612
104	6335 NORTHWEST	CHARAT FRANCIS #1613
105	6335 NORTHWEST	BEST JOHN H & CONSTANCE H APT 1614
106	6335 NORTHWEST	JOHNSON KATHRYN SUITE 1616
107	6335 NORTHWEST	NASHER ANDREA BLDG 6335 UNIT 1617
108	6335 NORTHWEST	PETERSON HUGH S & PATRICIA N
109	6335 NORTHWEST	RUBIN DEVORA # 1711
110	6335 NORTHWEST	JALONICK MARY M
111	6335 NORTHWEST	MANZI IRREVOCABLE TRUST
112	6335 NORTHWEST	DONSKY LINDA
113	6335 NORTHWEST	BOGART LYNNE APT 1715
114	6335 NORTHWEST	MERRIMAN CAROL J #1716
115	6335 NORTHWEST	REGAN OUIDA BAGGETT TR APT 1717
116	6335 NORTHWEST	CALABRIA MERIAM TRUSTEE APT 1718
117	6335 NORTHWEST	HOOPER WILLIAM LIFE ESTAT UNIT 1811
118	6335 NORTHWEST	RUBIN SHIRLEY UNIT 1812
119	6335 NORTHWEST	YARRIN SARAH H #1813

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120 WELCH TR	6335 NORTHWEST	WELCH FRED EUGENE TR & HELEN VIRGINIA
121	6335 NORTHWEST	FRIEDMAN MARGARET G. #1815
122	6335 NORTHWEST	BRAMLETT JANET UNIT 1816
123	6335 NORTHWEST	HERZ JOSEPHINE A
124	6335 NORTHWEST	LOCKHART DORIS
125	6335 NORTHWEST	SWANGO BILLY JOE & BETH SUITE 1911
126	6335 NORTHWEST	PAILET HARRELL & MARILYN D APT 1912
127	6335 NORTHWEST	BAKER FRED & EDITH UNIT 1913
128	6335 NORTHWEST	KOBELL JOSEPH E JR STE 1914
129	6335 NORTHWEST	LARSON WILLIAM BRET
130	6335 NORTHWEST	DORTCH ALICE CAMILLERI UNIT 1916
131	6335 NORTHWEST	BLEDSOE MATT C III & ETAL BLDG 6335 UNIT 1917
132	6335 NORTHWEST	FEKETE LORAND & EDITH R #1918
133	6335 NORTHWEST	BORME ANTONIO ELIO #2011
134	6335 NORTHWEST	HEWITT JOHN J JR UNIT 2012
135	6335 NORTHWEST	BERKLEY JOYCE UNIT 2013
136	6335 NORTHWEST	GRAHAM BARRY
137	6335 NORTHWEST	VICK ANN E TRUSTEE UNIT 2015
138	6335 NORTHWEST	SONJU NORM & CAROLE UNIT 2016
139	6335 NORTHWEST	ROSENFELD BETTY APT 2017
140	6335 NORTHWEST	GOODMAN JOHN C & GOODMAN JEANETTE N
141	6335 NORTHWEST	PACKER BARBARA TR UNIT 2112
142 2113	6335 NORTHWEST	GURUN JOHN J & LORRAINE J BLDG 6335 UNIT
143	6335 NORTHWEST	SWESNIK FAMILY TRUST UNIT 2114
144	6333 DIAMOND HEAD	CAMPBELL BETTY JO APT A
145	6333 DIAMOND HEAD	BERGHAUER FLORENCE M TR BLDG A UNIT 6333B
146	6333 DIAMOND HEAD	BAXTER JOHN P BLDG A UNIT 6333C
147	6333 DIAMOND HEAD	INMAN PATSY R BLDG A UNIT #6333D
148	6337 DIAMOND HEAD	MALVIDO YOLANDA C APT A
149	6338 DIAMOND HEAD	CARL ROBERT E & LINDA S SUITE B
150	6338 DIAMOND HEAD	WILLIAMS LISA ANN # 6337C

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	6338 DIAMOND HEAD	MCCARTY ROBBIE JO BLDG A UNIT 6337-D
152	6357 DIAMOND HEAD	HENDRIX JO ANN
153	6357 DIAMOND HEAD	RODGERS MARGARET
154	6357 DIAMOND HEAD	COOK FREDERICK R
155	6357 DIAMOND HEAD	SCHROEDER MARILYN UNIT D
156	6361 DIAMOND HEAD	SMITH GEORGE F BLDG B APT 6361A
157	6361 DIAMOND HEAD	WALLACE DARLENE R
158	6361 DIAMOND HEAD	CARR THOMAS E II BLDG B UNIT C
159	6361 DIAMOND HEAD	SCOTT WILLIAM J
160	6343 DIAMOND HEAD	HODGENS MONTA L
161	6343 DIAMOND HEAD	CASE DONALD R
162	6341 DIAMOND HEAD	ROWE KENNETH W
163	6341 DIAMOND HEAD	COYLE JAMES E & BETTY COYLE
164	6345 DIAMOND HEAD	WISEMAN WANDA L UNIT 6345-A
165	6345 DIAMOND HEAD	EDWARDS COURTNEY APT B
166	6345 DIAMOND HEAD	BEATY LORILEE BLDG C UNIT 6345
167	6345 DIAMOND HEAD	EKLUND OLAV & KAREN E BLDG D
168	6365 DIAMOND HEAD	COVINGTON SHIRLEY C
169	6365 DIAMOND HEAD	COWDREY WILLIAM R BLDG D UNIT 6365-B
170	6365 DIAMOND HEAD	PITTMAN MARY F
171	6365 DIAMOND HEAD	ROBINS HAL APT D
172	6369 DIAMOND HEAD	SHUEY ANDREA LEE TRUSTEE
173	6369 DIAMOND HEAD	PRATT JILL A
174	6367 DIAMOND HEAD	STEPHENSON ASHLEY A
175	6367 DIAMOND HEAD	SHIPMAN NANCY L
176	6349 DIAMOND HEAD	VICKERY FAMILY TRUST THE BLDG E UNIT 6349A
177	6349 DIAMOND HEAD	DOYLE DENNIS M UNIT B
178	6349 DIAMOND HEAD	WELLS CHARLOTTE #C
179	6349 DIAMOND HEAD	STEVENS SHIRLEY ANN BLDG E #6349-D
180	6353 DIAMOND HEAD	WOOLEY JOAN APT A
181	6353 DIAMOND HEAD	GAITHER CARLA D #B

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	6353 DIAMOND HEAD	FOLMAR NOMA J UNIT C
183	6353 DIAMOND HEAD	LUTRELL JAMES D & JUDITH BLDG E APT 6353D
184	6349 DIAMOND HEAD	FORD BRIAN
185	6307 DIAMOND HEAD	ALLISON JOANN #101
186	6307 DIAMOND HEAD	CARTER REBA A BLDG A UNIT #102
187	6307 DIAMOND HEAD	VILLERE MAURICE F BLDG A UNIT 103
188	6307 DIAMOND HEAD	HENRY BLODWEN LEE WILSON BLDG A UNIT 201
189	6307 DIAMOND HEAD	HAMILTON LIDIA SANDRON
190	6307 DIAMOND HEAD	MURRAY JO ANN # 203
191	6307 DIAMOND HEAD	LANE NANCY CARLA BLDG B UNIT 104
192	6307 DIAMOND HEAD	TERINGO FRANCES SHIVERS # 105
193	6307 DIAMOND HEAD	COFFEE LORRAINE H UNIT 106
194	6307 DIAMOND HEAD	SHERROD MARY M
195	6307 DIAMOND HEAD	WOOD DENICE # 204
196	6307 DIAMOND HEAD	LONDON CHELSEA M
197	6307 DIAMOND HEAD	NEW CENTURY REALTY INC
198	6307 DIAMOND HEAD	CONLEY MAURA UNIT 207
199	6307 DIAMOND HEAD	SUTHERLIN J BRYAN ET AL
200	6255 NORTHWEST	FERRELL KERMIT D & NANCY L
201	6255 NORTHWEST	TURNER JAMES C & LU ELLA H # 105
202	6255 NORTHWEST	MURRELL MARGARET F & APT 106
203	6255 NORTHWEST	COPELAND CARMEN APT 107
204	6255 NORTHWEST	CASAD DEDE W UNIT 108
205	6255 NORTHWEST	EDGAR THELMA L ETAL # 109
206	6255 NORTHWEST	WESTBROOK JAMES P
207	6255 NORTHWEST	SMART JESSIE STEWART P APT 102
208	6255 NORTHWEST	ROOTH SUSAN JANET
209	6255 NORTHWEST	HOWARD DOROTHY N
210	6255 NORTHWEST	NICHOLSON ANNE R APT 114
211	6255 NORTHWEST	FLOWERS JAMES L & COLLEEN UNIT 115 A
212	6255 NORTHWEST	MILES H LUCY UNIT 116

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213 MCLAREN	6255 NORTHWEST	CONSTANTINE PAUL JOHN & JOANNA E
214	6255 NORTHWEST	COX CATHERINE CARR UNIT 118
215	6255 NORTHWEST	HAMILTON BETSY A # 119
216	6255 NORTHWEST	SMITH BETTY JENENE &
217	6255 NORTHWEST	STEIN RONALD
218	6255 NORTHWEST	SUTHERLIN JOHNSON B & CHARLOTT M
219	6255 NORTHWEST	JAMES NILA S APT 203
220	6255 NORTHWEST	ADAIR WILLIAM G & HELEN H UNIT 204
221	6255 NORTHWEST	OHAN NANCY E #720
222	6255 NORTHWEST	SCHAPIRO DIANE M #206
223	6255 NORTHWEST	PORTER MARVIN & LUCY A
224	6255 NORTHWEST	NEFF MONROE C & PATRICIA R
225	6255 NORTHWEST	CHESSER MARY A & PRISCILLA LANE APT 209
226	6255 NORTHWEST	WESTBROOK JAMES
227	6255 NORTHWEST	DRESSER BETTY JO & MARSHALL L APT 212
228	6255 NORTHWEST	STEERE CHARLES H UNIT 213
229	6255 NORTHWEST	HADEN BEVERLY R APT 214
230	6255 NORTHWEST	STUART KAREN
231	6255 NORTHWEST	SILBERBERG BARBARA UNIT 216
232	6255 NORTHWEST	HAAS LINDA R 2001 IRV TR UNIT 217
233	6255 NORTHWEST	MORRIS CHARLES E & NANCY UNIT 218
234	6255 NORTHWEST	ANDRUS GAIL LEWIS # 219
235	6255 NORTHWEST	TRUE CONNIE A APT 220
236	6255 NORTHWEST	LACIK SELWYN E # 301
237	6255 NORTHWEST	WALLACE CHARLINE V TR APT 302
238	6255 NORTHWEST	HARPER WAYNE RALPH SUITE 710
239	6255 NORTHWEST	DENARDO VINCENZO E # 304
240	6255 NORTHWEST	KENNY PATRICIA D REVOCABLE TRUST
241	6255 NORTHWEST	DICKSON KENNETH M ET AL #306 & 307
242	6255 NORTHWEST	MCCARTIN ANN C UNIT 308
243	6255 NORTHWEST	SHAPIRO ROBERT F & ANNA MARIE

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	6255 NORTHWEST	KIMBERLING COURTNEY UNIT 310
245	6255 NORTHWEST	INGRAM VIVIAN B APT 312
246	6255 NORTHWEST	GOLTZ JAY M APT 313
247	6255 NORTHWEST	ROBERTS PATRICIA P #314
248	6255 NORTHWEST	MEREDITH JOYDEL M TR APT 315
249	6255 NORTHWEST	BROYLES LYNETTE UNIT 316
250	6255 NORTHWEST	IHMS GAYNELLE H UNIT 317
251	6255 NORTHWEST	WEDGWOOD BARBARA BOYD UNIT 318
252	6255 NORTHWEST	RHODES JYME G UNIT 319
253	6255 NORTHWEST	LUNDY JOHN C & MELINDA M APT 320
254	6255 NORTHWEST	BEAVERS CAROL
255	6255 NORTHWEST	CLARK MILDRED LEE UNIT 102
256	6255 NORTHWEST	HUCK EMMA R UNIT 103
257	6211 NORTHWEST	HURST HELLE V # G100
258	6211 NORTHWEST	URBAN THEATRES INC %JOSEPH DYDZAK
259	6211 NORTHWEST	SCHNAIR LUCILLE M # 718
260	6211 NORTHWEST	SHRIME SOUAD
261	6211 NORTHWEST	KISSICK JERRY
262	6211 NORTHWEST	OGLESBY MELANIE J APT G105
263	6211 NORTHWEST	MALOUF PETER G BLDG A UNIT 106G
264	6211 NORTHWEST	MCLAUGHLIN HOMER C & JOHNANNA
265	6211 NORTHWEST	HUNTER LAWRENCE T %WILLIAM R WILSON
266	6211 NORTHWEST	HERERRA WILLIAM S #G109
267	6211 NORTHWEST	KOVICH ANDREW S JR UNIT G110
268	6211 NORTHWEST	SCOTT SARAH BETH BLDG A UNIT 111G
269	6211 NORTHWEST	DOLLINGER KATHRN W TR DOLLINGER FAMILY
TRUST		
270	6211 NORTHWEST	BANKS MARY TERESA
271	6211 NORTHWEST	KORDI RAMIN UNIT G114
272	6211 NORTHWEST	FLAHIE FAYE S APT G115
273	6211 NORTHWEST	CHALKLEY ARTIE LEE UNIT 116G
274	6211 NORTHWEST	CLINESMITH JERRY E

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	6211 NORTHWEST	CHASE HOME FINANCE LLC
276	6211 NORTHWEST	MIRANDA SAM & WILLIAM L MIRANDA
277	6211 NORTHWEST	KOTHARI VINAY B & CONNIE S
278	6211 NORTHWEST	GALE MAXINE SUITE C180
279	6211 NORTHWEST	HILSCHER MARGUERITE B SUITE 202
280	6211 NORTHWEST	MULLER DEBORAH ANN
281	6211 NORTHWEST	FRANCIS GREGORY S APARTMENT 131
282	6211 NORTHWEST	DEWS CHARLES
283	6211 NORTHWEST	DAY BETTY R BLDG A UNIT 206G
284	6211 NORTHWEST	CALLAHAN BETTY B BLDG A UNIT 207G
285	6211 NORTHWEST	BARLOW RICHARD THE WOODLANDS
286	6211 NORTHWEST	LEVINE MICHAEL
287	6211 NORTHWEST	LEMON JETTIE L #G210
288	6211 NORTHWEST	NATALE CARMELLA LIFE EST REM: MARNA J N
WESTPHAL		
289	6211 NORTHWEST	STRICKLAND KATIE L UNIT G212
290	6211 NORTHWEST	HENLEY CONSTANCE R
291	6211 NORTHWEST	JOHNSON HELEN
292	6211 NORTHWEST	JAGNEAUX ANNEMARIE #215G
293	6211 NORTHWEST	DEWS CHARLES
294	6211 NORTHWEST	SHINSKIE KAREN M # 217G
295	6211 NORTHWEST	SCULLY DEANE MARTIN APT G218
296	6211 NORTHWEST	LISTON RALPH M, JR #219G
297	6211 NORTHWEST	WORFORD SHIRLEY
298	6211 NORTHWEST	MCBRIDE ANGELA BURKS
299	6211 NORTHWEST	MATTES FREDRIC
300	6211 NORTHWEST	BEDNARZ LEONARD & GAIL UNIT G223
301	6211 NORTHWEST	BALLAS VICTOR
302	6211 NORTHWEST	NGUYEN MICHAEL UNIT G225
303	6211 NORTHWEST	BARNETT WILLIAM DAVID & BETTY P BARNETT
304	6211 NORTHWEST	NEIMAN JANEL
305	6211 NORTHWEST	TOLVAJ ISTVAN K UNIT G 308

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	6211 NORTHWEST	HEROD STEPHEN L & DEBORAH M
307	6211 NORTHWEST	BROAD THOMAS K UNIT 310G
308	6211 NORTHWEST	SHEHEE GRACE ODELL # 311G
309	6211 NORTHWEST	BURKE MARK ALLEN UNIT 312G
310	6211 NORTHWEST	AMERMAN LARRY & GAYLA BLDG A UNIT G313
311	6211 NORTHWEST	HUNT CHARLES M TRUSTEE SUITE 910
312	6211 NORTHWEST	WATSON TERRY R UNIT G315
313	6211 NORTHWEST	HUKIC OMER & SONJA UNIT 316G
314	6211 NORTHWEST	REKERDRES SUSAN E
315	6211 NORTHWEST	ALLEN SUSAN A #G-408
316	6211 NORTHWEST	LOVING JACKIE TRUSTEE THE JACKIE LOVING
REV LIV TR		
317	6211 NORTHWEST	LOVING JACKIE TRUSTEE THE JACKIE LOVING
REV LIV TR		
318	6211 NORTHWEST	AZARYAN FARIBORZ # G-411
319	6211 NORTHWEST	HANSON KARLA A #412G
320	6211 NORTHWEST	DOLLAHAN NORA # G413
321	6211 NORTHWEST	PRICE EARL R & BONNIE H UNIT G-414
322	6211 NORTHWEST	SPASOVSKI GORAN & SPASOVSKI SANJA BLDG A
UNIT G415		
323	6211 NORTHWEST	STAHL CHARLES D G4169 %L
HELWEG/PRESTON TWR		
324	6211 NORTHWEST	HOLLOWAY RUSSELL # 2704
325	6211 NORTHWEST	STUENKEL ROBERT BLDG A UNIT 508G
326	6211 NORTHWEST	KIRK BRIAN J
327	6211 NORTHWEST	PIERCE ALAN K FAMILY TRST
328	6211 NORTHWEST	MOORE JAMES K
329	6211 NORTHWEST	BENNISON MARGARET UNIT G512
330	6211 NORTHWEST	WINN ROBERT T & JULIE G WINN UNIT G153
331	6211 NORTHWEST	WELLS ROBERT V UNIT G514
332	6211 NORTHWEST	CHAMBERLAIN HOWARD E UNIT G515
333	6211 NORTHWEST	DANNER PATRICK R UNIT G516 BLDG A
334	6211 NORTHWEST	SCHOFIELD CHARLOTTE
335	6211 NORTHWEST	ALLEN MARIBETH
336	6211 NORTHWEST	EBREY JUDY A UNIT G609

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
337	6211 NORTHWEST	MILLER PAMELA ANN #G610
338	6211 NORTHWEST	SPRUIELL CAROL UNIT G611
339	6211 NORTHWEST	LOBB JENNIFER #612G
340	6211 NORTHWEST	KOBELL JOHN F
341	6211 NORTHWEST	BARLOW RICHARD & LOIS A
342	6211 NORTHWEST	PRESTIDGE CLAUDE B
343	6211 NORTHWEST	WRIGHT TIFFANY WYNNE
344	6211 NORTHWEST	HUNTER MARY ANDREA APT G617
345	6211 NORTHWEST	BURCHFIELD GREGORY
346	6211 NORTHWEST	AGHAJANYAN LUCINE
347	6211 NORTHWEST	MILLER PAMELA ANN UNIT G712
348	6211 NORTHWEST	EBREY RICHARD L TR& JUDITH C TR
349	6211 NORTHWEST	WIGNALL DAVID A BLDG A UNIT 715G
350	6211 NORTHWEST	SILVER WILLIAM & JUDEE
351	6211 NORTHWEST	ONCKEN WILLIAM III TR APT 1317
352	6211 NORTHWEST	ZELLERS LU A COLSTON BLDG ROOM 407
353	6211 NORTHWEST	SATEK BENITA
354	6211 NORTHWEST	MATTES FREDRIC
355	6211 NORTHWEST	KAPRIELIAN AMBER DAWN BLDG A UNIT G811
356	6211 NORTHWEST	FRIEDMAN MARSHALL UNIT G812
357	6211 NORTHWEST	VILLALPANDO ALONZO APT G813
358	6211 NORTHWEST	MCKINNEY PATRICIA L # G-814
359	6211 NORTHWEST	RUTKOFKY DIANE & STEPHEN # 815G
360	6211 NORTHWEST	KOTHARI LALIT
361	6211 NORTHWEST	RASKIN CHRISTINA AIDE
362	6211 NORTHWEST	SCHULMAN SARAH BLDG A UNIT 300
363	6211 NORTHWEST	FENYVES ERVIN # 301
364	6211 NORTHWEST	DINSMORE GARY L JR APT 302
365	6211 NORTHWEST	SILVERBERG MARK J & BRIAN TR SADIE SAGEL
TESTAM TR		
366	6211 NORTHWEST	HAYTH BEATRICE Y UNIT 304
367	6211 NORTHWEST	REKERDRES SUSAN

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
368	6211 NORTHWEST	ANDRES NORMAN #306
369	6211 NORTHWEST	MINA PENNY A &
370	6211 NORTHWEST	UNGER SALLY BLDG A UNIT 400
371	6211 NORTHWEST	ANDERSON DIAL H & ANDY BLDG A UNIT 401
372	6211 NORTHWEST	LEE HARRY A & MARTHA A APT 402
373	6211 NORTHWEST	HILL BARBARA J
374	6211 NORTHWEST	CAMERON CHRISTINA BLDG A UNIT 405
375	6211 NORTHWEST	ECLAT PROPERTIES INC
376	6211 NORTHWEST	LONGBOTHAM RUTH ELISABETH
377	6211 NORTHWEST	ROSE CYNTHIA ANN
378	6211 NORTHWEST	JRB GENERATION SKIPPING TRUST #501
379	6211 NORTHWEST	HALL MADISON K UNIT 502A
380	6211 NORTHWEST	GEARHART BETTY J BLDG A UNIT 503
381	6211 NORTHWEST	TOBOLOWSKY JOSEPHINE P # 504
382	6211 NORTHWEST	AULDS STACIE R
383	6211 NORTHWEST	LADUE DOROTHY D TRUSTEE THE DOROTHY D
LA DUE		
384	6211 NORTHWEST	DOSWELL FLORENCE APT 507
385	6211 NORTHWEST	DEBNAM JEAN D UNIT 600
386	6211 NORTHWEST	BRYANT JAMES W & TEDDIE D
387	6211 NORTHWEST	VALLE JUAN C DEL
388	6211 NORTHWEST	HARBISON JEWELL GRAHAM UNIT 603
389	6211 NORTHWEST	KOGAN BORIS APT 303
390	6211 NORTHWEST	MCKAY MICHAEL & CATHY UNIT 1205
391	6211 NORTHWEST	BUMPAS FLORIDA HOLDINGS LLC
392	6211 NORTHWEST	SAHLYIEH RAFIHA FARAH SUITE 607
393	6211 NORTHWEST	ALLEN NANCY BLDG A UNIT 700
394	6211 NORTHWEST	DEHOYAS SAMD BLDG A UNIT 701
395	6211 NORTHWEST	STAVRON JAMES S & FROSINE
396	6211 NORTHWEST	VALENTINE MARGARET RUBY UNIT 703
397	6211 NORTHWEST	MEYER JOHN A JR & LIV TR VICTORIA L
398	6211 NORTHWEST	BUNKLEY CLAUDE E UNIT 705

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
399	6211 NORTHWEST	ZAHEDI SIAVASH T & VASSILIKIE
400	6211 NORTHWEST	CASAS JUDY
401	6211 NORTHWEST	LEWIS JONATHAN A
402	6211 NORTHWEST	MARKS JAMES F ETAL BLDG A UNIT 801
403	6211 NORTHWEST	MIMS SALLY S REVOCABLE TRUST
404	6211 NORTHWEST	MANIAGO REVOCABLE TRUST
405	6211 NORTHWEST	APPLEBY LORRENE C
406	6211 NORTHWEST	CHRIST CHARLES G
407	6211 NORTHWEST	LAPLANTE JUNE UNIT 806
408	6211 NORTHWEST	SMITH MARGARET KING BLDG A UNIT 807
409	6211 NORTHWEST	APT NORMA JO SUITE 900
410	6211 NORTHWEST	BENNETT ANN F 901
411	6211 NORTHWEST	B3 REAL EST HOLDINGS LTD
412	6211 NORTHWEST	NACKE BRUCE K UNIT 903
413	6211 NORTHWEST	YOUNG HOWARD & VICTORIA
414	6211 NORTHWEST	FRISHMAN HANNA APT 905
415	6211 NORTHWEST	FEDERAL NATIONAL MORTGAGE ASSOCIATION
416	6211 NORTHWEST	JONES BRENT L
417	6211 NORTHWEST	BROWN ESTHER #1000
418	6211 NORTHWEST	CHRISTIAN RICHARD & LESA BLDG A UNIT 1001
419	6211 NORTHWEST	BASS HELEN RITA LF EST UNIT 1002
420	6211 NORTHWEST	WERMELINGER ANTON #2202
421	6211 NORTHWEST	POH GEORGE
422	6211 NORTHWEST	MCCULLOCH NANCY H APT 1005
423	6211 NORTHWEST	BOWLING CAROLYN M # 1006
424	6211 NORTHWEST	TAUBENFELD RITA F APT 1007
425	6211 NORTHWEST	WALKER ALLEN C APT #1100
426	6211 NORTHWEST	HWANG WILLIAM J & CHIUFANG H HWANG
427	6211 NORTHWEST	STERNBERG BEBE # 1102-A
428	6211 NORTHWEST	STERNBERG BEBE R UNIT 1102 B
429	6211 NORTHWEST	LEVITT SANDRA

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
430	6211 NORTHWEST	HUEY CATHERINE B BLDG A UNIT 1104
431	6211 NORTHWEST	NARDIZZI ROSSANNA
432	6211 NORTHWEST	ARSB HOLDING LLC
433	6211 NORTHWEST	STARK SARAH C UNIT 1107
434	6211 NORTHWEST	IRA PLUS SW LLC
435	6211 NORTHWEST	CALCOTE EDWARD A NO 1201
436	6211 NORTHWEST	ENGBRETSON MARK & ROSE MARIE
437	6211 NORTHWEST	HOVERMAN JOHN RUSSELL & ISABEL V UNIT
1203		
438	6211 NORTHWEST	LOCKHART DEBORAH BLDG A UNIT 1204
439	6211 NORTHWEST	MCKAY MICHAEL & CATHY
440	6211 NORTHWEST	WARREN JOHN F & DOROTHY K
441	6211 NORTHWEST	BAYOUD ELLEN & RHONDA BAYOUD
442	6211 NORTHWEST	VUILLEUMIER CHERYL L BLDG A UNIT 1400
443	6211 NORTHWEST	SAEGERT ANN M & WILLIAM T ADAMS
444	6211 NORTHWEST	LUNDBERG CORRINE C # A-1402
445	6211 NORTHWEST	ZAHEDI FRED & SAMIRA ZAHEDI
446	6211 NORTHWEST	EBREY RICHARD L TR & JUDITH TR UNIT 1404
447	6211 NORTHWEST	COKE PEGGY ANN BLDG A UNIT 1405
448	6211 NORTHWEST	SCUDDER MARK A
449	6211 NORTHWEST	KEPNER GERAL G JR #1407
450	6211 NORTHWEST	ROMMEL JILL NICHOLS #2501
451	6211 NORTHWEST	PARKER VERA % MIKE PARKER
452	6211 NORTHWEST	KNEIPP LINDA #1502
453	6211 NORTHWEST	MENDOZA RICARDO G UNIT 1503
454	6211 NORTHWEST	SHUFFIELD CHARLIE B UNIT 1504
455	6211 NORTHWEST	ECHART PAUL S
456	6211 NORTHWEST	PRESCOTT MURIEL NO 1506
457	6211 NORTHWEST	KAUFMAN SONDR A OSTER
458	6211 NORTHWEST	DEAKINS J THOMAS & MELISSA S
459	6211 NORTHWEST	MOORE EARL E & BETTY # 1601
460	6211 NORTHWEST	JACKSON ROBERT B & JACKSON JOAN S

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
461	6211 NORTHWEST	KOBELL JOSEPH E JR
462	6211 NORTHWEST	BOWER BEVERLY BUMPASS BLDG A UNIT 1604
463	6211 NORTHWEST	LEVITT ZOLA LTD #170
464	6211 NORTHWEST	LEBLANC GLYN R JR #1606
465	6211 NORTHWEST	HARGROVE MAC ETAL BLDG A UNIT 1607
466	6211 NORTHWEST	MIRANDA FRANCIS L & ANN BLDG A UNIT 1700
467	6211 NORTHWEST	SHANNON BARBARA J #1701
468	6211 NORTHWEST	WINN ROBERT D & JAN W UNIT 1702
469	6211 NORTHWEST	ZAJEDI VASSILIKIE STAVRON & SHOPHIA
STAVRO		
470	6211 NORTHWEST	MILLER GERRY A UNIT 1704
471	6211 NORTHWEST	YOWELL JOHN D JR APT 1705
472	6211 NORTHWEST	VANSICKLE RAY STE# 1706
473	6211 NORTHWEST	NEW JOY BLDG A UNIT 1707
474	6211 NORTHWEST	KLINE WILL L
475	6211 NORTHWEST	HARDING ANN E
476	6211 NORTHWEST	CHIESL SCOTT & SHARON UNIT 1801
477	6211 NORTHWEST	ORTON PATRICIA UNIT 1804
478	6211 NORTHWEST	NARDIZZI ROSSANA
479	6211 NORTHWEST	CHORTEK SYLVIA APT 1806
480	6211 NORTHWEST	GALL DORIS STE 1807
481	6211 NORTHWEST	RODERICK MARY JANE
482	6211 NORTHWEST	GRIFFIN ANNA UNIT 1901
483	6211 NORTHWEST	MARTINEZ NANCY NICOL DE 1902 PRESTON
TOWER		
484	6211 NORTHWEST	CONNOR CAROL A STE 1903
485	6211 NORTHWEST	MIRANDA SAM
486	6211 NORTHWEST	EVANS GAYLE C
487	6211 NORTHWEST	BROOKS JAMES L
488	6211 NORTHWEST	MAGERS JAMES L JR UNIT 1907
489	6211 NORTHWEST	STEWART SUSAN G & LYNN E ALTOMARE
490	6211 NORTHWEST	PETERSON ELISE #2001
491	6211 NORTHWEST	JAMESON FRANCE & JOE UNIT 2002

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
492	6211 NORTHWEST	CHANG NAIMAH J
493	6211 NORTHWEST	MCCREA JEANNE UNIT 2005
494	6211 NORTHWEST	DAHLEM STEPHEN P & # 2006
495	6211 NORTHWEST	COOK JAMES W & MARGIE A JOINT REV TR
496	6211 NORTHWEST	RODERICK STEPHEN W UNIT 2100
497	6211 NORTHWEST	MILLER SAMUEL R & NANCY N MILLER A-2101
498	6211 NORTHWEST	GOETZ JOHN J UNIT 2102
499	6211 NORTHWEST	NARDIZZI ROSANNA UNIT 1018
500	6211 NORTHWEST	HATCHETT JAMES M & JENNIFER A
501	6211 NORTHWEST	HAWLEY ELIZABETH H #2105
502	6211 NORTHWEST	FRIERSON TATIANA BLDG A UNIT 2106
503	6211 NORTHWEST	BIZEK CLIFFORD C TRUSTEE UNIT #2107
504	6211 NORTHWEST	WERMELINGER ANTON UNIT 2200
505	6211 NORTHWEST	KRIZOV CLAIR E BLDG A UNIT 2201
506	6211 NORTHWEST	MELGREN ERIC NORMAN & MELGREN NORMA
NICKLES		
507	6211 NORTHWEST	BOURN JAMES
508	6211 NORTHWEST	JOHNSON HELEN UNIT 2204
509	6211 NORTHWEST	MEYERS JOHN F BLDG A UNIT 2205
510	6211 NORTHWEST	SALZMANN JAMES B # 2206
511	6211 NORTHWEST	FLEMING KAYE H TR APT 2207
512	6211 NORTHWEST	GONZALEZ GEORGE APT 2300
513	6211 NORTHWEST	YORK BARBARA K UNIT A-2301
514	6211 NORTHWEST	WARD CAROLYN BLDG A UNIT 2302
515	6211 NORTHWEST	BEHRNS HELEN
516	6211 NORTHWEST	ALLEN RICHARD W & CAROLYN BLDG A UNIT
2304		
517	6211 NORTHWEST	PARKER RICHARD C & HESTER W PARKER
518	6211 NORTHWEST	
519	6211 NORTHWEST	PARKER RICHARD & HESTER
520	6211 NORTHWEST	MIRANDA FRANCIS L & ANN R # 2400
521	6211 NORTHWEST	YOUNG JEAN DREVER UNIT 2401
522	6211 NORTHWEST	MIRANDA FRANCIS L & ANN R # 2400

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
523	6211 NORTHWEST	EASTERLING FRANKLIN L
524	6211 NORTHWEST	PRITCHETT JOHN W
525	6211 NORTHWEST	MAYES THOMAS E & LYNDA G STE 2405
526	6211 NORTHWEST	WARMACK JANE
527	6211 NORTHWEST	HARRIS CLARISSA
528	6211 NORTHWEST	ASHWORTH GLEN
529	6211 NORTHWEST	ROMMEL JILL NICHOLS APT 2501
530	6211 NORTHWEST	EASTERLING STEPHEN APT 2503
531	6211 NORTHWEST	SHELTON LORRAIN LIVING TR UNIT 2504
532	6211 NORTHWEST	WANSBROUGH ELIZABETH S #2505
533	6211 NORTHWEST	SIMMET MARLA K UNIT 2506
534	6211 NORTHWEST	HAMILTON ROBERT T STE 2507
535	6211 NORTHWEST	FUNK BETTY M BLDG A UNIT 2600
536	6211 NORTHWEST	DEWS CHARLES
537	6211 NORTHWEST	BURTNER KEITH E NO 2602
538	6211 NORTHWEST	HARLAN SAM A2603
539	6211 NORTHWEST	CORCORAN JOSEPH E & BLANCA E APT 2604
540	6211 NORTHWEST	VUILLEUMIER AUDREY L BLDG A UNIT 2605
541	6211 NORTHWEST	LUKIN KAREN MICHELE UNIT 2606
542	6211 NORTHWEST	LYDAY BILLY RAY JR
543	6211 NORTHWEST	CRUTCHER MICHAEL & MARTHA
544	6211 NORTHWEST	BESCOS JESS F & FRANCES UNIT 2701
545	6211 NORTHWEST	YARBER HELEN H UNIT 2702
546	6211 NORTHWEST	KAPLITZ ROBERT L
547	6211 NORTHWEST	HOLLOWAY RUSSELL E APT 2704
548	6211 NORTHWEST	FAHERTY SARA S #2706
549	6211 NORTHWEST	WEBBER INC UNIT 2707
550	6211 NORTHWEST	SMITH JIMMY E & KATHY L #2800
551	6211 NORTHWEST	MOONEY BRADLEY UNIT 2801
552	6211 NORTHWEST	EASTHAM ROBERTA BLDG A UNIT 2802
553	6211 NORTHWEST	EASTERLING STEPHEN E #2503

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
554	6211 NORTHWEST	MEYER JOHN A & LIV TR VICTORIA L
555	6211 NORTHWEST	CORNELL THOMAS B TR
556	6211 NORTHWEST	TOWNSLEY WILLIAM E
557	6211 NORTHWEST	MARCUS ROBERT LOUIS BLDG A UNIT 2900
558	6211 NORTHWEST	DOSWELL FLORENCE BLDG A UNIT 2901
559	6211 NORTHWEST	KHEMSARA SANJEEVA
560	6211 NORTHWEST	KRITZER WILLIAM C JR SUITE 2904
561	6211 NORTHWEST	LEE DONNA R SUITE C-117
562	6211 NORTHWEST	EMERY ROBERT # 2906
563	6211 NORTHWEST	SINGLETON JEFFERY LYNN UNIT 2907
564	6211 NORTHWEST	ARENAMEDIA LTD
565	6211 NORTHWEST	ECLAT PRIVATE EQUITY INC
566	6211 NORTHWEST	EMERY ROBERT WALKER
567	6211 NORTHWEST	J D RENTALS LLC
568	6211 NORTHWEST	MALECHEK KEVIN # 1003
569	6211 NORTHWEST	CROW STEVEN D & D MICHAEL CROW
570	6211 NORTHWEST	CRISSEY FAMILY LIVING TRUST
571	6211 NORTHWEST	MURPHY FRANCIS XAVIER UNIT C159
572	6211 NORTHWEST	SCHLACHTER REALTY INC
573	6211 NORTHWEST	SCHLACHTER REALTY LTD
574	6211 NORTHWEST	CAMP GLENDA
575	6211 NORTHWEST	BISHOP CHRISTOPHER SALON
576	6211 NORTHWEST	C260-C261 PRESTON TOWER REAL ESTATE TR
577	6211 NORTHWEST	ANGELONE ALFONSO & PATRICIA
578	6211 NORTHWEST	EMERY ROBERT WALKER SUITE C 155
579	6211 NORTHWEST	CIRCLE J LAND & CATTLE CO
580	6211 NORTHWEST	JONES RAY E
581	6211 NORTHWEST	FRANIC PA DBA WHOLE HEALTH PARTNERS
582	6211 NORTHWEST	GALE MAXINE
583	6211 NORTHWEST	CECELIA B CROW TRUST
584	6211 NORTHWEST	LEE LIZA APT 12C

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
585	6211 NORTHWEST	HOOKS HODGES PARTNERSHIP UNIT C 250
586	6211 NORTHWEST	HOLLOWAY RUSSELL E UNIT C253B
587	6211 NORTHWEST	ECLAT PPTIES INC
588	6211 NORTHWEST	JORDAN JAY MICHAEL UNIT C253E
589	6211 NORTHWEST	IBARRA GUADALUPE UNIT C 249
590	6211 NORTHWEST	HOOKS HERBERT L SUITE 251 PRESTON TOWER
591	6211 NORTHWEST	HOOKS HERBERT L UNIT F C251
592	6211 NORTHWEST	J D RENTALS LLC STE 2601
593	6211 NORTHWEST	WWM PARTNERSHIP TRUST WILLIAM D HOOPER
JR TR		
594	6306 DIAMOND HEAD	OLEXA LAVELLE
595	6306 DIAMOND HEAD	ADAMS OPAL E UNIT 102
596	6306 DIAMOND HEAD	MCHENRY EFFIE
597	6306 DIAMOND HEAD	NEEL JASPER P UNIT 104
598	6306 DIAMOND HEAD	KEHR CURTIS L
599	6306 DIAMOND HEAD	SIDERIS BASIL K & ANN
600	6306 DIAMOND HEAD	BLACKMAR ROGER & JOAN
601	6306 DIAMOND HEAD	TRUE MYRA A # 108
602	6306 DIAMOND HEAD	SCHLOOT CARL ETAL #109
603	6306 DIAMOND HEAD	PERRY NELL R # 110
604	6306 DIAMOND HEAD	GOOD GREG &
605	6306 DIAMOND HEAD	LONDON TERRY E & NANCY
606	6306 DIAMOND HEAD	DENARDO VINCENZO E
607	6306 DIAMOND HEAD	SIMMONS OTIS M
608	6306 DIAMOND HEAD	HUNTER MARY BETTY UNIT 205
609	6306 DIAMOND HEAD	THORNE ELIZABETH TR & ROBBYE JEANNE
ORAM JAGGI		
610	6306 DIAMOND HEAD	DENARDO VINCENZO E
611	6306 DIAMOND HEAD	BOBBITT CAROLYN UNIT 208
612	6306 DIAMOND HEAD	BURGHHER SHIRLEY E
613	6306 DIAMOND HEAD	NEWBERRY FRED KENNETH JR APT 210
614	8545 PICKWICK	WALKER NORTHWEST APARTMENTS LTD
615	6143 AVERILL WAY	ORION 587 LP

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
616	3803 NORTHWEST	FORD BRENDA &
617	3805 NORTHWEST	HINSON LUCILLE R
618	3809 NORTHWEST	3809 3811 NORWEST PARKWAY STE 325
619	3815 NORTHWEST	GAULE MICHAEL W & WENDY A
620	3813 NORTHWEST	COOPER JAY
621	3819 NORTHWEST	LAFITTE RICHARD R
622	3821 NORTHWEST	COLE JUDY COLEMAN #290
623	3823 NORTHWEST	WEUNSCH MARY ELEANOR
624	3827 NORTHWEST	CLARK BRIAN G & SHELLY K
625	3829 NORTHWEST	BARTLEY ROBERT A
626	8440 TULANE	KING DUDLEY H LF EST ETAL REM:DEBRA K
DAWSON LF		
627	8514 BALTIMORE	VIA IDA RUTH APT 125
628	8514 BALTIMORE	MILLER TERESA BLDG A UNIT 102
629	8514 BALTIMORE	CUCOLE T STUART UNIT 209
630	8514 BALTIMORE	GAFFNEY HARRY & CAROLYN
631	8516 BALTIMORE	MODERI PATRICIA S
632	8516 BALTIMORE	TIMPA FRANK M & SANDRA S
633	8516 BALTIMORE	BROSSEAU CHARLES M III
634	8516 BALTIMORE	COPELAND HARRY E JR & ANN BRYAN
COPELAND		
635	8518 BALTIMORE	MANZI JAMES J & BARBARA L BLDG B APT 101
636	8518 BALTIMORE	HAMPTON KATHLEEN UNIT 102
637	8518 BALTIMORE	KROCKOVER MITZI R & SUITE E-100
638	8518 BALTIMORE	COWAN JOHN S & CAROL M
639	8526 BALTIMORE	MCCOY JOHN M JR TR THE MCCOY FAMILY
TRUST		
640	8526 BALTIMORE	BLAYLOCK GILLIAN
641	8526 BALTIMORE	BRINEY SCOTT HAMILTON & BEVERLY NELL
JOHNSON		
642	8526 BALTIMORE	GUINCHARD CLAUDE J II & MARY JO ANN
643	8528 BALTIMORE	DUCOTE THOMAS STUART
644	8528 BALTIMORE	DUCOTE T STUART
645	8528 BALTIMORE	NORMAN RUSSELL
646	8505 EDGEMERE	MCILHENNY DONALD B & JAN B

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
647	8505 EDGEMERE	KIRKPATRICK COLLINS JUDY BLDG 8505 UNIT 102
648	8505 EDGEMERE	EGGLESTON RAYMOND C ET AL UNIT 201
649	8505 EDGEMERE	SANDITEN DEAN G
650	8505 EDGEMERE	JOHNSON WARREN C & PHYLLIS M
651	8505 EDGEMERE	HAGLER DANIEL R & CAROLYN BLDG 8505 UNIT
204		
652	8505 EDGEMERE	TALKINGTON ROBERT W & BOB ANN
653	8505 EDGEMERE	ANDERSON TERRY LYNN
654	8505 EDGEMERE	WOOD SARA
655	8505 EDGEMERE	BRANNIAN LAWRENCE J & UNIT 304
656	8511 EDGEMERE	SMITH EDGAR L II & CAROLEE
657	8511 EDGEMERE	ODEN STEPHEN & MARY ANN
658	8511 EDGEMERE	GILLILAND JAMES E & NEVA UNIT 201
659	8511 EDGEMERE	ZALE ETHYLE
660	8511 EDGEMERE	MCINTIRE THOMAS R & LYNN #203
661	8511 EDGEMERE	MARTIN VIRGINIA B
662	8511 EDGEMERE	GIBBONS BETTY B # 301
663	8511 EDGEMERE	ORNISH IRWIN K & SHARON E UNIT 302
664	8511 EDGEMERE	DALLY MARTHA M
665	8511 EDGEMERE	PRYOR LINDLEY B & MARJORIE L
666	6214 BANDERA	PATOUT VENETIA MARIA N & ROBERT
BERNADAS PATOUT		
667	6214 BANDERA	MURPHY MAJORIE D
668	6218 BANDERA	WEBBER MARY ANN &
669	6218 BANDERA	FRASCH BETTY A TR
670	6218 BANDERA	ALLMAN PPTY CO NO 3 LTD
671	6218 BANDERA	ALLMAN PPTY CO 3 LTD
672	6222 BANDERA	SUTHER MARY C S
673	6222 BANDERA	GRINNAN CATHERINE C
674	6222 BANDERA	RICE FLORENCE M UNIT C
675	6222 BANDERA	WIPF RICHARD D & DONNA M REVOCABLE
LIVING TRUST		
676	6226 BANDERA	ALLMAN PPTYES CO NO 3
677	6226 BANDERA	CAMPLIN CATHY

Thursday, October 28, 2010

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
678	6226 BANDERA	HEALY DENIS P & ELISE A
679	6226 BANDERA	HAGIN LESLIE JO
680	6214 BANDERA	WHAVERS GILBERT & NOELLA
681	6230 BANDERA	WILSON JENNIFER
682	6230 BANDERA	GOODRICH WILMA P UNIT B
683	6230 BANDERA	HEALY ELISE A & DENIS P HEALY
684	6230 BANDERA	BRAMSON NORMAN K APT D
685	6234 BANDERA	JAYNES EDWIN T
686	6234 BANDERA	IVY JANET
687	6234 BANDERA	TALLEY SHAUNACH
688	6234 BANDERA	FOY HELEN
689	6238 BANDERA	COX MACO GAINES
690	6238 BANDERA	TUCKER ROBERT
691	6206 BANDERA	LAGRONE ALTA A TR UNIT 288
692	6206 BANDERA	PARNELL BILLY J & TOMMYE IRENE PARNELL
693	6206 BANDERA	SHELMIRE TAMSON R UNIT 6206-C
694	6206 BANDERA	COGGAN LELAND L & PATRICIA ANN
695	8548 PICKWICK	MCCLURE CORA W
696	8548 PICKWICK	KING NELL B EST OF BLDG B UNIT 8548
697	8548 PICKWICK	GASLIGHT MANOR CONDOMINIUM
698	6142 AVERILL WAY	KING EDITH MARIE
699	6142 AVERILL WAY	BRENNAN JACK M
700	6144 AVERILL WAY	BERK ZELMA 103-E
701	6144 AVERILL WAY	COCHRAN LOLA MAE
702	6146 AVERILL WAY	SCHMIDT ROBERT ETUX HELEN APT 105-E
703	6146 AVERILL WAY	RAWLINS JOAN ELIZABETH UNIT 106 E
704	6148 AVERILL WAY	SILVEN SYLVIA UNIT 107E
705	6148 AVERILL WAY	TWIN CK CORPORATION
706	6150 AVERILL WAY	STARK GENEVIEVE G LIV TR
707	6150 AVERILL WAY	LYNN ADA LYNN
708	6142 AVERILL WAY	WILLIAMS RAND I &

