



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, November 21, 2013
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.

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

BRIEFINGS:

Plat Training

Paul Nelson, Chief Planner, Sustainable Development and Construction Subdivision

Subdivision Docket

Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S134-010**
(CC District 7)

An application to replat a 0.310-acre tract of land containing part of Lot 17 in City Block 1/1123 to create one lot on property located at 1902 Grand Avenue, between south Harwood Street and Colonial Avenue.

Applicant/ Owner: Chadwick C. Redmon

Surveyor: Maddox Surveying

Application Filed: October 23, 2013

Zoning: PD 595 (MF-2(A))

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

- (2) **S134-017**
(CC District 14) An application to replat a 0.2927-acre tract of land containing all of Lot 3 and 25 feet of Lot 2 in City Block 3/2234 into one lot located at 6270 Oram Street southeast of Swiss Avenue.
Applicant/ Owner T & A Nelson Resources, LTD
Surveyor: Oliver Surveying Company
Application Filed: October 25, 2013
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S134-020**
(CC District 8) An application to replat a 5.0243-acre tract of land in City Block A/8831 to create 17 lots located on Seagoville Road, south of Casa Grande Drive.
Applicant/ Owner: Shepherd Place Homes, Inc
Surveyor: Carroll Consulting Group, Inc
Application Filed: October 25, 2013
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S134-021**
(CC District 2) An application to replat a 4.670-acre tract of land containing all of Lots 1 through 5, parts of Lots 6, 10 and 11 and part of an abandoned alley in City Block 4/156; all of Lots 2 through 9, 14 through 22, parts of Lots 1, 10, 12 and 13, part of an abandoned 20-foot wide alley across City Block 3/157; and part of abandoned right-of-way (Paris Street) to create one lot located between Farmers Market Way and South Cesar Chavez Blvd., south of Canton Street
Applicant/ Owner: Camden Property Trust
Surveyor: Kimley-Horn and Associates, Inc
Application Filed: October 25, 2013
Zoning: PD 357, Subdistrict 7
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S134-023**
(CC District 8) An application to plat a 3.608 tract of land in City Block 3/7574, to create one lot on property located at the northwest corner of Interstate Highway 35 at Wheatland Road.
Applicant/ Owner: Kurosh H. Amini
Surveyor: CBG Surveying, Inc
Application Filed: October 28, 2013
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (6) **S134-011**
(CC District 13)
- An application to replat a 0.9365-acre tract of land containing all of Lots 2 and 3 in City Block D/6384 into one 0.3811-acre lot and one 0.5554-acre lot on property located at the southwest corner of Meadow Crest Drive and Jamestown Road.
- Owners: Adrienne A. Faulkner, RESDEV Associates, LLC
Surveyor: Votex Surveying Company
Application Filed: October 23, 2013
Zoning: R-16(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S134-013**
(CC District 4)
- An application to replat a 0.482-tract of land containing all of Lots 5, 6, 15, 16, 19 and 20 in City Block A/7674 into two 0.160-acre lots and one 0.162-acre lot located between Denley Drive and Sparks Street, north of May Hall Street.
- Applicant/ Owner: Texas Heavenly Homes
Surveyor: Westwood Professional Services, Inc
Application Filed: October 24, 2013
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S134-014**
(CC District 4)
- An application to replat a 0.230-tract of land containing all of Lots 5, 6, 7 and 8 in City Block 1/7675 into two 0.115-acre lots on Denley Drive south of May Hall Street.
- Applicant/ Owner: Texas Heavenly Homes
Surveyor: Westwood Professional Services, Inc
Application Filed: October 24, 2013
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S134-015**
(CC District 9)
- An application to replat a 0.65-tract of land containing parts of Lots 1, 2, and all of Lot 3 in City Block 7/2976 and a tract of land out of City Block 2977 into three lots located on the southwest corner of Lake Circle Drive and Hillbrook Street.
- Applicant/ Owner: Maplehill Residential, LLC / Patterson Thoma Company, Inc
Surveyor: Texas Heritage Surveying, LLC
Application Filed: October 25, 2013
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (10) **S134-016**
(CC District 9) An application to replat a 1.666-acre tract of land containing all of Lots 9A and 9B in City Block 1/5253 to create one lot on property located at 8130 Garland Road, southwest of White Rock Drive.
Applicant/ Owner: Joshua Raymon Frenk and Mary Ann Thompson-Frenk
Surveyor: Surdukan Surveying, Inc
Application Filed: October 25, 2013
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S134-018**
(CC District 4) An application to replat a 0.143-acre tract of land containing all of Lots 32, 33 and part of Lot 34 into one lot on property located on Sparks Street, north of Canada Drive.
Owner: Texas Heavenly Homes
Surveyor: Harry L. Dickens
Application Filed: October 25, 2013
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S134-019**
(CC District 2) An application to replat a 0.860-acre tract of land containing all of Lots 9, 10, 11, 12, and 13 into 8 lots on property located on Inwood Road, north of University Boulevard.
Owner: Inwood Chateaux, Ltd.
Surveyor: Kadleck & Associates
Application Filed: October 25, 2013
Zoning: TH-3(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S134-022**
(CC District 1) An application to replat a 0.807-acre tract of land containing part of Lot D, and all of Lot C-2 in City Block 13/3800 into 2 lots on property located at 1153 and 1161 N. Canterbury Court.
Owner: Tyler J. Duff
Surveyor: Global Land Surveying, Inc.
Application Filed: October 28, 2013
Zoning: CD-13, Subarea 1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(14) **S134-024**
(CC District 12)

An application to replat a 0.1362-acre tract of land containing all of Lots 24, 25, and 26 into one 0.067-acre lot and one 0.069-acre lot on property located at 18307 and 18311 Frankford Lake Circle, north of Frankford Road.

Owner: Frankford Lakes, LP

Surveyor: Dal-Tech Engineering

Application Filed: October 28, 2013

Zoning: PD 222, Residential 2

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

Miscellaneous Items:

M123-057

Richard Brown
(CC District 13)

An application for a minor amendment to the development plan and planting plan for Planned Development District No. 482 for CR Community Retail District Uses in an area generally bounded by Inwood Road, West Lovers Lane, Greenway Boulevard, and Boaz Street.

Staff Recommendation: **Approval**

Applicant: Selzer Associates

Representative: Konstantine Sotiropoulos

M134-007

Richard Brown
(CC District 13)

An application for a minor amendment to the development plan to provide for the following: 1) one seven-story office tower (from two eight-story residential structures); 2) revised front yard setback (from 25 feet to 15 feet) along the majority of Weldon Howell Parkway and all of Westchester Drive; and, 3) revised lot coverage (from 60 percent to 55 percent) within Planned Development District No. 314 on the north line of Weldon Howell Parkway, between Westchester Drive and Douglas Avenue.

Staff Recommendation: **Approval**

Applicant: BVCP Preston Center, LP

Representative: Suzan Kedron

W134-001

LaShondra Holmes
(CC District 2 & 14)

An application for a waiver of the two-year waiting period in order to amend the site plan for Specific Use Permit No. 351 on the southeast corner of Abrams Road and Reiger Avenue.

Staff Recommendation: **Approval**

Applicant/Representative: Hillary VonAhsen, P.E.

Miscellaneous Items – Under Advisement:

M123-030

Richard Brown
(CC District 12)

An application for a minor amendment to the Residential 2 development plan for Planned Development District No. 222 for Shopping Center District Uses at the northwest corner of Frankford Road and Preston Road.

Staff Recommendation: **Approval**

Applicant: Frankford Lakes, LP

Representative: Robert Reeves

U/A From: October 24, 2013

Zoning Cases – Consent:

1. **Z123-357(WE)**

Warren Ellis
(CC District 7)

An application for the renewal of Specific Use Permit No. 1935 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the south corner of Lawnview Avenue and Forney Road.

Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject conditions.

Applicant: BKPR Corporation

Representative: Bharat Rana

2. **Z123-360(MW)**

Megan Wimer
(CC District 8)

An application for the renewal of Specific Use Permit No. 1909 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay on the southeast line of Belt Line Road, east of Kleberg Road.

Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to conditions.

Applicant: Elvira Almaraz

Representative: Pamela Craig

3. **Z134-115(MW)**

Megan Wimer
(CC District 12)

An application to amend Subarea A of Planned Development District No. 765 on the east side of Preston Road, south of Mapleshade Lane.

Staff Recommendation: **Approval**, subject to an attached signage plan and conditions.

Applicant: QuikTrip Corporation

Representative: James R. Schnurr

4. **Z123-341(MW)**
Megan Wimer
(CC District 2)
- An application for an MU-3 Mixed Use District on property zoned an IR Industrial Research District on the north corner of Harry Hines Boulevard and West Mockingbird Lane.
Staff Recommendation: **Approval**
Applicant: TXMHJ, LTD Partners: Jean Karotkin, Michael R. Levy and James Flieller
Representative: Dallas Cothrum/Maxwell Fisher, Masterplan
5. **Z123-328(MW)**
Megan Wimer
(CC District 1)
- An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the northwest corner of West Jefferson Boulevard and North Brighton Avenue.
Staff Recommendation: **Approval** of a D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.
Applicant: Patric Henson
Representative: Parvez Malik, Business Zoom
6. **Z123-239(MW)**
Megan Wimer
(CC District 8)
- An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the southwest corner of Seagoville Road and South St. Augustine Road.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Malone's Food Stores, LLC
Representative: Rhonda Davis

Zoning Cases – Under Advisement:

7. **Z123-283(MW)**
Megan Wimer
(CC District 14)
- An application for a new Planned Development Subdistrict for mixed uses on property zoned an LC Light Commercial Subdistrict in Planned Development District No. 193, the Oak Lawn Special Purpose District on the northwest corner of Routh Street and McKinney Avenue.
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.
Applicant: SC One Dallas, LLC, a Florida Limited Partnership
Paul S. Cheng, Managing Member
Representative: Karl Crawley, Masterplan
U/A From: November 7, 2013

8. **Z123-285(RB)**
Richard Brown
(CC District 14)
- A City Plan Commission authorized hearing to determine the proper zoning on property zoned Planned Development District No. 619 with consideration given to appropriate use regulations and development standards within Planned Development District No. 619 in an area bounded by the centerlines of Pacific Avenue, Harwood Street, Jackson Street and Griffin Street.
Staff Recommendation: **Approval**, subject to revised conditions.
U/A From: November 7, 2013
9. **Z123-340(WE)**
Warren Ellis
(CC District 2)
- An application for an amendment to Planned Development District No. 759 for RR Regional Retail District uses in an area generally bounded by West Mockingbird Lane, Forest Park Road, Empire Central and Maple Avenue.
Staff Recommendation: **Approval**, subject to a conceptual plan and revised conditions.
Applicant: Mockingbird Venture Partners, LLC
Representative: Bill Dahlstrom – Jackson Walker
U/A From: October 24, 2013 and November 7, 2013

Zoning Cases – Individual:

10. **Z123-250(OTH)**
Olga Torres Holyoak
(CC District 6)
- An application for an amendment to and for renewal of Specific Use Permit No. 1808 for an industrial (inside) potentially incompatible use for an automobile recycling plant and a new Specific Use Permit for an outside salvage and reclamation use on property zoned an IM Industrial Manufacturing District on the west line of Weir Street, south of Singleton Boulevard.
Staff Recommendation: **Approval** to renew Specific Use Permit No. 1808 for a two-year period with eligibility for automatic renewals of two-year periods, subject to a revised site plan and revised conditions; and **approval** of a new Specific Use Permit for a period of two-years with eligibility for automatic renewals of two-year periods, subject to a site plan and conditions.
Applicant: Peter S. Kim
Representative: Hyeon Jin Jeong
U/A From: October 24, 2013.

11. **Z123-149(MW)**
Megan Wimer
(CC District 2)
- An application for a Planned Development Subdistrict for GR General Retail Subdistrict uses, removal of the D Liquor Control Overlay, and termination of the deed restrictions on property zoned GR General Retail and P Parking Subdistricts in Planned Development District No. 193, the Oak Lawn Special Purpose District with an H/22 Historic Overlay No. 22 on the west corner of Cedar Springs Road and Oak Lawn Avenue.
Staff Recommendation: **Approval** of a Planned Development Subdistrict, subject to a development/landscape plan and conditions; **approval** of a D-1 Liquor Control Overlay in lieu of removal of the D Liquor Control Overlay; and **approval** of the termination on deed restrictions.
Applicant: Warwick Cedar Springs Corporation/Warwick Melrose Dallas Corporation
Representative: Karl Crawley, Masterplan
12. **Z123-352(JH)**
Jennifer Hiromoto
(CC District 14)
- An application for a new Planned Development Subdistrict for multiple family uses on property zoned a MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the east side of McKinney Avenue and south of Elizabeth Street.
Staff Recommendation: **Approval**, subject to a development/landscaping plan and conditions.
Applicant: Church of the Incarnation / Episcopal Diocese of Dallas
Representative: Karl Crawley, Masterplan
13. **Z123-338(JH)**
Jennifer Hiromoto
(CC District 13)
- An application for a Planned Development District for mixed uses on property zoned an MU-1 Mixed Use District, on the south side of Northwest Highway, east of Lemmon Avenue.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: Bluffview Dallas Associates, LLC
Representative: Tommy Mann
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Other Matters

Consideration of appointments to CPC Committees:

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC)
ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC)

Minutes: November 7, 2013

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, November 21, 2013

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, November 21, 2013, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider (1) **DCA 134-001** - Consideration of amending the Dallas Development Code to amend Conservation District regulations.

Note: The official CPC Sub-committee Agendas will be posted in the City Secretary's Office and City Website at www.ci.dallas.tx.us/cso/boardcal.shtml. Please review the official agenda for items for consideration

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 21, 2013****FILE NUMBER:** S134-010**Subdivision Administrator:** Paul Nelson**LOCATION:** 1902 Grand Avenue**DATE FILED:** October 23, 2013**ZONING:** PD No. 595, MF-2(A)**CITY COUNCIL DISTRICT:** 7 **SIZE OF REQUEST:** 0.310-acre **MAPSCO:** 46S**APPLICANT/OWNER:** Chadwick C. Redmon

REQUEST: An application to replat a 0.310-acre tract of land containing part of Lot 17 in City Block 1/1123 to create one lot on property located at 1902 Grand Avenue, between south Harwood Street and Colonial Avenue.

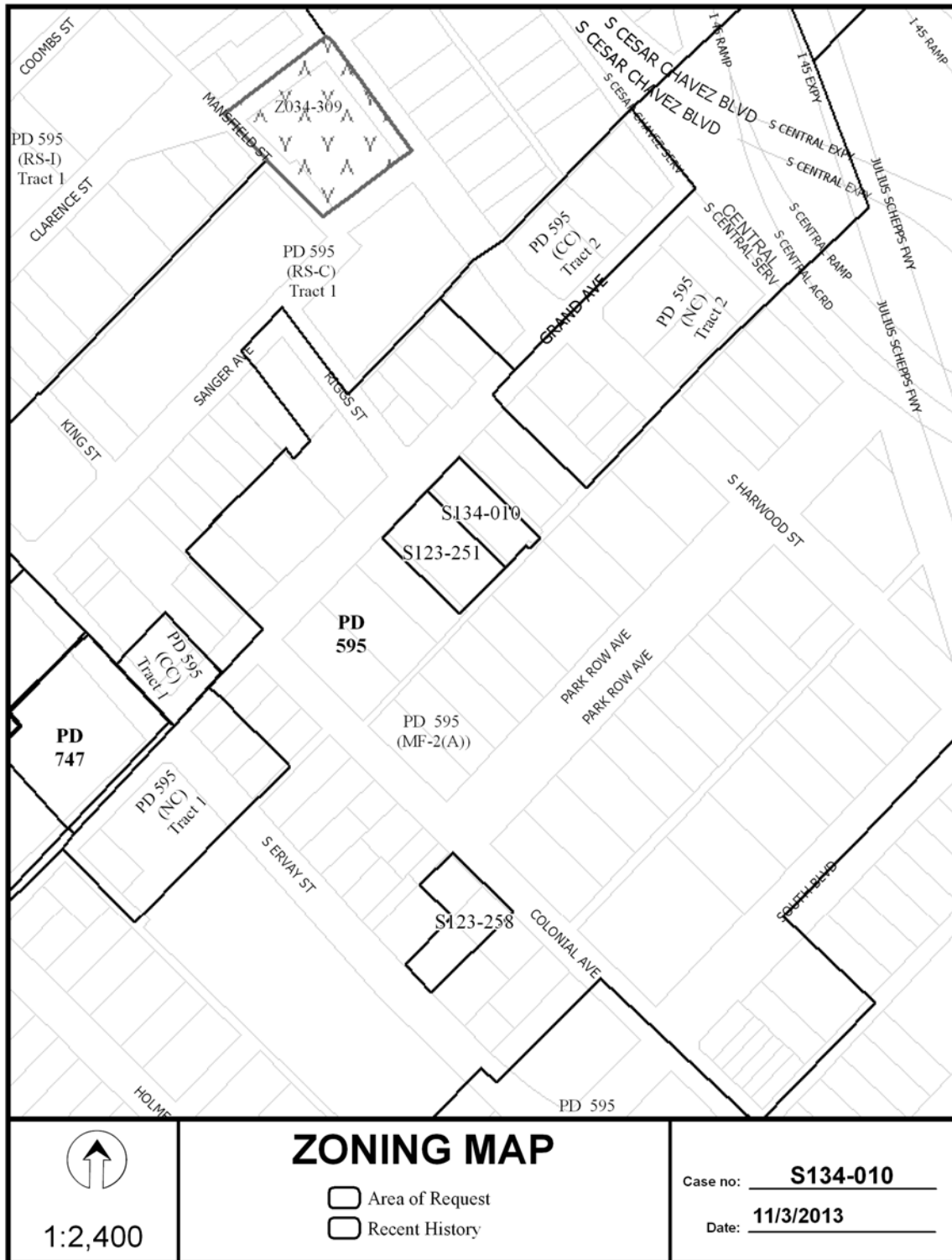
SUBDIVISION HISTORY:

1. S123-251 was an application contiguous on the southwest of the present request to replat a 0.429 tract of land containing part of Lot 17, in City Block 1/1123 into one lot on property located at 1822 Grand Avenue. The request was approved on September 26, 2013 and has not been recorded.

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

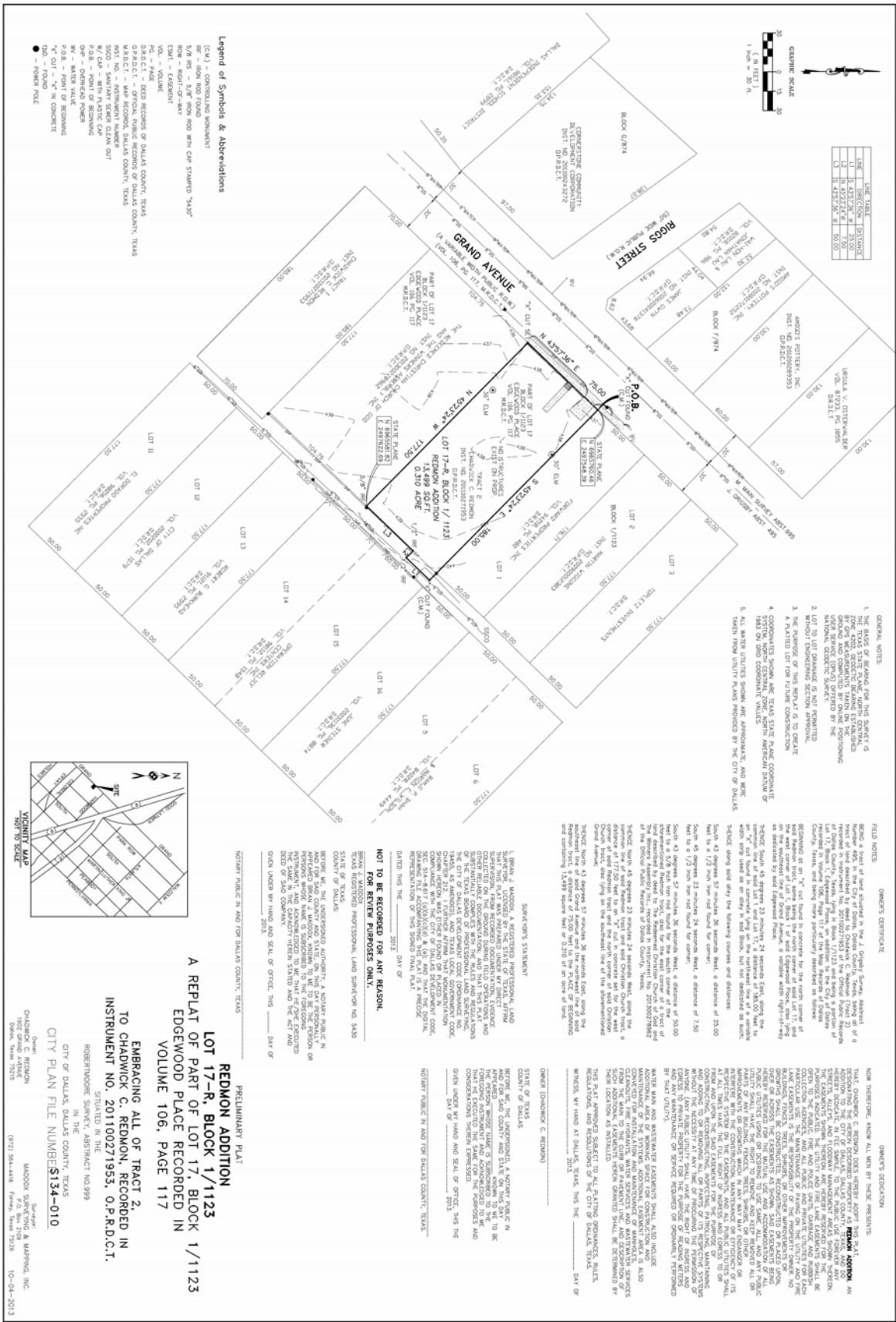
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
6. Any new or existing structure may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
14. On the final plat dedicate 7.5 feet of right-of-way from the established centerline of the alley.
15. On the final plat show how all adjoining right-of-way was created.
16. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information for each tract.
17. On the final plat show the recording information on all existing easements within 150 feet of the property.
18. On the final plat choose a different addition name.
19. On the final plat show how the ally was dedicated.
20. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings, development, water and wastewater service locations with service sizes.
21. On the final plat identify the property as Lot 18 in City Block 1/1123.





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|  1:2,400 | <h3>AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p> | Case no: <u> S134-010 </u> Date: <u> 11/3/2013 </u> |
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CITY PLAN COMMISSION

THURSDAY, NOVEMBER 21, 2013

FILE NUMBER: S 134-017

Subdivision Administrator: Paul Nelson

LOCATION: 6270 Oram Street

DATE FILED: October 25, 2013

ZONING: MF-2(A)

CITY COUNCIL DISTRICT: 14 SIZE OF REQUEST: 0.2927-acre MAPSCO: 36Y

APPLICANT/OWNER: T & A Nelson Resources, Ltd

REQUEST: An application to replat a .2927-acre tract of land containing all of Lot 3 and 25 feet of Lot 2 in City Block 3/2234 into one lot located at 6270 Oram Street southeast of Swiss Avenue.

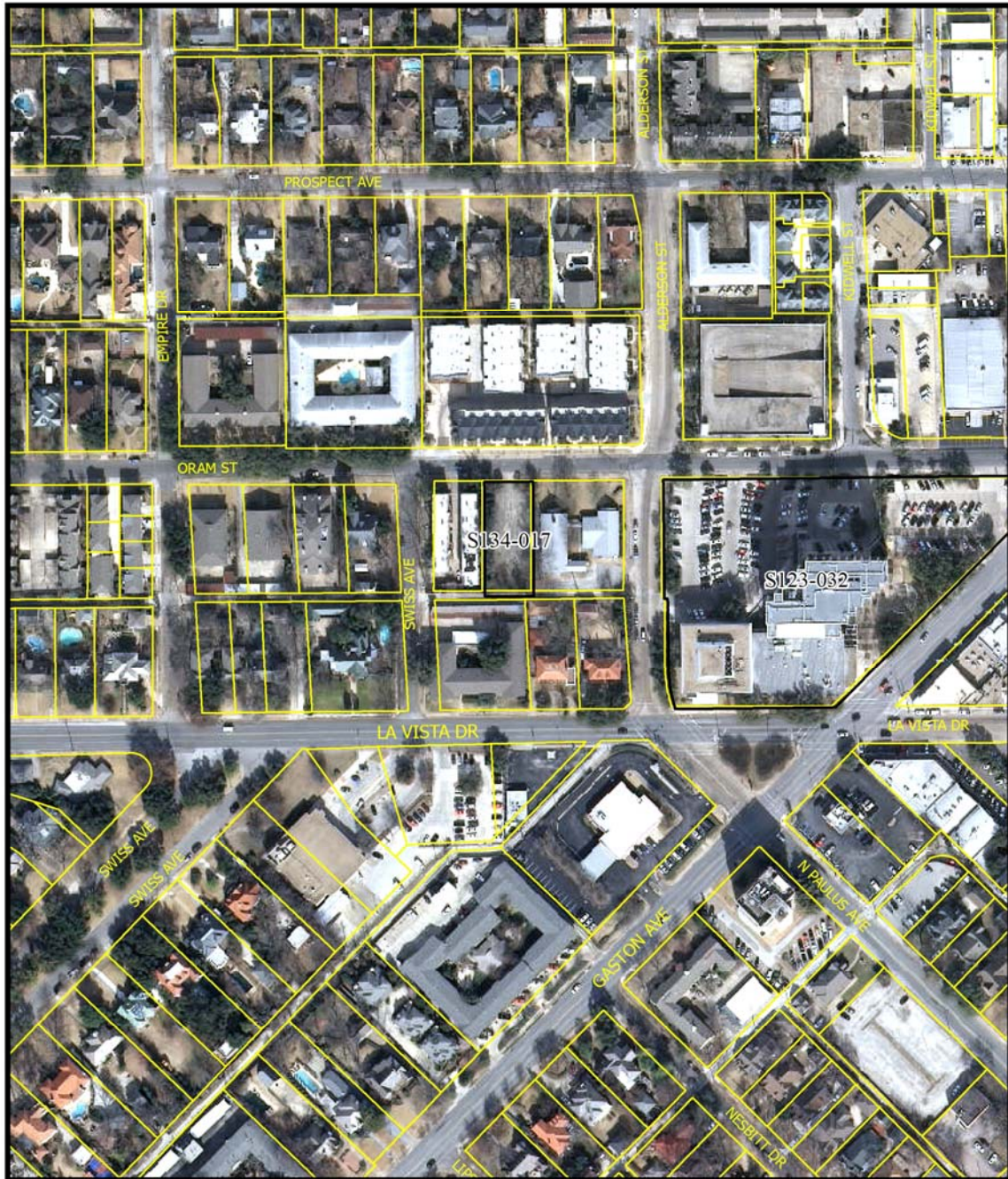
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.


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

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
6. Any new or existing structure may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 28 feet of right-of-way, or a street easement, or Public Utility and Sidewalk Easement equal to 28 feet from the established centerline of Oram Street.
14. On the final plat dedicate 7.5 feet of right-of-way from the existing north line of the alley pavement.
15. On the final plat monument all set corners per the monumentation ordinance.
16. On the final plat identify the property as Lot 2A in City Block 3/2234.





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|  1:2,400 | <h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p> | Case no: <u> S134-017 </u> Date: <u> 11/5/2013 </u> |
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CITY PLAN COMMISSION**THURSDAY, NOVEMBER 21, 2013****FILE NUMBER:** S 134-020**Subdivision Administrator:** Paul Nelson**LOCATION:** Seagoville Road south of Casa Grande Drive**DATE FILED:** October 25, 2013**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 5.0243**MAPSCO:** 69A, D**APPLICANT/OWNER:** Shepherd Place Homes, Inc.

REQUEST: An application to replat a 5.0243-acre tract of land in City Block A/8831 to create 17 lots located on Seagoville Road south of Casa Grande Drive.

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

The property was originally approved for a preliminary plat for 14 single family lots on March 23, 2005, and revised to allow 17 lots on September 8, 2005. Construction was started at some point after the revision and as can be seen by the aerial photo of the site a street was constructed and lots were graded and presumably water and sewer were constructed. However, the utilities were not inspected and accepted by the City of Dallas.

At some point after the lots were graded and the street constructed the developer passed away and no further development occurred and the plat expired on December 1, 2011 due to the 5 year time limit on the previous plat. The new developers have acquired the property and intend to complete the project.

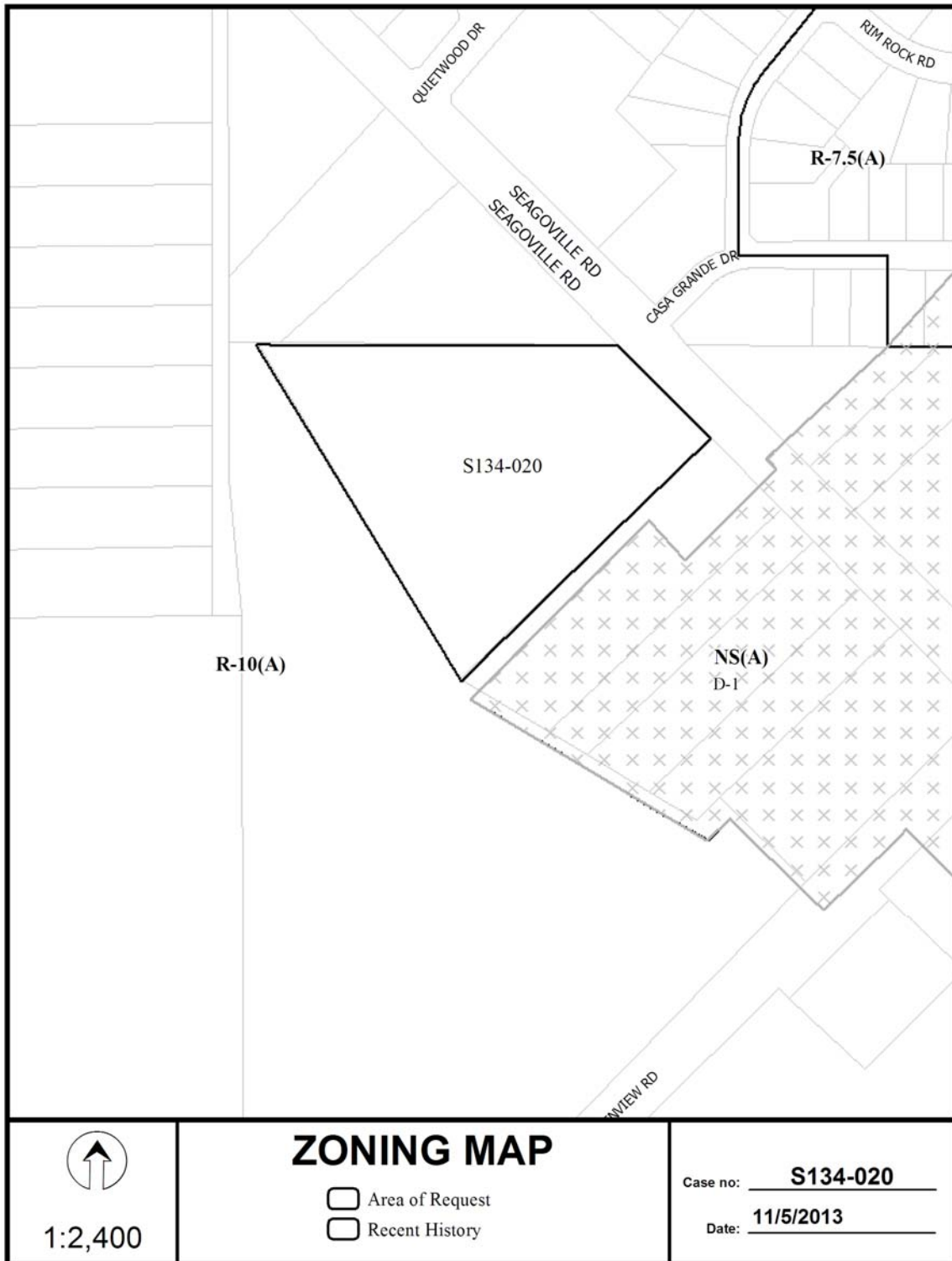
STAFF RECOMMENDATION: Section 51A-8.503(a) says that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography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

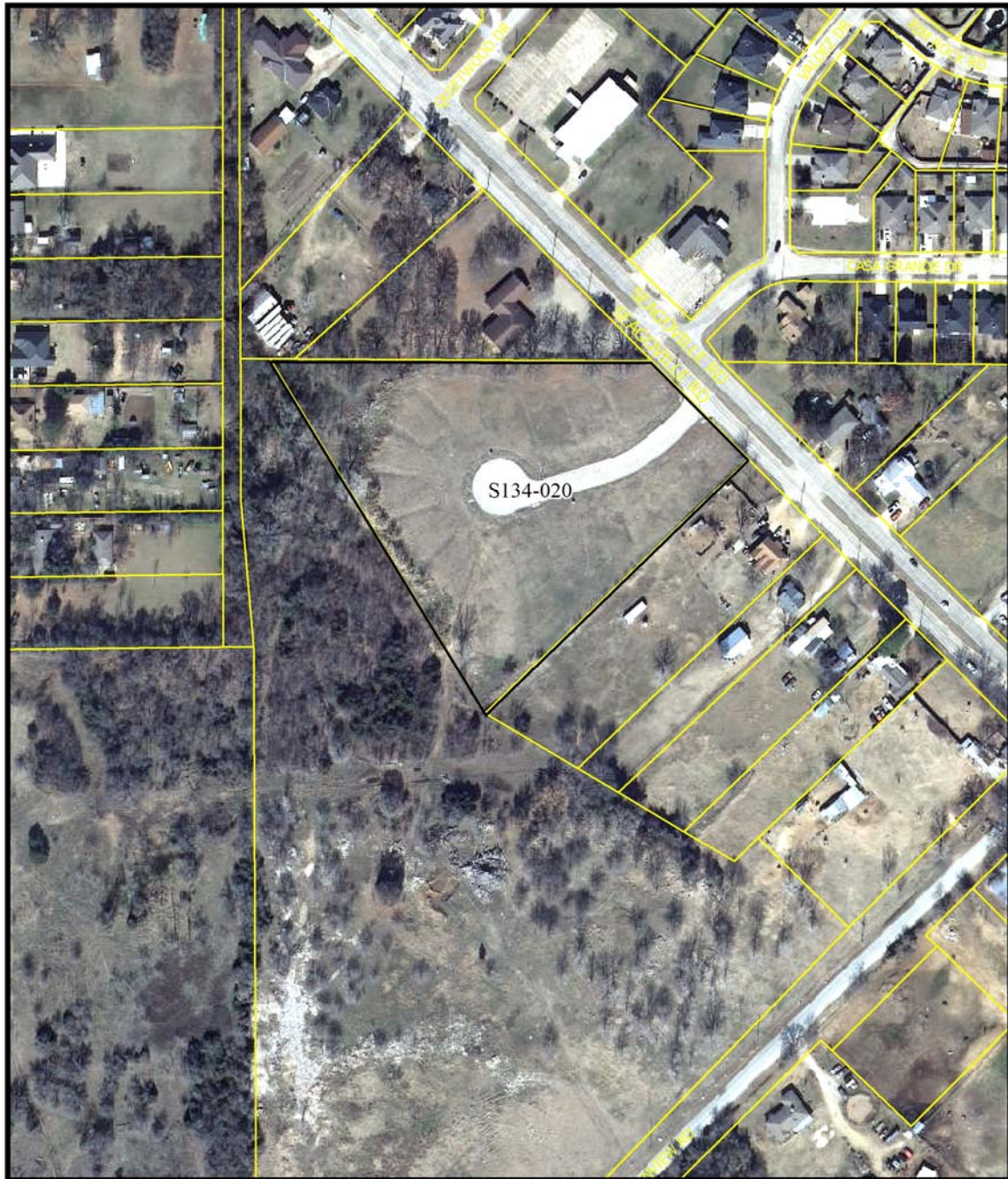
The request complies with the requirements of the R-10 (A) District; therefore, staff recommends approval subject to compliance with the following conditions:

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

format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.

5. The number and location of fire hydrants, must comply with the International Fire Code section 508, Appendix C.
6. Any new or existing structure may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 17.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
14. On the final plat add a note stating: "access or modification to State Highway requires TXDOT approval."
15. On the final plat dedicate 40 feet of right-of-way from the established centerline of Seagoville Road.
16. On the final plat show how all adjoining right-of-way was created.
17. Water/wastewater main extension is required by Private Development Contract.
18. Developer must pay for street Lights, contact Brad Moss 214-670-1229.
19. On the final plat identify the property as Lots 1-17 in City Block A/8831.
20. Contact the street name coordinator to find another name for "Jewel Court", as it is a duplicate street name label.





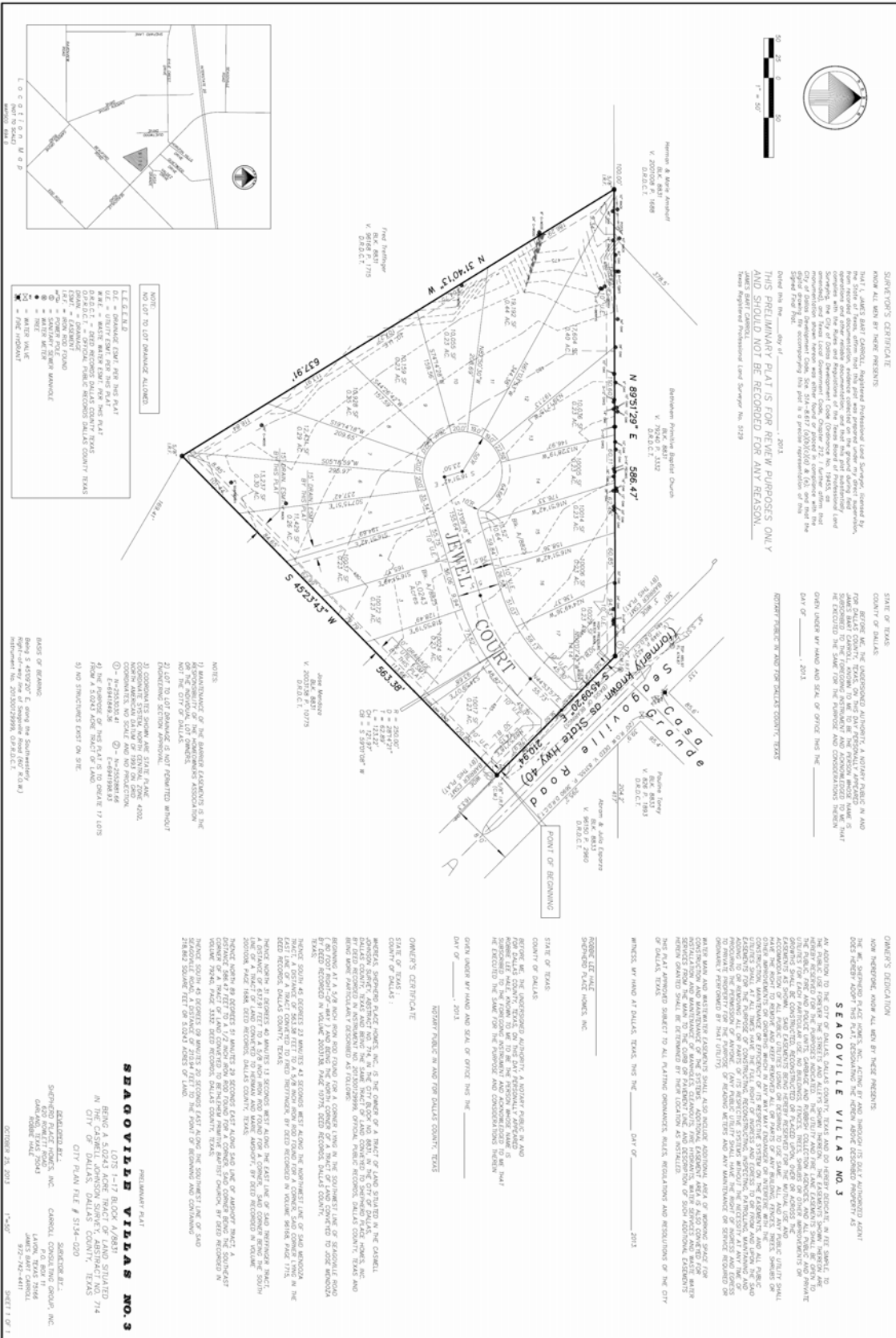
1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S134-020

Date: 11/5/2013



SEAGOVILLE VILLAS NO. 3 - DALLAS, TEXAS

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 21, 2013****FILE NUMBER:** S134-021**Subdivision Administrator:** Paul Nelson**LOCATION:** Farmers Market Way and Cesar Chavez Blvd. south of Canton Street**DATE FILED:** October 25, 2013**ZONING:** PD 357, Subdistrict 7**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 4.670-acre **MAPSCO:** 45R**APPLICANT/OWNER:** Camden Property Trust

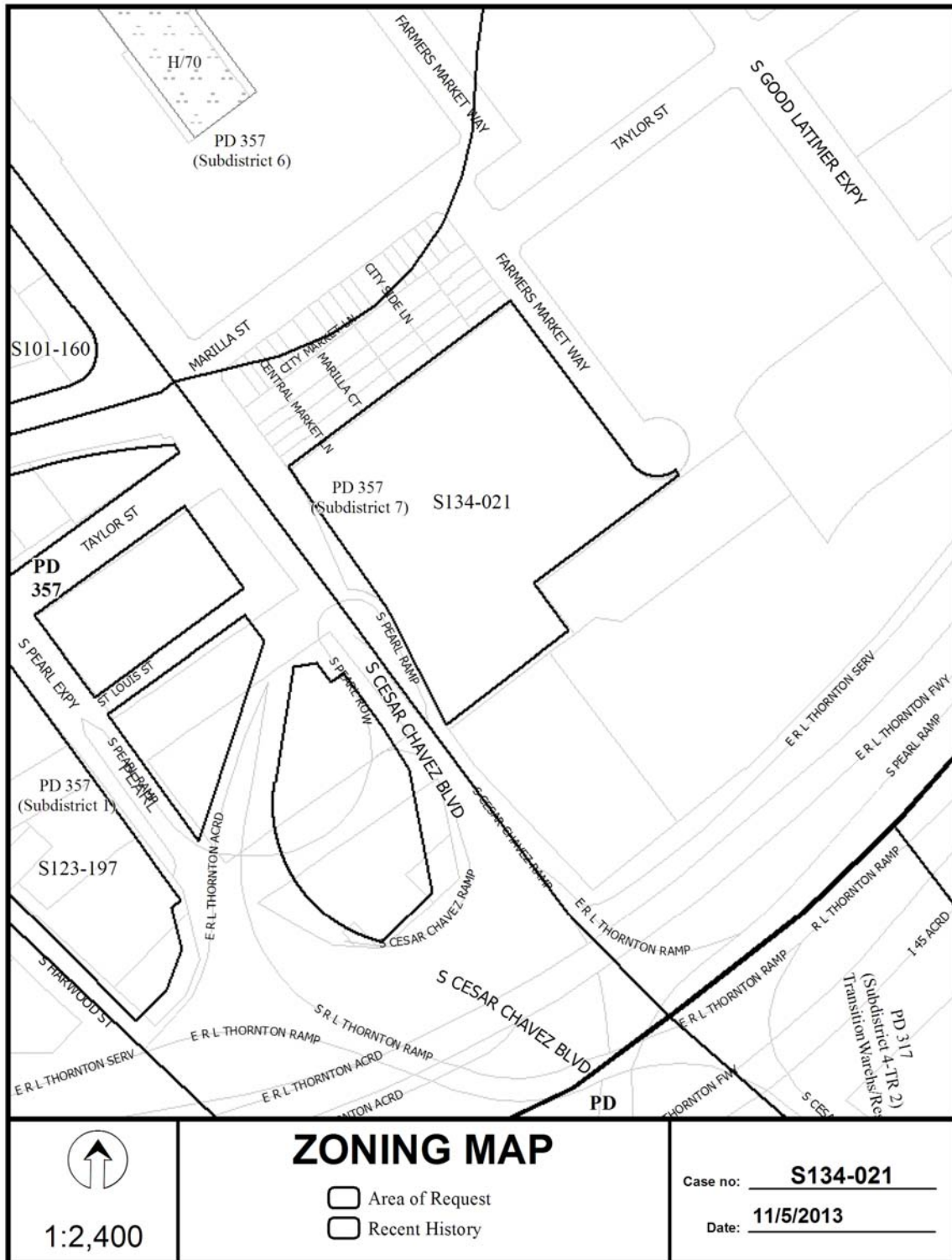
REQUEST: An application to replat a 4.670-acre tract of land containing all of Lots 1 through 5, parts of Lots 6,10 and 11 and part of an abandoned 20" wide alley in City Block 4/156; all of Lots 2 through 9, 14 through 22, parts of Lots 1, 10, 12 and 13, part of an abandoned 20-foot wide alley across City Block 3/157; and part of abandoned Paris Street to create one lot located between Farmers Market Way and Cesar Chavez Blvd. south of Canton Street.

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


STAFF RECOMMENDATION: The request complies with the requirements of the PD 357, Subdistrict 7; therefore, staff recommends approval subject to compliance with the following conditions:

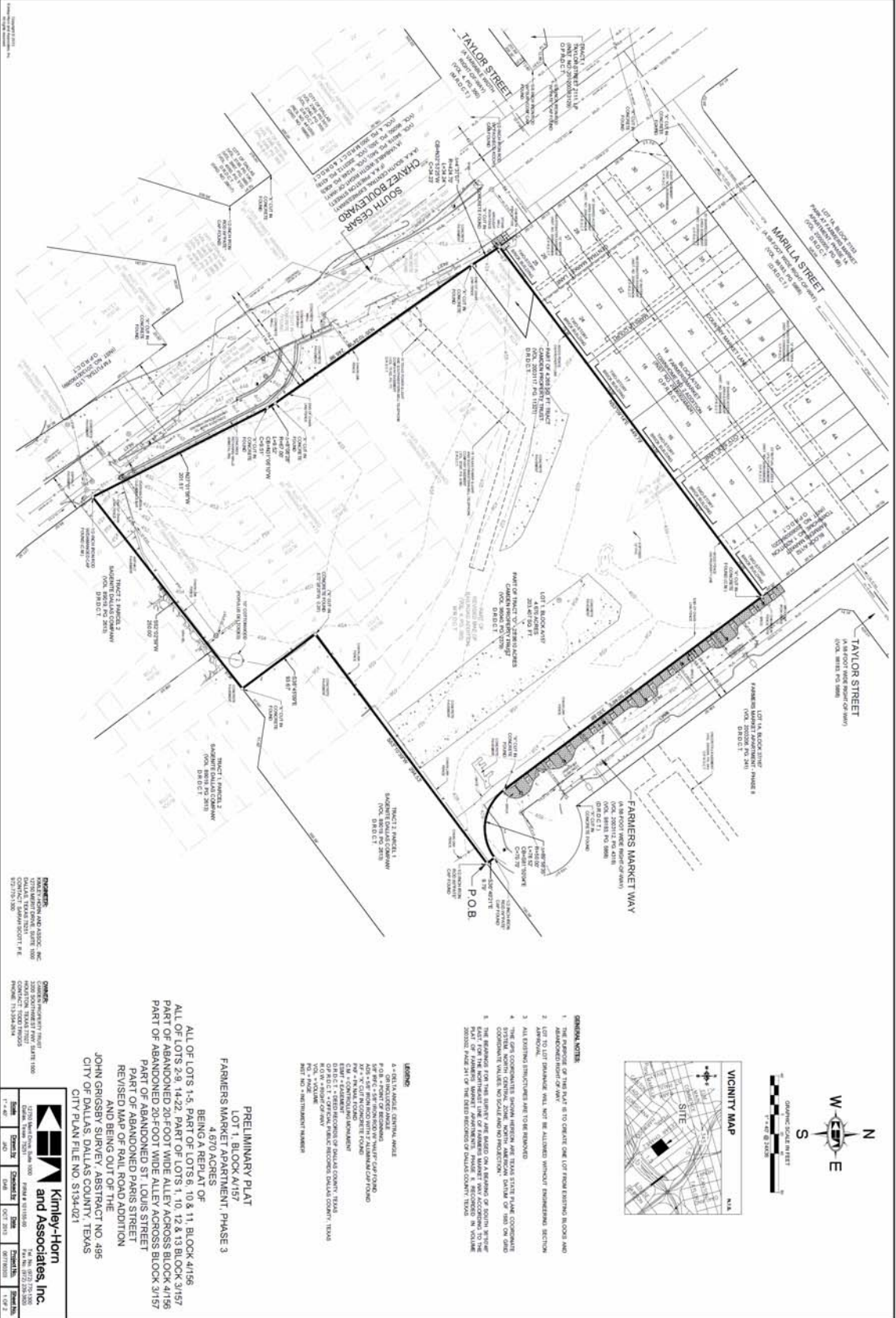
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with the International Fire Code section 508, Appendix C.
6. Any new or existing structure may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
14. On the final plat show how all adjoining right-of-way was created.
15. On the final plat list the utility easements as retained within street abandonment ordinances, or follow the City of Dallas' standard affidavit requirements.
16. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings, development, and proposed water and wastewater service locations with service sizes.
17. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer.
18. New water and/or wastewater easements need to be shown.
19. Water/wastewater main extension is required by Private Development Contract.
20. On the final plat change "South Cesar Chavez Boulevard" to "Cesar Chavez Boulevard".
21. On the final plat identify the property as Lot 1A in City Block 4/156.





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|  1:2,400 | <h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p> | Case no: <u> S134-021 </u> Date: <u> 11/5/2013 </u> |
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CITY PLAN COMMISSION

THURSDAY, NOVEMBER 21, 2013

FILE NUMBER: S 134-023

Subdivision Administrator: Paul Nelson

LOCATION: Interstate Highway 35 at West Wheatland Road, northwest corner

DATE FILED: October 28, 2013

ZONING: RR

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 3.608-acre **MAPSCO:** 74D

APPLICANT/OWNER: Kurosh H. Amini

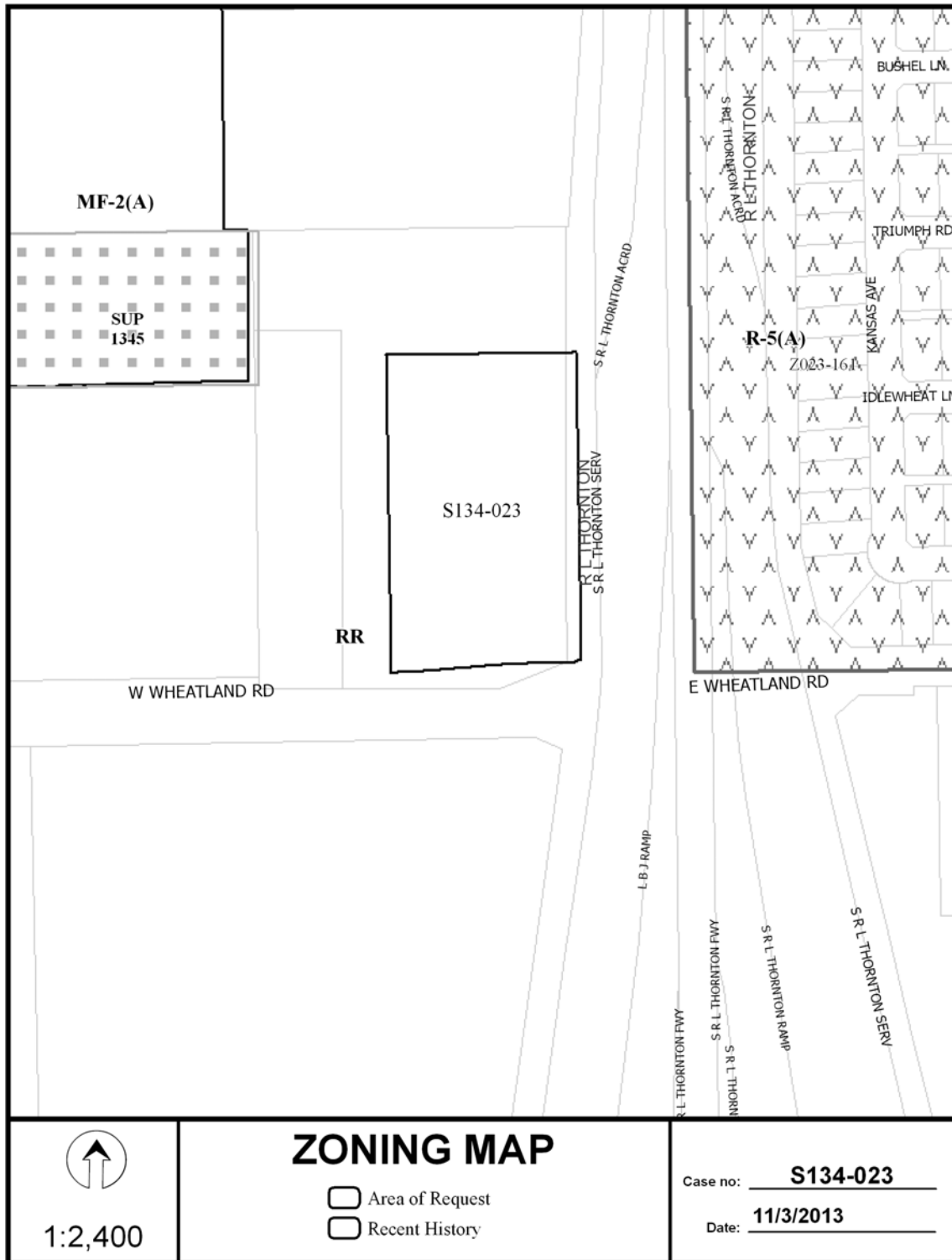
REQUEST: An application to plat a 3.608 tract of land in City Block 3/7574, to create one lot on property located on Interstate Highway 35 at Wheatland Road, northwest corner.

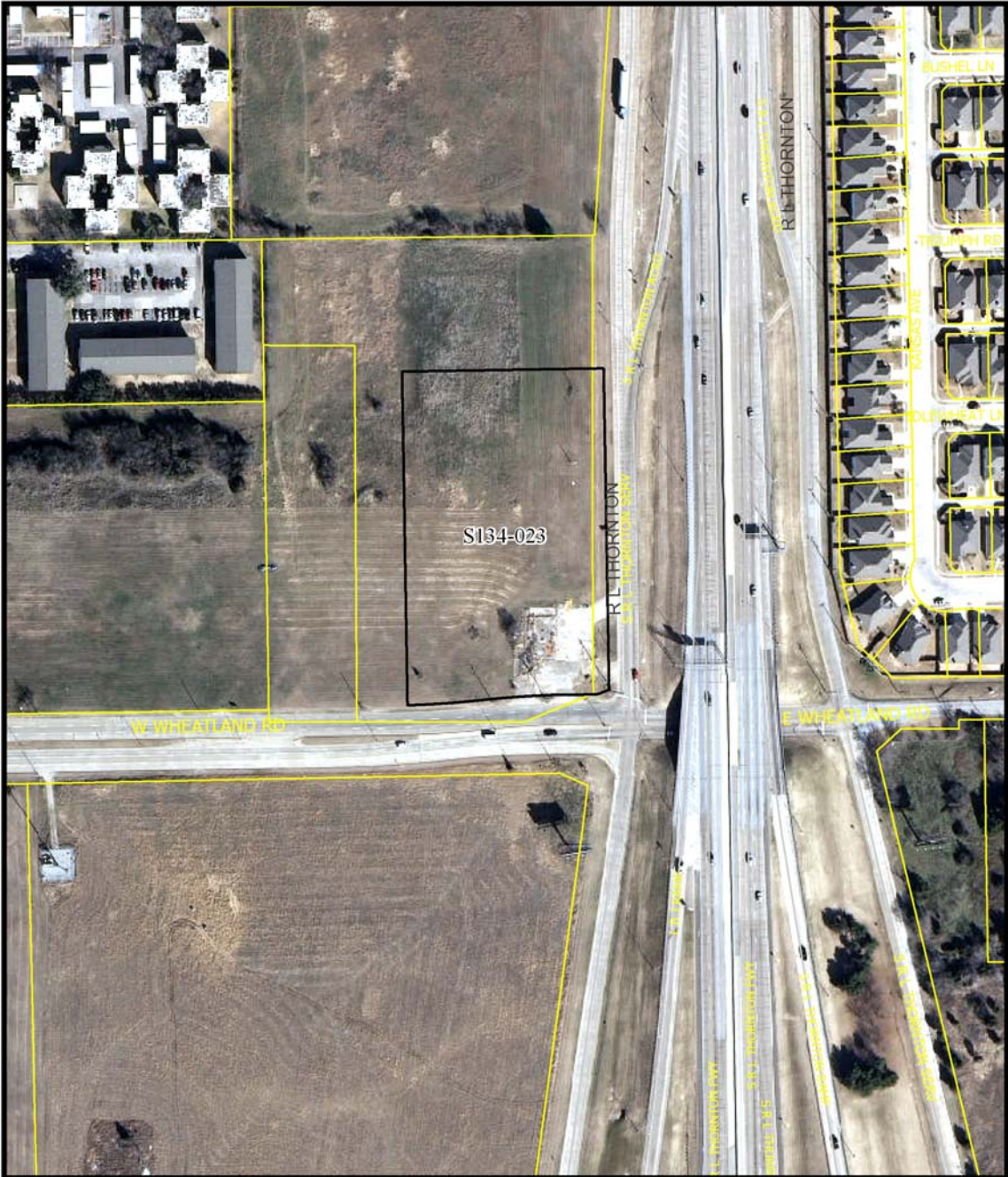
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.


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

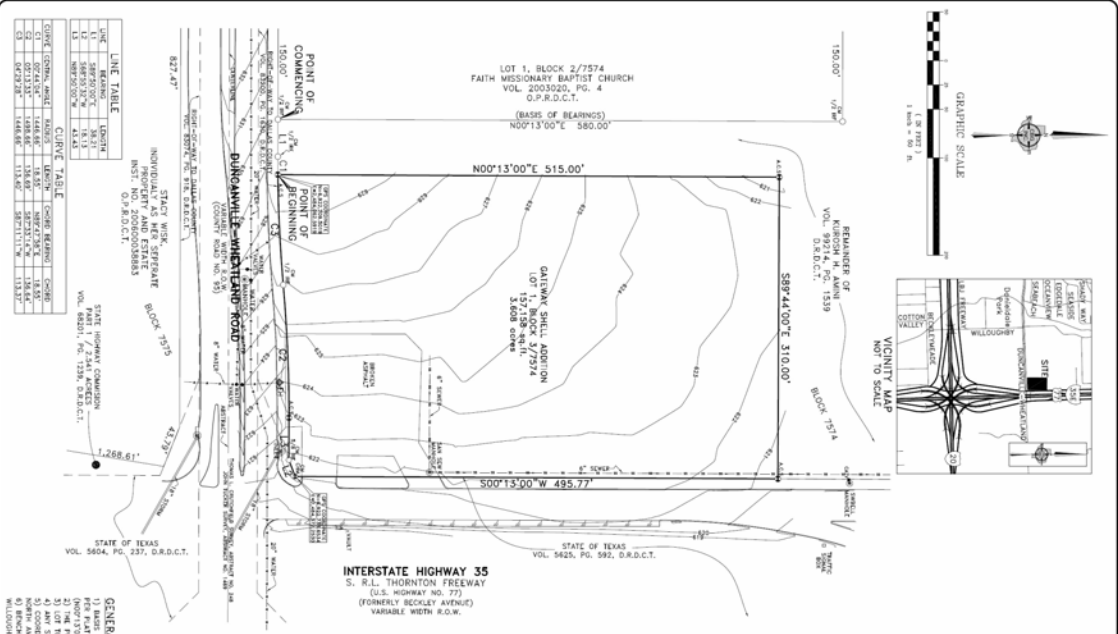
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with the International Fire Code section 508, Appendix C.
6. Any new or existing structure may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat add a note stating: "access to R.L. Thornton Freeway / Interstate Highway No. 35E requires TXDOT approval."
14. On the final plat dedicate 50 feet of right-of-way from the established centerline of Wheatland Road.
15. On the final plat show the recording information on all existing easements within 150 feet of the property.
16. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer.
17. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings, development, and proposed water and wastewater service locations.
18. Water/wastewater main extension is required by Private Development Contract.
19. On the final plat change "Duncanville-Wheatland Road" to "Wheatland Road", and change "interstate Highway 35, S. R.L Thornton Freeway" to "R.L. Thornton Freeway (Interstate Highway No. 35E)".
20. On the final plat identify the property as Lot 1, City Block 3/7574.





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|  1:2,400 | <h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p> | Case no: <u> S134-023 </u> Date: <u> 11/3/2013 </u> |
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GENERAL NOTES

1. All bearings and distances in this plat are true bearings and true distances.
2. All bearings and distances in this plat are true bearings and true distances.
3. All bearings and distances in this plat are true bearings and true distances.
4. All bearings and distances in this plat are true bearings and true distances.
5. All bearings and distances in this plat are true bearings and true distances.

LEGEND

- Survey Record, Dallas County, Texas
- Survey Record, Dallas County, Texas
- Survey Record, Dallas County, Texas
- Survey Record, Dallas County, Texas
- Survey Record, Dallas County, Texas

OWNER'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that I, **Kevin H. Amini**, do hereby certify that this plat, depicting the herein described parcels, is a true and correct copy of the original survey as shown to me by the surveyor, **James H. Amini**, who is duly licensed and qualified under the laws of the State of Texas. I hereby certify that the survey was made in accordance with the laws of the State of Texas, and that the same is a true and correct copy of the original survey as shown to me by the surveyor, **James H. Amini**, who is duly licensed and qualified under the laws of the State of Texas. I hereby certify that the survey was made in accordance with the laws of the State of Texas, and that the same is a true and correct copy of the original survey as shown to me by the surveyor, **James H. Amini**, who is duly licensed and qualified under the laws of the State of Texas.

STATE OF TEXAS

County of **DALLAS**

Kevin H. Amini

OWNER'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that I, **Kevin H. Amini**, do hereby certify that this plat, depicting the herein described parcels, is a true and correct copy of the original survey as shown to me by the surveyor, **James H. Amini**, who is duly licensed and qualified under the laws of the State of Texas. I hereby certify that the survey was made in accordance with the laws of the State of Texas, and that the same is a true and correct copy of the original survey as shown to me by the surveyor, **James H. Amini**, who is duly licensed and qualified under the laws of the State of Texas.

STATE OF TEXAS

County of **DALLAS**

Kevin H. Amini

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 21, 2013****FILE NUMBER:** S134-011**Subdivision Administrator:** Paul Nelson**LOCATION:** Meadow Crest Drive at Jamestown Road, southwest corner**DATE FILED:** October 23, 2013**ZONING:** R-16(A)**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 0.9365-acre **MAPSCO:** 25A, B**OWNER:** Faulkner Design Group

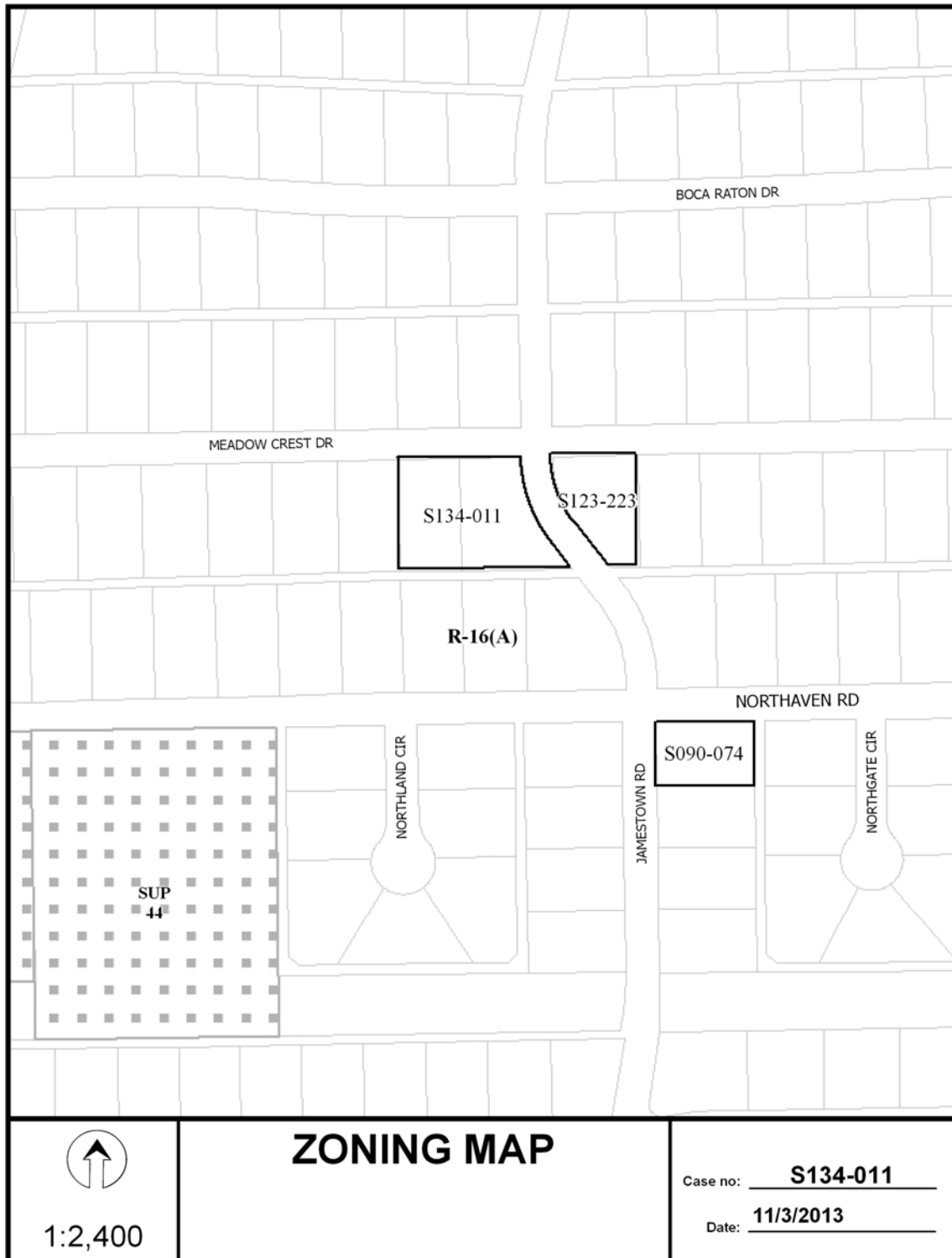
REQUEST: An application to replat a 0.9365-acre tract of land containing all of Lots 2 and 3 in City Block D/6384 to relocate the southerly portion of the lot line between Lots 2 and 3 by reducing the size of Lot 2 by approximately 1,230 square feet of land and adding that amount to Lot 3 to create one 16,600 square foot lot (0.3811-acre) and one 40,793 square foot lot (0.5554-acre) lot on property located at the southwest corner of Meadow Crest Drive and Jamestown Road.

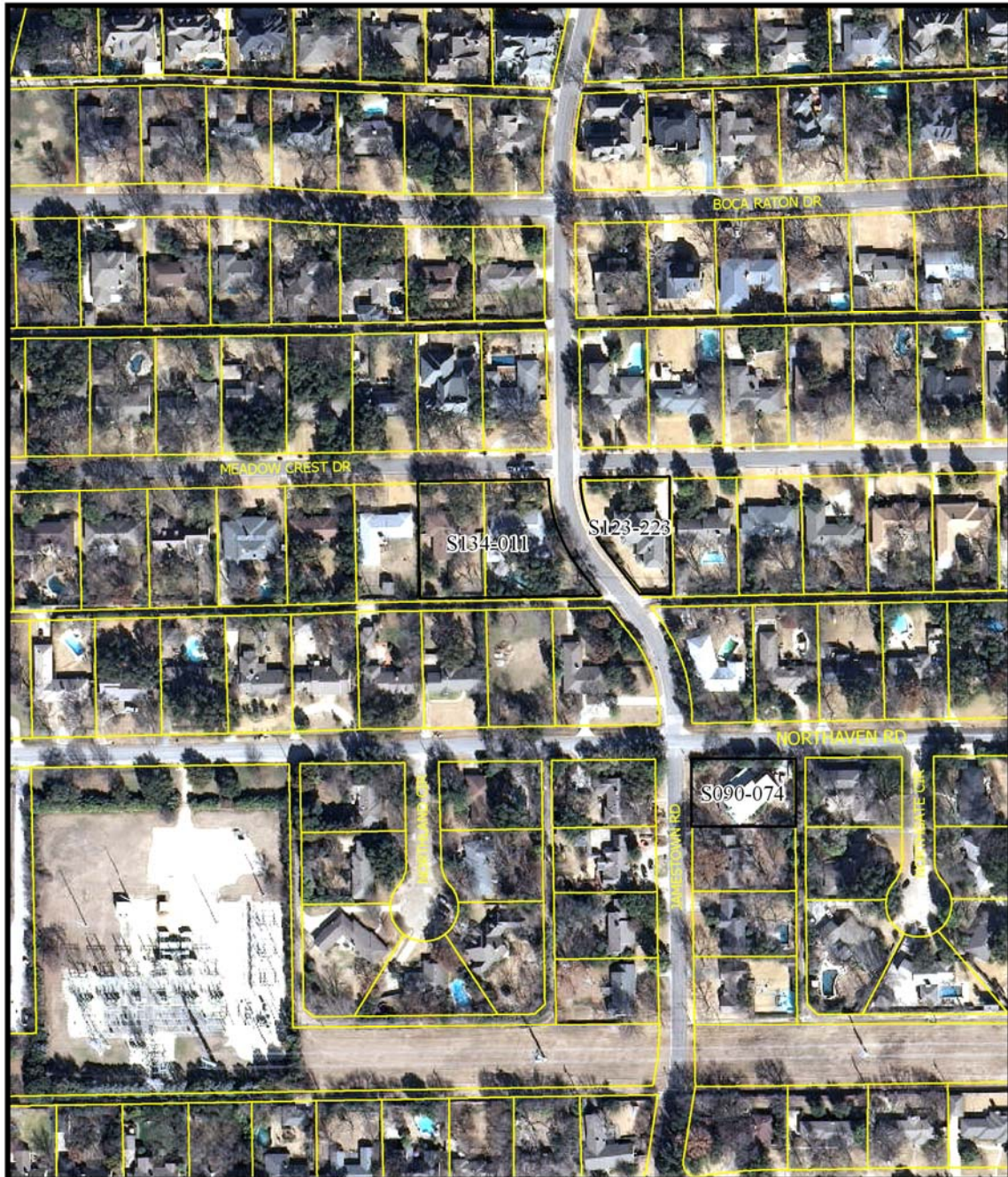
SUBDIVISION HISTORY: S123-223 was an application to remove the existing 20 foot platted building line along the east line of Jamestown Drive on a 0.40-acre tract of land containing all of Lot 1 in City Block C/6384 on property located at 5810 Meadow Crest Drive. The application was denied on August 22, 2013.


STAFF RECOMMENDATION: The request complies with the requirements of the R-16(A) District; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with the International Fire Code section 508, Appendix C.
6. Any new or existing structure may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 2.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. On the final plat dedicate a 10 foot by 10 foot corner clip at Meadow Crest Drive and Jamestown Road.
13. On the final plat dedicate a 15 foot by 15 foot alley sight easement at Jamestown Road.
14. On the final plat show how all adjoining right-of-way was created.
15. Prior to submittal of final plat provide Survey plat review group with the Lien Holder's Subordination agreement.
16. On the final plat change "Meadowcrest Drive" to "Meadow Crest Drive".
17. On the final plat change "Meadowcrest Drive" to Meadow Crest Drive.





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|  1:2,400 | <h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p> | Case no: <u> S134-011 </u> Date: <u> 11/3/2013 </u> |
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|  1:2,400 | <h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">19</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table> | 200' | AREA OF NOTIFICATION | 19 | NUMBER OF PROPERTY OWNERS NOTIFIED | Case no: <u> S134-011 </u> Date: <u> 11/3/2013 </u> |
| 200' | AREA OF NOTIFICATION | | | | | |
| 19 | NUMBER OF PROPERTY OWNERS NOTIFIED | | | | | |

Notification List of Property Owners

S134-011

19 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|--|
| 1 | 5706 MEADOWCREST DR | GARON HERBERT JR |
| 2 | 5714 MEADOWCREST DR | RESDEV ASSOCIATES LLC |
| 3 | 5722 MEADOWCREST DR | FAULKNER ADRIENNE A |
| 4 | 5707 MEADOWCREST DR | INVESTORS CAPITAL FUNDING LLC |
| 5 | 5715 MEADOWCREST DR | GUTHNECK BARBARA T |
| 6 | 5723 MEADOWCREST DR | HOWELL ANGELA T MICHAEL E HOWELL |
| 7 | 5807 MEADOWCREST DR | KEED LORRAINE FORSYTH |
| 8 | 5815 MEADOWCREST DR | JONES THOMAS P & DENISE K |
| 9 | 5810 MEADOWCREST DR | WATSON KIRK A |
| 10 | 5818 MEADOWCREST DR | JENKENS LYSSA & |
| 11 | 5907 NORTHAVEN RD | CHU DENNIS T |
| 12 | 5831 NORTHAVEN RD | TANOOMAND GUTTY & SHARIFADDIN SOKHANSANJ |
| 13 | 5821 NORTHAVEN RD | HO REGINA W & ELAINE W |
| 14 | 5815 NORTHAVEN RD | BELLAVIGNA MICHELLE N & DANIEL ERIC JR |
| 15 | 5807 NORTHAVEN RD | GLOBAL ASIAN INC LLC JADE FIELD GARDEN |
| 16 | 5665 MEADOWCREST DR | HUGHES LLOYD C & ANN C |
| 17 | 5664 MEADOWCREST DR | MEGREDY MILLARD H |
| 18 | 5723 NORTHAVEN RD | STEWART GENE ALLEN & LAMONA JANE |
| 19 | 5731 NORTHAVEN RD | JACKSON KYLE & VERONICA |

Friday, October 25, 2013

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 21, 2013****FILE NUMBER: S 134-013****Subdivision Administrator: Paul Nelson****LOCATION:** Denley Drive and Sparks Avenue, north of Mary Hall Street**DATE FILED:** October 24, 2013**ZONING:** R-5(A)**CITY COUNCIL DISTRICT: 4 SIZE OF REQUEST: 0.482-acre MAPSCO: 45X, 55B****APPLICANT/OWNER:** Texas Heavenly Homes

REQUEST: An application to replat a 0.482 tract of land containing all of Lots 5, 6, 15, 16, 19 and 20 in City Block A/7674 into two 0.160-acre lots and one 0.162-acre lot located between Denley Drive and Sparks Street, north of May Hall Street.

SUBDIVISION HISTORY:

1. S134-014 is an application to replat a 0.230 tract of land containing all of Lots 5, 6, 7 and 8 in City Block 1/7675 into two 0.115-acre lots on Denley Drive south of May Hall Street and is also scheduled to be heard on November 21, 2013.
2. S134-018 is an application to replat a 0.143-acre tract of land containing all of Lots 32, 33 and part of Lot 34 into one lot on property located on Sparks Street, north of Canada Drive Street and is also scheduled to be heard on November 21, 2013.

STAFF RECOMMENDATION: Section 51A-8.503(a) says 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..."

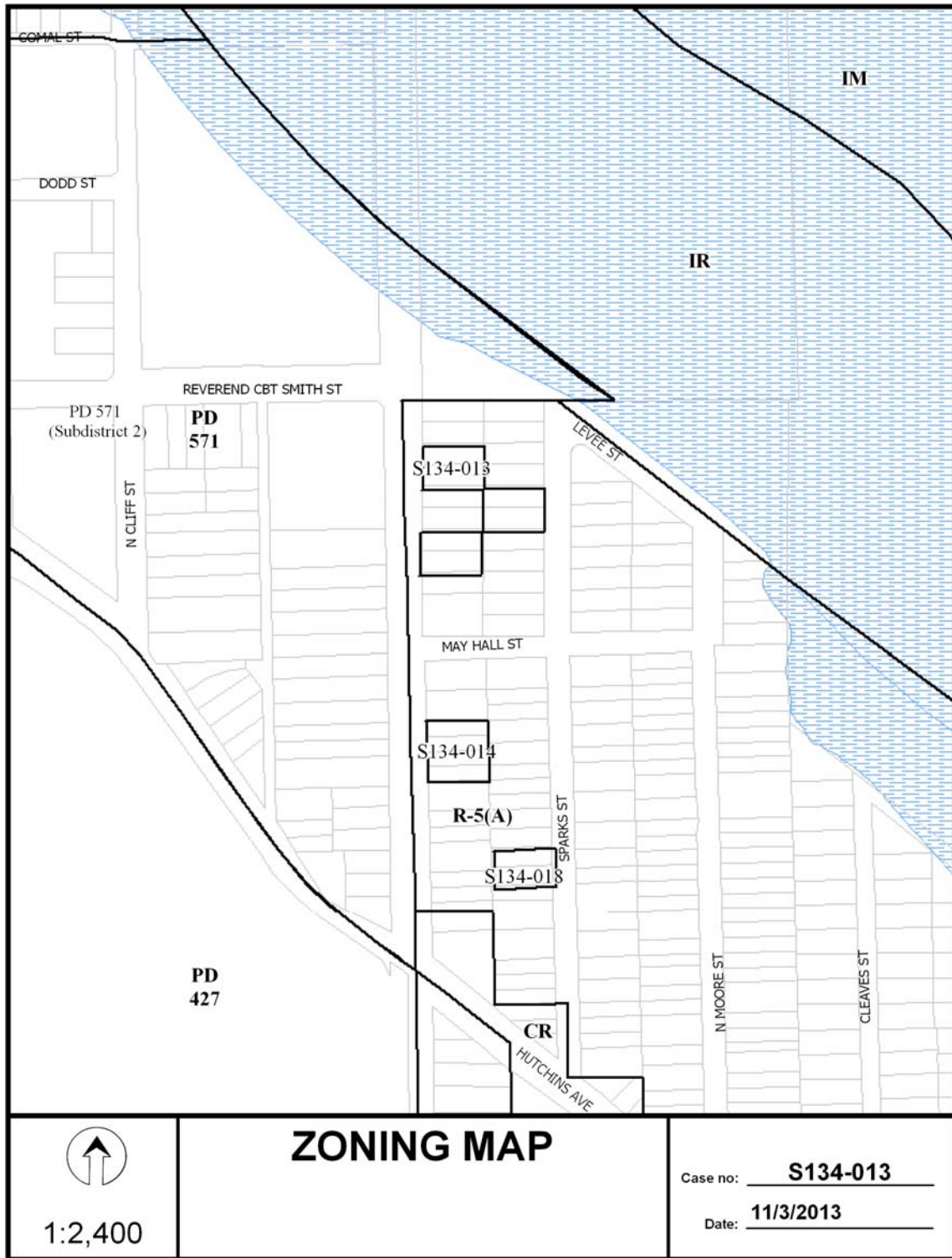
Although the proposed lot sizes are larger than the existing lot pattern the proposed lots comply in width, depth, and area with the zoning designation of the R-5(A) District therefore, staff recommends approval of the application subject to compliance with the following conditions:"

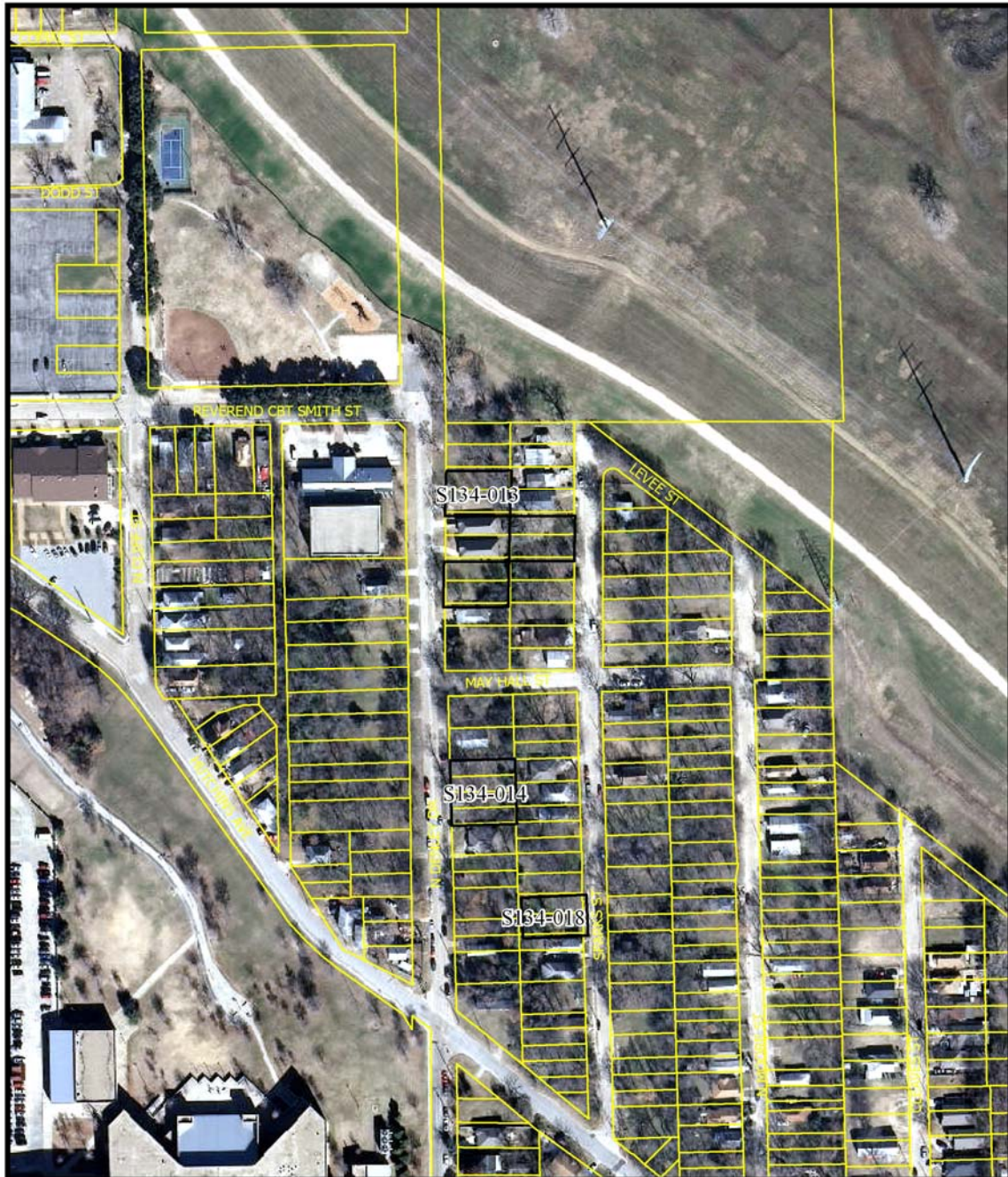
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with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


format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.

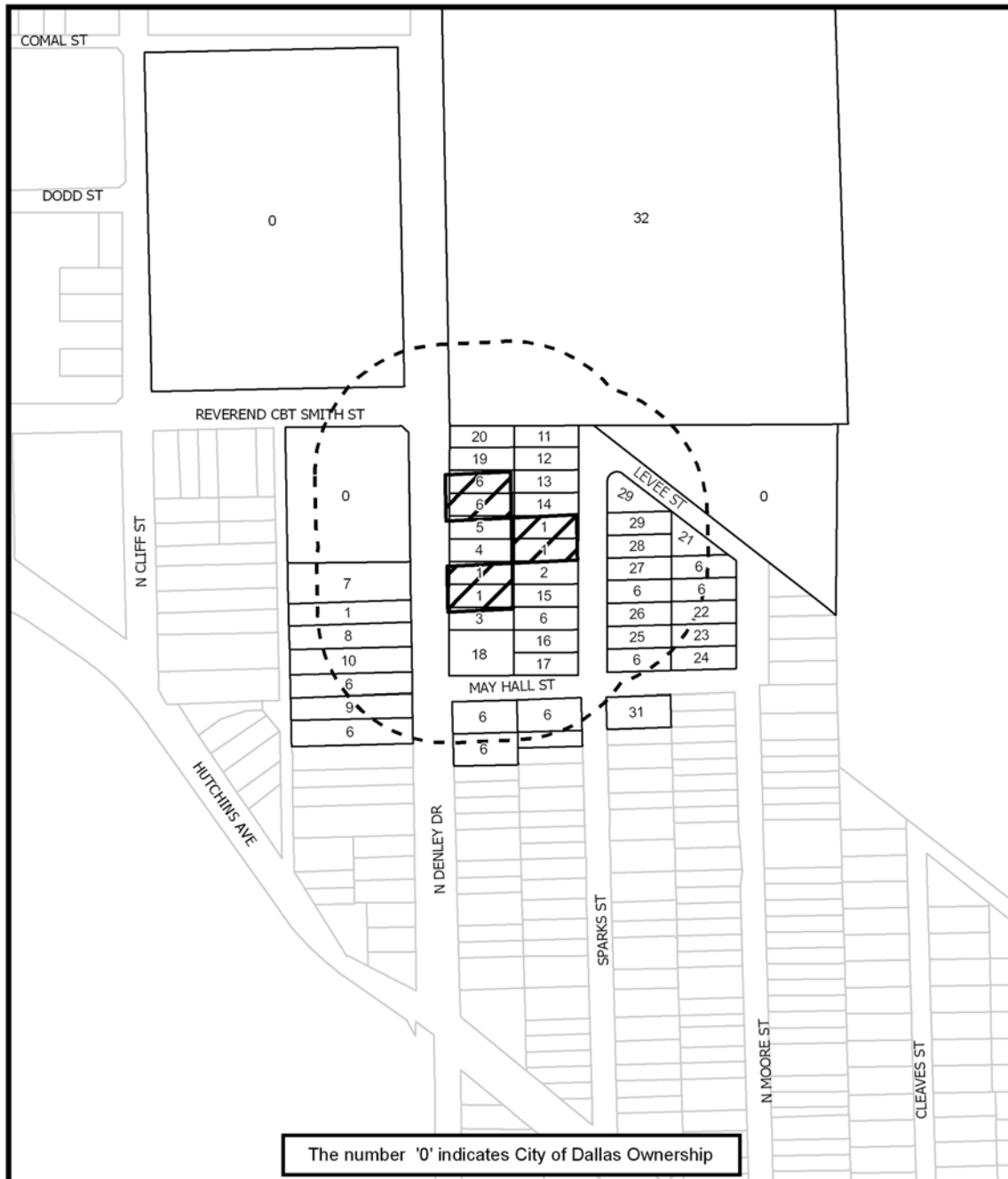
5. The number and location of fire hydrants must comply with the International Fire Code section 508, Appendix C.
6. Any new or existing structure may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 3.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
13. On the final plat dedicate 25 feet of right-of-way from the established centerline of Sparks Avenue.
14. On the final plat show how all adjoining right-of-way was created.
15. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information for each tract.
16. On the final plat monument all set corners per the monumentation provisions of Section 51A-8.617 of the Dallas Development Code. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
17. On the final plat two control monuments must be shown.
18. On the final plat choose a different addition name.
19. On the final plat change "Sparks Avenue" to "Sparks Street".
20. On the final plat change "Moore Avenue" to "Moore Street".
21. On the final plat label "Reverend CBT Smith Street" in its right-of-way.
22. On the final plat reduce the size of the "Street label in the right-of-way northwest of Moore Street"; it is not part of the street name.

23. On the final plat identify the property as Lots 5A, 15A, and 19A in City Block A/7674.





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|  1:2,400 | <h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p> | Case no: <u> S134-013 </u> Date: <u> 11/3/2013 </u> |
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|--|--|------------------------|--------------------------|
|  1:2,400 | NOTIFICATION | | Case no: S134-013 |
| | <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;">32</div> NUMBER OF PROPERTY OWNERS NOTIFIED | Date: 11/3/2013 | |

Notification List of Property Owners

S134-013

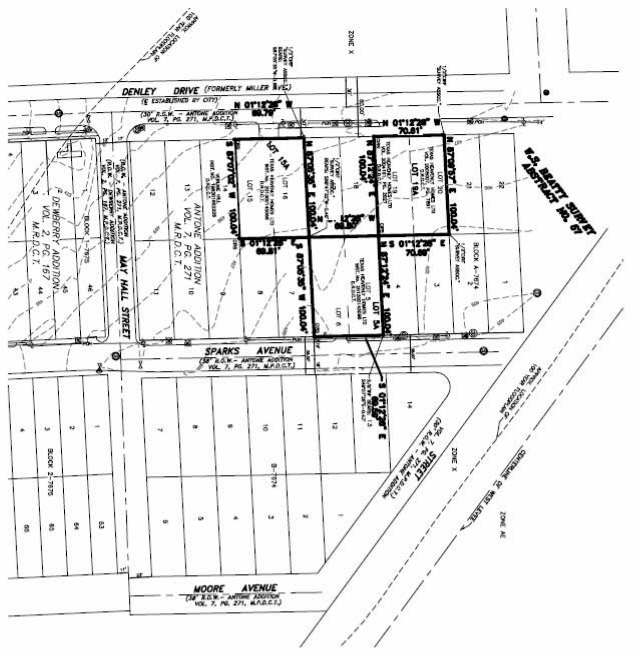
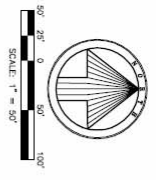
32 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|--|
| 1 | 617 SPARKS ST | TEXAS HEAVENLY HOMES BUILDERS LTD |
| 2 | 613 SPARKS ST | HOPKINS AUGUSTINE % OLISTENE HOPKINS OR LACHELLE |
| 3 | 608 DENLEY DR | HILL VERLINE |
| 4 | 616 DENLEY DR | BURKS MARVIN |
| 5 | 618 DENLEY DR | DANIEL YVONNE B |
| 6 | 624 SPARKS ST | TEXAS HEAVENLY HOMES LTD |
| 7 | 611 DENLEY DR | YANCY HELEN |
| 8 | 603 DENLEY DR | WILKINS CLIFTON |
| 9 | 521 DENLEY DR | JOHNSON SIRDELLIA EST OF % JAMES JOHNSON |
| 10 | 527 DENLEY DR | YANCY JAMES |
| 11 | 633 SPARKS ST | TRISTAN TARA H |
| 12 | 629 SPARKS ST | WRIGHT SCESRELL EST OF |
| 13 | 625 SPARKS ST | BRADLEY ETHEL LEE EST OF |
| 14 | 621 SPARKS ST | GRANTHAM CHARLES W JR |
| 15 | 509 SPARKS ST | SCOTT DORIS |
| 16 | 503 SPARKS ST | EDWARDS NELLA D |
| 17 | 501 SPARKS ST | HOPKINS OLISTENE |
| 18 | 604 DENLEY DR | PHILLIPS BILLY F ETAL |
| 19 | 628 DENLEY DR | TEXAS HEAVENLY HOME BUILDERS LTD |
| 20 | 632 DENLEY DR | TENTH STREET |
| 21 | 617 MOORE ST | JBIII INV INC |
| 22 | 607 MOORE ST | BRAGGS JOYCE MARIE ET AL |
| 23 | 605 MOORE ST | JONES DORIS JEAN |
| 24 | 601 MOORE ST | TEXAS HEVENLY HOMES LTD |
| 25 | 504 SPARKS ST | JONES PAUL DOUGLAS |
| 26 | 508 SPARKS ST | TEXAS HEAVENLY HOMES, LTD |

Friday, October 25, 2013

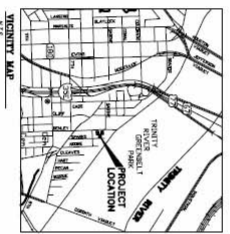
| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------|---------------------------------------|
| 27 | 622 SPARKS ST | HAYES LEE JR % LOTTIE LEE HAYES |
| 28 | 624 SPARKS ST | VAUGHN JAMES |
| 29 | 628 SPARKS ST | HERNS THEOPHIA & |
| 30 | 443 SPARKS ST | JONES CHARLES E |
| 31 | 452 SPARKS ST | WYNN DIANE |
| 32 | 101 CADIZ ST | CITY & COUNTY LEVEE DISTRICT ROOM 203 |

Friday, October 25, 2013



LEGEND table with symbols for various features like '1/2\"/>

REPLAT OF LOTS 5, 6, 15 & 16 AND LOTS 19 & 20 BLOCK A-7074, ANTONIO ADDITION, DALLAS COUNTY, TEXAS



THIS PLAN FILED IN CASE NO. _____ SLUG _____ PARCEL _____

LET 1 & 2

THESE LOTS ARE BEING REPLATED TO BE 1/2 ACRES EACH OF LOTS 5 AND 6 AND 1/2 ACRES EACH OF LOTS 15 AND 16. THE TOTAL AREA OF THE LOTS IS 3.00 ACRES. THE LOTS ARE BEING REPLATED TO BE 1/2 ACRES EACH OF LOTS 5 AND 6 AND 1/2 ACRES EACH OF LOTS 15 AND 16. THE TOTAL AREA OF THE LOTS IS 3.00 ACRES.

LET 3

THESE LOTS ARE BEING REPLATED TO BE 1/2 ACRES EACH OF LOTS 7 AND 8 AND 1/2 ACRES EACH OF LOTS 9 AND 10. THE TOTAL AREA OF THE LOTS IS 3.00 ACRES. THE LOTS ARE BEING REPLATED TO BE 1/2 ACRES EACH OF LOTS 7 AND 8 AND 1/2 ACRES EACH OF LOTS 9 AND 10. THE TOTAL AREA OF THE LOTS IS 3.00 ACRES.

LET 4

THESE LOTS ARE BEING REPLATED TO BE 1/2 ACRES EACH OF LOTS 11 AND 12 AND 1/2 ACRES EACH OF LOTS 13 AND 14. THE TOTAL AREA OF THE LOTS IS 3.00 ACRES. THE LOTS ARE BEING REPLATED TO BE 1/2 ACRES EACH OF LOTS 11 AND 12 AND 1/2 ACRES EACH OF LOTS 13 AND 14. THE TOTAL AREA OF THE LOTS IS 3.00 ACRES.

OWNER'S DECLARATION

I, the undersigned, being the owner of the above described property, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief. I have read the above and understand the contents thereof and the effect of the same. I have signed this declaration in the presence of the undersigned witnesses and the public official before me.

DATE OF THIS DECLARATION: _____

SIGNATURE OF OWNER: _____

NOTARIAL PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS

COUNTY OF DALLAS

CITY OF DALLAS

W.S. BEATTY SURVEY, ABSTRACT NO. 57
LOT 5A - 0.180 ACRES
LOT 15A - 0.180 ACRES
LOT 19A - 0.180 ACRES
LOT 20A - 0.180 ACRES
SH 134013
OWNER/DEVELOPER: TITAN INVESTMENT GROUP, L.P.
CITY OF DALLAS, TEXAS

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 21, 2013****FILE NUMBER: S 134-014****Subdivision Administrator: Paul Nelson****LOCATION:** Denley Drive south of Mary Hall Street**DATE FILED:** October 24, 2013**ZONING:** R-5(A)**CITY COUNCIL DISTRICT: 4 SIZE OF REQUEST: 0.230-acre****MAPSCO: 55B****APPLICANT/OWNER:** Texas Heavenly Homes

REQUEST: An application to replat a 0.230 tract of land containing all of Lots 5, 6, 7 and 8 in City Block 1/7675 into two 0.115-acre lots on Denley Drive south of May Hall Street.

SUBDIVISION HISTORY:

1. S134-013 is an application to replat a 0.482 tract of land containing all of Lots 5, 6, 15, 16, 19 and 20 in City Block A/7674 into two 0.160-acre lots and one 0.162-acre lot located between Denley Drive and Sparks Street, north of May Hall Street and is also scheduled to be heard on November 21, 2013.
2. S134-018 is an application to replat a 0.143-acre tract of land containing all of Lots 32, 33 and part of Lot 34 into one lot on property located on Sparks Street, north of Canada Drive Street and is also scheduled to be heard on November 21, 2013.

