



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, December 15, 2011
AGENDA

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

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

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

BRIEFINGS:

Proposed amendments to parking requirements

David Cossum, Assistant Director, Sustainable Development & Construction

Subdivision Docket

Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S112-030**
(CC District 4) An application to replat a 1.36 acre tract of land containing all of Lots 2B and 2C in City Block G/5828 and located at Buckner Boulevard at Heinen Drive, southeast corner.
Applicant/Owner: Ronald Points
Surveyor: CBG Surveying, Inc.
Application Filed: November 21, 2011
Zoning: PD 366, Subarea 3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S112-031**
(CC District 8) An application to create a 0.991 acre lot in City Block 8792 on Silverado Drive between Kleberg Road and U.S. Hwy 175.
Applicant/Owner: Tereso Gamez
Surveyor: B & D Surveying, Inc.
Application Filed: November 21, 2011
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S112-036**
(CC District 5) An application to create a 1.643 acre lot from a tract of land in City Block 6630 on property located on Camp Wisdom Road between R.L. Thornton Freeway and University Boulevard.
Applicant/Owner: Oncor Electric Delivery Company
Surveyor: Halff & Associates
Application Filed: November 22, 2011
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S112-038**
(CC District 7) An application to create a 2.174 acre lot from a tract of land in City Block 6130 on property located on Lawnview Avenue, between Samuell Boulevard and Haskell Avenue.
Applicant/Owner: SCI Texas Funeral Services, Inc.
Surveyor: Peiser Surveying, LLC
Application Filed: November 22, 2011
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S112-039**
(CC District 2) An application to create a 6.004 acre lot from a tract of land in City Block 2372 on property located at 5415 Maple Avenue, west corner of Maple Avenue and Butler Street.
Applicant/Owner: UCF Maple, LLC/Glenbrook Residential, Inc.
Surveyor: Cates-Clark & Associates, LLP
Application Filed: November 22, 2011
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S112-041**
(CC District 2) An application to create a 2.3744 acre lot from a tract of land in City Block 5720 on property located at 6320 Denton Drive.
Applicant/Owner: Viceroy Delivery, LP
Surveyor: Halff & Associates
Application Filed: November 23, 2011
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S112-042**
(CC District 2) An application to create a 3.9079 acre lot from a tract of land in City Block 2571 on property located at Mockingbird Lane at Denton Drive, east corner.
Applicant/Owner: Stinson FLP TX Property, LLC
Surveyor: Halff & Associates
Application Filed: November 23, 2011
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (8) **S112-043**
(CC District 4) An application to create a 2.47 acre lot from a tract of land in City Block 6127 on property located on Buckner Boulevard, between Forney Road and Endicott Lane.
Applicant/Owner: Ebenezer Memorial Missionary Church/NW Realty, Inc.
Surveyor: Texas Heritage Surveying, LLC
Application Filed: November 23, 2011
Zoning: MC-1, D-1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S112-044**
(CC District 3) An application to create a 3.0079 acre lot from a tract of land in City Block 6949 on Duncanville Road at Ranchero Lane.
Applicant/Owner: Enrique Montes
Surveyor: Garland Engineering
Application Filed: November 23, 2011
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (10) **S112-029**
(CC District 14) An application to replat a 0.2106 acre tract of land containing part of Lots 13 and 14 in City Block B/2054 into one lot located at 4420 Rawlins Street.
Applicant/Owner: Douglas Haloftis
Surveyor: Piburn & Carson, LLC
Application Filed: November 18, 2011
Notices Sent: 56 notices sent November 28, 2011
Zoning: CD 16
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S112-032**
(CC District 13) An application to replat a 12.89 acre tract of land containing part of Lot 5, and all of Lot 6 in City Block 7/5580 into one lot and to remove 2 existing platted building lines from Lots 5 and 6 on property located on Northwest Highway between Lovers Lane and Meadowbrook Drive.
Applicant/Owner: Lovers Lane United Methodist Church; John H. Jackson
Surveyor: Raymond L. Goodson, Jr. Inc.
Application Filed: November 21, 2011
Notices Sent: 17 notices sent November 27, 2011
Zoning: PD 815, R-1Ac.(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (12) **S112-033**
(CC District 13)
- An application to replat a 0.826 acre tract of land containing all of Lots 3 and 4 in City Block 3/5475 into one lot and to remove the existing front yard building line at 6423 and 6431 Prestonshire Lane
Applicant/Owner: David Genecov
Surveyor: Hine-Thompson Surveying
Application Filed: November 22, 2011
Notices Sent: 18 notices sent November 28, 2011
Zoning: R-7.5(A)
Staff Recommendation: **Approval** of removal of building line, **Denial** of replat.
- (13) **S112-035**
(CC District 7)
- An application to replat a 5.381 acre tract of land containing part of City Blocks 1353 and 1540; part of Lot 1 and all of Lots 2 thru 5 in City Block 1353; and all of Lots 6A, 7, and 8 in City Block 1353 located on Birmingham Avenue between Trunk Avenue and Meadow Street.
Applicant/Owner: Dallas Independent School District
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: November 22, 2011
Notices Sent: 52 notices sent November 28, 2011
Zoning: PD 595 (MF-2-(A), (R-7.5(A), & NC
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (14) **S112-037**
(CC District 5)
- An application to replat a 5.688 acre tract of land containing all of Lot 1 in City Block A/6773 to create 5 foot side yard building lines and to create one 1.848 acre lot and one 3.840 acre lot on property located at 10747 Bruton Road between Leroy Street and Cheyenne Road.
Applicant/Owner: Nueva Vida New Life Assembly, Inc.
Surveyor: McSurveying, Inc.
Application Filed: November 22, 2011
Notices Sent: 25 notices sent November 28, 2011
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (15) **S112-040**
(CC District 14)
- An application to replat a 0.335 acre tract of land in containing Lot 18 in City Block A/1030 and a tract of land in City Block 1030 on Sale Street between Gillespie Street and Dickason Avenue.
- Applicant/Owner: Edward and Lisa Lennox
Surveyor: A&W Surveyors, Inc.
Application Filed: November 22, 2011
Notices Sent: 82 notices sent November 28, 2011
Zoning: PD 193, PDS 29
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Docket

- M101-056**
Richard Brown
(CC District 3)
- Minor amendment to the Development plan for Planned Development District No. 282 for certain Nonresidential uses on the northeast corner of Colorado Boulevard and Haines Avenue.
- Staff Recommendation: **Approval**
Applicant: Methodist Hospital of Dallas and Pavilion Properties
Representative: Kirk R. Williams

- M112-007**
Richard Brown
(CC District 12)
- Minor amendment to the Development plan for Planned Development District No. 555 for a Private school, Child-care facility, and R-10(A) Single Family District uses on the southwest corner of Frankford road and Hillcrest Road.
- Staff Recommendation: **Approval**
Applicant: Levine Academy
Representative: Rachel Cohen

- D101-024**
Olga Torres Holyoak
(CC District 12)
- Development plan for Planned Development District No. 850 on the east side of Coit Road, between DART RR & Campbell Road.
- Staff Recommendation: **Approval**
Applicant: Reality Appreciation, LTD
Representative: Merriam Associates Architect

- W112-002**
Neva Dean
(CC District 4)
- An application for a waiver of the two-year waiting period in order to submit an application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property within Subarea 1 in Planned development district no. 366 with a D Liquor Control Overlay on the southeast corner of Jennie Lee Street and S. Buckner Boulevard.
- Staff Recommendation: **No objection**

Zoning Cases – Consent

1. **Z112-102(JH)**
Jennifer Hiramoto
(CC District 13)
An application to amend Planned Development District No. 280 on the east side of North Central Expressway, south of Walnut Hill Lane.
Staff Recommendation: **Approval**, subject to a development plan.
Applicant: Stephen R. Bishop
Representative: Matt Cragun, OD Engineering

2. **Z101-354(MG)**
Michael Grace
(CC District 2)
An application for a Planned Development District for MU-3 Mixed Use District uses on property zoned an IM Industrial Manufacturing District, an MU-2 Mixed Use District and Planned Development District No. 547 on the northeast line of Forest Park Road, northwest of Stutz Drive.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: Maple Multi-Family, LLC
Representative: Robert Baldwin

3. **Z112-106(WE)**
Warren Ellis
(CC District 14)
An application for a Planned Development District Subdistrict for Multiple Family uses on property zoned an O-2 Office Subdistrict in Planned Development District No. 193, the Oak Lawn Special Purpose District on the northwest line of Carlisle Street, southwest of Bowen Street.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan and conditions.
Applicant: Alamo Manhattan Carlisle, LLC
Representative: MASTERPLAN – Karl Crawley

4. **Z101-355(RB)**
Richard Brown
(CC District 6)
An application for a Specific Use Permit for a Bail bonds office on property within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, at the west corner of Riverfront Boulevard and Bessemer Street.
Staff Recommendation: **Approval** for a two-year period, with eligibility for automatic renewal for additional two-year periods, subject to a site plan and conditions.
Applicant: Albert Saenz
Representative: Rob Baldwin

5. **Z101-387(RB)**
Richard Brown
(CC District 6)
An application for a Specific Use Permit for a Child-care facility on property zoned a D Duplex District, on the northwest corner of Webb Chapel Road and Park Lane.
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.
Applicant: Neighbors for Quality Education, Inc.
Representative: Michael R. Coker
6. **Z112-113(RB)**
Richard Brown
(CC District 4)
An application for a Specific Use Permit for an Open-enrollment charter school on property zoned an R-7.5(A) Single Family District, on the southeast corner of Military Parkway and Delafield Lane.
Staff Recommendation: **Approval**, for a three-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan, traffic management plan, and conditions.
Applicant: Pathway of Life Church
Representative: Rosa Rosales

Zoning Cases – Under Advisement

7. **Z101-335(RB)**
Richard Brown
(CC District 8)
An application for a Planned Development District for Mixed Uses on property zoned an MU-2 Mixed Use District, MF-2(A) Multifamily District, and the termination of Specific Use Permit No. 1621 for Child-care facility and Private school on both sides of Westmoreland Road, north of Wheatland Road.
Staff Recommendation: **Hold under advisement**, with the public hearing left open, until January 5, 2012.
Applicant: Inspiring Body of Christ
Representative: Audra Buckley
U/A From: November 17, 2011.

Zoning Cases – Individual

8. **Z101-331(RB)**
Richard Brown
(CC District 4)
An application for an amendment to and expansion of Planned Development District No. 366, the Buckner Boulevard Special Purpose District on property zoned a TH-3(A) Townhouse District, an R-7.5(A) Single Family District, and the Subarea 1 portion of Planned Development District No. 366, on the northwest quadrant of Buckner Boulevard and Blossom Lane.
Staff Recommendation: **Denial**
Applicant: Wal-Mart Real Estate Business Trust
Representative: Myron Dornic

9. **Z101-332(RB)**
Richard Brown
(CC District 4)
- An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use greater than 3,500 square feet on property within the Subarea A portion of Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D Liquor Control Overlay, on the west line of Buckner Boulevard, between Bearden Lane and Blossom Lane.
Staff Recommendation: **Denial**
Applicant: Wal-Mart Real Estate Business Trust
Representative: Myron Dornic
10. **Z112-101(WE)**
Warren Ellis
(CC District 12)
- An application for a Specific Use Permit for an open enrollment charter school on property zoned an MC-3 Multiple Commercial District on the north side of Frankford Road between Coit Road and Waterview Parkway.
Staff Recommendation: **Approval** for a five year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, revised traffic management plan and conditions.
Applicant: Cosmos Foundation, Inc.
Representative: Matt Moore - Kimley-Horn
11. **Z101-393(MW)**
Megan Wimer
(CC District 4)
- An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the northeast corner of East Overton Road and Ramona Avenue.
Staff Recommendation: **Approval** of a D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.
Applicant: Min Hyung Lee, President/Director of WAWA Market, Inc.
Representative: J.W. Licensing Company

Other Matters

Consideration of appointment to the following CPC Committee:
Zoning Ordinance committee (ZOC)
(List of committee members available with CPC Coordinator)

Minutes: December 1, 2011

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, December 13, 2011

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING – Tuesday, December 13, 2011, City Hall, 1500 Marilla Street, Room 5BN, at 2:00 p.m. to consider (1) **1110271014** - An application for a Certificate of Appropriateness by John Eitson of Austin Commercial, LP for a detached monument sign at 1014 Main Street and (2) **1111235001** - An application for a Certificate of Appropriateness by Kim Hlas of Artografx, Inc. for a detached monument sign at 1835 Young Street.

