



CITY OF DALLAS  
CITY PLAN COMMISSION  
Thursday, December 1, 2011  
AGENDA

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

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

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

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**EXECUTIVE SESSION:**

Zoning and Platting of Schools  
John Rogers, Assistant City Attorney

**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket Planner: Paul Nelson

Consent Items:

- (1) **S112-022**  
(CC District 3)
- An application to replat an 18.620 acre tract of land containing all of Lot 1 in City Block A/4689 to create one 8.710 acre lot, one 3.677 acre lot, one 2.099 acre lot and one 4.134 acre lot located at Forth Worth and Colorado Blvd., southwest corner  
Applicant/Owner: The Park at Kessler, LP  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: November 8, 2011  
Zoning: PD No. 714, Subdistrict 4A  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (2) **S112-023**  
(CC District 7) An application to create a 0.138 acre lot from a tract of land in City Block 7068 at 3028 Dorris Street east of Woodville Street  
Applicant/Owner: Dallas Neighborhood Alliance For Habitat  
Surveyor: A&W Surveyors, Inc.  
Application Filed: November 8, 2011  
Zoning: PD 595(R-5(A))  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (3) **S112-024**  
(CC District 8) An application to create a 3.9405 acre lot from a tract of land in City Block 6045 at Red Bird Lane and Westmoreland Road  
Applicant/Owner: A.W Brown Leadership Academy  
Surveyor: The Wallace Group  
Application Filed: November 9, 2011  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (4) **S112-026**  
(CC District 6) An application to create a 1.486 acre lot in City Block 7665 located north of Keeneland Parkway at Loop 12  
Applicant/Owner: City of Dallas  
Surveyor: City of Dallas  
Application Filed: November 15, 2011  
Zoning: RR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (5) **S112-027**  
(CC District 8) An application to create a 4.275 acre lot in City Block 8820 on U.S. Highway 175 between Woody Road and Belt Line Road  
Applicant/Owner: Baltazar Maldonado  
Surveyor: Peiser Surveying, LLC  
Application Filed: November 16, 2011  
Zoning: CS-D-1  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Miscellaneous Docket

- M101-047**  
Richard Brown  
(CC District 2) Minor amendment to the development plan for Planned Development Subdistrict No. 80 for MF-2 Multiple Family Subdiistrict Uses within Planned Development District No. 193, the Oak Lawn Special Purpose District in an area bounded by Brown Street, Wycliff Avenue, Congress Avenue, and Douglas Avenue.  
Staff Recommendation: **Approval**  
Applicant: The Residences at Wycliff, Ltd.  
Representative: Kirk R. Williams

- M101-053**  
Richard Brown  
(CC District 2)
- Minor amendment to the site plan for Specific Use Permit No. 1828 for a Financial institution with drive-in window use on the west corner of Riverfront Boulevard and Leslie Street.  
Staff Recommendation: **Approval**  
Applicant: Ennis State Bank  
Representative: Michael R. Coker
- M112-004**  
Richard Brown  
(CC District 10)
- Minor amendment to the landscape and development plan for Planned Development District No. 617 for a Public school and R-7.5(A) Single Family District Uses on the northwest corner of Ferndale Road and Lakemere Drive.  
Staff Recommendation: **Approval**  
Applicant: Richardson Independent School District  
Representative: Phil Lozano
- W112-001**  
Neva Dean  
(CC District 14)
- An application for a waiver of the two-year waiting period in order to submit an application to amend Planned Development Subdistrict No. 20 to allow a dry cleaner and tailor use on the east corner of Oak Lawn Avenue and Gillespie Street.  
Staff Recommendation: **Denial**

Certificates of Appropriateness for Signs

- 1110031122**  
Carolyn Horner  
(CC District 14)
- An application for a Certificate of Appropriateness for the installation of one twenty-nine feet across by approximately four-and-one-half feet tall LED flat attached sign containing the company logo and the text "NexBank" on the west elevation of at 2515 McKinney Avenue.  
Applicant: Kim Hlas  
Staff Recommendation: **Approval**  
SSDAC Recommendation: **Approval**
- 1110031124**  
Carolyn Horner  
(CC District 14)
- An application for a Certificate of Appropriateness for the installation of one twenty-nine feet across by approximately four-and-one-half feet tall LED flat attached sign containing the company logo and the text "NexBank" on the north elevation of at 2515 McKinney Avenue.  
Applicant: Kim Hlas  
Staff Recommendation: **Approval**  
SSDAC Recommendation: **Approval**

Zoning Cases – Consent

1. **Z101-395(MW)**  
Megan Wimer  
(CC District 2)  
An application to amend the conditions of Subdistrict 1 within Planned Development District No 691 on the northwest corner of Greenville Avenue and Lewis Street.  
Staff Recommendation: **Approval**, subject to conditions.  
Applicant: Greenville-Cityville LLC - Long Ridge Residential  
Representative: MASTERPLAN
  
2. **Z112-104(MW)**  
Megan Wimer  
(CC District 2)  
An application for a Specific Use Permit for a Community Service Center and Group Residential Facility on property zoned Planned Development District No. 539 for CR Community Retail District uses and a Group Residential Facility by Specific Use Permit on the northeast corner of Graham Avenue and of Philip Avenue.  
Staff Recommendation: **Approval** for a five-year period with eligibility for additional five-year periods, subject to a site plan and conditions.  
Applicant/Representative: Teen/Life Challenge of Dallas, Inc.
  
3. **Z101-352(MG)**  
Michael Grace  
(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 use less than 3,500 square feet on property zoned a MU-1 Mixed Use District with a D Liquor Control Overlay on the southwest corner of S. Zang Boulevard and W. Suffolk Avenue.  
Staff Recommendation: **Approval**, of the D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.  
Applicant/Representative: Palmera, Inc.
  
4. **Z101-359(MG)**  
Michael Grace  
(CC District 6)  
An application to renew Specific Use Permit No. 1653 for an outside industrial potentially incompatible use on property zoned an IM Industrial Manufacturing District with deed restrictions on the north side of Mañana Street, west of Newkirk Street.  
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.  
Applicant: Jill Ann Free L.P.



Zoning Cases – Under Advisement

5. **Z101-258(MG)**  
Michael Grace  
(CC District 7)
- An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay on the south corner of Forney Road and Lawnview Avenue.
- Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.
- Applicant: BKPR Corporation  
Representative: Rebekah Kim, Logos & Co.  
U/A From: October 20, 2011 and November 17, 2011
6. **Z101-271(MG)**  
Michael Grace  
(CC District 4)
- An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use less than 3,500 square feet on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the southwest corner of E. R.L. Thornton Freeway and N. Jim Miller Road.
- Staff Recommendation: **Approval** for a two-year period with eligibility for additional five-year periods, subject to a site plan and conditions.
- Applicant: Racetrac Petroleum, Inc  
Representative: Karen Mitchell, Mitchell Planning Group, LLC  
U/A From: September 15, 2011
7. **Z101-367(WE)**  
Warren Ellis  
(CC District 4)
- An application for a Planned Development District for a public school other than an open-enrollment charter school and R-7.5(A) Single Family District uses and the termination of Specific Use Permit No. 142 for radio towers on property zoned an R-7.5(A) Single Family District on the north side of Bruton Road between Mack Lane and Hillburn Drive.
- Staff Recommendation: **Approval**, subject to a development plan, landscape plan, traffic management plan and conditions and **approval** of the termination of Specific Use Permit No. 142 for radio towers.
- Applicant: Dallas Independent School District  
Representative: MASTERPLAN - Karl Crawley  
U/A From: November 3, 2011

Zoning Cases – Individual

8. **Z101-342(WE)**  
Warren Ellis  
(CC District 2)
- An application for a Planned Development District for a public school other than an open-enrollment charter school and D(A) Duplex District uses on property zoned an D(A) Duplex District and a CS Commercial Service District on the south corner of S. Barry Avenue and Philip Avenue, and certain lots in an area generally bounded by S. Fitzhugh Avenue, Philip Avenue, S. Barry Avenue and Gurley Avenue.
- Staff Recommendation: **Approval**, subject to a development plan, revised landscape plan, traffic management plan and conditions.
- Applicant: Dallas Independent School District  
Representative: MASTERPLAN – Karl Crawley

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Other Matters

Minutes: November 3, 2011 and November 17, 2011

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

None

### EXECUTIVE SESSION NOTICE

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

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

**CITY PLAN COMMISSION**

**THURSDAY, DECEMBER 1, 2011**

**FILE NUMBER:** S112-022

**Subdivision Administrator:** Paul Nelson

**LOCATION:** Forth Worth and Colorado Blvd., southwest corner

**DATE FILED:** November 8, 2011

**ZONING:** PD No. 714, Subdistrict 4A

**CITY COUNCIL DISTRICT:** 3     **SIZE OF REQUEST:** 18.620 Acre     **MAPSCO:** 43Z

**APPLICANT:** The Park at Kessler, LP

**REQUEST:** An application to replat an 18.620 acre tract of land containing all of Lot 1 in City Block A/4689 to create one 8.710 acre lot, one 3.677 acre lot, one 2.099 acre lot and one 4.134 acre lot located at Forth Worth and Colorado Blvd., southwest corner.

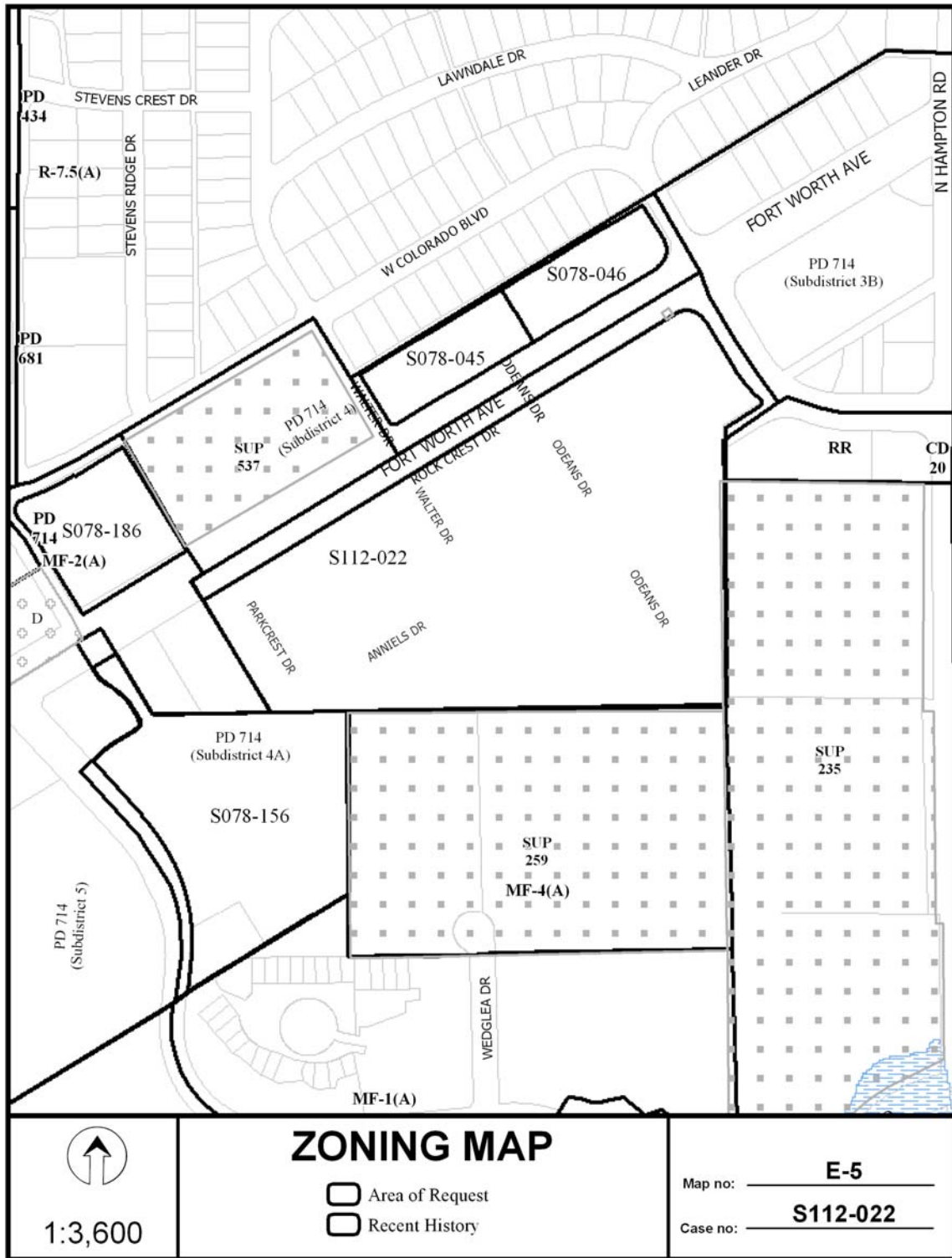
**SUBDIVISION HISTORY:** There has been no recent subdivision activity within close proximity to this request.

**STAFF RECOMMENDATION:** The proposed subdivision complies with the PD No. 714, Subdistrict 4A regulations; therefore, staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from

the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.

10. The maximum number of lots permitted by this plat is 4.
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 will not be allowed without Engineering Section approval."
14. On the final plat dedicate 28 feet of ROW/Street easement, public utility and sidewalk easement from the established center line of Anniels Drive.
15. On the final plat show how all adjoining ROW were created.
16. On the final plat use the correct owners name, must match the recorded deed.
17. On the final plat change the 20 foot water easement (vol. 2141, pg. 354) to a 25 foot utility easement.
18. On the final plat add a drainage easement to the existing storm sewer line at the southwest corner of Fort Worth Avenue and former Walter Drive.
19. On the final plat label all abandoned streets per Ordinance No. 23696 and Certificate of Correction in Vol. 99227, pg. 1926.
20. The owner must provide a letter stating that there are no public or private utilities in the alley abandonment area that runs between Odeans and Walter Drives. Real Estate release is required prior to signature of the Chairman on the final plat.
21. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
22. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
23. New water and/or wastewater easements need to be shown.
24. Water/wastewater main extension is required by Private Development Contract.
25. On the final plat identify the property as City Block A/4689, Lot 1A, 1B, 1C and 1D.

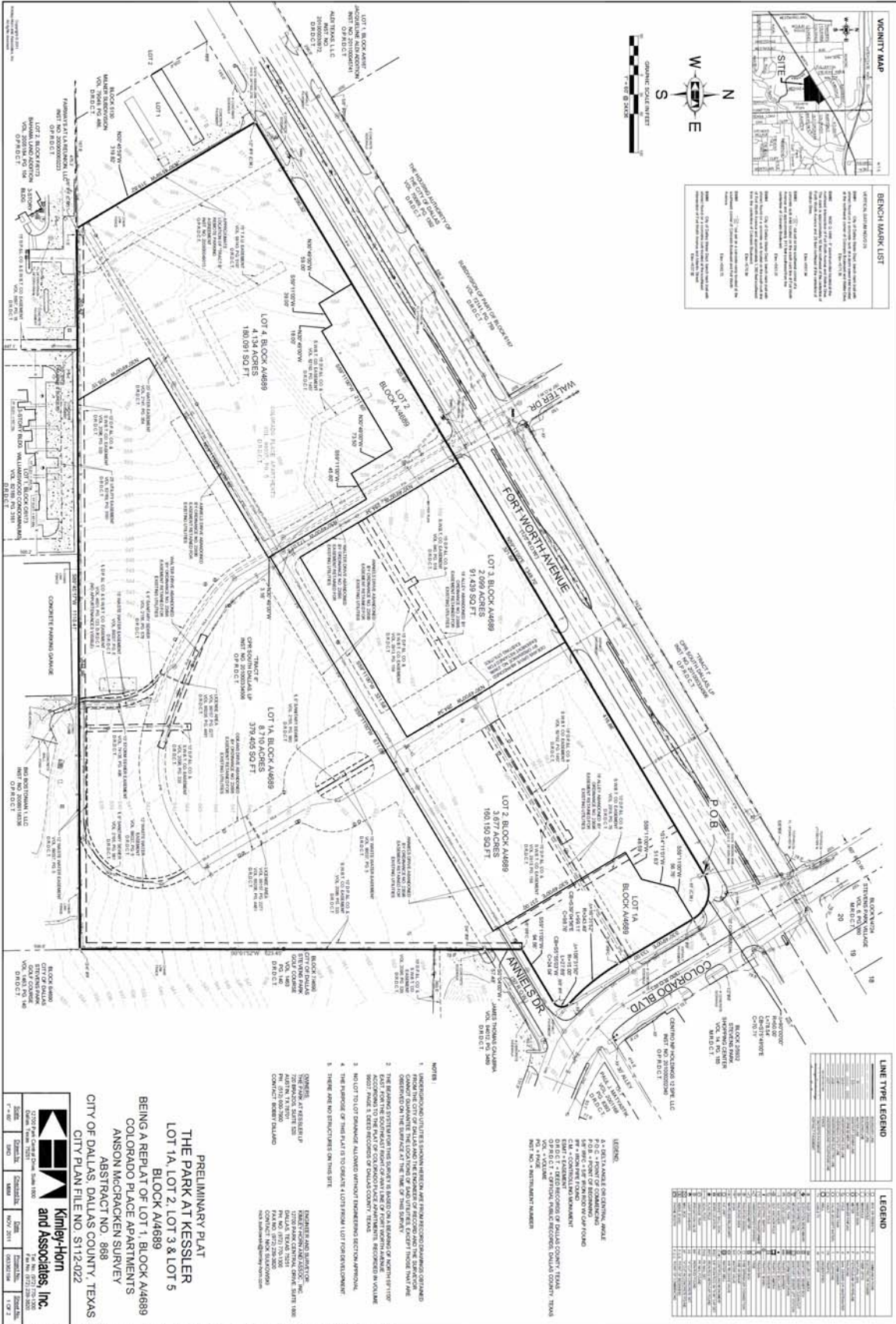


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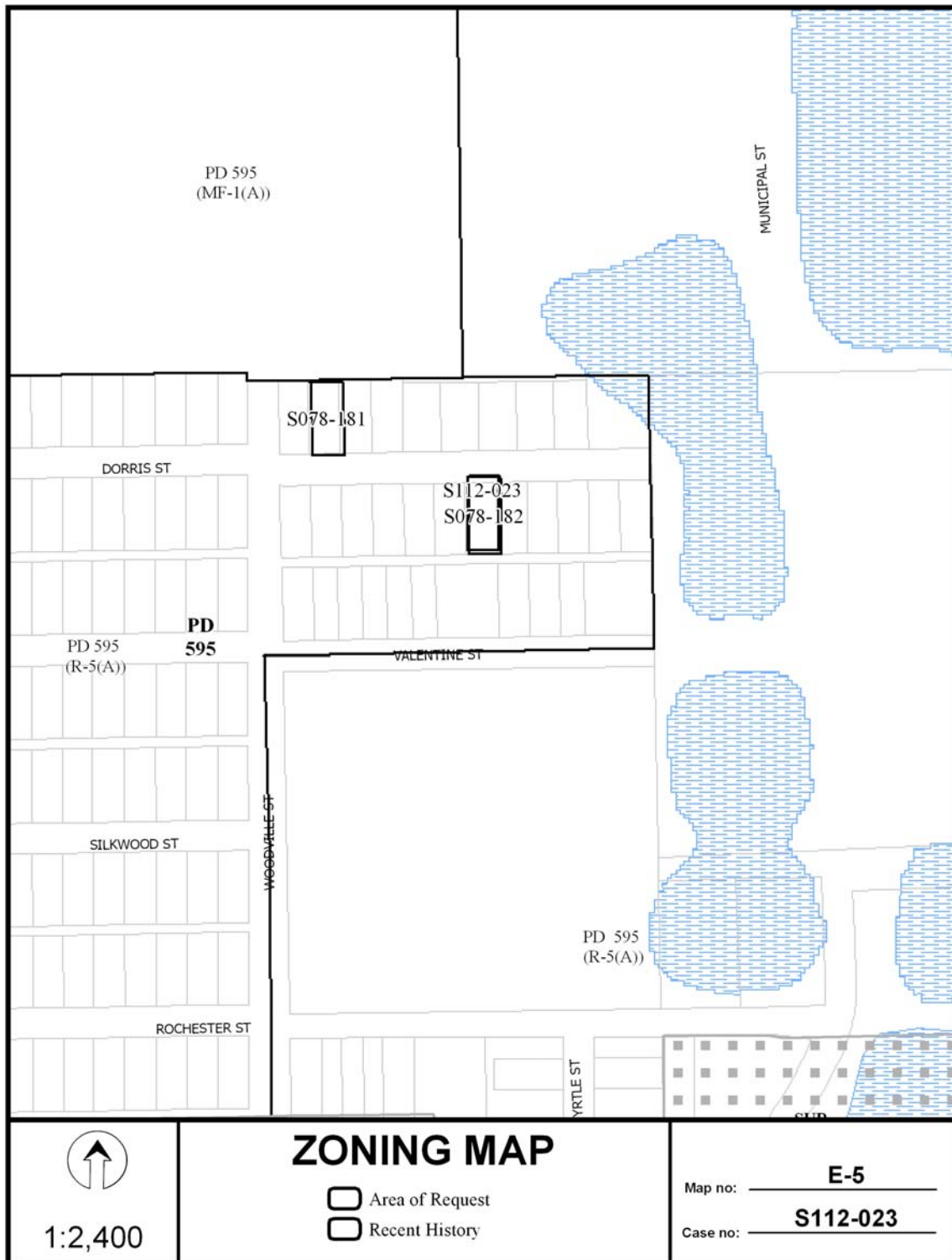
**CITY PLAN COMMISSION****THURSDAY, DECEMBER 1, 2011****FILE NUMBER:** S112-023**Subdivision Administrator:** Paul Nelson**LOCATION:** 3028 Dorris Street east of Woodville Street**DATE FILED:** November 8, 2011**ZONING:** PD No. 595, R-5(A)**CITY COUNCIL DISTRICT:** 7      **SIZE OF REQUEST:** 0.138 Acre      **MAPSCO:** 56H**APPLICANT:** Dallas Neighborhood Alliance For Habitat**REQUEST:** An application to create a 0.138 acre lot from a tract of land in City Block 7068 at 3028 Dorris Street east of Woodville Street.**SUBDIVISION HISTORY:**

1. S078-182 was an application on the same property as the present request to create one, 5,999 square foot lot. The zoning at the time was Duplex which requires a minimum lot size of 6,000 square feet. The request was withdrawn because the Plan Commission could not approve a plat that contains less land area than what is required by zoning. The zoning was changed to an R-5 Sub-district within PD 595.

**STAFF RECOMMENDATION:** The proposed subdivision complies with the lot area requirements of the PD 595 R-5(A) District; therefore, staff recommends approval subject to compliance with the following conditions:

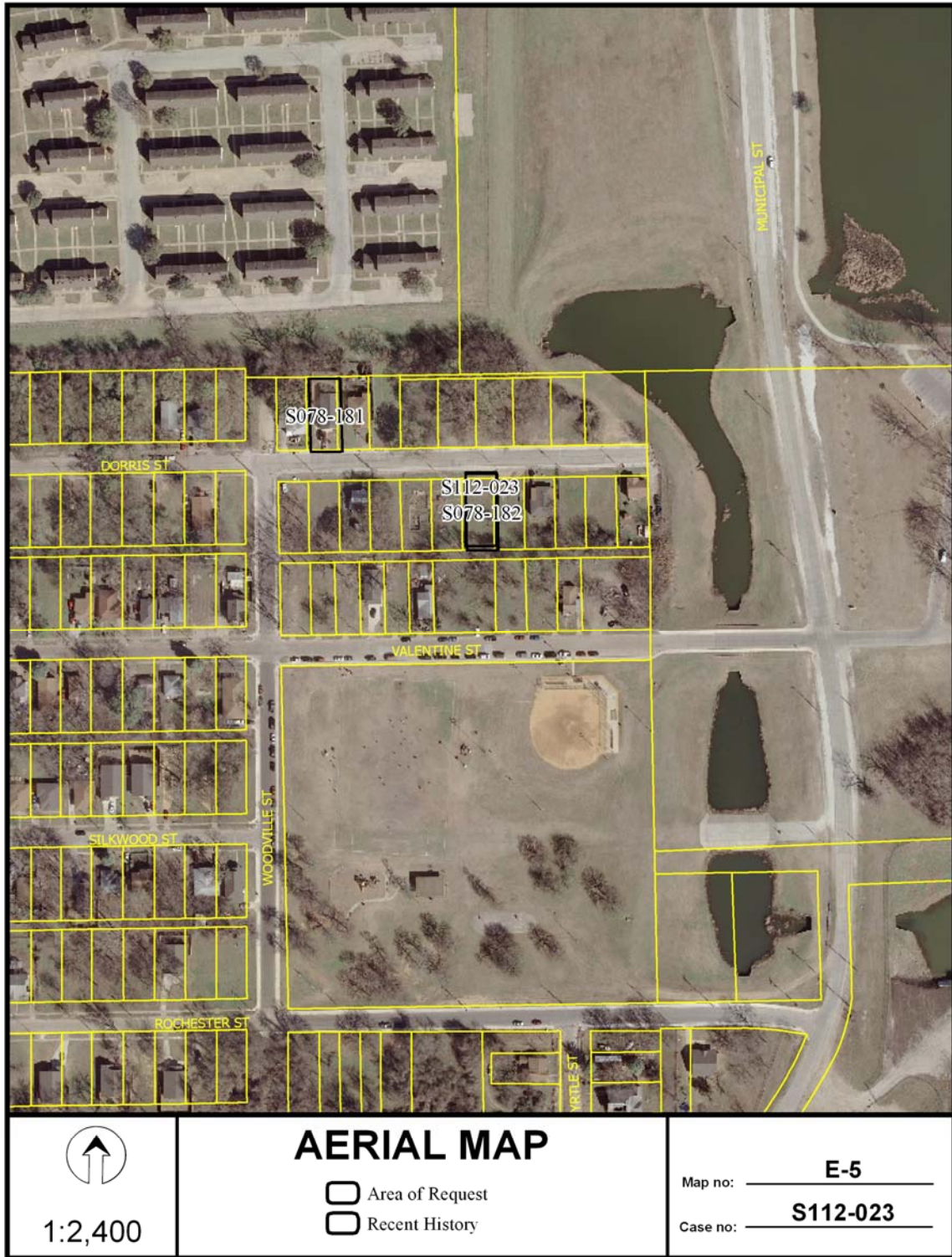
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

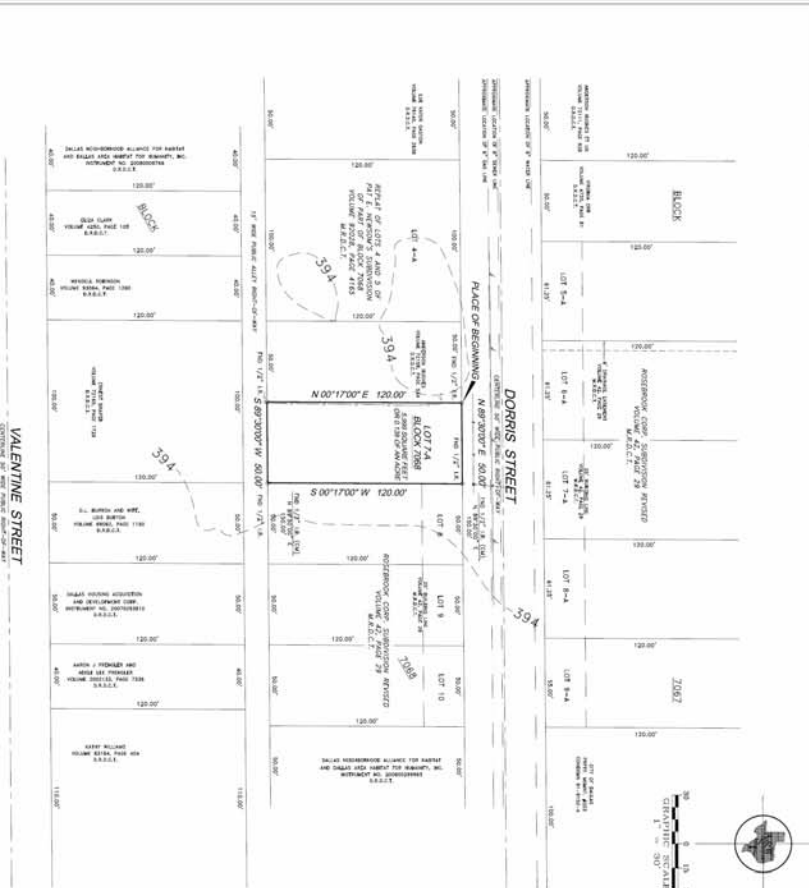
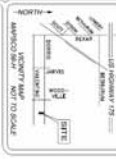
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.
10. The maximum number of lots permitted by this plat is 1.
11. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
12. 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 ROW were 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.
15. On the final plat identify the property as City Block 7068, Lot 7.



11/20/2011







**NOTES**

1. Block 7088 and Block 7089 are shown as one block.
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**OWNER'S DECLARATION**

I, the undersigned, being the owner of the above described premises, do hereby certify that the above is a true and correct copy of the plat as shown to me by the City of Dallas, Texas, and that I have no objection to the same being recorded for the purposes and consideration herein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

**STATE OF TEXAS**  
**COUNTY OF DALLAS**

\_\_\_\_\_, Clerk of the County.

**PRELIMINARY/FINAL PLAT**  
**DORRIS HABITAT 2**  
 Lot 7-A, Block 7088  
 Being a part of  
 SIOGON BE AVONOOD SURVEY, ABSTRACT NO. 1348  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 Civ. Plan 786 No. 8112-023

**OWNER'S DECLARATION**

I, the undersigned, being the owner of the above described premises, do hereby certify that the above is a true and correct copy of the plat as shown to me by the City of Dallas, Texas, and that I have no objection to the same being recorded for the purposes and consideration herein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

**STATE OF TEXAS**  
**COUNTY OF DALLAS**

\_\_\_\_\_, Clerk of the County.

**STATE OF TEXAS**  
**COUNTY OF DALLAS**

\_\_\_\_\_, Clerk of the County.

**STATE OF TEXAS**  
**COUNTY OF DALLAS**

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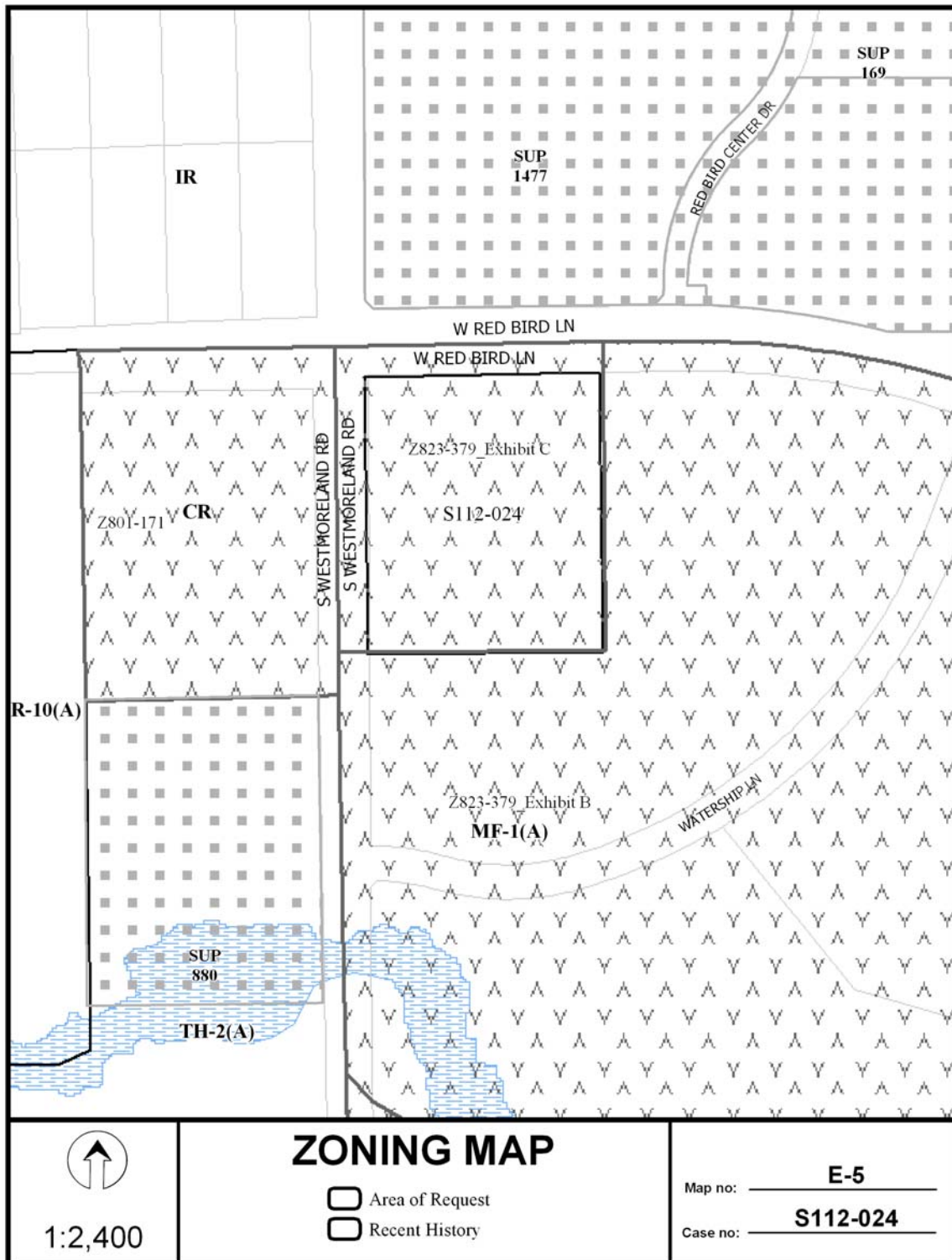


**CITY PLAN COMMISSION****THURSDAY, DECEMBER 1, 2011****FILE NUMBER:** S112-024**Subdivision Administrator:** Paul Nelson**LOCATION:** Red Bird Lane and Westmoreland Road, southeast corner**DATE FILED:** November 9, 2011**ZONING:** CR**CITY COUNCIL DISTRICT:** 8     **SIZE OF REQUEST:** 3.9405 Acre     **MAPSCO:** 63N**APPLICANT:** A.W Brown Leadership Academy**REQUEST:** An application to create a 3.9405 acre lot from a tract of land in City Block 6045 at Red Bird Lane and Westmoreland Road, southeast corner.**SUBDIVISION HISTORY:** There has been no subdivision activity within close proximity to this request area.**STAFF RECOMMENDATION:** The proposed subdivision complies with the lot area requirements of the CR District; therefore, staff recommends approval subject to compliance with the following conditions:


1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.



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. 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 will not be allowed without Engineering Section approval."
14. On the final plat dedicate a 20 foot by 20 foot corner clip at Westmoreland Road and Red Bird Lane.
15. On the final plat show how all adjoining ROW were created.
16. On the final plat remove the directional notation from Red Bird Lane and from Westmoreland Road.
17. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
18. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
19. New water and/or wastewater easements a minimum of 20 feet wide need to be shown.
20. Water/wastewater main extension is required by Private Development Contract.
21. On the final plat identify the property as City Block C8735, Lot 1.





 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	<p>Map no: <u>          E-5          </u></p> <p>Case no: <u>          S112-024          </u></p>
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11/20/2011





**CITY PLAN COMMISSION****THURSDAY, DECEMBER 1, 2011****FILE NUMBER:** S112-026**Subdivision Administrator:** Paul Nelson**LOCATION:** Keeneland Parkway at Loop 12**DATE FILED:** November 15, 2011**ZONING:** RR**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 1.486 Acre**MAPSCO:** 52J**APPLICANT:** City of Dallas

**REQUEST:** An application to create a 1.486 acre lot in City Block 7665 located north of Keeneland Parkway at Loop 12.

**SUBDIVISION HISTORY:**

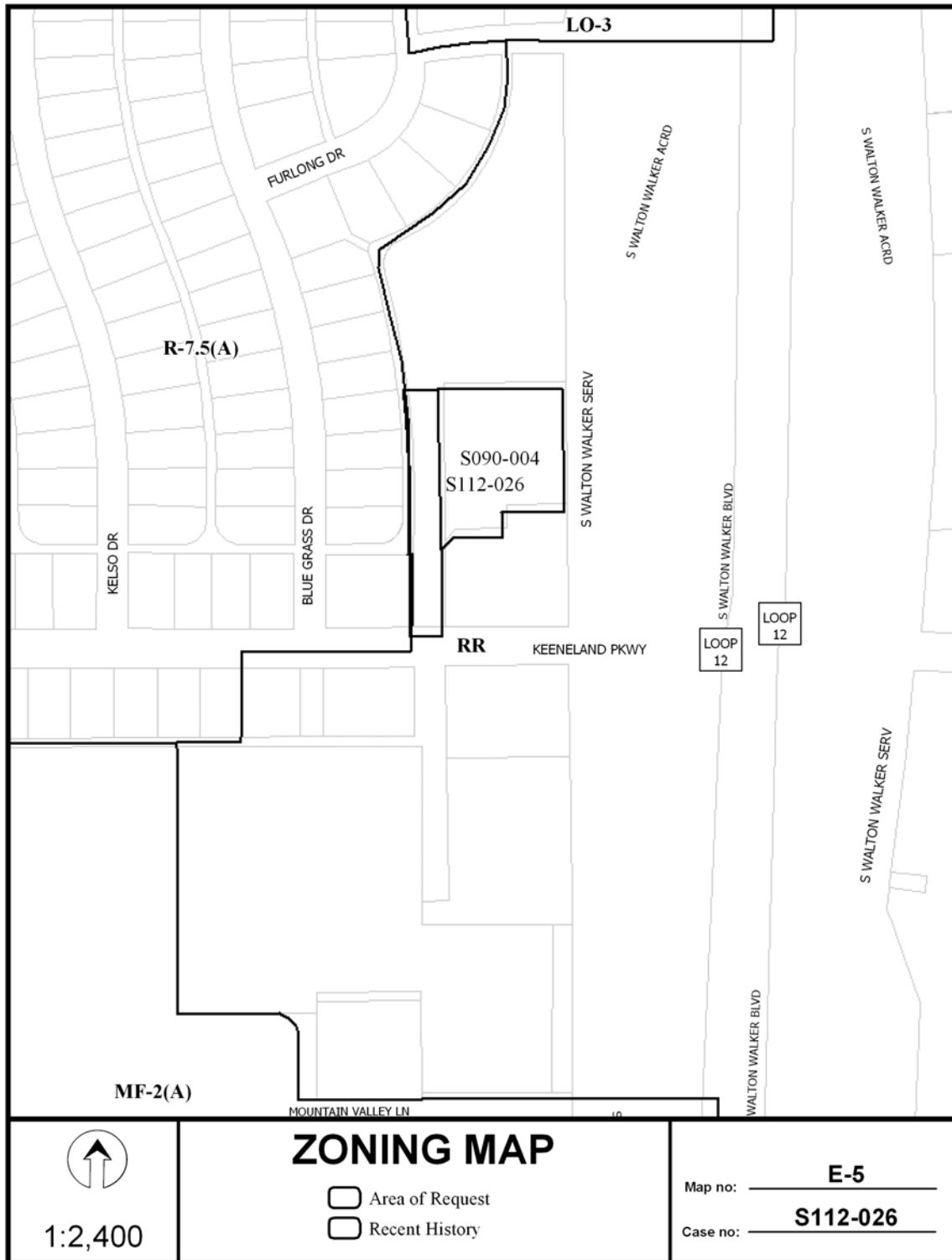
1. S090-004 was an application to create a 1.02 .acre lot from a tract of land in City Block 7665 and is all included within the present request. The request was approved as an Administrative Approval plat on October 23, 2009 but has not been recorded.

**STAFF RECOMMENDATION:** The proposed subdivision 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.
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6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

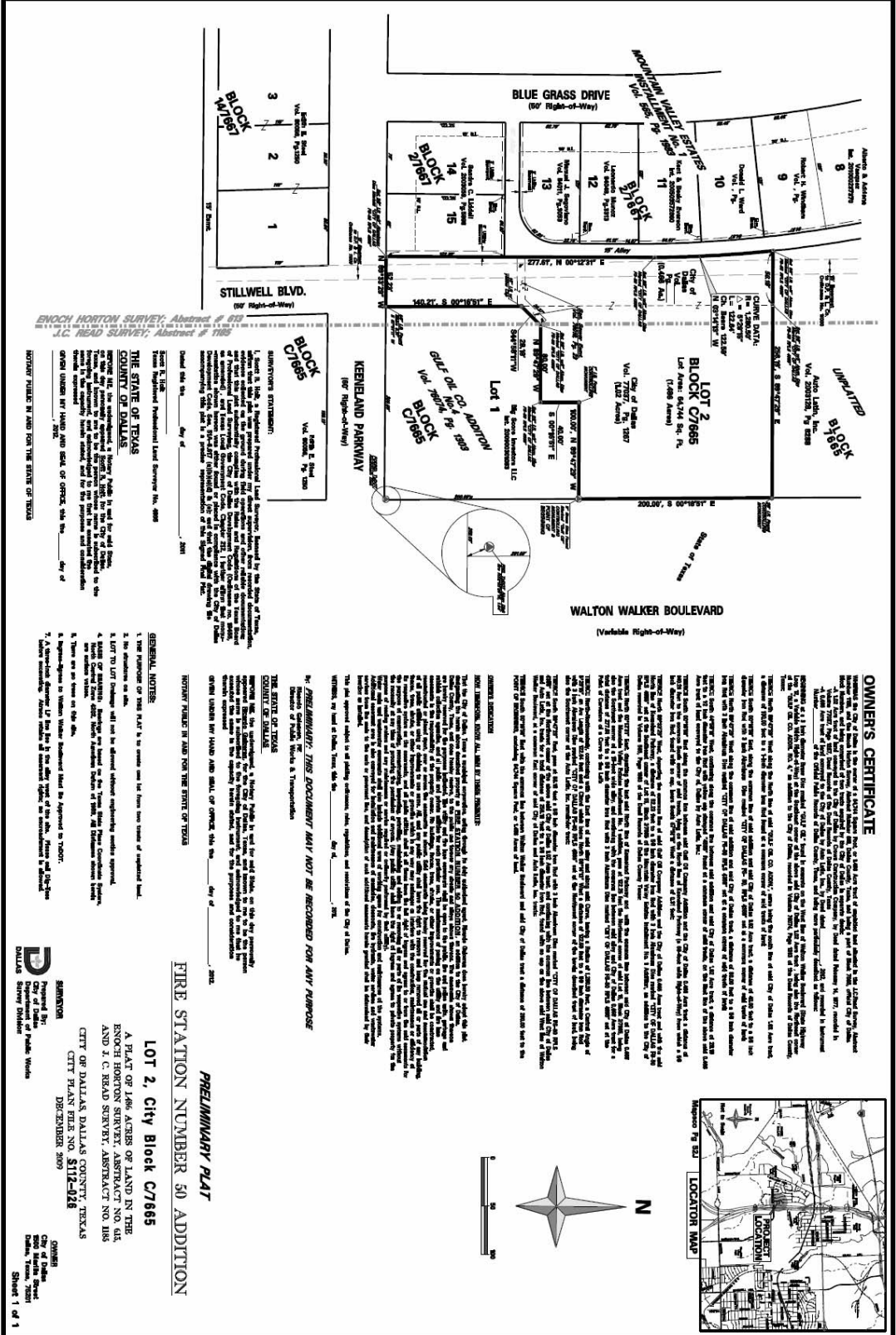


9. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
13. On the final plat add a note stating: "Access to Walton Walker Blvd. requires TXDOT approval."
14. On the final plat show how all adjoining ROW were created.
15. On the final plat show the recording information on all existing easements within 150 feet of the property.
16. On the final plat show all additions or tracts of land within 150 feet of the property.
17. On the final plat show Walton Walker Blvd. as "State Highway Loop 12".
18. 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.
19. On the final plat verify that Stillwell Blvd. was abandoned by Ordinance No. 11704 verify the conditions of the abandonment have been met. If they have been met then remove the name Stillwell Blvd. from that portion which has been abandoned.
20. On the final plat identify the property as City Block C/7665, Lot 2.



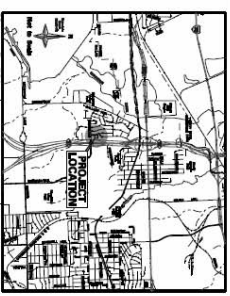
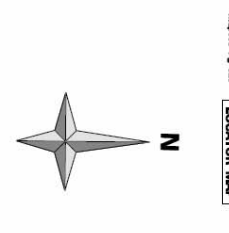






**OWNER'S CERTIFICATE**

THE CITY OF DALLAS, Texas, County of Tarrant, State of Texas, do hereby certify that the following is the correct plat of the fire station number 50 addition, and that the same has been approved and recorded in accordance with the laws of the State of Texas and the laws of the County of Tarrant, Texas. The City of Dallas, Texas, County of Tarrant, State of Texas, do hereby certify that the following is the correct plat of the fire station number 50 addition, and that the same has been approved and recorded in accordance with the laws of the State of Texas and the laws of the County of Tarrant, Texas.



**GENERAL NOTES:**

1. The plat of this fire station number 50 addition is subject to the approval of the City of Dallas, Texas.
2. The plat of this fire station number 50 addition is subject to the approval of the County of Tarrant, Texas.
3. LOT 2, CITY BLOCK C7865, is a lot of 1.6666 acres of land in the Enoch Horton Survey, Abstract No. 613.
4. THE CITY OF DALLAS, TEXAS, County of Tarrant, State of Texas, do hereby certify that the following is the correct plat of the fire station number 50 addition, and that the same has been approved and recorded in accordance with the laws of the State of Texas and the laws of the County of Tarrant, Texas.
5. There are no other notes on this plat.
6. A Surveyor's Report and other documents related to this fire station number 50 addition are available for review at the City of Dallas, Texas, Office of Planning and Development.
7. A Surveyor's Report and other documents related to this fire station number 50 addition are available for review at the County of Tarrant, Texas, Office of Planning and Development.

**PRELIMINARY PLAT**

**FIRE STATION NUMBER 50 ADDITION**

**LOT 2, City Block C7865**

A PLAT OF 1.6666 ACRES OF LAND IN THE ENOCH HORTON SURVEY, ABSTRACT NO. 613, AND I. C. READ SURVEY, ABSTRACT NO. 188, CITY OF DALLAS, TARRANT COUNTY, TEXAS.

CITY PLAN FILE NO. 3112-028

DECEMBER 2009

OWNER:  
City of Dallas  
Dallas, Texas, 75201

Prepared by:  
DALLAS Survey Division

Sheet 1 of 1

**CITY PLAN COMMISSION****THURSDAY, DECEMBER 1, 2011****FILE NUMBER:** S112-027**Subdivision Administrator:** Paul Nelson**LOCATION:** U.S. Highway 175 between Woody Road and Belt Line Road**DATE FILED:** November 16, 2011**ZONING:** CS**CITY COUNCIL DISTRICT:** 8      **SIZE OF REQUEST:** 4.275 Acre      **MAPSCO:** 69AR**APPLICANT:** Baltazar Maldonado**REQUEST:** An application to create a 4.275 acre lot in City Block 8820 on U.S. Highway 175 between Woody Road and Belt Line Road.**SUBDIVISION HISTORY:**

1. S101-048 was an application northwest of the present request to create one 1.031 acre lot from a tract of land in City Block 8820 on Belt Line Road between U.S. Highway 175 and Vida Lane. The request was approved on February 17, 2011 but has not been recorded.
2. S067-063 was an application north of the present request to create an 18 lot single family subdivision with lots ranging in size from 10,000 to 15,505 square feet in area from a 4.2729 acre tract of land in City Block 8820 on 1710 Vida Lane at Belt Line Road, south corner, northeast of US Hwy 175. The request was approved on January 11, 2007 and was recorded on August 10, 2007.

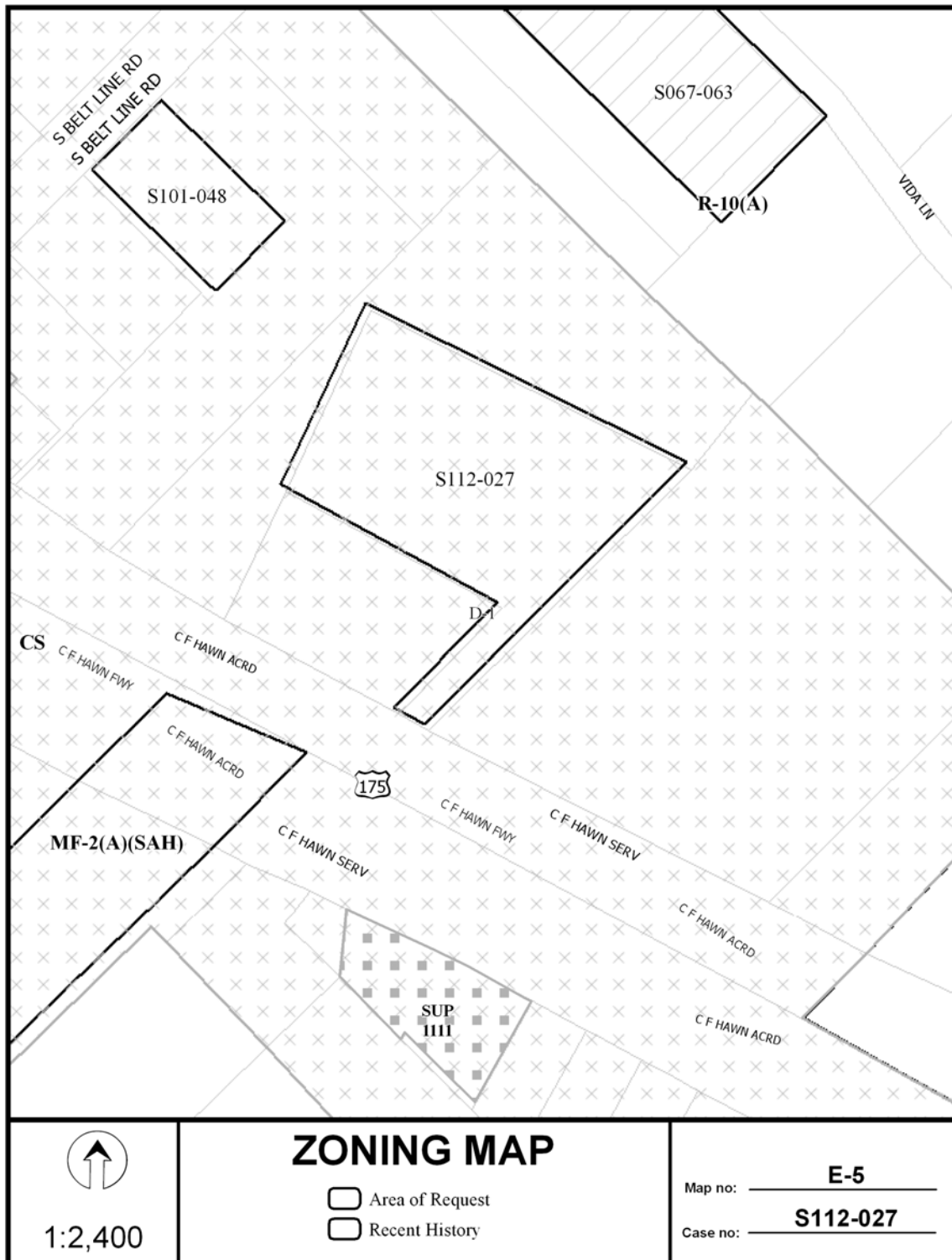
**STAFF RECOMMENDATION:** The proposed subdivision complies with the requirements of the CS District; therefore, staff recommends approval subject to compliance with the following conditions:

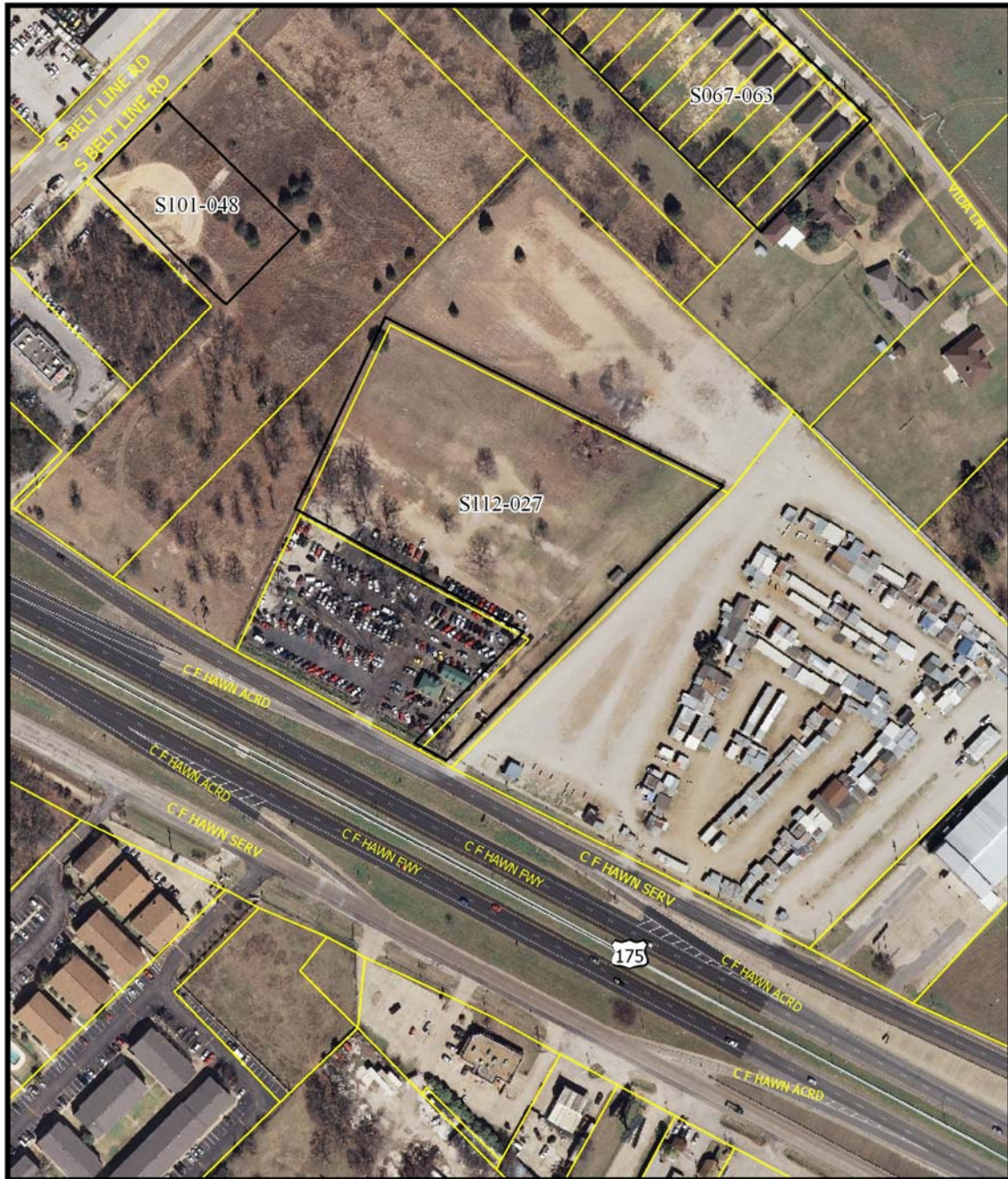
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with Article 10 Division IV of the Dallas Fire Code.
6. Any structure new or existing may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the


plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. A letter stating that the monumentation provisions of Section 51A-8.617 have been complied with and the monuments have been set must be received from the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.
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. Place a note on the final plat "Access or modification to US Highway 175 requires TXDOT approval."
14. Water/wastewater main extension is required by Private Development Contract.
15. On the final plat change "U.S. Highway 175 (C.F. Hawn Freeway)" to C.F. Hawn Freeway (U.S. Highway 175).