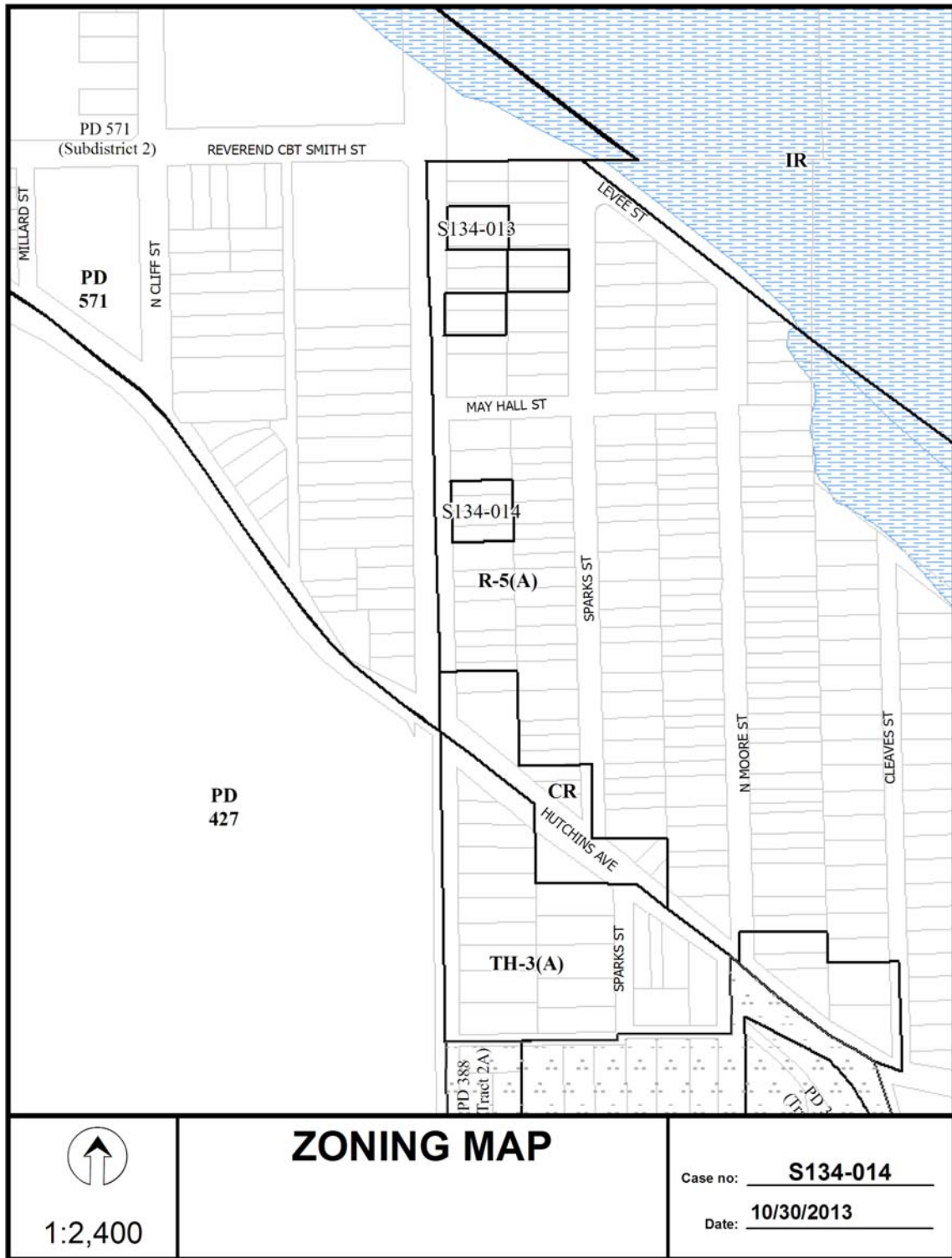
STAFF RECOMMENDATION: Section 51A-8.503(a) says that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography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

Although the proposed lot size is larger than the existing lot pattern the proposed lots comply in width, depth, and area with the zoning designation of the R-5(A) District therefore, staff recommends approval of the application subject to compliance with the following conditions:"

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

format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.

5. The number and location of fire hydrants must comply with the International Fire Code section 508, Appendix C.
6. Any new or existing structure may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 2.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
13. On the final plat show how all adjoining right-of-way was created.
14. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information.
15. On the final plat two control monuments must be shown.
16. On the final plat choose a different addition name.
17. On the final plat combine Lots 5A and 7A into one metes and bounds description.
18. On the final plat change "Sparks Avenue" to "Sparks Street.
19. On the final plat identify the property as Lots 5A and 7A in City Block 1/7675.





1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S134-014

Date: 11/3/2013




 1:2,400

NOTIFICATION

| | |
|-------------|------------------------------------|
| 200' | AREA OF NOTIFICATION |
| 31 | NUMBER OF PROPERTY OWNERS NOTIFIED |

Case no: **S134-014**
 Date: **11/3/2013**

Notification List of Property Owners

S134-014

31 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|---|
| 1 | 523 SPARKS ST | TEXAS HEAVENLY HOMES LTD |
| 2 | 422 DENLEY DR | THOMAS RONNIE LEE |
| 3 | 603 DENLEY DR | WILKINS CLIFTON |
| 4 | 521 DENLEY DR | JOHNSON SIRDELLIA EST OF % JAMES JOHNSON |
| 5 | 527 DENLEY DR | YANCY JAMES |
| 6 | 505 DENLEY DR | WASHINGTON DAVID |
| 7 | 507 DENLEY DR | GLOBAL HARVESTERS FDN % CAROLYN S DONALDSON |
| 8 | 501 DENLEY DR | SPARKS FANNIE |
| 9 | 1223 HUTCHINS AVE | EDWARDS NELLA DELOIS |
| 10 | 425 DENLEY DR | CARTER JAMES |
| 11 | 427 DENLEY DR | HOOPER ROSA LEE |
| 12 | 1239 HUTCHINS AVE | WALKER ELMORE L |
| 13 | 419 DENLEY DR | WALKER BENNY B & EVELYN D HOLMAN |
| 14 | 421 DENLEY DR | SAKKINEN WILLIAM U ETAL |
| 15 | 503 SPARKS ST | EDWARDS NELLA D |
| 16 | 501 SPARKS ST | HOPKINS OLISTENE |
| 17 | 604 DENLEY DR | PHILLIPS BILLY F ETAL |
| 18 | 418 DENLEY DR | HAYNES EMMA ET AL |
| 19 | 410 DENLEY DR | MANUEL BERNET |
| 20 | 421 SPARKS ST | FELDER ROBERT CARL & ROBYNN C FELDER |
| 21 | 433 SPARKS ST | FELDER ROBERT CARL |
| 22 | 429 SPARKS ST | TEXAS HEAVENLY HOMES |
| 23 | 435 SPARKS ST | CORIA DAVID & |
| 24 | 439 SPARKS ST | LOWERY TASHA M |
| 25 | 441 SPARKS ST | WOODS NEAL |
| 26 | 443 SPARKS ST | JONES CHARLES E |

Friday, October 25, 2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------|------------------|
| 27 | 452 SPARKS ST | WYNN DIANE |
| 28 | 442 SPARKS ST | WRIGHT KATHERINE |
| 29 | 438 SPARKS ST | COBBS CLYDE B SR |
| 30 | 436 SPARKS ST | MOORE MRS LORAIN |
| 31 | 432 SPARKS ST | NEDD ETHEL |

Friday, October 25, 2013

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 21, 2013****FILE NUMBER: S 134-015****Subdivision Administrator: Paul Nelson****LOCATION:** Lake Circle Drive and Hillbrook Street**DATE FILED:** October 25, 2013**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT: 9 SIZE OF REQUEST: 0.650-acre MAPSCO: 36R****APPLICANT/OWNER:** Maplehill Residential, LLC / Patterson Thoma Company, Inc

REQUEST: An application to replat a 0.65 tract of land containing part of Lots 1, 2, and all of Lot 3 in City Block 7/2976 and a tract of land out of City Block 2977 into three lots located at Lake Circle Drive and Hillbrook Street, southwest side.

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

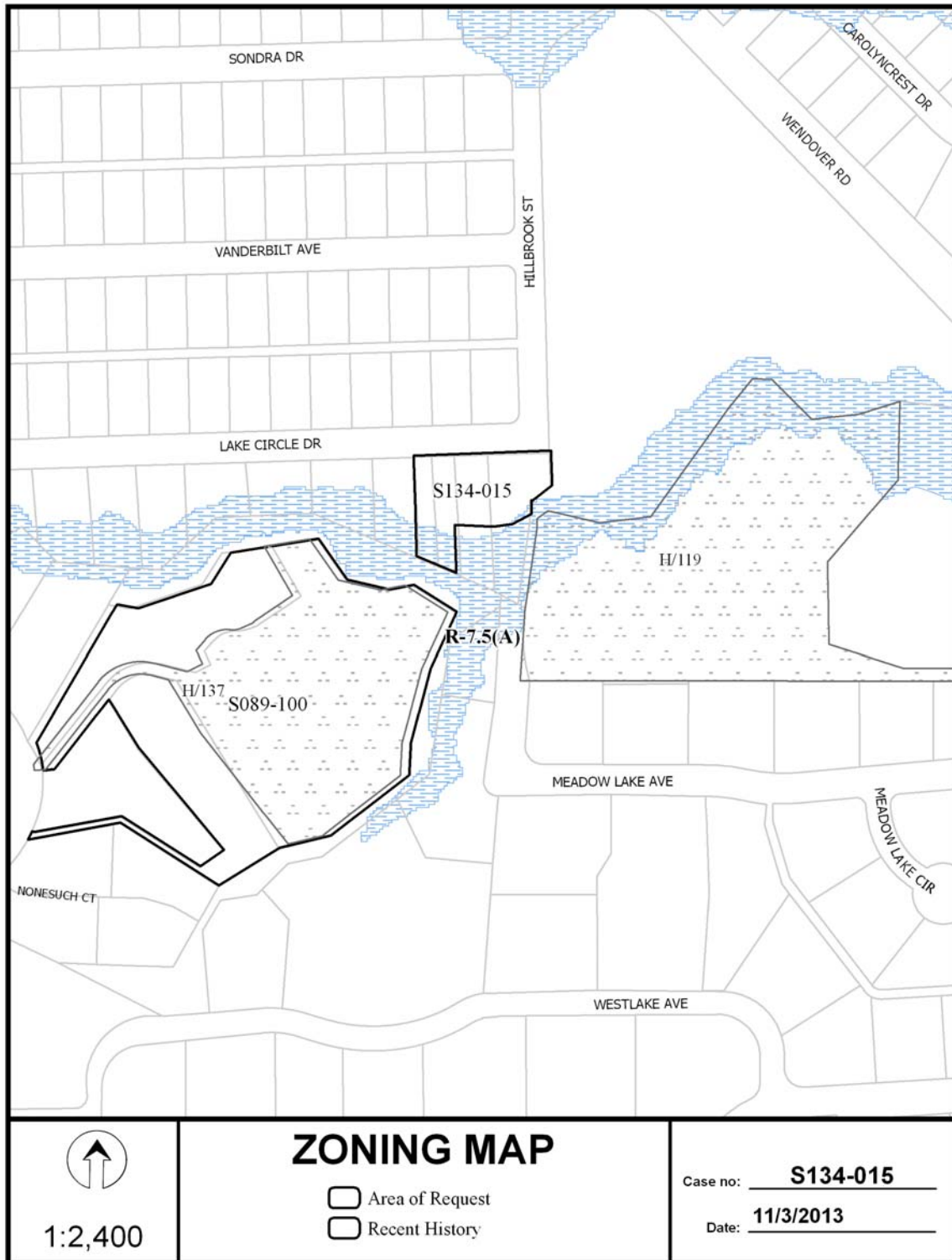
STAFF RECOMMENDATION: Section 51A-8.503(a) says that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography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

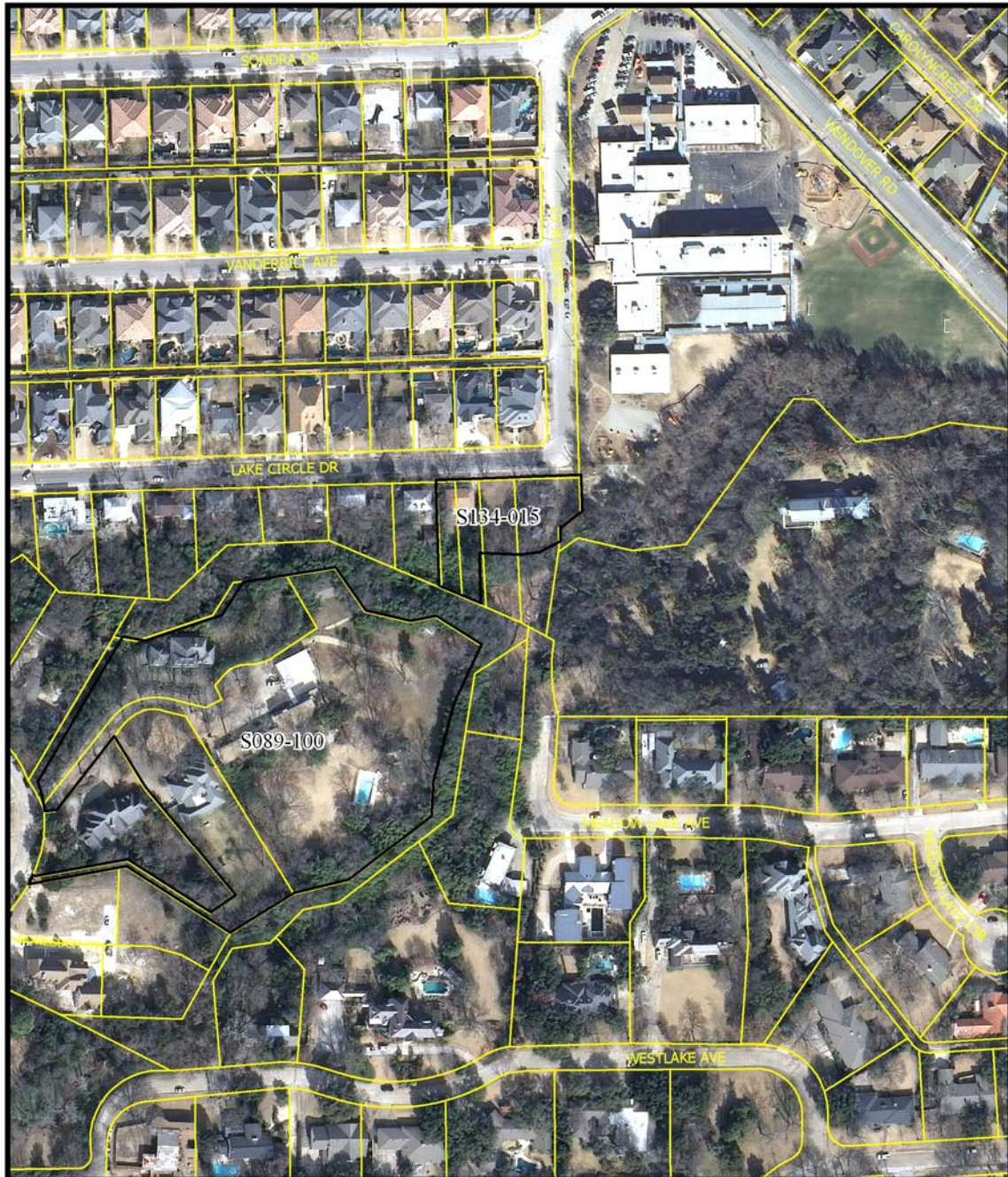
The request will create 3 lots and will result in portions of Lots 1 and 2 not having frontage on a public street therefore building permits cannot be issued for the remainder properties. The owner wants to keep the remainder of the 2 lots without frontage on a public street in order to keep the property in the flood plain from being built upon. The parcels that have frontage on a public street comply with the R-7.5(A) District requirements; therefore, staff recommends approval subject to compliance with the following conditions:


1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with the International Fire Code section 508, Appendix C.

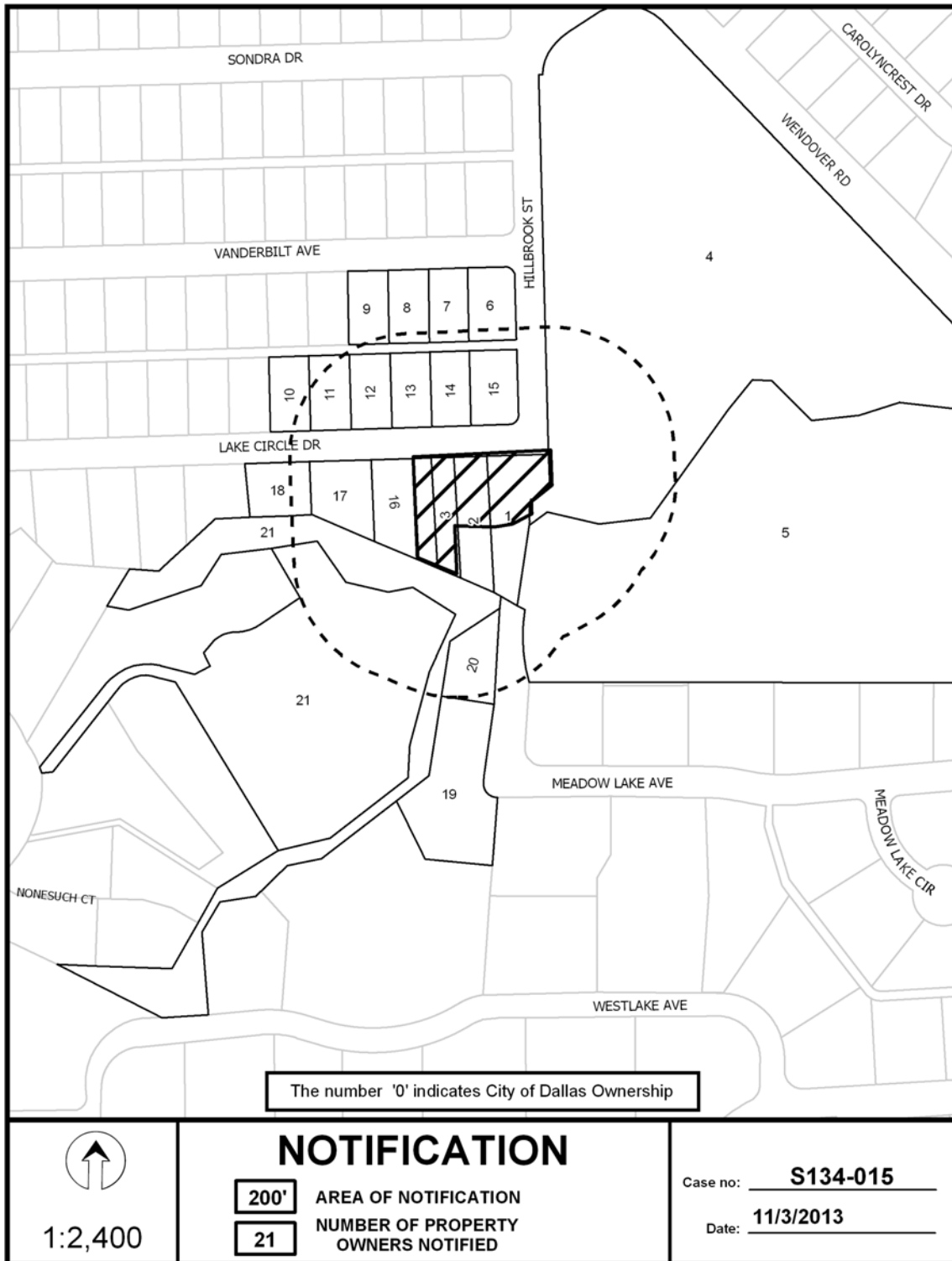
6. Any new or existing structure may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 3.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat determine the 100 year water surface elevation across the plat.
14. 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.
15. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
16. On the final plat specify minimum fill and minimum finished floor elevations.
17. On the final plat show the natural channel set back from the crest of the natural channel.
19. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
20. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
21. On the final plat show the recording information on all existing easements within 150 feet of the property.
22. On the final plat two control monuments must be shown.
23. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings, development, water/wastewater service locations with service sizes.

24. New water and/or wastewater easements need to be shown, need 20' easement for existing 10" wastewater main.
25. On the final plat identify the property as Lots 1A, 2A, and 3A in City Block 7/2976.
26. On the final plat show the gas main located on the back side of the property.





| | | |
|--|--|--|
|  1:2,400 | <h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p> | Case no: <u> S134-015 </u> Date: <u> 11/3/2013 </u> |
|--|--|--|



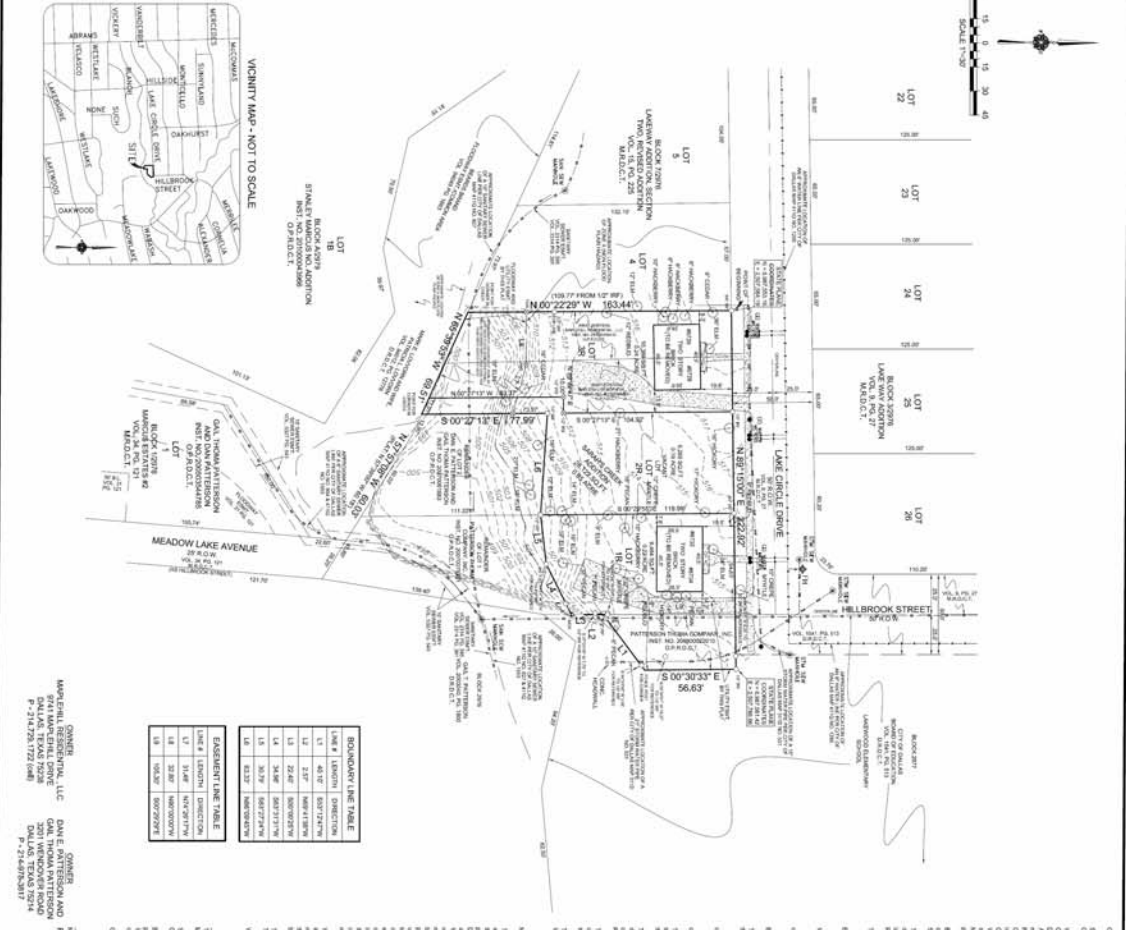
11/12/2013

Notification List of Property Owners

S134-015

21 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------------|--|
| 1 | 6732 LAKE CIRCLE DR | THOMA PATTERSON COMPANY |
| 2 | 6726 LAKE CIRCLE DR | PATTERSON DAN E & GAIL T |
| 3 | 6724 LAKE CIRCLE DR | MAPLEHILL RESIDENTIAL LLC |
| 4 | 3000 HILLBROOK ST | Dallas ISD ATTN OFFICE OF LEGAL SERVICES |
| 5 | 3201 WENDOVER RD | PATTERSON DAN E |
| 6 | 6732 VANDERBILT AVE | HALVERSON CHRISTOPHER R & JULIE D HALVER |
| 7 | 6728 VANDERBILT AVE | ELKMAN SCOTT L & AIME |
| 8 | 6722 VANDERBILT AVE | MOORE GREGORY B & STEPHANIE Z |
| 9 | 6716 VANDERBILT AVE | MARAZIO JOHN A JR |
| 10 | 6707 LAKE CIRCLE DR | QUIRAM DAVID J & GINA |
| 11 | 6713 LAKE CIRCLE DR | THOMAS WILLIAM MINOR & JAY STALLINGS |
| 12 | 6717 LAKE CIRCLE DR | TEGRITY EXECUTIVE LLC |
| 13 | 6723 LAKE CIRCLE DR | STEINSHNIDER ROBIN M & |
| 14 | 6729 LAKE CIRCLE DR | WELLS MELANIE J & ROBERT LOFTUS |
| 15 | 6733 LAKE CIRCLE DR | MANNING LAWRENCE & JULIA |
| 16 | 6716 LAKE CIRCLE DR | STEPHENSON MICHAEL C & SUSAN P |
| 17 | 6712 LAKE CIRCLE DR | MARTIN BERNARD A UNIT 306-101 |
| 18 | 6706 LAKE CIRCLE DR | FEDERAL NATIONAL MORTGAGE ASSOCIATION |
| 19 | 6705 MEADOW LAKE AVE | LEWIS JERRY M & PAT RUTH |
| 20 | 6705 MEADOW LAKE AVE | PATTERSON DAN |
| 21 | 10 NONESUCH RD | LOVVORN MARK E & PATRICIA L |



BOUNDRY LINE TABLE

| LINE # | LENGTH | DIRECTION |
|--------|--------|-------------|
| 1 | 48.07' | S99°17'42"W |
| 2 | 22.42' | S08°17'24"W |
| 3 | 3.32' | S08°17'24"W |
| 4 | 3.32' | S52°17'24"W |
| 5 | 3.32' | S87°17'24"W |
| 6 | 8.232' | S10°17'24"W |

COMMITMENT LINE TABLE

| LINE # | LENGTH | DIRECTION |
|--------|---------|-------------|
| 1 | 31.48' | S47°17'24"W |
| 2 | 3.32' | S08°17'24"W |
| 3 | 50.732' | S09°17'24"W |

OWNER: AMERICAL RECREATION, LLC
 24000 WINDYBROOK ROAD
 DALLAS, TEXAS 75248
 P: 214-724-7272 (FAX)
 P: 214-724-7272

OWNER: DAN E. MATTHEWS AND
 SARA M. MATTHEWS
 2011 WINDYBROOK ROAD
 DALLAS, TEXAS 75248
 P: 214-724-7272

PRELIMINARY REPORT
SARAH'S CREEK ADDITION
 LOTS 21, 22, 23 AND 24, BLOCK 2798
 SARAH'S CREEK ADDITION, TRACT 001 OF ROCK CREEK
 B.F. AND T. TRACT 001 OF ROCK CREEK
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. 5134-015
 DATE: 10/23/2013 09:00:00 AM (1308) 1/SCALE: 1"=30'

CONSENT CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

I, the undersigned authority, a duly qualified and duly sworn Surveyor, do hereby certify that the foregoing plat is a correct and true plat of the same as shown on the ground, and that the same complies with the provisions of the Act in that behalf relating to the same, and that the same is in accordance with the laws of the State of Texas.

WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2013.

RELEASED FOR REVIEW
 PURPOSES ONLY (10/23/2013)

City of Dallas
 Planning Commission
 2015

City of Dallas
 Planning Commission
 2015

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 21, 2013****FILE NUMBER: S 134-016****Subdivision Administrator: Paul Nelson****LOCATION: 8130 Garland Road****DATE FILED: October 25, 2013****ZONING: R-10(A)****CITY COUNCIL DISTRICT: 9 SIZE OF REQUEST: 1.666****MAPSCO: 37Y, U****APPLICANT/OWNER: Joshua Raymond Frenk / Mary Ann Thompson-Frenk**

REQUEST: An application to replat a 1.666-acre tract of land containing all of Lots 9A and 9B in City Block 1/5253 to create one lot on property located at 8130 Garland Road, southwest of White Rock Drive.

SUBDIVISION HISTORY:

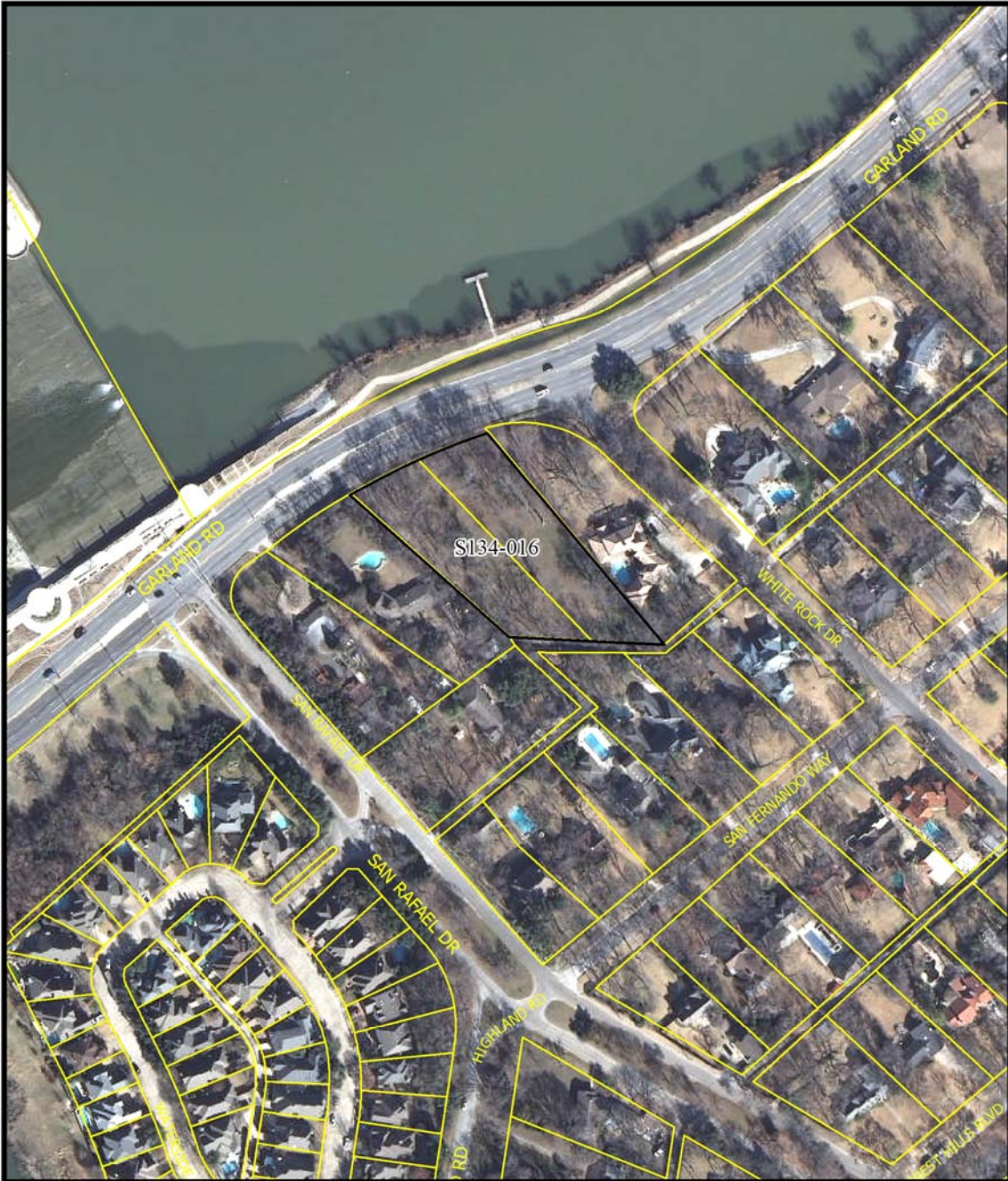
1. S056-310 was an application to create 2 lots from the property which is the subject of the present request from existing Lot 9 in City Block 1/5253 and was approved on August 7, 2006 and recorded on September 7, 2006.

STAFF RECOMMENDATION: The request complies with the requirements of the R-10 (A) District; and also returns the property to the same configuration of the original plat as one lot; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with the International Fire Code section 508, Appendix C.
6. Any new or existing structure may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat add a note stating: "access or modification to State Highway No. 78 requires TXDOT approval."
14. On the final plat dedicate 50 feet of right-of-way from the established centerline of Garland Road.
15. On the final plat show how all adjoining right-of-way was created.
16. On the final plat show the recording information on all existing easements within 150 feet of the property.
17. On the final plat two control monuments must be shown.
18. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings, development, and proposed water and wastewater service locations.
19. Building finish floor elevation must be 18" above controlling wastewater rim elevation.
20. On the final plat change "S.H. No. 78" to "State Highway NO. 78".
21. On the final plat identify the property as Lot 9C in City Block 1/5253.





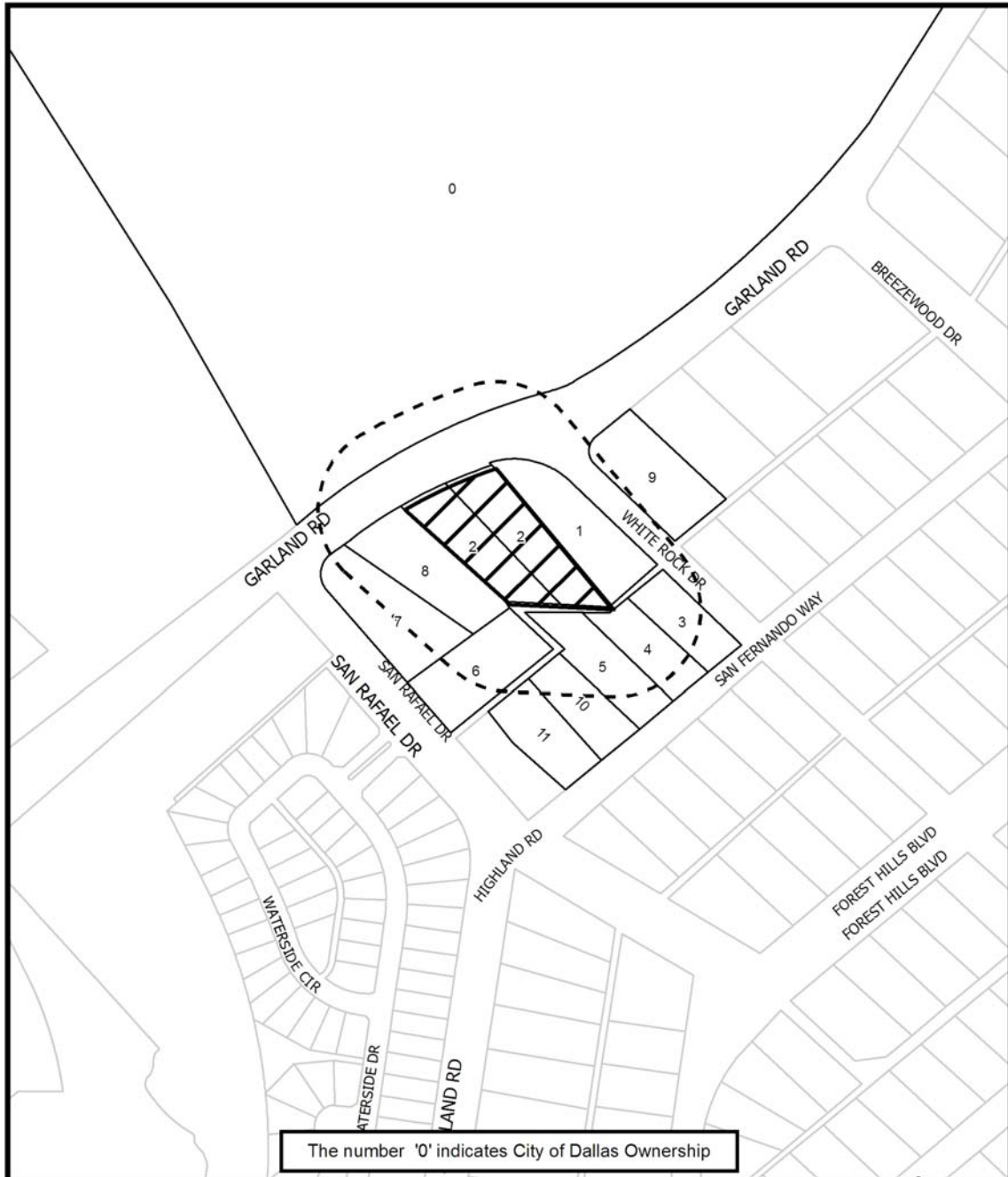
1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S134-016

Date: 11/5/2013



| | | | |
|--|--|--|--------------------------|
|  1:3,600 | NOTIFICATION | | Case no: S134-016 |
| | <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;">11</div> NUMBER OF PROPERTY OWNERS NOTIFIED | | Date: 11/5/2013 |

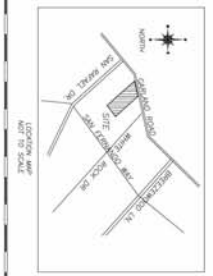
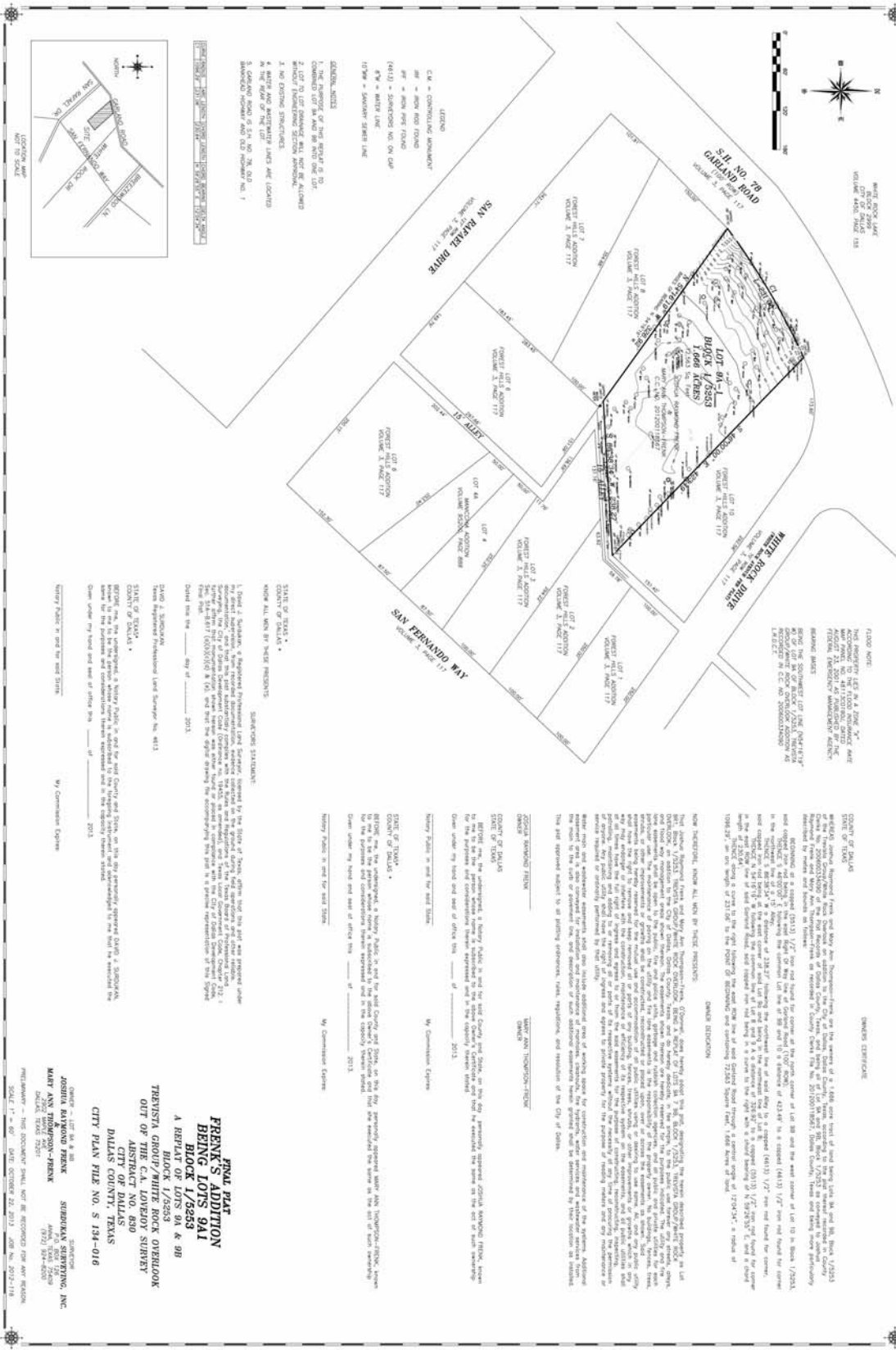
11/4/2013

Notification List of Property Owners

S134-016

11 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|--|
| 1 | 8142 GARLAND RD | GIETEMA WILLIAM JR & CHRISTINE |
| 2 | 8130 GARLAND RD | FRENK JOSHUA RAYMOND & MARY ANN THOMPSON |
| 3 | 8147 SAN FERNANDO WAY | VLASIMSKY STAN & LEZLIE VLASIMSKY |
| 4 | 8139 SAN FERNANDO WAY | GILBREATH DALLAS E JR |
| 5 | 8129 SAN FERNANDO WAY | DEWOLF STEVEN & TAMMIELYN |
| 6 | 1234 SAN RAFAEL DR | JONES ROBERT HANCOCK F |
| 7 | 8100 GARLAND RD | TOMASZ PETER L & CAROL S |
| 8 | 8118 GARLAND RD | NEAL RONALD L |
| 9 | 8210 GARLAND RD | TUNELL GARY & LU ANN |
| 10 | 8125 SAN FERNANDO WAY | YOUNG CLINE T II |
| 11 | 8123 SAN FERNANDO WAY | WHITTEN DAVID E |



- LEGEND**
- CA - CONVEYED ANNUATOR
 - SP - OPEN SPACE
 - DR - DRIVE ROAD
 - (HLL) - HORIZONTAL LINE ON GAP
 - CP - CENTER LINE
 - SPW - SHORING PIER LINE
- EXPLANATORY NOTES**
1. THE PROPERTY OF THIS TRACT IS TO BE CONVEYED TO THE CITY OF DALLAS.
 2. LOT 10 TO BE REMOVED AND NOT BE ALIGNED WITH THE EXISTING SECTION ANNUATOR.
 3. NO EXISTING STRUCTURES.
 4. ALL UTILITIES AND EASEMENTS ARE LOCATED AS SHOWN ON THIS PLAN AND NOT TO BE DISTURBED.
 5. EXISTING ROAD IS S.W. 70. N.W. 010.

FLOOD NOTE:
THIS PROPERTY IS IN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD HAZARD MAP OF THE CITY OF DALLAS, TEXAS, AND IS SUBJECT TO FLOODING. THE FLOOD HAZARD MAP IS AVAILABLE AT THE CITY OF DALLAS, TEXAS, OFFICE OF THE CITY ENGINEER, 515 NORTH GUYTON STREET, DALLAS, TEXAS 75202.

BOUNDARY SURVEY:
THE BOUNDARY SURVEY OF THIS TRACT WAS MADE BY JOHN W. BROWN, SURVEYOR, IN 1988, AND IS RECORDED IN DEED BOOK NO. 2000000000, PAGE 138.

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS, THAT I, JOHN W. BROWN, SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY AS FILED IN MY OFFICE ON THIS 15TH DAY OF OCTOBER, 2013.

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS, THAT I, JOHN W. BROWN, SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY AS FILED IN MY OFFICE ON THIS 15TH DAY OF OCTOBER, 2013.

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS, THAT I, JOHN W. BROWN, SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY AS FILED IN MY OFFICE ON THIS 15TH DAY OF OCTOBER, 2013.

DEED CERTIFICATE

THIS DEED CERTIFICATE IS TO BE FILED IN DEED BOOK NO. 2000000000, PAGE 138, IN THE PUBLIC RECORDS OF THE COUNTY OF DALLAS, TEXAS, FOR THE PURPOSES OF THE PUBLIC RECORDS ACT, CHAPTER 65, TEXAS CIVIL STATUTES, AND TO BE A VALID AND LEGAL INSTRUMENT.

DEED CERTIFICATE

THIS DEED CERTIFICATE IS TO BE FILED IN DEED BOOK NO. 2000000000, PAGE 138, IN THE PUBLIC RECORDS OF THE COUNTY OF DALLAS, TEXAS, FOR THE PURPOSES OF THE PUBLIC RECORDS ACT, CHAPTER 65, TEXAS CIVIL STATUTES, AND TO BE A VALID AND LEGAL INSTRUMENT.

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CITY PLAN COMMISSION**THURSDAY, NOVEMBER 21, 2013****FILE NUMBER: S 134-018****Subdivision Administrator: Paul Nelson****LOCATION:** Sparks Street, north of Canada Drive**DATE FILED:** October 25, 2013**ZONING:** R-5(A)**CITY COUNCIL DISTRICT: 4 SIZE OF REQUEST: 0.143****MAPSCO: 55B****APPLICANT/OWNER:** Texas Heavenly Homes

REQUEST: An application to replat a 0.143-acre tract of land containing all of Lots 32, 33 and part of Lot 34 into one lot on property located on Sparks Street, north of Canada Drive.

SUBDIVISION HISTORY:

1. S134-013 is an application to replat a 0.482 tract of land containing all of Lots 5, 6, 15, 16, 19 and 20 in City Block A/7674 into two 0.160-acre lots and one 0.162-acre lot located between Denley Drive and Sparks Street, north of May Hall Street and is also scheduled to be heard on November 21, 2013.
2. S134-014 is an application to replat a 0.230 tract of land containing all of Lots 5, 6, 7 and 8 in City Block 1/7675 into two 0.115-acre lots on Denley Drive south of May Hall Street and is also scheduled to be heard on November 21, 2013.

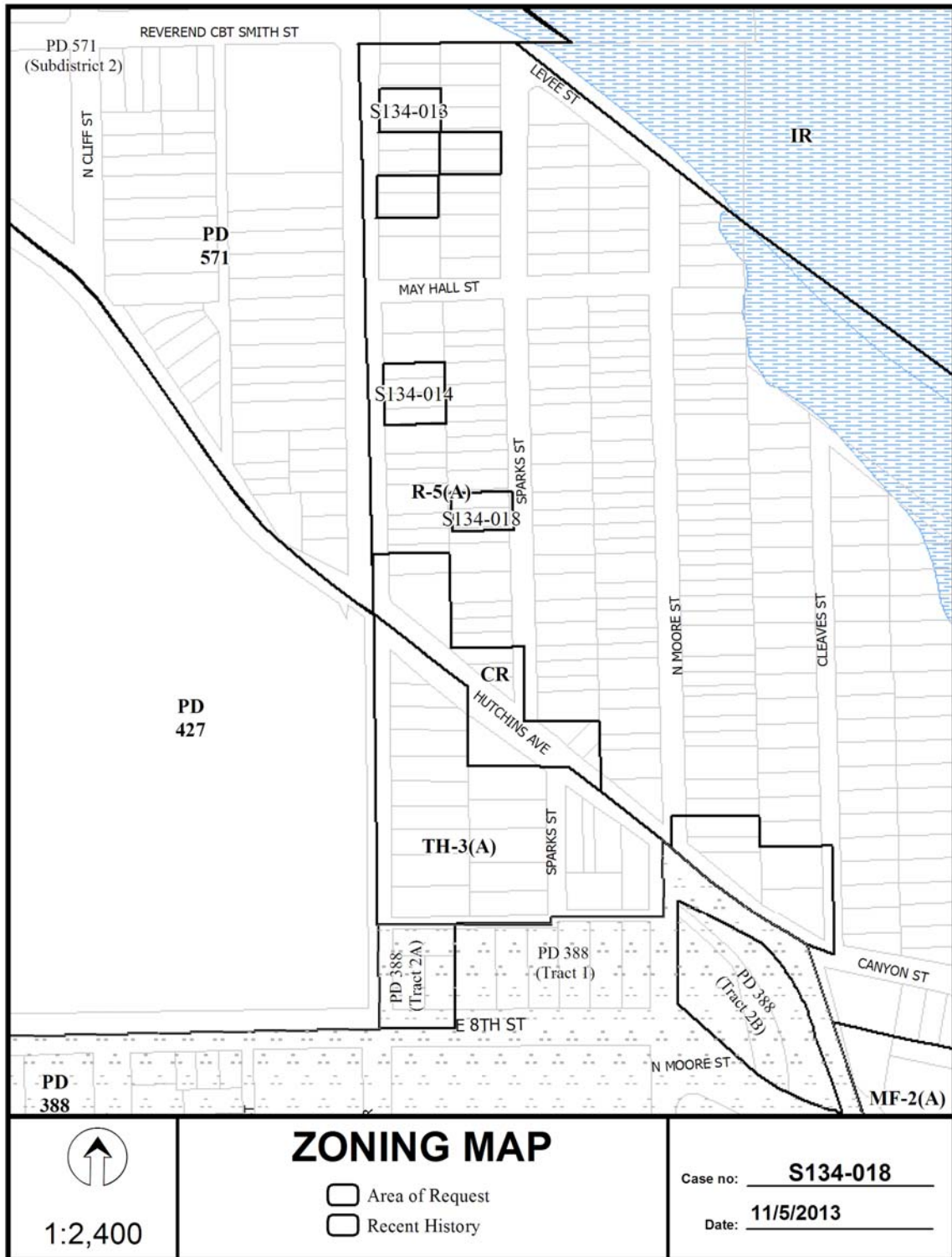
STAFF RECOMMENDATION: Section 51A-8.503(a) says that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography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

Although the proposed lot size is larger than the existing lot pattern the proposed lots comply in width, depth, and area with the zoning designation of the R-5(A) District therefore, staff recommends approval of the application subject to compliance with the following conditions:"


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

format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.

5. The number and location of fire hydrants must comply with the International Fire Code section 508, Appendix C.
6. Any new or existing structure may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
12. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
13. On the final plat dedicate 25 feet of right-of-way from the established centerline of Sparks Avenue.
14. On the final plat show the correct recording information for the subject property.
15. On the final plat monument all set corners per the monumentation provisions of Section 51A-8.617 of the Dallas Development Code. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
16. On the final plat two control monuments must be shown.
17. On the final plat choose a different addition name.
18. On the final plat identify the property as Lot 32A in City Block 1\7675.





| | | |
|--|---|--|
|  1:2,400 | <h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History | Case no: <u> S134-018 </u> Date: <u> 11/5/2013 </u> |
|--|---|--|



| | | | | | |
|--|---|--------------------------|----------------------|----|------------------------------------|
|  1:2,400 | NOTIFICATION | Case no: S134-018 | | | |
| | <table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">38</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table> | 200' | AREA OF NOTIFICATION | 38 | NUMBER OF PROPERTY OWNERS NOTIFIED |
| 200' | AREA OF NOTIFICATION | | | | |
| 38 | NUMBER OF PROPERTY OWNERS NOTIFIED | | | | |

Notification List of Property Owners
S134-018

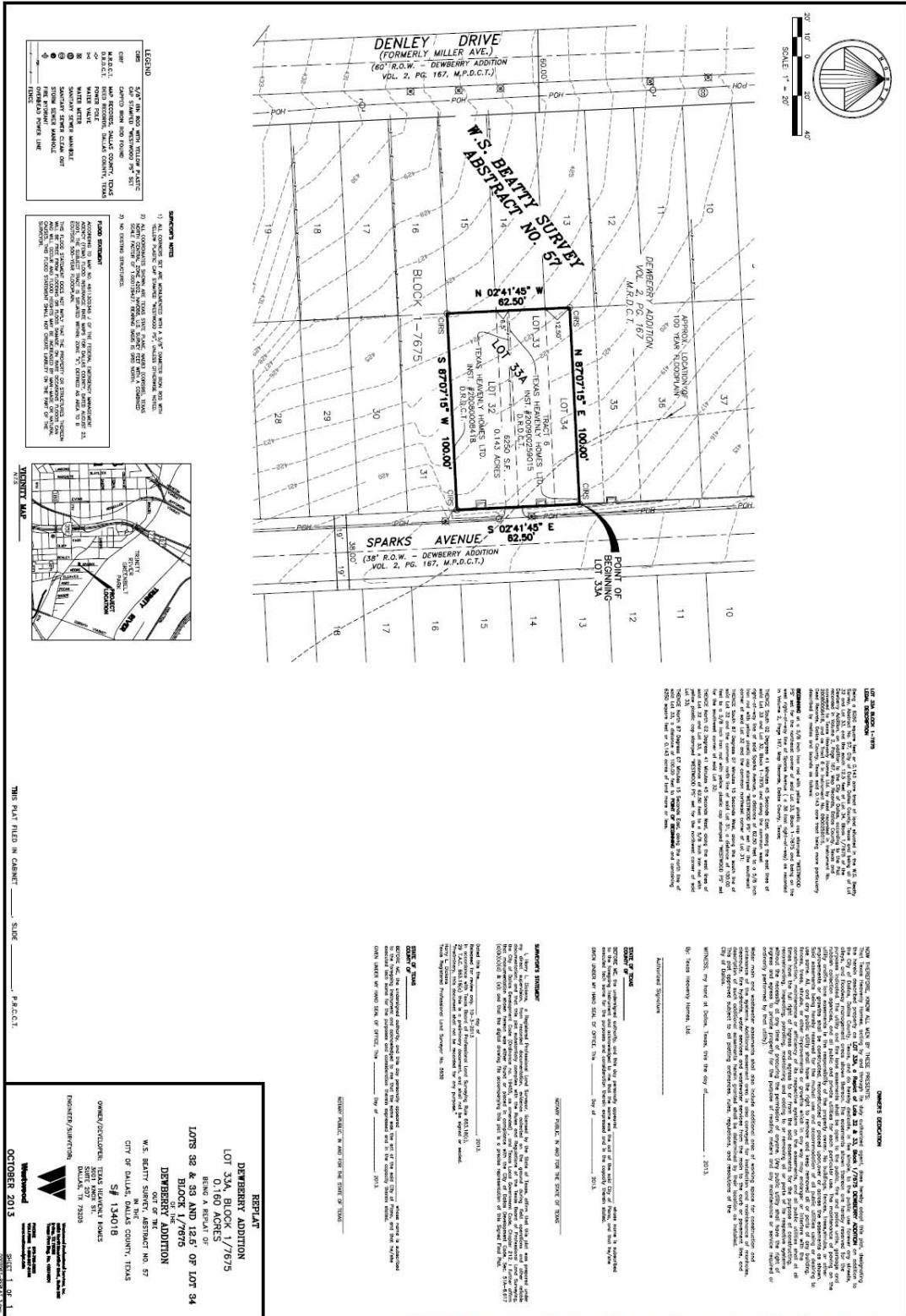
38 Property Owners Notified

| Label # | Address | Owner |
|----------------|----------------|--------------------------------------|
| 1 | 433 SPARKS ST | FELDER ROBERT CARL |
| 2 | 437 SPARKS ST | TEXAS HEAVENLY HOMES LTD |
| 3 | 501 DENLEY DR | SPARKS FANNIE |
| 4 | 425 DENLEY DR | CARTER JAMES |
| 5 | 427 DENLEY DR | HOOPER ROSA LEE |
| 6 | 419 DENLEY DR | WALKER BENNY B & EVELYN D HOLMAN |
| 7 | 421 DENLEY DR | SAKKINEN WILLIAM U ETAL |
| 8 | 422 DENLEY DR | THOMAS RONNIE LEE |
| 9 | 418 DENLEY DR | HAYNES EMMA ET AL |
| 10 | 410 DENLEY DR | MANUEL BERNET |
| 11 | 400 DENLEY DR | BAKER LEATHA |
| 12 | 405 SPARKS ST | MERCER ARTHUR E SR & GEORGE MERCER |
| 13 | 413 SPARKS ST | AVERY MARJORIE J |
| 14 | 415 SPARKS ST | BLACKMON CHARLETHA |
| 15 | 421 SPARKS ST | FELDER ROBERT CARL & ROBYNN C FELDER |
| 16 | 429 SPARKS ST | TEXAS HEAVENLY HOMES |
| 17 | 435 SPARKS ST | CORIA DAVID & |
| 18 | 439 SPARKS ST | LOWERY TASHA M |
| 19 | 438 SPARKS ST | COBBS CLYDE B SR |
| 20 | 436 SPARKS ST | MOORE MRS LORAIN |
| 21 | 432 SPARKS ST | NEDD ETHEL |
| 22 | 422 SPARKS ST | WATSON BEATRICE & LORENZA JACKSON |
| 23 | 420 SPARKS ST | POLK MARIAN L |
| 24 | 418 SPARKS ST | BARBEE DOVER C C/O MAHALIA WILLIAMS |
| 25 | 414 SPARKS ST | BARBEE DOVER C EST OF |
| 26 | 405 MOORE ST | SLAUGHTER ROSIE ET AL |

Monday, October 28, 2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------|---|
| 27 | 409 MOORE ST | ZAPATA MARGARET |
| 28 | 411 MOORE ST | HMK LTD |
| 29 | 413 MOORE ST | DALLAS HOUSING ACQUISITION & DEV CORP CITY HALL |
| 30 | 415 MOORE ST | JONES ALBERT EARL % YVONN HASHAWAY |
| 31 | 417 MOORE ST | CALDWELL EVA MAE |
| 32 | 419 MOORE ST | SIMMONS MARY ELLEN |
| 33 | 421 MOORE ST | HEAVENLY HOMES LTD THE |
| 34 | 423 MOORE ST | JOHNSON WILLIE |
| 35 | 425 MOORE ST | TRUE PURPOSE CHURCH TR |
| 36 | 427 MOORE ST | TEXAS HEAVENLY HOMES LTD SUITE 207 |
| 37 | 501 MOORE ST | ATCHELY CHARLES E SR |
| 38 | 503 MOORE ST | DUNN KAYE REVELLE |

Monday, October 28, 2013



CITY PLAN COMMISSION**THURSDAY, NOVEMBER 21, 2013****FILE NUMBER:** S134-019**Subdivision Administrator:** Paul Nelson**LOCATION:** Inwood Road, north of University Boulevard**DATE FILED:** October 25, 2013**ZONING:** TH-3(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.860-acre**MAPSCO:** 44H**APPLICANT/OWNER:** Inwood Chateaux, Ltd

REQUEST: An application to replat a 0.860-acre tract of land containing all of Lots 9, 10, 11, 12, and 13 into 8 lots on property located on Inwood Road, north of University Boulevard.

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

STAFF RECOMMENDATION: Section 51A-8.503(a) says 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...".

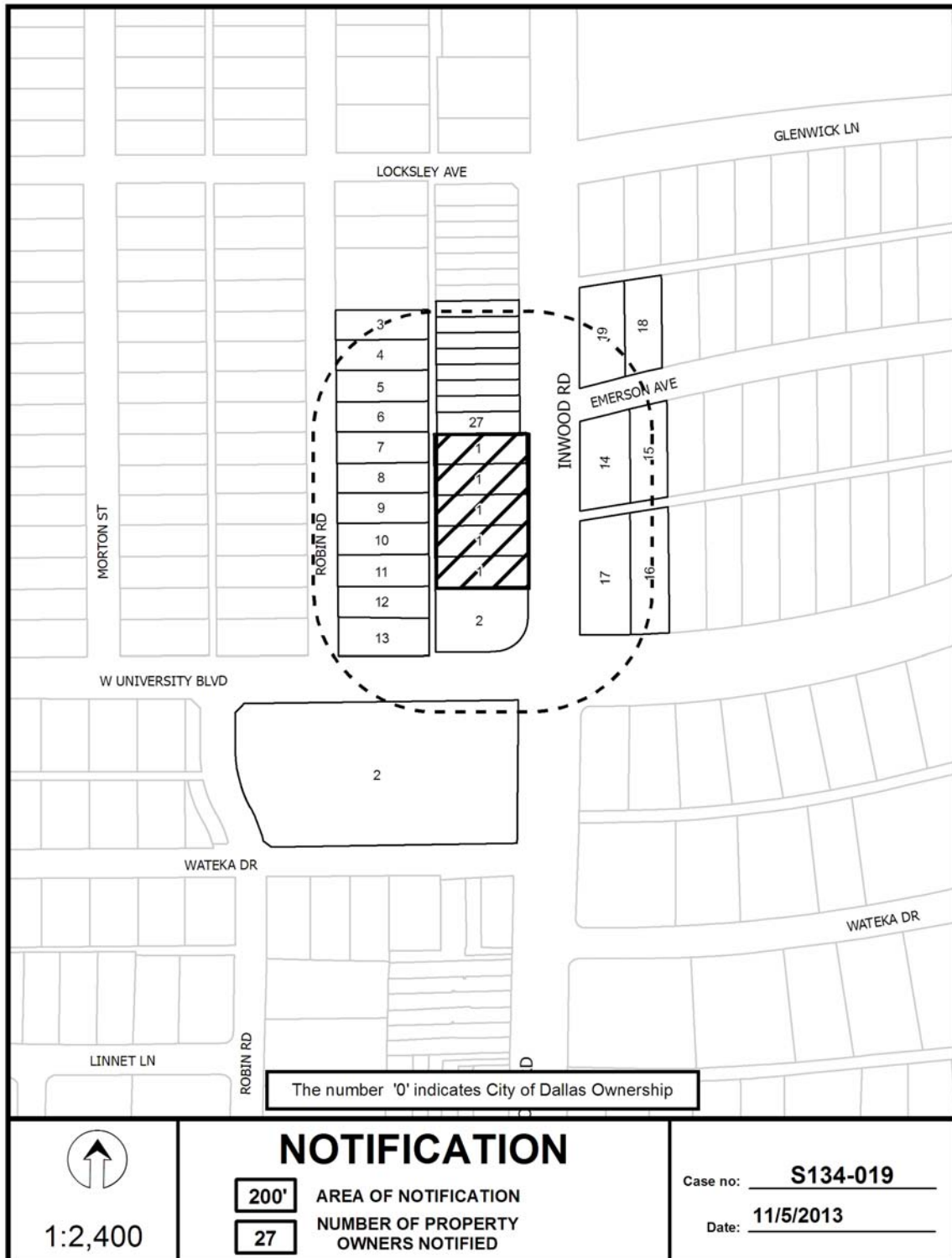
Although the proposed lot sizes are somewhat larger than the existing lot pattern to the north the lots will comply in area with the lot sizes of the TH-3(A) lots contiguous on the north. The applicant is proposing the flag lots in order to have a development with more green space than what a shared access development would have, and there will be a slip road built along the Inwood Road frontage in order to eliminate a number of driveways onto Inwood Road; therefore, staff recommends approval of the application subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with the International Fire Code section 508, Appendix C.

6. Any new or existing structure may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 8.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat show how all adjoining right-of-way was created.
14. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information for each tract.
15. On the final plat show the correct recording information for the subject property.
16. On the final plat two control monuments must be shown.
17. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
18. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings, development, water/wastewater service locations with service sizes.
19. Water/wastewater service extension is required by Private Development Contract.
20. Water/wastewater services more than 25 feet into Inwood Road require Private Development Contract.
21. On the final plat identify the property as Lots 9A, 9b, 10A, 10B, 11A, 11B, 12A and 12B, in City Block 16/4847.
22. On the final plat Lot 9B and 12B must have a continuous 10' wide "flag" to Inwood Road.







1:2,400

NOTIFICATION

200'

AREA OF NOTIFICATION

27

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **S134-019**

Date: **11/5/2013**

11/12/2013

Notification List of Property Owners

S134-019

27 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------------|--------------------------------|
| 1 | 7307 INWOOD RD | INWOOD CHATEAUX LTD |
| 2 | 7207 INWOOD RD | RANDALLS FOOD & DRUGS LP |
| 3 | 7402 ROBIN RD | JENKINS BETTY |
| 4 | 7318 ROBIN RD | JENKINS BERTHA M LIFE ESTATE |
| 5 | 7314 ROBIN RD | SUBER WILLIAM JR |
| 6 | 7310 ROBIN RD | BROWN KAY FRANCES |
| 7 | 7306 ROBIN RD | FOSTER BILLY WAYNE ETUX |
| 8 | 7302 ROBIN RD | J C LEASING LLP |
| 9 | 7218 ROBIN RD | DUROJAIYE HELEN |
| 10 | 7214 ROBIN RD | YANCY HENRY LEE |
| 11 | 7210 ROBIN RD | KEATHLEY AMANDA |
| 12 | 7206 ROBIN RD | WEST OLIN N |
| 13 | 7202 ROBIN RD | MANNING MELVIN |
| 14 | 5304 EMERSON AVE | OTTO ERIC EDWARD |
| 15 | 5310 EMERSON AVE | MCDONALD PAMELA M |
| 16 | 5311 UNIVERSITY BLVD | BROOKS GARY |
| 17 | 5305 UNIVERSITY BLVD | OCHOA GEORGE & OLGA TREJO |
| 18 | 5311 EMERSON AVE | WATSON JOHN MILTON & MELINDA P |
| 19 | 5305 EMERSON AVE | SCHMIDT REAL ESTATE LLC |
| 20 | 7403 INWOOD RD | HOLGUIN MARGO |
| 21 | 7335 INWOOD RD | MCCARTHY BARTLETT A & |
| 22 | 7331 INWOOD RD | CAMPBELL JAMES A & JENNIFER |
| 23 | 7327 INWOOD RD | POULOS ERNEST |
| 24 | 7323 INWOOD RD | MCDONALD DOUGLAS W & COLEEN S |
| 25 | 7319 INWOOD RD | AMBERG JOAN M |
| 26 | 7315 INWOOD RD | MEEK JAMES M & SHARON M |

11/12/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------|--------------------------------|
| 27 | 7311 INWOOD RD | LUTER DWIGHT K & ELLEN W LUTER |

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 21, 2013****FILE NUMBER:** S 134-022**Subdivision Administrator:** Paul Nelson**LOCATION:** 1153 & 1161 N. Canterbury Court**DATE FILED:** October 28, 2013**ZONING:** CD-13, Sub Area 1**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.807**MAPSCO:** 74D**APPLICANT/OWNER:** Tyler J. Duff

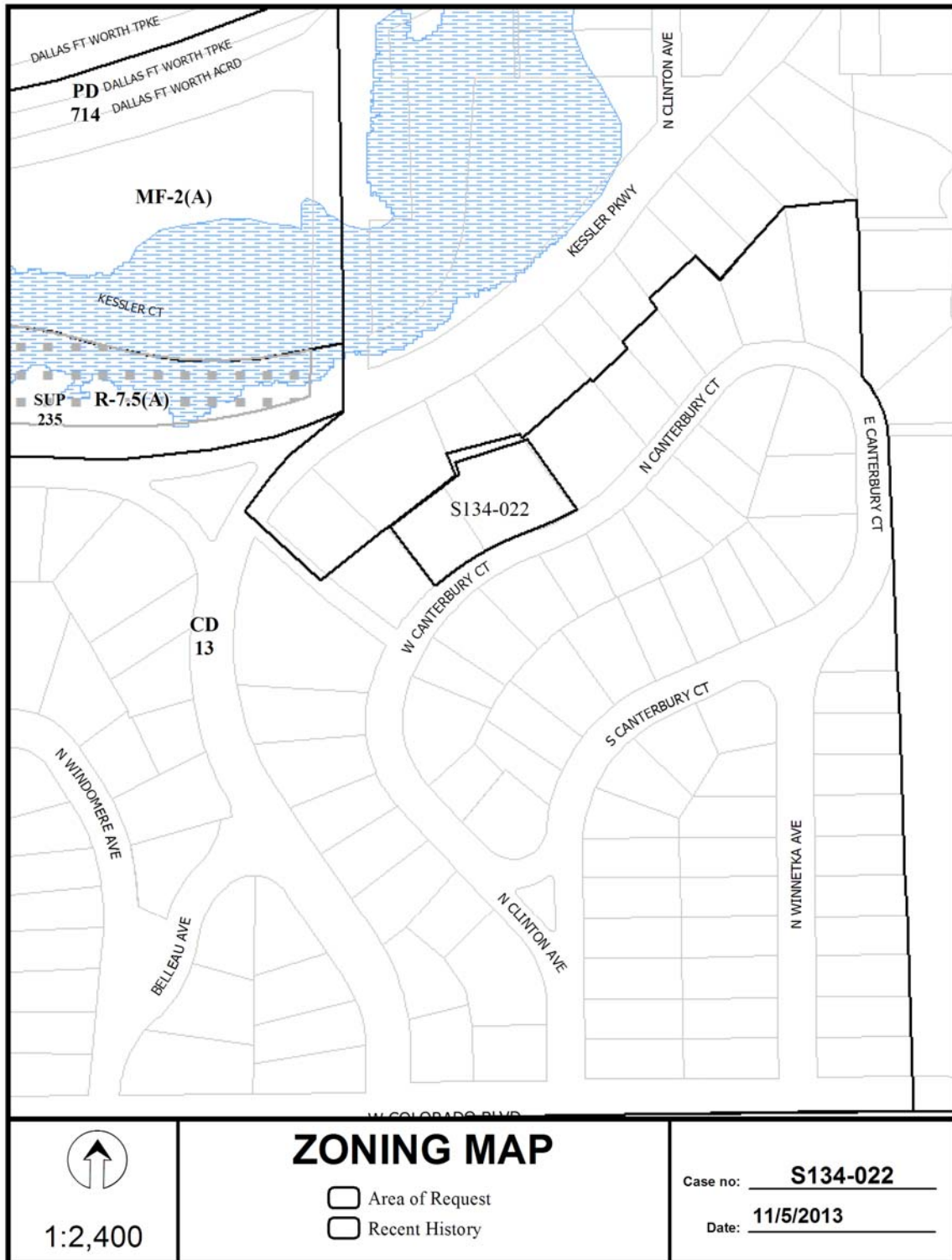
REQUEST: An application to replat a 0.807-acre tract of land containing part of Lot D, and all of Lot C-2 in City Block 13/3800 into 2 lots on property located at 1153 and 1161 N. Canterbury Court.

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


STAFF RECOMMENDATION: The request is to remove a triangular portion of property from Lot D and add it to Lot C-2. The minimum lot area in Sub area 1 of CD 13 is 9,000 square feet; both lots exceed the 9,000 square feet minimum and comply with the requirements of CD-13, Sub area 1; therefore, staff recommends approval subject to compliance with the following conditions:

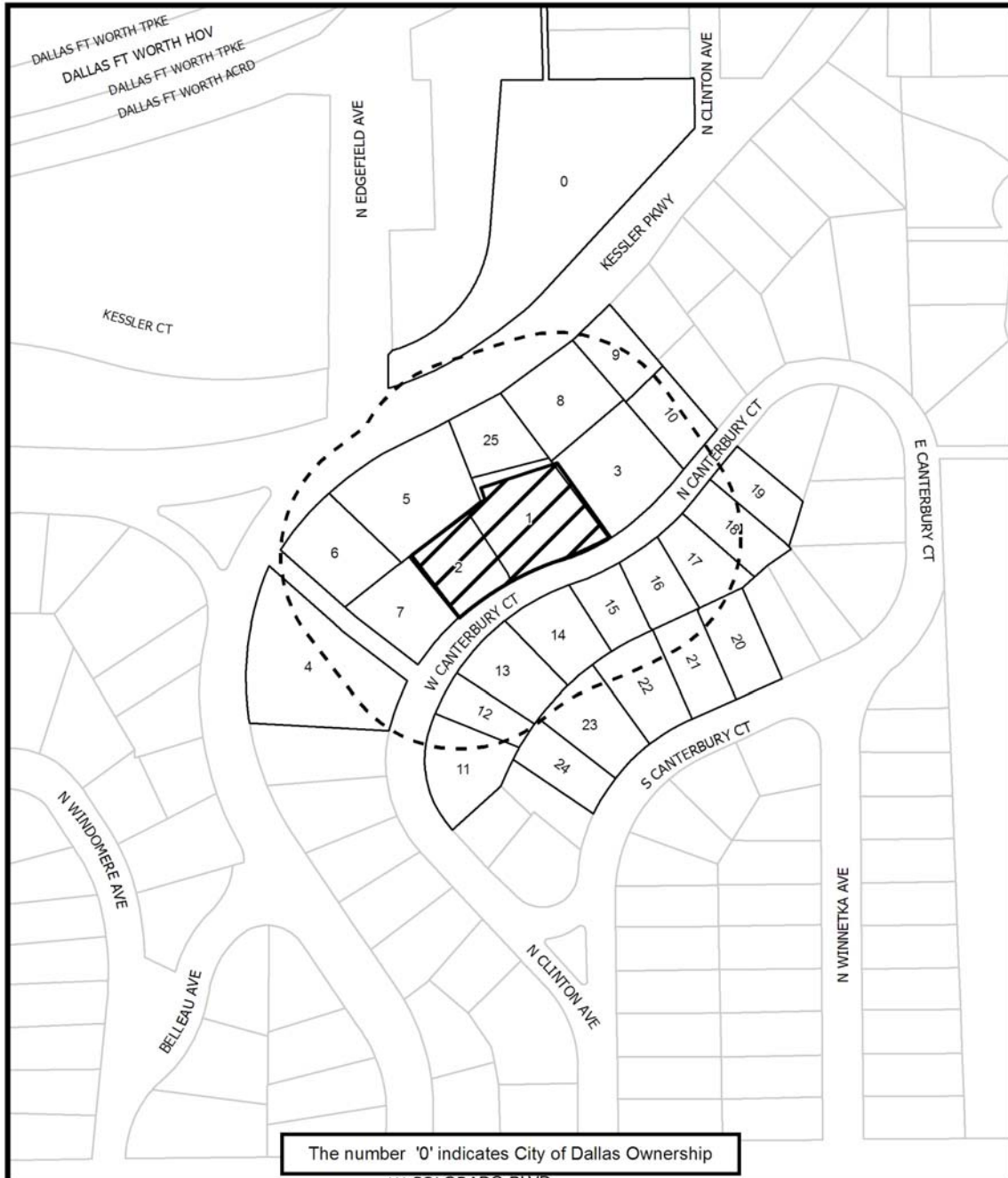
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with the International Fire Code section 508, Appendix C.
6. Any new or existing structure may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 2.
11. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat show how all adjoining right-of-way was created.
14. On the final plat show the recording information on all existing easements within 150 feet of the property.
15. On the final plat show Lien Holder's Subordination Agreement.
16. Provide warranty deed for Timothy L. Nobles, part of Lot C2 in City Block 13/3800.
17. On the final plat keep "N" prefix direction for "North Canterbury Court".





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|  1:2,400 | <h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p> | Case no: <u> S134-022 </u> Date: <u> 11/5/2013 </u> |
|--|--|--|




 1:2,400

NOTIFICATION

200' AREA OF NOTIFICATION
25 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: S134-022
 Date: 11/5/2013

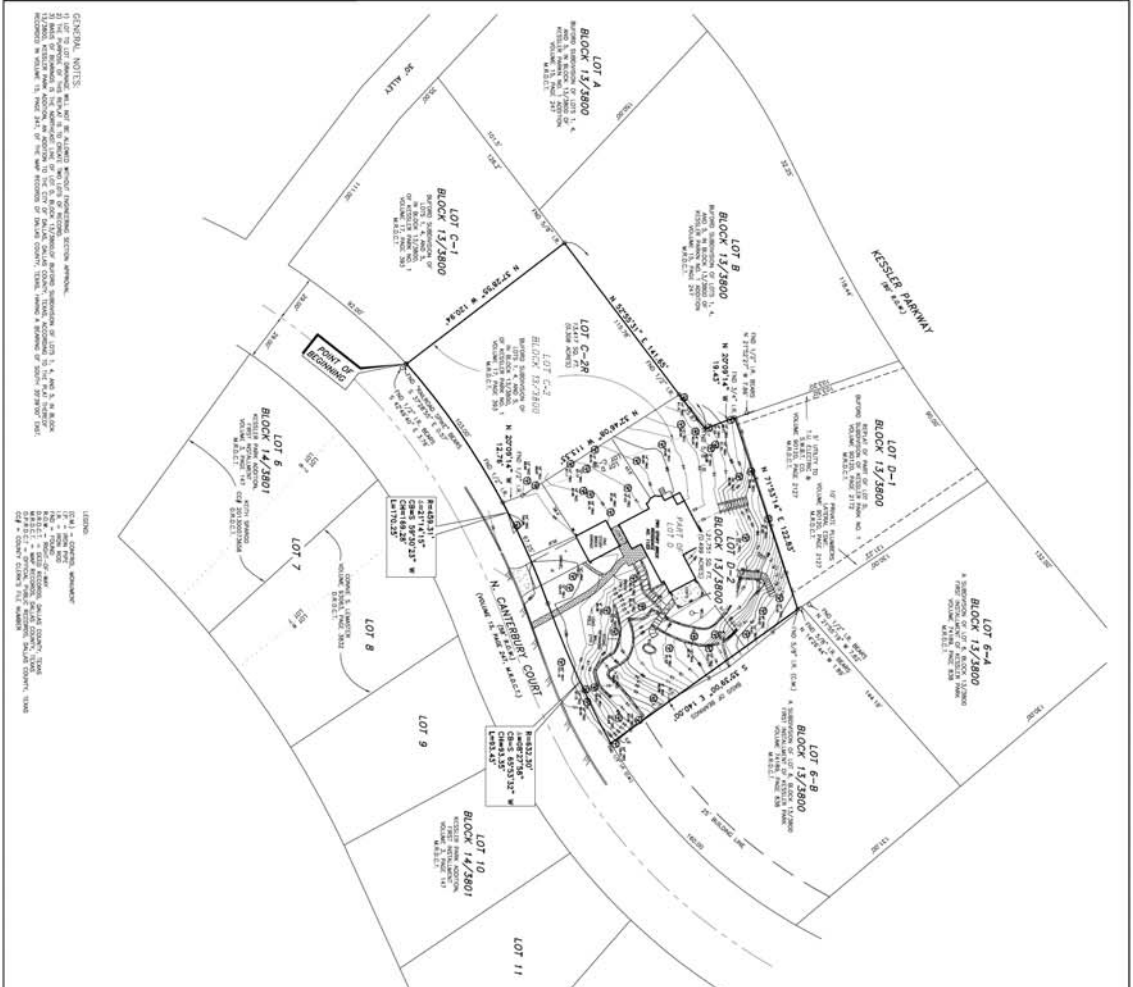
11/12/2013

Notification List of Property Owners

S134-022

25 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|--------------------|--|
| 1 | 1153 CANTERBURY CT | SHIELDS KONARD W |
| 2 | 1161 CANTERBURY CT | NOBLES TIMOTHY L |
| 3 | 1139 CANTERBURY CT | AVERY HEATHER M |
| 4 | 1333 CANTERBURY CT | ANDRUS MICHAEL R & SHERRY |
| 5 | 2022 KESSLER PKWY | BOLEY ROBERT G |
| 6 | 2040 KESSLER PKWY | HEATLY EUGENE N JR & RHONDA B |
| 7 | 1169 CANTERBURY CT | AKERS RICHARD LYNN & MICHELLE DABNEY |
| 8 | 2010 KESSLER PKWY | BROWN LINDA S & SARA REIDY |
| 9 | 1954 KESSLER PKWY | FOSTER TRAVIS A |
| 10 | 1133 CANTERBURY CT | AMASON SUSAN ANN & JAMES RODNEY AMASON |
| 11 | 1316 CANTERBURY CT | WEEMPE JANE A |
| 12 | 1324 CANTERBURY CT | HODGES JACK C JR & STACY M |
| 13 | 1150 CANTERBURY CT | SPARGO KEITH |
| 14 | 1138 CANTERBURY CT | LEMASTER CONNIE S |
| 15 | 1132 CANTERBURY CT | MAGAR GERALD JR & KNESNIK ALEX |
| 16 | 1128 CANTERBURY CT | FOWLER CHARLES A |
| 17 | 1122 CANTERBURY CT | WARD JOHN F |
| 18 | 1120 CANTERBURY CT | CLEVELAND SEAN P & SANDRA L CLEVELAND |
| 19 | 1116 CANTERBURY CT | PIERCE MARK RICHARD & |
| 20 | 1111 CANTERBURY CT | COLLINS JOHN C |
| 21 | 1115 CANTERBURY CT | BURCHELL IAIN D & STEPHANIE J |
| 22 | 1119 CANTERBURY CT | MILLER MELBA |
| 23 | 1123 CANTERBURY CT | GOODIER JACK KENDRICK & LETICIA |
| 24 | 1127 CANTERBURY CT | VAUGHN KATHLEEN S |
| 25 | 2016 KESSLER PKWY | KELLY MARTHA |



OWNER'S CERTIFICATE
COUNTY OF DALLAS
 STATE OF TEXAS

I, _____, owner of the above described land, do hereby certify that the above described land is not subject to any lien, mortgage, deed restriction, or other encumbrance, and that the same is not subject to any claim of any person other than the person whose name is set forth herein as the owner of the same.

OWNER'S DECLARATION
 I, _____, owner of the above described land, do hereby declare that the above described land is not subject to any lien, mortgage, deed restriction, or other encumbrance, and that the same is not subject to any claim of any person other than the person whose name is set forth herein as the owner of the same.



PRELIMINARY PLAT
DUFF AND D'AVIGNON SUBDIVISION OF
KESSLER PARK ADDITION
LOT D-2 AND LOT C-2R
BLOCK 13/3600
A REPART OF PART OF LOT D, BLOCK 13/3600
BY THE CITY OF DALLAS
LOTS 1, 4 AND 5, BLOCK 13/3600
BEING 0.007 ACRES SITUATED IN THE
W.M. MYERS SURVEY, ABSTRACT NUMBER 880
CITY OF DALLAS, DALLAS COUNTY, TEXAS

DATE: OCTOBER 4, 2013
 PREPARED BY: [Name]
 SCALE: 1" = 30'

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 21, 2013****FILE NUMBER:** S 134-024**Subdivision Administrator:** Paul Nelson**LOCATION:** corner of Frankford Lake Circle and Frankford Lake circle north of Frankford Road**DATE FILED:** October 28, 2013**ZONING:** PD 222 Residential 2**CITY COUNCIL DISTRICT:** 12 **SIZE OF REQUEST:** 0.1362 Acre **MAPSCO:** 5F**APPLICANT/OWNER:** Frankford Lakes, LP

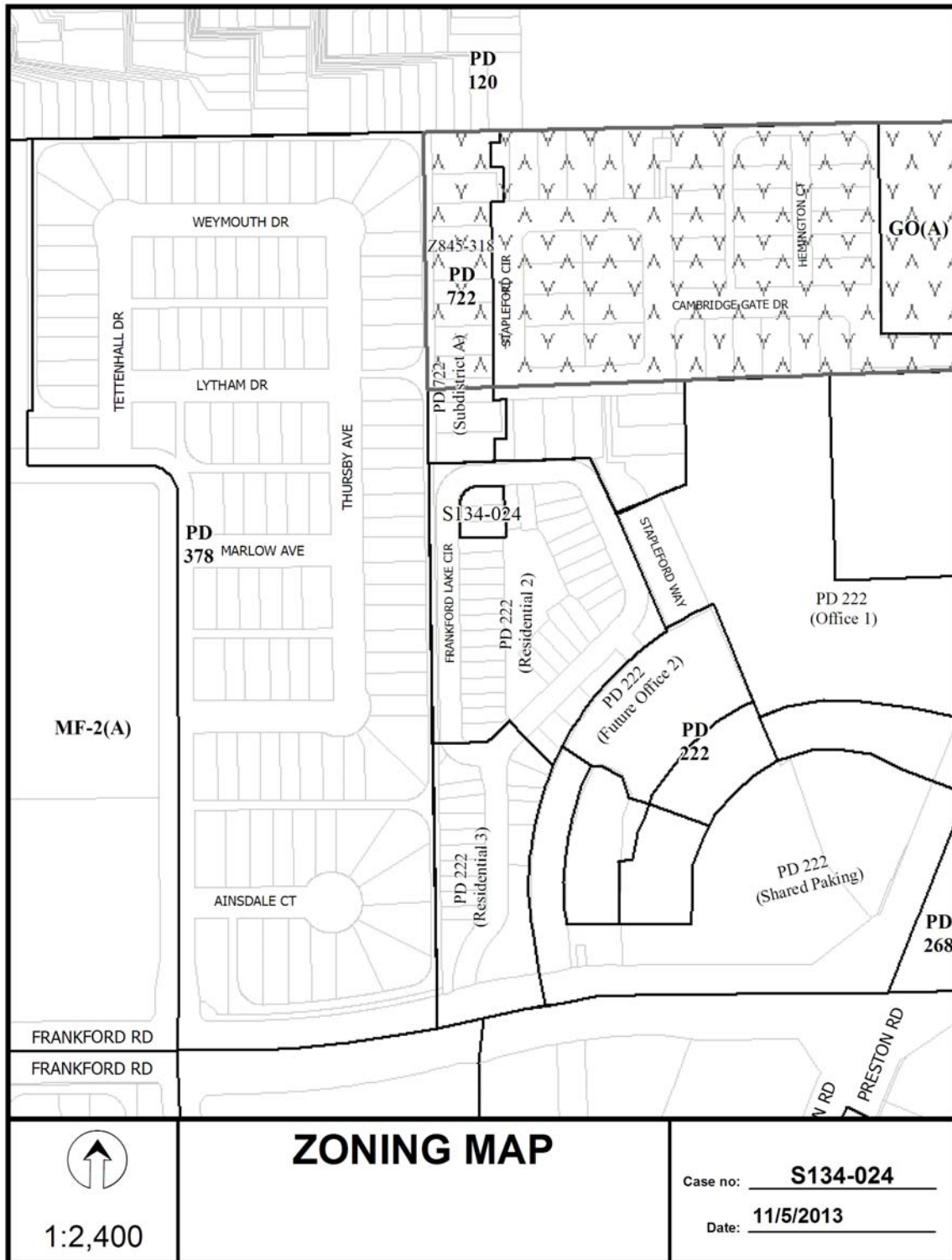
REQUEST: An application to replat a 0.1362-acre tract of land containing all of Lots 24, 25, and 26 into one 0.067-acre lot and one 0.069-acre lot on property located at the corner of Frankford Lake Circle and Frankford Lake Circle, north of Frankford Road.

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


STAFF RECOMMENDATION: The request complies with the requirements of PD 222, Residential 2; therefore, staff recommends approval subject to compliance with the following conditions:

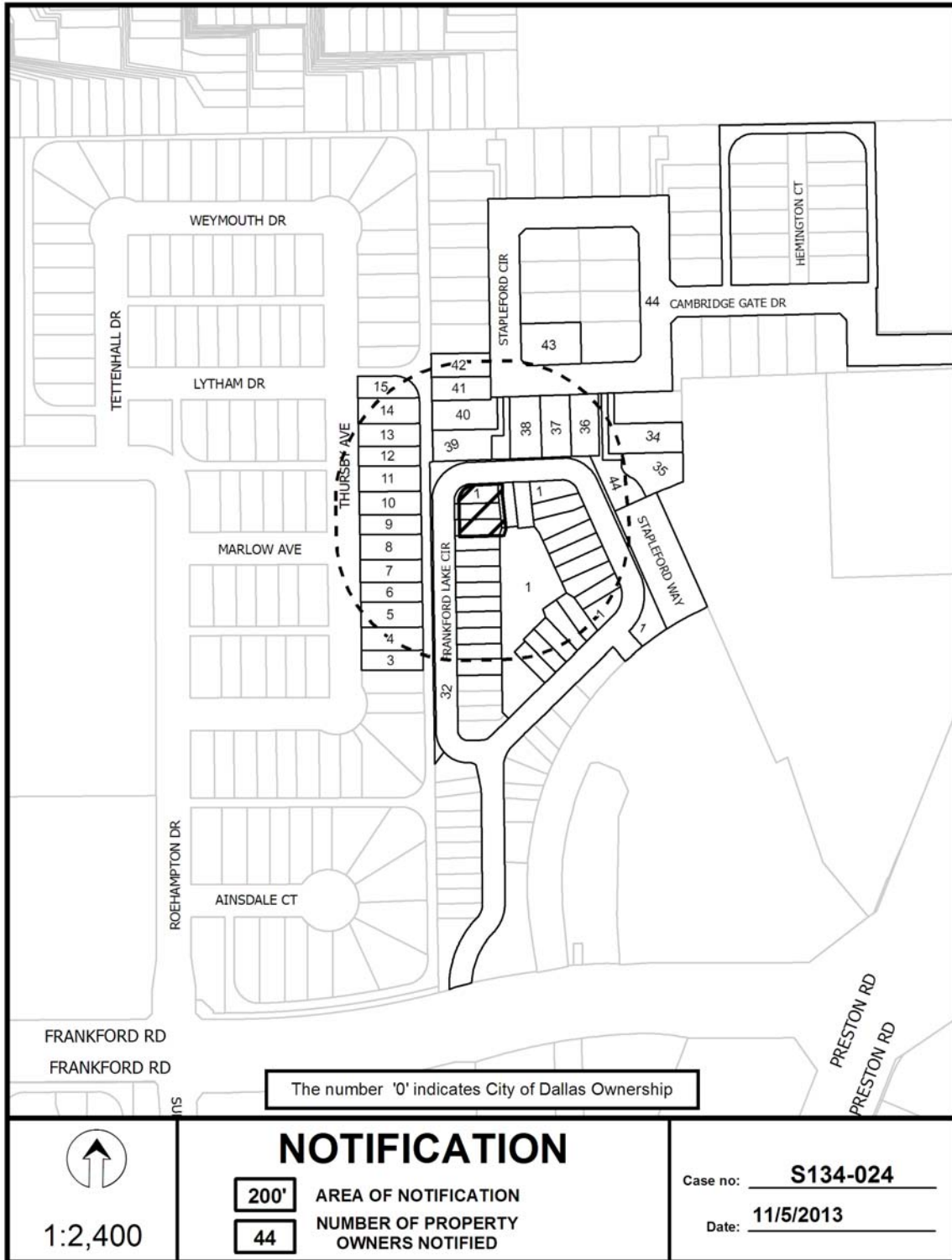
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with the International Fire Code section 508, Appendix C.
6. Any new or existing structure may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 2.
11. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat show the recording information on all existing easements within 150 feet of the property.
14. On the final plat monument all set corners per the monumentation provisions of Section 51A-8.617 of the Dallas Development Code. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
15. For the final plat provide Warranty deeds for Lots 24, 25, and 26 in City Block E/8736.
16. On the final plat change "Cambridge Gate Drive" to "Stapleford Circle" as named by plat of "Cambridge Gate" ; Plat No. S 045-229.
17. Provide a copy of Ordinance No. 21621 and include the recording information on the plat. Real Estate release required prior to recording the final plat.
18. On the final plat identify the property as Lots 24A and 25A in City Block E/8736.





| | | |
|--|---|--|
|  1:2,400 | <h3 style="text-align: center;">AERIAL MAP</h3> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History | Case no: <u> S134-024 </u> Date: <u> 11/5/2013 </u> |
|--|---|--|



11/12/2013

Notification List of Property Owners

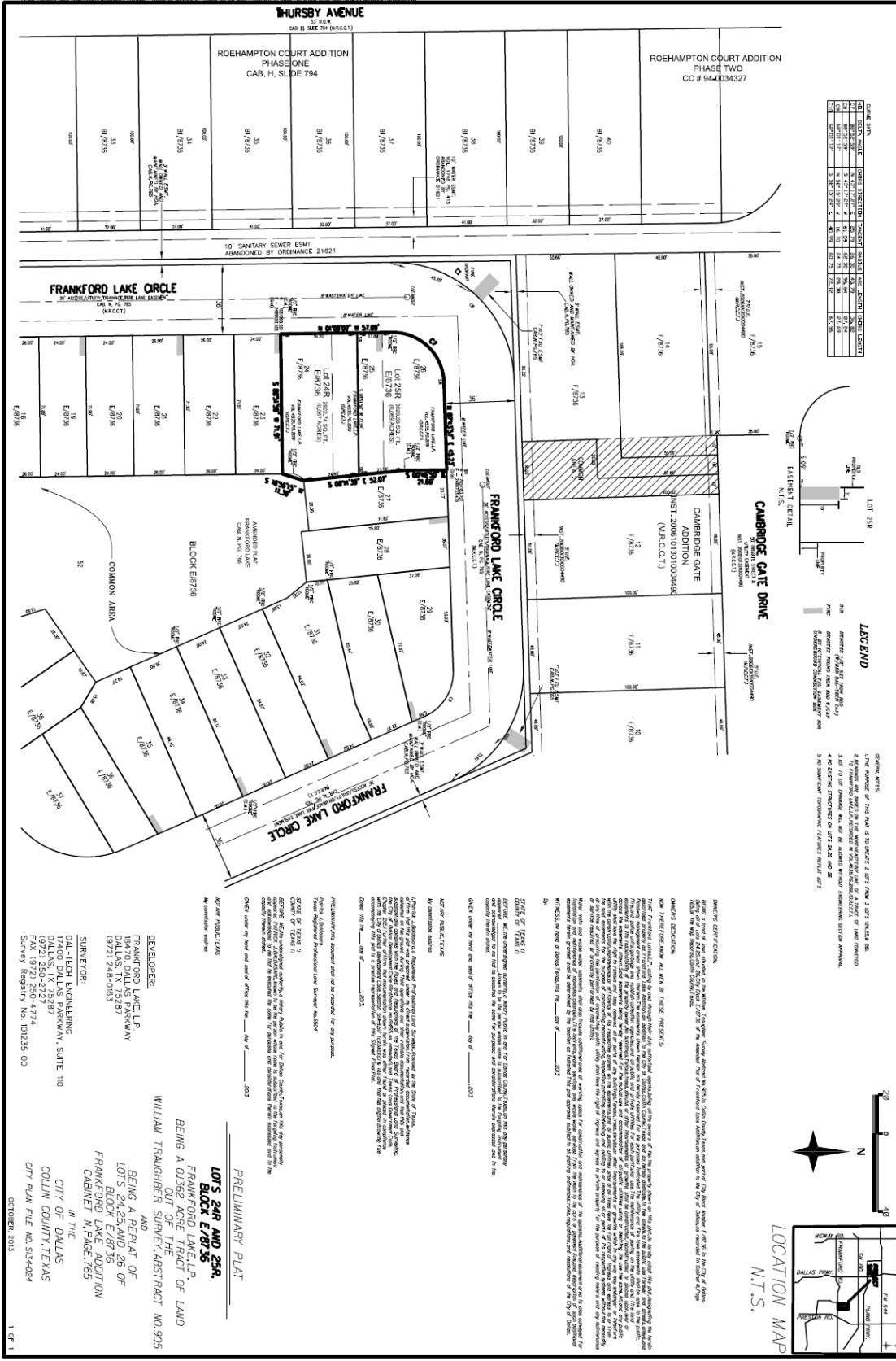
S134-024

44 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|---|
| 1 | 18315 FRANKFORD LAKES | FRANKFORD LAKE LP |
| 2 | 18235 FRANKFORD LAKES | STEVENS DENNIS & DENISHA |
| 3 | 6052 THURSBY | CAVANAUGH JAMES A JR |
| 4 | 6056 THURSBY | CENDANA ADAM MICHAEL & TONI |
| 5 | 6060 THURSBY | HARRIS SIGMUND B & BARBARA |
| 6 | 6064 THURSBY | SOPER CHARLES T |
| 7 | 6068 THURSBY | GREEN BOBBY J & EVELYN R |
| 8 | 6072 THURSBY | HIRSH LESLIE |
| 9 | 6076 THURSBY | NIXON FRANKIE L |
| 10 | 6080 THURSBY | STARFIELD REVOCABLE TRUST THE ANTHONY M |
| 11 | 6084 THURSBY | INTERMAGIO JAMES V |
| 12 | 6104 THURSBY | DECKELBOIM GARY & ROSALIND |
| 13 | 6108 THURSBY | SMITH MARY S |
| 14 | 6112 THURSBY | SHREEVE JAMES ANDREW & MIKA MELANE |
| 15 | 6116 THURSBY | ERWIN WILLIAM L & MICKEY |
| 16 | 18351 FRANKFORD LAKES | MARVER CORY F |
| 17 | 18347 FRANKFORD LAKES | TVERYE ELLIOT |
| 18 | 18343 FRANKFORD LAKES | CONSIDINE CHRISTY ANN |
| 19 | 18339 FRANKFORD LAKES | ONO PROPERTIES LLC |
| 20 | 18335 FRANKFORD LAKES | WOOD-GUTHRIE MARJORIE |
| 21 | 18331 FRANKFORD LAKES | SPAIN DEBRA J |
| 22 | 18327 FRANKFORD LAKES | BOLIN JOSEPH |
| 23 | 18323 FRANKFORD LAKES | ATTEBURY JAMES R & ATTEBURY DEBORAH Y |
| 24 | 18319 FRANKFORD LAKES | LINDSEY LORRAINE |
| 25 | 18231 FRANKFORD LAKES | TODD-PARKER DEDE |
| 26 | 18219 FRANKFORD LAKES | FREILING DON RYNN |

11/12/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------------|--|
| 27 | 18167 FRANKFORD LAKES | FOCHT FRANKFORD TRUST SCHOCHET BARRY - T |
| 28 | 18163 FRANKFORD LAKES | DALTON AMY |
| 29 | 18159 FRANKFORD LAKES | HARPER JANET SUE |
| 30 | 18155 FRANKFORD LAKES | KEPHART BLANTON S & KIMBERLY |
| 31 | 18151 FRANKFORD LAKES | SMITH TERRY H |
| 32 | | FRANKFORD LAKE LP |
| 33 | | AGF PRESTON II LTD |
| 34 | 18306 STAPLEFORD WAY | KENTLY CORP FKA CAMBRIDGE HOMES INC |
| 35 | 18304 STAPLEFORD WAY | ARCADIA LAND PARTNERS 27 LTD |
| 36 | 6110 STAPLEFORD CIR | KING SIU FONG & XUE YAN LIU & KAM SIU LU |
| 37 | 6112 STAPLEFORD CIR | BARTON JAMES R & BOBBIE DEAN |
| 38 | 6114 STAPLEFORD CIR | DEUTSCH ERIC A & MARJORIE E |
| 39 | 6118 STAPLEFORD | DAVIS FREDERIC J & BRENDA J LITTLE |
| 40 | 6120 STAPLEFORD CIR | WEILER RICHARD E & REBECCA W REVOCABLE L |
| 41 | 6122 STAPLEFORD CIR | WILLIAMS LAVOYD & SVETLANA LAVRENOVA TR |
| 42 | 6124 STAPLEFORD CIR | MCINTYRE ALEXA |
| 43 | 6125 STAPLEFORD CIR | CAMBRIDGE HOMES INC |
| 44 | | HOMEOWNERS ASSOCIATION OF CAMBRIDGE GATE |



| LINE DATA | LINE NUMBER | LINE LENGTH | LINE BEARING | LINE AREA | LINE PERIMETER |
|-----------|-------------|-------------|-----------------|-----------|----------------|
| 1 | 1 | 100.00 | N 00° 00' 00" W | 100.00 | 100.00 |
| 2 | 2 | 100.00 | E 00° 00' 00" W | 100.00 | 200.00 |
| 3 | 3 | 100.00 | S 00° 00' 00" W | 100.00 | 300.00 |
| 4 | 4 | 100.00 | E 00° 00' 00" W | 100.00 | 400.00 |
| 5 | 5 | 100.00 | N 00° 00' 00" W | 100.00 | 500.00 |
| 6 | 6 | 100.00 | E 00° 00' 00" W | 100.00 | 600.00 |
| 7 | 7 | 100.00 | S 00° 00' 00" W | 100.00 | 700.00 |
| 8 | 8 | 100.00 | E 00° 00' 00" W | 100.00 | 800.00 |
| 9 | 9 | 100.00 | N 00° 00' 00" W | 100.00 | 900.00 |
| 10 | 10 | 100.00 | E 00° 00' 00" W | 100.00 | 1000.00 |
| 11 | 11 | 100.00 | S 00° 00' 00" W | 100.00 | 1100.00 |
| 12 | 12 | 100.00 | E 00° 00' 00" W | 100.00 | 1200.00 |
| 13 | 13 | 100.00 | N 00° 00' 00" W | 100.00 | 1300.00 |
| 14 | 14 | 100.00 | E 00° 00' 00" W | 100.00 | 1400.00 |
| 15 | 15 | 100.00 | S 00° 00' 00" W | 100.00 | 1500.00 |
| 16 | 16 | 100.00 | E 00° 00' 00" W | 100.00 | 1600.00 |
| 17 | 17 | 100.00 | N 00° 00' 00" W | 100.00 | 1700.00 |
| 18 | 18 | 100.00 | E 00° 00' 00" W | 100.00 | 1800.00 |
| 19 | 19 | 100.00 | S 00° 00' 00" W | 100.00 | 1900.00 |
| 20 | 20 | 100.00 | E 00° 00' 00" W | 100.00 | 2000.00 |
| 21 | 21 | 100.00 | N 00° 00' 00" W | 100.00 | 2100.00 |
| 22 | 22 | 100.00 | E 00° 00' 00" W | 100.00 | 2200.00 |
| 23 | 23 | 100.00 | S 00° 00' 00" W | 100.00 | 2300.00 |
| 24 | 24 | 100.00 | E 00° 00' 00" W | 100.00 | 2400.00 |
| 25 | 25 | 100.00 | N 00° 00' 00" W | 100.00 | 2500.00 |
| 26 | 26 | 100.00 | E 00° 00' 00" W | 100.00 | 2600.00 |
| 27 | 27 | 100.00 | S 00° 00' 00" W | 100.00 | 2700.00 |
| 28 | 28 | 100.00 | E 00° 00' 00" W | 100.00 | 2800.00 |
| 29 | 29 | 100.00 | N 00° 00' 00" W | 100.00 | 2900.00 |
| 30 | 30 | 100.00 | E 00° 00' 00" W | 100.00 | 3000.00 |
| 31 | 31 | 100.00 | S 00° 00' 00" W | 100.00 | 3100.00 |
| 32 | 32 | 100.00 | E 00° 00' 00" W | 100.00 | 3200.00 |
| 33 | 33 | 100.00 | N 00° 00' 00" W | 100.00 | 3300.00 |
| 34 | 34 | 100.00 | E 00° 00' 00" W | 100.00 | 3400.00 |

LEGEND

1. LOT NUMBER

2. EASEMENT

3. SETBACK

4. DEED REFERENCE

5. SURVEY POINT

6. UTILITY LINE

7. EASEMENT

8. SETBACK

9. DEED REFERENCE

10. SURVEY POINT

11. UTILITY LINE

12. EASEMENT

13. SETBACK

14. DEED REFERENCE

15. SURVEY POINT

16. UTILITY LINE

17. EASEMENT

18. SETBACK

19. DEED REFERENCE

20. SURVEY POINT

21. UTILITY LINE

22. EASEMENT

23. SETBACK

24. DEED REFERENCE

25. SURVEY POINT

26. UTILITY LINE

27. EASEMENT

28. SETBACK

29. DEED REFERENCE

30. SURVEY POINT

31. UTILITY LINE

32. EASEMENT

33. SETBACK

34. DEED REFERENCE

35. SURVEY POINT

36. UTILITY LINE

37. EASEMENT

38. SETBACK

39. DEED REFERENCE

40. SURVEY POINT

41. UTILITY LINE

42. EASEMENT

43. SETBACK

44. DEED REFERENCE

45. SURVEY POINT

46. UTILITY LINE

47. EASEMENT

48. SETBACK

49. DEED REFERENCE

50. SURVEY POINT

51. UTILITY LINE

52. EASEMENT

53. SETBACK

54. DEED REFERENCE

55. SURVEY POINT

56. UTILITY LINE

57. EASEMENT

58. SETBACK

59. DEED REFERENCE

60. SURVEY POINT

61. UTILITY LINE

62. EASEMENT

63. SETBACK

64. DEED REFERENCE

65. SURVEY POINT

66. UTILITY LINE

67. EASEMENT

68. SETBACK

69. DEED REFERENCE

70. SURVEY POINT

71. UTILITY LINE

72. EASEMENT

73. SETBACK

74. DEED REFERENCE

75. SURVEY POINT

76. UTILITY LINE

77. EASEMENT

78. SETBACK

79. DEED REFERENCE

80. SURVEY POINT

81. UTILITY LINE

82. EASEMENT

83. SETBACK

84. DEED REFERENCE

85. SURVEY POINT

86. UTILITY LINE

87. EASEMENT

88. SETBACK

89. DEED REFERENCE

90. SURVEY POINT

91. UTILITY LINE

92. EASEMENT

93. SETBACK

94. DEED REFERENCE

95. SURVEY POINT

96. UTILITY LINE

97. EASEMENT

98. SETBACK

99. DEED REFERENCE

100. SURVEY POINT

OWNER'S CERTIFICATION

I, the undersigned, being the owner of the above described property, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I have no knowledge of any other persons who have an interest in the above described property.