*Thursday, October 28, 2010*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
709	6142 AVERILL WAY	HISE CLARK & SHARON BLDG A UNIT 2002E
710	6144 AVERILL WAY	NICOL LOUELLA H LIFE EST BLDG A UNIT 203E
711	6144 AVERILL WAY	SAUTER CHARLES M
712	6146 AVERILL WAY	ANDREWS YVETTE P & DAVID P
713	6146 AVERILL WAY	WILLIAMS PATRICK L & REBECCA H
714	6148 AVERILL WAY	HOWERTON HEATHER LYNN
715	6148 AVERILL WAY	KUPFER SANDRA
716	6150 AVERILL WAY	MCCUITION NIKI N BLDG A UNIT 209E
717	6150 AVERILL WAY	MOPSIK DONALD BLDG A UNIT 210E
718	6126 AVERILL WAY	LEAKE FRANCES WARLICK BLDG B UNIT 101W
719	6126 AVERILL WAY	STEIN ESTHER B BLDG B UNIT 102W
720	6126 AVERILL WAY	MERRELL DOROTHY JEAN
721	6126 AVERILL WAY	FLAXMAN EDNA KAHA
722	6126 AVERILL WAY	PAILET DAVID &
723	6126 AVERILL WAY	TATE MARIAN CLEARY TRUSTEE OF THE
MARIAN TATE		
724	6126 AVERILL WAY	ALGEO CHRISTIE ANN
725	6126 AVERILL WAY	LEVY RUTH UNIT 108W
726	6126 AVERILL WAY	CULBERTSON MARVIN C JR & ELIZABETH A
CULBERTSON		
727	6126 AVERILL WAY	LEVINE GAIL
728	6126 AVERILL WAY	HEALY DANIEL J & ELIZABETH A
729	6126 AVERILL WAY	FRANKLIN SUSAN BEENE APT 202W
730	6126 AVERILL WAY	OWEN SAMMY W & PATRICIA M BLDG B UNIT
#203W		
731	6126 AVERILL WAY	PERRONE MARGARET E & HOWARD F PERRONNE
TR		
732	6126 AVERILL WAY	CHISOLM MARTHA UNIT 205W BLDG B
733	6126 AVERILL WAY	SKEETERS RUTH
734	6126 AVERILL WAY	HATFIELD CHARLES D JR
735	6126 AVERILL WAY	GRACE J PETER
736	6126 AVERILL WAY	HIRSCH ELIZABETH
737	6126 AVERILL WAY	KETNER JAMES & SUSAN UNIT 210W
738	6126 AVERILL WAY	MM MULTIPLE HOLDINGS LLC
739	6126 AVERILL WAY	CULBERTSON MARVIN C JR

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
740	6126 AVERILL WAY	SCHMIDT STEPHEN & CATHRYN W BLDG #2
741	8630 BALTIMORE	ROBERTS MARGARET DALE
742	8630 BALTIMORE	FORSTER MELBA DEAN
743	8630 BALTIMORE	GAWAIN CYNDIE UNIT C
744	8630 BALTIMORE	CAMPBELL CHRISTOPHER
745	6356 BANDERA	BERRY VIRGIE E
746	6356 BANDERA	CAMPBELL CHRISTOPHER T
747	8618 BALTIMORE	PUCKETT JIMMYE SUE
748	8618 BALTIMORE	FROST MARILYN A # 102
749	8618 BALTIMORE	MILLER MICHAEL D #201
750	8618 BALTIMORE	COOK JON B UNIT 202A
751	8620 BALTIMORE	BUCK STARR CLARK
752	8620 BALTIMORE	GALLIGAN MARGARET M BLDG A UNIT 201
753	8620 BALTIMORE	FAF INC
754	8604 BALTIMORE	SNYDER BESS C
755	8604 BALTIMORE	MAUK CARMELA
756	8602 BALTIMORE	CANTRELL CAROL A
757	8604 BALTIMORE	TINNEY CHARLES P
758	8604 BALTIMORE	GILBERT JULIA FARRIS # 5
759	8604 BALTIMORE	KAUFMAN KAREN
760	8602 BALTIMORE	ATHEY LAURA K
761	8615 EDGEMERE	STRUHALL JAMES & SHARON BLDG A UNIT 1
762	8615 EDGEMERE	BRENNER MAUREEN A
763	8619 EDGEMERE	RICE NORMAN R & SHARON F UNIT 3
764	8619 EDGEMERE	WARNICK FAMILY TRUST THE
765	8619 EDGEMERE	ZUNIGA ADA M BLDGE A UNIT 5
766	8619 EDGEMERE	LAMBERTY EDWIN J APT D
767	8625 EDGEMERE	ZINN BEVERLY T
768	8625 EDGEMERE	KECHEJIAN MARIE F
769	8625 EDGEMERE	ARNOLD DELIGHT W
770	8625 EDGEMERE	COLE TIM

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
771	8629 EDGEMERE	ANDREWS ALICE TATUM
772	8629 EDGEMERE	GOODMAN JEFFREY
773	8629 EDGEMERE	SYBIL LTD
774	8629 EDGEMERE	SMITH HOWARD V & BOBBIE H
775	6358 BANDERA	WEBSTER SUSAN
776	6358 BANDERA	BERRY PATRICIA ANNE
777	6358 BANDERA	KARIEL NANCY E
778	6358 BANDERA	FLOYD JAMES CHRISTOPHER &
779	6815 BANDERA	WALKER BILL R
780	8621 BANDERA	WILLIAMS LISA ANN #6337C
781	6306 BANDERA	FRANKL KARL H & SHIRLEY A
782	6306 BANDERA	BARBRE JOHNNIE F
783	6306 BANDERA	ALLISON JENNY LEA BLDG A
784	6306 BANDERA	KESTER PAUL M & HELENE KESTER
785	6310 BANDERA	WALLACE REBECCA B
786	6310 BANDERA	SLATER MYRA RODES
787	6310 BANDERA	SADLER BOBBIE W
788	6310 BANDERA	MOBLEY NANCY
789	6314 BANDERA	TURNER MYRA JOY
790	6314 BANDERA	ROGERS MARY
791	6314 BANDERA	SPRAGUE ALAYNE W N
792	6314 BANDERA	SMITH LORRIE JEAN BLDG A UNIT 6314D
793	6318 BANDERA	MARINO NANCY M
794	6318 BANDERA	KELLY PATRICK DONALD
795	6318 BANDERA	US BANK NATIONAL ASSN
796	6318 BANDERA	HAVERFIELD WILLIAM L
797	6320 BANDERA	MARTIN EVERETT S & MARY ETTA MARTIN
798	6320 BANDERA	RUSSELL ELIZABETH K
799	6320 BANDERA	SMITH GAYLA # C
800	6320 BANDERA	PENDLETON FRED A & PATRICIA A
801	6324 BANDERA	ADAMS DORIS D LIV TR

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
802	6324 BANDERA	HOLMES WINIFRED IVY
803	6324 BANDERA	MCCRARY RICHARD & BARNES FRANK E
804	6324 BANDERA	SMITH NANCY L
805	6328 BANDERA	FLY MARGARET W
806	6328 BANDERA	DAVIS JANA DANIELS
807	6328 BANDERA	KEMPF FREDERICK J & ELIZABETH A
808	6328 BANDERA	SLACK WILLIAM B JR & GLORIA T BLDG A
809	6332 BANDERA	GARRETT BETTY A UNIT A
810	6332 BANDERA	HULSEY BETTYE E %M BANK PRESTON TR
811	6332 BANDERA	HENSLEE A JENKINS
812	6332 BANDERA	PAUL EDWARD W & PAUL CYNTHIA A
813	6318 BANDERA	CASHIER JESSICA A
814	6109 AVERILL WAY	JACOBS JANET & MITCHELL E
815	6111 AVERILL WAY	HOLLIS KELLYE UNIT 6111
816	6113 AVERILL WAY	THOMAS KATHRYN COLLINS UNIT A
817	6113 AVERILL WAY	BOWERS MARGARET
818	6113 AVERILL WAY	WILSON LINDA L
819	6113 AVERILL WAY	BOWSER DIANA AUTRY
820	6115 AVERILL WAY	ALLMAN CORA AMY % ALLIE BETH ALLMAN
821	6115 AVERILL WAY	GORDON KIRK E
822	6115 AVERILL WAY	ALLEN ANN
823	6115 AVERILL WAY	EVANS MARY C & JACOB A DECKER
824	6117 AVERILL WAY	RUMBLES GENE A
825	6117 AVERILL WAY	COHEN LEWIS H TR
826	6117 AVERILL WAY	PRICHARD LEV IV
827	6117 AVERILL WAY	CAVALIER PAGE GWENDOLYN
828	6117 AVERILL WAY	MALECHEK KEVIN SUITE C148
829	6119 AVERILL WAY	FOX JOE PAUL & CAROL K
830	6119 AVERILL WAY	RAVKIND NELL
831	6119 AVERILL WAY	HAMMOCK RONALD L
832	6119 AVERILL WAY	RMS RESIDENTIAL PROPERTIES LLC %
SPECIALIZED LOAN		

*Thursday, October 28, 2010*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
833	6121 AVERILL WAY	NANNI LUISA LIFE ESTATE
834	6121 AVERILL WAY	CASSTRES LTD
835	6121 AVERILL WAY	ALLMAN ALLIE B
836	6121 AVERILL WAY	GILLIS VERN D
837	6123 AVERILL WAY	JORDAN AMANDA J UNIT 6123
838	6125 AVERILL WAY	KASSELL MYREL W
839	6130 BANDERA	HAMILTON ANNE GOODE
840	6130 BANDERA	GANELES VIOLA
841	6130 BANDERA	LINDSEY JOY
842	6130 BANDERA	SHEINBERG ISRAEL & BETTY
843	6134 BANDERA	MONETT LUCINDA LIFE EST UNIT A
844	6134 BANDERA	BOWLES JAMES C & MARTHA
845	6134 BANDERA	GEIGER JOAN
846	6134 BANDERA	TOMPKINS R CHRIS JR
847	6148 BANDERA	EDMONDSON JAMES H TESTAMENTARY TRUST
FRAZOR T		
848	6148 BANDERA	HOPKINS CHERYL LEIGH BLDG B UNIT 6148
849	6148 BANDERA	INGRAM DEBORAH LYNN
850	6148 BANDERA	COOKE HERBERT V JR & BETTY H COOKE
851	6152 BANDERA	SANGER MARY T
852	6152 BANDERA	PRIDEAUX LISA LICILE
853	6152 BANDERA	HARRIS JON R & BETTE
854	6152 BANDERA	THWEATT REBECCA
855	6138 BANDERA	PRICE MARTIN L
856	6138 BANDERA	MARSHALL ANNA COLLIER BLDG C UNIT 6138-B
857	6138 BANDERA	NEWPORT PATRICK R UNIT 21-B
858	6138 BANDERA	DAWSON DAN PAUL
859	6144 BANDERA	NORTON STEPHEN H BLDG D UNIT 6144-A
860	6144 BANDERA	WEISBERG MICHAEL F
861	6144 BANDERA	MITCHELL MICHAEL T UNIT C
862	6144 BANDERA	ANNA R LATHAM UNIT D
863	6140 BANDERA	PRINCE SAMANTHA

*Thursday, October 28, 2010*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
864	3837 NORTHWEST	TIDWELL ROBERTA L ET AL
865	3839 NORTHWEST	MELTON JAMES WILSON
866	3833 NORTHWEST	MELTON LANCE P UNIT A
867	3835 NORTHWEST	MCCRACKEN PAMELA A MELTON

*Thursday, October 28, 2010*



**FILE NUMBER:** Z090-220(RB)

**DATE FILED:** June 25, 2010

**LOCATION:** Northwest Line of Marvin D. Love Freeway, Southwest of Camp  
Wisdom Road

**COUNCIL DISTRICT:** 8

**MAPSCO:** 63 X

**SIZE OF REQUEST:** Approx. 35,950 Sq. Ft. **CENSUS TRACT:** 109.01

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**APPLICANT:** TreCo, Ltd.;Owner

**REPRESENTATIVE:** Tre Black

**REQUEST:** An application for a Specific Use Permit for an Open-enrollment Charter School on property zoned an RR Regional Retail District.

**SUMMARY:** The applicant proposes to utilize the existing improvements to support an open-enrollment charter school for high school students with a maximum enrollment of 100 students.

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

**BACKGROUND INFORMATION:**

- The request site is developed with a multi-story office structure, inclusive of a partially covered (grade level) off-street parking area.
- The applicant proposes to utilize a portion of the structure to accommodate an open-enrollment charter school for high school students with a maximum enrollment of 100.

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

**Thoroughfare**

US Highway 67

**Designation; Existing & Proposed ROW**

Freeway; Variable ROW

**STAFF ANALYSIS:**

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

**LAND USE ELEMENT**

GOAL 1.2 Promote desired development.

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

**Land Use Compatibility** : The request site is developed with a multi-story office structure, inclusive of a partially covered (grade level) off-street parking area. The applicant is proposing to utilize a portion of the structure to accommodate an open-enrollment charter school for high school students with a maximum enrollment of 100.

The site has access from the westbound service road of US Highway 67 and is located on the perimeter of Southwest Mall. The site is surrounded by the existing regional retail mall, with multifamily uses across US Highway 67.

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

Staff has determined that the site can accommodate the use without creating any negative impact on surrounding uses. As a result of this analysis, staff supports the request, subject to a site plan and staff's recommended conditions, inclusive of implementation of the requirements of the required traffic management plan.

**Traffic:** The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the applicant's request and submitted Traffic Management Plan and determined that it will not significantly impact the surrounding street system. Furthermore, periodic reviews are being recommended to the plan initially submitted with this application.

**Landscaping:** The site possesses minimal landscape areas, most notably a few perimeter trees. The applicant proposes to utilize the existing improvements, thus no additional landscape materials are required nor recommended.

**PARTNER  
NAME & ADDRESS**

1. Albert C. Black, Jr.  
2525 Logan Street  
Dallas, Texas 75215
  
2. Gwyneith Black  
2525 Logan Street  
Dallas, Texas 75215
  
3. On-Target Supplies and Logistical  
Services, Inc.  
2525 Logan Street  
Dallas, Texas 75215

**STAFF RECOMMENDED CONDITIONS FOR A SPECIFIC USE PERMIT  
FOR AN OPEN ENROLLMENT CHARTER SCHOOL**

1. USE: The only use authorized by this specific use permit is an open-enrollment charter school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five years from the passage of the 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. LANDSCAPING: Landscaping must be provided as shown on the attached landscape plan. Plant materials must be maintained in a healthy, growing condition.
5. CLASSROOMS: The maximum number of classrooms is seven.
6. HOURS OF OPERATION: The open-enrollment charter school may only operate between 7:30 a.m. and 5:00 p.m., Monday through Friday.
7. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
8. OFF-STREET PARKING: A minimum of 67 off-street parking spaces must be provided in the location shown on the attached site plan.
9. TRAFFIC MANAGEMENT PLAN:
  - A. In general. Operation of the open-enrollment charter school must comply with the attached traffic management plan.
  - B. Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.
  - C. Traffic management plan.
    - i. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by August 1, 2013. After the initial traffic study, the

Property owner or operator shall submit updates of the traffic study to the director by August 1 of each odd-numbered year.

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

- a. ingress and egress points;
- b. queue lengths;
- c. number and location of personnel assisting with loading and unloading of students;
- d. drop-off and pick-up locations;
- e. drop-off and pick-up hours for each grade level;
- f. hours for each grade level; and
- g. circulation.

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

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

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

D. Amendment process.

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

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

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

11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal

Z090-220(RB)

and state laws and regulations, and with all or ordinances, rules, and regulations of the City of Dallas.



## **Technical Memorandum**

**To:** Tre' Black — Treco Investments, Ltd.  
**From:** DeShazo Group, Inc.  
**Date:** October 22, 2010  
**Re:** Traffic Management Plan for a proposed Charter School located at 7441 Martin D. Love Freeway, Dallas, Texas (DeShazo No. 10144)

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### **INTRODUCTION**

The services of DeShazo Group, Inc. (DeShazo) were retained by Treco Investments, Ltd. to conduct a traffic management plan (TMP) for a proposed charter school ("the school") in Dallas, Texas. DeShazo is an engineering consulting firm providing licensed engineers skilled in the field of traffic/transportation engineering.

The proposed charter school is a 100-student high school serving Grades 9-12. The school is proposed to be located on the top floor (4<sup>th</sup>) of an existing four-story office building with the first floor being parking located at 7441 Martin D. Love Freeway (US 67), Dallas, Texas 75237. The office building is bounded by southbound US 67 frontage road to the east, Southwest Center Mall ring road to the west, mall entrance to the north and Bally Total Fitness to the south. The remaining portion (2<sup>nd</sup> & 3<sup>rd</sup> floors) of the building is approximately 90% occupied currently with office use.

#### **Purpose**

The purpose of this report is to develop procedures to promote traffic safety and efficiency to be used by the school during the morning drop-off and afternoon pick-up hours. The report is developed for use by Treco Investments, Ltd. in a request for an Specific Use Permit (SUP - Case# z09-0220) for the Project. The study will be provided to the City of Dallas for review as to fulfill the associated requirements of the local approval process.

### **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 City of Dallas strives for all drop-off and pick-up carpool activity to occur on private property rather than in the public right-of-way. 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.

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.

### **Queue Lengths**

The City of Dallas strives for all vehicular queuing and drop-off/pick-up procedures to take place on private property (i.e., off public right-of-way). A standardized technique for determining queue length does not exist, however DeShazo has developed a proprietary methodology for estimating vehicular queue at schools based upon various, prior, school studies performed around the Dallas metropolitan area.

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 25% of the total inbound PM peak hour traffic volume. The PM peak hour inbound volume is calculated as follows:

1. Deduct the estimated mode split of students travelling by bus and/or other significant travel mode from the total number of students. [NOTE: No deductions were applicable in this case.]
2. Apply the ITE *Trip Generation-8<sup>th</sup> Edition* equations for “private schools” using the adjusted number of students [“private schools” trip equations typically contain no public bussing or alternative travel modes]. 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.

Based on the information provided by Treco Investments, Ltd. for the proposed charter school, the following assumptions were employed in the DeShazo Model:

- 100 total students
- No students will be bused or walked
- No students will be driving themselves to school

The ITE *Trip Generation* does not provide trip information data for a charter or private high school. Since no students will be driving to school it was assumed that the trip generation characteristics for this school would be similar to that of an elementary school. Therefore, the DeShazo model was run for a private school (grades K-12) with 100 students. [NOTE: A small percentage may stay longer at the school for after-school activities. However, for the purpose of this study this percentage was assumed to be negligible.] Trip generation equations/rates for the ITE Land Use code 536 for Private Schools (K-12) were used in the DeShazo model. Excerpts from the ITE *Trip Generation* are provided in **Appendix A**. Based on DeShazo's methodology the maximum passenger vehicle queue for the school was estimated as **13 vehicles** (260 linear feet @ 20 feet/vehicle). More information and detailed queue calculations are also provided in **Appendix A**.

### **Circulation**

The proposed school will use the existing two driveways to the office building. Both the driveways access the public right-of-way. One driveway is located on southbound US 67 frontage road and the other is located on the Southwest Center Mall ring road.

It is desired for all internal circulation to be one-way and provide passenger-side vehicle loading—in order to provide the safest, most efficient transportation for the students. Two passenger vehicle loading/unloading areas have been identified for this school site:

- 1) along the front side of the building near main entrance from southbound US 67 frontage road, and
- 2) along the rear side under the building near the entrance from mall ring road.

It is recommended that the front side of the building be used as the primary drop-off/pick-up location for this school. This location will provide the maximum queuing length for the drop-off/pick-up activity while avoiding the conflict with the patrons of the office building who primarily use rear side entrance to access the building.

Passenger vehicles dropping-off/picking-up students should enter the school from the entrance on the mall ring road, turn left and circulate under and around the building to reach the designated drop-off/pick-up location. Upon the completion of drop-off/pick-up activity, these vehicles could exit the school through either driveway.

Detailed illustrations are provided in **Exhibit 1**.

### **Staff Assistance**

It is important to have a staff presence wherever students are dropped-off or picked-up. In the morning, there should be at least one staff member at the drop-off/pick-up area to guide vehicles to designated locations and direct students into the school building. Because this is a high school, students do not need as much assistance finding and loading into their vehicle in the afternoon as compared to younger grades, but staff should still be present at all times in sufficient numbers to monitor all loading operations. A greater presence is needed in the afternoon due to the increased traffic and pedestrian activity. It is

*DeShazo Group, Inc.  
October 22, 2010*

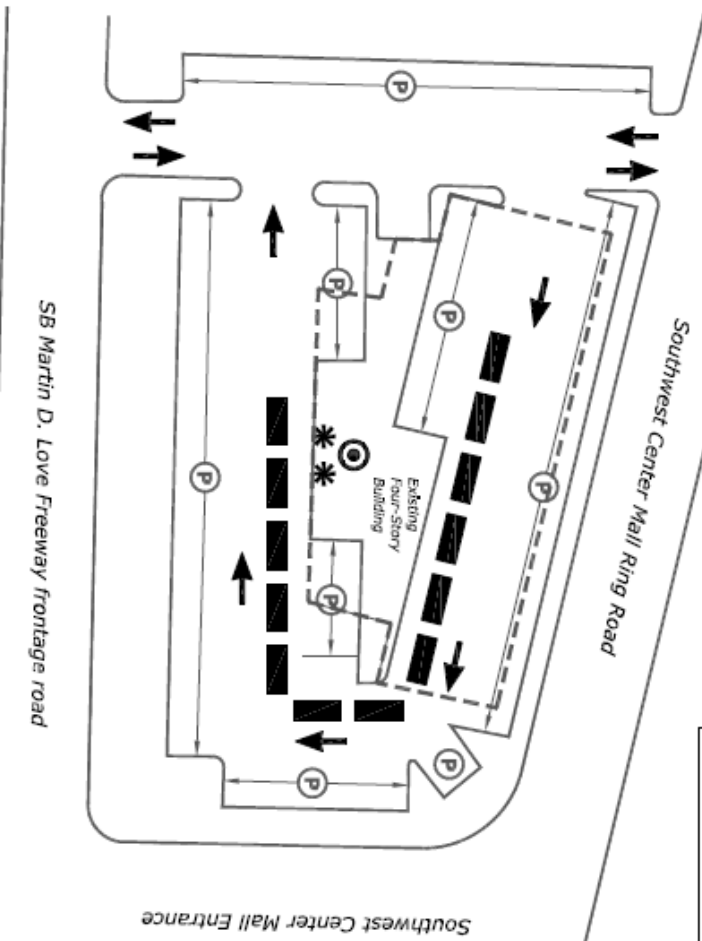
recommended that the staff should oversee operations and ensure traffic flows according to the TMP.

### **SUMMARY/CONCLUSIONS**

This TMP is to be used by the proposed charter school beginning in 2011 to provide safe and efficient transportation of students, staff, and faculty to and from the site. It was developed to prevent the queuing of drop-off/pick-up related vehicles within the City right-of-way, and shall be reviewed by the school on a regular basis to confirm its effectiveness and compliance and to investigate potential improvements.

END OF MEMO

**School Information**  
 Address: 7441 Martin D Love Freeway, Dallas, TX  
 City of Dallas Case #: Z09-0220



**School Information**  
 Students: 100  
 Grades: 9th - 12th  
 Hours: 8:00 AM - 3:00 PM

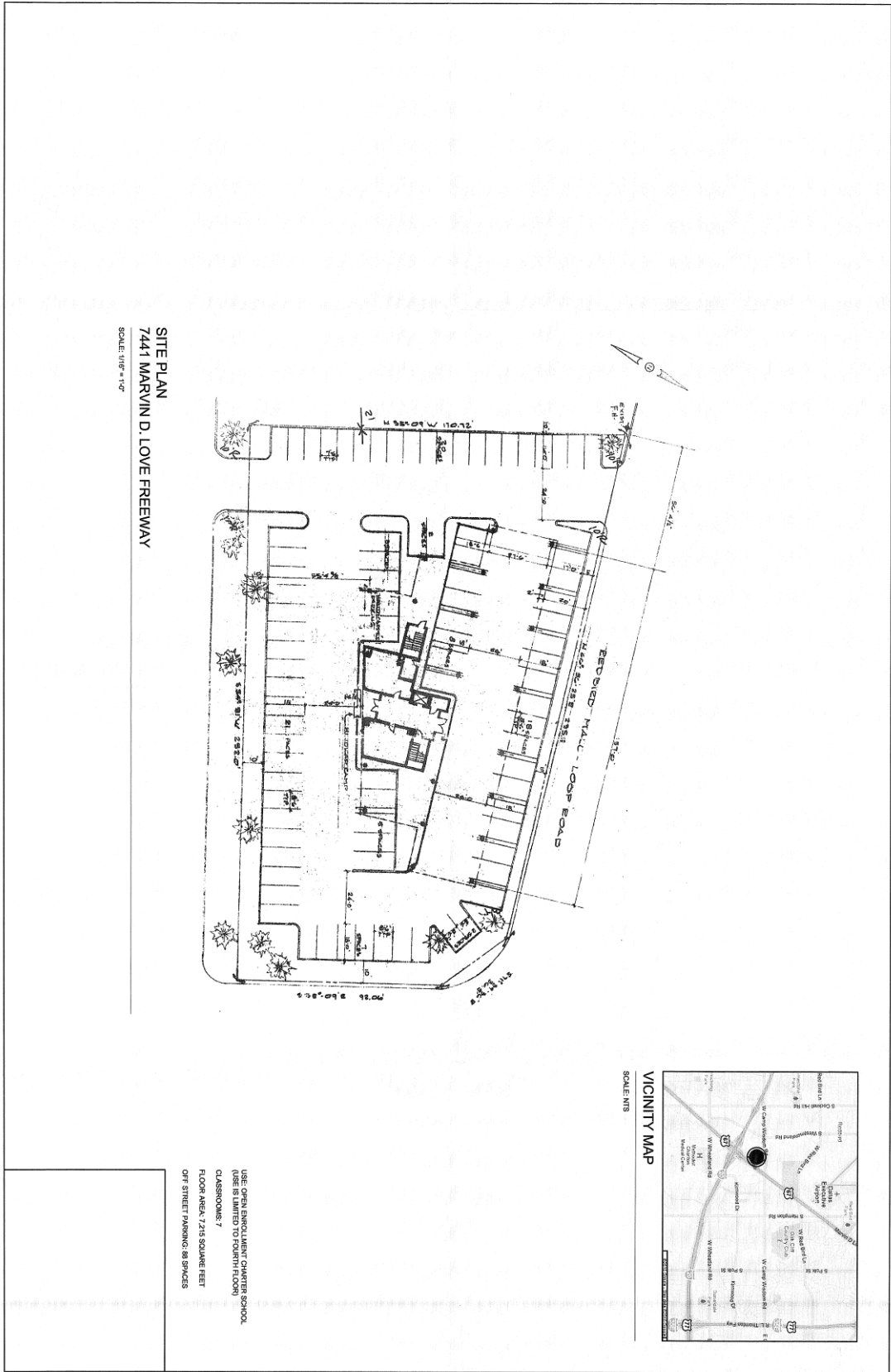
**Passenger Vehicles (Total)**  
 Available queue - 370 ft. (18 veh.)  
 Required queue - 260 ft. (13 veh.)  
 Excess queue - 110 ft. (5 veh.)

- LEGEND**
- ⊙ - Staff Assistance
  - \* = Drop-off/Pick-Up Location
  - ▬ = Queued Vehicle
  - = Circulation Path
  - - - = Existing Building (Approximate)
  - (P) = Existing Parking (Approximate)

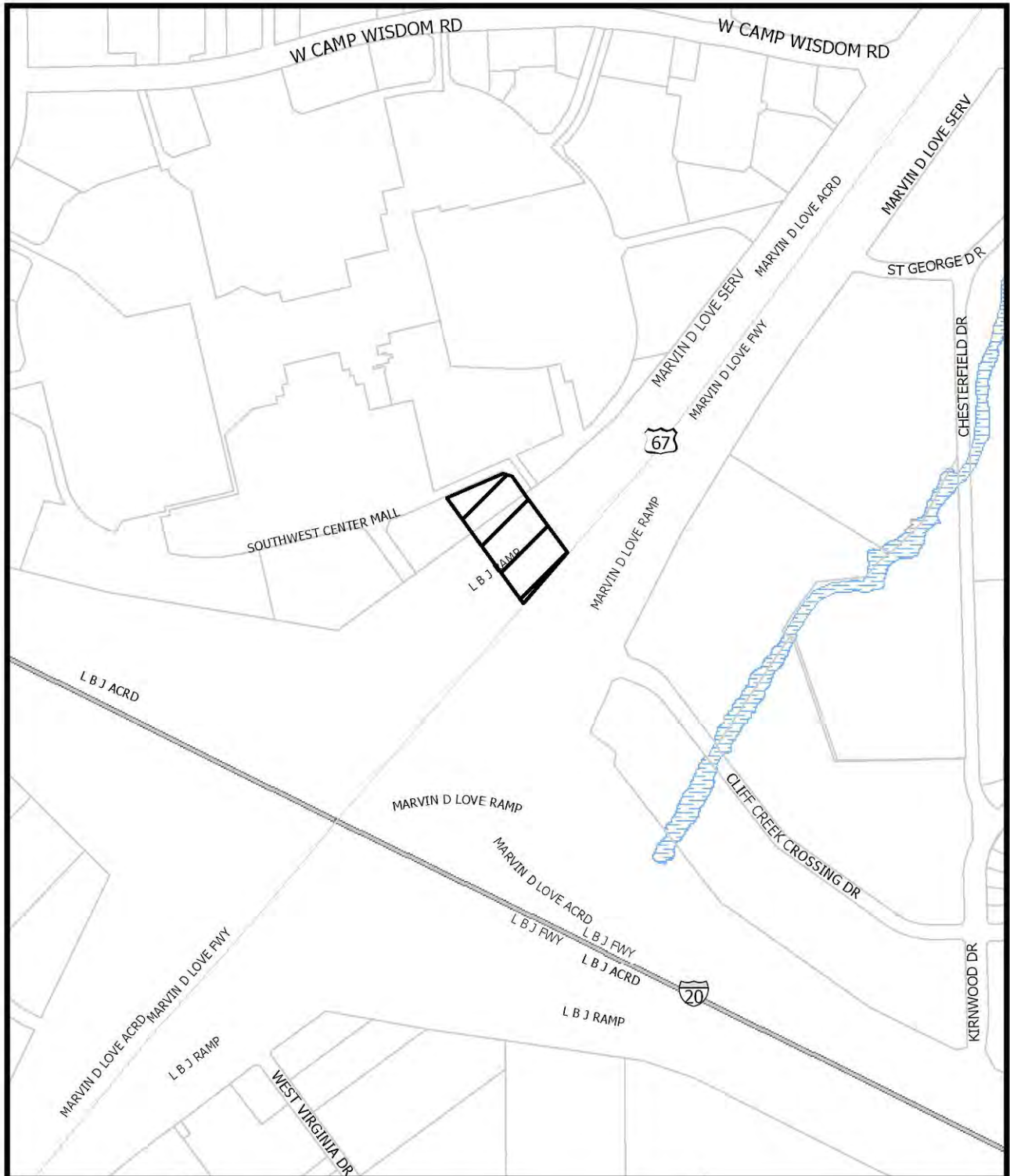
**TRAFFIC MANAGEMENT PLAN (7441 Martin D. Love Freeway, Dallas, TX)**

Traffic Management Plan for a Charter School

*Note 1:* The approximate building and site boundaries are intended solely for site plan provided by Trues Investments, LLC.  
*Note 2:* This Traffic Management Plan was developed to present the quantity of drop-off/pick-up related vehicles within the City right-of-way. The school administrator should adhere to this TMP and any deficiencies due to spill over of queuing into undesignated areas of the City ROW including roadway travel lanes should be corrected by school immediately.



**Proposed Site Plan**



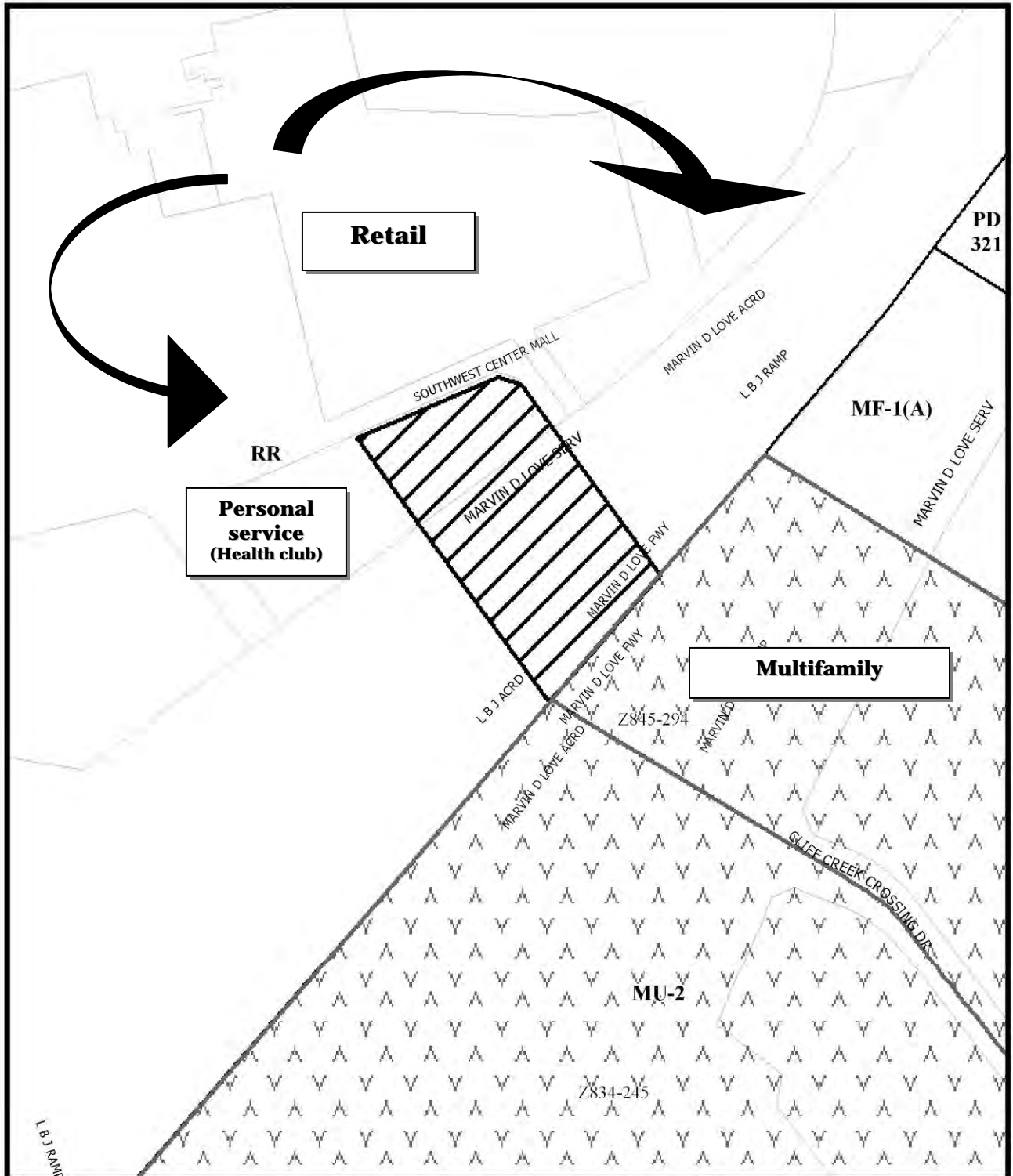
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# VICINITY MAP

Map no:           P-5          


Case no:           Z090-220          

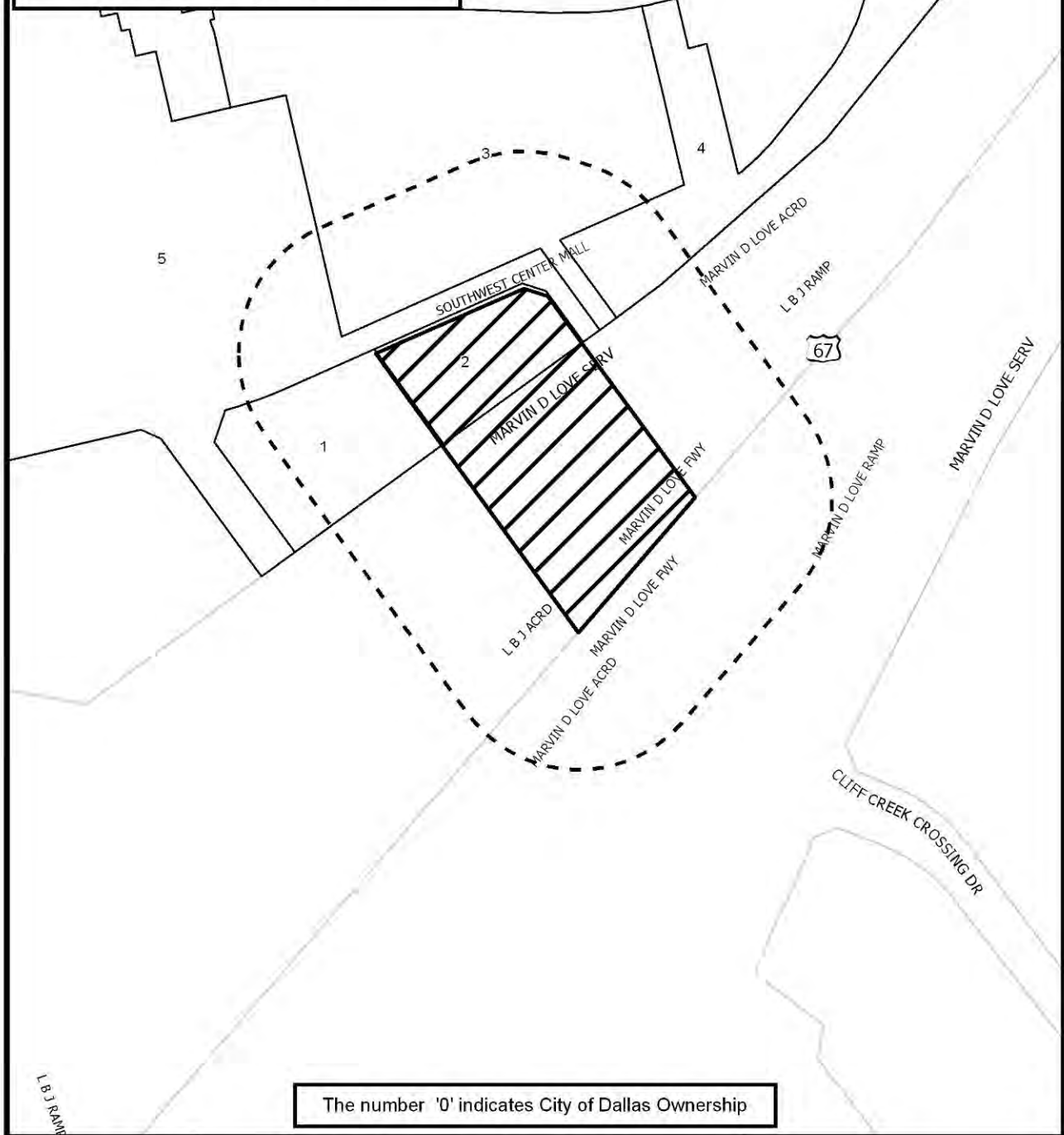
DATE: November 04, 2010




 1:2,400	<h1>ZONING AND LAND USE</h1>	Map no: <u>          P-5          </u> Case no: <u>          Z090-220          </u>
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DATE: November 04, 2010

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



The number '0' indicates City of Dallas Ownership

  
 1:2,400

**NOTIFICATION**

<b>200'</b>	<b>AREA OF NOTIFICATION</b>
<b>5</b>	<b>NUMBER OF PROPERTY OWNERS NOTIFIED</b>

Map no:           **P-5**            
 Case no:           **Z090-220**          

DATE: November 04, 2010



## ***Notification List of Property Owners***

### ***Z090-220***

#### ***5 Property Owners Notified***

#### ***Label # Address***

#### ***Owner***

1	7471	MARVIN D LOVE	BALLY TOTAL FITNESS CORP PPTY MGMT DEPT # 625-10
2	7441	MARVIN D LOVE	TRECO LTD
3	3700	CAMP WISDOM	BURLINGTON COAT FACTORY REALTY OF
4	3200	CAMP WISDOM	RETAIL SWC MALL LLC ATTN: JACK FRIEDLER
5	3560	CAMP WISDOM	EL REY PPTIES LP

***Thursday, November 04, 2010***

**FILE NUMBER:** Z090-217( WE) **DATE FILED:** June 21, 2010

**LOCATION:** Houston Street and Lyte Street, northeast corner

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

**SIZE OF REQUEST:** Approx. 3.3121 acres **CENSUS TRACT:** 19.00

---

**APPLICANT/OWNER:** Lyte Development Co., LC

**REPRESENTATIVE:** Bennett Miller  
Lyte Development Co., LC

**REQUEST:** An application for an amendment to, and an expansion of, Planned Development Subdistrict No. 11 and a Specific Use Permit for an off-premise sign on property zoned a Planned Development Subdistrict No. 11 and an MF -2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

**SUMMARY:** The purpose of this request is to permit approximately two non-premise signs on the facade of a two-story building facing Houston Street and Lyte Street.

**STAFF RECOMMENDATION:** Approval of the amendment to, and expansion of, Planned Development Subdistrict No. 11 and approval of a Specific Use Permit for a three year period, subject to a site plan, and conditions

**BACKGROUND INFORMATION:**

- The applicant’s request for an amendment to, and an expansion of, Planned Development Subdistrict No. 11 will permit the non-premise sign and a small tract of land to be brought into the Planned Development Subdistrict. The Specific Use Permit component will permit the applicant to have approximately two attached non-premise signs on a building facade that faces Houston Street and Lyte Street.
- The request site is located within a Historic District and the proposed attached non-premise signs will have to be approved by the Landmark Commission.

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

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Houston Street	Minor Arterial		
Lyte Street	Local Street	22 ft.	22 ft.

**Land Use:**

	Zoning	Land Use
<b>Site</b>	PDS No. 11, MF-2 w/in PDS No. 193	Residential
<b>North</b>	PDS No. 11 (Tract 2) w/in PDS No. 193	Multiple family
<b>South</b>	PDD No. 582	Parking structure
<b>East</b>	MF-2, PDD No 582	Multiple family
<b>West</b>	PDD No. 582	Victory Place

**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 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.

## 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 3.312 acre site is developed with residential uses and is designated as a historic site. The applicant's request for an amendment to and expansion of Planned Development Subdistrict No. 11 will permit the non-premise sign and a small tract of land within the PDS and the Specific Use Permit will permit two attached non-premise signs on the façade of an existing two-story building.

The applicant's request for the amendment to PDD No. 11 will allow for advertisements of various products on the building. The applicant will have to comply with specific regulations as it relates to the effective area and time period of the specific use permit. The non-premise sign provision of the Development Code states that the effective area of this use may not exceed 25 percent of the area of the façade to which it is attached, or 672 square feet, whichever is less. No more than 10 percent of the effective area of this use may contain words, and this use may not contain more than eight words. In addition, the proposed site must be located in or within one mile of the central business district, and be spaced at least 1,000 feet from all other attached non-premise signs. The development code only allows for a maximum of three years for a non-premise sign.

Staff's recommendation is for approval of an amendment to, and expansion of, Planned Development Subdistrict No. 11 and approval of a Specific use Permit for an attached non-premise sign for a three year period, subject to a site plan and conditions. The development code only allows for a maximum of three years for a non-premise sign.

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:**

<b><u>DISTRICT</u></b>	<b><u>SETBACKS</u></b>		<b>Density</b>	<b>Height</b>	<b>Lot Coverage</b>	<b>Special Standards</b>	<b>PRIMARY Uses</b>
	<b>Front</b>	<b>Side/Rear</b>					
PDS No. 11 – Existing	0'	No Min. for single family		50'	80%- res. 100% - non-res.		Residential, community service, recreation
PDS No. 11 – Proposed	0'	No Min. for single family		50'	80%- res. 100% - non-res.		Residential, community service, recreation, Miscellaneous (attached non-premise signs)

**Landscaping:** Landscaping must comply with the provisions in Section S-11.112. LANDSCAPING of Planned Development Subdistrict No. 11. The applicant will be removing several trees along the western façade to allow visibility of the proposed sign. The applicant will be required to mitigate trees that are removed from the site.

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

**Miscellaneous – No n-premise signs:** In March 2010, the applicant requested the Landmark Commission to review on a conceptual basis the painted signage that may appear on the building’s façade. The Landmark Commission recommended denial without prejudice of the proposal and requested that the applicant submit an application for an amendment to the zoning that would allow an attached non-premise sign.

If the amendment is approved, the applicant will have to submit an application to the Landmark Commission to determine 1) if the proposed non-premise signs are compatible with the historic overlay, and 2) if the chosen paint colors are acceptable to the historic district. The request site is located within a Historic District.

**LIST OF OFFICERS  
LYTE DEVELOPMENT COMPANY, LC**

- Bennett I. Miller                      President
- Charles S. Cristol                      Secretary

**PROPOSED PDD CONDITIONS**

**SEC. S-11.101. LEGISLATIVE HISTORY.**

PD Subdistrict 11 was established by Ordinance No. 22477, passed by the Dallas City Council on June 28, 1995. Ordinance No. 22477 amended Ordinance No. 21859, PD 193 (the Oak Lawn Special Purpose District), as amended, and Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended.

**SEC. S-11.102. PROPERTY LOCATION AND SIZE.**

PD Subdistrict 11 is established on property generally located at the west corner of Lyte Street and Caroline Street. The size of PD Subdistrict 11 is approximately 5.3038[5.2752] acres.

**SEC. S-11.103. DEFINITIONS AND INTERPRETATIONS.**

- (a) Unless otherwise stated, the definitions contained in Chapter 51 apply.
- (b) Unless otherwise stated, all code references are to Chapter 51.
- (c) This subdistrict is considered to be a residential zoning district.

**SEC. S-11.104. DEVELOPMENT/ CONCEPTUAL PLAN.**

Development and use of the Property must comply with the development/conceptual plan (Exhibit S-11A). This plan serves as the development plan for Tract II and the conceptual plan for Tract I, said tracts being more particularly described on Exhibit S-11B. In the event of a conflict between the provisions of this division and the development/conceptual plan, the provisions of this division control.