 1:2,400	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Map no: <u>      E-5      </u> Case no: <u>      S112-027      </u>
--	--	--

11/21/2011







**FILE NUMBER:** M101-047

**DATE FILED:** August 29, 2011

**LOCATION:** Area bounded by Brown Street, Wycliff Avenue, Congress Avenue, and Douglas Avenue

**COUNCIL DISTRICT:** 2

**MAPSCO:** 34 Z, 35 W

**SIZE OF REQUEST:** Approx. 4.01 Acres

**CENSUS TRACT:** 5.00

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**APPLICANT/OWNER:** The Residences at Wycliff, Ltd.

**REPRESENTATIVE:** Kirk R. Williams

**MISCELLANEOUS DOCKET ITEM**

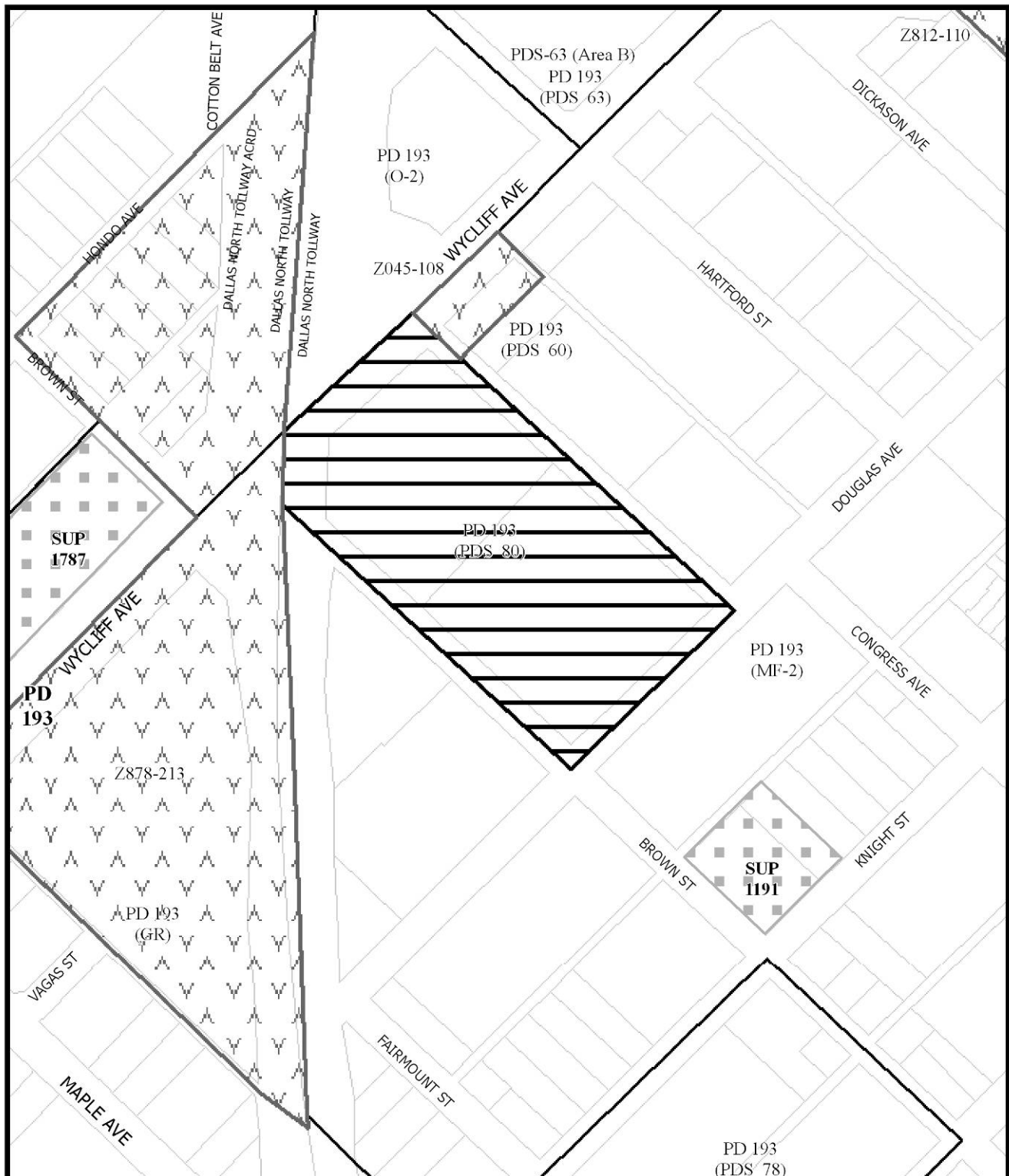
**Minor Amendment for Development Plan**

On September 26, 2007, the City Council passed Ordinance No. 26934 which established Planned Development Subdistrict No. 80 for MF-2 Multiple Family Subdistrict Uses within Planned Development District No. 193, the Oak Lawn Special Purpose District.

At this time, the property owner has submitted an application for a minor amendment to permit the following: 1) revise number of multiple family dwelling units and required off-street parking; 2) reduction in number of stories and revised footprints for structures accommodating dwelling units); 3) provide a designated loading space along the Brown Street frontage; and 4) revised ingress/egress points along Brown Street and Congress Street.

The applicant's request does not impact any of the other regulations governing the property and otherwise complies with the provisions for consideration of a minor amendment to a development plan.

**STAFF RECOMMENDATION:** Approval





1:2,400

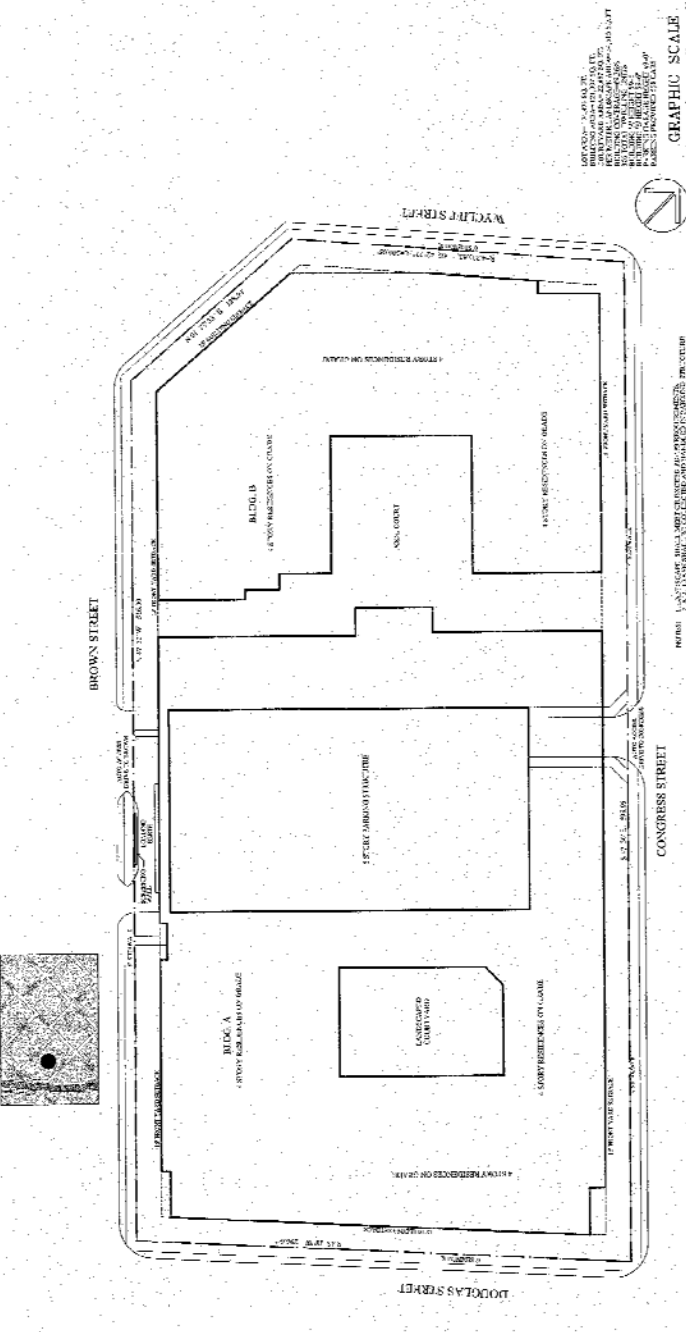
# ZONING MAP

Map no:           I-7          

Case no:           M101-047          

DATE: October 04, 2011

	REVISIONS <table border="1"> <tr><td>NO.</td><td>DATE</td><td>DESCRIPTION</td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	DESCRIPTION							<b>RESIDENCE AT WYCLIFF</b> LUXURY APARTMENTS IN DALLAS, TEXAS by <b>HSAD</b>		DATE: <b>10-18-11</b> PROJECT:	SHEET NUMBER: <b>10177</b> DRAWING NUMBER:
NO.	DATE	DESCRIPTION												



DALLAS, TEXAS

GRAPHIC SCALE

0 20 40

DESIGNED BY: K. P. H. ARCHITECTS  
 200 W. 17TH STREET, SUITE 1200  
 DALLAS, TEXAS 75201-3077  
 TEL: 214.751.8800  
 FAX: 214.751.8801  
 WWW.KPHARCHITECTS.COM



**THE RESIDENCE AT WYCLIFF - DEVELOPMENT PLAN**

SCALE: 1/8" = 1'-0"

**Proposed Development Plan**

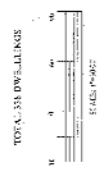
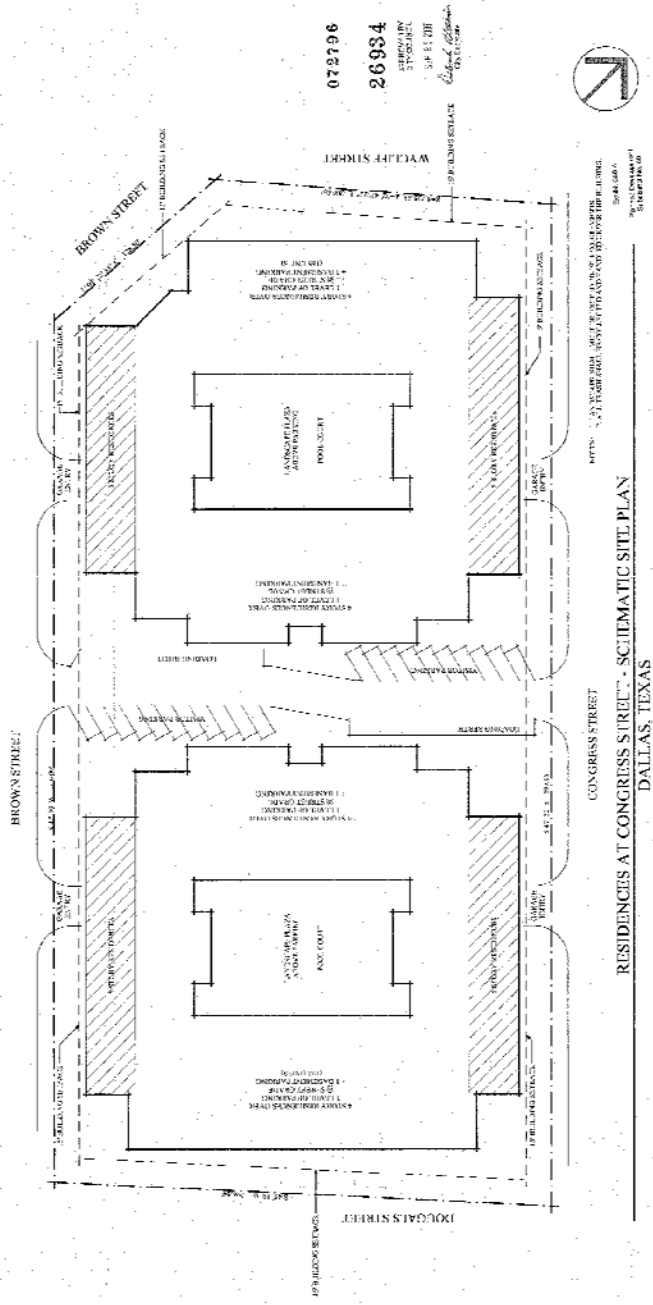
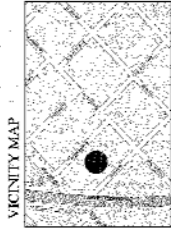


DRAWN  
REVISED

RESIDENCES @ CONGRESS ST  
338 DWELLING UNITS IN DALLAS, TEXAS FOR  
TOM SABIN

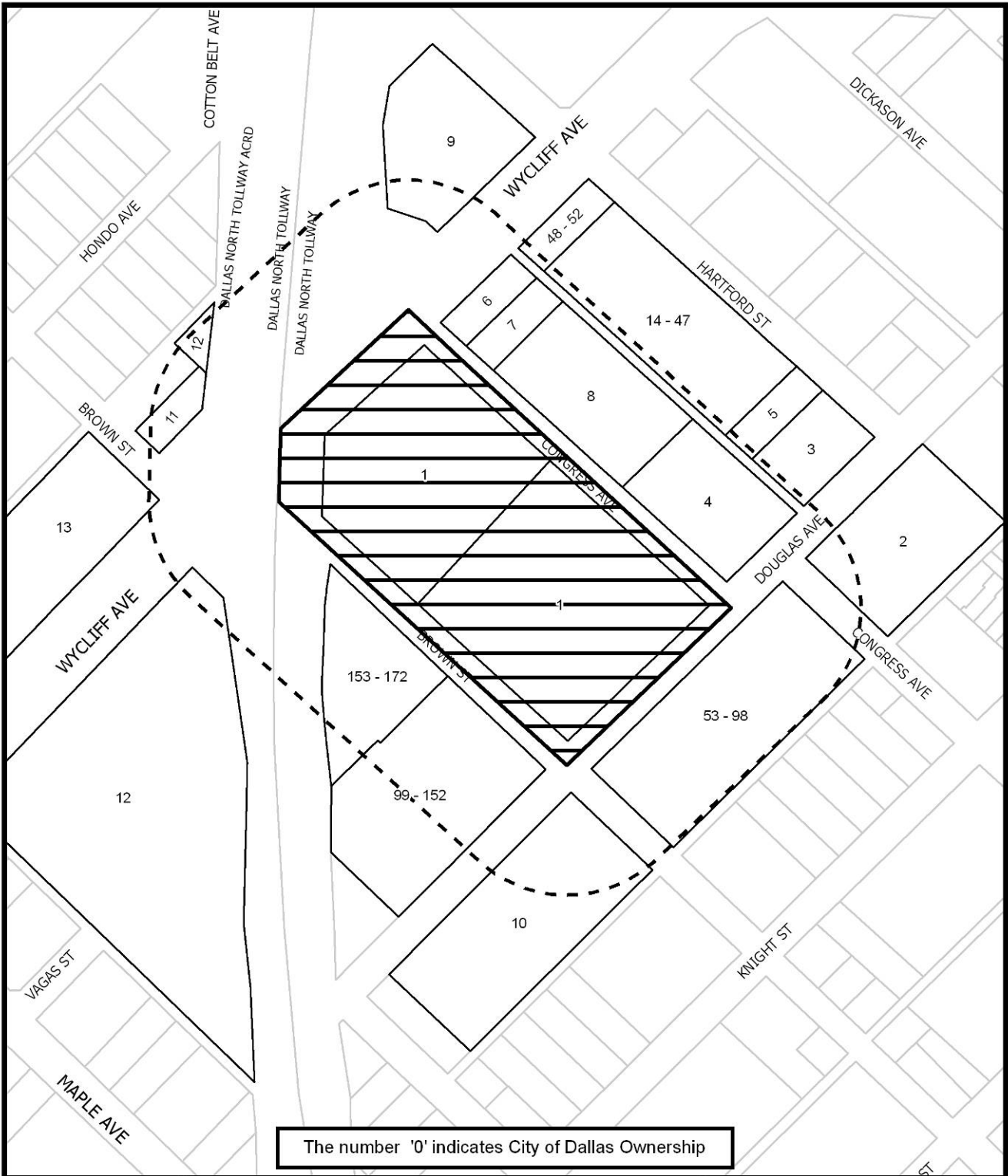
DATE 08-28-07  
PROJECT Z067-274

DATE 08-28-07  
PROJECT Z067-274



072796  
26934  
DATE 08-28-07  
PROJECT Z067-274

RESIDENCES AT CONGRESS STREET - SCHEMATIC SITE PLAN  
DALLAS, TEXAS



1:2,400

# NOTIFICATION

**200'**

AREA OF NOTIFICATION

**172**

NUMBER OF PROPERTY OWNERS NOTIFIED

Map no:           I-7          

Case no:           M101-047          

DATE: October 04, 2011

10/4/2011

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

***M101-047***

***172 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4303 CONGRESS AVE	RESIDENCES AT WYCLIFF LTD STE 330
2	2800 DOUGLAS AVE	SCHUMACHER STEPPING STONE
3	4301 HARTFORD ST	PRICE HARTFORD LP
4	4300 CONGRESS AVE	CONGRESS AVE DOUGLAS AVE LLC
5	4311 HARTFORD ST	4311 HARTFORD LLC 750-LB7
6	4344 CONGRESS AVE	214 WEST TWELFTH PARTNERS LLC
7	4342 CONGRESS AVE	NGUYEN TRUMAN & MAI TRAN
8	4320 CONGRESS AVE	FRIEDLAND ALEX S
9	2801 WYCLIFF AVE	VILLA RESIDENTIAL CARE HOMES-DALLAS LP
10	2624 DOUGLAS AVE	2624 DOUGLAS PARTNERS LP
11	4410 BROWN ST	TEXAS TURNPIKE AUTH
12	2719 WYCLIFF AVE	TEXAS TURNPIKE AUTHORITY 3015 RALEIGH ST
13	2525 WYCLIFF AVE	WYCLIFF TOLLWAY LTD NATIONAL
ASSOCIATION		
14	4317 HARTFORD ST	CAMERON LAURE M
15	4317 HARTFORD ST	MENENDEZ FERMIN P
16	4317 HARTFORD ST	AGUIRRE VICTOR #114
17	4317 HARTFORD ST	MCCLURE DONNIE W
18	4317 HARTFORD ST	GRIFFIN MAURICE R JR
19	4317 HARTFORD ST	MANNING JANE UNIT 2B
20	4317 HARTFORD ST	BROWN EARL RICHARD
21	4317 HARTFORD ST	COMANS HENRY JR UNIT 116
22	4317 HARTFORD ST	HOPPER WILLIAM FARIS BLDG B UNIT 117
23	4317 HARTFORD ST	SCHNIBBE GEORGE L JR
24	4317 HARTFORD ST	MEGA CHASE LP
25	4317 HARTFORD ST	COVELLI HELEN M & MARY J KOVACIK
26	4317 HARTFORD ST	BRANDT MARK ALAN UNIT 121



10/4/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4317 HARTFORD ST	GODFREY HENRY T
28	4317 HARTFORD ST	NAGAICAV NIKOLAI
29	4317 HARTFORD ST	RLC HARTFORD PROPERTIES LLC
30	4317 HARTFORD ST	BOSE NANCY K UNIT 217
31	4317 HARTFORD ST	BROYLES MICHAEL LEE BLDG B UNIT 218
32	4317 HARTFORD ST	MCHENRY WILLIAM JOHN TR
33	4317 HARTFORD ST	HICKEY MARK E
34	4317 HARTFORD ST	ENGLISH WAYNE
35	4317 HARTFORD ST	BEUTHE ERIN
36	4317 HARTFORD ST	DUNCAN GARY & JO ANNE DUNCAN
37	4317 HARTFORD ST	MARTINEZ EDWARD G BLDG D UNIT 105
38	4317 HARTFORD ST	MARTIN JACKIE LEE BLDG D UNIT 106
39	4317 HARTFORD ST	LESZINSKI SLAWOMIR
40	4317 HARTFORD ST	MANNING JANE # 2B
41	4317 HARTFORD ST	CHAVEZ ROBERTO UNIT 205
42	4317 HARTFORD ST	NASH JANICE L
43	4317 HARTFORD ST	ALEXANDER ANGELA R
44	4317 HARTFORD ST	ACKER MARY UNIT 103
45	4317 HARTFORD ST	ADAMS CHANDRA K
46	4317 HARTFORD ST	RICHARDS JAMES L
47	4317 HARTFORD ST	WILLIS TYLER W & WILLIS SHARON T
48	2810 WYCLIFF AVE	HUTCHINGS BARRY B BLDG A UNIT 2810
49	2812 WYCLIFF AVE	LAW PAOLA WU
50	2814 WYCLIFF AVE	TROCARD LENNIE R BLDG A UNIT 2814
51	2816 WYCLIFF AVE	HART LAMONT UNIT 2816
52	2818 WYCLIFF AVE	NARVARTE ANTONIO
53	2702 DOUGLAS AVE	ADAMS RICK & JAMES DICKSON
54	2702 DOUGLAS AVE	ADAMS RICK G & JAMES T DICKSON
55	2710 DOUGLAS AVE	ANWEILER DAVID W
56	2710 DOUGLAS AVE	KAHN RICHARD
57	2702 DOUGLAS AVE	ARMSTRONG HENRIA D E M & HENRY R

ARMSTRO

10/4/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2702 DOUGLAS AVE	LEE SO JA
59	2702 DOUGLAS AVE	REEP GARY J #107
60	2710 DOUGLAS AVE	HODGES PHILIP
61	2702 DOUGLAS AVE	CHAUHAN VANDANA
62	2702 DOUGLAS AVE	ADAMS RICK
63	2702 DOUGLAS AVE	ABAY AZIEB
64	2710 DOUGLAS AVE	HODGES PHILIP
65	2710 DOUGLAS AVE	RODGERS RICHARD F
66	2710 DOUGLAS AVE	BORGERS FREDERICK & CHRISTINE C UNIT 114
67	2710 DOUGLAS AVE	DARBY JOHN P JR UNIT 115
68	2702 DOUGLAS AVE	MILLER ELIZABETH DIANE BLDG B UNIT 11
69	2702 DOUGLAS AVE	FRUHWIRTH RICK E
70	2710 DOUGLAS AVE	SOLTANI OMID
71	2702 DOUGLAS AVE	FEDERAL NATIONAL MORTGAGE ASSOCIATION
72	2710 DOUGLAS AVE	KUERBITZ CHARLES RAY
73	2702 DOUGLAS AVE	DICKSON JAMES T
74	2710 DOUGLAS AVE	ARENDSE CHERIE MICHELLE & DAVID ALLEN
75	2702 DOUGLAS AVE	SAMUKLA FRANK
76	2702 DOUGLAS AVE	CORSEY FLOYD APT 122
77	2702 DOUGLAS AVE	JEFFREY MARK A
78	2702 DOUGLAS AVE	PARK JAY H % RAVENS
79	2702 DOUGLAS AVE	COOK JIMMY D EST OF
80	2702 DOUGLAS AVE	FAGAN JODIE K
81	2702 DOUGLAS AVE	WILLIAMS RAY E
82	2702 DOUGLAS AVE	ANWEILER DAVID W
83	2702 DOUGLAS AVE	POLLARD MARSHALL C
84	2710 DOUGLAS AVE	MITCHELL CYNTHIA R & BLDG E UNIT 130
85	2702 DOUGLAS AVE	BOOTH MARC H
86	2702 DOUGLAS AVE	NONESUCH PLACE CONDO ASSN BOX 151
87	2702 DOUGLAS AVE	TALAKAUSKAS ANTHONY J
88	2710 DOUGLAS AVE	LE KHANH N BLDG F UNIT 138

10/4/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2702 DOUGLAS AVE	JOHNSON GARY L
90	2702 DOUGLAS AVE	RAINBOW ESTATE LLC
91	2702 DOUGLAS AVE	YOUNG PAUL III
92	2710 DOUGLAS AVE	KIRBY KEVIN S BLDG G UNIT 142
93	2702 DOUGLAS AVE	HOWE TIMOTHY B UNIT 144
94	2702 DOUGLAS AVE	STOCKTON ROBERT L
95	2710 DOUGLAS AVE	BAKER MICHAEL J BLDG G UNIT 146
96	2702 DOUGLAS AVE	YOUNG JENNIFER E APT 147
97	2702 DOUGLAS AVE	BARRON DAVID L UNIT 148
98	2702 DOUGLAS AVE	BANKS JOHN L JR & SUSAN
99	4323 BROWN ST	SHEPHERD JANET
100	2627 DOUGLAS AVE	HILL DANIEL
101	2627 DOUGLAS AVE	PEDRAZA JAVIER
102	2627 DOUGLAS AVE	LOPEZ STEVE BLDG E UNIT 103
103	2627 DOUGLAS AVE	DOMINGUEZ JOSE JORGE & LUCIA D D DOMINGU
104	2627 DOUGLAS AVE	ADAMS MELVIN C
105	2627 DOUGLAS AVE	TAYLOR KENT L # D
106	2627 DOUGLAS AVE	BUSHNELL R WAYNE
107	2627 DOUGLAS AVE	KERR LAURA ELIZABETH
108	2627 DOUGLAS AVE	AKBARI LEYLA
109	2627 DOUGLAS AVE	STONE GARY
110	2627 DOUGLAS AVE	COLEMAN RONALD M & JULIE
111	2627 DOUGLAS AVE	SHEPHERD MICHAEL L
112	2627 DOUGLAS AVE	BARNABAS DAVID Y
113	2627 DOUGLAS AVE	MATA JOSE M BLDG G UNIT 114
114	2627 DOUGLAS AVE	TRAN LINDA VAN
115	2627 DOUGLAS AVE	PHILLIPS STEVEN & MAI NGUYEN
116	2627 DOUGLAS AVE	CRUZ GUSTAVO
117	2627 DOUGLAS AVE	NGUYEN LE BA
118	2627 DOUGLAS AVE	WILLIAMS SANDIE
119	2627 DOUGLAS AVE	MCELROY HOWARD WYNNE

10/4/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2627 DOUGLAS AVE	HENNIG GWEN
121	2627 DOUGLAS AVE	WREN VENNIS JR
122	2627 DOUGLAS AVE	BETANCOURT ADRIANA
123	2627 DOUGLAS AVE	HATHAWAY JOSEPH H III
124	2627 DOUGLAS AVE	CUNNINGHAM WALTER & MARY BLDG I UNIT
126		
125	2627 DOUGLAS AVE	GUZMAN MARIO C
126	2627 DOUGLAS AVE	DOMINGUEZ JOSE JORGE & LUCIA DELGADILLO
127	2627 DOUGLAS AVE	PETE LEO A BLDG I UNIT 129
128	2627 DOUGLAS AVE	HESS CRAIG
129	2627 DOUGLAS AVE	COLEMAN RONALD M
130	2627 DOUGLAS AVE	TRAN LINDA V
131	2627 DOUGLAS AVE	CUNNINGHAM CRAIG
132	2627 DOUGLAS AVE	KNOLL THOMAS L UNIT 1208
133	2627 DOUGLAS AVE	DEJEAN GERALD G
134	2627 DOUGLAS AVE	HUTTON JERRY B JR
135	2627 DOUGLAS AVE	POTTS DIMITRI R UNIT 202
136	2627 DOUGLAS AVE	QUINTANILLA JOE BLDG E UNIT 203
137	2627 DOUGLAS AVE	MALAGON MARTIN
138	2627 DOUGLAS AVE	HALL SHEILA
139	2627 DOUGLAS AVE	GANDY JASON
140	2627 DOUGLAS AVE	COLEMAN RONALD M & JULIE W
141	2627 DOUGLAS AVE	RODRIGUEZ GRACIELA UNIT 208
142	2627 DOUGLAS AVE	SMITH RONALD W
143	2627 DOUGLAS AVE	GOLDBERG RUTH
144	2627 DOUGLAS AVE	HERRERA JUAN LOPEZ & ISaura DEL MENDEZ S
145	2627 DOUGLAS AVE	MALAGON MARTIN UNIT 213
146	2627 DOUGLAS AVE	LACEY CATHRYN
147	2627 DOUGLAS AVE	GANDY JASON
148	2627 DOUGLAS AVE	MCHUGH JOHN UNIT 220
149	2627 DOUGLAS AVE	PARRIS ABIGAIL UNIT 221
150	2627 DOUGLAS AVE	SEVILLA MANAGEMENT LLC

10/4/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	2627 DOUGLAS AVE	CASTELLANOS BRUNELLA N & CIRO
152	2627 DOUGLAS AVE	LOPEZ ZULEMA
153	4323 BROWN ST	CASTRO GEORGE L
154	4323 BROWN ST	TILLERY JAMES WAYNE BLDG A UNIT 138
155	4323 BROWN ST	BROWNE JOSE A BLDG A UNIT 139
156	4323 BROWN ST	PARRA BERTHA BLDG A UNIT 140
157	4323 BROWN ST	SHEPHERD JANET
158	4323 BROWN ST	SHEPHERD MICHAEL L
159	4323 BROWN ST	SANDIFER R M BLDG A UNIT 143
160	4323 BROWN ST	SKAGGS TRULA BLDG A UNIT 144
161	4323 BROWN ST	SIMMONS JAMES N JR
162	4323 BROWN ST	SOISSON CHRISTIAN
163	4323 BROWN ST	QUEZADA ARNOLDO & MARA BIATRIZ
164	4323 BROWN ST	SLAGLE JODY GLYN
165	4323 BROWN ST	QUEZADA ADRIAN
166	4323 BROWN ST	CUMMINGS JOHN LYNN
167	4323 BROWN ST	MERCADO EDUARDO V UNIT 148
168	4323 BROWN ST	PARRA MARITHZA BLDG B UNIT 245
169	4323 BROWN ST	CATHEY GARY A BLDG B UNIT 246
170	4323 BROWN ST	SOTELO ALFREDO H & BERTHA S
171	4323 BROWN ST	FAUST DANNY K
172	4323 BROWN ST	MCWILLIAM CHARLES D

**FILE NUMBER:** M101-053                      **DATE FILED:** September 23, 2011  
**LOCATION:** Riverfront Boulevard and Leslie Street, West Corner  
**COUNCIL DISTRICT:** 2                      **MAPSCO:** 44 H, M  
**SIZE OF REQUEST:** Approx. 39,727 Sq. Ft.    **CENSUS TRACT:** 100

---

**APPLICANT:** Ennis State Bank

**REPRESENTATIVE:** Michael R. Coker

**OWNER:** Joyce Graf

**MISCELLANEOUS DOCKET ITEM**

Minor Amendment for Site Plan

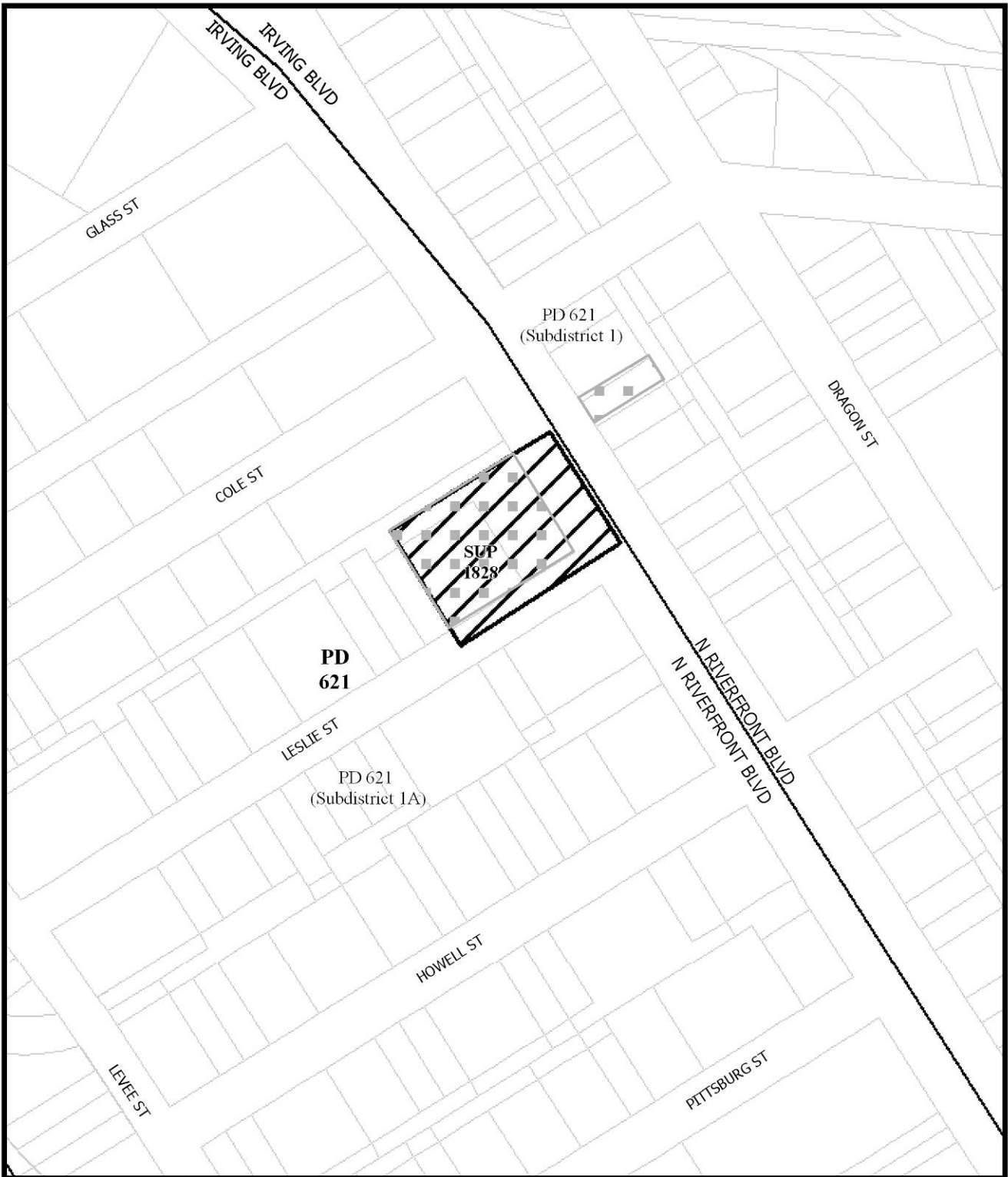
On February 23, 2011, the City Council passed Ordinance No. 28131 which established Specific Use Permit No. 1828 for a Financial institution with drive-in window use on property at the above location.

At this time, the property owner has submitted an application for consideration of a minor amendment to the site plan to provide for a revised footprint for the office component as well as revisions to the drive-in window lanes. Additionally, the drive-approaches have been revised to lessen visibility clips from 25 feet to 20 feet. Required landscaping is being maintained as previously approved.

The requested minor amendment does not impact any of the other provisions of the ordinance permitting this use and otherwise complies with the provisions of a minor amendment to a site plan.

**STAFF RECOMMENDATION:** Approval





1:2,400

# ZONING MAP

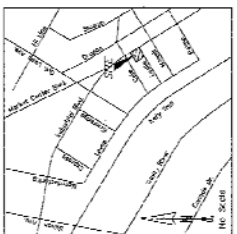
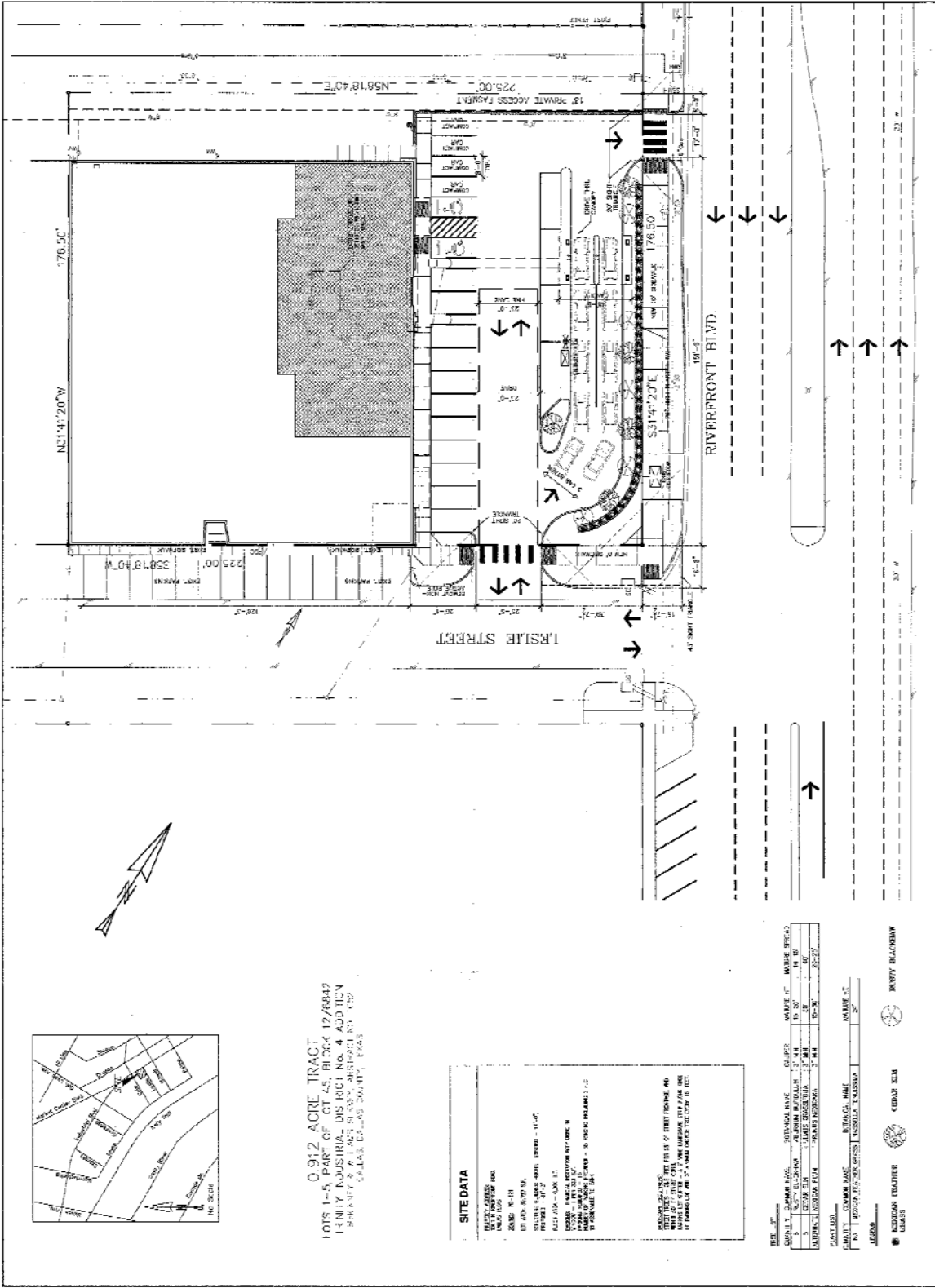
Case no:           M101-053          

Date:           11/17/2011

FINANCIAL DESIGN & CONSTRUCTION, INC.  
 6500 McKinney Road, Suite 200  
 Dallas, Texas 75221  
 Phone: 469-383-8515  
 Fax: (214) 292-8213

DALLAS TEXAS  
 ENNIS STATE BANK  
 1301 RIVERFRONT BLVD.

SITE PLAN  
 DATE: 1-26-11  
 SCALE: 1" = 10'  
 Sheet Number: **A1**



0.912 ACRE TRACT  
 LOTS 1-5, PART OF CITY BLOCK 1278847  
 TRACT 1, 25142-1, 25142-2, 25142-3, 25142-4, 25142-5  
 S.W. 1/4, 25142-1, 25142-2, 25142-3, 25142-4, 25142-5  
 DALLAS COUNTY, TEXAS

**SITE DATA**  
 PROJECT NAME: ENNIS STATE BANK  
 PROJECT ADDRESS: 1301 RIVERFRONT BLVD., DALLAS, TX 75201  
 PROJECT NUMBER: 11-001  
 PROJECT DATE: 1-26-11  
 PROJECT OWNER: ENNIS STATE BANK  
 PROJECT ARCHITECT: FINANCIAL DESIGN & CONSTRUCTION, INC.  
 PROJECT ENGINEER: FINANCIAL DESIGN & CONSTRUCTION, INC.  
 PROJECT SURVEYOR: FINANCIAL DESIGN & CONSTRUCTION, INC.  
 PROJECT LANDSCAPE ARCHITECT: FINANCIAL DESIGN & CONSTRUCTION, INC.

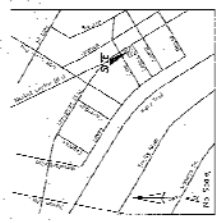
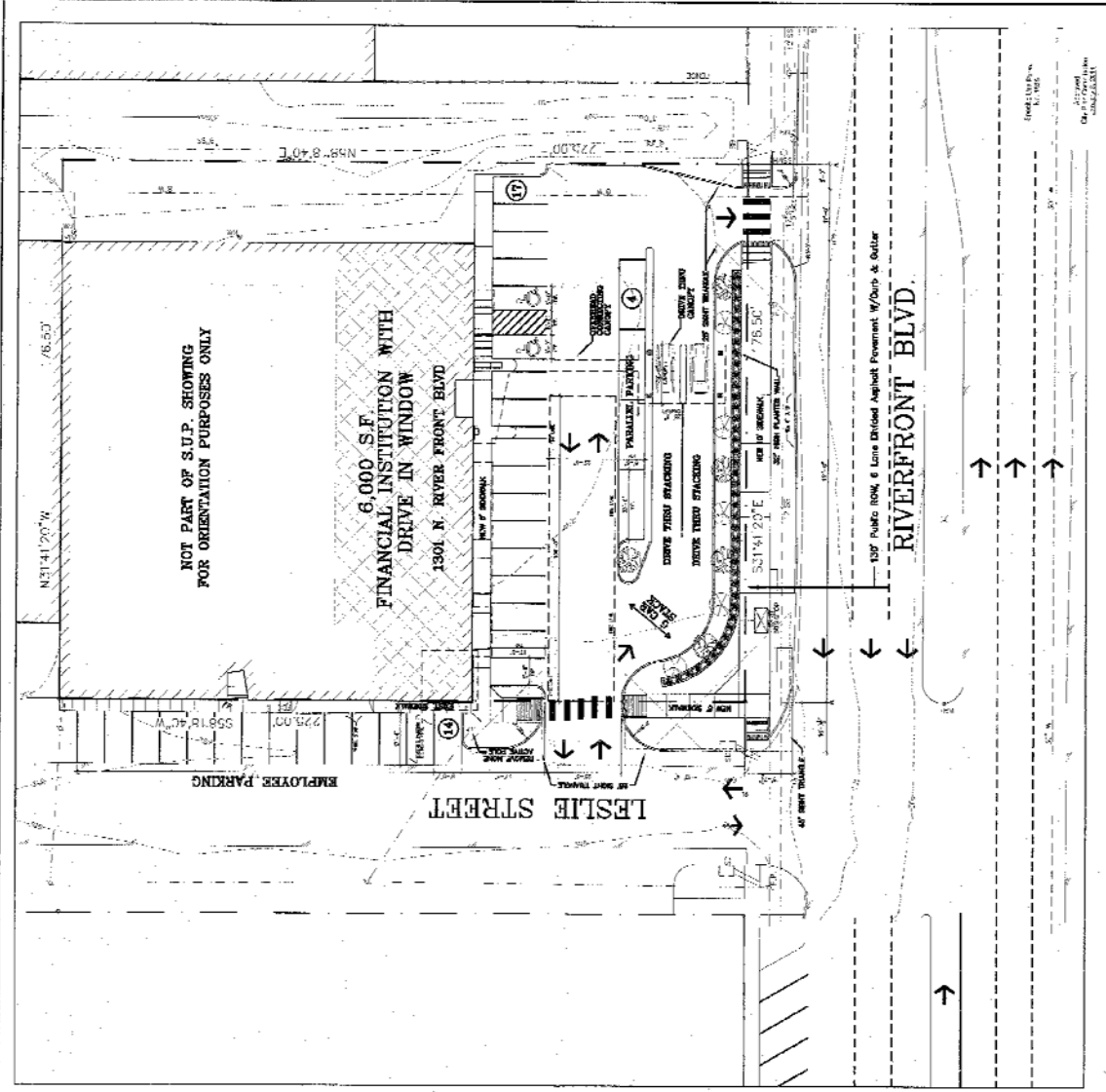
NO.	DESCRIPTION	DATE	BY	REVISIONS
1	ISSUED FOR PERMITS	1-26-11	JM	
2	ISSUED FOR PERMITS	1-26-11	JM	
3	ISSUED FOR PERMITS	1-26-11	JM	
4	ISSUED FOR PERMITS	1-26-11	JM	
5	ISSUED FOR PERMITS	1-26-11	JM	
6	ISSUED FOR PERMITS	1-26-11	JM	
7	ISSUED FOR PERMITS	1-26-11	JM	
8	ISSUED FOR PERMITS	1-26-11	JM	
9	ISSUED FOR PERMITS	1-26-11	JM	
10	ISSUED FOR PERMITS	1-26-11	JM	

FINANCIAL DESIGN & CONSTRUCTION, INC.  
 8330 Leander Blvd, Suite 200  
 Austin, Texas 78721  
 Phone: 1-800-555-5555  
 Fax: (512) 885-8815

ENNIS STATE BANK  
 NEW BRANCH FACILITY FOR  
 DALLAS 1301 N. RIVER FRONT BLVD., TEXAS

110587  
 28151  
 7080-944(RB)  
 SITE PLAN  
 DATE: 09-20-10  
 SCALE: 1" = 10'

A1

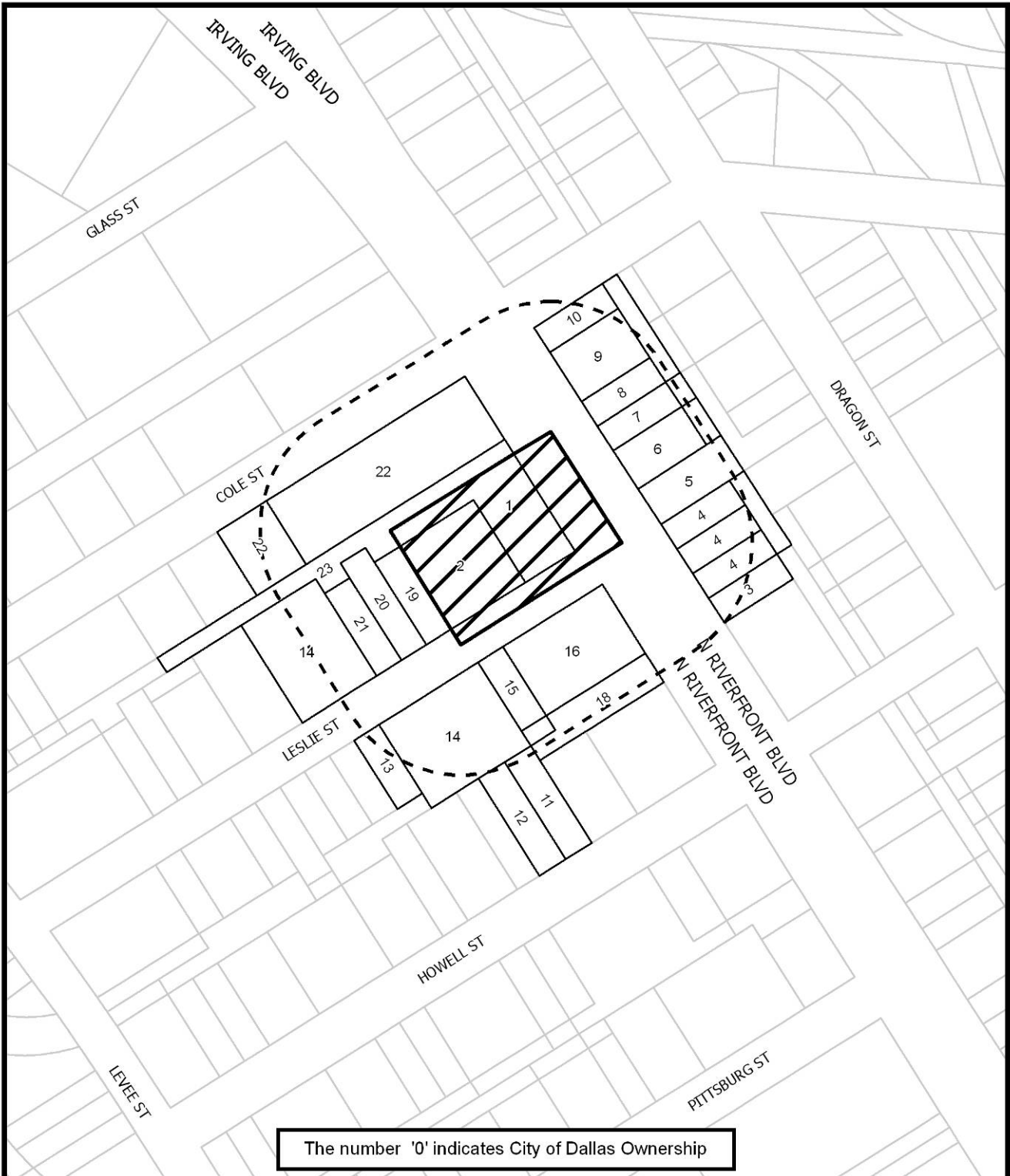


0.912 ACRE TRAC  
 LOTS 4-5, PART OF LOT 4S, BLOCK 12/6842  
 TRIN INDUSTRIAL DISTRICT No. 4, ADJON  
 VICKREY & WILSON SUBDIVISION, DISTRICT NO. 1057  
 DALLAS, TEXAS COUNTY, TEXAS

**SITE DATA**  
 PROJECT NAME: ENNIS STATE BANK  
 PROJECT NO.: 110587  
 SHEET NO.: 1 OF 1  
 DATE: 09-20-10  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]  
 NOTES:  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE UNLESS OTHERWISE NOTED.  
 6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SIDEWALK UNLESS OTHERWISE NOTED.  
 7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED.  
 8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE IN WINDOW UNLESS OTHERWISE NOTED.  
 9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE IN WINDOW DRIVE UNLESS OTHERWISE NOTED.  
 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE IN WINDOW DRIVE DRIVE UNLESS OTHERWISE NOTED.