OWNER'S SIGNATURE

WILLIAM TRAUBER, Owner

DATE

10/28/2013

DEVELOPER

FRANKFORD LAKE, L.P.

18470 DALLAS PARKWAY

DALLAS, TX 75287

(972) 250-0100

SURVEYOR

DAL-TECH ENGINEERING

17400 DALLAS PARKWAY, SUITE 110

DALLAS, TX 75287

FAX (972) 250-4774

Survey Registry No. 101235-00

PRELIMINARY PLAT

LOTS 24R AND 25R

BLOCK E/8736

BEING A 0.3522 ACRE TRACT OF LAND

OUT OF THE

WILLIAM TRAUBER SUBMIT, ABSTRACT NO. 505

AND

BEING A PART OF OF

LOT 18736 OF

FRANKFORD LAKE ADDITION

CABINET N, PAGE 755

IN THE

CITY OF DALLAS

COLLIN COUNTY, TEXAS

CITY PLAT FILE NO. 5144294

OCTOBER, 2013

1 OF 1

LOCATION MAP

N.T.S.

FILE NUMBER: M123-057

DATE FILED: September 20, 2013

LOCATION: Area bounded by Inwood Road, West Lovers Lane, Greenway Boulevard,
and Boaz Street

COUNCIL DISTRICT: 13

MAPSCO: 34 D

SIZE OF REQUEST: Approx. 14.5 Acres

CENSUS TRACT: 71.01

APPLICANT: Selzer Associates

REPRESENTATIVE: Konstantine Sotiropoulos

OWNER: L & B DEPP Inwood

MISCELLANEOUS DOCKET ITEM

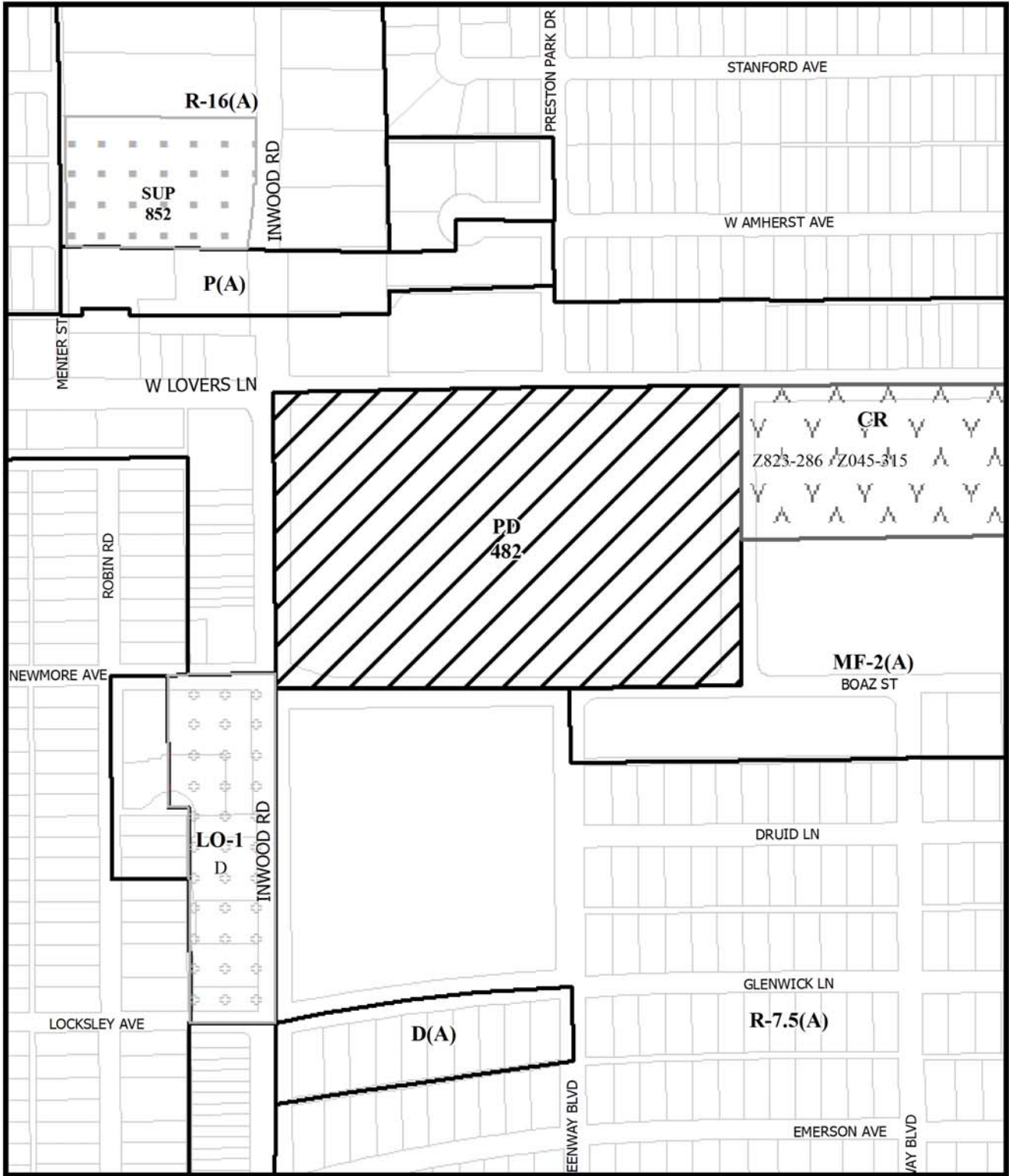
Minor Amendment for Development Plan and Planting Plan

On August 13, 1997, the City Council passed Ordinance No. 23204 which established Planned Development District No. 482 for CR Community Retail District Uses on property at the above referenced location.

At this time, the property owner has submitted an application to amend the development plan to provide for structured cart retrieval areas, an awning addition to the extreme northeast structure, and a new ingress/egress point along the Greenway Avenue frontage. The planting plan has been revised to provide consistency to the amending items on the development plan.

The applicant's request complies with the requirements for consideration of a minor amendment and does not impact any other provisions of the ordinance governing the site.

STAFF RECOMMENDATION: Approval

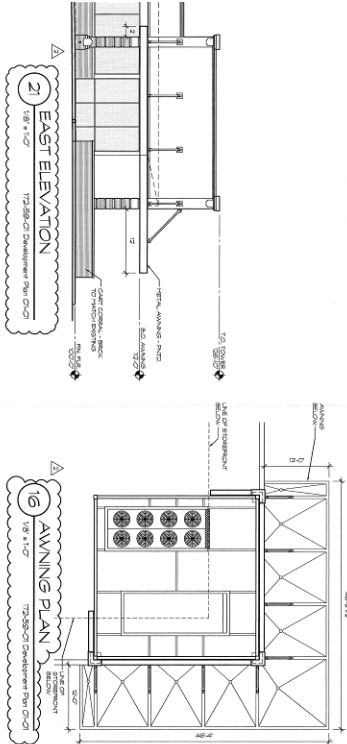


1:3,600

ZONING MAP

Case no: M123-057

Date: 10/24/2013



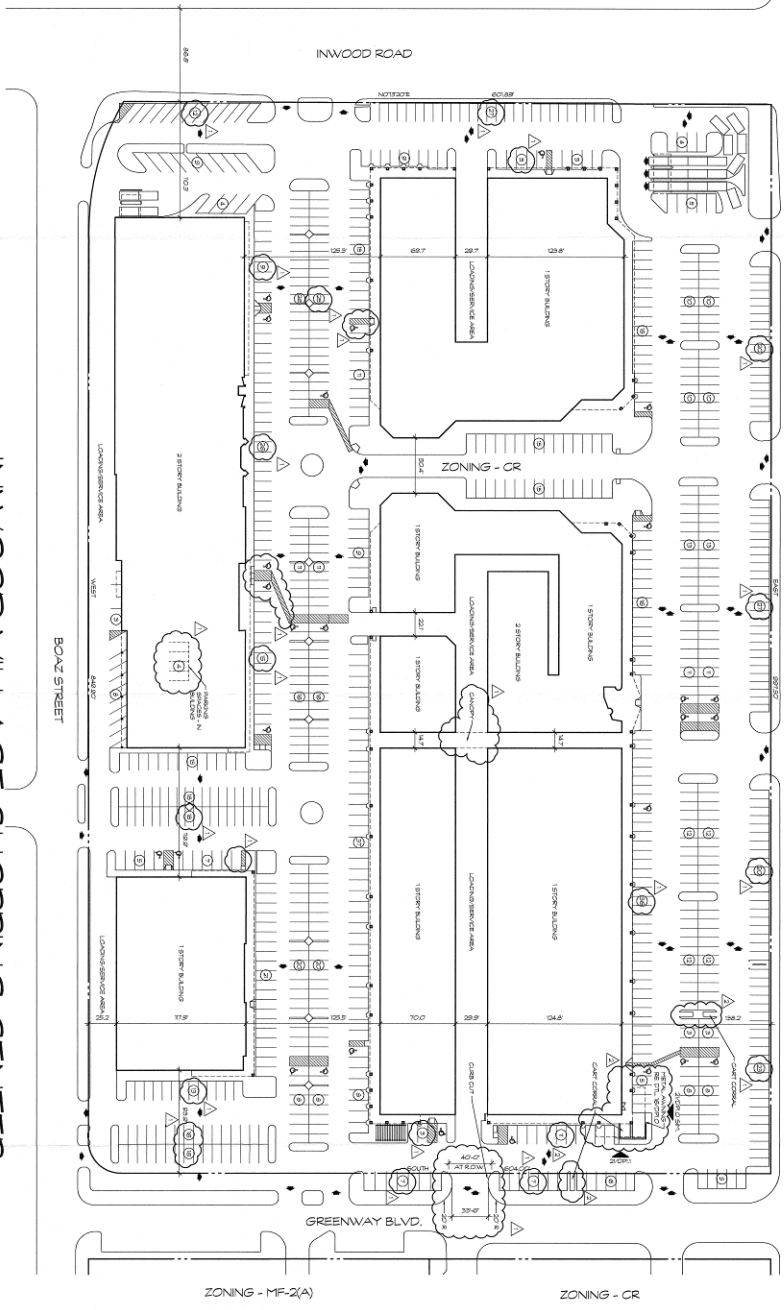
PLANNED DEVELOPMENT DISTRICT (PD)
FOR COMMUNITY RETAIL (CR) USE
INWOOD VILLAGE SHOPPING CENTER
BLOCK 5594
CITY OF DALLAS, TEXAS

INWOOD VILLAGE SHOPPING CENTER

L & B DEPP INWOOD VILLAGE, LP

DEVELOPMENT PLAN

5370 - 5570 WEST LOVERS LANE
DALLAS, TEXAS



- GENERAL NOTES:**
1. LAND AREA OF BEARING SITE = 44,000 SQUARE FEET.
 2. ENGINEER HAS CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED DEVELOPMENT AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE SURROUNDING COMMUNITY AND LAND USES.
 3. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE CITY OF DALLAS PLANNED DEVELOPMENT DISTRICT (PD) FOR COMMUNITY RETAIL (CR) USE.
 4. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE CITY OF DALLAS PLANNED DEVELOPMENT DISTRICT (PD) FOR COMMUNITY RETAIL (CR) USE.
 5. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE CITY OF DALLAS PLANNED DEVELOPMENT DISTRICT (PD) FOR COMMUNITY RETAIL (CR) USE.
 6. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE CITY OF DALLAS PLANNED DEVELOPMENT DISTRICT (PD) FOR COMMUNITY RETAIL (CR) USE.
 7. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE CITY OF DALLAS PLANNED DEVELOPMENT DISTRICT (PD) FOR COMMUNITY RETAIL (CR) USE.
- LEGEND:**
- △ CHANGES MADE FROM PREVIOUS DEVELOPMENT PLAN
 - CHANGES MADE FROM PREVIOUS DEVELOPMENT PLAN

DP SHEET 1.0

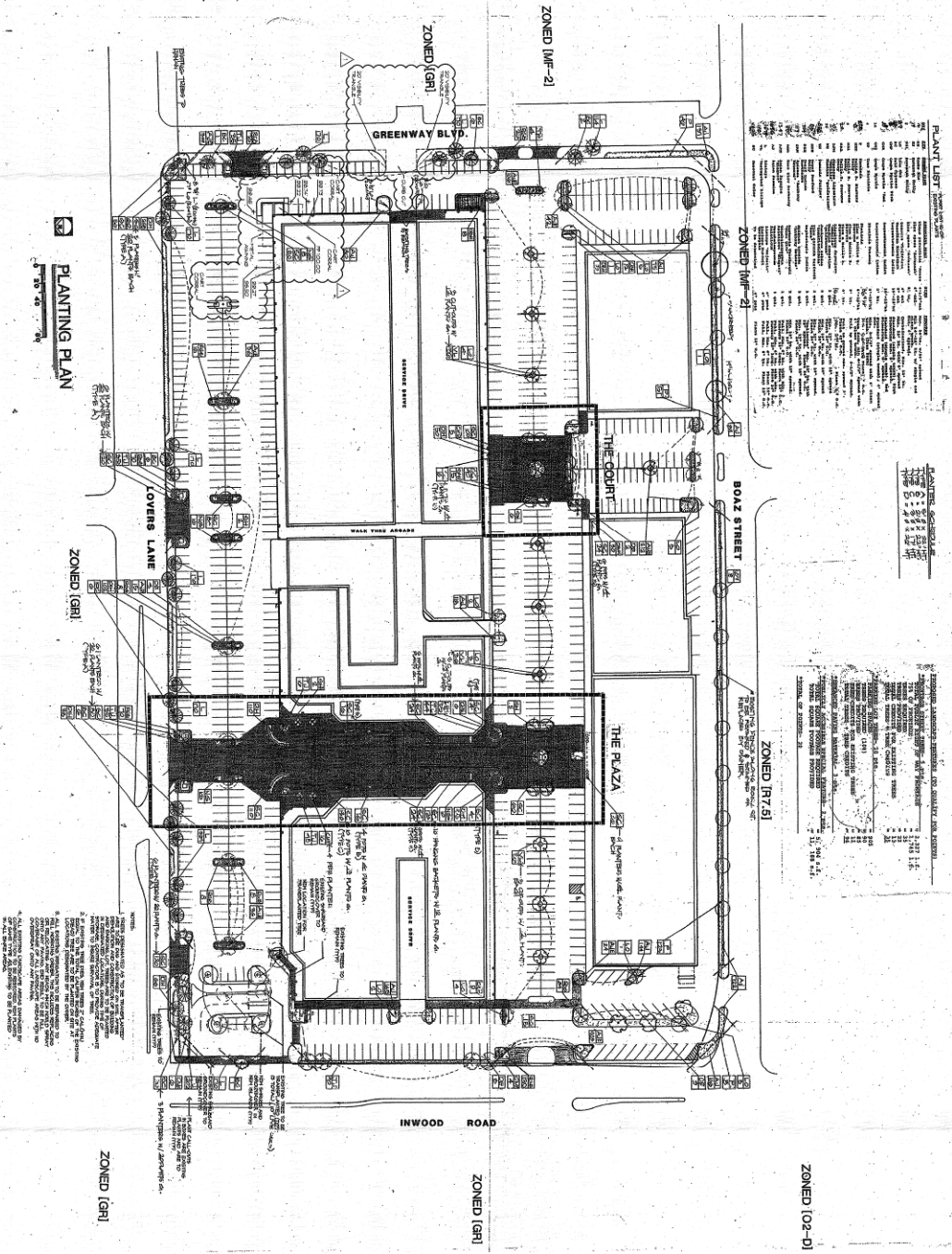
Final No. 173381

Inwood Village Shopping Center
5350 - 5570 West Lovers Lane
Dallas, Texas 75209

Development Plan

Selzer Associates

4517 Travis Street
Suite 252
Dallas, Texas 75205-5144
214-432-4499
www.selzerassociates.com



PLANT LIST

| PLANT | QUANTITY | LOCATION |
|--------|----------|-----------------|
| ACACIA | 10 | GREENWAY BLVD |
| ADONIS | 20 | BOAZ STREET |
| AGAVE | 5 | PARKING LOT 1 |
| AGAVE | 5 | PARKING LOT 2 |
| AGAVE | 5 | PARKING LOT 3 |
| AGAVE | 5 | PARKING LOT 4 |
| AGAVE | 5 | PARKING LOT 5 |
| AGAVE | 5 | PARKING LOT 6 |
| AGAVE | 5 | PARKING LOT 7 |
| AGAVE | 5 | PARKING LOT 8 |
| AGAVE | 5 | PARKING LOT 9 |
| AGAVE | 5 | PARKING LOT 10 |
| AGAVE | 5 | PARKING LOT 11 |
| AGAVE | 5 | PARKING LOT 12 |
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| AGAVE | 5 | PARKING LOT 97 |
| AGAVE | 5 | PARKING LOT 98 |
| AGAVE | 5 | PARKING LOT 99 |
| AGAVE | 5 | PARKING LOT 100 |

PLANTING PLAN

NOTES:
 1. ALL PLANTS TO BE INSTALLED AS SHOWN.
 2. ALL PLANTS TO BE INSTALLED AT THE TIME OF CONSTRUCTION.
 3. ALL PLANTS TO BE INSTALLED AT THE TIME OF CONSTRUCTION.
 4. ALL PLANTS TO BE INSTALLED AT THE TIME OF CONSTRUCTION.
 5. ALL PLANTS TO BE INSTALLED AT THE TIME OF CONSTRUCTION.
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 8. ALL PLANTS TO BE INSTALLED AT THE TIME OF CONSTRUCTION.
 9. ALL PLANTS TO BE INSTALLED AT THE TIME OF CONSTRUCTION.
 10. ALL PLANTS TO BE INSTALLED AT THE TIME OF CONSTRUCTION.

PP
 SHEET
 1.0

Project No. 1723831

Inwood Village Shopping Center
 5350 - 5570 West Lovers Lane
 Dallas, Texas 75209

Planting Plan

NOT FOR CONSTRUCTION

THIS DRAWING MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

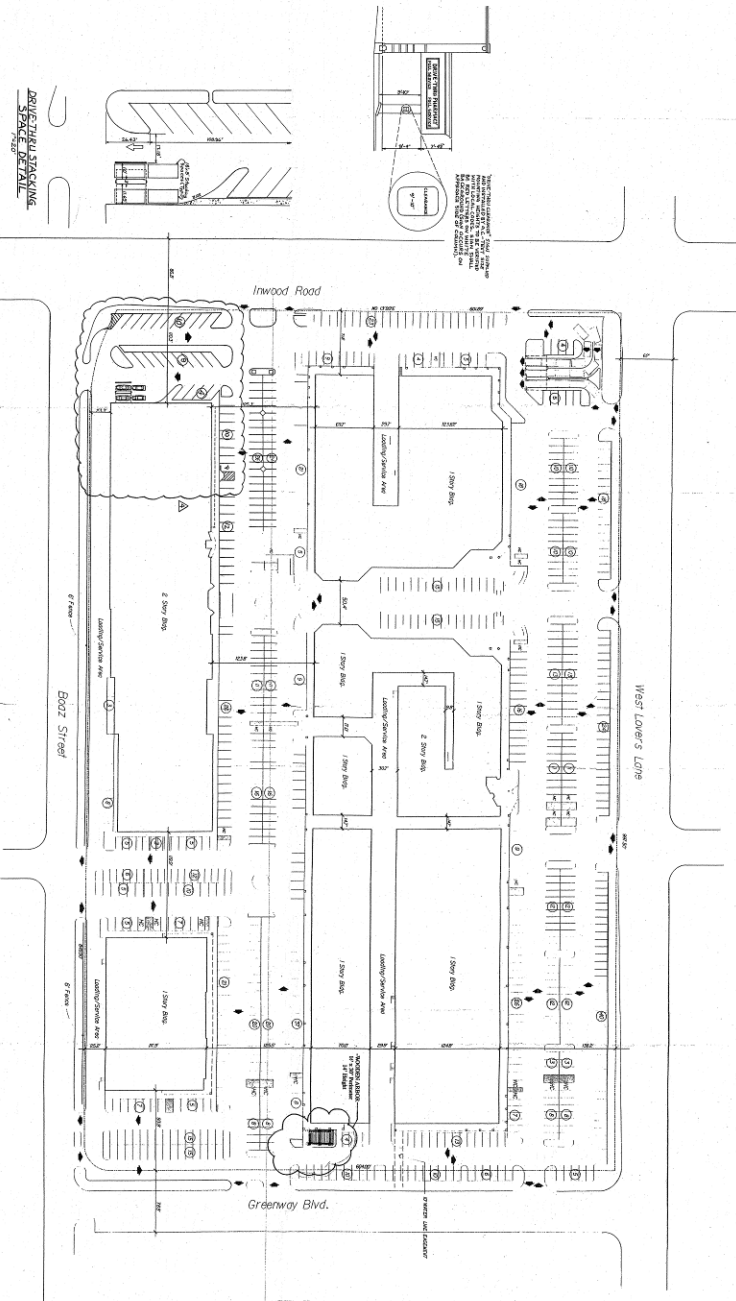
DALE E. SELZER • TEXAS REGISTRATION NO. 2589
 JOHN R. BROWN • TEXAS REGISTRATION NO. 5784

Selzer
 Associates

4374 Travis Street
 Suite 235
 Dallas, Texas 75205-3448
 214-528-4100 voice
 www.selzerassociates.com

ISSUED
 10/1/2011

Proposed Planting Plan



- GENERAL NOTES**
1. LAND AREA OF EXISTING SITE = 14.00 ACRES
 2. EXISTING FLOOR AREA OF SHOPPING CENTER = 248,866 SF
 3. PARKING PROVIDED IN SHOPPING CENTER = 647 PARKING SPACES INCL. 24 HANDICAPPED SPACES
 4. REPAIRS TO EXISTING CONCRETE DRIVE-IN OR DRIVE THROUGH SERVICES SHALL NOT EXCEED 248,866 SF
 5. USES ALLOWED WILL BE ALL THOSE PERMITTED BY DALLAS DEVELOPMENT CODE
 6. OWNERS ADDRESS IS REEF Inwood Village, LP

INWOOD VILLAGE SHOPPING CENTER
OWNER: REEF INWOOD VILLAGE, L.P.
DEVELOPMENT PLAN
 5300 & 5400 WEST LOVERS LANE
 DALLAS, TEXAS

PLANNED DEVELOPMENT DISTRICT (PDD)
 COMMUNITY RETAIL (CR) USES
 INWOOD VILLAGE SHOPPING CENTER
 BLOCK 5994
 CITY OF DALLAS, TEXAS

▲ Requiring T-200 by
 Ordinance Database

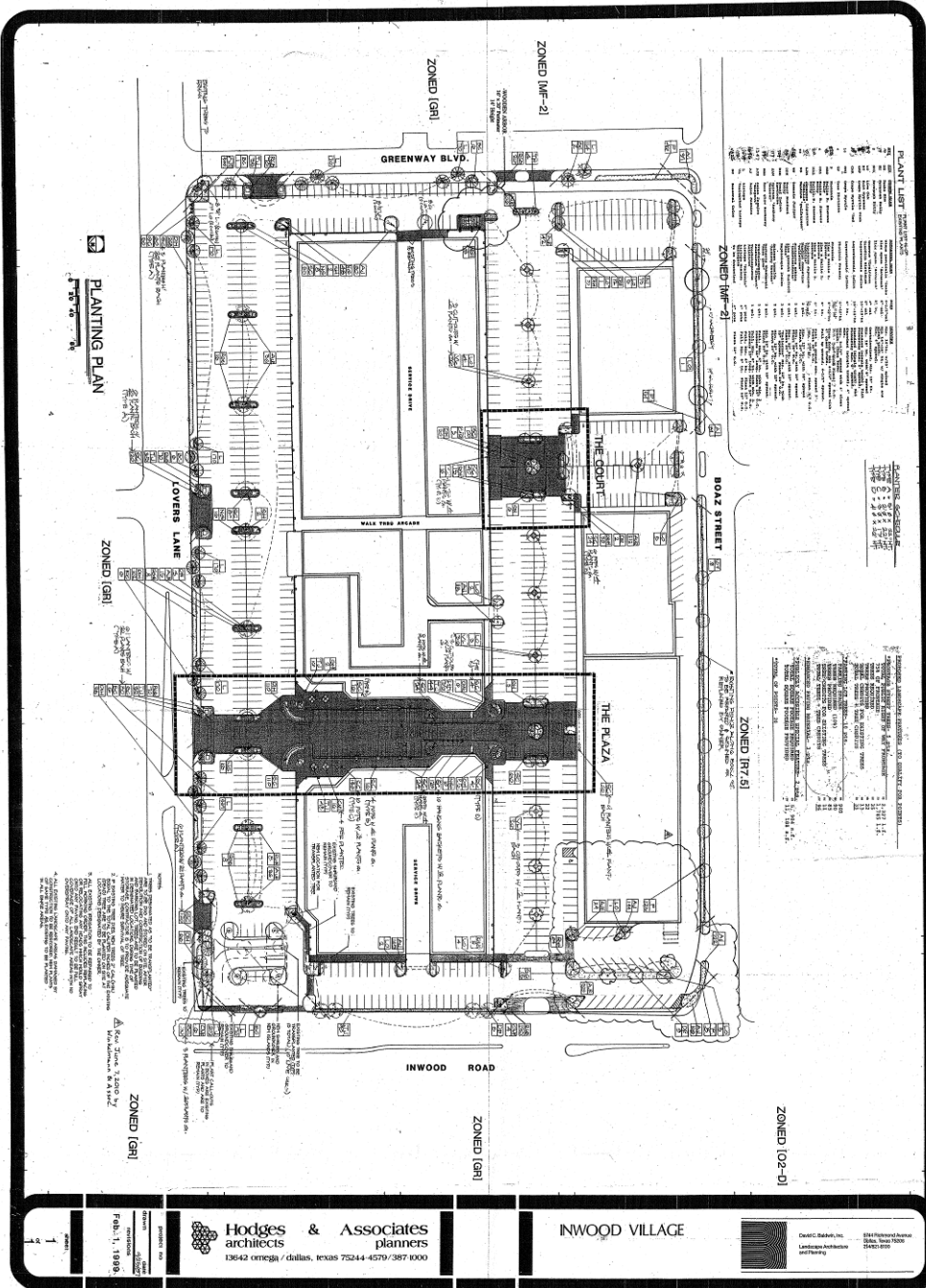
APPROVED BY CITY PLANNING COMMISSION
 RESOLUTION NO. 1997-04-01
 DATE: *APRIL 7, 1997*

FILE NO. *123-057*

HKCP
 JENNINO JACKLER
 LAND PARTNERS
 AND PARTNERS
 4811 North Central Expressway
 Dallas, Texas 75246-3136
 TEL: 972-382-1111
 FAX: 972-382-1112

DATE: April 7, 1997
 Rev. June 4, 1997
 Rev. Feb. 1, 1999

Existing Development Plan



PLANT LIST

| PLANT CODE | PLANT NAME | QUANTITY | NOTES |
|------------|------------|----------|-------|
| 100 | ... | ... | ... |
| 50 | ... | ... | ... |
| ... | ... | ... | ... |

PLANTING SCHEDULE

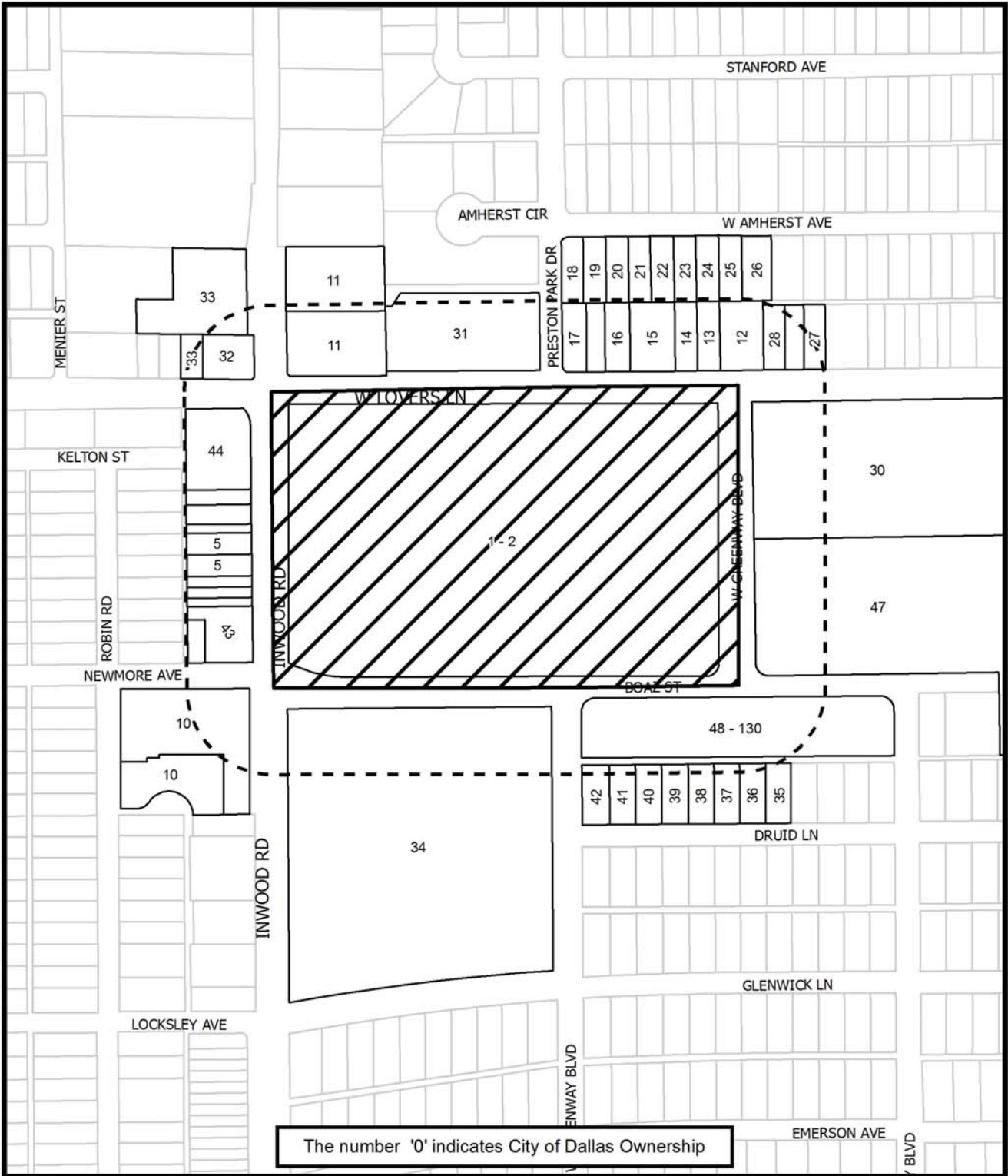
| PLANT CODE | PLANT NAME | PLANTING DATE | PLANTING METHOD |
|------------|------------|---------------|-----------------|
| ... | ... | ... | ... |
| ... | ... | ... | ... |

PLANTING NOTES

1. ALL PLANTS TO BE PLANTED BY THE CONTRACTOR.
2. PLANTS TO BE PLANTED IN ACCORDANCE WITH THE PLANTING SCHEDULE.
3. PLANTS TO BE PLANTED IN ACCORDANCE WITH THE PLANTING LIST.
4. PLANTS TO BE PLANTED IN ACCORDANCE WITH THE PLANTING NOTES.

APPROVED BY CITY PLANNING COMMISSION
 IN ACCORDANCE WITH THE PROVISIONS OF
 THE CITY OF DALLAS PLANNING CODE
 CODE SECTION 21B
 POWER OF ATTORNEY NO. 182
 FILE NO. 182

Existing Planting Plan



The number '0' indicates City of Dallas Ownership



1:3,600

NOTIFICATION

200'

AREA OF NOTIFICATION

130

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: M123-057

Date: 10/24/2013

10/23/2013

Notification List of Property Owners

M123-057

130 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|------------------|--|
| 1 | 5300 LOVERS LN | L&B DEPP INWOOD VILLAGE % L&B REALTY ADV |
| 2 | 5458 LOVERS LN | L&B DEPP INWOOD VILLAGE % L&B REALTY ADV |
| 3 | 7807 INWOOD RD | SEVEN EIGHT ZERO SEVEN % CENCOR REALTY S |
| 4 | 7801 INWOOD RD | PARRINO DEAN |
| 5 | 7721 INWOOD RD | SKL INVESTMENT COMPANY LTD |
| 6 | 7713 INWOOD RD | 77713 REAL ESTATE LTD |
| 7 | 7715 INWOOD RD | 7713 REAL EST LTD |
| 8 | 7711 INWOOD RD | PISECCO JOSEPH F & ROSEMARY |
| 9 | 5215 NEWMORE AVE | SCOTT JEANNE G |
| 10 | 7621 INWOOD RD | INWOOD NATIONAL BANK |
| 11 | 5301 LOVERS LN | GREENWAY LOVERS WEST LP SUITE 100 |
| 12 | 5555 LOVERS LN | SHERRY LANE INV INC %EDWIN P ORNISH |
| 13 | 5541 LOVERS LN | SKL INVESTMENT COMPANY LTD |
| 14 | 5535 LOVERS LN | JOHNSTON AVA TR % NCNB TEXAS DALLAS |
| 15 | 5525 LOVERS LN | DORCO RLTY CO % ROBERT COUSINS JR |
| 16 | 5519 LOVERS LN | JLE RICHARDSON HTS LTD STE 720 |
| 17 | 5501 LOVERS LN | BOUTTE SHARON CLEGHORN |
| 18 | 5500 AMHERST AVE | WRIGHT MELISSA L |
| 19 | 5506 AMHERST AVE | MARTIN BLAKE & CAROLINE M ALLEN |
| 20 | 5510 AMHERST AVE | KNAKE MONICA A & MAX C KNAKE II |
| 21 | 5514 AMHERST AVE | DUBROC JONATHAN P & KATE M |
| 22 | 5518 AMHERST AVE | YOUNG JASON D & ASHLEY T |
| 23 | 5522 AMHERST AVE | CARTER ALLYSSA L & WELSH COLBY H |
| 24 | 5526 AMHERST AVE | YELLOW JACKET HOLDINGS LTD LTD |
| 25 | 5530 AMHERST AVE | CULBERTSON JUDY BROADFOOT |
| 26 | 5534 AMHERST AVE | ARRIETA EDWARD HUMBERTO |

10/23/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|--------------------|--|
| 27 | 5605 LOVERS LN | ZEQIRI BENIN & EDIN |
| 28 | 5567 LOVERS LN | BOSWELL MARY U % BOLANZ & MILLER |
| 29 | 5601 LOVERS LN | GUL CORPORATION |
| 30 | 5600 LOVERS LN | PAVILION ON LOVERS LN LP |
| 31 | 5401 LOVERS LN | INTERCITY INVESTMENT PROP SUITE 100 |
| 32 | 5235 LOVERS LN | FOODMAKER INC % JACK IN THE BOX INC |
| 33 | 5223 LOVERS LN | PRESCOTT INTERESTS LTD STE 225 |
| 34 | 5314 BOAZ ST | Dallas ISD ATTN OFFICE OF LEGAL SERVICES |
| 35 | 5437 DRUID LN | WOOTEN SANDRA P |
| 36 | 5433 DRUID LN | GAMBLE ROBERT A |
| 37 | 5427 DRUID LN | HP MVP HOLDING COMPANY LLC |
| 38 | 5423 DRUID LN | WOOD JOAN BATES & |
| 39 | 5417 DRUID LN | RHODES COURTNEY |
| 40 | 5411 DRUID LN | PURIFOY WINSTON R |
| 41 | 5407 DRUID LN | BLAYLOCK SUZANNE |
| 42 | 5403 DRUID LN | BENTLEY PATRICIA M |
| 43 | 7709 INWOOD RD | CA SOUTH INWOOD LP |
| 44 | 7809 INWOOD RD | HOME SAVINGS OF AMERICA |
| 45 | 7803 INWOOD RD | WALKUP BETTYE JANE TR |
| 46 | 5509 LOVERS LN | 5509 LOVERS LN LTD |
| 47 | 7700 GREENWAY BLVD | CHHC PAVILION LP |
| 48 | 7640 GREENWAY BLVD | WHITE SUZANNAH #2A |
| 49 | 7640 GREENWAY BLVD | MCCOMMONS JAMES W UNIT 2-B |
| 50 | 7640 GREENWAY BLVD | TYNAN GEORGE P APT 2C |
| 51 | 7640 GREENWAY BLVD | ELYAFI RACHEL #2D |
| 52 | 7640 GREENWAY BLVD | NGUYEN PATTY |
| 53 | 7640 GREENWAY BLVD | CARTER STEVE & CHERYL |
| 54 | 7640 GREENWAY BLVD | KLOSS TODD T & THELMA LYNN |
| 55 | 7640 GREENWAY BLVD | NGUYEN PATTY F |
| 56 | 7640 GREENWAY BLVD | KUMAR ASHU APT 225 |
| 57 | 7640 GREENWAY BLVD | MCLAUGHLIN RICHARD B |

10/23/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|--------------------|-----------------------------------|
| 58 | 7640 GREENWAY BLVD | SARGENT PATRICK |
| 59 | 7640 GREENWAY BLVD | WALDREP VIRGINIA E UNIT 3H |
| 60 | 7640 GREENWAY BLVD | GONZALEZ MIRTHA A |
| 61 | 7640 GREENWAY BLVD | BARFIELD BRIDGET S UNIT 3K |
| 62 | 7640 GREENWAY BLVD | WACHENDORFER RUTH APT 3L |
| 63 | 7640 GREENWAY BLVD | LITTLE LELAND BYROM & ELAINE |
| 64 | 7640 GREENWAY BLVD | HABTE SARA HELEN |
| 65 | 7640 GREENWAY BLVD | REAGOR MARY KATHRYN UNIT 3P |
| 66 | 7640 GREENWAY BLVD | CUELLAR YOLANDA M |
| 67 | 7640 GREENWAY BLVD | HARGRAVE CAROLYN L APT 4A |
| 68 | 7640 GREENWAY BLVD | WINGEIER SCOTT A UNIT 4B |
| 69 | 7640 GREENWAY BLVD | RICHARDSON ROBERT R & |
| 70 | 7640 GREENWAY BLVD | DYESS JULIE W UNIT 4D |
| 71 | 7640 GREENWAY BLVD | WHELAN MARJORIE F UNIT 4-E |
| 72 | 7640 GREENWAY BLVD | BYERS GLENDA APT 4F |
| 73 | 7640 GREENWAY BLVD | FRAZIER AMY M UNIT 4G |
| 74 | 7640 GREENWAY BLVD | MELLOW JEFF |
| 75 | 7640 GREENWAY BLVD | EBERHARDT INGO M APT 4 J |
| 76 | 7640 GREENWAY BLVD | HUCKS JASON A & CLAUDIA |
| 77 | 7640 GREENWAY BLVD | COLE CHARLES T APT 5A |
| 78 | 7640 GREENWAY BLVD | MORGAN DAVID L & KENDA G TR |
| 79 | 7640 GREENWAY BLVD | SIDDIQI IMRAN & FAZILA |
| 80 | 7640 GREENWAY BLVD | MURRAY KATHLEEN APT 5D |
| 81 | 7640 GREENWAY BLVD | BOISVERT WILLIAM C APT 5E |
| 82 | 7640 GREENWAY BLVD | VESTAL ROBERT J UNIT #5F |
| 83 | 7640 GREENWAY BLVD | SJB REVOCABLE MGMT TRUST |
| 84 | 7640 GREENWAY BLVD | FLEMING KEITH A & CINDY H FLEMING |
| 85 | 7640 GREENWAY BLVD | BUI DAVID T |
| 86 | 7640 GREENWAY BLVD | HERNANDEZ MICHAEL J |
| 87 | 7640 GREENWAY BLVD | GOLDSTEIN STANLEY |
| 88 | 7640 GREENWAY BLVD | SIMMONS AL K UNIT 5M |

10/23/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|--------------------|--------------------------------------|
| 89 | 7640 GREENWAY BLVD | NEGRI ANGELA MICHELLE LIFE ESTATE |
| 90 | 7640 GREENWAY BLVD | DOLPH EMILY C UNIT 5P |
| 91 | 7640 GREENWAY BLVD | LANNS CHERYSSE BLDG E UNIT 15 |
| 92 | 7640 GREENWAY BLVD | OWENS ROBIN M #6A |
| 93 | 7640 GREENWAY BLVD | ASAITHAMBY AROUMOUGAME BLDG F UNIT 2 |
| 94 | 7640 GREENWAY BLVD | CLEMMER MELANIE UNIT 6C |
| 95 | 7640 GREENWAY BLVD | GUEST PHYLLIS UNIT 6D |
| 96 | 7640 GREENWAY BLVD | GRAHAM ALLISON UNIT 6E |
| 97 | 7640 GREENWAY BLVD | FRYE WILLIAM ROBERT & MARY FRYE |
| 98 | 7640 GREENWAY BLVD | ROBINSON JESSICA L |
| 99 | 7640 GREENWAY BLVD | MASSEY CLEVE E |
| 100 | 7640 GREENWAY BLVD | LEES MICHAEL S UNIT 6J |
| 101 | 7640 GREENWAY BLVD | CONWAY DEBORAH |
| 102 | 7640 GREENWAY BLVD | HARGETT SHARON E |
| 103 | 7640 GREENWAY BLVD | ALEXANDER JOHN MICHAEL & |
| 104 | 7640 GREENWAY BLVD | METRO ASSOCIATES LTD |
| 105 | 7640 GREENWAY BLVD | BROWN LIDIA UNIT 6P |
| 106 | 7640 GREENWAY BLVD | KOBOS MEGAN |
| 107 | 7640 GREENWAY BLVD | 3317 LTD |
| 108 | 7640 GREENWAY BLVD | TILLEY ALLEN D |
| 109 | 7640 GREENWAY BLVD | CHOWDHURY SHAKIL H UNIT 7C |
| 110 | 7640 GREENWAY BLVD | PITZER STARR JR & CHRIS APT# 7D |
| 111 | 7640 GREENWAY BLVD | FRANKLIN HAPPY LANE UNIT 7E |
| 112 | 7640 GREENWAY BLVD | BRUCE KIMBERLY D & |
| 113 | 7640 GREENWAY BLVD | WILSON MICHAEL C |
| 114 | 7640 GREENWAY BLVD | MONINGER CHRISTINE |
| 115 | 7640 GREENWAY BLVD | NORTH AMERICAN ENERGY INVESTORS INC |
| 116 | 7640 GREENWAY BLVD | CARROLL AARON M |
| 117 | 7640 GREENWAY BLVD | BLANCK KATHY H |
| 118 | 7640 GREENWAY BLVD | WARREN MARY & UNIT 8C |
| 119 | 7640 GREENWAY BLVD | WOLF JOSEPHINE BELL F & MARK WOLF |

M123-057

10/23/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|--------------------|--|
| 120 | 7640 GREENWAY BLVD | MORAN JAMES A & PATRICIA V 1986 FAMILY T |
| 121 | 7640 GREENWAY BLVD | HUNT ANNETTE M |
| 122 | 7640 GREENWAY BLVD | GEMOETS DEENA J |
| 123 | 7640 GREENWAY BLVD | GUILBEAUX JESSIE C & JUDITH A |
| 124 | 7640 GREENWAY BLVD | JOHNIGAN SANDRA K & UNIT 8J |
| 125 | 7640 GREENWAY BLVD | JOHNIGAN SANDRA K ET AL UNIT 8K |
| 126 | 7640 GREENWAY BLVD | ORTEGA ZUZEL |
| 127 | 7640 GREENWAY BLVD | HUDNALL GREGORY C SUITE 8M |
| 128 | 7640 GREENWAY BLVD | ANDERSON TERRY W APT 8N |
| 129 | 7640 GREENWAY BLVD | MORAN JAMES A & PATRICIA 1986 FAMILY TRU |
| 130 | 7640 GREENWAY BLVD | MORAN JAMES & PATRICIA 1986 FAMILY TRUST |

FILE NUMBER: M134-007

DATE FILED: October 31, 2013

LOCATION: North Line of Weldon Howell Parkway, b/t Westchester Drive and Douglas Avenue

COUNCIL DISTRICT: 13

MAPSCO: 25 X

SIZE OF REQUEST: Approx. 2.367 Acres

CENSUS TRACT: 73.01

APPLICANT/OWNER: BVCP Preston Center, LP

REPRESENTATIVE: Suzan Kedron

MISCELLANEOUS DOCKET ITEM

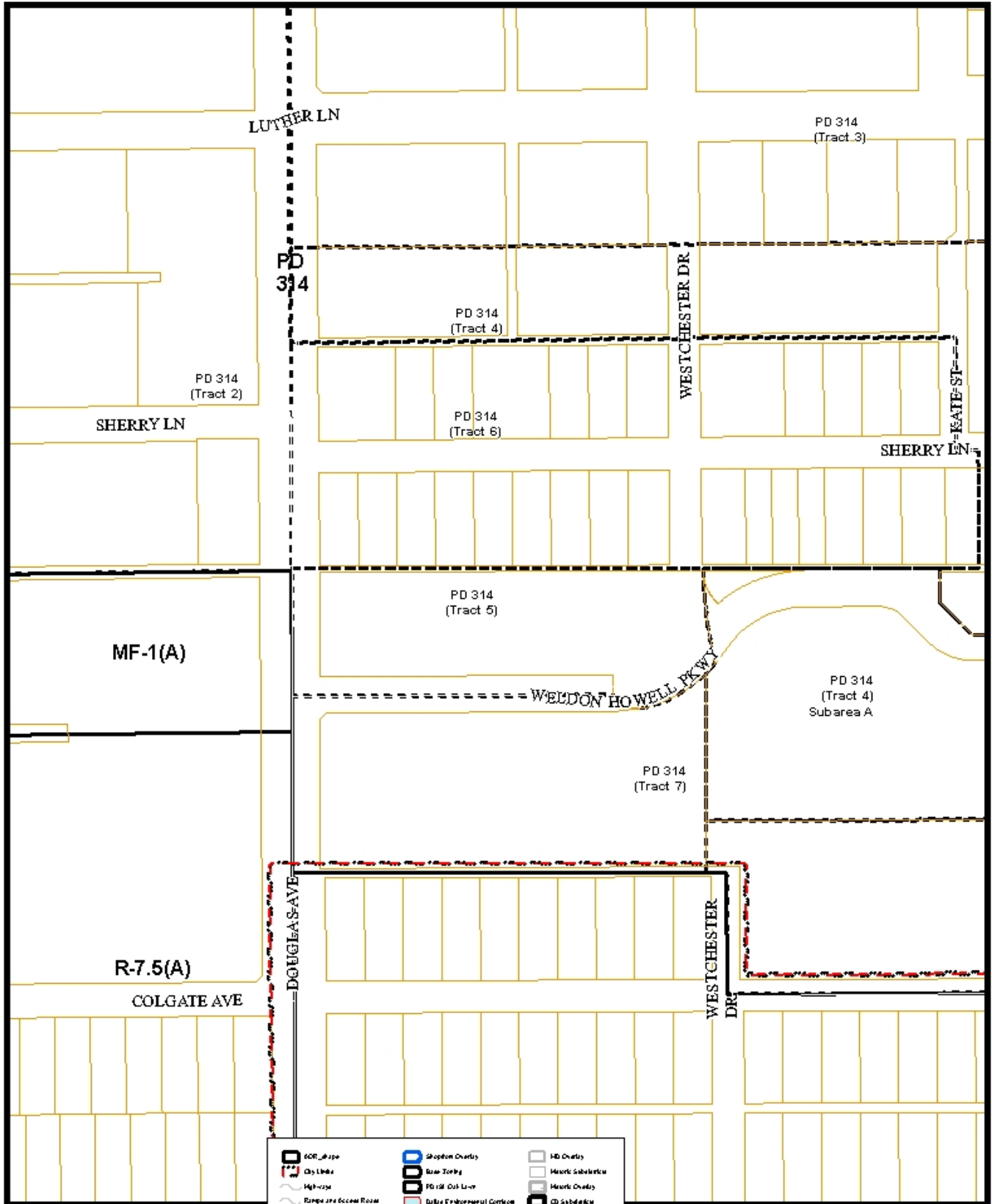
Minor Amendment for Development Plan


On July 25, 1989, the City Council passed Ordinance No. 20397 which established Planned Development District No. 314. The PDD consists of multiple tracts; the request is located within the Tract V portion. The most recent amendment to the Tract V portion was adopted by the City Council on December 8, 2010, Ordinance No. 28068.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to provide for the following: 1) one seven-story office tower (from two eight-story residential structures); 2) revised front yard setback (from 25 feet to 15 feet) along the majority of Weldon Howell Parkway and all of Westchester Drive; and, 3) revised lot coverage (from 60 percent to 55 percent).

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

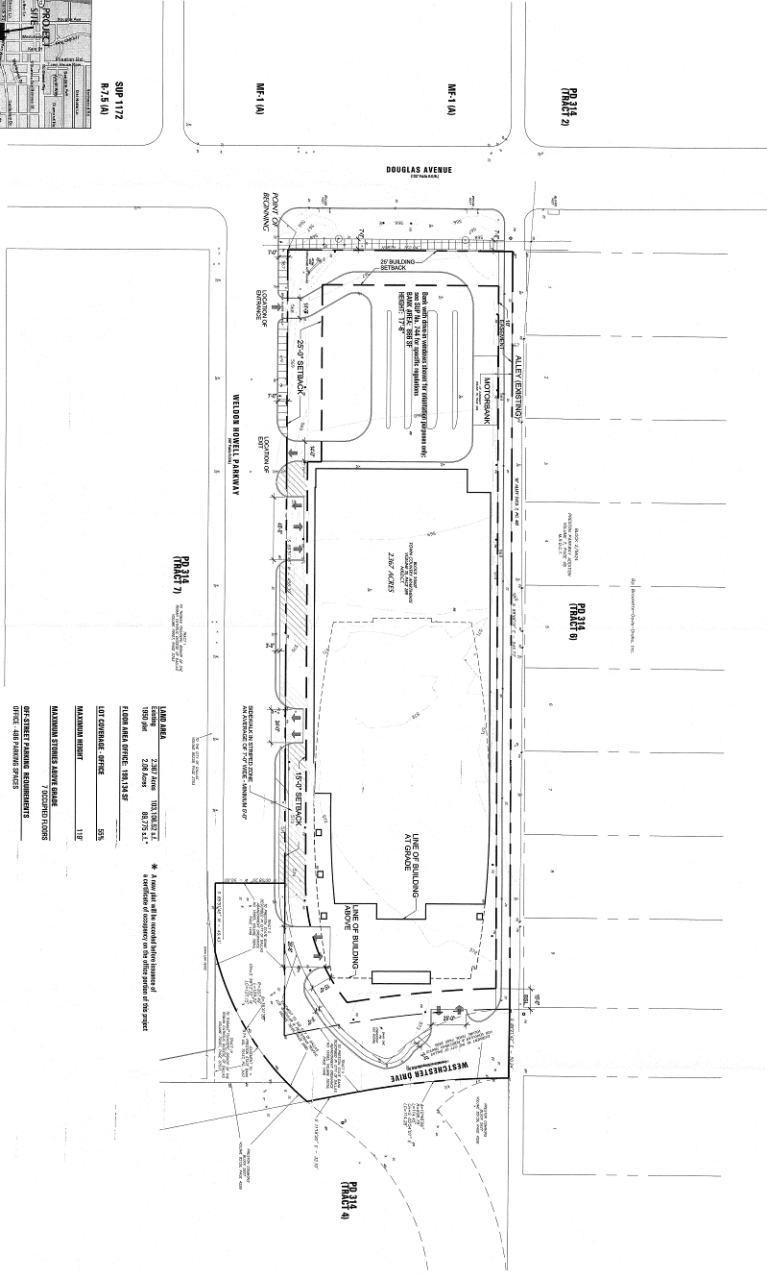
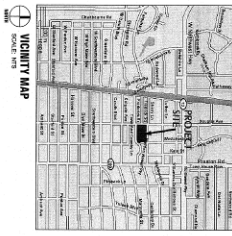
STAFF RECOMMENDATION: Approval




 1:2,254

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M134-007
 Printed: nov 11/2013



LAND AREA: 238.7 ACRES (161,183 S.F.)
LOT AREA: 1,000 S.F.
FLOOR AREA RATIO: 0.0075 S.F./S.F.
LOT COVERAGE: 0.05%
MAXIMUM HEIGHT: 11' 0"
MAXIMUM STORIES ABOVE GROUND: 7 (300 FT. MAX.)
OFF-STREET PARKING REQUIREMENTS: 0.2 PER 1,000 S.F. OF GROUND FLOOR AREA

* A new lot will be created within the western portion of the site. A new lot will be created within the western portion of the site. A new lot will be created within the western portion of the site.

BO KA Powell
 architecture | landscape | planning | graphics
 800 Park Lane, Suite 300 | Dallas, Texas 75211
 Tel 972.703.5000 | Fax 972.981.3008
 www.bokapowell.com

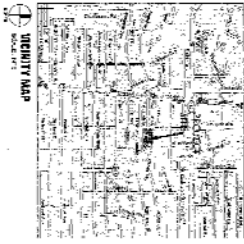
Amendment to PD 514 (Tract V) & SLP 714

Owner: BSA VENTURES
 5820 W. Northwest Highway
 Dallas, TX 75225

Project:
BANDERA
PRESTON CENTER
 DALLAS, TX 75225

Project number: 12131-100
 date: June 30, 2010
 August 25, 2010
 August 14, 2013 minor amendment
 October 30, 2013 minor amendment
 Z090-225(M)E1

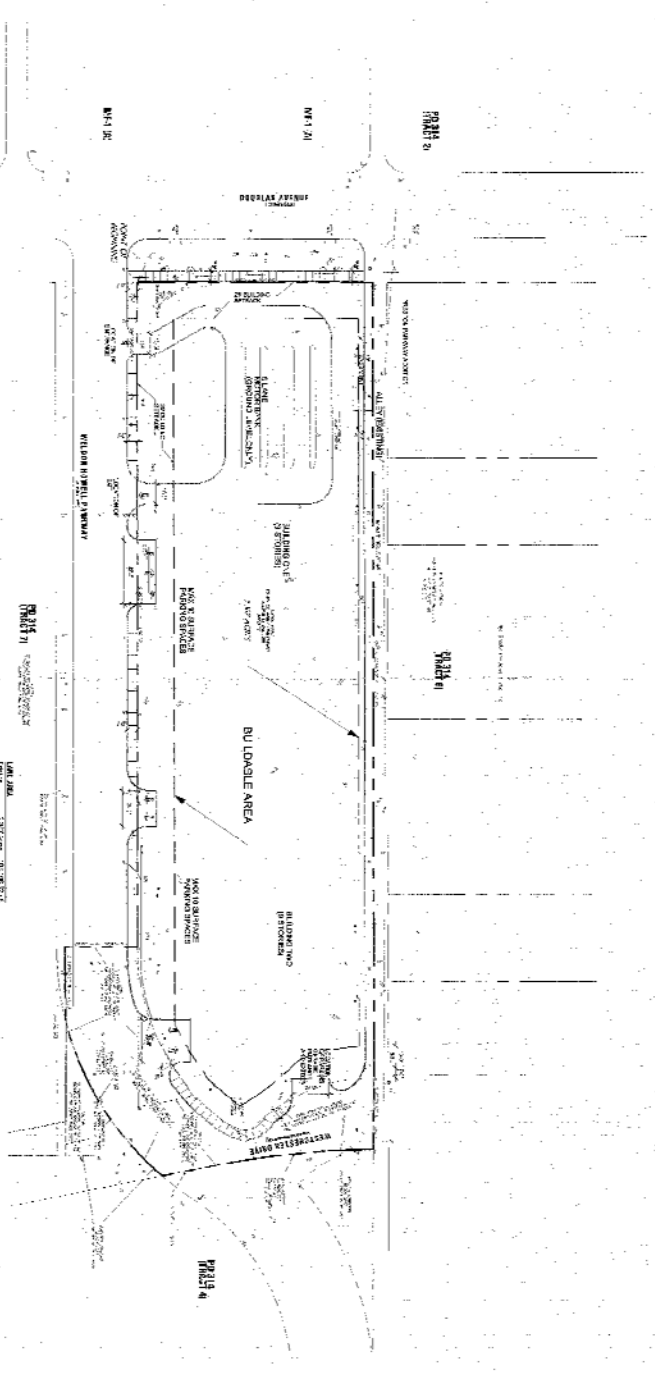
Proposed Development Plan



DEVELOPMENT PLAN

LAND USE
 ZONE: M-1 (MEDIUM DENSITY RESIDENTIAL)
 MAXIMUM HEIGHT: 30 FT
 MAXIMUM SETBACK: 10 FT
 MAXIMUM BUILDING AREA: 20,000 SQ FT

PROPOSED DEVELOPMENT
 PROJECT: BANDAERA
 SITE AREA: 2.5 ACRES
 TOTAL BUILDING AREA: 18,000 SQ FT
 TOTAL GARAGE CAPACITY: 120 VEHICLES



BOK Power
 8100 Sander Rd, Suite 416
 Dallas, TX 75241
 Tel: 972.281.4000 | Fax: 972.281.4100
 www.bokpower.com

Existing Development Plan

FILE NUMBER: W134-001

DATE FILED: November 8, 2013

LOCATION: Southeast corner of Abrams Road and Reiger Avenue

COUNCIL DISTRICT: 2 & 14

MAPSCO: 46-C & 46-D

SIZE OF REQUEST: 20.8 acres

CENSUS TRACT: 13.01

MISCELLANEOUS DOCKET ITEM:

Representative & Applicant: Hillary VonAhsen, P.E.

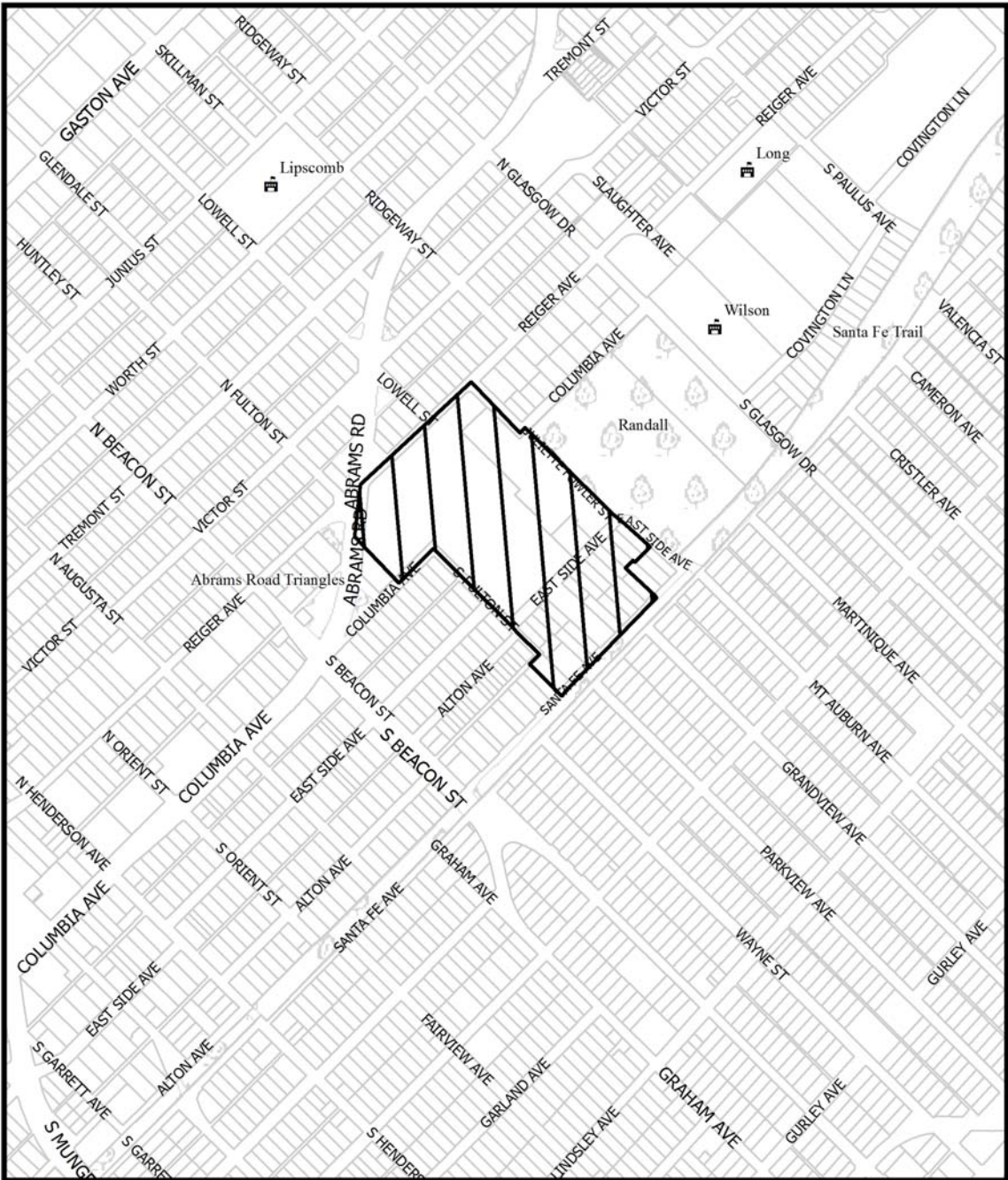
Owner: Juliette Fowler Communities

Waiver of Two-Year Waiting Period

Upon the City Plan Commission's recommendation to approve, City Council approved the amendment to Specific Use Permit No. 351 to expand the area of the SUP and revise the accompanying site plan on November 14, 2012 (Case Z112-253). The site plan (attached) showed a future expansion area. However, the floor area for the proposed buildings was unknown at that time. Therefore, the SUP will require an amendment to denote the square footage of the floor area and show the footprints of the new buildings on the site plan. The representative indicates that two 3-story structures will be constructed.

According to Section 51A-4.701(d) of the Dallas Development Code, a new zoning application on this property cannot be filed prior to November 14, 2014, without a waiver of the two-year waiting period. Per the code, "The commission may waive the time limitation if there are changed circumstances regarding the property sufficient to warrant a new hearing." The site plan clearly shows that future expansion was anticipated. Market conditions have enabled the business the opportunity to start construction sooner than anticipated. Therefore, staff can support this request.

Staff Recommendation: Approval

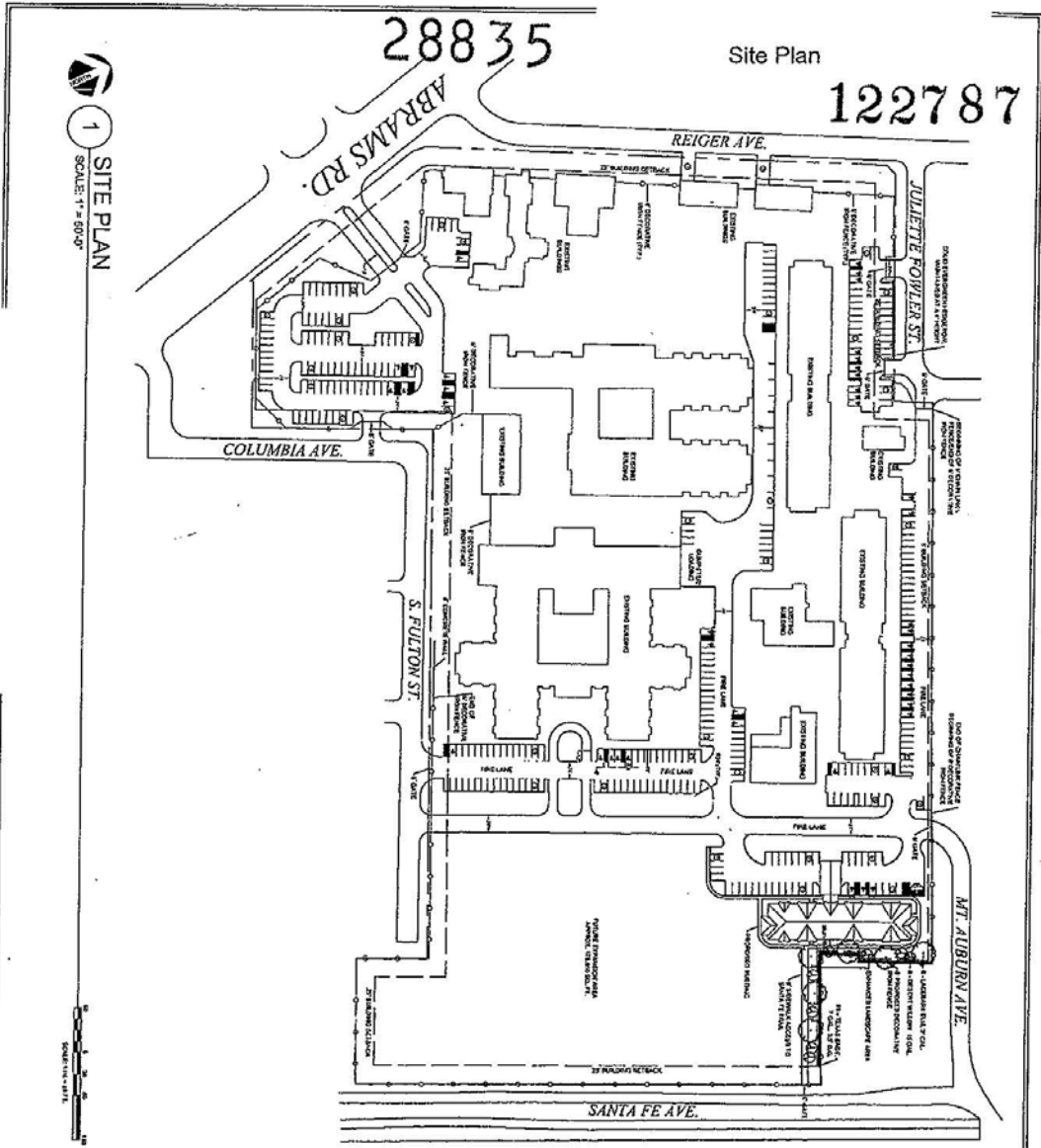


1:7,200

VICINITY MAP

Case no: Z112-253

Date: 10/22/2012



28835

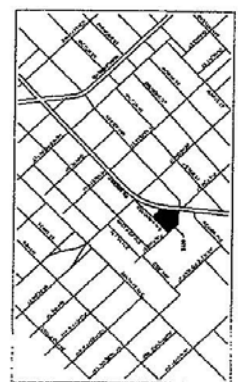
Site Plan

122787

1 SITE PLAN
SCALE: 1" = 50'-0"

Specific Use Permit
No. 361

SCALE: 1" = 50'-0"



VICINITY MAP
MTS

2112-253 (RB)
ENTIRE SITE TO BE PURSUANT OF ARTICLE X

| | | | |
|-----------------------|--|----------------------------|-------------|
| Baldwin | | 3004 Elm Street, Suite B | |
| Associates | | DALLAS, TEXAS 75228 | |
| CITY OF DALLAS, TEXAS | | OFFICE: 214.821.2583 | |
| SITE PLAN | | info@baldwinassociates.com | |
| JULIETTE FOWLER HOMES | | | |
| PREPARED BY | | DATE | SCALE/NOTES |
| A.S. | | 08/12 | 1"=50' |

Approved
City Plan Commission
October 4, 2012

W134-001

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. 2112-253, sup Amend #351

Location Northwest Corner of Mt. Auburn Ave & Santa Fe

Date of last CPC or CC Action 11/14/2012

Applicant's Name, Address & Phone Number _____

Hillary VonArmen, 12750 Meit Dr #1000, Dallas Tx 75251

972-770 1354

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

Juliette Fowler Homes-bka

Juliette Fowler Communities 1234 Abrams Rd, Dallas Tx 75214

214-515-1326 Jerrawhittington, COO

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

We would like to start development and construction
prior to waiting two years.

Hillary VonArmen
Applicant's Signature

RECEIVED BY

NOV 08 2013

Current Planning

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

Date Received
Fee: \$300.00

FILE NUMBER: M123-030

DATE FILED: April 19, 2002

LOCATION: Frankford Road and Preston Road, Northwest Corner

COUNCIL DISTRICT: 12

MAPSCO: 5F, G

SIZE OF REQUEST: Approx. 11.06 Acres

CENSUS TRACT: 317.98

APPLICANT/OWNER: Frankford Lakes, LP

REPRESENTATIVE: Robert Reeves

MISCELLANEOUS DOCKET ITEM

Minor Amendment for the Residential 2 portion of Development Plan

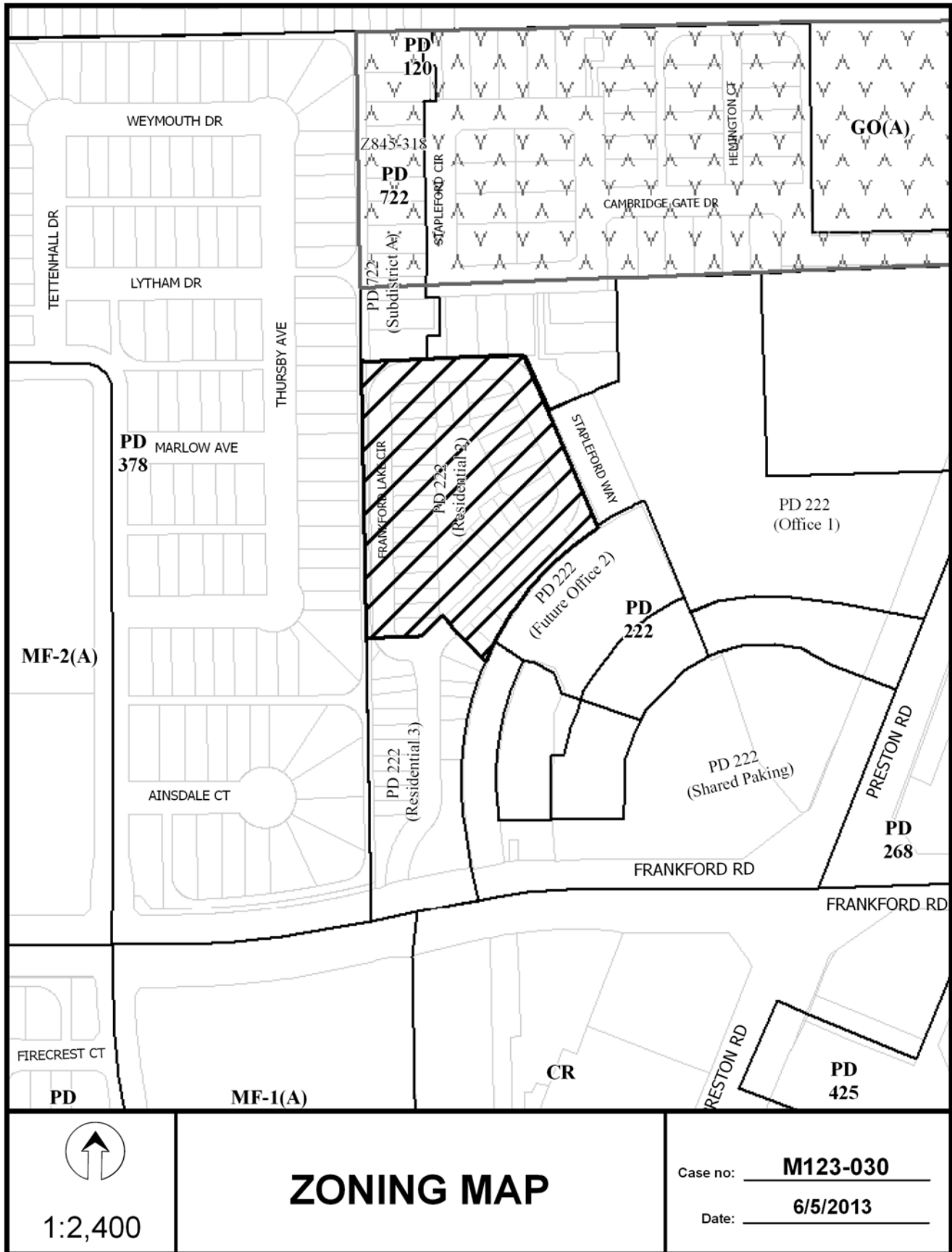
On July 16, 1986, the City Council passed Ordinance No. 19223 which established Planned Development District No. 222 for Shopping Center District Uses on property at the above location. The PDD was subsequently amended by Ordinance Nos. 23418, 24070, 25083, 25710, 25959, and most recently, 26595.

At this time, the property owner has submitted an application for consideration of a minor amendment to the Residential 2 portion of the development plan to provide for a reconfiguration of three of the northwestern-most lots into two. A replat providing for this is being considered on this same date.

The request does not impact any of the other provisions regulating the property and otherwise complies with the requirements for consideration of a minor amendment to a development plan.

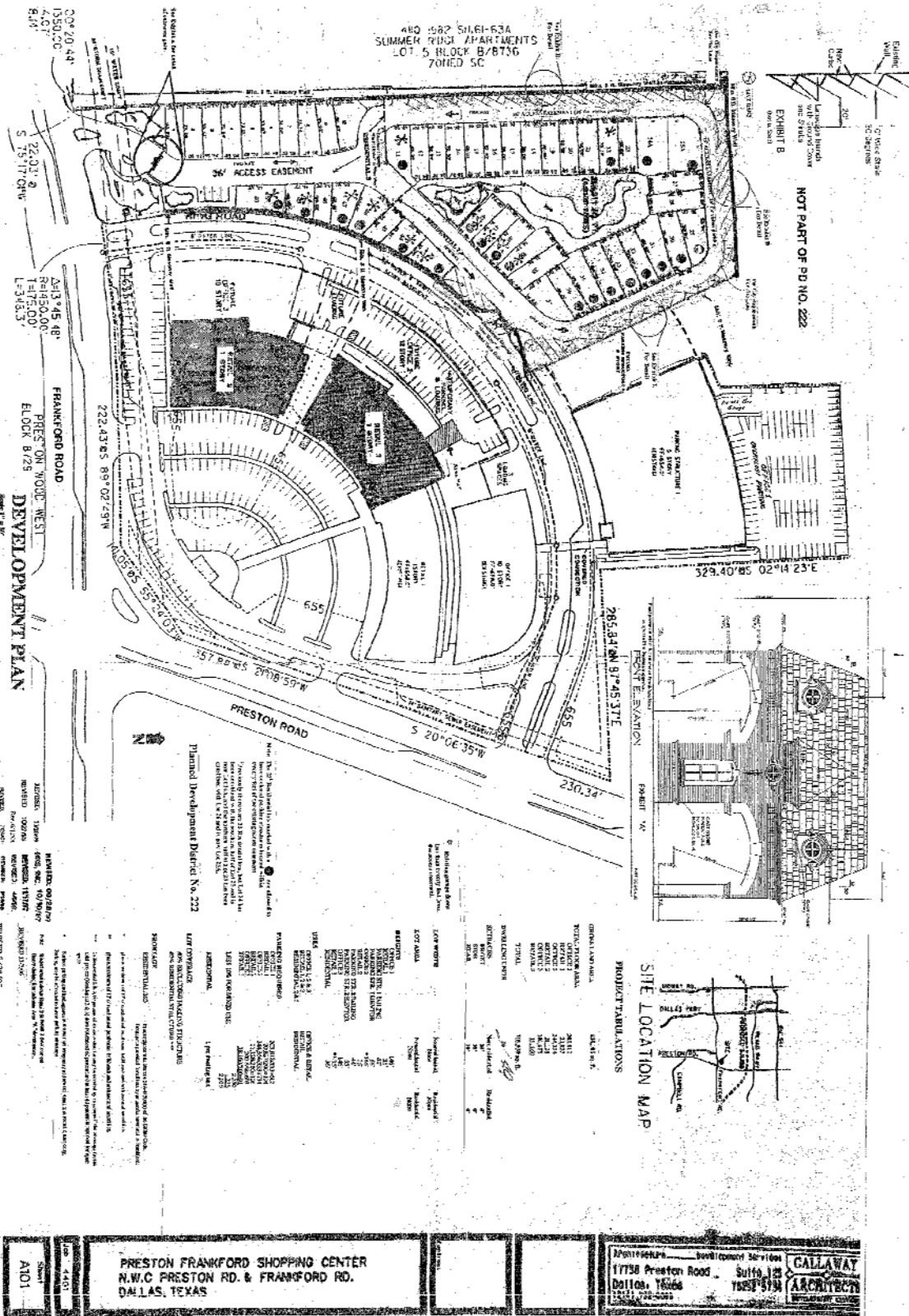
STAFF RECOMMENDATION: Approval.

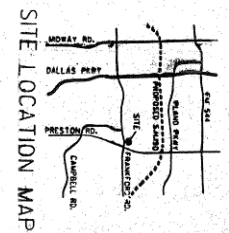
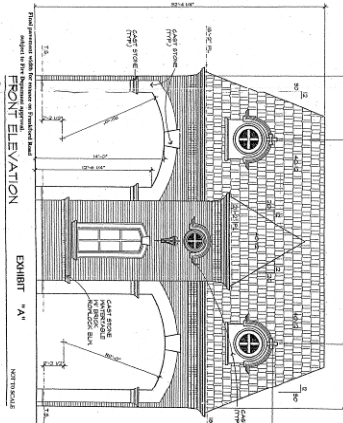
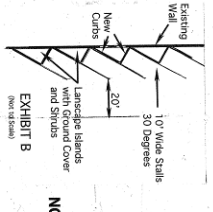
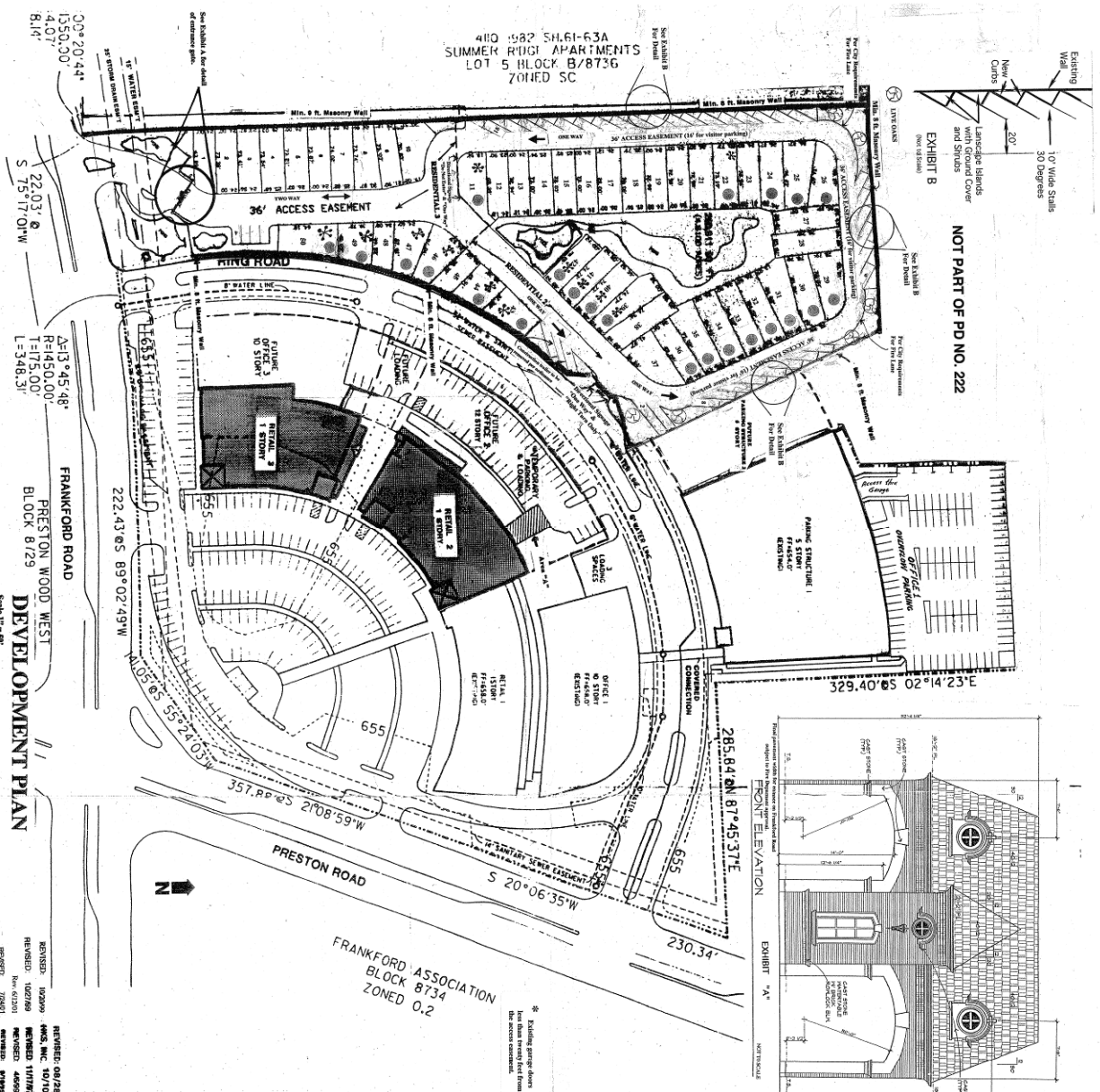
PRIOR CPC ACTION: On October 24, 2013, the City Plan Commission held this request under advisement until November 21, 2013.



ZONING MAP

Case no: M123-030
 Date: 6/5/2013





SITE LOCATION MAP

PROJECT TABULATIONS

| GROUPS/LAND AREA | 658.18 sq. ft. |
|------------------|----------------|
| TOTAL FLOOR AREA | |
| OFFICE 1 | 20,412 |
| OFFICE 2 | 24,544 |
| OFFICE 3 | 21,128 |
| RETAIL 1 | 11,108 |
| RETAIL 2 | 11,108 |
| RETAIL 3 | 11,108 |
| TOTAL | 76,508 sq. ft. |

FRANKFORD ASSOCIATION
BLOCK 8734
ZONED 0.2

REVISIONS:

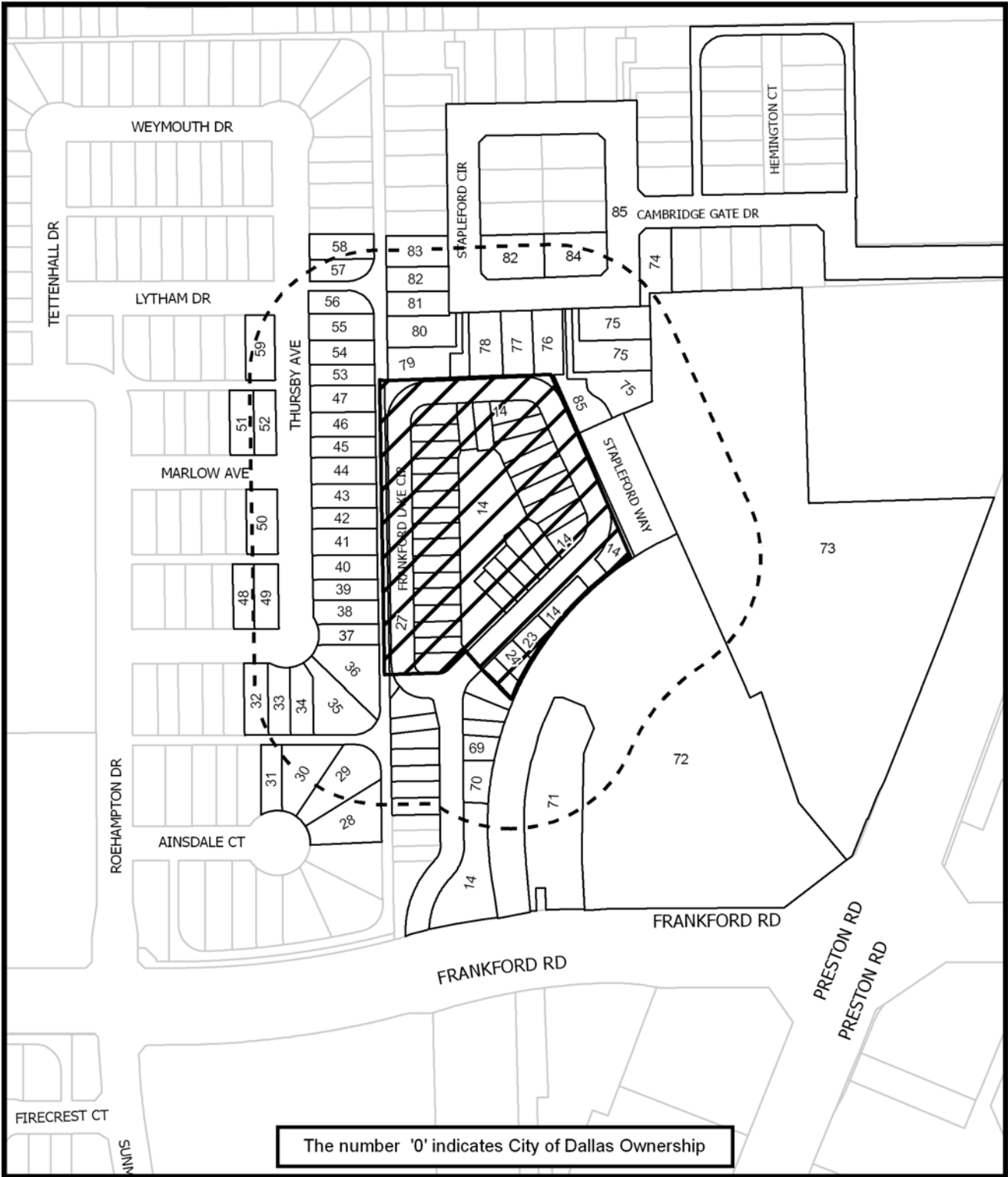
| | |
|--------------------|--------------------|
| REVISION: 08/28/07 | 405, INC. 10/10/07 |
| REVISION: 10/29/07 | REVISION: 4/26/08 |
| REVISION: 10/29/07 | REVISION: 11/19/07 |
| REVISION: 7/26/01 | REVISION: 4/26/08 |
| REVISION: 5/14/06 | REVISION: 10/29/07 |
| REVISION: 5/14/06 | REVISION: 11/19/07 |
| REVISION: 5/14/06 | REVISION: 2/28/07 |

Scale: 1" = 30'

070729
26595

| | | |
|---|--|--------------------------------|
| <p>APR 11 2008</p> <p>17738 Preston Road, Suite 325 Dallas, TX 75252-5738 1.814.732-6085</p> <p>CALLAWAY ARCHITECTS DEVELOPMENT SERVICES</p> | <p>PRESTON FRANKFORD SHOPPING CENTER N.W.C PRESTON RD. & FRANKFORD RD. DALLAS, TEXAS</p> | <p>4401</p> <p>Street A101</p> |
|---|--|--------------------------------|

**Existing Residential 2
Development Plan**



1:2,400

NOTIFICATION

200'

AREA OF NOTIFICATION

85

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M123-030**

Date: **6/5/2013**

6/5/2013

Notification List of Property Owners

M123-030

85 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------------|--|
| 1 | 18367 FRANKFORD LAKES | CHOI PHILIP H |
| 2 | 18363 FRANKFORD LAKES | KEENER PHILLIP & VALERIE |
| 3 | 18359 FRANKFORD LAKES | GRAUL TRACY |
| 4 | 18355 FRANKFORD LAKES | SCHULTZ THAD W |
| 5 | 18351 FRANKFORD LAKES | MARVER CORY F |
| 6 | 18347 FRANKFORD LAKES | KROEHLE THOMAS P JR |
| 7 | 18343 FRANKFORD LAKES | CONSIDINE CHRISTY ANN |
| 8 | 18339 FRANKFORD LAKES | ONO PROPERTIES LLC |
| 9 | 18335 FRANKFORD LAKES | CASTRO RICARDO |
| 10 | 18331 FRANKFORD LAKES | SPAIN DEBRA J |
| 11 | 18327 FRANKFORD LAKES | BOLIN JOSEPH |
| 12 | 18323 FRANKFORD LAKES | ATTEBURY JAMES R & ATTEBURY DEBORAH Y |
| 13 | 18319 FRANKFORD LAKES | LINDSEY LORRAINE |
| 14 | 18315 FRANKFORD LAKES | FRANKFORD LAKE LP |
| 15 | 18235 FRANKFORD LAKES | STEVENS DENNIS & DENISHA |
| 16 | 18231 FRANKFORD LAKES | TODD-PARKER DEDE |
| 17 | 18219 FRANKFORD LAKES | FREILING DON RYNN |
| 18 | 18167 FRANKFORD LAKES | FOCHT FRANKFORD TRUST SCHOCHET BARRY - T |
| 19 | 18163 FRANKFORD LAKES | DALTON AMY |
| 20 | 18159 FRANKFORD LAKES | KRAUTER PHILIP J |
| 21 | 18155 FRANKFORD LAKES | KEPHART BLANTON S & KIMBERLY |
| 22 | 18151 FRANKFORD LAKES | SMITH TERRY H |
| 23 | 18156 FRANKFORD LAKES | JOHNSON GLENN |
| 24 | 18152 FRANKFORD LAKES | MONZON IRENE |
| 25 | 18148 FRANKFORD LAKES | SIDWEBER MARA |
| 26 | 18144 FRANKFORD LAKES | LOTT JOHN DOUGLAS & CYNTHIA |

6/5/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------|--|
| 27 | | FRANKFORD LAKE LP |
| 28 | 6035 AINSDALE | LOWRANCE STEPHEN L & MARIA C |
| 29 | 6031 AINSDALE | THOMPSON IVAN & ALISON |
| 30 | 6027 AINSDALE | GILLIAM BRIAN |
| 31 | 6023 AINSDALE | SKINNER ELIZABETH M |
| 32 | 6024 THURSBY | MAGGU GEETA ANJLI |
| 33 | 6028 THURSBY | WHALEN TIM |
| 34 | 6032 THURSBY | GRIFFIS ROBERT G JR |
| 35 | 6036 THURSBY | ZUCKER JEFFREY & ELIZABETH |
| 36 | 6040 THURSBY | JASSO GENARO N & KAIHUI SHEN |
| 37 | 6044 THURSBY | SWANN SANDRA A |
| 38 | 6048 THURSBY | LYON CLIFFORD R ETUX KAREN |
| 39 | 6052 THURSBY | CAVANAUGH JAMES A JR |
| 40 | 6056 THURSBY | CENDANA ADAM MICHAEL & TONI |
| 41 | 6060 THURSBY | HARRIS SIGMUND B & BARBARA |
| 42 | 6064 THURSBY | SOPER CHARLES T |
| 43 | 6068 THURSBY | GREEN BOBBY J & EVELYN R |
| 44 | 6072 THURSBY | HIRSH LESLIE |
| 45 | 6076 THURSBY | NIXON FRANKIE L |
| 46 | 6080 THURSBY | STARFIELD REVOCABLE TRUST THE ANTHONY M |
| 47 | 6084 THURSBY | INTERMAGIO JAMES V |
| 48 | 6019 THURSBY | MAYES JASON & JENNIFER |
| 49 | 6023 THURSBY | OLESAK VINCENT E |
| 50 | 6024 MARLOW | HIRL DOROTHY ALICE & J ROGER HIRL & DAVI |
| 51 | 6019 MARLOW | SNOW DONNA K |
| 52 | 6023 MARLOW | HOWARD WILLIAM RELLE |
| 53 | 6104 THURSBY | DECKELBOIM GARY & ROSALIND |
| 54 | 6108 THURSBY | SMITH MARY S |
| 55 | 6112 THURSBY | SHREEVE JAMES ANDREW & MIKA MELANE |
| 56 | 6116 THURSBY | COHEN MARC & COHEN BRETT A |
| 57 | 6120 THURSBY | SCHULMAN CHERIE & GIFFORD JED |

6/5/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|------------------------|---|
| 58 | 6124 THURSBY | XU ZHIMEI |
| 59 | 6032 LYTHAM | ALTHOLZ WALTER J |
| 60 | 18119 FRANKFORD LAKES | ALLAHVERDI REZA & KERRI |
| 61 | 18123 FRANKFORD LAKES | ARAVIND DEVAKI |
| 62 | 18127 FRANKFORD LAKES | AUMOCK STEPHEN J |
| 63 | 18131 FRANKFORD LAKES | TABANI ALIYA |
| 64 | 18135 FRANKFORD LAKES | NACE TYLER C |
| 65 | 18139 FRANKFORD LAKES | KROEHLE BARBARA D |
| 66 | 18143 FRANKFORD LAKES | KAPLAN PAUL |
| 67 | 18140 FRANKFORD LAKES | FAIN STEVE |
| 68 | 18138 FRANKFORD LAKES | SCOTT KYLEEN E |
| 69 | 18134 FRANKFORD LAKES | JARVIS SUSAN |
| 70 | 18130 FRANKFORD LAKES | RANEY VICKI |
| 71 | 18101 PRESTON | SILVERWOOD PROPERTIES LLC |
| 72 | 18101 PRESTON | PRESTON FRANKFORD SHOPPING CENTER LP |
| 73 | | AGF PRESTON II LTD |
| 74 | 6202 CAMBRIDGE GATE DR | JONES JACK O & BETH LEE |
| 75 | 18308 STAPLEFORD WAY | ARCADIA LAND PARTNERS 27 LTD |
| 76 | 6110 STAPLEFORD CIR | KING SIU FONG & XUE YAN LIU & SIU LUNG K |
| 77 | 6112 STAPLEFORD CIR | BARTON JAMES R & BOBBIE DEAN |
| 78 | 6114 STAPLEFORD CIR | DEUTSCH ERIC A & MARJORIE E |
| 79 | 6118 STAPLEFORD | DAVIS FREDERIC J & BRENDA J LITTLE |
| 80 | 6120 STAPLEFORD CIR | WEILER RICHARD E & REBECCA W REVOCABLE L |
| 81 | 6122 STAPLEFORD CIR | WILLIAMS LAVOYD & SVETLANA LAVRENOVA TR |
| 82 | 6124 STAPLEFORD CIR | CAMBRIDGE HOMES INC |
| 83 | 6126 STAPLEFORD CIR | STUMPF THOMAS F & CAROL MARIE FAMILY LVG |
| 84 | 6173 STAPLEFORD CIR | CARPENTER ROBERT P & KRISTINE D |
| 85 | | HOMEOWNERS ASSOCIATION OF CAMBRIDGE GATE |

Planner: Warren F. Ellis

FILE NUMBER: Z123-357(WE) **DATE FILED:** August 13, 2013

LOCATION: Lawnview Avenue and Forney Road, south corner

COUNCIL DISTRICT: 7 **MAPSCO:** 47-L

SIZE OF REQUEST: Approx. 1,800 sq. ft. **CENSUS TRACT:** 84

APPLICANT: BKPR Corporation

OWNER: Grace KK Investment

REPRESENTATIVE: Bharat Rana

REQUEST: An application for a renewal of Specific Use Permit No. 1935 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of this request is to allow for the applicant to continue selling alcohol for off-premise consumption in the existing convenience store.