**SEC. S-11.105. DEVELOPMENT PLAN.**

Prior to increasing the floor area ratio or nonpermeable lot coverage as they existed on the effective date of Ordinance No. 22477 by more than 10 percent for any lot on Tract I, a development plan must be approved by the city plan commission prior to the issuance of any building permit in Tract I. Development and use of the Property must comply with the approved development plan. The development plan and any amendments must comply with the development/conceptual plan and this division.

**SEC. S-11.106. MAIN USES PERMITTED.**

(a) Community service uses.

- Child-care facility. [SUP]
- Community service center. [SUP]

(b) Commercial uses.

- Attached non-premise sign. [SUP]

(c) Recreation uses.

- Public golf course.
- Public park or playground.
- Private recreation club or area.

(d[~~e~~]) Residential uses.

- Handicapped group dwelling unit.
- Multiple-family.
- Single-family.

(e)[~~d~~] Transportation uses.

- Private street or alley.

(f)[~~e~~] Utility and public service uses.

- Electrical substation. [SUP]
- Local utilities.
- Radio, television, or microwave tower. [SUP]

(g)[~~f~~] Wholesale, distribution, and storage uses.

- Recycling drop-off container.

**SEC. S-11.107. ACCESSORY USES.**

The open storage accessory use is not permitted in this district.

**SEC. S-11.108. YARD, LOT, AND SPACE REGULATIONS.**

(a) Front yard. No minimum front yard setback.



(b) Side and rear yard.

(1) No minimum side or rear yard for single-family structures.

(2) Minimum side and rear yard for other permitted structures is as shown on the development/conceptual plan.

(c) Density. No maximum dwelling unit density.

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

(e) Height and stories. Maximum structure height is 50 feet. No maximum number of stories.

(f) Lot coverage. Maximum lot coverage is 80 percent for residential structures and 100 percent for nonresidential structures.

(g) Lot size. Minimum lot area is 1,655 square feet.

**SEC. S-11.109. OFF-STREET PARKING AND LOADING.**

(a) For single-family uses, the following apply:

(1) A minimum of two off-street parking spaces are required per lot.

(2) Garages may not be enclosed into a living area unless provisions are made to provide required parking.

(3) A parking space must be at least 10 feet from the right-of-way line adjacent to a street or alley if the space is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. This provision controls over any building line platted to a lesser setback and any other provision of this district.

(4) Any garage door setback less than 20 feet from the right-of-way adjacent to a street or alley must be equipped with electric automatic control. The controls must be maintained in working condition at all times.

(b) For all other uses, off-street parking and loading must be provided as shown on the development/conceptual plan.

(c) In this subdistrict, off-street parking must be provided at or below ground level.

**SEC. S-11.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. S-11.111. ACCESS.**

Ingress and egress must be provided as shown on the development/conceptual plan.

**SEC. S-11.112. LANDSCAPING.**

Landscaping must comply with the landscape plan (Exhibit S-11C). Landscaping must be served by an automatic underground irrigation system. All plant materials must be maintained in a healthy, growing condition. The property owner or homeowners' association is responsible for the proper maintenance of all landscaping on the Property.

**SEC. S-11.113. SCREENING.**

A minimum six-foot-high screening wall must be installed as shown on the development/conceptual plan.

**SEC. S-11.114. HOMEOWNER'S ASSOCIATION.**

Prior to final plat approval, the owner(s) of the Property must execute an instrument creating a homeowners' association for the maintenance of common areas, screening walls, landscape areas (including perimeter landscaping areas), private streets, and for other functions. This instrument must be approved as to form by the city attorney, approved by the city plan commission, and filed in the Dallas County Deed Records.

**SEC. S-11.115. GENERAL REQUIREMENTS.**

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

**SEC. S-11.116. PAVING.**

Except for the right-of-way widths of the private streets shown on the development/conceptual plan and which must be constructed as shown on that plan, 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.

**SEC. S-11.117. COMPLIANCE WITH CONDITIONS.**

The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development subdistrict until there has been full compliance with this

Z090-217(WE)

division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

**SEC. S-11.118. ZONING MAP.**

PD Subdistrict 11 is located on Zoning Map No. J-7.

**PROPOSED PDD CONDITIONS**

USE: The only use authorized by this specific use permit is an attached non-premise sign.

SITE PLAN: Use and development of the Property must comply with the attached site/elevation plan.

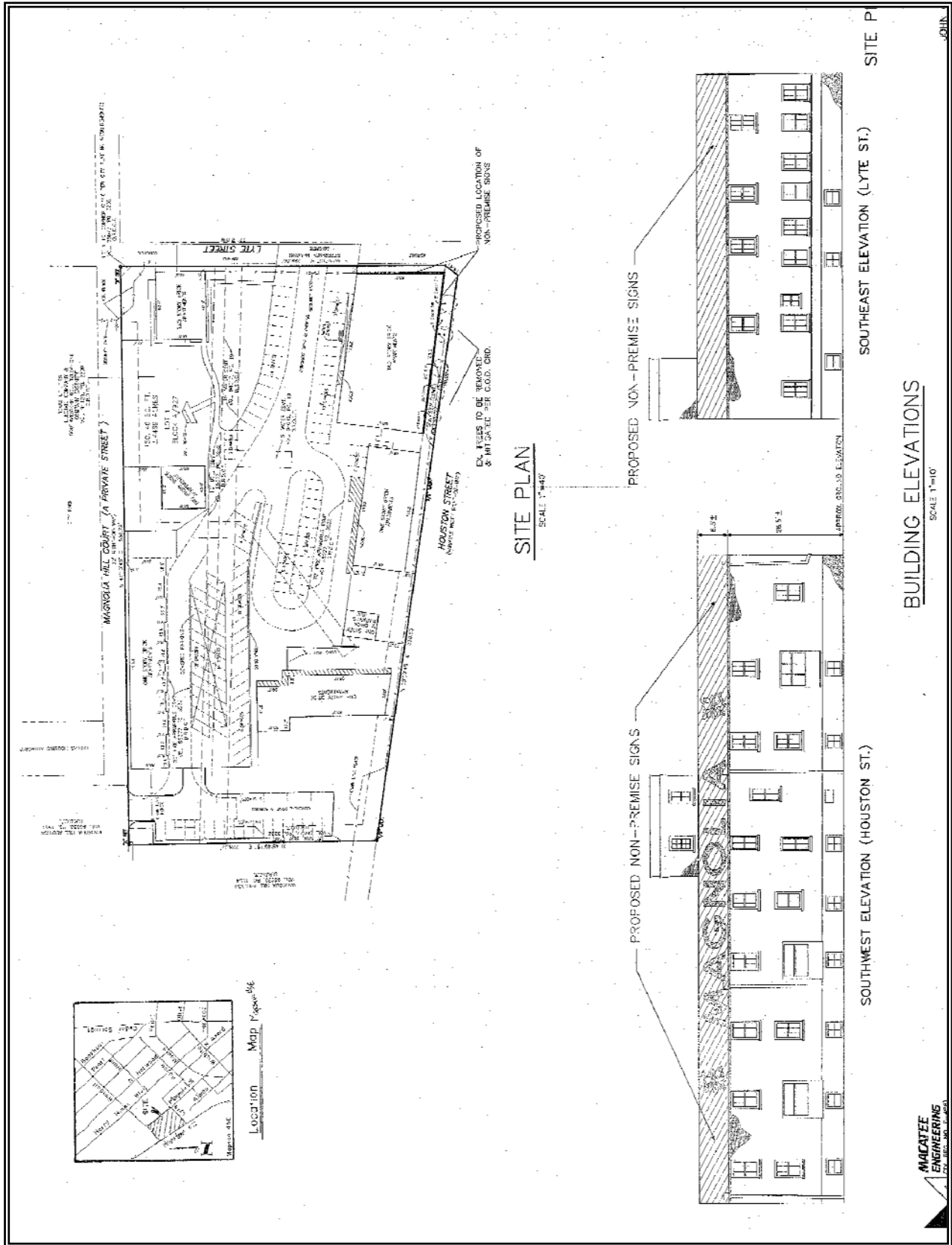
TIME LIMIT: This specific use permit automatically terminates on (three years from approval).

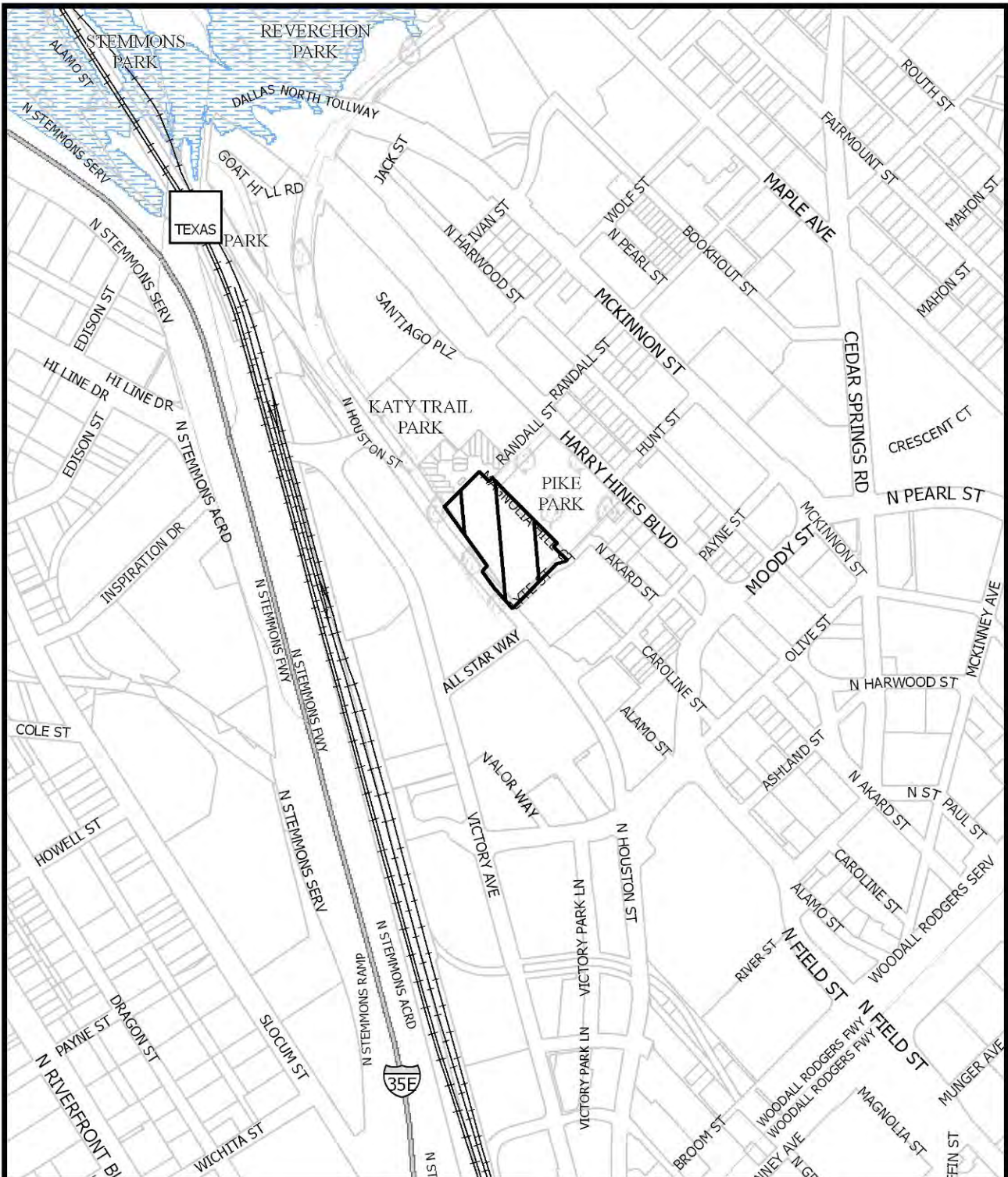
LANDSCAPING: Landscaping must be provided and maintained in accordance with Section 51P-193.126 of the Dallas City Code and the attached site plan.

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

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/ ELEVATION PLAN





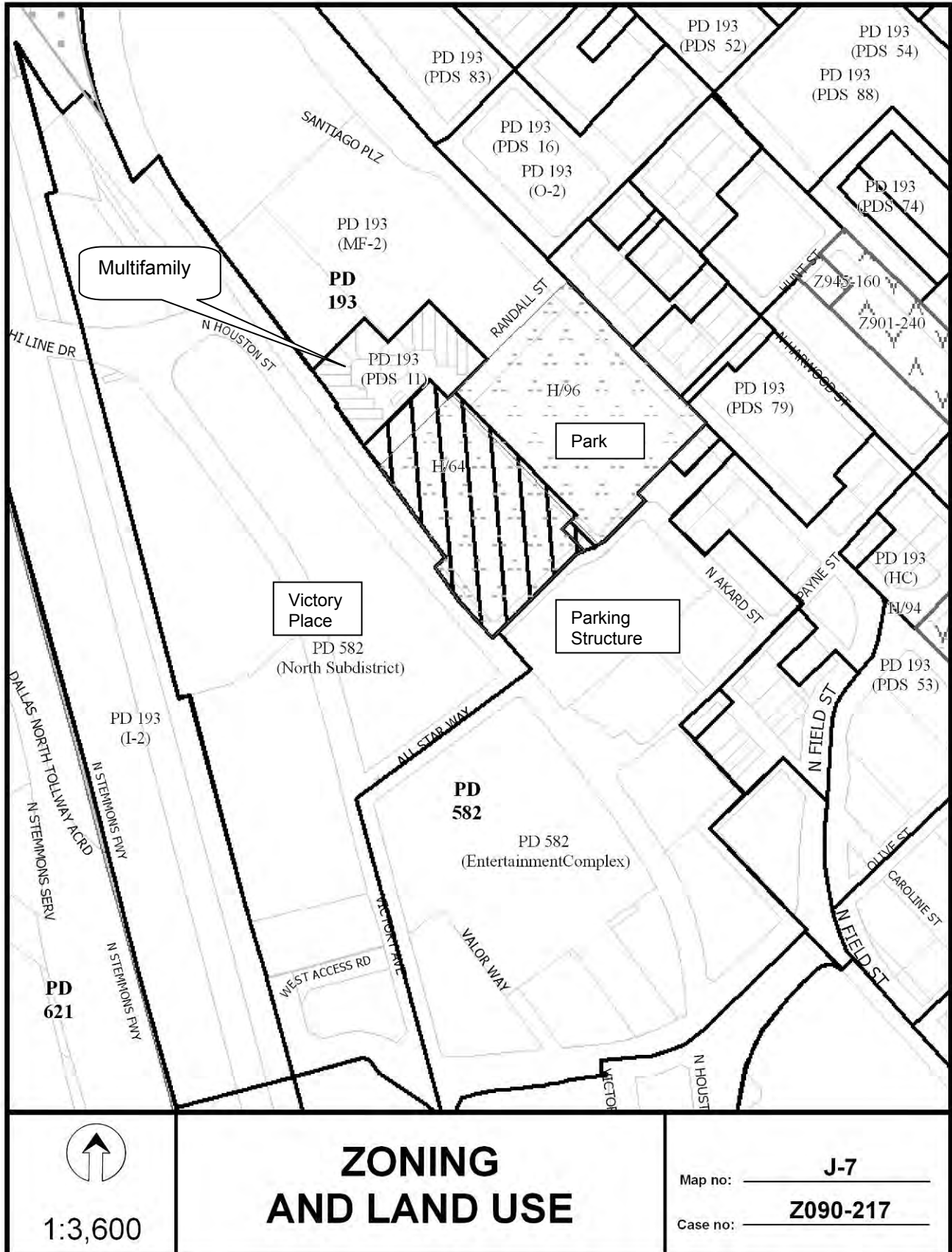
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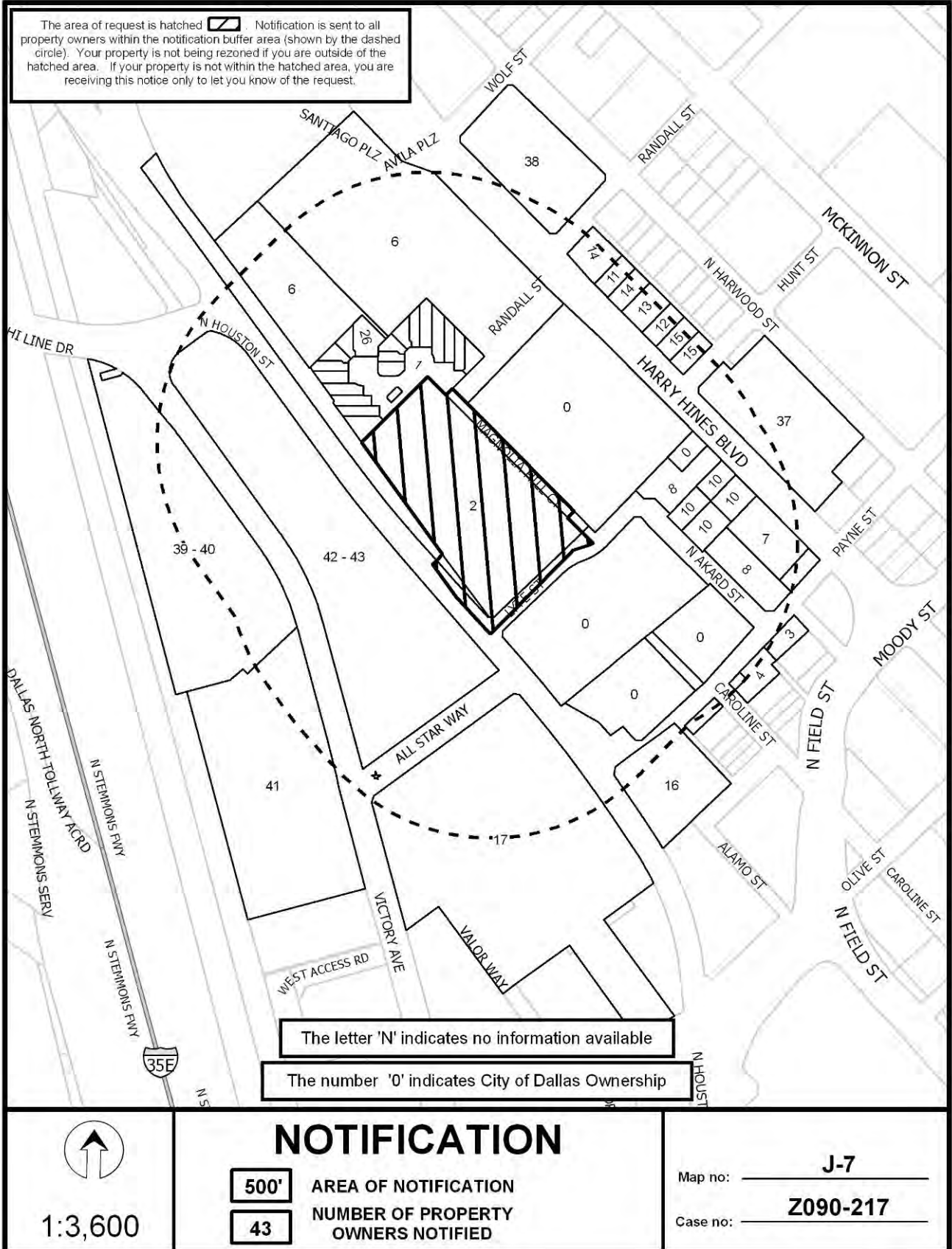
# VICINITY MAP

Map no:           J-7            
Case no:           Z090-217          

DATE: October 29, 2010



DATE: October 29, 2010



DATE: October 29, 2010



# Notification List of Property

## Z090-217

### 43 Property Owners Notified

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
1	2901 MAGNOLIA HILL	MAGNOLIA HILL CO LC THE % NOLAN MGMT CO INC
2	1607 LYTE	LYTE DEVELOPMENT CO LLC % BENNETT MILLER CO
3	2617 AKARD	HARWOOD PACIFIC INTL INC
4	1706 PAYNE	IC DEVELOPMENT XII LTD
5	2615 CAROLINE	AVALOS SAMUEL III &
6	2927 HARRY HINES	DALLAS HOUSING AUTHORITY
7	2711 HARRY HINES	OSCAR ASSOC PS STE 100
8	2728 PAYNE	ANLAND 14 LP % HILLWOOD DEV CORP
9	2701 HARRY HINES	FELIX LTD LB 7
10	2727 HARRY HINES	FELIX LIMITED STE 100
11	2818 HARRY HINES	AVALOS SAMUEL R III ET AL
12	2806 HARRY HINES	HPO INC 16TH FLOOR
13	2810 HARRY HINES	HPO INC SUITE 1600
14	2830 HARRY HINES	VILLASANA CHARLES
15	2804 HARRY HINES	ROLEX TEXAS REALTY DELAWARE CORPORATION
16	2500 ALAMO	ANLAND NORTH LP PS %HILLWOOD
17	2427 HOUSTON	CENTER OPERATING COMPANY ATTN: BRIAN BROWN, VP
18	2903 MAGNOLIA HILL	DEMAREST DAVID
19	2907 MAGNOLIA HILL	MANNING CATHERINE Z & MANNING GEORGE T
20	2911 MAGNOLIA HILL	MCCOLLUM SYLVIA A
21	2915 MAGNOLIA HILL	FREELAND EUGENE
22	2919 MAGNOLIA HILL	LONSDALEHANDS HORATIO
23	2923 MAGNOLIA HILL	AYERS JOSHUA DAVID
24	2927 MAGNOLIA HILL	HOPKINS KENNETH J & BROOKE A
25	2931 MAGNOLIA HILL	DREW HENSON TRUST
26	2935 MAGNOLIA HILL	STEARNS DAVID R & KRISTI M

Wednesday, October 27, 2010

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
27	2943 MAGNOLIA HILL	ROOSEVELT ELLIOTT III
28	2947 MAGNOLIA HILL	DODD KEITH &
29	2951 MAGNOLIA HILL	ROSE KENNETH M & ROXANE L
30	2955 MAGNOLIA HILL	UPHAM NOWELL C
31	2959 MAGNOLIA HILL	ZOUVAS MARK S
32	2963 MAGNOLIA HILL	THORNTON TERRY L & ANGELO L ALCALA
33	2967 MAGNOLIA HILL	ADAMS DENSIL A
34	2971 MAGNOLIA HILL	NICHOLS CHARLES S
35	2975 MAGNOLIA HILL	UNGER DOUGLAS H
36	2979 MAGNOLIA HILL	TOSTENSON LAURA
37	2727 HARRY HINES	INTERNATIONAL CENTER DEVELOPMENT II & III LTD
38	2914 HARRY HINES	RLJ III SF DALLAS UT LP STE 1000
39	2825 ALAMO	ANLAND NORTH II LP % HILLWOOD
40	1200 FLYNN	ST LOUIS S W RAILWAY CO % UNION PACIFIC PPTY TAX
41	2825 ALAMO	ANLAND NORTH COMM LP % HILLWOOD
42	2825 ALAMO	ANLAND NORTH LP % HILLWOOD
43	1202 FLYNN	ST LOUIS S W RAILWAY CO % UNION PACIFIC PPTY TAX

**Wednesday, October 27, 2010**

**Planner: Warren F. Ellis**

**FILE NUMBER:** Z090-223( WE) **DATE FILED:** June 16, 2010

**LOCATION:** Cedar Springs Road and Welbourn Street, southeast corner

**COUNCIL DISTRICT:** 14 **MAPSCO:** 35W, X

**SIZE OF REQUEST:** Approx. 38,115 sq. ft. **CENSUS TRACT:** 5.00

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**APPLICANT/OWNER:** David Shuford

**REPRESENTATIVE:** Gregg A. Smith

**REQUEST:** An application for GR General Retail Subdistrict and deed restrictions volunteered by the applicant on property zoned an O-2 Office Subdistrict with a D Dry Liquor Control Overlay within Planned Development District No. 193, the Oak Lawn Special Purpose District.

**SUMMARY:** The purpose of this request is to permit a greenhouse on the property. The applicant has volunteered deed restrictions that will limit the uses that are permitted in the O-2 Office Subdistrict. All other uses that are permitted in the GR General Retail Subdistrict are prohibited except for the greenhouse use.

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

**BACKGROUND INFORMATION:**

- The applicant’s request for GR General Retail Subdistrict will allow for the development of a greenhouse on the property . The applicant’s intent is to have a community garden on the property and use the garden as an outreach ministry for the surrounding community. The size of the proposed greenhouse will have approximately 2,200 square feet of floor area and will not exceed a maximum height of 12 feet.
- Currently the development code does not have a land use category for a community garden. The Zoning Ordinance Committee (ZOC ) is currently conducting meetings to discuss the development standards and regulations for a community garden. The GR General Retail Subdistrict is the closest zoning category that permits a community garden within PDD 193, the Oak Lawn Special Purpose District.
- The applicant has volunteered deed restrictions that will limit the uses to those permitted in the O-2 Office Subdistrict. All other uses that are permitted in the GR General Retail Subdistrict are prohibited except for the greenhouse use.
- The surrounding land uses consist of office and residential uses. A church, which is across Welbourn Street, is located within a GR General Retail Subdistrict.

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

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Cedar Springs Road	Collector	60 ft.	60 ft.
Welbourn Street	Local Street	40 ft.	40 ft.
Dickason Avenue	Local Street	40 ft.	40 ft.

**Land Use:**

	Zoning w/in PDS No. 193	Land Use
Site	O-2-D	Surface Parking lot
North	PDD No. 229	
South	O-2-D, MF-3-D, PDS No. 14	Surface Parking lot,
East	O-2-D	Surface Parking lot, Office
West	O-2-D, GR	Surface Parking lot, Church

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

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

## Land Use

### GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

### STAFF ANALYSIS:

**Land Use Compatibility :** The 38,115 square foot site is developed as an improved surface parking lot and is adjacent to office and residential uses. Across Welbourn Street, is the church that will manage and operate the proposed use. The applicant's request for GR General Retail Subdistrict will allow for the development of a greenhouse on the property. Currently the development code does not have a land use category for a community garden and the only zoning subdistrict that relates to the applicant's request within PDD No. 193 is the GR General Retail Subdistrict.

The Zoning Ordinance Committee (ZOC) is currently facilitating meetings to discuss the development standards and regulations for a community garden. The applicant's intent is to have a community garden on the property and use the garden as an outreach ministry for the surrounding community. As a result of the surrounding area being office and residential and the underlying zoning Subdistrict being an O-2 Office, the applicant has volunteered deed restrictions that will limit the uses to those permitted in the O-2 Office Subdistrict. All other uses that are permitted in the GR General Retail Subdistrict are prohibited except for the greenhouse use.

Staff recommendation is for approval of the applicant's request for a GR General Retail Subdistrict, subject to the deed restrictions volunteered by the applicant and retention of the D Dry Liquor Control Overlay.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
O-2 – Existing Office	10' -res. Other: 20'	0' -res. Other: 10'	4:1*	36' – res. Other: 240'	60%		Office
GR – Proposed General retail	0' –res. Other: 10'	0'	2:1*	50'	80%.		Office, Greenhouse

**Landscaping:** Landscaping must comply with the landscape provisions in Section 193.126 of Planned Development District No. 193.

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

**PROPOSED DEED RESTRICTIONS**

DEED RESTRICTIONS

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

I.

The undersigned, Oak Lawn United Methodist Church ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the Grigsby League Survey, Abstract No. 1383, City Block 1033, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by NEC Properties, Inc., by deed dated July 16, 1993, and recorded in Volume 9314 3, Page 6341, in the Deed Records of Dallas County, Texas, and being more particularly described in the attached Exhibit A.

II.

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

1. The following uses are prohibited:

Animal related uses.

- Animal clinic without outside runs.

Bar and restaurant uses.

- Catering service.
- Drive-through restaurant.

Commercial uses.

- Appliance fix-it shop.
- Building repair and maintenance shop.
- Custom print shop.
- Gummed label printing.
- Plumbing, electrical, air conditioning, and heating shops.
- Tool equipment rental (inside display only).

Medical uses.

- Ambulance service.

Motor vehicle related uses.

- Auto glass, muffler, or seat cover shop.
- Auto parts sales (inside only).
- Auto repair garage (inside).
- Car wash.
- Commercial parking lot or garage.

Professional, personal service, and custom craft uses.

- Commercial wedding chapel.
- Custom cleaning shop.
- Handcrafted art work studio.
- Laundry or cleaning pickup and receiving station.
- Mortuary or funeral home.
- Safe deposit boxes.
- Self service laundry or dry cleaning.

Recreation and entertainment uses.

- Country club with private membership.
- Game court center.
- Inside commercial amusement.
- Outside commercial amusement.
- Public golf course.
- Theatre.

Residential uses.

- Group residential facility.
- Lodging or boarding house.

Retail uses.

- Feed store.
- Furniture store.
- Hardware or sporting goods store.
- Home improvement center.
- Liquor store.
- Paint and wallpaper store.
- Pawn shop.
- Pet shop.



- Retail food store.
- Retail stores other than listed.
- Second hand store.
- Swimming pool sales and supply.

Storage and waste disposal uses.

- Recycling buy-back center.
- Recycling collection center.

Transportation uses.

- Passenger bus station and terminal.

2. The following uses are allowed only as a limited use or a street level use:

Bar and restaurant uses.

- Bar, lounge, or tavern. *[street level use only]*
- Dance hall. *[limited use or street level use]*
- Restaurant without drive-in or drive-through service. *[limited use only]*
- Private club. *[limited use or street level use]*

Commercial uses.

- Duplication shop. *[limited use or street level use]*

Community service uses.

- Adult day care facility. *[limited use only]*
- Child-care facility. *[limited use only]*

Medical uses.

- Optical shop. *[street level use only]*

Motor vehicle related uses.

- Service station. *[limited use only]*

Professional, personal service, and custom craft uses.

- Barber and beauty shop. *[limited use or street level use]*
- Handcraft bookbinding. *[street level use only]*

- Health studio. *[limited use or street level use]*
- Key shop. *[street level use only]*
- Photography studio. *[limited use or street level use]*
- Shoe repair. *[street level use only]*
- Tailor, custom sewing, and millinery. *[street level use only]*
- Travel bureau. *[limited use or street level use]*

Recreation and entertainment uses.

- Private recreation club or area. *[street level use only]*

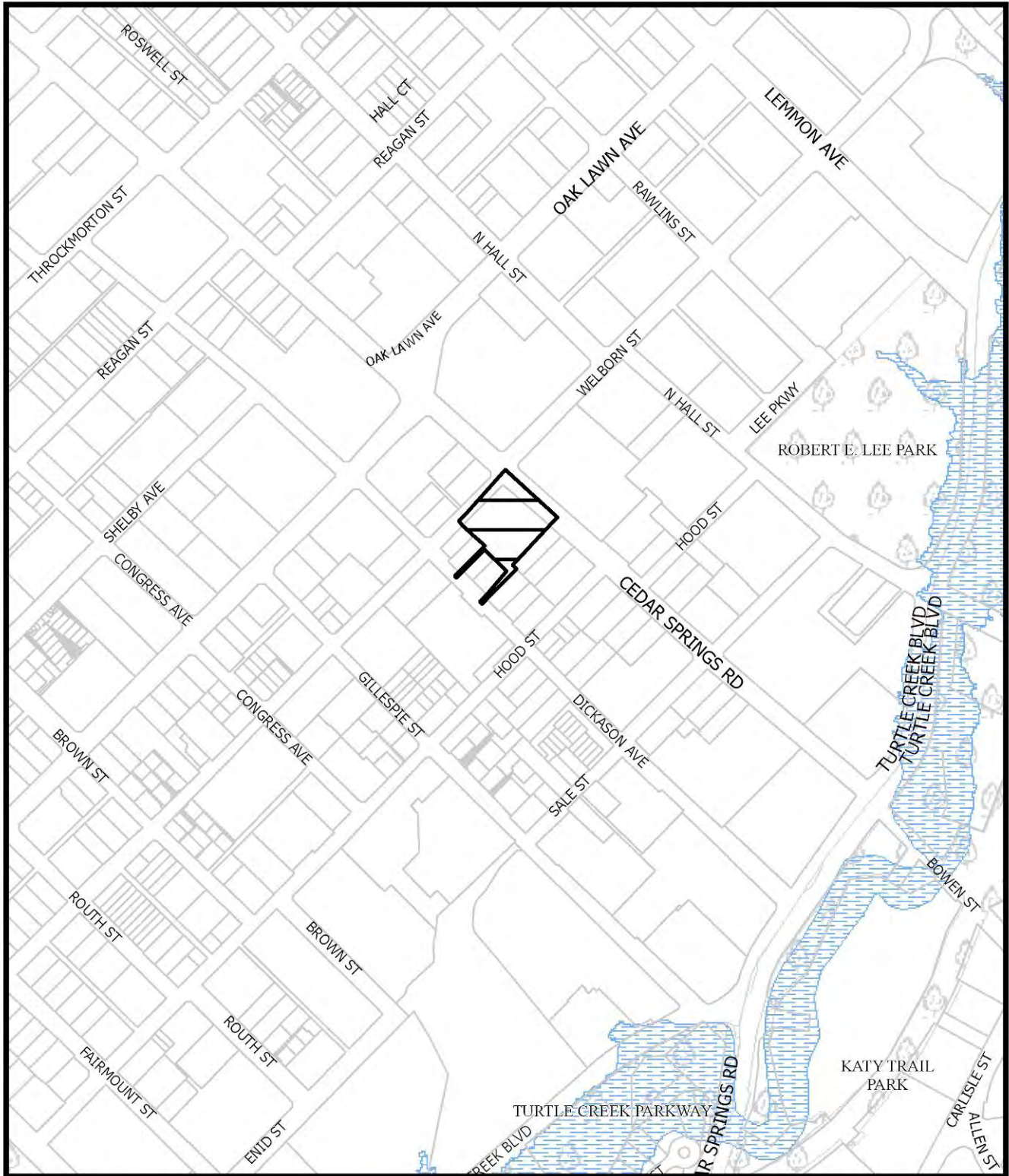
Retail uses.

- Antique shop. *[street level use only]*
- Bakery or confectionary shop. *[street level use only]*
- Book or stationary store. *[street level use only]*
- Camera shop. *[street level use only]*
- Cigar, tobacco, and candy store. *[limited use or street level use]*
- Clothing store. *[street level use only]*
- Drug store. *[limited use or street level use]*
- Florist store. *[street level use only]*
- Hobby and art supplies store. *[street level use only]*

3. Street level uses must comply with the requirements for street level uses in the O -2 Office subdistrict. See Dallas Development Code § 51P-193.110.

III.

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

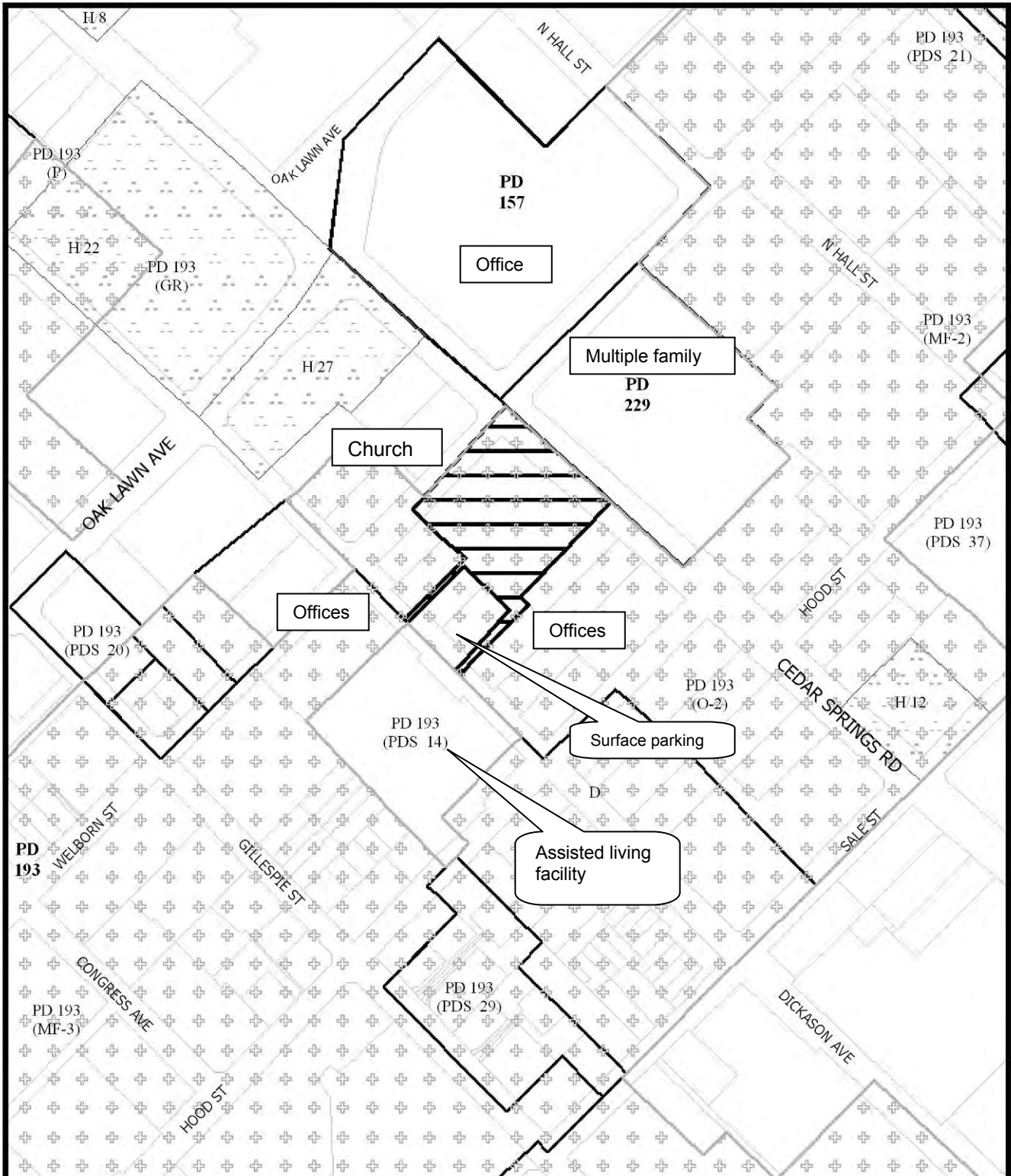


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# VICINITY MAP

Map no: 1-7

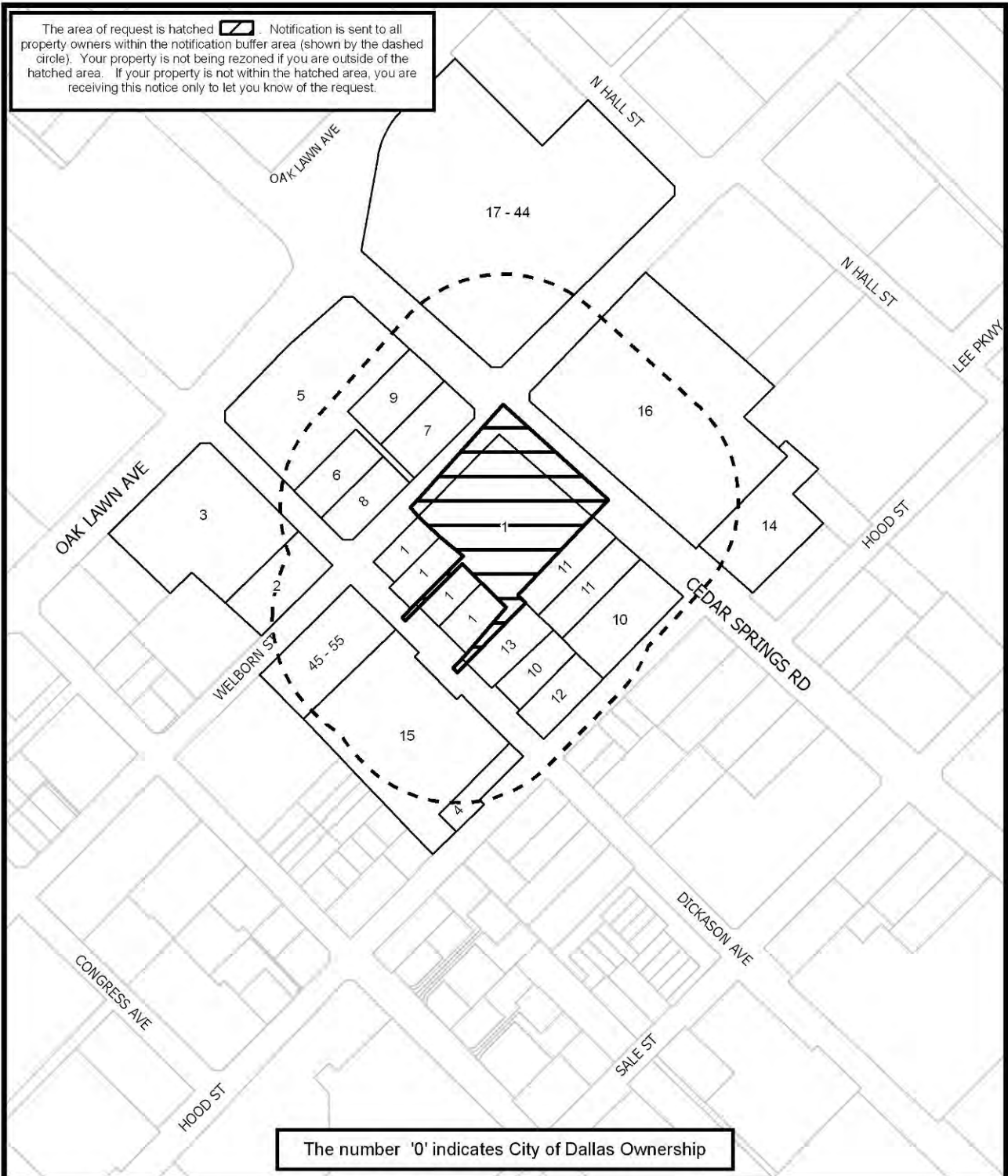
Case no: Z090-223



1:2,400

# ZONING AND LAND USE

Map no:           I-7            
Case no:           Z090-223



 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <p><b>200'</b> AREA OF NOTIFICATION</p> <p><b>55</b> NUMBER OF PROPERTY OWNERS NOTIFIED</p>	Map no: <u>          I-7          </u> Case no: <u>          Z090-223          </u>
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DATE: October 25, 2010

# Notification List of Property

## Z090-223

### 55 *Property Owners Notified*

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
1	3631 DICKASON	OAK LAWN UNITED METHODIST CHURCH
2	2929 WELBORN	CONRADO INC
3	2920 OAK LAWN	INTERPROPERTIES GROUP INC
4	3601 DICKASON	CLARK RICHARD M
5	3014 OAK LAWN	OAK LAWN M E CHURCH
6	3706 DICKASON	OAK LAWN METH CHURCH EXEMPT 1967
7	3703 CEDAR SPRINGS	OAK LAWN METH CH
8	3704 DICKASON	OAK LAWN METH CHURCH
9	3707 CEDAR SPRINGS	BD OF TRUSTEES OAK LAWN UNITED METHODIST
10	3606 DICKASON	SALI LP
11	3613 CEDAR SPRINGS	CUTSHALL HANNAH & RALPH S
12	3011 HOOD	3011 HOOD STREET LLC
13	3636 DICKASON	3636 DICKASON LLC
14	3530 CEDAR SPRINGS	CUTSHALL RALPH S JR
15	3611 DICKASON	SILVERADO SENIOR LIVING TURTLEE CREEK INC
16	3604 CEDAR SPRINGS	CWS CEDAR SPRING PV WB LP
17	3102 OAK LAWN	CENTRUM GS LTD STE 390 LB 100
18	3102 OAK LAWN	CENTRUM GS LTD SUITE 390 LB 100
19	3111 WELBORN	FELDMAN MICHAEL L
20	3111 WELBORN	GREGG ROBERT SCOTT
21	3111 WELBORN	CAPRA JACQUELINE D
22	3111 WELBORN	WRIGHT RUSSELL & PATRICIA
23	3111 WELBORN	GEM CENTENNIAL CENTRUM
24	3111 WELBORN	MERINGER CHRISTOPHER G & MARIA CANO
25	3111 WELBORN	LAWRENCE CHARLES M & KIMBERLY D
26	3111 WELBORN	JOHNSON MADELEINE UNIT 1208

**Monday, October 25, 2010**

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
27	3111 WELBORN	ROBERTS MAIDA L B STE 1301
28	3111 WELBORN	DASEKE DON ROBERT & BARBARA SUE
29	3111 WELBORN	MOHR ROBERT R & STE 329
30	3111 WELBORN	LONDON FREDERICK A & JUDITH A UNIT 1304
31	3111 WELBORN	LUINO LTD
32	3111 WELBORN	BRIDGES JAMES D
33	3111 WELBORN	FA MANAGEMENT LLC
34	3111 WELBORN	BOONE GARRETT &
35	3111 WELBORN	DASEKE DON ROBERT & BBARBARA SUE
36	3111 WELBORN	JOHNSON MADELEINE UNIT 1501
37	3111 WELBORN	DANIS JEROLD I & JEANNE M UNIT 1502
38	3111 WELBORN	PONDER GENE & PATSY LIVIN TRUST
39	3111 WELBORN	SHEKTER MARK ARTHUR UNIT 1601
40	3111 WELBORN	SUDER ERIC UNIT 1602
41	3111 WELBORN	THOMSON MICHAEL D UNIT 1604
42	3111 WELBORN	CENTRUM TOWERS LTD STE 390 LB 100
43	3111 WELBORN	JONES JERRAL W #1702
44	3111 WELBORN	REED ALBERT S JR
45	3627 DICKASON	SMITH TREY
46	3627 DICKASON	ADAMS DAVID G
47	3627 DICKASON	HUGHES STEVEN L
48	3727 DICKASON	SNAPP CHARLES W
49	3627 DICKASON	RICE JAMES L & VONDA L RICE
50	3727 DICKASON	HESTON MATTHEW R
51	3727 DICKASON	BOECKLE SCOTT
52	3627 DICKASON	
53	3627 DICKASON	MACIAS TRIMBLE & MACIAS LLC
54	3627 DICKASON	HARTLEY NICHOLE L UNIT 10 BLDG C
55	3627 DICKASON	GALLI JEFFREY

**Monday, October 25, 2010**

**FILE NUMBER:** Z090-251(MG)

**DATE FILED:** August 27, 2010

**LOCATION:** northeast corner of Oakwood Drive and Prater Road

**COUNCIL DISTRICT:** 8

**MAPSCO:** 69 L

**SIZE OF REQUEST:** Approx. 0.77 Acres

**CENSUS TRACT:** 116.02

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**APPLICANT:** James Jackson

**REPRESENTATIVE:** James Jackson

**OWNER:** James Jackson

**REQUEST:** An application for an R-7.5( A) Single family District on property zoned an A(A) Agricultural District.

**SUMMARY:** The applicant proposes to develop the site with a single family residence.

**STAFF RECOMMENDATION:** Approval.



**BACKGROUND INFORMATION:**

- The owner is participating in a housing program with the city of Dallas that will replace the existing home with a new structure.
- The existing A(A) Agricultural zoning sets a minimum 3 acre lot size for residential uses. The existing lot is 0.77 acres in size as it was subdivided from a larger 2.404 acre tract by metes and bounds on July 6, 2010.
- The proposed R-7.5(A) zoning designation will enable the applicant to replace the existing structure and meet lot size requirements.