EXECUTIVE SESSION NOTICE

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

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

CITY PLAN COMMISSION**THURSDAY, DECEMBER 15, 2011****FILE NUMBER:** S112-030**Subdivision Administrator:** Paul Nelson**LOCATION:** Buckner Blvd. at Heinen Drive, southeast corner**DATE FILED:** November 21, 2011**ZONING:** PD 366, Sub-area 3**CITY COUNCIL DISTRICT:** 4 **SIZE OF REQUEST:** 1.36 Acres **MAPSCO:** 48Q**APPLICANT:** Ronald Points

REQUEST: An application to replat a 1.36 acre tract of land containing all of Lots 2B and 2C in City Block G/5828 and located at Buckner Blvd. at Heinen Drive, southeast corner.

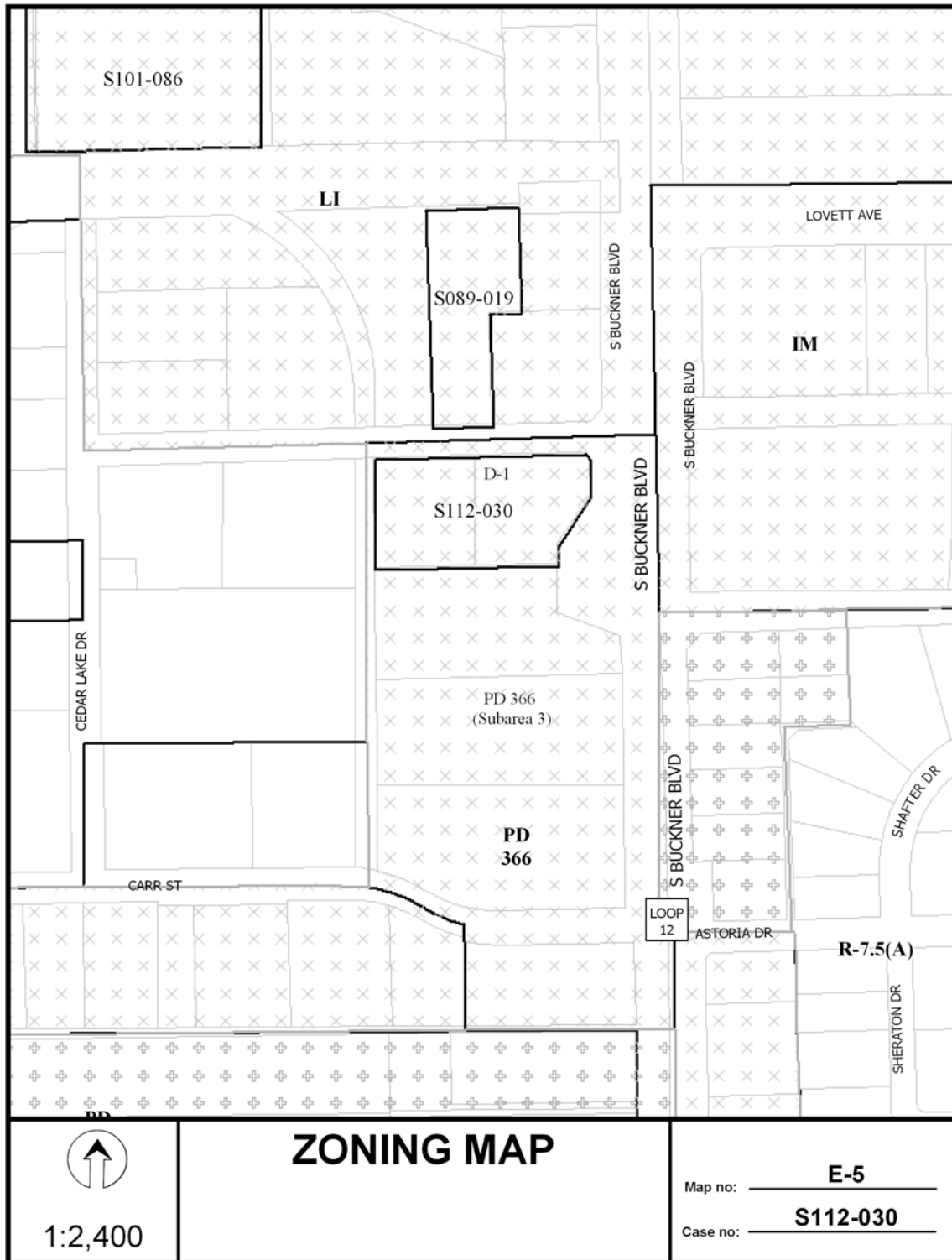
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of PD 366; 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

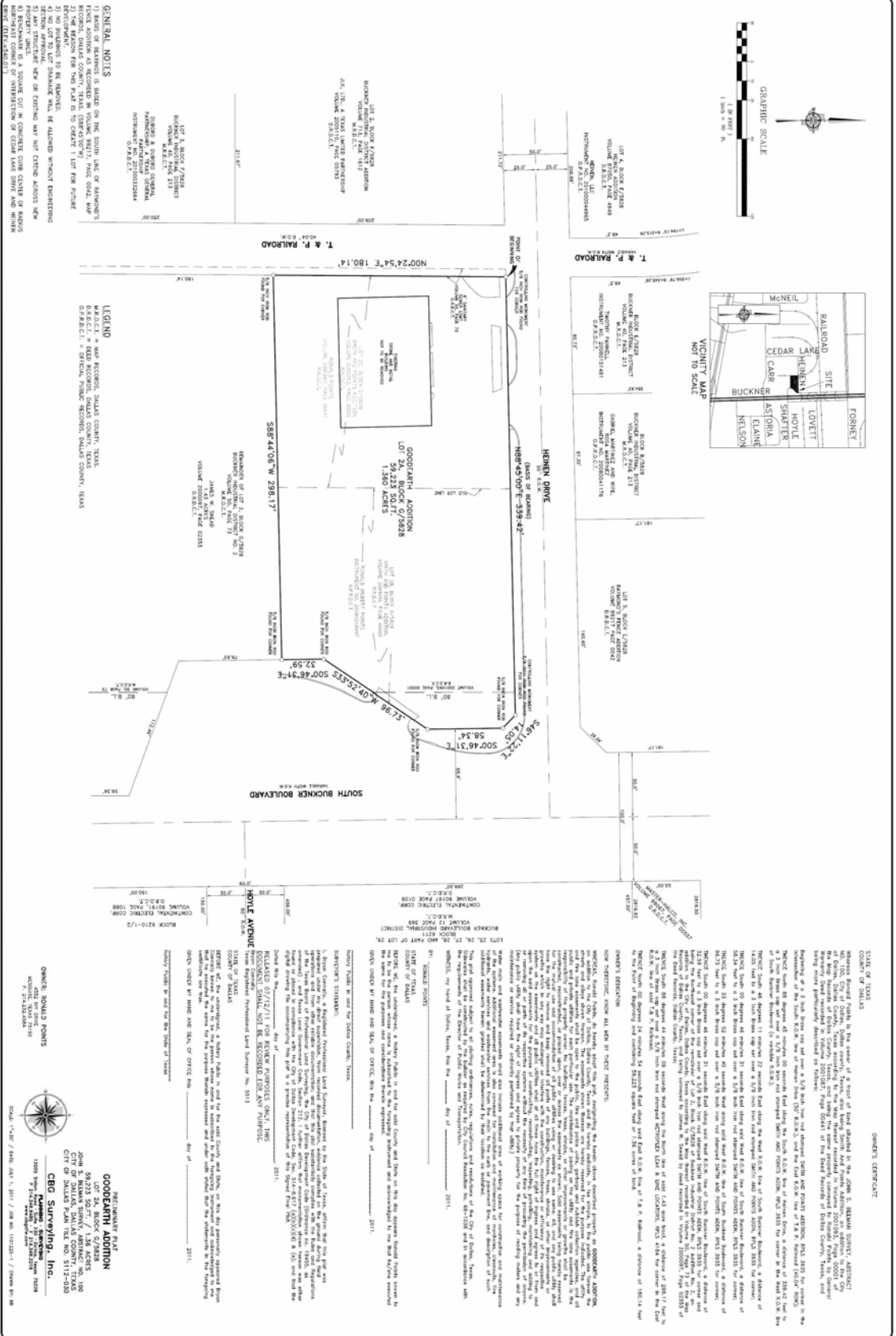
the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.

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. On the final plat dedicate 28 feet of ROW, or a street easement, or Public Utility and Sidewalk Easement equal to 28 feet from the established centerline of Heinen Drive.
14. On the final plat dedicate a 15 foot by 15 foot alley sight easement at all alley-street or alley-alley intersections.
15. Place a note on the final plat "Access or modification to Buckner Blvd. (Loop 12) requires TXDOT approval."
16. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
17. Existing water and/or wastewater easements must be shown and/or increased to conform to current design standards. The minimum DWU easement size is 20 feet for water or wastewater and is 25 feet for an easement having both water and sewer.
18. On the final plat dedicate an additional 10 feet for a wastewater easement along the back of the property for the existing 8" wastewater main.
19. On the final plat change "South Buckner Boulevard" to "Buckner Boulevard (State Highway Loop 12).
20. On the final plat identify the property as City Block G/5828, Lot 2E.