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

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The existing general merchandise or food store is compatible and conforms with the adjacent retail and personal service uses. The additional alcohol use within the general merchandise or food store should not impact the surrounding uses negatively from a land use perspective.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – While the proposed use will continue to be another service that is provided in the neighborhood, it is not foreseen that it will deter or enhance adjacent properties. The proposed SUP, if approved by the CPC and City Council, will have conditions that are associated with the use. An SUP could be revoked, have a reduced time period or not be renewed if the applicant does not comply.
3. *Not a detriment to the public health, safety, or general welfare* – It is not foreseen that this use would be a detriment to the public health, safety or general welfare of the community.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request will comply with all zoning regulations and standards. The Dallas Police has determined that the request site is in compliance with Chapter 12B, a certificate of registration required for each physically separate convenience store.

BACKGROUND INFORMATION:

- The request site is currently developed with a general merchandise or food store 3,500 square feet or less use within a multi-tenant retail development.
- The proposed request is to continue to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property.
- The general merchandise use is permitted by right. The sale of alcoholic beverages on property is prohibited in a D Liquor Control Overlay and requires a specific use permit in the D-1 Liquor Control Overlay.
- The adjacent land uses consist of a mix of office, commercial service and auto related uses.

Zoning History:

There has been one recent zoning change in the area.

1. **Z101-358:** On January 25, 2012, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 sq. ft. for a two-year period on the south corner Lawnview Avenue and Forney Road (request site).

Land Use:

| | Zoning | Land Use |
|------------------|--------------------------|---|
| Site | CR-D-1 | General merchandise or food store, personal service |
| Northeast | CR-D | Undeveloped |
| Southeast | CR-D | Office, Commercial service use |
| Northwest | CR-D-1 | Auto related uses |
| Southwest | CR-D w/deed restrictions | Office, Commercial parking lot |

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

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

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

Land Use Compatibility: The approximately 1,800-square-foot site is zoned a CR-D-1 Community Retail District with a D Liquor Control Overlay and is currently developed with a general merchandise or food store within a multi-tenant retail development. The applicant's request for a renewal of Specific Use Permit No. 1935 for the sale of alcoholic beverages in conjunction with a general merchandise store 3,500 square feet or less will allow for the continued sale of the alcoholic beverages in an existing general merchandise store or food store.

The adjacent land uses consist of a mix of office, commercial service and auto related uses.

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

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

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

that occurs in convenience stores in the city. This chapter establishes a registration program for convenience stores and provides requirements relating to:

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

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually. The Dallas Police has determined that the request site is in compliance with the requirements in Chapter 12B.

Development Standards:

| <u>DISTRICT</u> | SETBACKS | | Density | Height | Lot Coverage | Special Standards | PRIMARY Uses |
|----------------------------|-----------------|--|--------------------------------|------------------|---------------------|--|--------------------------------------|
| | Front | Side/Rear | | | | | |
| CR-D-1 Community retail | 15' | 20' adjacent to residential OTHER: No Min. | 0.75 FAR overall 0.5 office | 54' 4 stories | 60% | Proximity Slope Visual Intrusion | Retail & personal service, office |

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


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

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW | Proposed ROW |
|----------------------------|-------------|---------------------|---------------------|
| Lawnview Avenue | Collector | 60 ft. | 60 ft. |
| Forney Road | Collector | 60 ft. | 60 ft. |

Dallas Police Department: A copy of a police report of the offenses is provided below. Staff has divided the report into two sections which will show any offenses prior to the SUP and any offenses after the SUP was granted in 2012.

Offences prior to a Specific Use Permit – January 11, 2010 to January 11, 2012

| DALLAS POLICE DEPARTMENT | | | | | | | | | | |
|---|--------------|----------------------|------------------------|-------|-----|-------------|------|----------------|-------|---|
| | | | | | | | | | | UCR Codes Year Codes Property Class Codes |
| Virtual Viewer - Public Access | | | | | | | | | | Welcome |
|  | | | | | | | | | | |
| Search Records - Offense | | | | | | | | | | Filter |
| Service # | Offense Date | Complainant | Offense | Block | Dir | Street | Beat | Reporting Area | UCR1 | UCR2 |
| 0014028-Y | 01/17/2011 | **TIZON TAKOS ARANDA | CRIMINAL MISCHIEF/V... | 04441 | | LAWNVIEW... | 316 | 1215 | 14081 | |
| 0217121-X | 08/02/2010 | *M&J FOOD STORE | CRIMINAL MISCHIEF/V... | 04441 | | LAWNVIEW... | 316 | 1215 | 14092 | |
| 0292224-Y | 11/05/2011 | *M & J FOOD STORE | FORGERY & COUNTERF... | 04441 | | LAWNVIEW... | 316 | 1215 | 10021 | |

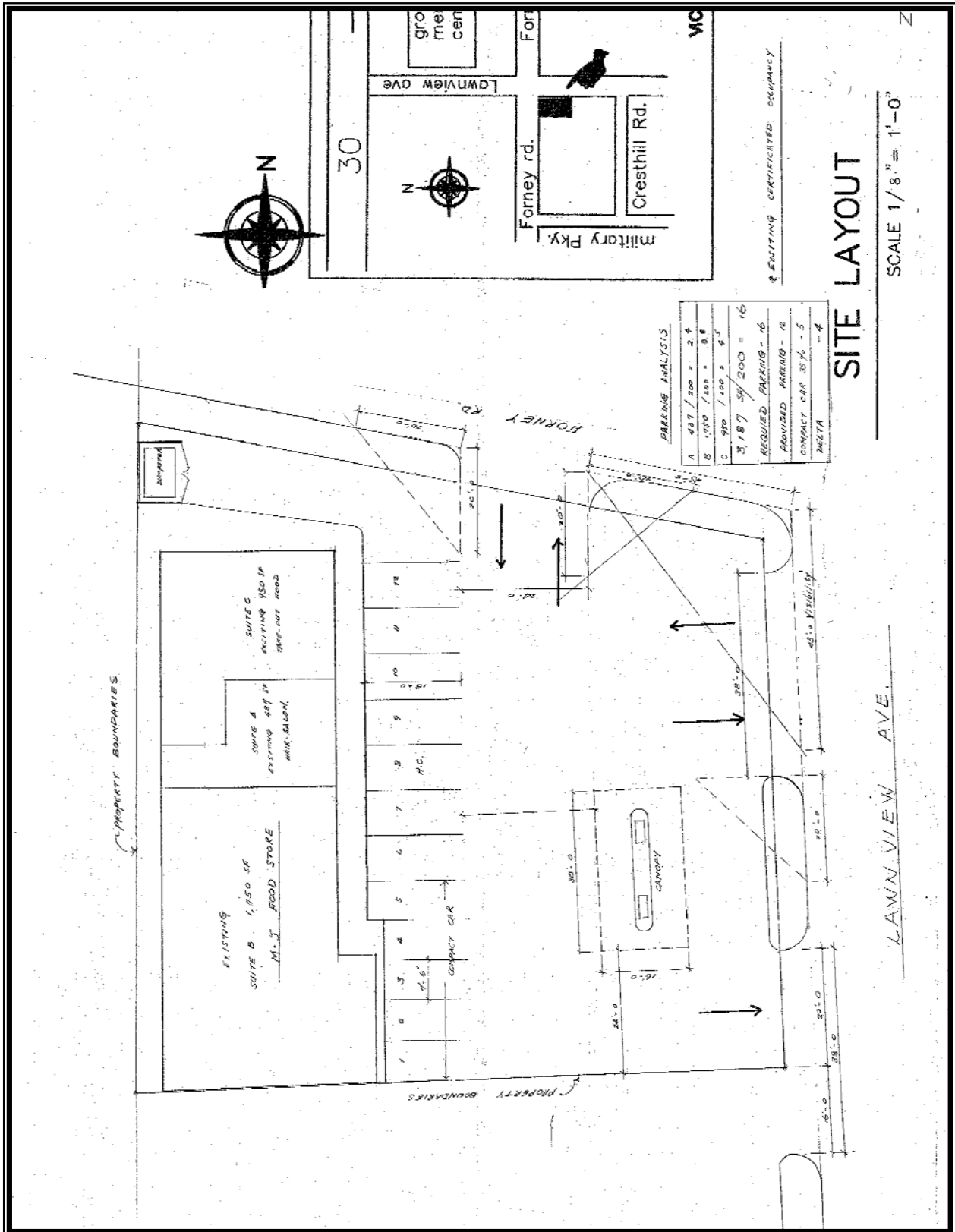
Offences received after Specific Use Permit – January 12, 2012 to November 8, 2013

| DALLAS POLICE DEPARTMENT | | | | | | | | | | |
|--|--------------|--------------------|----------------------|-------|-----|-------------|------|----------------|-------|---|
| | | | | | | | | | | UCR Codes Year Codes Property Class Codes |
| Virtual Viewer - Public Access | | | | | | | | | | Welcome |
|  | | | | | | | | | | |
| Search Records - Offense | | | | | | | | | | Filter |
| Service # | Offense Date | Complainant | Offense | Block | Dir | Street | Beat | Reporting Area | UCR1 | UCR2 |
| 0067742-A | 03/22/2013 | *EL FORASTERO | ROBBERY | 04441 | | LAWNVIEW... | 316 | 1215 | 03742 | 06901 |
| 0228776-Z | 09/13/2012 | RODRIGUEZ, ROLANDO | THEFT | 04441 | | LAWNVIEW... | 316 | 1215 | 06902 | |
| 0250457-Z | 10/07/2012 | *EL FORRESTERO | FORGERY & COUNTEN... | 04441 | | LAWNVIEW... | 316 | 1215 | 10022 | |
| 0257829-Z | 10/16/2012 | *EL FORASTERO | BURGLARY | 04441 | | LAWNVIEW... | 316 | 1215 | 05134 | |

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [~~August 13, 2013,~~] (five-year period from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced).
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

APPROVED SITE PLAN



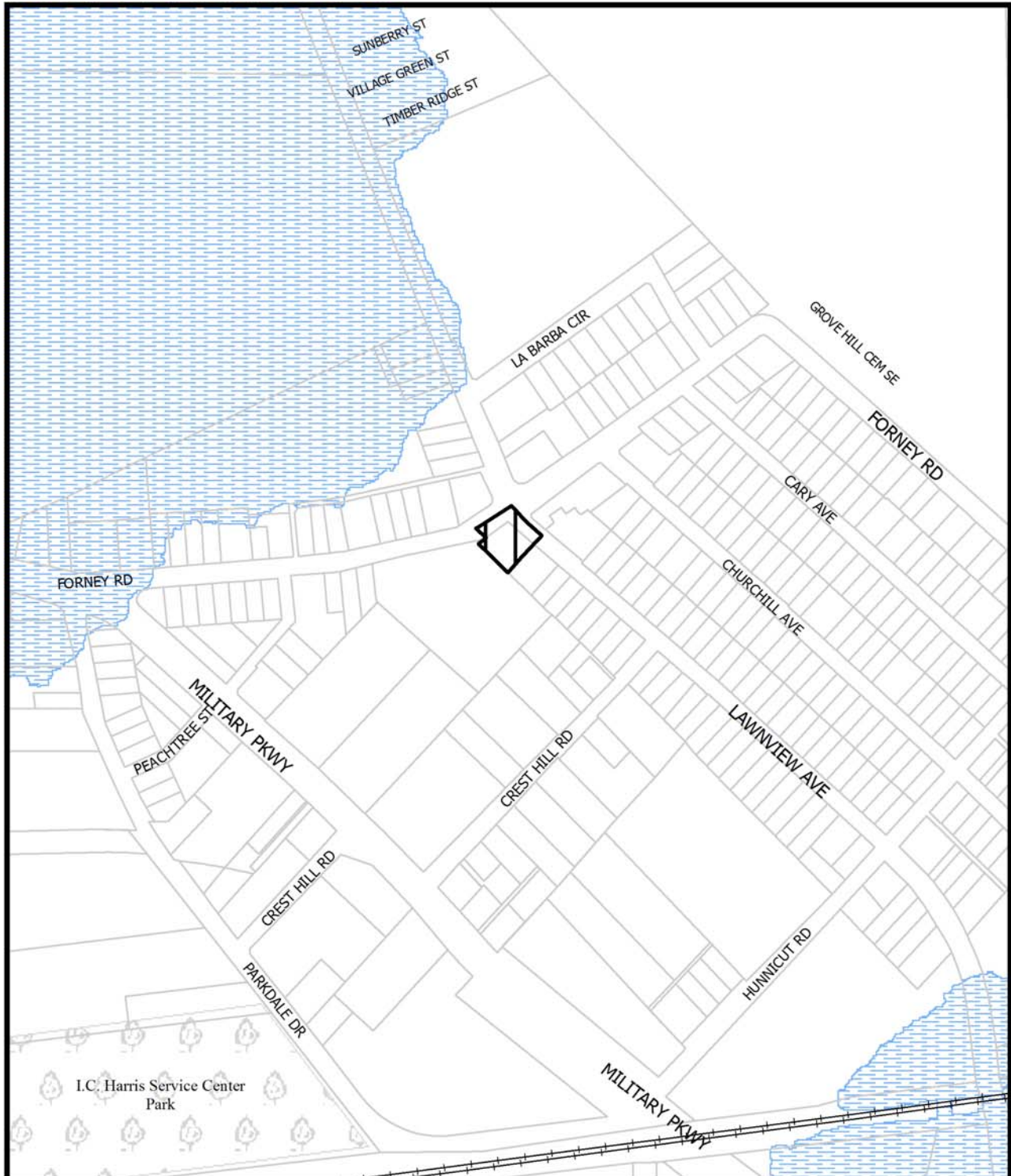
| | | | |
|------------------------------|------|---------|-------|
| A | 437 | / 200 = | 2.185 |
| B | 1950 | / 100 = | 19.5 |
| C | 950 | / 100 = | 9.5 |
| 3,187 SF / 200 = 16 | | | |
| REQUIRED PARKING = 16 | | | |
| PROVIDED PARKING = 12 | | | |
| COMPACT CAR 33% = 5 | | | |
| NETTA = 4 | | | |

SITE LAYOUT

SCALE 1/8" = 1'-0"

LAWN VIEW AVE.

* EXISTING CERTIFICATED OCCUPANCY

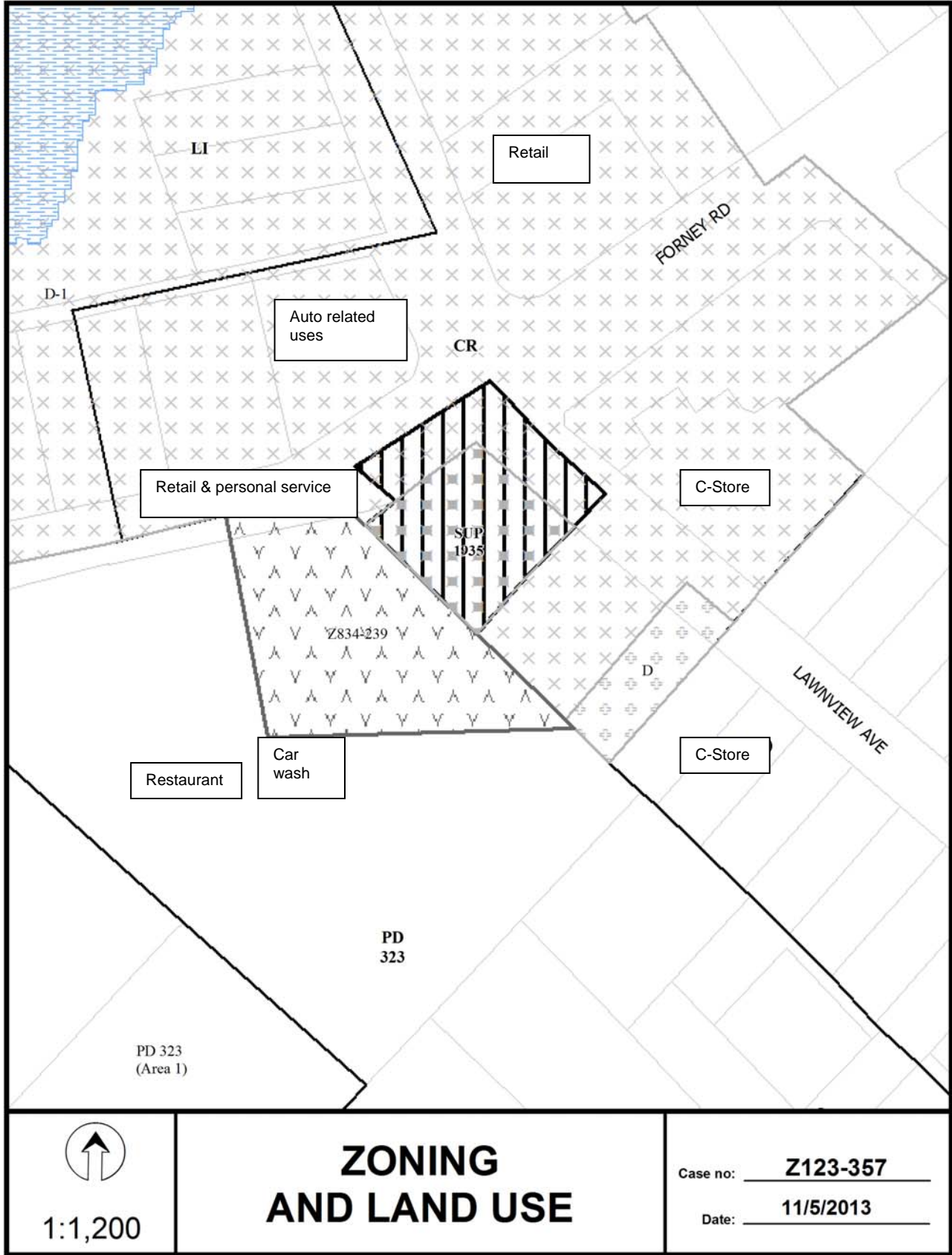


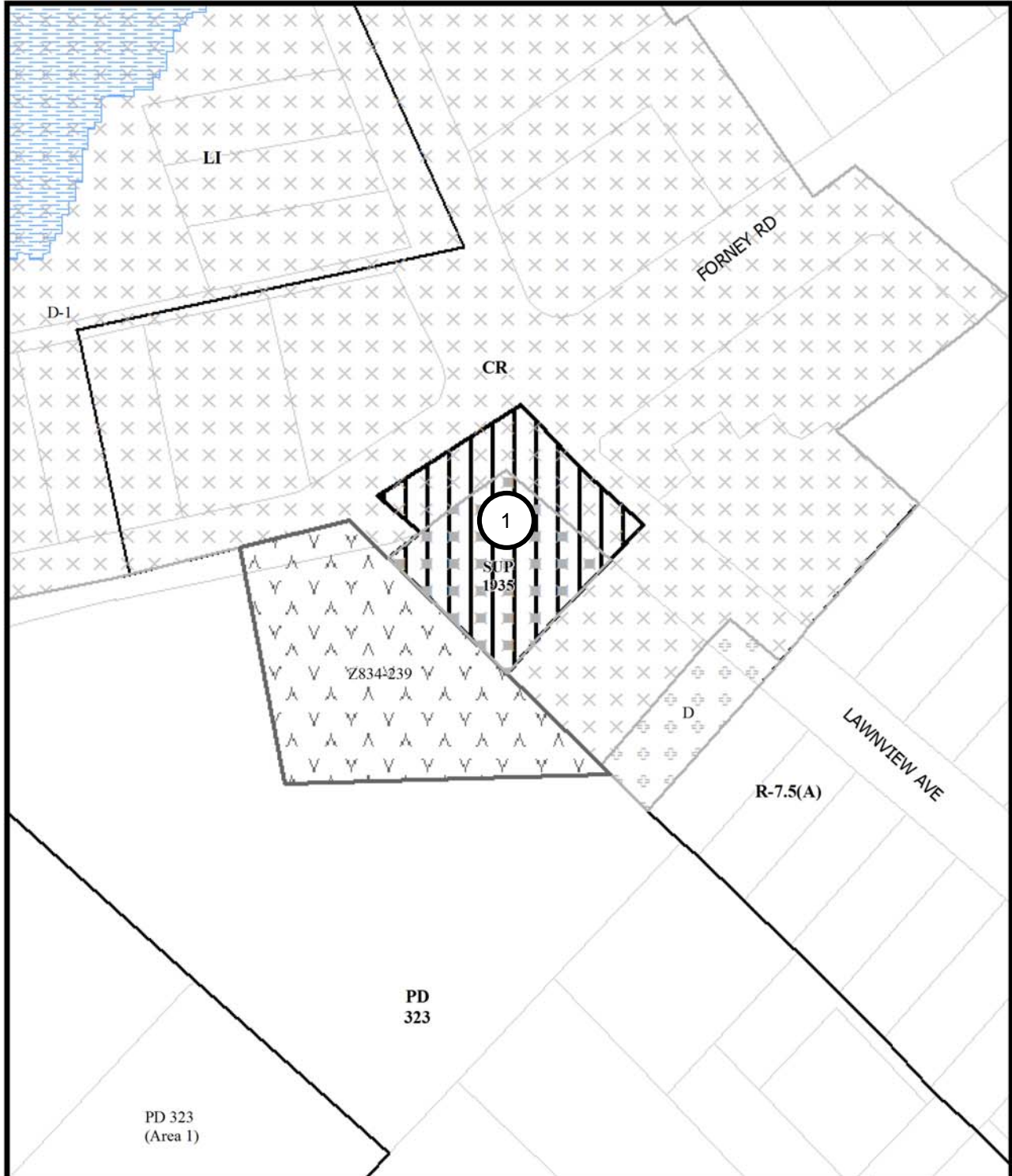
1:4,800

VICINITY MAP

Case no: Z123-357

Date: 11/5/2013





1:1,200

ZONING HISTORY

Case no: Z123-357

Date: 11/5/2013

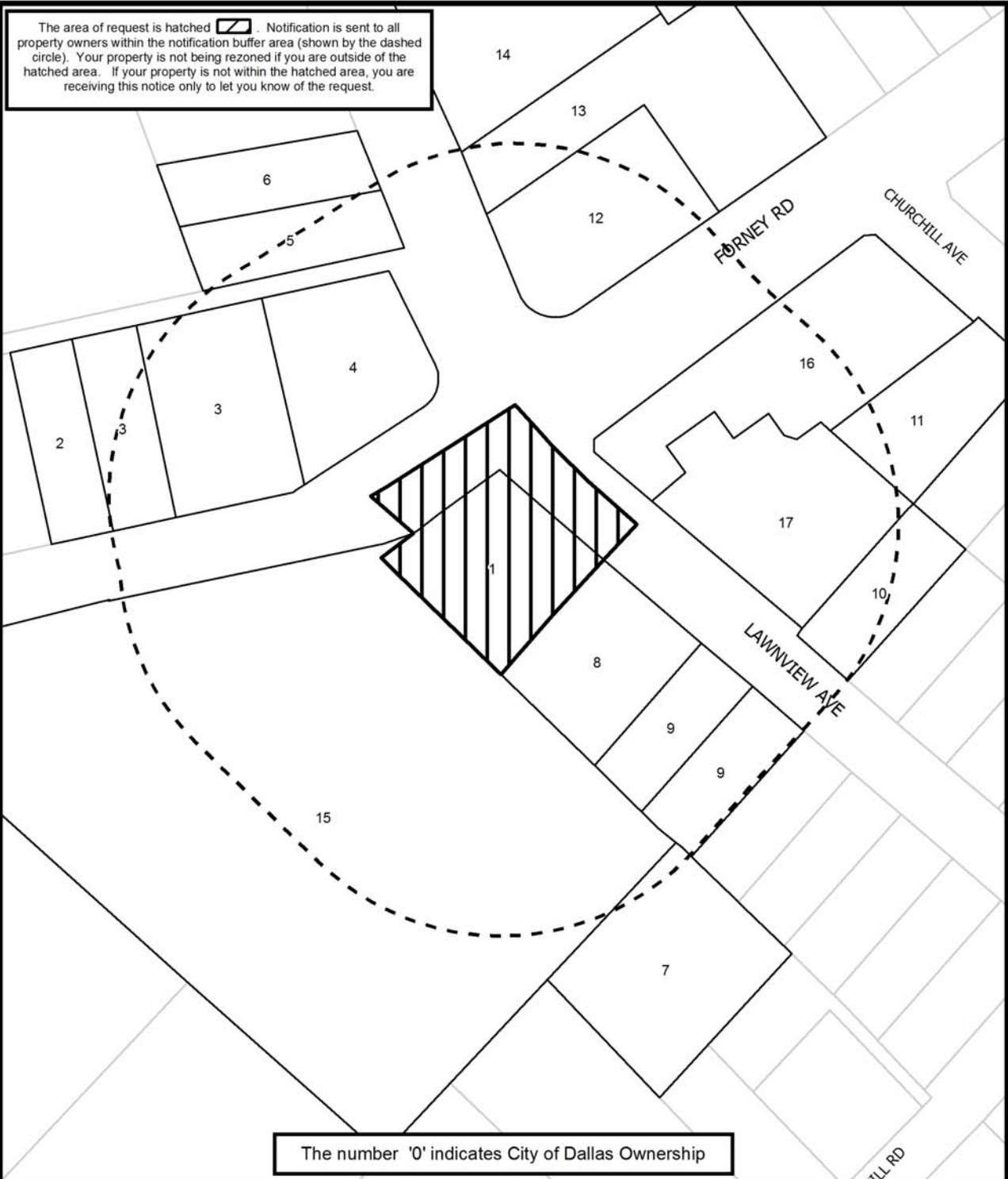


1:1,200

AERIAL MAP

Case no: Z123-357

Date: 11/5/2013




1:1,200

NOTIFICATION

| | |
|-------------|------------------------------------|
| 200' | AREA OF NOTIFICATION |
| 17 | NUMBER OF PROPERTY OWNERS NOTIFIED |

Case no: **Z123-357**
Date: **11/5/2013**

Notification List of Property Owners

Z123-357

17 Property Owners Notified

| Label # | Address | Owner |
|----------------|--------------------|--|
| 1 | 4439 LAWNVIEW AVE | GRACE KK INV LLC |
| 2 | 5431 FORNEY RD | ESCOBAR J ALEJANDRO & GLORIA MILILA ESCO |
| 3 | 5435 FORNEY RD | ESCOBAR J ALEJANDRO & GLORIA MILILA ESCO |
| 4 | 4503 LAWNVIEW AVE | VARGAS GUILLERMO |
| 5 | 4515 LAWNVIEW AVE | BLACK RICHARD & BLACK STEPHANIE |
| 6 | 4525 LAWNVIEW AVE | BURRESCIA MINTA |
| 7 | 4045 CREST HILL RD | ORR TOM & FRANCES BAGLEY |
| 8 | 4431 LAWNVIEW AVE | OTTO IRIS |
| 9 | 4427 LAWNVIEW AVE | MCLEOD BILLY JOE |
| 10 | 4424 LAWNVIEW AVE | PEREZ-GUARDADO OLGA L |
| 11 | 5610 CHURCHILL AVE | FAZ HECTOR & RODRIGUEZ MARTHA |
| 12 | 5511 FORNEY RD | MANTZURANIS TONY |
| 13 | 4510 LAWNVIEW AVE | MANTZURANIS TONY |
| 14 | 4540 LAWNVIEW AVE | LAWNVIEW PPTIES JV % JOE H HILL |
| 15 | 5420 FORNEY RD | PARKER LAURENCE E |
| 16 | 4442 LAWNVIEW AVE | MESSINA ROBERT L & DARLENE |
| 17 | 4440 LAWNVIEW AVE | MYERS JOHN & |

FILE NUMBER: Z123-360(MW)

DATE FILED: August 20, 2013

LOCATION: Southeast line of Belt Line Road, east of Kleberg Road

COUNCIL DISTRICT: 8

MAPSCO: 69-A

SIZE OF REQUEST: ±1 acre

CENSUS TRACT: 170.0

REPRESENTATIVE: Pamela Craig

APPLICANT/OWNER: Elvira Almaraz

REQUEST: An application to renew Specific Use Permit No. 1909 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service [Los Portillos] on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to continue the sale of alcoholic beverages in conjunction with the existing restaurant.

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

STAFF RECOMMENDATION:

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

1. *Compatibility with surrounding uses and community facilities* – The existing restaurant appears to be compatible with the surrounding land uses. The sale of alcoholic beverages in conjunction with the main use does not affect compatibility.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The existing restaurant provides a service to this area of the City and does not appear to negatively impact the adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – The existing restaurant, which sells and serves alcoholic beverages, does not appear to compromise the health, safety, and welfare of the citizens of the City of Dallas. The most recent offense incident listed on the Dallas Police Department's online reports was a theft, which occurred in 2009.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the request complies with all applicable zoning regulations and standards.

BACKGROUND INFORMATION:

- The ±1-acre request site is developed with a ±2,057-sqaure-foot restaurant, which was issued a Certificate of Occupancy on May 12, 2011.
- Specific Use Permit No. 1909 was approved on October 10, 2011 for a two-year period.
- The applicant does not propose changes to the existing building or site.

Surrounding Zoning History:

There has been no zoning activity in the vicinity of the request site within the last five years.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW |
|----------------------|--------------------|--------------|
| South Belt Line Road | Principal Arterial | Variable |

Traffic:

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

Surrounding Land Uses:

| | Zoning | Land Use |
|-----------|----------|---------------|
| Northeast | CR | Single family |
| Southeast | R-7.5(A) | Single family |
| Southwest | CS | Single family |
| Northwest | CS | Single family |

STAFF ANALYSIS:

Comprehensive Plan:

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

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

well as quality access and visibility are important components of successful auto-oriented development.

The existing restaurant is generally consistent with the following goal and policy of the Comprehensive Plan.

LAND USE ELEMENT

Goal 1.1: Promote desired development

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

Land Use Compatibility:

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

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

The applicant's request conforms with the applicable zoning regulations and standards and is consistent with the intent of the Dallas Development Code. The proposed sale of alcoholic beverages in conjunction with the existing restaurant does not appear to negatively impact the adjacent properties. Therefore, staff recommends approval for a five-year period with eligibility for automatic renewal for additional five-year periods subject to a site plan and conditions.

Development Standards:

While the applicant does not propose any new construction or changes to the site, the development standards for the CS Commercial Service District are provided below.

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

Parking:

Pursuant to the Dallas Development Code, a restaurant without drive-in or drive-through service requires one space per 100 square feet of floor area. Therefore, the ±2,057-square foot restaurant requires 21 spaces; 23 spaces are provided, as depicted on the site plan.

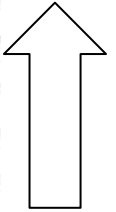
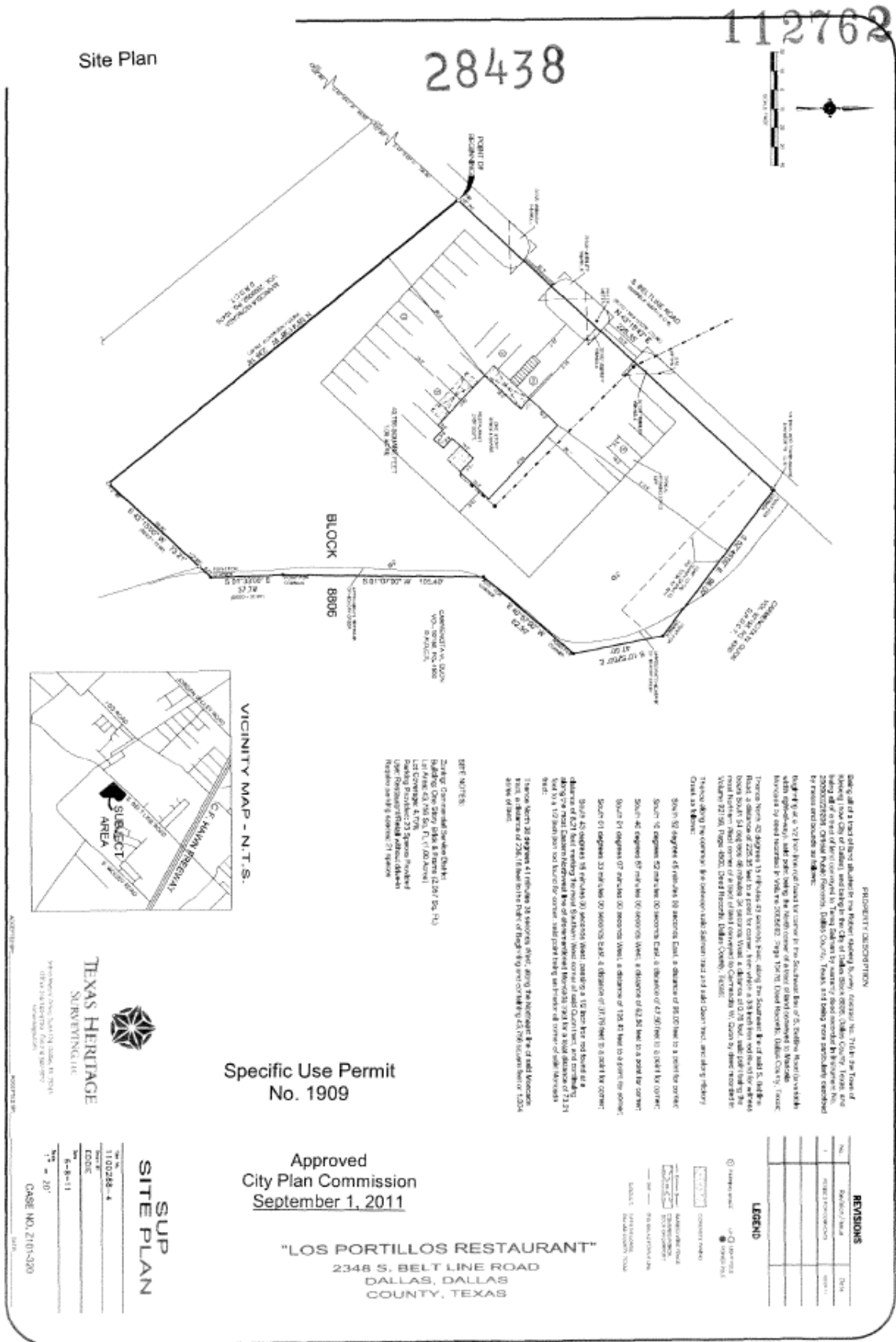
Landscaping:

Any new construction will require landscaping per Article X of the Dallas Development Code. No new construction is proposed by this application; additional landscaping is not required at this time.

Z123-360
Existing/Proposed SUP Conditions

1. USE: T The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service.
2. SITE PLAN. Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ~~October 10, 2013~~ (five years), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Existing Site Plan



Specific Use Permit
No. 1909

Approved
City Plan Commission
September 1, 2011

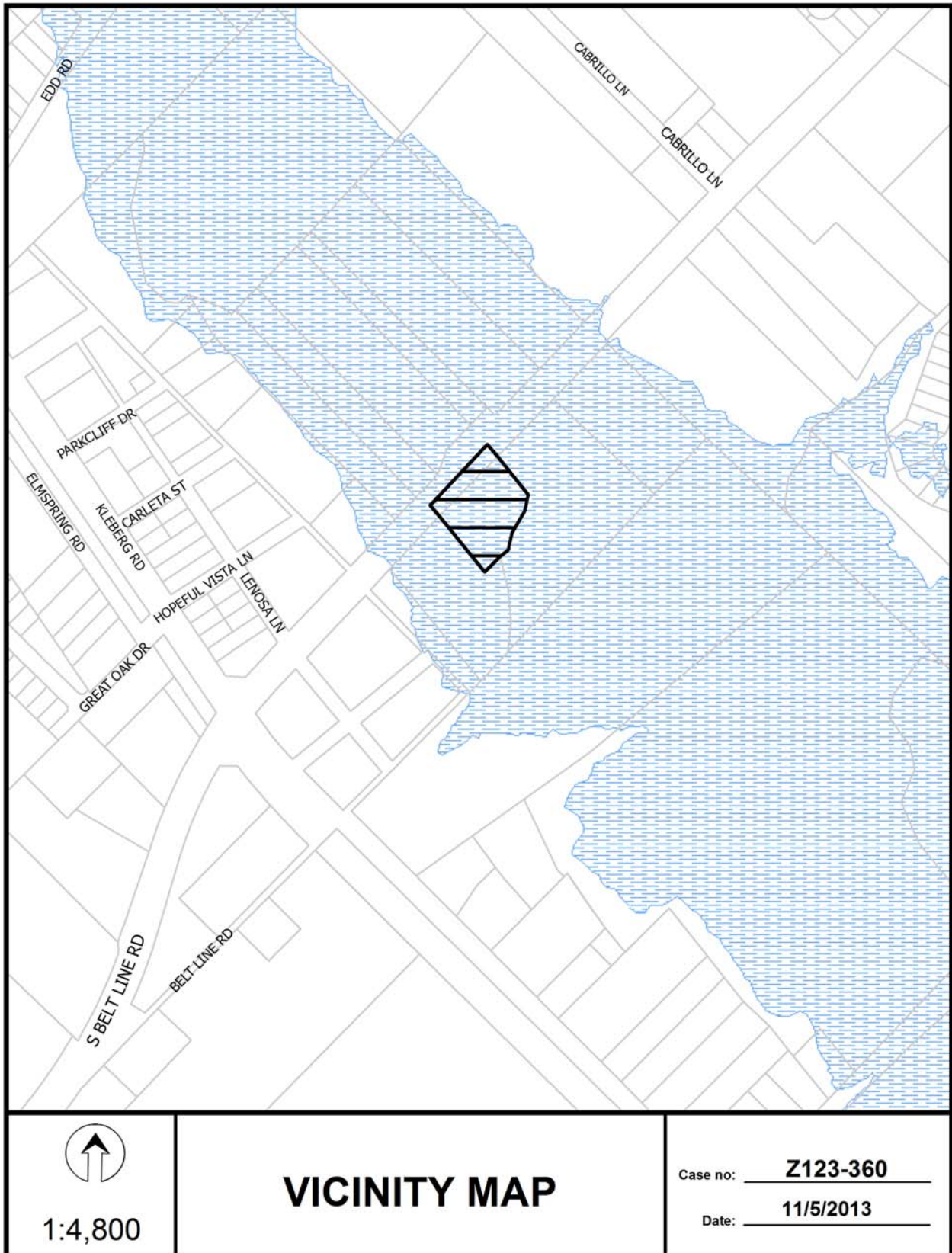
"LOS PORTILLOS RESTAURANT"
2348 S. BELT LINE ROAD
DALLAS, DALLAS
COUNTY, TEXAS

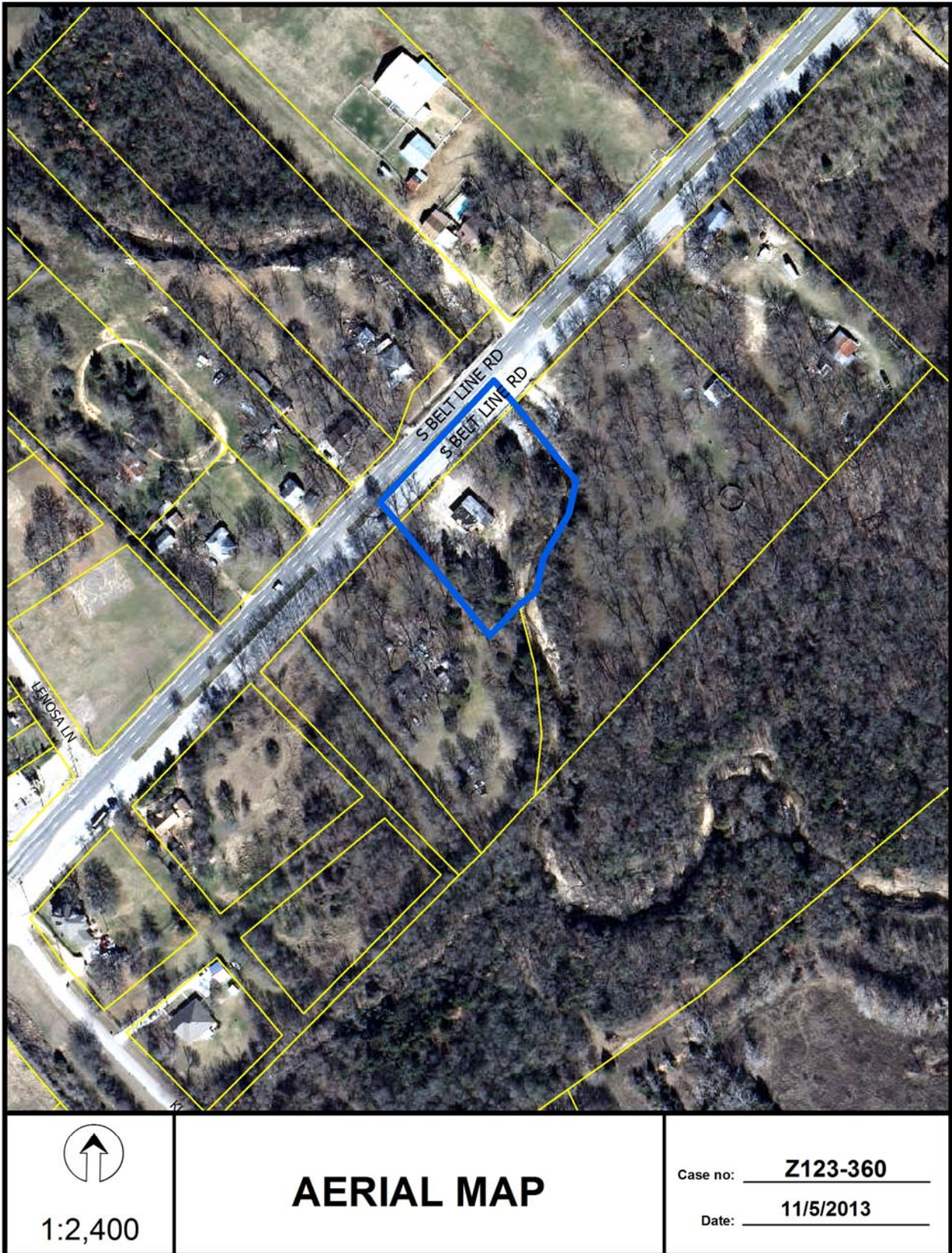
TEXAS HERITAGE SURVEYING, LLC

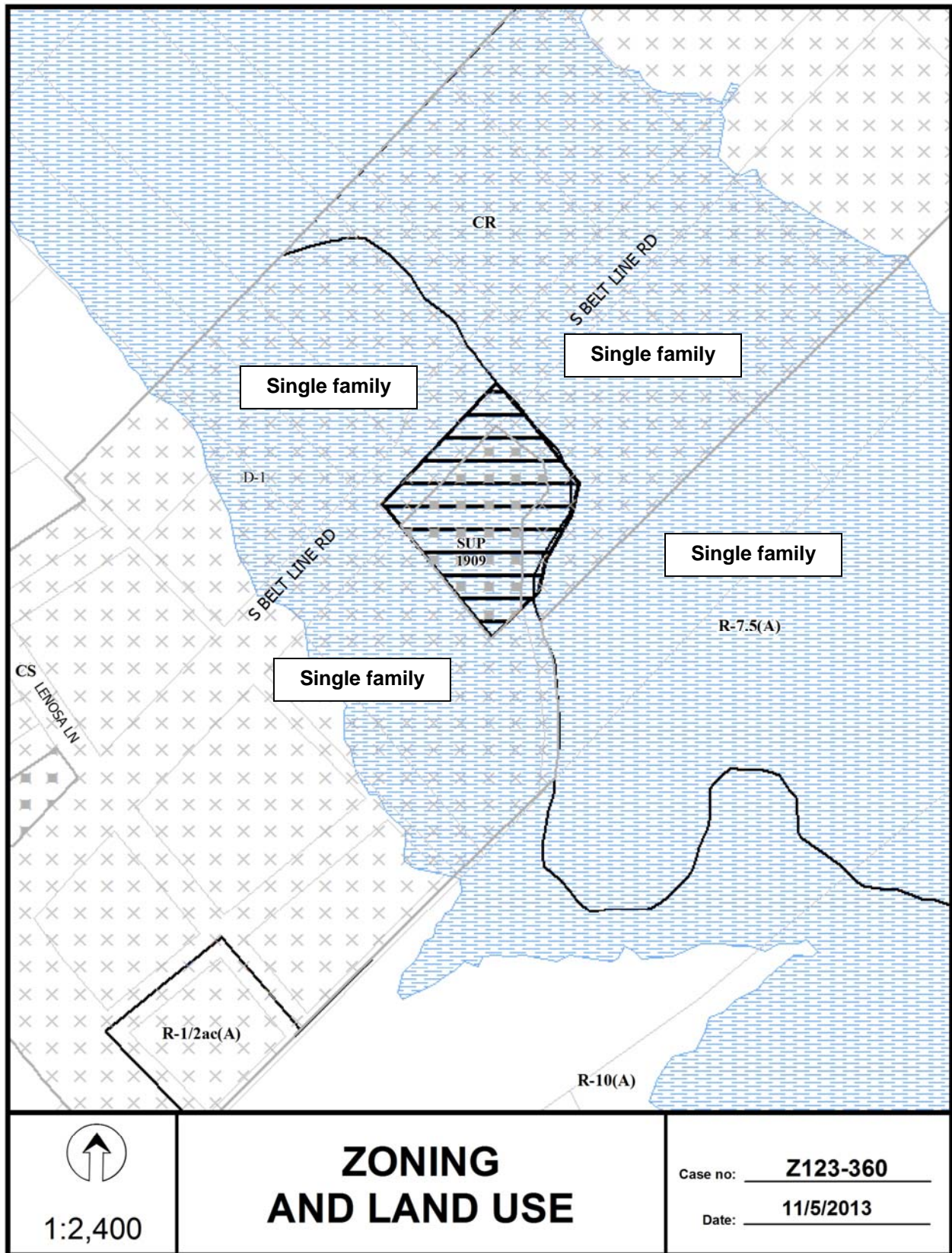
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1" = 30'
CASE NO. 2101-320

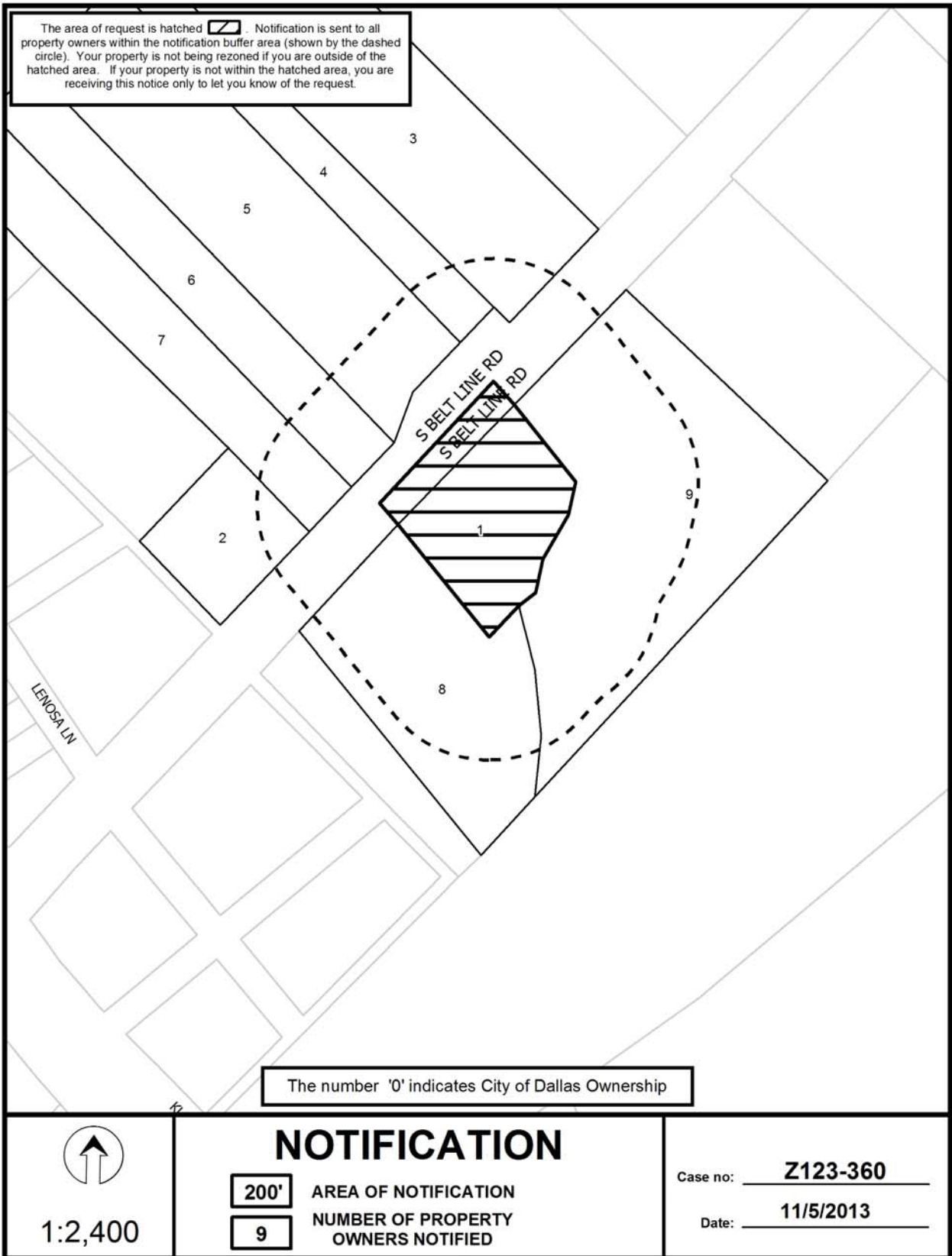
| REVISIONS | |
|-----------|-------------------|
| NO. | DESCRIPTION |
| 1 | ISSUED FOR PERMIT |

| LEGEND | |
|----------|-----------------------|
| (Symbol) | EXISTING BUILDING |
| (Symbol) | PROPOSED BUILDING |
| (Symbol) | EXISTING DRIVEWAY |
| (Symbol) | PROPOSED DRIVEWAY |
| (Symbol) | EXISTING PARKING |
| (Symbol) | PROPOSED PARKING |
| (Symbol) | EXISTING SIDEWALK |
| (Symbol) | PROPOSED SIDEWALK |
| (Symbol) | EXISTING CURB |
| (Symbol) | PROPOSED CURB |
| (Symbol) | EXISTING STREET LIGHT |
| (Symbol) | PROPOSED STREET LIGHT |
| (Symbol) | EXISTING UTILITY |
| (Symbol) | PROPOSED UTILITY |









Z123-360(MW)

11/4/2013

Notification List of Property Owners

Z123-360

9 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|---|
| 1 | 2348 BELTLINE RD | ALMARAZ ELVIRA G & |
| 2 | 2369 BELTLINE RD | HETMER AGNES ANN |
| 3 | 2327 BELTLINE RD | STOVALL ILONA A |
| 4 | 2333 BELTLINE RD | STOVALL ILONA |
| 5 | 2347 BELTLINE RD | FREEMAN WILLIAM D JR & DAWN MICHELLE |
| 6 | 2355 BELTLINE RD | HERNANDEZ JAVIER & MARIA |
| 7 | 2363 BELTLINE RD | LUTTRELL LEONA ROSE |
| 8 | 2368 BELTLINE RD | GAONA JULIO C |
| 9 | 2300 BELTLINE RD | QUON CARMENCITA W TR CARMENCITA W QUON R |

FILE NUMBER: Z134-115(MW)

DATE FILED: October 22, 2013

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

COUNCIL DISTRICT: 12

MAPSCO: C-5

SIZE OF REQUEST: ±2.27 acres

CENSUS TRACT: 317.09

REPRESENTATIVE: James R. Schnurr

APPLICANT: QuikTrip Corporation

OWNER: Preston Road QT, LLC

REQUEST: An application [QuikTrip] to amend Subarea A of Planned Development District No. 765.

SUMMARY: The proposed amendment will allow an increase in the number of attached signage over 40 square feet permitted on this site in PD 765 for the newly constructed general merchandise or food store greater than 3,500 square feet with a motor vehicle fueling station subject to a signage plan.

STAFF RECOMMENDATION: Approval, subject to an attached signage plan and conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The applicant’s proposal to amend the conditions of Subarea A of Planned Development District No. 765 to accommodate QuikTrip’s standard attached signage is not anticipated to impact the performance of surrounding property.
2. *Traffic impact* – The increase in signage will not have a detrimental impact upon the surrounding roadway system.
3. *Comprehensive Plan or Area Plan Conformance* – The request complies with the Comprehensive Plan.

BACKGROUND INFORMATION:

- The ±2.27-acre request site is developed with a newly-constructed ±5,720-square foot convenience store with gas pumps (QuikTrip).
- Planned Development District No. 765 was approved by City Council on September 26, 2007 subject to a conceptual plan. On August 22, 2012, City Council approved the creation of a new a subdistrict within Planned Development District No. 765 subject to a development plan, landscape plan, and conditions.
- On September 26, 2013, the City Plan Commission approved a waiver of the two-year waiting period which allowed the applicant to submit this request, the purpose of which is to amend the sign provisions for Subarea A of Planned Development District No. 765.

Zoning History:

- 1: **Z090-196:** On September 22, 2010, the City Council approved an amendment to and renewal of Specific Use Permit No. 1724 for an animal clinic without outside run, limited to boarding and grooming subject to conditions.
- 2: **Z090-126:** On June 23, 2010, the City Council approved an amendment to Planned Development District No. 202 for certain nonresidential uses.

Thoroughfares/Streets:

| Thoroughfares/Street | Type | Existing ROW |
|----------------------|--------------------|--------------|
| Preston Road | Principal arterial | 120 feet |
| Oxford Drive | Local | 60 feet |

Traffic:

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

Surrounding Land Uses:

| | Zoning | Land Use |
|--------------|---------------|---------------------------------------|
| North | PDD 765 | Restaurant with drive-through service |
| East | PDD 765 | Undeveloped |
| South | PDD 765 | Retail; undeveloped |
| West | PDD 170 | Retail; motor vehicle fueling station |

STAFF ANALYSIS:

Comprehensive Plan:

The request site is identified as being within a *Commercial Center or Corridor* on the **forwardDallas! Vision Illustration**, adopted June 2006. Commercial Centers and Corridors primarily function as service and job destinations and tend to include offices, restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors may also include multifamily housing in low to mid-rise apartment buildings or condominiums. Businesses along a Commercial Center or Corridor would be expected to have signage in accordance with the “business zoning district” as opposed to the “non-business zoning district”. The applicant’s request is consistent with the *forwardDallas! Vision* and further complies with the following goals and policies of the Comprehensive Plan.

LAND USE ELEMENT

GOAL 1.2: PROMOTE DESIRED DEVELOPMENT

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

Land Use Compatibility:

The applicant proposes to amend the conditions of Subarea A of Planned Development District No. 765 to accommodate QuikTrip’s standard attached signage. The “QuikTrip” sign mounted on the front façade exceeds the maximum size permitted in a non-business zoning district as required by PD 765, which requires all signage to be regulated by “non-business zoning district” regulations as opposed to “business zoning

district” regulations. In a non-business zoning district, only two attached signs per building may have an effective area larger than 40 square feet.

Per the purpose statement of the PDD, standards were adopted to accomplish the following:

- promote the health, safety, and welfare of the public;
- complement the development pattern of the area;
- encourage development that complements nearby residential and commercial properties;
- provide a transition from adjacent single family development to mixed use development;
- encourage the assembly of lots and tracts of land to accommodate mixed use development;
- promote buildings efficient in design and utilization of space; and
- require a variety of sizes of multifamily dwelling units.

The applicant’s proposal is not inconsistent with these objectives.

Parking:

The proposed amendment will not impact the parking requirements.

Landscaping:

The proposed signage will not impact the landscaping plan approved by City Council as part of this Planned Development District. Landscaping must be provided in accordance with the City Council-approved landscape plan for Subarea A of Planned Development District.

List of Partners/Principals/Officers:

APPLICANT: QuikTrip Corporation
Chester Edouard Cadieux III, President and Director
Michael Perkins Johnson, Director
Terry Lane Carter, Director
Stephen Lee Cropper, Director
Mary Virginia McClure , Director
Richard Charles May, Director
Marvin Charles O'Dell III, VP Sales
Thomas Christopher Gehrke, Assistant Secretary
Chad Michael Stanford, Assistant Secretary
Kelly Paul Vaughan, Assistant Secretary
Earnest Michael Stanford, Operation Officer

OWNER: Preston Road QT, LLC, a Texas limited liability company
Mitchell Rasansky, Member

Proposed Conditions

The applicant proposes to amend the following sections of PDD No. 765:

SEC. 51P-765.105. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 765A: conceptual plan.
- (2) Exhibit 765B: development plan for Subarea A.
- (3) Exhibit 765C: landscape plan for Subarea A.
- (4) Exhibit 765D: monument sign plan for Subarea A.

(5) Exhibit 765E: attached signage plan for Subarea A.

SEC. 51P-765.115. SIGNS.

- (a) Except as provided in this section, signs must comply with the provisions for non-business zoning districts in Article VII.
- (b) Except as provided in this section, detached signs:
 - (1) must be monument signs;
 - (2) may not exceed six feet in height and 30 square feet in effective area;
 - (3) must be back-lit; and
 - (4) must not have a changeable message, have any components that flash, or use LED or video-streaming technology.
- (c) For a general merchandise or food store greater than 3,500 square feet with a motor vehicle fueling station located within Subarea A (Exhibit 765D). **For a general merchandise or food store greater than 3,500 square feet with a motor vehicle fueling station located within Subarea A, all attached signage must comply with the attached signage plan for Subarea A (Exhibit 765E).**
- (d) Special purpose signs, as defined by Section 51A-7.205(c), are prohibited.
- (e) The board of adjustment may not grant a special exception pursuant to Section 51A-7.703(d)(2) to allow one additional detached sign on a premise.

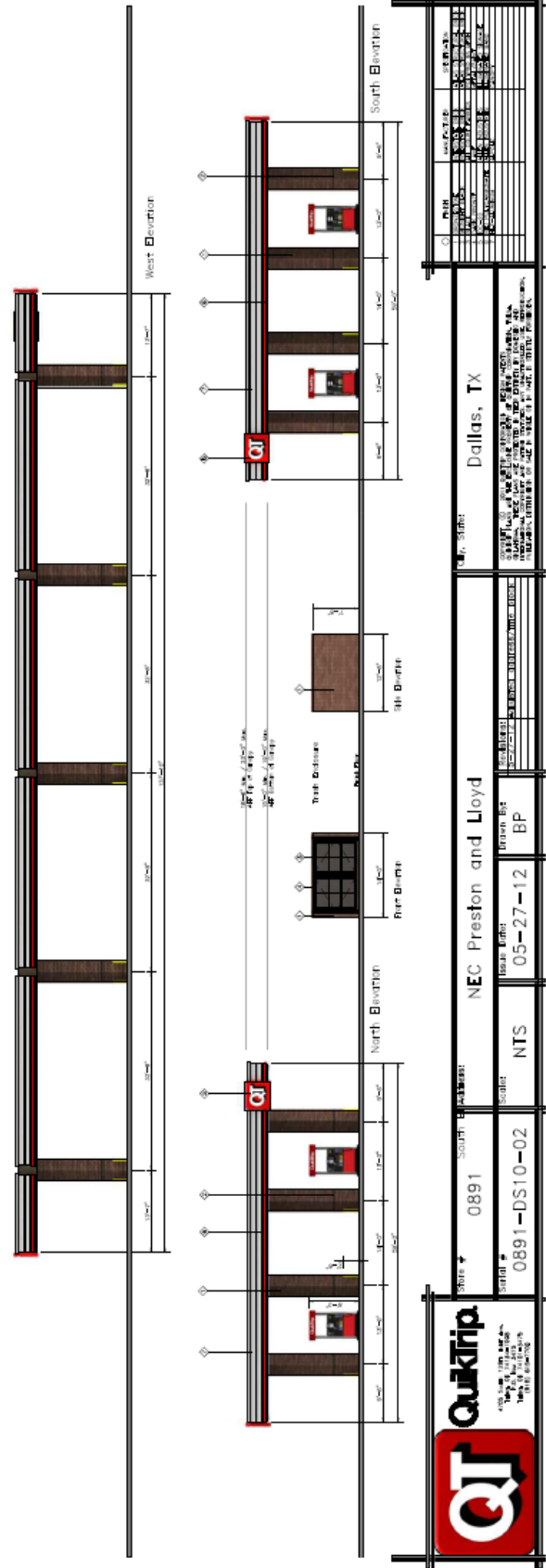
Proposed Signage Plan

Exhibit "B"

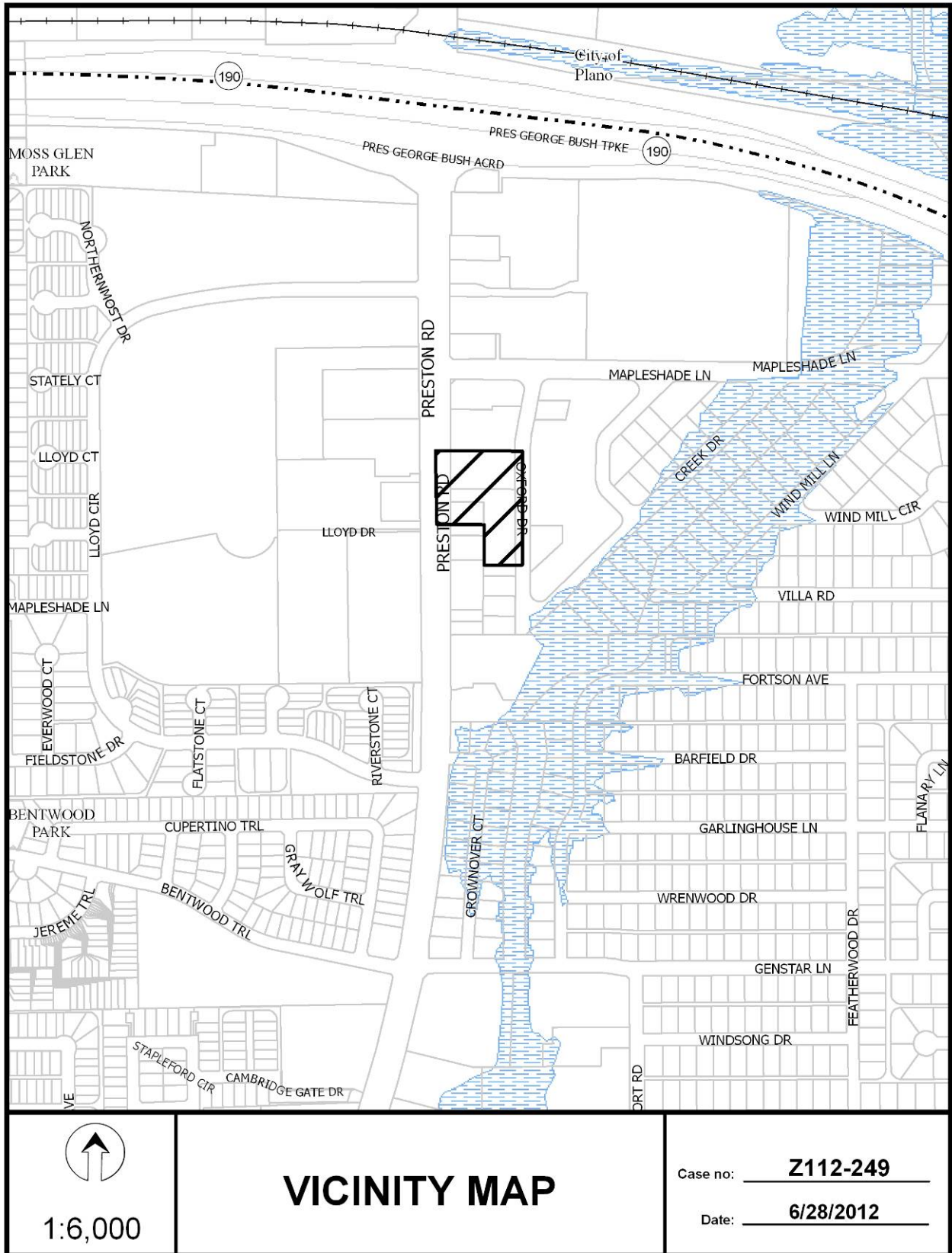


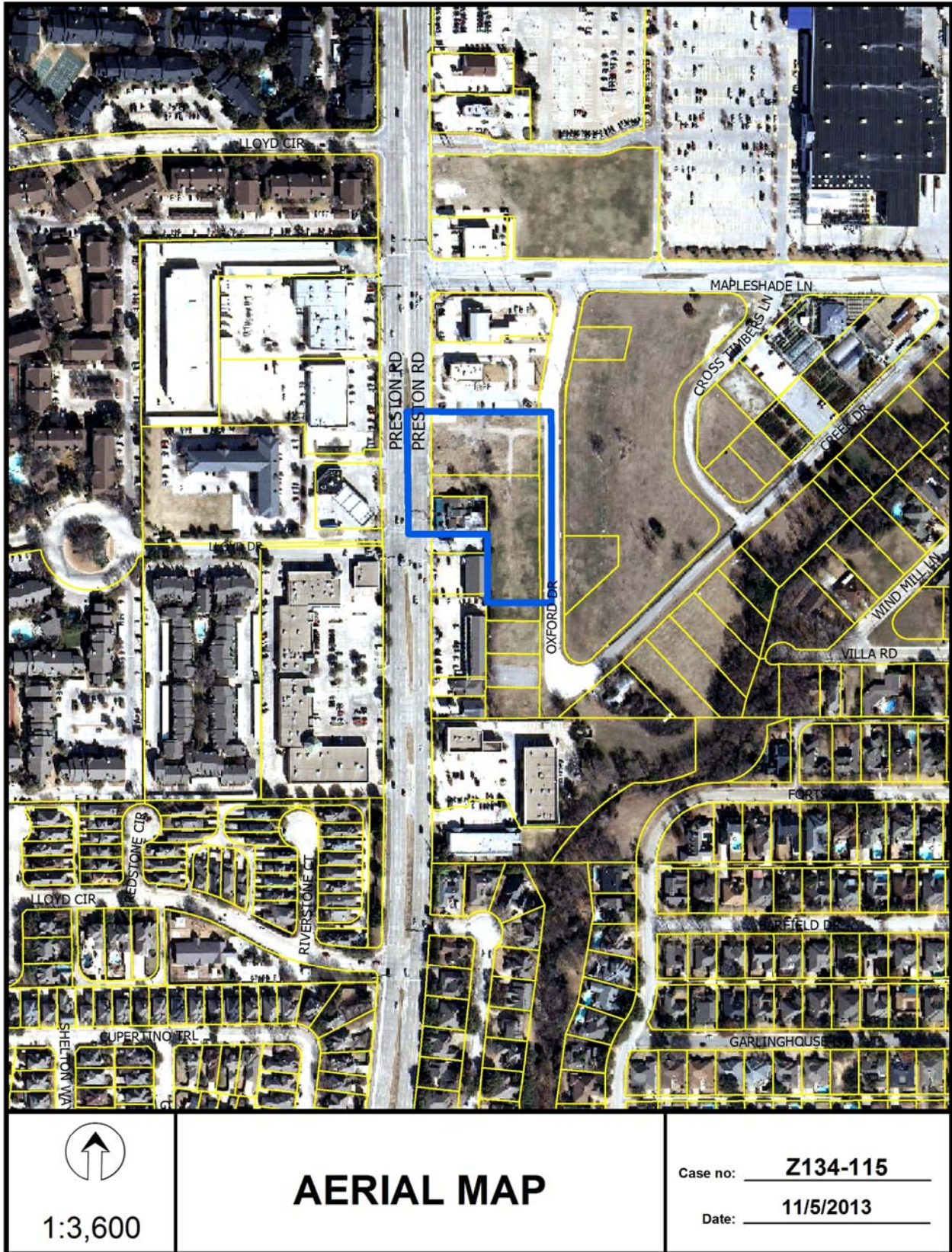
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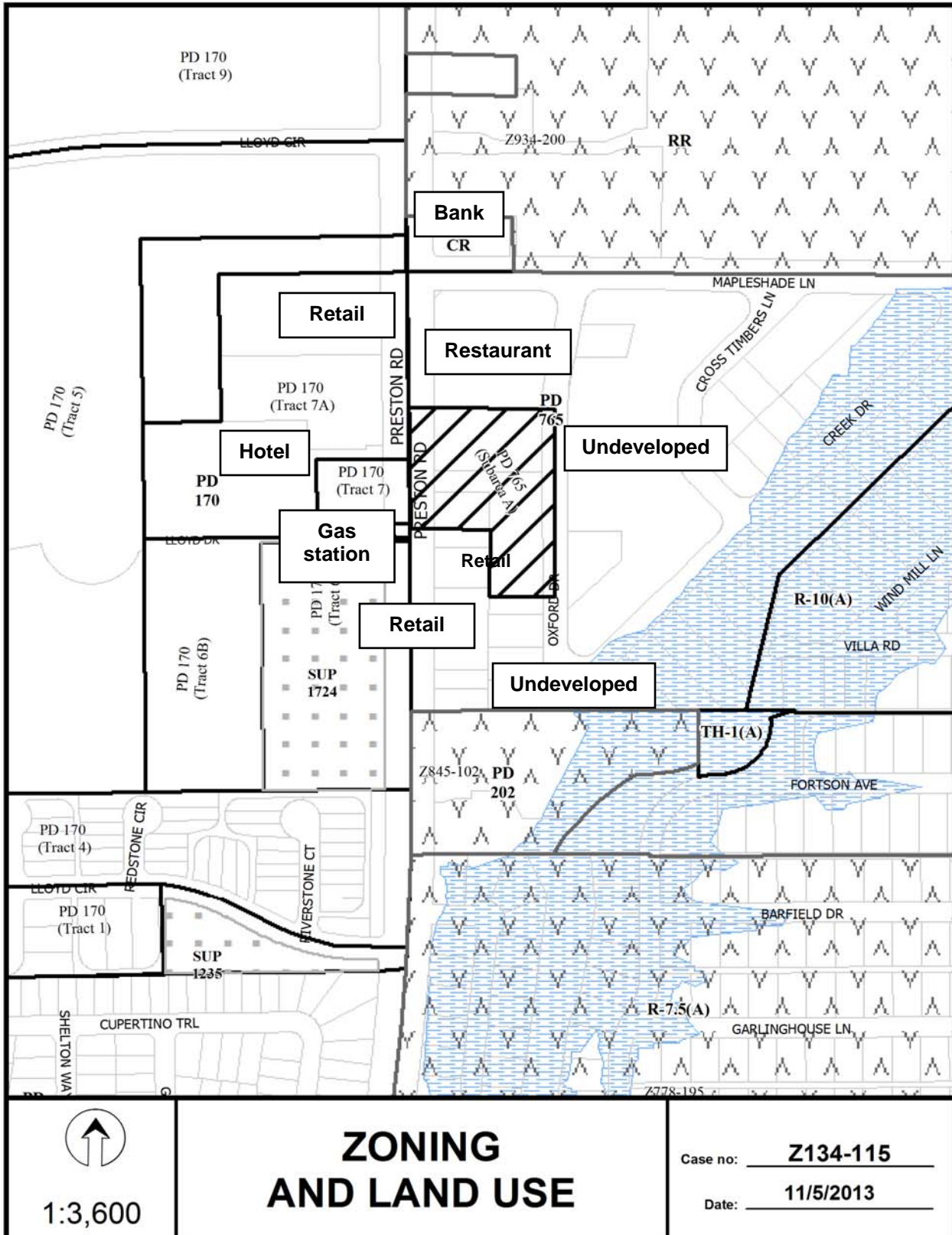
Exhibit "B"

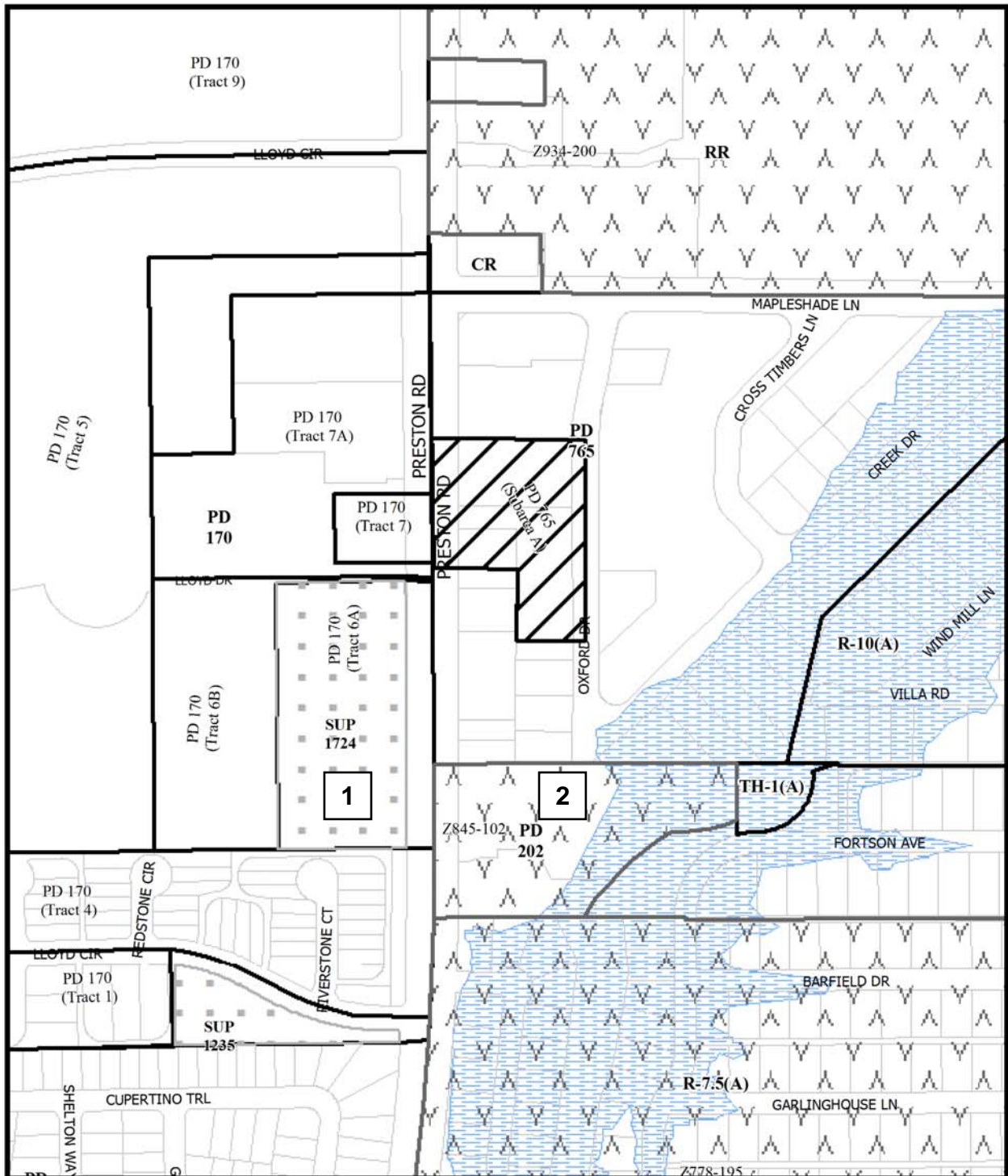


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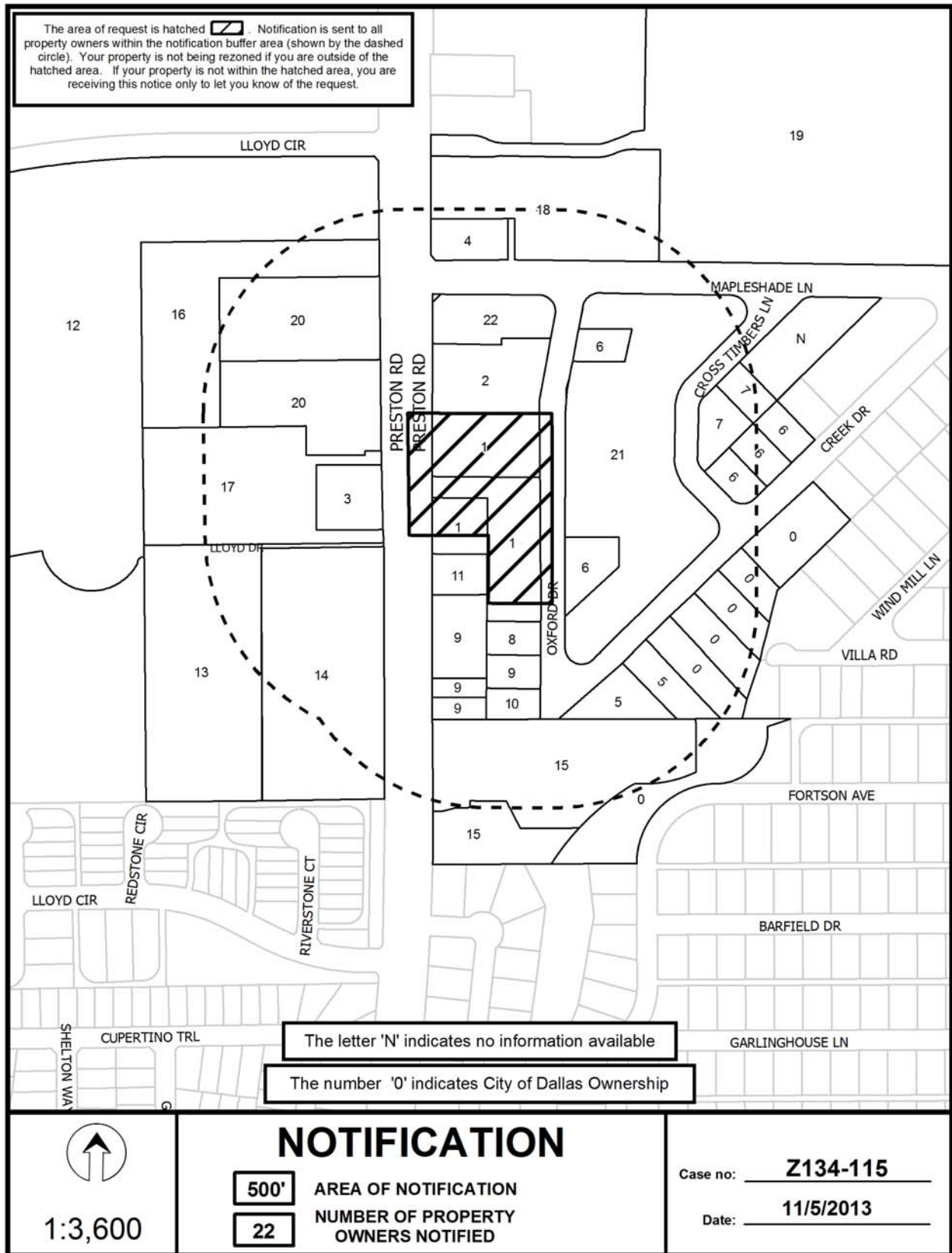


1:3,600

ZONING HISTORY

Case no: Z134-115

Date: 11/5/2013



11/4/2013

Notification List of Property Owners***Z134-115******22 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|---|
| 1 | 19020 PRESTON | PRESTON ROAD QT LLC ATTN MITCHELL RASANS |
| 2 | 19160 PRESTON | POLLO SQUARE PARTNERS LLC C/O GEORGE HAB |
| 3 | 19109 PRESTON | ASHITA LLC |
| 4 | 19200 PRESTON | UNITED METHODIST PUBLISHING HOUSE |
| 5 | 19102 CREEK | BAILEY RICHARD KIRK ETUX |
| 6 | 19115 CREEK | PLANO INDEPENDENT SCHOOL DISTRICT |
| 7 | 19102 CROSS TIMBERS | PLANO ISD |
| 8 | 19105 OXFORD | 18810 PRESTON ROAD NORTH V LP |
| 9 | 19103 OXFORD | 18810 PRESTON RD N V LP |
| 10 | 19101 OXFORD | WISE LYLE |
| 11 | 19008 PRESTON | R&F PARTNERS LTD MR. MITCHELL RASANSKY |
| 12 | 19251 PRESTON | LINCOLN/MTR-LINCOLN CROSSING VT TWO LINC |
| 13 | 19019 PRESTON | GOLDEN SUNSHINE USA INC ATTN CHRISTOPHER |
| 14 | 19009 PRESTON | PRESTON LLOYD SHOPPING CENTER DALLAS TX |
| 15 | 18770 PRESTON | ADOLPH SCHERER PRESTON I LTD |
| 16 | 19211 PRESTON | EXTRA SPACE PROPERTIES NINETY TWO LLC |
| 17 | 19059 PRESTON | INTOWN SUITES NORTH DALLAS LLC |
| 18 | 19210 PRESTON | IRONWOOD PARTNERS LTD |
| 19 | 19210 PRESTON | INTERCITY INVESTMENT PROPERTIES INC |
| 20 | 19177 PRESTON | EVANS & WATSON RETAIL LP |
| 21 | CREEK | PLANO INDEPENDENT SCHOOL DISTRICT THE |
| 22 | 19176 PRESTON | COMERICA BANK |

FILE NUMBER: Z123-341(MW)

DATE FILED: July 31, 2013

LOCATION: North corner of Harry Hines Boulevard and West Mockingbird Lane

COUNCIL DISTRICT: 2

MAPSCO:

SIZE OF REQUEST: ±3.93 acres

CENSUS TRACT: 0004.016

REPRESENTATIVE: Dallas Cothrum/Maxwell Fisher, Masterplan

APPLICANT/OWNER: TXMHJ, LTD
Partners: Jean Karotkin, Michael R. Levy and James Flieller

REQUEST: An application for an MU-3 Mixed Use District on property zoned an IR Industrial Research District.

SUMMARY: The applicant intends to develop the site with a mixed use project comprised of ±383 multifamily units with ±10,000 square feet of retail and personal service uses on the ground story.

STAFF RECOMMENDATION: Approval

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – Based on the transitional nature of the neighborhood and the site’s adjacency to the boundary of the Stemmons Corridor-Southwestern Medical District Area Plan, performance impacts to surrounding property are anticipated to be positive.
2. *Traffic impact* – The request will not significantly impact the surrounding roadway system.
3. *Comprehensive Plan or Area Plan Conformance* – The request complies with the Comprehensive Plan.

BACKGROUND INFORMATION:

- The ±3.93-acre request site is currently undeveloped but was previously developed with an industrial use.

Zoning History:

1. **Z123-177:** On May 22, 2013, the City Council approved an amendment to Planned Development District No. 759 for RR Regional Retail District uses.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW |
|----------------------------|--------------------|---------------------|
| Harry Hines Boulevard | Principal Arterial | 190 feet |
| West Mockingbird Lane | Principal Arterial | 100 feet |

Traffic:

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

Adjacent Zoning and Land Use:

| | Zoning | Land Use |
|------------------|---------------|---|
| Northeast | IR | Warehouse; convenience store with gas pumps |
| Southeast | IR | Office |
| Southwest | MU-3 | Right-of-way; office |
| Northwest | IR; MU-2 | Motel; shipping dock/truck terminal |

STAFF ANALYSIS:

Comprehensive Plan:

The request site is identified as being within a Campus Building Block on the *forwardDallas! Vision* Illustration, adopted June 2006. The Campus Building Block focuses on areas around large, master-planned educational, institutional, or business facilities outside the Downtown. The University of North Texas campus was the motivating factor for creating this Building Block, although other examples exist, such as the areas around the Southwestern Medical District, the Baylor University Medical Center, the Veterans Administration Hospital and Pinnacle Park. Campus Building Blocks often act as smaller versions of a complete community and include a range of single-family and multifamily housing for students, employees and visitors. A variety of offices, shops, services and open space should exist to support the major campus employer and area residents. Over time, areas such as UNT can take on a “university town” feel as they mature. All Campus Building Block areas should have convenient transit options as an integral component. Economic development efforts should capitalize on the spin-off employment opportunities generated by the primary employers.

The applicant’s proposal is consistent with the following goals and policies of the Comprehensive Plan.

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1: Encourage a balance of land uses within walking distance of each other.

Land Use Compatibility:

The request site is located within an area that has begun to transition from industrial zoning and uses to zoning that will accommodate mixed use development. Based on the transitional nature of the area, the site’s adjacency to the boundary of the Stemmons Corridor-Southwestern Medical District Area Plan, staff supports the proposed MU-3 Mixed Use District.

Parking:

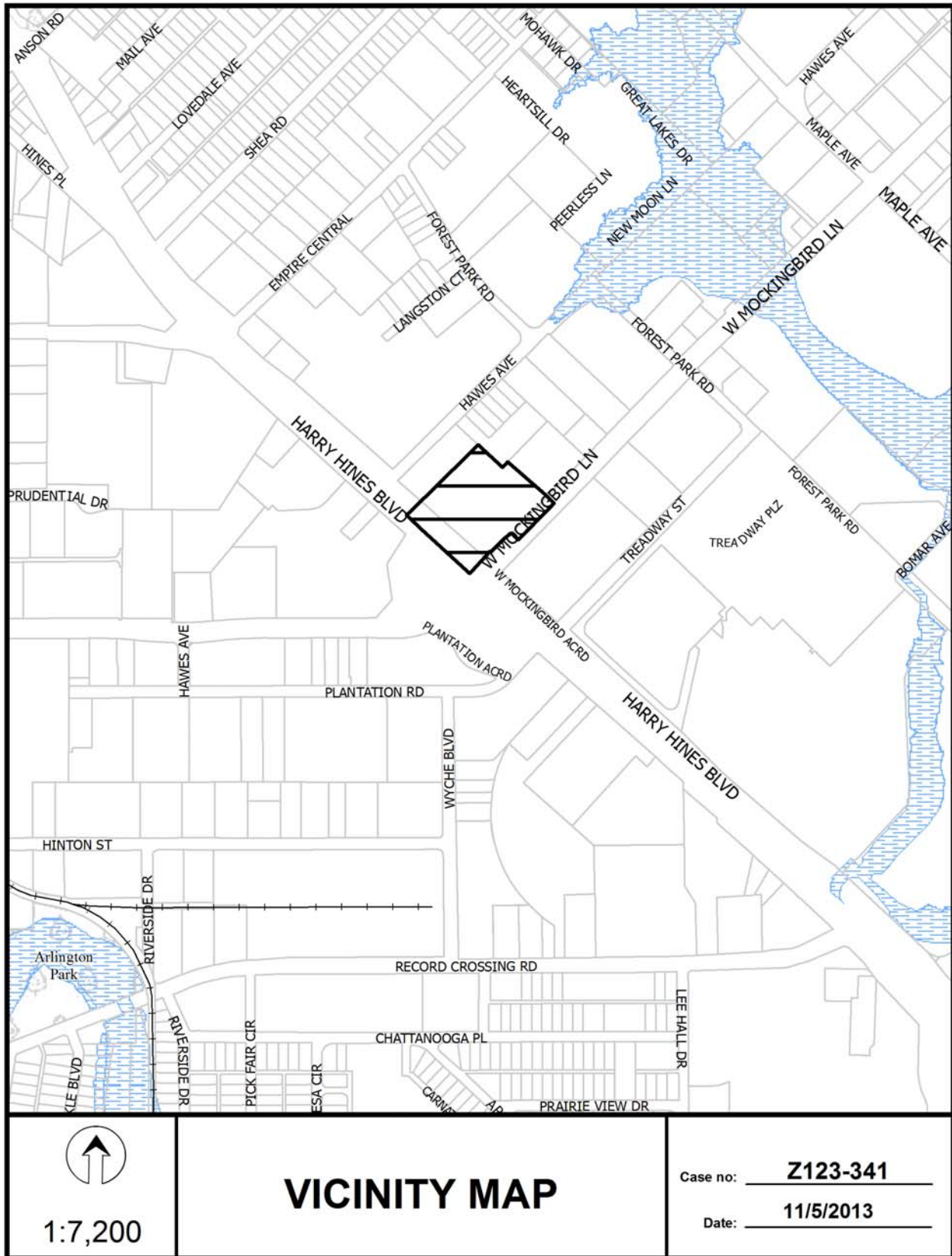
Off-street parking must be must provided in accordance with Chapter 51A of the Dallas Development Code. Specifically, a multifamily use requires one space per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to residents. A retail or personal service use requires one space per 200 square feet of floor area; a restaurant uses requires one space per 100 square feet of floor area.

Landscaping:

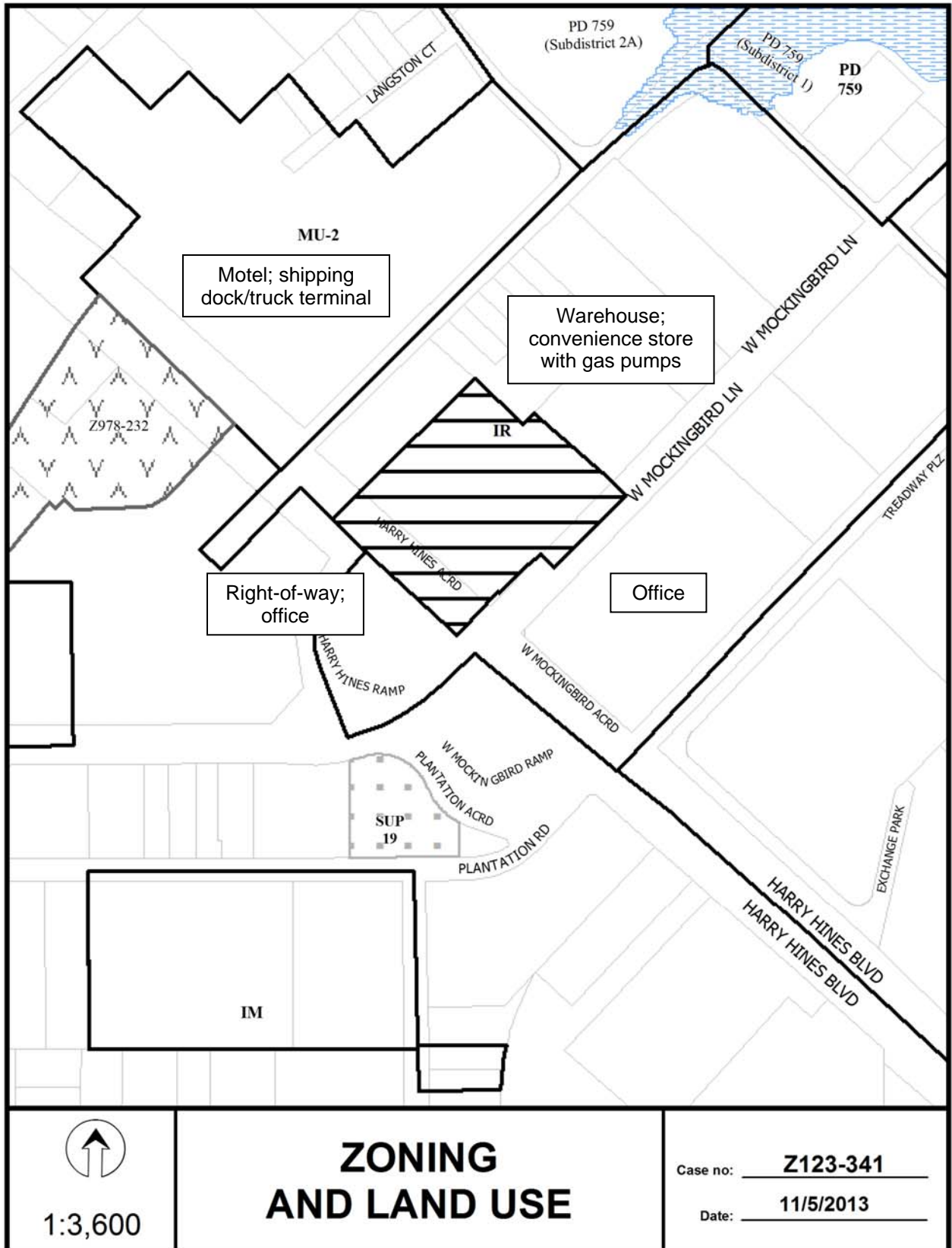
Landscaping will be required per Article X of the Dallas Development Code.