**Zoning History:** There have been four zoning change requests in the area.

1. Z090-152 On May 12, 2010, the City Council An application for an R-7.5(A) Single Family District on property currently zoned an A(A) Agricultural District.
2. Z089-249 On November 9, 2009 the City Council approved an application for an R-7.5(A) Single Family District on property zoned an A(A) Agricultural District.
3. Z067-219 On August 8, 2007, the City Council approved an application for an R-7.5(A) Single Family District on property currently zoned an A(A) Agricultural District.
4. Z067-177 On June 27, 2007, the City Council approved an application for an R-7.5(A) Single Family District, an R-5(A) Single Family District and an MU-1 Mixed Use District on property zoned an R-10(A) Single Family District.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Oakwood Parkway	Local	60 ft.	60 ft.
Prater Road	Local	60 ft.	60 ft.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	A(A)	Single family
<b>West</b>	R-10(A)	Single family
<b>North</b>	A(A)	Single-family
<b>East</b>	A(A)	Single family
<b>South</b>	A(A)	Single family

**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 dominant 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.

**GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS**

Policy 1.3.1 Create housing opportunities throughout Dallas.

**STAFF ANALYSIS:**

**Land Use Compatibility:** The 0.77acre site was previously part of a larger tract that totaled 3.174 acres and is developed with an existing single family house. The applicant’s request for an R-7.5(A) District is to allow for the replacement of the existing structure with a new home. The current A(A) zoning sets a minimum residential lot size of 3 acres. R-7.5(A) allows single family use on a 7,500 sq. ft. lot.

The overall area contains A( A), R-5(A), R-7.5(A) and R- 10(A) zoning districts and associated single family development. As indicated in the zoning history section, four recent cases have established these districts.

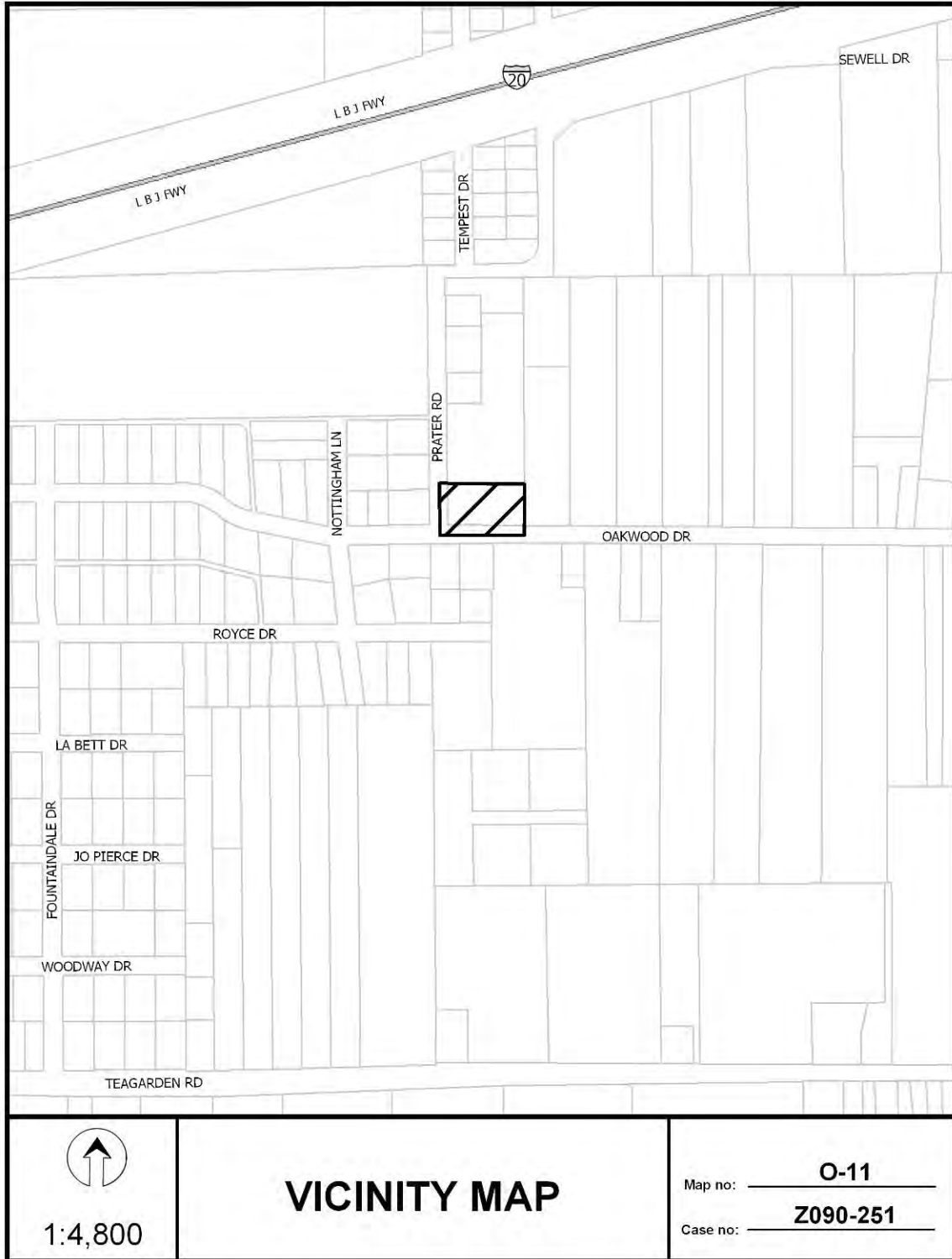
Staff has reviewed and supports the applicant’s request. Staff believes that these modifications will not adversely affect the safety of the surrounding area.

**Development Standards:**

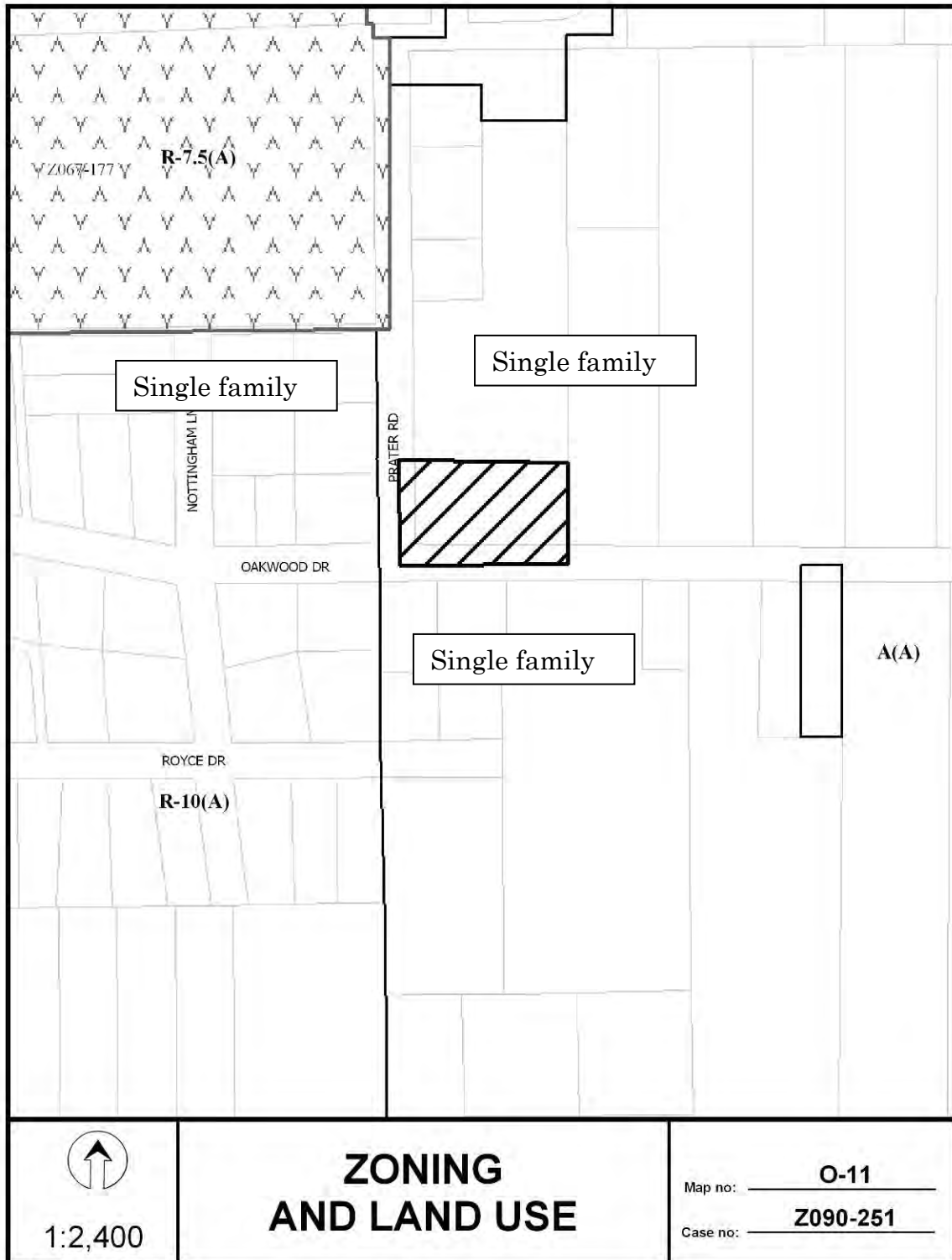
DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
A(A) - Existing	50'	50/20'/10"	NA	24'	10%/25%	NA	Single family
R-7.5(A) - Proposed	25'	5',10'/15'	NA	30'/(26')	45%/25%	NA	Single family

**Parking:** Pursuant to §51A-4.200 of the Dallas Development Code, one off-street parking space is required for a single family use in this District.

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



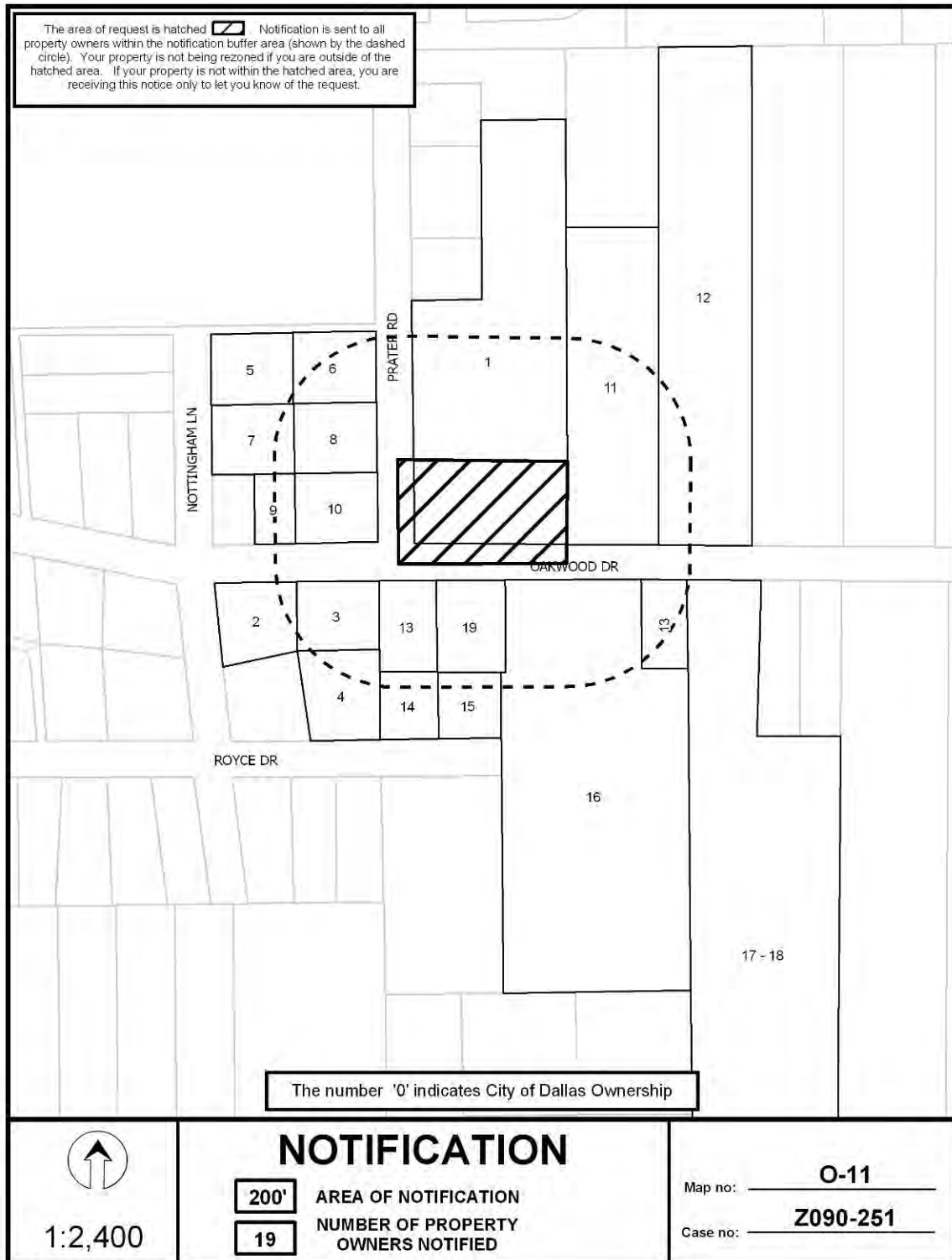
DATE: October 29, 2010



DATE: October 29, 2010



DATE: October 29, 2010



## *Notification List of Property Owners*

### *Z090-251*

#### *19 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10141 OAKWOOD	JACKSON JAMES A & CAROLYN
2	10108 OAKWOOD	HARPER THERESA M & KENNETH R
3	10118 OAKWOOD	WORKS MARLENE ANN
4	10117 ROYCE	JOBE WILLIAM R M
5	1738 NOTTINGHAM	MULLER MARY E &
6	1737 PRATER	ISOM WAYLAND DARWIN
7	1746 NOTTINGHAM	MURILLO JOSE J
8	1745 PRATER	MARTINEZ JAVIER & ANGELICA
9	10109 OAKWOOD	ROMO DANIEL V
10	10119 OAKWOOD	MARTINEZ JOSUE X
11	10215 OAKWOOD	CONTRERAS ABRAM & FAZ JULISSA
12	10229 OAKWOOD	BROWNING TRAVIS
13	10210 OAKWOOD	MARTINEZ JAVIER & ANGELICA
14	10131 ROYCE	BRANDON PEGGY P
15	10135 ROYCE	MARTINEZ ANGELICA
16	10210 OAKWOOD	MARTINEZ JAVIER & ANGELICA MARTINEZ
17	10228 OAKWOOD	STANGLIN DAVID & TAMMY L
18	10228 OAKWOOD	STANGLIN DAVID & TAMMY L
19	10136 OAKWOOD	MARTINEZ JAVIER

*Wednesday, October 27, 2010*



**Planner: Olga Torres-Holyoak**

**FILE NUMBER:** Z090-212( OTH) **DATE FILED:** June 1, 2010

**LOCATION:** On the southeast corner of S herry Lane and the Dallas North Tollway

**COUNCIL DISTRICT:** 13 **MAPSCO:** 25-W

**SIZE OF REQUEST:** Approx. 1.2907 acres **CENSUS TRACT:** 73.01

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**OWNER:** RREEF Sherry Lane, L.P.

**APPLICANT:** Mutual of Omaha Bank

**REPRESENTATIVE:** Kirk Williams and Tommy Mann

**REQUEST:** An application for a new su barea within the Tract II portion of Planned Development District No . 314, the Preston Center Special Purpose District,

**SUMMARY:** The purpose of this request is to create a new Subararea within Tract II within PDD No. 314 t hat will allow for additiona l attached signage on t he northern and southern facades of the building. The amendment will allow for business signage in the proposed subdistrict.

**STAFF RECOMMENDATION:** Approval, subject to conditions.

**BACKGROUND INFORMATION:**

- The applicant's request is to create a new subarea within Tract II of Planned Development District No. 314 to allow for additional attached signage in addition to the allowed non-business sign regulations in Tract II.
- The proposed signs will have a total effective area of 122.36 square feet. The signs will be located between the 5<sup>th</sup> and 6<sup>th</sup> floor on the northern and southern facades of the building.
- The request site is currently developed with a multi-story office building.
- The land uses surrounding the request site with office uses to the north, east, and a parking lot and office use to the south. The Dallas North Tollway is on the west of the property.

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

1. Z090-135 On Wednesday, April 28, 2010, the City Council approved an amendment to, and an expansion of, Planned Development District No. 314, the Preston Center Special Purpose District on property zoned an MF-1(A) Multifamily District, at the southeast corner of Weldon Howell Parkway and Douglas Avenue.
2. Z056-319 On June 20, 2007, the City Council approved an amendment to the Tract V portion of Planned Development District No. 314, the Preston Center Special Purpose District, and an amendment to Specific Use Permit No. 744 for a Bank with drive-in windows.
3. BDA 078-007 On January 15, 2008, the Board of Adjustment Panel C granted a special exception to the off-street parking regulations of 133 parking spaces, subject to conditions, on property at 8235 Douglas Street.
4. BDA 078-008 On January 15, 2008 the Board of Adjustment Panel A granted a special exception to the off-street parking regulations of 298 parking spaces, subject to conditions, on property at 5944/5954 Luther Lane.
5. BDA 078-111 On August 11, 2008, the Board of Adjustment Panel C granted a special exception to the off-street parking regulations of 75 parking spaces, subject to conditions, on property at 8343 (aka 8333 or 8383) Douglas Avenue.

**Thoroughfares/Streets:**

Thoroughfares/Street	Type	Existing ROW
Sherry Lane	Collector	50 ft.
Dallas North Tollway	Freeway	Variable

**Land Use:**

	Zoning	Land Use
<b>Site</b>	PD No. 314 Tract II Subarea A	Office
<b>North</b>	PD No. 314 Tract II Subarea A	Office
<b>East</b>	PD No. 314 Tract II	Office
<b>South</b>	PD No. 314 Tract II	Office and Parking Lot
<b>West</b>	Dallas North Tollway	Freeway

**COMPREHENSIVE PLAN:**

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

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

## LAND USE

### GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

### STAFF ANALYSIS:

**Land Use Compatibility:** The site is currently developed with a multi-story, multi-tenant office building adjacent to the Dallas North Tollway. The property is located in Tract II, Subarea A within Planned Development District No. 314. PD No. 314 is silent on signage regulations; therefore, the signage provisions are regulated by Chapter 51A.

For signage purposes, the districts are non-business districts. The existing signage conditions do not allow the signage proposed by the applicant. Therefore, the applicant is proposing to amend the signage regulations by creating a new subdistrict that allows additional attached signage.

The applicant's request is to create a new subarea within Tract II of PD No. 314. The applicant wants to amend the signage conditions for this new subdistrict to allow for additional attached signage on the property. The applicant proposes to put the additional signs on the northern and southern facade of the building between the 5<sup>th</sup> and 6<sup>th</sup> stories above ground level. The signs will contain a maximum of five words each, with letters and symbols no taller than six feet in height a piece. Staff recommends limiting the overall effective sign area to 25 square feet. The applicant has no issues with limiting the effective sign area.

The proposed Subarea will permit the same conditions the Subarea A within Tract II has. The only difference is the signage conditions.

The land uses surrounding the request site consist of Subarea A within Tract II of PDD No. 314 to the north developed with office uses. Properties to the east and south are within Tract II and developed with office buildings and a parking lot. West of the site is the North Dallas Tollway.

Staff recommends approval of the applicant's request subject to the attached conditions. The proposed development should not have any adverse affect on the surrounding areas.

PARTNERS AND OFFICERS

**RREEF AMERICA REIT II CORP. EE OFFICERS AND DIRECTORS**

DIRECTOR Timothy K. Gonzalez

OFFICERS

President Timothy K. Gonzalez  
VP Angela C. Blaising  
Sally Blatt  
John P. Ehli  
Peter F. Feinberg  
Charles V. George  
Andrew R. Harper  
Kevin M. Howley  
William T. Henderson  
David R. Maki  
Brian E. McAuliffe  
Scott R. Oyoung  
Melissa K. Ozturk  
James E. Toney  
Anne-Marie Vandenberg  
Vice President Kim Boudreau  
Vice President & Treasurer Marlena M. Casellini  
VP & Assistant Treasurer Joseph S. Cappelletti  
Vice President & Secretary Julie M.H. Ackerman  
Assistant Secretary Kimberly M. Band

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**Mutual of Omaha Bank Insiders and Related Interests**

Regulation O defines an "Insider" as Principal Shareholders, Directors, and Executive Officers and any related interest of such person. For Mutual of Omaha Bank, the Principal Shareholder is Omaha Financial Holdings, Inc. The individuals below should be monitored for loans and overdrafts to their accounts. This list will be updated as changes are required.

**MUTUAL OF OMAHA BANK**

**Board of Directors**

Terry Kroeger  
George Little  
Barry Major  
John Nahas  
Mike Fosdick  
Jeff Schmid  
Tod Ellis  
Mike Homa  
Margie Heller  
Ed Keller  
Mike Huss-Secretary

Mutual of Omaha Bank defines its Executive Officers as being individuals holding the following positions:

Jeff Schmid-Chairman of the Board & Chief Executive Officer  
Mike Homa-Chief Operating Officer & President  
Dan Stewart-Market President  
Jim Steeples-Market President  
Robert Strong-Market President  
Kevin Hale-EVP-Director of Community Banking  
Margie Heller-Chief Financial Officer  
Tod Ellis-Chief Credit Officer  
Mike Huss-Corporate Secretary  
Joe Keyser-Treasurer  
Tom Fridrich-Compliance Officer  
Bob Blakemore-Director of Wealth Management  
Dwayne Sieck-Senior Vice President Commercial Real Estate  
Lynn Crane-Senior Vice President Information Services

Regulation O also defines "Insider" to include any Directors and Executive Officers of the bank's Bank Holding Company. Therefore, Executive Officers and Directors of Mutual of Omaha Insurance Company and Omaha Financial Holdings, Inc are insiders of the bank.

**MUTUAL OF OMAHA INSURANCE COMPANY**

**Directors or Trustees**

Robert Logan Clarke  
Wayne Gary Gates  
Jeffrey Merwin Heller  
Derek Ray McClain  
James Gilbert McFarlane  
Richard Willard Mies

Z090-212

Daniel Paul Neary  
Anthony Joseph Principi  
Paula Meyer

**Executive Officers**

Dan Neary-Chief Executive Officer  
Dave Diamond-Treasurer  
Mike Huss-Corporate Secretary  
Rich Anderl-EVP and General Counsel  
Dan Martin-EVP  
Madeline Rucker-EVP  
Stacy Scholtz -EVP  
Michael Craig Weekly-EVP  
Richard Allen Witt-EVP and CIO  
James Blackledge-EVP Information Services

**OMAHA FINANCIAL HOLDINGS, INC.**

**Directors**

Daniel Paul Neary  
Jeffrey Schmid  
Margie Heller  
Dave Diamond  
Mike Huss-Secretary

**Executive Officers**

None

## PROPOSED CONDITIONS

### SEC. 51P-314.103. DEFINITIONS AND INTERPRETATIONS.

(14.1) SUBAREA B means Subarea B in Tract II.

### SEC. 51P-314.105. CREATION OF SEPARATE TRACTS.

This district is divided into seven tracts: Tracts I, II, III, IV, V, VI, and VII. In addition, Tract I contains a designated "Subarea A," Tract II contains a designated "Subarea A" and a designated "Subarea B," and Tract IV contains a designated "Subarea A." The boundaries of all tracts, including Subareas A in Tract I, II, and IV and Subarea B in Tract II, are verbally described in Exhibit 314B. A map showing the boundaries of the various tracts, including Subareas A in Tracts I, II, and IV and Subarea B in Tract II, is labeled Exhibit 314C. In the event of a conflict, the verbal descriptions in Exhibit A of Ordinance No. 20397 and Exhibit 314B control over the graphic description in Exhibit 314C.

### SEC. 51P-314.107. USE REGULATIONS AND DEVELOPMENT STANDARDS FOR TRACT II.

(a) Use regulations. The following use regulations apply in Tract II (including Subareas A and B):

(1) Except as otherwise provided in Paragraph (2), the only uses permitted are:

- (A) those permitted in the GO(A) and MF-4(A) districts; and
- (B) retirement housing (permitted by right).

(2) The "bar, lounge, or tavern" use is prohibited.

(3) When a special events permit has been issued under Chapter 42A of the Dallas City Code, outside sales and display of merchandise in conjunction with that special event may occur in any area authorized by the permit. Otherwise:

(A) the "outside sales" main and accessory uses are prohibited; and

(B) accessory outside display of merchandise is subject to the following restrictions:

(i) All merchandise displayed must be located within 10 feet of a building facade of the business making the display.



(ii) No merchandise may be displayed in that portion of a street or alley improved, designed, or ordinarily used for vehicular travel, or on a parking space located on a public street or alley.

(iii) If merchandise is placed on a sidewalk, the sidewalk must have a minimum unobstructed width of five feet at all times.

(b) Yard, lot, and space regulations. The following yard, lot, and space regulations apply in Tract II (including Subareas A and B):

(1) Front yard.

(A) Except as otherwise provided in Subparagraph (B), the minimum front yard is:

(i) 15 feet where adjacent to Lomo Alto Drive; and

(ii) no minimum in all other cases.

(B) An additional 20-foot "urban form" front yard setback is required for a building exceeding 45 feet in height if the building is on a lot whose front yard is adjacent to Lomo Alto Drive. The additional setback is only required for that portion of the building exceeding 45 feet in height.

(2) Side and rear yards. Minimum side and rear yards are the same as those for the GO(A) district.

(3) Floor area ratio. Maximum floor area ratio is 4.0.

(4) Dwelling unit density. No maximum dwelling unit density.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exceptions:

(i) Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less.

(ii) For purposes of calculating the maximum permitted height of a structure located in Subareas A and B of Tract II only, if the structure has no openings above 36 feet in height facing the residential neighborhood directly across the Dallas North Tollway, those sites of origin located west of the Dallas North Tollway are considered to project residential proximity slopes as follows:

<b><u>ZONING CATEGORY</u></b>	<b><u>ANGLE</u></b>	<b><u>OF PROJECTION</u></b>	<b><u>EXTENT</u></b>
<b>R, R(A), D, D(A), TH, and TH(A)</b>	<b>(1)</b>	<b>21.3°</b>	<b>Infinite; to 2.56 slope)</b>

otherwise, the standard residential I proximity slope (1 to 3 slope), as defined in Section 51A-4.412, applies. For purposes of this subparagraph, the term "opening" means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 180 feet.

(6) Lot coverage. Maximum lot coverage is 100 percent.

(7) Stories. Maximum number of stories above grade is 14. Parking garages are exempt from this requirement, but must comply with the height regulations in Paragraph (5).

(c) Required off-street parking. Required off-street parking in Tract II (including Subareas A and B) must be provided for each use in accordance with Chapter 51A.

(d) Landscaping regulations. Landscaping in Tract II (including Subareas A and B) must be provided on all property in accordance with Article X of Chapter 51A or Section 51P-314.112 of this article.

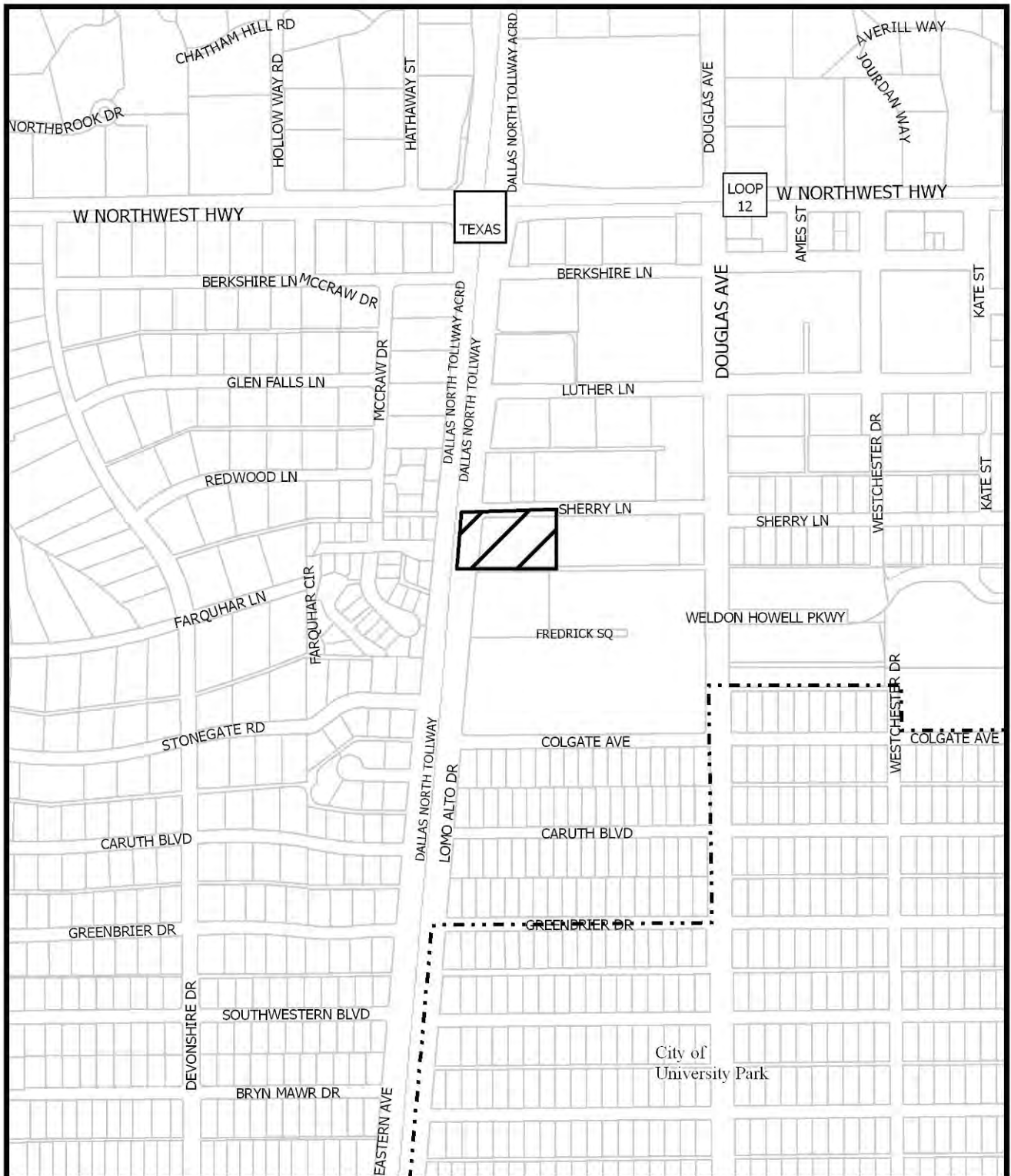
(e) Development impact review in Tract II (including Subareas A and B). A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work in this district if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation.

(f) Attached signage in Subarea B. One attached sign may be placed on both the northern and southern facades of any building in addition to the attached signage allowed in non-business zoning districts in Article VII, in accordance with the following standards:

(1) Additional attached signs must be located between the 5<sup>th</sup> and 6<sup>th</sup> stories above ground level.

(2) The additional attached signs may contain a maximum of five words each, with letters and symbols no taller than six feet in height

(3) The maximum effective area of additional attached sign is 125 square feet each.



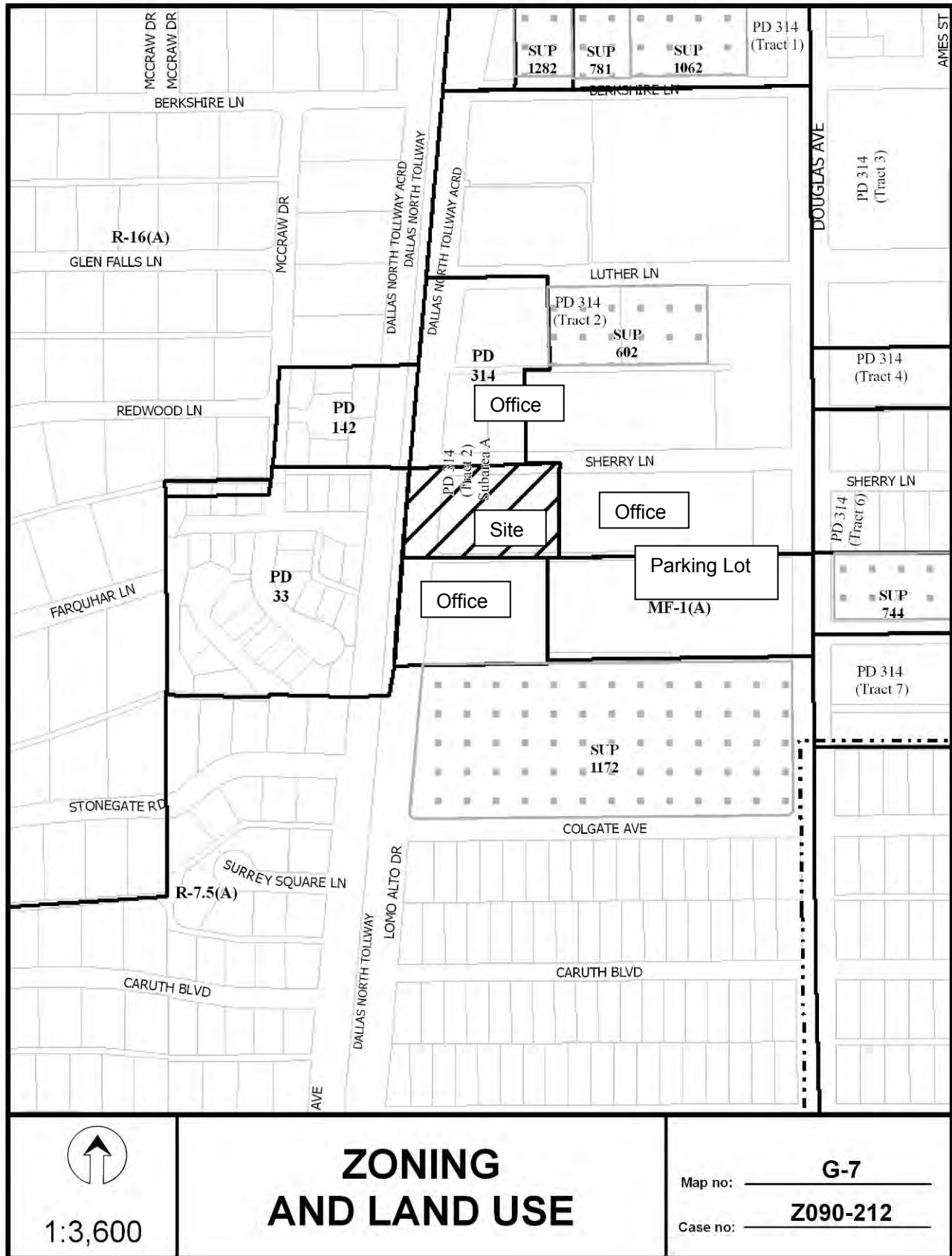
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# VICINITY MAP

Map no:           G-7          

Case no:           Z090-212          

DATE: October 25, 2010

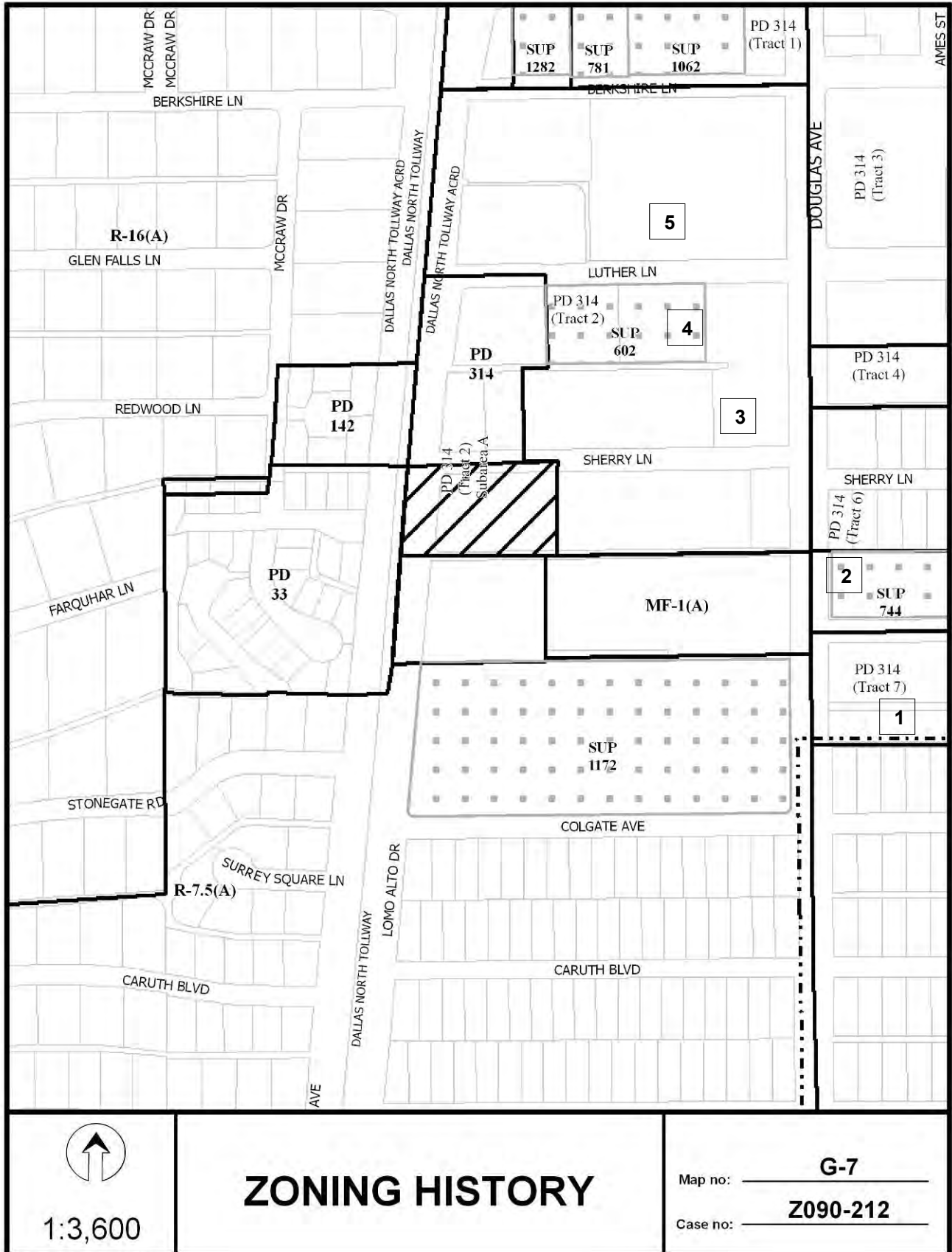


1:3,600

# ZONING AND LAND USE

Map no:           G-7            
 Case no:           Z090-212          

DATE: October 25, 2010




1:3,600

# ZONING HISTORY

Map no:           G-7          

Case no:           Z090-212          

DATE: October 25, 2010

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 letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership

 1:3,600	<h1>NOTIFICATION</h1>	Map no: <u>          G-7          </u>			
	<table border="1"> <tr> <td style="text-align: center;">500'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">103</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	500'	AREA OF NOTIFICATION	103	NUMBER OF PROPERTY OWNERS NOTIFIED
500'	AREA OF NOTIFICATION				
103	NUMBER OF PROPERTY OWNERS NOTIFIED				

DATE: October 25, 2010

10/25/2010

## **Notification List of Property Owners**

### **Z090-212**

#### **103 Property Owners Notified**

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
1	5950 SHERRY	RREEF SHERRY LANE LP 41ST FLOOR
2	8333 DOUGLAS	TR 8333 DOUGLAS CORP STE 1750
3	8235 DOUGLAS	RMC DOUGLAS LP C/O RM CROWE INTEREST LP
4	5905 SHERRY	CORNERSTONE BANK C/O DIANE SEALE
5	5917 SHERRY	TIX REAL ESTATE LTD
6	5949 SHERRY	BF STERLING PLAZA LP % SUITE 2300
7	8100 LOMO ALTO	FREDERICKS SQUARE TITLE
8	5808 REDWOOD	LYNCH S
9	5818 REDWOOD	COZORT DONNA
10	5753 STONEGATE	COBLE R M III
11	5757 STONEGATE	LASSITER JENNIFER R &
12	5765 STONEGATE	THOMAS MOLLY
13	9999 MCCRAW	TEALWOOD SQ HOME OWNERS
14	8818 FARQUHAR	CURREY FREDERICK G & MARJORIE L
15	8808 FARQUHAR	LOWE JOHN B JR & MARY P
16	5815 FARQUHAR	BERRY SALLY B & BUFORD P
17	5825 FARQUHAR	CROW DAVIS STEVEN TR & STEVEN DAVIS CROW TR
18	5835 FARQUHAR	BEE JILL C
19	8838 FARQUHAR	KORBY STEVEN L & MARY R
20	5826 FARQUHAR	MITCHELL HARVEY R & JOYCE A
21	8863 MCCRAW	WELLS CHERRIE STEERE
22	8859 MCCRAW	STAMMBERGER ERIC & TRICIA STAMMBERGER
23	8849 MCCRAW	BELL CLAUDE D JR
24	8839 MCCRAW	HAYNER WILLIAM M ETAL MCKINNEY SQUARE
25	8829 MCCRAW	MCFARLAND JOHN SAMUEL & LINDA B
26	8819 MCCRAW	ROOSEVELT ELLIOTT JR & JO ANNE M

**Monday, October 25, 2010**

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
27	8809 MCCRAW	CAMPBELL BOBBY PIPKIN
28	8808 MCCRAW	CRUTCHER HARRY III & CAROLYN B
29	8818 MCCRAW	WITT MICHAEL C TRUSTEE
30	8828 MCCRAW	BLACK BEAU K
31	8838 MCCRAW	BIRNBAUM MARC A
32	8858 MCCRAW	MYTINGER FRANK K & LOUISE W
33	5858 FARQUHAR	TRIPPLEHORN DAVID R II
34	5866 FARQUHAR	BARNES WILLIAM R & MARY G
35	5876 FARQUHAR	GRANT ELISABETH W
36	5875 FARQUHAR	DOREMUS JO CLEAVER TRUST
37	5865 FARQUHAR	LEDYARD G C JR & DOLORES
38	5855 FARQUHAR	STOREY HELEN S
39	5845 FARQUHAR	LEE PAUL C & REBECCA R
40	5818 GLEN FALLS	RICH GREGORY
41	5819 REDWOOD	WOODS GLENN W & CYNTHIA S WOODS
42	9026 MCCRAW	MALOUF MATTHEW E
43	9018 MCCRAW	HARDAWAY OSCAR O & JOANNE S
44	5909 LUTHER	SHELTON JV % MIYAMA USA TX INC
45	5944 LUTHER	RMC LUTHER LP STE 501
46	5954 LUTHER	RMC PC HOTEL LP STE 501
47	5944 LUTHER	METROPLITAN INV III LP SUITE 501
48	5956 SHERRY	SHERRY REALTY HOLDINGS %CARRAMERICA
REALTY		
49	8011 DOUGLAS	CORP OF THE EPISCOPAL DIOCESE OF DALLAS
50	5801 REDWOOD	REDWOOD COURT HOMEOWNERS ASSOCIATION
INC		
51	5803 REDWOOD	GILLIS M ARTHUR & CAROLYN M
52	5805 REDWOOD	LOEB MICHAEL E & RAYNA D
53	5811 REDWOOD	LARDNER M THOMAS & ANN MARIE
54	5810 REDWOOD	HUBACH FRANCIS P JR % JONES DAY REVIS &
POGUE		
55	5804 REDWOOD	COLEMAN JACK RUE & PATRICIA NELSON
COLEMAN		
56	5802 REDWOOD	KELLY DAVID
57	8181 DOUGLAS	WILLIS LISA HART



<b>Label #</b>	<b>Address</b>	<b>Owner</b>
58	8181 DOUGLAS	GARDNER GARY A & HELEN A GARDNER
59	8181 DOUGLAS	BEAUCHAMP DEANNA KIRK UNIT 220
60	8181 DOUGLAS	MABREY JAMES L
61	8181 DOUGLAS	JONES JEFFREY L & PATTIE M
62	8181 DOUGLAS	BROWN CHRISTINE
63	8181 DOUGLAS	DEASON DARWIN TR & KATERINA PANOS TR
64	8181 DOUGLAS	CAMP BARBARA S SUITE 105
65	8181 DOUGLAS	JAGMIN CHRIS L & LISA K
66	8181 DOUGLAS	JARCHOW STEPHEN P
67	8181 DOUGLAS	WILLIAMSON JOHN D JR & ROBERTA V
68	8181 DOUGLAS	JACKSON MELVIN
69	8181 DOUGLAS	RILEY SANDRA A 8TH FLOOR
70	8181 DOUGLAS	DEASON DARWIN UNIT 9
71	8181 DOUGLAS	DEASON DARWIN 10TH FL
72	5909 LUTHER	TAYLOR RICHARD CONRAD & TRACY
73	5909 LUTHER	SHEARER DAVID P & BONNIE P
74	5909 LUTHER	PRESZLER SCOTT
75	5909 LUTHER	ELLARD BRIAN
76	5909 LUTHER	DALLAS SHELTON PTNR LLC
77	5909 LUTHER	YOUNG PHILLIP
78	5909 LUTHER	HUTCHINSON WILLIAM
79	5909 LUTHER	HUTCHINSON WILLIAM
80	5909 LUTHER	RATCLIFF T PATRICK & CARLA H
81	5909 LUTHER	HAMMOND PPTIES INC
82	5909 LUTHER	RATCLIFF TERRENCE P UNIT 806
83	5909 LUTHER	FANNIE MAE
84	5909 LUTHER	YOUNG PHILIP
85	5909 LUTHER	HAMMOND PROPERTIES INC
86	5909 LUTHER	ROTHBART POURAN J TR
87	5909 LUTHER	JOLESCH ANN G APT 1004
88	5909 LUTHER	PALMER JAMES F & BETTY L UNIT 1005

**Monday, October 25, 2010**

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
89	5909 LUTHER	KOCH WILLIAM S
90	5909 LUTHER	HUTCHINSON WILLIAM L SUITE 300
91	5909 LUTHER	THE BANK OF NEW YORK MELLON % METLIFE
HOME		
92	5909 LUTHER	SORRA LP
93	5909 LUTHER	HUTCHINSON WILLIAM L
94	5909 LUTHER	PURVIN DEBORAH T & DUANE E
95	5909 LUTHER	SHELTON DUNHILL STE 300
96	5909 LUTHER	PIVNICK LAWRENCE & LINDA
97	5909 LUTHER	RAFF MARION B
98	5909 LUTHER	MILLER BENJAMIN G & KELLI
99	5909 LUTHER	BACON JOHN R & TERI L
100	5909 LUTHER	BOND JAMES H JR BLDG A UNIT 2007
101	5909 LUTHER	HUTCHINSON WILLIAM L
102	5909 LUTHER	SOUTHWEST SECURITIES FSB STE 800
103	5909 LUTHER	FIRST HORIZON HOME LOANS

**Monday, October 25, 2010**

**FILE NUMBER:** Z089-185 (OTH)

**DATE FILED:** March 20, 2009

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

**COUNCIL DISTRICT:** 3

**MAPSCO:** 54-X

**SIZE OF REQUEST:** 15,559 square feet

**CENSUS TRACT:** 60.01

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**APPLICANT/OWNER:** Sharon Harris

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

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

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

**STAFF RECOMMENDATION:** Denial

## **BACKGROUND INFORMATION:**

- The property is currently developed with a 3,423 square feet building. The applicant proposes to relocate her existing child-care facility on the site. Originally, the property had two buildings, A and B. Building A is a two story building. The original buildings had a total of 2,004 square feet. The two buildings are connected by the new addition. The new construction has not been completed.
- The facility had been operating on and off as a child-care facility since 1984.
- Specific Use Permit No. 904 was approved on August 29, 1984, for a child-care facility on a portion of the request site for a two-year period, and a certificate of occupancy was issued for a daycare center for SUP No. 904 on 813 Ryan Road for the current owner. SUP No. 904 was not renewed, and expired on August 29, 1986.
- On September 30, 1999, the applicant was awarded a combined total of \$150,000 for the expansion of the facility on the request site. The proposed expansion connected the two buildings on the site. The expanded structure has a total of 3,423 square feet. The property has been under construction since.
- Specific Use Permit No. 1453 was approved September 12, 2001, for a child-care facility on the request site for a two-year period with eligibility for automatic renewals for additional two-year periods. SUP No. 1453 was not renewed, and expired on September 12, 2003.
- Specific Use Permit No. 1581 was approved on May 11, 2005 for two years with eligibility for automatic renewals of additional two-year periods. The applicant missed the deadline to submit the automatic renewal application. However, she submitted the application to renew the SUP. The SUP was renewed on August 22, 2007 for a period of two years with eligibility for automatic renewals of additional five-year periods.
- On March 20, 2009, the applicant submitted the application to renew SUP No. 1581, well within the required time to submit the application for automatic renewal. At the time of the application, the applicant submitted the site plan approved by City Council on August 22, 2005. Automatic renewal is approved only on the basis that conditions have been complied with, and that no changes to the conditions or other SUP ordinance provisions are being requested. Therefore, the site must comply with the existing approved site plan. The existing site plan was approved on August 22, 2007. The existing conditions on the site do not comply with either one of the approved plans.
- Staff made several visits to the site to inspect for compliance with the site plan. Staff last visited the site on September 30, 2010. The site did not comply with the approved site and landscape plan. There were deficiencies in the landscape

plan and the required parking. The applicant indicated and she was unable to change the site to comply with the requirements. Therefore, the request must be brought before City Plan Commission and City Council.