12/6/2011

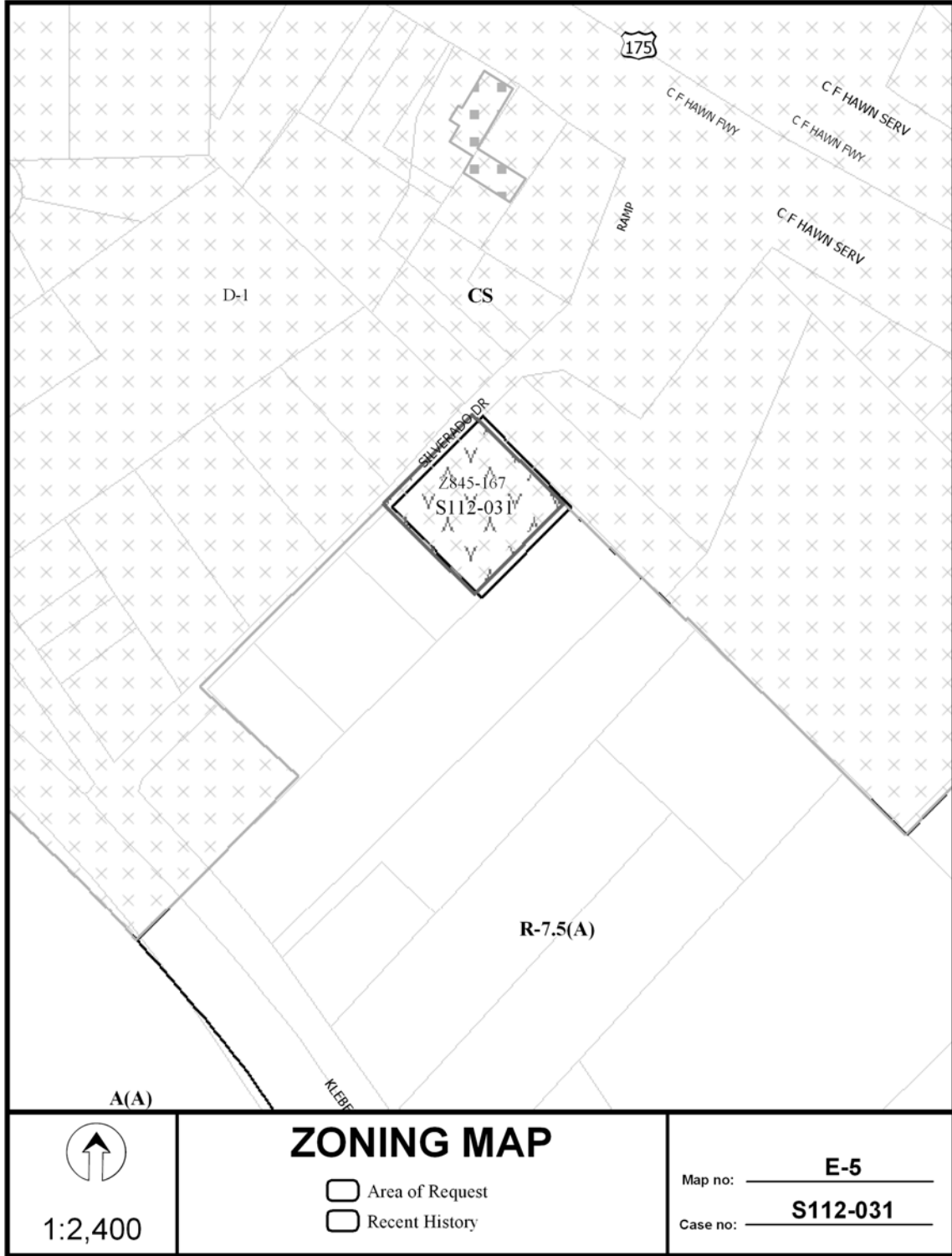




CITY PLAN COMMISSION**THURSDAY, DECEMBER 15, 2011****FILE NUMBER:** S112-031**Subdivision Administrator:** Paul Nelson**LOCATION:** Silverado Drive between Kleberg Road and U.S. Hwy 175**DATE FILED:** November 21, 2011**ZONING:** CS**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 0.991 Acres **MAPSCO:** 69A,K**APPLICANT:** Tereso Gamez**REQUEST:** An application to create a 0.991 acre lot from a tract of land in City Block 8792 on Silverado Drive between Kleberg Road and U.S. Hwy 175.**SUBDIVISION HISTORY:** There has been no recent subdivision activity within close proximity to this request.**STAFF RECOMMENDATION:** The proposed subdivision complies with the requirements of 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. On the final plat dedicate 40 feet of ROW from the established centerline of Silverado Drive.
14. On the final plat show how all adjoining ROW were created.
15. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
16. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
17. Water/wastewater main extension is required by Private Development Contract.
18. On the final plat change "U.S. Highway 175 (C.F. Hawn Freeway)" to C.F. Hawn Freeway (U.S. Highway 175).
19. On the final plat identify the property as City Block B/8792, Lot 1.





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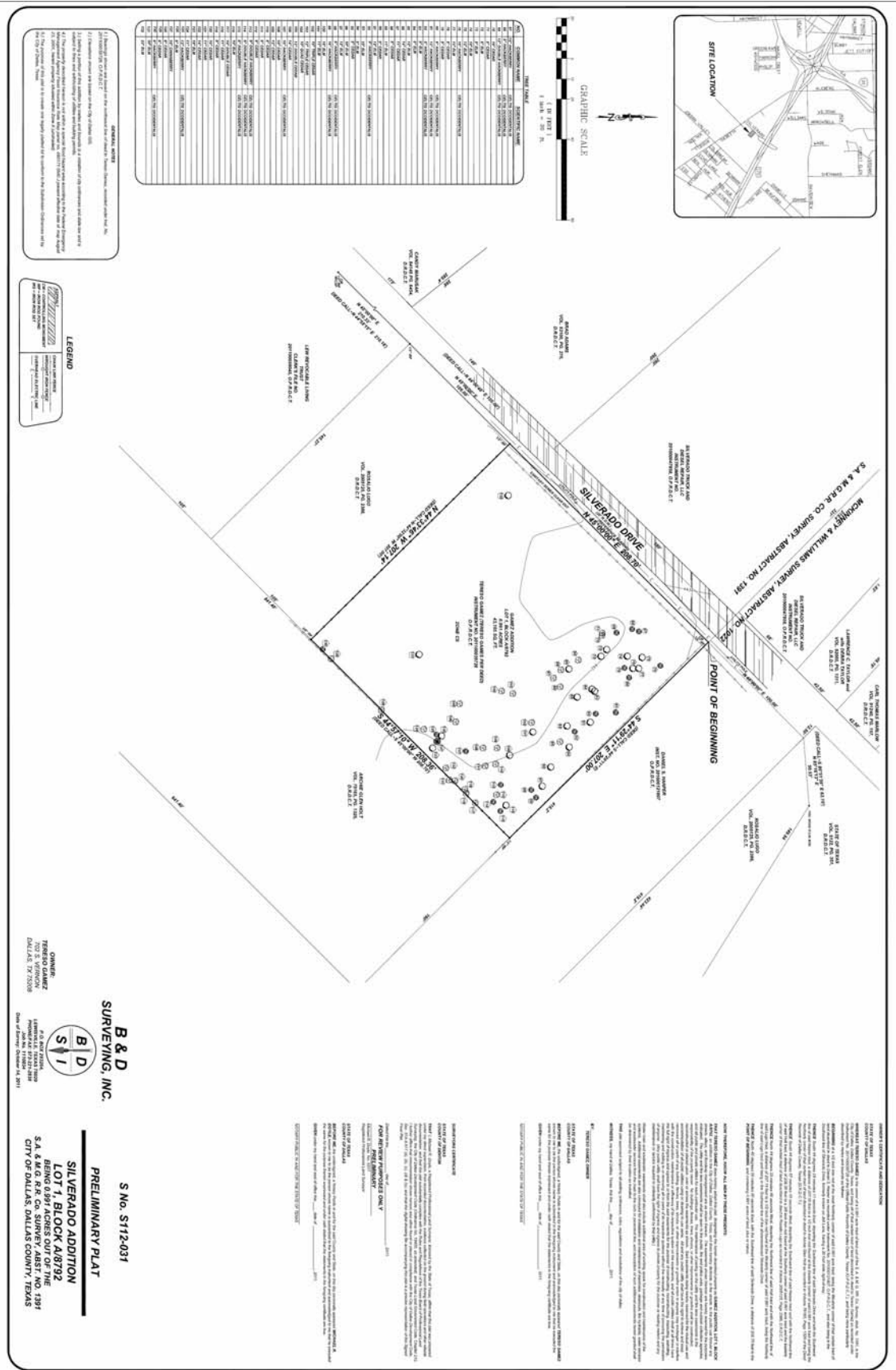
AERIAL MAP

- Area of Request
- Recent History

Map no: E-5

Case no: S112-031

12/7/2011



CITY PLAN COMMISSION

THURSDAY, DECEMBER 15, 2011

FILE NUMBER: S112-036

Subdivision Administrator: Paul Nelson

LOCATION: Camp Wisdom Road between R.L. Thornton Freeway and University Blvd.

DATE FILED: November 22, 2011

ZONING: R-7.5(A)

CITY COUNCIL DISTRICT: 5 **SIZE OF REQUEST:** 1.643 Acres **MAPSCO:** 65W

APPLICANT: Oncor Electric Delivery Company

REQUEST: An application to create a 1.643 acre lot from a tract of land in City Block 6630 on property located on Camp Wisdom Road between R.L. Thornton Freeway and University Blvd.

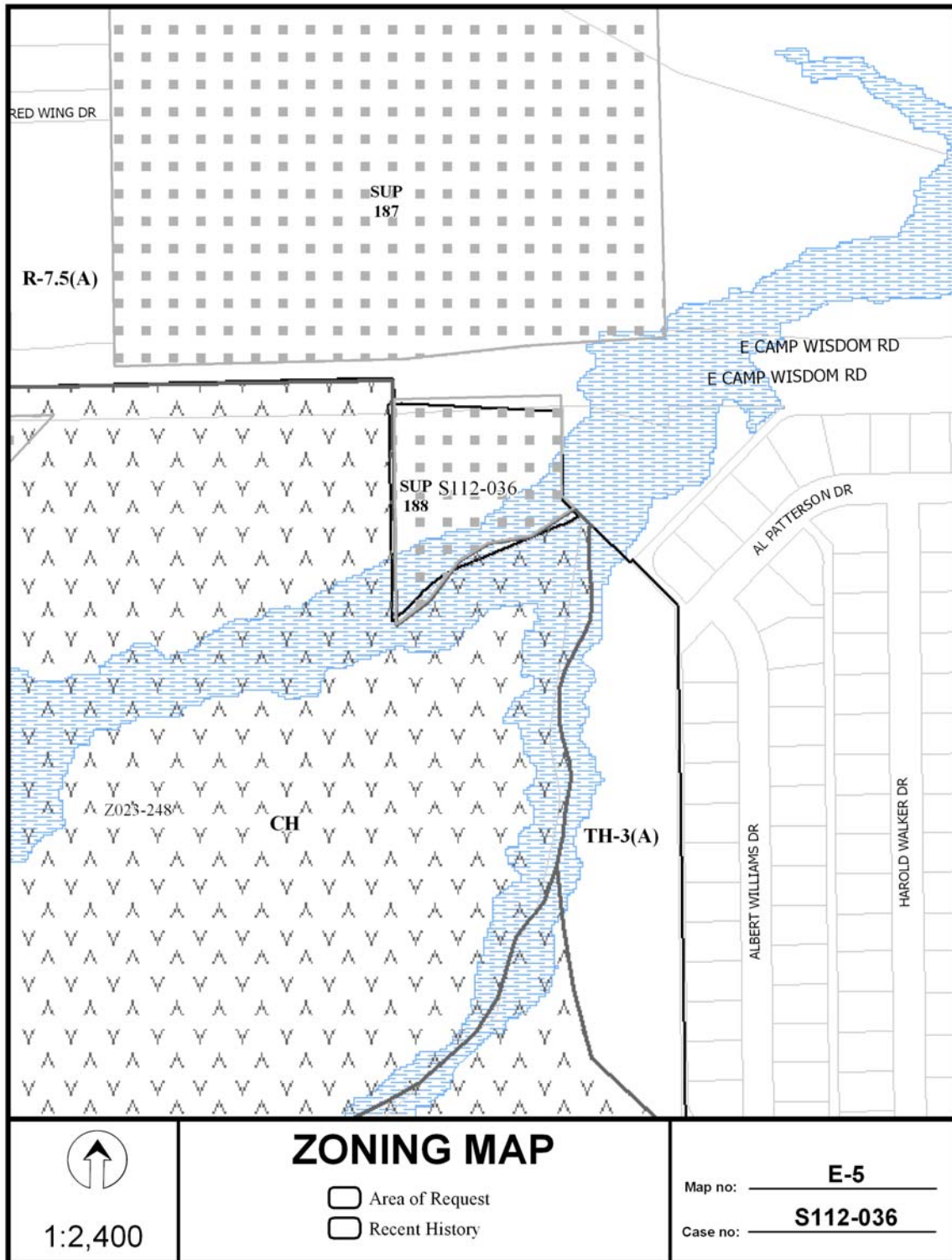
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of the R-7.5(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

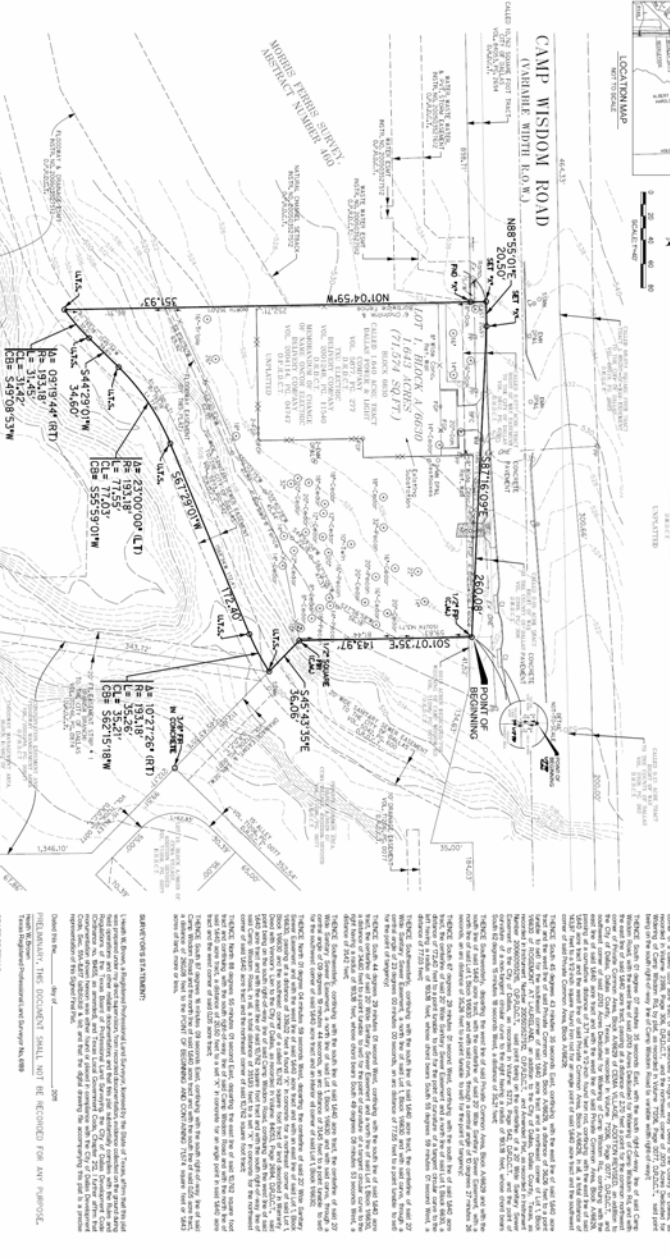
the Chief City Surveyor prior to submittal of the final plat for the Chairman's signature.