ITEM	QUANTITY	CONCRETE	REINFORCING	MARKER	MARKER
1. 4" CONC. DRIVE	15,000	15,000	15,000	15,000	15,000
2. 4" CONC. DRIVE	15,000	15,000	15,000	15,000	15,000
3. 4" CONC. DRIVE	15,000	15,000	15,000	15,000	15,000
4. 4" CONC. DRIVE	15,000	15,000	15,000	15,000	15,000
5. 4" CONC. DRIVE	15,000	15,000	15,000	15,000	15,000
6. 4" CONC. DRIVE	15,000	15,000	15,000	15,000	15,000
7. 4" CONC. DRIVE	15,000	15,000	15,000	15,000	15,000
8. 4" CONC. DRIVE	15,000	15,000	15,000	15,000	15,000
9. 4" CONC. DRIVE	15,000	15,000	15,000	15,000	15,000
10. 4" CONC. DRIVE	15,000	15,000	15,000	15,000	15,000

**Existing Site Plan**



1:2,400

# NOTIFICATION

**200'**

AREA OF NOTIFICATION

**24**

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no:     **M101-053**    

Date:     **11/17/2011**

11/17/2011

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

***M101-053***

### ***24 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1301 RIVERFRONT BLVD	GRAF JOYCE ETAL
2	1301 RIVERFRONT BLVD	C B ENTERPRISE % JOYCE ANN GRAF
3	1216 RIVERFRONT BLVD	JERNIGAN NANCEY J
4	1220 RIVERFRONT BLVD	CCFP LTD
5	1300 RIVERFRONT BLVD	DANCZYK LLC
6	1310 RIVERFRONT BLVD	VICHYASTIT KITTI CHAI & WANNEE WHITIS
7	1314 RIVERFRONT BLVD	PISECCO JOSEPH F
8	1318 RIVERFRONT BLVD	NASH JEFFREY C
9	1322 RIVERFRONT BLVD	1322 N INDUSTRIAL BLVD LLC
10	200 COLE ST	JLCX PROPERTY FUND LTD STE 101
11	167 HOWELL ST	HOWELL PROPERTIES
12	163 HOWELL ST	TED CROW & JIMMY BOON
13	150 LESLIE ST	LAKE GRANDCHILDRENS TRUST STE 101
14	153 LESLIE ST	HRH INVESTMENT COMPANY 999 BEDFORD
15	170 LESLIE ST	RECATUNE PPTIES LLC
16	1225 RIVERFRONT BLVD	COLLINS CRAIG HOFFMAN &
17	1200 RIVERFRONT BLVD	RECATUNE PPTIES LLC
18	1700 RIVERFRONT BLVD	KNOBLER DONALD G
19	167 LESLIE ST	PERRY JUDY
20	163 LESLIE ST	TORELL WILLIAM
21	159 LESLIE ST	ZM CONSULTANTS LLC
22	1313 RIVERFRONT BLVD	COLE NORTH INDUSTRIAL PPTIES LLC
23	106 COLE ST	MADDOX WILLIAM P & BARBARA G MADDOX
24	1314 RIVERFRONT BLVD	PISECCO JOE

**FILE NUMBER:** M112-004

**DATE FILED:** October 27, 2011

**LOCATION:** Ferndale Road and Lakemere Drive, Northwest Corner

**COUNCIL DISTRICT:** 10

**MAPSCO:** 27 R

**SIZE OF REQUEST:** Approx. 10.02 Acres

**CENSUS TRACT:** 130.04

---

**APPLICANT/OWNER:** Richardson Independent School District

**REPRESENTATIVE:** Phil Lozano

**MISCELLANEOUS DOCKET ITEM**

Minor Amendment for Landscape and Development Plan

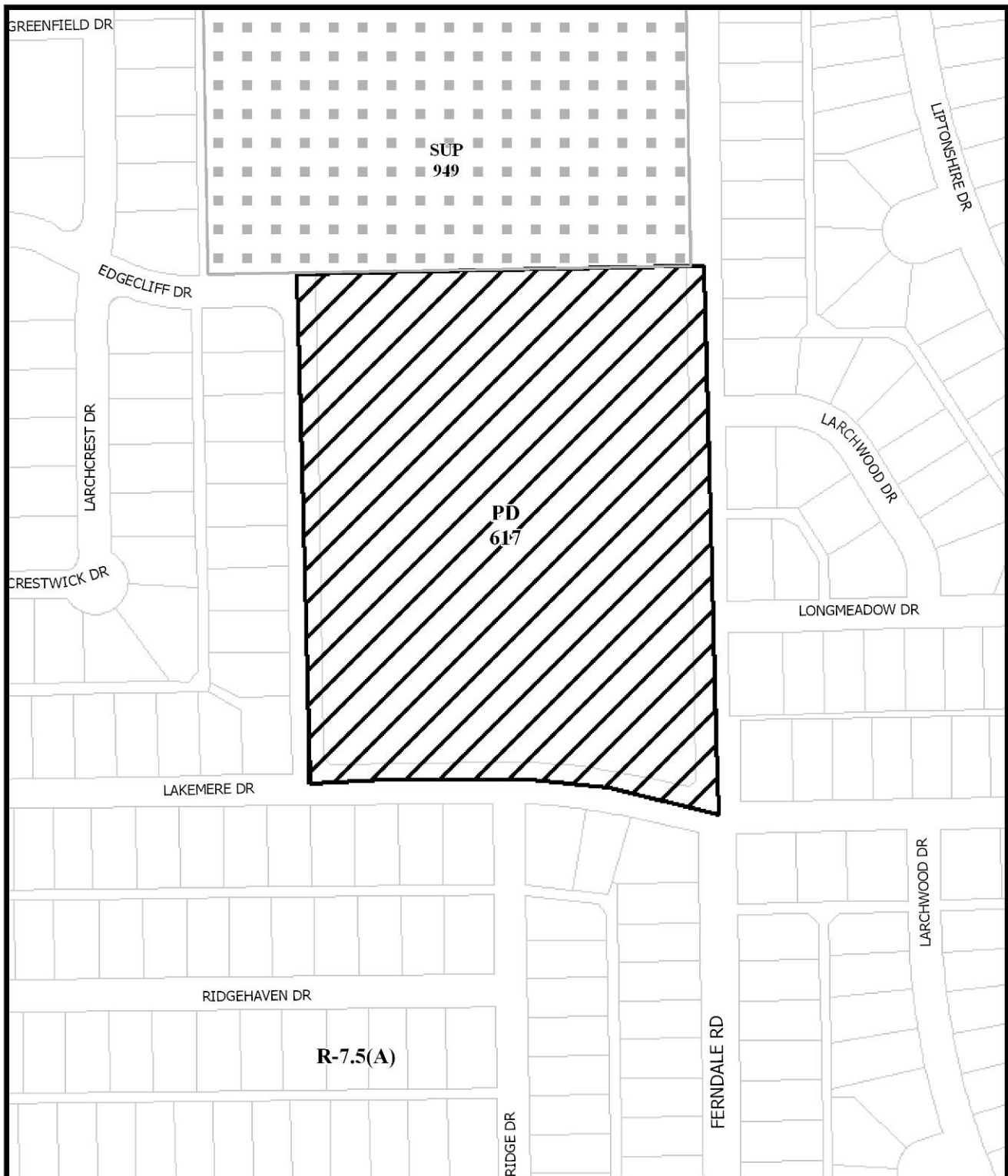
On January 9, 2002, the City Council passed Ordinance No. 24814 which established Planned Development District No. 617 for a Public school and R-7.5(A) Single Family District Uses on property at the above location.

At this time, the property owner has submitted an application for consideration of a minor amendment to the landscape and development plan to provide for a canopy/shade structure over a portion of a nonpermeable game court within the extreme southeast corner of the site.

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

**STAFF RECOMMENDATION:** Approval





1:2,400

# ZONING MAP

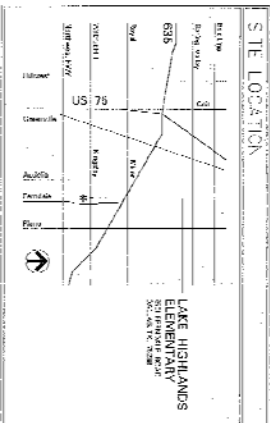
Case no: M112-004

Date: 11/17/2011



**SITE INFORMATION**

PROJECT NAME: LAKELANDS ELEMENTARY SCHOOL  
 PROJECT NUMBER: 11-001  
 PROJECT LOCATION: 2417 JEFFERSON, FERRIS, TEXAS 75041  
 PROJECT OWNER: RICHARDSON ISD  
 PROJECT ARCHITECT: HUNT ENGINEERS  
 PROJECT ENGINEER: HUNT ENGINEERS  
 PROJECT DATE: 11/15/2011  
 PROJECT STATUS: PRELIMINARY  
 PROJECT DESCRIPTION: LAKELANDS ELEMENTARY SCHOOL, 2417 JEFFERSON, FERRIS, TEXAS 75041. THE PROJECT CONSISTS OF A 100,000 SQ. FT. SCHOOL BUILDING, A 100-CAR PARKING LOT, AND A PLAYGROUND. THE PROJECT IS SCHEDULED TO BE COMPLETED IN THE FALL OF 2012.



**SITE CONTACTS**

NAME: [Redacted]  
 TITLE: [Redacted]  
 PHONE: [Redacted]  
 EMAIL: [Redacted]

**SITE LEGEND**

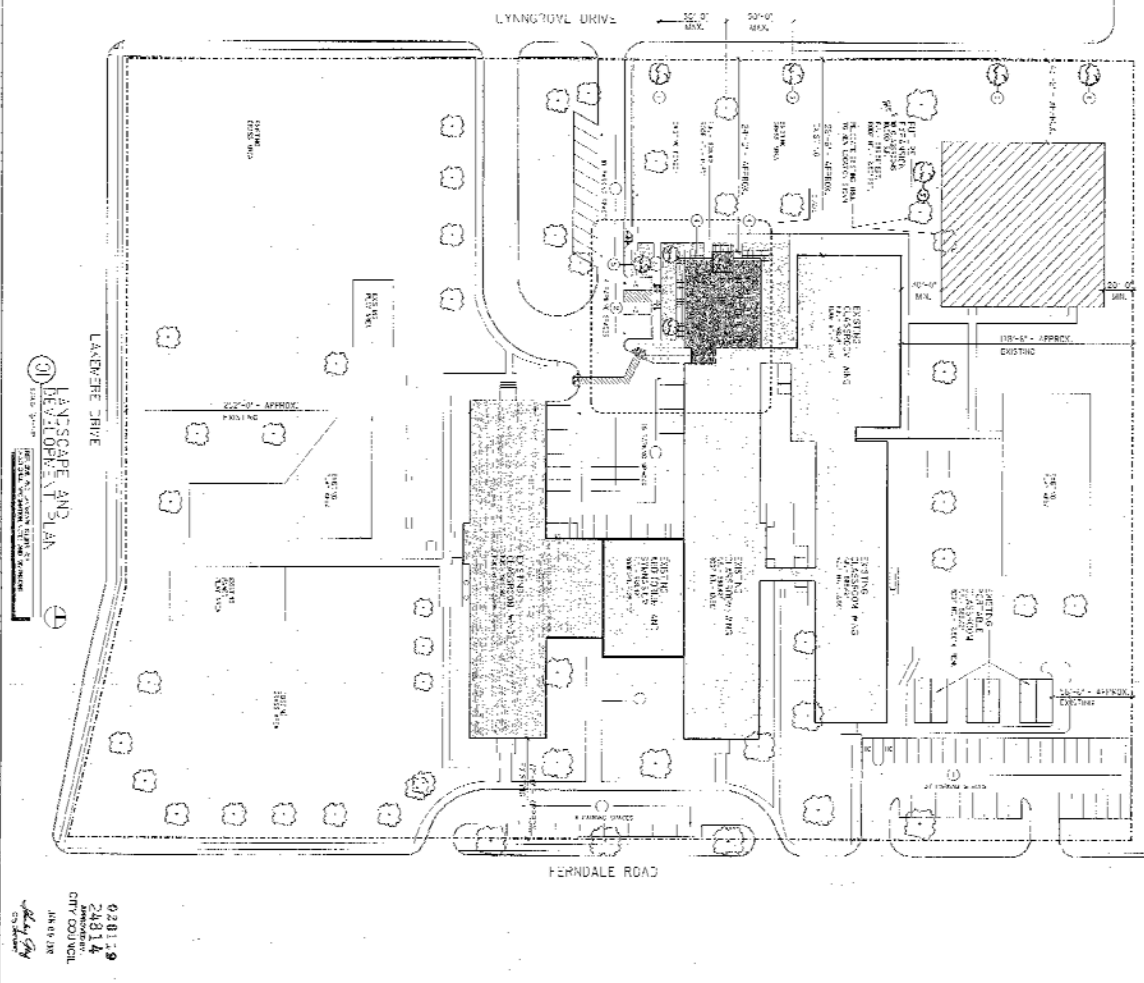
EXISTING LANDSCAPE  
 EXISTING CONCRETE  
 EXISTING ASPHALT  
 EXISTING GRAVEL  
 EXISTING PAVEMENT

**SITE GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FERRIS SPECIFICATIONS AND THE RICHARDSON ISD SPECIFICATIONS.  
 2. THE PROJECT SHALL BE COMPLETED IN ACCORDANCE WITH THE SCHEDULED DATE.  
 3. THE PROJECT SHALL BE COMPLETED IN ACCORDANCE WITH THE BUDGET.

**PROCESSED ADDITION #0  
 LAKE HIGHLANDS ELEMENTARY SCHOOL**

DATE: 11/15/2011  
 DRAWN BY: [Redacted]  
 CHECKED BY: [Redacted]  
 APPROVED BY: [Redacted]



028119  
 24814  
 CITY COUNCIL  
 JAN 26, 2011  
 HUNT ENGINEERS  
 11155 28th Street  
 Dallas, TX 75244  
 972.774.1331

028119  
 24814  
 CITY COUNCIL  
 JAN 26, 2011  
 HUNT ENGINEERS  
 11155 28th Street  
 Dallas, TX 75244  
 972.774.1331

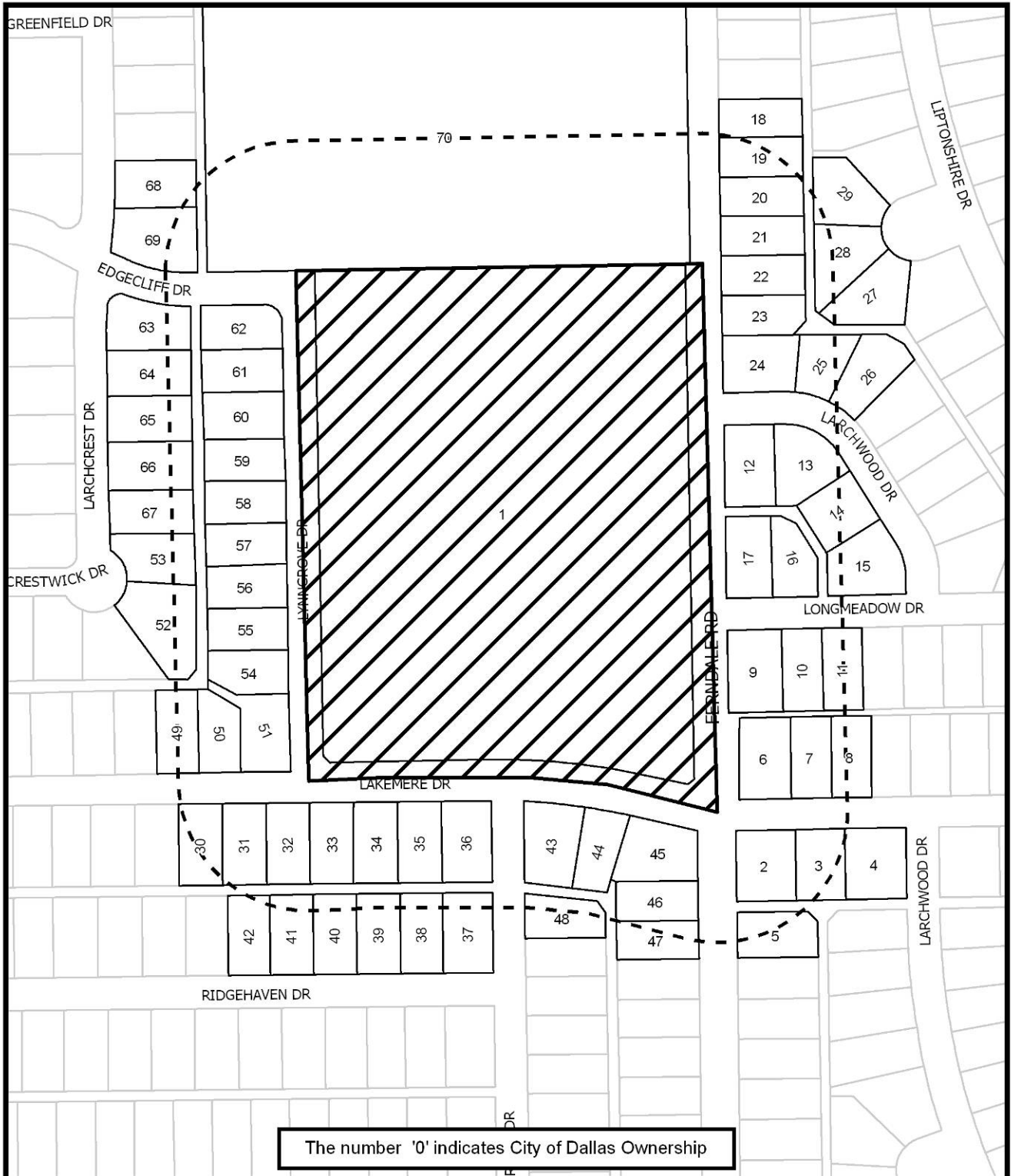
**RICHARDSON I.S.D.**

RENOVATION HUNT


**COOPER**

11155 28th Street  
 Dallas, TX 75244  
 972.774.1331

**Existing Landscape and Development Plan**



The number '0' indicates City of Dallas Ownership

  
 1:2,400

## NOTIFICATION

200' AREA OF NOTIFICATION  
70 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no:           M112-004            
 Date:           11/17/2011

11/17/2011

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

***M112-004***

### ***70 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	9501 FERNDALE RD	RICHARDSON I S D
2	10206 LAKEMERE DR	ELLIS MICHAEL S
3	10212 LAKEMERE DR	FREDERIKSEN MARY SUZANNE
4	10218 LAKEMERE DR	LUCAS CASEY R & JAMIE M
5	9320 FERNDALE RD	WILSON STEVEN L & KAREN J
6	10205 LAKEMERE DR	MCPHAUL ANDREW F
7	10209 LAKEMERE DR	CARLTON MATTHEW M
8	10215 LAKEMERE DR	DARDEN ELIZABETH M
9	10208 LONGMEADOW DR	OUALLINE JEFFREY SCOTT & JENNIFER LEIGH
10	10212 LONGMEADOW DR	SIMS SARAH B
11	10218 LONGMEADOW DR	HOLMAN CHARLIE R
12	9541 LARCHWOOD DR	BOWE ROBERT R
13	9525 LARCHWOOD DR	NEWTON BETHANY D & MATTHEW B NEWTON
14	9515 LARCHWOOD DR	FLORES ENRIQUE
15	9505 LARCHWOOD DR	HOANG JASON & CHELSEA
16	10211 LONGMEADOW DR	HAMILTON RICHARD W SUSAN W HAMILTON
17	10207 LONGMEADOW DR	NODES A TIMOTHY
18	9636 FERNDALE RD	HALE JO YANCEY TR
19	9632 FERNDALE RD	RANGEL MARKO A & NICOLE D
20	9626 FERNDALE RD	FERNANDEZ ROBERT A
21	9622 FERNDALE RD	RINELLA RYAN MCDONALD
22	9616 FERNDALE RD	FARLEY CHARLES M JR & PHYLLIS J
23	9612 FERNDALE RD	DANIELL CASEY
24	9606 FERNDALE RD	UNDERWOOD PATRICIA DOWELL
25	9536 LARCHWOOD DR	BALLARD WILLIAM P & CAMILLA E
26	9530 LARCHWOOD DR	WHITE LINDA



11/17/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	9619 LIPTONSHIRE DR	STOLTE STEPHEN C & CARRIE C &
28	9623 LIPTONSHIRE DR	MORRIS GLYNN ALAN
29	9627 LIPTONSHIRE DR	CHAPMAN KEITH E & FARREL H
30	10040 LAKEMERE DR	PATTERSON JOHN W & SUZANNE T
31	10046 LAKEMERE DR	GILLESPIE JOSEPH H & ELIZABETH R SANDERS
32	10050 LAKEMERE DR	PARSONS GARY B & AMIE H PARSONS
33	10104 LAKEMERE DR	TAYLOR ALAN C
34	10110 LAKEMERE DR	DANIELSON JOHN Z & BETTY A
35	10114 LAKEMERE DR	WEEMS JASON & WEEMS HAILEY
36	10124 LAKEMERE DR	NEWMAN RANDALL D & DENISE R
37	10129 RIDGEHAVEN DR	RECTOR TANAY S
38	10125 RIDGEHAVEN DR	CAMPBELL BRIAN K
39	10119 RIDGEHAVEN DR	SIMPSON BRANDON & KARI
40	10115 RIDGEHAVEN DR	HOLT ROBERT K
41	10109 RIDGEHAVEN DR	PEELER JIMMY B
42	10105 RIDGEHAVEN DR	HERRIDGE CURT G & ERIKA C
43	10134 LAKEMERE DR	SANSCRAINTE JULIE A
44	10140 LAKEMERE DR	DAVIS MICHAEL DONLON
45	9333 FERNDALE RD	GROTHAUS JESSICA
46	9327 FERNDALE RD	SIKORA MARTHA R
47	9321 FERNDALE RD	MCKELLAR CYNTHIA ANN
48	9310 HIGHRIDGE DR	MARR KARINA W &
49	10035 LAKEMERE DR	DARWIN JOHN C
50	10039 LAKEMERE DR	DAGELEWICZ JASON & STEPHANIE
51	10045 LAKEMERE DR	TELLINGHUISEN CHRISTIAN D & AMY FOWLER
52	10030 CRESTWICK DR	PARADISE MARGARET
53	9506 LARCHCREST DR	MILLER CONNIE J
54	9409 LYNNGROVE DR	COLEMAN NAOMI LIF EST REM: MARK DENNIS C
55	9415 LYNNGROVE DR	ZORDILLA FRANCIS & LAURA
56	9421 LYNNGROVE DR	SHOEMAKER JIMMY & CHRISTINA S
57	9427 LYNNGROVE DR	DEMUS FAMILY LIVING TRUST

11/17/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	9433 LYNNGROVE DR	KELLER FAMILY TRUST & JOHN R KELLER TRUS
59	9505 LYNNGROVE DR	GREENFIELD MARIETTA W
60	9511 LYNNGROVE DR	POTTER EDWARD AUGUST & CAROLYN
61	9517 LYNNGROVE DR	FARRELL KEVIN J BISHOP OF ROMAN CATHOLIC
62	9521 LYNNGROVE DR	MCLEOD THOMAS O
63	9536 LARCHCREST DR	HAAS BRENDAN & SHANNON
64	9530 LARCHCREST DR	WEBB PHILIP F & KIMBERLY M
65	9524 LARCHCREST DR	RONK HEATHER R
66	9518 LARCHCREST DR	VOLKER ROBERT E
67	9512 LARCHCREST DR	HOLLE ERVIN G
68	9612 LARCHCREST DR	BRUNETTI KRISTIE
69	9606 LARCHCREST DR	MOHNEY DAVID W & BETTIE MOHNEY
70	9635 FERNDAL RD	ROMAN CATH DIOCESE DALLAS % BISHOP

KEVIN

**FILE NUMBER:** W112-001

**DATE FILED:** November 16, 2011

**LOCATION:** Oak Lawn Avenue and Gillespie Street, East Corner

**COUNCIL DISTRICT:** 14

**MAPSCO:** 35W

**SIZE OF REQUEST:** Approx. 17,076 Sq. Ft

**CENSUS TRACT:** 5.00

---

**MISCELLANEOUS DOCKET ITEM:**

Owner: Dallas Heartland Partners

Waiver of Two-Year Waiting Period

On February 9, 2011, the City Council approved an amendment to the Phase I portion of Planned Development Subdistrict No. 20 for certain GR General Retail Subdistrict Uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the east corner of Oak Lawn Avenue and Gillespie Street. According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to February 11, 2013, without a waiver of the two-year waiting period.

The applicant is requesting a waiver of the two-year waiting period in order to submit an application to amend Planned Development Subdistrict No. 20 to allow a dry cleaner and tailor use. The current conditions do not allow this use and it was not considered during the amendment earlier this year.

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

**Staff Recommendation:** Denial

W112-001

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. Z101-111 (RB)

Location 2904 Oak Lawn Ave. Dallas, TX 75219

Date of last CPC or CC Action Feb. 09, 2011

Applicant's Name, Address & Phone Number Ji Seon Ahn

18527 Gibbons Dr. Dallas, TX 75287 (214-336-126,

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

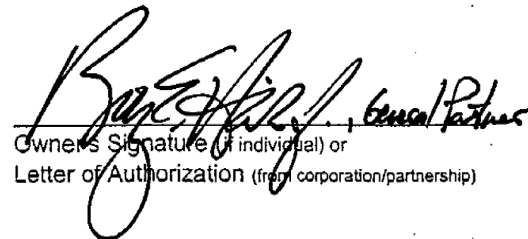
Dallas Heartland Partners

P.O. Box 8357 Tyles, TX 75211 (903-561-1900)

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

Existing building Restaurant & Wine Warehouse  
change to Dry cleaner & Tailor with  
Drive thru.

  
Applicant's Signature

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

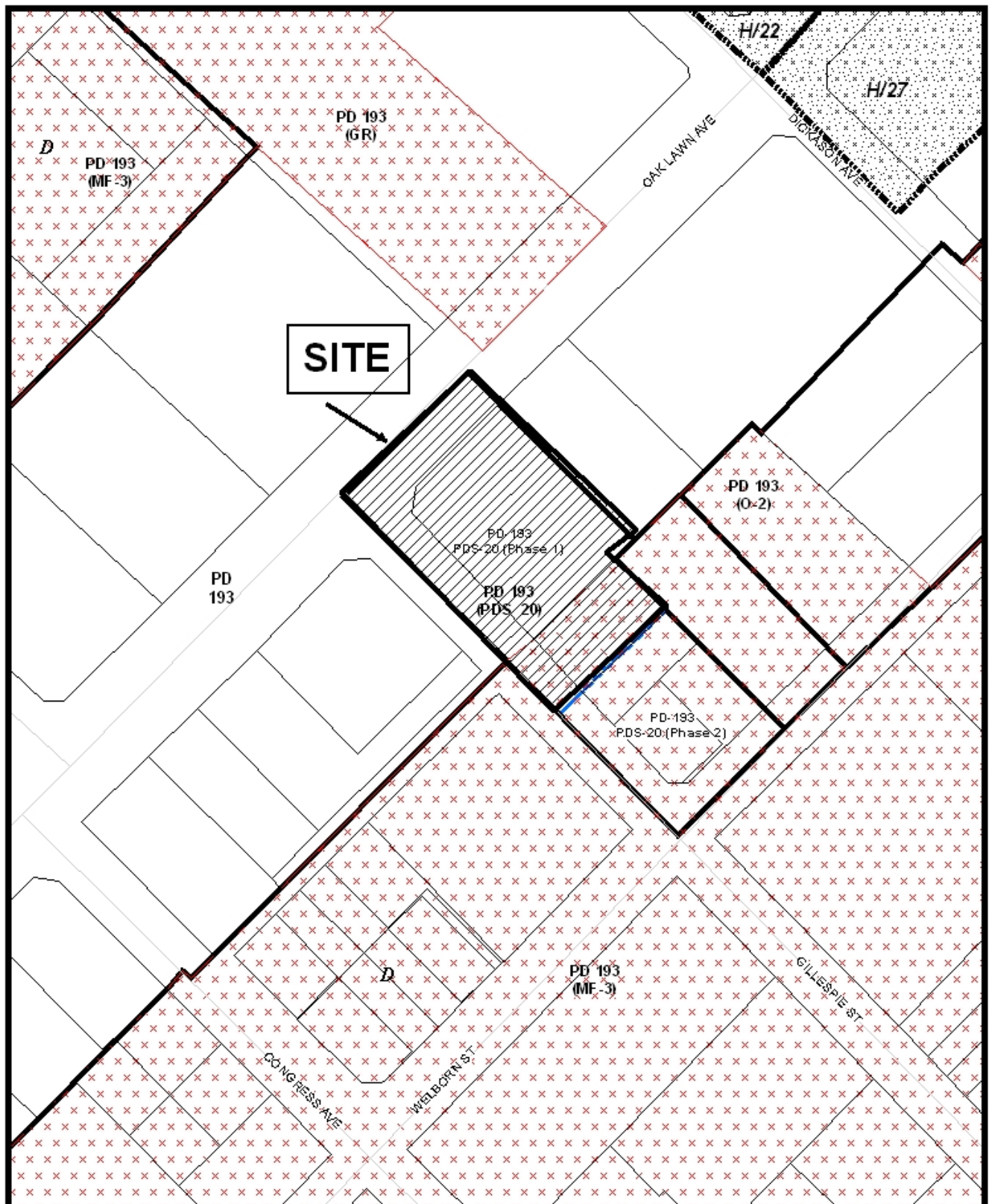
RECEIVED BY

NOV 16 2011

Current Planning

Date Received

Fee: \$300.00



1:1,000

W112-001  
December 1, 2011

**FILE NUMBER:** 1110031122

**DATE FILED:** September 20, 2011

**LOCATION:** 2515 McKinney Ave

**SIZE OF REQUEST:** 125 sq. ft.

**COUNCIL DISTRICT:** 14

**ZONING:** PD-193 (LC)

**MAPSCO:** 45F

---

**APPLICANT:** Kim Hlas

**CONTRACTOR:** Artografx, Inc.

**OWNER/TENANT:** Nexbank

**REQUEST:** Install one flat attached sign on the west elevation.

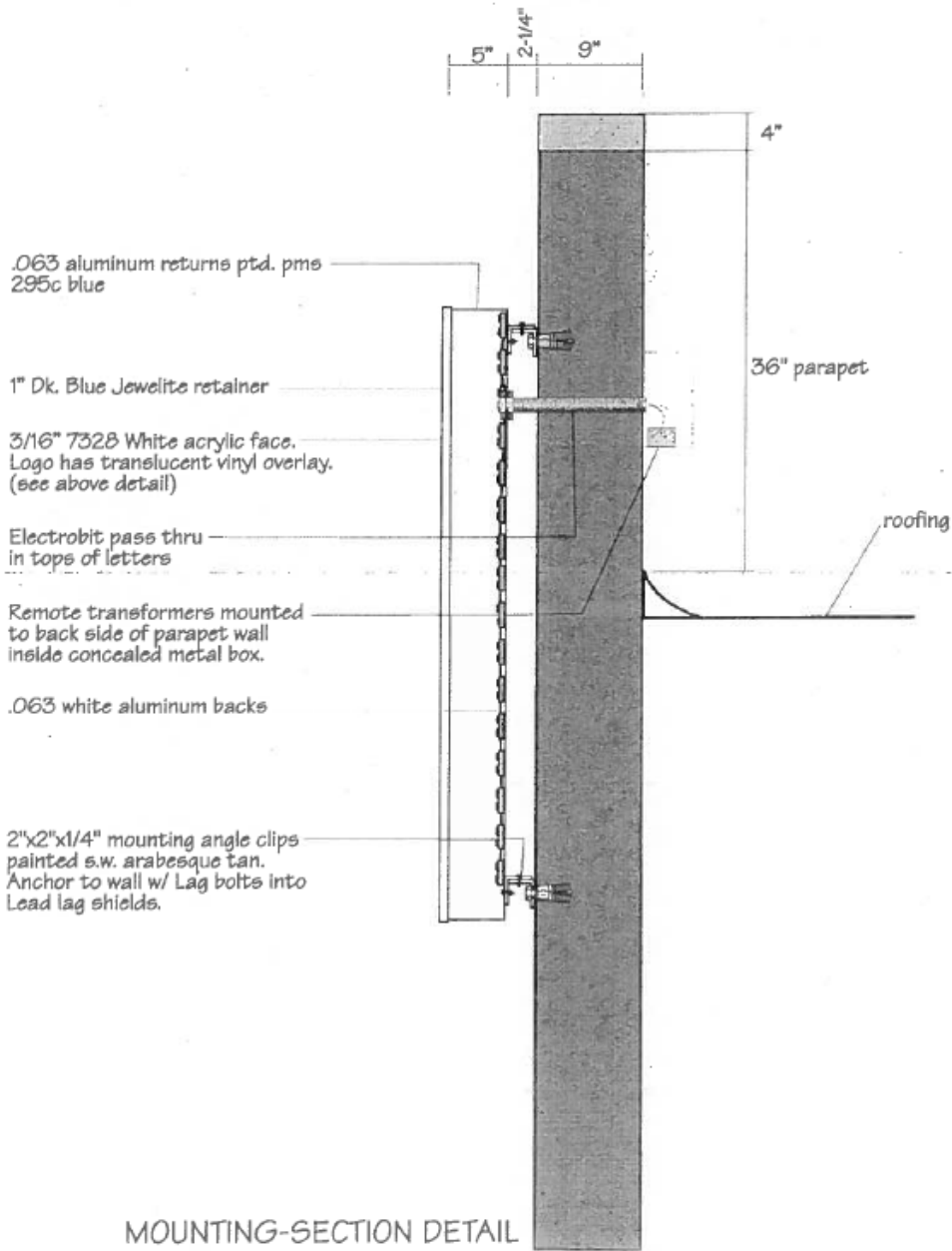
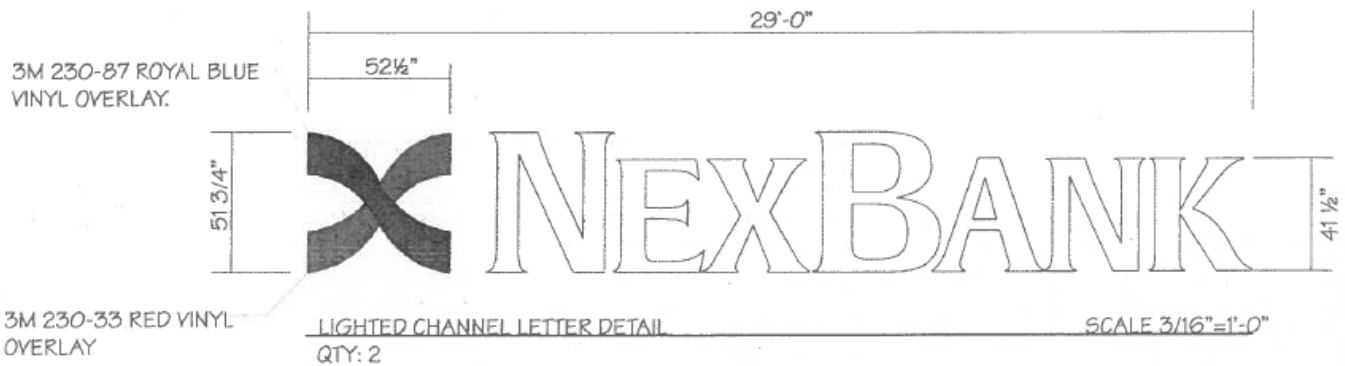
**SUMMARY:** The applicant is requesting to install one LED sign, measuring twenty-nine feet across by approximately four-and-one-half feet tall. The sign includes the company logo followed by the company name, NexBank.

- No flat attached sign may project more than eight inches from a build. (Sec. 51A-7.1507(c)(1))
- A flat attached sign may be erected on an arcade, but it may not project above the roof of the attached building. (Sec. 51A-7.1507(c)(2))
- The proposed sign meets the requirements of the Dallas City Code.

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE RECOMMENDATION:** Approval

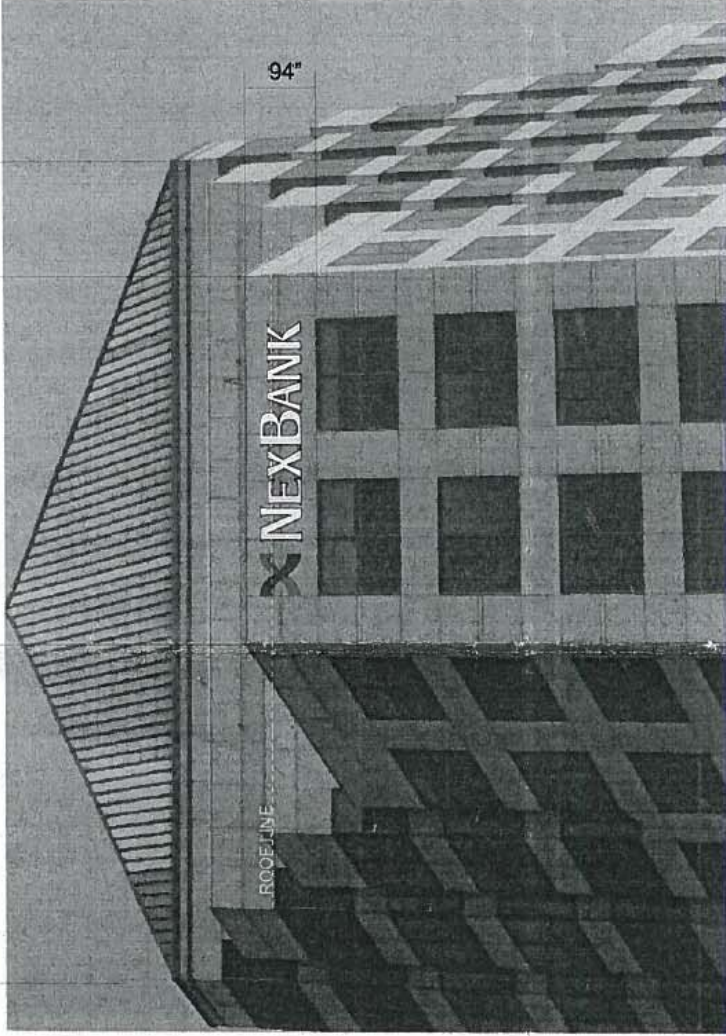
**STAFF RECOMMENDATION:** Approval





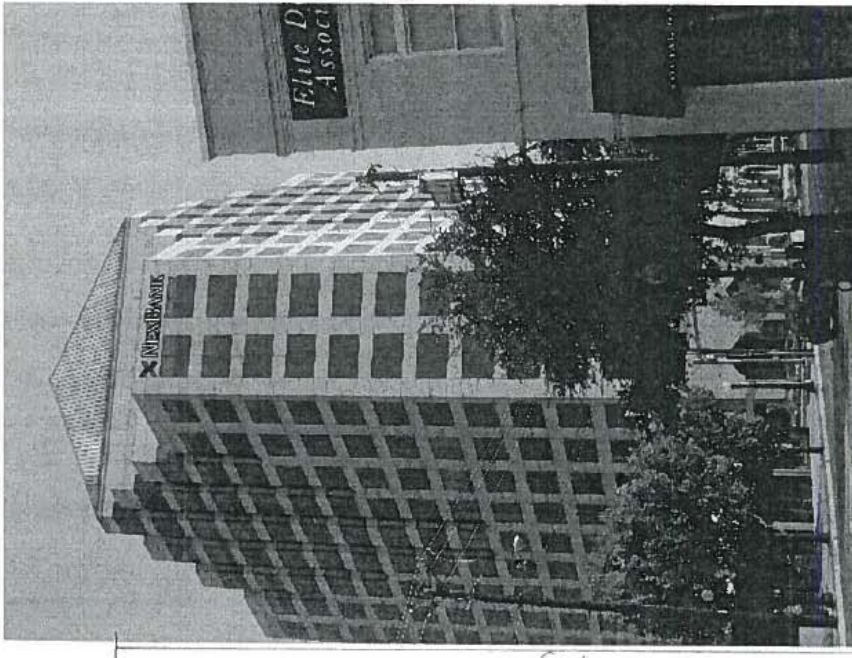
87'-2" +/-

39'-0"



WEST ELEVATION

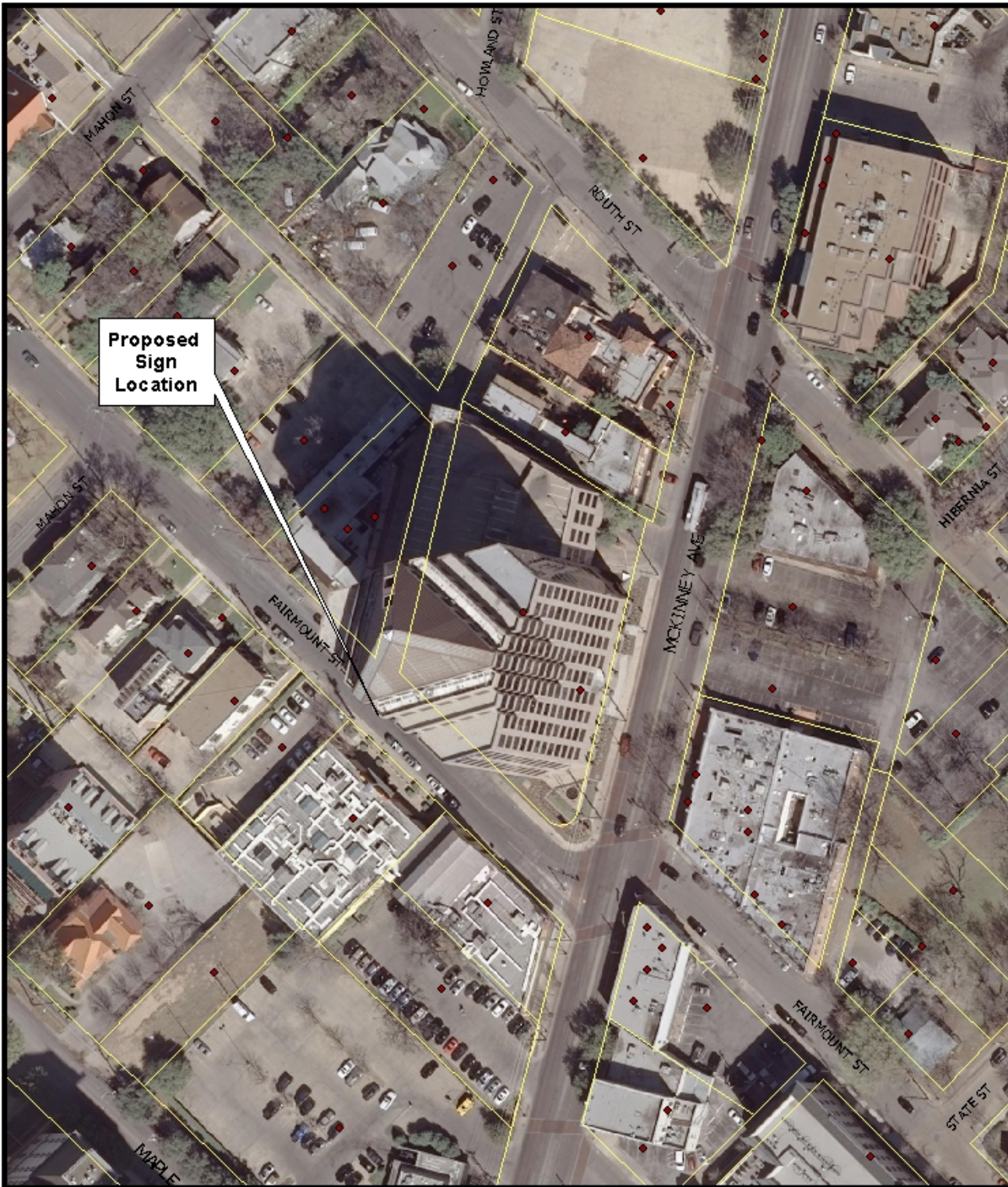
SCALE 1/16"=1'-0"



WEST ELEVATION FAIRMONT

195





1:1,250

# AERIAL MAP

Sign District: **McKinney Avenue**

Case no: **1110031122**

DATE: May 18, 2010

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

**MCKINNEY AVENUE SIGN DISTRICT**

---

**FILE NUMBER:** 1110031124

**DATE FILED:** September 20, 2011

**LOCATION:** 2515 McKinney Ave

**SIZE OF REQUEST:** 125 sq. ft.

**COUNCIL DISTRICT:** 14

**ZONING:** PD-193 (LC)

**MAPSCO:** 45F

---

**APPLICANT:** Kim Hlas

**CONTRACTOR:** Artografx, Inc.

**OWNER/TENANT:** Nexbank

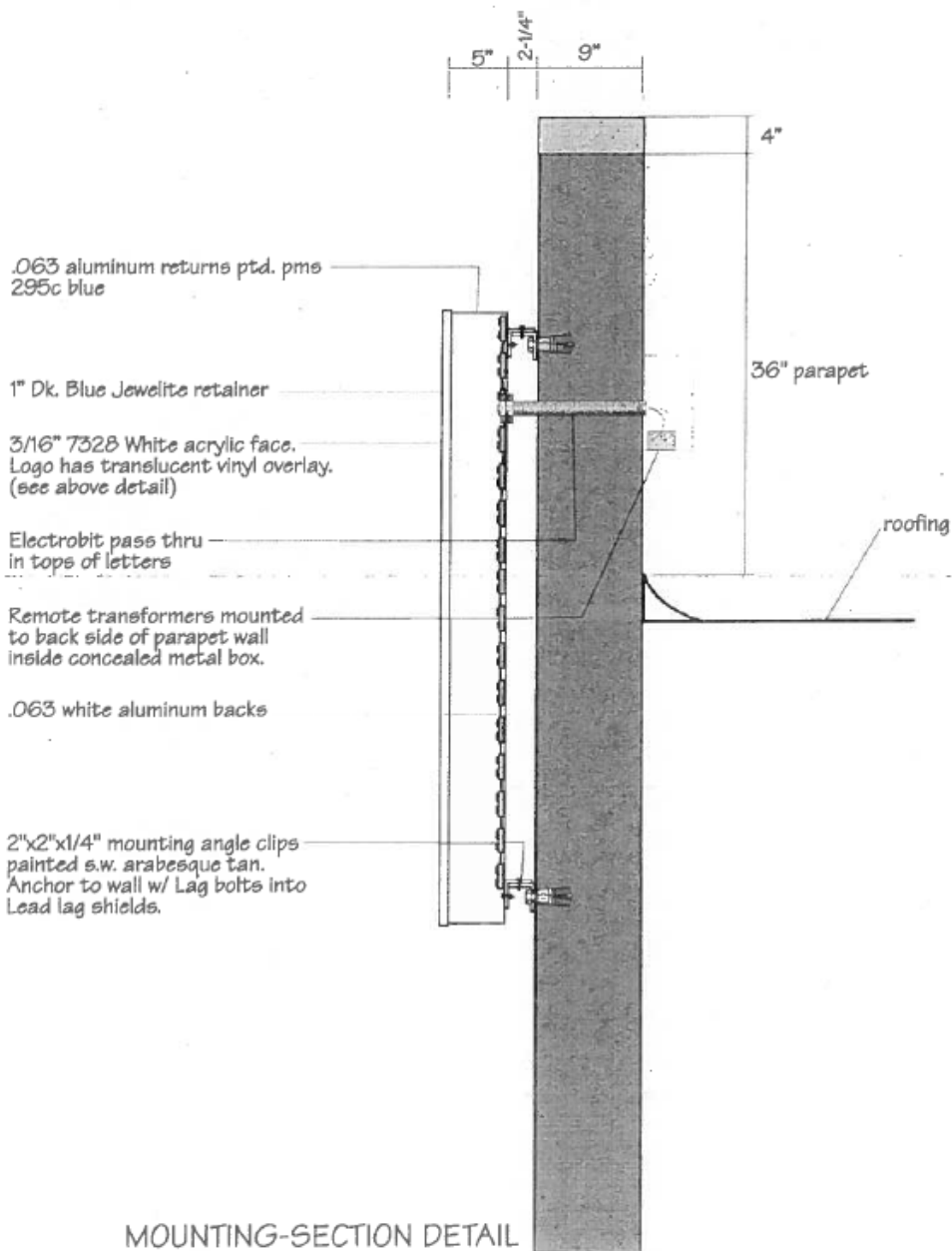
**REQUEST:** Install one flat attached sign on the north elevation.

**SUMMARY:** The applicant is requesting to install one LED sign, measuring twenty-nine feet across by approximately four-and-one-half feet tall. The sign includes the company logo followed by the company name, NexBank.

- No flat attached sign may project more than eight inches from a build. (Sec. 51A-7.1507(c)(1))
- A flat attached sign may be erected on an arcade, but it may not project above the roof of the attached building. (Sec. 51A-7.1507(c)(2))
- The proposed sign meets the requirements of the Dallas City Code.

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE RECOMMENDATION:** Approval

**STAFF RECOMMENDATION:** Approval

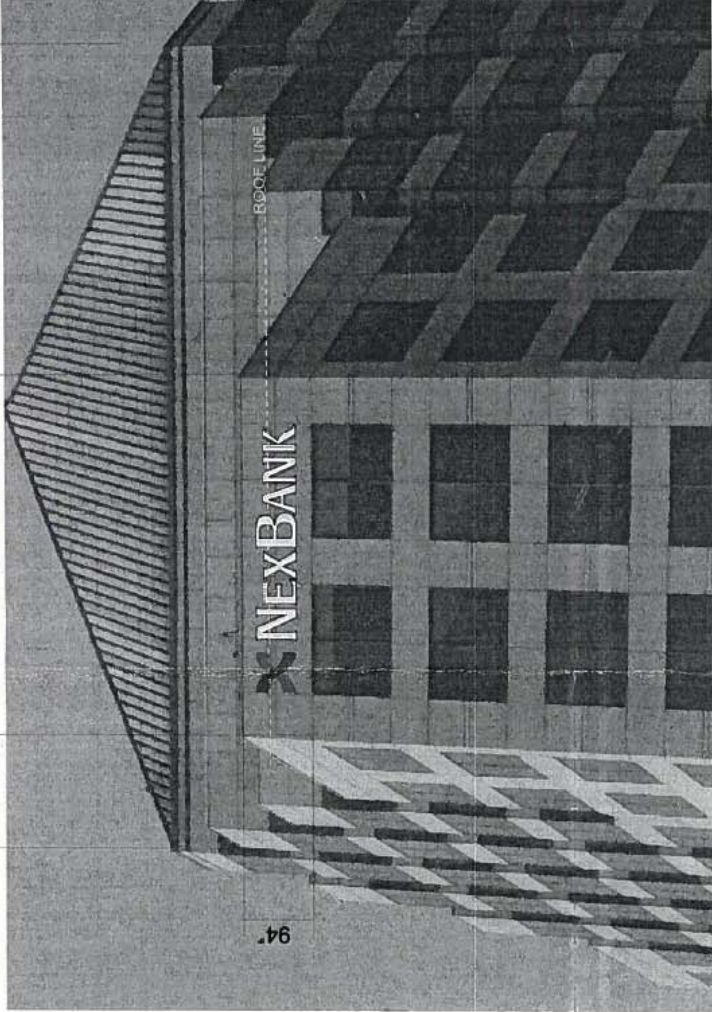


nts



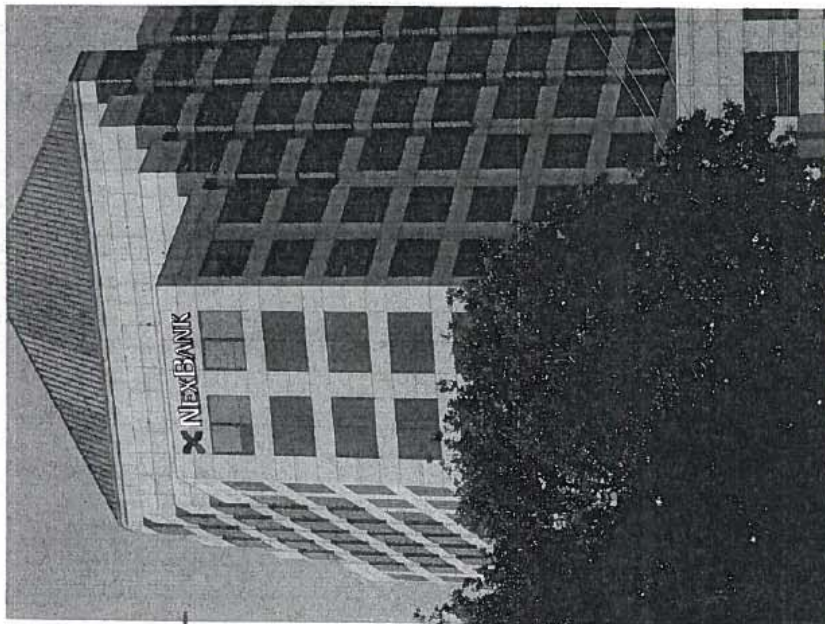
87'-2" +/-

39'-0"



NORTH ELEVATION

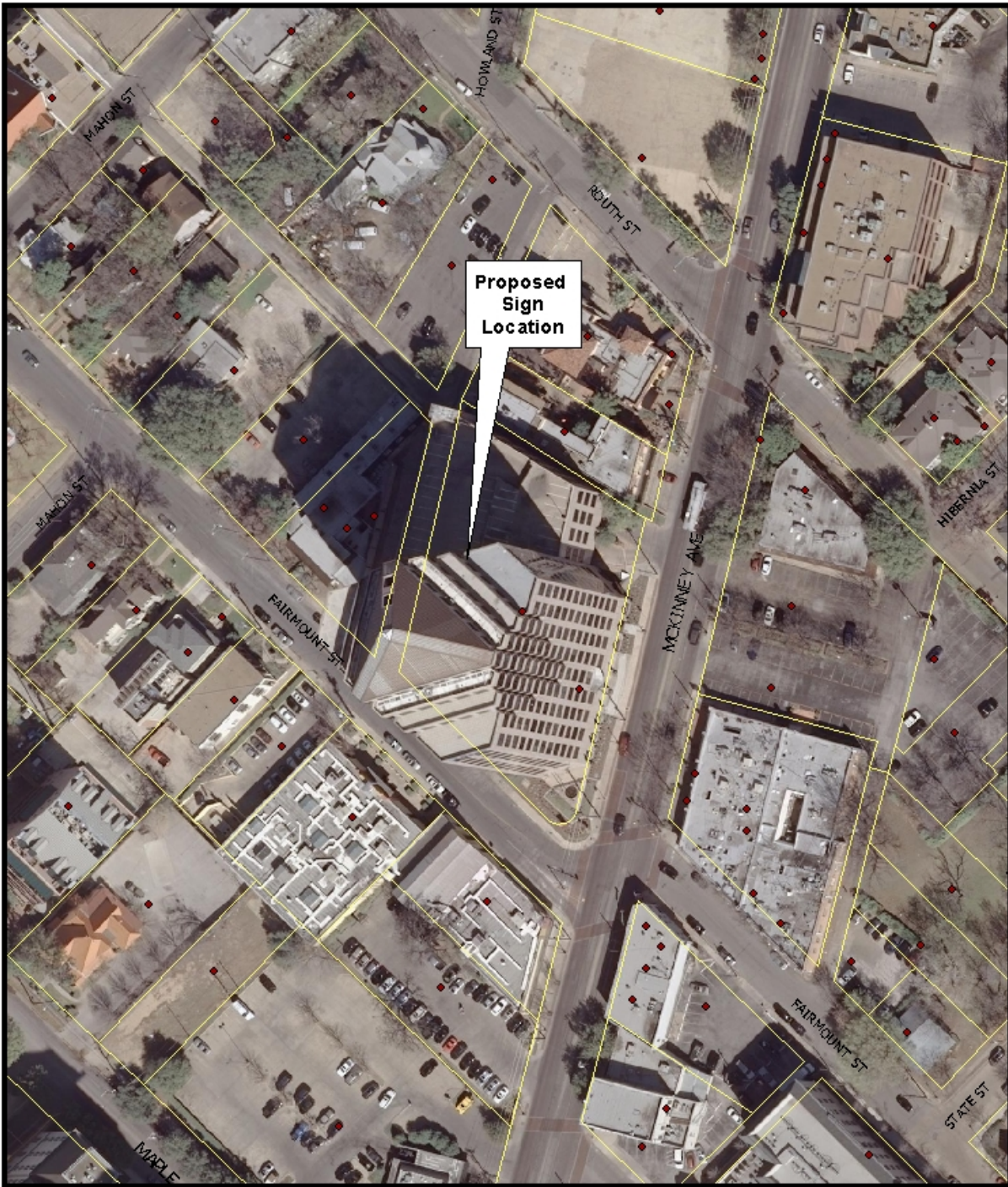
SCALE 1/16"=1'-0"



NORTH ELEVATION MCKINNEY AVE.