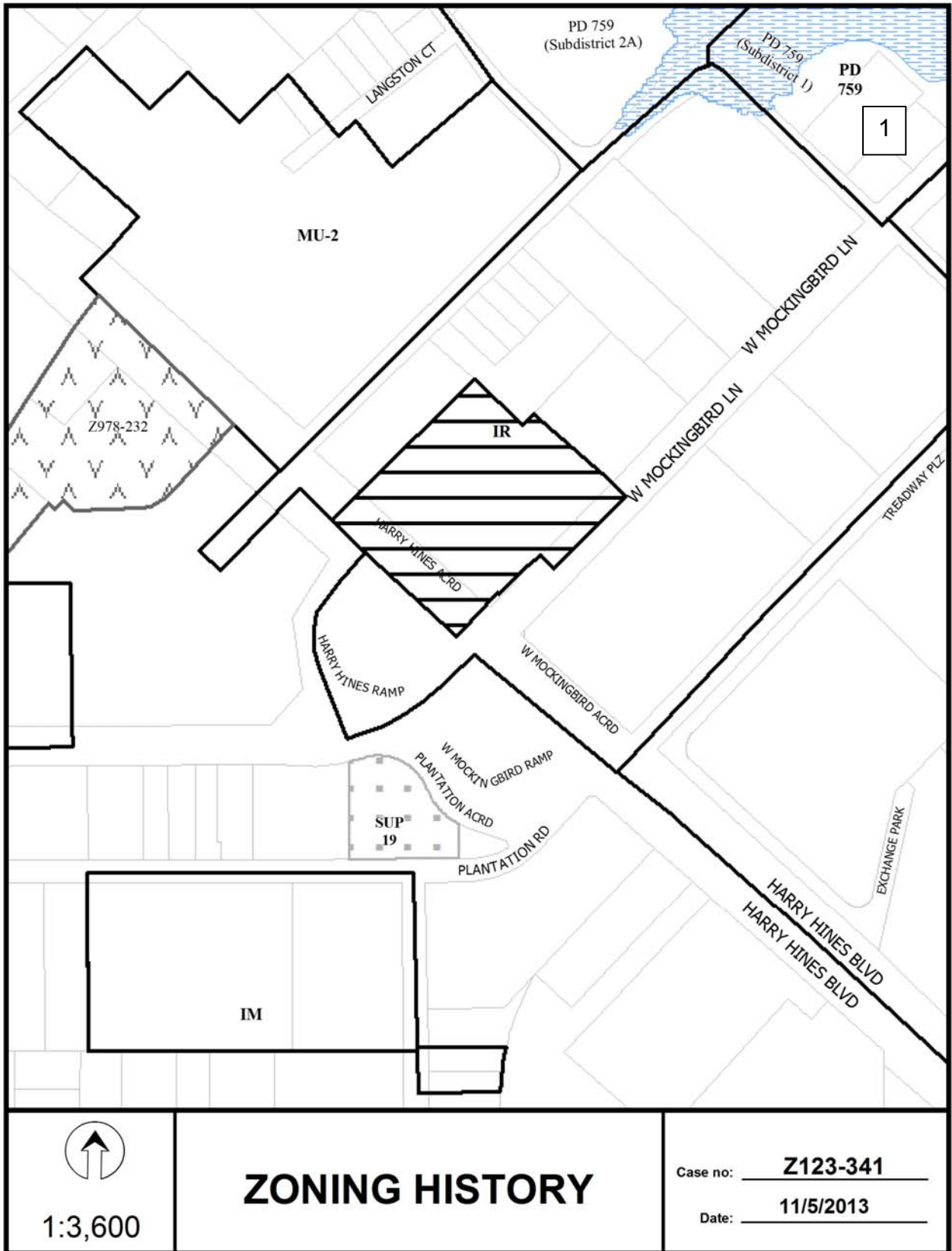
Development Standards:

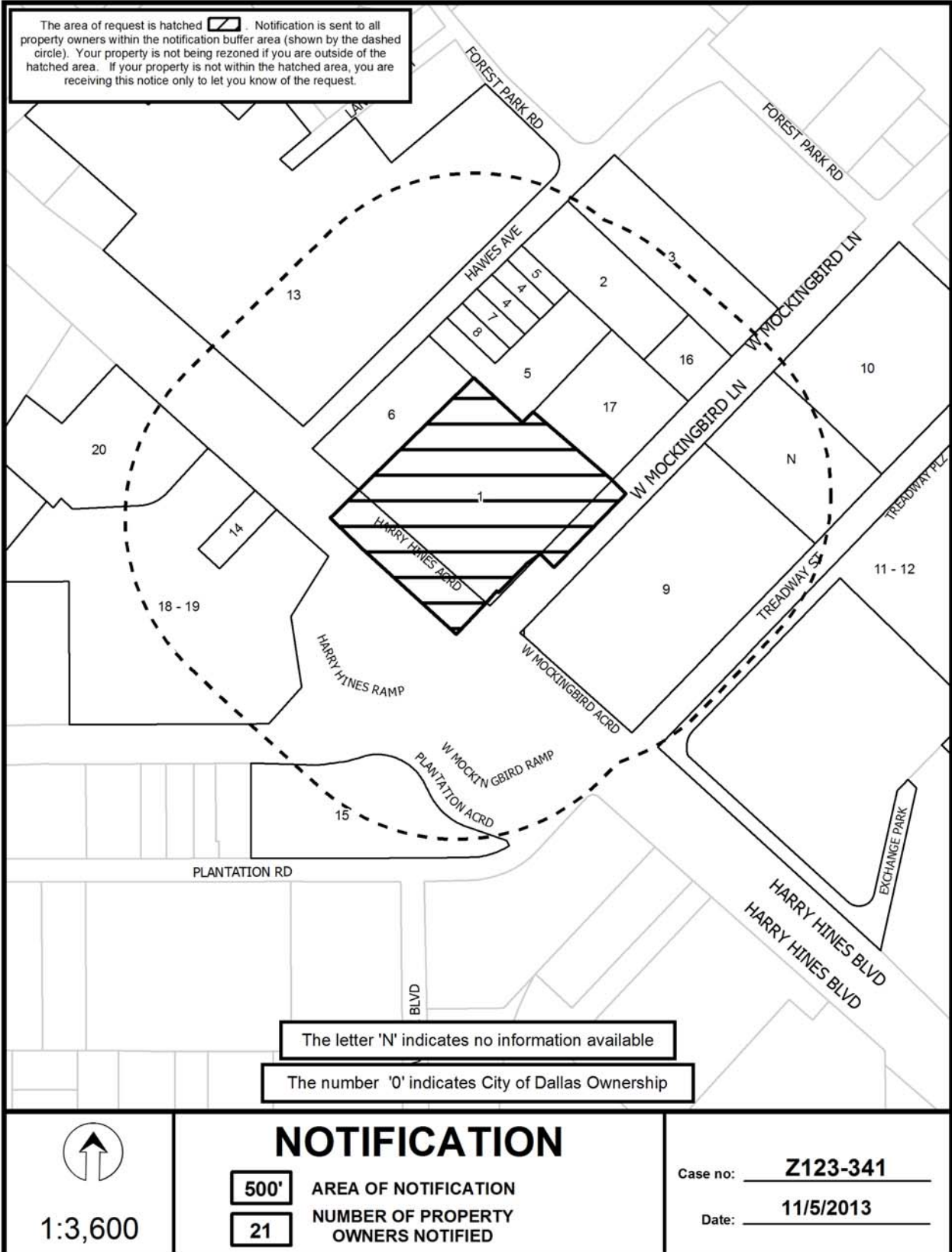
| District | Setbacks | | Density | Height | Lot Coverage | Special Standards | Primary Uses |
|------------------------------|----------|---|---|--------------------|--------------|--|---|
| | Front | Side/Rear | | | | | |
| IR Industrial research | 15' | 30' adjacent to residential OTHER: No Min. | 2.0 FAR overall 0.75 office/ retail 0.5 retail | 200' 15 stories | 80% | Proximity Slope Visual Intrusion | Industrial, wholesale distribution and storage, supporting office & retail |
| MU-3 Mixed use-3 | 15' | 20' adjacent to residential OTHER: No Min. | 3.2 FAR base 4.0 FAR maximum + bonus for residential | 270' 20 stories | 80% | Proximity Slope U-form setback Tower spacing Visual Intrusion | Office, retail & personal service, lodging, residential, trade center |











11/4/2013

Notification List of Property Owners***Z123-341******21 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|--|
| 1 | 6612 HARRY HINES BLVD | MHJ LTD |
| 2 | 2128 HAWES AVE | MOORE STEPHEN LOUIS |
| 3 | 2130 HAWES AVE | JL & JB PROPERTIES INC |
| 4 | 2112 HAWES AVE | MOORE DISPOSAL INC |
| 5 | 2116 HAWES AVE | MDC HAWES LLC |
| 6 | 6720 HARRY HINES BLVD | PATEL ARVIND |
| 7 | 2110 HAWES AVE | MDC-HAWES |
| 8 | 2108 HAWES AVE | MDC HAWES |
| 9 | 6500 HARRY HINES BLVD | SALVATION ARMY THE %KENNETH E BREWER |
| 10 | 2200 MOCKINGBIRD LN | BOARD OF REGENTS OF THE % REAL ESTATE OF |
| 11 | 6303 FOREST PARK RD | BOARD OF REGENTS OF THE UNIVERSITY OF TX |
| 12 | 6303 FOREST PARK RD | BOARD OF REGENTS OF THE UNIVERSITY OF TX |
| 13 | 6814 HARRY HINES BLVD | 6814 HH PARTNERS LP |
| 14 | 6801 HARRY HINES BLVD | RED BARN HOLDINGS LP |
| 15 | 1900 MOCKINGBIRD LN | BURNETT BROTHERS TRUST DATED NOV 18, 200 |
| 16 | 2121 MOCKINGBIRD LN | MESQUITE CREEK DEVELOPMENT INC |
| 17 | 2111 MOCKINGBIRD LN | MESQUITE CREEK DEV INC % MESQUITE CREEK |
| 18 | 1893 MOCKINGBIRD LN | CITY OF DALLAS HOUSING FINANCE CORPORATI |
| 19 | 1893 MOCKINGBIRD LN | CITY OF DALLAS HOUSING FINANCE CORP RM 5 |
| 20 | 6825 HARRY HINES BLVD | VGA LEASING LP |
| 21 | 403 REUNION BLVD | DALLAS AREA RAPID TRANSIT |

FILE NUMBER: Z123-328(MW)

DATE FILED: July 23, 2013

LOCATION: Northwest corner of West Jefferson Boulevard and North Brighton Avenue

COUNCIL DISTRICT: 1

MAPSCO: 54-E

SIZE OF REQUEST: ±0.27 acre

CENSUS TRACT: 46.00

REPRESENTATIVE: Parvez Malik, Business Zoom

APPLICANT: Patric Henson

OWNER: Moe Barakat

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

SUMMARY: The applicant proposes the sale of alcoholic beverages for off-premise consumption in conjunction with the existing convenience store.

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

STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The existing general merchandise or food store 3,500 square feet or less is compatible with the surrounding land uses. The sale of alcoholic beverages in conjunction with the main use does not affect compatibility.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The existing general merchandise or food store, which offers the sale of alcoholic beverages, provides a service to this area of the City and does not appear to negatively impact to the adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – The existing general merchandise or food store complies with Chapter 12B (Convenience Store) requirements. The purpose of regulating convenience stores is to protect the health, safety, and welfare of the citizens of the City of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan complies all applicable zoning regulations and standards.

BACKGROUND INFORMATION:

- The ±0.27-acre request site is developed with a ±697.39-square foot general merchandise or food store (convenience store) which includes gas pumps.
- The general merchandise or food store use is permitted by right. The D Liquor Control prohibits sale of alcoholic beverages on the property.
- No new construction is proposed by this application.

Surrounding Zoning History:

1. **Z112-326:** On February 13, 2013, the City Council denied without prejudice a request for a D-1 Dry Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less on property zoned CR Community Retail District with a D Dry Liquor Control Overlay.

2. **Z101-150:** On June 22, 2011, the City Council denied a request for a D-1 Dry Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less on property zoned CR Community Retail District with a D Dry Liquor Control Overlay.

3. **Z101-117:** On February 9, 2011, the City Council approved a Specific Use Permit for a private recreation center, club or area on property zoned an MF-1(A) Multifamily District for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW |
|--------------------------|----------------|--------------|
| West Jefferson Boulevard | Minor arterial | 100 feet |
| North Brighton Avenue | Local | 60 feet |

Traffic:

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

Surrounding Land Use:

| | Zoning | Land Use |
|-------|----------|------------------------------|
| North | D(A) | Single family |
| East | R-7.5(A) | Single family |
| South | CR | Retail and personal services |
| West | CR | Auto related |

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT

Goal 1.1: Promote desired development.

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

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

Land Use Compatibility:

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

The applicant's request conforms with the applicable zoning regulations and standards and is consistent with the intent of the Dallas Development Code. The proposed sale of

alcoholic beverages in conjunction with the existing convenience store is not anticipated to negatively impact the adjacent properties. Therefore, staff recommends approval for a two-year period with eligibility for automatic renewal for additional five-year periods subject to a site plan and conditions. The short initial time period will allow reevaluation of the request to ensure ongoing compliance.

Development Standards:

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use is one (1) space per 200 square feet of floor area; the requirement for a motor vehicle fueling station is two (2) spaces. Therefore, the ±697.39-square foot convenience store with gas pumps requires a total of five parking spaces. The applicant will provide seven parking spaces, as depicted on the site plan.

Landscaping:

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

Police Report:

An online search of the Dallas Police Department's offense incident reports for the period from October 18, 2011 to October 18, 2013 revealed the following results:

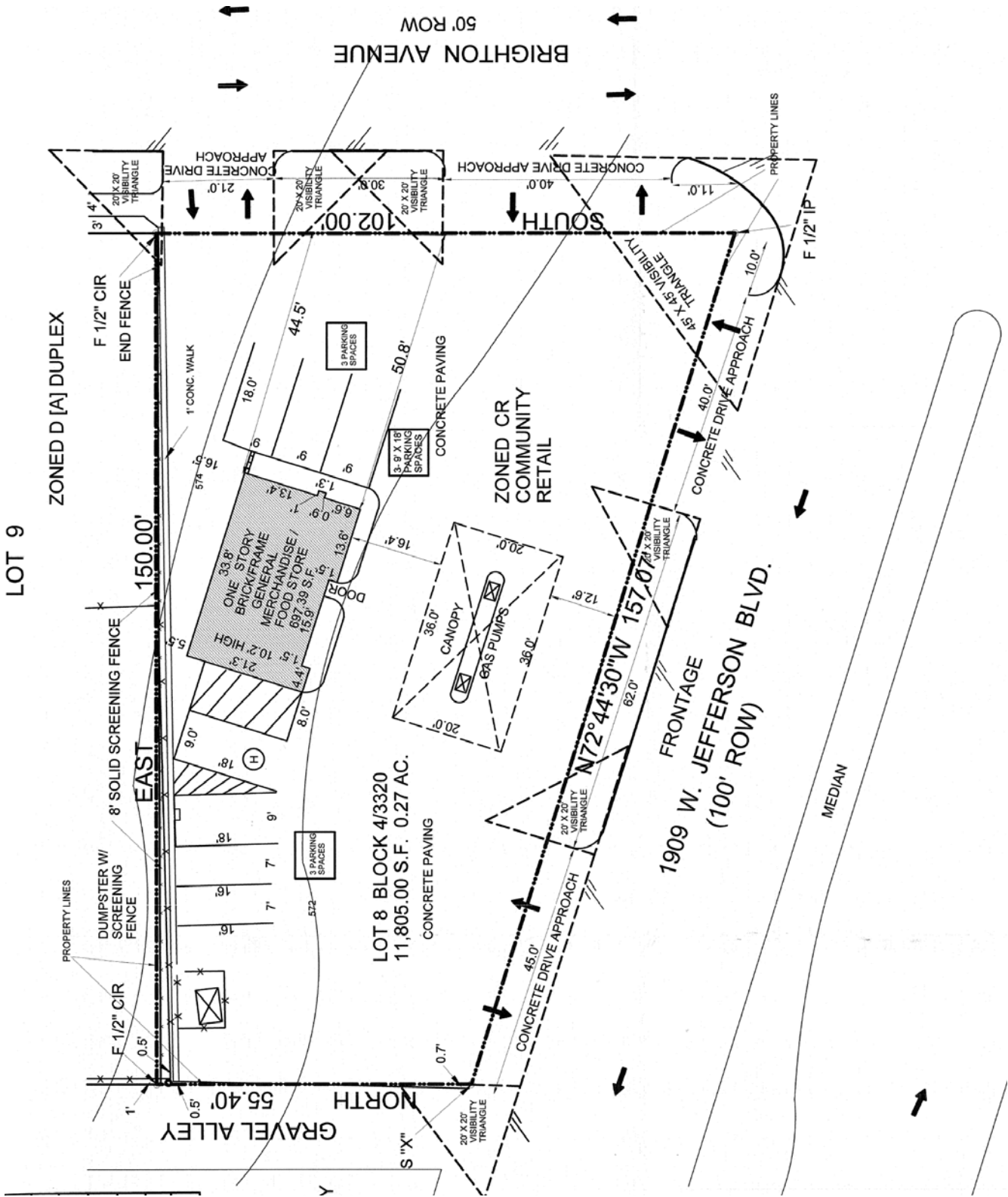
| Search Records - Offense | | | | | | | | | | Filter |
|--------------------------|--------------|--------------------------|-----------|-------|-----|---------------|------|----------------|-------|--------|
| Service # | Offense Date | Complainant | Offense | Block | Dir | Street | Beat | Reporting Area | UCR1 | UCR2 |
| 0055597-A | 03/08/2013 | *U STOP FINA GAS STATION | BURGLA... | 01909 | W | JEFFERSONB... | 444 | 4116 | 05121 | |

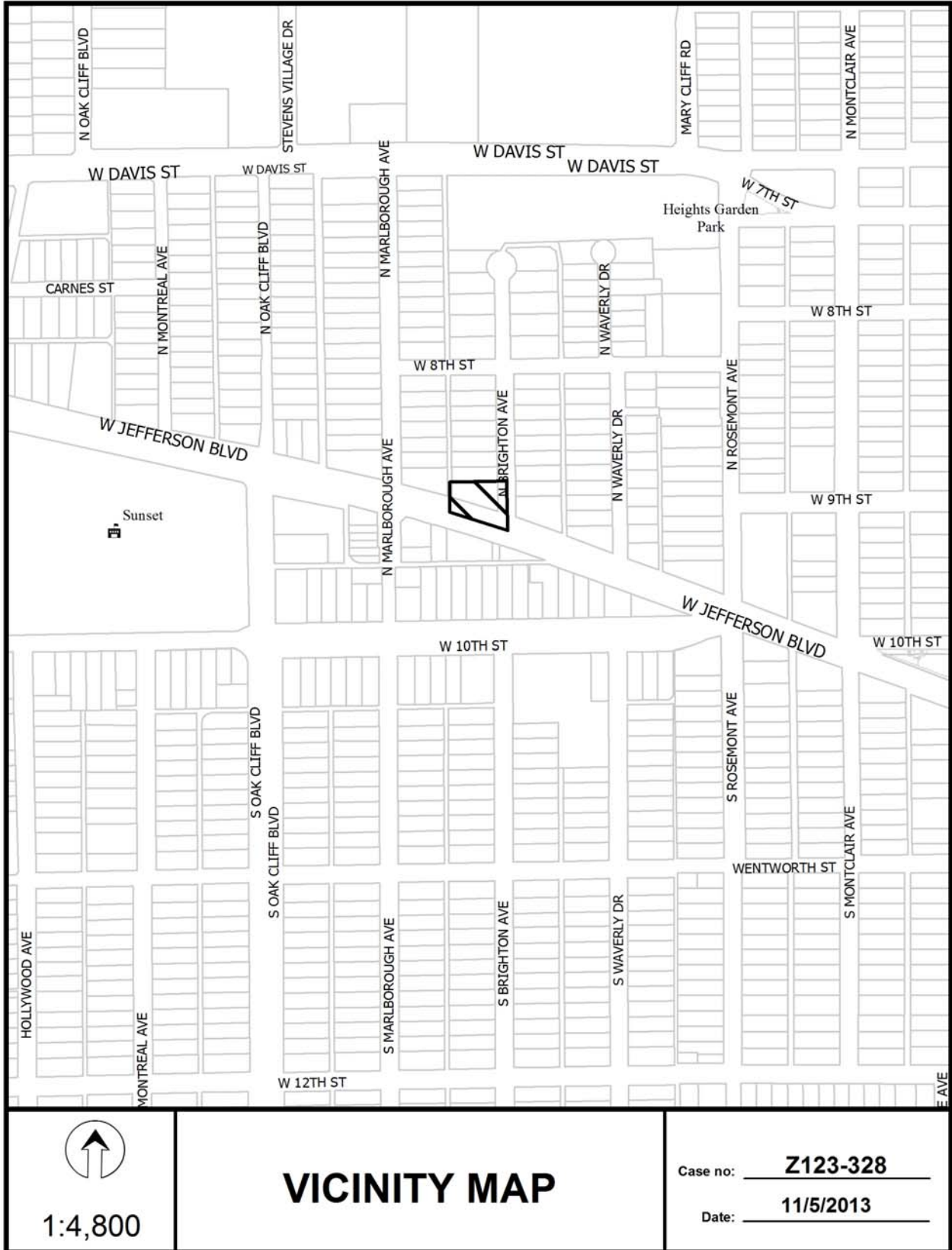
Page 1 of 1 (1 items)

Proposed SUP Conditions

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

Proposed Site Plan



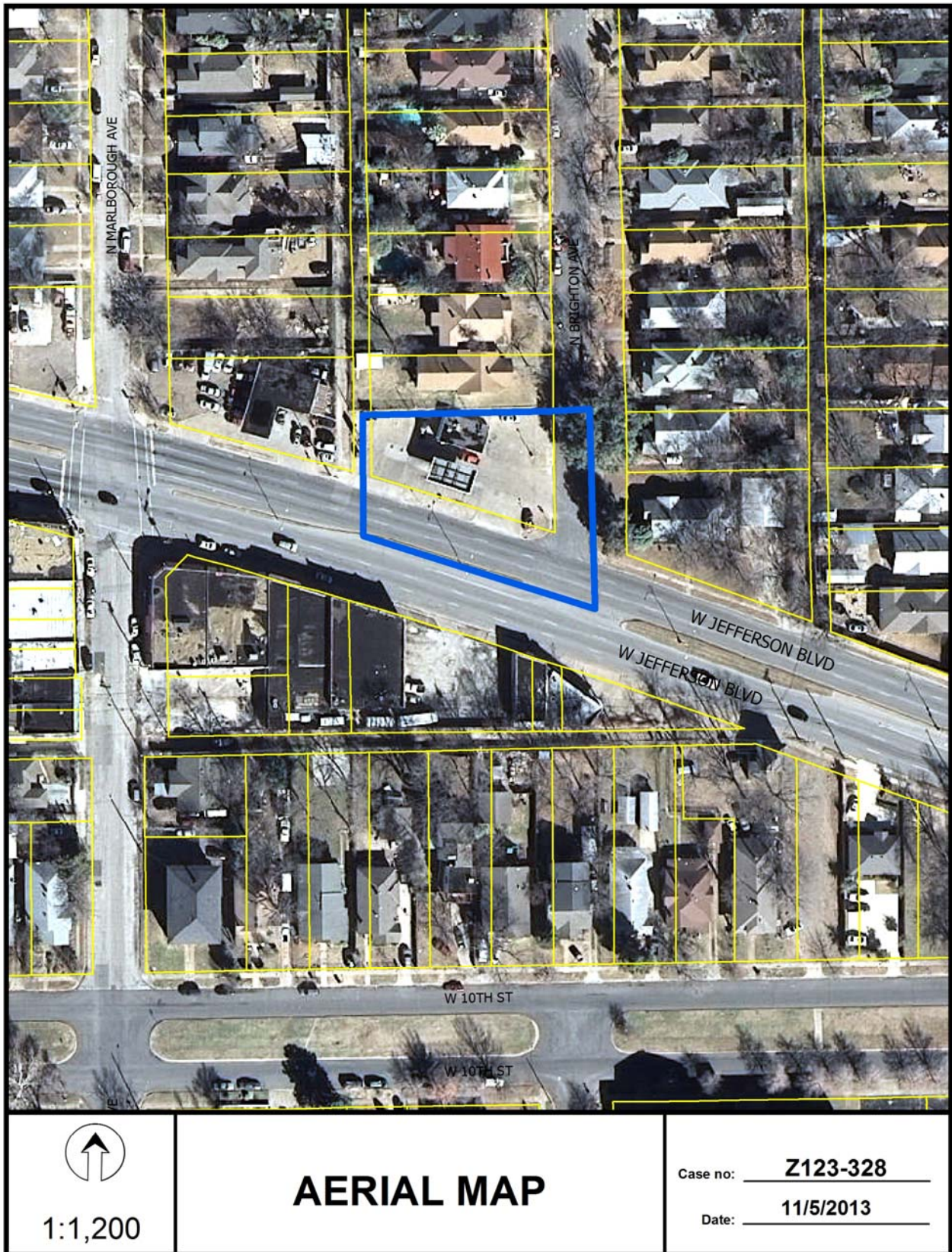


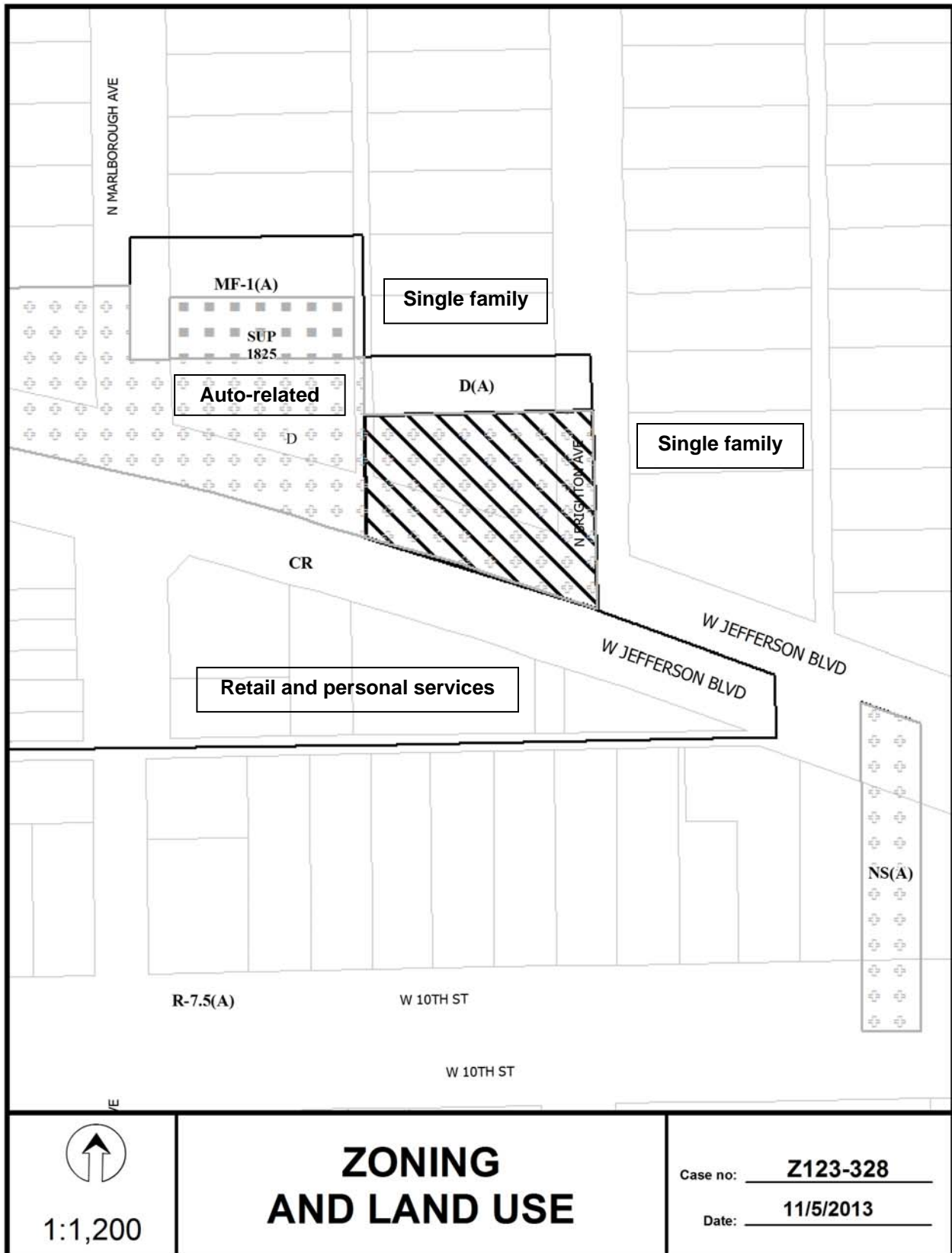
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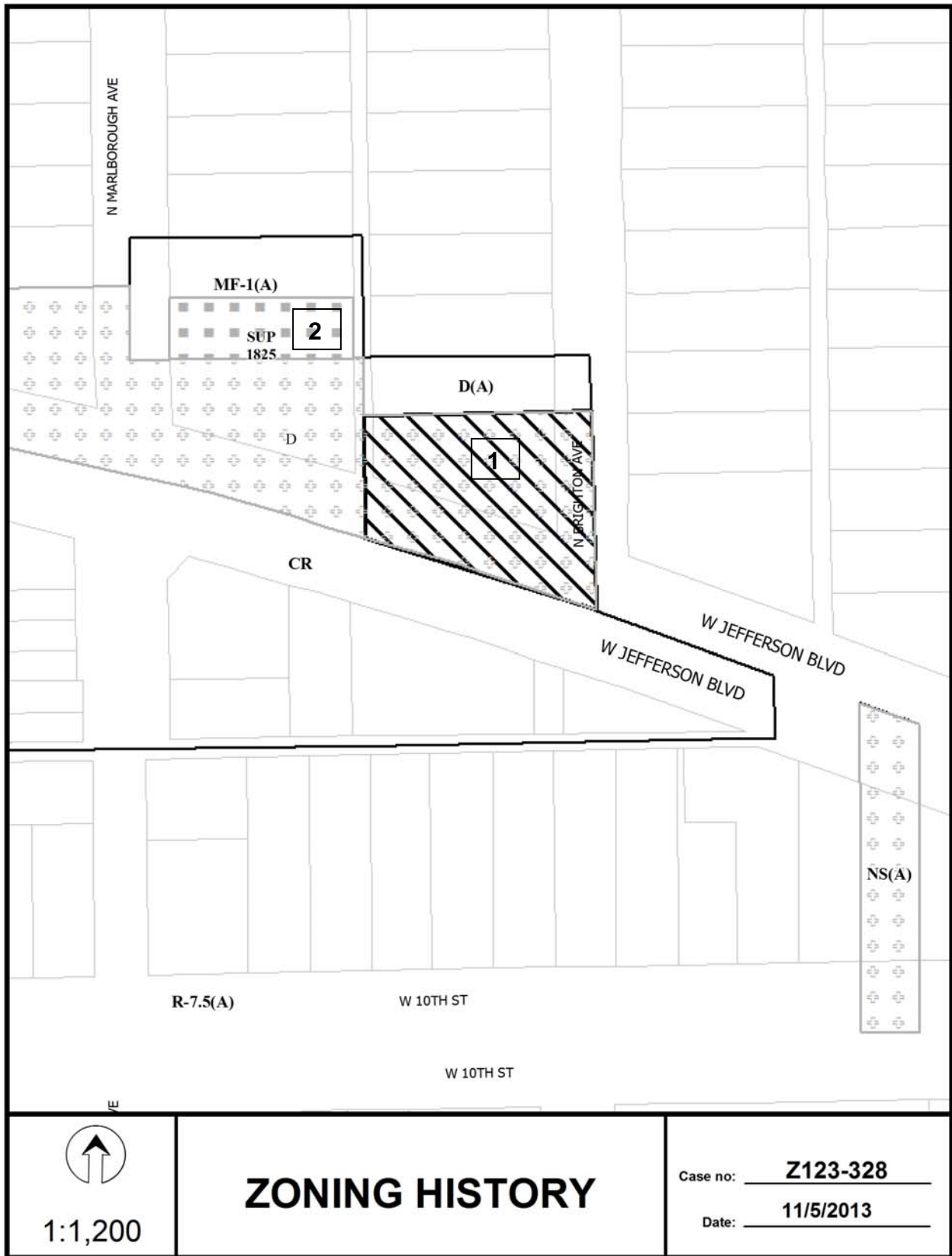
VICINITY MAP

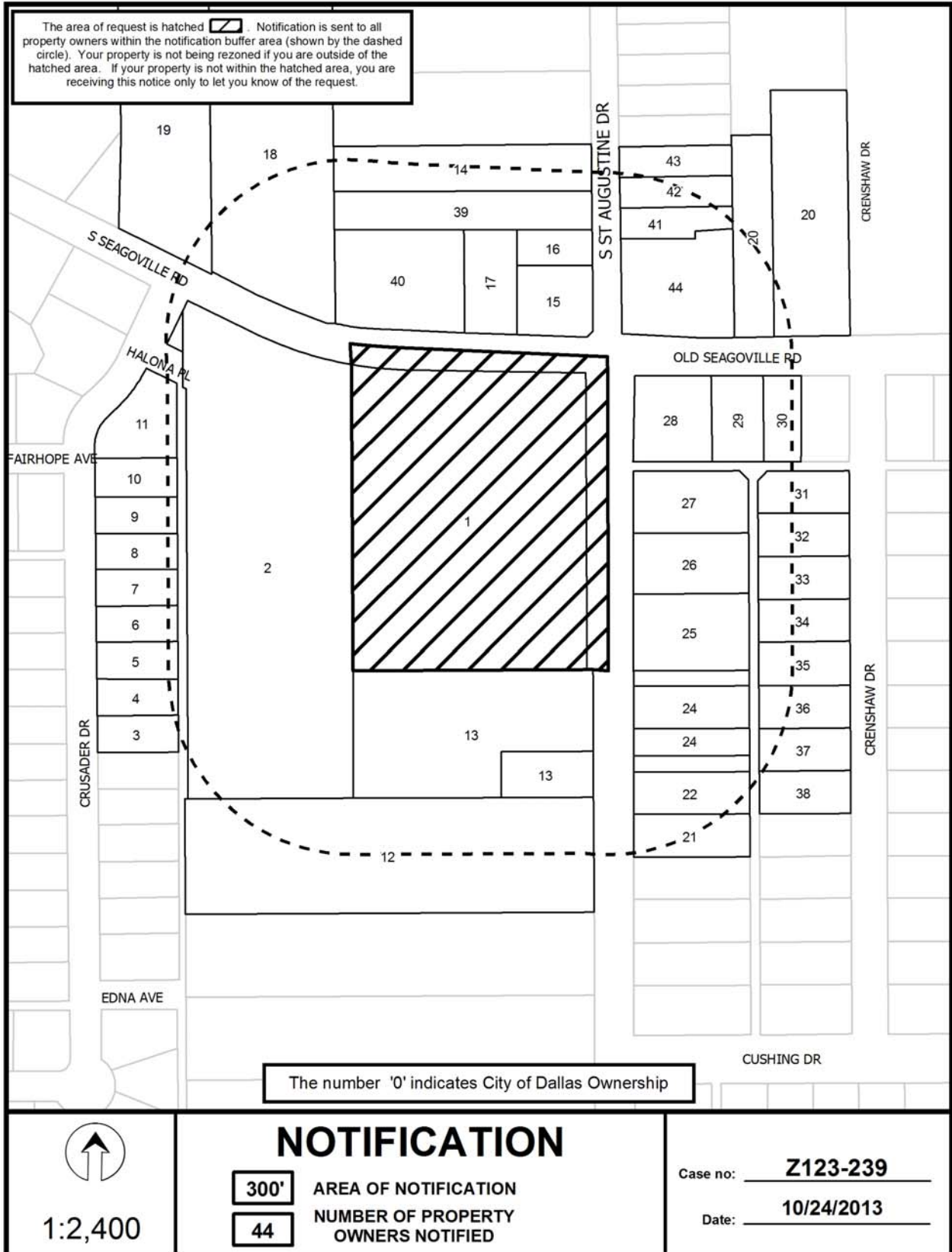
Case no: Z123-328

Date: 11/5/2013









11/4/2013

Notification List of Property Owners***Z123-328******38 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|---|
| 1 | 1909 JEFFERSON BLVD | BARAKAT MOE |
| 2 | 228 BRIGHTON AVE | MCCOY SARA & KALLEN |
| 3 | 224 BRIGHTON AVE | GAMEZ FRANK R |
| 4 | 220 BRIGHTON AVE | ANGEL ANGELA J |
| 5 | 216 BRIGHTON AVE | BRADY ROSEANN |
| 6 | 212 BRIGHTON AVE | DOWPROCACCINI ANNA M & CHESTER WARREN |
| 7 | 208 BRIGHTON AVE | TAYLOR STEPHANIE S |
| 8 | 204 BRIGHTON AVE | ALLEN DONALD LEE |
| 9 | 207 WAVERLY DR | DEARING NANCY C WONDERS |
| 10 | 211 WAVERLY DR | WILSON MIRANDA ANGER & |
| 11 | 215 WAVERLY DR | EWERS LIMITED PARTNERSHIP ANGELINE EWERS |
| 12 | 217 WAVERLY DR | GONZALEZ FERNANDO & CRYSTAL |
| 13 | 221 WAVERLY DR | PRIBYL THOMAS & RAJANI SUDAN |
| 14 | 227 WAVERLY DR | PARAMO RUDOLPH |
| 15 | 218 MARLBOROUGH AVE | OLGUIN JULIAN |
| 16 | 216 MARLBOROUGH AVE | LOZADA GERARDO |
| 17 | 210 MARLBOROUGH AVE | PITZER ENTERPRISES LP |
| 18 | 206 MARLBOROUGH AVE | NEFFENDORF SHANNON & NEFFENDORF JENNIFER |
| 19 | 1919 JEFFERSON BLVD | SAMUEL PETER & SUSHEILA |
| 20 | 1919 JEFFERSON BLVD | SAMUEL PETER |
| 21 | 211 BRIGHTON AVE | AVILA JAIME & |
| 22 | 217 BRIGHTON AVE | EQUABLE INV CORP |
| 23 | 221 BRIGHTON AVE | EDWARDS J B & MARSHA H |
| 24 | 225 BRIGHTON AVE | FERNANDEZ MAUREEN F & ANTHONY |
| 25 | 229 BRIGHTON AVE | YOCKEL SCOTT & LAUREN |
| 26 | 108 MARLBOROUGH AVE | BALLAS VICTOR |

11/4/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|---|
| 27 | 1916 JEFFERSON BLVD | DIAZ OCTAVIO |
| 28 | 1900 JEFFERSON BLVD | NOLAN PATRICK & ROSE ANNA |
| 29 | 1836 JEFFERSON BLVD | 1836 W JEFFERSON LLC |
| 30 | 1917 10TH ST | GALLEGOS JESUS C ET AL |
| 31 | 1915 10TH ST | Taxpayer at |
| 32 | 1913 10TH ST | MACIAS JOSE A JR & ESPERANZA |
| 33 | 1909 10TH ST | TRIDESERT INVESTMENTS INC |
| 34 | 1903 10TH ST | NILES KERRY W |
| 35 | 1827 10TH ST | BETANCOURT SERGIO & EVA |
| 36 | 1825 10TH ST | PALOMO MANUEL LIFE ESTATE |
| 37 | 1821 10TH ST | CARR BRYAN |
| 38 | 1817 10TH ST | MELGOZA JOSE JJ & VIRGINIA T DE JIMENEZ |

FILE NUMBER: Z123-239(MW)

DATE FILED: April 5, 2013

LOCATION: Southwest corner of Seagoville Road and South St. Augustine Road

COUNCIL DISTRICT: 8

MAPSCO: 59-X

SIZE OF REQUEST: ±4.3716 acres

CENSUS TRACT: 117.01

REPRESENTATIVE: Rhonda Davis

APPLICANT: Malone's Food Stores, LLC

OWNER: Victor Ballas

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

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

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

STAFF RECOMMENDATION:

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

1. *Compatibility with surrounding uses and community facilities* – The existing grocery store is compatible with the surrounding land uses. The sale of alcoholic beverages in conjunction with the main use does not affect compatibility.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The sale of the alcoholic beverages at the existing grocery store provides a service to this area of the City and does not appear to negatively impact the adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – It is not foreseen that the sale of alcoholic beverages at the existing grocery store will compromise the health, safety, and welfare of the citizens of the City of Dallas.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the proposed site plan, the request complies with all applicable zoning regulations and standards.

BACKGROUND INFORMATION:

- The ±4.3716-acre request site is developed with a ±41,400-square-foot multitenant building comprised of retail and personal services uses and a church. The area of the Specific Use Permit will be limited to a ±19,000-square-foot supermarket within the shopping center.
- The grocery store does not meet the 300-foot door-to-door alcohol distance requirement from the church. However, a variance to the alcohol spacing requirements was approved on August 14, 2013.
- The general merchandise or food store use is permitted by right. The sale of alcoholic beverages on property requires a specific use permit due to the D-1 Liquor Control Overlay.
- The applicant does not propose any changes to the existing building or site.

Surrounding Zoning History:

1. **Z112-208:** On August 22, 2012, the City Council approved an NO(A) Neighborhood Office District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW |
|---------------------|-----------|--------------|
| St. Augustine Road | Collector | 80 feet |
| Old Seagoville Road | Local | 60 feet |

Traffic:

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

Surrounding Land Uses:

| | Zoning | Land Use |
|--------------|--------|-----------------------------|
| North | CR-D | Church; single family |
| East | CR-D-1 | Retail; restaurant; carwash |
| South | CR-D-1 | Retail |
| West | CR-D-1 | Undeveloped |

STAFF ANALYSIS:

Comprehensive Plan:

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

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

In general, the applicant’s request for Specific Use Permit for the sale of alcoholic beverages in conjunction with an existing grocery store is consistent with the following goal and policy of the Comprehensive Plan.

LAND USE ELEMENT

Goal 1.1: Promote desired development.

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

Goal 5.3: Establishing walk-to convenience

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

The existing retail food store is located at a key intersection within the neighborhood, which is generally a desired location from a nonresidential use. The sale of alcoholic beverages in conjunction with the main use does not directly affect the consistency.

Land Use Compatibility:

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

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

Development Standards:

| District | Setbacks | | Density | Height | Lot Coverage | Special Standards | Primary Uses |
|------------------------|----------|--|--------------------------------|------------------|--------------|-------------------------------------|-------------------------------------|
| | Front | Side/Rear | | | | | |
| CR Community retail | 15' | 20' adjacent to residential OTHER: No Min. | 0.75 FAR overall 0.5 office | 54' 4 stories | 60% | Proximity Slope Visual Intrusion | Retail and personal service, office |

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use is one (1) space per 200 square feet of floor area. Therefore, the ±19,200-square foot grocery store requires 96 spaces. Based on the parking analysis provided by the applicant, 207 spaces are required for the site. As depicted on the site plan, 240 spaces are provided.

Landscaping:

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

Police Report:

An online search of the Dallas Police Department's offense incident reports for the period from October 29, 2012 to October 29, 2013 revealed the following results:

| Search Records - Offense | | | | | | | | | | Filter | |
|---------------------------|--------------|----------------------|--------------------------|-------|-----|--------------|------|----------------|-------|--------|--|
| Service # | Offense Date | Complainant | Offense | Block | Dir | Street | Beat | Reporting Area | UCR1 | UCR2 | |
| 0000754-A | 01/01/2013 | MOSELY,NICOLE, | THEFT | 00333 | N | STAUGUSTI... | 338 | 2211 | 06941 | | |
| 0009990-A | 01/13/2013 | *FAMILY DOLLAR | BURGLARY | 00333 | S | STAUGUSTI... | 337 | 2217 | 05131 | | |
| 0082384-A | 03/26/2013 | *FAMILY DOLLAR #1309 | ROBBERY | 00333 | S | STAUGUSTI... | 337 | 2217 | 03441 | | |
| 0093489-A | 04/16/2013 | WRIGHT,ADRIENNE, | THEFT | 00333 | S | STAUGUSTI... | 337 | 2217 | 06943 | | |
| 0137174-A | 06/02/2013 | TREVINIO, ROMAN | ASSAULT | 00333 | S | STAUGUSTI... | 337 | 2217 | 08112 | | |
| 0149705-A | 06/14/2013 | *MIGHTY DOLLAR | ROBBERY | 00333 | S | STAUGUSTI... | 337 | 2217 | 03442 | | |
| 0154081-A | 06/19/2013 | DAVIS,YVETTE | CRIMINAL MISCHIEF/VAN... | 00333 | S | STAUGUSTI... | 337 | 2217 | 14081 | | |
| 0169448-A | 07/04/2013 | HUERTA,JESUS | AUTO THEFT-UUMV | 00333 | S | STAUGUSTI... | 337 | 2217 | 07621 | | |
| 0177556-A | 07/12/2013 | *MALONE'S | ROBBERY | 00333 | S | STAUGUSTI... | 337 | 2217 | 03411 | | |
| 0182656-A | 07/18/2013 | CRUZ, MARILOU | ASSAULT | 00333 | S | STAUGUSTI... | 337 | 2217 | 08312 | | |
| 0197078-A | 08/02/2013 | VEGA, GILBERTO | AUTO THEFT-UUMV | 00333 | S | STAUGUSTI... | 337 | 2217 | 07612 | | |
| 0261868-A | 10/12/2013 | *MALONES NO7 | BURGLARY | 00333 | S | STAUGUSTI... | 337 | 2217 | 05131 | | |

Page 1 of 1 (12 items)

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Z123-239(MW)

List of Partners/Principals/Officers

Malone's Food Stores, LLC

Ronnie J. Malone, Director, President and Treasurer
W. Jane Malone, Vice President and Secretary

Rick Gomez, Vice President

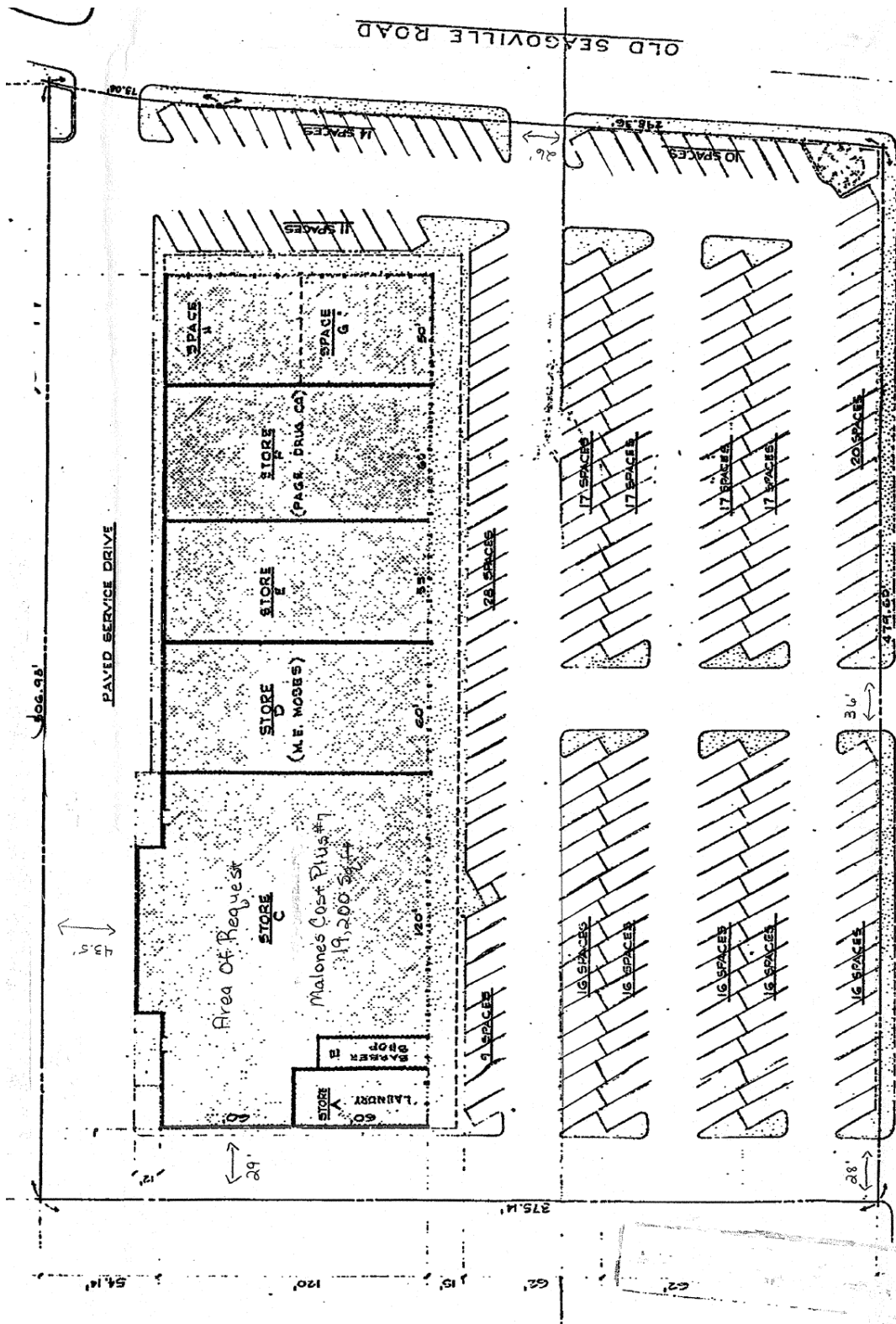
Advisory Directors:

- W. Jane Malone
- Rick Gomez
- Tray Gomez
- Rhonda Davis
- Rachelle Florez
- Renee Nelson
- Kathy Voukliza

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two years).
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan



101 SITE PLAN 1" = 40'-0"



St. Augustine Road



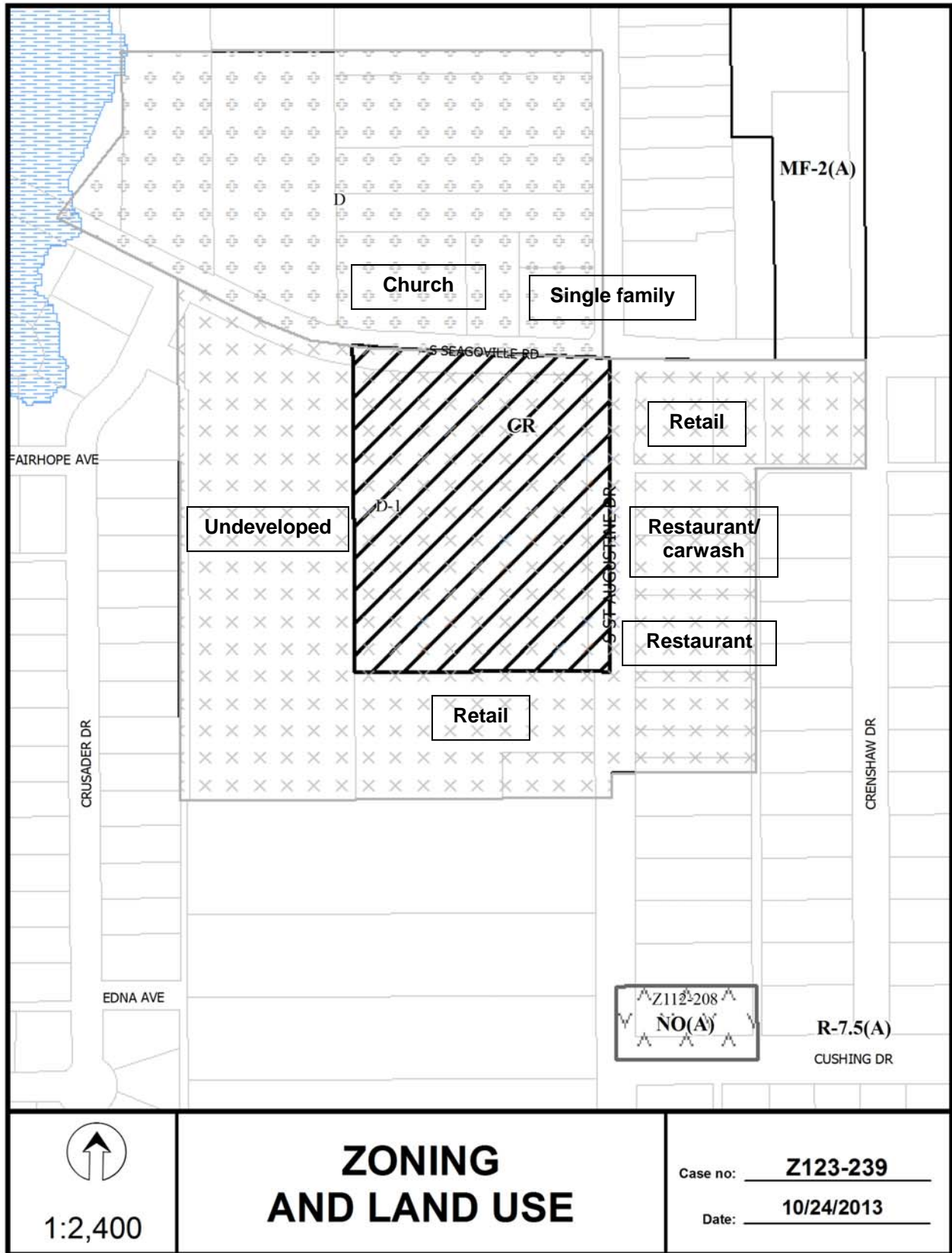


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AERIAL MAP

Case no: Z123-239

Date: 10/24/2013

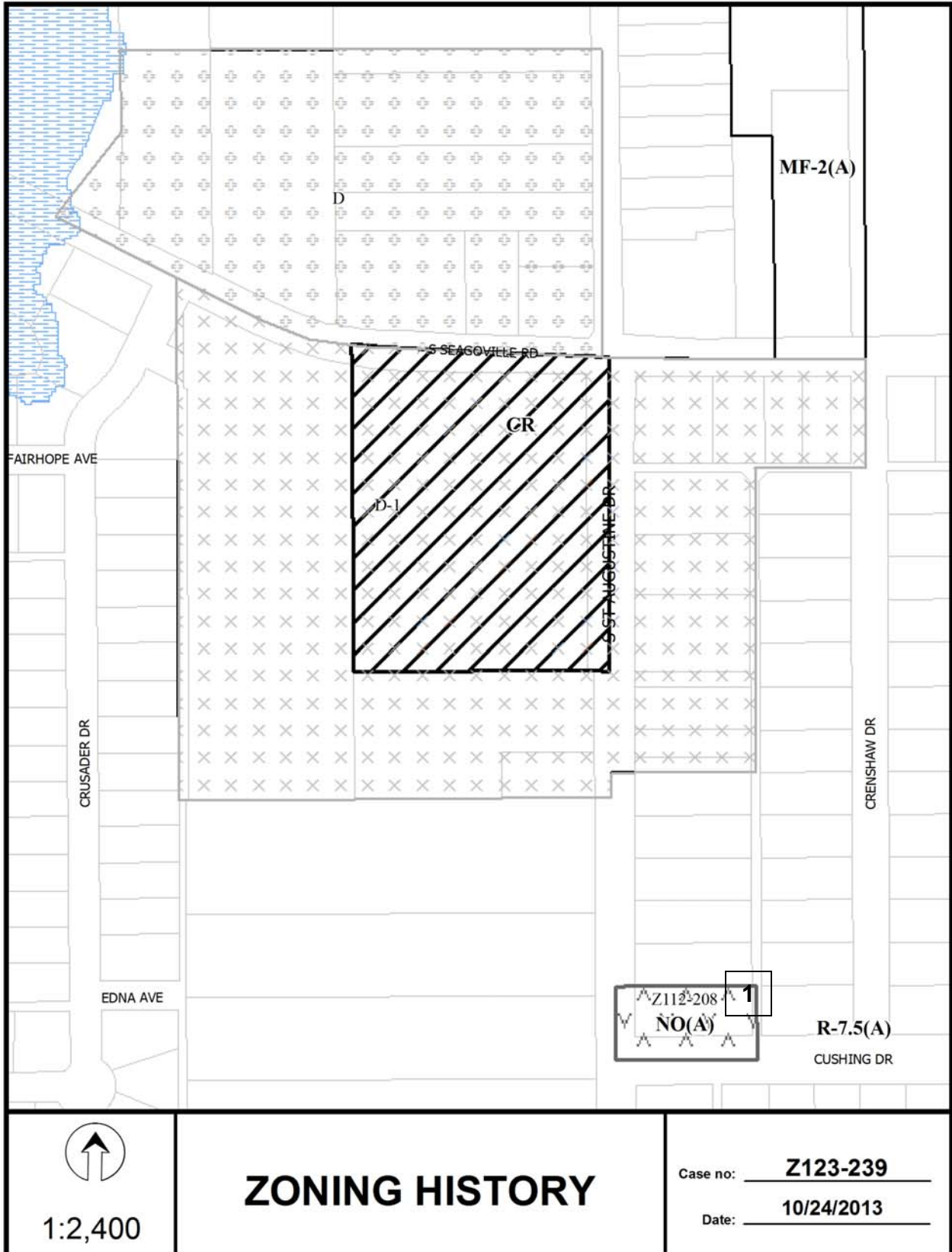


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ZONING AND LAND USE

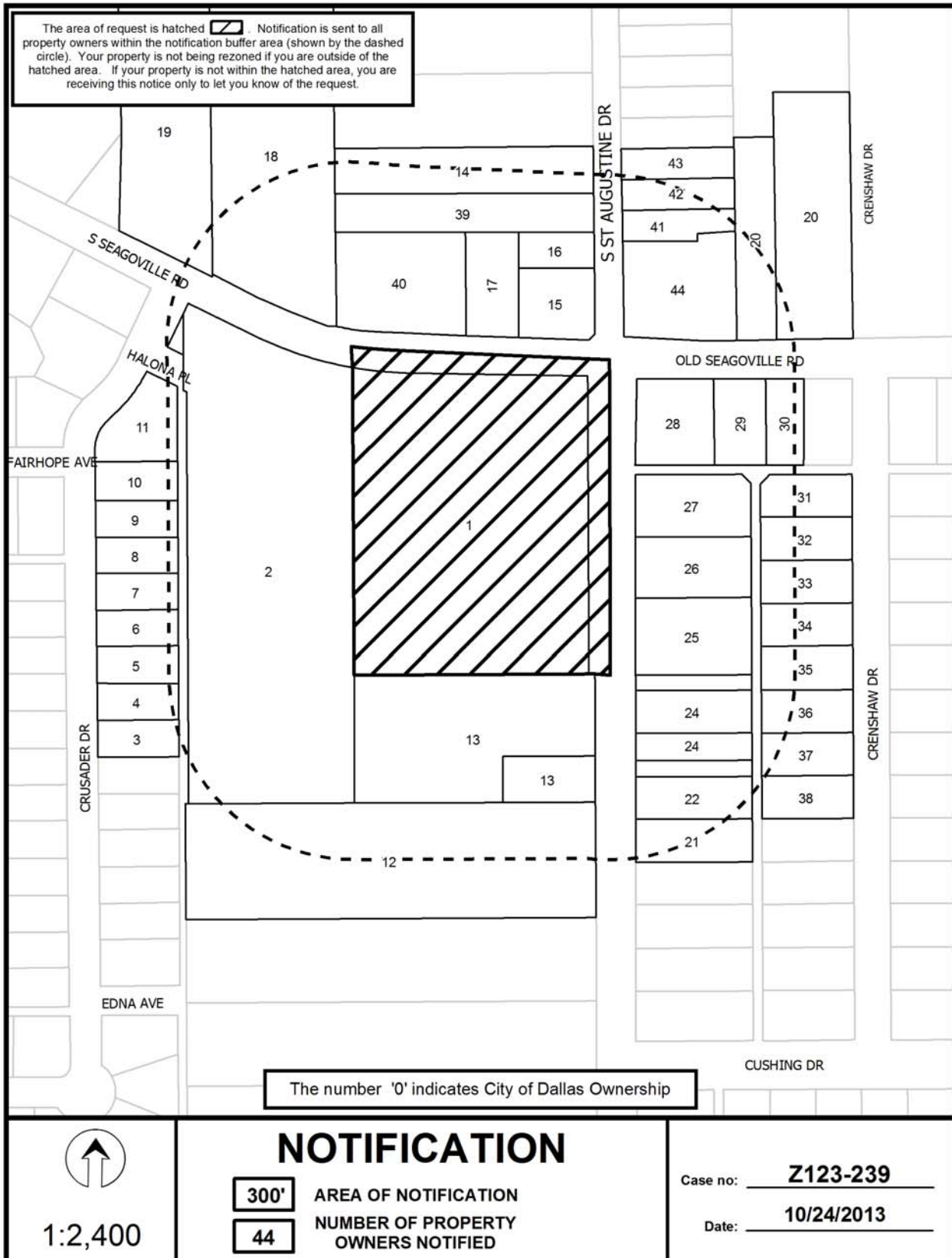
Case no: **Z123-239**

Date: **10/24/2013**



ZONING HISTORY

Case no: Z123-239
Date: 10/24/2013



10/23/2013

Notification List of Property Owners***Z123-239******44 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|---|
| 1 | 333 ST AUGUSTINE RD | BALLAS VICTOR E |
| 2 | 304 CRUSADER DR | BALLAS VICTOR |
| 3 | 356 CRUSADER DR | FIERRO RODOLFO & ELVA |
| 4 | 350 CRUSADER DR | MADISON YOLANDA M |
| 5 | 344 CRUSADER DR | RUVALCABA ARNOLDO G & |
| 6 | 338 CRUSADER DR | RODRIGUEZ GRICELDA |
| 7 | 332 CRUSADER DR | DANIELS WILLIE J & JEWEL S |
| 8 | 326 CRUSADER DR | SCHIER BILL |
| 9 | 320 CRUSADER DR | HUGHES PEGGY J TR |
| 10 | 314 CRUSADER DR | SANCHEZ ADOLFO |
| 11 | 310 CRUSADER DR | PEREZ HECTOR & IRMA AGUIRRE |
| 12 | 335 ST AUGUSTINE RD | CARTER JAMES |
| 13 | 323 ST AUGUSTINE RD | CORDOVA LUIS |
| 14 | 201 ST AUGUSTINE RD | SOUTH CENTRAL MTG INC SUITE 1000 |
| 15 | 237 ST AUGUSTINE RD | PEREZ REFUCIO & MARIA |
| 16 | 233 ST AUGUSTINE RD | SALAZAR MAURILIA |
| 17 | 350 SEAGOVILLE RD | LOVE OUTREACH CHURCH |
| 18 | 316 SEAGOVILLE RD | CHANG ROGER A |
| 19 | 246 SEAGOVILLE RD | ORSA MINORE PROPERTIES LLC |
| 20 | 9625 SEAGOVILLE RD | WOOD SHAUN D & JENNIFER L |
| 21 | 356 ST AUGUSTINE RD | SANCHEZ PATRICIA |
| 22 | 352 ST AUGUSTINE RD | ALVARADO JUAN & MARIA |
| 23 | 348 ST AUGUSTINE RD | GEDDINGS ALVIN EST OF %KATHERINE GEDDING |
| 24 | 346 ST AUGUSTINE RD | TAIWO ADEDAYO A |
| 25 | 332 ST AUGUSTINE RD | MILLER W C TRUSTEE STE 100 |
| 26 | 326 ST AUGUSTINE RD | OPALACH THOMAS |

10/23/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|--------------------------------------|
| 27 | 316 ST AUGUSTINE RD | DANG TUAN N & NGUYEN TRANG |
| 28 | 300 ST AUGUSTINE RD | PHAM VU T & THIEM PHAM |
| 29 | 9612 SEAGOVILLE RD | VELLA HERMOSA HOMES LLC |
| 30 | 9618 SEAGOVILLE RD | MITCHELL DANIEL |
| 31 | 315 CRENSHAW DR | AREVALO NORMA A |
| 32 | 319 CRENSHAW DR | LENTO BARBARA S |
| 33 | 325 CRENSHAW DR | PORTILLO REINA DE LAPAZ |
| 34 | 331 CRENSHAW DR | SERRATO ADELFA |
| 35 | 337 CRENSHAW DR | BENITES ANITA |
| 36 | 341 CRENSHAW DR | ALVAREZ LUIS |
| 37 | 345 CRENSHAW DR | VILLATORO RODOLFO & MARIA |
| 38 | 351 CRENSHAW DR | MORENO PEDRO |
| 39 | 229 ST AUGUSTINE RD | PATINA EVERARDO & MARIA DEJESUS SOTO |
| 40 | 340 SEAGOVILLE RD | LOVE OUTREACH CHURCH |
| 41 | 278 ST AUGUSTINE RD | HERNANDEZ JUAN & MARTHA |
| 42 | 274 ST AUGUSTINE RD | JIMENEZ PRISHNA |
| 43 | 270 ST AUGUSTINE RD | RAMIREZ SERGIO |
| 44 | 9615 SEAGOVILLE RD | WISDOM FINANCIAL SOLUTION LP |

FILE NUMBER: Z123-283(MW)

DATE FILED: May 14, 2013

LOCATION: Northwest corner of Routh Street and McKinney Avenue

COUNCIL DISTRICT: 14

MAPSCO: 45-F

SIZE OF REQUEST: ±0.85 acre

CENSUS TRACT: 18.00

REPRESENTATIVE: Karl Crawley, Masterplan

APPLICANT/OWNER SC One Dallas, LLC, a Florida Limited Partnership
Paul S. Cheng, Managing Member

REQUEST: An application for a new Planned Development Subdistrict for mixed uses on property zoned an LC Light Commercial Subdistrict District in Planned Development District No. 193, the Oak Lawn Special Purpose District

SUMMARY: The applicant proposes a mixed use project comprised of a maximum of 36,000 square feet of nonresidential uses on the ground story and second story with a maximum of 200 multifamily residential units on the stories above. The proposed maximum height is 240 feet, consistent with the existing zoning.

STAFF RECOMMENDATION: Approval, subject to a development plan and staff's recommended conditions

PRIOR CPC ACTION: On November 7, 2013, the Commission held this case to November 21, 2013.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval of the proposed Planned Development Subdistrict based upon the following:

1. *Performance impacts upon surrounding property* –Development of the site with a building more urban in form is consistent with the existing character of the area and is not anticipated to negatively impact the performance of surrounding properties.
2. *Traffic impact* – Staff has reviewed the request and has determined that it will not significantly impact the surrounding roadway system. As demonstrated in the traffic impact analysis prepared by DeShazo Group, Inc., the traffic generated by the proposed development can be accommodated by the existing roadway network with no need for mitigation measures.
3. *Comprehensive Plan or Area Plan Conformance* – The request complies with the Comprehensive Plan and the Oak Lawn Plan.
4. While the proposed uses are permitted in the LC Light Commercial Subdistrict, the applicant proposes a new Planned Development Subdistrict to accommodate an increase in floor area for a mixed use project. However, to encourage pedestrian activity, the applicant proposes design standards such as ground story transparency on McKinney Avenue and Routh Street, tower setbacks, and concealment of loading areas.

However, Staff does not support the following aspects of the request:

1. The applicant proposes that, on the McKinney Avenue frontage, a maximum of 60 percent (60%) of the area at ground level between the property line and the setback may be occupied by outside seating area and on the Routh Street frontage a maximum of 25 percent (25%) on the Routh Street frontage of the area at ground level between the property line and the setback may be occupied by outside seating area. Staff does not believe this allowance for setback encroachments is necessary, as the request site is undeveloped and not subject to existing constraints.
2. The applicant proposes an eight-foot sidewalk on McKinney Avenue. To further encourage pedestrian activity, staff recommends a minimum unobstructed sidewalk width of 10 feet on McKinney Avenue.

BACKGROUND INFORMATION:

- With the exception of surface parking, the ±0.85-acre request site is unimproved.
- The applicant proposes an increase in the maximum floor area ratio permitted under the current zoning. To accomplish this, the applicant proposes to define a “special residential project” as a development having multifamily uses occupying

Z123-283 (MW)

at least 80 percent of the building floor area and a floor area ratio greater than 4.5:1.

Surrounding Zoning History:

- Z123-129:** On Wednesday, February 27, 2012, the City Council approved a Planned Development District for mixed uses subject to a development plan, landscape plan and conditions
- Z123-130:** On Wednesday, February 27, 2012, the City Council approved the termination of deed restrictions and a new subdistrict with deed restrictions volunteered by the applicant.
- Z112-135:** On Wednesday, February 22, 2012, the City Council approved a Specific Use Permit for a Hotel or Motel use for a fifteen-year time period; subject to a site plan and conditions.

Traffic:

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

Thoroughfares/Streets:

| Thoroughfares/Street | Type | Existing ROW |
|-----------------------------|----------------|---------------------|
| McKinney Avenue | Minor arterial | 58 feet |
| Howland Street | Local | 45 feet |
| Routh Street | Local | 50 feet |

Surrounding Land Use:

| | Zoning | Land Use |
|--------------|-------------------------------|-----------------------|
| Site | LC Subdistrict in PDD No. 193 | Surface parking |
| North | LC Subdistrict in PDD No. 193 | Restaurant |
| East | LC Subdistrict in PDD No. 193 | Office |
| South | LC Subdistrict in PDD No. 193 | Retail and restaurant |
| West | PDD No. 9 | Office |

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.

In general, the applicant's proposal is consistent with these objectives.

Comprehensive Plan:

The Vision Illustration depicts the request site as within an *Urban Neighborhood Building Block* on the ***forwardDallas! Vision Illustration***, adopted June 2006. This building block should be predominantly residential, but are distinguished from other neighborhoods by a wide variety of housing options available. These neighborhoods will have concentrations of shops or offices along key corridors or at key intersections, which provide important services and job opportunities. These areas may have mixed-use buildings with ground floor shops.

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

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Land Use Compatibility:

The applicant proposes to develop the site with a mixed use project comprised of a maximum of 36,000 square feet of nonresidential uses on the ground story and second story with a maximum of 200 multifamily residential units on the stories above.

While the proposed uses are permitted in the LC Light Commercial Subdistrict, the applicant seeks an increase in the floor area ratio of 4.5:1 permitted for a mixed use project. Specifically, the applicant proposes a maximum floor area of 240,000 square feet (with the maximum floor area for non-residential uses limited to 36,000 square feet), which equates to a floor area ratio of approximately 6.5:1.

To accomplish this, the applicant proposes to define a “Special Residential Project” as a project having multifamily uses occupying at least 80 percent of the building floor area, a floor area ratio greater than 4.5:1 and no dwelling units are permitted on the ground story.

For a Special Residential Project, the applicant proposes to permit outside seating areas, retaining walls, landscaping or planters within a required front yard. While the locations of such encroachments are not depicted on the development plan, the applicant proposes that, on the McKinney Avenue frontage, a maximum of 60 percent (60%) of the area at ground level between the property line and the setback may be occupied by outside seating area and on the Routh Street frontage a maximum of 25 percent (25%) on the Routh Street frontage of the area at ground level between the property line and the setback may be occupied by outside seating area. Staff does not believe this allowance for setback encroachments is necessary, as the request site is undeveloped and not subject to existing constraints.

The applicant proposes design standards for a Special Residential Project which include, but are not limited to ground story transparency on McKinney Avenue and Routh Street, tower setbacks, and concealment of loading areas.

The applicant proposes an eight-foot sidewalk on McKinney Avenue. To encourage pedestrian activity, staff recommends a minimum unobstructed sidewalk width of 10 feet

on McKinney Avenue, consistent with the adjacent Planned Development District No. 877, and a minimum unobstructed sidewalk width of six feet on Howland Street and Routh Street. Currently, in the LC Light Commercial Subdistrict, six-foot sidewalks are required on all street frontages.

Development Standards:

The yard, lot, and space regulations and uses for the LC Light Commercial Subdistrict apply to the proposed Planned Development District, with exceptions for a Special Residential Project (SRP).

| District | Setbacks | | Density FAR | Height | Lot Coverage | Special Standards | Primary Uses |
|-----------------|----------------|---|--|----------------------|--------------|-----------------------|---|
| | Front | Side/Rear | | | | | |
| Existing | | | | | | | |
| LC Subdistrict | 10' | 10' side MF 5' side duplex 0' side other 15'/25' rear MF 10' rear duplex 0' side other | 4:1 4.5:1 with res | 36' SF 240' other | 80% | N/A | Commercial |
| Proposed | | | | | | | |
| New Subdistrict | LC SRP:10'* | LC 10' McKinney 10' Routh 10' side 8'6" Howland | LC SRP: 240,000 sf retail/200 du | LC | 80% | SRP: design standards | LC District SRP Multifamily; retail |

*Outside seating areas, retaining walls, landscaping or planters are permitted within a required front yard.

Parking:

The applicant proposes parking in accordance with the provisions of Planned Development District No. 193 with the following exception for a Special Residential Project:

- Parking for an accessory community center (private) use in conjunction with a multiple-family use must provide parking at a ratio of one space per 1,000 square feet of floor area.

For a Special Residential Project, the applicant proposes the following additional requirements to address the location of parking, which is not currently addressed in the existing Subdistrict regulations:

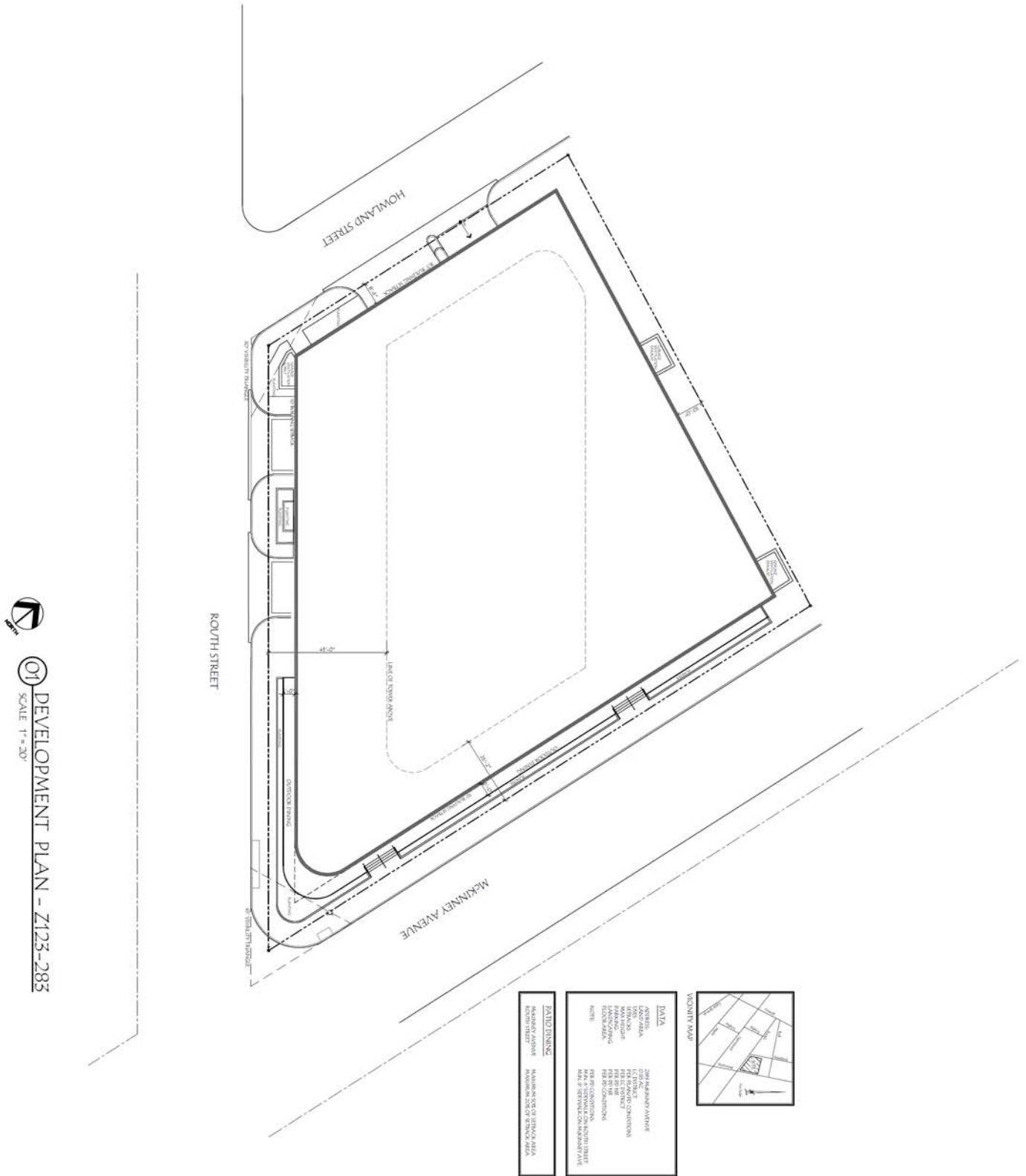
- All required parking must be located either underground or within a structure.
- If valet parking is provided, no queuing is permitted within the public right-of-way. Drop-off and pick-up and of valet parked vehicles for residential uses must occur either underground or within a structure. Drop-off and pick-up of valet parked vehicles for non-residential uses may occur at street level outside of the public right-of-way.

Z123-283 (MW)

Landscaping:

The applicant proposes landscaping in accordance with the provisions of Planned Development District No. 193.

Proposed Development Plan:



Proposed PDS Conditions

Z123-283

SEC. S-___.101. LEGISLATIVE HISTORY.

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

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

PD Subdistrict __ is established on property generally located at the northwest and southwest corner of McKinney Avenue and Routh Street. The size of PD Subdistrict __ is approximately 0.85 acre.

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

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

(b) In this division:

- (1) SPECIAL RESIDENTIAL PROJECT means a development having:
 - (A) multifamily uses occupying at least 80 percent of the building floor area; and
 - (B) a floor area ratio greater than 4.5.
 - (C) no dwelling units are permitted on the ground story.
- (2) SUBDISTRICT means a subdistrict of PD No. 193.
- (3) TRANSPARENCY means the total area of window and door opening filled with glass, expressed as a percentage of the total facade area by story.
- (4) GROUND STORY means the story closest to and above grade along the street.

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

(d) This Subdistrict is considered to be a non-residential zoning district.

SEC. S- ____ .104. EXHIBIT.

The following exhibit is incorporated into this division: Exhibit ____A: development plan.

SEC. S- ____ .105. DEVELOPMENT PLAN.

(a) For a Special Residential Project, development and use of the Property must comply with the development plan (Exhibit S- A). The development and use of the Property must comply with the floor area ratios and percentages for each use shown on the development plan that allows the development to qualify as a Special Residential Project. If there is a conflict between the text of this division and the development plan, the text of this division controls.

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

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

(a) Except as provided in this section, the only main uses permitted in this Subdistrict are those main uses permitted in the LC Light Commercial Subdistrict, subject to the same conditions applicable in the LC Subdistrict, as set out in Part I of this article. For example, a use permitted in the LC Subdistrict only by specific use permit (SUP) is permitted in this Subdistrict only by SUP; a use subject to development impact review (DIR) in the LC Subdistrict is subject to DIR in this Subdistrict; etc.

(b)The following additional use is permitted in this Subdistrict:

- A Special Residential Project.

SEC. S- ____ .107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Part I of this article. For more information regarding accessory uses, consult PD 193.

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

- Private stable.
- Amateur communication tower.
- Open storage.

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

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

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

(b) Special Residential Project.

(1) Front yard.

(A) As shown on the development plan (Exhibit S- A).

Applicant proposed (staff does not support):

(B) On the ground story, outside seating areas, retaining walls, landscaping, and planters are permitted within the required front yard. The minimum height of an outside seating area within a required front yard is 18 inches above the adjacent sidewalk with a maximum height no greater than the threshold of the entry door of the use to which it is accessory. Railings in conjunction with an outside seating area within a required front yard are limited to a maximum height of 42 inches measured from the floor of outside seating area. For the McKinney Avenue frontage a maximum of 60 percent (60%) of the area at ground level (raised a minimum of 18 inches) between the property line and the setback maybe occupied by outside seating area; for the Routh Street frontage the maximum is 25 percent (25%)

(C) On the second story, outside seating areas are permitted within the required front yard.

(c) Density. The maximum number of dwelling units is 200.

(e) Floor area: The maximum floor area is 240,000 square feet for all uses combined. The maximum floor area for non-residential uses is 36,000 square feet. Uses that are accessory to a multifamily use are not included in the measurement of non-residential floor area.

(f) Lot coverage: The maximum lot coverage is 80 percent.

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

Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.

Special Residential Project.

(a) Accessory community center (private). One space per 1,000 square feet of floor area.

(b) Additional requirements.

(1) All required parking must be located either underground or within a structure.

(2) If valet parking is provided, no queuing is permitted within the public right-of-way. Drop-off and pick-up and of valet parked vehicles for residential uses must occur either underground or within a structure. Drop-off and pick-up of valet parked vehicles for non-residential uses may occur at street level outside of the public right-of-way. Packed parking for required parking is allowed by right.

SEC S-___.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI

SEC. S-___.111. LANDSCAPING.

(a) Landscaping and screening must be provided in accordance with Part I of this article.

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

SEC. S-___.112. SIGNS

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

SEC. S- . 113. DESIGN STANDARDS FOR A SPECIAL RESIDENTIAL PROJECT.

- (a) Facade length along McKinney Avenue is a maximum of 110 feet.
- (b) A minimum of 50 percent of the multifamily units must have direct access to an outdoor balcony.
- (c) Tower setback (above 36 feet in height) from McKinney Avenue is 25 feet.
- (d) Tower setback (above 36 feet in height) from Routh Street is 36 feet.

(e) The maximum lot coverage above 36 feet in height is 40 percent.

(g) The minimum transparency for the ground story on McKinney Avenue is fifty percent; the minimum transparency for the ground story on Routh Street is twenty five percent.

(h) The loading area must be located underground, within a structure, or gated with the gate remaining closed except for deliveries. An intercom and remote opening system must be installed and must be operated so that delivery drivers must contact building security for admittance through the gate.

Staff recommended:

(i) Sidewalks on McKinney Avenue must have a minimum unobstructed width of 10 feet. Sidewalks on Routh Street and Howland Street must have a minimum unobstructed width of six feet.

Applicant proposed:

(i) Sidewalk width on McKinney Avenue is a minimum of eight feet and is located as shown on the approved development plan. The width is measured from the center of any trees to the nearest obstruction. If the sidewalk is located within the front yard a sidewalk easement must be dedicated to the City. Tree grates must comply with Section 193.126(b)(5)(F).

SEC. S-___.114. PAVING.

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

SEC. S-___.115. ADDITIONAL PROVISIONS.

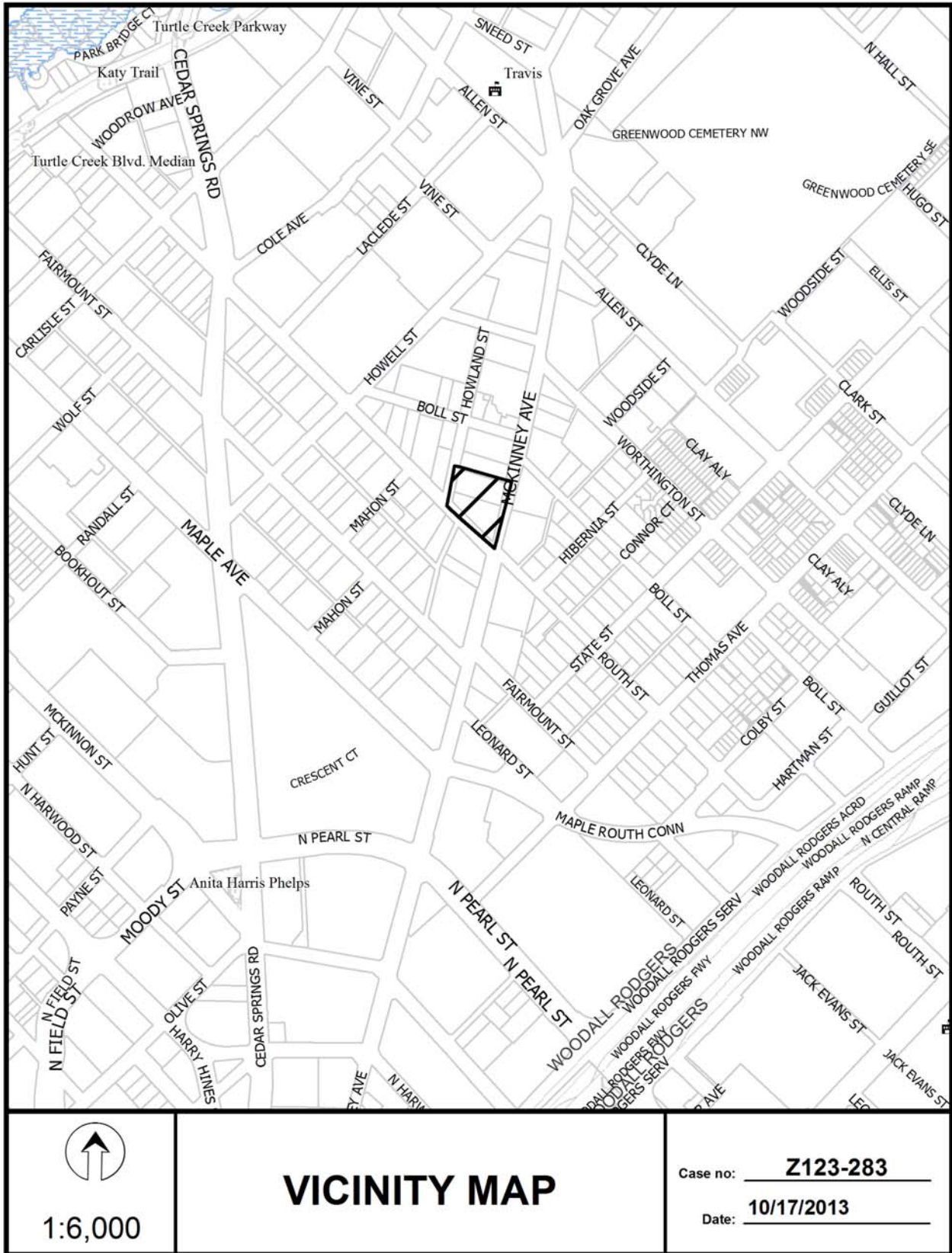
(a) The Property must be properly maintained in a state of good repair and neat appearance.

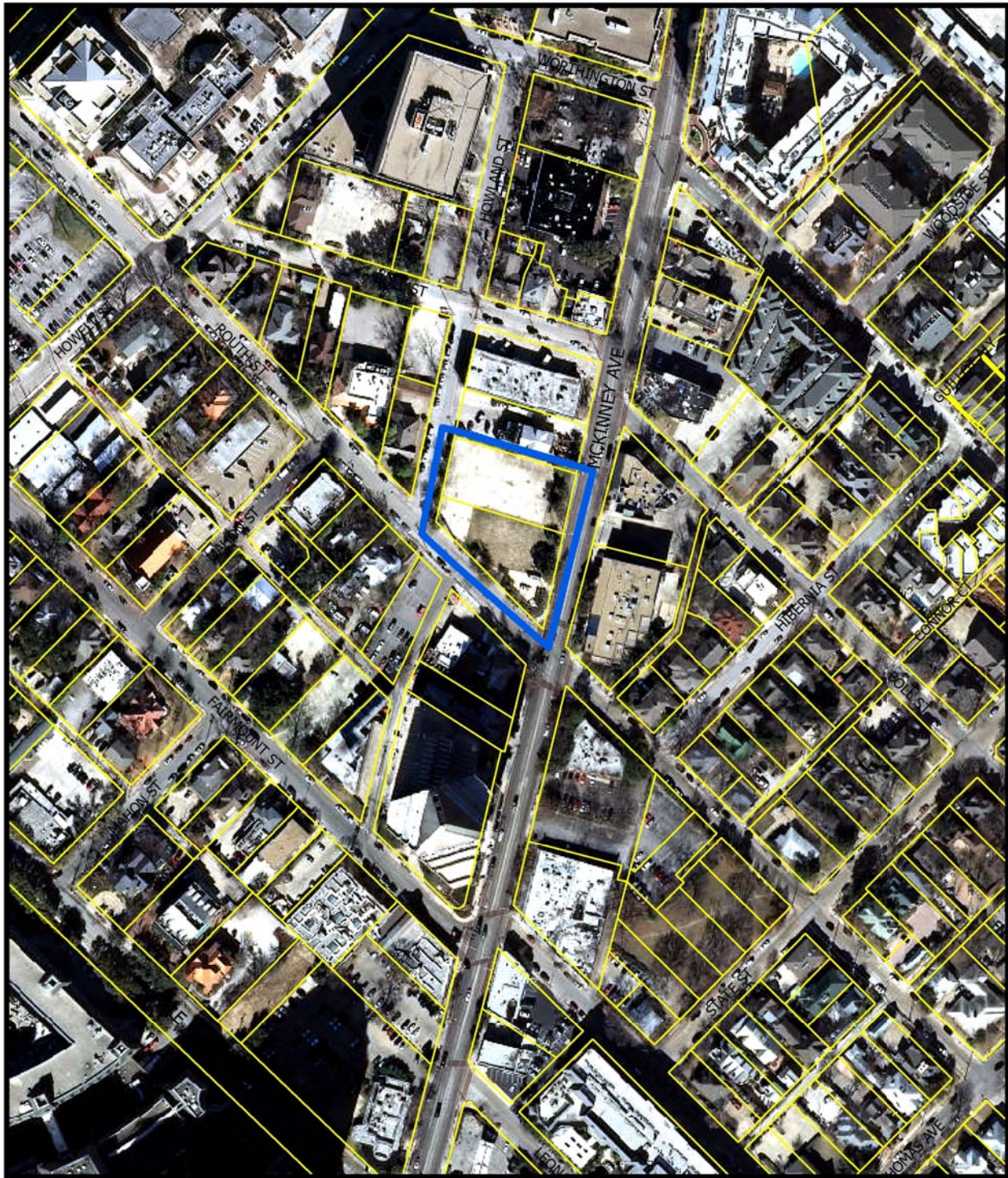
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

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

SEC. S-___.116. COMPLIANCE WITH CONDITIONS.