10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat dedicate 53.5 feet of ROW from the established centerline of Camp Wisdom Road.
14. On the final plat determine the 100 year water surface elevation across the plat.
15. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
16. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
17. On the final plat show the natural channel set back from the crest of the natural channel.
18. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
14. On the final plat show the width of ROW across Camp Wisdom Road.
15. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
16. Water/wastewater main extension is required by Private Development Contract.
17. On the final plat identify the property as City Block I/6630, Lot 2.





COMMISSION CERTIFICATE
STATE OF TEXAS
WHEREAS, Camp Wisdom Dairy Company, as the owner of a certain parcel of land, more particularly described as follows...



COMMISSION CERTIFICATE
STATE OF TEXAS
WHEREAS, Camp Wisdom Dairy Company, as the owner of a certain parcel of land, more particularly described as follows...

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY OTHER PURPOSE

AN ADDITION TO THE CITY OF DALLAS, TEXAS
REBAY TEXAS ADRES SIMILATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN NO. 112028

HALF
CITY PLAN NO. 112028

SCALE: 1/4" = 100'
DATE: 12/15/2011

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: 12/15/2011

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: 12/15/2011

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: 12/15/2011

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DATE: 12/15/2011

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DATE: 12/15/2011

DRAWN BY: [Name]

CHECKED BY: [Name]

CITY PLAN COMMISSION**THURSDAY, DECEMBER 15, 2011****FILE NUMBER:** S112-038**Subdivision Administrator:** Paul Nelson**LOCATION:** Lawnview Avenue between Samuell Blvd. and Haskell Ave.**DATE FILED:** November 22, 2011**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 7 **SIZE OF REQUEST:** 2.174 Acres **MAPSCO:** 47G**APPLICANT:** SCI Texas Funeral Services, Inc.

REQUEST: An application to create a 2.174 acre lot from a tract of land in City Block 6130 on property located on Lawnview Avenue between Samuell Blvd. and Haskell Avenue.

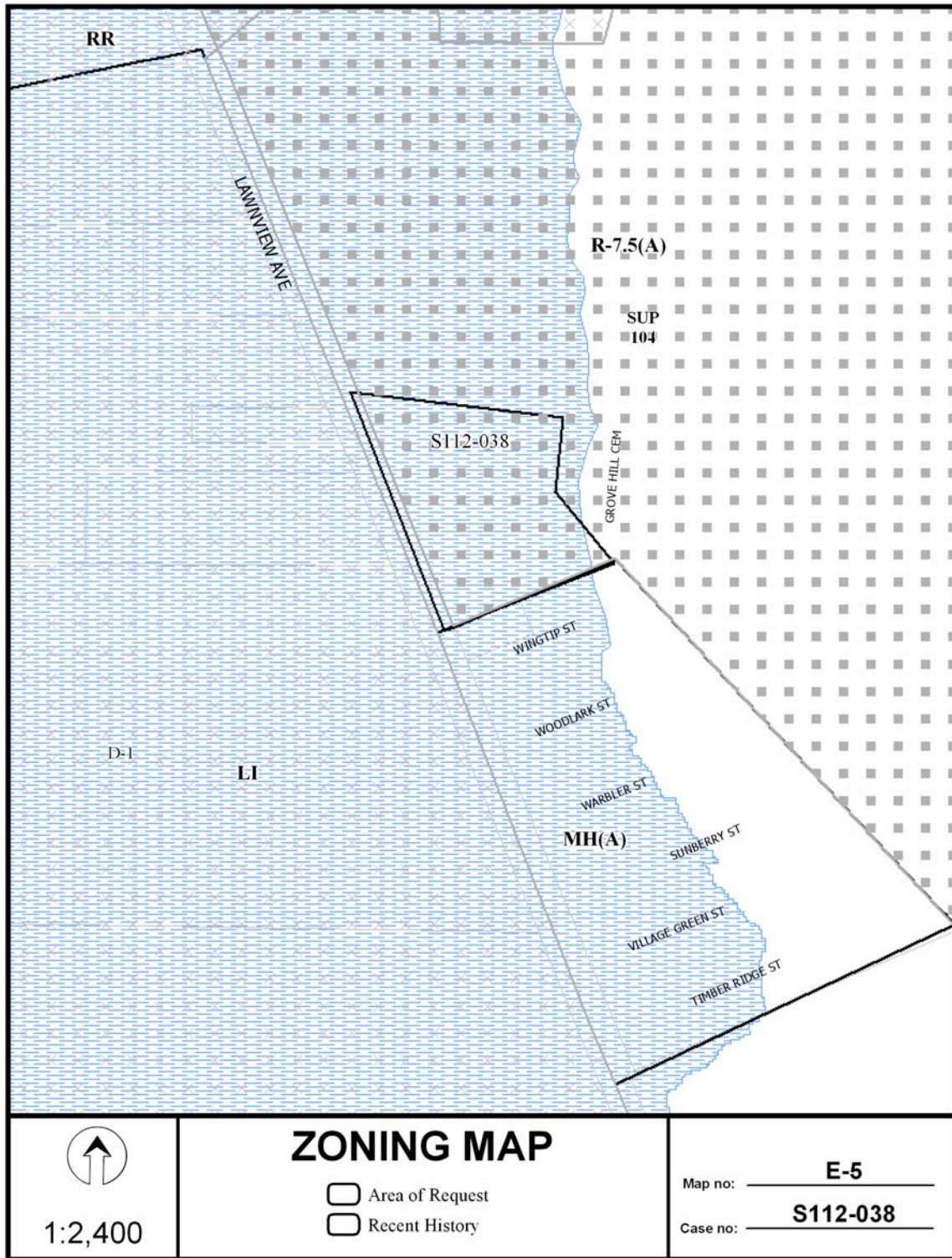
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of the R-7.5(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. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
14. On the final plat determine the 100 year water surface elevation across the plat.
15. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
16. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
17. On the final plat specify minimum fill and minimum finished floor elevations.
18. On the final plat show the natural channel set back from the crest of the natural channel.
19. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
20. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
21. On the final plat show how all adjoining ROW were created.
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. A "Fire Protection Certificate" must be signed and approved by the Building Inspection Chief Plans Examiner (or assigned representative) in Room 105 of the Oak Cliff Municipal Center, 320 E. Jefferson Blvd. and must be submitted to the Manager of Water and Sewer Services, Engineering Division, in Room 200, 320 E. Jefferson Blvd. prior to submittal of the final plat for signature by the Chairperson of the City Plan Commission or the approval of an "Early Release Building Permit" application whichever occurs first.
24. On the final plat identify the property as City Block B/6130, Lot 1.





CITY PLAN COMMISSION

THURSDAY, DECEMBER 15, 2011

FILE NUMBER: S112-039

Subdivision Administrator: Paul Nelson

LOCATION: 5415 Maple Avenue, Maple Avenue & Butler St., west corner

DATE FILED: November 22, 2011

ZONING: IR

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 6.004 Acres **MAPSCO:** 34U

APPLICANT: UCF Maple, LLC/Glenbrook Residential, Inc.

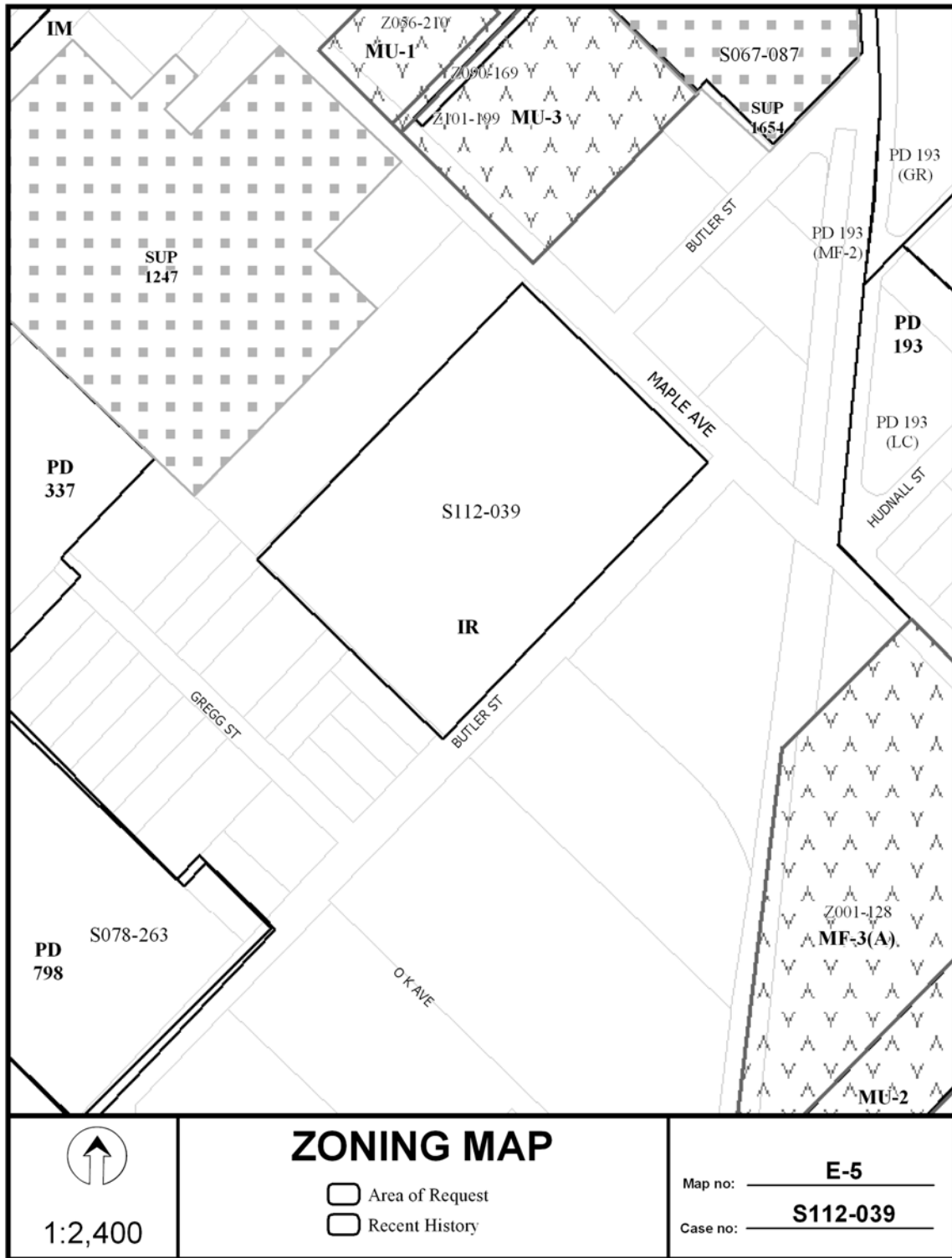
REQUEST: An application to create a 6.004 acre lot from a tract of land in City Block 2372 on property located at the west corner of Maple Avenue and Butler Street.

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


STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of the IR 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.