- Sec. 51A-4.219(c) (3) of the Dallas Development Code states that as part of the application, the property owner or his representative shall state that all existing SUP conditions have been complied with, and that no changes to the conditions or other SUP ordinance provision are being requested.

**Zoning History:**

There have been two zoning change requests in the area. Both requests are on the subject site:

1. Z045-186                      On May 11, 2005, the City Council approved Specific use Permit No. 1581 for a child-care facility for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a site plan and conditions, on property zoned a TH-3(A) Townhouse District located on the northwest side of Ryan Road, southwest of Garapan Drive.
2. Z067-184                      On Wednesday, August 22, 2007, the City Council approved the renewal and amendment of Specific Use Permit No. 1581, for a child-care facility for a two-year period with eligibility for automatic renewals for additional five-year periods, on property zoned a TH-3(A) Townhouse District located on the northwest side of Ryan Road, southwest of Garapan Drive.

**Thoroughfares/Streets:**

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

**Land Use:**

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

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

NEIGHBORHOOD ELEMENT

GOAL 7.1 Promote vibrant and viable neighborhoods.

Policy 7.1.2 Promote neighborhood-development compatibility.

**Land Use Compatibility:**

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

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

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

Staff compared the existing conditions of the site and the approved conditions and site/landscape plan. Deficiencies to the approved site plan include parking layout and landscaping.

The parking, as is on the site today, does not comply with the approved site plan. The driveways are shifted, thus impeding the safe maneuvering and ingress/egress of traffic. The existing layout of the parking cannot be approved due to the lack of compliance with Code. Staff discussed the existing conditions and determined that given the limitations of the site, there is no other feasible way to provide parking and comply with Code than the approved site plan.

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

If the CPC wishes to approve this request, staff recommends that the conditions and site and landscape plan reflect those of the previously approved ordinance and site plan. That is, the site plan and conditions approved on August 22, 2007. Any other configuration of the parking and other landscape conditions will not meet code or meet the intent of Article X which is what the existing approved site plan reflects.

Staff also requests that the existing conditions of the SUP as approved on August 22, 2007 be maintained, as they attempt to tie the development of the property to the site plan and provide additional protection to the surrounding neighborhood, as well as limiting the maximum square footage of the facility.

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

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

**Development Standards:**

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

**Parking:**

The Dallas Development Code requires one parking space for every 500 square feet of floor area. The required parking for the facility is seven parking spaces for the proposed 3,423 square foot facility. The applicant has not provided the required seven parking spaces as shown in the site/landscape plan approved by City Council on August 22, 2007. Therefore, the site does not comply with the parking requirements. The site shows more striped parking than the required. The layout of the parking spaces does not allow for room for maneuvering or ingress/egress to the site. Six parking spaces are stacked, which do not have a way out of the property. Three parking spaces are aligned with the driveway, which do not allow for safe ingress/egress to the site. Driveways have been shifted, therefore altering the layout of the parking and ingress/egress points to the property. The driveways will have to be realigned to allow for the parking to be located correctly as shown in the approved site plan.

**Landscaping:**

The City Council approved a landscape plan on August 22, 2007. Staff visited the site and determined that the site does not comply with the approved site/landscape plan. The arborist visited the site and determined that there are too many items to be listed that are wrong with the site plan. Some of the items are as follows:

All of the required landscaping is along the south side of the property. None of the required landscaping is in place, with the exception of the foundation planting.

The required shrubs along the building are to be 3' in height. The planted shrubs are scattered and do not reach the required height.

None of the required trees are provided, and the trees that are on the site are not in healthy condition.



## SUP EXISTING CONDITIONS

072411

8-16-07

ORDINANCE NO. 26898

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

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

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

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

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

1. USE: The only use authorized by this specific use permit is a child-care facility.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit [~~is approved for a period that~~] expires on August 22, 2009 [~~May 11, 2007~~], but [~~and~~] is eligible for automatic renewal for additional five [~~two~~]-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. [~~In order~~] F[~~f~~]or automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the

## 26898

expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).

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

26898

072418

SECTION 2. That the site plan attached to Ordinance No. 25973 is replaced by the site plan attached to this ordinance.

SECTION 3. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

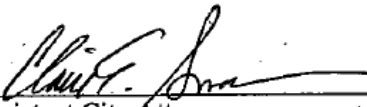
SECTION 4. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 5. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

By   
Assistant City Attorney

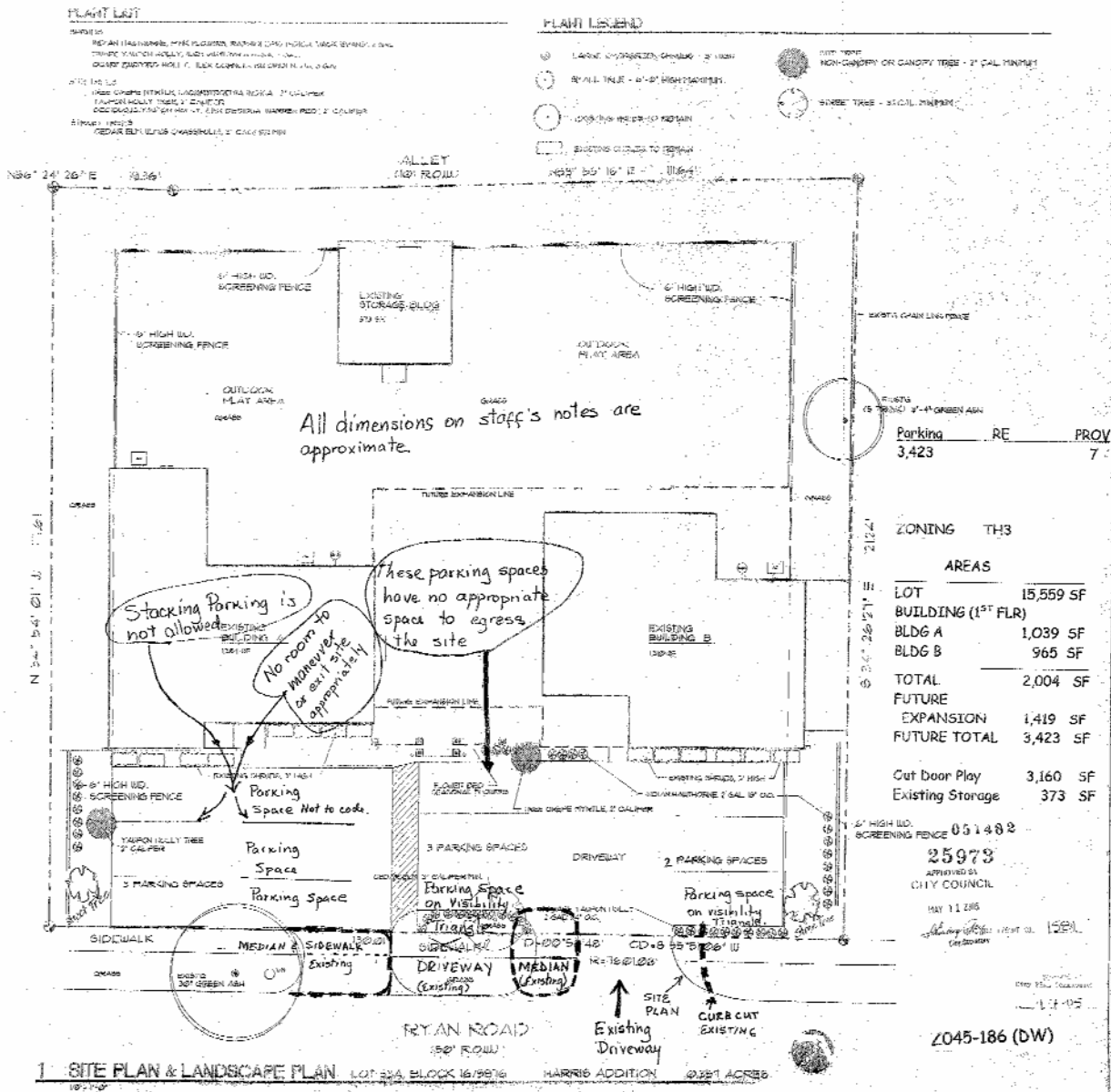
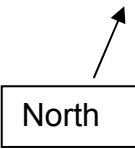
Passed     AUG 22 2007





## EXISTING SITE CONDITIONS

Revisions made on the Site plan approved on August 22, 2005  
(as submitted by the applicant)

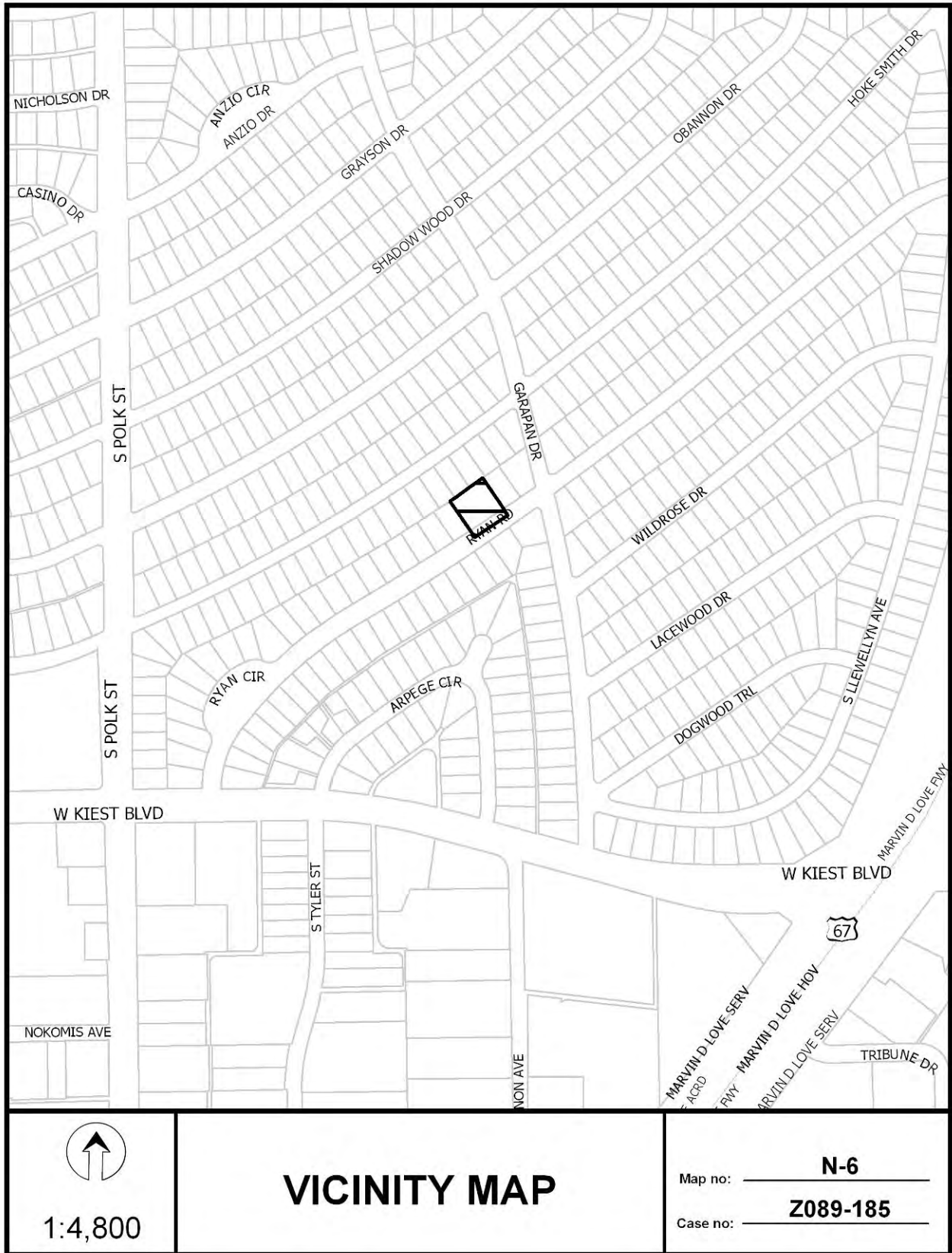


WELBY & ASSOCIATES  
 LANDSCAPE ARCHITECTS  
 1000 W. 10TH ST. SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.1111  
 FAX: 303.733.1112  
 WWW.WELBYANDASSOCIATES.COM

SITE PLAN  
 LANDSCAPE PLAN

HAVEN ACADEMY  
 DAY CARE / RECREATION

A1



DATE: August 09, 2010




DATE: August 09, 2010

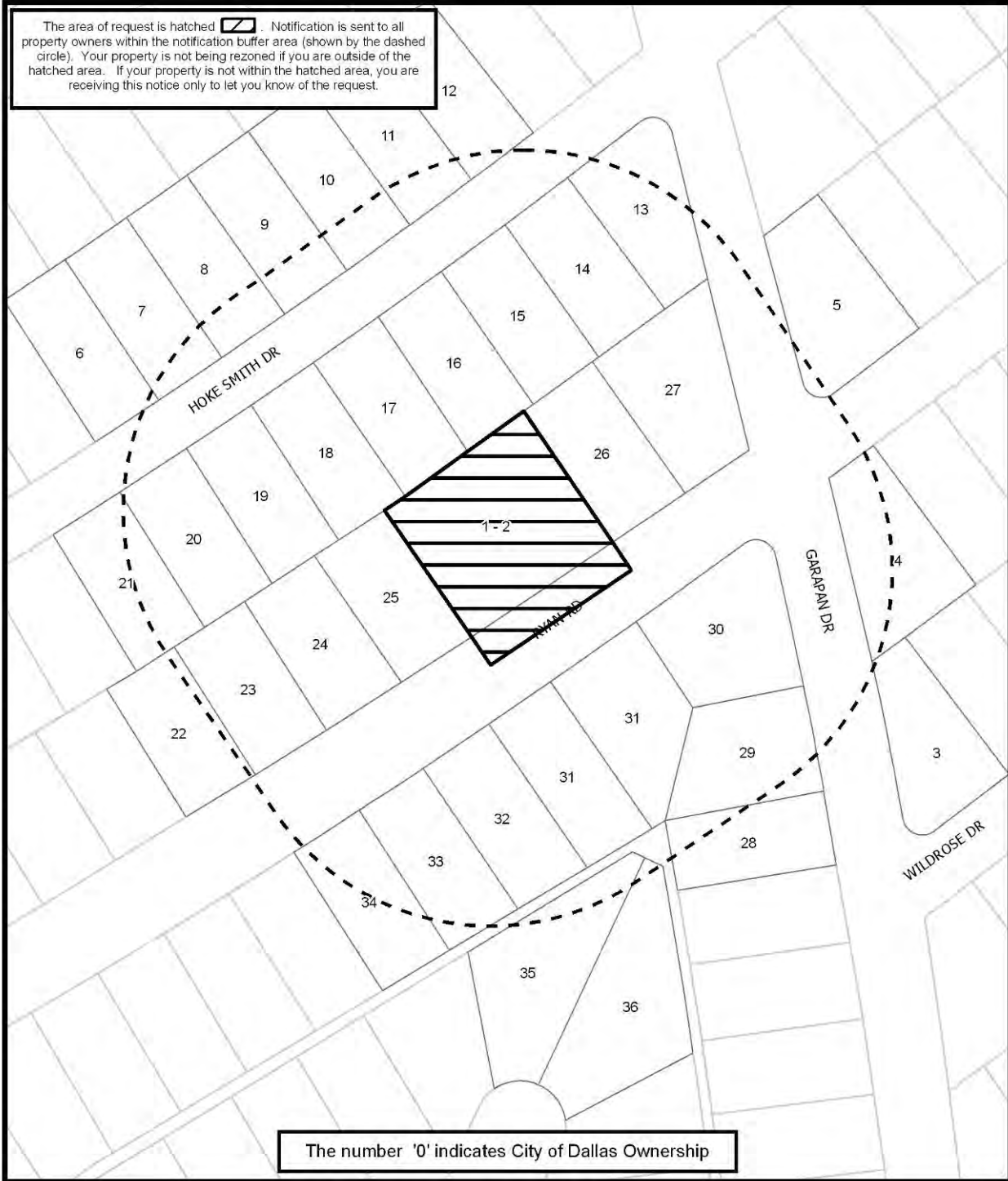




 1:1,200	<h1>ZONING HISTORY</h1>	Map no: <u>      N-6      </u> Case no: <u>      Z089-185      </u>
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DATE: August 09, 2010

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



  
1:1,200

**NOTIFICATION**

**200'** AREA OF NOTIFICATION

**36** NUMBER OF PROPERTY OWNERS NOTIFIED

Map no:           N-6          

Case no:           Z089-185          

DATE: August 09, 2010

8/9/2010

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

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

REVOC TR

*Monday, August 09, 2010*

Z089-185(OTH)

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

*Monday, August 09, 2010*

**FILE NUMBER:** Z090-204( WE) **DATE FILED:** May 5, 2010

**LOCATION:** Shady Trail and Andjon Drive, southeast corner.

**COUNCIL DISTRICT:** 6 **MAPSCO:** 23-N

**SIZE OF REQUEST:** Approx. 43,347 sq. ft. **CENSUS TRACT:** 99.00

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**APPLICANT:** Northwest Metals Recycling

**OWNER:** Prestonwood Building Services, L.P.

**REPRESENTATIVE:** Robert Baldwin  
Baldwin & Associates

**REQUEST:** An application for a Specific Use Permit for recycling buy-back center on property zoned an IR Industrial Research District.

**SUMMARY:** The purpose of this request is to permit the operation of a recycling buy-back center. The center will collect primarily household and industrial metals at this location.

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

**PREVIOUS ACTION:** On October 7, and October 21, 2010, the City Plan Commission held this case under advisement to allow the applicant's representative to discuss the proposed case with the adjacent property owners.

**BACKGROUND INFORMATION:**

- The request for a Specific Use Permit will allow the applicant to use an existing one story, 13,032 square foot building for a recycling buy-back center.
- The request site is located within an industrial area and the applicant proposes to collect household and industrial metals at this location.

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

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Shady Trail	Local	60 ft.	60 ft.
Andjon Drive	Local	50 ft.	50 ft.

**Land Use:**

	Zoning	Land Use
<b>Site</b>	IR	Office Showroom warehouse
<b>North</b>	IM	Office Showroom warehouse, Industrial inside
<b>South</b>	IR	Industrial inside
<b>East</b>	IM	Office Showroom warehouse
<b>West</b>	IR	Office Showroom warehouse

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

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

and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

The request site is located within an industrial area and surrounded by office/warehouse showroom and industrial (inside) uses. The applicant proposes to operate a recycling buy-back center within an existing structure. The applicant's request is in compliance with the goals and policies in the Forward Dallas! Comprehensive Plan.

## **LAND USE**

### **GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

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

### **GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT**

Policy 1.4.3 Embrace environmental sustainability

## **ENVIRONMENT USE**

### **GOAL 6.6 INCREASE RECYCLING AND CONSERVATION OF RENEWABLE RESOURCES**

Policy 6.6.1 Increase recycling and composting

## **STAFF ANALYSIS:**

**Land Use Compatibility:** The 43,347 square foot site is developed with a one story, 13,032 square foot structure that provides a secured area around the parking and drop-off area. The applicant's request for a Specific Use Permit will allow for the operation of a recycling buy-back center during the hours of 8:00 a.m. and 7:00 p.m. Monday through Sunday.

The request site is located within an industrial area and surrounded by office/warehouse showroom and industrial (inside) uses. Access to the site to drop-off the various household and industrial metals are on the south side of the building.

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.

Staff has reviewed the applicant's request and will recommend approval for a two year period, subject to a site plan and conditions.

**Development Standards:**

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
IR Industrial research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

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

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

**Police Department:** The Dallas Police Department has indicated that the applicant is in a "satisfactory manner" and is in compliance with Chapter 40B in operating the proposed recycling buy-back center. The Dallas Police Department requires a license for a recycling buy-back center.



**LIST OF OFFICER  
PRESTONWOOD BUILDING SERVICES, L.P.**

- Prestonwood Partner  
Keremy Saylor, Director

**LIST OF OFFICER  
NORTHWEST METAL RECYCLING**

- Archie Effion

**CORPORATE ENTITY**  
Green City, Inc.

- Archie Effion, Director

**PROPOSED SUP CONDITIONS**

1. USE: The use authorized by this specific use permit is a recycling buy-back center for the collection of household and industrial metals. No other materials may be collected or recycled.

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 from the passage of this ordinance).

4. GATE: The driveway gate adjacent to Shady Trail, shown on the site plan, must remain open during hours of operations.

5. HOURS OF OPERATION: The recycling buy-back center is limited to the collection of household and industrial metals may only operate between 8:00 a.m. and 7:00 p.m., Monday through Sunday.

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

7. PARKING: Off-street parking must be located as shown on the attached site plan.

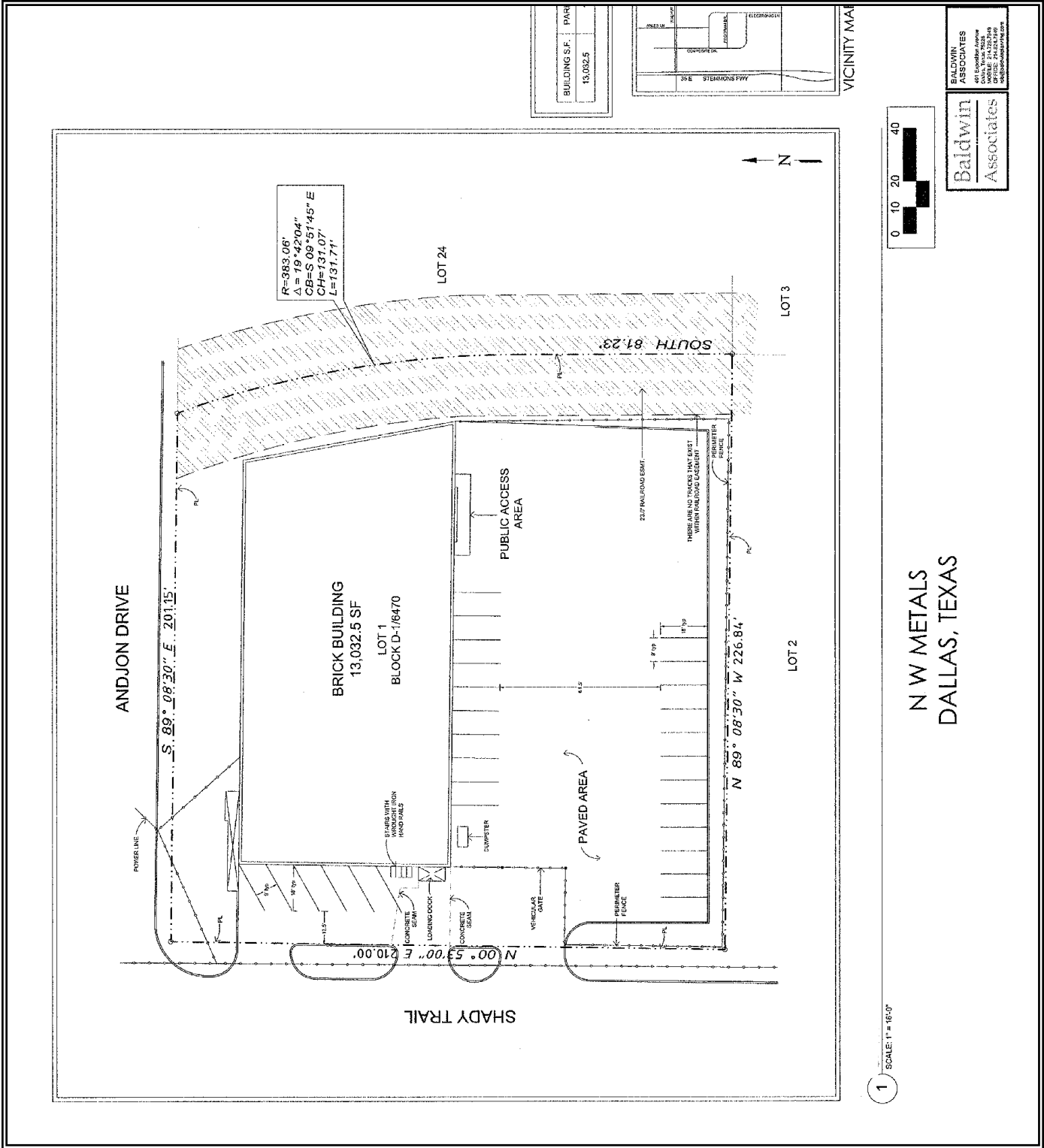
8. LICENSE: the Operator must obtain a regulated property license in accordance with CHAPTER 40B of the Dallas City Code within 45 days from the passage of this ordinance.

9. OUTSIDE STORAGE: Outside storage is prohibited.

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

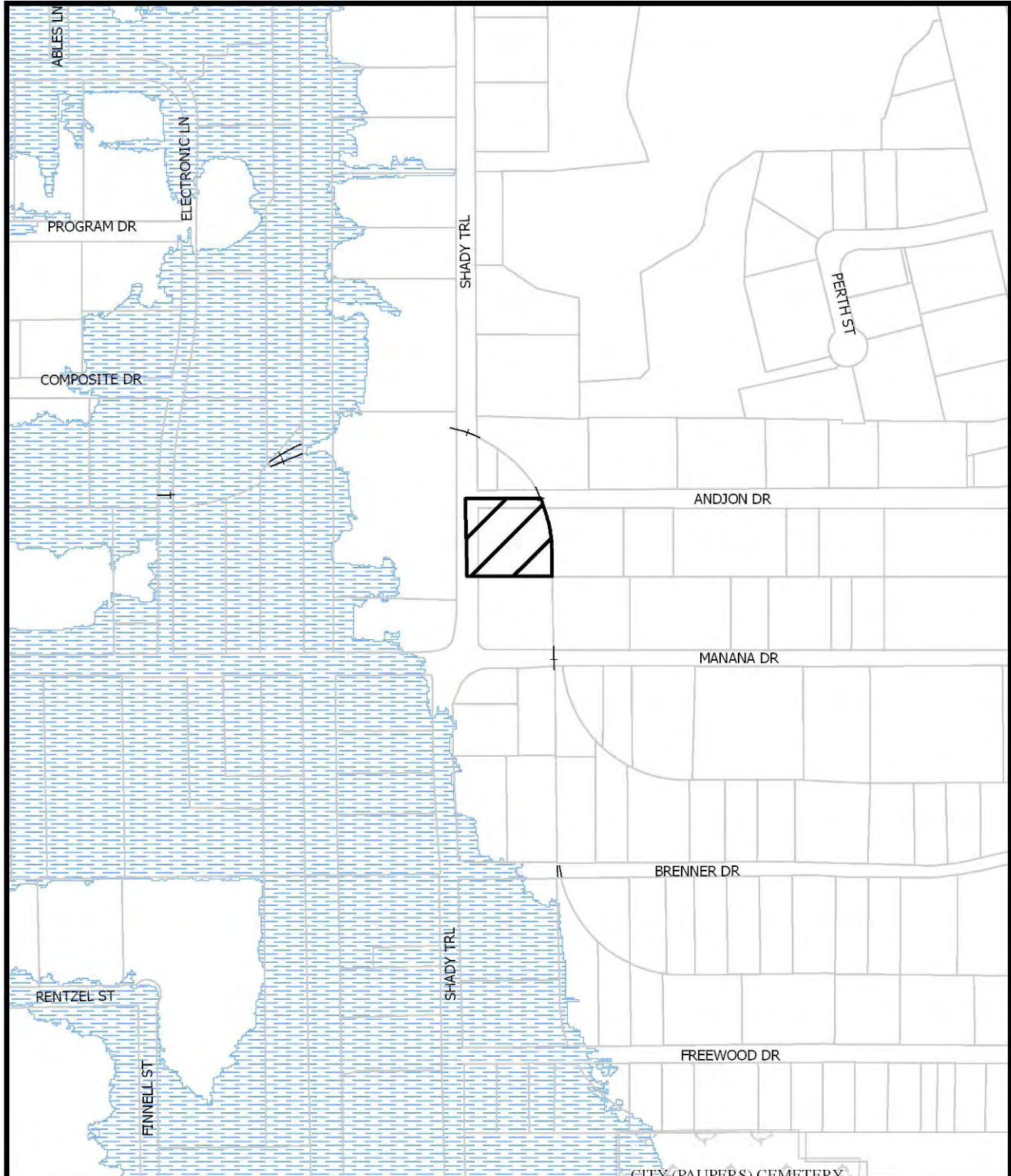
11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

**PROPOSED SITE PLAN**



**N W METALS  
DALLAS, TEXAS**

**Baldwin Associates**  
 401 Exposition Avenue  
 Dallas, TX 75204  
 PHONE: 214.241.8900  
 FAX: 214.241.8901



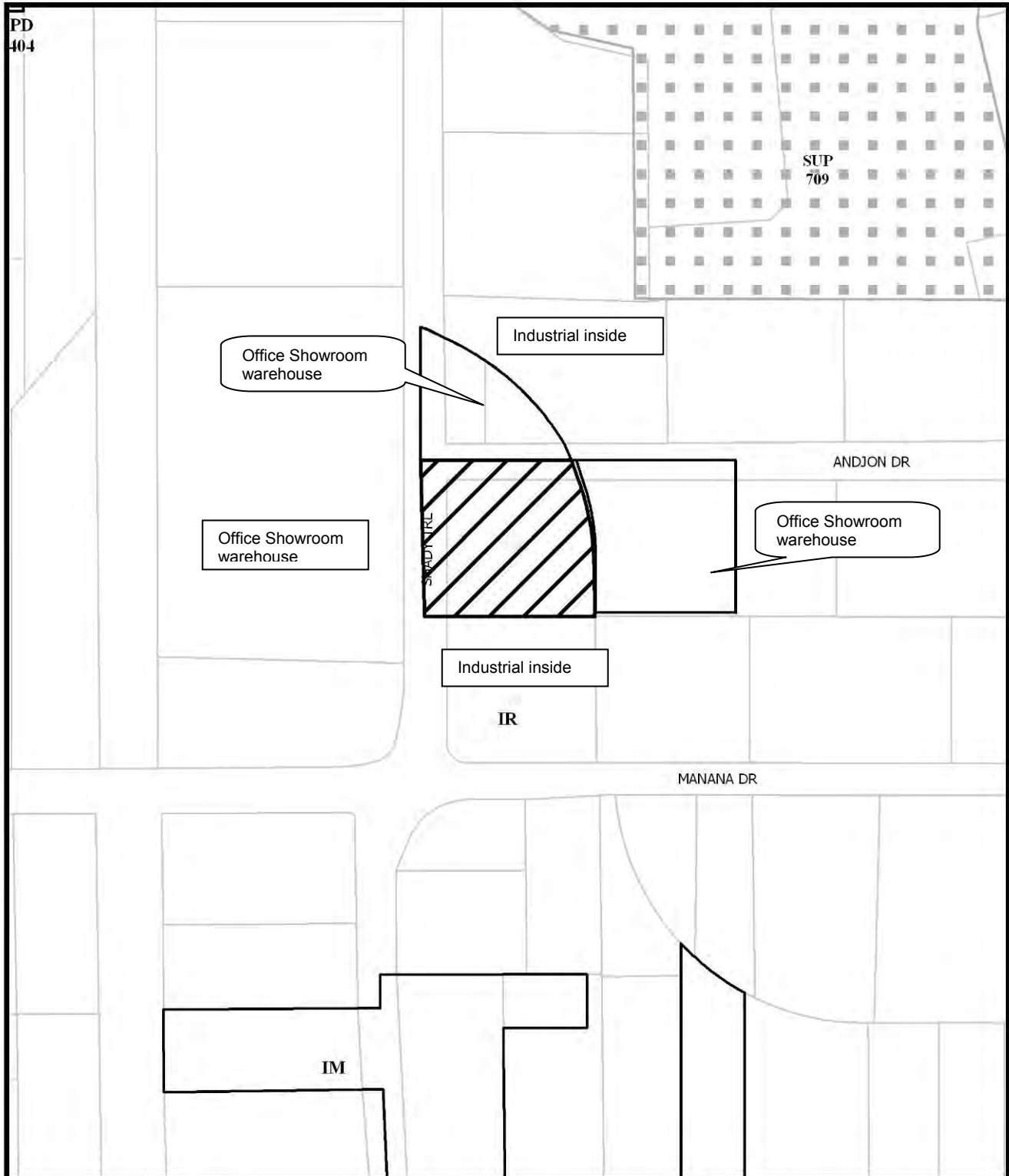
1:4,800

# VICINITY MAP

Map no:           F-5          

Case no:           Z090-204          

DATE: June 01, 2010




1:2,400

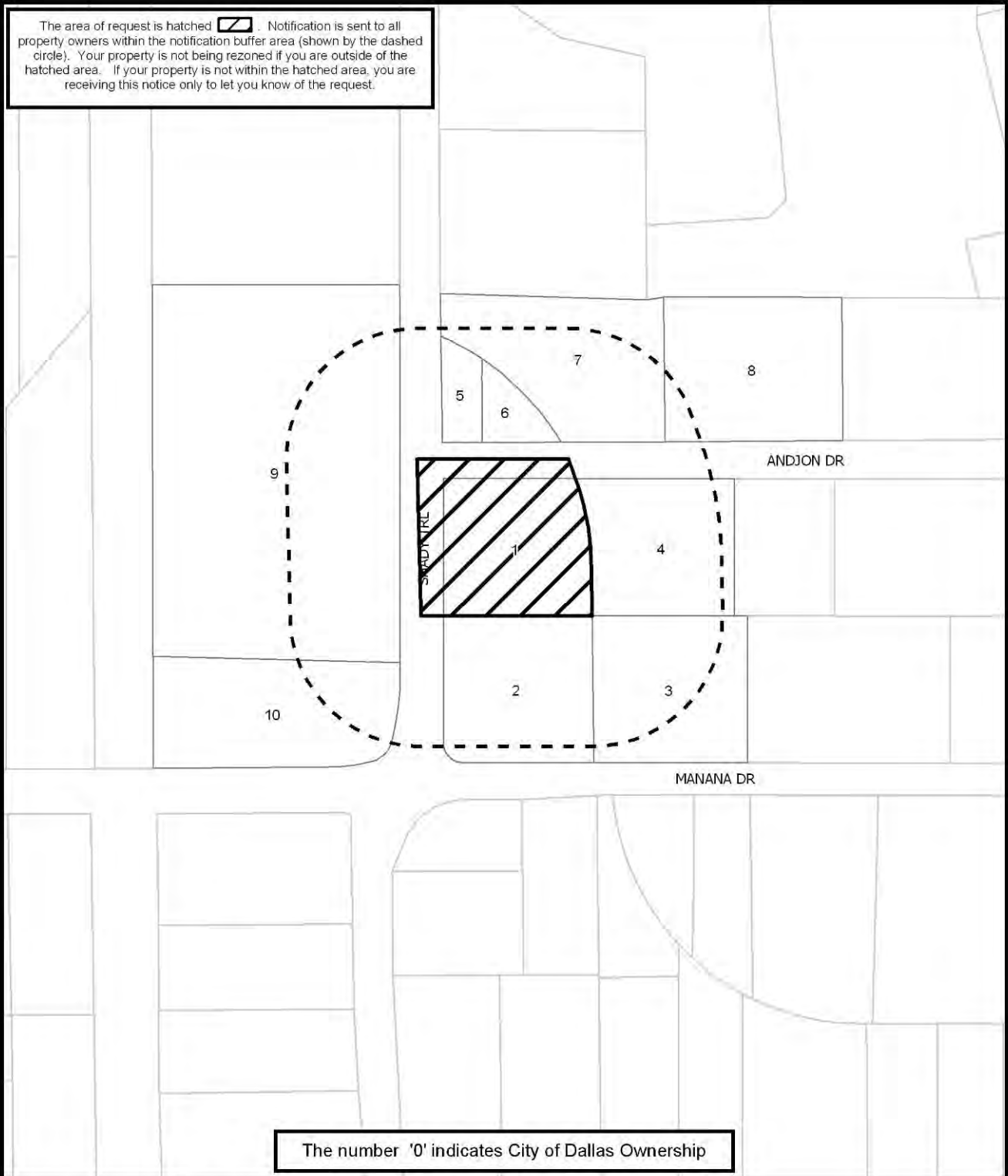
# ZONING AND LAND USE

Map no:           F-5          

Case no:           Z090-204          

DATE: June 01, 2010

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



The number '0' indicates City of Dallas Ownership



1:2,400

# NOTIFICATION

200'

AREA OF NOTIFICATION

10

NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: F-5

Case no: Z090-204

## **Notification List of Property Owners**

### **Z090-204**

#### **10 Property Owners Notified**

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
1	2606 ANDJON	PRESTONWOOD BUILDING SERV
2	10760 SHADY	WISE LOUISE L % HOWARD L LAWSON
3	2607 MANANA	THOMAS GILLIS ETAL DALLAS FED SAVINGS TOWER
4	2610 ANDJON	BUTLER TIERNEY JV
5	2605 ANDJON	MELTON WILLAM R ET AL STE 101
6	2607 ANDJON	OMALI GROUP COMPANIES INC
7	2611 ANDJON	LESTER & BUTLER INC
8	2617 ANDJON	THOMAS GILLIS ETAL DALLAS FED SAV TOWER
9	10777 SHADY	A1 FREEMAN HILL COUNTRY LP
10	2535 MANANA	MANANA HQ LP

**Tuesday, June 01, 2010**

**FILE NUMBER:** Z090-221( WE) **DATE FILED:** June 29, 2010

**LOCATION:** West side of Stults Road, south of Forest Lane

**COUNCIL DISTRICT:** 10 **MAPSCO:** 16-Y

**SIZE OF REQUEST:** Approx. .511 acres **CENSUS TRACT:** 78.05

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**APPLICANT:** Hillcrest Masonic Lodge #1318

**OWNER:** Estate of Geneva Brown  
c/o Leatrice Westbrook

**REPRESENTATIVE:** Robert Baldwin  
Baldwin & Associates

**REQUEST:** An application for a Planned Development District for a commercial amusement (inside) on property zoned an R-10(A) Single Family District.

**SUMMARY:** The purpose of this request is to use an existing single family dwelling for a Fraternal Organization. The organization is proposing to use the single family structure to conduct monthly meetings.

**STAFF RECOMMENDATION:** Denial



**BACKGROUND INFORMATION:**

- The applicant’s request for a Planned Development District for a commercial amusement (inside) will allow for a single family use to be converted into a meeting place for a Fraternal Organization. The Planned Development District will also allow for a modification in the off-street parking requirements for a commercial amusement (inside) use.
- The land uses surrounding the request site are developed with primarily residential uses. However, an adjacent church owns several properties that wraps around the request site. These properties are developed as a surface parking lot. The Church is located north of the request site.

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

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Stults Road	Local	60 ft.	60 ft.

**Land Use:**

	Zoning	Land Use
<b>Site</b>	R-10(A)	Single Family
<b>North</b>	R-10(A)	Church
<b>South</b>	R-10(A)	Surface parking for the church
<b>East</b>	PDD No. 141	Multifamily
<b>West</b>	R-10(A)	Surface parking for the church

**Comprehensive Plan:** The *Forward Dallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *Forward Dallas! 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 dominant 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 1.1 Align land use strategies with economic development priorities

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

### 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 .511 acre site is developed with a single family structure and is contiguous to a church and surface parking. The surrounding land uses in the area are predominately residential. The applicant's request for a Planned Development District is twofold: 1) allow for a commercial amusement (inside) use within a predominately residential area, and 2) modify the off-street parking requirements to accommodate additional parking.

The proposed commercial amusement (inside) use will allow for the existing single family structure to be used for a meeting place for a Fraternal Organization. The application's representative has indicated that the current structure will be expanded slightly to accommodate the proposed use and that the Organization will use the facility on a monthly basis.

Staff has several concerns regarding the applicant's request; 1) the Planned Development District request is less than 1 acre and is for a single use, 2) the commercial amusement (inside) use is a non-residential use and will be encroaching into a predominately residential district, 3) the number of off-street parking spaces proposed by the applicant is less than the number spaces required for the proposed non-residential use, and 4) the applicant's inability to comply with Article X, landscaping requirements.

Staff cannot support the applicant's request for a Planned Development District for a commercial amusement (inside) because the proposed use could have a negative impact on the surrounding residential uses. A non-residential use further encroaching into a residential district could impact the character of the neighborhood.

**Development Standards:**

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-10(A) - Existing Single Family	30'	6'	1 Dwelling Unit/ 10,000 sq. ft.	30'	45%		Single family
PDD - Proposed	30'	6'	1 Dwelling Unit/ 10,000 sq. ft.	30'	45%		Single family, Fraternal Organization, & Offices

**Parking:** The off-street parking requirement for a commercial amusement (inside) is one space per 100 square feet of floor area. The applicant is proposing to reduce the parking ratio to 1 space per 200 square feet of floor area.

The number of required off-street parking for the request site is 32 spaces. The applicant is proposing only 13 spaces.

**Landscaping:** Landscaping of any development will be in accordance with Article X requirements, as amended. Staff is concerned that the applicant will not meet the landscaping requirement under Article X, as amended. The site is too restrictive to comply with Article X due to the residential adjacency.

The applicant can submit a landscaping plan for City Plan Commission consideration as an alternative measure from complying with Article X. The applicant has indicated on the site plan that a large tree will be removed to allow for a portion of the property to be improved with surface parking.

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

**LIST OF OFFICERS  
HILLCREST LODGE NO. 1318**

- Worshipful Master Gregory (Gregg) Yates
- Secretary Jeffrey S. Hendrix
- Treasurer Harry Wood
- Senior Warden Kyle Wahlquist
- Junior Warden Benjamin Gilley
- Senior Deacon Kenneth Knotts
- Junior Deacon Jason Brunnell
- Senior Steward Ben Brown
- Junior Steward John Stevenson
- Chaplain Thomas Elliott
- Marshal David King

**PROPOSED PDD CONDITIONS**

**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 on the west side of Stults Road, south of Forest Lane. The size of PD is approximately .511 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) For the purpose of this Planned Development District, the term "Fraternal Organization" shall mean:

"an association of persons or organized for some common purpose, including fraternal organizations but not including groups or organized primarily to render a service which is customarily carried on as a business."