195'





Proposed Sign Location



1:1,250

# AERIAL MAP

Sign District: **McKinney Avenue**

Case no: **1110031124**

DATE: May 18, 2010



**FILE NUMBER:** Z101-395(MW)

**DATE FILED:** September 20, 2011

**LOCATION:** Northwest corner of Greenville Avenue and Lewis Street

**COUNCIL DISTRICT:** 2

**MAPSCO:** 36-W, X

**SIZE OF REQUEST:** ±3.14 acres

**CENSUS TRACT:** 10.02

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**REPRESENTATIVE:** Masterplan

**APPLICANT/OWNER:** Greenville-Cityville LLC  
Long Ridge Residential

**REQUEST:** An application to amend the conditions of Subdistrict 1 within Planned Development District No 691

**SUMMARY:** The purpose of this request is to allow 1) a restaurant without drive-in or drive-through service (limited to one main use not to exceed 3,000 square feet) to operate until 12:00 am and 2) a restaurant accessory to a nonresidential use to operate until 12:00 am (or the closing time of the main use, whichever is earlier).

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

**BACKGROUND INFORMATION:**

- The ±3.14-acre request site is developed with a mixed use project comprised of multifamily residential units above ground floor office and vacant retail space.
- In Subdistrict 1 of PDD No. 691, a restaurant without drive-in or drive-through service (limited to one main use not to exceed 3,000 square feet) may operate between 5:00 am and 4:00 pm. In addition, one restaurant accessory to a nonresidential use may operate until 11:00 pm or the closing of the main use, whichever is earlier.
- The request site is surrounded by a restaurant with drive-through service (with an SUP for a late hours establishment), a fraternal building and surface parking to the north; restaurant, retail, vacant dancehall and townhomes to the east; retail and personal service uses to the south and townhomes to the west.

**Zoning History:**

Planned Development District No. 691 for mixed uses was approved on the request site on August 25, 2004. On January 25, 2007, the City Plan Commission recommended denial without prejudice of an amendment to PDD No. 691. At that time, the applicant proposed to remove the restrictions that pertain to the hours of operation and amount of floor area permitted for a restaurant without drive through or drive in; the securing of the outdoor patio furniture; and all references to the restaurant use in Section 51P-691.107, "Accessory Uses".

The following is a list of the zoning requests within the immediate area of the request site.

- 1. Z101-211:** On November 7, 2011, the City Council denied a Specific Use Permit for a late-hours establishment limited to a commercial amusement (inside) for a bowling alley.
- 2. Z101-263:** On August 10, 2011, the City Council approved a Specific Use Permit for a late-hours establishment limited to a bar, lounge or tavern.
- 3. Z101-295:** October 26, 2011, the City Council recommended approval of a Specific Use Permit for a late-hours establishment limited to a bar, lounge, or tavern.
- 4. Z101-311:** On September 14, 2011, the City Council approved a Specific Use Permit for a late-hours establishment limited to a commercial amusement (inside).
- 5. Z101-314:** On September 28, 2011, the City Council denied an Specific Use Permit for a late-hours establishment limited to an alcoholic beverage establishment for a bar, lounge, or tavern.

Z101-395(MW)

- 6. Z101-318:** September 14, 2011, the City Council approved a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service at the location referenced above.
- 7. Z101-323:** On September 14, 2011, the City Council approved a Specific Use Permit for a late-hours establishment limited to a restaurant with drive-through service.
- 8. Z101-326:** On September 14, 2011, the City Council approved a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service.

**Thoroughfares/Streets:**

Thoroughfares/Streets	Type	Existing ROW
Greenville Avenue	Local	50 feet

**Land Use:**

	Zoning	Land Use
Site	PDD No 691	Multifamily; office
North	PDD No. 842; SUP 1904	Drive-through restaurant, fraternal building; surface parking
East	PDD No. 842; MF-2(A)	Restaurant; retail; vacant dancehall townhomes
South	PDD No. 842	Retail and personal services
West	PDD No 691, MF-2(A)	Townhomes

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The Vision Illustration depicts the request site as within a Main Street Building Block. Main streets are modeled after the American tradition of “main street” as a place for living, working and shopping. Examples of these streets with concentrations of pedestrian activity include Jefferson Boulevard, Knox-Henderson and Lovers Lane. Main streets, typically no more than a mile long, are active areas with buildings one to four stories in height and usually placed right up to the sidewalk with parking available onstreet. Away from the “main street,” density quickly diminishes, thus minimizing impacts on nearby neighborhoods. This Building Block will likely be served by bus or rail and contain safe and pleasant walking environments. Streets have trees and wide

sidewalks. There may even be landscaped paths from the “main street” to rear parking areas, sidewalk cafes, outdoor dining areas or courtyards. The primary public investment in these areas will be upgrading streets and walkways to create safe high-quality pedestrian environments.

The request is consistent with the following goals and policy of the Comprehensive Plan.

## **LAND USE ELEMENT**

**GOAL 1.2** Promote desired development.

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

## **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 5.2** Strengthen community and neighborhood identity

**Policy 5.2.1** Maintain neighborhood scale and character.

### **Land Use Compatibility:**

The ±3.14-acre request site is developed with a mixed use project comprised of multifamily residential units above ground floor office and vacant retail space. In Subdistrict 1 of PDD No. 691, a restaurant without drive-in or drive-through service (limited to one main use not to exceed 3,000 square feet) may operate between 5:00 am and 4:00 pm. In addition, one restaurant accessory to a nonresidential use may operate until 11:00 pm or the closing of the main use, whichever is earlier.

The purpose of this request is to allow 1) a restaurant without drive-in or drive-through service (limited to one main use not to exceed 3,000 square feet) to operate until 12:00 am and 2) a restaurant accessory to a nonresidential use to operate until 12:00 am (or the closing time of the main use, whichever is earlier). No additional, changes are proposed by this application.

The main issues raised during the original 2004 zoning case were the amount of off-street parking and vehicular traffic a restaurant would generate. The specific PDD language to restrict certain operational aspects of a restaurant use was agreed to by the initial applicant (First Worthing Corp.) and the neighborhood. Therefore, in 2006-2007, Staff did not support the request to remove the restrictions pertaining to a restaurant

Z101-395(MW)

use. As stated above, the current request pertains only to the hours of operation and does not alter any other PDD provisions.

The request site is surrounded by a restaurant with drive-through service (with an SUP for a late hours establishment), a fraternal building and surface parking to the north; restaurant, retail, vacant dancehall and townhomes to the east; retail and personal service uses to the south and townhomes to the west.

Retail and personal service uses within the adjacent Planned Development District No. 842 for CR Community Retail uses may operate between the hours of 6:00 a.m. and 12:00 a.m. without having to obtain a Specific Use Permit. In order to operate between midnight and 6:00 a.m., the land use becomes a late-hours establishment and a Specific Use Permit is required.

The requested amendment would allow a main use and/or accessory restaurant to operate until 12:00, consistent with the surrounding retail and personal service uses. No provisions for late hour establishments are proposed by this application. Staff supports the request.

**Traffic:**

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

**Parking:**

In Subdistrict 1 of PDD No. 691, for a restaurant use, a minimum of one (1) parking space must be provided for each 100 square feet of floor area. Any patio area used as seating for the restaurant must be included in the floor area when calculating the required parking.

**Landscaping:**

PDD No. 691 requires landscaping in accordance with Article X, and in accordance with any additional requirements as shown on the conceptual plan. The side of the structured parking facing the landscape screening area, as shown on the conceptual plan, must be screened with evergreen trees with a minimum caliper of six inches and a minimum height of 16 feet when planted, planted 12 to 15 feet on center depending on the optimal spacing for the variety as determined by the building official.

**Partners/Principals/Officers:**

Z101-395(MW)

**Long Ridge Residential**

Donna Flammetta	Vice President
Jeff Hyde	Vice President
John Amota	Vice President
Bruce Wheelless	Vice President

**Greenville-Cityville LLC**

Gerald H. Stool	Manager
Christy Hammons	Manager

**Proposed Amendment to Conditions**

**SEC. 51P-691.106. MAIN USES PERMITTED.**

(b) Subdistrict 1.

(E) Retail and personal service uses.

-- Restaurant without drive-in or drive through. [Limited to one main use not to exceed 3,000 square feet in floor area, except outdoor patio area is not included in the limitation on floor area.–This main use may only operate between 5:00 a.m. and 4:00 p.m. 12:00 a.m. (the next day). Outdoor tables and chairs for this main use must be secured to prevent their use when the restaurant is closed.]

[In addition to the main use, limited to one use accessory to a nonresidential use, subject to restrictions listed in Section 51P-691.107, "Accessory Uses."]

**SEC. 51P-691.107. ACCESSORY USES.**

(b) In Subdistrict 1, the one restaurant accessory to a nonresidential use may not:

(4) operate later than ~~4:00 p.m.~~ 12:00 a.m. or the closing time of the main use, whichever is earlier.



**ARTICLE 691.**

**PD 691.**

**SEC. 51P-691.101. LEGISLATIVE HISTORY.**

PD 691 was established by Ordinance No. \_\_\_\_\_, passed by the Dallas City Council on August 25, 2004.

**SEC. 51P-691.102. PROPERTY LOCATION AND SIZE.**

PD 691 is established on property located northwest of Greenville Avenue and north of Lewis Street. The size of PD 691 is approximately 3.6801 acres.

**SEC. 51P-691.103. DEFINITIONS AND INTERPRETATIONS.**

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

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

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

(d) BAIL BOND OFFICE means an office for the issuance, brokerage, or procurement of bail bonds, whether as an accessory use or a main use.

(e) MASSAGE ESTABLISHMENT means any building, room, place, or establishment, other than a regularly licensed hospital, where manipulated massage or manipulated exercises are practiced upon the human body by anyone not a duly licensed physician or chiropractor whether with or without the use of mechanical, therapeutic, or bathing devices, and includes Turkish bathhouses. This term does not include, however, duly licensed nail salons, beauty parlors or barbershops or a place wherein registered physical therapists treat only patients recommended by a licensed physician and operated only under such physician's direction. "MASSAGE" means any process consisting of kneading, rubbing, or otherwise manipulating the skin of the body of a human being, either with the hand or by means of electrical instruments or apparatus, or other special apparatus, but does not include massage by duly licensed physicians and chiropractors, and registered physical therapists who treat only patients recommended by a licensed physician and who operate only under such physician's direction, nor massage practiced by nail salons, beauty parlors, or barbershops duly licensed by the state of Texas.

(f) TATTOO STUDIO means an establishment in which tattooing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

**SEC. 51P-691.104. CONCEPTUAL PLAN.**

(a) Development and use of the Property must comply with the conceptual plan (Exhibit 691A).

(b) The general location of Subdistricts 1, 2, 3, and 4 is shown on the conceptual plan. The boundary lines of the subdistricts may move in any direction up to two feet between Subdistricts 1 and 2, up to five feet between Subdistricts 2 and 3, and up to five feet between Subdistricts 2 and 4 without overlap or gaps. After a development plan has been approved, Subdistricts 1, 2, 3, and 4 will be shown on the development plan.

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

**SEC. 51P-691.105. DEVELOPMENT PLAN.**

(a) A development plan must be submitted to the city plan commission by July 11, 2006. Final approval of a development plan must be obtained from the city plan commission by August 11, 2006. A development plan approved by the city plan commission subject to conditions shall be deemed denied until a revised development plan meeting the conditions is approved by the city plan commission.

(b) The director shall notify the city plan commission if a development plan is not submitted or finally approved by the deadlines in Subsection (a). Upon receiving such notice from the director, the city plan commission shall authorize a public hearing to determine proper zoning.

(c) Development and use of the Property must comply with the approved development plan.

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

**SEC. 51P-691.106. MAIN USES PERMITTED.**

(a) In general. No use may have a drive-through facility.

(b) Subdistrict 1.

(1) Nonresidential uses are limited to the ground floor.

(2) The following listed uses are the only main uses permitted in Subdistrict 1.

(A) Commercial and business service uses.

-- Custom business services.

(B) Institutional and community service uses.

- Adult day care facility.
- Child-care facility.
- Church.
- Library, art gallery, or museum.

(C) Office uses.

- Financial institution without drive-in window. *[Bail bond offices are not allowed.]*
- Medical clinic or ambulatory surgical center.
- Office. *[Bail bond offices are not allowed.]*

(D) Residential uses.

- Duplex.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Multifamily.
- Single family.

(E) Retail and personal service uses.

- Animal shelter or clinic without outside run.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Household equipment and appliance repair.
- Liquor store.
- Nursery, garden shop, or plant sales.
- Personal service uses. *[Massage establishments and tattoo studios are not allowed.]*
- Restaurant without drive-in or drive through. *[Limited to one main use not to exceed 3,000 square feet in floor area, except outdoor patio area is not included in the limitation on floor area. This main use may only operate between 5:00 a.m. and 12:00 a.m. (the next day) [4:00 p.m.]. Outdoor tables and chairs for this main use must be secured to prevent their use when the restaurant is closed.]*

*[In addition to the main use, limited to one use accessory to a nonresidential use, subject to*

*restrictions listed in Section 51P-691.107, "Accessory Uses."]*

- Surface parking.
- Swap or buy shop.
- Taxidermist.

(F) Utility and public service uses.

- Local utilities.

(c) Subdistrict 2. The following listed uses are the only main uses permitted in Subdistrict 2.

(1) Residential uses.

- Multifamily.

(2) Utility and public service uses.

- Local utilities.

(d) Subdistrict 3. The following listed uses are the only main uses permitted in Subdistrict 3.

(1) Residential uses.

- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Single family.

(2) Utility and public service uses.

- Local utilities.

(e) Subdistrict 4. The following listed uses are the only main uses permitted in Subdistrict 4.

(1) Retail and personal service uses.

- Commercial parking lot or garage. *[Limited to a maximum of three levels of parking above grade.]*

(2) Utility and public service uses.

- Local utilities.

**SEC. 51P-691.107. 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 in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) In Subdistrict 1, the one restaurant accessory to a nonresidential use may not:

(1) exceed 750 square feet in floor area or 25 percent of the floor area of the main use, whichever is less;

(2) have an entrance separate from the entrance to the main use;

(3) operate earlier than 5:00 a.m.;

(4) operate later than 12:00 a.m. [~~11:00 p.m.~~] or the closing time of the main use, whichever is earlier; or

(5) have outdoor tables and chairs.

**SEC. 51P-691.108. 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) In general.

(1) Except as provided in this section, the yard, lot, and space regulations for the MF-2(A) Multifamily District apply in Subdistricts 1, 2, and 4.

(2) Except as provided in this section, the yard, lot, and space regulations for the TH-3(A) Townhouse District apply in Subdistrict 3.

(b) Maximum coverage for the district. Maximum coverage for all subdistricts combined is 65 percent. For purposes of this provision, "coverage" means the percentage of private property, excluding private streets and alleys, covered by a roof, floor, or other structure, except that roof eaves up to 24 inches and other ordinary building projections up to 12 inches are excluded.

(c) Subdistrict 1.

(1) Setbacks.

(A) Minimum setback from Greenville Avenue for the 80 southernmost feet of the Property is 30 feet. Minimum setback from Greenville Avenue for the remainder of the subdistrict is 15 feet.

(B) Minimum setback from Lewis Street is 15 feet.

(C) Balconies may project up to six inches into the required setback from Greenville Avenue.

(D) Bay windows and awnings may project up to three feet into required setbacks.

(2) Density. Maximum number of dwelling units in Subdistricts 1 and 2 combined is 128 units.

(3) Floor area. Maximum floor area for all nonresidential uses combined is 15,000 square feet.

(4) Height. Maximum structure height is 40 feet, measured to the midpoint of the roof.

(5) Stories. Maximum number of stories above grade is three.

(d) Subdistrict 2.

(1) Setbacks.

(A) Minimum setback from any private drive is five feet.

(B) Minimum setback from Alta Street is 15 feet.

(C) Minimum setback from Lewis Street is 15 feet.

(D) Bay windows and awnings may project up to three feet into required setbacks.

(2) Density. Maximum number of dwelling units in Subdistricts 1 and 2 combined is 128 units.

(3) Height. Maximum structure height is 36 feet, measured to the midpoint of the roof.

(4) Stories. Maximum number of stories above grade is three.

(e) Subdistrict 3.

(1) Setbacks.

- (A) No minimum setback from any private drive.
- (B) Minimum setback from any public drive is 15 feet.
- (C) Bay windows and awnings may project up to three feet into required setbacks.

(2) Density. Maximum number of dwelling units is 12. Single family structures may be attached, with no more than four single family structures attached together to create no more than three separate buildings.

(3) Height. Maximum structure height is 30 feet, measured to the midpoint of the roof.

(4) Lot coverage. Maximum lot coverage is 60 percent.

(5) Stories. Maximum number of stories above grade is two.

(f) Subdistrict 4.

(1) Setbacks.

(A) Minimum setback from any public street is 15 feet.

(B) Awnings may project up to three feet into required setbacks.

(2) Height. Maximum structure height is 40 feet, measured to the apex of the building.

**SEC. 51P-691.109. OFF-STREET PARKING AND LOADING.**

(a) In general.

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

(2) Parking in this district may not be used as required parking for any use not located within this district.

(3) In determining the required number of parking spaces, fractional spaces are counted to the nearest whole number, with one-half counted as an additional space.

(4) Non-required parking may be rented on a long or short term basis, but no charge may be made for required parking.



(5) Special parking may not be used to provide required off-street parking for any use located within this district.

(6) The structured parking shown on the conceptual plan must be surrounded by the multifamily structure so that it is not visible above the multifamily structure from street level, except for the portion of the garage adjacent to the landscape screening area shown on the conceptual plan, and a maximum of two driveways through Subdistrict 2 shown on the conceptual plan.

(7) Any openings in the top two levels on that side of the structured parking facing the landscape screening area, as shown on the conceptual plan, that are visible from Alta Street must have awnings covering a minimum of 50 percent of the total length of all such openings. For purposes of this provision, “openings” are those areas through which the area outside the garage can be seen from inside the garage.

(b) Subdistrict 1.

(1) For a restaurant use, a minimum of one parking space must be provided for each 100 square feet of floor area. Any patio area used as seating for the restaurant must be included in the floor area when calculating the required parking.

(2) Required parking for multifamily uses must be secured and separate. For purposes of this provision, “secured” means that access is controlled to prevent unauthorized entry. For purposes of this provision, “separate” means that the parking is physically separated from parking for other uses.

(c) Subdistrict 2. Required parking for multifamily uses must be secured and separate. For purposes of this provision, “secured” means that access is controlled to prevent unauthorized entry. For purposes of this provision, “separate” means that the parking is physically separated from parking for other uses.

(d) Subdistrict 3.

(1) A minimum of six parking spaces for single family uses, in addition to any required parking, must be provided within Subdistrict 3.

(2) Vehicular access to single family uses is permissible only from a private drive.

**SEC. 51P-691.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P-691.111. LANDSCAPING.**

(a) Landscaping must be provided in accordance with Article X, and in accordance with any additional requirements as shown on the conceptual plan.

(b) The side of the structured parking facing the landscape screening area, as shown on the conceptual plan, must be screened with evergreen trees with a minimum caliper of six inches and a minimum height of 16 feet when planted, planted 12 to 15 feet on center depending on the optimal spacing for the variety as determined by the building official.

(c) All plant materials must be maintained in a healthy, growing condition.

**SEC. 51P-691.112. SIGNS.**

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

(b) Detached signs. Detached signs are prohibited.

(c) Subdistrict 1.

(1) Signs are not subject to the provisions of Section 51A-7.404, "Attached Signs."

(2) Signs must be premise signs or convey a noncommercial message.

(3) The maximum number of signs is one per facade per occupant of the premise.

(4) Words consisting of characters less than four inches high may be used without limit, and shall not be considered in computing the effective area.

(5) Signs may not have more than eight words consisting of characters in excess of four inches in height.

(6) The maximum effective area of signs is 40 square feet, except that signs for nonresidential uses on the ground floor may not exceed three feet in height and may not exceed 38 feet or 75 percent of the length of the facade of the premise of the advertiser, whichever is greater. Signs for nonresidential uses on the ground floor may not have moving or flashing parts and may not have illumination exceeding 200 foot lamberts.

(7) Signs must be mounted parallel to the building surface.

(8) Signs may not project more than 18 inches from the surface to which they are attached, except that one blade sign is permitted to be attached to the Greenville Avenue facade of a building in Subdistrict 1. This blade sign may not exceed 20 square feet in effective area per side, may project up to four feet from the surface of the building, may not project above the roof of the facade to which it is attached, must be at least 10 feet above grade, and may be illuminated up to 200 foot lamberts. For purposes of this provision, "blade sign" means a sign projecting perpendicularly from the building facade and legible from both sides.

(9) Signs may not be mounted on roofs.

(10) Signs may not project above roofs.

(11) Signs, other than the blade sign, are not permitted above the ground floor of the building.

**SEC. 51P-691.113. ADDITIONAL PROVISIONS.**

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

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

(c) Corrugated metal may not be used as a screening material or as an exterior finish material.

(d) Trash compactors in Subdistricts 1, 2, and 4 must be accessed for trash removal from Lewis Street only, and must be visually screened on all sides by a fence or wall constructed of solid metal, wood, or masonry. The required screening may not have more than 10 square inches of openings in any given square foot of surface. Access through required screening may be provided only by a solid gate that equals the height of the screening. The gate must remain closed at all times except when in actual use.

(e) Dumpsters are prohibited.

(f) The private drive in Subdistrict 3 must be gated at each street intersection.

(g) Prior to the issuance of a certificate of occupancy, the director of public works and transportation shall restripe eastbound Lewis Street at its intersection with Greenville Avenue to provide a left-turn approach lane and a through/right-turn approach lane. The cost of restriping shall be paid by the Property owner to the extent that the need for the restriping is roughly proportional to the need created by development of the Property.

(h) Prior to the issuance of a certificate of occupancy, the director of public works and transportation shall install signs prohibiting right turns between 9 p.m. and 4 a.m. from Lewis Street north onto Summit Street and from Lewis Street north onto Euclid Street.

**SEC. 51P-691.114. 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.

Z101-395(MW)

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

~~[SEC. 51P-691.115. ZONING MAP.~~

~~PD 691 is located on Zoning Map No. 1-8.]”~~

Existing/Proposed Conceptual Plan

EXHIBIT 691A

**CITYVILLE GREENVILLE DEVELOPMENT - DALLAS, TX**

**SITE LOCATION**  
183-187 Greenville Avenue  
Dallas, Texas 75206

**DEVELOPMENT STATISTICS**

**Development Area:** 140 DU  
**Total Max Density DU/AC:** 38.11 DU/AC  
**Max Site FAB:** 1.5 (existing garage)  
**Max. Lot Coverage:** 65 % max. total/ground level area / buildings + garage  
**Minimum Building Heights:**  
 Area 1: 3 Stories Residential Above 1 Story of Retail  
 40 Feet to mid-point of roof  
 Area 2: 3 Stories of Residential  
 36 Feet to mid-point of roof  
 Area 3 - 1, Lombonoma Fronting Summit Ave. (OZA lot)  
 2 Stories  
 30 Feet to mid-point of roof  
 Area 4 - Parkhill Garage  
 Max. Structure Height is 40 Feet to the Apex of the Building

**Area 1 - Lombonoma Fronting Summit Ave. (OZA lot)**  
 2 Stories  
 30 Feet to mid-point of roof

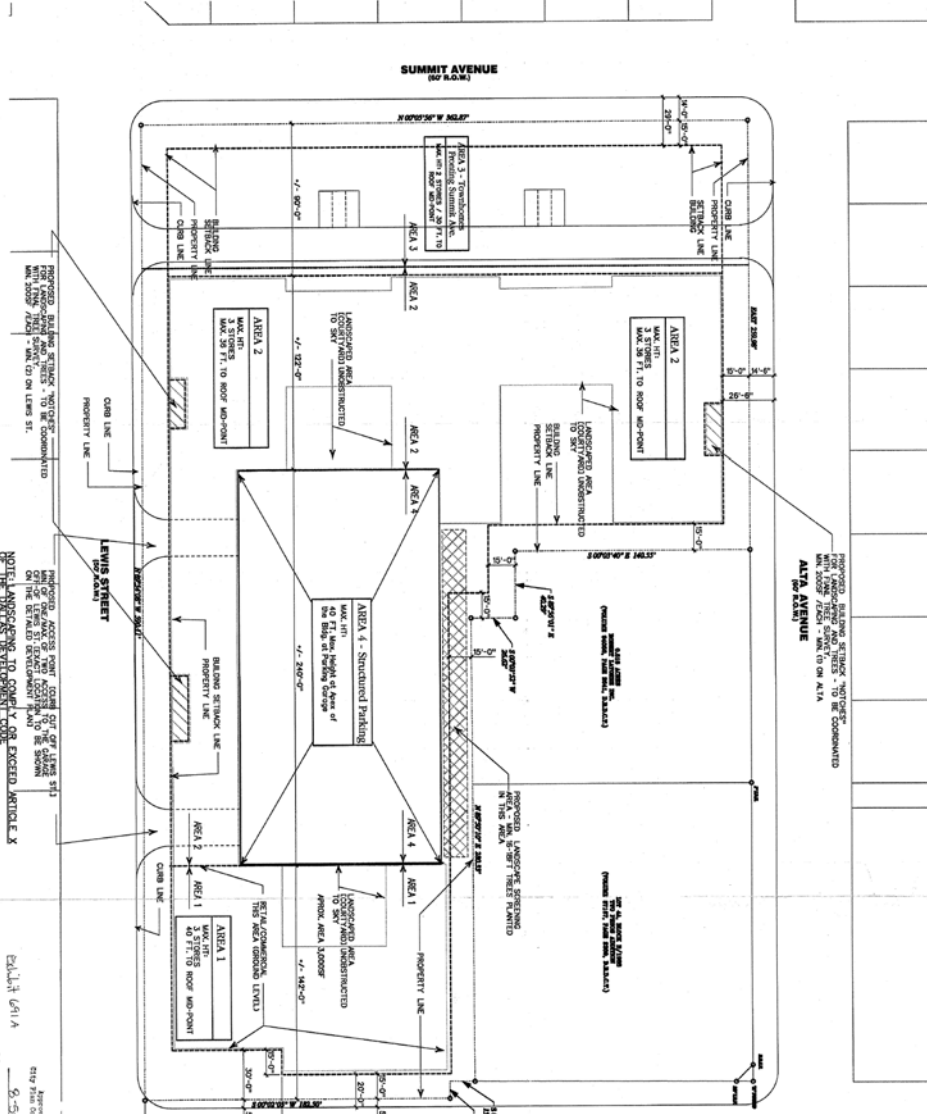
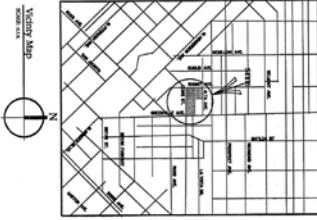
**Area 2**  
 3 Stories of Residential  
 36 Feet to mid-point of roof

**Area 3 - 1, Lombonoma Fronting Summit Ave. (OZA lot)**  
 2 Stories  
 30 Feet to mid-point of roof

**Area 4 - Parkhill Garage**  
 Max. Structure Height is 40 Feet to the Apex of the Building

**Proposed New Green Building Area**  
**Area 1:** 140,000 SF  
**Area 2:** 150,000 SF  
**Area 3:** 30,000 SF

**TOTAL MAX GROSS BLDG AREA (includes) 270,000 SF**  
**NOTE: LANGRISHING TO COMPLY OR EXCEED ARTICLE X OF THE DALLAS DEVELOPMENT CODE**



042594  
 25726  
 Approved: [Signature]  
 City Council  
 Planning Department Matter No. 691  
 ZONING CASE NO. 2024-147 (R1B)

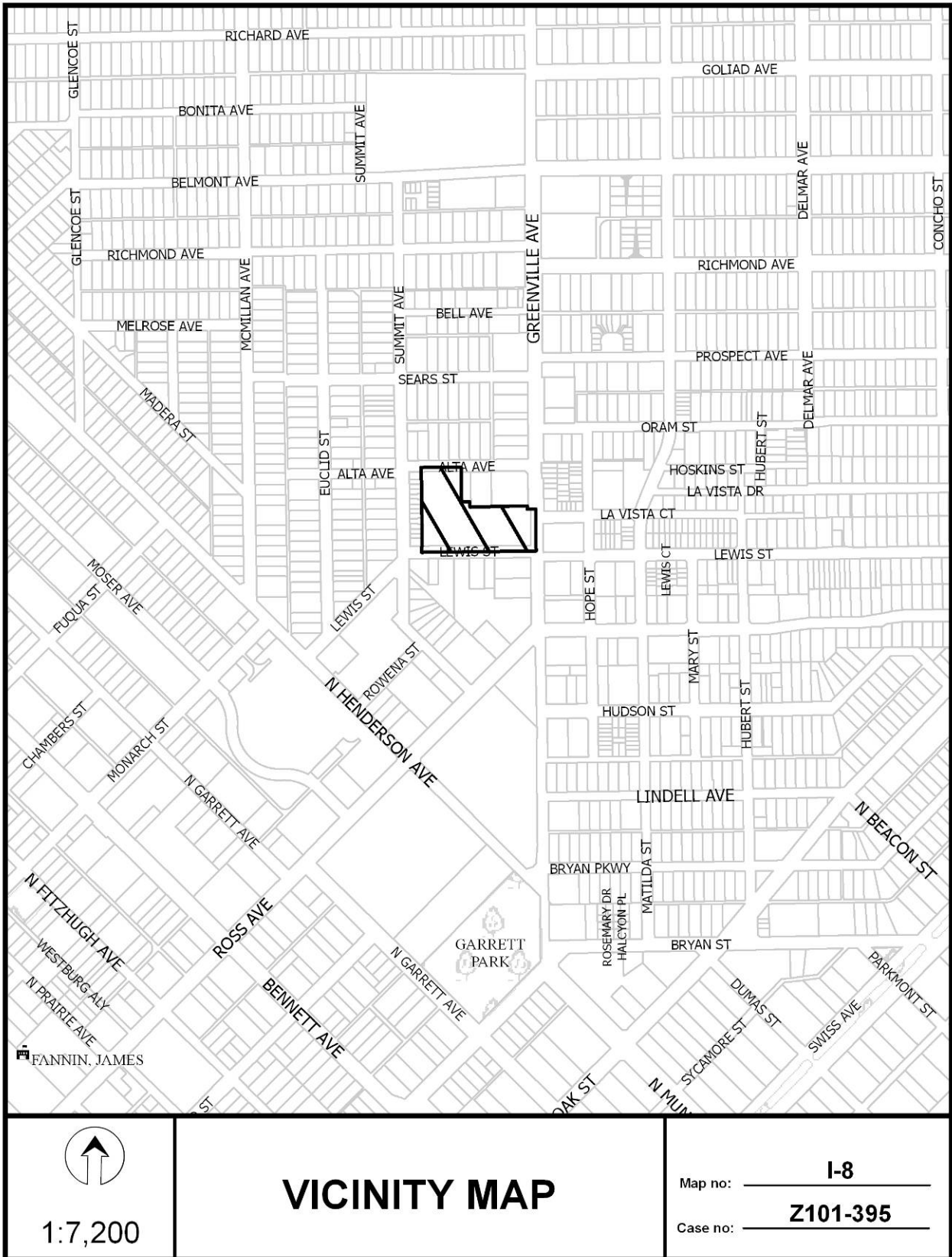
**FisWorking**

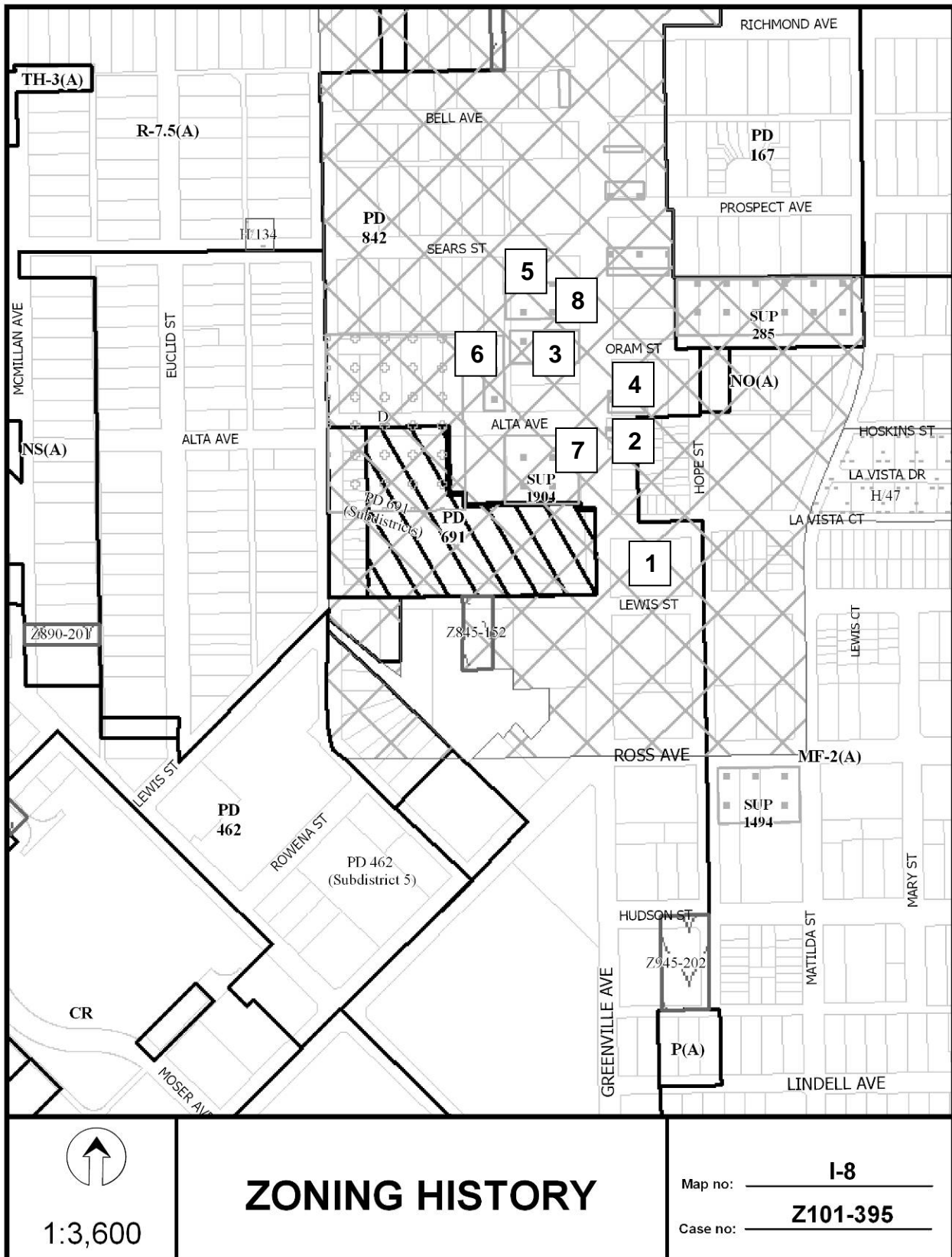
Project Number	2024
Revised by	12/24/24
Scale	1" = 30'
Revision	Date
1	09/25/24
2	09/25/24
3	07/23/24
4	07/23/24

Cityville on Greenville  
 1813-1817 Greenville Avenue  
 Dallas, Texas 75206

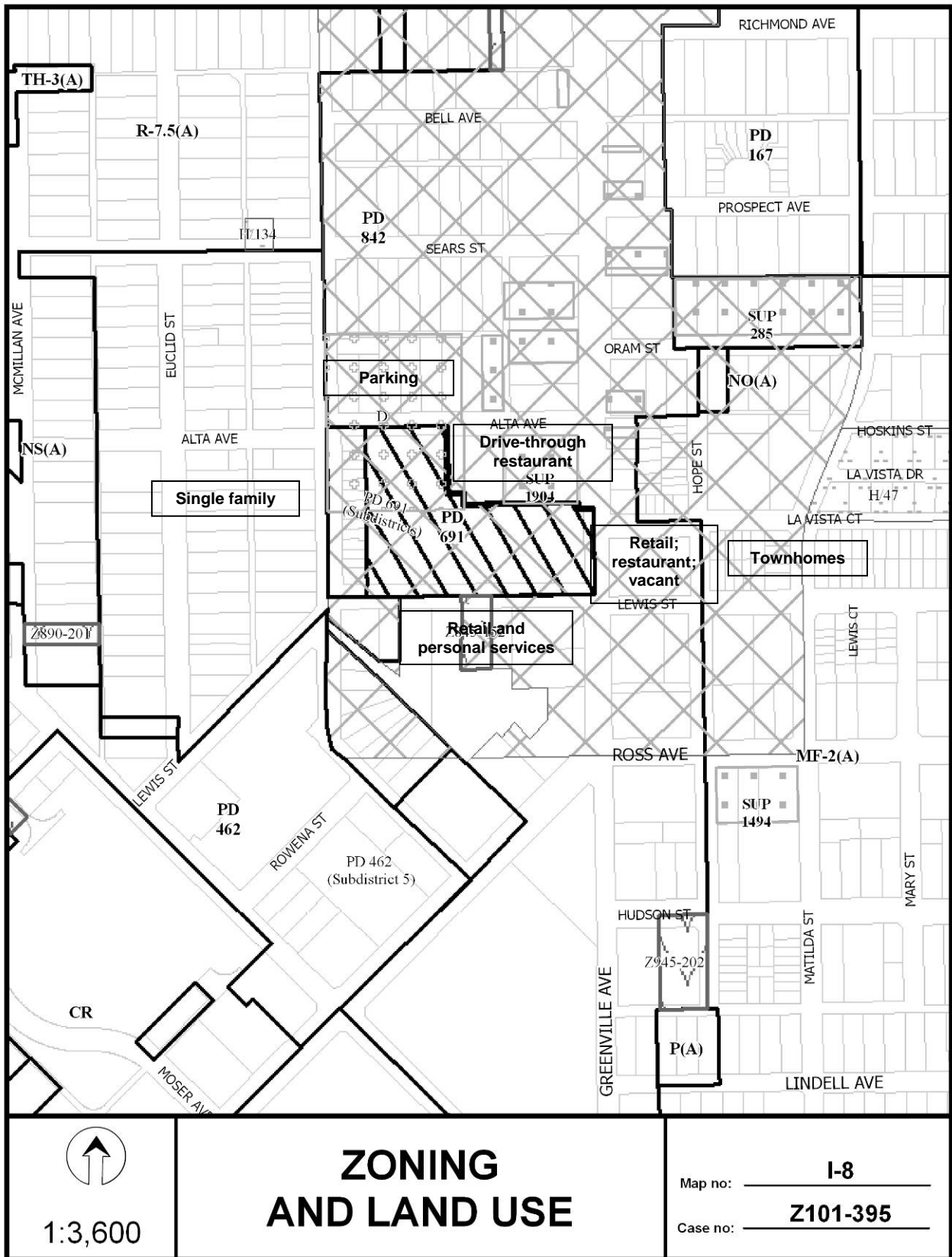
**JMP Architects**

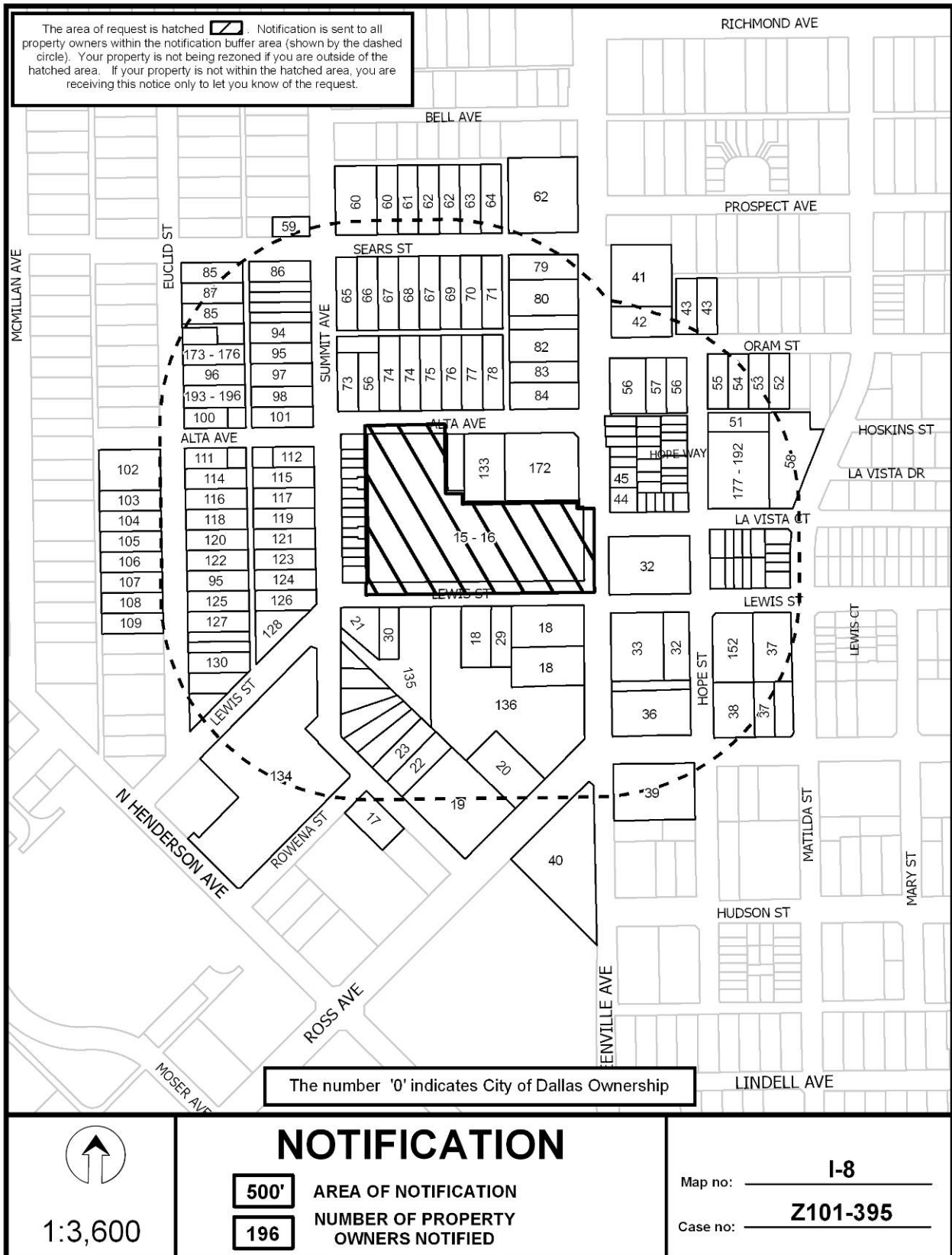
James J. Matthews & Partners, Inc.  
 214-555-5555  
 214-555-5555











10/19/2011

***Notification List of Property Owners******Z101-395******196 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1817 SUMMIT AVE	LONG RIDGE RESIDENTIAL PORTFOLIO LP % GE
2	1817 SUMMIT AVE	LONG RIDGE RESIDENTIAL PORTFOLIO LP % GE
3	1830 SUMMIT AVE	ETHRIDGE KEVIN
4	1828 SUMMIT AVE	GIBSON CRYSTAL D
5	1826 SUMMIT AVE	BUTLER CHAD A & HARRIET O BUTLER BOWER
6	1824 SUMMIT AVE	HWANG CONWAY &
7	1862 SUMMIT AVE	HORNBAKER JENNIFER D &
8	1815 SUMMIT AVE	RAMIREZ MARK A
9	1816 SUMMIT AVE	KUHL MINDY LYNN
10	1814 SUMMIT AVE	FOREMAN LAURA
11	1810 SUMMIT AVE	ML GRAY PS LLC
12	1808 SUMMIT AVE	AKIN JUSTIN
13	1848 SUMMIT AVE	NARDONE STEPHEN P & NARDONE MARK C
14	1802 SUMMIT AVE	MOEDE JAMES R
15	1811 GREENVILLE AVE	LRRP GREENVILLE LLC %GE CAPITAL REAL EST
16	1811 GREENVILLE AVE	GREENWAY GREENVILLE LP
17	5328 ROWENA ST	WILLIAMS DON
18	1731 GREENVILLE AVE	MACATEE FAMILY LIMITED %GEORGE P MACATEE
19	5403 ROSS AVE	MCDONALDS CORP STE 640
20	5415 ROSS AVE	GABERINO JAMES D ETAL LTD DBA SPARKLE CA
21	5404 LEWIS ST	2100 GREENVILLE AVE TRUST
22	1800 SUMMIT AVE	BAXAVANIS NICHOLAS &
23	1804 SUMMIT AVE	CADE CHARLES
24	1808 SUMMIT AVE	DOBBS RODNEY L
25	1812 SUMMIT AVE	BAILLARD CATHERINE ANNE & MEHRAN RAFIAN
26	1818 SUMMIT AVE	PERKINS WENDY

## Z101-395(MW)

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1820 SUMMIT AVE	BYROM SHANNAON KYLE
28	1824 SUMMIT AVE	BYROM SHANNON KYLE
29	5430 LEWIS ST	SANCHEZ JESUS & CLAUDIA
30	5408 LEWIS ST	MADISON PACIFIC DEV CO DEVELOPMENT CO #3
31	1830 SUMMIT AVE	WRIGHT GREGG
32	5512 LEWIS ST	VETTER JAMES G JR TR
33	1710 GREENVILLE AVE	LEAKE SAM S SR TR LEAKE FAMILY TRUST
34	1708 GREENVILLE AVE	LEAKE SAM S SR TR LEAKE FAMILY TRUST
35	1706 GREENVILLE AVE	SKILLERN & MAJORS 425 DOUGLAS PLAZA
36	1704 GREENVILLE AVE	CCP ROSSGREEN LP
37	5615 ROSS AVE	MATILDA APARTMENTS LP
38	5611 ROSS AVE	KNOBLER DONALD G
39	1616 GREENVILLE AVE	AMERCO REAL ESTATE CO AREC-835028
40	5434 ROSS AVE	CLARK LESLIE A LIPPITT % LIPPITT PROPERT
41	2008 GREENVILLE AVE	WONDERFUL SEVEN A LP SUITE 200
42	2000 GREENVILLE AVE	LANDE PAUL & PAUL LANDE EMP PR SH TR
43	5719 ORAM ST	TEXAS UTILITIES ELEC CO % STATE & LOCAL
44	1900 GREENVILLE AVE	TRUST REAL ESTATE
45	1904 GREENVILLE AVE	GALANIS CHRIS V ETAL
46	1908 GREENVILLE AVE	AK & ASSOCIATES
47	1910 GREENVILLE AVE	MORENO RICHARD
48	1912 GREENVILLE AVE	CAMPBELL OLIVER
49	1914 GREENVILLE AVE	CHAPLIN JACK ET AL
50	1916 GREENVILLE AVE	SHORT STACK LLC
51	1916 HOPE ST	LOZANO CONCEPCION LOPEZ
52	5734 ORAM ST	LOCK KENNETH A
53	5730 ORAM ST	SOUZA DIANA FAYE
54	5726 ORAM ST	DYER N DOUGLAS
55	5722 ORAM ST	MCKINNEY FEARGAL &
56	5605 ALTA AVE	LOWGREEN PS
57	5710 ORAM ST	SOURIS MINOS

Z101-395(MW)

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5735 LA VISTA DR	PCB PROPERTIES LLC
59	2003 SUMMIT AVE	KHADIVI KAMBIZ
60	5601 SEARS ST	TOURMALINE PARTNERS PROPERTIES LLC
61	5615 SEARS ST	RUNGRUANGPHOL VEERACHAI & PANADDA PECHNA
62	5617 SEARS ST	2001 GREENVILLE VENTURE % MADISON PACIFI
63	5627 SEARS ST	2001 GREENVILLE VENTURE LTD ATTN WM H
64	5631 SEARS ST	LOWER GREENVILLE AVE TR % JAMES G VETTER
65	5602 SEARS ST	ANDRES FAMILY TRUSTS SUITE 200
66	5606 SEARS ST	ANDRES FAMILY TRUSTS STE 200
67	5618 SEARS ST	GREENVILLE HOLDINGS CO STE 260
68	5614 SEARS ST	GREENVILLE HOLDINGS INC STE 260
69	5622 SEARS ST	ROY MARION B
70	5624 SEARS ST	5624 SEARS STREET LTD
71	5628 SEARS ST	CHOTAS SOPHIE
72	1910 SUMMIT AVE	DAVIS LESLIE GAY
73	5601 ALTA AVE	LOWGREEN P S
74	5615 ALTA AVE	THACKER RICHARD E
75	5619 ALTA AVE	THACKER RICHARD E JR
76	5623 ALTA AVE	SHIELDS WILLIAM OLIVER
77	5627 ALTA AVE	WSVV
78	5631 ALTA AVE	WSVV LLC
79	1931 GREENVILLE AVE	GENARO TRUST 1 % THOMAS ODDO
80	1919 GREENVILLE AVE	1919 27 GREENVILLE LTD
81	1917 GREENVILLE AVE	WORLD WIDE FOOD INC
82	1911 GREENVILLE AVE	INTERCITY INVESTMENT PROP SUITE 500
83	1909 GREENVILLE AVE	WORLDWIDE FOOD INC
84	1903 GREENVILLE AVE	LOWGREEN PS % SHULA NETZER
85	1922 EUCLID AVE	EUCLID TH LP
86	1931 SUMMIT AVE	PETERS CREMMEN TR & DAYTON A MAST TR
87	1926 EUCLID AVE	GERE PROPERTIES LLC
88	1927 SUMMIT AVE	PATEL DIPESH

Z101-395(MW)

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1925 SUMMIT AVE	RAY SAMIR
90	1923 SUMMIT AVE	MORGAN LISA &
91	1921 SUMMIT AVE	PUTNAM SHEA & KATIE
92	1916 EUCLID AVE	ONEWEST BANK FSB
93	1918 EUCLID AVE	MILLIGAN DANIEL J & KATHLEEN M
94	1919 SUMMIT AVE	QUAIL ASSETS LP
95	1832 EUCLID AVE	SHIELDS WILLIAM O
96	1910 EUCLID AVE	GROSWITH JENNAFER G
97	1909 SUMMIT AVE	NAVARRO MARIA GUADALUPE
98	1905 SUMMIT AVE	BILL SHIELDS
99	5531 ALTA AVE	SALAS A VELIA
100	1902 EUCLID AVE	CARANAS EDYTHE B TRUST ET AL
101	1901 SUMMIT AVE	SHIELDS FORD 3 %WM O SHIELDS
102	1855 EUCLID AVE	CROFT CARL E & LARA C
103	1849 EUCLID AVE	ROMERO JOSE R & MANUELA
104	1845 EUCLID AVE	ESPINOZA FRANCES
105	1841 EUCLID ST	CARRILLO BENITA P
106	1839 EUCLID ST	MATA EDGAR W & VIRGINIA MATA
107	1833 EUCLID AVE	MATA EDGAR W
108	1829 EUCLID AVE	CASTILLO JOE DAVE & ROSA
109	1827 EUCLID AVE	LARA RAMONA RAMIREZ
110	5538 ALTA ST	WINFIELD RICHARD
111	1856 EUCLID AVE	WINFIELD RICHARD
112	1869 SUMMIT AVE	SMITH BENNETT L
113	5544 ALTA ST	GONZALEZ ROBERTO
114	1854 EUCLID AVE	ZAHRA EDWARD H JR
115	1865 SUMMIT AVE	TIRADO JOSE
116	1848 EUCLID AVE	HOWARD CHRISTOPHER
117	1861 SUMMIT AVE	PICKENS ROBERT W
118	1844 EUCLID ST	AKINNIYI SAMUEL A & BOSEDE O
119	1855 SUMMIT AVE	HIRSCHLER ERIC

## Z101-395(MW)

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	1840 EUCLID AVE	MATA RENE R
121	1851 SUMMIT AVE	PONCE EMILLIA
122	1836 EUCLID AVE	BAILEY DAVID D
123	1847 SUMMIT AVE	TORRES JAVIER & GULLIERMINA
124	1843 SUMMIT AVE	TREECE RUSSELL W
125	1828 EUCLID AVE	SHIELDS FULLER 2
126	1839 SUMMIT AVE	MCCOLL CASSANDRA
127	1824 EUCLID AVE	CURTIS LAURIN
128	5347 LEWIS ST	CALADIUM LTD
129	1822 EUCLID AVE	SHEILDS WILLIAM O
130	1816 EUCLID AVE	ENRIQUEZ ARMANDO & MARIA IMELDA TORRES
131	1814 EUCLID AVE	MARTINEZ JOSE C & SARA
132	1808 EUCLID AVE	SOTOGALINDO MARIA C & GUILLERMO M
133	5626 ALTA AVE	LATORRE ROBERT INC
134	1800 SUMMIT AVE	1800 HENDERSON LP
135	5429 ROSS AVE	REESE GRANDCHILDRENS TR
136	5429 ROSS AVE	CHAN ALVIN B INC
137	5702 LA VISTA DR	JOHNSON C RYAN
138	5704 LA VISTA DR	DOUGLAS KENNETH D
139	5603 LEWIS ST	JOYCE BRIAN
140	5605 LEWIS ST	DAVIS STACEY & JOHNSON SARA
141	5706 LA VISTA DR	ABEL ALLYCIN I
142	5708 LA VISTA DR	MCLEOD ALEXANDER W & MCLEOD SARAH ECHOLS
143	5607 LEWIS ST	AMARI NEIL D & KATARZYNA A
144	5609 LEWIS ST	STORRS STEVEN W
145	5710 LA VISTA DR	REED JASON STE 3A
146	5611 LEWIS ST	SMITH FRANCES STREET
147	1811 MATILDA ST	BAUMANN MARK
148	1809 MATILDA ST	AMOS GREGORY C &
149	1807 MATILDA ST	FALGOUST DAMIEN
150	1805 MATILDA ST	BROWNGARCIA SONJA J

## Z101-395(MW)

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	1803 MATILDA ST	HOYLAND TIM
152	5604 LEWIS ST	TOPSPIN DEV LP % TOM MOTLOW
153	1919 HOPE WAY	NGUYEN NGOC DIEP
154	1922 HOPE WAY	LEE SHI JIN
155	1917 HOPE WAY	KOHL BRIAN T
156	1920 HOPE WAY	KUMEKPOR ELI M
157	1918 HOPE WAY	TROMBLEY DJANGO
158	1915 HOPE WAY	ALARCON WALDO & YAZMIN R
159	1913 HOPE WAY	ARIES VENTURES INC
160	1916 HOPE WAY	LARES BRYAN
161	1911 HOPE WAY	LOWENSTEIN MARK
162	1912 HOPE WAY	CRAVENS KIMBERLY A
163	1910 HOPE WAY	DANISH DAVID
164	1909 HOPE WAY	KEEPMAN MATTHEW
165	1908 HOPE WAY	GANDHI ANUPAMA K
166	1907 HOPE WAY	BAILEY TERRANCE V # 132
167	1906 HOPE WAY	PENNINGTON DREW & JORGENSEN JAMIE
168	5715 LA VISTA DR	CATHCART DAVID
169	5713 LA VISTA DR	CHIANG THOMAS S & TRACY C CHIANG
170	5711 LA VISTA DR	WHITE JULIUS
171	5709 LA VISTA DR	SHANE MARIO M & RACHELLE
172	1827 GREENVILLE AVE	LOWGREEN PS % SHULA NETZER
173	1914 EUCLID ST	HECKLER JASMINE R UNIT A
174	1914 EUCLID ST	MOORE AMANDA
175	1914 EUCLID ST	AHRENS NICHOLAS &
176	1914 EUCLID ST	FIELDING PROPERTIES LLC
177	1910 HOPE ST	MOJICA EDWARD UNIT 1
178	1910 HOPE ST	ALLIE STEVEN C &
179	1910 HOPE ST	ANAZAGASTY ROBERT A
180	1910 HOPE ST	KUPERMAN YELENA
181	1910 HOPE ST	CROUCH EDIE D



Z101-395(MW)

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	1910 HOPE ST	DE LA CERDA PEDRO & ASHLEY E DE LA CEDRA
183	1910 HOPE ST	VIALI TESSA
184	1910 HOPE ST	HENDERSON ROY V & LAVERNE
185	1910 HOPE ST	AGNEW STEPHANIE BARONE & JASON M
186	1910 HOPE ST	KOBAYASHI AARON S & CHEN BARBARA K
187	1910 HOPE ST	CALVERT REGINA K UNIT 11
188	1910 HOPE ST	DRESCHER CLIFFORD T UNIT 12
189	1910 HOPE ST	ANKERSEN KRISTEN A
190	1910 HOPE ST	HENDERSON ROY V
191	1910 HOPE ST	FREEMAN SHANE C UNIT 15
192	1910 HOPE ST	MUIR DAVID E UNIT 16
193	1906 EUCLID AVE	SCHAFFER THOMAS JOHN
194	1906 EUCLID AVE	WANG YU-CHUN & LYNN CHANG
195	1906 EUCLID AVE	APARICIO LAZARO JR & JANETTE U
196	1906 EUCLID AVE	BELLAH NATHAN R

**FILE NUMBER:** Z112-104 (MW)

**DATE FILED:** October 10, 2011

**LOCATION:** Northeast corner of Graham Avenue and Philip Avenue

**COUNCIL DISTRICT:** 2

**MAPSCO:** 46-H

**SIZE OF REQUEST:** ±0.31 acre

**CENSUS TRACT:** 24

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**APPLICANT/OWNER/REPRESENTATIVE:** Teen/Life Challenge of Dallas, Inc.