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



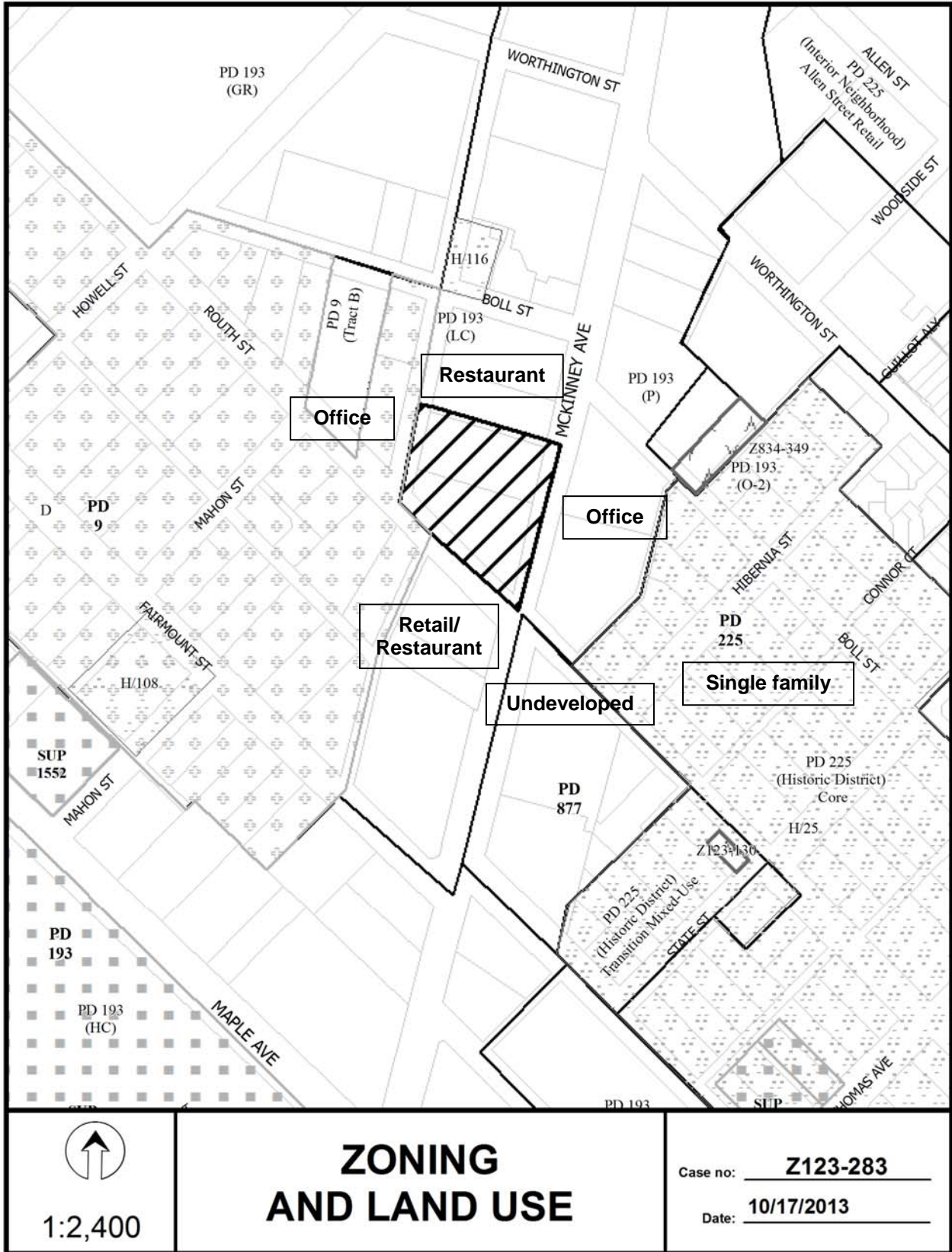


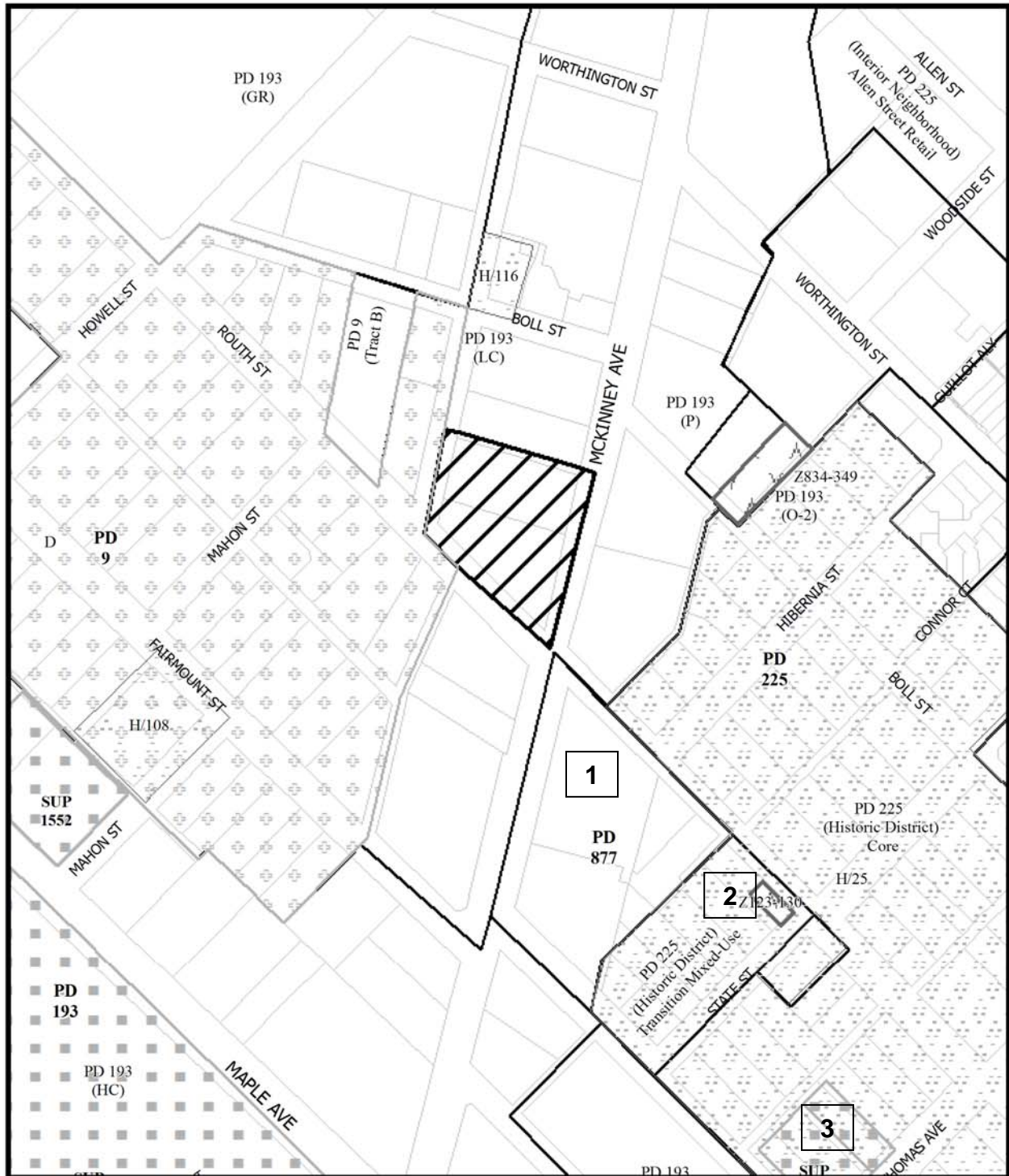
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AERIAL MAP

Case no: Z123-283

Date: 10/17/2013

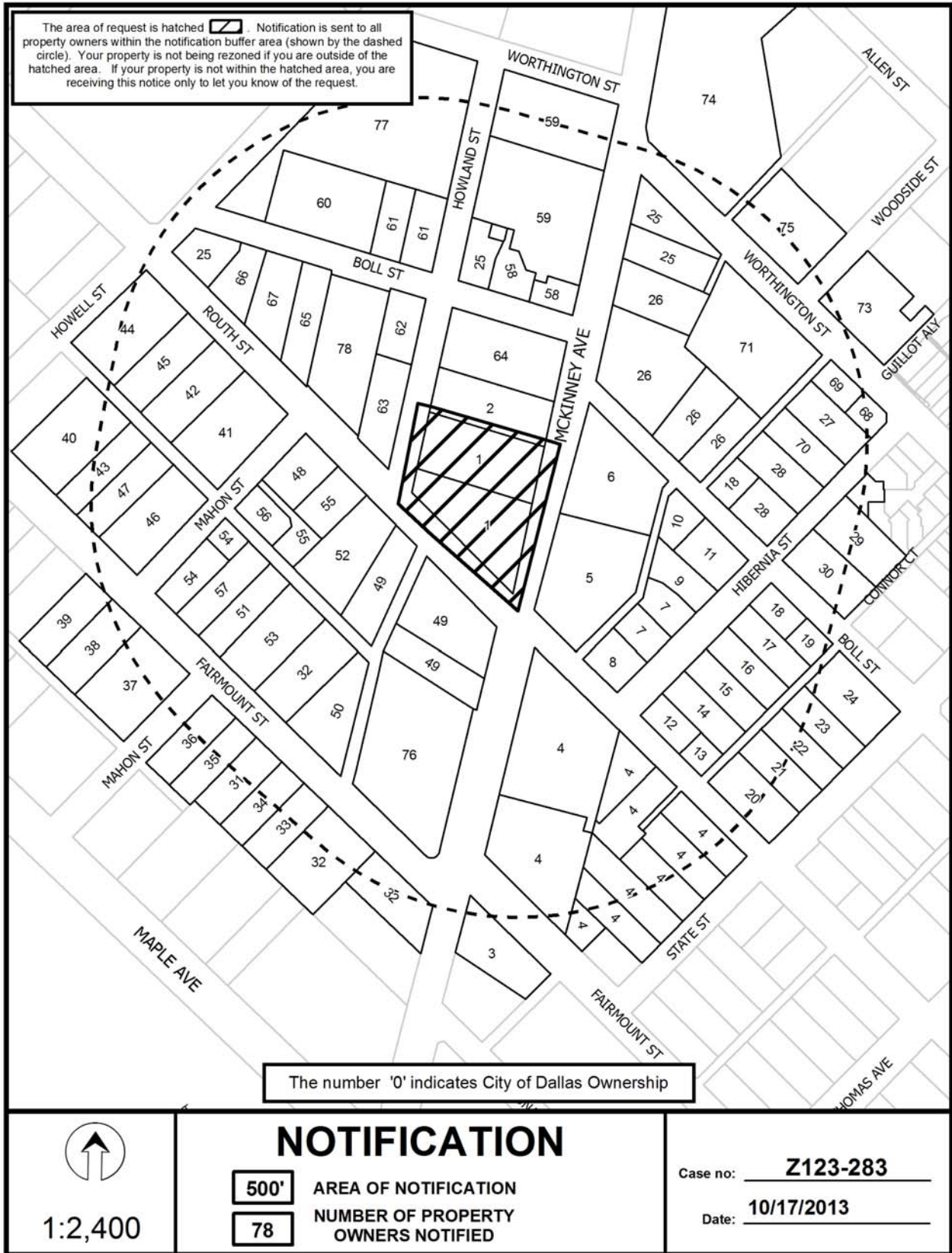





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ZONING HISTORY

Case no: Z123-283
 Date: 10/17/2013



10/17/2013

Notification List of Property Owners***Z123-283******78 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|---|
| 1 | 2619 MCKINNEY AVE | XL CAPITAL LLC |
| 2 | 2621 MCKINNEY AVE | BLACKFRIAR PROPERTY LLC |
| 3 | 2408 MCKINNEY AVE | PEASE RALPH W & DOROTHY M |
| 4 | 2500 MCKINNEY AVE | LG ROUTH LP SUITE 600 |
| 5 | 2602 MCKINNEY AVE | UPTOWN ENERGY PARTNERS LP |
| 6 | 2614 MCKINNEY AVE | J&K REAL ESTATE INV LTD |
| 7 | 2605 HIBERNIA ST | HUMPHRIES JOHN JR |
| 8 | 2500 ROUTH ST | GARZA PPTIES L L C #200 |
| 9 | 2615 HIBERNIA ST | SWIFT DALE MATTHEW |
| 10 | 2511 BOLL ST | FEFERMAN R JOSH |
| 11 | 2619 HIBERNIA ST | EHM PROPERTIES HIBERNIA LLC |
| 12 | 2600 HIBERNIA ST | DOWNTOWN PREGNANCY CENTER DBA THE UPTOWN |
| 13 | 2414 ROUTH ST | ROUTH COFFEE HOUSE LLC |
| 14 | 2604 HIBERNIA ST | NICHOLS DOUGLAS R & KARRISON S NICHOLS |
| 15 | 2608 HIBERNIA ST | HARTMAN PRINCELLA |
| 16 | 2614 HIBERNIA ST | SMITH STEPHEN S & MARLA F |
| 17 | 2616 HIBERNIA ST | STAR B PROPERTIES LLC |
| 18 | 2620 HIBERNIA ST | HUMPHRIES JOHN F JR |
| 19 | 2415 BOLL ST | SIMS LEON |
| 20 | 2601 STATE ST | KIRVEN JOE & GLORIA E LIVING TRUST |
| 21 | 2607 STATE ST | ARMSTRONG BERGER PARTNERS |
| 22 | 2611 STATE ST | ARMSTRONG BERGER PARTNERS |
| 23 | 2615 STATE ST | PETERS PAULINE & JOHN H ARMSTRONG |
| 24 | 2621 STATE ST | PASCAL ENTERPRISES INC |
| 25 | 2714 MCKINNEY AVE | PASHA & SINA INC |
| 26 | 2516 BOLL ST | AJP PROPERTIES |

Z123-283 (MW)

10/17/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|--|
| 27 | 2715 HIBERNIA ST | HUMPHRIES JOHN F JR TR |
| 28 | 2707 HIBERNIA ST | FINCH MARK M |
| 29 | 2706 HIBERNIA ST | MYSLIWY ALLIE RAYMOND & DEBORAH ANN |
| 30 | 2700 HIBERNIA ST | HUMPHRIES JOHN F |
| 31 | 2521 FAIRMOUNT ST | BLL LP % LANDES INVESTMENTS |
| 32 | 2507 FAIRMOUNT ST | MURPHY PLAZA LLC ATTN: MARTIN ADLER |
| 33 | 2515 FAIRMOUNT ST | MURPHY PLAZA LLC ATTN:MARTIN ADLER |
| 34 | 2517 FAIRMOUNT ST | COLLIE GRIFFIN W & SUZANNE C COLLIE |
| 35 | 2525 FAIRMOUNT ST | BLL LP % LANDES INVESTMENT |
| 36 | 2527 FAIRMOUNT ST | UNDERWOOD PPTIES LLC |
| 37 | 2603 FAIRMOUNT ST | 2603 FAIRMOUNT INVESTORS |
| 38 | 2611 FAIRMOUNT ST | DIKE DAVID DBA DAVID DIKE FINE ART |
| 39 | 2701 FAIRMOUNT ST | MAPLE MARKETING CORP |
| 40 | 2718 FAIRMOUNT ST | 2718 FAIRMOUNT LP |
| 41 | 2711 ROUTH ST | PEGASUS FOUNDATION THE DBA DALLAS INST O |
| 42 | 2719 ROUTH ST | PEGASUS FDN |
| 43 | 2708 FAIRMOUNT ST | 2708 FAIRMOUNT PROPERTIES |
| 44 | 2727 ROUTH ST | 2727 PARTNERSHIP LP % JOSH LADD |
| 45 | 2723 ROUTH ST | FRAME HOUSE INC |
| 46 | 2700 FAIRMOUNT ST | CHARTER 2700 FAIRMOUNT LP |
| 47 | 2706 FAIRMOUNT ST | 2706 FAIRMOUNT LTD MELINDA R RENNA TRUST |
| 48 | 2707 ROUTH ST | TURTLE CREEK MANOR INC |
| 49 | 2609 ROUTH ST | OR ASSET HOLDINGS LP |
| 50 | 2520 FAIRMOUNT ST | TCJ REALTY HOLDINGS LLC |
| 51 | 2600 FAIRMOUNT ST | STARK JERRY COMPANIES INC |
| 52 | 2615 ROUTH ST | VILLANUEVA MARIA & MARCELINO |
| 53 | 2530 FAIRMOUNT ST | KORNYE GEORGE W & MARY ANN |
| 54 | 2512 MAHON ST | GINSBURG BROOKE MINORS TRUST ET AL |
| 55 | 2703 ROUTH ST | BABY ROUTH INC |
| 56 | 2518 MAHON ST | CHARTER 2700 FAIRMOUNT LP |
| 57 | 2604 FAIRMOUNT ST | SMITH SHARON HAYSLIP & COLE SMITH SR |

Z123-283 (MW)

10/17/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|--|
| 58 | 2701 MCKINNEY AVE | STORY HERBERT B JR |
| 59 | 2705 MCKINNEY AVE | MCKINNEY AVENUE PARTNERS LTD |
| 60 | 2718 BOLL ST | PUBS LAND PARTNERSHIP |
| 61 | 2706 BOLL ST | STORY HERBERT B JR & MARY KAY STORY |
| 62 | 2703 BOLL ST | OGLE LINDA K ET AL |
| 63 | 2704 ROUTH ST | MARTIN INV LP % JAMES B MARTIN |
| 64 | 2633 MCKINNEY AVE | 2633 MCKINNEY AVE LLC |
| 65 | 2714 ROUTH ST | 2714 ROUTH STREET LTD |
| 66 | 2728 ROUTH ST | FRENCH REAL EST INTS LLC |
| 67 | 2724 ROUTH ST | FREESTONE HOLDINGS LLC % JOSEPHINE JENKI |
| 68 | 2501 WORTHINGTON ST | WOFFORD ANGELA |
| 69 | 2505 WORTHINGTON ST | AFH REALTY LLC |
| 70 | 2711 HIBERNIA ST | DUNAWAY DIANE |
| 71 | 2521 WORTHINGTON ST | POST APARTMENT HOMES LP POST PPTYS INC |
| 72 | 2712 HIBERNIA ST | RODEN SHANNON |
| 73 | 2828 WOODSIDE ST | LAGRANGE ACQUISITION LP |
| 74 | 2808 MCKINNEY AVE | POST APARTMENT HOMES LP |
| 75 | 2801 WOODSIDE ST | EARJDR LLC |
| 76 | 2515 MCKINNEY AVE | CHATEAU PLAZA HOLDINGS LP |
| 77 | 2626 HOWELL ST | KODIAK UPTOWN CENTER H LP STE 100 |
| 78 | 2708 ROUTH ST | JTS ROUTH ST PARTNERS LLC ATTN: JOHN T S |

FILE NUMBER: Z123-285(RB)

DATE AUTHORIZED: May 16, 2013

LOCATION: Area bounded by the centerlines of Pacific Avenue, Harwood Street, Jackson Street and Griffin Street

COUNCIL DISTRICT: 14

MAPSCO: 45 K, L, P, Q

SIZE OF REQUEST: Approx. 34.83 Acres

CENSUS TRACT: 31.01

PROPOSAL: A City Plan Commission authorized hearing to determine the proper zoning on property zoned Planned Development District No. 619 with consideration given to appropriate use regulations and development standards within Planned Development District No. 619.

SUMMARY: The proposal focuses on the following items: 1) consider a lodging use as a pedestrian-oriented use; 2) revise maximum height of windows for street level uses; and 3) continue to permit the Board of Adjustment to consider a special exception for the percentage of windows for street level uses.

STAFF RECOMMENDATION: Approval, subject to revised conditions.

PRIOR CPC ACTION: On November 7, 2013, the City Plan Commission held this item under advisement until November 21, 2013.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – As there is focus on street level efforts to encourage pedestrian/resident activities, detrimental impacts upon adjacent properties (lighting, noise, odor) are not anticipated.
2. *Traffic impact* – The proposed amendments will not affect existing trip generations within the Central Business District.
3. *Comprehensive Plan or Area Plan Conformance* – The proposed amendments will continue to support the designated Building Block that captures the downtown area.
4. Hotels in the CBD area accommodate the lodging needs of conventioners and visitors and the corporate needs of the surrounding businesses. Boutique hotels in the CBD are now part of the inventory accessible to visitors to the city. These uses enhance and attract pedestrian activity to downtown, supporting the inclusion of this use category as a ‘pedestrian-oriented use.’ Due to the pedestrian activity, staff also supports revising the maximum height of windows for street level facades.

BACKGROUND INFORMATION:

- On June 12, 2002, the City Council approved Planned Development District No. 619.
- The PDD was created as a result of several public and private studies that developed retail strategies for the CBD area to encourage investment in the downtown core as a “full time” activity area. The vision would encourage the development of retail and service uses in the area, a commitment to residential uses, thus redefining the area as a mixed use urban activity center.
- PDD No. 619 generally mirrors the CA-1(A) Central Area District uses and development standards.

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 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.

Goal 1.1 Align land use strategies with economic development priorities

Policy 1.1.3 Build a dynamic and expanded Downtown.

Goal 1.2 Promote Desire development

Policy 1.2.1 Use Vision building blocks as a general guide for desired development patterns

STAFF ANALYSIS:

Land Use Compatibility: Planned Development District No. 619 created subdistricts that generally address street level, below street level, and above street level areas of development (see subdistrict definitions in the attached amending ordinance). While the PDD has existed since June, 2001, the vision remains constant; create an environment that is thriving and active after much of the workforce has turned their attention to returning to their homes. The authorized hearing was initiated by Downtown Dallas, Inc. who has a long history of representing the stakeholders and residents in the CBD.

Since the creation of PDD No. 619, many enhancements to the central business district, both public and private sector initiated, have been established. Some of these improvements include, but are not limited to: 1) Dallas Convention Center expansion; 2) various pocket parks interspersed through the area; 3) new hotel/existing hotel expanded services; 4) expansion of DART service, inclusive of connections to the Trinity River Express (TRE), connecting adjacent cities.

The proposal area is developed with a mix of uses, with somewhat unlimited development rights as permitted in a CA-1(A) district. Adjacent areas are similarly developed with a mix of uses with various levels of development rights. The proposal

focuses on the following items: 1) consider a lodging use as a pedestrian-oriented use; 2) revise maximum height of windows for street level uses; and 3) continue to permit the Board of Adjustment to consider a special exception for the percentage of windows for street level uses.

With regard to No. 1, staff recognizes that hotels in the area not only accommodate the lodging needs of conventioners and visitors to the area, but the corporate needs of the area's businesses. To that regard, a commitment of boutique hotels to the area are now part of the inventory accessible to visitors to the city. Staff recognizes these uses enhance and attract pedestrian activity to downtown, and as a result, support the inclusion of this use category as a 'pedestrian-oriented use.' Current provisions for the Board of Adjustment to grant a special exception to reduce the 75 percent requirement of street level frontage (exclusive of ingress/ingress and loading areas) of a building devoted to certain uses will be retained.

As visitors and residents have chosen to spend more time in the area, the flexibility to create visual interest at street level has led to a greater span of street level windows. Current provisions limit the height of these windows (ten feet with a bottom edge of no greater than three feet above the base of the building). This regulation has proven to be somewhat restrictive as new retailers consider designs of their storefronts in an attempt to not only capture the interest of pedestrians but a desire to bring more natural light into their areas. As a result, staff is supporting the removal of the ten-foot maximum.

Lastly, one additional existing regulation within the scope of the authorized hearing that staff has determined merits attention is the current requirement for a CPC approved development plan. In working with the building official, staff has determined this can be accommodated during the normal building permit process. It should be noted that existing notification to various advisory bodies is being retained.

As the ordinance regulating PDD No. 619 is a bit lengthy, staff's recommended revised conditions (strike-through and underlined) are highlighted for ease of identification.

ARTICLE 619.

PD 619.

SEC. 51P-619.101. LEGISLATIVE HISTORY.

PD 619 was established by Ordinance No. 24960, passed by the Dallas City Council on June 12, 2002. (Ord. 24960)

SEC. 51P-619.102. PROPERTY LOCATION AND SIZE.

PD 619 is established on property bounded by the centerlines of Pacific Avenue, Harwood Street, Jackson Street, and Griffin Street, in the city of Dallas. The size of PD 619 is approximately 34 acres. (Ord. 24960)

SEC. 51P-619.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions in Chapter 51A apply to this article.
- (b) DATA CENTER means a facility for storing, managing, processing, converting, warehousing, or disseminating data or information and includes the equipment that supports the data center, including computers, servers, and other data storage devices.
- (c) STREET LEVEL means, in a multi-level building, the level having the floor closest in elevation to the adjacent street. If the floors of two levels are equally close in elevation to the adjacent street, the level with the higher elevation is the street level.
- (d) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (e) This district is considered to be a nonresidential zoning district.
- (f) The symbol [*E*] appearing after a listed use means that the use is not permitted when located at street level, except that it is permissible to have an entrance for the use at street level if the entrance provides access to a level of the building on which the use is permitted. (Ord. Nos. 24960; 27470)

SEC. 51P-619.103.0. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 619A: Subdistrict D and E property description.
- (2) Exhibit 619B: Subdistrict F property description.
- (3) Exhibit 619C: Subdistrict G, H, and I property description.

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- (4) Exhibit 619D: Metes and bounds description and drawing of Building Site 1.
 - (5) Exhibit 619E: Metes and bounds description and drawing of Building Site 2.
 - (6) Exhibit 619F: Subdistrict J development plan.
 - (7) Exhibit 619G: Subdistrict J property description.
- (8) Exhibit 619H: Subdistrict K property description. (Ord. Nos. 28428; 28605)

SEC. 51P-619.103.1. GENERAL MERCHANDISE OR FOOD STORE.

(a) Unless otherwise stated, the regulations set forth in Section 51A-4.210 for a general merchandise or food store 3,500 square feet or less apply to a general merchandise or food store 2,000 square feet or less in this article, except that the maximum size of this use is 2,000 square feet.

(b) Unless otherwise stated, the regulations set forth in Section 51A-4.210 for a general merchandise or food store greater than 3,500 square feet apply to a general merchandise or food store greater than 2,000 square feet in this article, except that the size of this use must be greater than 2,000 square feet. (Ord. 24960)

SEC. 51P-619.103.2. TATTOO OR BODY PIERCING STUDIO.

Unless otherwise stated, the regulations set forth in Section 51A-4.210 for a personal service use apply to a tattoo or body piercing studio in this article. (Ord. 24960)

SEC. 51P-619.104. DEVELOPMENT PLAN.

- (a) Subdistricts A, B, C, D, E, F, G, H, I, and K.

~~(1) — In general. A development plan is required, and the provisions of Section 51A-4.702 regarding submission of a development plan and a development schedule apply. The location and type of all proposed street level uses must be indicated on the development plan. The provisions of Section 51A-4.702 regarding submission of a site analysis, conceptual plan, and landscape plan do not apply. Amendments to the development plan must follow the same procedure set forth in this section for a development plan, and the provisions of Section 51A-4.702(h) do not apply.~~

~~(1 2) Preapplication conference. An applicant shall consult with the director to determine whether the proposed project complies with the requirements of this article, and~~ the extent to which the project is consistent with any design guidelines for the district approved by city council.

~~(2 3) Copies to be provided to advisory bodies. When the application for a building permit is submitted to the director building official,~~ the applicant shall also send a copy of the proposed development site plan and development schedule to the Board of Directors of Tax Increment Financing Reinvestment Zone No. 5 (City Center TIF), c/o Area Redevelopment Manager, Economic Development Department, 1500 Marilla Street, Room 5CS, Dallas, Texas 75201, and to the Downtown Partnership, Inc., 1623 Main Street, Dallas, Texas 75201, or their successors.

(b) Subdistrict J. Development and use of the Property must comply with the Subdistrict J development plan (Exhibit 619F). If there is a conflict between the text of this article and the Subdistrict J development plan, the text of this article controls. (Ord. 24960; 28428; 28605)

SEC. 51P-619.105. SUBDISTRICTS.

(a) Subdistrict A is street level Property, except Property in Subdistricts F, G, J, and K. In general terms, this is all street level Property except Property adjacent to the south side of Pegasus Plaza; Property bounded by Field Street, Commerce Street, Jackson Street, and Browder Street; Property bounded by Pacific Avenue, Griffin Place, Elm Street, and Griffin Street; and approximately 2,500 square feet of land on the south side of Elm Street between Stone Place and Ervay Street.

(b) Subdistrict B is Property that is below street level, except Property in Subdistricts D and H. In general terms, this is all underground Property except Property adjacent to Pegasus Plaza and Stone Street Mall and Property bounded by Field Street, Commerce Street, Jackson Street, and Browder Street.

(c) Subdistrict C is Property that is one or more levels above street level, except Property that is in Subdistricts E and I. In general terms, this is all Property above ground level except Property above the area adjacent to Pegasus Plaza and Stone Street Mall and Property bounded by Field Street, Commerce Street, Jackson Street, and Browder Street.

(d) Subdistrict D is Property that is below street level, in the area described in Exhibit 619A. In general terms, this is all underground Property that is adjacent to Pegasus Plaza and Stone Street Mall.

(e) Subdistrict E is Property that is one or more levels above street level, in the area described in Exhibit 619A. In general terms, this is all Property above ground level in the area adjacent to Pegasus Plaza and Stone Street Mall.

(f) Subdistrict F is street level Property in the area described in Exhibit 619B. In general terms, this is all street level Property that is adjacent to the south side of Pegasus Plaza.

(g) Subdistrict G is street level Property in the area described on Exhibit 619C. In general terms, this is all street level Property that is bounded by Field Street, Commerce Street, Jackson Street, and Browder Street.

(h) Subdistrict H is Property that is below street level in the area described on Exhibit 619C. In general terms, this is all underground Property that is bounded by Field Street, Commerce Street, Jackson Street, and Browder Street.

(i) Subdistrict I is Property that is one or more levels above street level in the area described on Exhibit 619C. In general terms, this is all Property above ground level that is bounded by Field Street, Commerce Street, Jackson Street, and Browder Street.

(j) Subdistrict J is street level Property in the area described on Exhibit 619G. In general terms, this is all street level Property that is bounded by Pacific Avenue, Griffin Place, Elm Street, and Griffin Street.

(k) Subdistrict K is street level Property in the area described on Exhibit 619H. In general terms, this is approximately 2,500 square feet of land on the south side of Elm Street between Stone Place and Ervay Street. (Ord. Nos. 24960; 27470; 28428; 28605)

SEC. 51P-619.106.1. MAIN USES PERMITTED IN SUBDISTRICTS A, F, G, J, AND K (STREET LEVEL).

- (a) Agricultural uses.
 - None permitted.
- (b) Commercial and business service uses.
 - Catering service. *[See Section 51P-619.106.4.]*
 - Custom business services. *[See Section 51P-619.106.4.]*
 - Custom woodworking, furniture construction, or repair. *[E][See Section 51P-619.106.4.]*
 - Electronics service center. *[E][See Section 51P-619.106.4.]*
 - Job or lithographic printing. *[E][See Section 51P-619.106.4.]*
 - Medical or scientific laboratory. *[E][See Section 51P-619.106.4.]*
 - Technical school. *[E][See Section 51P-619.106.4.]*
 - Tool or equipment rental. *[E][See Section 51P-619.106.4.]*
- (c) Industrial uses.
 - Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*
- (d) Institutional and community service uses.
 - Adult day care facility. *[E][See Section 51P-619.106.4.]*
 - Child-care facility. *[See Section 51P-619.106.4.]*
 - Church. *[See Section 51P-619.106.4.]*
 - College, university, or seminary. *[See Section 51P-619.106.4.]*
 - Community service center. *[E][See Section 51P-619.106.4.]*
 - Convalescent and nursing homes, hospice care, and related institutions. *[E][See Section 51P-619.106.4.]*
 - Convent or monastery. *[E][See Section 51P-619.106.4.]*
 - Hospital. *[See Section 51P-619.106.4.]*
 - Library, art gallery, or museum. *[See Section 51P-619.106.4.]*
 - Public or private school. *[See Section 51P-619.106.4.]*
- (e) Lodging uses.
 - Hotel or motel. *[See Section 51P-619.106.4.]*
 - Lodging or boarding house. *[See Section 51P-619.106.4.]*
- (f) Miscellaneous uses.
 - Carnival or circus (temporary). *[By special authorization of the building official.]*

- Temporary construction or sales office.
- (g) Office uses.
 - Alternative financial establishment. *[By SUP only in Subdistrict K.] [See Section 51P-619.106.4.]*
 - Financial institution without drive-in window. *[See Section 51P-619.106.4.]*
 - Medical clinic or ambulatory surgical center. *[See Section 51P-619.106.4.]*
 - Office. *[See Section 51P-619.106.4.]*
- (h) Recreation uses.
 - Private recreation center, club, or area. *[See Section 51P-619.106.4.]*
 - Public park or playground. *[Golf course is not permitted.][See Section 51P-619.106.4.]*
- (i) Residential uses.
 - College dormitory, fraternity, or sorority house. *[E][See Section 51P-619.106.4.]*
 - Group residential facility. *[E][SUP required if spacing component of Section 51A-4.209(3) is not met.][See Section 51P-619.106.4.]*
 - Multifamily. *[E][See Section 51P-619.106.4.]*
 - Retirement housing. *[E][See Section 51P-619.106.4.]*
- (j) Retail and personal service uses.
 - Alcoholic beverage establishments. *[E, otherwise by SUP only. See Section 51A-4.210(b)(4).]*
 - Ambulance service.
 - Business school. *[E]*
 - Commercial amusement (inside). *[SUP]*
 - Commercial amusement (outside). *[SUP]*
 - Commercial parking lot or garage. *[Permitted only up to a maximum of 25 percent of the ground floor area of a building, and this use must be part of a multiple level parking garage; a single level commercial parking lot or garage is not permitted in this subdistrict.]*
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store 2,000 square feet or less.
 - General merchandise or food store greater than 2,000 square feet.
 - Household equipment and appliance repair.
 - Mortuary, funeral home, or commercial wedding chapel.
 - Nursery, garden shop, or plant sales.
 - Outside sales. *[Permitted only if the outside sales are adjacent to and accessory to a permitted retail and personal service use in this subdistrict.]*
 - Personal service uses.
 - Restaurant without drive-in or drive-through service.
 - Tattoo or body piercing studio. *[SUP]*
 - Temporary retail use.
 - Theater.
 - Vehicle display, sales, and service. *[SUP][Vehicle display is limited to the inside of a building.]*
- (k) Transportation uses.
 - Commercial bus station and terminal. *[SUP]*

- Heliport. [E]
- Helistop. [E]
- STOL (short takeoff or landing) port. [E]
- Railroad passenger station. [SUP]
- Transit passenger shelter.
- Transit passenger station or transfer center. [SUP]

(l) Utility and public service uses.

- Commercial radio or television transmitting station. [See Section 51P-619.106.4.]
- Communications exchange facility. [E][See Section 51P-619.106.4.]
- Data center. [Subdistrict G only.]
- Electrical substation. [E][See Section 51P-619.106.4.]
- Local utilities. [See Section 51P-619.106.4.]
- Police or fire station. [See Section 51P-619.106.4.]
- Post office. [See Section 51P-619.106.4.]
- Utility or government installation other than listed. [See Section 51P-619.106.4.]

(m) Wholesale, distribution, and storage uses.

- Freight terminal. [E][See Section 51P-619.106.4.]
- Mini-warehouse. [E][See Section 51P-619.106.4.]
- Office showroom/warehouse. [See Section 51P-619.106.4.]
- Recycling drop-off container. [SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.][See Section 51P-619.106.4.]
- Recycling drop-off for special occasion collection. [SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.3) are not satisfied.][See Section 51P-619.106.4.]
- Trade center. [See Section 51P-619.106.4.]
- Warehouse. [E][See Section 51P-619.106.4.]

(Ord. Nos. 24960; 27470; 28428; 28605)

SEC. 51P-619.106.2. MAIN USES PERMITTED IN SUBDISTRICTS B, D, AND H (BELOW STREET LEVEL).

(a) Agricultural uses.

- None permitted.

(b) Commercial and business service uses.

- Catering service.
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing. [RAR]
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.

(c) Industrial uses.

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

(d) Institutional and community service uses.

- Child-care facility. *[See Section 51P-619.106.4.]*
- Church.
- College, university, or seminary.
- Community service center. *[SUP]*
- Convalescent and nursing homes, hospice care, and related institutions. *[SUP]*
- Convent or monastery.
- Hospital.
- Library, art gallery, or museum. *[SUP]*
- Public or private school.

(e) Lodging uses.

- Hotel or motel.
- Lodging or boarding house.

(f) Miscellaneous uses.

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

(g) Office uses.

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

(h) Recreation uses.

- Private recreation center, club, or area.
- Public park, playground. *[Golf course is not permitted.]*

(i) Residential uses.

-- College dormitory, fraternity, or sorority house.
-- Group residential facility. *[SUP required if spacing component of Section 51A-4.209(3) is not met.]*

- Multifamily.
- Retirement housing.

(j) Retail and personal service uses.

-- Alcoholic beverage establishments. *[This use is permitted only when the use has direct public access to the exterior of the building at street level. See Section 51A-4.210(b)(4). By SUP only in Subdistricts B and H.]*

- Ambulance service.

- Business school.
- Commercial amusement (inside). *[By SUP only in Subdistricts B and H.]*
- Commercial amusement (outside). *[SUP]*
- Commercial parking lot or garage.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 2,000 square feet or less.
- General merchandise or food store greater than 2,000 square feet. *[SUP]*
- Household equipment and appliance repair.
- Mortuary, funeral home, or commercial wedding chapel.
- Nursery, garden shop, or plant sales. *[SUP]*
- Personal service uses. *[SUP required if this use exceeds 2,000 square feet.]*
- Restaurant without drive-in or drive-through service. *[SUP required if this use exceeds 2,000 square feet.]*
 - Tattoo or body piercing studio. *[SUP]*
 - Temporary retail use. *[SUP]*
 - Theater.
- Vehicle display, sales, and service. *[SUP][Vehicle display is limited to the inside of a building.]*

(k) Transportation uses.

- Commercial bus station and terminal. *[SUP]*
- Railroad passenger station. *[SUP]*
- Transit passenger shelter.
- Transit passenger station or transfer center. *[SUP]*

(l) Utility and public service uses.

- Commercial radio or television transmitting station.
- Communications exchange facility.
- Data Center. *[Subdistrict H only.]*
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Utility or government installation other than listed.

(m) Wholesale, distribution, and storage uses.

- Freight terminal. *[DIR]*
- Mini-warehouse.
- Office showroom/warehouse.
- Recycling drop-off container. *[SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]*
- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.3) are not satisfied.]*
 - Trade center.
 - Warehouse.

(Ord. Nos. 24960; 27470)

SEC. 51P-619.106.3. MAIN USES PERMITTED IN SUBDISTRICTS C, E, AND I (ABOVE STREET LEVEL).

- (a) Agricultural uses.
 - None permitted.
- (b) Commercial and business service uses.
 - Catering service.
 - Custom business services.
 - Custom woodworking, furniture construction, or repair.
 - Electronics service center.
 - Job or lithographic printing. *[RAR]*
 - Medical or scientific laboratory.
 - Technical school.
 - Tool or equipment rental.
- (c) Industrial uses.
 - Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*
- (d) Institutional and community service uses.
 - Adult day care facility.
 - Child-care facility.
 - Church.
 - College, university, or seminary.
 - Community service center. *[SUP]*
 - Convalescent and nursing homes, hospice care, and related institutions. *[SUP]*
 - Convent or monastery.
 - Hospital.
 - Library, art gallery, or museum.
 - Public or private school.
- (e) Lodging uses.
 - Hotel or motel.
 - Lodging or boarding house.
- (f) Miscellaneous uses.
 - Carnival or circus (temporary). *[By special authorization of the building official.]*
 - Temporary construction or sales office.
- (g) Office uses.

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

- (h) Recreation uses.
 - Private recreation center, club, or area.
 - Public park, playground. *[Golf course is not permitted.]*

- (i) Residential uses.
 - College dormitory, fraternity, or sorority house.
 - Group residential facility. *[SUP required if spacing component of Section 51A-4.209(3) is not met.]*
 - Multifamily.
 - Retirement housing.

- (j) Retail and personal service uses.
 - Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4). By SUP only in Subdistricts C and I.]*
 - Ambulance service.
 - Business school.
 - Commercial amusement (inside). *[By SUP only in Subdistricts C and I.]*
 - Commercial amusement (outside). *[SUP]*
 - Commercial parking lot or garage.
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store 2,000 square feet or less.
 - General merchandise or food store greater than 2,000 square feet.
 - Household equipment and appliance repair.
 - Mortuary, funeral home, or commercial wedding chapel.
 - Nursery, garden shop, or plant sales.
 - Personal service uses.
 - Restaurant without drive-in or drive-through service.
 - Tattoo or body piercing studio. *[SUP]*
 - Temporary retail use.
 - Theater.
 - Vehicle display, sales, and service. *[SUP][Vehicle display is limited to the inside of a building.]*

- (k) Transportation uses.
 - Commercial bus station and terminal. *[SUP]*
 - Heliport. *[SUP]*
 - Helistop. *[SUP]*
 - Railroad passenger station. *[SUP]*
 - STOL (short takeoff or landing) port. *[SUP]*
 - Transit passenger shelter.
 - Transit passenger station or transfer center. *[SUP]*

(l) Utility and public service uses.

- Commercial radio or television transmitting station.
- Communications exchange facility. [SUP]
- Data center. [Subdistrict I only.]
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower.
- Tower/antenna for cellular communication.
- Utility or government installation other than listed.

(m) Wholesale, distribution, and storage uses.

- Mini-warehouse.
- Office showroom/warehouse.
- Recycling drop-off container. [SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]
- Recycling drop-off for special occasion collection. [SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.3) are not satisfied.]
- Trade center.
- Warehouse.

(Ord. Nos. 24960; 27470)

SEC. 51P-619.106.4. RESTRICTIONS ON USES IN SUBDISTRICTS A AND K.

(a) Pedestrian-oriented uses.

(1) Subdistrict A. Any use that is not a retail and personal service use, a financial institution without drive-in window, hotel or motel, or a transportation use, and is located in a building in Subdistrict A is not permitted if, at the time of the request for a certificate of occupancy, less than 75 percent of the frontage of that building at street level (excluding docking and loading areas, driveways, exit ramps, and entrance ramps) is occupied by, or is made available exclusively for use by, retail and personal service uses, financial institution without drive-in window, hotel or motel, and/or transportation uses that extend at least 50 feet into the building.

(2) Subdistrict K. Any use that is not a retail and personal service use, an office use, a transportation use, or a hotel or motel, and is located in a building in Subdistrict K is not permitted if, at the time of the request for a certificate of occupancy, less than 75 percent of the frontage of that building at street level (excluding docking and loading areas, driveways, exit ramps, and entrance ramps) is occupied by, or is made available exclusively for use by, a retail and personal service use, an office use, a transportation use, and/or a hotel or motel that extends at least 50 feet into the building.

(3) Measurement. The 50-foot measurement is made perpendicularly from the facade of the building having the frontage. For the purpose of this subsection, “frontage” means the length of property between property or lease boundary lines along one side of a street that is: (1) at least 35 feet wide; or (2) a closed street that has not been abandoned by the city.

(b) Special exception.

(1) The board may grant a special exception to reduce the minimum 75 percent requirement in Subsection (a) to no less than 50 percent upon making a special finding from the evidence presented that:

(A) strict compliance with the requirements of this section will unreasonably burden the use of the property;

(B) the special exception will not adversely affect neighboring property; and

(C) the proposed use will not discourage street level activity.

(2) In determining whether to grant a special exception under Paragraph (1), the board shall consider the following factors: the location of the site, and the extent to which existing or proposed amenities will compensate for the reduction of retail and personal service uses, office uses, hotel or motel, financial institution without drive-in window, and/or permitted transportation uses in these subdistricts, as applicable.

(3) The board may waive the filing fee for a special exception under Paragraph (1) when the board finds that payment of the fee would result in financial hardship to the applicant. The applicant may either pay the fee and request reimbursement as part of his appeal or request that the matter be placed on the board's miscellaneous docket for predetermination. If the matter is placed on the miscellaneous docket, the applicant may not file his appeal until the merits of the request for waiver have been determined by the board. (Ord. Nos. 24960; 28605)

SEC. 51P-619.107. ACCESSORY USES.

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

(b) The following accessory uses are permitted in this district only when accessory to a commercial parking garage:

- Vehicle or engine repair or maintenance. *[DIR]*
- Auto service center.
- Car wash.
- Motor vehicle fueling station.

(c) The following accessory use is permitted in this district by SUP only:

- Private street or alley.

(Ord. 24960)

SEC. 51P-619.108. 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) Except as provided below, the yard, lot, and space regulations contained in Section 51A-4.124(a)(4) for the CA-1(A) Central Area District, and where CP Core Pedestrian Precinct and SP Secondary Pedestrian Precinct overlays exist, the yard, lot, and space regulations contained in Section 51A-4.124(a)(8)(B), apply to this planned development district.

(b) Front yard. No minimum front yard.

(c) Side and rear yard. No minimum side and rear yard.

(d) Maximum floor area ratio. Subdistricts G, H, I, and J are considered one lot for purposes of calculating maximum floor area ratio. (Ord. Nos. 24960; 27470; 28428)

SEC. 51P-619.109. OFF-STREET PARKING AND LOADING.

(a) In general. Unless otherwise provided, the off-street parking and loading regulations contained in Section 51A-4.124(a)(5) and Section 51A-4.306 for the CA-1(A) Central Area District apply in this district. Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for multifamily uses. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(b) Parking bay dimensions. Each off-street parking space must be provided in accordance with the following dimensional standards:

(1) A parking space parallel with the access lane must be 22 feet long and 8 feet wide. A one-way access lane must be at least 10 feet wide; a two-way access lane must be at least 20 feet wide.

(2) The following restrictions apply to the use of 7.5-foot-wide stalls to satisfy off-street parking requirements:

(A) 7.5-foot-wide stalls must be double-striped and identified by pavement markings to indicate that the stalls are for small car parking.

(B) 7.5-foot-wide stalls may constitute no more than 35 percent of the required parking spaces for any use.

(C) The following parking bay widths must be provided.

| Parking Angle | Aisle | Aisle | One Row | One Row | Two Rows | Two Rows |
|---------------|---------|---------|---------|---------|----------|----------|
| | One Way | Two Way | One Way | Two Way | One Way | Two Way |
| 30 | 12.0' | 18.0' | 26.5' | 32.5' | 41.0' | 47.0' |
| 40 | 12.0' | 18.0' | 28.0' | 34.0' | 44.0' | 50.0' |
| 50 | 12.0' | 18.0' | 29.1' | 35.1' | 46.2' | 52.2' |
| 60 | 14.0' | 18.0' | 31.6' | 35.6' | 49.2' | 53.2' |
| 70 | 15.0' | 18.0' | 32.6' | 35.6' | 50.2' | 53.2' |
| 80 | 18.0' | 18.0' | 35.1' | 35.1' | 52.2' | 52.2' |
| 90 | 18.0' | 18.0' | 34.0' | 34.0' | 50.0' | 50.0' |

(3) All other parking spaces must be provided in accordance with the parking stall width requirements set forth in Article IV.

(c) Subdistricts G, H, and I. All required off-street parking spaces for uses located in Subdistricts G, H, and I may be located outside of Subdistricts G, H, and I without complying with the special parking regulations in Division 51A-4.320 provided the nearest edge of the parking structure or parking lot containing the required spaces is located within 150 feet of the nearest edge of the Property bounded by Field Street, Commerce Street, Jackson Street, and Browder Street. (Ord. Nos. 24960; 27470)

SEC. 51P-619.109.1. VALET PARKING.

Use of the right-of-way for valet parking is subject to a central valet plan if required by Chapter 43 of the Dallas City Code. (Ord. 24960)

SEC. 51P-619.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 24960)

SEC. 51P-619.111. LANDSCAPING.

(a) In general. Landscaping must comply with all landscaping requirements set forth for the CA-1(A) district, and should be consistent with any design guidelines for the district approved by city council.

(b) Subdistrict J. Landscaping must comply with the following provisions in addition to the requirements of Subsection (a):

(1) Landscape materials. A minimum of one large shrub or small tree must be planted for each 30 feet of frontage on Elm Street and on Griffin Street.

(2) Planting area requirements. The planting area requirements for containers must meet the minimum planting area requirements for planting areas located above underground buildings or structures for large shrubs or small trees in Section 51A-10.104(b)(1).

(3) Alternative landscape plan. The director may approve an alternative landscape plan only if compliance with this subsection is not possible, the inability to comply is not self-created, and the alternative landscape plan is in keeping with the intent of this subsection. An alternative landscape plan may reduce the size of planters and landscape materials if the number of trees or shrubs are not reduced.

(4) Private license granted.

(A) 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 subdistrict for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. "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.

(B) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

(C) 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 loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(D) 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.

(5) Parkway landscape permit.

(A) 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.

(B) 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.

(C) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the building official's denial of a parkway landscape permit.

(D) 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. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the building official's revocation of a parkway landscape permit.

(E) 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. (Ord. 24960; 28428)

SEC. 51P-619.112. STREET LEVEL FACADE REQUIREMENTS IN SUBDISTRICTS A, J, AND K.

The following provisions apply to all uses in Subdistricts A, J, and K except church use and residential uses. All street level frontage (“street level facade”) of a building in this district must have windows and primary entrances facing the street, pedestrian way, or plaza. For the purpose of this subsection, “frontage” means the length of property between property or lease boundary lines along one side of a street that is: (1) at least 35 feet wide; or (2) a closed street that has not been abandoned by the city. No more than 10 continuous linear feet of street level facade may lack a transparent surface (e.g. a window or a transparent door). Corner lot structures must have corner entrances in compliance with the visibility triangle standards set by the department of public works and transportation. Street level facade windows must:

- (1) be clear, unpainted, or made of similarly treated glass allowing visibility into street level uses;
- (2) cover 50 percent or more of street level frontage; and

- (3) not have a bottom edge higher than three feet above the base of building. ~~and~~
- ~~(4) be less than 10 feet high. (Ord. Nos. 24960; 28428; 28605)~~

SEC. 51P-619.113. SIGNS.

Signs must comply with Article VII. (Ord. 24960)

SEC. 51P-619.114. ADDITIONAL PROVISIONS.

(a) Except as otherwise provided, the additional regulations applicable to CA-1(A) in Section 51A-4.124(a)(8) apply in this district, and the additional regulations applicable to the CC City Core Subdistrict, Secondary Parking Subdistrict, CP Core Pedestrian Precinct, and SP Secondary Pedestrian Precinct overlays in Section 51A-4.124(a)(8) apply in this district to the respective retained overlay areas in this district.

(b) The Property bounded by Field Street, Commerce Street, Jackson Street, and Browder Street consists of two separate building sites. Building Site 1 is an approximately 42,682 square foot tract of land as shown on and described in Exhibit 619D. Building Site 2 is an approximately 84,318 square foot tract of land as shown on and described in Exhibit 619E.

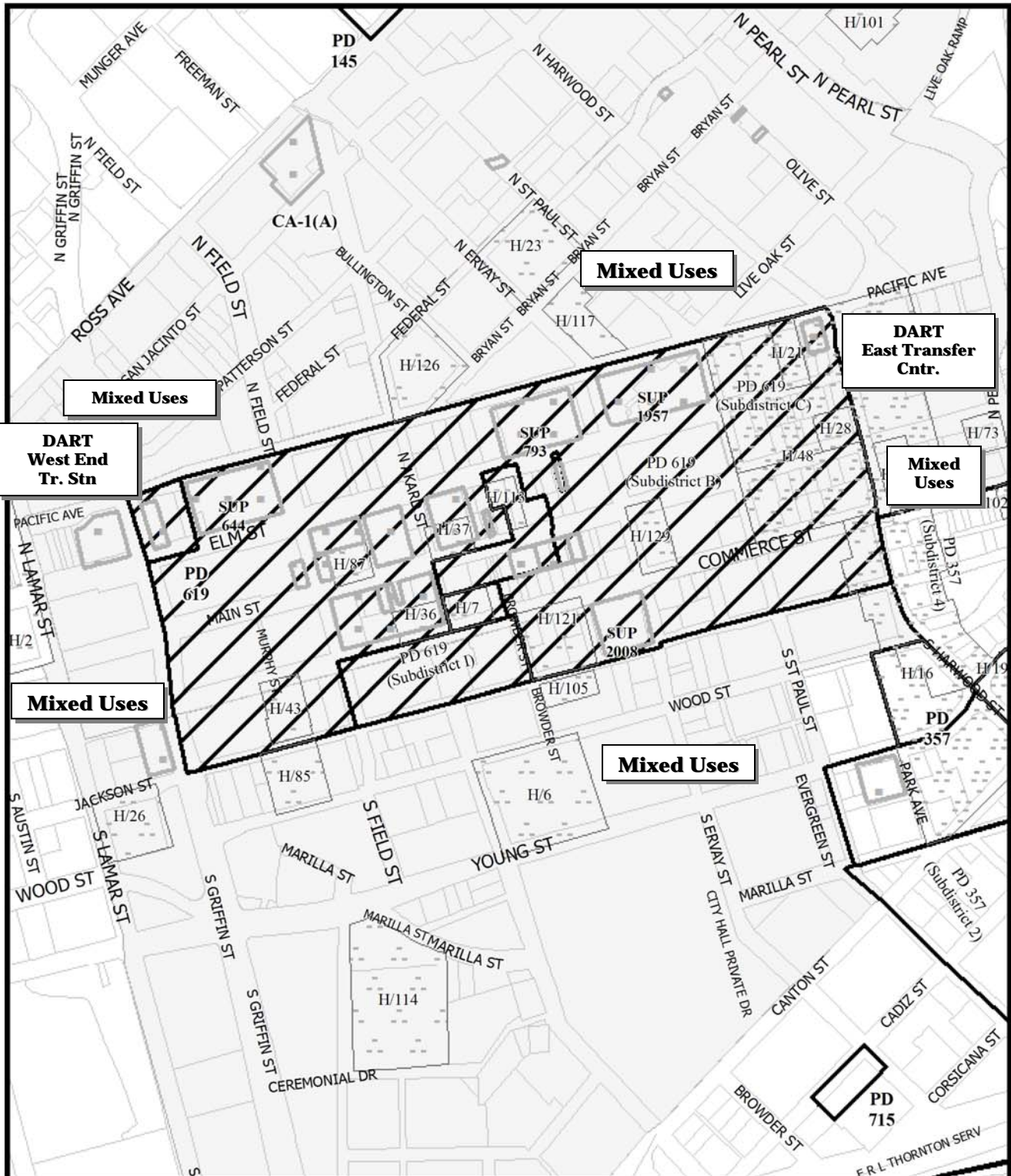
(c) The Property must be properly maintained in a state of good repair and neat appearance.

(d) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 24960; 26102; 27470)

SEC. 51P-619.115. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit or certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 24960; 26102)




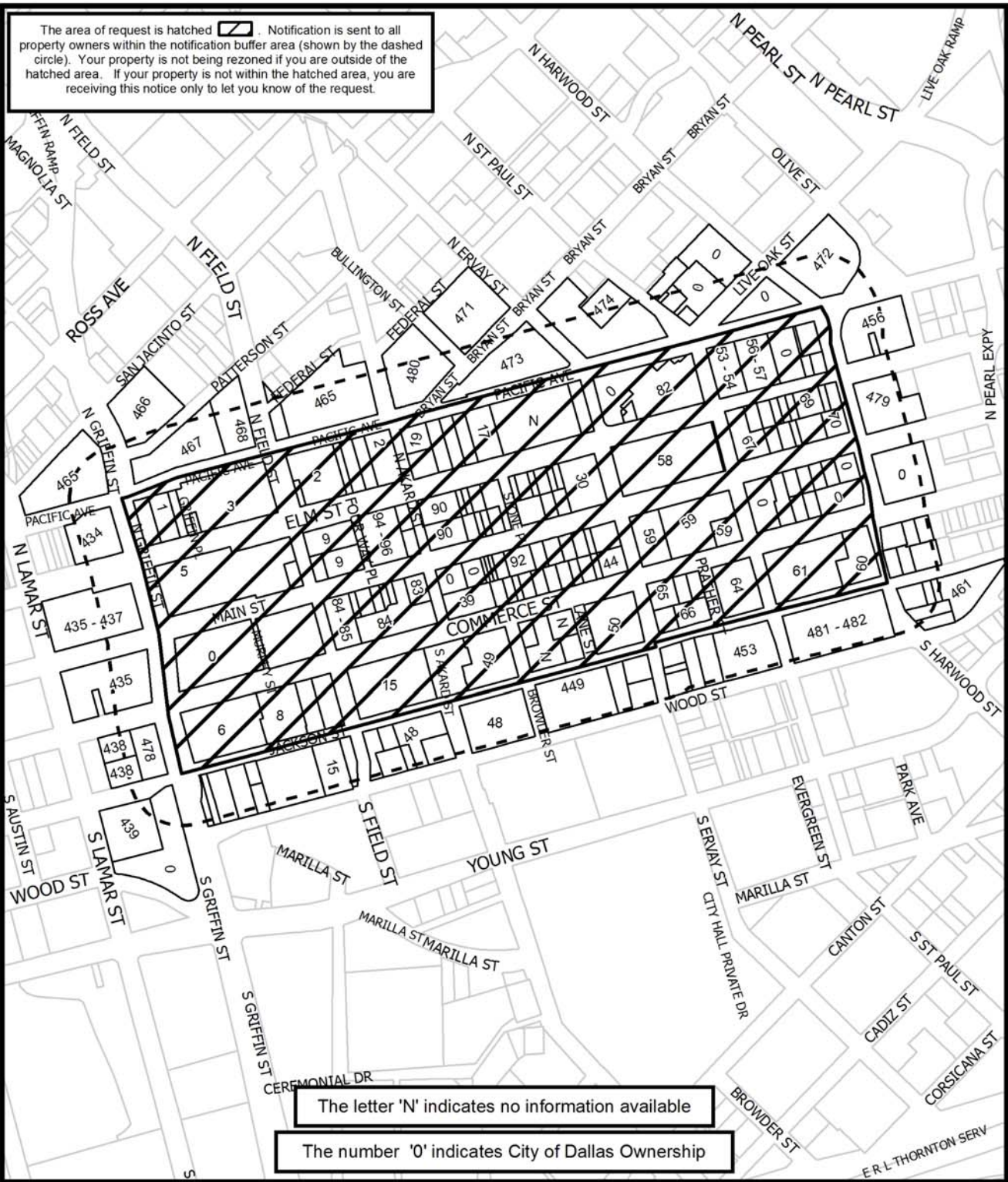
1:6,000

ZONING AND LAND USE

Case no: Z123-285


Date: 10/24/2013

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



The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership



1:6,000

NOTIFICATION

| | |
|-------------|------------------------------------|
| 200' | AREA OF NOTIFICATION |
| 684 | NUMBER OF PROPERTY OWNERS NOTIFIED |

Case no: **Z123-285**

Date: **10/24/2013**

10/24/2013

Notification List of Property Owners***Z123-285******684 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|---|
| 1 | 1025 ELM ST | LOWEN 1025 ELM LP |
| 2 | 1401 ELM ST | 1401 ELM STREET HOLDINGS LLC % POLIDEV I |
| 3 | 1201 ELM ST | BINYAN REALTY LP % JOSEPH MOINIAN |
| 4 | 1201 ELM ST | SUHGERS DONALD TRUST THE BANK ONE TEXAS |
| 5 | 1201 MAIN ST | RAK MAIN PLACE ASSOC LP % RAK GROUP LLC |
| 6 | 1100 COMMERCE ST | U S GOVERNMENT |
| 7 | 1208 COMMERCE ST | DAVIS MRS HELEN BOUCHE |
| 8 | 1201 JACKSON ST | U S A VETERANS ADM |
| 9 | 1302 ELM ST | 1309 MAIN STREET APARTMENTS LLC |
| 10 | 1301 MAIN ST | NAYEB FAMILY LP |
| 11 | 1217 MAIN ST | FWS GROUP DALLAS LLC %STEVE M SPENCER CP |
| 12 | 1400 MAIN ST | FOSTER BRYAN S |
| 13 | 1404 MAIN ST | 1404 MAIN BUILDING LLC |
| 14 | 1208 COMMERCE ST | BRAMA COMMERCE STREET LTD |
| 15 | 1212 JACKSON ST | SOUTHWESTERN BELL SBC COMMUNICATIONS INC |
| 16 | 211 ERVAY ST | ALTERRA 211 NORTH ERVAY LLC RENASSANCE T |
| 17 | 1600 PACIFIC AVE | RICCHI DALLAS INVESTMENTS LLC |
| 18 | 1600 PACIFIC AVE | RICCHI DALLAS INVESTMENTS LLC |
| 19 | 208 AKARD ST | MZEIN HOLDINGS LP |
| 20 | 1517 MAIN ST | FONBERG PETER D TR ET AL SUITE 203 |
| 21 | 1514 ELM ST | MID STATES REALTY LLC SUITE 100 |
| 22 | 1521 MAIN ST | ROMAN CATH DIOCESE DALLAS % BISHOP KEVIN |
| 23 | 1516 ELM ST | HARRIS LIPSITZ BUILDING LLC |
| 24 | 1519 MAIN ST | 1519 MAIN LP |
| 25 | 1512 ELM ST | CADE SARAH G TRUST ET AL |
| 26 | 1515 MAIN ST | LEGAL AID OF NORTHWEST TE |

10/24/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|------------------|---|
| 27 | 1604 ELM ST | ELM AT STONEPLACE HOLDINGS LLC STE 2800 |
| 28 | 1606 ELM ST | ELM AT STONEPLACE HOLDINGS LLC |
| 29 | 1607 MAIN ST | ELM AT STONEPLACE HOLDINGS LLC |
| 30 | 1623 MAIN ST | FC WP BUILDING LLC |
| 31 | 1612 ELM ST | ELM AT STONEPLACE HOLDINGS LLC ATTN: JOH |
| 32 | 1608 ELM ST | 1610 ELM STREET LLC |
| 33 | 1622 MAIN ST | NEIMAN MARCUS CO LESSEE ATTN: GEORGE A R |
| 34 | 1603 COMMERCE ST | NEIMAN MARCUS CO ATTN: GEORGE A RAWLINGS |
| 35 | 1618 MAIN ST | THE NEIMAN MARCUS GROUP INC ONE MARCUS S |
| 36 | 1608 MAIN ST | 1600 MAIN STREET HOLDINGS LP |
| 37 | 1604 MAIN ST | 1600 MAIN STREET HOLDINGS LP |
| 38 | 1520 MAIN ST | MAIN STREET INVESTORS JV |
| 39 | 1401 COMMERCE ST | HOLTZE MAGNOLIA LLLP ATTN: STEVEN HOLTZE |
| 40 | 1513 COMMERCE ST | PACIFICO PARTNERS LTD |
| 41 | 1517 COMMERCE ST | PACIFICO PARTNERS LTD STE A205 |
| 42 | 1525 COMMERCE ST | POLLOCK ROBERT ETAL ATTN: GEORGE A RAWLI |
| 43 | 1607 COMMERCE ST | ROGERS WILLIAM S ETAL ATTN: GEORGE A RAW |
| 44 | 1609 COMMERCE ST | NEIMAN MARCUS GROUP INC ATTN: GEORGE A R |
| 45 | 1616 MAIN ST | THE DALLAS FOUNDATION ATTN: MARY JALONIC |
| 46 | 208 AKARD ST | SOUTHWESTERN BELL TELEPHONE SBC COMM INC |
| 47 | 208 AKARD ST | IEP DALLAS LLC C/O ICAHN ENTERPRISES LP |
| 48 | 301 AKARD ST | SOUTHWESTERN BELL SBC COMM INC PPTY TAX |
| 49 | 208 AKARD ST | IEP DALLAS LLC C/O ICAHN ENTERPRISES LP |
| 50 | 1600 COMMERCE ST | DALPARK LAND LEASE LTD STE A |
| 51 | 1500 COMMERCE ST | DPL LAND LLC % HAMILTON PROPERTIES |
| 52 | 1517 JACKSON ST | DPL LOAN HOLDINGS LLC % HAMILTOAN PROPER |

10/24/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|------------------|---|
| 53 | 1907 ELM ST | PETROCORRIGAN TOWERS LP |
| 54 | 1900 PACIFIC AVE | PACIFIC 2004 HOLDINGS LTD |
| 55 | 1933 ELM ST | PACIFIC ELM BUILDING LLC |
| 56 | 1910 PACIFIC AVE | 1910 PACIFIC LP SUITE 500 |
| 57 | 1910 PACIFIC AVE | BERKELEY FIRST CITY LP STE 2300 |
| 58 | 1717 MAIN ST | 1717 TOWER OWNER LP WELLS FARGO TOWER |
| 59 | 1800 MAIN ST | FC MERC COMPLEX LP C/O FOREST CITY TAX D |
| 60 | 1954 COMMERCE ST | RICCHI 1954 DEV LLC |
| 61 | 1914 COMMERCE ST | RICCHI DEVELOPMENT GROUP LLC STE 20275 |
| 62 | 1712 COMMERCE ST | MERCANTILE DEVELOPMENT LLC % SOVEREIGN |
| 63 | 1712 COMMERCE ST | MERCANTILE DEVELOPMENT LLC @ SOVEREIGN |
| 64 | 1810 COMMERCE ST | FC CONTINENTAL LANDLORD LLC TERMINAL TOW |
| 65 | 1700 COMMERCE ST | 1700 COMMERCE STREET LP STE 500 |
| 66 | 208 ERVAY ST | MERCANTILE DEVELOPMENT LLC |
| 67 | 1900 ELM ST | UNIVERSITY OF NORTH TEXAS SYSTEM % VICE C |
| 68 | 1916 ELM ST | BERKELEY FIRST CITY LP STE 2300 |
| 69 | 1920 ELM ST | 1920 ELM LTD |
| 70 | 1933 MAIN ST | BIJOY LLC |
| 71 | 1927 MAIN ST | PHELAN RICHARD W JR ET AL DIR OF SYS EX |
| 72 | 1915 MAIN ST | PATTEE JAMES F ETAL TR DIR OF SYS & EX R |
| 73 | 1915 MAIN ST | UNIVERSITY OF NORTH TEXAS SYSTEM |
| 74 | 1911 MAIN ST | UNIVERSITY OF NORTH TEXAS SYSTEM |
| 75 | 1911 MAIN ST | DALLAS COUNTY COMMUNITY COLLEGE DISTRICT |
| 76 | 1928 ELM ST | UNIVERSITY NORTH TEX SYST % VICE CHANCEL |
| 77 | 1921 MAIN ST | UNIVERSITY OF NORTH TEXAS SYSTEM |
| 78 | 1921 MAIN ST | DALLAS COUNTY COMMUNITY COLLEGE DISTRICT |
| 79 | 1908 ELM ST | JARVIS BARNEY W JR TR & MARY LOU TR |
| 80 | 1707 ELM ST | DALLAS CITY OF |
| 81 | 200 ST PAUL ST | BERKELEY FIRST CITY LP STE 2300 |
| 82 | 1700 PACIFIC AVE | BERKELEY FIRST CITY LP STE 2300 |

10/24/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|------------------|--|
| 83 | 1412 MAIN ST | BN 1412 MAIN LP |
| 84 | 1315 COMMERCE ST | RBP ADOLPHUS LLC % ROCK BRIDGE CAPITAL L |
| 85 | 1315 COMMERCE ST | DALLAS COMMERCE ASSOC LP % ADOLPHUS ASSO |
| 86 | 1402 MAIN ST | TIER DEVELOPMENT GROUP LC |
| 87 | 1306 MAIN ST | RASANSKY MITCHELL |
| 88 | 1511 ELM ST | TOWER GARAGE LP SUITE 300 |
| 89 | 1511 ELM ST | TOWER GARAGE LP |
| 90 | 1502 ELM ST | BVF-II KIRBY LIMITED PARTNERSHIP %BERKSH |
| 91 | 1520 ELM ST | STONE PLACE MALL INV1 LTD |
| 92 | 1530 MAIN ST | DUNHILL 1530 MAIN LP |
| 93 | 1414 ELM ST | ELM 1414 PPTIES, LTD |
| 94 | 1407 MAIN ST | DLD PROPERTIES |
| 95 | 1407 MAIN ST | DRED PROPERTIES LTD |
| 96 | 1407 MAIN ST | DCAR PROPERTIES LTD |
| 97 | 1415 MAIN ST | GS RENAISSANCE LTD PS |
| 98 | 1505 ELM ST | CHRISTIAN LARRY & PATRICIA R |
| 99 | 1505 ELM ST | DUCOTEY WARREN 2002 TR % JOANNE D ANTERH |
| 100 | 1505 ELM ST | JOBE REAGAN V |
| 101 | 1505 ELM ST | KEY SEAN |
| 102 | 1505 ELM ST | BUTLER KELLY A LIVING TRUST KELLY ANN BU |
| 103 | 1505 ELM ST | DELEON JOSE & ALMA FLORES UNIT 205 |
| 104 | 1505 ELM ST | NORRIS SONJA # 301 |
| 105 | 1505 ELM ST | WONG ERIK JEFFREY |
| 106 | 1505 ELM ST | LANGAN PATRICK |
| 107 | 1505 ELM ST | LEAVERTON KEVIN O |
| 108 | 1505 ELM ST | MENDEZPEREZ JAIME & FANNY |
| 109 | 1505 ELM ST | SCHMIDT MICHAEL |
| 110 | 1505 ELM ST | HARTLINEDIAZ PATRICIA UNIT 402 |
| 111 | 1505 ELM ST | BREWER STEPHEN D & ERIN K |
| 112 | 1505 ELM ST | BECKMAN JAMIE W |
| 113 | 1505 ELM ST | SYMPHONY PROPERTIES LLC |

Z123-285(RB)

10/24/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------|-------------------------------------|
| 114 | 1505 ELM ST | STAMM REGINA UNIT 501 |
| 115 | 1505 ELM ST | HERTIG KELSEY |
| 116 | 1505 ELM ST | FLAUGH CHRISTOPHER C |
| 117 | 1505 ELM ST | NIENDORFF CARL |
| 118 | 1505 ELM ST | MEADOWS JAYME |
| 119 | 1505 ELM ST | PIGG CHRISTINE |
| 120 | 1505 ELM ST | BUSBY MELINDA Z |
| 121 | 1505 ELM ST | BASSAMPOUR FATEMAH & |
| 122 | 1505 ELM ST | IKER GREGORY MARK UNIT 604 |
| 123 | 1505 ELM ST | SONNETT JOHN |
| 124 | 1505 ELM ST | BRAIR GHASSAN B # 701 |
| 125 | 1505 ELM ST | MAGAN NAVIN UNIT 702 |
| 126 | 1505 ELM ST | MITCHELL JASON M STE 1109A |
| 127 | 1505 ELM ST | STEVENS KATHERINE A |
| 128 | 1505 ELM ST | POTTER BRITON J III & ELIZABETH A |
| 129 | 1505 ELM ST | MUNK FLORENCE |
| 130 | 1505 ELM ST | KRAUSELECKIE JAN |
| 131 | 1505 ELM ST | SINGER ARTURO |
| 132 | 1505 ELM ST | JONES REBECCA J |
| 133 | 1505 ELM ST | YELLOTT JAY D |
| 134 | 1505 ELM ST | SCHWARTZ DEBORAH |
| 135 | 1505 ELM ST | RICHARD C WERNON |
| 136 | 1505 ELM ST | KEDRON LUCEA SUZAN |
| 137 | 1505 ELM ST | ANTERHAUS ROBERT H & JOANNE D |
| 138 | 1505 ELM ST | MUNOZ ROLANDO & DONNA W |
| 139 | 1505 ELM ST | MCKNIGHT BILLY REA |
| 140 | 1505 ELM ST | DILENA R J |
| 141 | 1505 ELM ST | L & M PROPERTY MGMT LLC |
| 142 | 1505 ELM ST | HOLLOWAY MICHAEL S & SUSAN CANTRELL |
| 143 | 1505 ELM ST | FRAZEE STEVEN K |
| 144 | 1505 ELM ST | DANE EUGENE # 1101 |
| 145 | 1505 ELM ST | LARA JOHN COOPER |
| 146 | 1505 ELM ST | MCLAIN WILLIAM T & TIRZAH K |

10/24/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------|---|
| 147 | 1505 ELM ST | MITTELSTET STEPHEN K UNIT 1104 |
| 148 | 1505 ELM ST | ABENDSCHEIN FREDERICK UNIT 1105 |
| 149 | 1505 ELM ST | ROBERTSON RON & DONNA |
| 150 | 1505 ELM ST | EDWARDS GARY DON & JANIE FAY |
| 151 | 1505 ELM ST | COLLETT BRIAN J TR LIFE EST & CHERYL TR |
| 152 | 1505 ELM ST | NIENDORFF CARL A IV # 1204 |
| 153 | 1505 ELM ST | HALL MICHAEL D |
| 154 | 1505 ELM ST | PATTERSON J R JR & BILLIE JO PUD |
| 155 | 1505 ELM ST | FURRH JAMES MADISON & GAIL ROSBOROUGH FU |
| 156 | 1505 ELM ST | AKIN LARRY D & CAROL D UNIT 1403 |
| 157 | 1505 ELM ST | SWAYDEN CHRISTOPHER G UNIT 1404 |
| 158 | 1505 ELM ST | SWAIM GARY DON #1501 |
| 159 | 1505 ELM ST | ROBERTS FINES OLIVER |
| 160 | 1505 ELM ST | VARDEMAN RYAN |
| 161 | 1505 ELM ST | DUNNAHOO WILLIAM MICHAEL & PATRICIA DUNN |
| 162 | 1505 ELM ST | SCARLET PEGASUS GROUP LP % KYLE E CARLTO |
| 163 | 1505 ELM ST | WILSON ADDISON G IV |
| 164 | 1505 ELM ST | SCRIPPS FREDERIC SCOTT |
| 165 | 1505 ELM ST | BLUE STAR MORTGAGE INC |
| 166 | 1200 MAIN ST | BELLINGHAUSEN WIL J |
| 167 | 1200 MAIN ST | NEWMAN PAULETTE E |
| 168 | 1200 MAIN ST | 1621 ERVAY LTD |
| 169 | 1200 MAIN ST | FLEEMAN WILLIAM SUSAN P |
| 170 | 1200 MAIN ST | SHAH VINAY |
| 171 | 1200 MAIN ST | DIXON GLORIA D UNIT 206 |
| 172 | 1200 MAIN ST | MACKLIN LURENZO E |
| 173 | 1200 MAIN ST | GRAINGER GEORGE RICHARD & |
| 174 | 1200 MAIN ST | RAFF GEORGE JR UNIT 209 |
| 175 | 1200 MAIN ST | SMITH DANIEL E & HERMA A |
| 176 | 1200 MAIN ST | BRANSTETTER ROBERT M & CAROL SHELTON UNI |

Z123-285(RB)

10/24/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------|------------------------------------|
| 177 | 1200 MAIN ST | FREEMAN SCOTT UNIT 303 |
| 178 | 1200 MAIN ST | BOYD CURTIS W & GLENNA HALVORSON |
| 179 | 1200 MAIN ST | JUAREZ GERARDO |
| 180 | 1200 MAIN ST | MCARDLE PATRICIA UNIT 306 |
| 181 | 1200 MAIN ST | AMONGKOL JITTADA KITTY |
| 182 | 1200 MAIN ST | HART STANLEY L & HART M ELIZABETH |
| 183 | 1200 MAIN ST | SMITH SHERIA D |
| 184 | 1200 MAIN ST | CRIST EUGENE SCOTT STE 319 |
| 185 | 1200 MAIN ST | TERESI MARK A & TERESI JEANNE N |
| 186 | 1200 MAIN ST | KW 1200 MAIN LLC |
| 187 | 1200 MAIN ST | KISLING MISTY |
| 188 | 1200 MAIN ST | SANADI NISAR & THU NGUYET UNIT 405 |
| 189 | 1200 MAIN ST | CARPENTER ROBIN N |
| 190 | 1200 MAIN ST | MASTAGLIO LINDA R |
| 191 | 1200 MAIN ST | LOPEZ DENNIS A |
| 192 | 1200 MAIN ST | WOMBLE JOHN M & GINGER A |
| 193 | 1200 MAIN ST | BAILEY PETER & MARY |
| 194 | 1200 MAIN ST | PERRI ANTHONY J & DOROTHY G |
| 195 | 1200 MAIN ST | RATH OMKAR R & |
| 196 | 1200 MAIN ST | FAYE WILLIS DESIGNS INC |
| 197 | 1200 MAIN ST | BAGARIA SAPNA & SURESH |
| 198 | 1200 MAIN ST | PARKER RUBY |
| 199 | 1200 MAIN ST | HOWARD KENNETH ROBERT |
| 200 | 1200 MAIN ST | ARAUJO JOSEPH |
| 201 | 1200 MAIN ST | CHATTERJEE ARUNABHA |
| 202 | 1200 MAIN ST | SALVANT WAYNE |
| 203 | 1200 MAIN ST | ELLER KELLEY |
| 204 | 1200 MAIN ST | MASSEY LINDA UNIT 604 |
| 205 | 1200 MAIN ST | DASH PRIYARANJAN & AMITA K SAHU |
| 206 | 1200 MAIN ST | MUEHLENWEG ROBERT J & |
| 207 | 1200 MAIN ST | CUEVAS ISRAEL F UNIT 607 |
| 208 | 1200 MAIN ST | EDWARDS JAMES & BARBARA |
| 209 | 1200 MAIN ST | SCOTT DARIAN D |

10/24/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------|-------------------------------------|
| 210 | 1200 MAIN ST | ATV TEXAS VENTURES IV LP |
| 211 | 1200 MAIN ST | KADAN PROPERTIES LP |
| 212 | 1200 MAIN ST | CAMPOS EDWARD UNIT 704 |
| 213 | 1200 MAIN ST | ADAMS WILHELMINA J UNIT 705 |
| 214 | 1200 MAIN ST | COMBS DAMETIA |
| 215 | 1200 MAIN ST | BEVERS MARC UNIT 707 |
| 216 | 1200 MAIN ST | WHITE JESSICA UNIT 708 |
| 217 | 1200 MAIN ST | HERICKS JAMES & HERICKS SHELLY |
| 218 | 1200 MAIN ST | BAKER WILLIAM H III |
| 219 | 1200 MAIN ST | SPRING TRUMAN E JR |
| 220 | 1200 MAIN ST | TITTLE CYNTHIA LARK |
| 221 | 1200 MAIN ST | DANIEC MONICA UNIT 713 |
| 222 | 1200 MAIN ST | BLACK PAUL |
| 223 | 1200 MAIN ST | HAQUE NAZ & HAQUE MUHAMMAD |
| 224 | 1200 MAIN ST | SCHNAPPAUF MICHAEL STE 803 |
| 225 | 1200 MAIN ST | ALANIZ GEORGE R JR & ANEESA T HOJAT |
| 226 | 1200 MAIN ST | CHANEY GARY WAYNE 1992 FAMILY TRUST |
| 227 | 1200 MAIN ST | NGUYEN MICHAEL |
| 228 | 1200 MAIN ST | BENEVENTI MARK FRANCIS |
| 229 | 1200 MAIN ST | DU YALI |
| 230 | 1200 MAIN ST | UNITED STATES OF AMERICA |
| 231 | 1200 MAIN ST | SAIED ANNA M |
| 232 | 1200 MAIN ST | FAIRCHILD MELISSA |
| 233 | 1200 MAIN ST | BURNS CHRISTOPHER J UNIT 812 |
| 234 | 1200 MAIN ST | HARRIS KENDRICK LASALLE UNIT 901 |
| 235 | 1200 MAIN ST | CRIST EUGENE SCOTT |
| 236 | 1200 MAIN ST | PATEL JAYSHREE & PATEL SANJAY |
| 237 | 1200 MAIN ST | ALSUP LAUREN BRITTANY |
| 238 | 1200 MAIN ST | ELLER TOM & ROBYN UNIT 905 |
| 239 | 1200 MAIN ST | KAHANE DENNIS SPENCER |
| 240 | 1200 MAIN ST | SULLIVANMCMULLEN DAVID UNIT 907 |
| 241 | 1200 MAIN ST | SALEEM ADEEL |
| 242 | 1200 MAIN ST | PARK STEPHEN |

10/24/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------|---|
| 243 | 1200 MAIN ST | MOBLEY HENRY B JR |
| 244 | 1200 MAIN ST | ROMACK FAMILY LIVING TRUST |
| 245 | 1200 MAIN ST | THEIS LANGSTON UNIT 912 |
| 246 | 1200 MAIN ST | CAREY GABRIELLE |
| 247 | 1200 MAIN ST | IPPOLITO MARTA |
| 248 | 1200 MAIN ST | CIN ALBERTO DAL |
| 249 | 1200 MAIN ST | BROWN GLENN ALAN UNIT 1003 |
| 250 | 1200 MAIN ST | ROMERO GERALD & LOURDES |
| 251 | 1200 MAIN ST | PATRA DEEPAK |
| 252 | 1200 MAIN ST | FEDERAL HOME LOAN MORTGAGE CORPORATION |
| 253 | 1200 MAIN ST | KEANE JUSTIN SCOTT & |
| 254 | 1200 MAIN ST | COMMUNITY BANK & TRUST |
| 255 | 1200 MAIN ST | STEGER SUSAN Z |
| 256 | 1200 MAIN ST | XIE JIMIN |
| 257 | 1200 MAIN ST | OROZCO CARLOS A |
| 258 | 1200 MAIN ST | SALVANT BRIAN |
| 259 | 1200 MAIN ST | DOMINGUEZ JOSE R & ZOILA |
| 260 | 1200 MAIN ST | GRIEGO MANUEL R JR & DEBRA |
| 261 | 1200 MAIN ST | KEATON JULIAN E II |
| 262 | 1200 MAIN ST | MA MAU & JUYEI |
| 263 | 1200 MAIN ST | THOMAS BIJU |
| 264 | 1200 MAIN ST | PATRO LOKANATH |
| 265 | 1200 MAIN ST | IPPOLITO DAVIDE MICHAEL |
| 266 | 1200 MAIN ST | MADDERRA RHONDA & FARON |
| 267 | 1200 MAIN ST | LIN JEFF P UNIT 1108 |
| 268 | 1200 MAIN ST | SENDKER JAN |
| 269 | 1200 MAIN ST | RADFORD TRACI UNIT 1111 |
| 270 | 1200 MAIN ST | ROMIG RANDALL UNIT 1112 |
| 271 | 1200 MAIN ST | BRAUM EARL E JR DBA INTERVEST ENGINEERIN |
| 272 | 1200 MAIN ST | QUACH LINH |
| 273 | 1200 MAIN ST | MORAIS JUSTIN |
| 274 | 1200 MAIN ST | MATHEW THOPPIL L |

Z123-285(RB)

10/24/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------|-----------------------------------|
| 275 | 1200 MAIN ST | MCCANS WILLIAM |
| 276 | 1200 MAIN ST | HOSID KEVIN M & PEGGY S |
| 277 | 1200 MAIN ST | JUDAH JOHN K & BETTY JO |
| 278 | 1200 MAIN ST | BARGANIER NORA D & MICHAEL G |
| 279 | 1200 MAIN ST | BAKER ARIANNE & UNIT 1209 |
| 280 | 1200 MAIN ST | LITTLE STERLING UNIT 1210 |
| 281 | 1200 MAIN ST | LIN XIEQING |
| 282 | 1200 MAIN ST | ASHON HASSEB |
| 283 | 1200 MAIN ST | WEBER DANIEL T & GAIL G UNIT 1213 |
| 284 | 1200 MAIN ST | KHUNTIA ASHOK |
| 285 | 1200 MAIN ST | KOUROSH INVESTMENT LLC |
| 286 | 1200 MAIN ST | TINSLEY GARY A |
| 287 | 1200 MAIN ST | CHAUDHRY JAMAL AZIZ UNIT 1405 |
| 288 | 1200 MAIN ST | MICHULKA GEORGE & MICHULKA NONY |
| 289 | 1200 MAIN ST | BYRUM TADD A & UNIT 1407 |
| 290 | 1200 MAIN ST | HUTCHINSON ANDREW F II |
| 291 | 1200 MAIN ST | DAO BAO D |
| 292 | 1200 MAIN ST | THOMAS MONA |
| 293 | 1200 MAIN ST | BENTLEY BRIAN D |
| 294 | 1200 MAIN ST | GREEN KAREN S |
| 295 | 1200 MAIN ST | ZANDER GREG W |
| 296 | 1200 MAIN ST | SALVANT WAYNE F & BEVERLY B |
| 297 | 1200 MAIN ST | YATES RALPH & FAYE UNIT 1503 |
| 298 | 1200 MAIN ST | HILL DANIEL & |
| 299 | 1200 MAIN ST | HIBSID 1 LLC |
| 300 | 1200 MAIN ST | TRIPP THOMAS UNIT 4405 |
| 301 | 1200 MAIN ST | KOKES KEVIN K & UNIT 1507 |
| 302 | 1200 MAIN ST | COCHRAN TYLER |
| 303 | 1200 MAIN ST | JAIN NEHA |
| 304 | 1200 MAIN ST | METROPOLITAN 1510 LLC |
| 305 | 1200 MAIN ST | BRYANT CHRIS UNIT 1511 |

10/24/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------|--------------------------------------|
| 306 | 1200 MAIN ST | KHAN MOIN |
| 307 | 1200 MAIN ST | KLAMM CYNTHIA B & KLAMM KEITH J |
| 308 | 1200 MAIN ST | DAVIS STEPHEN J |
| 309 | 1200 MAIN ST | COBB DONNA MARIE & COBB KENNETH R SR |
| 310 | 1200 MAIN ST | COWDEN PETER # 1603 |
| 311 | 1200 MAIN ST | NARAN ASHOK |
| 312 | 1200 MAIN ST | LANCASTER PHILLIP & IRENE |
| 313 | 1200 MAIN ST | KOERBER ELLEN & UNIT 1607 |
| 314 | 1200 MAIN ST | POLANCO PAUL UNIT 1608 |
| 315 | 1200 MAIN ST | DAMANI ANIRUDH A UNIT 1609 |
| 316 | 1200 MAIN ST | DOCKTER BRYAN |
| 317 | 1200 MAIN ST | PROCTOR RICHARD P REVOCABLE TRUST |
| 318 | 1200 MAIN ST | SOLE GARY & SOLE KATHLEEN |
| 319 | 1200 MAIN ST | PATTERSON JEFF |
| 320 | 1200 MAIN ST | STRINGER CHRISTOPHER & KATIE |
| 321 | 1200 MAIN ST | STROTHMAN RHONDA K |
| 322 | 1200 MAIN ST | REMPHREY BRYAN S |
| 323 | 1200 MAIN ST | DANIEL SAM |
| 324 | 1200 MAIN ST | BROWNELL SUSAN K & |
| 325 | 1200 MAIN ST | ALVAREZ DAVID & REVOCABLE TRUST |
| 326 | 1200 MAIN ST | HOLLANDER KEVIN J & BETH A UNIT 1707 |
| 327 | 1200 MAIN ST | AHUMADA MUCIO UNIT 1708 |
| 328 | 1200 MAIN ST | LESTER MARY C |
| 329 | 1200 MAIN ST | MOORE ARROYO AYSHA UNIT 1710 |
| 330 | 1200 MAIN ST | FUENTE JOSE ANTONIO DE LA |
| 331 | 1200 MAIN ST | MOORE ROBERT W |
| 332 | 1200 MAIN ST | CHAFFIN LYNDAL A |
| 333 | 1200 MAIN ST | HUMES EDUARDO |
| 334 | 1200 MAIN ST | VIRANI ASIF |
| 335 | 1200 MAIN ST | JACKSON JILL A UNIT 1803 |
| 336 | 1200 MAIN ST | DIXON ADAM |

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10/24/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------|--|
| 337 | 1200 MAIN ST | BADMAND HOLDINGS LLC |
| 338 | 1200 MAIN ST | CURE NANCY A & WILLIAM E |
| 339 | 1200 MAIN ST | ABDULWAHAB MANNIE |
| 340 | 1200 MAIN ST | LIN JAMES |
| 341 | 1200 MAIN ST | TRAVELSTEAD GARY LYNN & KIBBY PAUL CRAIG |
| 342 | 1200 MAIN ST | ZOLLER ROBERT W |
| 343 | 1200 MAIN ST | MDH 1200 MAIN LP |
| 344 | 1200 MAIN ST | KOERBER ELLEN & |
| 345 | 1200 MAIN ST | RICHARDS GILL & ELIZABETH ANN |
| 346 | 1200 MAIN ST | CWALINO PETER |
| 347 | 1200 MAIN ST | NATHAL JULIO |
| 348 | 1200 MAIN ST | SINGERMAN ALEXANDER |
| 349 | 1200 MAIN ST | SLAUGHTER JUSTIN UNIT 1906 |
| 350 | 1200 MAIN ST | POON PHILIP |
| 351 | 1200 MAIN ST | HUDSON SAMUEL L & KALYNN K |
| 352 | 1200 MAIN ST | ROMERO ROBERT R & |
| 353 | 1200 MAIN ST | HAYES MONIQUE C |
| 354 | 1200 MAIN ST | RICHARDS GILL & ELIZABETH ANN |
| 355 | 1200 MAIN ST | HAGLER TRENT L |
| 356 | 1200 MAIN ST | REVELLE ANIEL W III & CAROL L |
| 357 | 1200 MAIN ST | MUEHLENWEG ROBERT J & CHRISTINE |
| 358 | 1200 MAIN ST | CHAUDHRY JAMAL |
| 359 | 1200 MAIN ST | OLTMAN GREGG UNIT 2005 |
| 360 | 1200 MAIN ST | GIBSON MICHAEL CHANNING |
| 361 | 1200 MAIN ST | CHANG LAWRENCE SHEYLUN |
| 362 | 1200 MAIN ST | FARTHING DANIEL |
| 363 | 1200 MAIN ST | FICKEL MATTHEW & MARY BETH |
| 364 | 1200 MAIN ST | SHAFFNER GLORIA |
| 365 | 1200 MAIN ST | GOLNABI ROSITA NINA & NEIMA |
| 366 | 1200 MAIN ST | IPPOLITO GIUSEPPINA C |
| 367 | 1200 MAIN ST | HENSLEY DALLAS W & VIRGINIA K |

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| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------|--|
| 368 | 1200 MAIN ST | MCCLAIN JONI L MD FAMILY TRUST |
| 369 | 1200 MAIN ST | REVIS MARK |
| 370 | 1200 MAIN ST | TARVER CHRISTOPHER T & MONIQUE |
| 371 | 1200 MAIN ST | YING KEN W |
| 372 | 1200 MAIN ST | HWANG HELEN |
| 373 | 1200 MAIN ST | MOVVA SATYANARAYANA |
| 374 | 1200 MAIN ST | PERRY BEVERLY UNIT 2109 |
| 375 | 1200 MAIN ST | FOX JEFFREY L |
| 376 | 1200 MAIN ST | BODLEY GABRIELLE UNIT 2111 |
| 377 | 1200 MAIN ST | QUINN CRAIN A & NATALIE L |
| 378 | 1200 MAIN ST | WAYGOOD PATRICK S & PARKER ROBERT W |
| 379 | 1200 MAIN ST | DURRA OMAR |
| 380 | 1200 MAIN ST | PHILLIPS DAVID G |
| 381 | 1200 MAIN ST | WARREN BLAKE T & |
| 382 | 1200 MAIN ST | MARKHOFF STEVEN UNIT 2205 |
| 383 | 1200 MAIN ST | GRANT JASON A & MARIA UNIT 2206 |
| 384 | 1200 MAIN ST | COOKSEY CHARLES N UNIT 2207 |
| 385 | 1200 MAIN ST | CUNNINGHAM THOMAS G |
| 386 | 1200 MAIN ST | POWERS A MARKS |
| 387 | 1200 MAIN ST | ARNOLD NANCY E WEINTRAUB |
| 388 | 1200 MAIN ST | BERMAN DANIEL |
| 389 | 1200 MAIN ST | PERRI VINEYARDS & REAL ESTATE HOLDINGS L |
| 390 | 1200 MAIN ST | MERRITT THOMAS JOSEPH |
| 391 | 1200 MAIN ST | LUDWIG CURTIS A |
| 392 | 1200 MAIN ST | PATEL AMIR B |
| 393 | 1200 MAIN ST | KNIPE LUTHER DASSON III |
| 394 | 1200 MAIN ST | IPPOLITO ESTER |
| 395 | 1200 MAIN ST | MOORE MARIJANA & MOORE CLARENCE E II |
| 396 | 1200 MAIN ST | NAIDU EUPHRASIA RANI |
| 397 | 1200 MAIN ST | BOWENS BARRY C |
| 398 | 1200 MAIN ST | KRIDER SUE E |

10/24/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------|--|
| 399 | 1200 MAIN ST | BORICHEVSKY BRIAN & AMANDA |
| 400 | 1200 MAIN ST | ENGRAM AARON |
| 401 | 1200 MAIN ST | COX JOHN VERNON TR & GAY GAYLE TR UNIT 2 |
| 402 | 1200 MAIN ST | COX JOHN VERNON TR & |
| 403 | 1200 MAIN ST | SMITH LAURA |
| 404 | 1200 MAIN ST | ONU ADISA M |
| 405 | 1200 MAIN ST | BIERI MATTHEW B & REBECCA |
| 406 | 1200 MAIN ST | MAYORGA LUIS A UNIT 2407 |
| 407 | 1200 MAIN ST | MUSABASIC MEMSUD |
| 408 | 1200 MAIN ST | GILMAN ALEX |
| 409 | 1200 MAIN ST | MOTGI GURU & SHASHI |
| 410 | 1200 MAIN ST | MOTGI GURUBASAPPA V & SHASHI R MOTGI |
| 411 | 1200 MAIN ST | SARDARABADI ABDOL M & DICKSON DEBRA |
| 412 | 1200 MAIN ST | ACKER PARLEY E III |
| 413 | 1200 MAIN ST | WATTS FAMILY TRUST % MARCIA J M WATTS TR |
| 414 | 1200 MAIN ST | WELKER EDWARD & JOANNE |
| 415 | 1200 MAIN ST | TRAMMELL DUANE & |
| 416 | 1200 MAIN ST | DUNCAN ROBERT J & |
| 417 | 1200 MAIN ST | CORCORAN SHAWN M & CARRIE A |
| 418 | 1200 MAIN ST | MAURER IAN S |
| 419 | 1200 MAIN ST | MERCHANT REHAN I & BHULA ROSHNI |
| 420 | 1200 MAIN ST | REAGANS KIMBERLY |
| 421 | 1200 MAIN ST | KRISHNA SHAIENDRA & KRISHNA RITU |
| 422 | 1200 MAIN ST | PONZIO JOHN & SHARP MATTHEW |
| 423 | 1200 MAIN ST | GORTA JAYSON E & |
| 424 | 1200 MAIN ST | DAVIS WALKER L |
| 425 | 1200 MAIN ST | GONZALO 1200 MAIN LLC |
| 426 | 1200 MAIN ST | PERRI VINEYARDS & REAL ESTATE HOLDINGS L |
| 427 | 1200 MAIN ST | GARCIA CASSANDRA |
| 428 | 1200 MAIN ST | BARBATO CRISTINA COSTA |
| 429 | 1200 MAIN ST | BOWLES NEAL A & CARLA D WATSON |

10/24/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|------------------|---|
| 430 | 1200 MAIN ST | LUFKIN ROGER W |
| 431 | 1200 MAIN ST | WILKINSON EARL J |
| 432 | 1200 MAIN ST | CALDWELL ROGER W & KIMBERLY S |
| 433 | 1200 MAIN ST | BELGAUM LLC |
| 434 | 1015 ELM ST | TOG HOTELS DOWNTOWN DALLAS LLC |
| 435 | 901 MAIN ST | DALLAS MAIN LP %SUNBELT MGMT CO STE 215 |
| 436 | 100 LAMAR ST | INTERFIRST BANK DALLAS SUITE 5009 |
| 437 | 901 MAIN ST | INTERFIRST BANK DALLAS 5009 1ST REPUBLIC |
| 438 | 908 COMMERCE ST | DALLAS MAIN LP % CUSHMAN & WAKEFIELD |
| 439 | 900 JACKSON ST | JACKSON WOOD LTD STE 350 LB 10 |
| 440 | 1100 JACKSON ST | BUNTING PARTNERS LP %JOHN NEWTON WALKER |
| 441 | 311 AKARD ST | WRIGHT GILBERT G JR ET AL % SOUTHWESTERN |
| 442 | 311 AKARD ST | SOUTHWESTERN BELL % PROPERTY TAX ADMINIS |
| 443 | 308 AKARD ST | SOUTHWESTERN BELL ROOM 36 M 1 |
| 444 | 308 AKARD ST | SOUTHWESTERN BELL ONE SBC CENTER |
| 445 | 1321 WOOD ST | S W BELL TELE CO LESSEE SBC COMMUNICATIO |
| 446 | 1312 JACKSON ST | MEACHUM HOLDINGS LLC |
| 447 | 1311 WOOD ST | CVH 918 LLC SBC COMM INC TAX |
| 448 | 1610 JACKSON ST | 1610 JACKSON LLC |
| 449 | 1500 JACKSON ST | BRIDGE-NATIONAL PTNRS LP |
| 450 | 315 ERVAY ST | 315 ERVAY LLC |
| 451 | 1600 JACKSON ST | 1600 JACKSON LLC |
| 452 | 1600 JACKSON ST | SABO MARY ELIZABETH |
| 453 | 1810 JACKSON ST | 1810 JACKSON GARAGE LLC |
| 454 | 1708 JACKSON ST | RADER PARKING SYSTEM LP |
| 455 | 308 ERVAY ST | RADER PARKING SYSTEMS LP |
| 456 | 2001 ELM ST | CAIN JOHN CHARLES |
| 457 | 2009 ELM ST | DENIUS FRANKLIN W & ET AL % FRANK DENIUS |
| 458 | 2012 COMMERCE ST | ASC HARCOM INVESTMENTS |
| 459 | 2002 COMMERCE ST | ALLRIGHT PARKING SYSTEM |
| 460 | 2007 JACKSON ST | ALLRIGHT PARKING SYSTEM LESSEE |

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| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|--------------------|---|
| 461 | 2013 JACKSON ST | WOOD JACKSON ST PARCELS LP |
| 462 | 300 HARWOOD ST | GENECOV DMLT LTD |
| 463 | 2008 JACKSON ST | AVETON NOEL J & LAURA L |
| 464 | 312 HARWOOD ST | NELSON WILLIAM E & PAMELA |
| 465 | 202 LAMAR ST | DALLAS AREA RAPID TRANSIT |
| 466 | 1109 PATTERSON AVE | DALLAS FORT WORTH ARGYLE TELEVISION INC |
| 467 | 1100 PATTERSON AVE | CHAVEZ LAND INCOME PROPERTIES LP |
| 468 | 1201 PACIFIC AVE | BINYAN GARAGE LLC % JOSEPH MOINIAN, THE |
| 469 | 1311 FEDERAL ST | MORGAN W B & JACK S |
| 470 | 1307 PACIFIC AVE | J & D MERRIMAN LTD %MERRIMAN ASSOC/ARCHI |
| 471 | 1601 BRYAN ST | STATE ST BK & TR CO CT TR DONALD E SMITH |
| 472 | 2020 LIVE OAK ST | UNIFIED 2020 REALTY |
| 473 | 1627 PACIFIC AVE | THANKSGIVING SQUARE FDN |
| 474 | 325 ST PAUL ST | FOUR POINT STAR LP PS %JONES LANG LASALL |
| 475 | 325 ST PAUL ST | FOUR POINT STAR LP %JONES LANG LASALLE A |
| 476 | 325 ST PAUL ST | FOUR POINT STAR LP %JONES LANG LASALLE A |
| 477 | 350 ERVAY ST | ERVAY RESIDENTIAL LTD PS SUITE 1400 |
| 478 | 1000 COMMERCE ST | MCDONALDS CORP ATTN MCKAREN INDUSTRIES |
| 479 | 2000 ELM ST | BERKELEY FIRST CITY LP |
| 480 | 318 AKARD ST | WLK MOSAIC OWNER LP % LEVIN REALTY ADVIS |
| 481 | 301 HARWOOD ST | ATMOS LIHTC LLC SUITE 140 |
| 482 | 301 HARWOOD ST | HAMILTON ATMOS LP SUITE 140 |
| 483 | 1300 JACKSON ST | 1300 JACKSON STREET PARTNERS |
| 484 | 1300 JACKSON ST | FRACKT RENA L |
| 485 | 1300 JACKSON ST | POE BRIAN |
| 486 | 1300 JACKSON ST | BRAZZEL ZACHARY L |
| 487 | 1300 JACKSON ST | HOPE MARK A |
| 488 | 1300 JACKSON ST | WASHINGTON DAVID CHASE |
| 489 | 1300 JACKSON ST | KOLANDER KAMELA APT 6 |
| 490 | 1300 JACKSON ST | HARRIS ROSS L UNIT 7 |
| 491 | 1300 JACKSON ST | SLAWOMIR LESZINSKI LIVING |

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| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------|-------------------------------------|
| 492 | 1122 JACKSON ST | HIBBARD CHRISTIAN |
| 493 | 1122 JACKSON ST | MIDBOE MATTHEW L APT 409 |
| 494 | 1122 JACKSON ST | PILON JASON |
| 495 | 1122 JACKSON ST | SPARKS KIMBERLY UNIT 205 |
| 496 | 1122 JACKSON ST | MORIARTY SONIA |
| 497 | 1122 JACKSON ST | HORNING REX & CHARLOTTE |
| 498 | 1122 JACKSON ST | POPE WILLIAM UNIT 208 |
| 499 | 1122 JACKSON ST | WEBER WILLIAM R |
| 500 | 1122 JACKSON ST | MARTINEZ JONATHAN R |
| 501 | 1122 JACKSON ST | COOLEY BRIAN K |
| 502 | 1122 JACKSON ST | DURANT BODHI |
| 503 | 1122 JACKSON ST | GORDON JULIANNE E |
| 504 | 1122 JACKSON ST | KEMBERY ROBERT |
| 505 | 1122 JACKSON ST | HISHINUMA ROBIN A |
| 506 | 1122 JACKSON ST | WHITE JARED |
| 507 | 1122 JACKSON ST | UNDERWOOD GUTHRIE B JR & KELLIE C |
| 508 | 1122 JACKSON ST | COATES WHITNEY PETERSON |
| 509 | 1122 JACKSON ST | SMITH JASON DEWAYNE & KIMMIE FARRAR |
| 510 | 1122 JACKSON ST | YATES JOEL UNIT 220 |
| 511 | 1122 JACKSON ST | ELAM KYLE P |
| 512 | 1122 JACKSON ST | CARRANZA RAMIRO & LATOYA |
| 513 | 1122 JACKSON ST | FREEMAN ISAAC |
| 514 | 1122 JACKSON ST | MILLIGAN MOLLIE |
| 515 | 1122 JACKSON ST | TRI MARY UNIT 305 |
| 516 | 1122 JACKSON ST | SEGOVIA MARIA |
| 517 | 1122 JACKSON ST | ADAMS CHRISTIAN R |
| 518 | 1122 JACKSON ST | ARCHBOLD EDWIN |
| 519 | 1122 JACKSON ST | MAXWELL YVONNE & THOMAS |
| 520 | 1122 JACKSON ST | BUTTINE THOMAS C |
| 521 | 1122 JACKSON ST | PARKER PENNY LYNN |
| 522 | 1122 JACKSON ST | GREEN BILLY D |

10/24/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------|---|
| 523 | 1122 JACKSON ST | WYMER BRYCE G |
| 524 | 1122 JACKSON ST | DUGAS EARL J |
| 525 | 1122 JACKSON ST | GUERRA JOSE ARNOLDO |
| 526 | 1122 JACKSON ST | HACKETT RANDY |
| 527 | 1122 JACKSON ST | LU HUIRU & |
| 528 | 1122 JACKSON ST | BJELICA ADAM |
| 529 | 1122 JACKSON ST | KLEUSER MICHELLE |
| 530 | 1122 JACKSON ST | FARROW PATRICIA |
| 531 | 1122 JACKSON ST | WALKER JONATHAN |
| 532 | 1122 JACKSON ST | NWANKWO ADIAH |
| 533 | 1122 JACKSON ST | FANNIE MAE |
| 534 | 1122 JACKSON ST | JAMES KAREN K UNIT 403 |
| 535 | 1122 JACKSON ST | REAVIS BEN & KRISTI UNIT 404 |
| 536 | 1122 JACKSON ST | CRAIG EDWARD LIVING TRUST EDWARD CRAIG T |
| 537 | 1122 JACKSON ST | WREN OIL & GAS LLC |
| 538 | 1122 JACKSON ST | STAFFORD STEPHANIE E |
| 539 | 1122 JACKSON ST | CALDWELL BRYANN |
| 540 | 1122 JACKSON ST | RANDOLPH KEVIN URESTI DIANE |
| 541 | 1122 JACKSON ST | DILL MICHAEL K |
| 542 | 1122 JACKSON ST | WREN JUSTIN |
| 543 | 1122 JACKSON ST | SHEPHARD GREGORY UNIT 413 |
| 544 | 1122 JACKSON ST | PEAK JASON L UNIT 414 |
| 545 | 1122 JACKSON ST | SMITH BRENDA KAY UNIT 415 |
| 546 | 1122 JACKSON ST | WYATT ALAN K |
| 547 | 1122 JACKSON ST | SHIGEMATSU KEN |
| 548 | 1122 JACKSON ST | SQUIRES MICHAEL K |
| 549 | 1122 JACKSON ST | JOHNSON BRANDON |
| 550 | 1122 JACKSON ST | WARTON JAMES |
| 551 | 1122 JACKSON ST | SWEET OCEAN T |
| 552 | 1122 JACKSON ST | THOMASON ADAM CLARK |
| 553 | 1122 JACKSON ST | MCCOWN CRISTEN & WIESLAWA UNIT 501 |

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| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------|--|
| 554 | 1122 JACKSON ST | MARASCO LAWRENCE P III SUITE 502 |
| 555 | 1122 JACKSON ST | BETHEL SUSAN |
| 556 | 1122 JACKSON ST | ABBATI JOSEPH L |
| 557 | 1122 JACKSON ST | GIBBS JAMES M LIFE ESTATE REM: TERESA L |
| 558 | 1122 JACKSON ST | DUDEK JAKUB |
| 559 | 1122 JACKSON ST | STEWART COREY F UNIT # 507 |
| 560 | 1122 JACKSON ST | BERNSTEIN CAMI |
| 561 | 1122 JACKSON ST | NICHOLSON STEVEN W |
| 562 | 1122 JACKSON ST | ELLIOTT NATALIE UNIT 510 |
| 563 | 1122 JACKSON ST | BASINGER GREGORY LEROY UNIT 511 |
| 564 | 1122 JACKSON ST | LANGER BRUCE & JEAN UNIT 512 |
| 565 | 1122 JACKSON ST | REED THOMAS J & UNIT 513 |
| 566 | 1122 JACKSON ST | RIDEN LAVONNE |
| 567 | 1122 JACKSON ST | ACEVEDO MAGDALENA UNIT 515 |
| 568 | 1122 JACKSON ST | BAEZ SUZETTE UNIT 516 |
| 569 | 1122 JACKSON ST | WHEELIS JONATHAN UNIT 517 |
| 570 | 1122 JACKSON ST | CARTER JASON & |
| 571 | 1122 JACKSON ST | DENSON MICHAEL |
| 572 | 1122 JACKSON ST | BEIHOFF DAVID |
| 573 | 1122 JACKSON ST | ETTER CHRISTOPHER W UNIT 521 |
| 574 | 1122 JACKSON ST | TUCKER JOB ALEXANDER |
| 575 | 1122 JACKSON ST | KNAUS ROBERT |
| 576 | 1122 JACKSON ST | NAVARRO JOHN UNIT 602 |
| 577 | 1122 JACKSON ST | BOWERS JOEL B UNIT 603 |
| 578 | 1122 JACKSON ST | STEPHENS TAMMY L |
| 579 | 1122 JACKSON ST | PATTON JERRE W |
| 580 | 1122 JACKSON ST | NEWHAM ANDREA RODRIGUEZ & NEWHAM TOBIAS |
| 581 | 1122 JACKSON ST | QUINT BERNARD T |
| 582 | 1122 JACKSON ST | NATIONAL NATIONAL MTG ASSOC |
| 583 | 1122 JACKSON ST | LUNSFORD WALKER |
| 584 | 1122 JACKSON ST | BRAMMER JANE E |

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| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------|--|
| 585 | 1122 JACKSON ST | DURKIN BRETT T & SHIRLEY |
| 586 | 1122 JACKSON ST | WILSON DAMON |
| 587 | 1122 JACKSON ST | HALL JACQUELINE R & |
| 588 | 1122 JACKSON ST | BOYCE MOLLIE UNIT 614 |
| 589 | 1122 JACKSON ST | CHOWDHURY RYAN R |
| 590 | 1122 JACKSON ST | MORRIS DOUGLAS A & VIRSIE N |
| 591 | 1122 JACKSON ST | MCGUFFEY THOMAS J 700 N LARRABEE ST |
| 592 | 1122 JACKSON ST | 2008 CONDO PROPERTIES LLC SUITE 2100 |
| 593 | 1122 JACKSON ST | ALLELO JOHN G |
| 594 | 1122 JACKSON ST | KNIGHT SHAWN P |
| 595 | 1122 JACKSON ST | WATTERS MELODY & EDWARD UNIT 621 |
| 596 | 1122 JACKSON ST | CLARKSON ROBERT A |
| 597 | 1122 JACKSON ST | TOONY JEFFREY D & ELIZABETH A UNIT 701 |
| 598 | 1122 JACKSON ST | DILLON CRAIG L UNIT 702 |
| 599 | 1122 JACKSON ST | KEAN MICHELLE UNIT 703 |
| 600 | 1122 JACKSON ST | PULSIFER LYNN P |
| 601 | 1122 JACKSON ST | BONNIN MATTHEW E |
| 602 | 1122 JACKSON ST | NADIR NIDA UNIT 706 |
| 603 | 1122 JACKSON ST | MUELLER ANDREW |
| 604 | 1122 JACKSON ST | BATES SAM IV |
| 605 | 1122 JACKSON ST | SOROKA STAN & SANDRA |
| 606 | 1122 JACKSON ST | ADAMS JOHN & JEAN |
| 607 | 1122 JACKSON ST | VANPELT DANIEL |
| 608 | 1122 JACKSON ST | US BANK NATIONAL ASSOC |
| 609 | 1122 JACKSON ST | SMITH JOAN D |
| 610 | 1122 JACKSON ST | ROJASRESTREPO OLGA L |
| 611 | 1122 JACKSON ST | CHOE DAVID UNIT 715 |
| 612 | 1122 JACKSON ST | ADAMS SUSAN E |
| 613 | 1122 JACKSON ST | STAPLES NATHAN |
| 614 | 1122 JACKSON ST | MCKENZIE LANCE A |
| 615 | 1122 JACKSON ST | ESCANILLA DINNAH UNIT 720 |

10/24/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------|--|
| 616 | 1122 JACKSON ST | BONANNO CAROLINA |
| 617 | 1122 JACKSON ST | MAHONEY LAURIE & JOHN UNIT 801 |
| 618 | 1122 JACKSON ST | FARKAS JANOS |
| 619 | 1122 JACKSON ST | FOREMAN ROSEMARY & |
| 620 | 1122 JACKSON ST | BIEDENHAM JOSEPH A III |
| 621 | 1122 JACKSON ST | SOUTHARD DANE M & |
| 622 | 1122 JACKSON ST | WOJCIECHOWSKI MARZENA & TOMASZ POPPE |
| 623 | 1122 JACKSON ST | JANNING JAMES N & CARIE D |
| 624 | 1122 JACKSON ST | ADROVIC ARMIN |
| 625 | 1122 JACKSON ST | JONES CHRISTOPHER & LE LYNH |
| 626 | 1122 JACKSON ST | HILL JAMES C |
| 627 | 1122 JACKSON ST | CRAIN PRISCILLA S UNIT 811 |
| 628 | 1122 JACKSON ST | ONEAL MARK |
| 629 | 1122 JACKSON ST | ALAVI REZA & MONA |
| 630 | 1122 JACKSON ST | ANDERSON PHILLIP H UNIT 816 |
| 631 | 1122 JACKSON ST | EHLE JOEL & TONI |
| 632 | 1122 JACKSON ST | PATTI MARIE A TRUST PATTIE MARIE A TRUST |
| 633 | 1122 JACKSON ST | ATKINS SHARON K UNIT 819 |
| 634 | 1122 JACKSON ST | GOODWIN JEFF ANDERSON & JULIE PRESTON |
| 635 | 1122 JACKSON ST | CAMP JUSTIN |
| 636 | 1122 JACKSON ST | KNIGHT LAURA C UNIT 822 |
| 637 | 1122 JACKSON ST | EFURD ROBERT |
| 638 | 1122 JACKSON ST | BUSTAMANTE NIRMA D |
| 639 | 1122 JACKSON ST | WELLS FARGO BANK |
| 640 | 1122 JACKSON ST | MAISEL WILLIAM L & JUDITH J |
| 641 | 1122 JACKSON ST | MCCLINTOCK SANDRA |
| 642 | 1122 JACKSON ST | GONZALEZ RAUL |
| 643 | 1122 JACKSON ST | KIENAST AILEEN |
| 644 | 1122 JACKSON ST | DUBOIS THOMAS |
| 645 | 1122 JACKSON ST | WANCHO FRANK W |
| 646 | 1122 JACKSON ST | GROVES RYAN LANE & JENNIFER ANN |

10/24/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------|--|
| 647 | 1122 JACKSON ST | SCHROTBERGER LUKE A |
| 648 | 1122 JACKSON ST | MITCHELL ANN |
| 649 | 1122 JACKSON ST | FRANK NATHAN A UNIT 915 |
| 650 | 1122 JACKSON ST | INIGO RALPH R |
| 651 | 1122 JACKSON ST | BOYD GANNON M & MEGAN L |
| 652 | 1122 JACKSON ST | BLEVINS JESSE & ALISON |
| 653 | 1122 JACKSON ST | EVANS HEATHER UNIT 921 |
| 654 | 1122 JACKSON ST | STRONG GERI & JON GRINALDI |
| 655 | 1122 JACKSON ST | DAVIS ANGELA L |
| 656 | 1122 JACKSON ST | EVANS BRIAN K #1002 |
| 657 | 1122 JACKSON ST | HUESTON JANIE G |
| 658 | 1122 JACKSON ST | ORILEY PATRICIA ANN |
| 659 | 1122 JACKSON ST | KELLER JAY EDWARD |
| 660 | 1122 JACKSON ST | COOK JUSTIN P & LINDSEY A |
| 661 | 1122 JACKSON ST | HEHMANN BRYAN A |
| 662 | 1122 JACKSON ST | SPIGEL SAMUEL ADAM UNIT 1008 |
| 663 | 1122 JACKSON ST | SEYMOUR JEFFREY |
| 664 | 1122 JACKSON ST | WHITE COREY |
| 665 | 1122 JACKSON ST | ROBERTSON EMILY ELIZABETH |
| 666 | 1122 JACKSON ST | STARK DAREN |
| 667 | 1122 JACKSON ST | ADDAGATLA BABU & VAJRA S |
| 668 | 1122 JACKSON ST | CLARK JOHN |
| 669 | 1122 JACKSON ST | BESCO JANIS A |
| 670 | 1122 JACKSON ST | RIGHETTI MARCO & CHIN CHAI CHIN |
| 671 | 1122 JACKSON ST | BROWN BRITNEY NOEL UNIT 1017 |
| 672 | 1122 JACKSON ST | PRIKRYL SARAH GRACE |
| 673 | 1122 JACKSON ST | WATSON ORA LEE SIMPSON |
| 674 | 1122 JACKSON ST | ENTRUST RETIREMENT SERVICES INC FBO MARK |
| 675 | 1122 JACKSON ST | ALLIE STEVEN CHARLES & KIMBERLY TODD |
| 676 | 1122 JACKSON ST | FANNIE MAE |
| 677 | 1122 JACKSON ST | BARRETO WARREN UNIT 1102 |

Z123-285(RB)

10/24/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------|-------------------------------|
| 678 | 1122 JACKSON ST | SOROKA STAN R JR & SANDRA |
| 679 | 1122 JACKSON ST | THURSTON MARSHALLYN UNIT 1104 |
| 680 | 1122 JACKSON ST | COSBY LAWRENCE UNIT 1105 |
| 681 | 1122 JACKSON ST | AISLING KATHLEEN A |
| 682 | 1122 JACKSON ST | GOLARZ SCOTT R |
| 683 | 1122 JACKSON ST | KIENAST AILEEN D |
| 684 | 1122 JACKSON ST | FORSTENZER ANDREW P |

Planner: Warren F. Ellis

FILE NUMBER: Z123-340(WE) **DATE FILED:** March 7, 2007

LOCATION: Generally bounded by West Mockingbird Lane, Forest Park Road, Empire Central and Maple Avenue

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

SIZE OF REQUEST: Approx. 31.02 acres **CENSUS TRACT:** 04.06

APPLICANT / OWNER: Mockingbird Venture Partners, LLC

REPRESENTATIVE: Bill Dahlstrom
Jackson Walker

REQUEST: An application for an amendment to Planned Development District No. 759 for RR Regional Retail District uses.