**SEC. 51P- .104. EXHIBIT.**

The following exhibit is incorporated into this article: Exhibit \_\_\_A, development plan.

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

All development on the Property must comply with Exhibit A, attached to this ordinance. If there is a conflict between the text of this article and the development plan, the text of this article controls.

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

The following uses are the only main uses permitted:

- (1) Agricultural uses.

None permitted.

- (2) Commercial and business service uses.

None permitted

- (3) Industrial uses.

None permitted.

- (4) Institutional and community service uses.

-- Church.

- (5) Lodging uses.

None permitted.

- (6) Miscellaneous uses.

-- Temporary construction or sales office.

- (7) Office uses.

-- Office.

- (8) Recreation uses.

None permitted.

- (9) Residential uses.

-- Single family.

- (10) Retail and personal service uses.

-- Fraternal Organization

(11) Transportation uses.

None permitted.

(12) Utility and public service uses.

None permitted.

(13) Wholesale, distribution, and storage uses.

None permitted.

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

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

**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. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

- (a) Front yard. Minimum front yard is 30 feet.
- (b) Side and rear yard.
  - (1) Minimum side and rear yard for single family structures is six feet.
  - (2) Minimum side yard for other permitted structures is 10 feet.
  - (3) Minimum rear yard for other permitted structures is 15 feet.
- (c) Density. Dwelling unit density. No maximum dwelling unit density.
- (d) Floor area ratio. No maximum floor area ratio.
- (e) Height. Maximum structure height is 30 feet.

(f) Lot coverage.

(1) Maximum lot coverage is:

- i. 45 percent for residential structures; and
- ii. 25 percent for nonresidential structures.

(2) Surface parking lots and underground parking structures are not included in lot coverage calculations.

(g) Lot size.

(1) Minimum lot area for residential use is 10,000 square feet.

(2) No maximum number of stories.

(h) Stories. No maximum number of stories.

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

(a) Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally. In this district, off-street parking must be provided at or below ground level.

(b) The off-street parking requirement for a Fraternal Organization is one (1) space for every 200 square feet of floor area.

**SEC. 51P- .110. LANDSCAPING.**

In general. Landscaping must be provided in accordance with Article X.

**SEC. 51P- .111. ADDITIONAL PROVISIONS.**

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

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



**SEC. 51P- .112 COMPLIANCE WITH CONDITIONS.**

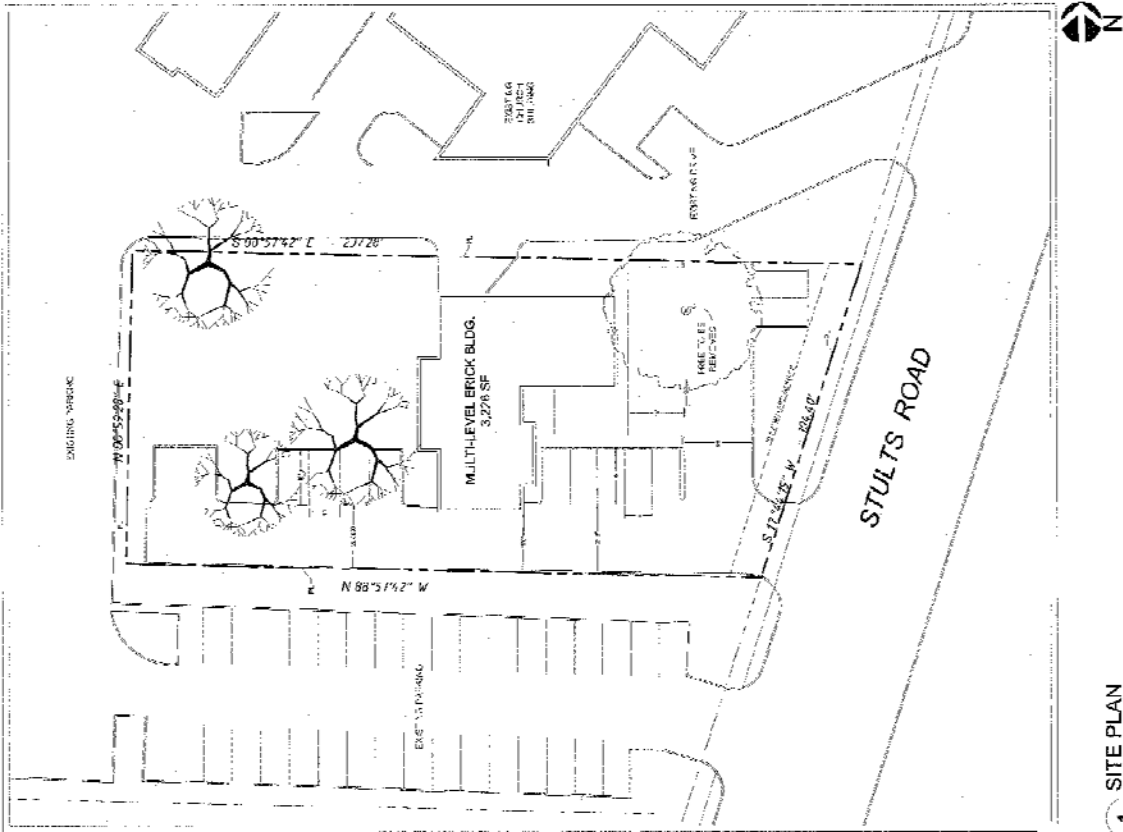
- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.
- (b) The building official shall not issue a building permit to 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.

**SEC. 51P- .113. ZONING MAP.**

PD \_\_\_\_\_ is located on Zoning Map No.

**PROPOSED DEVELOPMENT PLAN**

**Baldwin**  
Associates

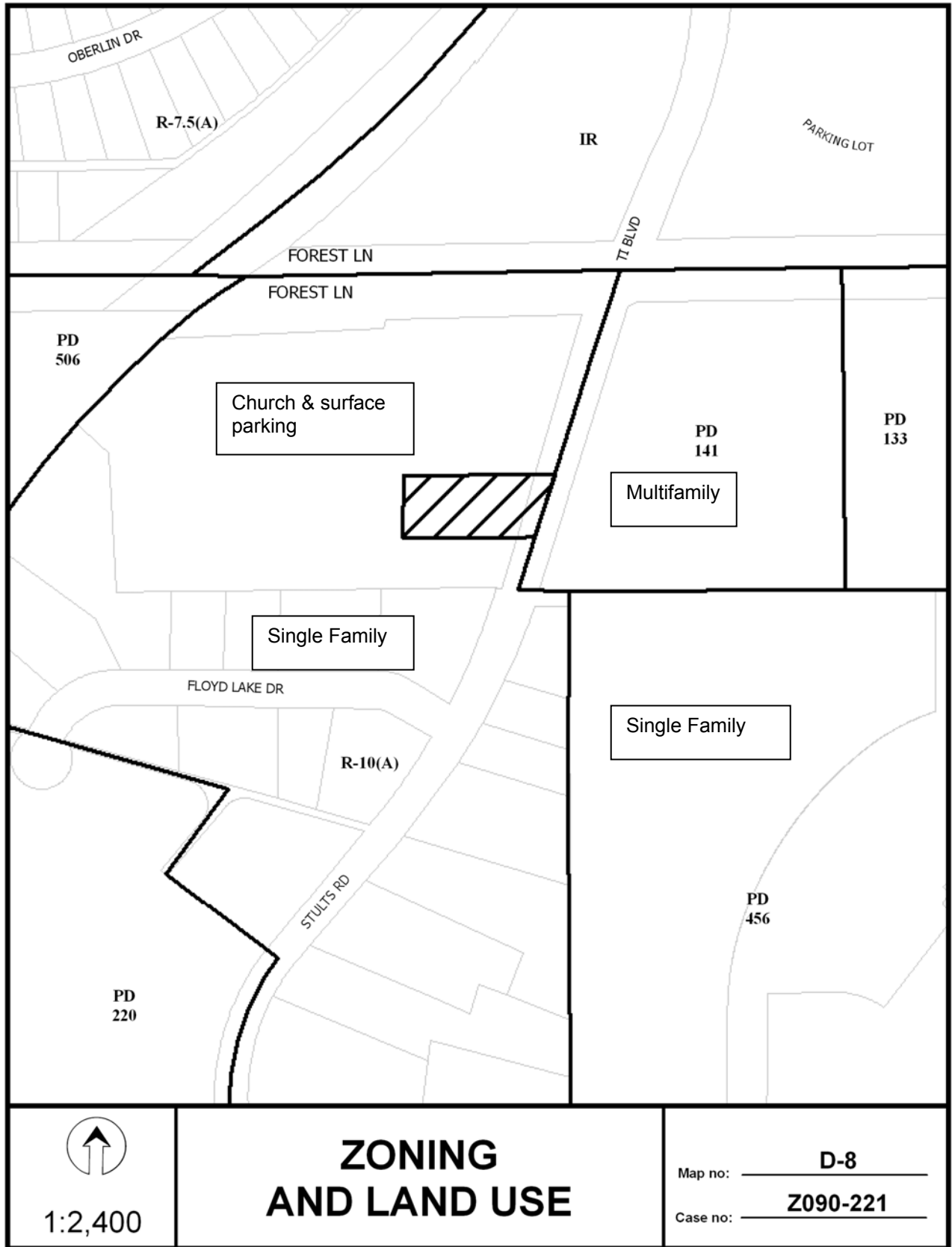


1 SITE PLAN  
SCALE: 1" = 20'-0"

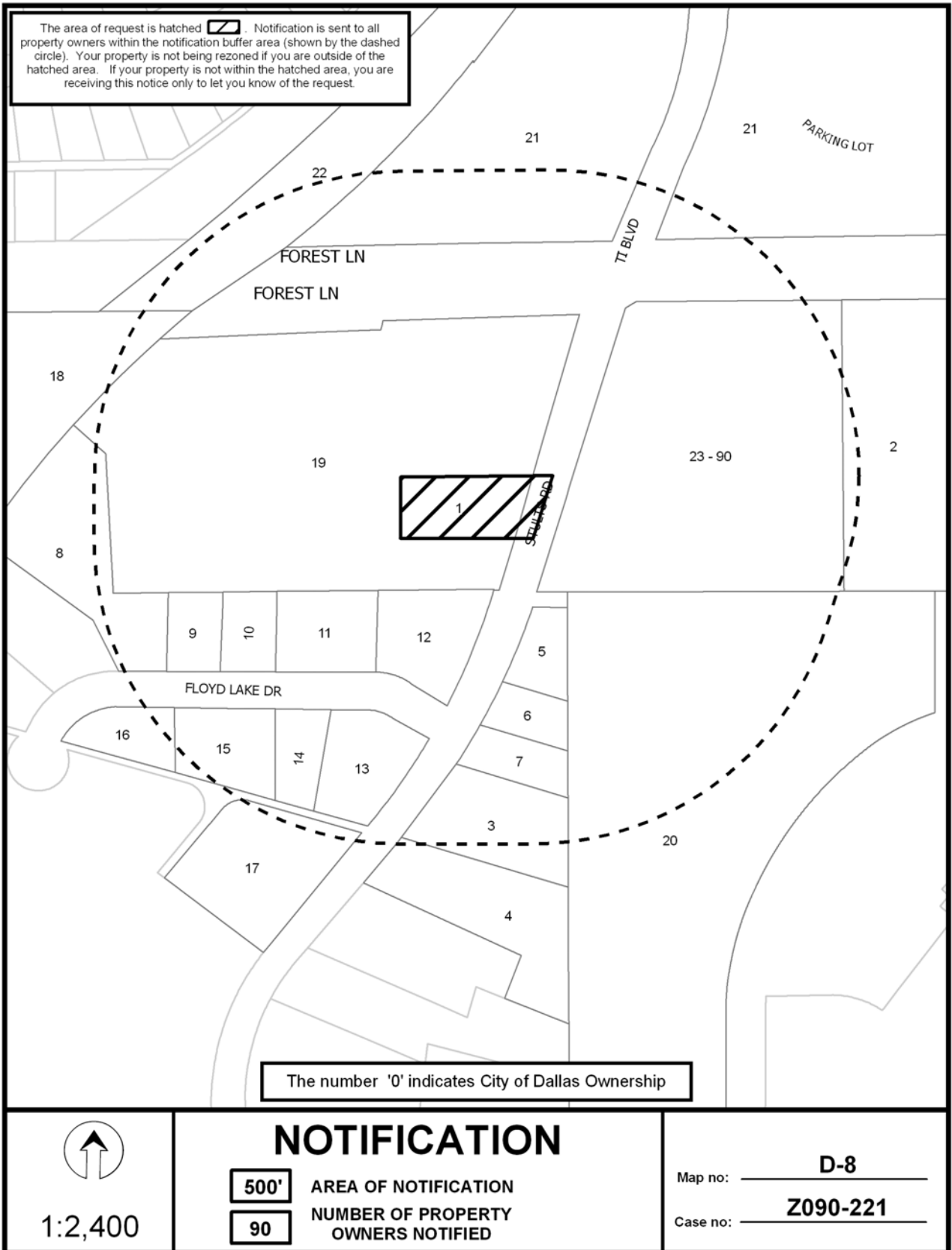
DETAIL DEVELOPMENT PLAN  
844C STULTS ROAD  
DALLAS, TEXAS



DATE: July 29, 2010



DATE: July 29, 2010



DATE: July 29, 2010

## **Notification List of Property Owners**

### **Z090-221**

#### **90 Property Owners Notified**

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
1	8440 STULTS	BROWN GENEVA ESTATE OF % LEATRICE O WESTBROOK
2	1100 SKYLINE	PRESBYTERIAN VILLAGE N SUITE 700
3	8469 STULTS	EDWARDS NANCY ELIZABETH
4	8473 STULTS	CARVAJAL MARY ELLEN
5	8443 STULTS	NAJERA BULMARA
6	8447 STULTS	SMITH BENNETT
7	8453 STULTS	ROBERTS PAULA E & CHARLES LF EST
8	8319 FLOYD LAKE	SHANKS LINDA C W TR & LIFE EST
9	8325 FLOYD LAKE	JEWETT JOHN R
10	8331 FLOYD LAKE	GOMEZ ALFONSO
11	8341 FLOYD LAKE	CASTLE L J
12	8353 FLOYD LAKE	MONTGOMERY BOBBY GENE
13	8350 FLOYD LAKE	BUDDHIST CENTER OF DALLAS
14	8340 FLOYD LAKE	BUDDIST CENTER OF DALLAS
15	8332 FLOYD LAKE	PAQUETTE GRACE G GRACE G PAQUETTE TRUST
16	8318 FLOYD LAKE	RULAND PATRICK W & VERONICA A RULAND
17	8484 STULTS	BUDDHIST CENTER OF DALLAS
18	8206 FOREST	DALLAS AREA RAPID TRANSIT
19	8350 FOREST	GREATER CORNERSTONE BAPT CHURCH
20	8500 STULTS	PRESBYTERIAN HEALTHCARE SYSTEM
21	8609 FOREST	TEXAS INSTRUMENTS INC MS3998
22	555 2ND	DART
23	8404 FOREST LN	FAIRCHILD GLENDA & SEAMUS JOKIEL
24	8404 FOREST LN	CLEMENT YLONDA
25	8404 FOREST LN	ALFORD THOMAS L UNIT 103 BLDG A
26	8404 FOREST LN	JOKIEL SEAMUS P

**Thursday, July 29, 2010**

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
27	8404 FOREST LN	JOKIEL SEAMUS P & GLENDA FAIRCHILD
28	8404 FOREST LN	SMITH DEBORAH E & WALTER D SMITH
29	8404 FOREST LN	ALULA HELEN
30	8404 FOREST LN	WISE BENJAMIN M
31	8404 FOREST LN	FOREST POINT PARTNERSHIP
32	8404 FOREST LN	SPANN CLEOLETTA GEE
33	8404 FOREST LN	LEIJA HECTOR
34	8404 FOREST LN	BENEDICT JAMES R ETAL
35	8404 FOREST LN	TREJO CARLOS E BLDG C UNIT 301
36	8404 FOREST LN	DAVIS ELECTER
37	8404 FOREST LN	ANSARI SALMAN & AMNA UNIT 304
38	8404 FOREST LN	TUBBS WALTER E
39	8404 FOREST LN	SHARPE KEVIN C BLDG D UNIT 401
40	8404 FOREST LN	WHITSON ROBERT DALE & SHIRLEY T
41	8404 FOREST LN	AGBODJI AYIKOE E
42	8404 FOREST LN	RUNYON DOLORES F BLDG D UNIT 404
43	8404 FOREST LN	HARRIS KIMBERLY ANN
44	8404 FOREST LN	BAXTER MORRIS RICHARD
45	8404 FOREST LN	GIPSON SAMUEL UNIT 502 BLDG E
46	8404 FOREST LN	NEW HOPE FOUNDATION
47	8404 FOREST LN	SLEEPER WILLIAM E ETAL
48	8404 FOREST LN	DENMAN W F III BLDG E UNIT 505
49	8404 FOREST LN	WERNICK ROSANN UNIT 601
50	8404 FOREST LN	JOKIEL SEAMUS P & ETAL
51	8404 FOREST LN	FAIRCHILD GLENDA L & SEAMUS P JOKIEL
52	8404 FOREST LN	CROOK FRENCH III
53	8404 FOREST LN	DUDEK VIRGINIA BLDG F UNIT 605
54	8404 FOREST LN	MARIANNE BRUNE INVESTMENT
55	8404 FOREST LN	DAVISON NATHAN G UNIT 702
56	8404 FOREST LN	HAZLEWOOD JAMES MERTON
57	8404 FOREST LN	PELLIZZI AUGUST & KAREN

**Thursday, July 29, 2010**

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
58	8404 FOREST LN	JOKIEL SSEAMUS P & GLENDA L FAIRCHILD
59	8404 FOREST LN	WATKINS PATRICE A BLDG H UNIT 801
60	8404 FOREST LN	COOMER L DON & PAMELA R
61	8404 FOREST LN	SOBREVILLA VICTOR & JAZMIN R
62	8404 FOREST LN	SADOWSKI JUSTIN M & SADOWSKI JOETTE M
63	8404 FOREST LN	WILLAMS LOREN DEMARK
64	8404 FOREST LN	BRABY MICHAEL LEE
65	8404 FOREST LN	VOGELPOHL CINDY R
66	8404 FOREST LN	BRADY PAGE L
67	8404 FOREST LN	FAIRCHILD GLENDA ETAL
68	8404 FOREST LN	DICKEY SANDRA LYNN
69	8404 FOREST LN	SOLOMON LIYA BLDG J UNIT 1001
70	8404 FOREST LN	KAPP ROBERTA E UNIT 1002J
71	8404 FOREST LN	FAIRCHILD GLENDA
72	8404 FOREST LN	BROOKS GLENDA BLDG J UNIT 1004
73	8404 FOREST LN	EVANS BRENDA
74	8404 FOREST LN	STOCKETT LORI L BLDG K UNIT 1101
75	8404 FOREST LN	SETLIFF TARA LEA
76	8404 FOREST LN	MAZZINI CHRISTOPHER G
77	8404 FOREST LN	DENMAN WILLIAM F III
78	8404 FOREST LN	DENMAN W F III
79	8404 FOREST LN	CHUENCHOMPOO SOMJAI
80	8404 FOREST LN	GARCIA ANA LAURA
81	8404 FOREST LN	FOREST POINT OWNERS ASSOCIATION % VERACITY INC
82	8404 FOREST LN	VOGELPOHL CINDY
83	8404 FOREST LN	KRUSE KENT H
84	8404 FOREST LN	RATLIFF MARY ANN & SHARON WOODLEE
85	8404 FOREST LN	KINDRICK JAN W & CYNTHIA R
86	8404 FOREST LN	BAUGHER ERIC
87	8404 FOREST LN	XIANG YANG UNIT 1401
88	8404 FOREST LN	MCGRATH KEVIN

**Thursday, July 29, 2010**



Z090-221 (WE)

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
89	8404 FOREST LN	JANOSEK SANDRA G BLDG N UNIT 1404
90	8404 FOREST LN	GIFFORD GREG

**Thursday, July 29, 2010**

**Planner: Mike Grace, AICP**

**FILE NUMBER:** Z090-250(            MG)            **DATE FILED:** May 27, 2010

**LOCATION:**                    Harwood Street and Hunt Street, southwest corner

**COUNCIL DISTRICT:**    2                                    **MAPSCO:**            45 E

**SIZE OF REQUEST:**    Approx. 2,842 sq. ft.            **CENSUS TRACT:**    19.00

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**APPLICANT / OWNER:**   Charles Villasana

**REPRESENTATIVE:** Tim            Cogswell

**REQUEST:**                    An application for an HC Heavy Commercial Sub district on property zoned an I-2 Industrial Subdistrict within Planned District No. 193, the Oak Lawn Special Purpose District

**SUMMARY:**                    The purpose of the proposed request is to allow the development of a single family residential structure.

**STAFF RECOMMENDATION:**   Denial.

**BACKGROUND INFORMATION:**

- The request site is undeveloped and has approximately 25 feet of frontage along Harwood Street and 102 feet along Hunt Street.
- The I-2 Sub-district does not allow single family residential use. The applicant is proposing to build a three story, 36 feet tall single family structure. The HC Heavy Commercial district allows single family residential uses.
- A preliminary plat was approved by the CPC on October 12, 2006.

**Zoning History:** There has been one zoning change request in the area.

1. Z056-233 On February 15, 2007 the City Planning Commission denied an application for an HC Heavy Commercial Sub-district on property zoned an I-2 Industrial- 2 Sub -district within Planned Development District No. 193, the Oak Lawn Special Purpose District.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Harwood Street	Principal arterial	53 ft.	53 ft.
Hunt Street	Local	variable width	variable width

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD-193 (I-2)	Vacant
<b>West</b>	PD-193 (PDS 79)	Parking lot
<b>North</b>	PD-193 (PDS79)	Commercial
<b>East</b>	PD-193 (PDS 79)	Commercial
<b>South</b>	PD-193 (PDS 79), I-2	Commercial

**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 Downtown 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.

**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:**

**Area Plans:**

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

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

- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.
- (4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.
- (5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.
- (6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.
- (7) To promote landscape/streetscape quality and appearance.

The property is currently not zoned to permit single family residential uses, which is the basis for the request. The proposed development does not meet objectives 1 thru 6, as they are not applicable to the request. It has not been determined if the applicant plans on exceeding a softening at the perimeter of the site, which is the basis of Number 7.

**Land Use Compatibility:** The 2,842 sq. ft. site is undeveloped. The applicant's request for a HC Heavy Commercial District is to allow for the development of a single family structure. The proposed structure will cover 1,570 square feet or 55 percent of the lot.

The applicant is not proposing any additional streetscapes or pedestrian/resident amenities over that required by PDD No. 193. Due to the constraints of the site, the proposed development will not be similar in scale to existing surrounding development. This could result in negative impacts on the proposed single family residential dwelling.

As mentioned above, the objectives of the Oak Lawn Special Purpose District and the Oak Lawn Plan are also not being met. For these reasons, the proposed residential component of the request is not in compliance with the urban design element or overall intent of the comprehensive plan.

Staff has reviewed and is not in support of the applicant's request. Staff believes that the proposed development is not in keeping with existing development in the surrounding area.

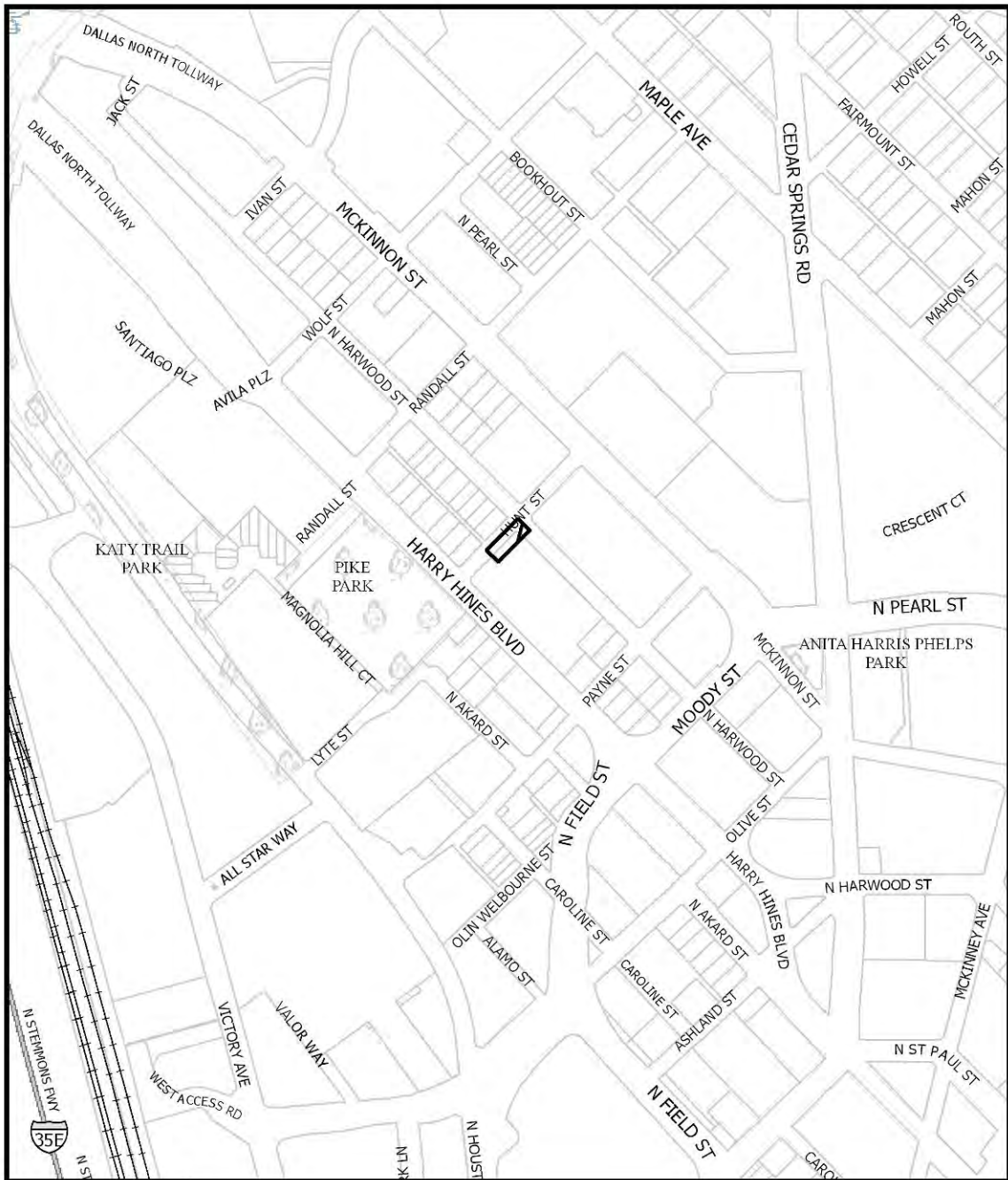
**Development Standards:**

<b><u>DISTRICT</u></b>	<b>SETBACKS</b>		<b>Density</b>	<b>Height</b>	<b>Lot Coverage</b>	<b>Special Standards</b>	<b>PRIMARY Uses</b>
	<b>Front</b>	<b>Side/Rear</b>					
PDD-193 (I-2) - Existing Vacant	0'	0'	NA	100' 125', 150'	60%	NA	Vacant
PDD-193 (HC) – Proposed Single family	0'	0'	2,000 sq. ft.	36'	60%	NA	Single family

**Landscaping:** The site does not possess any landscape materials other than natural turf and a few site trees.

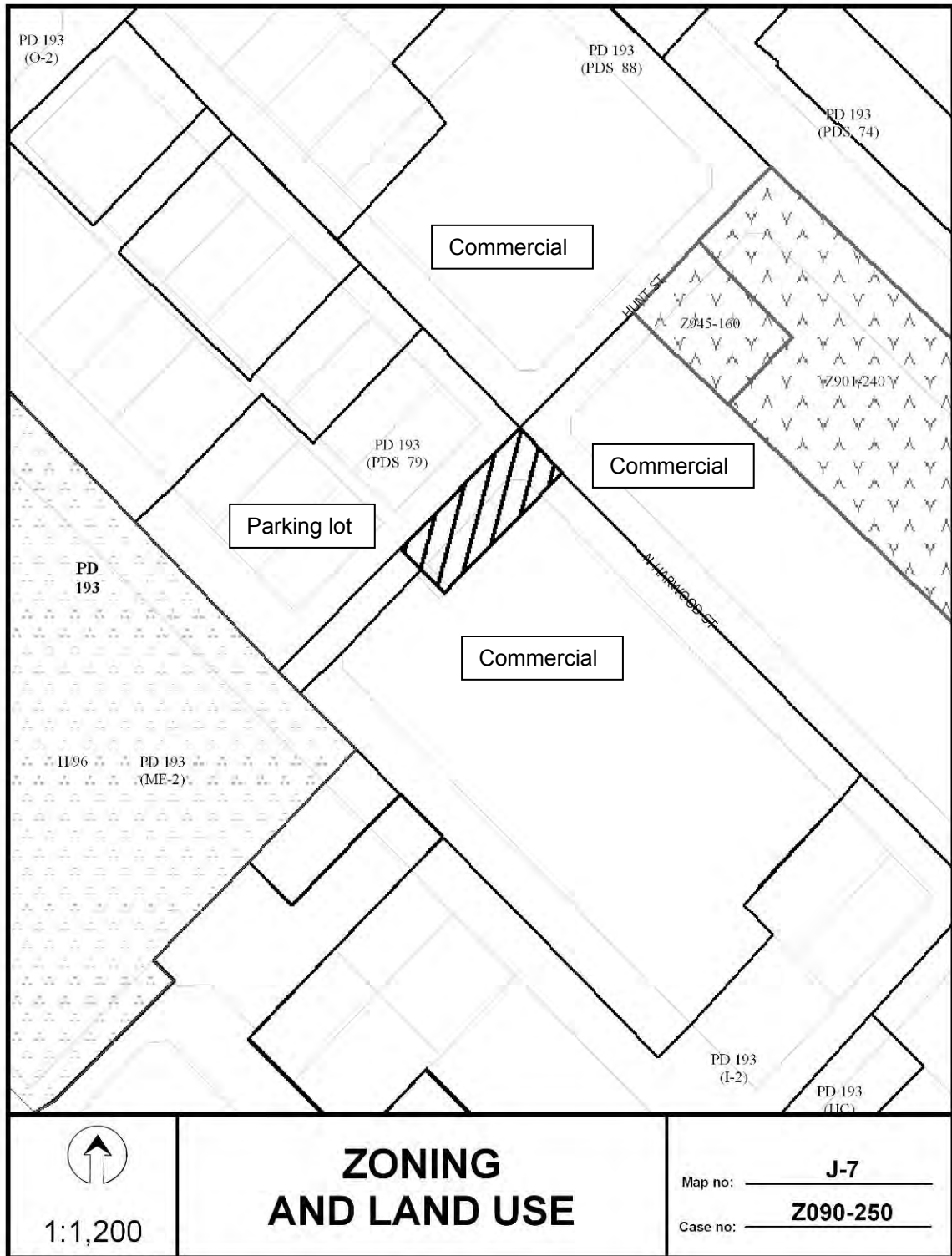
Prior to the issuance of a certificate of occupancy for the development, the applicant will be required to provide landscaping that complies with the provisions outlined in PDD No. 193.

**Traffic:** The Engineering Section of the Department of Sustainable Development and Construction has reviewed this proposal and has no objection to the development.

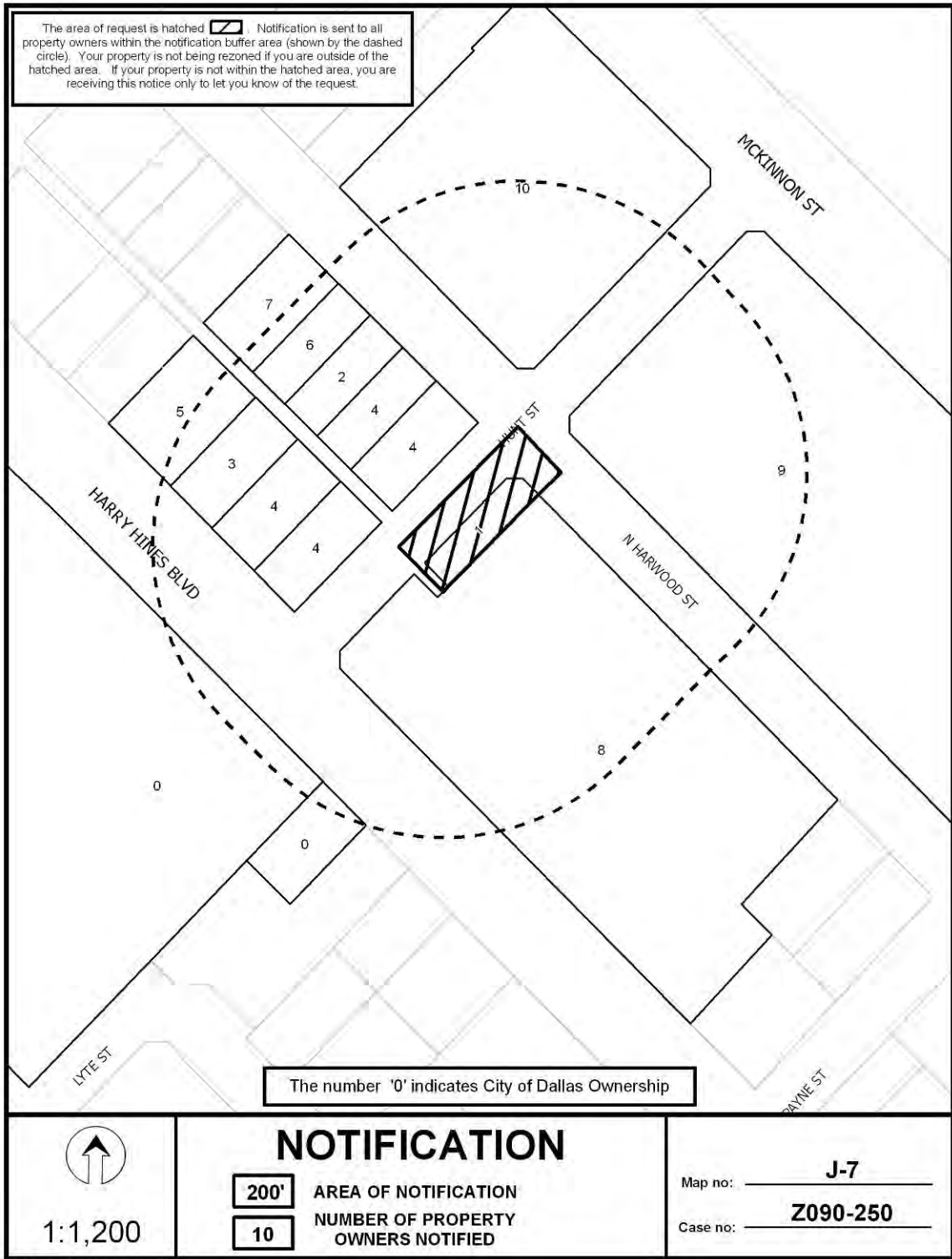


 1:4,800	<h2>VICINITY MAP</h2>	Map no: <u>          J-7          </u> Case no: <u>          Z090-250          </u>
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DATE: October 25, 2010







## ***Notification List of Property Owners***

### ***Z090-250***

#### ***10 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2737	HARWOOD VILLASANA CHARLES & JUDY GLAZER
2	2807	HARWOOD AMERICAN PRESTIGE LAND
3	2806	HARRY HINES HPO INC 16TH FLOOR
4	2805	HARWOOD ROLEX TEXAS REALTY DELAWARE CORPORATION
5	2810	HARRY HINES HPO INC SUITE 1600
6	2809	HARWOOD GLAZER JUDY B
7	2813	HARWOOD HPO INC 16TH FLR
8	2727	HARRY HINES INTERNATIONAL CENTER DEVELOPMENT II & III LTD
9	2728	HARWOOD ROLEX INTERNATIONAL CENTER II & III LLC
10	2828	HARWOOD INTERNATIONAL CENTER DEVELOPMENT IV LTLD

**Planner: Mike Grace, AICP**

**FILE NUMBER:** Z090-210( MG) **DATE FILED:** May 21, 2010

**LOCATION:** Military Parkway and North Prairie Creek Road, northwest corner.

**COUNCIL DISTRICT:** 5 **MAPSCO:** 49 S

**SIZE OF REQUEST:** Approx. 21.626 acres **CENSUS TRACT:** 121.00

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**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)-D-1 Single Family District with a Dry Liquor Control Overlay on a portion and a CR Community Retail District.

**SUMMARY:** The purpose of the proposed Planned Development District is to allow the development of a new school campus including a 195,000 square foot middle school containing 40 classrooms, parking and a youth and family center.

**STAFF RECOMMENDATION:** Approval, subject to a development plan and conditions with retention of the D-1 Overlay on a portion.

**BACKGROUND INFORMATION:**

- The Dallas Independent School District is proposing to build a middle school campus for grade levels 6 thru 8 on an undeveloped 21.626 acre property. The proposed 195,000 sq. ft. school will serve 1,000 students in 40 homerooms and have 14 classrooms per grade level for a total of 42 classrooms.
- A youth and family center, other student areas, basketball/tennis courts and a baseball field are also proposed.
- A Planned Development District is requested to allow parking within the front yard setback along Prairie Creek Road.
- Sec. 51A- 4.204(17)(C)(iii) requires 3.5 parking spaces per classroom for middle schools. This results in a requirement of 147 spaces. DISD is proposing 189 parking spaces.
- The subject site is vacant and undeveloped as is adjacent property to the west and north. To the east across North Prairie Creek Road and south across Military Parkway is single family residential development.

**Zoning History:** There has been one zoning change request in the area.

1. Z090-252 As of November 3, 2010, this case has not been scheduled for CPC. It is an application for a CR Community Retail District to allow an auto service center with office on a one acre site.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Military Parkway	Principal arterial	100 ft.	100 ft.
N. Prairie Creek	Principle arterial	100 ft.	100 ft.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	CR & R-7.5(A)-D-1	Vacant
<b>West</b>	R-7.5(A)	Vacant
<b>North</b>	LI	Vacant
<b>East</b>	R-7.5(A)	Single family
<b>South</b>	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 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 dominant 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 21.626 acre site as well as adjacent land to the west and north is undeveloped. The applicant’s request for a Planned Development District is to allow for the development of the middle school campus with parking within the front yard setback along Prairie Creek Road.

The Dallas Independent School District is proposing to build a middle school campus for grade levels 6 thru 8 on an undeveloped 21.626 acre property. The proposed 195,000 sq. ft. school will serve 1,000 students in 40 homerooms and have 14 classrooms per grade level. In addition, a youth/family center, other student areas, basketball and tennis courts, baseball, football/soccer and softball fields are proposed. Off-street parking will be provided in two lots located adjacent to the proposed middle school. A Planned Development District is requested to allow parking within the front yard setback along Prairie Creek Road.

Ingress and egress to the proposed middle school is provided via one drive access along Military Parkway and three drives along North Prairie Creek Road. Additional right-of-way and acceleration/ deceleration lanes are proposed to accommodate vehicular traffic into and out of the school site.

Staff has reviewed and supports the applicant's request regarding the current proposal. Staff believes that these modifications will not adversely affect the safety of the surrounding area.

**Development Standards:**

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
CR - Existing	15'	20'	NA	54'	60%	NA	Vacant
R-7.5(A)	25'	5',10'/15'	NA	30'/(26')	45%/25%	NA	Vacant
PDD- Proposed Public School	25'	5',10'/15'	NA	30'/(26')	45%/25%	NA	Public school

**Parking:** The requirement for off-street parking for a middle school, pursuant to the Dallas Development Code is three and one-half space for each high school classroom.

The number of required off-street parking spaces for the proposed high school is 147 spaces. The applicant is proposing to provide 189 off-street parking spaces. The total number of proposed classrooms determines the number of required parking spaces. The proposed middle school will have 42 classrooms and a youth and family center.

The applicant has submitted a circulation plan that depicts proposed traffic movement patterns associated with student's drop-off and pick-up and queuing within the school site.

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

**Landscaping:** Landscaping will be provided in accordance with Article X, as amended. Property within the parkway, the area between the curb and property line, will be landscaped. Since this is city owned land, a license is required.

<b>BOARD OF TRUSTEES DISD</b>
-----------------------------------

- **District 1 Edwin Flores, Ph.D., J.D.**
- **District 2 Jack Lowe**
- **District 3 Bruce Parrott, Secretary**
- **District 4 Nancy Bingham**
- **District 5 Lew Blackburn, Ph.D., First Vice President**
- **District 6 Carla Ranger, Second Vice President**
- **District 7 Eric Cowan**
- **District 8 Adam Medrano, 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 northwest corner of Prairie Creek Road and Military Parkway. The size of PD \_\_\_\_\_ is approximately \_\_\_\_\_ 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. In this article \_\_\_\_\_, ACCESSORY YOUTH AND FAMILY CENTER means a multi-functional facility sponsored or operated by a public school district as an accessory use to a school where a combination of social, recreational, welfare, health, rehabilitation, counseling, educational, referral, or out-patient medical, dental, or optical treatment services are provided to students and their family members.

(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: 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) The following main use is permitted by right:

- Public school other than an open-enrollment charter school.

**SEC. 51P-\_\_\_.107                      ACCESSORY USES.**

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

**SEC. 51P-\_\_\_.108.                      YARD, LOT AND SPACE REGULATIONS.**

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

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

(b) Height. For all uses other than a public school other than an open-enrollment charter school, if any portion of a structure used for an institutional and community service use or a utility and public service use is over 26 feet in height, that portion may not be located above a residential proximity slope. A public school other than an open enrollment charter school is exempt from the residential proximity slope. Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may

project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(c) Lot coverage. For nonresidential structures, maximum lot coverage is 35 percent. Aboveground parking structures are included in lot coverage calculations, surface parking lots and underground parking structures are not.

(d) Lot size.

(1) For a public school other than an open-enrollment charter school, no minimum lot size.

(2) For all other permitted uses, minimum lot size is 7,500 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, parking may be provided in the required yards.

(c) For a public school other than an open-enrollment charter school, parking lot and loading screening is not required.

**SEC. 51P-\_\_110.\_ FENCING.**

(a) For a public school other than an open-enrollment charter school, fencing must be provided as shown on the development plan.

(b) For a public school other than an open-enrollment charter school, fencing may be provided in the required yards.

**SEC. 51P-\_\_111.\_ ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P-\_\_112.\_ LANDSCAPING.**

(a) In general. Except as provided in this section, landscaping must be provided in accordance with Article X.

(b) Parking lot screening. For a public school other than an open-enrollment charter school, voluntary parking lot screening provided under Section 51A-10.126(c) must be at least two feet in height at planting and reach a minimum height of three feet within two years of planting;

(c) Street trees. For a public school other than an open-enrollment charter school, street trees may be planted within 60 feet of the projected street curb;

(d) Street buffers. Street buffers provided in accordance Section 51A-10.126(b) may be located within the parkway.

(e) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this district for the exclusive purpose of authorizing landscaping within the parkway. "Parkway" means the portion of a street right-of-way between the street curb and the lot line. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(2) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, and \$2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for losses or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(4) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any

requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(f) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the building official. The application must be in writing on a form approved by the building official and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(2) Upon receipt of the application and any required fees, the building official shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the building official determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the building official shall issue a parkway landscape permit to the property owner; otherwise, the building official shall deny the permit.

(3) A parkway landscape permit issued by the building official is subject to immediate revocation upon written notice if at any time the building official determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way.

(4) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way.

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

**SEC. 51P-\_\_\_\_.113. TREE PRESERVATION, REMOVAL, AND REPLACEMENT.**

(a) Except as provided in this section, tree preservation, removal, and replacement must be in accordance with Article X.

(b) Protected trees removed from an approved water detention area are not subject to the mitigation requirements in Sections 51A-10.134 and 51A-10.135.

(c) For a public school other than an open-enrollment charter school, replacement trees may be planted on any Dallas Independent School District site within five miles of the Property.

(d) Protected trees located in the conservation area shown on the development plan may be counted towards mitigation at a ratio of one inch of replacement tree for every two inches of conserved protected trees within a 100-year flood plain.

(e) Protected trees located in the conservation area shown on the development plan may be counted towards mitigation at a ratio of one inch of replacement tree for every one inch of conserved protected trees not located in a 100-year flood plain.

**SEC. 51P-\_\_\_.114. SIGNS.**

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

(b) A public school other than an open-enrollment charter school is allowed one detached sign with a maximum height of 25 feet and an effective area of 150 square feet.

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

(c) Traffic study.

(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 18, 2012. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 18th of each even-numbered year.

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

- (A) ingress and egress points;
- (B) queue lengths;
- (C) number and location of personnel assisting with loading and unloading of students;

- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level; and
- (G) circulation.

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

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

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

(d) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) 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.

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

**SEC. 51P-\_\_\_\_.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.

**SEC. 51P-\_\_\_\_.118.**

**ZONING MAP.**

PD \_\_\_\_\_ is located on Zoning Map No. \_\_\_\_\_.”





**Ann Richards Middle School  
Traffic Management Plan Page 1**



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## *Technical Memorandum*

**To:** Karl Crawley — Masterplan Consultants  
**From:** DeShazo, Tang & Associates, Inc.  
**Date:** May 5, 2010  
**Re:** Traffic Management Plan for Ann Richards Middle School in Dallas, Texas (DT&A No. 10041)

---

### **INTRODUCTION**

The services of DeShazo, Tang & Associates, Inc. (DT&A) were retained by Masterplan Consultants on behalf of the Dallas Independent School District (DISD) to conduct a traffic management plan (TMP) for Ann Richards Middle School (“the school”) in Dallas, Texas. DT&A is an engineering consulting firm providing licensed engineers skilled in the field of traffic/transporation engineering.

Ann Richards Middle School is proposed to be constructed on a 21.6-acre site in the City of Dallas, Texas. The subject site is currently undeveloped and zoned a mixture of light industrial, single-family residential, and commercial retail. The expected maximum enrollment is 1,250 students in grades 6<sup>th</sup>-8<sup>th</sup>. A site location map is provided in **Exhibit 1**.