**REQUEST:** An application for a Specific Use Permit for a Community Service Center and Group Residential Facility on property zoned Planned Development District No. 539 for CR Community Retail District uses and a Group Residential Facility by Specific Use Permit.

**SUMMARY:** The applicant proposes to continue the operation of a Community Service Center and Group Residential Facility within the ±21,000-square foot building located on the request site. No changes to the existing building are proposed by this application.

**STAFF RECOMMENDATION:** Approval for a five-year period with eligibility for additional five-year periods; subject to a site plan and conditions.

**BACKGROUND INFORMATION:**

- The ±0.31-acre foot request site is developed with a four-story, ±21,000-square foot building currently utilized as a Community Service Center and Group Residential Facility.
- On March 24, 1999, the City Council approved Planned Development District No. 539 for CR Community Retail District uses and a Group Residential Facility by Specific Use Permit on the request site. The City Council also approved Specific Use Permit No.1381 for a Community Service Center and Group Residential Facility for a two-year period with eligibility for automatic renewal for additional five-year periods.
- On February 15, 2001, SUP No. 1381 was automatically renewed effective March 23, 2001, for a five-year period. In 2006, the applicant applied for an amendment to the SUP rather than for automatic renewal.
- On May 24, 2006, the City Council approved an amendment to the conditions of SUP No. 1381 providing for a five-year period with eligibility for automatic renewal for additional five-year periods. The SUP terminated on May 24, 2011 and was not renewed; therefore, the applicant is applying for a new SUP for a Community Service Center and Group Residential Facility.
- This request is consistent with SUP No. 1381, as previously approved. No changes to the conditions or site plan are proposed by this application.
- The request site is surrounded by single family and retail to the northeast; retail and personal services to the southeast; restaurant and single family to the southwest and office and single family to the northwest.

**Zoning History:**

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

**Thoroughfares and Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>
Graham Avenue	Local	50 feet
Phillips Avenue	Local	60 feet

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PPD No. 539	Community Retail District uses and a Group Residential Facility
<b>Northeast</b>	PDD 134 Subarea A ; CR	Single family; retail
<b>Southeast</b>	CR; RR	Retail and personal services
<b>Southwest</b>	PDD 134 Subarea A; LO-1	Restaurant; single family
<b>Northwest</b>	PDD 134 Subarea A	Office; single family

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The subject site is identified as being within an Urban Neighborhood Building Block on the *forwardDallas!* Vision Illustration, adopted June 2006. 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.

The applicant's request 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.

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

Policy 1.3.1 Create housing opportunities throughout Dallas.

**URBAN DESIGN**

**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 ±0.31-acre foot request site is developed with a four-story, ±21,000-square foot building currently utilized as a Community Service Center and Group Residential Facility. The site has been utilized in the same manner since the adoption of PDD No. 539 and approval of SUP No.1381 for a Community Service Center and Group Residential Facility on March 24, 1999. This request is consistent with SUP No. 1381, as previously approved and no changes to the property are proposed by this application. The Community Service Center and Group Residential Facility appears to be operating compatibility with the surrounding uses, which include single family and retail to the northeast; retail and personal services to the southeast; restaurant and single family to the southwest and office and single family to the northwest.

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 complies with the general provisions for consideration of an SUP. Therefore, staff recommends approval of the request for a five-year period; with eligibility for automatic renewal for additional five-year periods; subject to a site plan and conditions.

**Traffic:**

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

**Parking:**

Pursuant to PDD No. 539, off-street parking and loading for a Group Residential Facility and a Community Service Center must be provided and located as shown on the development plan (which is also the site plan).

**Landscaping:**

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

**Partners/Principals/Officers:**

**TEEN'LIFE CHALLENGE OF DALLAS  
BOARD OF DIRECTORS  
2011**

**Rev. Paul D. Ecker. Sr., Executive Director**

**Rev. Gregg L. Headley, Chairman of the Board**

**Rev. Thomas M. McMahan, Vice Chairman**

**Dr. Marcus P. Alexander, Secretary/Treasurer**

**Rev. Len McLaughlin**

**Mr. Sam Wagliardo, Jr.**

**Rev. Mike Mizell**

**Mr. Dee Moer**

**Mr. Rodney Harden**

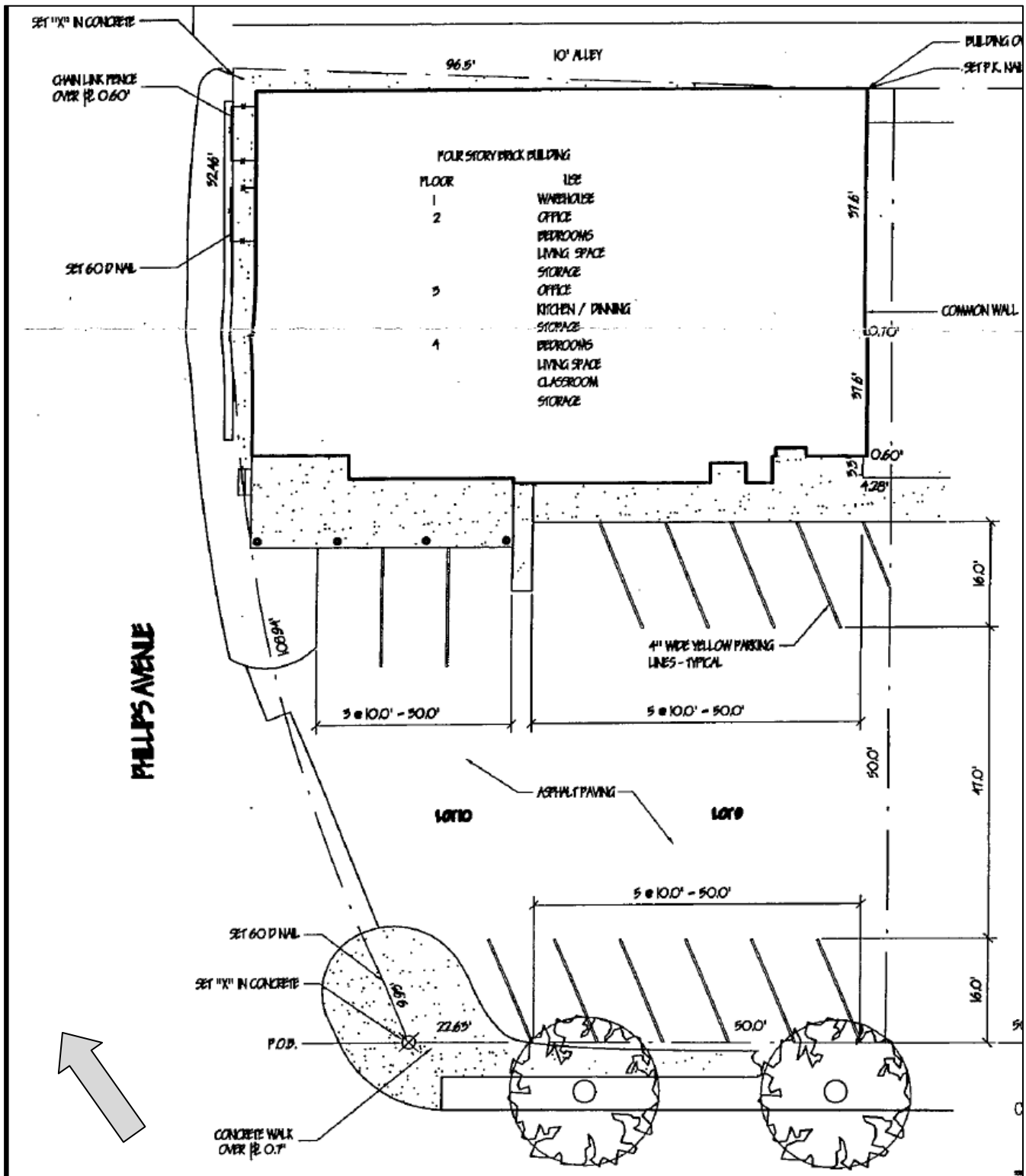
Z112-104

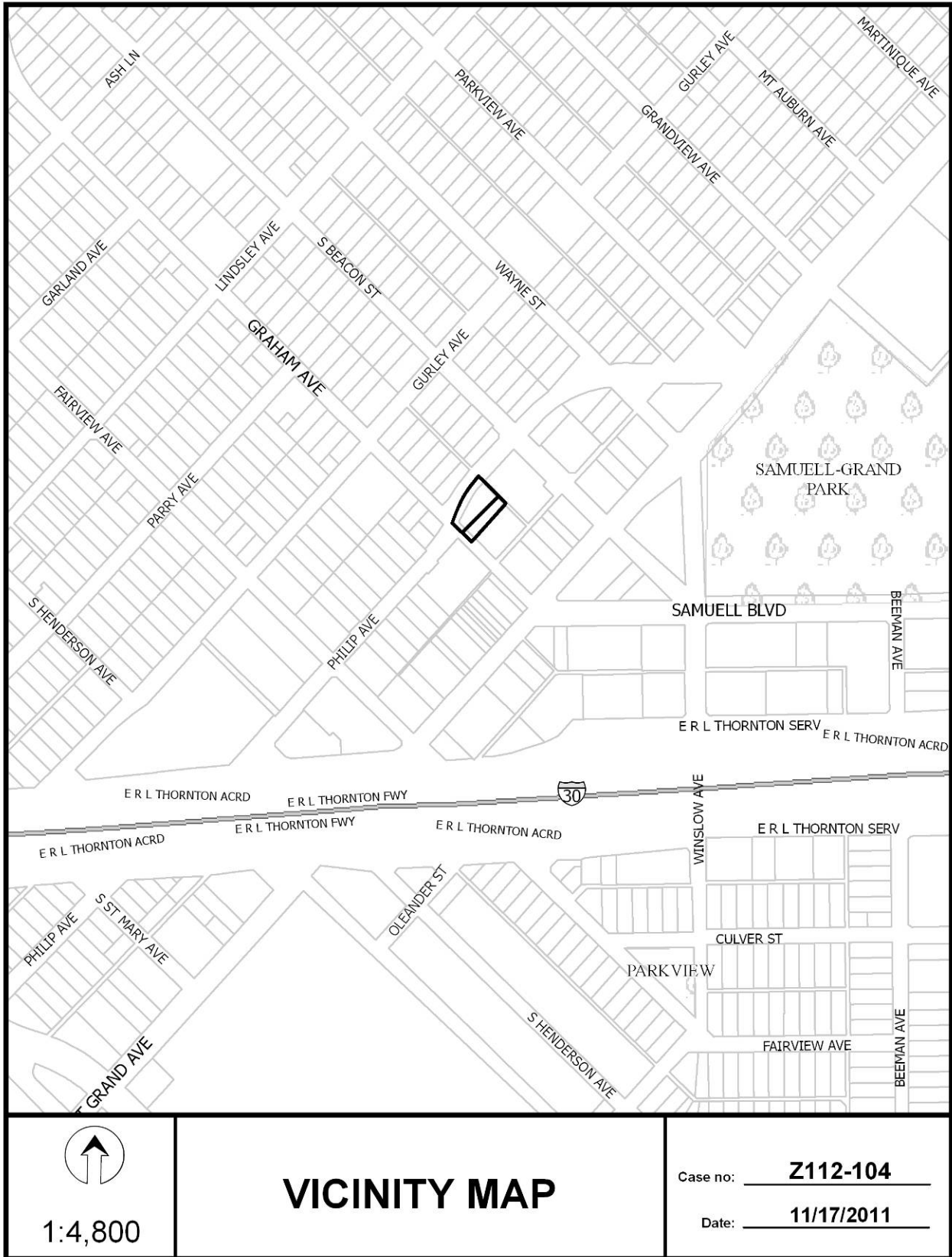
**Z112-104  
Proposed SUP Conditions**

1. **USE:** The only uses authorized by this specific use permit are a group residential facility and a community service center.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT:** This specific use permit expires on \_\_\_\_\_ (five years from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. **LANDSCAPING:** Landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.
5. **PARKING:** Parking must be provided in accordance with Planned Development District No. 539 and located as shown on the attached site plan.
6. **RESIDENTS:** No more than 16 residents may reside on the property.
7. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
8. **GENERAL REQUIREMENT:** Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



Proposed Site Plan



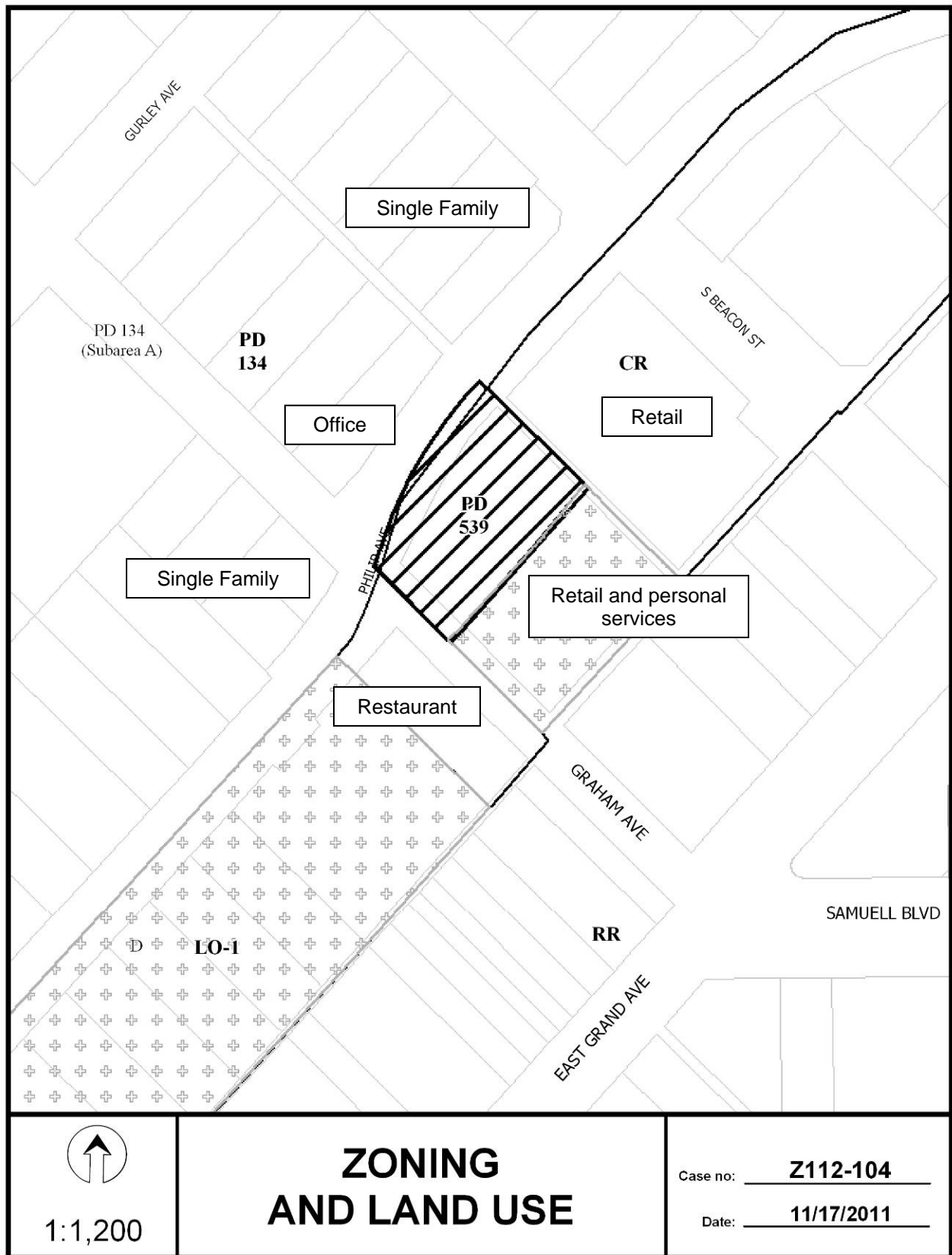


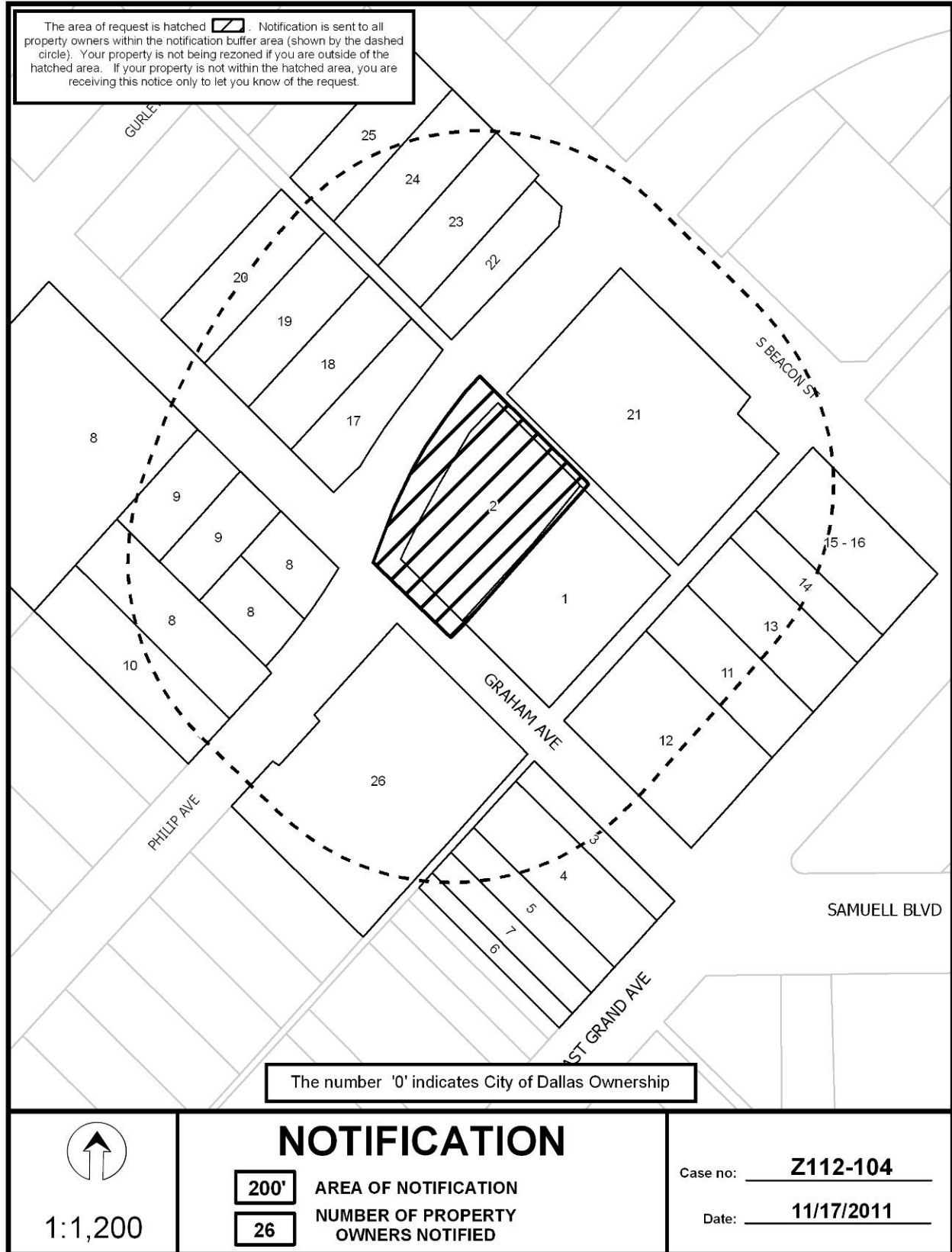
1:4,800

### VICINITY MAP

Case no:           Z112-104          

Date:           11/17/2011





11/17/2011

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

### ***Z112-104***

#### ***26 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1108 GRAHAM AVE	SPIN DEVELOPMENT LP
2	1106 GRAHAM AVE	TEEN CHALLENGE OF TEXAS INC
3	5443 EAST GRAND AVE	BALLAS VICTOR
4	5439 EAST GRAND AVE	JEANETTE INV III LTD % PETER D FONBERG
5	5437 EAST GRAND AVE	AJLOUNI RAED & KHALDOUN
6	5433 EAST GRAND AVE	BUENA NOCHE I LLC & MORGAN PARK LTD
7	5435 EAST GRAND AVE	BENITEZ JOSE & MARIA DOLORES
8	5430 GURLEY AVE	TEXAS KRISHNAS INC
9	1017 GRAHAM AVE	INTERNATIONAL SOCIETY KRISHNA
10	5431 PHILIP AVE	HORVATH KEN
11	5509 EAST GRAND AVE	GENARO TRUST 1 % THOMAS ODDO
12	5501 EAST GRAND AVE	CHURCHS FRIED CHICKEN STE 1100
13	5513 EAST GRAND AVE	5511-5523 EAST GRAND LTD STE 2100
14	5519 EAST GRAND AVE	5511 -5523 EAST GRAND LTD STE 2100
15	5523 EAST GRAND AVE	5511 5523 EAST GRAND LTD
16	5523 EAST GRAND AVE	5511-5523 EAST GRAND LTD STE 2100
17	1022 GRAHAM AVE	MAY JOSE FRANCISCO
18	1018 GRAHAM AVE	TEXAS KRISHNAS THE
19	1014 GRAHAM AVE	PENATE RICARDO & ANNA PENATE
20	1010 GRAHAM AVE	NAIDU DEO
21	1101 BEACON ST	AMDICO
22	1023 BEACON ST	BINFIELD KENT
23	1017 BEACON ST	CAMPUZANO MARIA
24	1015 BEACON ST	MARTINEZ CAMILO & MARIA
25	1011 BEACON ST	MARTINEZ MARIA GUADALUPE
26	5434 PHILIP AVE	SANCHEZ JAIME & ANDREZ SANCHEZ

**FILE NUMBER:** Z101-352 (MG)

**DATE FILED:** June 24, 2011

**LOCATION:** Southwest corner of S. Zang Boulevard and W. Suffolk Avenue

**COUNCIL DISTRICT:** 1

**MAPSCO:** 54 M

**SIZE OF REQUEST:** Approx. 0.027 acres

**CENSUS TRACT:** 50.00

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**APPLICANT/  
REPRESENTATIVE:** Palmera, Inc.

**OWNER:** Osama Alshahrour

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

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

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

**BACKGROUND INFORMATION:**

- The request site is currently being developed with an approximately 1,854 square foot general merchandise/food store and motor vehicle fueling station.
- The applicant proposes to sell alcohol for off-premise consumption in conjunction with the general merchandise/food store use.
- The general merchandise use is permitted by right in the MU-1 Mixed Use District. The sale of alcoholic beverages on property regulated by the D Liquor Control Overlay is prohibited. The sale of alcoholic beverages on property regulated by the D-1 Liquor Control Overlay requires a specific use permit.

**Zoning History:**

1. Z078-129

On Wednesday, February 27, 2008, the City Council approved an MF-1(A) Multifamily District on property zoned an R-7.5(A) Single Family District and SUP No. 499 for an Institution of Charitable, Religious, or Philanthropic Nature subject to volunteered deed restrictions

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>	<b>Proposed ROW</b>
S. Zang Boulevard	Major	100 ft.	67 ft.
W. Suffolk Street	Local	60 ft.	60 ft.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
Site	MU-1-D	General Merchandise/Food Store/Motor Vehicle Fueling
North	MU-1-D	Restaurant
South	MU-1-D	Multi-family
East	RR	S. Zang Blvd./I-35
West	MU-1-D	Single family

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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



**GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

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

**Land Use Compatibility:**

The approximately 0.027 acre request site is zoned an MU-1 Mixed Use District with a D Liquor Control Overlay and is being developed with an approximately 1,864 square foot general merchandise/food store and motor vehicle fueling station. The applicant is proposing to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property, which requires changing the overlay district from D to D-1 and a Specific Use Permit.

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

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

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

The attached police reports were compiled prior to the opening of this establishment. The applicant's request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. The surrounding residential and commercial uses are compatible with the existing and proposed use on the subject property. The applicant is proposing the sale of alcohol in addition to the general merchandise/food store use. The initial short time period will also require that the request be reevaluated to ensure the use is compatible in this location.

**Development Standards:**

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
MU-1- existing General merchandise/food	15'	20' adjacent to residential OTHER: No Min.	Varies	90'/120'	80%	Proximity Slope Visual Intrusion	General merchandise, retail, office

**Parking/Traffic:**

The Dallas Development Code requires off-street parking to be provided for a general merchandise use at one space for each 200 square feet of floor and two spaces for the motor vehicle fueling station use. The existing development requires 11 spaces, and 11 spaces are provided as shown on the attached site plan.

**Landscaping:**

Landscaping required per Article X of the Dallas Development Code.

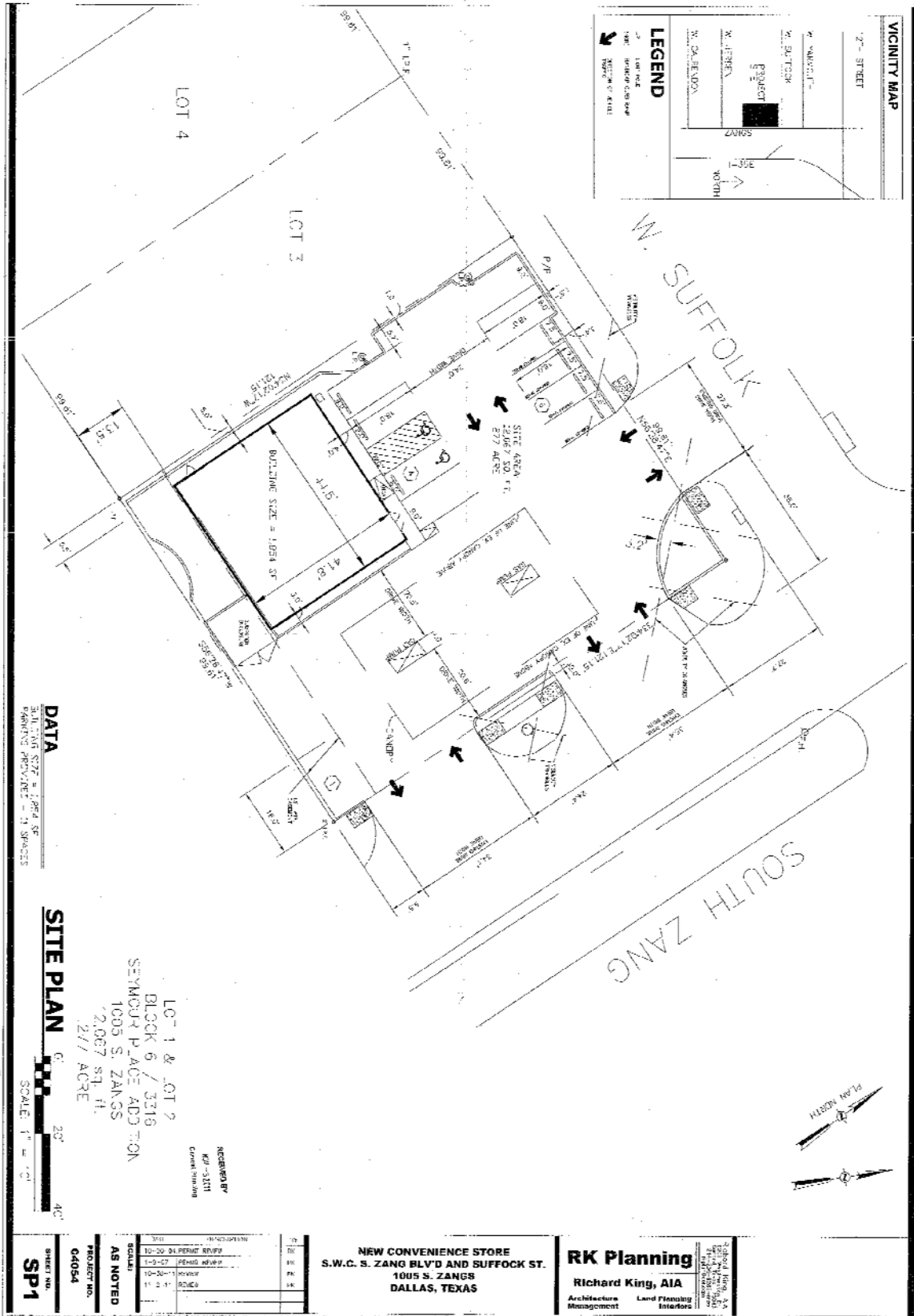
### DPD Report (prior to business opening)

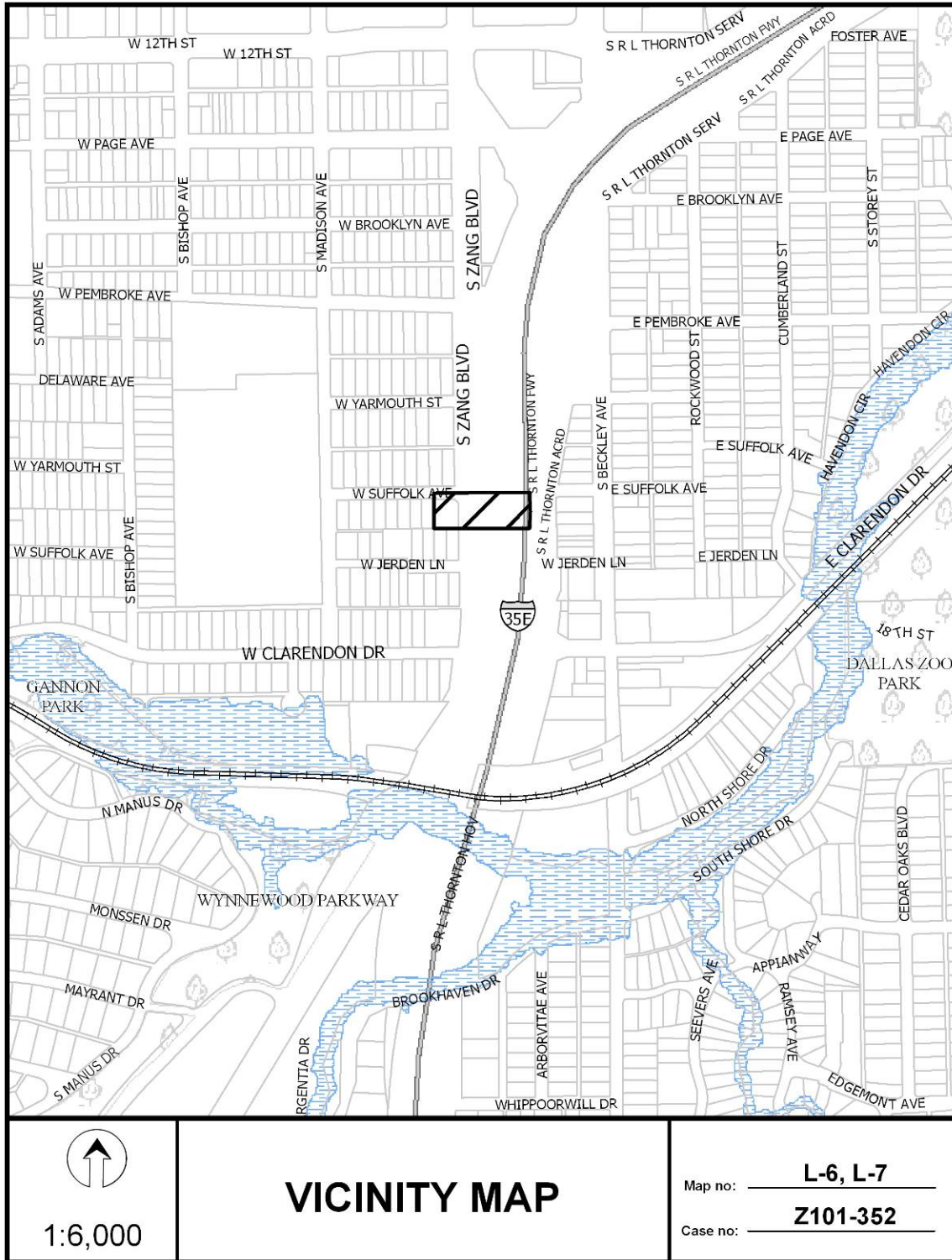
DALLAS POLICE DEPARTMENT											<a href="#">UCR Codes</a> <a href="#">Year Codes</a> <a href="#">Property Class Codes</a>	
Virtual Viewer - Public Access											Welcome	
Search Records - Offense											Filter	
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2		
<a href="#">0022703-X</a>	01/23/2010	RODRIGUEZ, MAURISIO,	ROBBERY	01005	S	ZANGLVD	446	4141	03911			
<a href="#">0092281-V</a>	03/29/2008	*ZANG FOOD STORE	THEFT	01005	S	ZANGLVD	444	4141	06934			
<a href="#">0112514-X</a>	04/23/2010	@CITY OF DALLAS	FOUND PROPERTY	01005	S	ZANGLVD	446	4141	43020			
<a href="#">0164662-R</a>	03/06/2006	*ZANG FOOD STORE	BURGLARY	01005	S	ZANGLVD	451	4141	05237			
<a href="#">0166478-T</a>	03/10/2007	MOORE, LARRY	TRAFFIC MOTOR VEHICLE	01005	S	ZANGLVD	451	4141	32090			
<a href="#">0228201-W</a>	08/03/2009	ABUALFOUL, ANWARE	ASSAULT	01005	S	ZANGLVD	446	4141	08192			
<a href="#">0268657-V</a>	08/30/2008	*ZANG FOOD MART	THEFT	01005	S	ZANGLVD	444	4141	06932			
<a href="#">0284870-X</a>	10/12/2010	*ZANG FOOD STORE	BURGLARY	01005	S	ZANGLVD	446	4141	05331			
<a href="#">0286508-V</a>	09/13/2008	*ZANG FOOD STORE	FORGERY & COUNTERFEITING	01005	S	ZANGLVD	444	4141	10022			
<a href="#">0305358-R</a>	04/24/2006	HENDERSON, TYRONE	AGGRAVATED ASSAULT	01005	S	ZANGLVD	451	4141	04231			
<a href="#">0305468-R</a>	04/24/2006	RENDO, LORENA	CRIMINAL MISCHIEF/VANDALISM	01005	S	ZANGLVD	451	4141	14081			
<a href="#">0310172-W</a>	10/18/2009	*ZANG FOOD STORE	THEFT	01005	S	ZANGLVD	446	4141	06932			
<a href="#">0323441-X</a>	11/23/2010	BIBI, AHMAD	ASSAULT	01005	S	ZANGLVD	446	4141	08111			
<a href="#">0337048-W</a>	11/12/2009	*ZANG FOOD STORE	BURGLARY	01005	S	ZANGLVD	446	4141	05336			
<a href="#">0372297-V</a>	12/06/2008	*ZANG FOOD STORE	CRIMINAL MISCHIEF/VANDALISM	01005	S	ZANGLVD	444	4141	14082			
<a href="#">0375725-V</a>	12/10/2008	*ZANG FOOD STORE	THEFT	01005	S	ZANGLVD	444	4141	06934			
<a href="#">0399531-R</a>	05/27/2006	*ZANGS FOOD MART	THEFT	01005	S	ZANGLVD	451	4141	069F3			
<a href="#">0661258-T</a>	09/19/2007	*ZANG FOOD STORE	CRIMINAL MISCHIEF/VANDALISM	01005	S	ZANGLVD	451	4141	14082			
<a href="#">0771208-T</a>	12/15/2007	*ZANG FOOD STORE	ROBBERY	01005	S	ZANGLVD	444	4141	03731			
<a href="#">0959364-P</a>	12/02/2005	*CONVENIENT STORE	FORGERY & COUNTERFEITING	01005	S	ZANGLVD	451	4141	10021			

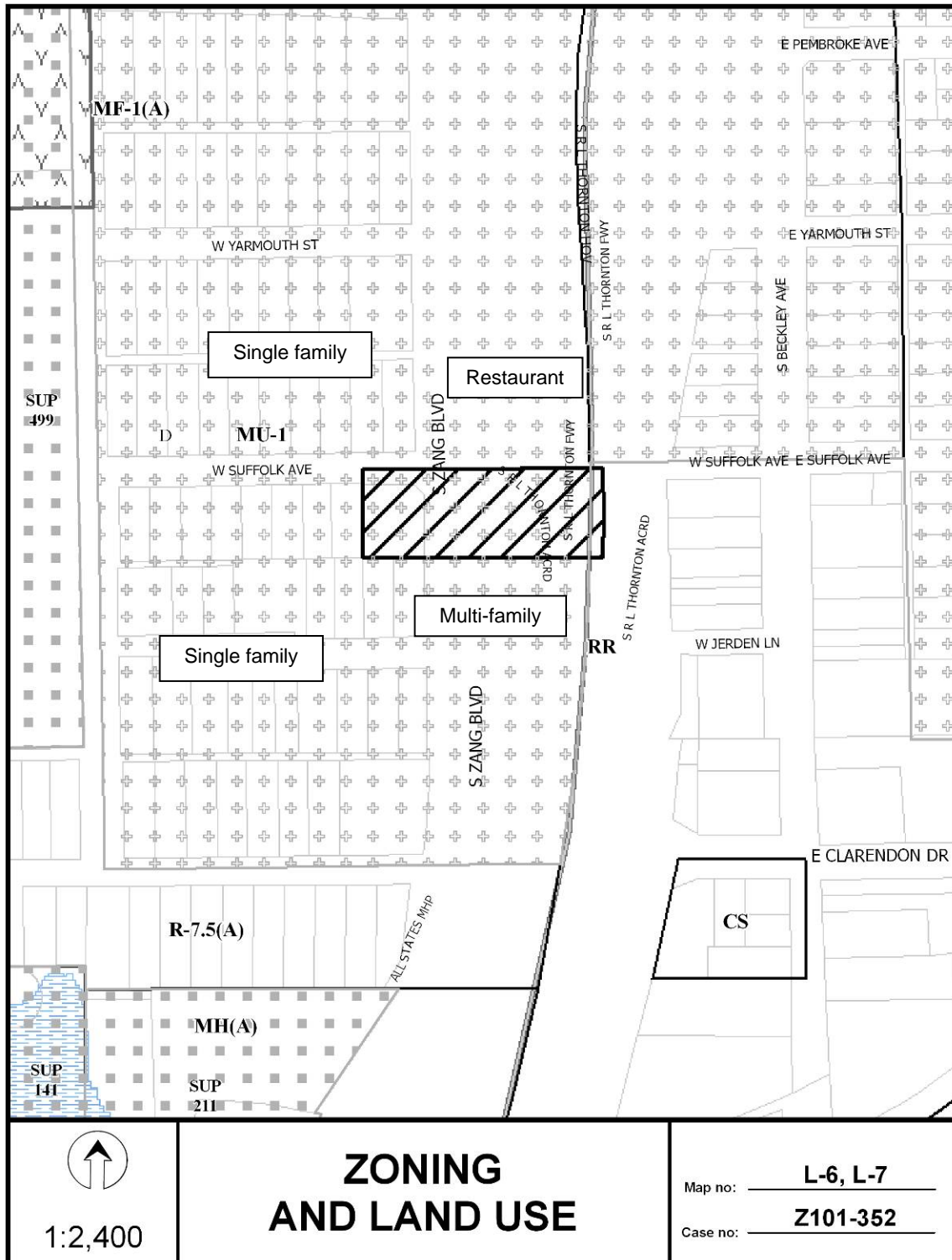
Proposed SUP Conditions

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

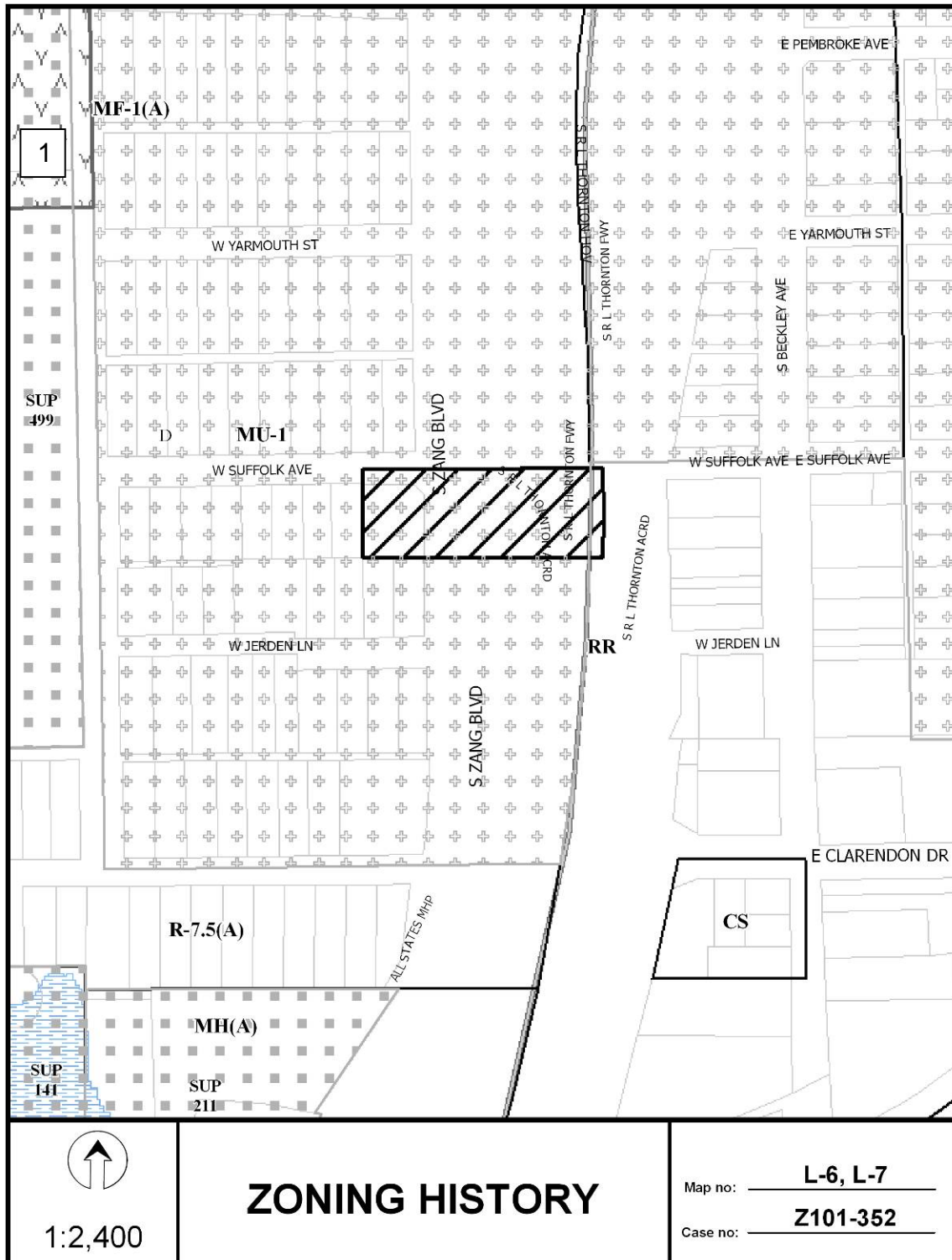
SITE PLAN



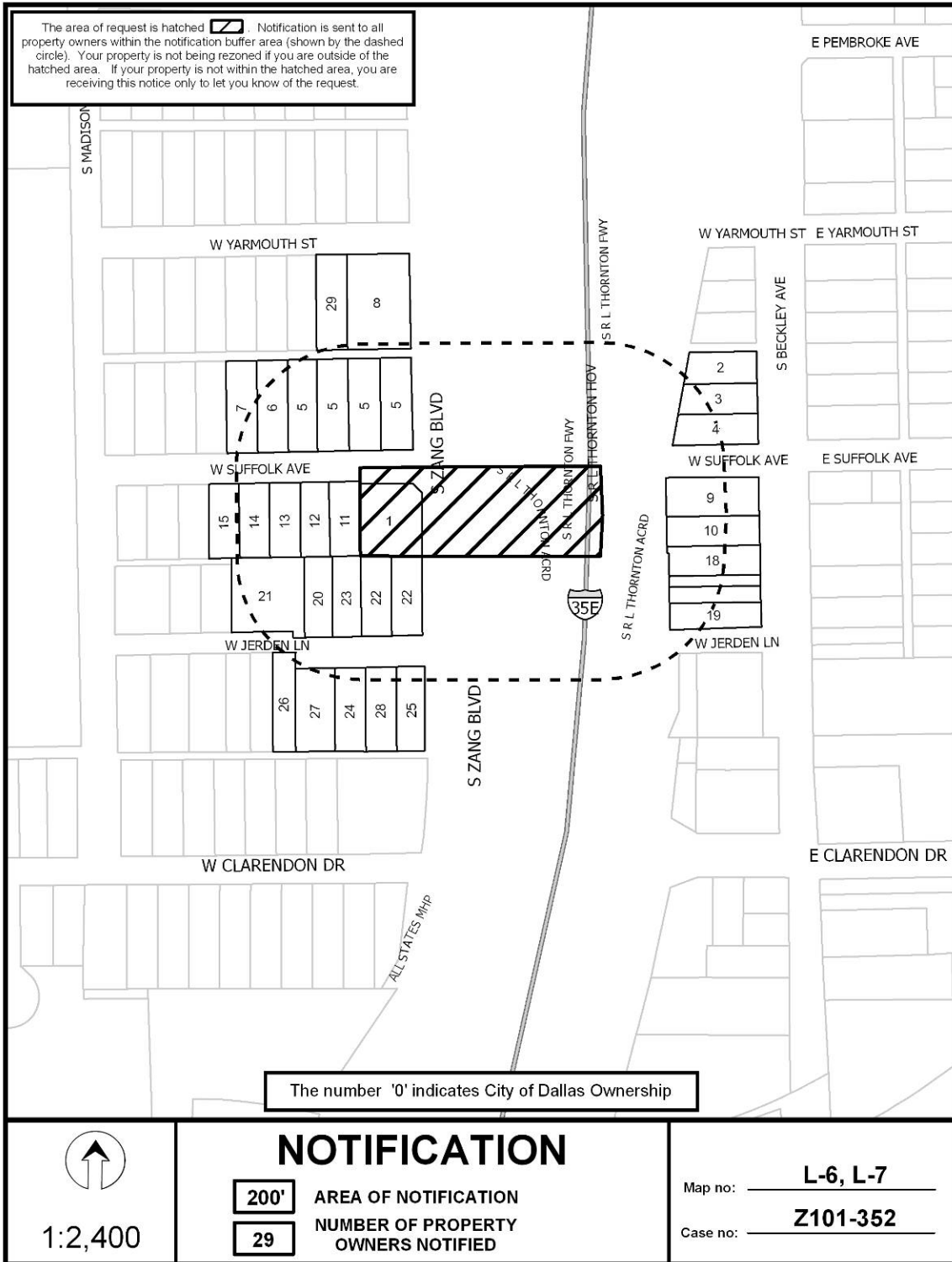












8/30/2011

***Notification List of Property Owners******Z101-352******29 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1005 ZANG	ALSHAHROUR OSAMA
2	915 BECKLEY	MARTINEZ PEDRO & ELIA
3	919 BECKLEY	AAA MOBILE FLEET SERVICE
4	923 BECKLEY	WOMBLE GLENDON TRUSTEE
5	207 SUFFOLK	ROBLEDO MODESTO & JOSE LUIS ROBLEDO
6	217 SUFFOLK	RODRIGUEZ JUAN & ANNA
7	223 SUFFOLK	ROBLES JOSE ANGEL & JUANA MARIA
8	905 ZANG	PD PROPERTIES LTD
9	1001 BECKLEY	PALMER TONY
10	1005 BECKLEY	GONZALES JOSE ANTONIO & ROSA ISELA
11	210 SUFFOLK	GUELLAR FRANCISCO JR
12	212 SUFFOLK	ANGUIANO SALVADOR M
13	218 SUFFOLK	GAITAN JOSE
14	222 SUFFOLK	FOOK SHUEN LAU
15	226 SUFFOLK	AMAYA JUAN MIGUEL
16	1013 BECKLEY	CONTRERAS RAFAEL
17	1015 BECKLEY	ACUENTECO RAUL & SALUSTIA FLORES
18	1009 BECKLEY	PEREZ RICARDO & MARIA ELVIA
19	1017 BECKLEY	JOHNSON COURTNEY
20	215 JERDEN	SALAZAR GENARO &
21	223 JERDEN	HOUSE OF GOD THE
22	205 JERDEN	ENTRUST ADMINISTRATION INC FBO JOHN C EL
23	209 JERDEN	MINGO LTD % G W WORKS
24	210 JERDEN	EDWARDS WILLIAM
25	200 JERDEN	MASSAD NICHOLAS J JR
26	220 JERDEN	MARTINEZ JOB D

Z101-352 (MG)

8/30/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	216 JERDEN	OSBORNE TERRY C &
28	204 JERDEN	JIMENEZ GABRIEL
29	210 YARMOUTH	TORREZ STEPHEN A

**FILE NUMBER:** Z101-359 (MG)

**DATE FILED:** August 23, 2011

**LOCATION:** North side of Mañana Drive, West of Newkirk Street

**COUNCIL DISTRICT:** 6

**MAPSCO:** 22-P

**SIZE OF REQUEST:** ±6.76 acres

**CENSUS TRACT:** 99

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**OWNER/APPLICANT:** Jill Ann Free L.P.