SUMMARY: The purpose of this request is to change the Planned Development District conditions parking requirements for an office and lodging use to reflect the parking standards in the Dallas Development Code.

STAFF RECOMMENDATION: Approval, subject to a conceptual plan and revised conditions

PREVIOUS ACTION: This case was held under advisement on October 24, 2013, and November 7, 2013, to allow for the applicant to meet with staff to discuss including additional language in the PD conditions that will affect the height zone in Subdistrict I, and landscaping and sidewalk requirements. An updated plan and conditions will be provided to the Commission at the briefing on November 21, 2013.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The request for an amendment to Planned Development District No. 759 should not have a negative impact on the surrounding areas. The types of uses proposed for the site could support the adjacent businesses as well the Medical District.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable development and Constructions has reviewed the applicant’s Traffic Impact Analysis Report and the amendments to the parking regulations for an office and lodging uses and have determined that the request will not have a negative impact on the street system.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in an Urban Mixed Use Building Block and is transitioning from industrial uses to a mixed use area even though the *Love Field – West Land Use Study* recommends light industrial or industrial research uses.
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The proposed Planned Development District is justified because of the Dallas Development Code does not permit the flexibility to change the developments standards and regulations for a project that requires some latitude in the development standards to develop a mix use development.

BACKGROUND INFORMATION:

- The Planned Development conditions state that the required parking for nonresidential uses, except for restaurant uses, is 4.5 spaces per 1,000 square feet of floor area. The applicant request is to change the off-street parking requirements for office and lodging use to reflect the Development Code’s parking regulations standards.
- The proposed change will establish the parking requirements for an office use as one space per 333 square feet of floor area and for a lodging use as one space for each guest room.
- In May 2013, the City Council approved an amendment to Planned Development District No. 759 for RR Regional Retail District uses. The amendment allowed an increase the development rights on the Property by including MF-3(A) development rights and standards in Subdistrict II-A and Subdistrict II-B, but retained the RR Regional Retail development rights and standards on the entire site. In addition,

there is a natural ravine (floodplain) that transverse the site and is proposed to be filled-in to allow for the construction of the proposed development.

- In July 2013, the City Plan Commission approved the applicant's request for a waiver of the two-year waiting period. The approval allowed the applicant to submit a zoning application prior to the required two year waiting period for any zoning changes or amendments to their proposed development.
- The surrounding land uses consist of industrial, manufacturing, commercial and single family uses.

Zoning History: There has been one Board of Adjustment case and four zoning changes requested in the area.

1. **B067-035** On March 19, 2007, the Board of Adjustment Panel C denied without prejudice a special exception to the parking regulations at 2525 W. Mockingbird Lane.
2. **Z045-116** On April 13, 2005, the City Council approved an IR Industrial Research District on property zoned an MC-3 Multiple Commercial District along the northwest line of Mockingbird Lane beginning at the west corner of Mockingbird Lane and Denton Drive.
3. **Z045-119** On May 13, 2005, the City Council approved an IR Industrial Research District on property zoned an MC-3 Multiple Commercial District on the north corner of Mockingbird Lane and Maple Avenue.
4. **Z067-188** On June 27, 2007, the City Council approved a Planned Development District for RR Regional Retail District uses on property zoned an IM Industrial Manufacturing District and IR Industrial Research District.
5. **Z123-177** On May 22, 2013, the City Council approved an amendment to Planned Development District No. 759 for RR Regional Retail District uses.

Land Use:

| | Zoning | Land Use |
|------------------|---------------|--|
| Site | PDD No. 759 | Undeveloped, Mobile Home Park, Storage area for vehicles |
| Northeast | IR | Industrial, Nursery, Single Family |
| Southeast | MU-2, IR | Industrial, Undeveloped, Multifamily, Auto Related uses |
| Northeast | IR, CS | Industrial, Auto Related uses, Single Family |
| Southwest | IR | Industrial |

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, but also recommends protecting Dallas’ floodplains.

The Plan identifies the request site as being in an Urban Mixed Use Building Block and is transitioning from industrial uses to a mixed use area even though the *Love Field – West Land Use Study* recommends light industrial or industrial research uses.

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.

Economic

Goal 2.1 Promote Balanced Growth.

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

Goal 2.2 Engage in strategic economic development

Policy 2.2.6 Restore Dallas as the foremost retail location in the region.

Urban Design

Goal 5.2 Strengthen community and neighborhood identity

Policy 5.2.4 Enhance retail, industrial and business operations

Area Plan: The request site lies within the *Love Field – West Land Use Study, January 1987*, and recommends light industrial or industrial research uses for the area. The area contains a mixture of land uses, from a paint manufacturing company to professional and corporate offices, commercial facilities, and a mobile home park. The Study states that light industrial or industrial research uses are appropriate because the request site is adjacent to a residential area.

STAFF ANALYSIS:

Land Use Compatibility: The 31.02 acre site is irregularly shaped and is primarily undeveloped with the exception of a mobile home park and a staging area for vehicles.

In June 27, 2007, the City Council approved Planned Development District No. 759 for RR Regional Retail uses that permitted several modifications to the development standards. These modifications included 1) alternative options for tree mitigation, and 2) design standards for general merchandise greater than 100,000 square feet of floor area on any structure greater than 75,000 square feet with some modification to the tree planting requirements.

In May 2013, the City Council approved an amendment to Planned Development District No. 759 for RR Regional Retail District uses which allowed an increase in the development rights on the Property by including MF-3(A) development rights and standards in Subdistrict II-A and Subdistrict II-B, but retained the RR Regional Retail development rights and standards on the entire site. In addition, there is a natural ravine (floodplain) that transverse the site and is proposed to be filled-in to allow for the construction of the proposed development.

The applicant's request for an amendment to Planned Development District No. 759 for RR Regional Retail uses will change the office and lodging use to have the off-street

parking regulation standards that are established in the Development Code. Currently, the PDD conditions limit the required parking for nonresidential uses, except for restaurant uses, to 4.5 spaces per 1,000 square feet of floor area. The proposed changes will reflect the off-street parking requirements for an office use is one space per 333 square feet of floor and a lodging use as one space for each guest room. The applicant may provide a lodging use with a maximum of 300 guest rooms.

The request for an amendment to Planned Development District No. 759 should not have an adverse impact on the surrounding areas, subject to attached conditions.

Development Standards:

| DISTRICT | SETBACKS | | Density | Height | Lot Coverage | Special Standards | PRIMARY Uses |
|---|----------|-----------|---------|--------|--------------|---|---|
| | Front | Side/Rear | | | | | |
| Planned Development District No. 759 Regional retail | 15' | 15' | 1.5 FAR | 95 ft. | 80% | Proximity Slope U-form setback Visual Intrusion | Retail & personal service, office, Multifamily |

Landscaping: Landscaping will be maintained in accordance with Article X, as amended and big box standards for any building greater than 75,000 square feet.

Article V (Floodplain): Any fill work in the flood plain will require application to the Public Works Department. The fill permit will be reviewed for compliance under Article V of the Dallas Development Code. The Public Works Department will determine the impact and type of mitigation measures on the floodplains and forward their recommendation to the City Council. In November 2007, the Dallas City Council approved a fill permit for the request site and the fill permit will expire in November 2015.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not impact the surrounding street system for the proposed development. The infrastructure improvements identified in the applicant’s Traffic Impact Analysis Report, *Mockingbird at Maple Retail Site*, February 2007, will be implemented and will suffice for the proposed amendment to Planned Development District No. 759.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW | Proposed ROW |
|---------------------|------|--------------|--------------|
| | | | |

| | | | |
|------------------|----------------|----------|---------|
| Mockingbird Lane | Minor Arterial | 100 ft. | 100 ft. |
| Maple Avenue | Collector | 60 ft. | 60 ft. |
| Empire Central | Collector | 44.2 ft. | 44 ft. |
| Forest Park | Local Street | 40 ft. | 40 ft. |
| Hawes Street | Local Street | 50 ft. | 50 ft. |

Miscellaneous – Conditions: Staff has continue to meet with the applicant to discuss including additional language in the PDD conditions that will affect the structure height in Subdistrict I, landscaping requirements and sidewalk requirements along Mockingbird lane, Forest Park and Maple Avenue. Staff anticipates disseminating the revised conditions to the Commission during the briefing session.

**LIST OF OFFICERS
MOCKINGBIRD VENTURE PARTNERS, LLC**

Mockingbird venture partners, LLC
A Delaware Limited Liability Company

Sole Managing Member: Highridge Asset Management, LLC
A Delaware Limited Liability Company

Sole Managing Member: Highridge Management, Inc
A California Corporation

Highridge Asset Management, LLC - Officers

- John S. Long – President
- Steven A. Berlinger – Executive VP/CFO
- Jack L. Mahoney – VP
- Eugene S. Rosenfield – VP
- Parviz Vaghti – VP
- Linda Kasai – VP/Secretary

Directors:

- John S. Long
- Steven A. Berlinger

**PROPOSED PDD CONDITION
CHANGES**

ARTICLE 759.

PD 759.

SEC. 51P-759.110. 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. Consult Division 51A-4.300 for information regarding off-street parking and loading generally.

(b) The required parking for nonresidential uses, except for restaurant uses, office uses, and lodging uses, is 4.5 spaces per 1,000 square feet of floor area. In addition, one off-street parking space must be provided for every 500 square feet of covered outdoor sales area and one off-street parking space must be provided for every 2,000 square feet of open outdoor sales area.

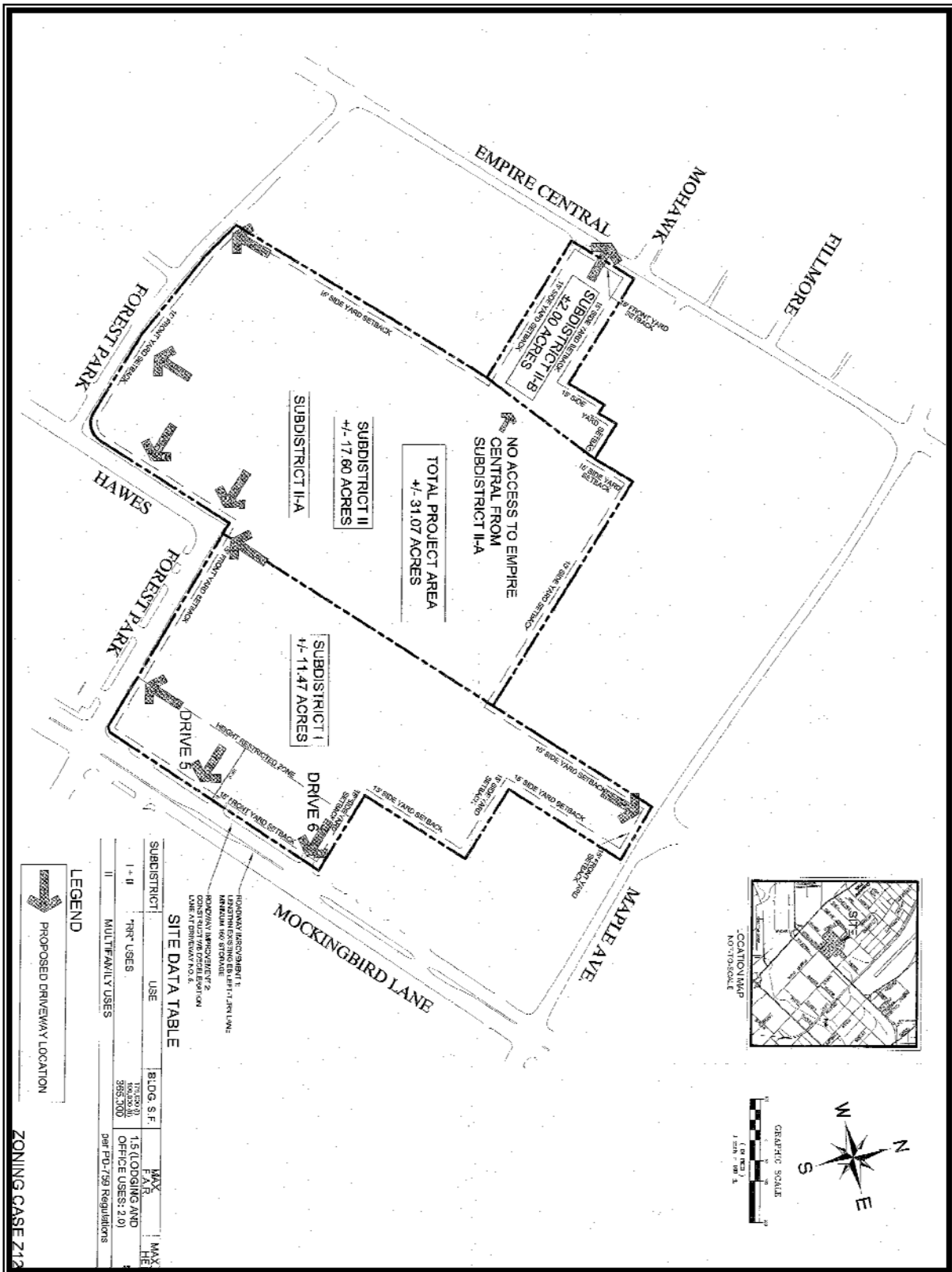
(c) The following off-street parking requirements apply to office and lodging uses:

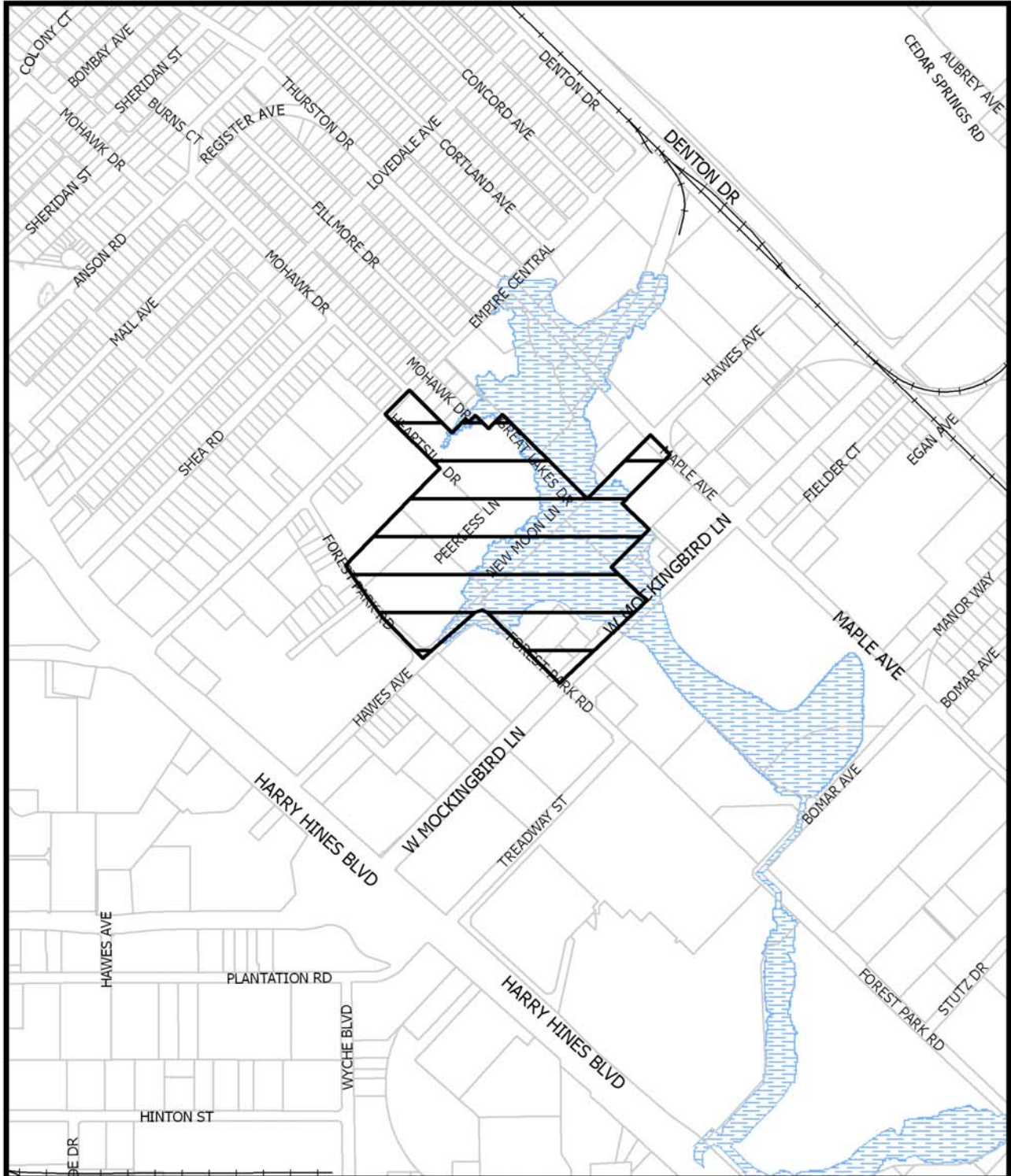
i. Office: one space per 333 square feet of floor area

ii. Lodging: one space for each guest room.

(d)[(e)] For purposes of the off-street parking regulations, the Property is considered one lot.

APPROVED CONCEPTUAL PLAN



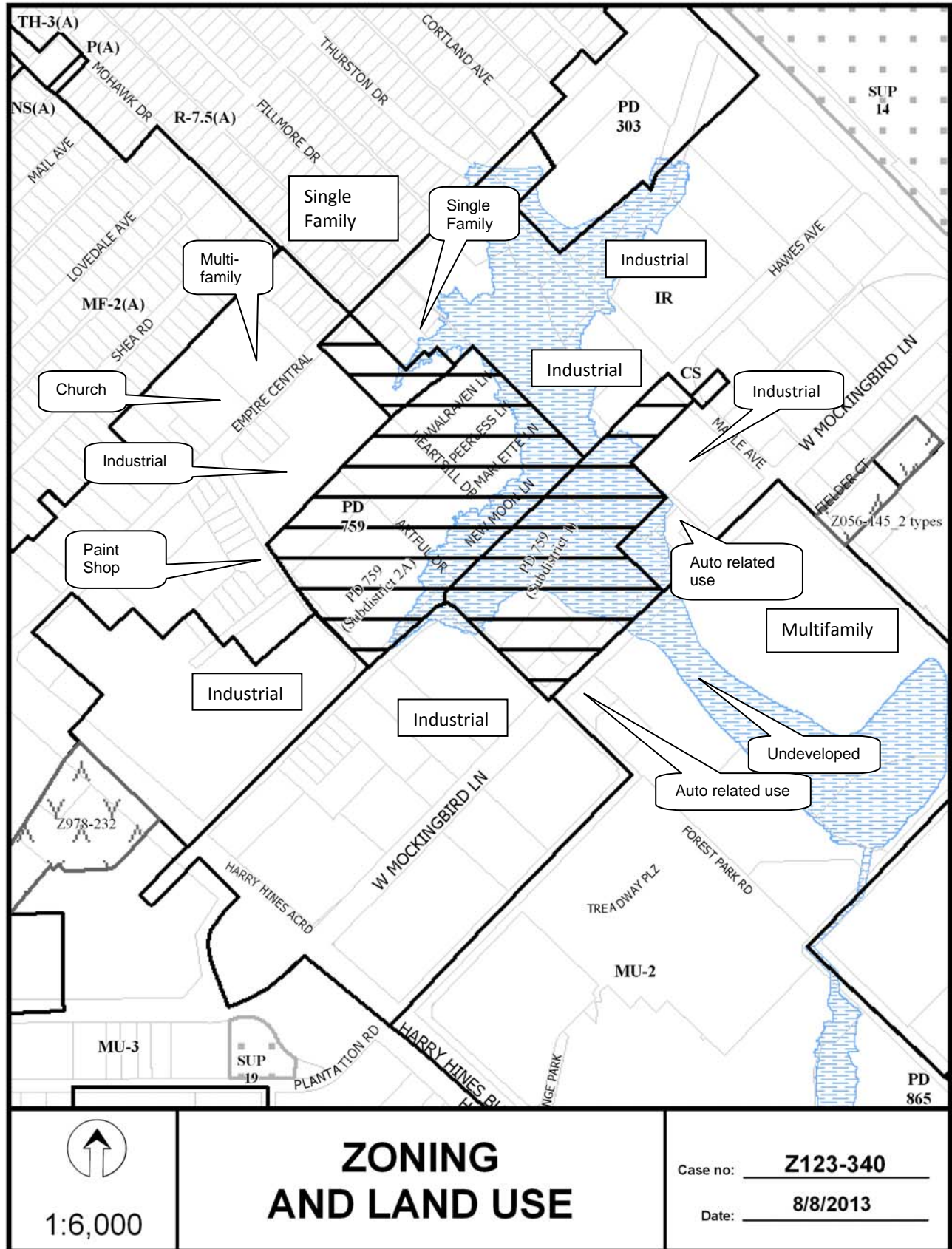


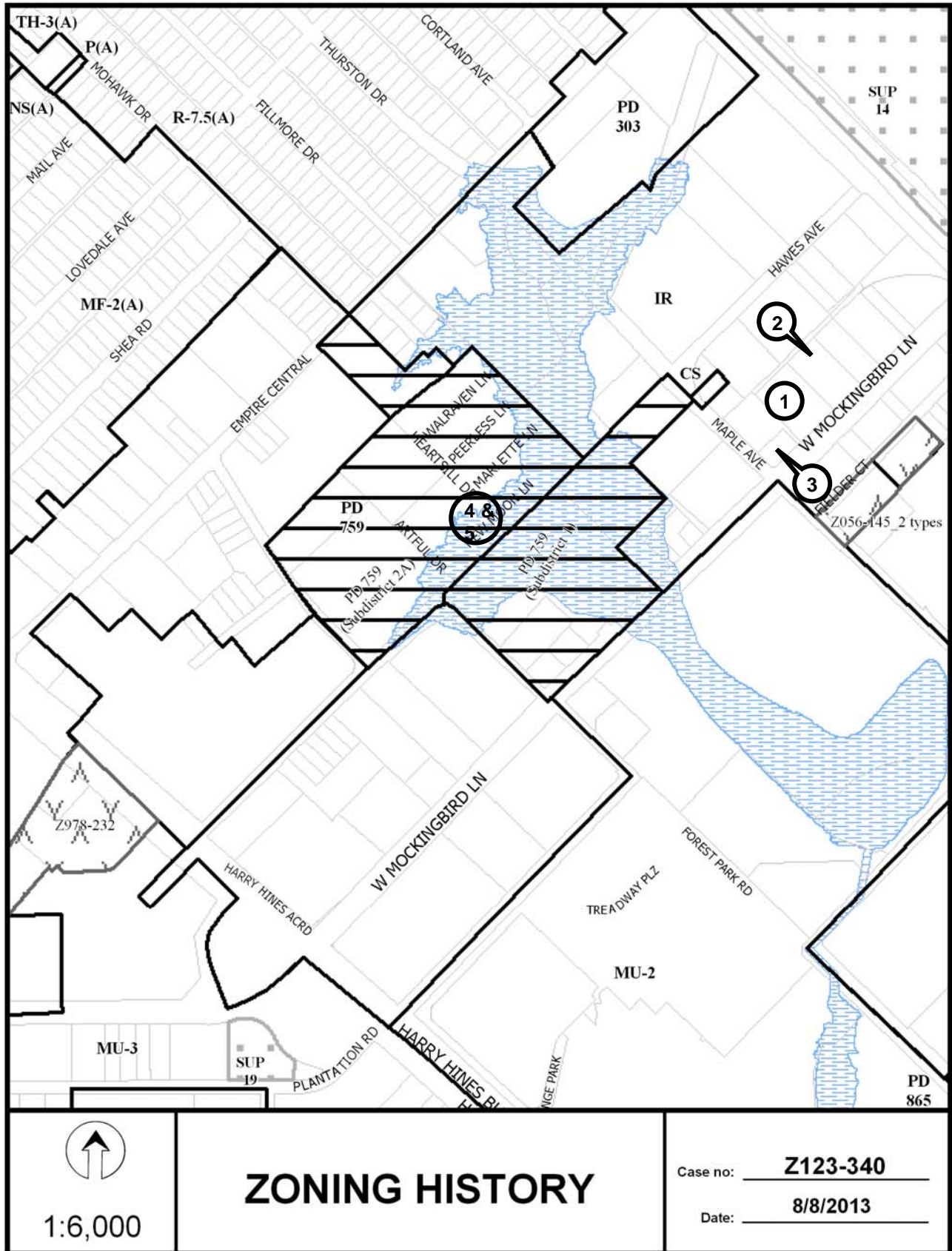
1:8,400

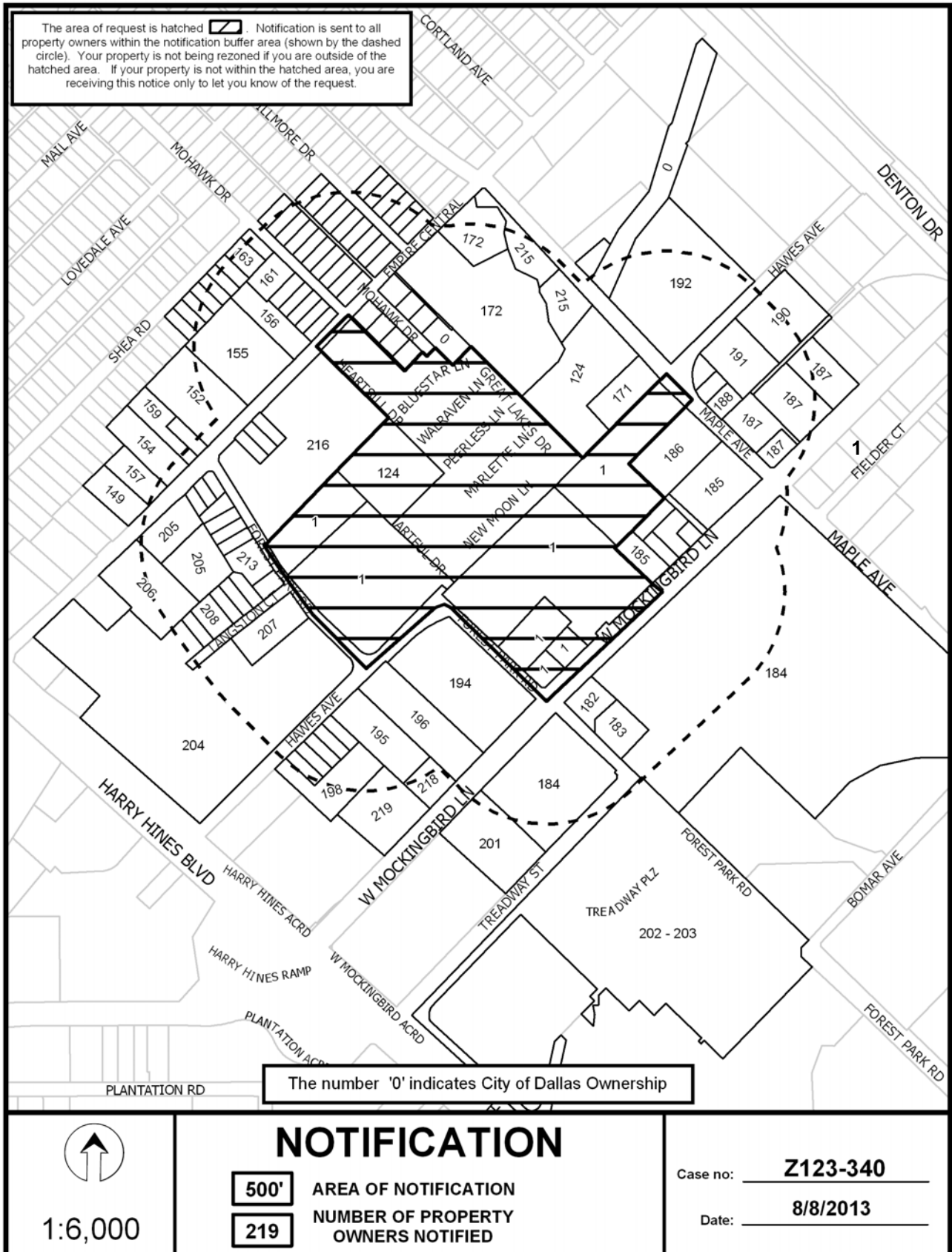
VICINITY MAP

Case no: Z123-340

Date: 8/8/2013







Notification List of Property

Z123-340

219 - Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|--|
| 1 | 6820 FOREST PARK RD | MOCKINGBIRD VENTURE PARTNERS LLC |
| 2 | 2232 EMPIRE CENTRAL | MOCKINGBIRD VENTURE PARTNERS LLC |
| 3 | 2222 PEERLESS LN | BARRON FRED SPACE 064 |
| 4 | 2201 WALRAVEN LN | VEGA SILVIA SPACE 020 |
| 5 | 2232 EMPIRE CENTRAL | VALENCIA JORGE LOT 1A |
| 6 | 2201 BLUESTAR LN | HERNANDEZ HERIBERTO LOPEZ SPACE 3 |
| 7 | 2206 BLUESTAR LN | SANDOVAL MARIO LOT 8 |
| 8 | 2214 BLUESTAR LN | MUNOZ NOE LOT 16 |
| 9 | 2217 BLUESTAR LN | RODRIGUEZ MANUEL SPACE 019 |
| 10 | 2202 WALRAVEN LN | DIAZ AGUSTIN SPACE 21 |
| 11 | 2210 WALRAVEN LN | GUERRERO JOSE SPACE 29 |
| 12 | 2211 WALRAVEN LN | SANCHEZ JUAN |
| 13 | 2216 WALRAVEN LN | ORTIZ JOSE SPACE 35 |
| 14 | 2217 WALRAVEN LN | VILLEGAS CARLOS SPACE 36 |
| 15 | 2216 BLUESTAR LN | GONZALEZ SERGIO SPACE 018 |
| 16 | 2221 WALRAVEN LN | BELTRAN JOSE |
| 17 | 2206 PEERLESS LN | MARTINEZ LILIANA SPACE 48 |
| 18 | 2208 PEERLESS LN | MENDOZA ENRIQUE SPACE 50 |
| 19 | 2209 PEERLESS LN | CANELO JOSE ANTONIO %MARIA DE JESUS CAMP |
| 20 | 2213 PEERLESS LN | LUIS-MARTINEZ JOSE SPACE 55 |
| 21 | 2215 PEERLESS LN | JUAREZ ROLANDO SPACE 57 |
| 22 | 2217 PEERLESS LN | BILLEDA FLAVIO SPACE 59 |
| 23 | 2218 PEERLESS LN | LOPEZ VICTOR SPACE 60 |
| 24 | 2219 PEERLESS LN | RODRIGUEZ RICARDO SPACE 61 |
| 25 | 2202 MARLETTE LN | MARTINEZ MOISES SPACE 67 |
| 26 | 2204 MARLETTE LN | LARA RAYMOND SPACE 69 |

8/7/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|---------------------------------------|
| 27 | 2209 MARLETTE LN | QUEVADO MARIA SPACE 74 |
| 28 | 2210 MARLETTE LN | LEDEZMA DELFINO SPACE 75 |
| 29 | 2214 MARLETTE LN | VALENCIA DAVID % DEBBIE WILLMON |
| 30 | 2217 MARLETTE LN | CORTEZ ABRAHAM SPACE 82 |
| 31 | 2220 MARLETTE LN | NIEVES AMADO SPACE 85 |
| 32 | 2222 MARLETTE LN | AVILES BERNARDO SPACE 87 |
| 33 | 2110 NEW MOON LN | SANCHEZ CARMELA SPACE 92 |
| 34 | 2202 NEW MOON LN | GARCIA LESLIE SPACE 15A |
| 35 | 2203 NEW MOON LN | VASQUEZ ALEJANDRO SPACE 96 |
| 36 | 2204 NEW MOON LN | RODRIGUEZ GABRIELA SPACE 97 |
| 37 | 2205 NEW MOON LN | RAMOS SIMON SPACE 98 |
| 38 | 2206 NEW MOON LN | MEJIA SERGIO SPACE 99 |
| 39 | 2208 NEW MOON LN | UGLADE JOSE SPACE 101 |
| 40 | 2210 NEW MOON LN | BRIONES JUAN MUNIZ & RAMONA SPACE 103 |
| 41 | 2211 NEW MOON LN | MARTINEZ LIONSO |
| 42 | 2220 NEW MOON LN | SANTIAGO JORGE SPACE 113 |
| 43 | 2222 NEW MOON LN | QUEZADA GERARDO SPACE 114 |
| 44 | 6713 HEARTSILL DR | LEDEZMA ROSALIO 121 |
| 45 | 6719 HEARTSILL DR | RAZO SONIA SPACE 124 |
| 46 | 6723 HEARTSILL DR | MENDEZ MANUEL SPACE 126 |
| 47 | 6720 ARTFUL DR | MENDOZA OSBALDO SPACE 135 |
| 48 | 2232 EMPIRE CENTRAL | CORONEL MARIA LOT 15A |
| 49 | 2232 EMPIRE CENTRAL | ROBERTS OFELIA SPACE 145 C |
| 50 | 2201 NEW MOON LN | GAMEZ CONCEPCION |
| 51 | 6722 ARTFUL DR | RODRIGUEZ JOSE SPACE 137 |
| 52 | 2108 NEW MOON LN | REYES OMAR |
| 53 | 2222 WALRAVEN LN | BARRERA JUANITA SPACE 41 |
| 54 | 2232 EMPIRE CENTRAL | GONZALES JUAN MARTIN SPACE 2B |
| 55 | 2202 BLUESTAR LN | FLORES RUBEN SPACE 4 |
| 56 | 2203 BLUESTAR LN | CORTEZ DANIEL |
| 57 | 2205 BLUESTAR LN | SANCHEZ GUSTAVO SPACE 7 |

8/7/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|---------------------------------------|
| 58 | 2210 BLUESTAR LN | MARTINEZ JOSE SPACE 12 |
| 59 | 2212 BLUESTAR LN | TORRES RUBEN MUNOZ SPACE 14 |
| 60 | 2213 BLUESTAR LN | RODRIGUEZ ABIGAIL SPACE 15 |
| 61 | 2204 WALRAVEN LN | LEDEZMA SAMUEL SPACE 23 |
| 62 | 2206 WALRAVEN LN | MELENDEZ VIRGINA SPACE 25 |
| 63 | 2209 WALRAVEN LN | RAMIREZ FIDEL SPACE 28 |
| 64 | 2213 WALRAVEN LN | SANCHEZ BERTHA & VERA MIGUEL SPACE 32 |
| 65 | 2214 WALRAVEN LN | VILLEGAS MARGARITO SPACE 33 |
| 66 | 2215 WALRAVEN LN | CARREON ALEJANDRO SPACE 34 |
| 67 | 2220 WALRAVEN LN | MANDUJANO ERNESTINA SPACE 39 |
| 68 | 2201 PEERLESS LN | MORALES MARISOL SPACE 43 |
| 69 | 2203 PEERLESS LN | RAMIREZ YOLANDA SPACE 45 |
| 70 | 2204 PEERLESS LN | AGUILAR RAUL SPACE 46 |
| 71 | 2205 PEERLESS LN | MORALES CONSTANCIO SPACE 47 |
| 72 | 2207 PEERLESS LN | NUNEZ GUSTAVO |
| 73 | 2210 PEERLESS LN | DELACRUZ RODOLFO SPACE 52 |
| 74 | 2211 PEERLESS LN | GARCIA JESUS SPACE 53 |
| 75 | 2212 PEERLESS LN | YANEZ JOSE SPACE 54 |
| 76 | 2216 PEERLESS LN | ANDRADE JOSE % REOLADA MARIA |
| 77 | 2201 MARLETTE LN | MARTINEZ LUCIA SPACE 66 |
| 78 | 2203 MARLETTE LN | JURA MICHAEL SPACE 68 |
| 79 | 2206 MARLETTE LN | DORADO SALOMON B & MARTHA VALDEZ |
| 80 | 2207 MARLETTE LN | GARCIA CAESAR SPACE 72 |
| 81 | 2208 MARLETTE LN | DELEON MARIA SPACE 73 |
| 82 | 2212 MARLETTE LN | LOPEZ DELIA MORA LARA |
| 83 | 2216 MARLETTE LN | EUGENIO ELVERADO SPACE 81 |
| 84 | 2218 MARLETTE LN | GONZALES JOSE SPACE 83 |
| 85 | 2104 NEW MOON LN | RODRIGUEZ ROSA SPACE 89 |
| 86 | 2112 NEW MOON LN | HENIZE JOHN SPACE 93 |
| 87 | 6715 HEARTSILL DR | ANGUIANO JOSE SPACE 122 |
| 88 | 2205 MARLETTE LN | MARTINEZ LILIANA SPACE 70 |

8/7/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|-------------------------------|
| 89 | 2211 MARLETTE LN | ARANDA ISMAEL SPACE 76 |
| 90 | 2207 NEW MOON LN | GARCIA RAFAEL SPACE 100 |
| 91 | 2212 NEW MOON LN | ROJAS MISRAIM SPACE 105 |
| 92 | 2214 NEW MOON LN | SAENZ GUADALUPE SPACE 107 |
| 93 | 2216 NEW MOON LN | SAINZ MISAEL SPACE 109 |
| 94 | 2217 NEW MOON LN | VASQUEZ TORIBIO SPACE 110 |
| 95 | 2218 NEW MOON LN | SANCHEZ MARIA SPACE 111 |
| 96 | 6717 HEARTSILL DR | ALLMAGUAR JOSE LOT 123 |
| 97 | 6721 HEARTSILL DR | VASQUEZ BENITO SPACE 125 |
| 98 | 6713 ARTFUL DR | AGUILAR CRECENCIA SPACE 128 |
| 99 | 6714 ARTFUL DR | CURE STEVE SPACE 129 |
| 100 | 6715 ARTFUL DR | MOLINA JUAN SPACE 130 |
| 101 | 6716 ARTFUL DR | MUNOZ EVA LUCIA SPACE 131 |
| 102 | 6718 ARTFUL DR | RUIZ JOSE #133 |
| 103 | 6719 ARTFUL DR | CHAVEZ ESPERANZA SPACE 134 |
| 104 | 6723 ARTFUL DR | GALAN RAUL SPACE 138 |
| 105 | 6712 DANTE DR | REYES HUGO SPACE 139 |
| 106 | 6716 DANTE DR | MUNOZ RAFAEL SPACE 141 |
| 107 | 6718 DANTE DR | ARREDONDO JUANA SPACE 142 |
| 108 | 6720 DANTE DR | MOROIN EDI SPACE 143 |
| 109 | 6722 DANTE DR | RICO ALFONZO |
| 110 | 2232 EMPIRE CENTRAL | SWETZER TAMMY SPACE 146D |
| 111 | 2232 EMPIRE CENTRAL | JIMENEZ MARTHA SPACE 147E |
| 112 | 2215 BLUESTAR LN | SANCHEZ LILIA |
| 113 | 2224 WALRAVEN LN | CASTRELLON BERTHA SPACE 42 |
| 114 | 6721 ARTFUL DR | RIVERA DUVELSA SPACE 136 |
| 115 | 2209 NEW MOON LN | RIVERA JOSE SPACE 102 |
| 116 | 2205 WALRAVEN LN | SANCHEZ MARIA SPACE 24 |
| 117 | 2213 MARLETTE LN | GONZALEZ DAVID SPACE 78 |
| 118 | 2209 BLUESTAR LN | VEITENHEIMER ELEANOR SPACE 11 |
| 119 | 2207 WALRAVEN LN | WILDER CATHY SPACE 26 |

8/7/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|---|
| 120 | 2211 BLUESTAR LN | LUCAS EUGENIO SPACE 13 |
| 121 | 2208 WALRAVEN LN | CHAVEZ ANJELICA SPACE 027 |
| 122 | 2215 NEW MOON LN | DURAN NOYOLA ARCELIA SPACE 108 |
| 123 | 2219 WALRAVEN LN | BARRERA IVAN SPACE 038 |
| 124 | 6721 MAPLE AVE | MOCKINGBIRD VENTURE PARTNERS LLC |
| 125 | 7110 FILLMORE DR | ESQUIVEL GUADALUPE E & LIDIA C |
| 126 | 7106 FILLMORE DR | WEAR JOHN G |
| 127 | 7102 FILLMORE DR | RANGEL DOLORES A |
| 128 | 7010 FILLMORE DR | PLASCENCIA MARIO |
| 129 | 7006 FILLMORE DR | PULLEN MELVIN L |
| 130 | 7002 FILLMORE DR | CONDE EPIFANIA |
| 131 | 7123 FILLMORE DR | TORRES TOMAS |
| 132 | 7119 FILLMORE DR | CERVANTES MANUEL JR |
| 133 | 7115 FILLMORE DR | CROUCH COLEMAN R |
| 134 | 7111 FILLMORE DR | VALLES JOSE L ET AL |
| 135 | 7107 FILLMORE DR | GONZALEZ MIGUEL |
| 136 | 7103 FILLMORE DR | CARLOS CONSTANTINE |
| 137 | 7011 FILLMORE DR | FLORES GUADALUPE |
| 138 | 7003 FILLMORE DR | CROUCH C R |
| 139 | 7126 MOHAWK DR | GUTIERREZ MERCEDEZ |
| 140 | 7122 MOHAWK DR | PERALEZ DOROTHY |
| 141 | 7118 MOHAWK DR | FAZ AVELINO S |
| 142 | 7114 MOHAWK DR | GONZALEZ FRANCISCO & F MARGARITA M GONZA |
| 143 | 7110 MOHAWK DR | RIVERA LORENZA |
| 144 | 7106 MOHAWK DR | FLORES JESUS E |
| 145 | 7102 MOHAWK DR | RAMIREZ LORENZO & MARIA |
| 146 | 7010 MOHAWK DR | GONZALES GUSTAVO |
| 147 | 7006 MOHAWK DR | WOHLGEMUTH BRIAN LEE ETAL |
| 148 | 7002 MOHAWK DR | NELSON DARRELL PATRICK |
| 149 | 2103 EMPIRE CENTRAL | ANDOR PROPERTIES LLC |
| 150 | 7011 MOHAWK DR | CASTRO PEDRO D |

8/7/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|---|
| 151 | 7103 MOHAWK DR | MARTINEZ JUAN |
| 152 | 2145 EMPIRE CENTRAL | NO PEARL IGLESIA DE CRIST |
| 153 | 7007 MOHAWK DR | MORALES JESUS S & MARIA L |
| 154 | 2121 EMPIRE CENTRAL | LUAU JOINT VENTURE |
| 155 | 2203 EMPIRE CENTRAL | KOKO JOINT VENTURE |
| 156 | 2221 EMPIRE CENTRAL | PLEASANT RUN LANCASTER |
| 157 | 2115 EMPIRE CENTRAL | LANG 2115 EMPIRE CENTRAL LLC STE 39 |
| 158 | 7107 MOHAWK DR | SALAS ANTONIO |
| 159 | 2133 EMPIRE CENTRAL | 1250 WDT LTD |
| 160 | 7003 MOHAWK DR | MARTINEZ PATRICIA |
| 161 | 7111 MOHAWK DR | VETERANS OF FOREIGN WARS LOVE FIELD MEM |
| 162 | 2234 SHEA RD | RENERIA RODOLFO M % MERCEDES M MARTIN |
| 163 | 2226 SHEA RD | GUAJARDO JOSE |
| 164 | 2222 SHEA RD | BARRERA GILBERTO & ELIDA MELENDEZ |
| 165 | 2218 SHEA RD | ALMAGUER ELIAS & MERCEDES |
| 166 | 2214 SHEA RD | RAMIREZ RAUL & ALMAGUER DIANE |
| 167 | 2210 SHEA RD | LOPEZ TEODORO JAIMES |
| 168 | 2206 SHEA RD | RODRIGUEA JOSE ANGEL |
| 169 | 2202 SHEA RD | CHAVEZ DOLORES G |
| 170 | 2162 SHEA RD | US BANK |
| 171 | 6707 MAPLE AVE | TEXAS UTILITIES ELEC CO % STATE & LOCAL |
| 172 | 2414 EMPIRE CENTRAL | BOOZIOTIS BILL |
| 173 | 6922 MOHAWK DR | WATTACHERIL JOSEPH J |
| 174 | 6910 MOHAWK DR | JACOB JOSEPH W |
| 175 | 6925 MOHAWK DR | TINSLEY CLAUDIA ANNE M |
| 176 | 6919 MOHAWK DR | ABAUNZA DENIS E & A OMEGA |
| 177 | 6911 MOHAWK DR | TUNIS BENJAMIN ESTATE OF |
| 178 | 6907 MOHAWK DR | QUINN DENISE MARIE |
| 179 | 2148 EMPIRE CENTRAL | BFH LTD |
| 180 | 2152 EMPIRE CENTRAL | SOLIS GLORIA B |
| 181 | 2156 EMPIRE CENTRAL | HERNANDEZ DAVID PAEZ & MARIA ALICIA |

8/7/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------------|--|
| 182 | 2304 MOCKINGBIRD LN | WILLINGHAM REUBEN TR ETAL % EJW CHILDREN |
| 183 | 6516 FOREST PARK RD | TAYLOR THOMAS W |
| 184 | 6535 MAPLE AVE | BOARD OF REGENTS OF THE % REAL ESTATE OF |
| 185 | 2449 MOCKINGBIRD LN | GREENWAY-MOCKINGBIRD LP STE 100 |
| 186 | 6627 MAPLE AVE | 6627 MAPLE AVE PS % WELLS FARGO NA |
| 187 | 2601 MOCKINGBIRD LN | PRESCOTT INTERESTS LTD STE 225 |
| 188 | 6638 MAPLE AVE | HAWES JOINT VENTURE |
| 189 | 6644 MAPLE AVE | LAMM FRIEDA WOOD |
| 190 | 2608 HAWES AVE | WILLIAMSON HAWES JV |
| 191 | 2510 HAWES AVE | HAWES JV |
| 192 | 6700 MAPLE AVE | JONES BLAIR CO |
| 193 | 6814 MAPLE AVE | GARCIA JORGE |
| 194 | 2221 MOCKINGBIRD LN | GENUINE PARTS COMPANY % FINANCE DEPT |
| 195 | 2128 HAWES AVE | MOORE DISPOSAL CORPORTION |
| 196 | 2130 HAWES AVE | JL & JB PROPERTIES INC |
| 197 | 2112 HAWES AVE | MOORE DISPOSAL INC |
| 198 | 2116 HAWES AVE | MDC HAWES LLC |
| 199 | 2110 HAWES AVE | MDC-HAWES |
| 200 | 2108 HAWES AVE | MDC HAWES |
| 201 | 2126 MOCKINGBIRD LN | SAF EXCHANGE PARK LTD STE 1000 |
| 202 | 6303 FOREST PARK RD | BOARD OF REGENTS OF THE UNIVERSITY OF TX |
| 203 | 6303 FOREST PARK RD | BOARD OF REGENTS OF THE UNIVERSITY OF TX |
| 204 | 6814 HARRY HINES BLVD | 6814 HH PARTNERS LP |
| 205 | 2102 EMPIRE CENTRAL | SUAREZ MARCOS N |
| 206 | 2040 EMPIRE CENTRAL | GIRLS INCORPORATED OF METROPOLITAN DALLA |
| 207 | 6835 FOREST PARK RD | SONG JIN HEE |
| 208 | 2119 LANGSTON CT | LEE J KENNETH |
| 209 | 2123 LANGSTON CT | FORESTPARK SERVICES LLC STE 123-359 |
| 210 | 2127 LANGSTON CT | VALDEZ FRANCISCO |
| 211 | 2131 LANGSTON CT | MCRAE MICHAEL C |
| 212 | 6901 FOREST PARK RD | FORD LEVERNE R & GAY D FORD |

Z123-340(WE)

8/7/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|---|
| 213 | 6911 FOREST PARK RD | DOUBLE E PROPERTIES |
| 214 | 6921 FOREST PARK RD | IMPRUNETTA LLC |
| 215 | 6801 MAPLE AVE | MARKER PERRY |
| 216 | 6930 FOREST PARK RD | BFH LTD |
| 217 | 2608 MOCKINGBIRD LN | CARLISLE INTERESTS INC |
| 218 | 2121 MOCKINGBIRD LN | MESQUITE CREEK DEVELOPMENT INC |
| 219 | 2111 MOCKINGBIRD LN | MESQUITE CREEK DEV INC % MESQUITE CREEK |

FILE NUMBER: Z123-250(OTH)

DATE FILED: April 9, 2013

LOCATION: On the west line of Weir Street, south of Singleton Boulevard

COUNCIL DISTRICT: 6

MAPSCO: 42-Q

SIZE OF REQUEST: Approx. 1.4521 acre

CENSUS TRACT: 105.00

APPLICANT/OWNER: Peter S. Kim

REPRESENTATIVE: Hyeon Jin Jeong

REQUEST: An application for an amendment to and for renewal of Specific Use Permit No. 1808 for an industrial (inside) potentially incompatible use for an automobile recycling plant and a new Specific Use Permit for an outside salvage and reclamation use [PJ Metal Recycling] on property zoned an IM Industrial Manufacturing District.

SUMMARY: The applicant's request is to renew the existing automobile recycling operations and to add a new use for outside salvage and reclamation on the premises.

STAFF RECOMMENDATION: Approval to renew Specific Use Permit No. 1808 for a two-year period with eligibility for automatic renewals of two-year periods subject to a revised site plan and revised conditions; and approval of a new Specific Use Permit for a period of two-years with eligibility for automatic renewals of two-year periods subject to a site plan and conditions.

PRIOR TO CITY COUNCIL CONSIDERATION:

Prior to consideration by City Council, the site plan must be amended to provide a minimum 9-foot screening device per Chapter 51A-4.203(b)(5)(E)(i). If the Commission determines that this request should be approved prior to the site plan being amended, this requirement would need to be part of the conditioned approval.

GUIDING CRITERIA FOR RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The request will utilize existing improvements. The site is surrounded by industrial uses and industrial manufacturing zoning district, thus continuing the use of the property with compatible uses. The nearest residential district is over 600 feet away from the proposed outside salvage use. Additional measures such as screening are required to mitigate any potential negative impacts.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The existing and proposed uses are similar to those that adjoin the site. As result, staff anticipates that it will neither enhance nor detract from the area.
3. *Not a detriment to the public health, safety, or general welfare* – Staff does not anticipate that the existing and proposed uses will be a detriment to the public health, safety or general welfare of the area. The existing and proposed use is not anticipated to be a detriment to the area.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The existing certificate of occupancy will be required to be updated to reflect the proposed use of the property as well as compliance with the approved (pending a future City Council public hearing) site plan and conditions. No variances or exceptions to the base zoning district are part of this Special Use Permit request.

BACKGROUND INFORMATION:

- The request site is developed with a 21,110-square-foot building presently utilized for the industrial (inside) potentially incompatible use for an automobile recycling plant. The applicant wishes to continue this use and to add an outside salvage and reclamation use on 5,253 square feet with a stacking height not to exceed 8 feet as labeled on the site plan.
- The applicant originally requested an amendment to the site plan for SUP No. 1808 because the parking layout had changed from the originally approved site plan. Also, a truck scale was installed in the area where parking was located. The

applicant decided to amend the existing SUP and request another SUP for an outside salvage and reclamation use.

- The applicant proposes to add a use to the existing recycling operations to include the recycling of scrap materials to include various types of ferrous and non-ferrous metals, plastics, inoperable motor vehicle parts, machinery, and appliances. The recyclable materials will be dismantled/separated, cleaned, and resold to recycling companies. For this use, the applicant is required to have a Specific Use Permit for outside salvage and reclamation.
- Both uses are only permitted in an IM District with a special use permit.

Zoning History: Specific Use Permit No. 1808 was originally approved on August 11, 2010 for a two-year period. A minor amendment to the site plan was approved on May 19, 2011 to provide for a canopy structure on the northwest corner of the property.

There have been no recent zoning changes in the immediate area.

Thoroughfares/Streets:

| Thoroughfares/Street | Type | Existing ROW |
|----------------------|--------------------|--------------|
| Weir Street | Principal Arterial | 100 ft. |

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.

STAFF ANALYSIS:

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

Industrial Areas, which offer important employment opportunities, occupy large areas of land and usually are near major roads and heavy rail lines. Evolving technology and the need for freight movement through Dallas to the rest of the country and internationally means this sector can offer good opportunities for jobs. Logistics and warehousing, a growing industry with strong potential for upward mobility of skilled workers, would thrive in such areas. Examples include Southport and the Agile Port, parts of West Dallas along I-30, and the Stemmons industrial area. These areas include a mix of low- and medium-density industrial buildings and industrial yards and have large surface parking for cars and trucks. Industrial Areas rely on quality road access and may be linked to rail

for freight purposes. Street lanes are wide and intersections are large. Transit, sidewalks and other pedestrian improvements are limited.

The request site is located within an industrial area and is surrounded by industrial uses. The applicant proposes to continue the use of the property for an Industrial (inside) potentially incompatible use for an automobile recycling plant and the addition of an outside salvage and reclamation use. The applicant's request is in compliance with the goals and policies in the forwardDallas! Comprehensive Plan.

LAND USE

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 request site is located within an industrial area and is surrounded by warehouses and industrial type uses. An existing rail line is located south of the request site.

Additional provisions for an outside salvage or reclamation use require that:

- 1) *The use must have a visual screen of at least nine feet in height which consists of solid masonry, concrete, or corrugated sheet metal wall, or a chain link fence with metal strips through all links.* The salvage area with a maximum stacking height of 8 feet will be located on the eastern portion of the property. There is an existing 10-foot, metal wall along the eastern and western property lines. The site plan needs to be amended to show the screening requirement on the northern and southern property lines prior to consideration by Council.
- 2) *Objects shall not be stacked higher than eight feet within 40 feet of the visual screen.* The site plan shows that the stacking area will not exceed eight feet.
- 3) *A minimum of 500 feet is required between the outside salvage and reclamation use and a residential district.* The location of the proposed area for the outside salvage and reclamation use is approximately 600 feet from the nearest residential district to the west of the property.

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.

Landscaping: The request does not trigger Article X landscaping of the property. Landscaping improvements are triggered when there is a proposed new structure or addition to an existing one. The applicant does not propose to add any square footage to the property.

**INDUSTRIAL (INSIDE) POTENTIALLY INCOMPATIBLE
REVISED CONDITIONS**

1. USE: The only use authorized by this specific use permit is an industrial (inside) potentially incompatible use for an automobile recycling plant.
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) [~~August 11, 2013~~], but is eligible for automatic renewal for additional two-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 an automatic renewal is strictly enforced.)

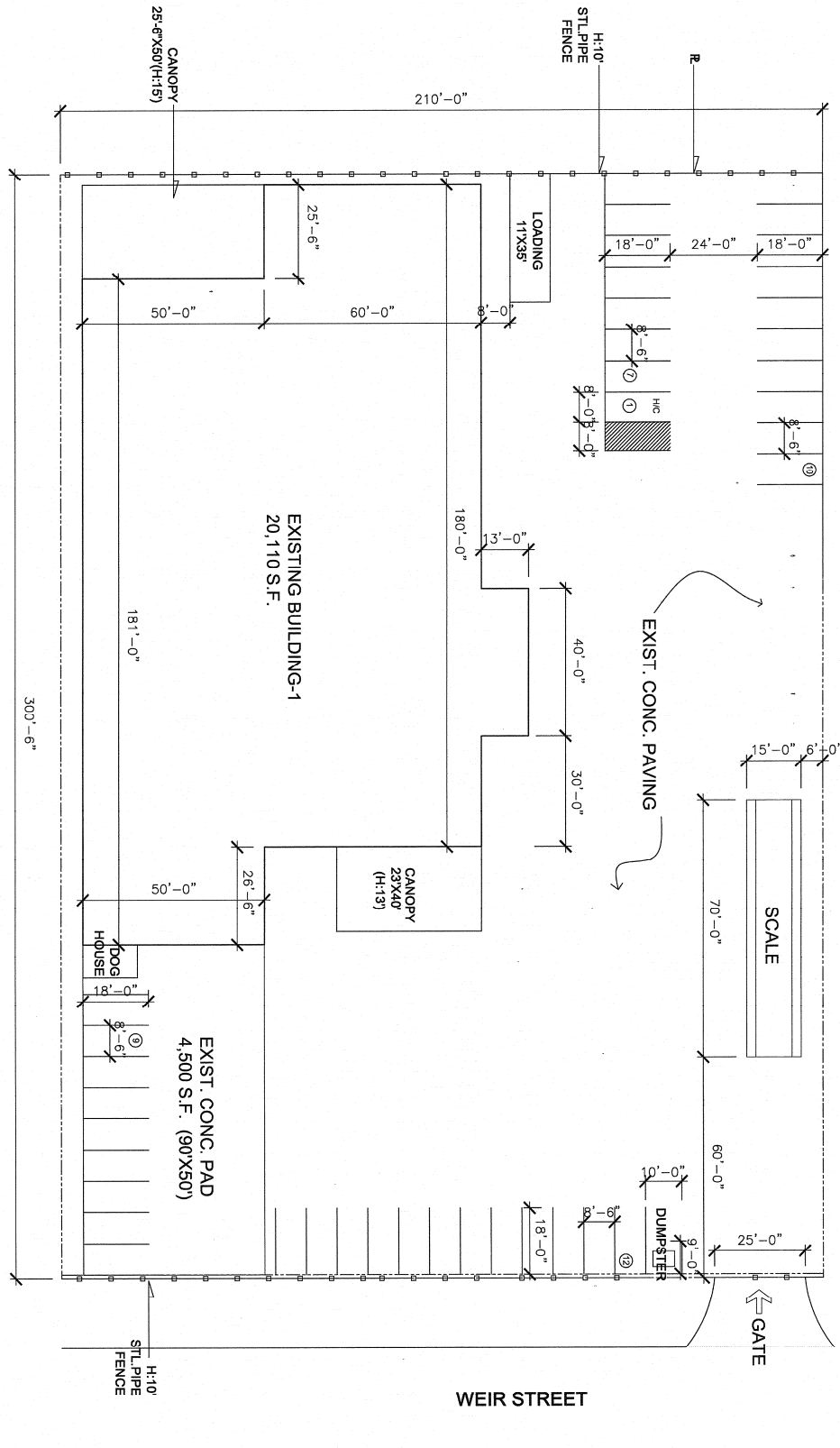
FLOOR AREA: The maximum floor area for an industrial (inside) potentially incompatible use for an automobile recycling plant is 20,110 square feet.

4. HOURS OF OPERATION: The industrial (inside) potentially incompatible use for an automobile recycling plant use may only operate between 8:00 a.m. and 5:00 p.m., Monday through Friday.
5. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
6. PARKING: A minimum of 34 parking spaces must be provided in the location shown on the attached site plan.
7. ~~PERMITS: a certificate of occupancy may not be issued until all required environmental permits are obtained from the Texas Commission on Environmental Quality, Federal Emergency Management Administration, and other federal, state, or local agencies.~~
7. 8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. 9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

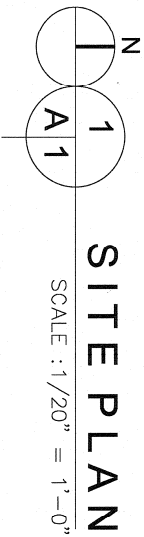
**PROPOSED CONDITIONS
FOR SUP OUTSIDE SALVAGE AND RECLAMATION USE**

1. USE: The only use authorized by this specific use permit is an outside salvage or reclamation use.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires two years from the date of approval but is eligible for automatic renewal for additional two-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 an automatic renewal is strictly enforced.).
4. FLOOR AREA: The maximum floor area for an outside salvage or reclamation use is 5,323 square feet in the location shown in the development plan.
5. HOURS OF OPERATION: The outside storage and reclamation use may only operate between 8:00 a.m. and 5:00 p.m., Monday through Friday.
6. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
7. PARKING: A minimum of 5 parking spaces must be provided in the location shown on the attached site plan.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

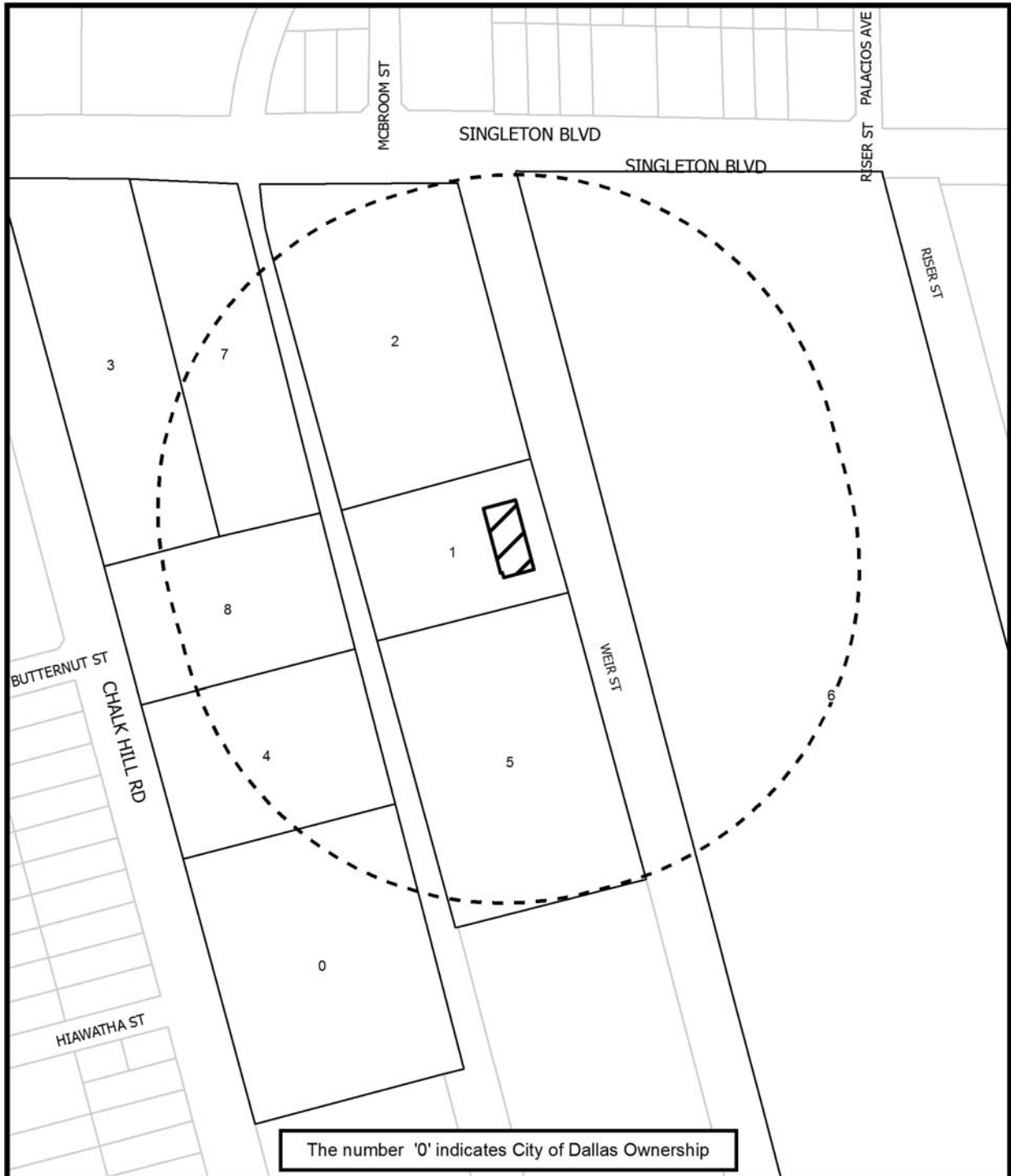
**REVISED SITE PLAN
FOR SUP No. 1808**




PKG. REQ. TOTAL: 39
PKG. PRDV. TOTAL: 39



500 feet required distance for Outside Salvage and Reclamation use with residential district proximity



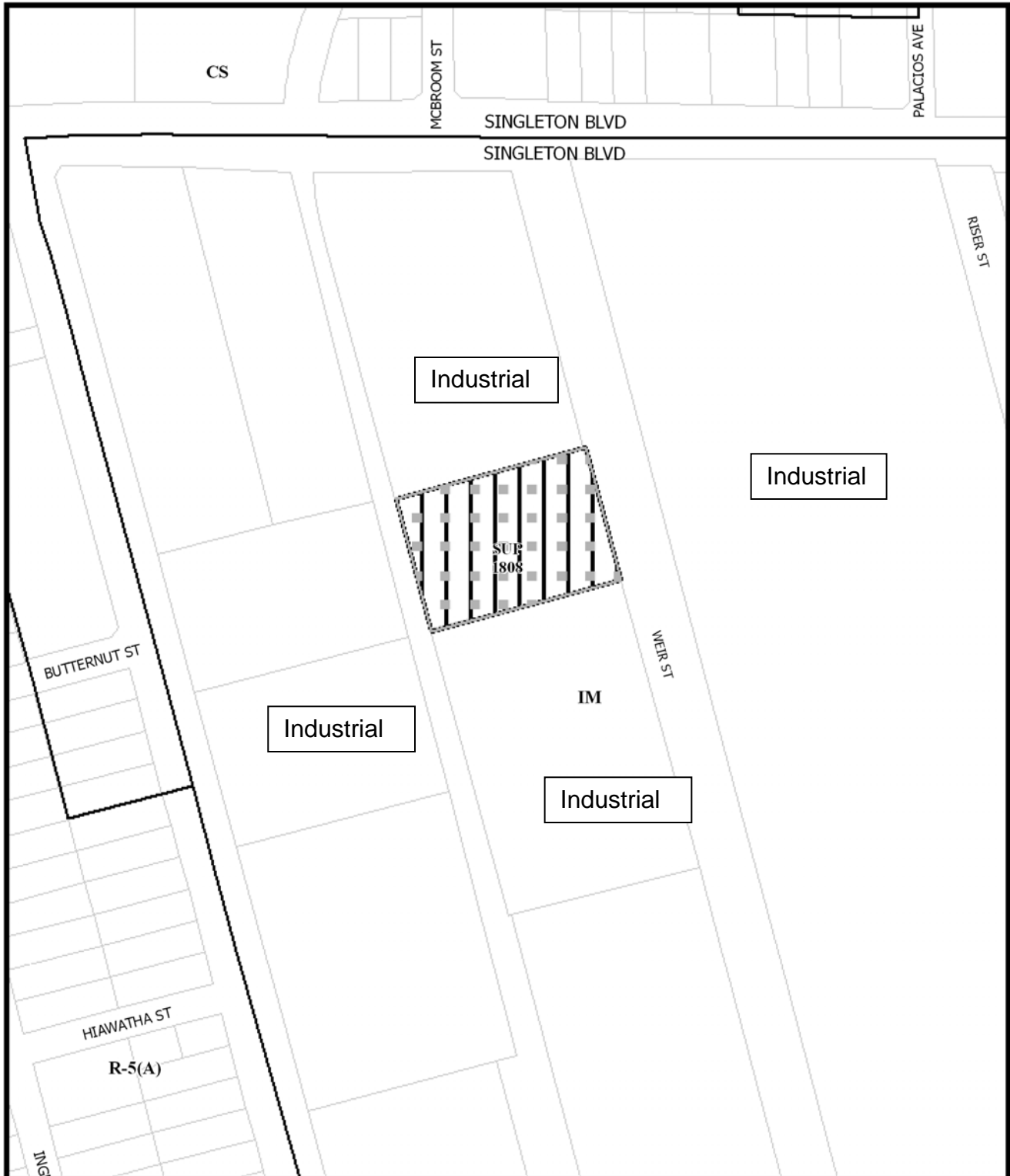
| | | | | | | |
|--|---|------|----------------------|---|------------------------------------|--|
|  1:2,400 | <p>500 feet required distance for Outside Salvage and Reclamation use with residential district proximity</p> <table border="1"><tr><td>500'</td><td>AREA OF NOTIFICATION</td></tr><tr><td>8</td><td>NUMBER OF PROPERTY OWNERS NOTIFIED</td></tr></table> | 500' | AREA OF NOTIFICATION | 8 | NUMBER OF PROPERTY OWNERS NOTIFIED | Case no: <u> RQ134-003 </u> Date: <u> 11/11/2013 </u> |
| 500' | AREA OF NOTIFICATION | | | | | |
| 8 | NUMBER OF PROPERTY OWNERS NOTIFIED | | | | | |



↑
1:6,000

VICINITY MAP

Case no: Z123-250
Date: 11/5/2013



1:2,400

ZONING AND LAND USE

Case no: Z123-250

Date: 10/8/2013

Z123-250(OTH)



1:2,400

AERIAL MAP

Case no: Z123-250

Date: 10/8/2013

Z123-250(OTH)

11/4/2013

Notification List of Property Owners

Z123-250

8 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|---------------------------------------|
| 1 | 2707 WEIR ST | P J METAL RECYCLING INC |
| 2 | 2627 WEIR ST | HCI ACQUISITIONS INC |
| 3 | 4960 SINGLETON BLVD | CACTUS OF DALLAS PROPERTY HOLDINGS LP |
| 4 | 2828 CHALK HILL DR | HUDGINS RUTH A GRANDCHILDRENS TRUST |
| 5 | 2632 CHALK HILL DR | AHMEND SHAHZAD & FAREEHA |
| 6 | 4900 SINGLETON BLVD | KOCHGLITSCH LP |
| 7 | 5000 SINGLETON BLVD | CHALK HILL PROPERTIES LLC |
| 8 | 2700 CHALK HILL DR | CHALK HILL PROPERTIES LLC |

FILE NUMBER: Z123-149(MW)

DATE FILED: December 10, 2012

LOCATION: West corner of Cedar Springs Road and Oak Lawn Avenue

COUNCIL DISTRICT: 2

MAPSCO: 35-W

SIZE OF REQUEST: ±3.36 acres

CENSUS TRACT: 5.00

REPRESENTATIVE: Karl Crawley, Masterplan

APPLICANT/OWNER: Warwick Cedar Springs Corporation
Warwick Melrose Dallas Corporation

REQUEST: An application [Melrose Hotel] for a Planned Development Subdistrict for GR General Retail Subdistrict uses, removal of the D Liquor Control Overlay, and termination of deed restrictions on property zoned GR General Retail and P Parking Subdistricts in Planned Development District No. 193, the Oak Lawn Special Purpose District with an H/22 Historic Overlay No. 22.

SUMMARY: The applicant proposes to construct a two-story addition to the Melrose Hotel to accommodate a meeting space (with ballroom and kitchen), spa, and fitness center. The expansion will include an outdoor swimming pool. The removal of the D Liquor Control Overlay will permit the service of alcoholic beverages in conjunction with functions held within the meeting space. The applicant does not propose to amend the historic preservation criteria for the existing hotel structure.

STAFF RECOMMENDATION: Approval of a Planned Development Subdistrict subject to a development plan, landscape plan and conditions; approval of a D-1 Liquor Control Overlay in lieu of removal of the D Liquor Control Overlay; and approval of the termination on deed restrictions.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* –The proposed expansion of an existing use is not anticipated to negatively impact the performance of surrounding property.
2. *Traffic impact* – The request will not significantly impact the surrounding roadway system.
3. *Comprehensive Plan or Area Plan Conformance* – The request complies with the Comprehensive Plan and the Oak Lawn Plan.
4. In lieu of removal of the D Overlay, staff recommends consideration of a D-1 Liquor Control Overlay, which would permit the sale or service of alcoholic beverages with a Specific Use Permit.

BACKGROUND INFORMATION:

- The ±3.36-acre request is comprised of a historic hotel (The Melrose Hotel), undeveloped property, which was recently cleared of a restaurant, and surface parking.
- Built in 1924, The Melrose Hotel is a City of Dallas Designated Landmark Structure. The brick, Chicago-style apartment hotel was designed by Dallas architect C.D. Hill.
- The existing hotel includes 184 guestrooms, a ±2,770-square-foot restaurant, and a ±1,650-square-foot bar. The proposed two-story addition will include ±15,536 square feet of interior floor area with a ±1,126-square-foot covered patio and a ±2,326-square-foot covered walkway.
- The covered walkway is the only construction that will attach to the existing hotel and will require Landmark Commission approval of a Certificate of Appropriateness. The applicant received a courtesy approval with comments on January 1, 2013.
- The applicant proposes to terminate deed restrictions, which limit the uses to those in the Multiple-Family 2 (MF-2) Subdistrict and off-street parking for non-residential uses. The deed restrictions also require a twenty-foot front yard setback measured from the existing curb line of Dickason Avenue if the property is used for off-street parking.

Zoning History:

1. **Z112-163:** On Wednesday, April 11, 2012, the City Council approved an amendment to the Phase I portion of PDS No. 20, subject to a development/landscape plan and conditions.

Traffic:

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

Thoroughfares/Streets:

| Thoroughfares/Street | Type | Existing ROW | Proposed ROW |
|----------------------|--------------------|--------------|--------------|
| Cedar Springs Road | Collector | 60 feet | 60 feet |
| Dickason Avenue | Local | 40 feet | N/A |
| Oak Lawn Avenue | Principal Arterial | 40 feet | 100 feet |

Surrounding Land Uses:

| | Zoning | Land Use |
|------------------|--|-------------------------------|
| Northeast | GR Subdistrict in PDD No. 193 with H/22 on a portion | Historic fire station; retail |
| Southeast | GR Subdistrict in PDD No. 193 with H/27 on a portion | Historic church |
| Southwest | GR Subdistrict in PDD No. 193 and an MF-3 Subdistrict in PDD No. 193 with a D Overlay on a portion | Retail; multifamily |
| Northwest | GR Subdistrict in PDD No. 193; P Subdistrict in PDD No. 193 | Restaurant; parking |

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.

In general, the applicant's proposal to expand the existing hotel is consistent with these objectives, with the exception of objective number three. The applicant proposes to continue the use of surface parking, which is discouraged by the Oak Lawn Special Purpose District and the Oak Lawn Plan.

Comprehensive Plan:

The Vision Illustration depicts the request site as within an *Urban Mixed Use* Block on the ***forwardDallas! Vision Illustration***, adopted June 2006. The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or midrise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. 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.

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

LAND USE ELEMENT

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Land Use Compatibility:

The applicant proposes to construct a two-story addition to the Melrose Hotel to accommodate a meeting space (with ballroom and kitchen), spa, and fitness center. The expansion will include an outdoor swimming pool. The addition will have a maximum height of 32 feet measured to the top of the parapet wall and will not affect the height of the original building.

The applicant proposes removal of the D Liquor Control Overlay to permit the service of alcoholic beverages in conjunction with functions held within the meeting space. Staff does not support the removal of the D Liquor Control Overlay and, in lieu, recommends a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a hotel.

The applicant requests a Planned Development Subdistrict to allow for exceptions to the parking and landscaping requirements, as detailed later in this report, and requests approval of development/landscape plan.

The applicant also proposes to terminate deed restrictions, which limit the uses to those in the Multiple-Family 2 (MF-2) Subdistrict and off-street parking for non-residential uses. The deed restrictions also require a twenty-foot front yard setback measured from the existing curb line of Dickason Avenue if the property is used for off-street parking. Staff supports the termination of the deed restrictions because the hotel use is permitted in the MF-2 Subdistrict and the proposed surface parking is intended to serve the main use.

Development Standards:

| District | Setbacks | | Density | Height | Lot Coverage | Special Standards | Primary Uses |
|--|----------|-----------|-----------------------------------|--------|--------------|-------------------|--------------------------------------|
| | Front | Side/Rear | | | | | |
| GR General Retail (and proposed PDS) | 10' | No min. | 0.75 FAR overall 0.5 office | 80' | 80% | N/A | Retail & personal service, office |

Parking:

The applicant proposes parking in accordance with the provisions of Planned Development District No. 193 with the following exceptions:

- **Hotel use:** One half space per hotel room
- **Restaurant and/or bar use in association with a hotel use:** One space per 200 square feet of floor area
- **Meeting space/ballroom in association with a hotel use:** One space per 200 square feet
- **Spa/gym in association with a hotel use:** One space per 1000 square feet

As proposed, valet parking may be used to satisfy the parking requirements for this Planned Development Subdistrict. In order to accommodate existing surface parking adjacent to Oak Lawn Avenue and Cedar Springs Road, the applicant proposes to permit surface parking within these Special Retail Street areas. . Since the applicant does not propose further encroachment of surface parking along the two Special Retail Streets, staff supports this aspect of the request.

The applicant provided a technical memorandum, prepared by DeShazo Group, dated September 26, 2013 to support the request. The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the technical memorandum and has no objections.

Landscaping:

The applicant requests Council approval of an alternative landscape plan to address existing trees and sidewalks adjacent to the historic hotel along Cedar Springs Road and Oak Lawn Avenue. New trees along Cedar Springs Road will be aligned with the existing trees and will be placed to avoid overhead utilities. Tree and shrub locations will be sited in and around the surface parking area in locations that will allow new and existing trees the best opportunity for survival. Staff supports the alternative landscape plan.

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(3) If the property is used for off-street parking, a 20 foot front yard setback measured from the existing curb line of Dickason Avenue shall be provided. The front yard setback shall be provided as shown on the site plan attached hereto as Exhibit A.

III.

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

IV.

These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approved 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

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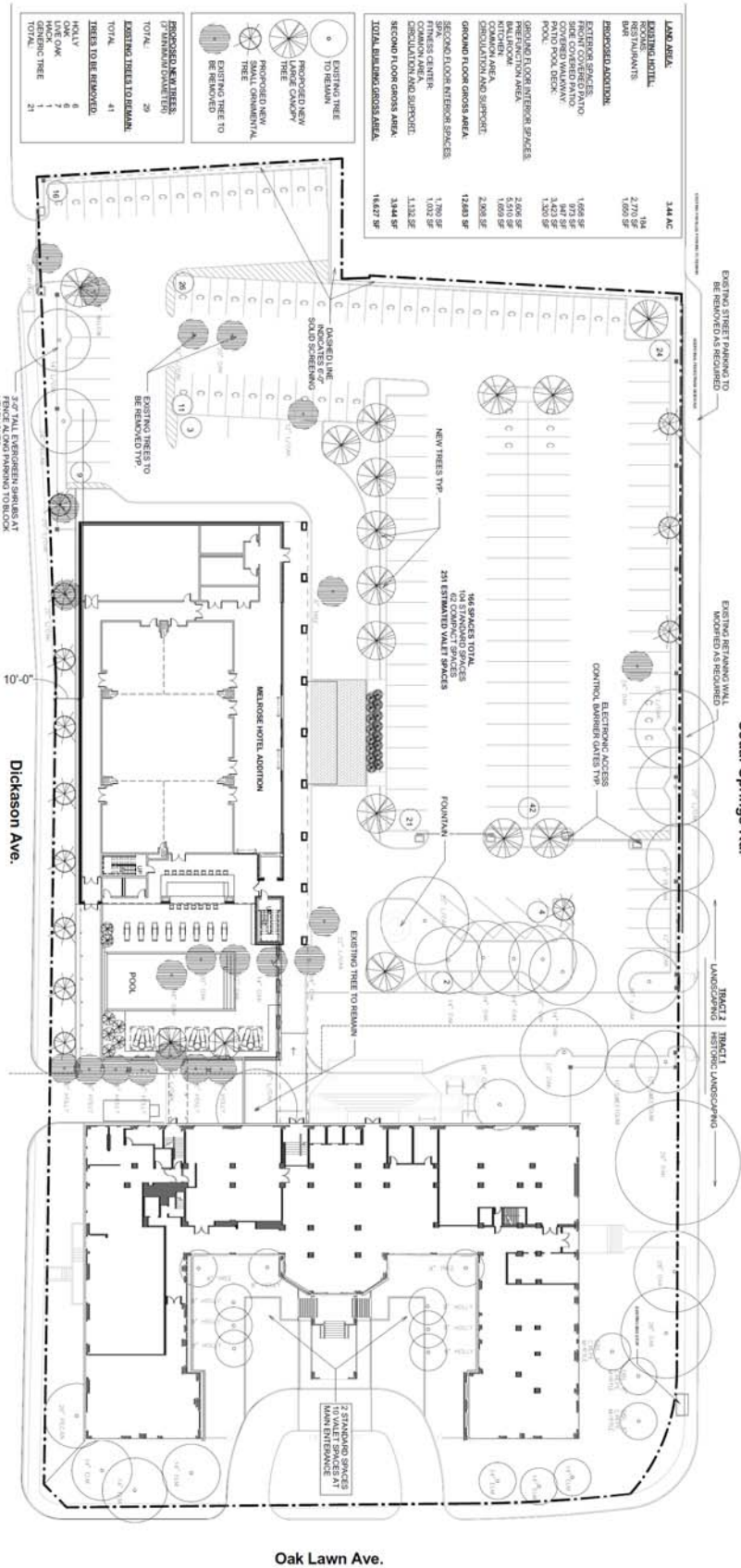
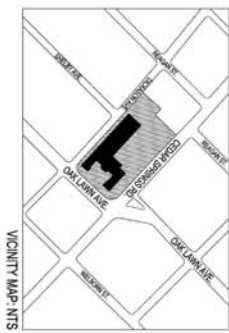
Z123-149 (MW)

Partners/Principals/Officers:

**APPLICANT/OWNER: Warwick Cedar Springs Corporation
Warwick Melrose Dallas Corporation**

Richard Chu, President, Director
Warren Chu, Vice President, Director
G. Paul LeBlanc, Vice President, Director
Michael Sheh, Vice President

Proposed Development/Landscape Plan



1" DEVELOPMENT LANDSCAPE PLAN
 Scale: 1" = 20'-0"

Job Number: 12072-00 Drawn By: TV Date: 08/16/13 Project: 101772013.21129 PM

Melrose Hotel
 Dallas, Texas

**Z123-149
PROPOSED PDS CONDITIONS**

SEC. S-___.101. LEGISLATIVE HISTORY.

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

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

PD Subdistrict __ is established on property located at the west corner of Cedar Springs Road and Oak Lawn Avenue. The size of PD Subdistrict __ is approximately 3.36 acres.

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

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

(b) In this division:

(1) SUBDISTRICT means a subdistrict of PD 193.

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

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

SEC. S-___.104. DEVELOPMENT PLAN.

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

SEC. S-___.105. MAIN USES PERMITTED.

The only main uses permitted in this Subdistrict are those main uses permitted in the GR General Retail Subdistrict, subject to the same conditions applicable in the GR Subdistrict, as set out in Part I of this article. For example, a use permitted in the GR Subdistrict only by specific use permit (SUP) is permitted in this Subdistrict only by SUP; a use subject to development impact review (DIR) in the GR Subdistrict is subject to DIR in this Subdistrict; etc.

SEC. S-___.106 ACCESSORY USES.

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

(b) Except as provided in this subsection, the following accessory uses are not permitted:

- Private stable
- Amateur communication tower
- Open storage

SEC. S-___.107. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.) In general, the yard, lot, and space regulations for the GR General Retail Subdistrict apply.

SEC. S-___.108. OFF-STREET PARKING AND LOADING.

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

(1) Hotel use. One-half space per hotel room

(2) Meeting space/ballroom and restaurant and/or bar use in association with a hotel use. One space per 200 square feet of floor area

(3) Spa/gym in association with a hotel use. One space per 1000 square feet of floor area.

(b) Valet parking may be used to satisfy the parking requirements for this PDS.

(c) Parking is permitted within the Special Retail Street area adjacent to Oak Lawn Avenue and Cedar Springs Road as shown on the attached development plan.

SEC S-___.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-___.110. LANDSCAPING.

- (a) Landscaping must be provided as shown on the attached development/landscape plan (Exhibit _____).
- (b) Plant materials must be maintained in a healthy, growing condition.

SEC. S-___.111. SIGNS.

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

SEC. S-___.112. ADDITIONAL PROVISIONS.