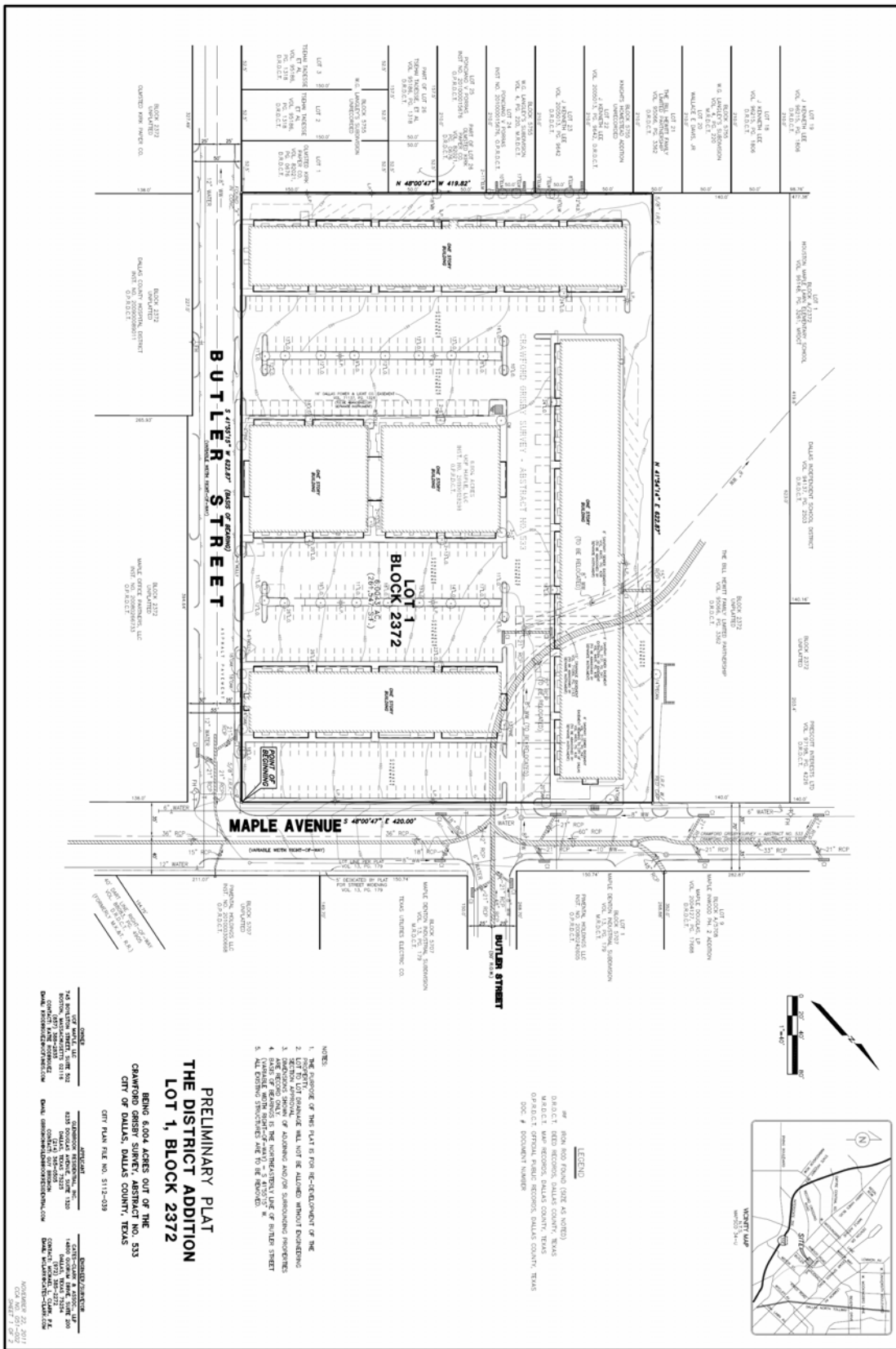
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require 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 is not permitted without Engineering Section approval."
14. On the final plat dedicate 28 feet of ROW, or a street easement, or Public Utility and Sidewalk Easement equal to 28 feet from the established centerline of Butler Street.
15. On the final plat dedicate a 15 foot by 15 foot corner clip at the intersection of Butler Street and Maple Avenue.
16. On the final plat show how all adjoining ROW were created.
17. On the final plat choose a different addition name.
18. On the final plat show all utility easement abandonments with their recording information.
19. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
20. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
21. Water/wastewater main extension is required by Private Development Contract.
22. On the final plat identify the property as City Block B/2372, 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> S112-039 </u></p>
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12/6/2011



NOTES:

1. THE SURFACE OF THE PLAT IS FOR RE-DEVELOPMENT OF THE PROJECT.
2. EXISTING RECORDS SHALL NOT BE ALIGNED WITHOUT ENGINEERING.
3. REVISION APPROVAL OF ALL RECORDS AND/OR SUBMITTING INSTRUMENTS.
4. THE RECORDS SHALL BE THE SUPERSEDED LINE OF BUTLER STREET.
5. THE DISTRICT ADDITION SHALL BE 4,100' x 110'.

**PRELIMINARY PLAT
THE DISTRICT ADDITION
LOT 1, BLOCK 2372**

BEING 6,004 ACRES OUT OF THE
CRAWFORD GREENS SURVEY, ABSTRACT NO. 533
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. 1112-039

OWNER:
THE DISTRICT ADDITION, LLC
1400 BOWLING GREEN, SUITE 100
DALLAS, TEXAS 75201
DALLAS, TEXAS 75201
DALLAS, TEXAS 75201

PREPARED BY:
KIMBERLY S. GIBSON
KIMBERLY S. GIBSON ARCHITECTS, P.C.
1400 BOWLING GREEN, SUITE 100
DALLAS, TEXAS 75201
DALLAS, TEXAS 75201
DALLAS, TEXAS 75201

DATE: 12/15/2011

CITY PLAN COMMISSION**THURSDAY, DECEMBER 15, 2011****FILE NUMBER:** S112-041**Subdivision Administrator:** Paul Nelson**LOCATION:** 6320 Denton Drive**DATE FILED:** November 23, 2011**ZONING:** IR**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 2.3744 Acres **MAPSCO:** 34P**APPLICANT:** Viceroy Delivery, LP**REQUEST:** An application to create a 2.3744 acre lot from a tract of land in City Block 5720 on property located at 6320 Denton Drive.**SUBDIVISION HISTORY:**

1. S112-042 is an application northwest of the present request to create a 3.9079 acre lot from a tract of land in City Block 2571 on property located at Mockingbird Lane at Denton Drive, east corner and is scheduled to be heard on December 15, 2011.
2. S112-014 was an application north of the present request to create a 2.0272 acre lot from a tract of land in City Block 5720 on Cedar Springs Road and Manor Way, west corner. The request was approved on November 11, 2011 but has not been recorded.
3. S067-118 was an application southeast of the present request to replat a 3.0894 acre tract of land in City Block 5720 into a 2.1461 acre lot and a 0.9431 acre lot and was approved on August 18, 2011. The plat was recorded on August 15, 2007.

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


1. The final plat 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 is not permitted without Engineering Section approval."
14. On the final plat dedicate 30 feet of ROW from the established centerline of Denton Drive.
15. On the final plat, include a note that the site is within the 65 Ldn contour of Dallas Love Field Airport and that this noise level may require special construction standards for certain uses per the building code.
16. On the final plat show how all adjoining ROW were created.
17. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
18. Water/wastewater main extension is required by Private Development Contract.
19. On the final plat change "Owens" to "Owens Street".
20. On the final plat identify the property as City Block C/5720, Lot 1.



12/7/2011



 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> S112-041 </u></p>
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12/7/2011

CITY PLAN COMMISSION

THURSDAY, DECEMBER 15, 2011

FILE NUMBER: S112-042

Subdivision Administrator: Paul Nelson

LOCATION: Mockingbird Lane at Denton Drive, east corner

DATE FILED: November 23, 2011

ZONING: IR

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 3.9079 Acres **MAPSCO:** 34P

APPLICANT: Stinson FLP TX Property, LLC

REQUEST: An application to create a 3.9079 acre lot from a tract of land in City Block 2571 on property located at Mockingbird Lane at Denton Drive, east corner.

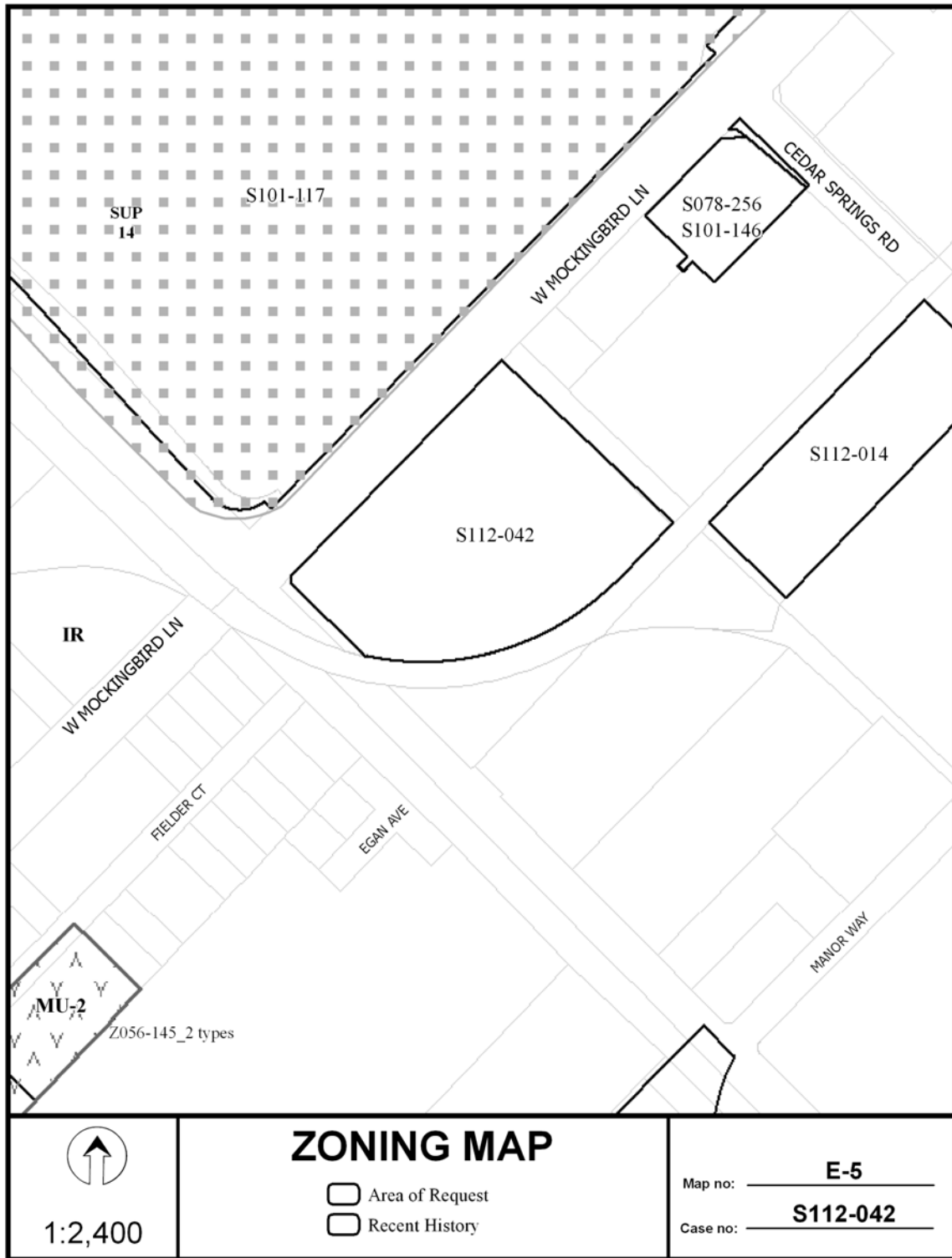
SUBDIVISION HISTORY:

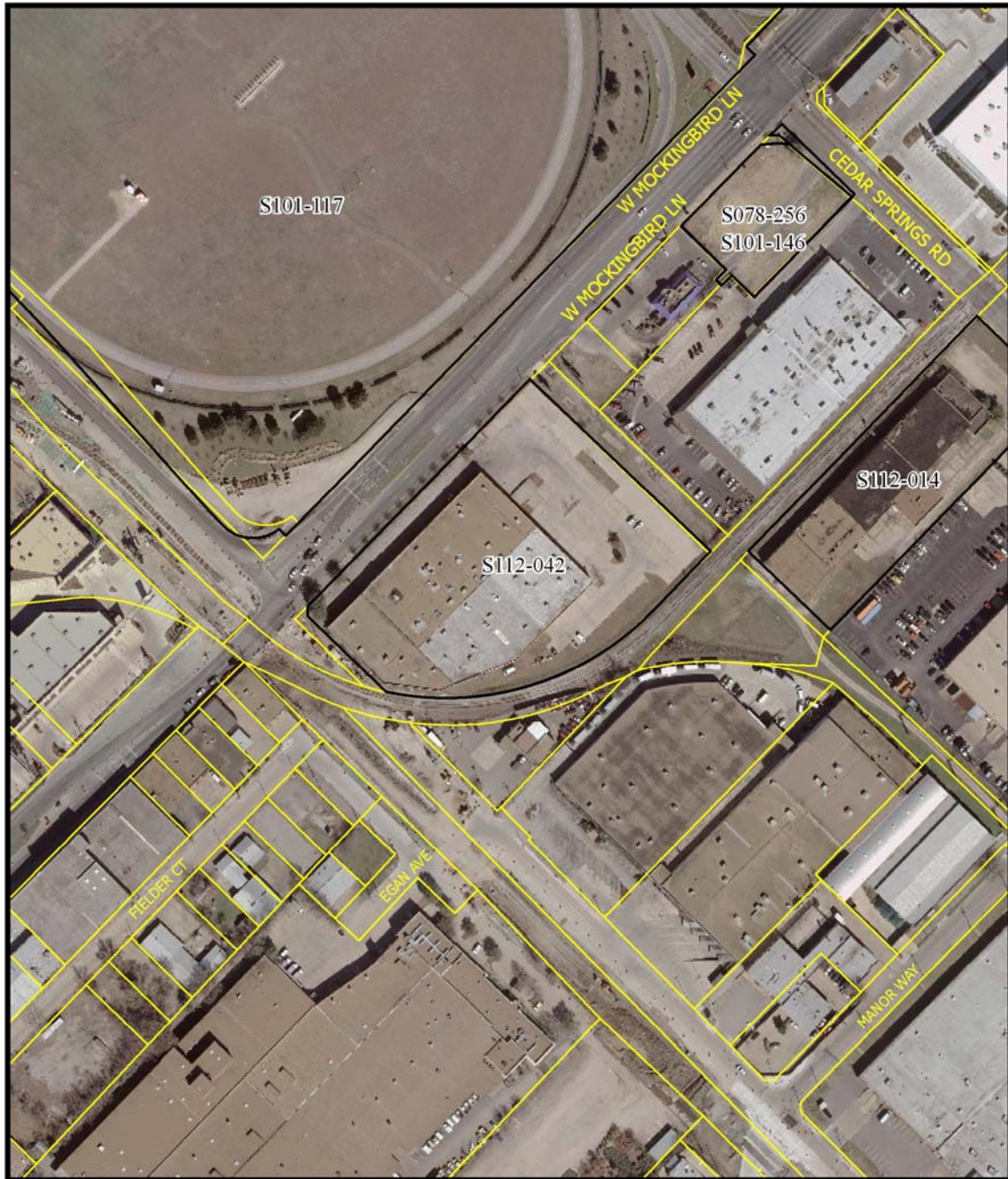
1. S112-041 is an application southeast of this request to create a 2.3744 acre lot from a tract of land in City Block 5720 on property located at 6320 Denton Drive and will be heard on December 15, 2011.
2. S112-014 was an application southeast of the present request to create a 2.0272 acre lot from a tract of land in City Block 5720 on Cedar Springs Road and Manor Way, west corner. The request was approved on November 11, 2011 but has not been recorded.

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

1. The final plat 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 is not permitted without Engineering Section approval."
14. On the final plat dedicate 50 feet of ROW from the established centerline of Mockingbird Lane.
15. On the final plat dedicate 30 feet of ROW from the established centerline of Denton Drive.
16. On the final plat dedicate a 20 foot by 20 foot corner clip at Denton Drive and Mockingbird Lane
17. On the final plat, include a note that the site is within the 65 Ldn contour of Dallas Love Field and that this noise level may require special construction standards for certain uses per the building code.
18. On the final plat show how all adjoining ROW were created.
19. On the final plat show all additions or tracts of land within 150 feet of the property with their recording information.
20. On the final plat monument all set corners.
21. On the final plat show distances/width of ROW across Mockingbird Lane and Denton Drive.
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. On the final plat show the correct street names for the area in Block 4723 labeled as "Right of Way" if it is a public street.
24. On the final plat identify the property as City Block B/2571, Lot 1.





1:2,400

AERIAL MAP

- Area of Request
- Recent History

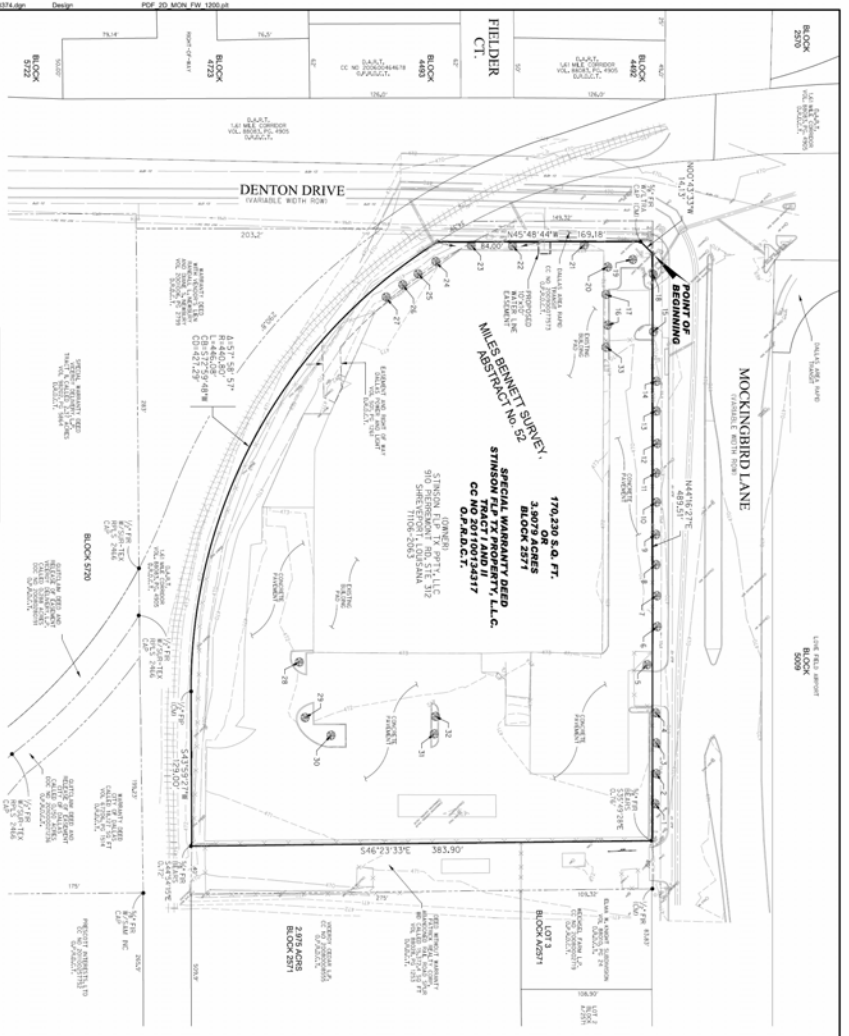
Map no: E-5

Case no: S112-042

12/6/2011



LEGEND
Symbol Key: Dotted lines for Proposed Easement, Solid lines for Existing Easement, etc.



This report is intended to be used as a preliminary plan... STINSON FLP TX PROPERTY, L.L.C. ATTY CORIGIATE & COUNSEL...

Table with 2 columns: CODE and SCIENTIFIC NAME. Lists various tree species like Live Oak and Pecan.

PRELIMINARY
REVIEWED FOR REVIEW AND APPROVAL BY THE CITY OF DALLAS... PRELIMINARY

STATE OF TEXAS
COUNTY OF DALLAS
LEGAL DESCRIPTION
WARRANTY DEED 170,230 S.O. FT. 3,8075 ACRES...

CITY PLAN COMMISSION

THURSDAY, DECEMBER 15, 2011

FILE NUMBER: S112-043

Subdivision Administrator: Paul Nelson

LOCATION: Buckner Blvd. between Forney Road and Endicott Lane

DATE FILED: November 23, 2011

ZONING: MC-1(D-1)

CITY COUNCIL DISTRICT: 4 **SIZE OF REQUEST:** 2.47 Acres **MAPSCO:** 48Q

APPLICANT: Ebenezer Memorial Missionary Church/NW Realty, Inc.

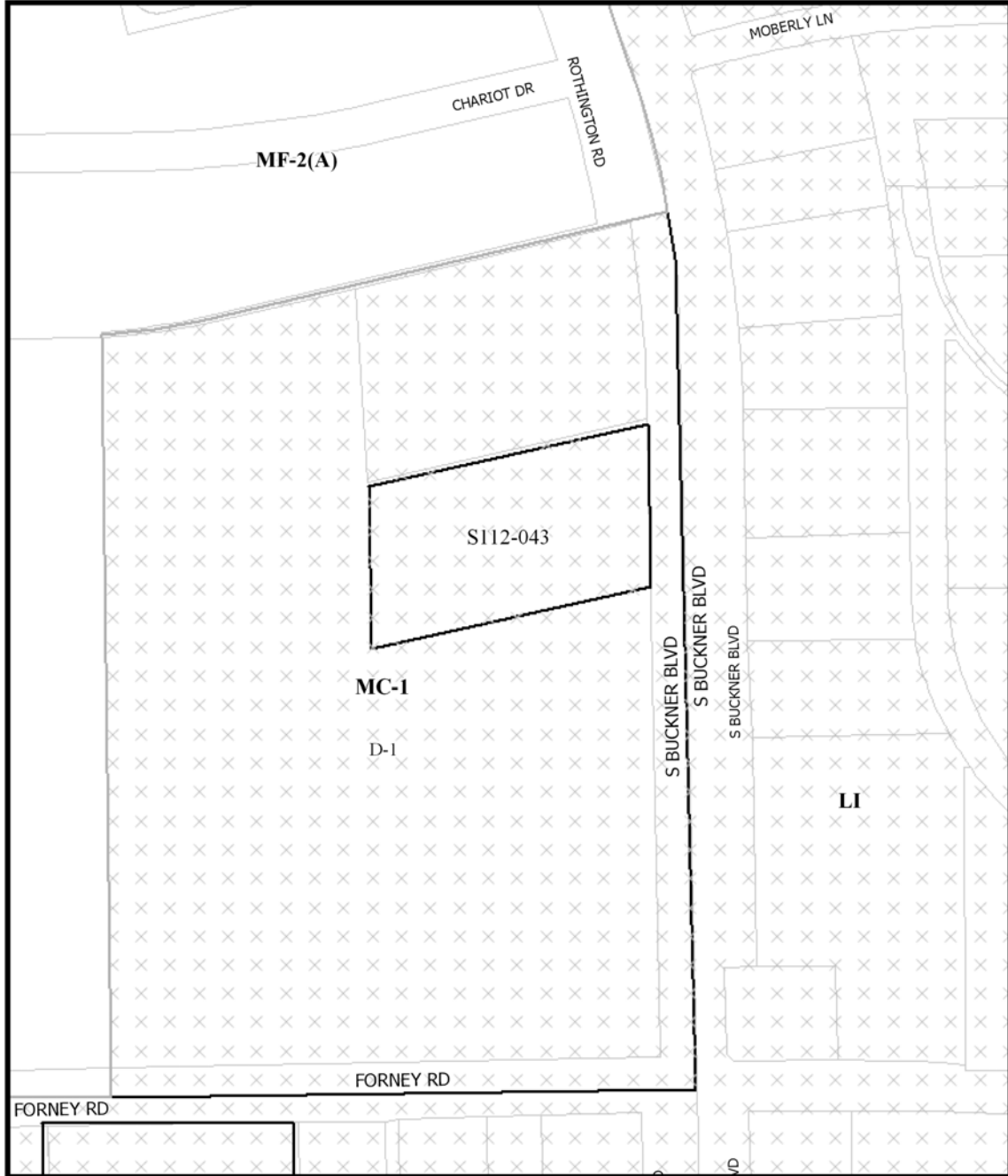
REQUEST: An application to create a 2.47 acre lot from a tract of land in City Block 6127 on property located on Buckner Blvd. between Forney Road and Endicott Lane.

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

STAFF RECOMMENDATION: The proposed subdivision complies with the requirements of the MC-1, 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. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
13. On the final plat show how all adjoining ROW was created.
14. On the final plat Change Buckner Boulevard to "Buckner Boulevard (State Highway Loop 12).
15. On the final plat add a note: "Access or modification to access on Buckner Blvd. requires TXDOT approval.
16. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
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. Water/wastewater main extension is required by Private Development Contract.
19. On the final plat identify the property as City Block X/6127, Lot 2.