**REQUEST:** An application to renew Specific Use Permit No. 1653 for an outside industrial potentially incompatible use on property zoned an IM Industrial Manufacturing District with deed restrictions.

**SUMMARY:** The applicant proposes to renew the Specific Use Permit and amend the site plan to continue operation of a wood or lumber processing use.

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

**BACKGROUND INFORMATION:**

- The request site is currently used for an outside wood grinding facility as allowed by SUP No. 1653.
- The applicant proposes to add an additional storage area and renew SUP No. 1653.
- SUP No. 1653 for a potentially incompatible industrial (outside) use, limited to a wood or lumber processing use, was approved on the site on January 28, 2009 for a two-year period and will expire on January 28, 2012.
- Deed restrictions on the property limit the uses to those in the IR Industrial Research District, allow all industrial (outside) not potentially incompatible uses, and allow the potentially incompatible industrial (outside) use limited to wood or lumber processing by Specific Use Permit.
- The request site is surrounded by undeveloped land and industrial uses.

**Zoning History:**

1. Z101-299  
On September 28, 2011, the City Council approved an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District.
2. Z101-183  
On Wednesday, June 22, 2011, the City Council approved an amendment and renewal of Specific Use Permit No. 1609 for a potentially incompatible industrial (outside) use, limited to concrete and asphalt crushing on property zoned an IM Industrial Manufacturing District.
3. Z089-107  
On January 28, 2009, the City Council approved a renewal of Specific Use Permit No. 1653 for an outside industrial potentially incompatible use on property zoned an IM Industrial Manufacturing District with deed restrictions.
4. Z078-312  
On June 24, 2009, the City Council approved a Specific Use Permit for potentially incompatible uses with outside storage on property zoned an IM Industrial Manufacturing District.

Z101-359 (MG)

5. Z056-130

On February 8, 2006, the City Council approved an IM Industrial Manufacturing District and a Specific Use Permit for a potentially incompatible use for a one year period on property zoned IR Industrial Research District.

6. Z056-308

On February 14, 2007, the City Council approved an IM Industrial Manufacturing District, a Specific Use Permit for an outside industrial potentially incompatible use and deed restrictions, on property zoned an IR Industrial Research District.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>	<b>Proposed ROW</b>
Newkirk Street	Collector	50 ft.	Newkirk Street
Mañana Drive	Collector	38 ft.	Mañana Drive

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	IM	Wood processing (outside)
<b>North</b>	IM	Undeveloped
<b>East</b>	IR	Undeveloped
<b>South</b>	IM	Undeveloped; Industrial
<b>West</b>	IR	Industrial

**STAFF ANALYSIS:**

**Area Plans:**

The request site is designated as an LI Light Industrial zone in the Trinity River Corridor Comprehensive Land Use Plan. Recommended uses in the Light Industrial Module are Industrial-Distribution and Industrial-Flex Office, Regional Office, Neighborhood Retail, and Civic. The proposed wood processing use would be considered a heavy industrial use, as allowed in Heavy Industrial Module to which the request site is adjacent on the future land use map.

**Comprehensive Plan:**

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

**LAND USE**

**GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

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

**Land Use Compatibility:**

The approximately 6.76-acre request site is zoned IM Industrial Manufacturing with deed restrictions which limit the uses to those in the IR Industrial Research District, allow all industrial (outside) not potentially incompatible uses, and allow the potentially incompatible industrial (outside) use limited to wood or lumber processing by Specific Use Permit.

The applicant requests to amend the site plan and renew SUP No. 1653, which will expire on January 28, 2012, to continue operation of an outside wood grinding facility. The facility includes a 5,000-square foot manufacturing area and four outside storage

areas totaling ±56,225 square feet. The amended site plan provides an additional outside storage area for a total of five storage areas.

The surrounding uses include undeveloped land to the north, east, and south and various industrial uses to the west and south. Generally, the north side of Mañana Drive from I-35 to Spangler Road is developed with light industrial and warehouse distribution uses; the south side of Mañana Drive is developed with heavier industrial uses.

The request site is adjacent to a creek that was constructed by the City of Dallas for storm water management. The immediate area around the request site has been identified in the Elm Fork Flood Protection Project as a location for future levy construction. In addition, the request site is within proximity of the future Elm Fork Athletic Complex. It is anticipated that construction of Phase I of the project will begin in mid 2010 with a projected completion date of 2012.

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

**Development Standards:**

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
IM Industrial manufacturing	15' 0' on minor	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	110' 8 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail*



Z101-359 (MG)

**Parking/Traffic:**

Per Division 51A-4.200 of the Dallas Development Code, the existing outside industrial potentially incompatible use (wood processing facility) requires one off-street parking space per 600 feet of floor area, plus one space per 600 feet of outside manufacturing area.

The attached sign plan provides eight required off-street parking spaces in a covered parking area/metal shed.

**Landscaping:**

Landscaping required per Article X of the Dallas Development Code.

Z101-359 (MG)

**Jill Ann Free, L.P.**

Steven m Free, LLC: General Partner

-Steven Free, President, Manager, member

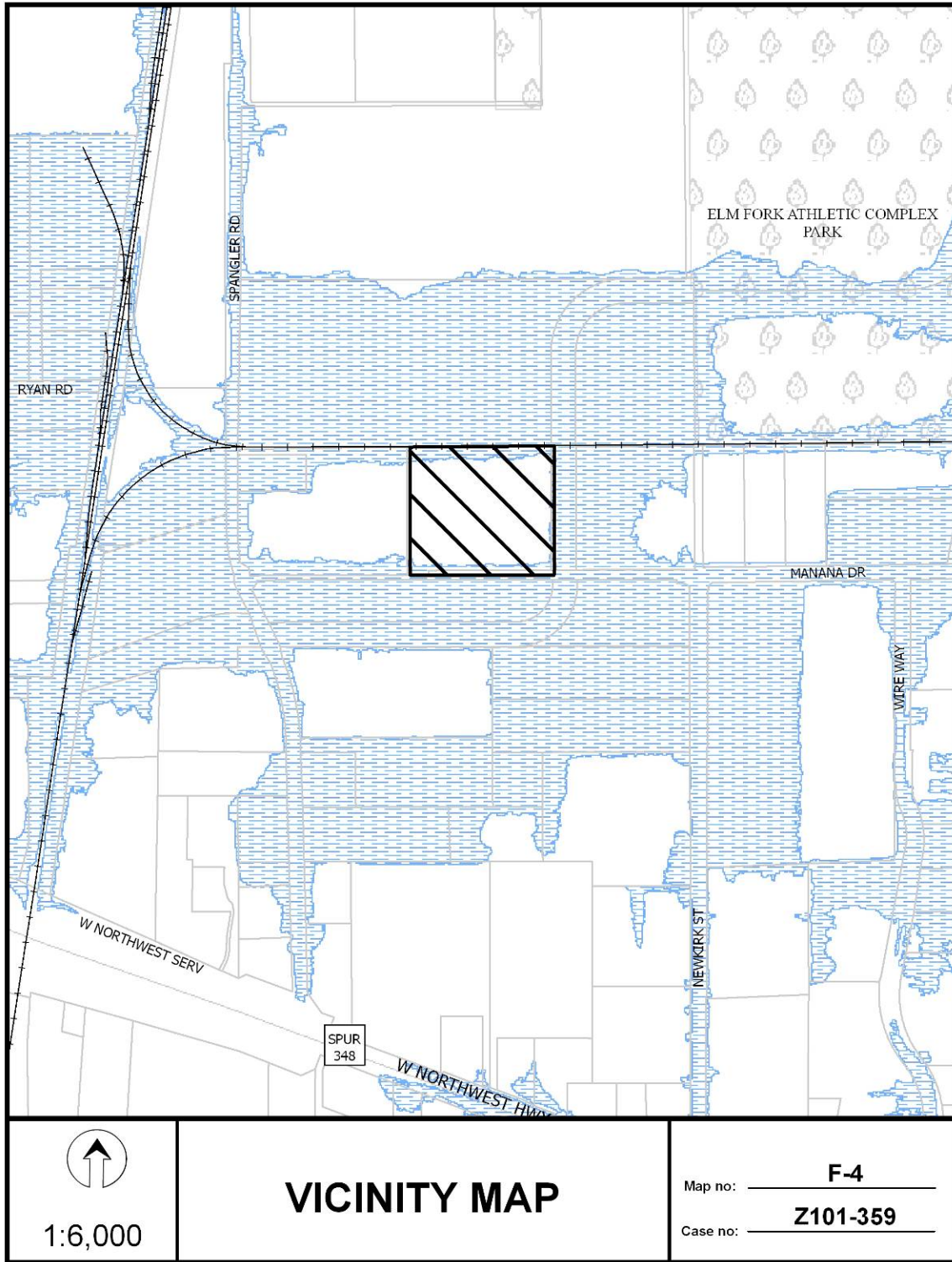
-Jill Free, member

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is a potentially incompatible industrial (outside) use limited to wood or lumber processing.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit automatically terminates on \_\_\_\_\_ (three years from passage of ordinance).
4. HOURS OF OPERATION: The potentially incompatible industrial (outside) use limited to wood or lumber processing may only operate between 6:00 a.m. and 5:00 p.m., Monday through Friday and between 6:00 a.m. and 12:00 p.m., Saturday.
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 8 off-street parking spaces must be provided in the locations shown on the attached site plan. All parking, driveways connected to a street or alley, and vehicle maneuvering areas must comply with Division 51A-4.300 of the Dallas Development Code, as amended.
7. MANUFACTURING AREA: The maximum area for wood or lumber processing is 5,000 square feet in the location shown on the site plan.
8. STACKING: The maximum stacking height of materials stored outside is 18 feet in the location shown on the site plan.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. 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.

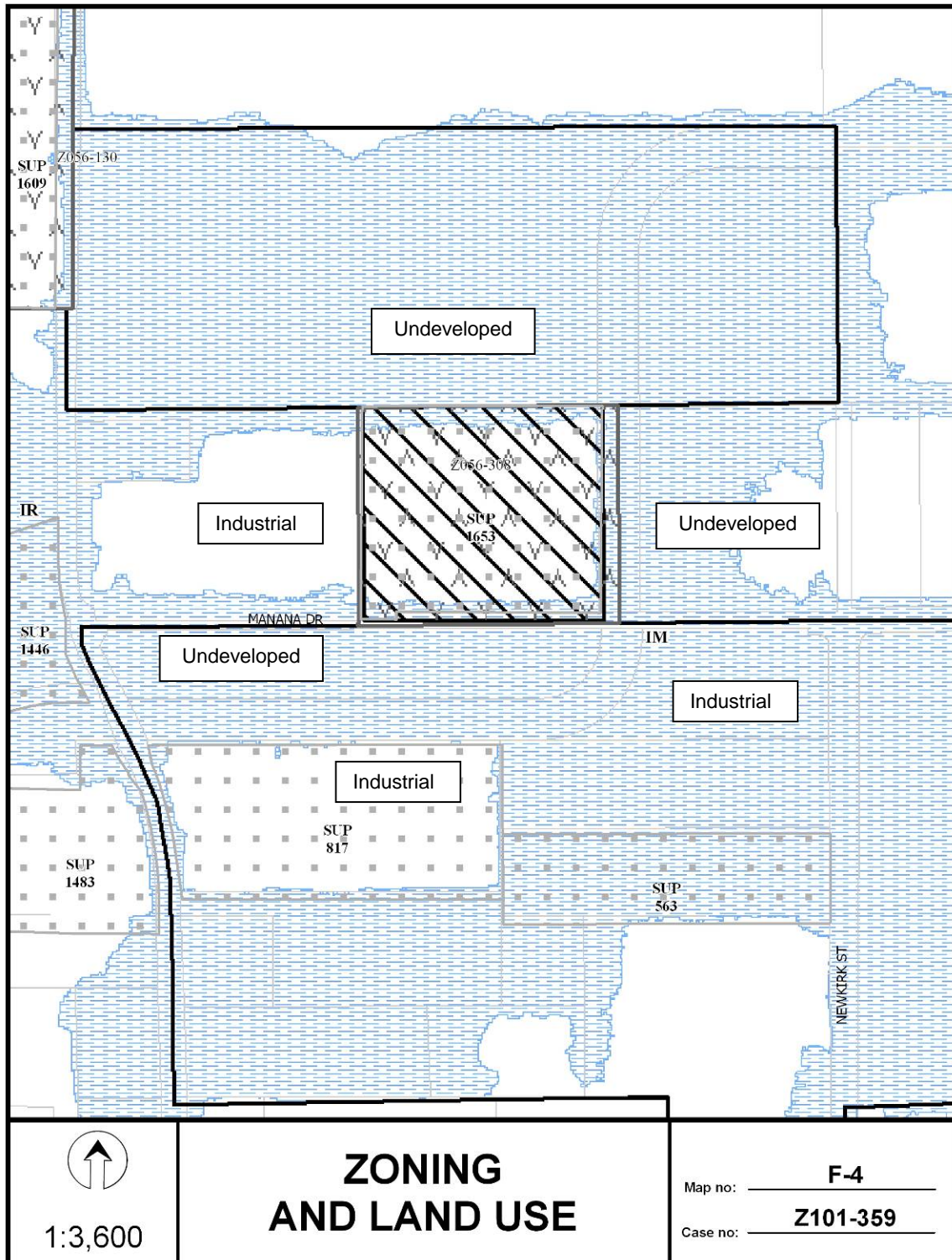




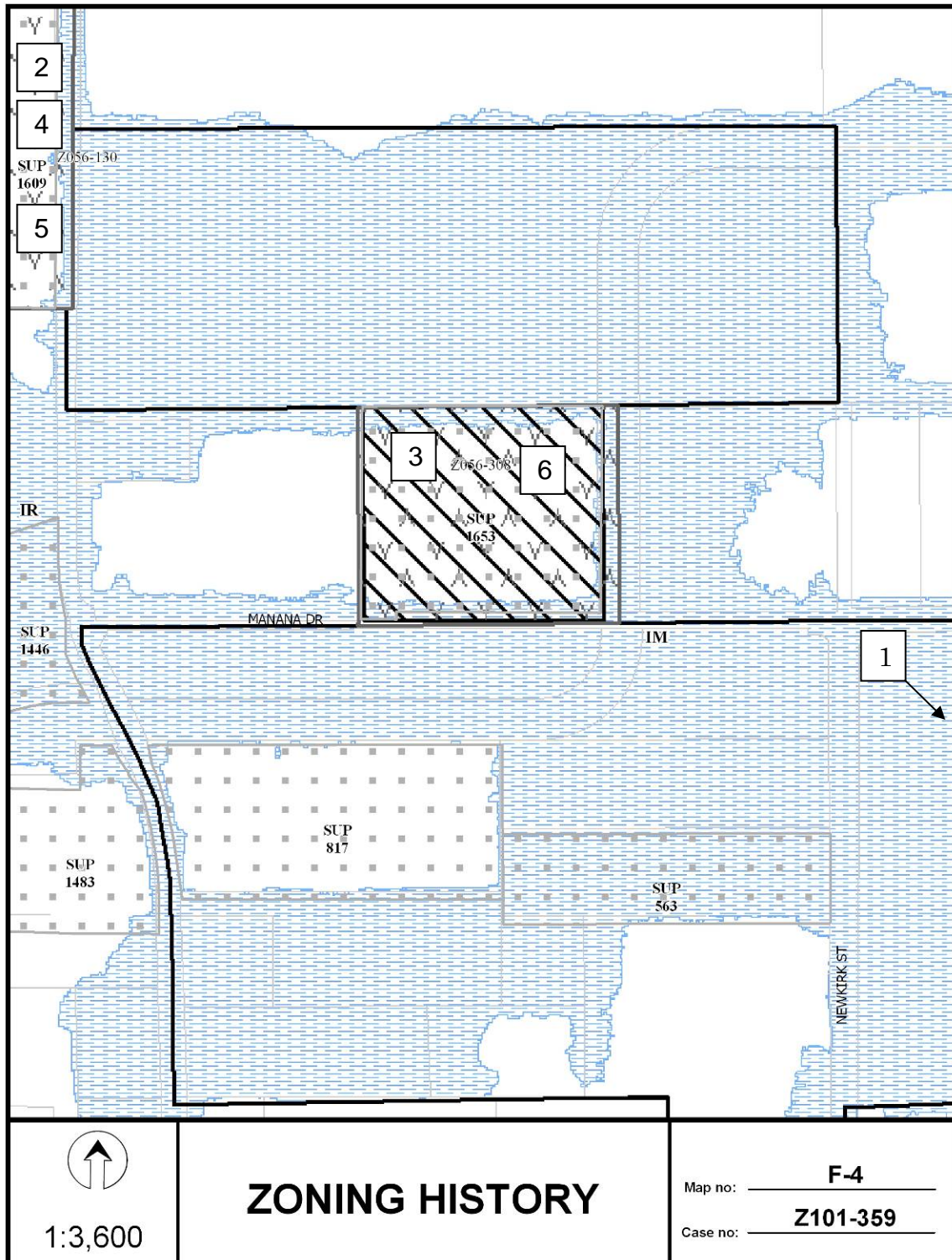


DATE: October 04, 2011



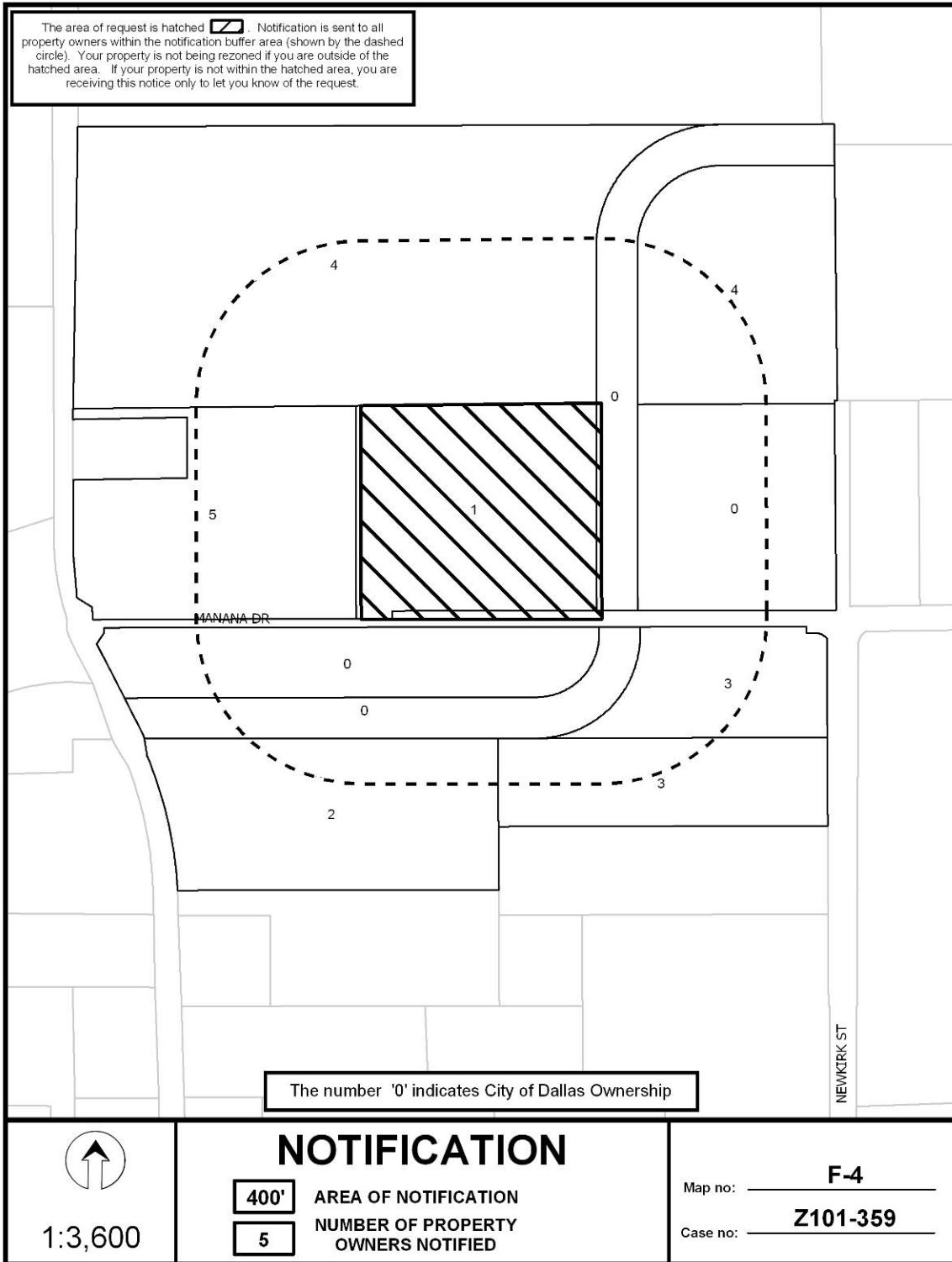


DATE: October 04, 2011



DATE: October 04, 2011





DATE: October 04, 2011

Z101-359 (MG)

10/4/2011

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

### ***Z101-359***

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

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2101 MANANA RD	JILL ANN FREE LP
2	10610 SPANGLER RD	TXI OPERATIONS LP
3	10733 NEWKIRK ST	BARKER & BRATTON STEEL
4	10830 SPANGLER RD	INTERFIRST BANK DALLAS CARUTH/999117062/
5	2001 MANANA DR	GT MGMT INC

**FILE NUMBER:** Z101-258 (MG)

**DATE FILED:** April 22, 2011

**LOCATION:** South corner of Forney Road and Lawnview Avenue

**COUNCIL DISTRICT:** 7

**MAPSCO:** 47 L

**SIZE OF REQUEST:** Approx. 0.41 acres

**CENSUS TRACT:** 84

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**REPRESENTATIVE:** Rebekah Kim, Logos & Co.

**APPLICANT:** BKPR Corporation

**OWNER:** Grace KK Investment, LLC

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

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

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

**PREVIOUS CPC ACTION:** On November 17, 2011, the City Plan Commission held this case under advisement until December 1, 2011.

**BACKGROUND INFORMATION:**

- The subject site is currently developed with retail strip center containing personal service, restaurant and the approximately 1,800 square foot general merchandise/food store use and motor vehicle fueling station.
- The applicant proposes to sell alcohol for off-premise consumption in conjunction with the existing general merchandise/food store and motor vehicle fueling station.
- The general merchandise use is permitted by right in the CR Community Retail District. The sale of alcoholic beverages on property regulated by the D-1 Liquor Control Overlay requires a specific use permit.

**Zoning History:**

1. Z101-196  
An application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District with the D-1 Liquor Control Overlay. (On the October 20, 2011 CPC agenda)
2. Z078-113  
On February 28, 2008 the City Planning Commission denied an application for an IM Industrial Manufacturing District on property zoned an LI-D-1 Light Industrial District with a Dry Liquor Control Overlay.

**Thoroughfares/Streets:**

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

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
Site	CR-D-1	General Merchandise/Food Store/Motor Vehicle Fueling
Northwest	CR-D-1	Auto service
Northeast	CR-D-1	Retail
Southeast	CR-D-1	Retail
Southwest	PDD No. 323 w/deed restrictions	Warehouse

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

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

**LAND USE**

**GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

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

**Land Use Compatibility:**

The approximately 0.41acre request site is zoned a CR Community Retail District with a D-1 Liquor Control Overlay and is currently developed with a retail strip center containing personal service, restaurant and an approximately 1,800 square foot general merchandise/food store and motor vehicle fueling station. The applicant is proposing to

sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property, which requires a Specific Use Permit in the D-1 Liquor Control Overlay.

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

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

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

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

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

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

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

**Development Standards:**

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
<b>Existing</b>							
CR- D-1 existing Community Retail	15'	20' adjacent to residential OTHER: No Min.	NA	54'	60%	Proximity Slope Visual Intrusion	Business, community

**Parking/Traffic:**

The Dallas Development Code requires off-street parking to be provided for a general merchandise use at one space for each 200 square feet of floor area and 2 spaces for a motor vehicle fueling station. The overall existing retail strip center development requires 16 spaces. The subject property is allocated 4 delta credits for parking resulting in a parking requirement of 12 spaces. The attached site plan depicts 12 spaces.

**Landscaping:**

Landscaping required per Article X of the Dallas Development Code.

Z101-258 (MG)

**Officers**

Grace KK Inv LLC


Oh Seon Kwon, Member/Manager

BKPR Corporation

Bharat Rana, President



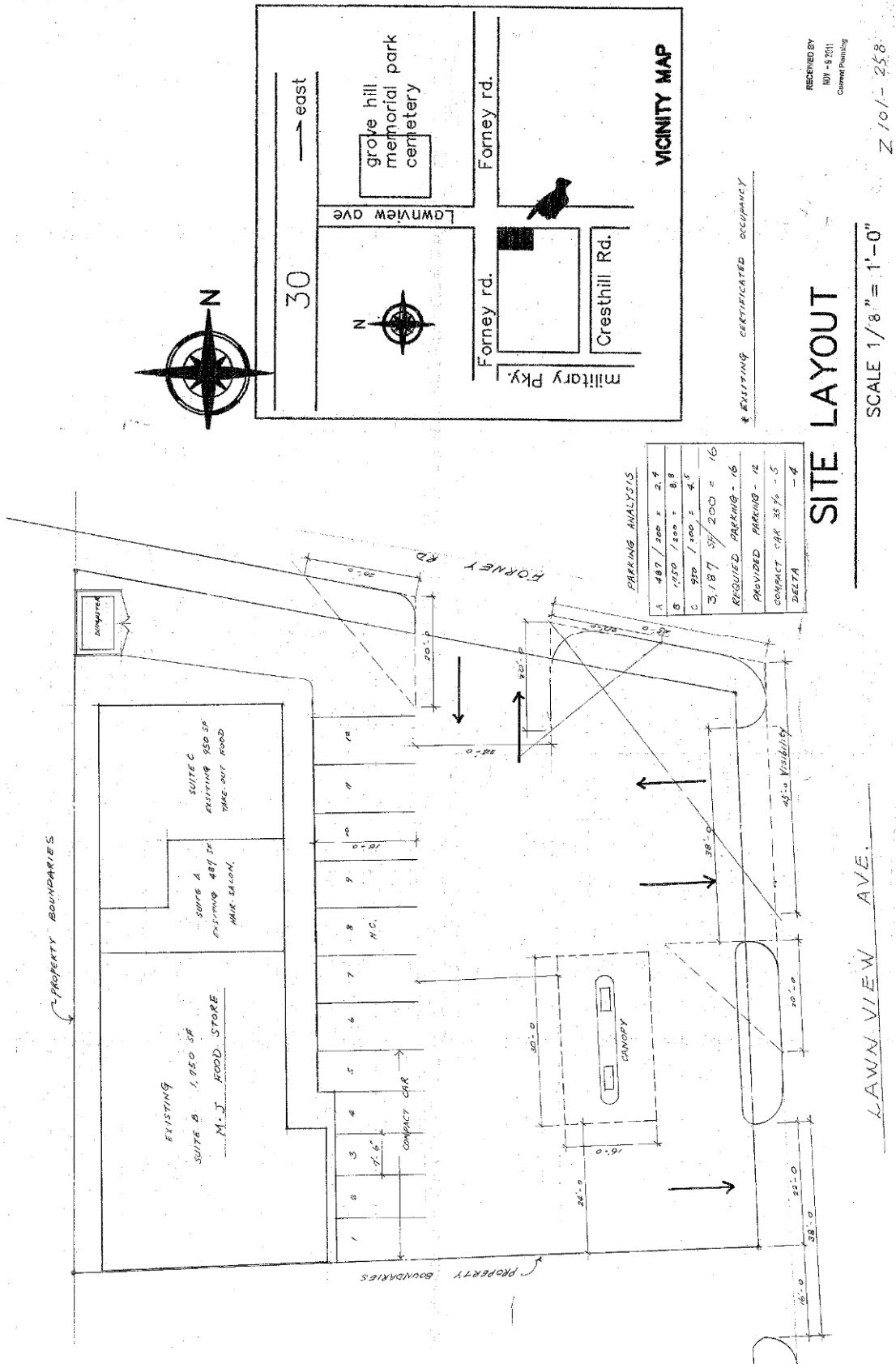
## DPD Report

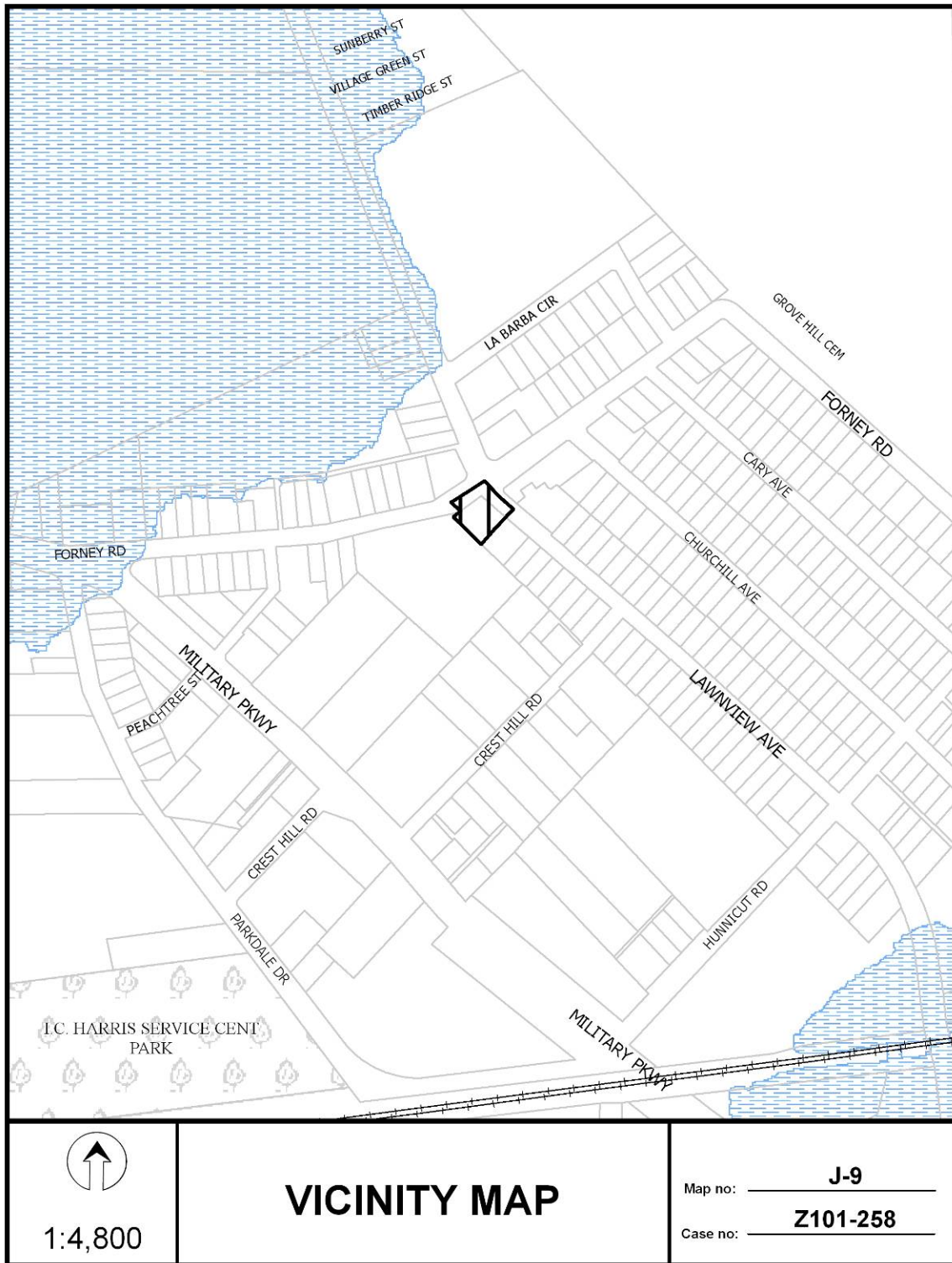
 <b>DALLAS POLICE DEPARTMENT</b> <span style="float: right;"> <a href="#">UCR Codes</a> <a href="#">Year Codes</a> <a href="#">Property Class Codes</a> </span>										
Virtual Viewer - Public Access									Welcome	
Search Records - Offense <span style="float: right;">Filter <input type="text"/></span>										
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
<a href="#">0004304-R</a>	01/02/2006	GARCIA, CARLOS ALBERTO	TRAFFIC MOTOR VEHICLE	04441		LAWNVIEWAVE	321	1215	32090	
<a href="#">0014028-Y</a>	01/17/2011	**TIZON TAKOS ARANDA	CRIMINAL MISCHIEF/VANDALISM	04441		LAWNVIEWAVE	316	1215	14081	
<a href="#">0070848-W</a>	03/14/2009	**M & J FOOD STORE	ROBBERY	04441		LAWNVIEWAVE	316	1215	03212	
<a href="#">0158103-R</a>	03/03/2006	CASTILLO,MARCELINO	TRAFFIC MOTOR VEHICLE	04441		LAWNVIEWAVE	321	1215	32090	
<a href="#">0166977-W</a>	06/09/2009	*M & J FOOD STORE	CRIMINAL MISCHIEF/VANDALISM	04441		LAWNVIEWAVE	316	1215	14082	
<a href="#">0217121-X</a>	08/02/2010	*M&J FOOD STORE	CRIMINAL MISCHIEF/VANDALISM	04441		LAWNVIEWAVE	316	1215	14092	
<a href="#">0253999-V</a>	08/16/2008	RAWA,BHARATKUMAR	CRIMINAL MISCHIEF/VANDALISM	04441		LAWNVIEWAVE	321	1215	14092	
<a href="#">0255310-T</a>	04/11/2007	RAWA, BHARAT	THEFT	04441		LAWNVIEWAVE	321	1215	06945	
<a href="#">0329047-W</a>	11/05/2009	*M&J FOOD MART	FORGERY & COUNTERFEITING	04441		LAWNVIEWAVE	316	1215	10021	
<a href="#">0333266-V</a>	10/28/2008	*M J FOOD STORE	BURGLARY	04441		LAWNVIEWAVE	321	1215	05A38	
<a href="#">0399564-T</a>	05/30/2007	*M & J FOOD STORE	CRIMINAL MISCHIEF/VANDALISM	04441		LAWNVIEWAVE	321	1215	14030	
<a href="#">0426802-T</a>	06/09/2007	*DR PEPPER	THEFT	04441		LAWNVIEWAVE	321	1215	06943	
<a href="#">0432334-R</a>	06/08/2006	*M&J FOOD STORE	CRIMINAL MISCHIEF/VANDALISM	04441		LAWNVIEWAVE	321	1215	14082	
<a href="#">0435270-R</a>	06/08/2006	*M&J FOOD STORE	BURGLARY	04441		LAWNVIEWAVE	321	1215	05331	
<a href="#">0687179-T</a>	10/13/2007	*M&J FOODSTORE	TRAFFIC MOTOR VEHICLE	04441		LAWNVIEWAVE	321	1215	32090	
<a href="#">0687724-T</a>	10/13/2007	*M&J FOOD STORE	TRAFFIC MOTOR VEHICLE	04441		LAWNVIEWAVE	321	1215	32090	
<a href="#">0738642-R</a>	08/28/2006	GAMEZ, JOE	AUTO THEFT-UUMV	04441		LAWNVIEWAVE	321	1215	07692	
<a href="#">0772322-R</a>	10/11/2006	*M & J FOOD STORE	BURGLARY	04441		LAWNVIEWAVE	321	1215	05138	

Proposed SUP Conditions

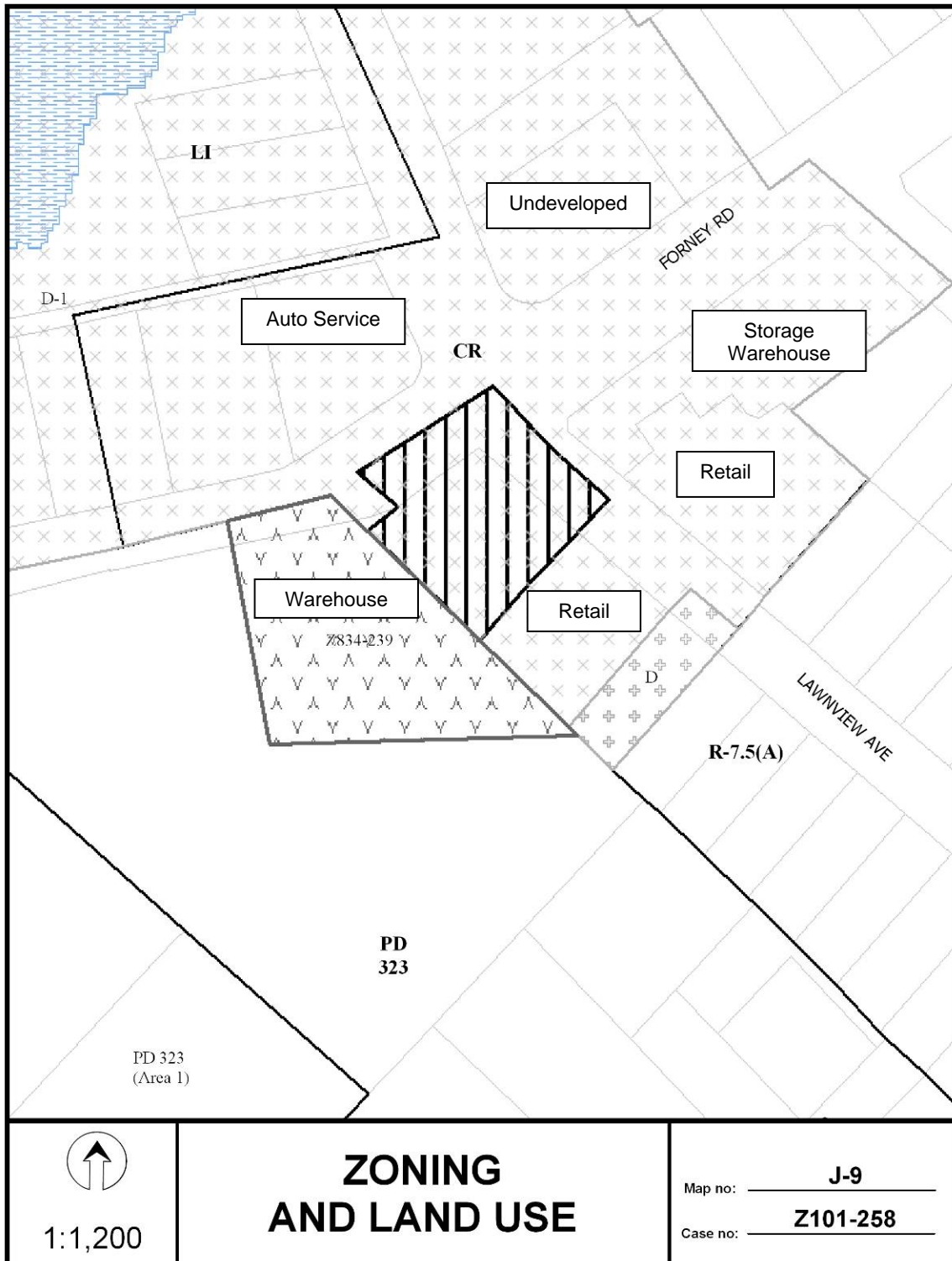
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use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

SITE PLAN



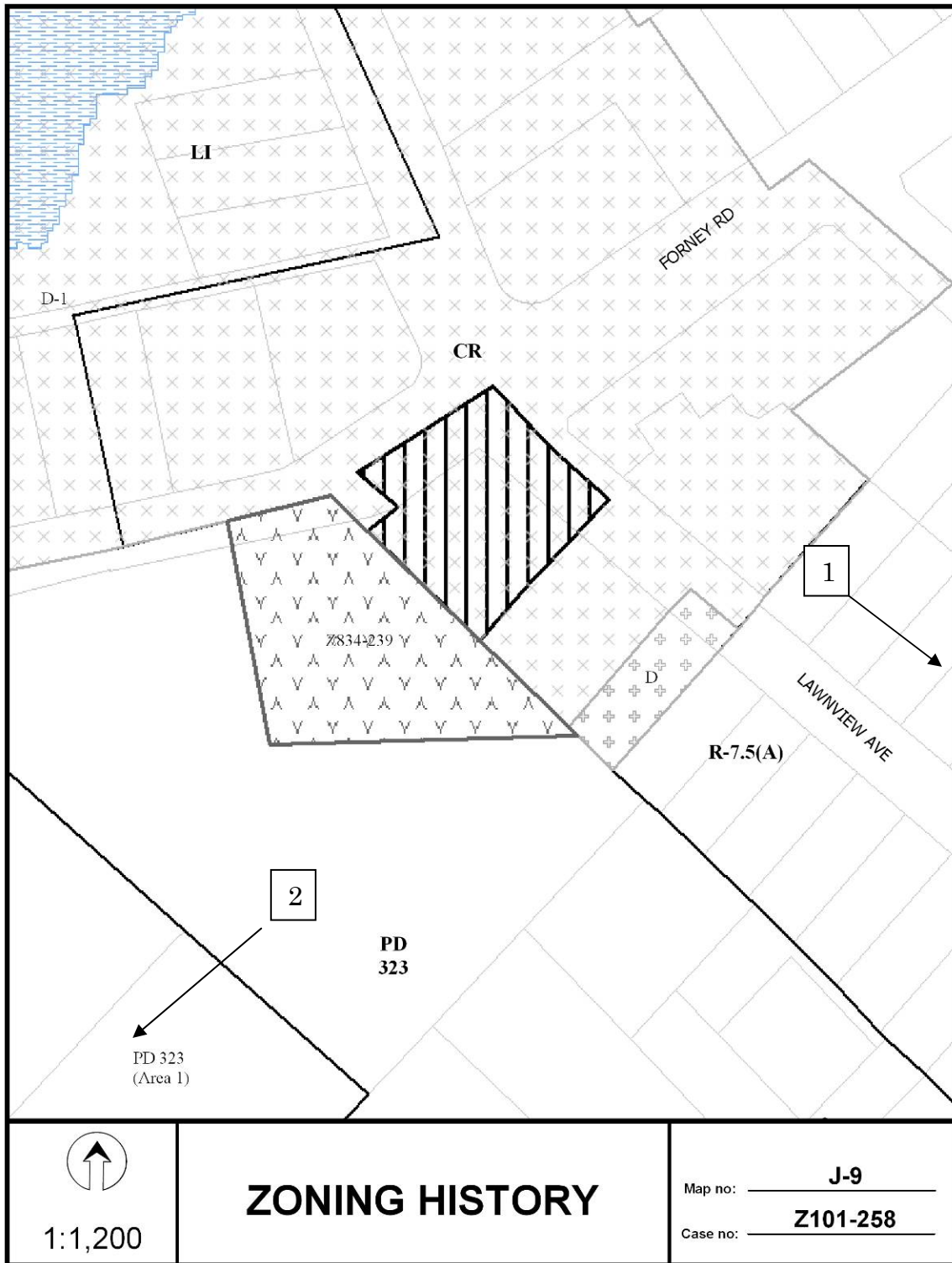


DATE: October 04, 2011

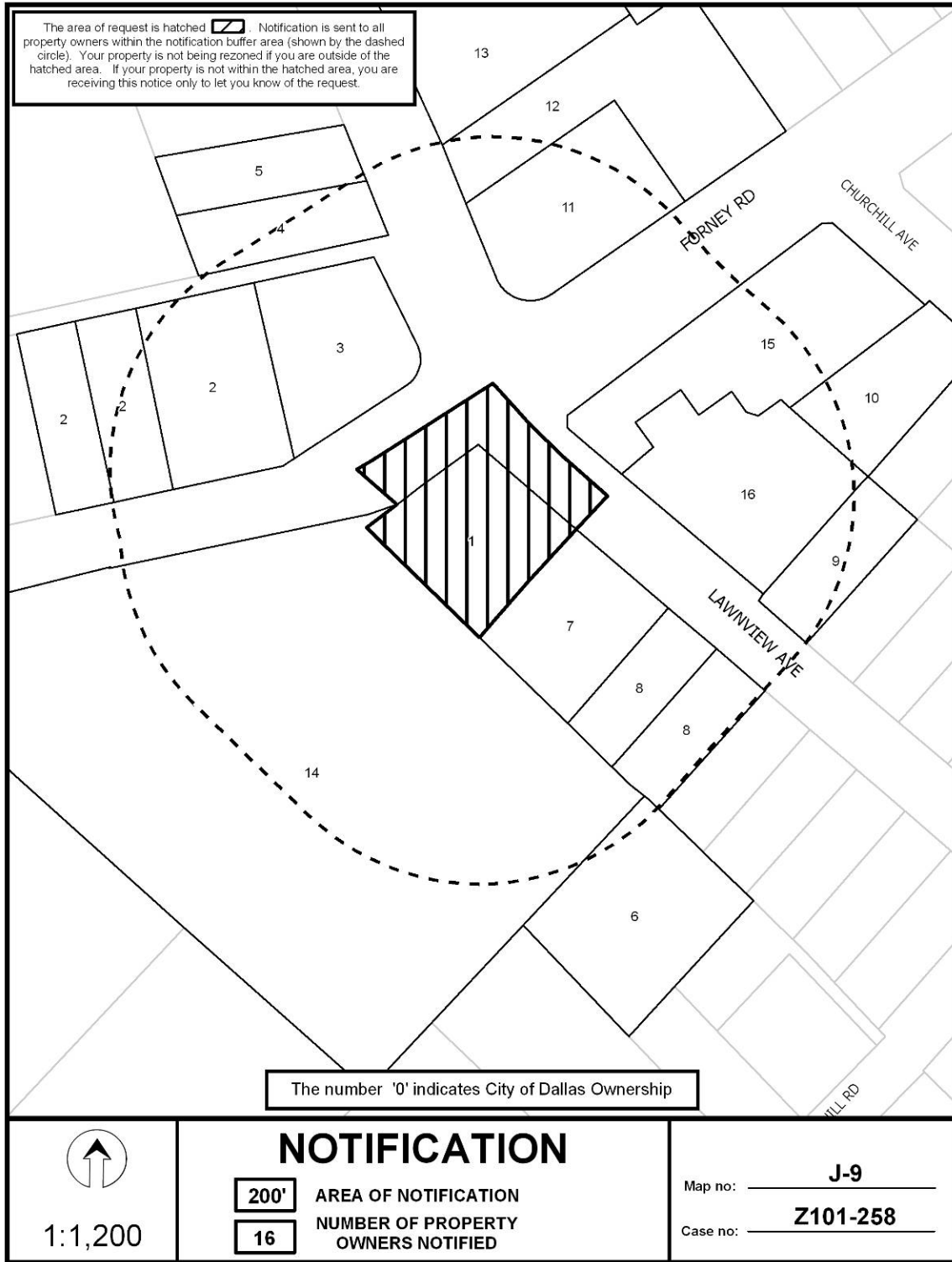


DATE: October 04, 2011





DATE: October 04, 2011



10/4/2011

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

### ***Z101-258***

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

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4439 LAWNVIEW AVE	GRACE KK INV LLC
2	5435 FORNEY RD	ESCOBAR J ALEJANDRO & GLORIA MILILA ESCO
3	4503 LAWNVIEW AVE	RAUDRY FIDEL
4	4515 LAWNVIEW AVE	BLACK RICHARD & BLACK STEPHANIE
5	4525 LAWNVIEW AVE	BURRESCIA MINTA
6	4045 CREST HILL RD	ORR TOM & FRANCES BAGLEY
7	4431 LAWNVIEW AVE	OTTO IRIS
8	4423 LAWNVIEW AVE	MCLEOD BILLY JOE
9	4424 LAWNVIEW AVE	PEREZ-GUARDADO OLGA L
10	5610 CHURCHILL AVE	FAZ HECTOR & RODRIGUEZ MARTHA
11	5511 FORNEY RD	MANTZURANIS TONY
12	4510 LAWNVIEW AVE	MANTZURANIS TONY
13	4540 LAWNVIEW AVE	LAWNVIEW PPTIES JV % JOE H HILL
14	5420 FORNEY RD	PARKER LAURENCE E
15	4442 LAWNVIEW AVE	MESSINA ROBERT L & DARLENE
16	4440 LAWNVIEW AVE	MYERS JOHN &



**FILE NUMBER:** Z101-271 (MG)

**DATE FILED:** May 16, 2011

**LOCATION:** Southwest corner of E. R.L. Thornton Freeway and N. Jim Miller Road

**COUNCIL DISTRICT:** 4

**MAPSCO:** 48 E

**SIZE OF REQUEST:** Approx. 1.5379 acres

**CENSUS TRACT:** 122.06

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**REPRESENTATIVE:** Karen Mitchell, Mitchell Planning Group, LLC

**APPLICANT/OWNER:** Racetrac Petroleum, Inc.

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

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

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

**BACKGROUND INFORMATION:**

- The request site is currently developed with an approximately 2,443 square foot general merchandise use (convenience store) and vehicle fueling station (gas station).
- The applicant proposes to sell alcohol for off-premise consumption in conjunction with the existing convenience store.
- The general merchandise use is permitted by right in the RR Regional Retail District. The sale of alcoholic beverages on property regulated by the D-1 Liquor Control Overlay requires a specific use permit.

**Zoning History:**

1. Z101-310

On September 1, 2011 the City Planning Commission recommended approval of 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 store greater than 3,500 square feet on property zoned a RR-D Regional Retail District with a D Liquor Control Overlay. (This case is scheduled for the October 10, 2011 City Council hearing.)

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
N. Jim Miller	Arterial	100 ft.	100 ft.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
Site	RR-D-1	General Merchandise/Food Store/Motor Vehicle Fueling
North	RR	Restaurant
South	RR-D-1	Restaurant
East	RR-D-1	Car wash/restaurant/retail
West	RR-D-1	Restaurant

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

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

## **LAND USE**

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

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

#### **Land Use Compatibility:**

The approximately 1.5379 acre request site is zoned an RR Regional Retail District with a D-1 Liquor Control Overlay and is currently developed with a 2,443 square foot general merchandise and food store and associated motor vehicle fueling station. The applicant is proposing to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property, which requires a Specific Use Permit in the D-1 Liquor Control Overlay.

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

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

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

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

Z101-271 (MG)

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

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

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

**Development Standards:**

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
<b>Existing</b>							
RR- existing Regional Retail	15'/20'	20' adjacent to residential OTHER: No Min.	NA	70'	80%	Proximity Slope Visual Intrusion	Retail, personal service

**Parking/Traffic:**

The Dallas Development Code requires off-street parking to be provided for a general merchandise use at one space for each 200 square feet of floor and 2 spaces for a motor vehicle fueling station. While the existing development requires 14 spaces, 15 spaces are provided as shown on the attached site plan.

**Landscaping:**

Landscaping required per Article X of the Dallas Development Code.