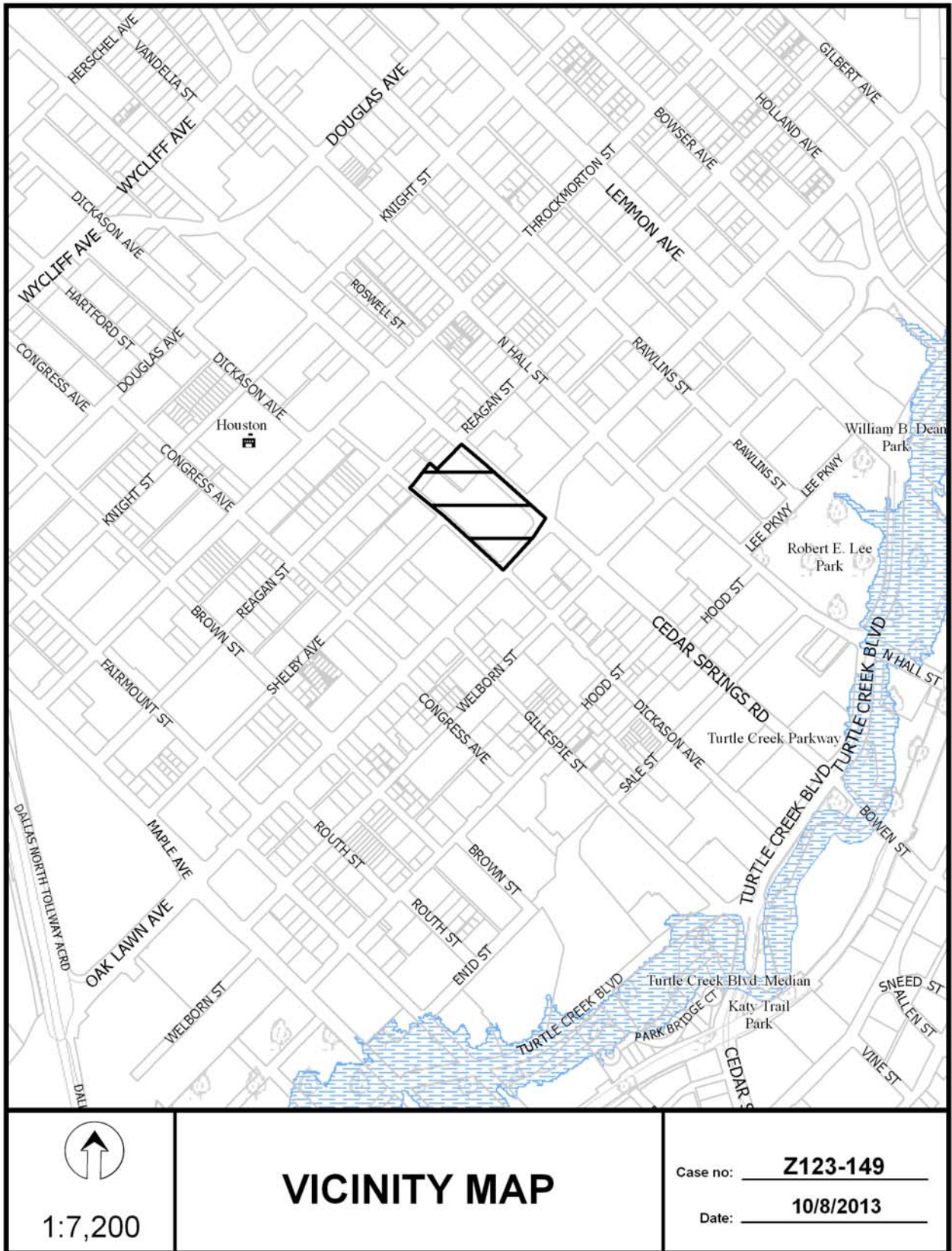
- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.
- (c) Development and use of the Property must comply with Part I of this article.

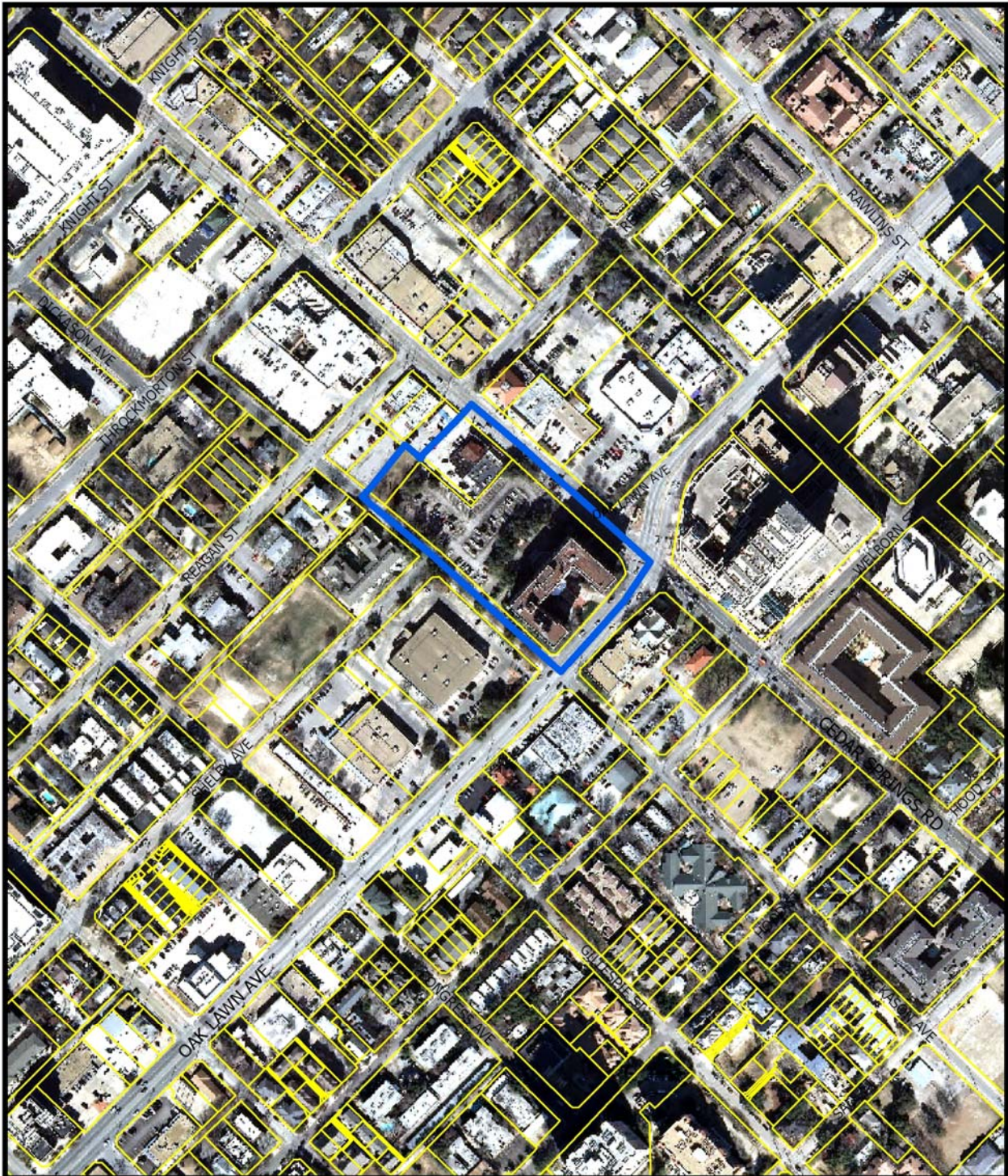
SEC. S-___.113. PAVING.

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

SEC. S-___.114. COMPLIANCE WITH CONDITIONS.

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.
- (b) The building official shall not issue a building permit or a certificate of occupancy for a use in this Subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.



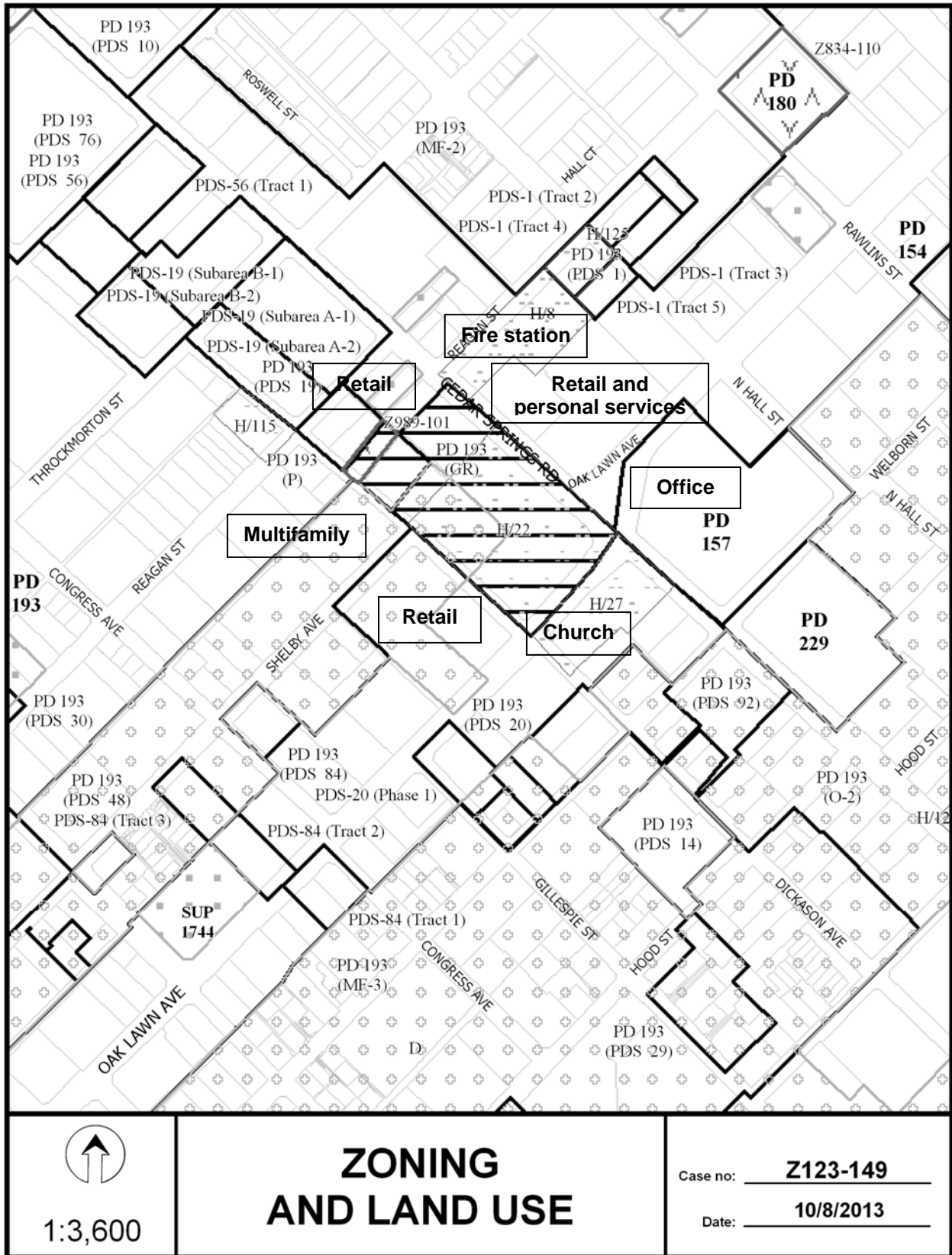


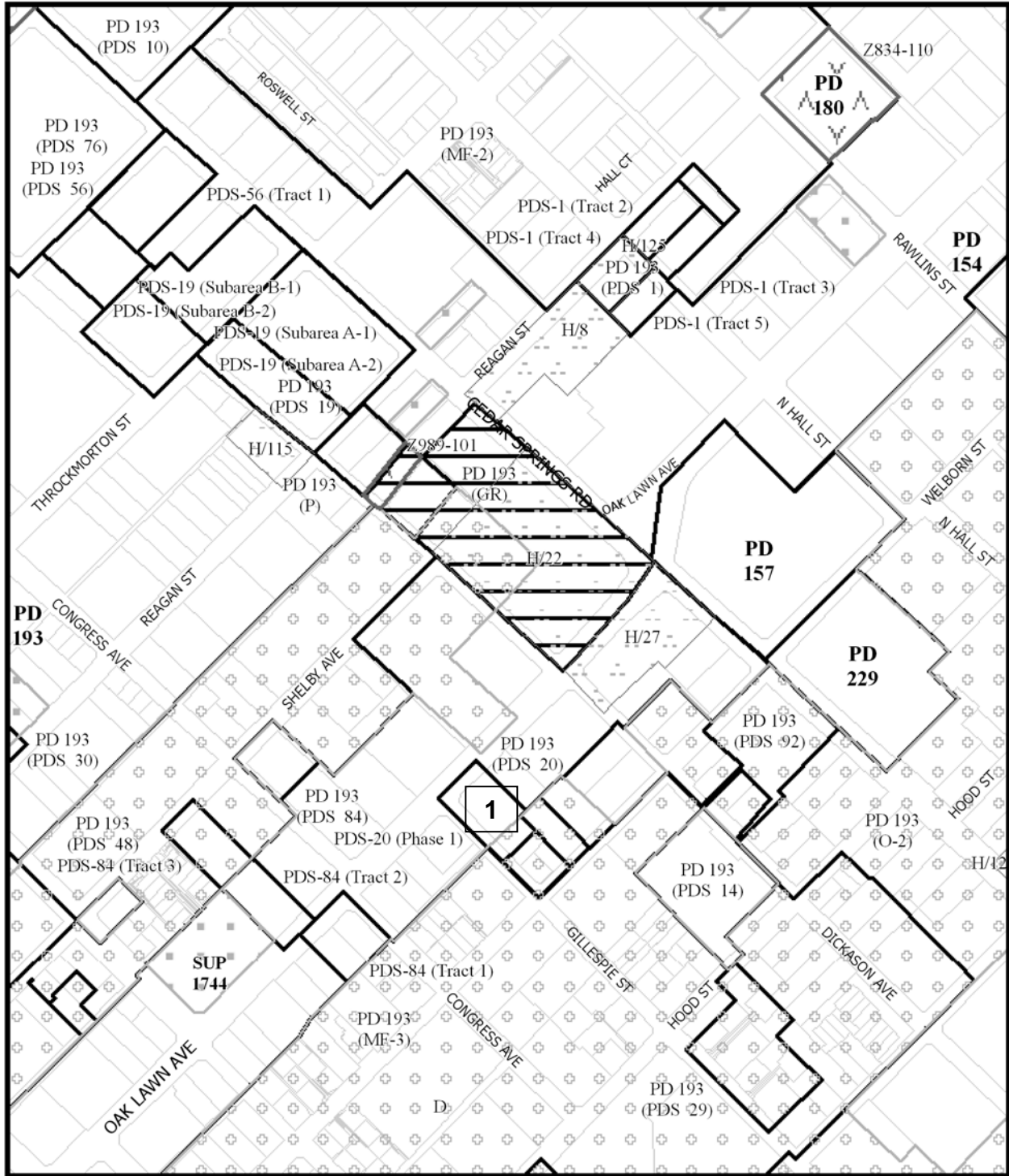
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AERIAL MAP

Case no: Z123-149

Date: 10/8/2013




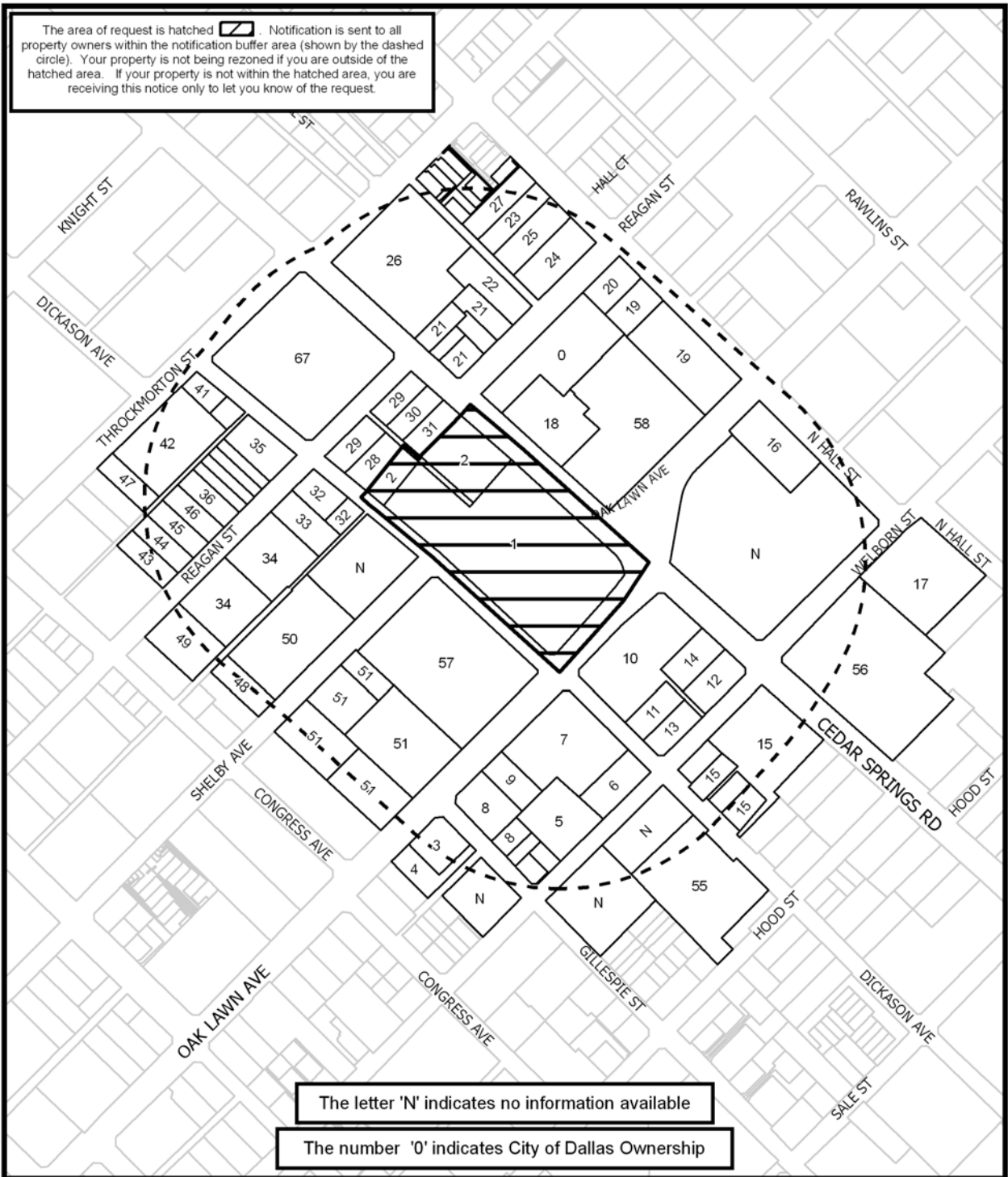



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ZONING HISTORY

Case no: Z123-149
Date: 10/8/2013

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



The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership



1:3,600

NOTIFICATION

500' AREA OF NOTIFICATION
67 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z123-149**

Date: **10/8/2013**

10/3/2013

Notification List of Property Owners***Z123-149******67 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|--|
| 1 | 3015 OAK LAWN AVE | WARWICK MELROSE DALLAS %WARWICK AMUSEMEN |
| 2 | 3912 DICKASON AVE | WARWICK CEDAR SPRINGS CORP |
| 3 | 2820 OAK LAWN AVE | RANJBARAN JAMSHID & MARZJEH RANJBARAN |
| 4 | 2814 OAK LAWN AVE | TEXAS LAND & CAPITAL LTD |
| 5 | 2919 WELBORN ST | JST REAL ESTATE LLC STE 101 |
| 6 | 2929 WELBORN ST | CONRADO INC |
| 7 | 2920 OAK LAWN AVE | INTERPROPERTIES GROUP INC |
| 8 | 2904 OAK LAWN AVE | AHNS GROUP INC |
| 9 | 2912 OAK LAWN AVE | SACHDEV PRAVEEN |
| 10 | 3014 OAK LAWN AVE | OAK LAWN M E CHURCH |
| 11 | 3706 DICKASON AVE | OAK LAWN METH CHURCH EXEMPT 1967 |
| 12 | 3703 CEDAR SPRINGS RD | OAK LAWN METH CH |
| 13 | 3704 DICKASON AVE | OAK LAWN METH CHURCH |
| 14 | 3707 CEDAR SPRINGS RD | BD OF TRUSTEES OAK LAWN UNITED METHODIST |
| 15 | 3631 CEDAR SPRINGS RD | OAK LAWN UNITED METHODIST CHURCH |
| 16 | 3721 HALL ST | ARMORE II THE ARGYLE LLC STE 645 |
| 17 | 3625 HALL ST | JLE-RICHARDSON HEIGHTS LT STE 720 |
| 18 | 3818 CEDAR SPRINGS RD | GILLILAND PPTIES II LTD % LYNN GILLILAND |
| 19 | 3211 OAK LAWN AVE | MADISON PACIFIC DEV DEVELOPMENT CO #300 |
| 20 | 3829 HALL ST | SAMPER OMAR D |
| 21 | 3105 REAGAN ST | CEDAR SPRINGS LLC |
| 22 | 3113 REAGAN ST | CEDAR SPRING LLC |
| 23 | 3913 HALL ST | URBAN MATRIX PROP LP |
| 24 | 3901 HALL ST | HOWELL REAL EST MGMT |
| 25 | 3911 HALL ST | URBAN MATRIX PPTIES LP |
| 26 | 3912 CEDAR SPRINGS RD | RSA INC % HARRY B LUCAS COMPANIES |

Z123-149 (MW)

10/3/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------------|---|
| 27 | 3917 HALL ST | URBAN MATRIX PPTIES LP |
| 28 | 3914 DICKASON AVE | HATTERAS PENELOPE |
| 29 | 3918 DICKASON AVE | OKRA PROPERTIES JV |
| 30 | 3851 CEDAR SPRINGS RD | HATTERAS PENELOPE DMPT ENTERPRISES |
| 31 | 3847 CEDAR SPRINGS RD | LERER JANE SAGINAW |
| 32 | 2918 REAGAN ST | JUREK PROPERTIES LTD |
| 33 | 2914 REAGAN ST | JUREK PROPERTIES |
| 34 | 2900 REAGAN ST | REAGANCONGRESS STREET APARTMENTS LLC |
| 35 | 4011 DICKASON AVE | FALCONE A W FAMILY THE A WAYNE FALCONE & |
| 36 | 2901 REAGAN ST | WEISFELD HERSCHEL ALAN |
| 37 | 2909 REAGAN ST | HOFFMAN DREW S |
| 38 | 2911 REAGAN ST | JIANG SHUKMAN OLIVIA |
| 39 | 2913 REAGAN ST | HUGH ROGER P & |
| 40 | 2915 REAGAN ST | CUNARD THOMAS D |
| 41 | 2916 THROCKMORTON ST | TABAIE MORTEZA & |
| 42 | 2910 THROCKMORTON ST | 2910 TM LTD |
| 43 | 2815 REAGAN ST | CINCO ACES PROPERTIES LLC |
| 44 | 2821 REAGAN ST | 2821 REAGAN LLC STE 115-214 |
| 45 | 2825 REAGAN ST | AN CONSTANCE |
| 46 | 2829 REAGAN ST | ELLERBACH LYLE |
| 47 | 2824 THROCKMORTON ST | SANTILLAN VIRGINIA B ETAL |
| 48 | 2811 SHELBY AVE | TEXAS INTOWNHOMES LLC |
| 49 | 2806 REAGAN ST | CREE DELANO LP |
| 50 | 2817 SHELBY AVE | SIARAM PROPERTIES LP STE 525 |
| 51 | 2825 OAK LAWN AVE | U S POSTAL SERVICE |
| 52 | 3716 GILLESPIE ST | GINSBERG LAURIE BECKER & MAJOR |
| 53 | 3722 GILLESPIE ST | MEYRAT RICHARD |
| 54 | 2905 WELBORN ST | Taxpayer at |
| 55 | 3611 DICKASON AVE | SSL LANDLORD LLC |
| 56 | 3604 CEDAR SPRINGS RD | CWS CEDAR SPRING PV WB LP |
| 57 | 2909 OAK LAWN AVE | CH REALTY IV 2929 OAKLAWN LP % CROW HOLD |

Z123-149 (MW)

10/3/2013

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------------|----------------------------------|
| 58 | 3802 CEDAR SPRINGS RD | WALGREENS STORE NO 7839 LLC |
| 59 | 3238 THROCKMORTON ST | SUKHU PAUL V |
| 60 | 3234 THROCKMORTON ST | CARPENTER CHARLES E |
| 61 | 3230 THROCKMORTON ST | ELLIOT A RAYMOND & FOX THOMAS P |
| 62 | 3931 HALL ST | ANONETAPIPAT HANSA |
| 63 | 3258 THROCKMORTON ST | CORTON MARLENE M |
| 64 | 3254 THROCKMORTON ST | BRAVO JORGE A |
| 65 | 3250 THROCKMORTON ST | HUTCHINSON SCOT K |
| 66 | 3246 THROCKMORTON ST | U S BANK NA 1100 LANDMARK TOWERS |
| 67 | 3917 CEDAR SPRINGS RD | CAVEN ENTERPRISES INCORP |

FILE NUMBER: Z123-352 (JH)

DATE FILED: August 9, 2013

LOCATION: East side of McKinney Avenue and south of Elizabeth Street

COUNCIL DISTRICT: 14

MAPSCO: 35-Y

SIZE OF REQUEST: Approx. 7.11 acres

CENSUS TRACT: 7.01

REPRESENTATIVE: Karl Crawley, Masterplan

APPLICANT/OWNER: Church of the Incarnation / Episcopal Diocese of Dallas

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

SUMMARY: The applicant proposes to construct an addition to the existing church use. The purpose of the request is to reduce the required parking and subject landscaping requirements to a landscape plan.

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

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed church expansion will not have an adverse impact on surrounding property.
2. *Traffic impact* – No anticipated negative traffic impacts.
3. *Comprehensive Plan or Area Plan Conformance* – The application generally complies with the comprehensive plan, but does not fully comply with the objectives of the Oak Lawn Special Purpose District. However, based on the institutional use and frontage on a service road, the proposal is compatible with the surrounding neighborhood.
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – PDD No. 193 only allows for a parking variance as opposed to a parking special exception, so the Board of Adjustment would not likely approve the parking reduction. No straight zoning subdistrict of PDD No. 193 exists that would allow for the reduction in parking and landscaping as proposed.

BACKGROUND INFORMATION:

- The request site is currently developed with a church and partially undeveloped. The existing church has been in this location since approximately 1927.
- The applicant proposes to expand the church use with approximately 57,158 square feet of new floor area and 128 additional surface parking spaces.

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

Thoroughfares/Streets:

| Thoroughfares/Street | Type | ROW |
|----------------------|----------------|-------------------|
| McKinney Avenue | Minor Arterial | 70 feet (couplet) |

STAFF ANALYSIS:

Comprehensive Plan:

The Vision Illustration within the Comprehensive Plan identifies this area as a Urban Neighborhood Building Block. The applicant’s request to expand an existing church is compatible with the Urban Neighborhood Building Block.

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

Area Plans:

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

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

The applicant's request does not deviate significantly from PDD No. 193; however, it does not strictly meet the above objectives. The objectives are primarily intended for multifamily and commercial developments, not institutional uses. The attached development and landscaping plan shows surface parking. The proposed structures appropriately address McKinney Avenue.

Land Use Compatibility:

The surrounding land uses are a park and public school to the west, multifamily and office uses to the north, church to the east, and multifamily to the south.

The existing church has been in this location since approximately 1927. The property has frontage on McKinney Avenue, Central Expressway Service Road, and the portion of Cambrick Street that has not been abandoned. The church abandoned a portion of Cambrick Street between McKinney Avenue and the alley in 1992. The church is proposing to expand to include 11 additional lots and the abandoned Cambrick Street to construct a new sanctuary for 400 seats, education center for Sunday school type activities, and welcome center. The church does not contain a private school, but does operate an accessory child care facility. A parking lot containing 128 spaces is also proposed with the expansion.

The applicant's request for a Planned Development Subdistrict is to allow for stairs, stoops, and an existing solid fence to be in the McKinney Avenue front yard setback; reduce parking required for a church use; and provide a landscaping plan that primarily relieves the requirement for additional landscaping along the Central Expressway Service Road. Due to the multiple items being requested are minor deviations from the PDD No. 193 requirements and a lack of negative adjacency issues, staff supports the request.

Parking:

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

PDD No. 193 requires a church to have one space for each four fixed seats in the sanctuary or auditorium or one space for each 28 square feet in the sanctuary or auditorium if fixed seats are not provided. The applicant is requesting parking to be provided at one space for each five fixed seats. Staff supports this request due to the availability of street parking for peak demand time, though it does not count towards the minimum requirement.

Landscaping:

Landscaping is required in accordance with the attached development/landscaping plan for the new development area. The landscaping on the plan gives relief to the tree planting, planting area, and specific parkway tree planting location and sidewalk requirements of PDD No. 193. The landscaping conditions call for replacement trees to be planted in proximity to where a mature canopy tree dies and that parking screening be maintained as it exists along the Central Expressway Service Road frontage in the existing development side of the property. Staff supports the request because additional trees along the service road since there is not adequate space between the curb and existing parking lot; the planting area reduction is based on a 10 foot front yard

Z123-352(JH)

instead of a 15 foot front yard; and the alternate sidewalk and parkway tree proposed increases the minimum sidewalk width and preserves existing trees.

List of Partners/Principals/Officers

Anthony J. Burton, Rector
T. Gregory Methvin, Vice-Rector
Harry Hill, Asst. Rector
Joe Hermerding, Asst. Rector
Paul Wheatley, Asst. Rector
Keith Quarterman, Director of Ministry Support
Michelle Cox, Director of Development
Shelly Eisenlohr, Controller
Lynn Neill, Business Office Manager

Proposed PD Conditions

“ARTICLE

PD

“Division S-___. PD Subdistrict ___.

SEC. S-___.101. LEGISLATIVE HISTORY.

PD Subdistrict ___ was established by Ordinance No. _____, passed by the Dallas City Council on _____. Ordinance No. _____ 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-___.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict ___ is established on property generally located on McKinney Avenue. The size of PD Subdistrict ___ is approximately 7.01 acres.

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

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

(b) In this division SUBDISTRICT means a subdistrict of PD No. 193.

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

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

SEC. S-____.104. EXHIBIT.

The following exhibit is incorporated into this article:

(1) Exhibit ___A: Development and landscaping plan.

SEC. S-____.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development and landscaping plan (Exhibit S- A).

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

The only main uses permitted in this Subdistrict are those main uses permitted in the MF-2 Multiple Family Subdistrict, subject to the same conditions applicable in the MF-2 Subdistrict, as set out in Part I of this article. For example, a use permitted in the MF-2 Subdistrict only by specific use permit (SUP) is permitted in this Subdistrict only by SUP; a use subject to development impact review (DIR) in the MF-2 Subdistrict is subject to DIR in this Subdistrict; etc.

SEC. S-___.107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Part I of this article. For more information regarding accessory uses, consult PD 193.

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

- Private stable.
- Amateur communication tower.
- Outside storage.

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

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MF-2 Multiple Family Subdistrict apply.

(b) Front yard. Except for the stairs, stoops, landscaping walls, and existing solid fencing shown on the development plan, minimum front yard setback is 15 feet.

(b) Height: For a church use, the maximum height is 65 feet to the top of the roof and 110 feet to the steeple.

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

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

(b) Church. Parking must be provided as shown on the development and landscaping plan. A minimum of one space per five seats is required.

SEC S-___.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI

SEC. S-___.111. LANDSCAPING.

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

(b) Landscape Zone 1.

(1) The Central Expressway frontage must maintain a minimum four foot tall evergreen shrub row to screen parking.

(2) The McKinney Avenue parkway must maintain a minimum of 12 large trees.

(c) Landscape Zone 2. Landscaping must be provided in accordance with the Development and Landscaping Plan.

(d) Replacement trees. If an existing mature canopy tree dies, it must be replaced with a large canopy tree of a minimum three inch caliper in proximity to the previous tree.

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

SEC. S-___.112. SIGNS

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

SEC. S-____.113. ADDITIONAL PROVISIONS.

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

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

SEC. S-___.114. PAVING.

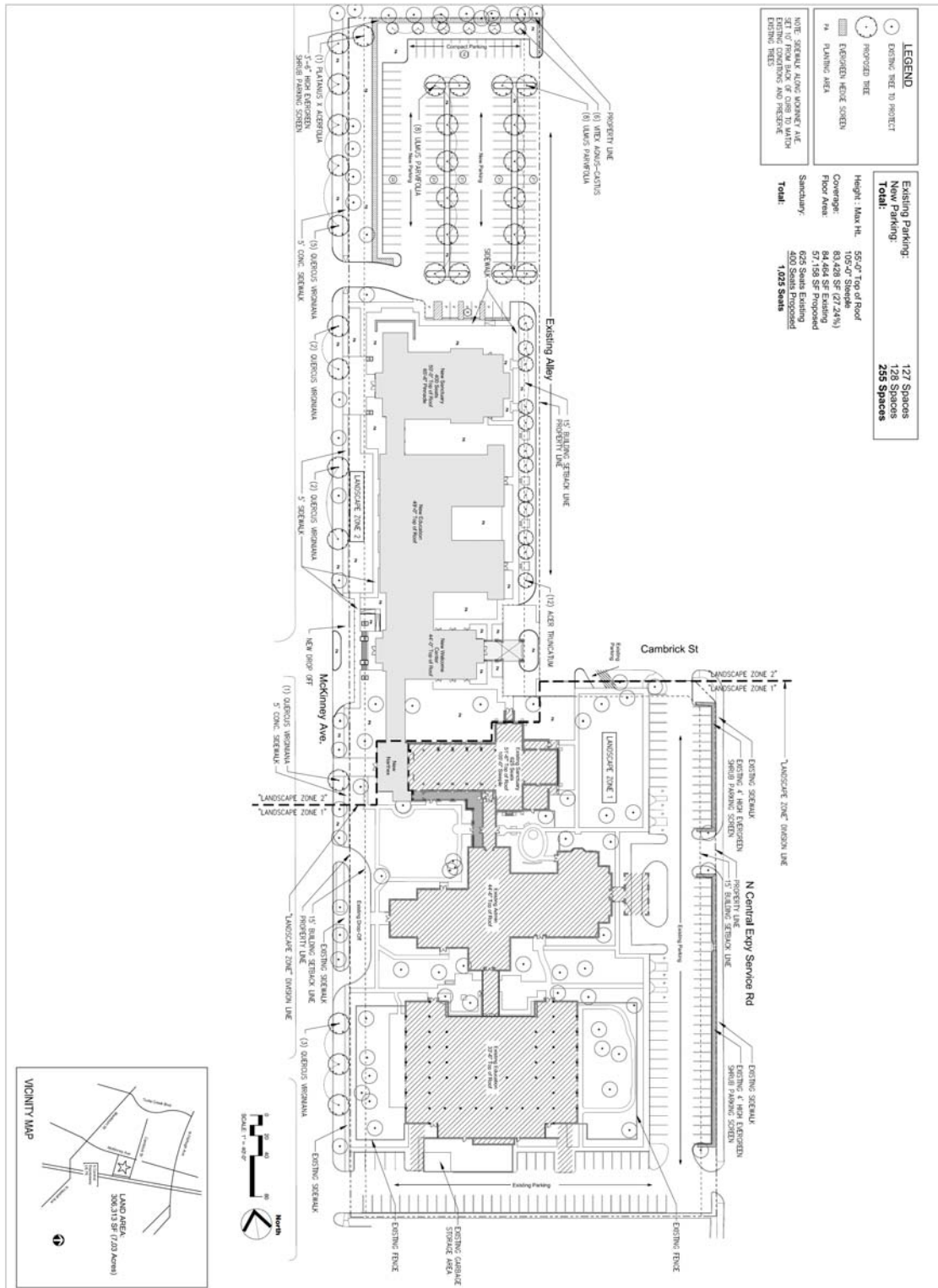
All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

SEC. S-___.115. COMPLIANCE WITH CONDITIONS.

Z123-352(JH)

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

DEVELOPMENT AND LANDSCAPING PLAN



LEGEND

- EXISTING TREE TO PROTECT
- PROPOSED TREE
- EXISTING HIGH SCREEN
- PLANNING AREA

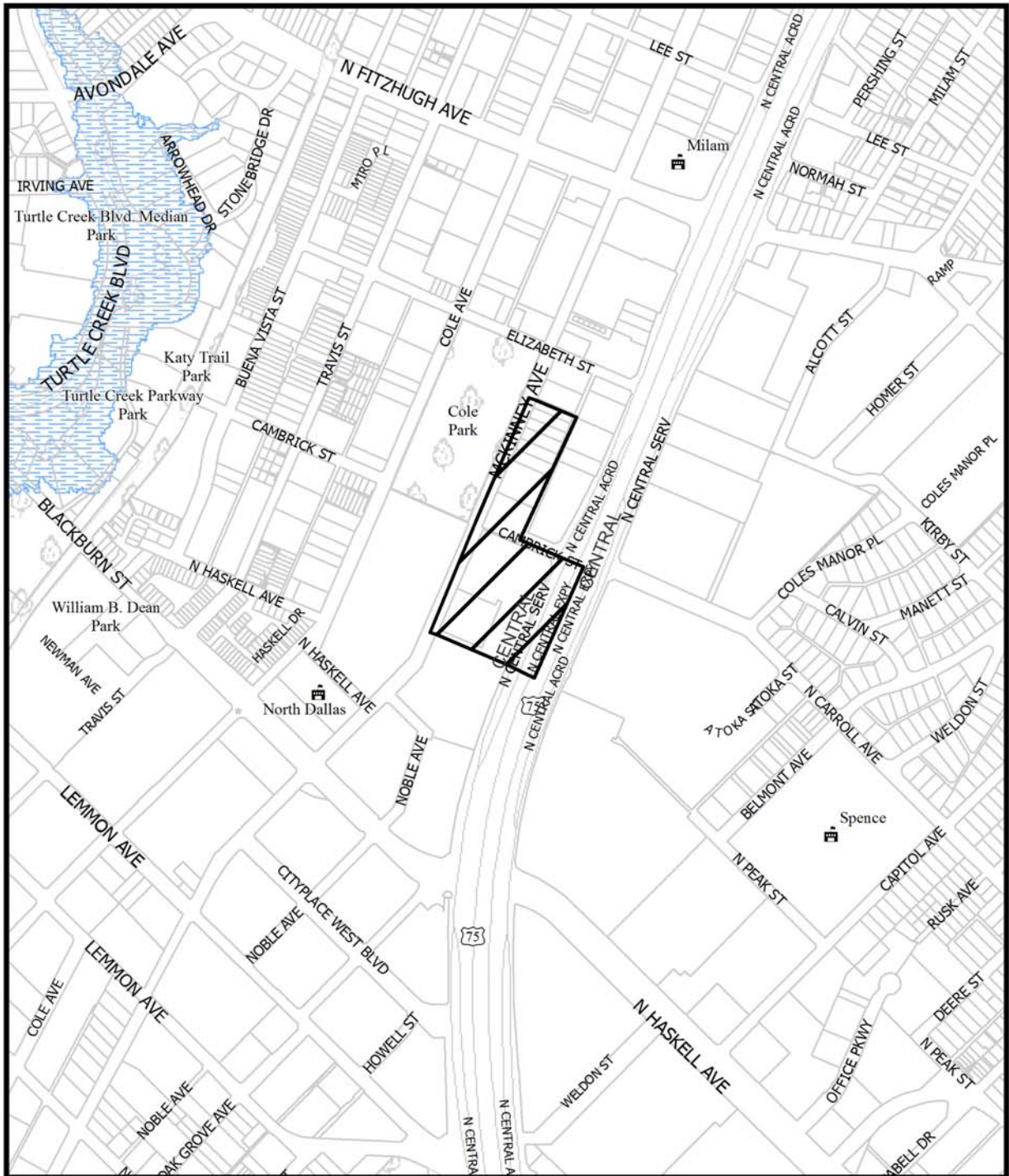
NOTE: SCREENS ALONG WORKING FACE OF PROPERTY TO BE MAINTAINED UNDER EXISTING CONDITIONS AND PRESERVED WHERE FEASIBLE.


| Existing Parking: | |
|-------------------|---------------------|
| 172 Spaces | 127 Spaces |
| 1742 Spaces | 253 Spaces |
| Total: | 1,025 Spaces |

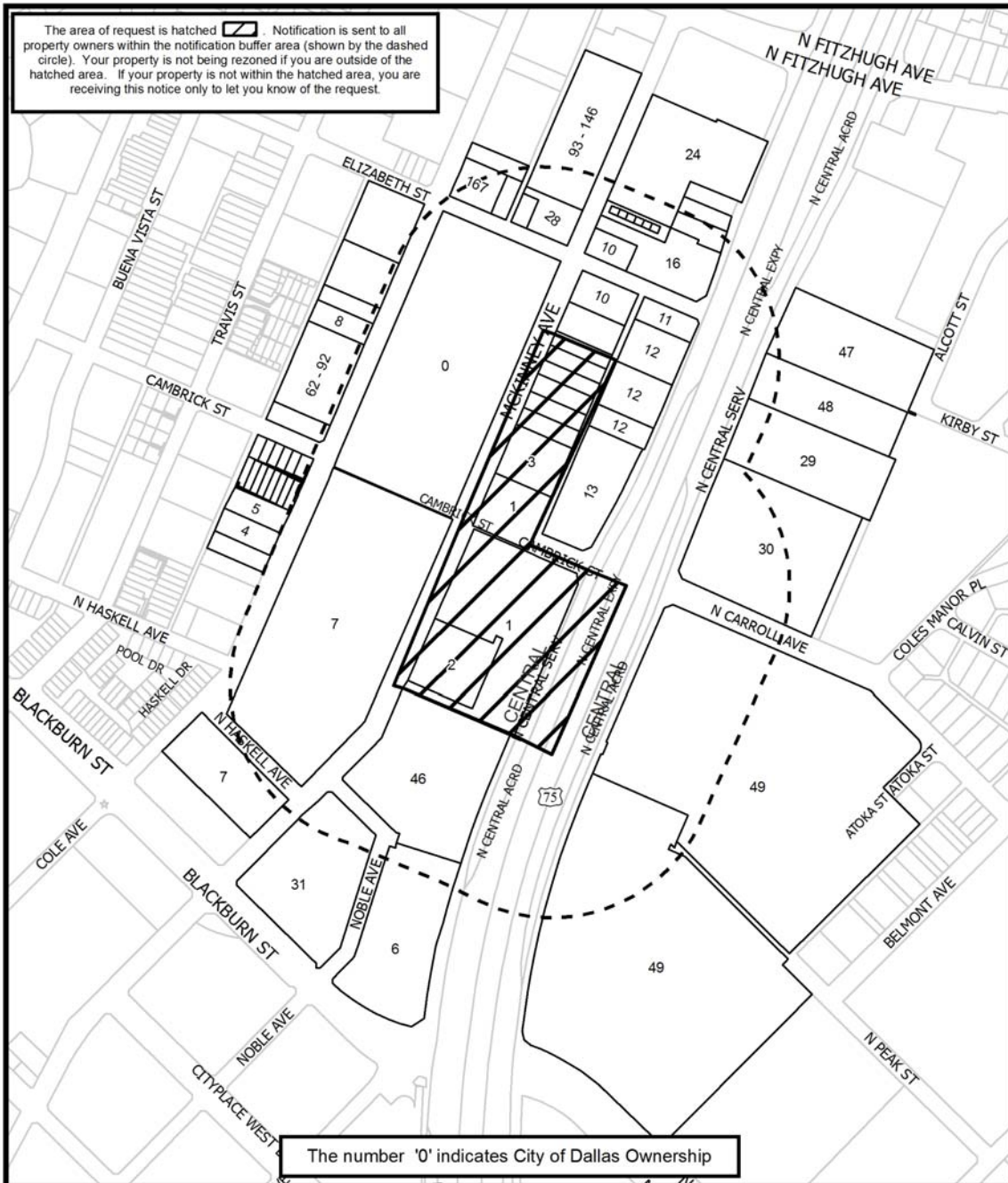
Height - Max Ht.: 55'-0" Top of Roof
Coverage: 105'-0" Streets
Floor Area: 83,428 SF (27.24%)
Site Area: 57,443 SF
Sanctuary: 625 Seats Existing
Total: 400 Seats Proposed
1,025 Seats



| | | | |
|---|--|---|---|
| <p>1238 2023.11.07</p> <p>Design/Development Development/Landscaping Plan</p> <p>PD1</p> | <p>Sanctuary, Education, & Welcome Center 3966 McKinney Avenue Dallas, TX 75204</p> | <p>HH Architects</p> <p>HH Architects, Inc. 5910 North Central Expressway Suite 1200 Dallas, Texas 75206</p> <p>972-404-1034 fax 972-404-1036</p> | <p>LANDSCAPE ARCHITECT</p> <p>SVA</p> <p>5111 W. LBJ Fwy Suite 100 Dallas, TX 75241 972-404-1034 fax 972-404-1036</p> |
|---|--|---|---|



| | | |
|--|-----------------------|--|
|  1:7,200 | <h2>VICINITY MAP</h2> | Case no: <u> Z123-352 </u> Date: <u> 11/5/2013 </u> |
|--|-----------------------|--|



| | | |
|--|---|--------------------------|
|  1:4,800 | <h2>NOTIFICATION</h2> | Case no: Z123-352 |
| | 500' AREA OF NOTIFICATION 195 NUMBER OF PROPERTY OWNERS NOTIFIED | Date: 11/5/2013 |

11/4/2013

Notification List of Property Owners

Z123-352

195 Property Owners Notified

| Label # | Address | Owner |
|---------|-------------------|---|
| 1 | 3966 MCKINNEY AVE | CORPORATION OF EPISCOPAL DIOCESE OF DALL |
| 2 | 3966 MCKINNEY AVE | CHURCH OF INCARNATION |
| 3 | 4042 MCKINNEY AVE | CORPORATION OF EPISCOPAL DIOCESE OF DALL |
| 4 | 3923 COLE AVE | BERMAN STEVEN UNIT 267 PMB 242 |
| 5 | 3927 COLE AVE | LUFESA INVESTMENT PROPERTIES LLC |
| 6 | 2990 BLACKBURN ST | JLB CITYPLACE LP SUITE 960 |
| 7 | 3120 HASKELL AVE | Dallas ISD ATTN OFFICE OF LEGAL SERVICES |
| 8 | 4031 COLE AVE | LAMR PROPERTIES LLC |
| 9 | 4033 COLE AVE | DAY BILLY DON |
| 10 | 4054 MCKINNEY AVE | MCKINNEY AVE JV SUITE 310 |
| 11 | 4061 CENTRAL EXPY | BUNKER GROUP INC THE # 203 |
| 12 | 4045 CENTRAL EXPY | TEXAS CONFERENCE ASSN OF SEVENTH DAY ADV |
| 13 | 4009 CENTRAL EXPY | TEXAS CONFERENCE ASSN 7TH DAY ADVENTISTS |
| 14 | 4115 CENTRAL EXPY | AGEE MARK & |
| 15 | 4123 CENTRAL EXPY | ALTENBACH PARTNERS I LLC |
| 16 | 4111 CENTRAL EXPY | GARDEN VENTURES LLC |
| 17 | 4110 MCKINNEY AVE | JCL DEVELOPMENT LTD |
| 18 | 4110 MCKINNEY AVE | COOPER JEREMIE D & NANCY L |
| 19 | 4110 MCKINNEY AVE | DEERING BRADLEY |
| 20 | 4110 MCKINNEY AVE | BORRAS KATHERINE & EDWARD BORRAS |
| 21 | 4110 MCKINNEY AVE | MORGAN RICK |
| 22 | 4110 MCKINNEY AVE | JOHNSON STACIE L |
| 23 | 4110 MCKINNEY AVE | MCKINZEY MARK AARON |
| 24 | 4131 CENTRAL EXPY | GAEDEKE HOLDINGS II LTD SUITE 1000 |
| 25 | 3116 ELIZABETH ST | YIP CHUN PING |
| 26 | 4112 COLE AVE | CENTRE LIVING HOMES LLC |

11/4/2013

| Label # | Address | Owner |
|----------------|-------------------|--|
| 27 | 3112 ELIZABETH ST | MOORE CHRISTINA & DAVID MOORE |
| 28 | 4105 MCKINNEY AVE | IPENEMA INVESTMENTS LTD %DON KNOBLER CO |
| 29 | 4040 CENTRAL EXPY | SDC 4040 N CENTRAL INC 26TH FL |
| 30 | 4030 CENTRAL EXPY | RESIDENCES AT CITYPLACE LLC THE |
| 31 | 3000 BLACKBURN ST | MEPT MONDRIAN CITYPLACE LLC % PATRICK O |
| 32 | 3983 COLE AVE | JOHNSTON KEVIN S & SHANNA Y JOHNSTON |
| 33 | 3979 COLE AVE | KLEIN BRYAN D CONNIE B COOPER |
| 34 | 3975 COLE AVE | PERNA DAVIID A |
| 35 | 3971 COLE AVE | BRENNER CLAIRE E |
| 36 | 3967 COLE AVE | NGUYEN QUANG KHOA |
| 37 | 3963 COLE AVE | MENDRYGAL KIPRIAN E & |
| 38 | 3959 COLE AVE | BUDHRANI JITEN |
| 39 | 3955 COLE AVE | JOHNSON CHARLES A & PAULINE M JOHNSON |
| 40 | 3951 COLE AVE | BROWN CHANDLER R & |
| 41 | 3947 COLE AVE | SARGENT JAMES M JR |
| 42 | 3943 COLE AVE | OWENS DERRICK CHASE |
| 43 | 3939 COLE AVE | DOWELL MICHAEL B & |
| 44 | 3935 COLE AVE | CABALLERO CHRIS & CABALLERO MARCIA |
| 45 | 3931 COLE AVE | DORSANEO RESOURCES LP |
| 46 | 3930 MCKINNEY AVE | CRITERION MCKINNEY NOBEL APTS LP 125 HI |
| 47 | 4114 CENTRAL EXPY | EXTRA SPACE OF TEXAS ELEVEN LP PTA EX #4 |
| 48 | 4070 CENTRAL EXPY | SELF STORAGE ONE-DALLAS LP % WATSON & TA |
| 49 | 3988 CENTRAL EXPY | AFFILIATED COMPUTER SVC |
| 50 | 3919 COLE AVE | ROBEY SCOTT UNIT 101 |
| 51 | 3919 COLE AVE | RODRIGUEZ JULIO |
| 52 | 3919 COLE AVE | BOGARD KERRY BRYAN |
| 53 | 3919 COLE AVE | MEINS HAROLD |
| 54 | 3919 COLE AVE | BAGWELL GARRETT S |
| 55 | 3919 COLE AVE | MOUTON ANDREW JAMES |
| 56 | 3230 CAMBRICK ST | CHEW SUSAN & CHALK ANDREW J |
| 57 | 3230 CAMBRICK ST | MCELROY ERIN |

11/4/2013

| Label # | Address | Owner |
|----------------|------------------|--|
| 58 | 3230 CAMBRICK ST | LEVINE MARK BLDG 4 UNIT 3 |
| 59 | 3230 CAMBRICK ST | DEAN JESSICA M #4 |
| 60 | 3230 CAMBRICK ST | CORTES NATALIE A & |
| 61 | 3230 CAMBRICK ST | SMITH CHARLES C UNIT 6 |
| 62 | 4011 COLE AVE | GARZA ANA L |
| 63 | 4011 COLE AVE | WALKER JOHN H & PHILIP B MORGAN |
| 64 | 4011 COLE AVE | KAFTOUS SHARI #103 |
| 65 | 4011 COLE AVE | GUTHRIE STEVEN BLDG A UNIT 104 |
| 66 | 4011 COLE AVE | MYERS SCOTT TIMOTHY APT 151 |
| 67 | 4011 COLE AVE | POLLARD CRAIG |
| 68 | 4011 COLE AVE | FATTAHIYAR AHMAD |
| 69 | 4011 COLE AVE | WEBER JESSICA BLDG A UNIT 108 |
| 70 | 4011 COLE AVE | CARDENAS C E BLDG B UNIT 109 |
| 71 | 4011 COLE AVE | LEGG DANIELLE M |
| 72 | 4011 COLE AVE | MOORE WILLIAM & JANE V |
| 73 | 4011 COLE AVE | LOONEY JASON P BLDG B UNIT 112 |
| 74 | 4011 COLE AVE | LEWIS ROSA L G EST OF BLDG B UNIT 113 |
| 75 | 4011 COLE AVE | THE RICHARD WYLIE SARTAIN RESIDUARY TRUS |
| 76 | 4011 COLE AVE | SOCALL PRISCILLA |
| 77 | 4011 COLE AVE | CAMERON CHRISTOPHER UNIT 908 |
| 78 | 4011 COLE AVE | VILLINES ERIC & CONSTANZE |
| 79 | 4011 COLE AVE | TATE JOHN W & |
| 80 | 4011 COLE AVE | RITTER STEPHEN J BLDG A UNIT 120 |
| 81 | 4021 COLE AVE | PETREE JASON |
| 82 | 4021 COLE AVE | WILSON LYNN LOUISE WARMAN TRUST |
| 83 | 4021 COLE AVE | WYCHE AYLMER M III & KAREN SUE |
| 84 | 4021 COLE AVE | ORTEGA MARTHA BLDG C UNIT 204 |
| 85 | 4021 COLE AVE | PURIFOY WARREN & KIRSTY |
| 86 | 4021 COLE AVE | DELAMATA TOMAS |
| 87 | 4021 COLE AVE | CASTRO NORA UNIT 207C |
| 88 | 4021 COLE AVE | HART DONALD R |

11/4/2013

| Label # | Address | Owner |
|---------|-------------------|--------------------------------------|
| 89 | 4021 COLE AVE | FORBRICH D T |
| 90 | 4021 COLE AVE | FREED CLAY |
| 91 | 4021 COLE AVE | SANCHEZ NICHOS MERAZ |
| 92 | 4021 COLE AVE | CATHEY SAM C UNIT 212 |
| 93 | 4121 MCKINNEY AVE | CHAPMAN CARLYLE H & |
| 94 | 4121 MCKINNEY AVE | BROWN MARCUS D BLDG 1 UNIT 2 |
| 95 | 4121 MCKINNEY AVE | GRIFFIN AMANDA L |
| 96 | 4121 MCKINNEY AVE | SEIDEL DOUGLAS P & PATRICIA E SEIDEL |
| 97 | 4121 MCKINNEY AVE | YU BIN & ZHIHONG HU UNIT 5 |
| 98 | 4121 MCKINNEY AVE | DIXON RONALD BLDG 1 UNIT 6 |
| 99 | 4121 MCKINNEY AVE | LOGSDON ANTHONY # 7 |
| 100 | 4121 MCKINNEY AVE | MURPHY KATHLEEN M UNIT 8 |
| 101 | 4121 MCKINNEY AVE | SISLE WENDY Z |
| 102 | 4121 MCKINNEY AVE | PAXSON SARAH M |
| 103 | 4121 MCKINNEY AVE | CEARLOCK WILLIAM TODD & |
| 104 | 4121 MCKINNEY AVE | CHERIYAN ABRAHAM & SARAH CHERIYAN |
| 105 | 4121 MCKINNEY AVE | KNETSCH WILLIAM LEE |
| 106 | 4121 MCKINNEY AVE | BOWIE JAMES P & PATRICIA B |
| 107 | 4121 MCKINNEY AVE | MAN JASON S & LIANGPING JIA |
| 108 | 4121 MCKINNEY AVE | PAYNE MARTIN A UNIT 16 |
| 109 | 4121 MCKINNEY AVE | BART ANDREA M |
| 110 | 4121 MCKINNEY AVE | VAZQUEZ JESSICA |
| 111 | 4121 MCKINNEY AVE | DONAHUE CRAIG BLDG 3 UNIT 19 |
| 112 | 4121 MCKINNEY AVE | MURRAY MOLLY M BLDG 3 UNIT 20 |
| 113 | 4121 MCKINNEY AVE | WEGNER RICHARD UNIT 21 |
| 114 | 4121 MCKINNEY AVE | SAAB ANTHONY G & ELAINE |
| 115 | 4121 MCKINNEY AVE | MOSIER MATTHEW B UNIT 23 |
| 116 | 4121 MCKINNEY AVE | OUYANG JAENNETTE & LATIMER BRUCE |
| 117 | 4121 MCKINNEY AVE | SEDLIN DAVID BLDG 3 UNIT 25 |
| 118 | 4121 MCKINNEY AVE | BROWN MATTHEW T BLDG 3 UNIT 26 |
| 119 | 4121 MCKINNEY AVE | TO DUONG HAI & |

11/4/2013

| Label # | Address | Owner |
|----------------|-------------------|---|
| 120 | 4121 MCKINNEY AVE | DOUGLAS BRITTON |
| 121 | 4121 MCKINNEY AVE | DYSON FREDERICK M UNIT 29 BLDG 4 |
| 122 | 4121 MCKINNEY AVE | CHUNG TAEJIN |
| 123 | 4121 MCKINNEY AVE | CARSON DAWN |
| 124 | 4121 MCKINNEY AVE | CHURCH JULIE A UNIT 32 |
| 125 | 4121 MCKINNEY AVE | MIGLIAZZO NICOLE M UNIT 33 |
| 126 | 4121 MCKINNEY AVE | SUESSMANN KRISTEN MARY |
| 127 | 4121 MCKINNEY AVE | RUSSO DANIEL BLDG 4 UNIT 35 |
| 128 | 4121 MCKINNEY AVE | ELLIS RICHARD E JR |
| 129 | 4121 MCKINNEY AVE | CHASANOFF STUART J |
| 130 | 4121 MCKINNEY AVE | DREILING ADRIENNE |
| 131 | 4121 MCKINNEY AVE | HOLBERT ELLYN BLDG 5 UNIT 39 |
| 132 | 4121 MCKINNEY AVE | CIANFARANI MICHAEL A UNIT 40 |
| 133 | 4121 MCKINNEY AVE | NICEWANDER DAVID BLDG 5 UNIT 41 |
| 134 | 4121 MCKINNEY AVE | ROPER VERONICA UNIT 42 |
| 135 | 4121 MCKINNEY AVE | CUSACK PHILLIP J |
| 136 | 4121 MCKINNEY AVE | FLEMING CHERYL R BLDG 5 UNIT 44 |
| 137 | 4121 MCKINNEY AVE | ANSINELLI EMELINE & |
| 138 | 4121 MCKINNEY AVE | JEKAUC IGOR BLDG 6 UNIT 46 |
| 139 | 4121 MCKINNEY AVE | HODGE CHRISTINE # 47 |
| 140 | 4121 MCKINNEY AVE | SLAUGHTER JUSTIN |
| 141 | 4121 MCKINNEY AVE | PEARSON DEREK |
| 142 | 4121 MCKINNEY AVE | RIVERA SARA & FRANK JAMES UNIT 50 |
| 143 | 4121 MCKINNEY AVE | WILLIAMS KIRSTEN GAIL & WILLIAMS MARK L |
| 144 | 4121 MCKINNEY AVE | DARAM SHIVA PRASAD & LEKSHMI NANDAKUMAR |
| 145 | 4121 MCKINNEY AVE | ANTONIELLO MAISIE & DARREN UNIT 53 |
| 146 | 4121 MCKINNEY AVE | SHANAHAN RICHARD |
| 147 | 4039 COLE AVE | ADAMS JOE E III |
| 148 | 4039 COLE AVE | DATO JENNA B |
| 149 | 4039 COLE AVE | DATO DARIA S & ELANDRA DATO |
| 150 | 4039 COLE AVE | CALDWELL NANCY V |

11/4/2013

| Label # | Address | Owner |
|----------------|-------------------|------------------------------------|
| 151 | 4039 COLE AVE | JACKSON MELINDA BLDG A UNIT 105 |
| 152 | 4039 COLE AVE | PATTERSON SARA A UNIT 106 |
| 153 | 4039 COLE AVE | ALLEN MARK |
| 154 | 4039 COLE AVE | HILL ANGIE P |
| 155 | 4039 COLE AVE | SNYDER BEN |
| 156 | 4039 COLE AVE | LOPEZ CARLOS A |
| 157 | 4039 COLE AVE | UNDERWOOD JEFFREY UNIT 111 |
| 158 | 4039 COLE AVE | COOK DON R |
| 159 | 4039 COLE AVE | LELIEVRE ROBERT M |
| 160 | 4039 COLE AVE | MEAD BRANDON |
| 161 | 4039 COLE AVE | FRANKLIN MARY E & JEANNE REYER |
| 162 | 4039 COLE AVE | COLEMAN PAUL CASEY BLDG A UNIT 117 |
| 163 | 4039 COLE AVE | HOLT VERONICA |
| 164 | 4039 COLE AVE | ADAMS JOE E III |
| 165 | 4039 COLE AVE | YOUNG BETTY JO # 120 |
| 166 | 4039 COLE AVE | VOGEL CHRISTOPHER L APT 121 |
| 167 | 4104 COLE AVE | IVANYI INC |
| 168 | 3217 ELIZABETH ST | GAMMON WILLIAM |
| 169 | 3215 ELIZABETH ST | MARTIN LINDA ANNE UNIT 2 |
| 170 | 3211 ELIZABETH ST | WEINER DEREK |
| 171 | 3209 ELIZABETH ST | STEINBERG MICHAEL S |
| 172 | 3207 ELIZABETH ST | MCNABB SUSAN J |
| 173 | 3205 ELIZABETH ST | SURDAM DAN |
| 174 | 3203 ELIZABETH ST | WAHL DIANE LYNN UNIT 7 |
| 175 | 3201 ELIZABETH ST | WHITE CHRISTOPHER C |
| 176 | 3233 ELIZABETH ST | MORELAND JAMIE F |
| 177 | 3231 ELIZABETH ST | MCALPINE III WILLIAM A UNIT 10 |
| 178 | 3229 ELIZABETH ST | KEIFFER RICHARD S EST OF |
| 179 | 3227 ELIZABETH ST | WIGGINTON JAMES A |
| 180 | 3225 ELIZABETH ST | CRAGO RYAN |
| 181 | 3223 ELIZABETH ST | BROWN DOUGLAS D |

Z123-352(JH)

11/4/2013

| Label # | Address | Owner |
|----------------|-------------------|--------------------------------------|
| 182 | 3221 ELIZABETH ST | NELSON AIMEE |
| 183 | 3219 ELIZABETH ST | PASKAR SANFORD |
| 184 | 4050 MCKINNEY AVE | HOFFMAN EMILY |
| 185 | 4050 MCKINNEY AVE | RUSSO DANIEL |
| 186 | 4050 MCKINNEY AVE | KIRCHHOFF SCOTT M |
| 187 | 4050 MCKINNEY AVE | BLACK MCKAYE |
| 188 | 4050 MCKINNEY AVE | GLICK GARY D |
| 189 | 4050 MCKINNEY AVE | FOSTER JESSICA L |
| 190 | 4050 MCKINNEY AVE | LOWDON CHRISTOPHER UNIT 7 |
| 191 | 4050 MCKINNEY AVE | HOGG BRIAN J & |
| 192 | 4050 MCKINNEY AVE | BELL JAMEL W & HEATHER BLDG 2 UNIT 9 |
| 193 | 4050 MCKINNEY AVE | JONES KRISTINA E |
| 194 | 4050 MCKINNEY AVE | KING ANGELA L |
| 195 | 4050 MCKINNEY AVE | YIP TOMMY UNIT 12 |

FILE NUMBER: Z123-338 (JH)

DATE FILED: July 30, 2013

LOCATION: South side of Northwest Highway, east of Lemmon Avenue

COUNCIL DISTRICT: 13

MAPSCO: 24-W

SIZE OF REQUEST: Approx. 7.95 acres

CENSUS TRACT: 73.02

REPRESENTATIVE: Tommy Mann

APPLICANT/OWNER: Bluffview Dallas Associates, LLC

REQUEST: An application for a Planned Development District for mixed uses on property zoned an MU-1 Mixed Use District

SUMMARY: The purpose of the request is to relieve the tower spacing setback, increase density to a maximum of 481 dwelling units on the entire property, and treat the property as one for parking if the properties are subdivided into separate lots.

STAFF RECOMMENDATION: Approval, subject to a conceptual plan and conditions

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed PD conditions maintain MU-1 Mixed Use District zoning rights but allows for subdivision of the property.
2. *Traffic impact* – Traffic impact will be minimal due to the maximum floor area and density in the PD conditions. A traffic signal exists at the main driveway of the property at Northwest Highway
3. *Comprehensive Plan or Area Plan Conformance* – The proposed PD complies with the Comprehensive Plan.
4. Justification for PD Planned Development District Zoning as opposed to a straight zoning district – A straight zoning district would not relieve the setback issue created when the property is subdivided.

BACKGROUND INFORMATION:

- The request site is currently developed with one-story commercial buildings and a five-story multifamily building containing 181 dwelling units with ground level retail uses and an undeveloped tract.

Zoning History:

1. Z078-160 On June 11, 2008, the City Council approved a Planned Development District for multifamily uses and the termination of SUP No. 77 for a cemetery on property zoned an MF-2(A) Multifamily District.

STAFF ANALYSIS:

Comprehensive Plan:

The request complies with the following land use goals and policies of the Comprehensive Plan and the Vision Illustration that identifies this area of Northwest Highway as a multi-modal corridor.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

- Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

The undeveloped portion of the request site will be developed in the short term, as well as the subdivision of the property into three lots. The proposed conditions treat the request site as a single lot for the purposes of parking and some development standards, which will provide greater flexibility in the redevelopment of the property.

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.2 Promote a network of on-street and off street walking and biking paths.

The request site is adjacent to a greenbelt and walking trail along Bachman Creek. The proposed conditions require each lot to provide a sidewalk connection to the trail for the residents and employees to take advantage of.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.3 Encourage complementary building height, scale, design and character.

The proposed conditions allow for development rights similar to the MU-1 Mixed Use District, which is adjacent to the east. The MU-1 District and the subject property are an appropriate transition of higher intensity mixed use area between the airport to the south and single family and multifamily uses to the north and east.

Surrounding Land Use:

| | Zoning | Land Use |
|--------------|---------------|------------------|
| North | R-7.5(A) | Single family |
| East | MU-1 | Hotel |
| South | R-10(A) & IR | Park and airport |
| West | CR | Retail |

Land Use Compatibility:

The surrounding land uses are single family residential to the north, retail uses to the west, hotel to the east, and a greenbelt to the south. The request site is also in close proximity to the northern edge of Love Field Airport. The PD conditions include a requirement for pedestrian connections for each lot to Bachman Creek Greenbelt Park.

The request site is proposed to be subdivided from one building site into three lots; however, the property will continue to function as one development due to the access driveway. The five story building will remain, but the one story buildings are likely to redevelop in the short term future. The undeveloped tract is proposed to develop with a drive-through restaurant use. The existing five-story structure would be violating a tower-spacing requirement if the property was subdivided around the existing structures as proposed. The proposed PD conditions allow for relief from urban form and tower spacing setbacks; restrict a few land uses that are incompatible with the surrounding residential uses; reduces lot coverage; and establishes a lesser maximum of floor area and residential density. The PD conditions treat the property as one lot for the purposes of parking, signs, setbacks, lot coverage, and density. Staff supports the request because it allows for a mixed use redevelopment of the property.

Development Standards:

| DISTRICT | SETBACKS | | Density FAR | Height | Lot Coverage | Special Standards | Primary Uses |
|----------------------------|----------|--|---|---|--------------|--|---|
| | Front | Side/Rear | | | | | |
| Proposed | | | | | | | |
| PD for MU-1 Mixed use-1 | 15' | 20' adjacent to residential OTHER: No Min. | 481 dwelling units; 50,000 sf | 90' 7 stories 120' 9 stories with retail | 60% | Proximity Slope Visual Intrusion | Office, retail & personal service, lodging, residential |
| Existing | | | | | | | |
| MU-1 Mixed use-1 | 15' | 20' adjacent to residential OTHER: No Min. | 0.8 FAR base 1.0 FAR maximum + bonus for residential | 90' 7 stories 120' 9 stories with retail | 80% | Proximity Slope U-form setback Tower spacing Visual Intrusion | Office, retail & personal service, lodging, residential |

Thoroughfares/Streets:

| Thoroughfares/Street | Type | ROW |
|------------------------|--------------------|---------|
| West Northwest Highway | Principle Arterial | 107 ft. |

Parking/Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not significantly impact the surrounding street system for the proposed development. The PD conditions limit the floor area to the amount of development proposed by the applicant in the traffic impact worksheet, which was the basis for the approval of the waiver of a traffic impact analysis.

The PD conditions allow the property to be considered one lot for the purposes of providing minimum off-street parking. There is also a provision to allow for tandem parking for assigned residential parking to encourage an increased efficiency of space for parking areas.

Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code.

List of Partners/Principals/Officers

Bluffview Dallas Associates, LLC

Russell A. Appel, Vice President and director

A. Floyd Lattin, Vice President and director

Chris Hughes, Vice President

Mason Sleeper, Vice President

Dough Gunn, member

Scott Woodruff, member

Mark Levin, member

Mark Lippman, member

Proposed PD Conditions

ARTICLE ____.

PD ____.

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

PD ____ was established by Ordinance No. _____, passed by the Dallas City Council on _____, 2014.

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

PD ____ is established on property located on the south side of West Northwest Highway, east of Mixon Drive. The size of PD ____ is approximately 7.6 acres.

SEC. 51P-. DEFINITIONS AND INTERPRETATIONS.

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

(1) BAIL BOND OFFICE means an office for the issuance, brokerage, or procurement of bail bonds, whether as an accessory use or a main use.

(2) TANDEM PARKING means one parking space in front of another parking space, making it necessary to pass through one parking space to gain vehicular access to the other parking space from a street, alley, or driveway.

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

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

SEC 51P- ____ . EXHIBIT.

The following exhibit is incorporated into this article:

(1) Exhibit ____A: Conceptual plan.

SEC 51P- ____ . CONCEPTUAL PLAN.

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

SEC 51P- _____. DEVELOPMENT PLAN.

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

SEC 51P- _____. MAIN USES PERMITTED.

Except as provided in this subsection, the only main uses permitted are those main uses permitted in the MU-1 Mixed Use District, subject to the same conditions applicable in the MU-1 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-1 Mixed Use District only by specific use permit (SUP) is permitted only by SUP; a use subject to development impact review (DIR) in the MU-1 Mixed Use District is subject to DIR, etc.

(2) The following uses are prohibited:

- Alternative financial establishment.
- Auto service center.
- Bail bonds office.
- Commercial amusement (outside).
- Mini-warehouse.
- Nursery, garden shop, or plant sales.
- Swap or buy shop.

SEC. 51P- _____. ACCESSORY USES.

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

SEC. 51P- _____. YARD, LOT AND SPACE PROVISIONS.

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

(a) In general. Except as provided, the yard, lot, and space regulations for the MU-2 Mixed Use District apply.

(b) For the purposes of setbacks, lot coverage, floor area, and density, the property is considered one lot.

(c) Urban Form Setback and Tower Spacing. No urban form setback is required. No tower spacing is required.

- (d) Lot Coverage. The maximum lot coverage is 60 percent.
- (e) Density. Maximum number of dwelling units is 481.
- (f) Floor area. Maximum non-residential floor area is 50,000 square feet.

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

Unless otherwise stated, consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.

- (a) For the purposes of required parking, the property is considered one lot.
- (b) The use of tandem parking is permitted for assigned parking for residential uses.

SEC. 51P- ____ . ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P. LANDSCAPING.

Landscaping must be provided in accordance with Article X.

SEC. 51P. SIDEWALKS AND PEDESTRIAN AMENITIES.

(a) Sidewalks.

(1) A minimum six-foot-wide sidewalk must be provided along Northwest Highway.

(2) Sidewalks along Northwest Highway required with new construction must be set back a minimum of six feet from the curb.

(b) Pedestrian amenities. The following pedestrian amenities are required along Northwest Highway within 20 feet of the curb.

(1) one bench and one trash receptacle for every 100 feet of street frontage;

(2) pedestrian lighting placed at a minimum of one per 75 feet of street frontage.

(3) All pedestrian amenities must be maintained by the owner of the lot; if there is more than one owner, all owners are jointly and severally responsible for maintenance.

(c) A sidewalk connection within a lot must be provided to the rear of the property to connect to Bachman Lake Trail if the lot contains residential uses.

SEC. 51P- ____. **SIGNS.**

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

(b) The property is considered one lot for sign purposes.

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

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

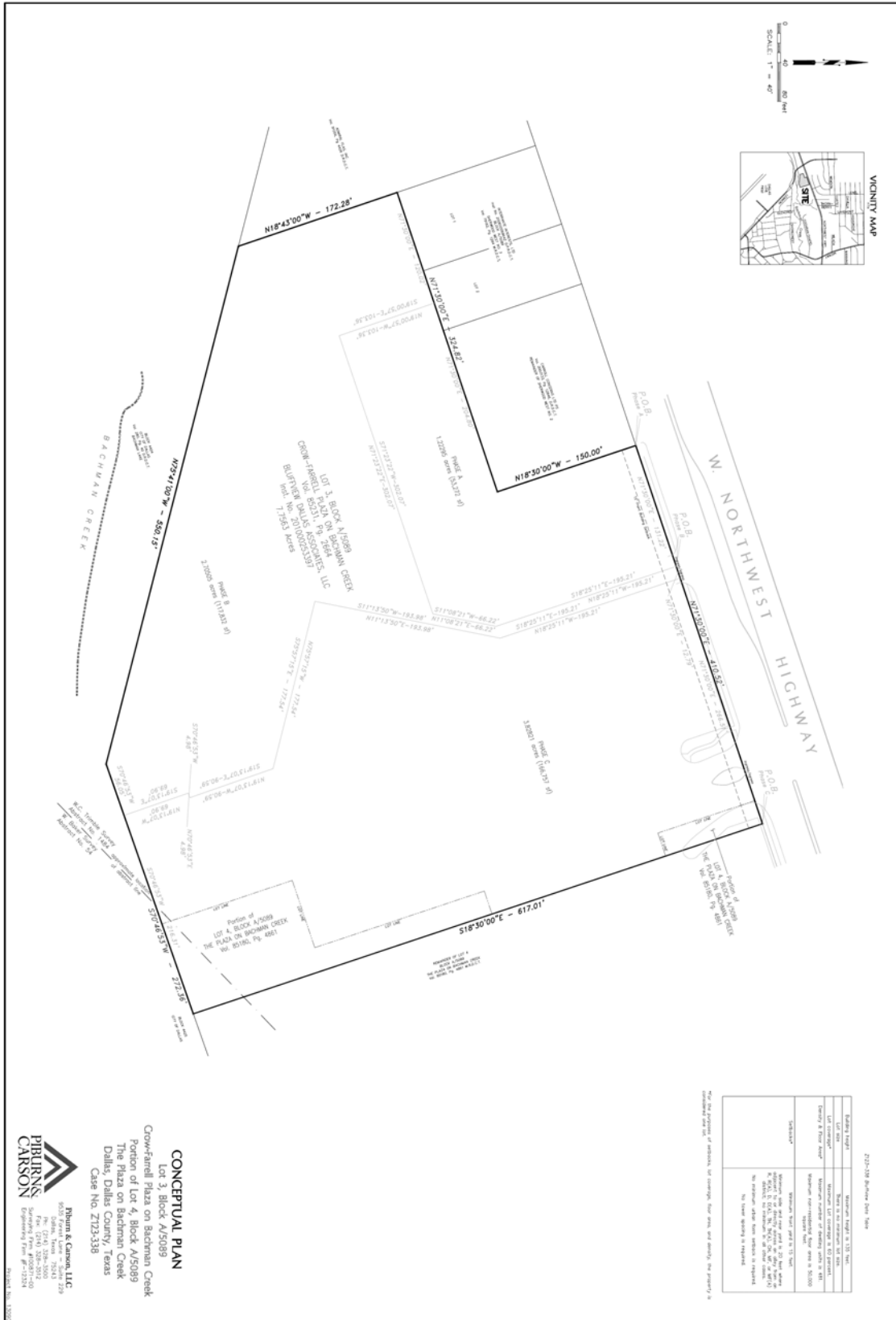
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P- ____. **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 city.

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

PROPOSED CONCEPTUAL PLAN

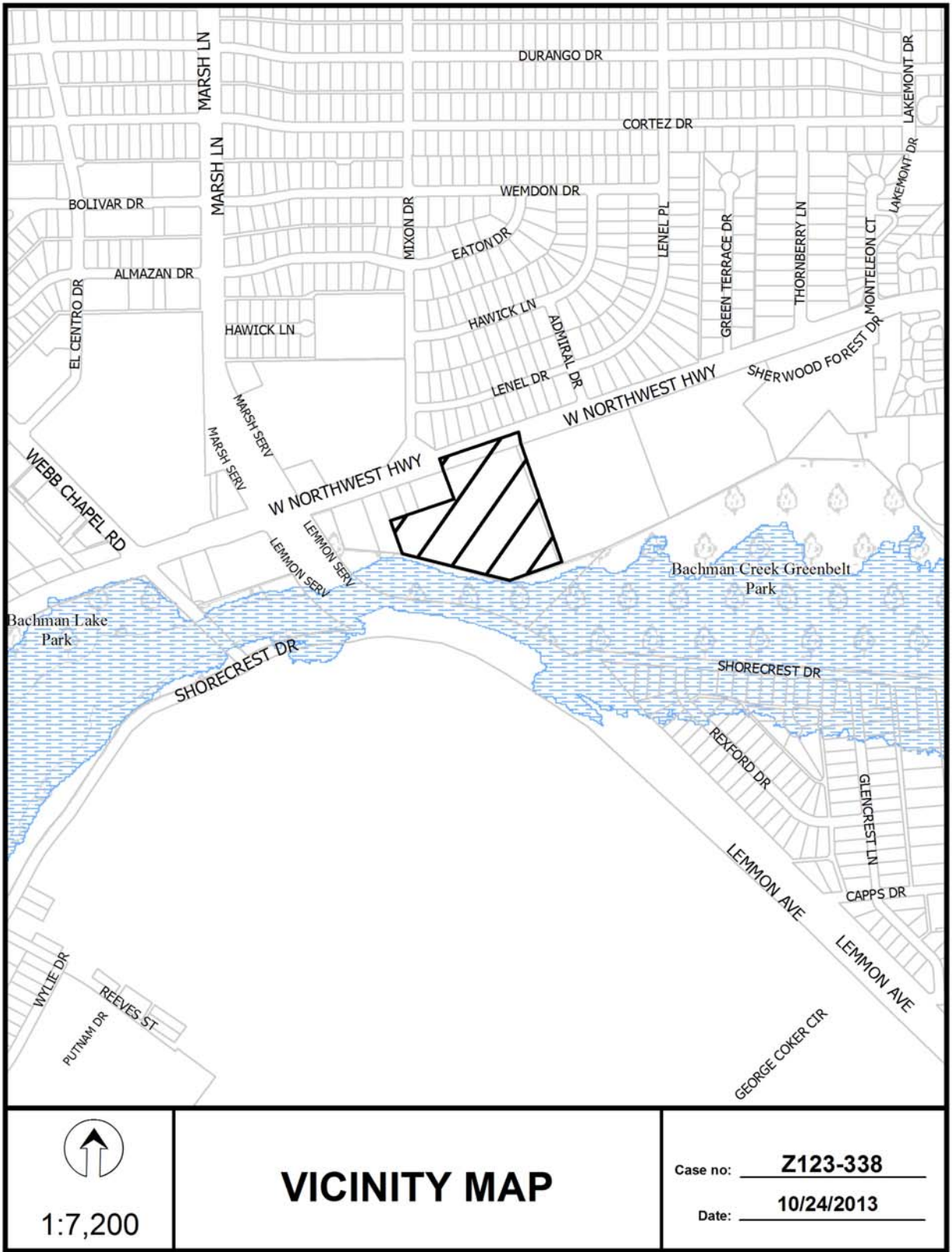


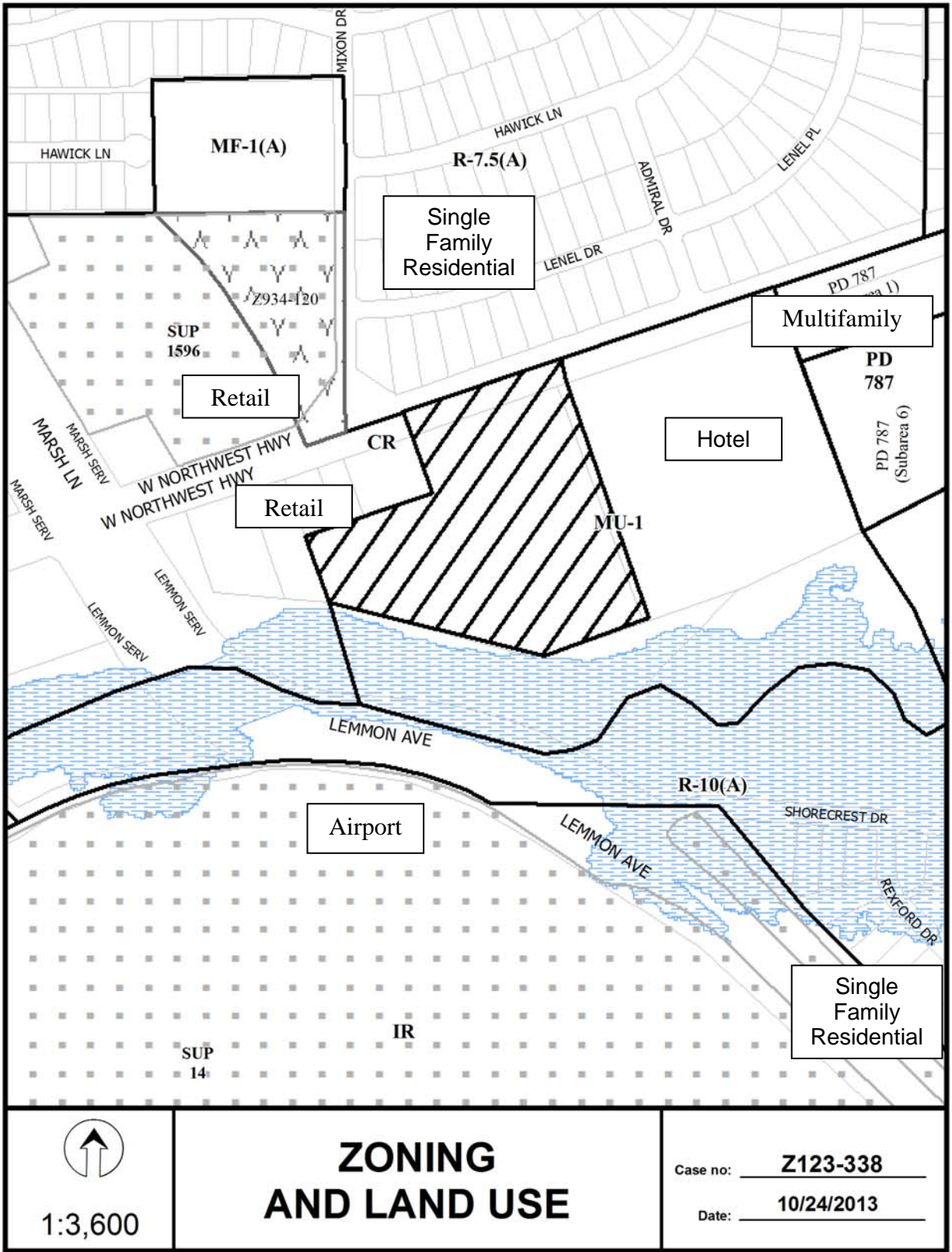
Z123-338 Building Plat Form

| Fielding Field | Minimum Field | Maximum Field |
|---------------------|--|---------------|
| Lot Number | 1 | 100 |
| County & Block Name | Dallas County & Block A/5089 | |
| Sublot | 1 | 100 |
| Notes | Minimum lot area shall not be less than 10,000 sq. ft. (2.31 acres). Minimum lot width shall not be less than 100 feet. Minimum lot depth shall not be less than 100 feet. Minimum lot area shall not be less than 10,000 sq. ft. (2.31 acres). Minimum lot width shall not be less than 100 feet. Minimum lot depth shall not be less than 100 feet. No other zoning is required. | |

CONCEPTUAL PLAN
 Lot 3, Block A/5089
 Crow-Farnell Plaza on Bachman Creek
 Portion of Lot 4, Block A/5089
 The Plaza on Bachman Creek
 Dallas, Dallas County, Texas
 Case No. Z123-338

Pipburn & Carson, LLC
 6037 Fossil Lane - Suite 229
 Dallas, Texas 75249
 Tel: (214) 326-3000
 Fax: (214) 326-3000
 www.pipburncarson.com
 Surveying Firm #1324





1:3,600

ZONING AND LAND USE

Case no: Z123-338
Date: 10/24/2013

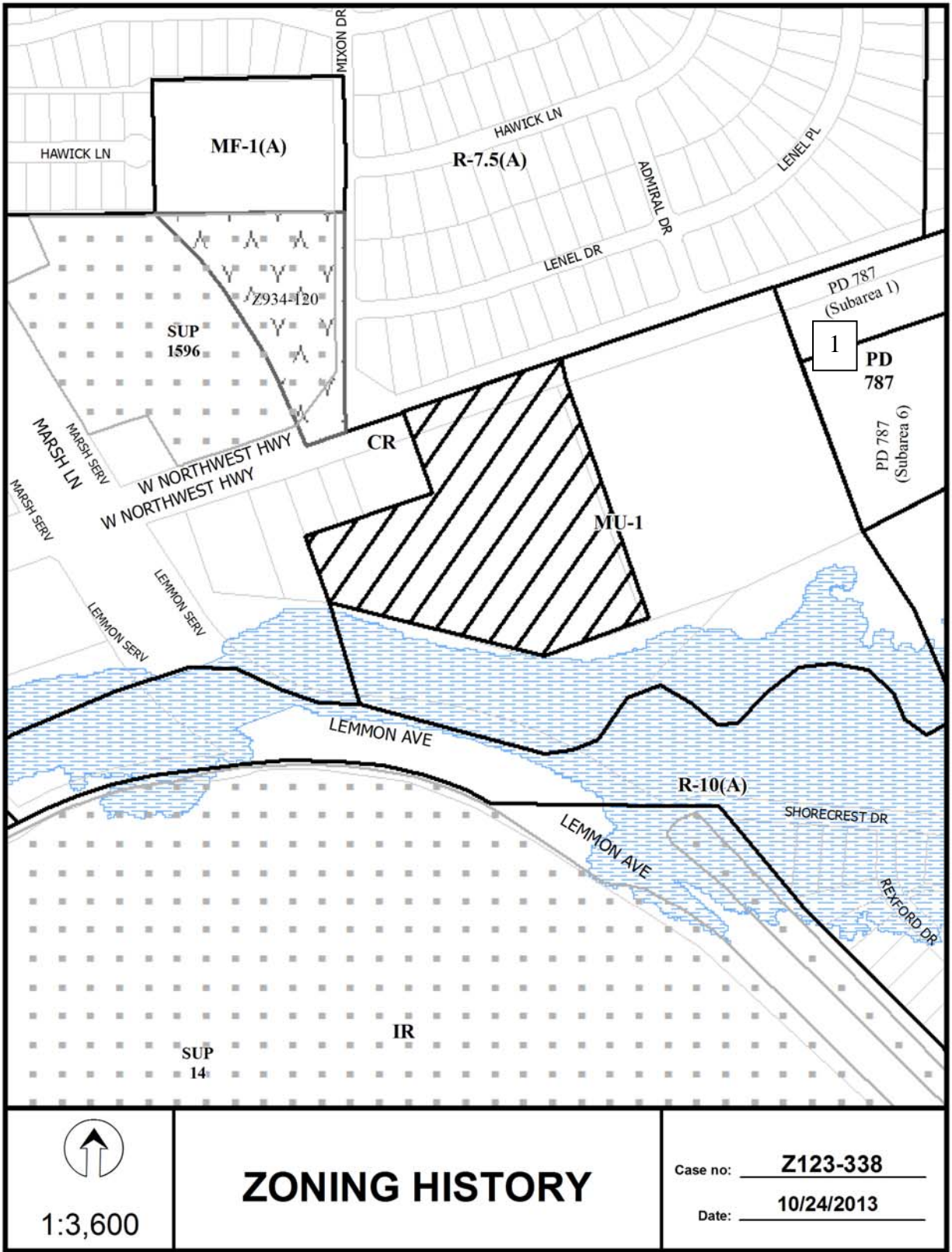


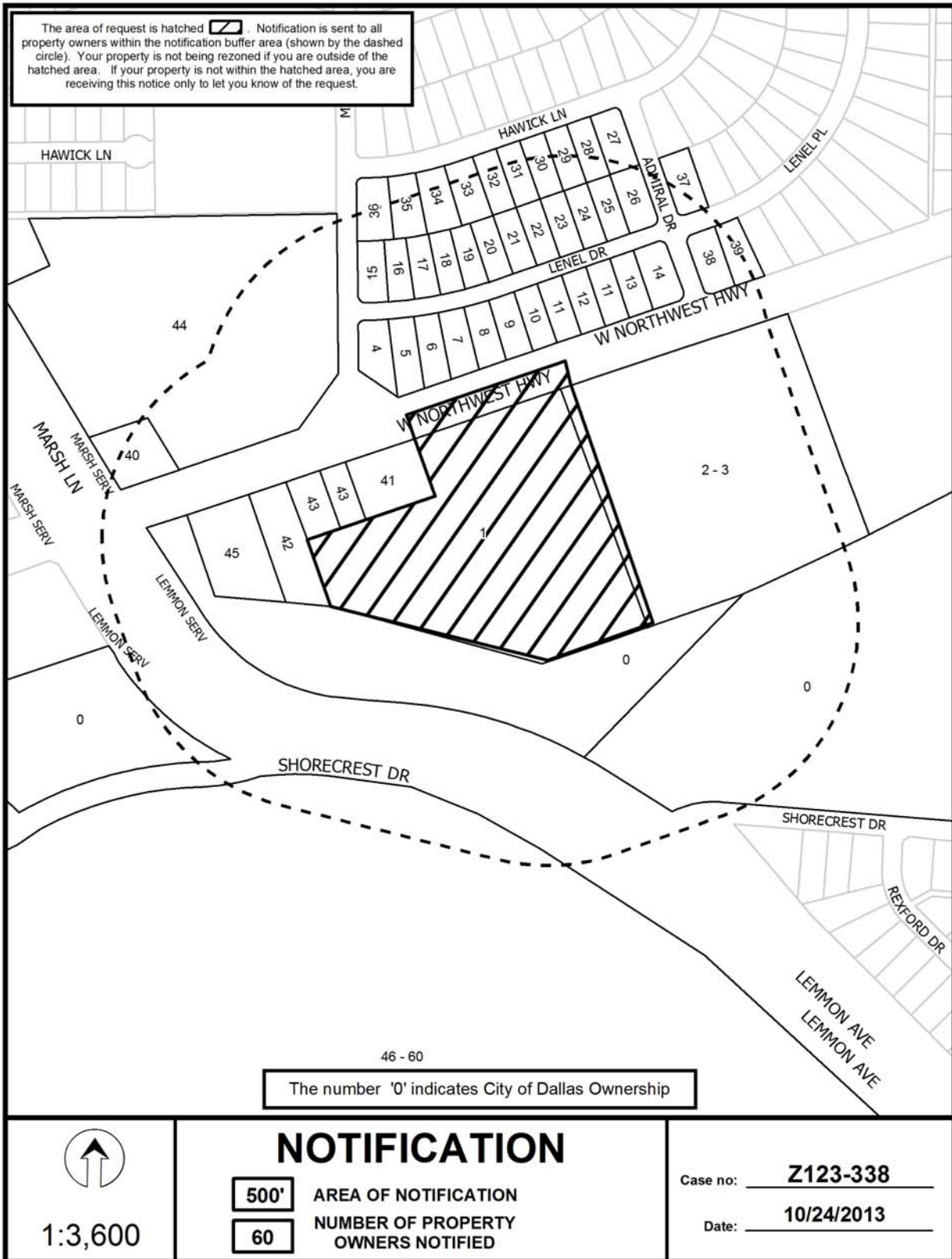
1:3,600

AERIAL MAP

Case no: Z123-338

Date: 10/24/2013





Notification List of Property Owners

Z123-338

60 Property Owners Notified

| Label # | Address | Owner |
|---------|--------------------|-------------------------------------|
| 1 | 3810 NORTHWEST HWY | BLUFFVIEW DALLAS ASSOCIATES LLC |
| 2 | 3880 NORTHWEST HWY | FELCOR MM HOLDINGS ET AL SUITE 1300 |
| 3 | 3890 NORTHWEST HWY | BT OWNER LP |
| 4 | 3804 LENEL DR | LEON GILBERTO & LEON LILIA |
| 5 | 3808 LENEL DR | CUTLER JOSEPH G & SALLY P |
| 6 | 3812 LENEL DR | SMITS PETER & |
| 7 | 3818 LENEL DR | BENITEZ HERMENEJILDO |
| 8 | 3822 LENEL DR | GOMEZ LUIS |
| 9 | 3826 LENEL DR | GEORGOULIS ELIZABETH |
| 10 | 3832 LENEL DR | VERVE PATRICIA |
| 11 | 3836 LENEL DR | ANTIGUA LLC |
| 12 | 3842 LENEL DR | PUNTES JOSE & MAIRA L |
| 13 | 3852 LENEL DR | SADER MIKE J |
| 14 | 3858 LENEL DR | BROWN ROWLAND & SANDRA DENISE |
| 15 | 3805 LENEL DR | OLIVARES RICHARD C & NORMA B |
| 16 | 3811 LENEL DR | RANGEL EMILY E G |
| 17 | 3815 LENEL DR | CABEZA RENE M & KIM M |
| 18 | 3819 LENEL DR | MEARS JAMES J |
| 19 | 3827 LENEL DR | TREVINO CONRAD & |
| 20 | 3833 LENEL DR | MARTINEZ AUGUSTINE & CRISELDA |
| 21 | 3837 LENEL DR | TORRES JOSE & GARCIA JAIME T |
| 22 | 3843 LENEL DR | GARCIA TONY JR & ALICIA |
| 23 | 3847 LENEL DR | STELLEMA KATHLEEN |
| 24 | 3853 LENEL DR | NAVARRO MARIA |
| 25 | 3857 LENEL DR | ROSALES VICTOR G |
| 26 | 3863 LENEL DR | PRADO LUIS A & FLORANIA B |
| 27 | 3852 HAWICK LN | SEGUIN MARC LOUS |
| 28 | 3846 HAWICK LN | RAMIREZ ESTHER ET AL |
| 29 | 3840 HAWICK LN | BAKER MOLLY |

10/23/2013

| Label # | Address | Owner |
|----------------|-----------------------|---|
| 30 | 3836 HAWICK LN | HAMMOND KEVIN L |
| 31 | 3832 HAWICK LN | CAMP DEBORAH SUE |
| 32 | 3826 HAWICK LN | STEVENS SUZANNE L |
| 33 | 3822 HAWICK LN | SALINAS CARMEN & HERIBERTO |
| 34 | 3816 HAWICK LN | MENDEZ JOSE G & OFELIA |
| 35 | 3810 HAWICK LN | HERRERA BETHANY COX |
| 36 | 3804 HAWICK LN | MALCHI MELISSA D MALCHI JOHN E |
| 37 | 9305 LENEL PL | BRALY E L ESTATE % CORA BRALY |
| 38 | 9304 LENEL PL | MORALES VICTOR |
| 39 | 9308 LENEL PL | LAND RAYMOND B |
| 40 | 3767 NORTHWEST HWY | LEAL PROPERTIES LTD |
| 41 | 3780 NORTHWEST HWY | CARROLL CONCERNS LTD PS |
| 42 | 3750 NORTHWEST HWY | ADMIRAL FLAG INC |
| 43 | 3760 NORTHWEST HWY | INTERRANTE INTERESTS LTD |
| 44 | 9440 MARSH LN | DAYTON HUDSON CORP 33 S 6TH ST |
| 45 | 3740 NORTHWEST HWY | NORTHWAY JV STE 1416 |
| 46 | 3001 MOCKINGBIRD LN | DALLAS CITY OF |
| 47 | 2702 LOVE FIELD DR | SOUTHWEST AIRLINES CO |
| 48 | 8020 DENTON DR | JACKS AUTO SUPPLY |
| 49 | 7212 CEDAR SPRINGS RD | HERTZ RENT A CAR |
| 50 | 7020 CEDAR SPRINGS RD | AVIS RENT A CAR % REAL ESTATE TAX DEPT |
| 51 | 3407 HAWES AVE | TUCKER BLAKE C |
| 52 | 7555 LEMMON AVE | DALLAS CITY OF |
| 53 | 8333 LEMMON AVE | SOUTHWESTERN BELL SBC COMMUNICATIONS INC |
| 54 | 8008 CEDAR SPRINGS RD | DALLAS CITY OF |
| 55 | 3377 EDWARDS AVE | NATIONAL CAR RENTAL TAX DEPT 1154 |
| 56 | 6828 ANSLEY AVE | ENTERPRISE RENT A CAR COMPANY |
| 57 | 8611 LEMMON AVE | BUSINESS JET CENTER |
| 58 | 3250 LOVE FIELD DR | MLT DEVELOPMENT % GREGORY TUCKER |
| 59 | 3232 LOVE FIELD DR | MLT DEVELOPMENT COMPANY |
| 60 | 7366 CEDAR SPRINGS | ENTERPRISE HOLDINGS |