#### ***Purpose***

The purpose of this report is to develop procedures to promote traffic safety and efficiency to be used by the school during the morning drop-off and afternoon pick-up hours. The study will be provided to the City of Dallas staff (“the Staff”) for review as to fulfill the associated requirements of the local approval process.

### **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 City of Dallas strives for all drop-off and pick-up carpool activity to occur on private property rather than in the public right-of-way. The proposed site plan has been designed to incorporate sufficient queuing space on-site for the projected peak demands for drop-off/pick-up for the

**Ann Richards Middle School  
Traffic Management Plan Page 2**

*DeShazo, Tang & Associates, Inc.  
May 5, 2010*

Middle School. A concerted effort by the school administration and the parents is encouraged to provide and maintain safe and efficient traffic operations.

***Drop-off and Pick-up Hours for Each Grade Level***

The school is expected to operate on a uniform daily schedule. Classes on typical school days for all grades are expected to begin at 8:30 AM and conclude at 3:30 PM. While these are the scheduled class times, it can be assumed that not all students 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.

***Ingress and Egress Points***

Ann Richards Middle School is bounded on two sides by public streets and has four driveways accessing the public right-of-way. Three driveways are located on Prairie Creek Road and the other one intersects Military Parkway. For this report the driveways are numbered 1 through 4 starting with the farthest north and moving south.

- **Driveway 1** is to align with Pinehaven Drive, an existing local street serving a residential subdivision to the east. It will provide two outbound lanes and one inbound lane with full turning movements. A left-turn lane with a minimum of 100 feet of storage is to be constructed at this driveway. This driveway will serve school buses and all staff parking.
- **Driveway 2** will serve the main carpool and the adjacent visitor parking lot. A median opening is to be constructed at this driveway to provide full turning movements. A left-turn lane with approximately 200 feet of storage is to be constructed for northbound left-turns into this driveway. There will be one inbound and two outbound lanes, one each left-turn and right-turn only.
- **Driveway 3** serves the same lot as driveway 2, but only allows right-turns in and right-turns out. There is no median opening and only one lane in each direction.
- **Driveway 4** is the only one of the four that intersects Military Parkway. A hooded left-turn median opening is to be constructed to allow eastbound vehicles on Military Parkway to enter the site, but prohibit left-turns out of the site onto Military Parkway. There will be one inbound and one outbound lane with left and right turns in, but only right turns out of the site.

***Circulation***

The site provides two internal circulation paths—one in each of the parking lots. Circulation in the south (visitor) lot will be for student drop-off and pick-up by private vehicles. Private vehicles are not intended to circulate in the north (staff) lot - this circulation is provided for buses only. See Exhibit 2 for detailed illustrations.

**Ann Richards Middle School  
Traffic Management Plan Page 3**

*DeShazo, Tang & Associates, Inc.  
May 5, 2010*

All internal circulation within each lot is to be one-way, counter-clockwise to provide passenger-side vehicle loading--the safest, most efficient transportation for the students. In the south lot, traffic may enter from either driveway 2, 3 or 4, but little inbound traffic is expected to utilize driveway 3 since driveway 2 will be more convenient. Vehicles entering from driveway 2 to park should proceed to the STOP-controlled intersection and turn left to access the parking spaces. If picking-up or dropping-off students, they should proceed straight to the curb loading zone in front of the school building.

Vehicles entering from driveways 3 or 4 to access the loading zone should form a queue line starting from the east leg of the internal intersection and extend back to the east and south as necessary. The intersection should operate as an all-way STOP intersection where motorists alternate right-of-way depending on order of arrival.

After passing through the loading zone vehicles may exit out of any of the three driveways (2,3,or 4), but driveways 3 and 4 only allow right-turns. Most of the school attendance zone lies to the south and west, so right-turns will serve the majority of vehicles and provide efficient egress from the site.

The north lot serves buses and school staff and can be accessed by driveway 1. School buses will circulate one-way, counter-clockwise around the perimeter of the lot. Staff parking is generally expected to occur at different times than buses loading and unloading, but if overlap does occur, priority is to be given to buses to maximize safety for students. In the afternoon, all vehicular operation should cease while buses are present to load students--staff should be instructed to wait until buses depart before leaving the lot.

#### ***Drop-off and Pick-up Locations***

DT&A recommends all private vehicle drop-off and pick-up operations should only occur along the curb facing the front of the school building starting at the southern end as seen in **Exhibit 2**. This location provides close proximity to the school building, prevents students from crossing other traffic, and allows maximum queuing length on site.

Buses queued in the north parking lot should park along the curb to allow easy access for students to load and unload. In the afternoon, the first bus should proceed around the perimeter to the southeast corner to begin the queue. The entire perimeter of the north lot can serve as a bus loading zone, which can accommodate up to 14 buses simultaneously. In the morning, buses are expected to arrive at different times, and generate minimal queues, so drop-off should be more focused near the school building entry along the southern edge of the lot.

#### ***Queue Lengths***

The City of Dallas strives for all vehicular queuing and drop-off/pick-up procedures to take place on private property (i.e. - off public right-of-way). A standardized technique for determining queue length does not exist, however DT&A has developed a proprietary methodology for estimating vehicular queue at schools. The model is based upon various prior studies performed at schools around the Dallas metropolitan area.

**Ann Richards Middle School  
Traffic Management Plan Page 4**

*DeShazo, Tang & Associates, Inc.  
May 5, 2010*

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 issue since the drop-off traffic is more temporally distributed and occurs much more quickly than student pick-up). The DT&A model represents the peak queue conditions experienced during the afternoon peak hour.

Based upon the DT&A model as empirically derived from prior observations, the maximum number of vehicles queued during the PM peak hour is equivalent to approximately 25% of the total inbound PM peak hour traffic volume. Based on the assumption that 50% of students will be bused to and from school, PM peak hour vehicular traffic was calculated based upon a total of 1,250 students using the DT&A's methodology using ITE *Trip Generation* manual (8<sup>th</sup> Edition) as seen in Table 1.

*Table 1. Trip Generation Summary*

Land Use	Quantity	Weekday Trip Ends	AM Peak Hour Trip Ends			PM Peak Hour Trip Ends		
			Total	In	Out	Total	In	Out
Public Middle School	1,250 Students (50% Busing)	1,688	566	311	255	377	176	200

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. Based on DT&A's methodology to determine maximum vehicular queue, the following results were obtained:

$$\begin{aligned} \text{PM inbound trip ends} \times 25\% &= \text{Maximum Queue (veh)} \\ 176 \times 25\% &= 44 \text{ vehicles @ } 20 \text{ feet/vehicle} = 880 \text{ Feet} \end{aligned}$$

The current driveway and internal site configuration provide a queuing space of 1,000 linear feet (or approximately 50 vehicles) which is adequate to accommodate the anticipated max queue length of 880 feet by stacking vehicles in a single-file queue as described above. Exhibit 2 illustrates this queuing layout.

Up to 14 buses are expected to serve the school. These buses require a separate queuing space on site as well. The maximum length of a school bus is 40 feet. This plus five feet of spacing means each bus requires 45 feet of queue length. This can also be accommodated by stacking the buses in one single file queue in the north parking lot. The buses all should queue counter-clockwise along the perimeter of the north lot with loading side to the curb beginning at the southeast corner as shown in Exhibit 2.

$$\begin{aligned} \text{Maximum queue length needed} &= 14 \text{ buses} \times 45 \text{ linear feet/bus} = 630 \text{ feet} \\ \text{Available on-site length} &= 960 \text{ feet} \\ \text{Excess Capacity} &= 960 - 630 = 330 \text{ feet} \end{aligned}$$

*NOTE: Buses could be loaded in stages if lot becomes too congested or safety is a concern.*

**Ann Richards Middle School  
Traffic Management Plan Page 5**

*DeShazo, Tang & Associates, Inc.  
May 5, 2010*

***Staff Assistance***

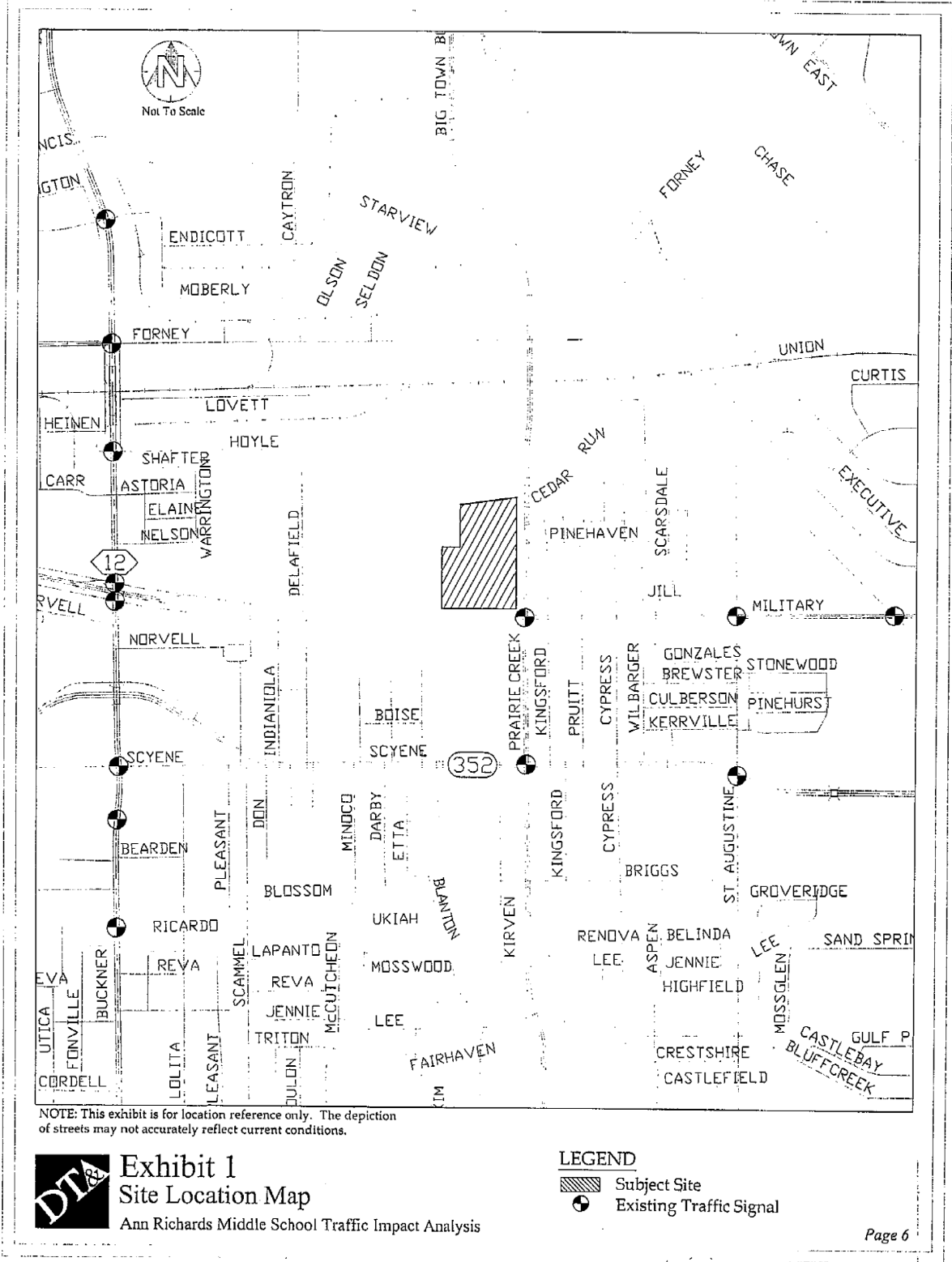
It is important to have a staff presence wherever students are dropped-off or picked-up, including the bus area. In the morning, there should be at least two staff members at the bus loading area and the private vehicle loading area to guide vehicles to designated locations and direct students into the school building. Because it is a middle school, students do not need as much assistance finding and loading into their vehicle in the afternoon as compared to younger grades, but staff should still be present at all times in sufficient numbers to monitor all loading operations. A greater presence is needed in the afternoon due to the increased traffic and pedestrian activity.

**SUMMARY/CONCLUSIONS**

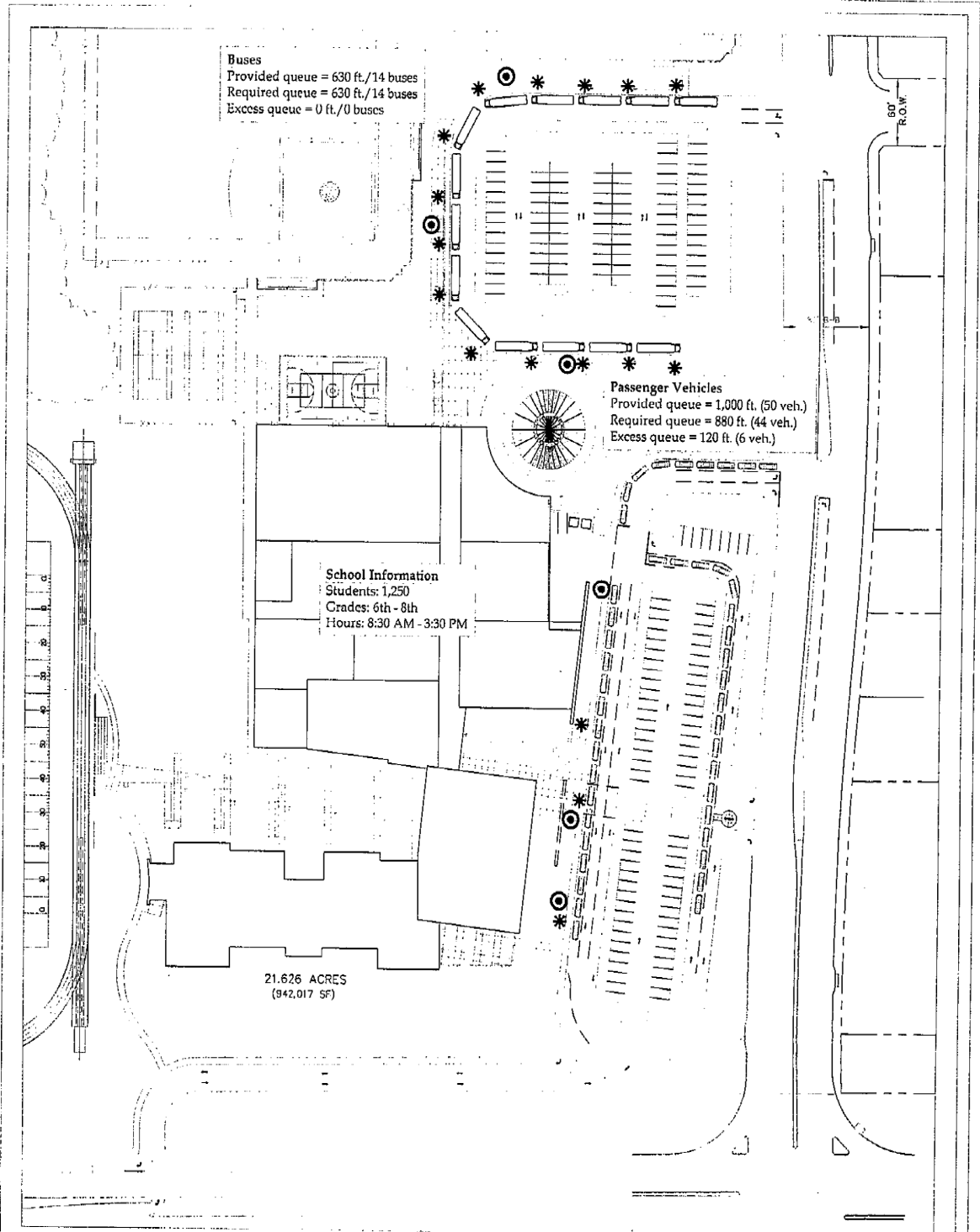
This TMP is to be used by Ann Richards Middle School beginning in 2012 to provide safe and efficient transportation of students, staff, and faculty to and from the site. It was developed to prevent the queuing of drop-off/pick-up related vehicles within the City right-of-way, and shall be reviewed by the school on a regular basis to confirm its effectiveness and compliance and to investigate potential improvements.

END OF MEMO

# Ann Richards Middle School Traffic Management Plan Page 6



**Ann Richards Middle School  
Traffic Management Plan Page 7**

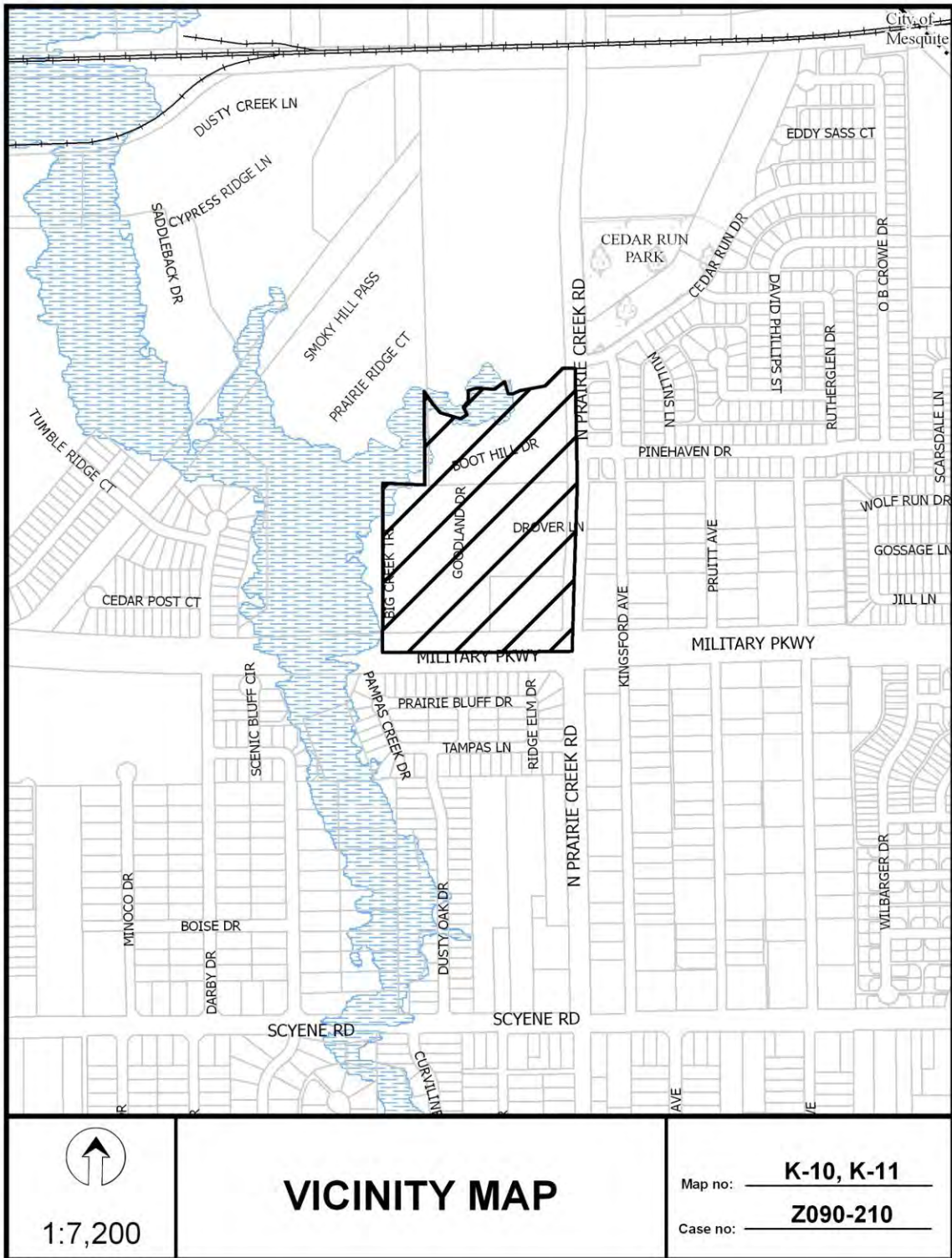


**Exhibit 2**  
**Traffic Management Plan**  
 Ann Richards Middle School TMP

**LEGEND**

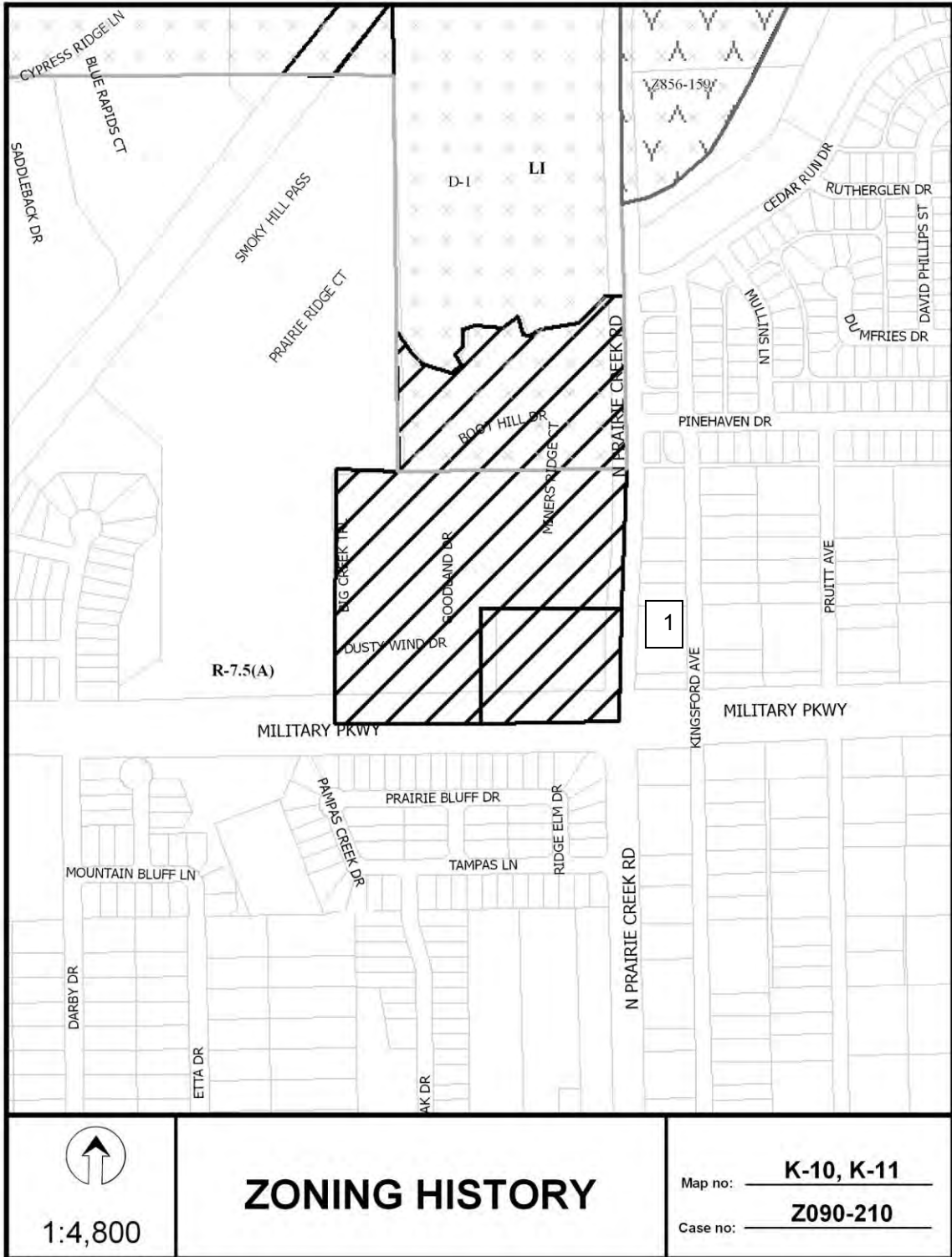
- ⊙ = Staff Assistance
- \* = Drop-off/Pick-Up Location
- ➔ = Circulation Path

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









# ZONING HISTORY

1:4,800

DATE: October 25, 2010

Map no:     K-10, K-11      
Case no:     Z090-210



## **Notification List of Property Owners**

### **Z090-210**

#### **129 Property Owners Notified**

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
1	8800 FORNEY	FOREST CEDAR DEV LP
2	9025 MILITARY	Dallas ISD
3	4401 PRAIRIE CREEK	DAL TILE CORP C/O DELOITTE TAX LLP
4	4401 PRAIRIE CREEK	Dallas ISD % LEE SIMPSON
5	3700 PRAIRIE CREEK	Dallas ISD ATT LEE SIMPSON
6	3517 KINGSFORD	PRICE MARILYN Y
7	3617 KINGSFORD	EAST DALLAS COMMUNITY ORGANIZATION
8	3621 KINGSFORD	BROWN BILLIE W
9	9111 MILITARY	SHEPHERD KEN & ALICE M
10	3727 KINGSFORD	SALDIVAR JOSE
11	3827 KINGSFORD	EREVIA MARIA M & MANUEL LOPEZ
12	3822 KINGSFORD	HERNANDEZ LINO
13	3828 KINGSFORD	NGUYEN KINH VAN & NGUYEN THO THI DOAN
14	3832 KINGSFORD	VIDALES BENITO
15	3708 KINGSFORD	GARCIA FULGENCIO
16	3624 KINGSFORD	GARZA LUIS A
17	3616 KINGSFORD	GARCIA FELIPE & SILVIA M
18	3604 KINGSFORD	RIOS ROGELIO
19	3610 KINGSFORD	FARR BERTA
20	3625 PRUITT	PHAM THANH VAN & MAN THI NGUYEN
21	3707 PRUITT	WOODFIN DAPHNE
22	3727 PRUITT	CONTRERAS JUANITA
23	3809 PRUITT	SAUCEDA ANICETA & SAUCEDA GUADALUPE JR
24	3803 PRUITT	BUSCH DAVID L
25	3817 PRUITT	JIMENEZ RUTILIO F
26	3821 PRUITT	AGUILAR MARGARITA

**Monday, October 25, 2010**

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
27	3833	PRUITT KIRBY AUBREY LEE
28	1	ETTA PRAIRIE CREEK DALLAS HOA % PRINCIPAL MGMT GROUP
29	2	PAMPAS CREEK PRAIRIE CREEK DALLAS HOA % PRINCIPAL MGMT STE 370
30	3502	RIDGE ELM DELAHUNTY LORI J
31	3506	RIDGE ELM HERNANDEZ ALFONZO & ESPERANZA
32	3510	RIDGE ELM BELLO AZEEZ & TAIBAT AZEEZ-BELLO
33	3514	RIDGE ELM THE SECRETARY OF HOUSING & URBAN DEV % SW
34	3518	RIDGE ELM FULLER FELICIA R
35	9127	PRAIRIE BLUFF OSGOOD WARREN
36	9123	PRAIRIE BLUFF QUINTANILLA JOEL
37	9119	PRAIRIE BLUFF JOHNSON LILLIAN J &
38	9115	PRAIRIE BLUFF WILLIAMS SHAYLA DESHUN &
39	9111	PRAIRIE BLUFF GRAY LASHANDRA
40	9107	PRAIRIE BLUFF PEREZ JOSE A & DELIA M
41	9103	PRAIRIE BLUFF WALKER LARRY R
42	9033	PRAIRIE BLUFF FANG BENGANG
43	9029	PRAIRIE BLUFF HERNANDEZ ISABEL C
44	9025	PRAIRIE BLUFF CHAVEZ RUBELIO STANLEY
45	9021	PRAIRIE BLUFF MORALES BERENICE & GEORGE
46	9017	PRAIRIE BLUFF CARAWAY CYNTHIA A
47	9013	PRAIRIE BLUFF MAYS WILLIAM E JR
48	9009	PRAIRIE BLUFF HEBRON ALVIN L SR
49	9005	PRAIRIE BLUFF REYES ANA L
50	9001	PRAIRIE BLUFF DMJ CORP
51	3525	PAMPAS CREEK HEREDIA YONI O
52	3521	PAMPAS CREEK PATEL AARTI
53	3517	PAMPAS CREEK STAFFORD JAMES III
54	3513	PAMPAS CREEK THORNTON KAREN A
55	3509	PAMPAS CREEK LAUREANO FELIPE
56	3505	PAMPAS CREEK VASQUEZ FRANCISCO J
57	3501	PAMPAS CREEK FANNIE MAE

**Monday, October 25, 2010**

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
58	9004	TAMPAS RIVERA MARIA
59	9008	TAMPAS MITCHELL DORRIAN & LATOYA
60	9012	TAMPAS BANK OF NEW YORK MELLON THE
61	9016	TAMPAS ROSS JUSTIN & MERCEDES ADRIANA
62	9138	TAMPAS THOMAS DEMETRIA D
63	9134	TAMPAS SALDIVAR ROLANDO
64	9130	TAMPAS OWENS ABIMBOLA F
65	9126	TAMPAS RIVERA HECTOR & MARIA Y
66	9122	TAMPAS FREEMAN SANDRA A
67	9118	TAMPAS STEUERMARK ROBERT A &
68	9114	TAMPAS OCANDO MARIO & PETRONILA DAZA
69	9110	TAMPAS COLEMAN LYNSEY
70	9106	TAMPAS DOMINGUEZ ANGELA & JULIO
71	9102	TAMPAS LOFTIS FRANKLIN
72	9024	TAMPAS GONZALEZ SERGIO & EVELIN T
73	9020	TAMPAS SFTF HOLDINGS LLC
74	3503	RIDGE CROSSING ALSONSO CANDICE M
75	3507	RIDGE CROSSING LOZANO LINO
76	3511	RIDGE CROSSING CASTREJON MARTHA J
77	3514	PAMPAS CREEK RODRIGUEZ MIRIAM J &
78	3510	PAMPAS CREEK PETTES TANEISHIA
79	3506	PAMPAS CREEK SENTERS DEKENDRICK & MONICA
80	3503	RIDGE ELM SIMENTAL EDGAR & CLAUDIA
81	3507	RIDGE ELM PUTH SOPHATH & SAM ANNA K
82	3511	RIDGE ELM SALDIVAR RENE ESCOBEDO
83	3510	RIDGE CROSSING ACOSTA IRMA G
84	3506	RIDGE CROSSING SALAZAR ABELARDO
85	3502	RIDGE CROSSING MATTHEWS FAY
86	3817	KINGSFORD SALDIVAR EZEQUIEL
87	3821	KINGSFORD TWIN ACQUISTIONS LLC
88	3825	KINGSFORD BOWENS SHERRY D

**Monday, October 25, 2010**

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
89	3818	KINGSFORD LENOVITZ J MARSHALL
90	3712	KINGSFORD VELAZQUEZ JOSE
91	3726	KINGSFORD VEGA ORLANDO
92	3903	KINGSFORD COOPER DEANNA M
93	3907	KINGSFORD HAI QUACH & TRAN LIEU HO
94	3911	KINGSFORD WILLIAMS RAY EDWIN & SHIRLEY JENE
95	3915	KINGSFORD HOWARD PAULINE H
96	3919	KINGSFORD MCCOO LOCQUENETTA
97	3923	KINGSFORD HARPER STEPHANIE
98	9128	PINEHAVEN CORONADO JUAN A & CONSUELO JUAREZ
99	9124	PINEHAVEN TILLMON ERMA J
100	3903	MULLINS ALCERRECA MARIA G
101	3907	MULLINS FRANCISCO MARIA B
102	3911	MULLINS MECCA APRIL INC
103	3915	MULLINS WILLIAMS VALERIE & WILLIE WILLIAMS
104	3919	MULLINS TATUM ELLEN D & ANNIE JONES
105	3931	MULLINS TORRES CARLA S
106	9114	CEDAR RUN JONES SHERLYN QUINNELL
107	3928	KINGSFORD BABU THOMAS & SUSAMMA
108	3924	KINGSFORD ORONA MANUEL JR
109	3920	KINGSFORD VELASQUEZ RUDY
110	3916	KINGSFORD ESPINOZA ROBERTO C
111	3912	KINGSFORD DAROSA HEBER OMAR
112	3908	KINGSFORD GREENE DORCUS JR & DEBORAH L
113	3904	KINGSFORD YOUNG EDWARD K & PERNELL S
114	9204	PINEHAVEN BRADFORD LAKRESHA S
115	9208	PINEHAVEN LAM PATRICIA
116	9212	PINEHAVEN REYES EDGARDO RECABO & EVANGELINE D REYES
117	9216	PINEHAVEN VAN THAI THANH
118	9220	PINEHAVEN WALLACE LEVI & BRENDA K
119	9212	CEDAR RUN ONTIVEROS JOSE & CECILIA OROZCO

**Monday, October 25, 2010**

Z090-210 (MG)

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
120 9208	CEDAR RUN	CHANDY JOSEPH
121 9204	CEDAR RUN	ENGLISH WARD BROWN JR
122 3936	MULLINS	FOULK WILLIAM H III &
123 3932	MULLINS	GUAJARDO ELIZABETH & JONATHAN GARCIA
124 3928	MULLINS	MANJANE HARVEY JR & ELLEN L
125 3924	MULLINS	THOMAS JAMES C & CASSANDIA M
126 3920	MULLINS	BROWNING PATRICIA ANN
127 3916	MULLINS	BENEDETTO LYNN & RICK
128 3912	MULLINS	CORTES CARLOS
129 9219	PINEHAVEN	TORRES JOSE N & REBECA

**Monday, October 25, 2010**



**Planner: Warren F. Ellis**

**FILE NUMBER:** Z090-238 (WE)      **DATE FILED:** August 2, 2010

**LOCATION:** North side of C.F. Hawn Freeway, east of Silverado Drive

**COUNCIL DISTRICT:** 8      **MAPSCO:** 69A-K

**SIZE OF REQUEST:** Approx. 4.33 acres      **CENSUS TRACT:** 171.01

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**APPLICANT:** Galindo Trucking Company

**OWNER:** Jesus Galindo

**REPRESENTATIVE:** Adrian Galindo

**REQUEST:** An application for an amendment to Specific Use Permit No. 1766 for commercial motor vehicle parking on property zoned a CS-D-1 Commercial Service District with a D-1 Dry Liquor Control Overlay on a portion.

**SUMMARY:** The purpose of this request is to revise the existing site plan to include a new driveway approach for the commercial motor vehicles. The applicant is also proposing to increase the number of vehicles from 12 to 20 commercial motor vehicles. There are no changes to the existing deed restrictions.

**STAFF RECOMMENDATION:** Hold under advisement until December 16, 2010.

**BACKGROUND INFORMATION:**

- The request for an amendment to Specific Use Permit No. 1766 will allow the applicant to amend the site plan to include a second driveway approach for the trucks as well as increase the number of commercial vehicles from 12 spaces to 20 spaces. The applicant has re-designed the original layout to increase the number of cars on site from 8 spaces to 17 spaces.
- The Texas Department of Transportation did not approve the original driveway approach for commercial vehicles because of the driveway's close proximity to the deceleration lane.
- In January 2010, the City Council approved a CS Commercial Service District on property zoned an R-7.5(A) Single Family District and a Specific Use Permit for commercial motor vehicle parking on property zoned a CS-D-1 Commercial Service District with a D-1 Dry Liquor Control Overlay and an R-7.5(A) Single Family District and deed restrictions volunteered by the applicant.
- The deed restrictions limited the uses that are permitted in the CR Community Retail District. All other uses that are permitted in the CS Commercial Service District are prohibited except for the commercial motor vehicle use.
- In June 2010, the City Plan Commission granted the applicant a waiver of the two year waiting period. The approval of the waiver permitted the applicant to submit an application to amend Specific use Permit No. 1766.
- The property north of the request site is in a flood zone and is zoned an R-7.5(A) Single Family District. The request site is contiguous to an auto dealership that is zoned a CR Community Retail District. The property west of the request site is undeveloped and is zoned a CS Commercial Service District.

**Zoning History:** There has been one recent zoning changes requested in the area.

1. Z089-196 On January 27, 2010, the City Council approved a CS Commercial Service District on property zoned an R-7.5(A) Single Family District and a Specific Use Permit for commercial motor vehicle parking on property zoned a CS-D-1 Commercial Service District with a D-1 Dry Liquor Control Overlay and an R-7.5(A) Single Family District and deed restrictions volunteered by the applicant.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
C. F. Hawn Freeway		Variable width ROW	Variable width ROW

**Land Use:**

	Zoning	Land Use
Site	CS-D-1	Undeveloped
North	R-7.5(A)	Undeveloped
South	CS-D-1	Freeway
East	CS-D-1	Undeveloped
West	CR	Auto Related uses

**Comprehensive Plan:** The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006.

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

**Land Use Element**

**Goal 1.2 Promote Desired Development**

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

**Area Plan:** The request site is located within the *Kleberg Community Land Use Plan September 1979*. The Plan recommends that the land uses north of C.F. Hawn Freeway should be devoted to commercial uses.

**STAFF ANALYSIS:**

**Land Use Compatibility:** The 4.33 acre site is located along a major corridor, (C.F. Hawn Freeway) where various commercial and auto related uses are developed. The request for an amendment to Specific Use Permit No. 1766 will allow the applicant to amend the site plan to include a second driveway approach for the trucks as well as increase the number of commercial vehicles from 12 spaces to 20 spaces. In addition, the parking layout has been re-designed to show an increase in the number of cars on site from 8 spaces to 17 spaces. There are no changes to the existing deed restrictions.

The applicant did not receive an approval from the Texas Department of Transportation (TxDOT) regarding the ingress and egress point from the original driveway approach for the commercial vehicles. The original driveway approach was too close to the deceleration lane and therefore was not within the acceptable distance. The applicant has now received TxDOT approval to install another driveway approach in the location as identified on the attached site plan, but a portion of driveway radius is located on an adjacent property. The applicant will have to either move the driveway approach or enter into a mutual access easement with the adjacent property owner. The original driveway approach will only be used for automobiles.

The CS Commercial Service District permits a commercial motor vehicle use by right, except when the use is located within 500 feet of a residential district; a Specific Use permit is required. A residential district is located north of the request site.

The applicant will provide an eight-foot high perimeter fence around the commercial vehicle parking lot. The remaining portion of the site will remain undeveloped. The buffer areas and fence are intended to reduce the noise impact from the adjacent single family uses. In addition, the increase in impervious area to the east may have an impact to the adjacent property. The request site is adjacent to a CS Commercial Service District.

Staff has reviewed the applicant's request and recommends holding this case under advisement until December 18, 2010. Staff will need to acquire some additional information from the applicant before making a recommendation on this case.

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					
CS - Existing Commercial Service	15' 0' on minor	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office/ lodging/ retail combined	45' 3 stories	80%	Proximity Slope Visual Intrusion	Commercial & business service, supporting retail & personal service & office

**Landscaping:** Landscape of any development will be in accordance with the landscaping requirements in Article X, as amended. However, staff has advised the applicant to remove the landscaping from the site plan, since they will meet the landscaping requirement under Article X. Any tree mitigation will be determined when the applicant provides a tree survey to the City Arborist.

**Miscellaneous – zoning map:** The attached zoning maps do not reflect the City Council approved zoning changes. These changes were not placed on the map as a result of the property description being mistakenly omitted from the approved ordinance. If the City Plan Commission and City Council approves the proposed amendment, the map will reflect the necessary map changes and will identify the property as having deed restrictions.

**LIST OF OFFICERS  
GALINDO TRUCKING COMPANY**

- Juan Jose Galindo President
- Jesus Galindo Vice President
- Adrian Galindo Secretary

**APPROVED SUP CONDITIONS**  
**(January 27, 2010)**

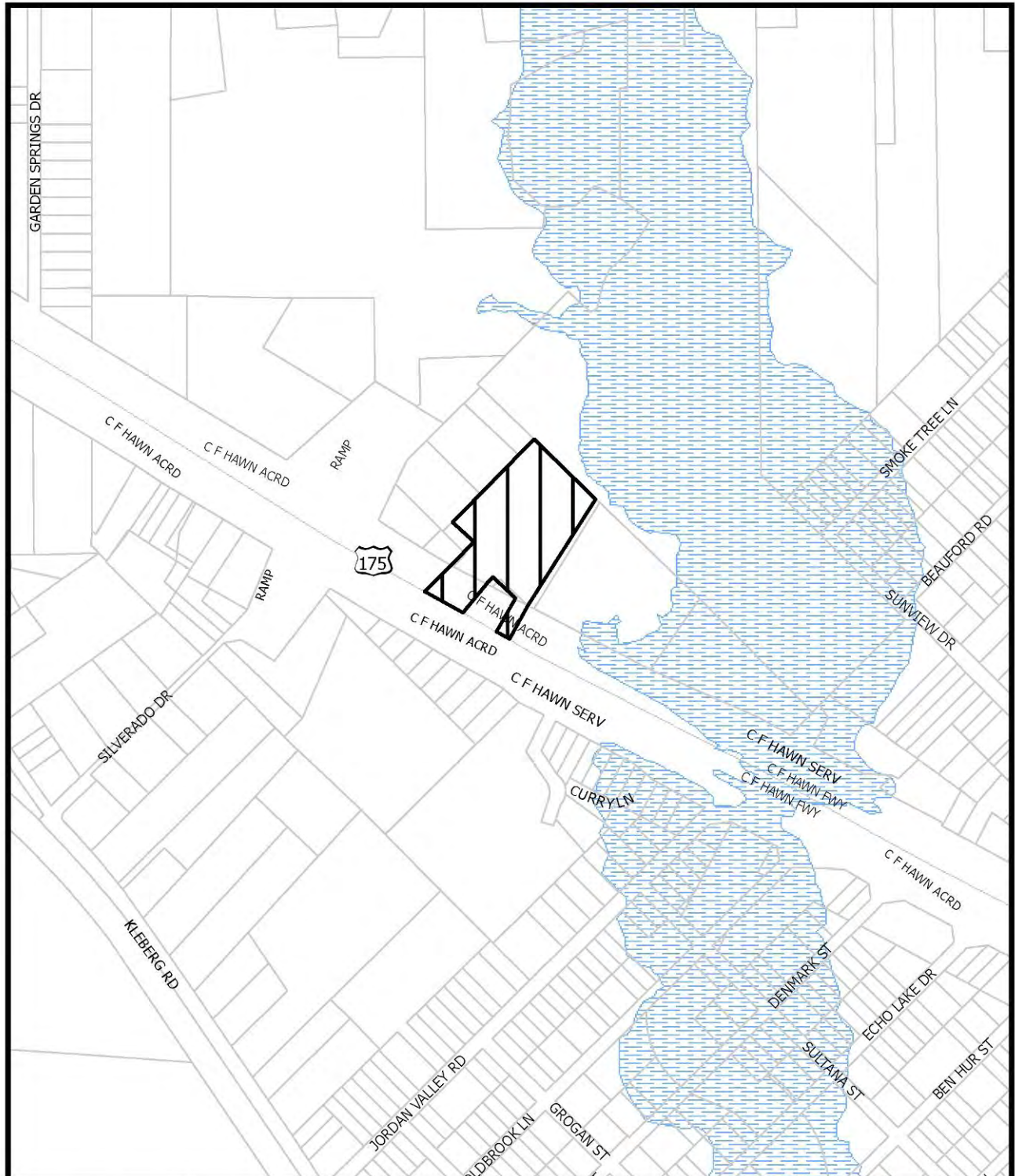
1. USE: The only use authorized by this specific use permit is for commercial motor vehicle parking.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on \_\_\_\_\_, (three-year period from the passage of this ordinance), and is eligible for automatic renewal for additional three-year periods, pursuant to Section 51A-4.219 of 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 application for automatic renewal is strictly enforced).
4. OUTDOOR LOUDSPEAKERS: Outdoor loudspeakers are prohibited to operate on the Property.
5. HOURS OF OPERATION: The commercial motor vehicle parking may only operate between 7:00 a.m. and 6:00 p.m., Monday through Friday; 8:00 a.m. and 3:00 p.m. Saturday.
6. INGRESS/ EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted.
7. PARKING: Off-street parking must be located as shown on the attached site plan.
8. SCREENING: An eight (8) foot high solid masonry screening wall shall be erected as shown on the attached site plan.
9. TRACTOR AND TRAILER PARKING: Trailers with refrigeration units running must be parked at least 70 feet from the west Property line with the front of the trailer facing the east Property line when their refrigeration units are operating.
10. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.