DPD Report Page 1

DALLAS POLICE DEPARTMENT										
Virtual Viewer - Public Access										Welcome
Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0005674-T	01/03/2007	REEVES,MICHAEL	AGGRAVATED ASSAULT	08130	E	RLTHORNTONFRWY	322	1216	04121	
0008888-W	01/10/2009	*RACETRACK	FORGERY & COUNTERFEITING	08130	E	RLTHORNTONFRWY	317	1216	10022	
0027524-X	01/28/2010	CLINE, AUSTIN LEN	TRAFFIC MOTOR VEHICLE	08130	E	RLTHORNTONFRWY	317	1216	32090	
0027602-V	01/26/2008	NORWOOD, REGINA	AUTO THEFT-UUMV	08130	E	RLTHORNTONFRWY	322	1216	07121	
0030661-T	01/13/2007	SANDERS,SARA	THEFT	08130	E	RLTHORNTONFRWY	322	1216	06901	
0031670-Y	02/07/2011	ANDERSON,DENISE	CRIMINAL MISCHIEF/VANDALISM	08130	E	RLTHORNTONFRWY	317	1216	14082	
0035094-Y	02/08/2011	*COMMONWEALTH BRAND TOB...	THEFT	08130	E	RLTHORNTONFRWY	317	1216	06902	
0046387-W	02/18/2009	THOMPSON,MELVIN	ROBBERY	08130	E	RLTHORNTONFRWY	317	1216	03971	03971
0049766-V	02/18/2008	*RACEWAY	THEFT	08130	E	RLTHORNTONFRWY	322	1216	06903	
0052085-Y	03/02/2011	@CITY OF DALLAS	FOUND PROPERTY	08130	E	RLTHORNTONFRWY	317	1216	43020	
0055067-Y	03/03/2011	MARAMBA,MUNASHE	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26000	
0056078-V	02/24/2008	WILSON, LADORA	THEFT	08130	E	RLTHORNTONFRWY	322	1216	06901	42020
0061153-W	03/05/2009	@CITY OF DALLAS	FOUND PROPERTY	08130	E	RLTHORNTONFRWY	317	1216	43020	
0071736-W	03/15/2009	CALHOUN,DELANEUS	THEFT	08130	E	RLTHORNTONFRWY	317	1216	26000	06945
0078520-V	03/17/2008	*RACEWAY	ROBBERY	08130	E	RLTHORNTONFRWY	322	1216	03471	
0080540-Y	03/31/2011	LOCKE,LEROY,JR	THEFT	08130	E	RLTHORNTONFRWY	317	1216	06951	
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0080896-W	03/24/2009	*RACEWAY #967	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26530	
0082606-W	03/17/2009	WARDEN, MARK	OTHER OFFENSES	08130	S	RLTHORNTONFRWY	748	4384	26000	
0083802-X	03/27/2010	*RACEWAY	CRIMINAL MISCHIEF/VANDALISM	08130	E	RLTHORNTONFRWY	317	1216	14082	
0104326-X	04/14/2010	DODD, LATOYA	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26000	
0117162-W	04/26/2009	MARTINEZ,DAVID	ROBBERY	08130	E	RLTHORNTONFRWY	317	1216	03A21	
0119048-X	04/29/2010	THOMPSON,STEVIE	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26000	
0124840-Y	05/15/2011	*RACEWAY	FOUND PROPERTY	08130	E	RLTHORNTONFRWY	317	1216	43020	
0127616-W	05/05/2009	*RACEWAY	THEFT	08130	E	RLTHORNTONFRWY	317	1216	06903	
0135875-W	05/13/2009	HAMID,MOHAMMED	AGGRAVATED ASSAULT	08130	E	RLTHORNTONFRWY	317	1216	04111	
0136689-T	02/27/2007	WILKINS,KENNETA	AUTO THEFT-UUMV	08130	E	RLTHORNTONFRWY	322	1216	07611	
0137003-W	05/14/2009	MARQUEZ, GABRIEL	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26000	
0140935-W	05/18/2009	@CITY OF DALLAS	FOUND PROPERTY	08130	E	RLTHORNTONFRWY	317	1216	43020	
0144442-Y	06/03/2011	RODRIGUEZ,MARIA	TRAFFIC MOTOR VEHICLE	08130	E	RLTHORNTONFRWY	317	1216	32090	
0147197-Y	06/02/2011	KING,ARBREYAY	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26000	
0150968-W	05/27/2009	@CITY OF DALLAS	FOUND PROPERTY	08130	E	RLTHORNTONFRWY	317	1216	43020	
0155248-V	05/26/2008	HAMID,MOHAMMED	ASSAULT	08130	E	RLTHORNTONFRWY	322	1216	08111	
0162184-V	06/01/2008	HERNANDEZ,MARIANO	ROBBERY	08130	E	RLTHORNTONFRWY	322	1216	03A11	
0182812-V	06/19/2008	*RACEWAY	FORGERY & COUNTERFEITING	08130	E	RLTHORNTONFRWY	322	1216	10022	
0188889-Y	07/18/2011	BLACKWELL, LINDA	THEFT	08130	E	RLTHORNTONFRWY	317	1216	06941	
0190108-R	03/14/2006	JAMES,DORAN	THEFT	08130	E	RLTHORNTONFRWY	322	1216	06901	
0196393-W	07/06/2009	*RACEWAY	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26530	
0205216-Y	08/01/2011	COOK, SINCERE	FRAUD	08130	E	RLTHORNTONFRWY	317	1216	11051	
0211878-R	03/23/2006	@CITY OF DALLAS	FOUND PROPERTY	08130	E	RLTHORNTONFRWY	322	1216	43020	
0219689-V	07/15/2008	GRANGER,KENNETH	THEFT	08130	E	RLTHORNTONFRWY	322	1216	06941	
0226228-X	08/12/2010	BUDAK, SATIH	THEFT	08130	E	RLTHORNTONFRWY	317	1216	06905	42020
0226686-X	08/13/2010	VELAZQUEZ,JENNI	ROBBERY	08130	E	RLTHORNTONFRWY	317	1216	03931	
0226604-X	08/22/2010	PORRAS, MELANIE	TRAFFIC MOTOR VEHICLE	08130	E	RLTHORNTONFRWY	317	1216	32090	
0244050-T	04/06/2007	@MESQUITE POLICE DEPT	FOUND PROPERTY	08130	E	RLTHORNTONFRWY	322	1216	43030	

DPD Report Page 2

Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
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0251474-W	08/24/2009	*RACE-WAY	FORGERY & COUNTERFEITING	08130	E	RLTHORNTONFRWY	317	1216	10021	
0252619-W	08/24/2009	*RACEWAY	ROBBERY	08130	E	RLTHORNTONFRWY	317	1216	03411	
0252759-W	08/25/2009	*RACEWAY SERVICE STATION	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26530	
0254354-W	08/26/2009	MHABUB, ANJUMAN	ASSAULT	08130	E	RLTHORNTONFRWY	317	1216	08312	
0259382-W	08/31/2009	*RACEWAY	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26530	
0262444-W	09/03/2009	@CITY OF DALLAS	FOUND PROPERTY	08130	E	RLTHORNTONFRWY	317	1216	43020	
0263690-W	09/04/2009	*RACEWAY	FORGERY & COUNTERFEITING	08130	E	RLTHORNTONFRWY	317	1216	10021	
0273064-W	09/13/2009	SANCHEZ, ADRIAN	AGGRAVATED ASSAULT	08130	E	RLTHORNTONFRWY	317	1216	04111	26330
0281017-T	04/21/2007	BROWN, JAVON	AUTO THEFT-UUMV	08130	E	RLTHORNTONFRWY	322	1216	07131	
0282551-X	10/03/2010	MYERS, JENNIFER	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26000	
0296222-R	04/21/2006	*RACEWAY	TRAFFIC MOTOR VEHICLE	08130	E	RLTHORNTONFRWY	322	1216	32090	
0308571-V	10/04/2008	WILLIAMSON, MICHAEL, LEE	ROBBERY	08130	E	RLTHORNTONFRWY	322	1216	03912	
0327283-W	11/03/2009	CHASTAIN, TRACY	THEFT	08130	E	RLTHORNTONFRWY	317	1216	06902	
0343848-V	11/08/2008	GODLOCK, PHILLIP	ASSAULT	08130	E	RLTHORNTONFRWY	322	1216	08221	
0351084-X	12/26/2010	*RACEWAY	OTHER OFFENSES	08130	E	RLTHORNTONFRWY	317	1216	26000	
0370584-W	12/17/2009	*RACEWAY	FORGERY & COUNTERFEITING	08130	E	RLTHORNTONFRWY	317	1216	10021	
0371096-R	05/18/2006	@GARLAND COUNTY SHERIFFS	FOUND PROPERTY	08130	E	RLTHORNTONFRWY	322	1216	43030	
0401080-R	05/28/2006	MATTOON, MITZI	ROBBERY	08130	E	RLTHORNTONFRWY	322	1216	03931	
0468479-T	06/24/2007	*RACEWAY #967	FRAUD	08130	E	RLTHORNTONFRWY	322	1216	11051	
0525588-R	07/10/2006	BRANVILLE, CHRISTOPHER	LOST PROPERTY	08130	E	RLTHORNTONFRWY	322	1216	42020	
0538330-T	07/18/2007	*RACEWAY	FORGERY & COUNTERFEITING	08130	E	RLTHORNTONFRWY	322	1216	10022	
0557026-T	07/24/2007	NATIVIDAD, CRYSTAL	THEFT	08130	E	RLTHORNTONFRWY	322	1216	06121	
0588595-R	08/03/2006	HOOPER, DON	ASSAULT	08130	E	RLTHORNTONFRWY	322	1216	08122	
0590416-T	08/06/2007	DAVIS, CARLOS LARAY	ROBBERY	08130	E	RLTHORNTONFRWY	322	1216	03A11	
0591038-T	08/07/2007	WALKER, TASHA	ASSAULT	08130	E	RLTHORNTONFRWY	322	1216	08411	
0636938-T	08/27/2007	*RACEWAY	FORGERY & COUNTERFEITING	08130	E	RLTHORNTONFRWY	322	1216	10021	
0643214-T	09/02/2007	*RACEWAY	FORGERY & COUNTERFEITING	08130	E	RLTHORNTONFRWY	322	1216	10021	
0681425-T	10/07/2007	SMITH, BRENDA	THEFT	08130	E	RLTHORNTONFRWY	322	1216	06941	
0695016-T	10/19/2007	CRISWELL, JEFFERTY	AUTO THEFT-UUMV	08130	E	RLTHORNTONFRWY	322	1216	07613	
0723237-R	09/23/2006	THOMAS, VERONICA	THEFT	08130	E	RLTHORNTONFRWY	322	1216	06941	
0724291-R	09/23/2006	*RACE WAY	FORGERY & COUNTERFEITING	08130	E	RLTHORNTONFRWY	322	1216	10011	
0744189-T	11/20/2007	*RACEWAY	THEFT	08130	E	RLTHORNTONFRWY	322	1216	06931	
0744491-T	11/20/2007	*RACEWAY	LOST PROPERTY	08130	E	RLTHORNTONFRWY	322	1216	42020	
0801187-P	10/05/2005	BOOKS, SHAWN	ROBBERY	08130	E	RLTHORNTONFRWY	322	1216	03941	
0823377-P	10/13/2005	AYELE, TIMOTIOS	AGGRAVATED ASSAULT	08130	E	RLTHORNTONFRWY	322	1216	04211	
0823429-P	10/13/2005	MOODY, JIMMY	ASSAULT	08130	E	RLTHORNTONFRWY	322	1216	08121	
0843387-P	10/20/2005	GALINDO, PALOMA	THEFT	08130	E	RLTHORNTONFRWY	322	1216	06943	
0897151-R	11/29/2006	MUSHINI, MOHAMMED	ASSAULT	08130	E	RLTHORNTONFRWY	322	1216	08191	
0977870-P	12/10/2005	*RACE WAY #967	THEFT	08130	E	RLTHORNTONFRWY	322	1216	06931	
1029647-P	12/31/2005	LOZANO, MELISSA	TRAFFIC MOTOR VEHICLE	08130	E	RLTHORNTONFRWY	322	1216	32090	

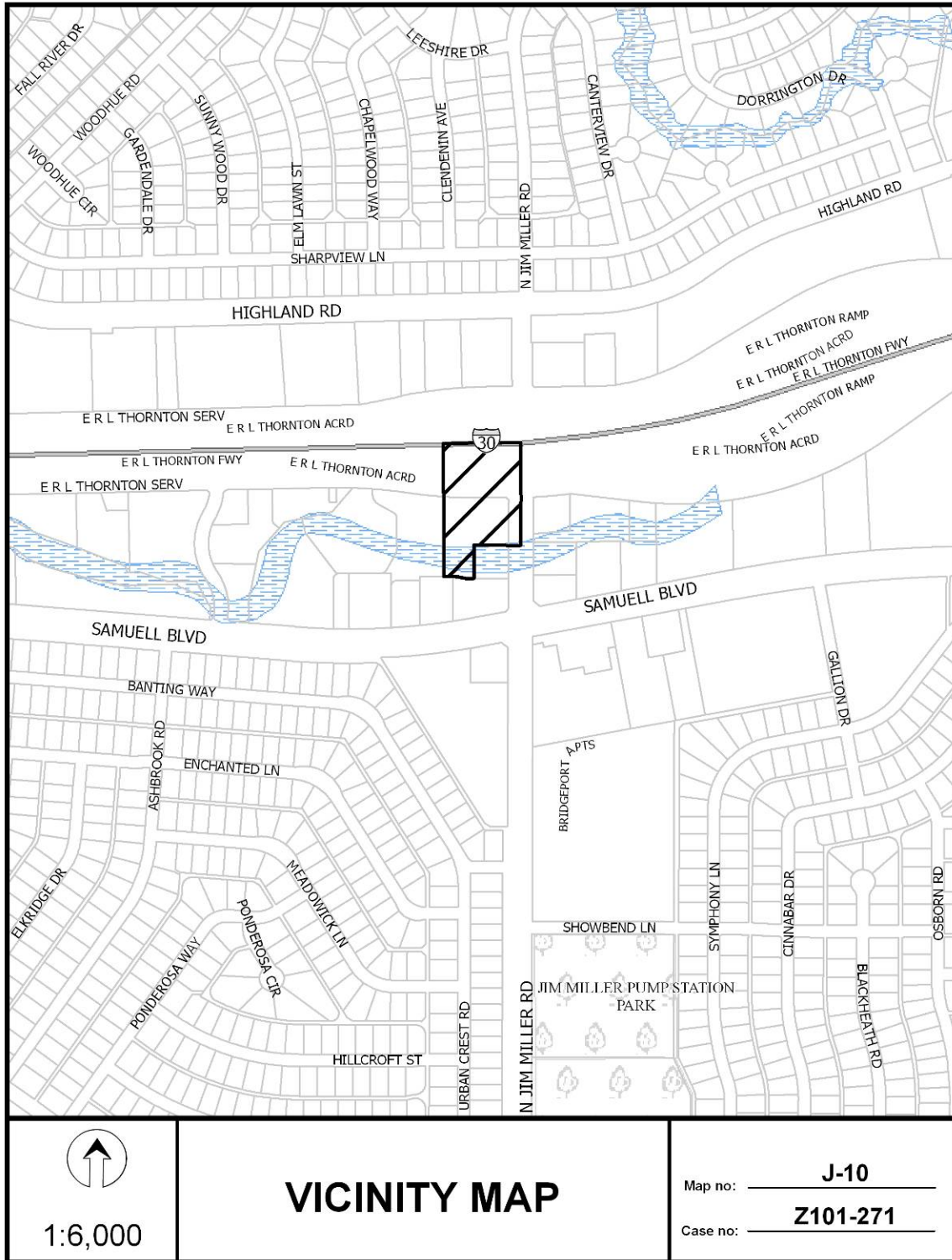


Proposed SUP Conditions

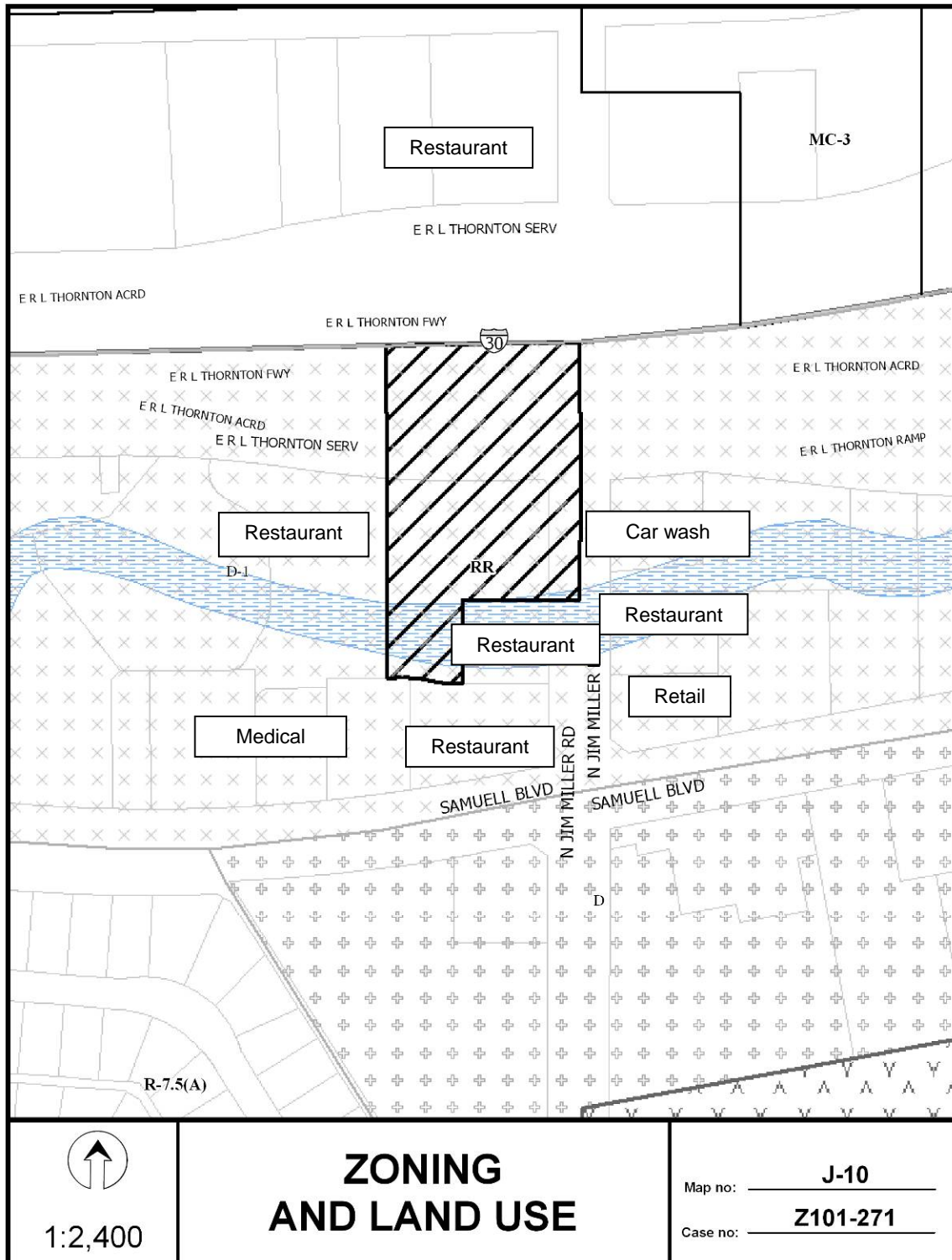
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use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

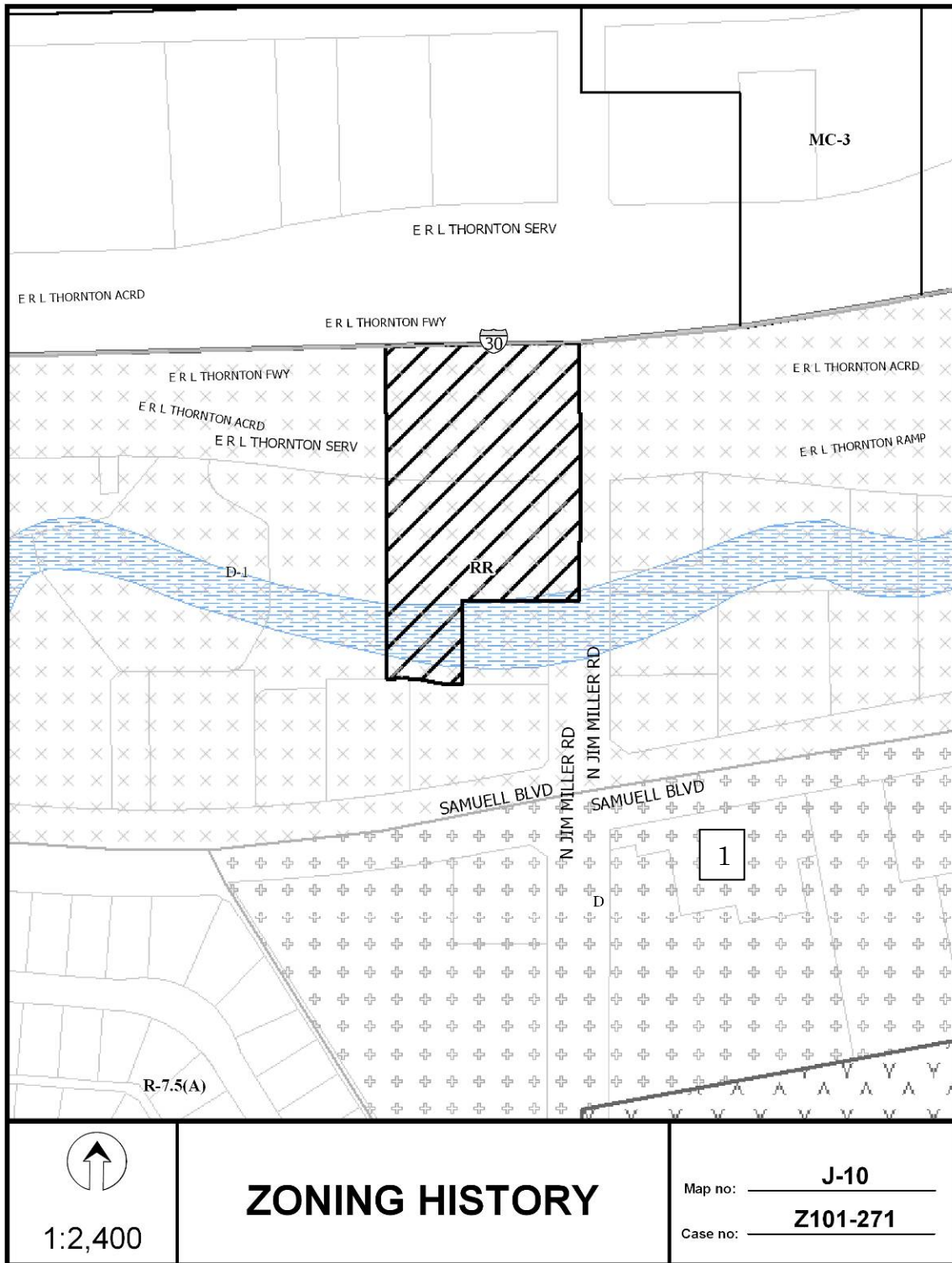




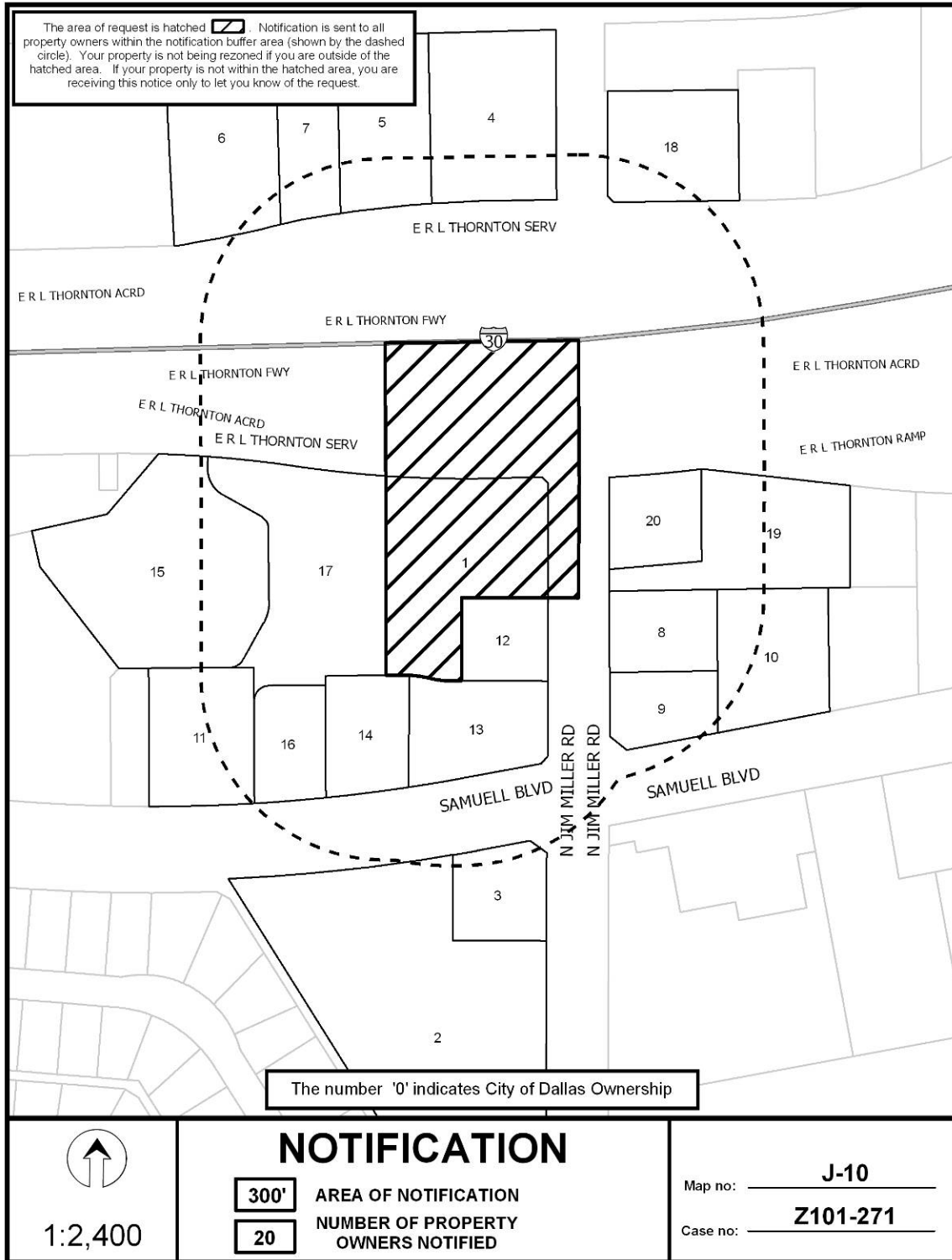


DATE: August 30, 2011





DATE: August 30, 2011



8/30/2011

***Notification List of Property Owners******Z101-271******20 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	8130 R L THORNTON	RACETRAC PETROLEUM INC
2	5409 JIM MILLER	JIM MILLER SHOPPING CENTER LP
3	5475 JIM MILLER	ISSA DAVID
4	5757 JIM MILLER	LIANG YU CHAO & FEI LIN
5	8117 R L THORNTON	MCDONALDS CORP 9742 % LAWRENCE INGRAM
6	8105 R L THORNTON	WILBANKS FRANCES YVONNE
7	8111 R L THORNTON	RETIREMENT REALTY EQUITIES LLC
8	5514 JIM MILLER	USRP FUNDING 2001 A LP
9	5510 JIM MILLER	DAY MARIE L
10	6885 SAMUELL	BURGER KING CORP 3997 % PPTY TAX ACCOUN
11	5757 SAMUELL	HI LO AUTO SUPPLY LP
12	5575 JIM MILLER	SIDERIS BASIL K ET AL % R W BALL INC
13	5555 JIM MILLER	SIDERIS BASIL K ET AL TAX DEPARTMENT 4
14	5877 SAMUELL	KENTUCKY FRIED CHICKEN % KFC TAX UNIT W1
15	8108 R L THORNTON	JIM MILLER HOSPITALITY LP
16	5859 SAMUELL	PIZZA HUT LTD % PPTY TAX DEPT
17	8120 R L THORNTON	POP HOLDINGS LP STE 120-221
18	8201 R L THORNTON	EXXON MOBIL CORP
19	8228 R L THORNTON	NELSON WILLIAM C JR % ALLISON AVE CORP
20	8200 R L THORNTON	QUIK WAY RETAIL AS II LTD

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

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

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

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

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

**REPRESENTATIVE:** MASTERPLAN  
Karl Crawley

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

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

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

**PREVIOUS ACTION:** ON November 3, 2011, the City Plan Commission held this item under advisement to allow the representative to meet with a neighborhood group to discuss the proposed development.



**BACKGROUND INFORMATION:**

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

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

**Thoroughfares/Streets:**

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

**Land Use:**

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

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



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

## **LAND USE**

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

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

#### **STAFF ANALYSIS:**

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

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

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

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

buses, but has incorporated the design in the overall school's design, if such a service is required in the future.

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

**Development Standards:**

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

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

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

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

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

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

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

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

**PROPOSED PDD CONDITIONS**

**ARTICLE**

**PD**

**SEC. 51P-\_\_\_\_.101. LEGISLATIVE HISTORY.**

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

**SEC. 51P- \_\_\_\_ .102. PROPERTY LOCATION AND SIZE.**

PD \_\_\_\_\_ is established on property located at the North side of Bruton Road between Mack Lane and Hillburn Drive. The size of PD \_\_ is approximately 32.49 acres.

**SEC. 51P- \_\_\_\_ .103. DEFINITIONS AND INTERPRETATIONS.**

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

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

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

**SEC. 51P-\_\_\_\_.104. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit \_\_\_A: development plan.
- (2) Exhibit \_\_\_B: landscape plan
- (3) Exhibit \_\_\_C: traffic management plan.

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

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

\_\_\_A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

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

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

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

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

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

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

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

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

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

(b) Front yard. For a public school other than an open-enrollment charter school, minimum front yard is 25 feet and as shown on the development plan.

(c) Side and rear yard.

(1) Except as provided in this subsection, minimum side and rear yard is 5 feet.

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

(d) Floor area.

(1) Except as provided in this subsection, no maximum floor area ratio.

(2) For a public school other than an open-enrollment charter school, maximum floor area is 150,000 square feet.

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

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

(b) For a public school other than an open-enrollment charter school, a minimum of 57 off-street parking and loading spaces must be provided as shown on the development plan. Future expansion of the public school other than an open-enrollment charter school must adhere to the off-street parking requirements in Division 51A-4.200.

(c) Parking and loading screening is not required.

**SEC. 51P- \_\_\_\_\_.110. INFRASTRUCTURE IMPROVEMENTS.**

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

**SEC. 51P- \_\_\_\_\_.111. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P- \_\_\_\_\_.112. FENCING.**

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

**SEC. 51P-\_\_\_\_.113. LANDSCAPING AND TREE REPLACEMENT.**

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

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

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

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

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

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

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

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

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

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

**SEC. 51P-\_\_\_\_.115. TRAFFIC MANAGEMENT PLAN.**

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

(b) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by **November 1, 2013**. After the initial traffic study, the

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

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

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

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

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

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

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

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

(B) submit an amended traffic management plan.

(d) Amendment process.



- (1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).
- (2) In order to amend a traffic management plan, the Property owner or operator must provide data showing the number of students who live within walking distance of the school, how many students actually walk to school, and how many students use public transportation.
- (3) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

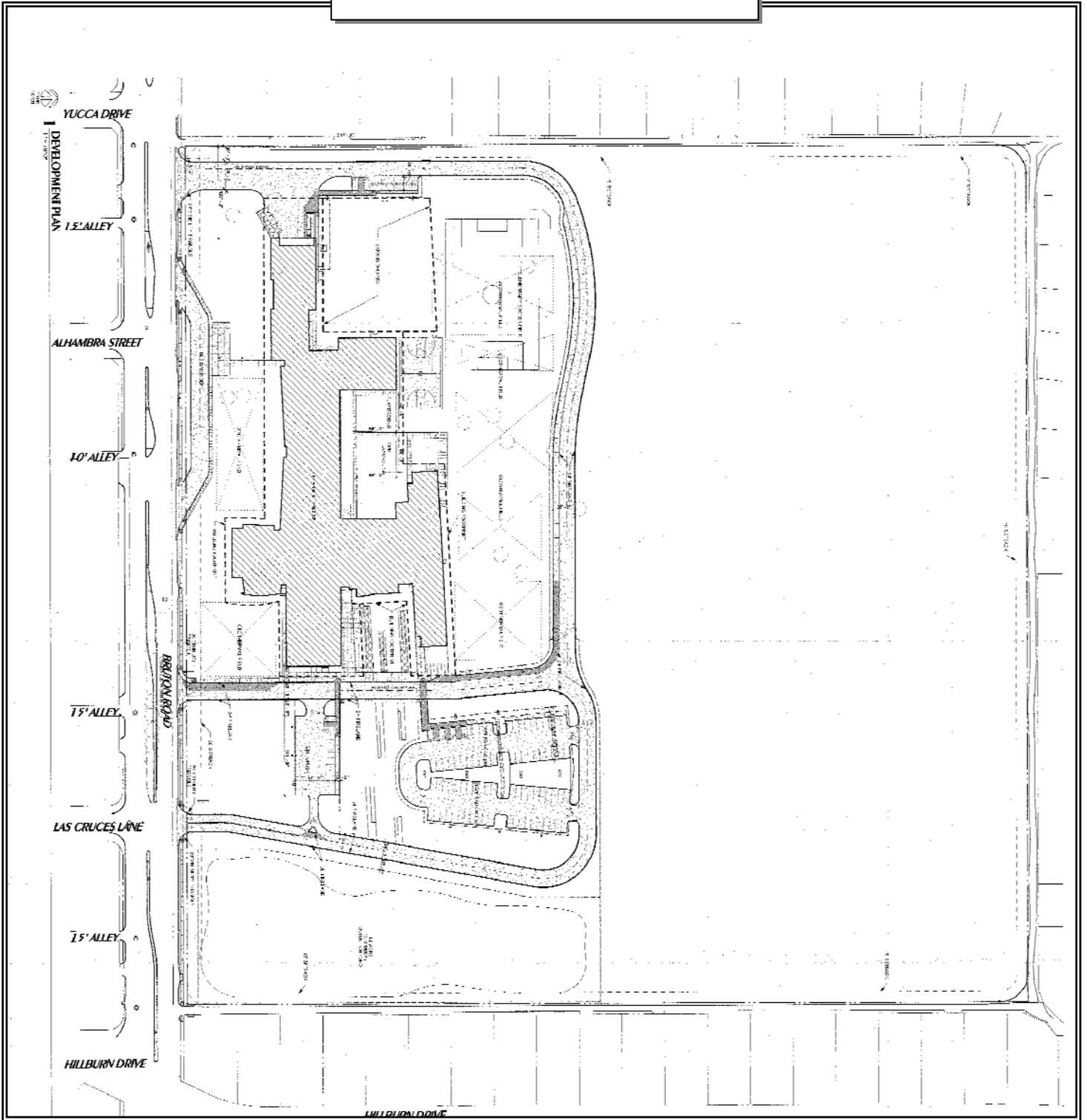
**SEC. 51P- \_\_\_\_ .116.                      ADDITIONAL PROVISIONS.**

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

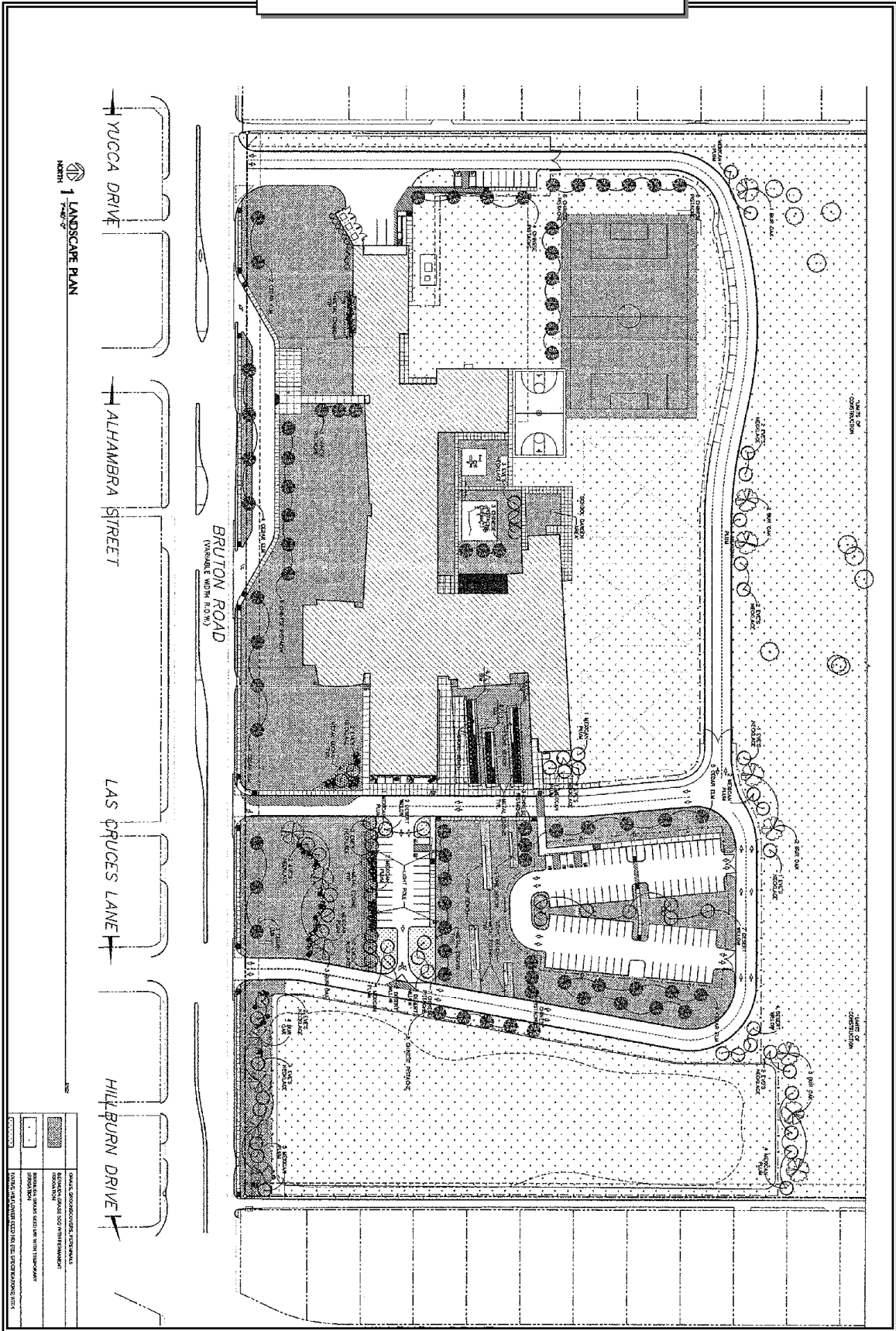
**SEC. 51P- \_\_\_\_ .117.                      COMPLIANCE WITH CONDITIONS.**

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

**PROPOSED DEVELOPMENT PLAN**



**PROPOSED LANDSCAPE PLAN**



## Traffic Management Plan

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

### ***School Hours***

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

### ***Passenger Vehicles***

#### **Queue Lengths**

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

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

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

The PM peak hour inbound volume is calculated as follows:

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

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

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

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

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

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

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

## **Circulation**

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

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

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

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

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

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

### **Staff Assistance**

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

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

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

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

### ***Bus Circulation***

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

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

# Traffic Management Plan Circulation Map

Deshazo Group, Inc. Job No. H1091 Exhibit Created on 08-18-2011



**School Information**  
 Maximum Enrollment: 850 Students  
 Grades: K - 5th  
 Hours: 8:00 AM - 3:00 PM

**Queueing**  
 Projected Maximum Queue\*: 1,380 ft. (69 veh.)  
 Provided Queue: Lane 1 = 1,144 ft. (57 veh.)  
 Lane 2 = 800 ft. (40 veh.)  
 Total = 1,944 ft. (97 veh.)  
 Excess Queue 564 ft. (28 veh.)

\*Based on Deshazo TMF Model  
 (see attached Appendix for details)

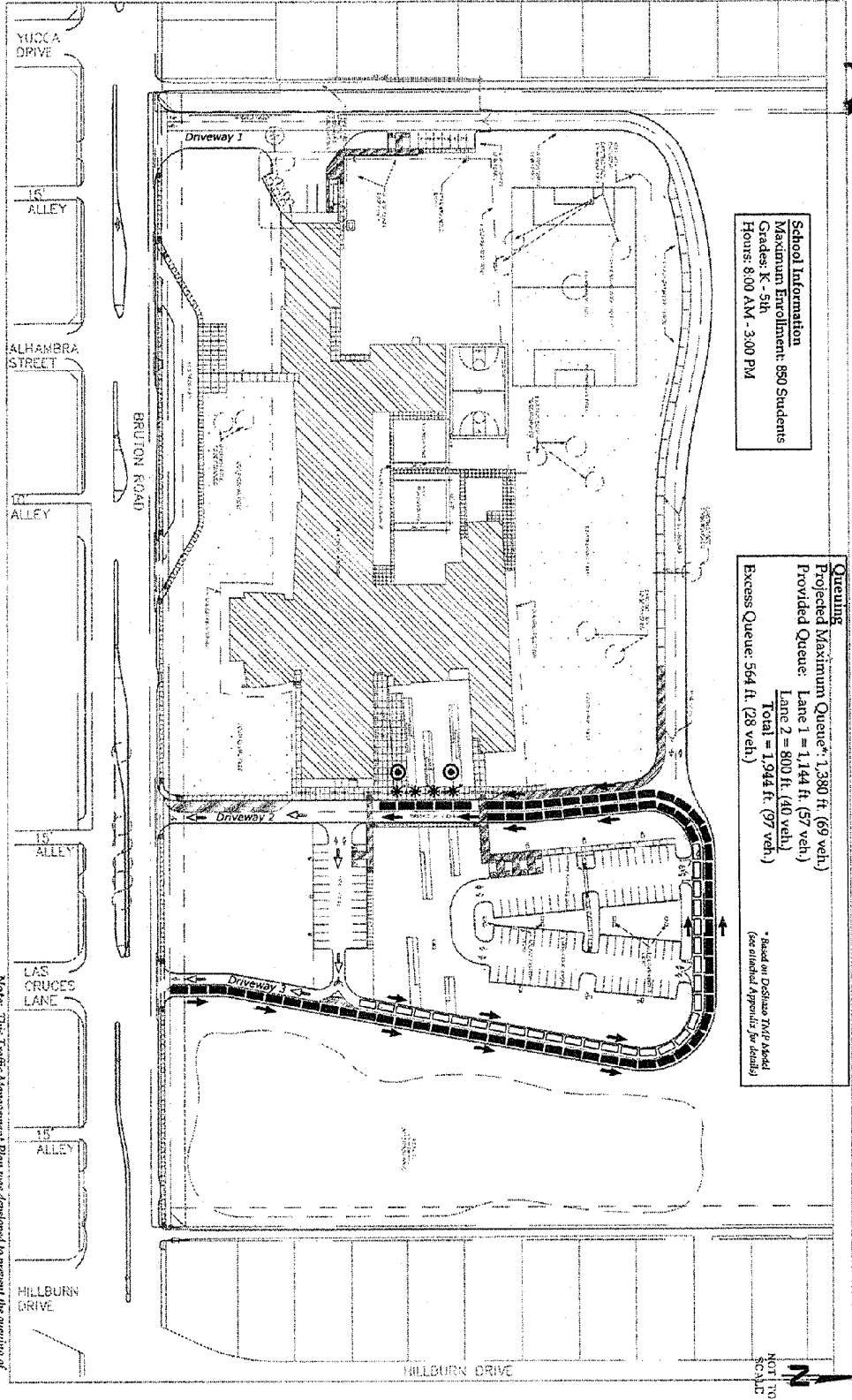
- LEGEND**
- ⊙ = Staff Assistance
  - \* = Drop-off/Pick-up Location
  - ▣ = Queued Vehicle (Projected)
  - ↔ = Circulation Path (Inbound)
  - ↔ = Circulation Path (Outbound)

## TRAFFIC MANAGEMENT PLAN

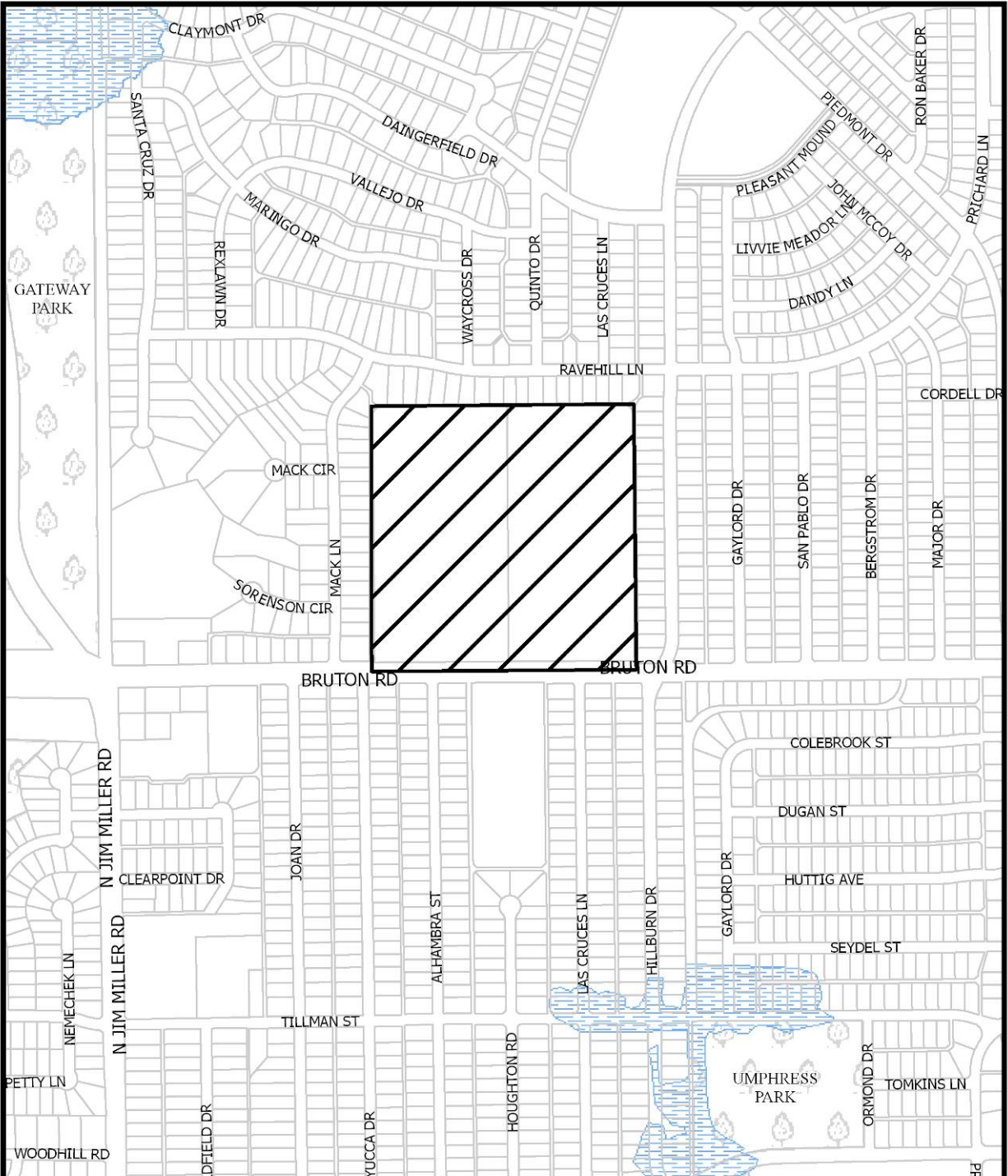
DUSD-Thelma Richardson Elementary School Traffic Management Plan

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

EXHIBIT  
**2**  
 Page 7

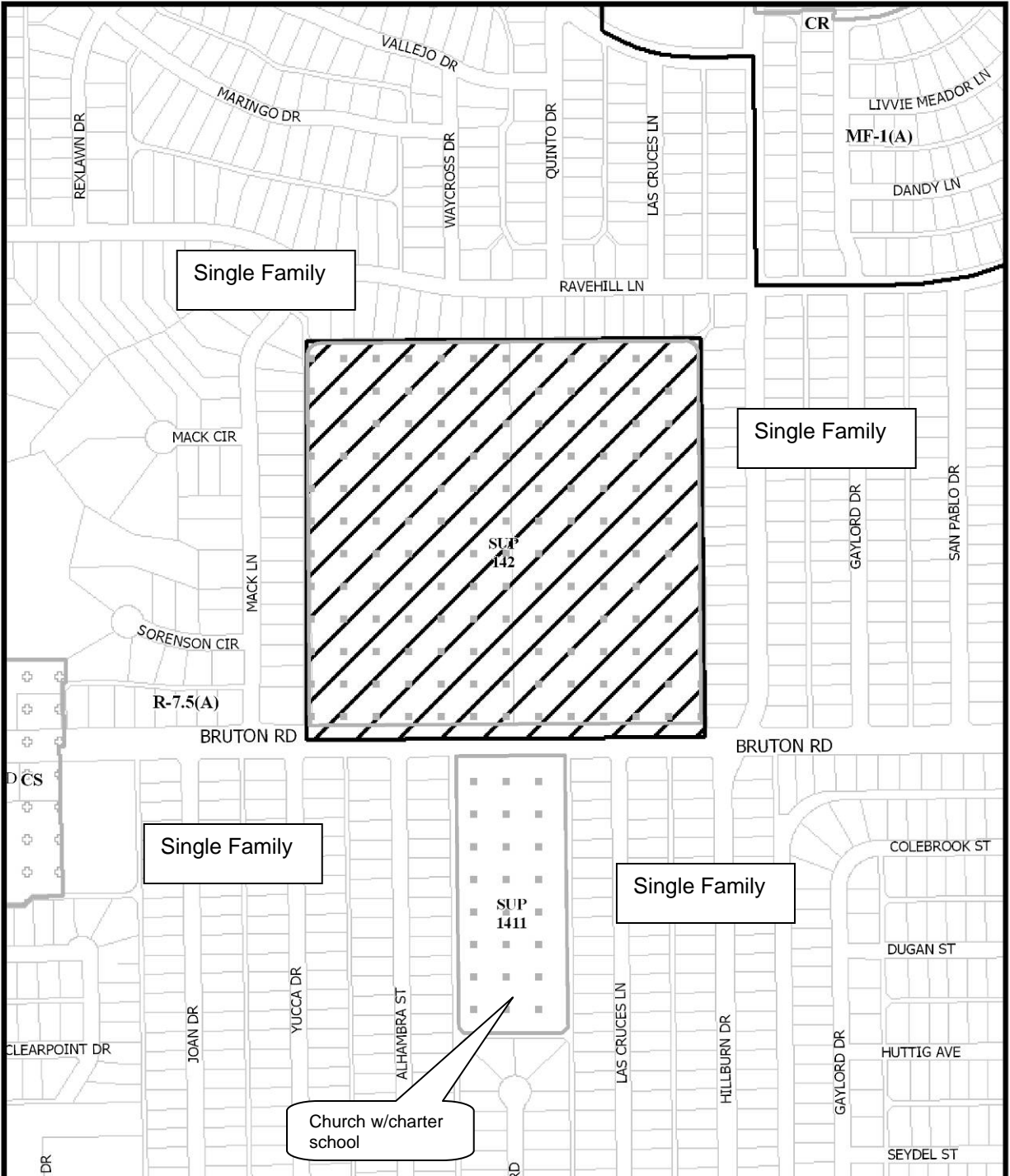






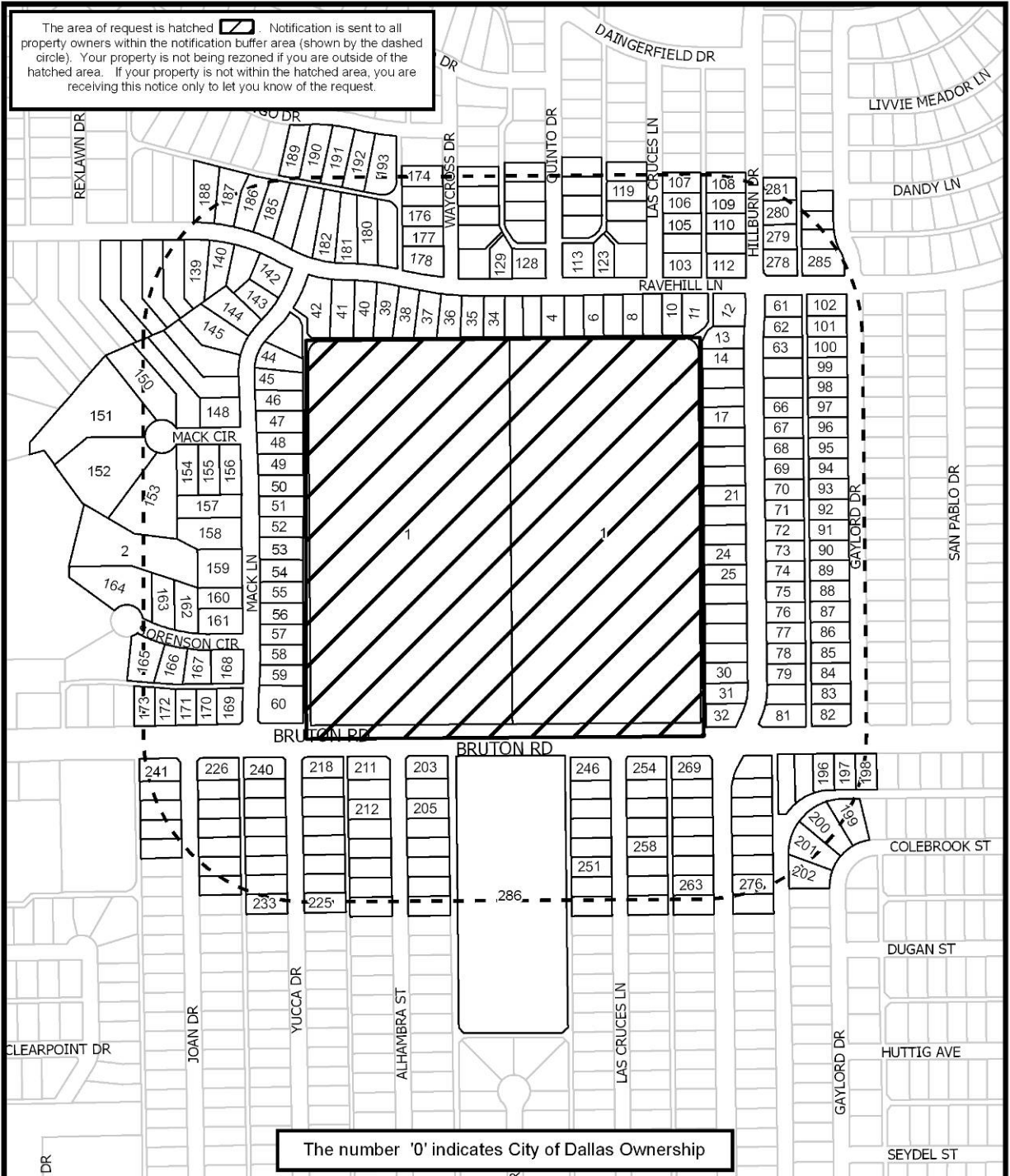
 1:7,200	<h1>VICINITY MAP</h1>	Map no: <u>          L-10          </u> Case no: <u>          Z101-367          </u>
--	-----------------------	---

DATE: October 04, 2011



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



 1:4,800	<b>NOTIFICATION</b>	Map no: <u>          L-10          </u>			
	<table border="1"> <tr> <td style="text-align: center;">500'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">286</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	500'	AREA OF NOTIFICATION	286	NUMBER OF PROPERTY OWNERS NOTIFIED
500'	AREA OF NOTIFICATION				
286	NUMBER OF PROPERTY OWNERS NOTIFIED				

DATE: October 04, 2011

## **Notification List of Property Owners**

### **Z101-367**

#### **286 Property Owners Notified**

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

10/4/2011

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

10/4/2011

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

10/4/2011

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

10/4/2011

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



10/4/2011

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

10/4/2011

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

10/4/2011

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

10/4/2011

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

10/4/2011

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

**Planner: Warren F. Ellis**

**FILE NUMBER:** Z101-342(WE)                      **DATE FILED:** July 29, 2011

**LOCATION:** South corner of S. Barry Avenue and Philip Avenue, and certain lots in an area generally bounded by S. Fitzhugh Avenue, Philip Avenue, S. Barry Avenue and Gurley Avenue

**COUNCIL DISTRICT:** 2                                      **MAPSCO:** 46-G & L

**SIZE OF REQUEST:** Approx. 6.389 acres              **CENSUS TRACT:** 25.00

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

**REPRESENTATIVE:** MASTERPLAN  
Karl Crawley

**REQUEST:** An application for a Planned Development District for a public school other than an open-enrollment charter school and D(A) Duplex District uses on property zoned an D(A) Duplex District and a CS Commercial Service District.