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









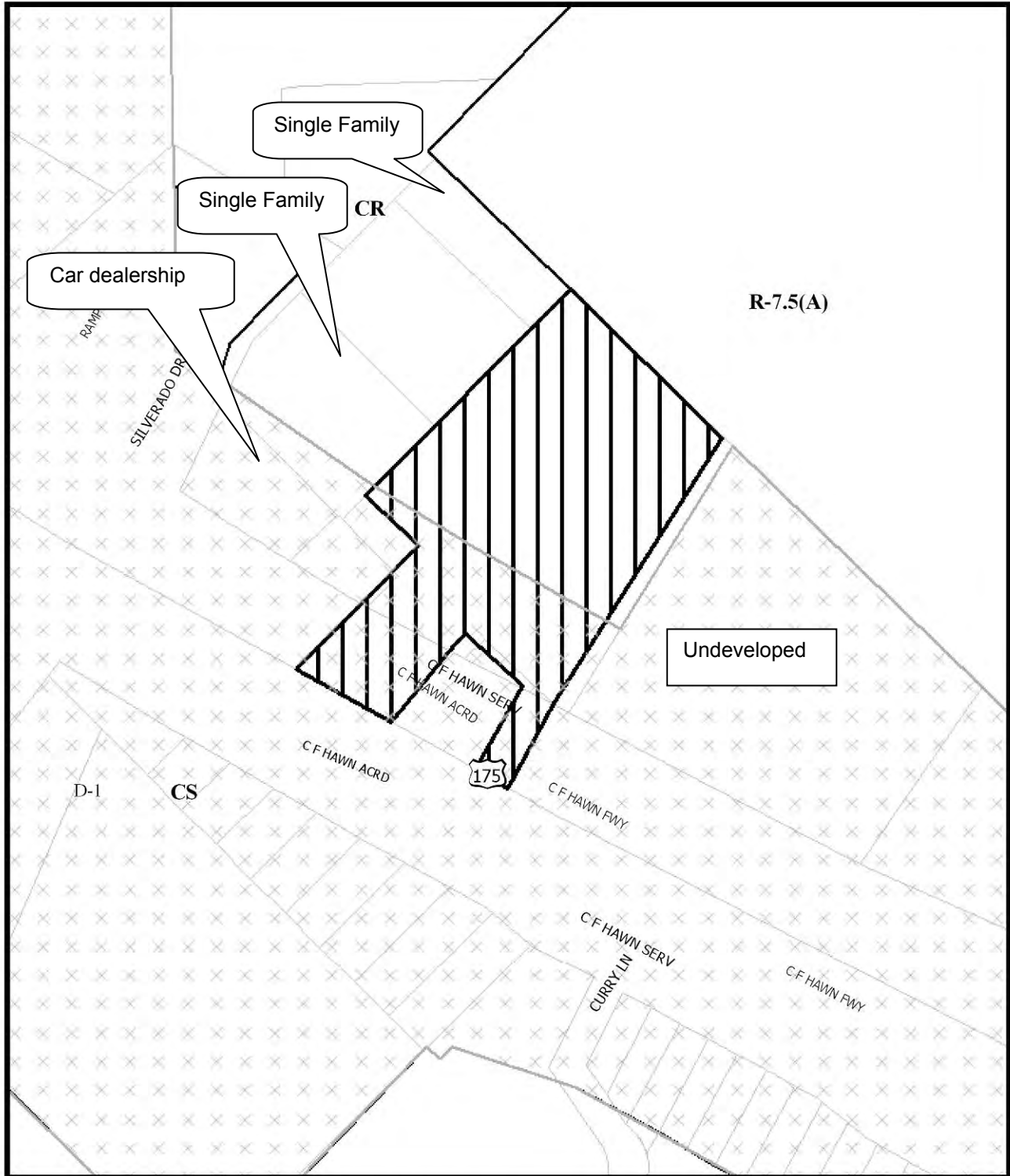
1:6,000

# VICINITY MAP

Map no:           O-12          

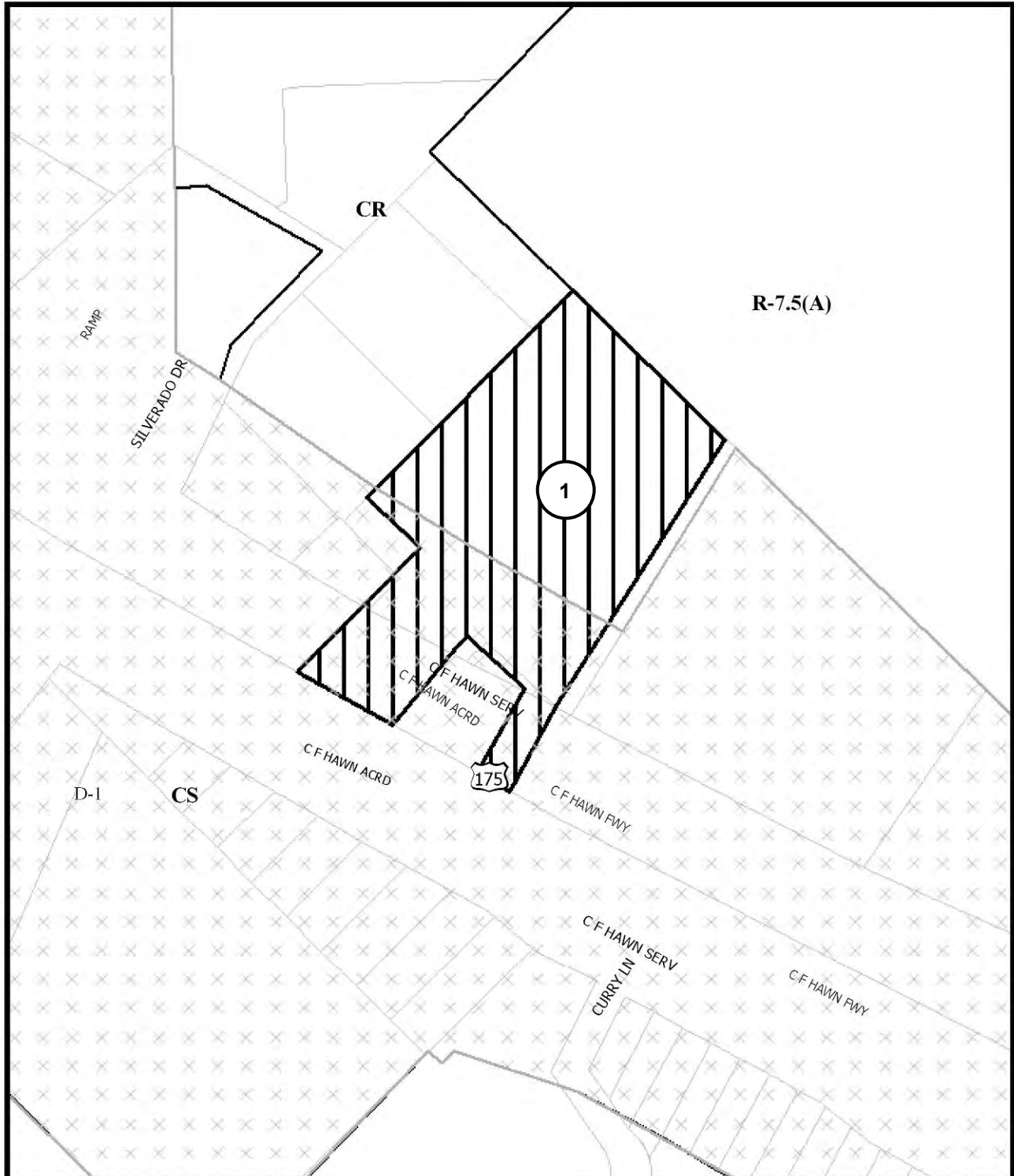
Case no:           Z090-238          

DATE: October 26, 2010



 1:2,400	<h1>ZONING AND LAND USE</h1>	Map no: <u>          O-12          </u> Case no: <u>          Z090-238          </u>
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DATE: October 26, 2010



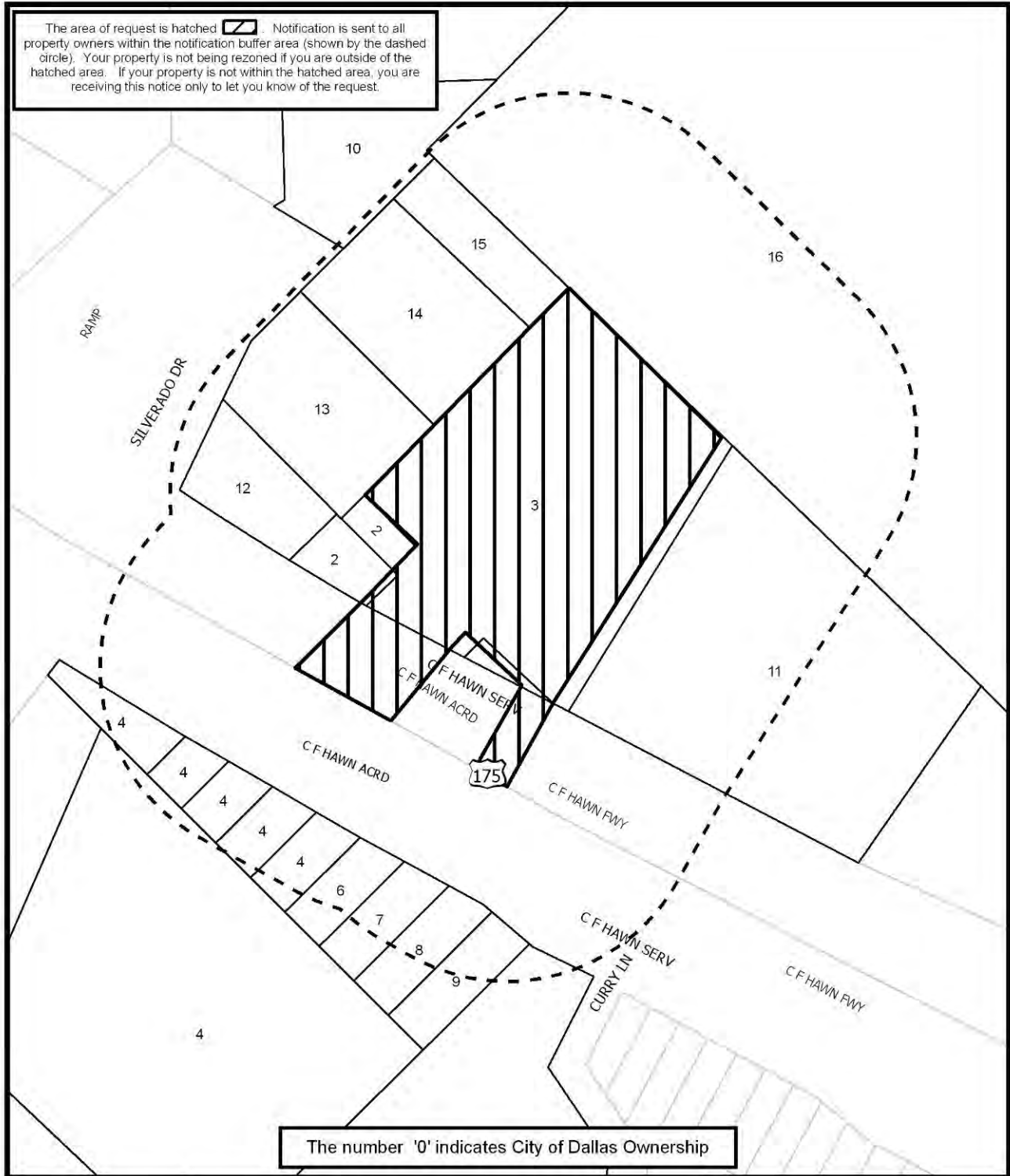
1:2,400

# ZONING HISTORY

Map no:           O-12          

Case no:           Z090-238          

DATE: October 26, 2010



 1:2,400	<h2>NOTIFICATION</h2> <p> <span style="border: 1px solid black; padding: 2px;">300'</span> AREA OF NOTIFICATION  <span style="border: 1px solid black; padding: 2px;">16</span> NUMBER OF PROPERTY OWNERS NOTIFIED                 </p>	Map no: <u>          O-12          </u> Case no: <u>          Z090-238          </u>
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DATE: October 26, 2010

## **Notification List of Property Owners**

### **Z090-238**

#### **16 Property Owners Notified**

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
1	12001 C F HAWN	JEFFREY T L ET AL % JERRY W BIESEL
2	11931 C F HAWN	MACH EDWIN PETE & LINDA N MACH
3	12000 C F HAWN	GALINDO JUAN JOSE & DBA GALINDO TRUCKING
4	12030 C F HAWN	HARPER DANIEL S
5	12100 C F HAWN	ALBRIGHT MARIE ET AL
6	12040 C F HAWN	URTON KEVIN RAY
7	12050 C F HAWN	URTON KEVIN
8	12140 C F HAWN	OLVERA JOSE
9	12110 C F HAWN	BUSTOS RUBEN
10	1910 SILVERADO	WILLIAMS SUZAN &
11	12101 C F HAWN	TEXAS ERW LTD
12	11909 C F HAWN	MACH EDWIN P & LINDA N
13	1931 SILVERADO	CARRILLO JORGE & MARIA F
14	1921 SILVERADO	FORMAN JACK E & VELDA R LIFE EST REM: VELDA
15	1911 SILVERADO	QUENTIN CHRISTOPHER
16	12016 RAVENVIEW	APOLINAR JAMIE

**Tuesday, October 26, 2010**

**FILE NUMBER:** Z090-226 (WE) **DATE FILED:** July 1, 2010

**LOCATION:** North side of W. Camp Wisdom Road, approximately 700 feet west of FM 1382 Highway

**COUNCIL DISTRICT:** 3 **MAPSCO:** 61A-X

**SIZE OF REQUEST:** Approx. 3.71 acres **CENSUS TRACT:** 165.01

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**APPLICANT:** XTO Energy Inc

**OWNER:** Luminant Generation Company, LLC

**REPRESENTATIVE:** Dallas Cothrum  
MASTERPLAN

**REQUEST:** An application for a Specific Use Permit for gas drilling and production on property zoned an R-7.5(A) Single Family District and an A(A) Agricultural District.

**SUMMARY:** The purpose of this request is to allow for the drilling, production of natural gas. The Specific Use Permit will allow for the operation of the production of the natural gas. Four wells are being proposed for the site.

**STAFF RECOMMENDATION:** Approval for a ten-year period with eligibility for automatic renewal of additional ten-year periods, subject to an existing site plan, operation plan for drilling, operation plan for production and conditions and approval of the deed restrictions volunteered by the applicant.



**BACKGROUND INFORMATION:**

- The applicant’s request for a Specific Use Permit is on property zoned R-7.5 Single Family and A(A) Agricultural districts. The surrounding property is undeveloped and is owned by Luminent Energy and the Corp of Engineers.
- The nearest residential lot is approximately 1,200 ft to the east from the pad site. The nearest residential to the east and north is approximately 3,400 ft away in the City of Grand Prairie.
- The request site is outside of, but adjacent to, the Mountain Creek floodplain.
- Luminent Energy has volunteered deed restrictions on their adjacent property prohibiting development of residential uses and institutional uses within 600 ft of the site. The majority of that property is in the floodplain. The Corp of Engineers has indicated that they cannot encumber federal property with deed restrictions but development on its property is prohibited since it is in the flowage easement for Joe Pool Lake.

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

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
W. Camp Wisdom Road	Principal Arterial	100 ft.	100 ft.

**Land Use:**

	Zoning	Land Use
Site	R-7.5(A), A(A)	Undeveloped
North	R-7.5(A), FP	Undeveloped
South	A(A)	Undeveloped
East	A(A)	Undeveloped
West	R-7.5(A), FP	Undeveloped

**Comprehensive Plan:** The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The request site is undeveloped and is located adjacent to the Federal Government’s Property (managed by the Corp. of engineers). The applicant proposes to drill a pproximately 14 wells to extract natural gas from the site. There are several measures that are in place pursuant to the Dallas Development Code that requires the applicant to restore the site back to it natural state after the wells have been capped. In addition, there are additional provisions in the Code that require the right-of-ways (infrastructure) to be restored.

## LAND USE

### GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND TRANSPORTATION

#### Policy 1.4.3 Embrace environmental sustainability

### STAFF ANALYSIS:

**Land Use Compatibility:** The 3.71 acre site is undeveloped and is located on the north side of Camp Wisdom Road, approximately 700 feet west of Belt Line Road. The applicant's request for a Specific Use Permit is to permit gas drilling and production on the site.

The primary land uses surrounding the request site are undeveloped tracts of land to the north, south, east and west. The nearest residential use is approximately 1,200 feet to the east of the request site.

In the Development Code, gas drilling and production means the activities related to the "the extraction of any fluid, either combustible or noncombustible, that is produced in a natural state from the earth and that maintains a gaseous or rarefied state at standard temperature and pressure conditions, or the extraction of any gaseous vapors derived from petroleum or natural gas."

The Development Code requires the applicant to provide the following site plans for a gas drilling and production use:

- Site plan showing existing/original conditions;
- Site/operation plan for the drilling phase; and
- Site/operation plan for the production phase.

The applicant has submitted the following plans for the Specific Use Permit application: an existing conditions plan, an operations plan for the drilling phase, and an operations plan for the production phase. The operation plan for the drilling phase addresses the natural-gas drilling. The plan shows the location of several temporary construction trailers, water tanks, mud tanks, and drilling equipment. A drilling rig with an approximate height of 160 feet will be on site during this phase. The building official will consider this as a temporary structure, similar to a crane used in constructing a building. The SUP conditions will limit the drilling phase for 90 days per calendar year, because drilling (with lighting) will be done 24 hours a day, and because the noise will impact surrounding uses.

There are two methods for drilling: an open-loop system and a closed-loop system. An open-loop system uses a lined mud-pit to hold mud. The mud-pit may be a safety hazard and may have a negative impact on adjacent property. In contrast, a closed-loop system uses tanks to hold the mud. There are fewer environmental concerns with a closed-loop system and the applicant is providing a drilling phase plans that will

include a closed-loop system. The applicant is proposing to drill approximately 4 wells on the site.

The production plan shows an area in the southwest quadrant of the pad site that will store the equipment (e.g., horizontal separators, water tanks and gas lift compressors). The SUP area will be enclosed by an eight foot wood fence along Camp Wisdom Road and an eight-foot-high chain link fence with a vinyl coating around the remaining perimeter. The drilling phase, on the other hand, provides the mechanism for the equipment to be placed on site to begin drilling. The plan shows the locations for the various equipment such as, water pumps, rig floor, pumps, tanks generators and centrifuge.

The adjacent property owner has volunteered deed restrictions that will limit development of certain institutional uses, recreation uses and residential uses within 600 feet of the gas wells. These restrictions will protect potential residential and institutional development that is adjacent to the gas wells. It should be noted that this property is very likely undevelopable as it is either in the floodplain for Mountain Creek or under the control of the Army Corp of Engineers.

Staff has reviewed the applicant's request for a SUP for gas drilling and production and is recommending approval for a time period of 10 years with eligibility for automatic renewal of additional 10 year periods, subject to the attached plans and conditions.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The 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					
R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
A(A) Agricultural	50'	20'/50'	1 Dwelling Unit/3 Acres	24'	10%		Agricultural & single family

**Landscaping:** Landscaping will be provided in accordance with the landscape plan. A screening hedge and street trees will be provided along the southern property line adjacent to Camp Wisdom Road. The surrounding property is treed and undeveloped and under control of either Luminant Energy or the Army Corp of Engineers.

**Traffic:** The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not negatively impact the surrounding street system by the proposed development. All truck traffic to and from the site will be from Interstate-20, to Belt Line Road, to Camp Wisdom.

**Miscellaneous – conditions:** The attached conditions, while conceptually accurate, have been finalized with regard to potential residential adjacency. The Development Code requires that gas wells be located a minimum of 300 feet from certain institutional uses, recreation uses and residential uses. The applicant has volunteered deed restrictions that will limit development of certain institutional uses, recreation uses and residential uses within 600 feet of the gas wells.

**XTO ENERGY INC  
OFFICERS**

- Bob R. Simpson Chairman of the Board
- Keith A. Hutton Chief Executive Officer
- Vaughn O. Vennerberg II President
- Louis G. Baldwin Executive Vice President and CFO
- Timothy L. Petrus Executive Vice President – Acquisitions
- James L. Death Senior Vice President – Land
- Edwin S. Ryan, Jr. Senior Vice President – Land Administration
- Mark J. Pospisil Senior Vice President of Geology
- Timothy McIlwain Vice President of Operations – FW Division
- Lindsey Dingmore Vice President of Government and Regulatory Affairs

**LUMINANT GENERATION COMPANY, LLC  
OFFICERS**

- Robert C. Frenzel, Senior Vice President
- Donald Evans, Non-Executive Chairman
- James A. Baker III Advisory Chairman
- Arcilia Acosta
- David Bonderman
- Federick Goltz
- James R. Huffines
- Scott Lebovitz
- Jeffrey Liaw
- Marc S. Lipschultz
- Michael MacDougall
- Kenneth Pontarelli
- William Reilly
- Jonathan Smidt
- Kneedland Youngblood
- William Young
- Lyndon Olson

**SPECIFIC USE PERMIT CONDITIONS**

1. USE: The only use authorized by this specific use permit is gas drilling and production.
2. SITE/OPERATION PLANS: Use and develop the Property must compliance with the following attached site and operation plans:
  - (a) Site plan showing existing/original conditions;
  - (b) Site/operation plan for the drilling phase; and
  - (c) Site/operation plan for the production phase.
3. TIME LIMIT: Except as provided in Paragraph (4)(b), this specific use permit expires on (ten year from passage of ordinance), but is eligible for automatic renewal for additional 10-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.)
  - (b) The Operator shall notify the building official in writing at least 10 days before permanently stopping gas production (abandoning the well). Once the Operator permanently stops production, this specific use permit expires after the Operator restores the Property in accordance with Article XII. After the Operator restores the Property, a new specific use permit is required for any other gas drilling and production operation.
4. HEIGHT: Except temporary structures authorized by the building official, no structure may exceed 24 feet in height.
5. TIME LIMITS ON OPERATIONS: The following limits on operations apply to the gas drilling and production use:
  - (a) DRILLING PHASE: Gas drilling activities may occur 24 hours a day, seven days a week. If a residential use is located within 600 feet of the operation site, the Operator shall begin drilling all of the wells approved by the SUP within one year after receiving a gas well permit for the first well. See Section 51A-12.105(d)(6).

(b) FRACTURING and REWORKING PHASE:

- (1) Except as provided in this subsection, fracturing may occur during daylight hours, seven days a week, except that flowback operations may occur 24 hours a day, seven days a week. See Section 51A-12.105(m)(1).
- (2) Except as provided in this subsection, reworking may occur 24 hours a day, seven days a week.
- (3) If a residential use is located within 600 feet of the operations site, fracturing and reworking may occur no more than 90 days in any 365 day period.

(c) PRODUCTION PHASE: Gas production may occur at any time of day, but the Operator must make any repairs or improvements, other than fracturing or reworking, between 6:00 am to 9:00 pm, Monday through Saturday, except that emergency repairs may be made at any time.

6. MANEUVERING SURFACE: Vehicle maneuvering surfaces must be gravel or a similar material in the locations shown on the site/operation plans.
7. PERMITS: The building official may not issue a certificate of occupancy for a gas drilling and production use until the Operator obtains all required permits from the Railroad Commission of Texas, Texas Commission on Environmental Quality, and all other state, federal, or city agencies.
8. SIGNS: Signs must comply with the provisions for non-business zoning districts in Article VII and gas drilling and production in Article XII.
9. MAXIMUM NUMBER OF WELLS: No more than 4 wells may be on this site.
10. CHEMICAL ADDITIVE REPORTS: At least 10 days prior to commencement of drilling or hydraulic fracturing operations, the Operator will deliver to the Gas Inspector (both as defined in Sec. 51A-12.102.b) a completed Material Safety Data Sheet ("MSDS") containing an accurate inventory of chemicals to be injected into the well bore for the purpose of drilling or hydraulic fracturing, or related well bore activities. Such MSDS reports shall disclose every chemical to be used, including quantity, concentrations, combinations, and formulations, sufficient to satisfy the Gas Inspector that full disclosure has been made. All such reports shall be reasonably available to the public upon request. Any failure or refusal to provide such MSDS reports to the Gas Inspector as provided herein shall be a violation as defined in Sec. 51A-12.105(h) and Sec. 51A-12.109.
11. EVAPORATION AND LAND FARMING: No open holding or evaporation pits or "land farming" processes (as that term is commonly understood in the industry)

shall be allowed on the site, and all operations shall be conducted on a "closed loop system" basis, as that term is defined in Sec. 51A-12.102(5).

12. DEHYDRATION OPERATIONS: Unless other equivalent means are proposed by Operator and approved by the Gas Inspector, all gas dehydration operations shall be handled by zero-emission separators to minimize fugitive emissions.
13. WATER HANDLING : Within a reasonable time (to be determined by the Director) the Operator shall transmit a certified disclosure to the Gas Inspector stating the amounts and sources of all water actually used in any hydraulic fracturing operation. Within a reasonable time (to be determined by the Director) the Operator shall transmit a certified disclosure to the Gas Inspector stating the quantity of all flow-back or produced fluids recovered from each well. Within a reasonable time (to be determined by the Director) the Operator shall transmit a certified disclosure to the Gas Inspector stating the final destination of all fluids, slurries and muds removed from the site for disposal or reprocessing.
14. NOISE MANAGEMENT PLAN: Prior to the issuance of a gas well permit and the commencement of operations, the Operator shall submit a Noise Management Plan detailing how the equipment used in the drilling, completion, transportation, or production of the well(s) complies with the maximum permissible noise levels set forth in the applicable city ordinance. The noise management plan must:
  - (a) identify operation noise impacts;
  - (b) provide documentation of a professional 72-hour study establishing the Ambient Noise Level prior to construction at the site; and
  - (c) detail how noise impacts will be mitigated (e.g., the providing of acoustical absorption walls around the site to shield neighboring uses), considering specific site characteristics, including, but not limited to, the nature and location, proximity and type of adjacent development, seasonal prevailing weather patterns, including wind directions, vegetative cover on or adjacent to the site, and topography of the site.

The Operator shall be responsible for verifying to the Gas Inspector compliance with this condition and with the noise management plan after the installation of noise generating equipment. Approval of such Noise Management Plan by the Gas Inspector shall be a prerequisite to issuance of a gas well permit for the site.

15. LEAKS: All flow lines, compression equipment and shut-off valves shall be inspected for leak detection at least annually, using infrared cameras, filtered and tuned for the wavelengths of sunlight absorbed and re-emitted by natural gas hydrocarbons, or other equally effective detection devices. Reports of such inspections shall be delivered to the Gas Inspector within 15 days of inspection, and no later than one year following the date of the preceding annual report.



16. AIR SAMPLING: Ambient air sampling, prior to a drilling permit being issued and drilling activity commencing, must be performed to establish a baseline sample for air quality. A second sampling must be taken within 60 days of the first well entering a production phase and annually thereafter. Air samples must be taken by a qualified firm approved by the director of the office of environmental quality. Samples will be analyzed by a qualified third party laboratory, certified by industry standards, and all results will be provided to the city.
17. PRODUCTION SAMPLING: Within 60 days of the first well entering production, gas samples must be taken and analyzed by a qualified third party laboratory, certified by industry standards, and all results provided to the city. Results must provide a thorough breakdown of the gas and record any presence of benzene, hydrocarbons or other constituents.
18. LANDSCAPING: Landscaping must be provided as indicated on the Landscape Plan. Landscaping must be installed within 6 months of the first well being completed.
19. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
20. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and City of Dallas ordinances, rules, and regulations, including the gas drilling regulations.

**PROPOSED DEED RESTRICTIONS**

DEED RESTRICTIONS

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

I.

The undersigned, Luminant Generation Company LLC, a Texas limited liability company ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the John Dodd Survey, Abstract No. 383, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by B.F. Tisinger, Jr., et ux, by deed dated January 8, 1937, and recorded in Volume 1992, Page 1, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

See Attached Exhibit "A"

II.

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

Buildings containing dwelling units (except trailers or mobile homes placed on the gas drilling and production use site as temporary residence for workers) and buildings for institutional and community service uses are not permitted within 600 feet of the gas wells shown on the site plan attached to the SUP, a copy of which is attached hereto as Exhibit B, for so long as a gas well is in the drilling, fracturing, production, or reworking phase.

III.

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

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the

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

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

The Owner agrees that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

VII.

The Owner agrees to defend, indemnify, and hold harmless the City from and against all claims or liabilities arising out of or in connection with the provisions of this document.

VIII.

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

**PROPOSED DEED RESTRICTIONS**

The United States Corp. of Engineer's owns the property east of the request site. The Corp. has provided the following response to the applicant regarding submitting deed restrictions on their property.

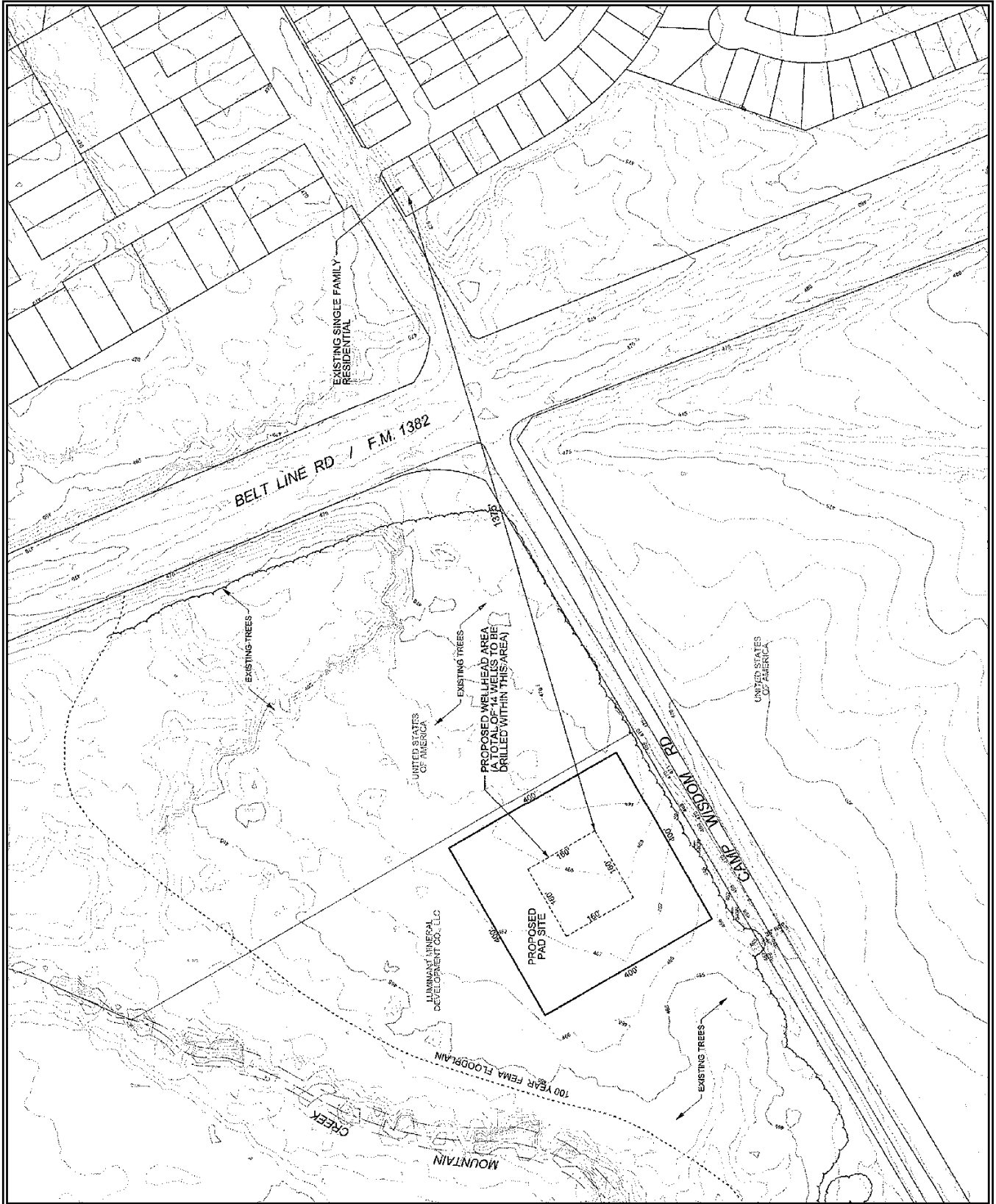
Friday, September 03, 2010 8:56 AM

Mr. Alexander,

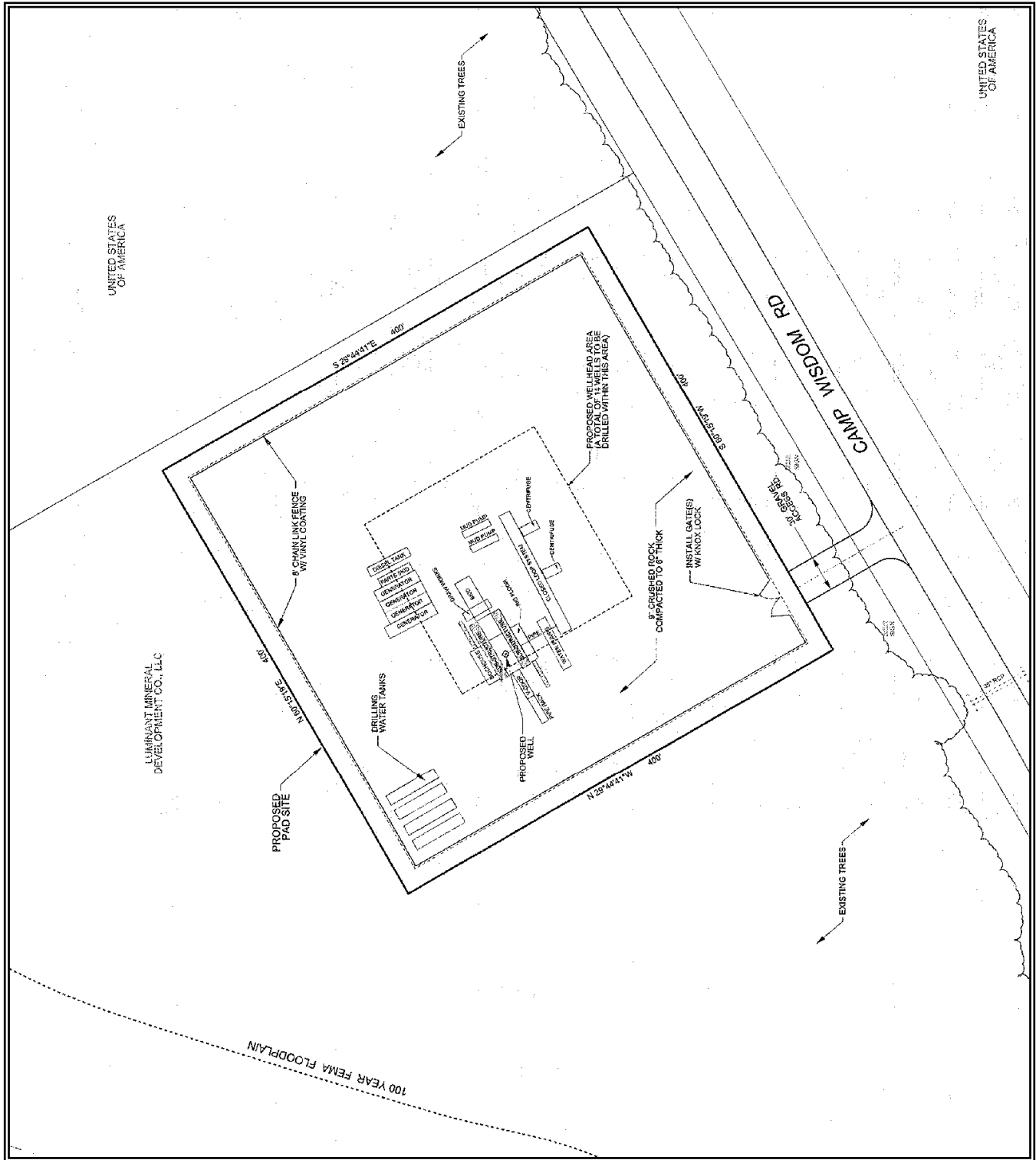
The Corps of Engineers will not authorize the placement of any restrictive covenants on federal land. Lands encumbered with the Government's flowage easement are already restricted from certain types of development in accordance with the deed restrictions.

***Craig Kislingbury***  
*Realty Specialist*  
*Trinity Regional Project*  
*1801 N. Mill Street*  
*Lewisville, Texas 75057*  
*469-645-9100*  
*Fax 469-645-9101*

**EXISTING CONDITIONS**

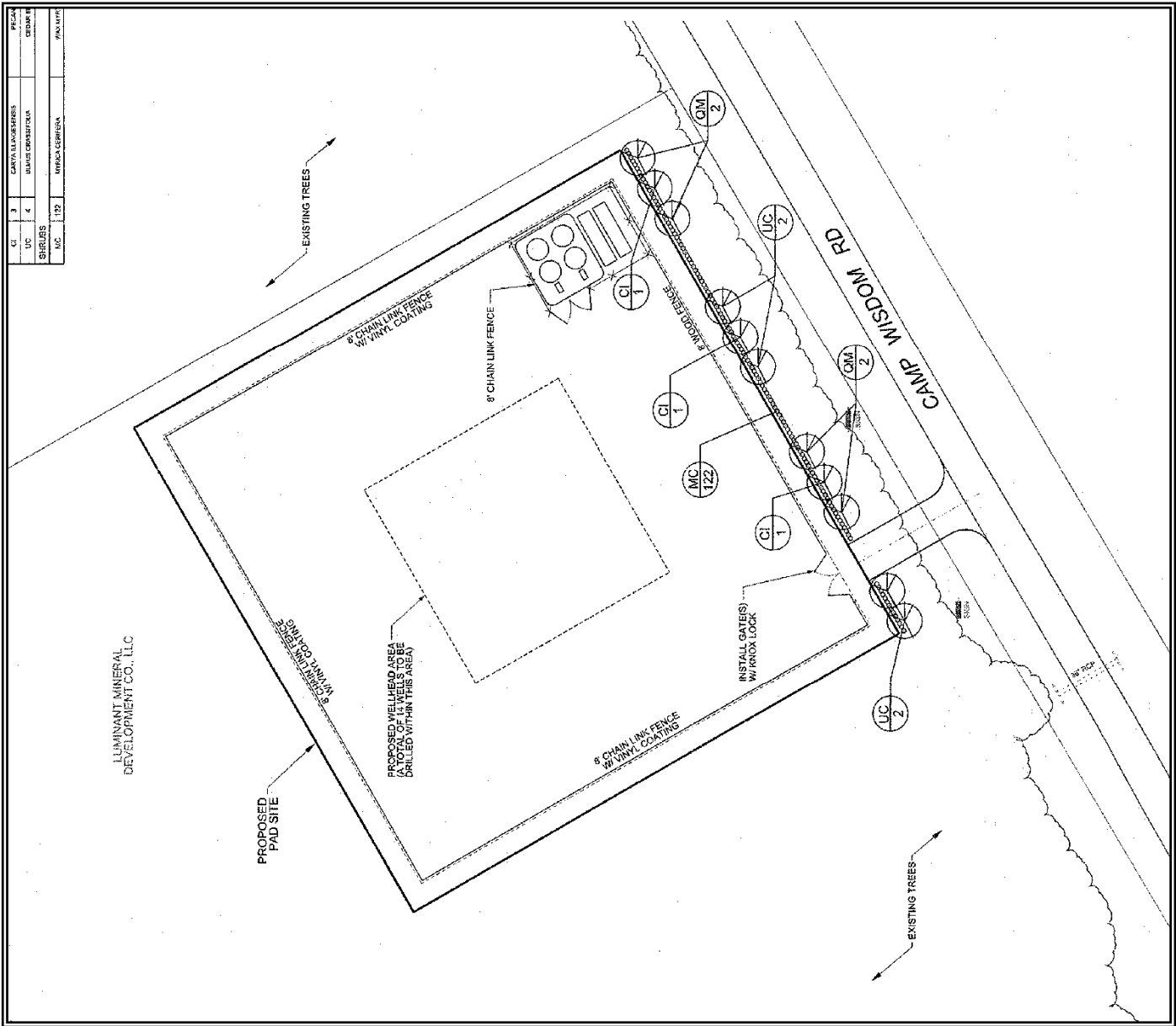


# DRILLING PLAN Closed loop mud system





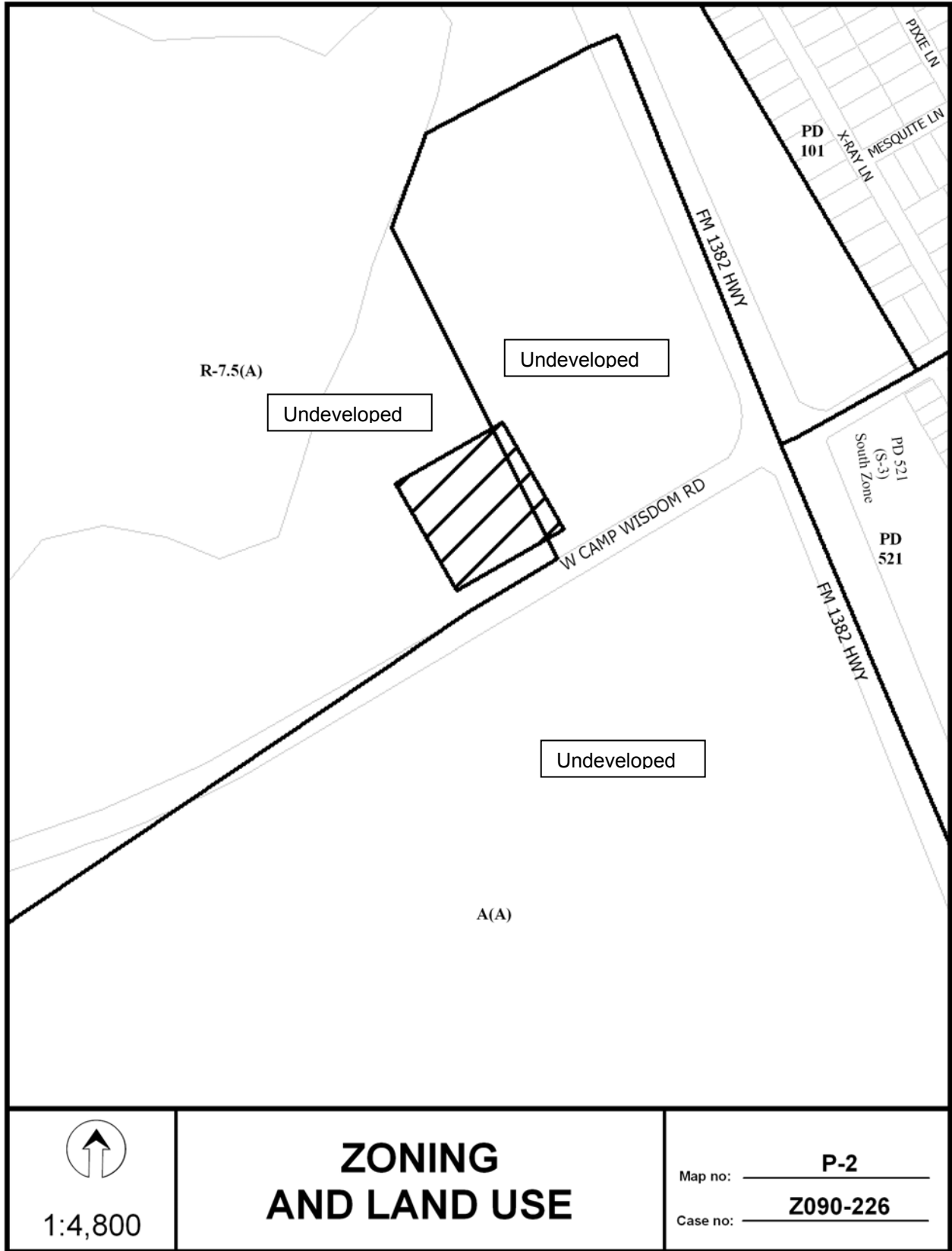
# LANDSCAPE PLAN



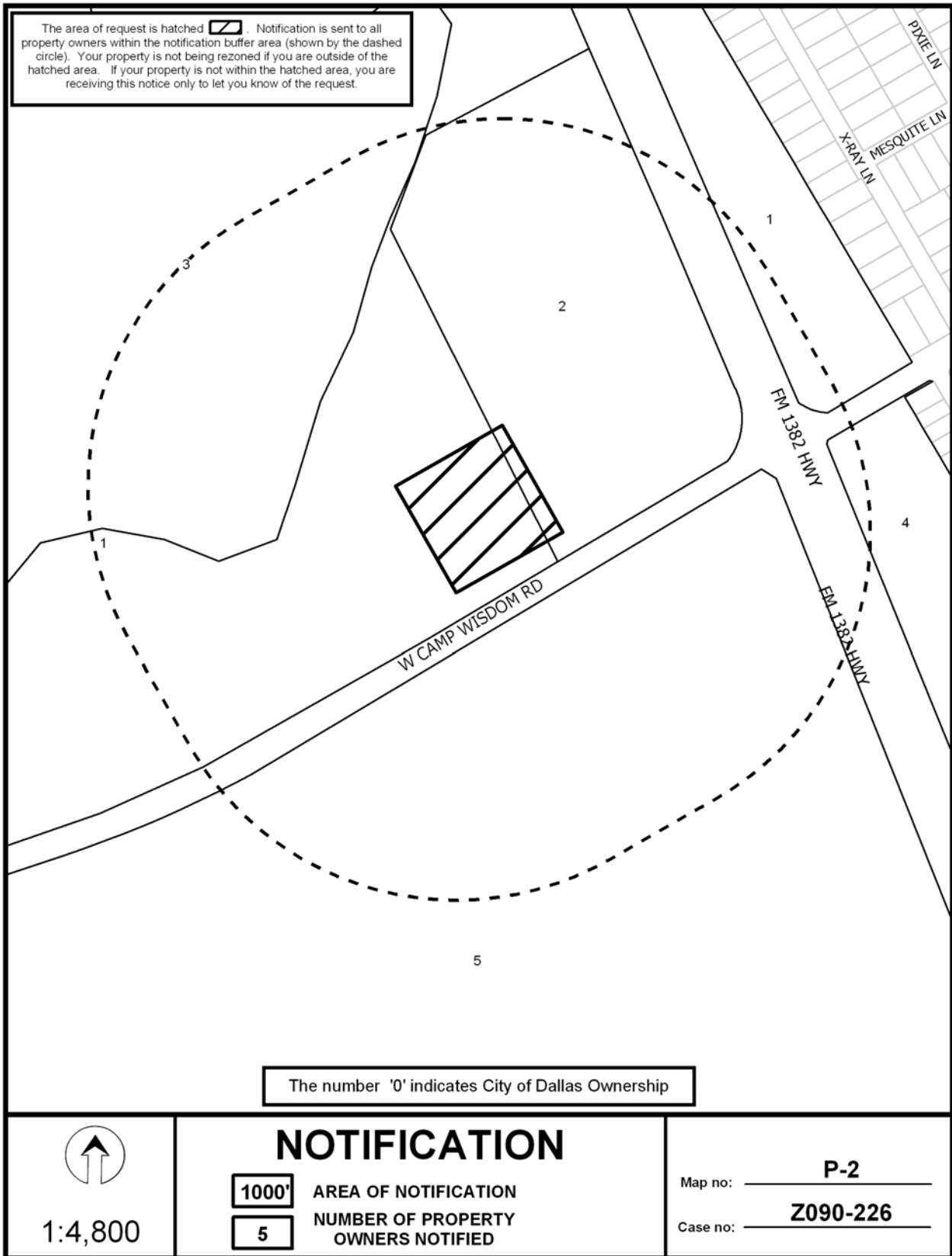




DATE: November 04, 2010



DATE: November 04, 2010



DATE: November 04, 2010

## ***Notification List of Property***

### ***Z090-226***

#### ***5 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	8701 CAMP WISDOM	TEXAS UTILITIES ELEC CO % STATE & LOCAL TAX DEPT
2	8401 CAMP WISDOM	U S CORPS ENGINEERS SANTA FE BLDG
3	3400 MOUNTAIN CREEK	TEXAS UTILITIES ELEC CO %STATE & LOCAL TAX DEPT
4	1 CAMP WISDOM	TRACT S 3A HOMEOWNERS ASN DBA HUNTERS BEND
5	2014 MAIN	U S ARMY CORP OF ENGINEERS

***Thursday, November 04, 2010***