**SUMMARY:** The purpose of this request is to permit DISD to construct a 2-story, 99,000 square foot elementary school. A portion of the off-street parking will be developed within a residential block, which is located across Philip Avenue from the campus.

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

**BACKGROUND INFORMATION:**

- The Dallas Independent School District is proposing to construct a new two-story, 99,000 square foot elementary school which will have a maximum student enrollment of approximately 850 students.
- The request site was currently developed as an elementary school but has been razed in order to develop the new school. A portion of the site will have an off-street parking lot developed within a residential block as well as have several vacant lots designated solely as geo-thermal fields.
- The applicant’s request for a Planned Development District is to modify the screening requirements for the off-street parking and loading areas. The proposed elementary school will comply with the development standards and regulations specified in a D(A) Duplex District.
- The surrounding land uses are primarily single family. However, there are several retail and commercial uses that are located on East Grand Avenue. The request site is also adjacent to Planned Development District No. 497, which is an existing nursery. A 15-foot alley separates the proposed elementary school from the existing nursery.

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

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
S. Barry Avenue	Minor Arterial	100 ft.	100 ft.
Philip Avenue	Local	60 ft.	60 ft.
E. Grand Avenue	Local	60 ft.	60 ft.
Fitzhugh Avenue	Local	50 ft.	50 ft.
Gurley Avenue	Local	60 ft.	60 ft.

**Land Use:**

	Zoning	Land Use
<b>Site</b>	D(A), CS	Single Family
<b>Northeast</b>	D(A), CS	Single Family, Undeveloped
<b>Southwest</b>	D(A), PD No. 497	Single Family, Nursery
<b>Southeast</b>	D(A), CS	Single Family, Retail, Commercial, undeveloped
<b>Northwest</b>	D(A)	Single Family

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

### **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 6.389 acre site is divided into two tracts, with the larger of the two tracts, approximately 3.629 acres, being undeveloped. A large portion of the remaining 2.76 acres is also undeveloped. However, there is a vacant church that will be razed to allow for the development of a parking lot at the northeast corner of Philip Avenue and Fitzhugh Avenue.

The applicant, Dallas Independent School District (DISD), is proposing to redevelop the site with a two-story, 99,000 square foot elementary school, which will have a maximum student enrollment of approximately 850 students and 39 classrooms. The request site was recently developed as an elementary school but has been razed in order to accommodate the new school. The main campus will be developed on the 3.629 acre tract. The remaining properties are located within a residential block that is directly across Philips Avenue. These lots are interspersed throughout the residential block and



will be designated solely as geo-thermal fields, with the exception of the parking lot that will be constructed at the northeast corner of Philip Avenue and Fitzhugh Avenue.

The applicant’s request for a Planned Development District is twofold: 1) to modify the screening requirements for the off-street parking and loading areas; and 2) to permit fences in the required front yard. These modifications involve eliminating screening of the school’s off-street parking areas. The representative has indicated that DISD has a policy of not screening the parking areas due to the safety concerns for the students and faculty members.

The off-street parking area will be secured with a perimeter fence that is masonry and/or wrought iron. The development code prohibits any fences above 4-feet in height in the required front yard. The proposed elementary school will comply with the development standards and regulations as outlined in the D(A) Duplex District regulations.

DISD has designed the school to only have one primary access, which is from Philips Avenue. The proposed development will have an internal driveway that meanders in front of the school. This internal driveway will be used for student drop-off and pick-up. However, additional queuing will be accommodated within the parking lot across Philip Avenue. The traffic management plan illustrates the additional queuing for student pick-up. Based on the traffic management plan, the circulation pattern is divided into two separate, “one-way queue lines; one queue line would begin on Philip Avenue and extend into the new parking lot. It is intended that the queue lines would be designated to specific groups (based upon first letter of the last name, grade, etc.) by the school administration to balance the number of vehicles in each queue line.” Philip Avenue will be designated as a one way street during certain school hours.

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

**Development Standards:**

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
D(A) - existing Duplex	25'	5'	1 Dwelling Unit/ 3,000 sq. ft.	36'	60%	Min. Lot: 6,000 sq. ft	Duplex & single family
CS - existing Commercial Service	15' 0' on minor	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office/ lodging/ retail combined	45' 3 stories	80%	Proximity Slope Visual Intrusion	Commercial & business service, supporting retail & personal service & office
Proposed PD Single Family & Public School	25'/15'	5'	1 Dwelling Unit/ 3,000 sq. ft.	36'	60%	Min. Lot: 6,000 sq. ft	Duplex, Single family, elementary school, public utilities

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

The number of required off-street parking spaces for the proposed elementary school is 59 spaces and the applicant is proposing to provide 112 off-street parking spaces. The total number of proposed classrooms determines the number of required parking spaces. DISD is proposing approximately 39 classrooms for the elementary school.

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

The applicant has acquired certain lots within the adjacent residential block to develop a parking lot for the new school. Access to the surface parking lot is from Fitzhugh Avenue and Philip Avenue. Philip Avenue will be designated as a one way street during certain school hours. The proposed surface parking lot, in addition to, the additional off-street parking spaces that are located on the main school's campus will meet the necessary parking requirements for the proposed elementary school.

Additional off-street parking for service trucks is provided on the southwest portion of the school. Access to the service area is on E. Grand Avenue.

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

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

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

**PROPOSED PDD CONDITIONS**

**ARTICLE**

**PD**

**SEC. 51P-\_\_\_\_.101. LEGISLATIVE HISTORY.**

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

**SEC. 51P- \_\_\_\_ .102. PROPERTY LOCATION AND SIZE.**

PD \_\_\_\_\_ is established on property located at the South corner of S. Barry Avenue and Philip Avenue, bounded by S. Fitzhugh Avenue, Philip Avenue, S. Barry Avenue, and Gurley Avenue. The size of PD \_\_ is approximately 6.389 acres.

**SEC. 51P- \_\_\_\_ .103. DEFINITIONS AND INTERPRETATIONS.**

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article, PRIVATE UTILITIES means a utility owned and operated by a public school, other than an open-enrollment charter school which includes a geo-thermal system used in conjunction with a public school.

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

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

**SEC. 51P-\_\_\_\_.104. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit \_\_\_\_A: development plan.
- (2) Exhibit \_\_\_\_B: landscape plan
- (3) Exhibit \_\_\_\_C: traffic management plan.

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

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

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

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

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

(b) The following additional uses are permitted by right:

- Public school other than an open-enrollment charter school.
- Private utilities. *[Tracts 3, 4, 5, 6, and 7 only.]*

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

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

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

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

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

(b) Front yard. For a public school other than an open-enrollment charter school, minimum front yard is 25 feet on Philip Avenue, 15 feet on S. Barry Avenue, and 15 feet on E. Grand Avenue as shown on the development plan.

(c) Floor area. For a public school other than an open-enrollment charter school, maximum floor area is 99,000 square feet.

(d) Lot Coverage. Maximum lot coverage is

- (1) 50 percent for a public school other than an open-enrollment charter school;
- (2) 60 percent for residential structures; and
- (3) 25 percent for nonresidential structures.

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

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

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

(b) For a public school other than an open-enrollment charter school, a minimum of 59 off-street parking and loading spaces must be provided as shown on the development plan. Future expansion of the public school other than an open-enrollment charter school must adhere to the off-street parking requirements in Division 51A-4.200.

(c) Screening is not required for off-street parking areas.

**SEC. 51P- \_\_\_\_\_.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P- \_\_\_\_\_.111. FENCE.**

(a) A minimum 4-foot high fence must be provided on Tract 2 in the location shown on the development plan. The fence must be masonry, wrought iron, or a combination of masonry and wrought iron.

(b) A minimum 4-foot high fence is permitted by right in the front yard in Tracts 1 and 2, but cannot exceed a maximum height of 6 feet.

**SEC. 51P- \_\_\_\_\_.112. LANDSCAPING AND TREE REPLACEMENT.**

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

(b) For a public school other than an open-enrollment charter school,

- (1) landscaping must be provided as shown on the landscape plan;
  - (2) replacement trees may be planted on any Dallas Independent School District site within 5 miles of the Property; and
  - (3) landscaping may be located in the public right-of-way if a right-of-way landscape permit is obtained from the city.
- (c) Plant materials must be maintained in a healthy, growing condition.

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

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

**SEC. 51P-\_\_\_\_.115.                      TRAFFIC MANAGEMENT PLAN.**

- (a) In general. Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit \_\_\_\_B).
- (b) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by **November 1, 2013**. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1 of each odd-numbered year.

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

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

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

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

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

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

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

(B) submit an amended traffic management plan.

(d) Amendment process.

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

(2) In order to amend a traffic management plan, the Property owner or operator must provide data showing the number of students who live within walking distance of the school, how many students actually walk to school, and how many students use public transportation.

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

**SEC. 51P- \_\_\_\_ .116. ADDITIONAL PROVISIONS.**

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

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

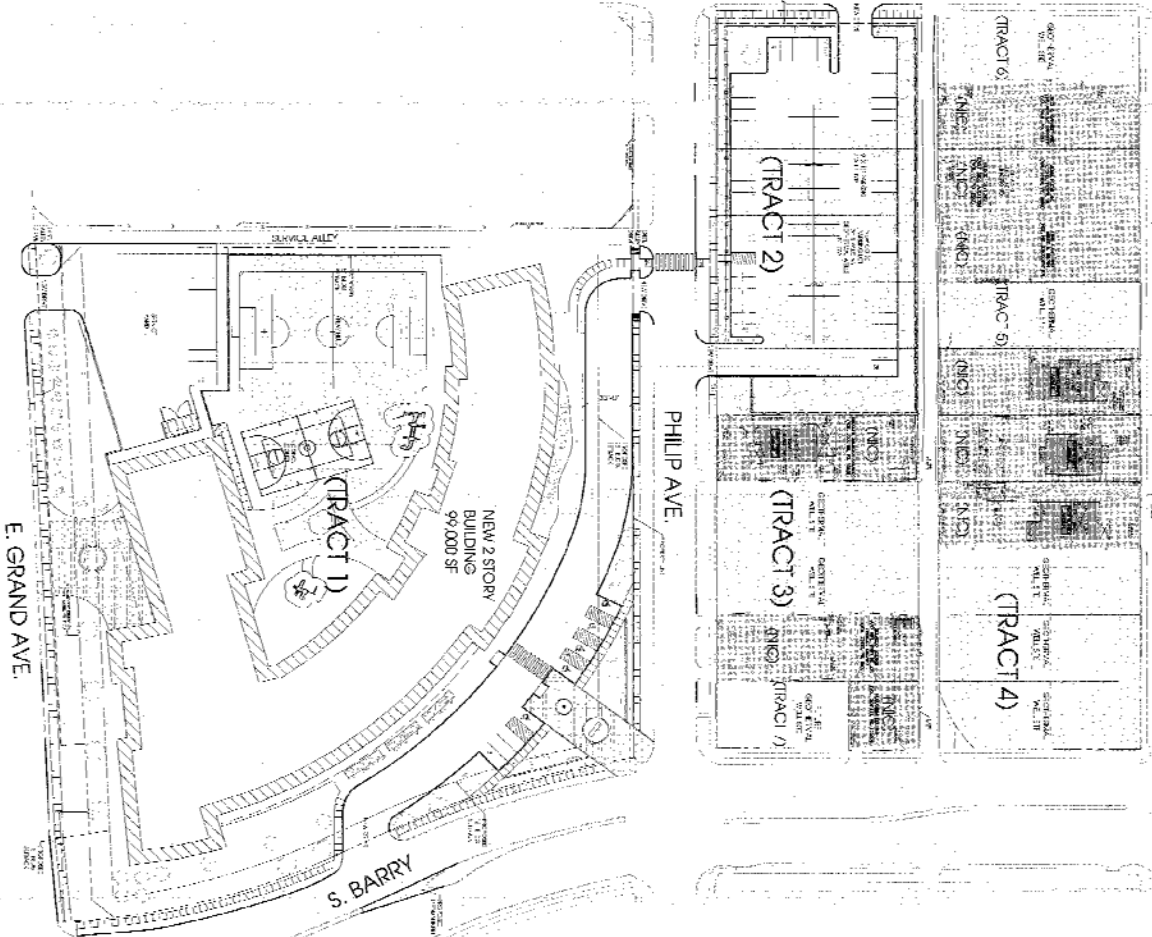


**SEC. 51P-\_\_\_\_.117.**

**COMPLIANCE WITH CONDITIONS.**

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

**PROPOSED DEVELOPMENT PLAN**



**DEVELOPMENT SUMMARY**

COORDINATOR: [Name]

NUMBER OF UNITS: 50

MAJOR OFFICE BUILDING: 99,000 SF

NUMBER OF OFFICE BUILDINGS: 5

PHASE 1: 25 UNITS

PHASE 2: 25 UNITS



**ORAN M. ROBERTS  
ELEMENTARY SCHOOL**  
4919 E. GRAND AVENUE  
DALLAS, TEXAS 75223



**DESIGN DEVELOPMENT**

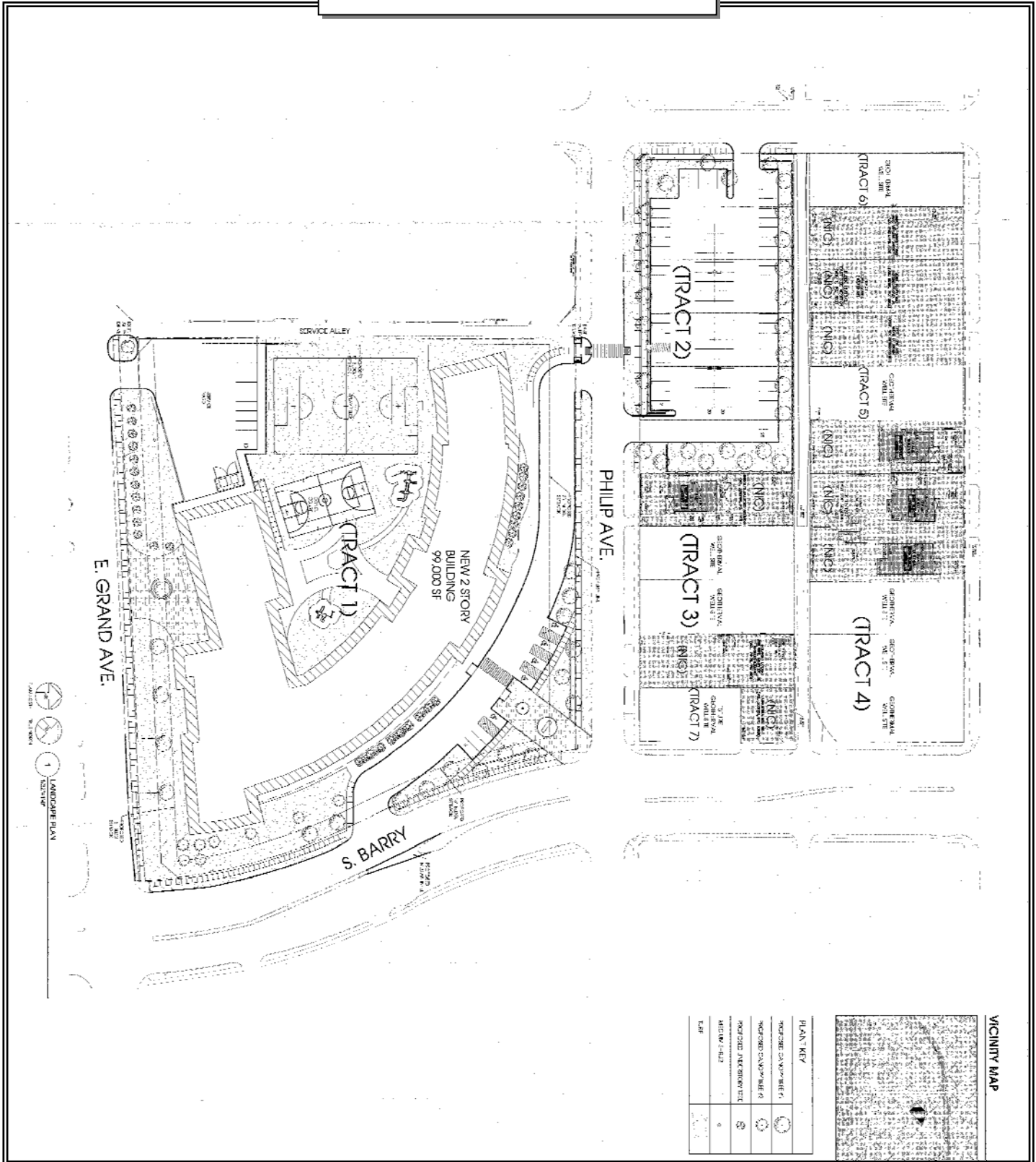
ARCHITECTS

DATE: 12/15/2010

SCALE: 1/8" = 1'-0"

**D1.00**  
DEVELOPMENT PLAN  
287/342

**PROPOSED LANDSCAPE PLAN**



## Traffic Management Plan

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

### School Hours

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

### Passenger Vehicles

#### Queue Lengths

A goal for any school is to accommodate all vehicular queuing and drop-off! pick-up procedures on private property (i.e., off public right-of-way). A standardized technique for projecting necessary queue length does not exist, however DeShazo has developed a proprietary methodology for estimating peak vehicular queue at public elementary schools based upon historical studies conducted by DeShazo at various similar school sites. Maximum queuing at schools consistently occurs during the afternoon peak period when students are being picked-up by private automobile — the morning period is typically not a significant traffic issue since the drop-off activity is more temporally distributed and occurs much more quickly than student pick-up. The DeShazo model projects the peak queue conditions experienced during the afternoon peak hour.

Based upon the DeShazo model, the maximum number of vehicles in queue during the PM peak hour is equivalent to approximately 50% of the total inbound PM peak hour traffic volume. [NOTE: Based on the information obtained from DISD, 497 students are currently enrolled at the school. Following the redevelopment, the school will provide an ultimate enrollment capacity of 850 students (i.e., a theoretical net increase of 353 students). Since, this TMP is designed for the ultimate scenario, the total enrollment of 850 students was used to calculate the total inbound PM peak hour inbound volume.] The PM peak hour inbound volume is calculated as follows:

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

2. Increase the peak hour trip ends by 33% (i.e. apply a factor of +1.33).

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

For the DISD-Oran M. Roberts North Elementary School, the following assumptions were employed in the DeShazo Model:

- 850 total students
- No students will be bused

*NOTE: Based upon DeShazo’s field observations conducted at the existing school, it was noted that a higher-than-average number of students currently travel to/from the school by walking. Typically, an adjustment would be made to the trip generation calculation in the DeShazo Model to account for walk trips; however, for this analysis, since no busing is provided, the net effect to trip generation from the two modes was assumed to offset. So, no modifications to the standard DeShazo Model were applied.*

Trip generation equations/rates for the ITE Land Use Code 520 - Elementary School were used in the DeShazo model (excerpts from the ITE Trip Generation are provided in Appendix A). Based on DeShazo’s methodology the maximum passenger vehicle queue for the school was estimated to be 68 vehicles or 1,360 linear feet (@20 feet/vehicle). More information and detailed queue calculations are also provided in Appendix A.

## Circulation

The existing school site does not provide internal roadways for vehicular circulation and queuing; all passenger loading occurs within public right-of-way or off-site. Most passenger loading occurs on Philip Avenue, which operates as one-way, eastbound during the morning and afternoon periods on school days. However, under existing conditions, traffic congestion on Philip Avenue adjacent to the school is significant during these periods (particularly the afternoon pick-up period) due to the prevalence of vehicles parking on the street, and an overall lack of traffic management.

Although space limitations prohibit the ability to accommodate a significant roadway within the site boundary, the new site plan does provide a small internal roadway. This roadway is adjacent to the new front door of the school and is intended to operate as oneway flow with entry on Philip Avenue and exit (by right-turn only) on Barry Avenue. The internal roadway is expected to provide adequate curbside for passenger unloading during the morning drop-off.

For the afternoon pick-up period, however, the projected queue length exceeds the available curbside length along the internal roadway. Some of the pick-up queue can be accommodated internally, while some of the queue can be accommodated within the new parking lot located across Philip Avenue. Nevertheless, it will be necessary to continue to utilize Philip Avenue to accommodate a portion of the vehicular queue generated during the afternoon pick-up period. The recommended circulation pattern developed by DeShazo is divided into two separate, one-way queue lines - one queue line would begin within the internal roadway and extend onto Philip Avenue, and the second queue line would begin on Philip Avenue and extend into the new parking lot. It is intended that the queue lines would be designated to specific groups (based upon first letter of last name, grade, etc.) by the school administration to balance the number of vehicles in each queue line.

Detailed illustrations of the proposed circulation plan are provided in Exhibit 2.

#### Afternoon Pick-Up: Internal Queue Line

Passenger vehicles picking-up students in the “internal queue line” should enter the internal roadway at school driveway from Philip Avenue, form a single queue lane beginning at the easternmost portion of the designated loading area, and circulate one-way eastbound to the exit onto Barry Avenue. The designated loading area is located in front of the main door of the school building near the eastern end of school driveway. To exit vehicles should turn right on to southbound Barry Avenue (left-turn on Barry Avenue will be prohibited by the future median closure). This queue line may extend onto Philip Avenue (along south curb only), but assignment of students to queue lines should be adjusted accordingly to prevent the queue from extending into the intersection of Fitzhugh Avenue.

*NOTE: Also see important instructions in the next section: “Staff Assistance”.*

#### Afternoon Pick-Up: Philip Avenue Queue Line

Passenger vehicles picking-up students in the “Philip Avenue queue line” should enter the new parking lot via the new parking lot driveway on Fitzhugh Avenue, and then circulate within the parking lot aisles to the driveway on Philip Avenue. After stopping before proceeding onto Philip Avenue, vehicles may enter Philip Avenue by left-turn (one-way, eastbound) and proceed to the designated loading area along the south curb. The queue shall begin at the easternmost point of the designated loading area.

NOTE: Also see important instructions in the next section: “Staff Assistance”.

## Staff Assistance

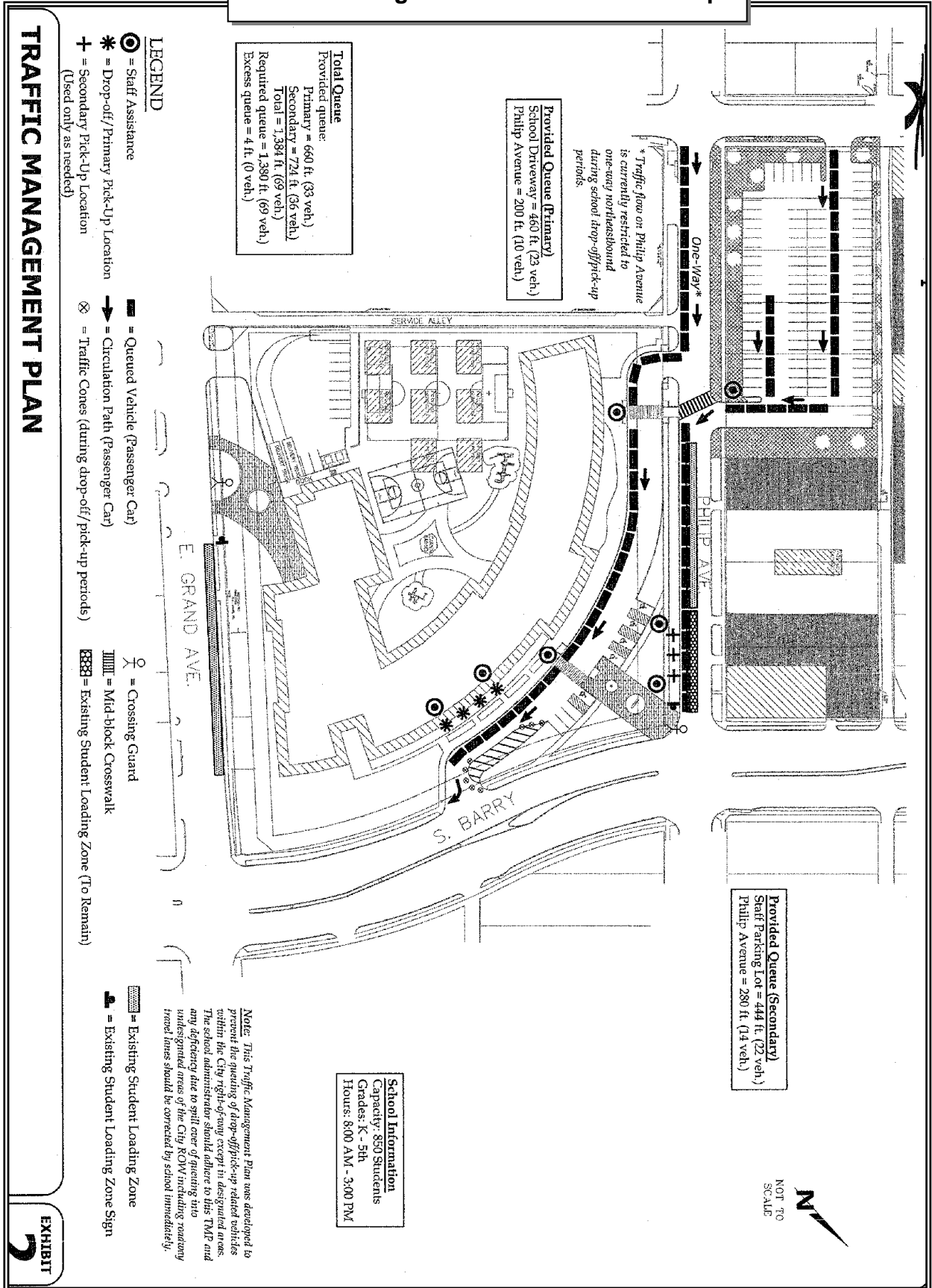
To optimize safety, it is important to have a staff from the school present where- and whenever students are dropped-off or picked-up, including the bus area (if applicable). The general responsibility of the authorized staff is to ensure all vehicles in the immediate vicinity of the designated loading area are in a fully stopped condition before loading/unloading occurs and to provide general oversight and limited assistance (where practical to do so). At the appropriate interval, the authorized staff should instruct motorists when it is safe to advance/exit. [NOTE: Only deputized officers of the law (including school crossing guards) may instruct traffic within public rights-of-way.]

In the morning, at least two staff members should be available at the designated passenger drop-off area on the internal roadway to guide and assist vehicles to designated locations and direct students into the school building. Likewise, during the afternoon, at least two staff members should be available at each of the two designated passenger loading areas to facilitate orderly and expedient passenger loading.

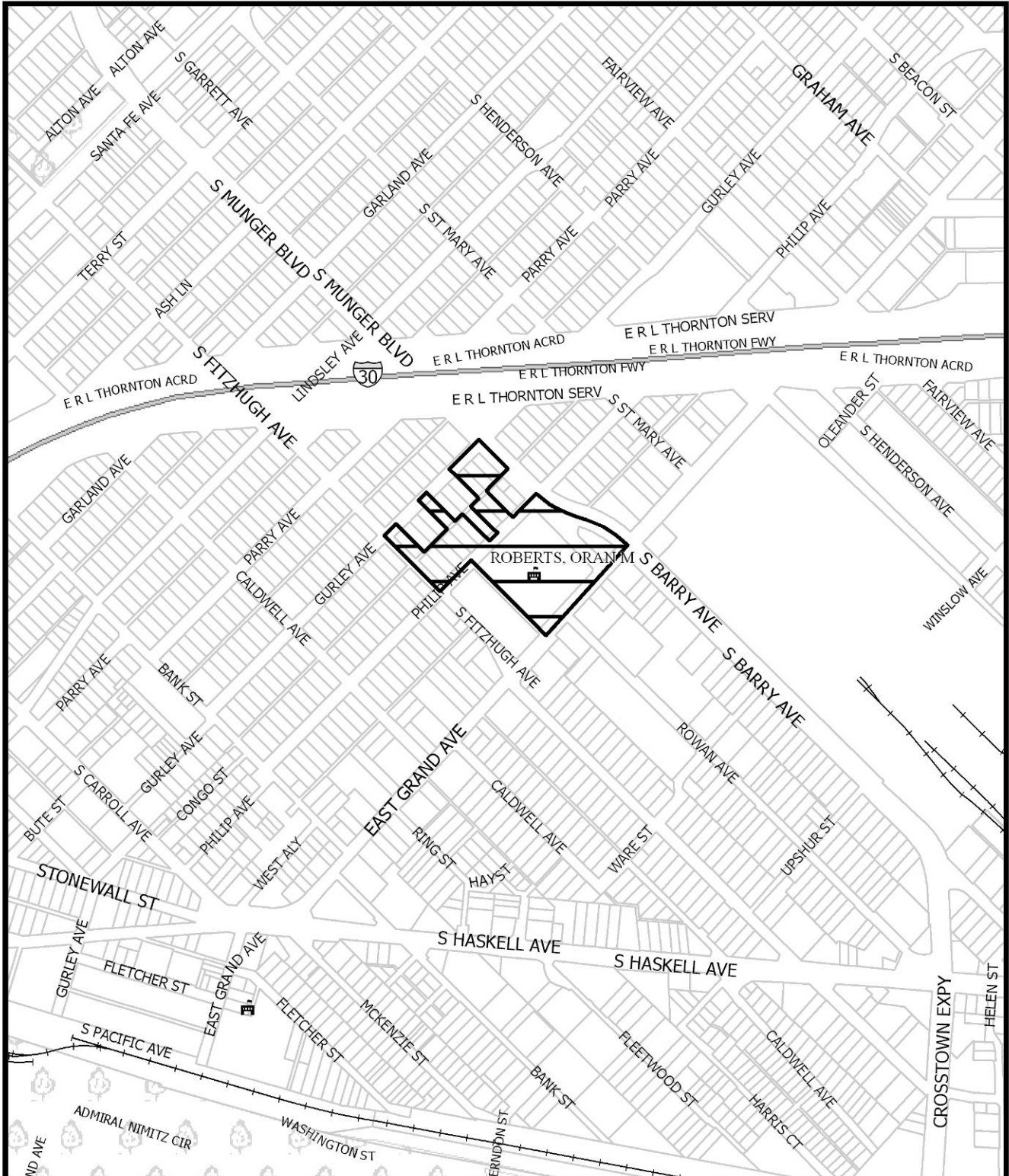
A greater presence is needed in the afternoon due to the increased volume of vehicular and pedestrian traffic. One or more staff member(s) should be present at each of the two designated pedestrian crossing points along the internal roadway to assist students in crossing the path of vehicular traffic. One staff member should be present at the parking lot driveway on Philip Avenue to assist vehicles in entering the street and guide the vehicles to the designated secondary loading area on Philip Avenue. It is recommended that the staff should oversee operations and ensure traffic flows according to the TMP. Other general protocols to be imposed:

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

### Traffic Management Plan Circulation Map





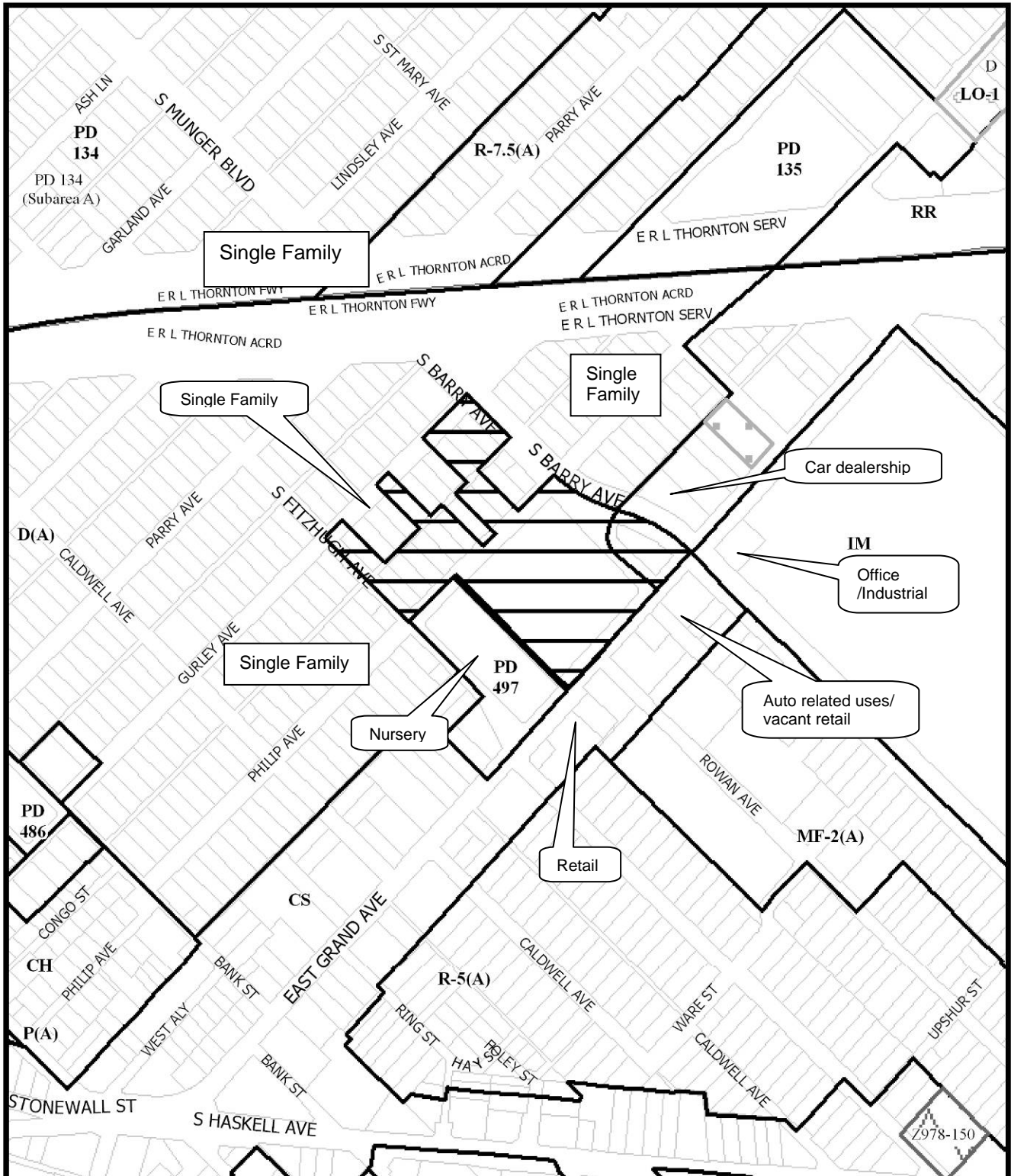


1:7,200

# VICINITY MAP

Case no: **Z101-342**

Date: **11/17/2011**




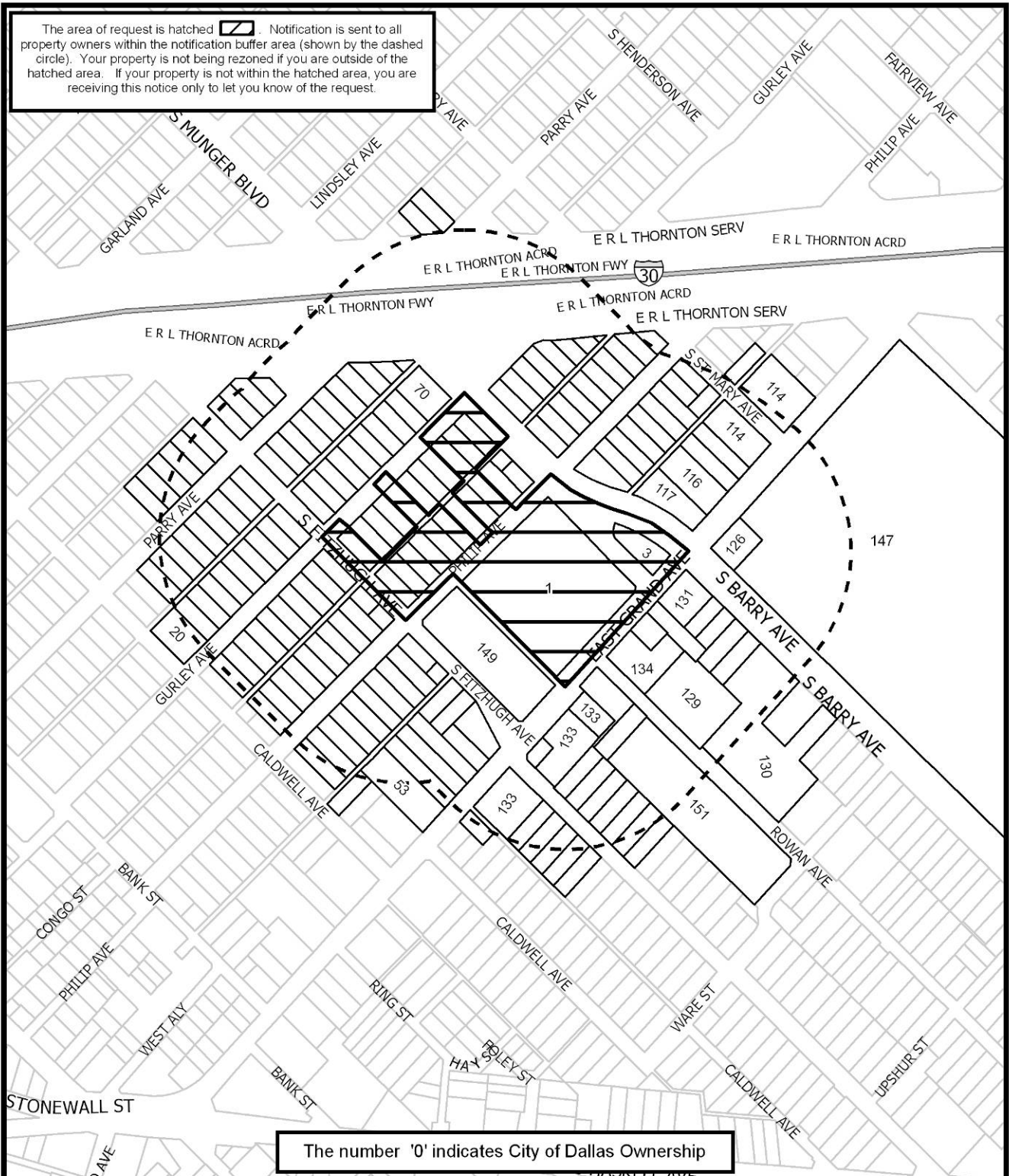
1:4,800

# ZONING AND LAND USE

Case no: Z101-342

Date: 11/17/2011

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



The number '0' indicates City of Dallas Ownership



1:4,800

# NOTIFICATION

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

Case no: **Z101-342**  
 Date: **11/17/2011**

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

**Z101-342**

### **151 Property Owners Notified**

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4922 GURLEY AVE	Dallas ISD
2	4934 GURLEY AVE	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
3	4919 PHILIP AVE	Dallas ISD OFFICE OF LEGAL SERVICES
4	4915 PHILIP AVE	Dallas ISD ATTN OFFICE OF LEGAL SERVICE
5	4843 PARRY AVE	STITT CHARLIE N
6	4839 PARRY AVE	BRITAIN O H % CHARLIE N STITT
7	4835 PARRY AVE	APOLINAR NORA B
8	4831 PARRY AVE	NAVA CLAUDIA
9	4827 PARRY AVE	DAVILA MANUEL & IMELDA
10	4823 PARRY AVE	HASSON DOROTHY JEAN & APT 1162
11	4934 PARRY AVE	GILMORE RALPH CURTIS
12	4839 GURLEY AVE	MENDOZA ESTANISLAO APT 268
13	4833 GURLEY AVE	BARCENAS RAUL & LILIA SALAZAR
14	4829 GURLEY AVE	SANCHEZ OSCAR JUAREZ
15	4825 GURLEY AVE	CHECKERED ENTERPRISES LP
16	4823 GURLEY AVE	HOUSTON MARY LOU EST OF
17	4819 GURLEY AVE	SKINNER BONNIE
18	4813 GURLEY AVE	LOPEZ GUADALUPE &
19	4811 GURLEY AVE	BANDA JESUS A
20	4801 GURLEY AVE	ROES CHAPEL BAPT CH EXEMPT 1965
21	4810 PARRY AVE	GUERRERO OLGA & REGLIO
22	4814 PARRY AVE	TIMMINS CURTIS D
23	4818 PARRY AVE	SANCHEZ CLAUDIO
24	4820 PARRY AVE	SANCHEZ MARTIN G
25	4826 PARRY AVE	CABRERA RICARDO RAZO & MIRIAM
26	4830 PARRY AVE	WESTERN WILLIE JAMES

11/17/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4834 PARRY AVE	TAPIA ALEJANDRO & ELVIRA GARCIA
28	4838 PARRY AVE	SOLIS CLAUDIA
29	4842 PARRY AVE	ELLIS RACHEL LEE
30	4843 PHILIP AVE	DAVIS RICHARD
31	4841 PHILIP AVE	BEASLEY TALEZIA
32	4839 PHILIP AVE	JONES CATHY
33	4835 PHILIP AVE	ZAPATA JOSE D
34	4831 PHILIP AVE	GRACIA TIBURCIO &
35	4825 PHILIP AVE	MARTINEZ VENANCIO
36	4821 PHILIP AVE	ALVARADO ANGEL LEYVA & LOPEZ AIDA
37	4819 PHILIP AVE	FERNANDEZ ISABEL
38	4815 PHILIP AVE	ARRIAGE ENRIQUE & IRMA ARRIAGA
39	4809 PHILIP AVE	ANGEL CRESPIAN & SOFIA
40	4805 PHILIP AVE	JAIMES ROQUE & MARIA
41	4804 GURLEY AVE	ELLIS DAVID
42	4808 GURLEY AVE	RUSSELL IDA BESSIE M
43	4814 GURLEY AVE	INTERRANTE ROSS JR
44	4818 GURLEY AVE	BEMRICH YUKIKO
45	4822 GURLEY AVE	RODRIQUEZ ISABELL
46	4826 GURLEY AVE	JONES BONNIE
47	4830 GURLEY AVE	TORRES PEDRO GONZALES & M A DOLORES
48	4834 GURLEY AVE	LOPEZ JOSE LUIS & OLIVA LOPEZ
49	4838 GURLEY AVE	COMPTON CLIFTON C & GAIL D
50	4842 GURLEY AVE	FLOYD HERSHEL JR & EFFIE
51	4825 EAST GRAND AVE	MCCORMICK ARTHUR J JR & PATRICIA L FAMIL
52	4821 EAST GRAND AVE	HOPSTOWN INCORPORATED
53	4813 EAST GRAND AVE	MSC I LTD
54	1118 CALDWELL AVE	DUMAS MOISES & ILSA R
55	4806 PHILIP AVE	TOVAR GASTON
56	4808 PHILIP AVE	MARTINEZ CIRILO
57	4814 PHILIP AVE	MARTINEZ JULIAN

11/17/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4818 PHILIP AVE	MARTINEZ VENANCIO G
59	4822 PHILIP AVE	MONGES MARGARITA ET AL
60	4826 PHILIP AVE	GUERRERO ASCENCION L &
61	4830 PHILIP AVE	EQUIA LILIA
62	4834 PHILIP AVE	RIDRIGUEZ TANIS & MARIA RODRIGUEZ
63	4838 PHILIP AVE	SALDANA RUBAN & LETICIA
64	1112 FITZHUGH AVE	FRIENDLY MEMORIAL FULL GOSPEL BAPTIST CH
65	1119 FITZHUGH AVE	FRIENDLY MEMORIAL FULL GOSPEL BAPTIST CH
66	4915 PARRY AVE	MUENNINK 35 HOLMES LLC %JOHN B HOLMES
67	4911 PARRY AVE	GONZALEZ BALTAZAR & ELPIDIA
68	4907 PARRY AVE	DALLAS HOUSING ACQUISTION & DEV CORP
69	4901 PARRY AVE	BROWN JOHNNY M ESTATE OF
70	4911 GURLEY AVE	FLOYD HERSHEL JR
71	4935 GURLEY AVE	SOTO FERNANDO C
72	4931 GURLEY AVE	ALVAREZ ROSA
73	4927 GURLEY AVE	REYNOSO JAIME
74	4923 GURLEY AVE	FLOYD JEWEL & ANDRE D BROWN
75	4919 GURLEY AVE	GREEN HARVEY L EST OF
76	4907 GURLEY AVE	FULLER HOYT M & BERTHA M
77	4903 GURLEY AVE	S H A L INVESTMENTS LTD
78	4902 PARRY AVE	VAZQUEZ JUAN
79	4906 PARRY AVE	NUNO LOPEZ LETICIA
80	4910 PARRY AVE	DALLAS HOUSTING ACQUISITION & DEV CORP C
81	4912 PARRY AVE	PERRY RICK & LAURETTE C PERRY
82	4916 PARRY AVE	PERRY RICKEY & LAURETTE CUSHINGBERRY
83	4922 PARRY AVE	ZAPATA MAURICIO
84	4926 PARRY AVE	DEER RESOURCES LP &
85	4930 PARRY AVE	ELLIS WILLIE J ESTATE OF
86	4938 PARRY AVE	GILMORE RALPH CURTIS
87	911 BARRY AVE	CHONG TONY
88	1015 BARRY AVE	DEL RIO AUGUSTINA

11/17/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4939 PHILIP AVE	LOZANO ROLANDO
90	4927 PHILIP AVE	DELGADO RODOLFO GALLEGOS
91	4906 GURLEY AVE	GARRETT JAMES C ESTATE & VERLENE
92	4910 GURLEY AVE	FLOYD JEWEL & HERSHEL JR
93	4916 GURLEY AVE	FLOYD EFFIE F & ANDREW BROWN
94	4926 GURLEY AVE	GARCIA J TRINIDAD ETAL
95	4928 GURLEY AVE	RECINOS VICTOR V
96	4930 GURLEY AVE	SALINAS CRISTINA CARRENO
97	5103 PARRY AVE	REVELES BERTA A
98	5101 PARRY AVE	REVELES MARIA &
99	5119 PHILIP AVE	JOBINAN ENTERPRISES INC % JOANNE OBRIEN
100	5115 PHILIP AVE	LAKES EDWARD R
101	5118 PHILIP AVE	GILMORE RALPH C
102	5107 PHILIP AVE	BARRIOS CARLOS MORALES & MARIA GUADALUPE
103	5103 PHILIP AVE	DAVILA VICTOR
104	5023 PHILIP AVE	RAMIREZ JOSE & LEONOR RAMIREZ
105	5019 PHILIP AVE	HERNANDEZ JUAN A & NORMA A
106	5015 PHILIP AVE	HERNANDEZ JUAN A & NORMA A LOZANO
107	5011 PHILIP AVE	SHEAD ELVINE
108	5007 PHILIP AVE	DOMINGUEZ DIEGO J & BLANCA A
109	5006 GURLEY AVE	MIDFIRST BANK
110	5010 GURLEY AVE	HICKS JAMES
111	5022 GURLEY AVE	BALDERAS ADOLFO
112	5102 GURLEY AVE	BALDERAS ADOLFO & ELISA P
113	5106 R L THORNTON FWY	LOPEZ ALFONSO
114	1112 ST MARY AVE	TAMEX INVESTMENTS INC
115	5107 EAST GRAND AVE	EAST GRAND AVE BAZAAR INC
116	5021 EAST GRAND AVE	VILLANUEVA ROBERTO & YOLANDA VILLANUEVA
117	5019 EAST GRAND AVE	VILLANUEVA ROBERTO & YOLANDA VILLANUEVA
118	5002 PHILIP AVE	GUZMAN DANIEL ROBLES
119	5014 PHILIP AVE	OEUR POV & PHOEUEN SEM

11/17/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	5018 PHILIP AVE	ANDRADE GERARDO & MARIA G
121	5022 PHILIP AVE	ESPARZA LORENZO & BERTHA OLIVA ESPARZA
122	5102 PHILIP AVE	HOGG WILL
123	5106 PHILIP AVE	WILSON LATINA D
124	5110 PHILIP AVE	OLIVA ANTONIO
125	5114 PHILIP AVE	ESTRELLO RAYMOND C
126	5002 EAST GRAND AVE	CASTILLO GRAND PLAZA LLC
127	1305 BARRY AVE	GUNTER VIRGIL
128	1211 BARRY AVE	GUNTER VIRGIL W
129	4916 EAST GRAND AVE	GUNTER VIRGIL & LINDA GUNTER
130	1315 BARRY AVE	CASA GRANDE VILLAGE LLC SUITE 278 201
131	1201 BARRY AVE	FRETWELL JOHN
132	1215 ROWAN AVE	FIGUEROA JOSE
133	4842 EAST GRAND AVE	BALLAS VICTOR
134	4902 EAST GRAND AVE	CHEN STEVEN H
135	4908 EAST GRAND AVE	JOHNSON & BURRESS INC %GUARANTY BANK
136	1214 FITZHUGH AVE	REYES CARLOS
137	1216 FITZHUGH AVE	GILMORE CURTIS
138	1224 FITZHUGH AVE	MONDRAGON PEDRO B & M CONSUELO GALVAN
139	1230 FITZHUGH AVE	LUGO YESENIA &
140	1302 FITZHUGH AVE	OHAKWE POLYCARP
141	1215 FITZHUGH AVE	GAUNA JOE L & MARIA
142	1217 FITZHUGH AVE	JBIII INVESTMENTS INC
143	1219 FITZHUGH AVE	JB III INVESTMENTS INC
144	1227 FITZHUGH AVE	CRAWFORD IKE
145	1229 FITZHUGH AVE	VALENCIANO JOSE & SYLVIA MARTINEZ
146	4808 EAST GRAND AVE	RSN ROYALE LLC
147	5200 EAST GRAND AVE	CITY WAREHOUSE LP SUITE 300
148	4839 EAST GRAND AVE	BERRY PATRICK RAY
149	4911 GRAND AVE	BAYA FORTUNA II LP
150	5018 GURLEY AVE	HICKS JAMES ALVIN II



Z101-367(WE)

11/17/2011

***Label # Address***

***Owner***

151 1321 ROWAN AVE

FAIR PARK BIB