 1:2,400	<h2>ZONING MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Map no: <u> E-5 </u> Case no: <u> S112-043 </u>
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12/6/2011



CITY PLAN COMMISSION

THURSDAY, DECEMBER 15, 2011

FILE NUMBER: S112-044

Subdivision Administrator: Paul Nelson

LOCATION: 5400 Duncanville Road at Rancho Lane

DATE FILED: November 23, 2011

ZONING: IR

CITY COUNCIL DISTRICT: 3 **SIZE OF REQUEST:** 3.0079 Acres **MAPSCO:** 62L

APPLICANT: Enrique Montes

REQUEST: An application to create a 3.0079 acre lot from a tract of land in City Block 6949 on Duncanville Road at Rancho Lane.

SUBDIVISION HISTORY:

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

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

1. The final plat 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. On the final plat dedicate 50 feet of ROW from the established centerline of Duncanville Road.
14. On the final plat show how all adjoining ROW were created.
15. On the final plat show all additions or tracts of land within 150 feet of the property.
16. On the final plat choose a different addition name.
17. On the final plat show the distance/ROW width of Duncanville Road.
18. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.
19. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
20. Water/wastewater main extension is required by Private Development Contract.
21. On the final plat identify the property as City Block 6949, Lot 74B.





CITY PLAN COMMISSION**THURSDAY, DECEMBER 15, 2011****FILE NUMBER:** S112-029**Subdivision Administrator:** Paul Nelson**LOCATION:** 4420 Rawlins Street**DATE FILED:** November 18, 2011**ZONING:** CD 16**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.2106 Ac. **MAPSCO:** 35S**APPLICANT/OWNER:** Douglas Haloftis

REQUEST: An application to replat a 0.2106 acre tract of land containing part of Lots 13 and 14 in City Block B/2054 into one lot at 4420 Rawlins Street.

SUBDIVISION HISTORY: The existing subdivision was filed for record in the Dallas County Courthouse on October 8, 1954 prior to annexation into the City of Dallas.

DATE NOTICES SENT: 56 notices were sent November 28, 2011.

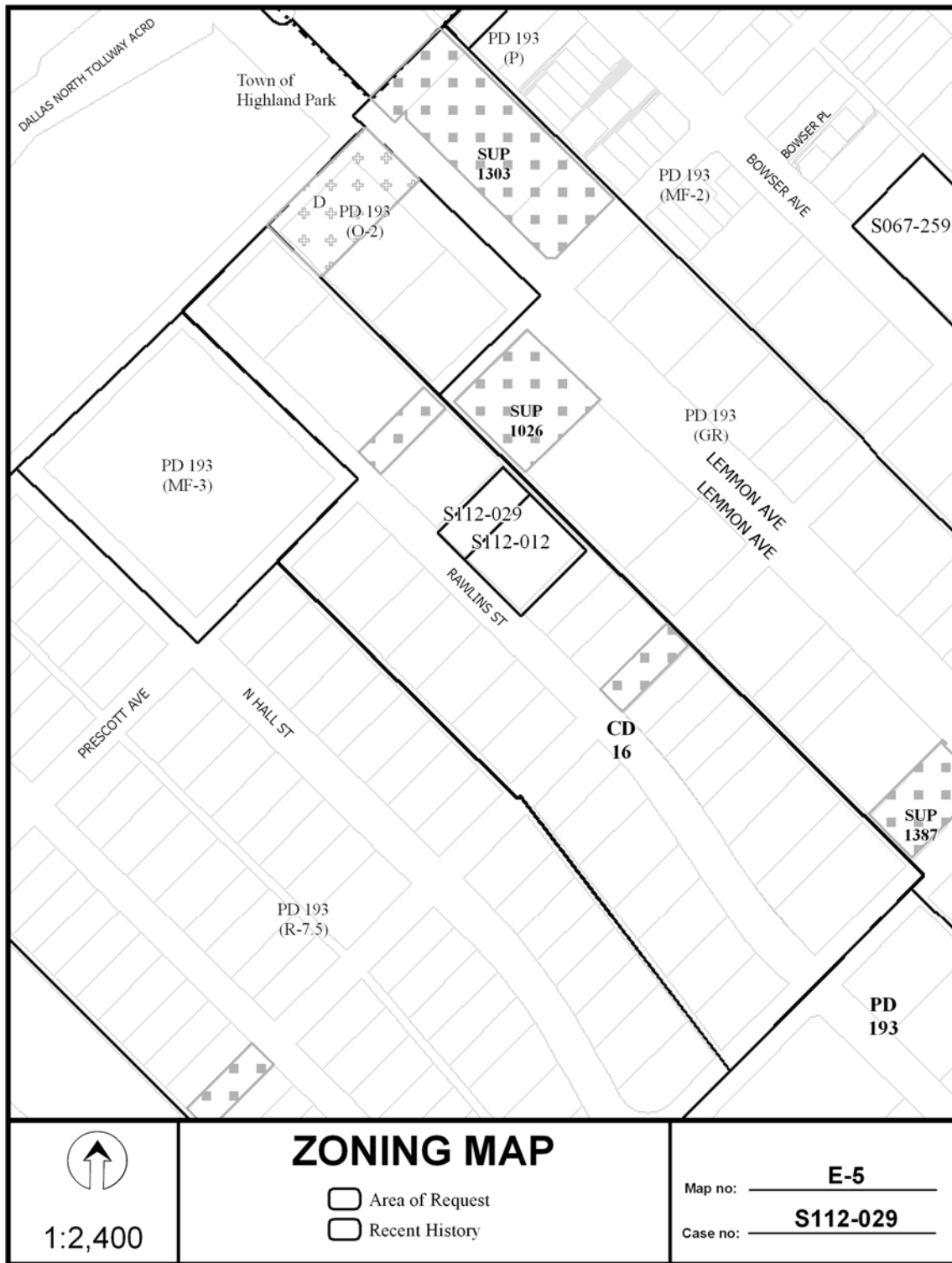
STAFF RECOMMENDATION: Section 51A-8.503(a) indicates that "...Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography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

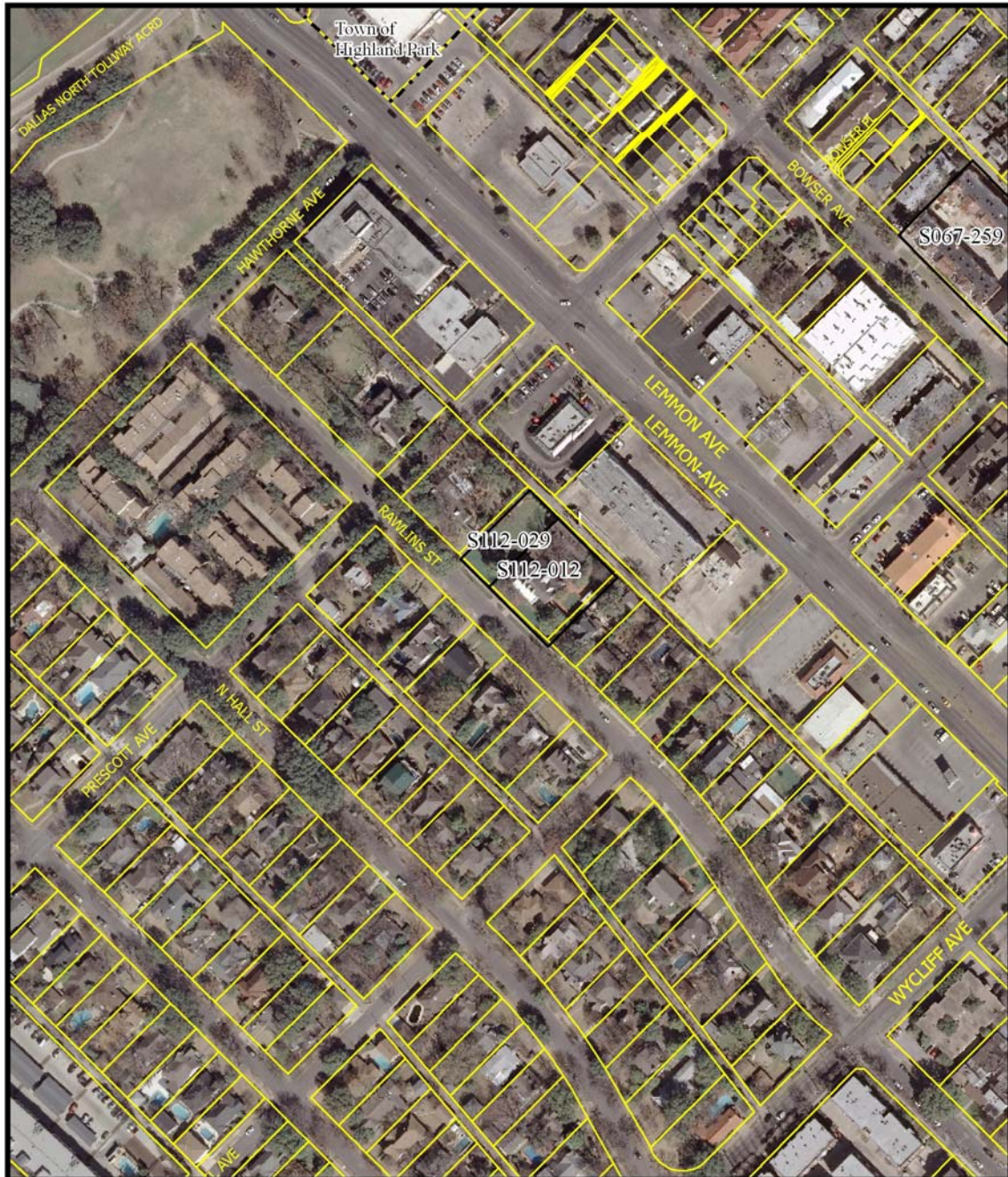
The request area lies within CD 16 which includes the 4300 and 4400 blocks of Rawlins Street and the northeast block face of the 4500 block of Rawlins Street. The minimum lot size for this district is 8,000 square feet; the minimum lot width is 60 feet on Rawlins Street. The requested lot is 9,173 square feet in size and 61.15 feet in width; therefore; staff determines that the proposed plat complies with the regulations of CD 16 and recommend approval subject to compliance with the following conditions:


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

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

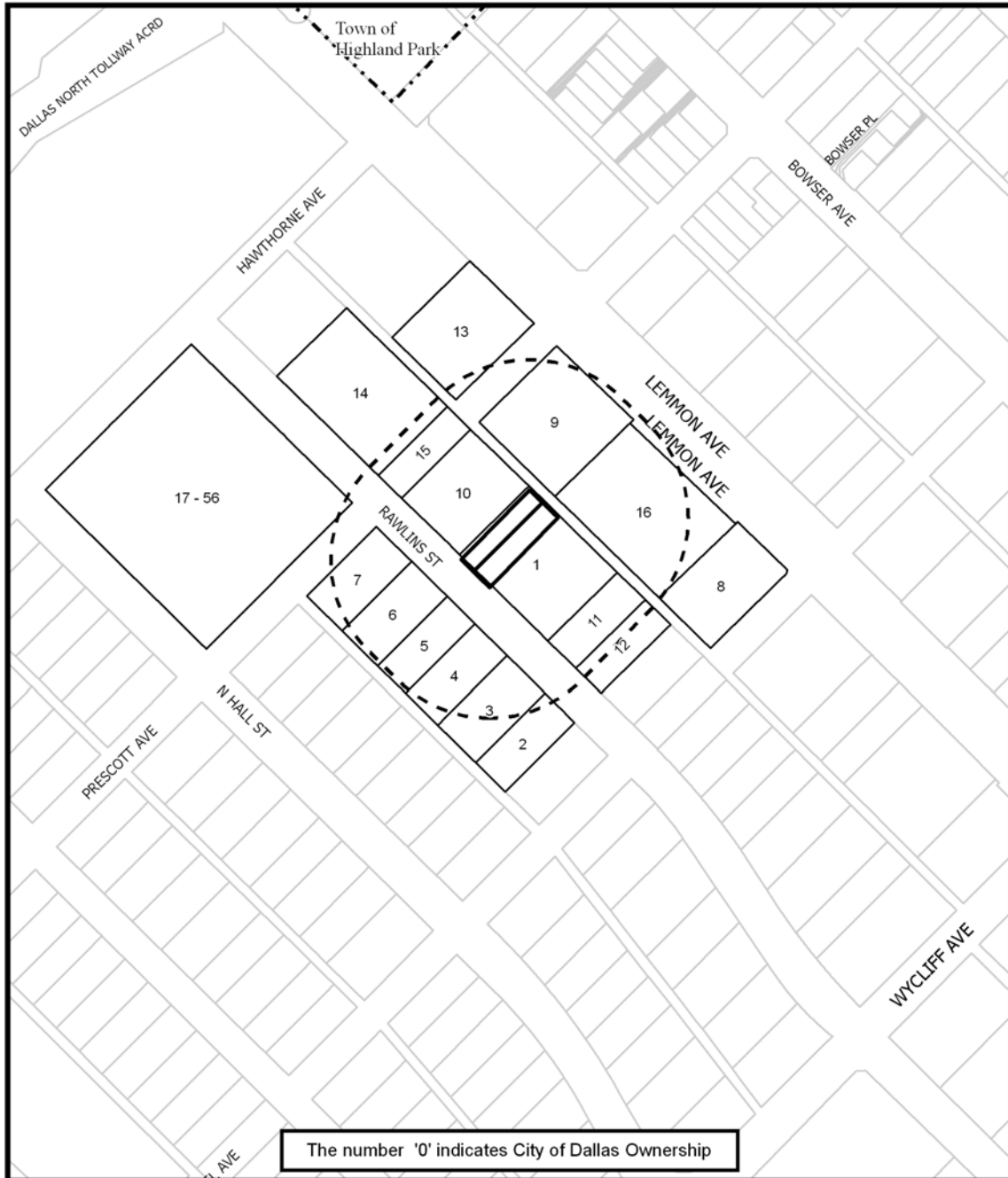
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 1.
10. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
11. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
12. On the final plat show how all adjoining ROW was created.
13. On the final plat show recording information on all existing easements within 150 feet of the property boundary.
14. On the final plat show all additions or tracts of land within 150 feet of the property with the recording information for each tract.
15. On the final plat chose a different additions name.
16. On the final plat show the ROW width on Rawlins Street.
17. Prior to submittal of the final plat provide documentation to the Survey Section of the Engineering Division of the street name change of "Rawling" to "Rawlings".
18. On the final plat identify the property as City Block B/2054, Lot 13A.





 1:2,400	<h3>AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Map no: <u> E-5 </u> Case no: <u> S112-029 </u>
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12/6/2011



 1:2,400	NOTIFICATION		E-5
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">56</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Map no: _____ Case no: S112-029	

12/6/2011

11/28/2011

Notification List of Property Owners

S112-029

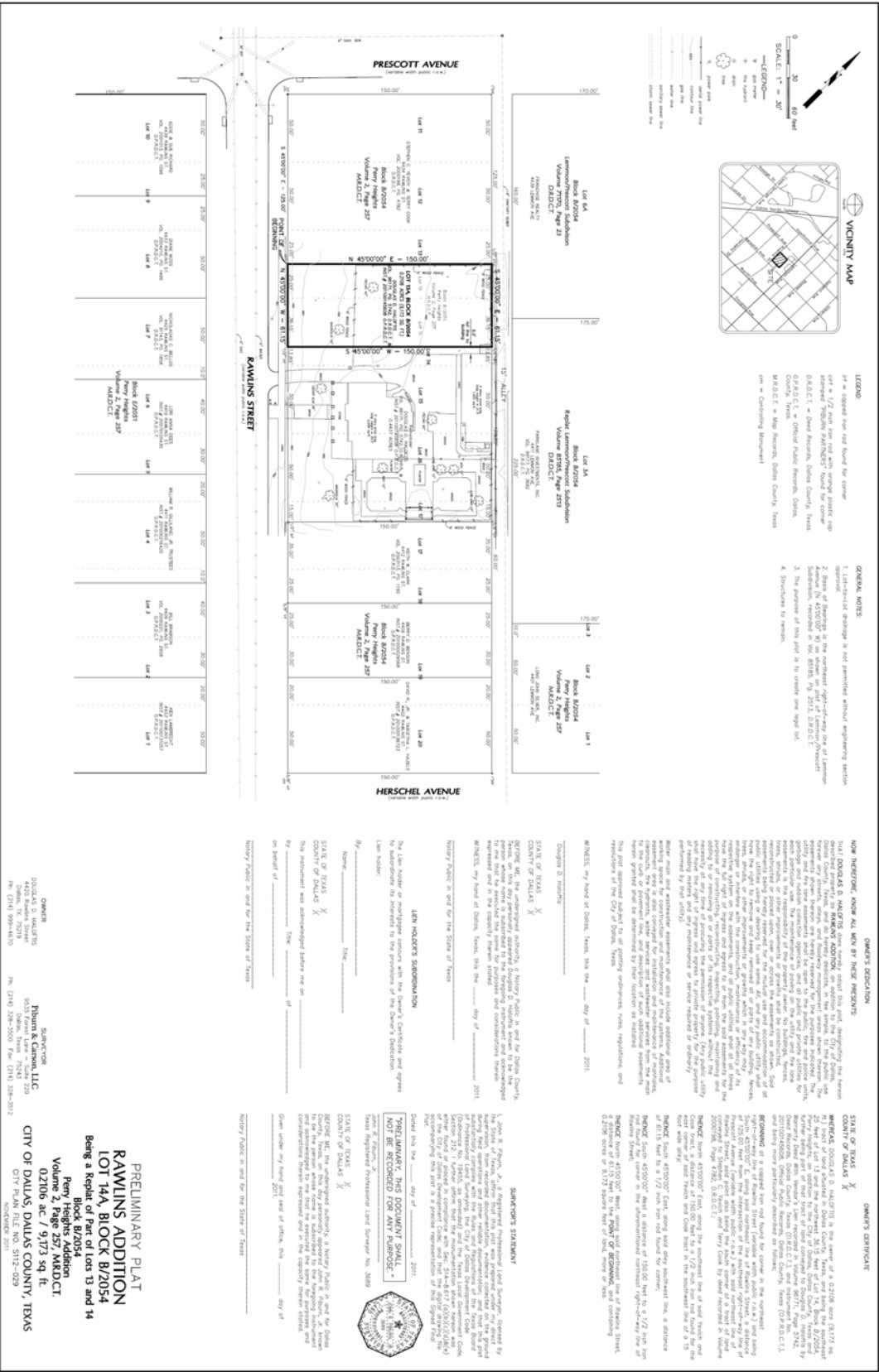
56 Property Owners Notified

Label #	Address	Owner
1	4420 RAWLINS ST	HALOFTIS DOUGLAS D
2	4409 RAWLINS ST	BRABSON BILL
3	4411 RAWLINS ST	GILLILAND WILLIAM R JR & TRUSTEES GILLILAND PROPER
4	4419 RAWLINS ST	DEES LORI ANNA
5	4425 RAWLINS ST	BELLOS NICHOLAOS C
6	4433 RAWLINS ST	MOSS DIANE
7	4439 RAWLINS ST	RICHARD EDDIE & SUE
8	4401 LEMMON AVE	LONG JOHN SILVER INC#5064
9	4439 LEMMON AVE	FRANCHISE REALTY STE 640
10	4434 RAWLINS ST	YEVICH STEPHEN C & TERRY COOK
11	4412 RAWLINS ST	CLARK KEITH W
12	4406 RAWLINS ST	BENSON BARRY D
13	4501 LEMMON AVE	CATSEYE INVESTMENTS LP
14	4502 RAWLINS ST	WAGNER JAMES DAVID
15	4500 RAWLINS ST	PERRY HTS NEIGHBORHOOD ASSOCIATION INC
16	4411 LEMMON AVE	PARKLANE INVESTMENTS INC 200 KNOX PLACE
17	3322 HAWTHORNE AVE	PRUITT JAMES W
18	3324 HAWTHORNE AVE	EARNEST SALLY BLAIR
19	3326 HAWTHORNE AVE	DAILEY HELEN E
20	3328 HAWTHORNE AVE	FULTON DAVID
21	3330 HAWTHORNE AVE	HANGARTER FRANCIS JR
22	3334 HAWTHORNE AVE	BEST FREDERICK ROY & SUSAN ELIZABETH
23	4535 RAWLINS ST	MARTIN LUIS & SHARON S
24	3308 HAWTHORNE AVE	SEALE BARBARA &
25	3310 HAWTHORNE AVE	WOODALL BEVERLY BLDG B UNIT 3310
26	3312 HAWTHORNE AVE	TODD ROBERT H JR # B

Monday, November 28, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3314 HAWTHORNE AVE	KN HAWTHORNE LLC %KATHERINE NEWMAN
28	3316 HAWTHORNE AVE	OWENS DEBRA L UNIT 3316
29	3318 HAWTHORNE AVE	GUERRERO CELESTE R
30	4519 RAWLINS ST	HARRIS BILLY BOB
31	4521 RAWLINS ST	ADAMS ARTHUR T JR
32	4523 RAWLINS ST	WALTER ANTHONY BLDG C UNIT 4523
33	4525 RAWLINS ST	GANNETT RICHARD L
34	4527 RAWLINS ST	YOUNGBLOOD TRACEY W
35	4529 RAWLINS ST	MARKOSIAN MICHAEL & STACEY
36	4531 RAWLINS ST	HAMMEL SHELLEY UNIT 4531
37	4533 RAWLINS ST	STAGGS WILLIAM FRANKLIN & BILLIE JEAN
38	4503 RAWLINS ST	HARVILLE KEITH A & MARIA D
39	4505 RAWLINS ST	BROOKS FRANCES M
40	4507 RAWLINS ST	GRADY CHARLES & MARIE A
41	4509 RAWLINS ST	SHERMAN ELIZABETH ANN
42	4511 RAWLINS ST	TIMMONS BRENDA
43	4515 RAWLINS ST	CRISLER RANDA SUE &
44	3325 PRESCOTT AVE	WRIGHT CYNTHIA J
45	3327 PRESCOTT AVE	FOSTER JASON
46	3329 PRESCOTT AVE	UNGER CHRIS
47	3331 PRESCOTT AVE	WILLIX JOSEPH J & CARMEN M WILLIX
48	3333 PRESCOTT AVE	MASTERS JAMES E III
49	3335 PRESCOTT AVE	STEPP ELIZABETH K
50	3307 PRESCOTT AVE	CRANDALL WALTER L & HICKMAN GLADYS CRANDALL
51	3309 PRESCOTT AVE	BALDWIN FRANCIS SCOTT FAMILY PS LTD THE
52	3311 PRESCOTT AVE	WEATHERS WARREN
53	3315 PRESCOTT AVE	ZINDEL BRIT-MAEGEN BLDGF
54	3317 PRESCOTT AVE	YOUMANS JERRY LEE & KAY IRREVOCABLE TRUST % ROBER
55	3319 PRESCOTT AVE	HENDERSON MARILYN J
56	3321 PRESCOTT AVE	REYES RENE J UNIT 3321

Monday, November 28, 2011



CITY PLAN COMMISSION

THURSDAY, DECEMBER 15, 2011

FILE NUMBER: S112-032

Subdivision Administrator: Paul Nelson

LOCATION: Northwest Highway between Lovers Lane and Meadowbrook Drive

DATE FILED: November 21, 2011

ZONING: PD 815, R-1Ac.(A)

CITY COUNCIL DISTRICT: 13

SIZE OF REQUEST: 12.89 Ac.

MAPSCO: 24V

APPLICANT/OWNER: Lovers Lane United Methodist Church; John H. Jackson

REQUEST: An application to replat a 12.89 acre tract of land containing part of Lot 5, and all of Lot 6 in City Block 7/5580 into one lot and to remove 2 existing platted building lines from Lots 5 and 6 on property located on Northwest Highway between Lovers Lane and Meadowbrook Drive.

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

DATE NOTICES SENT: 20 notices were sent November 1, 2011.

BUILDING LINE REMOVAL STANDARD: The commission may approve a relocation or removal of the platted building line with a minimum front, side, or rear yard setback greater than required by zoning regulation only:

- (1) upon the affirmative vote of at least three- fourths of the commission members present; and
- (2) if the commission finds that relocation or removal of the platted building line will not:

“(i) require a minimum front, side, or rear yard setback less than required by zoning regulation;”

- The removal of the building lines will allow development of the property in accordance with the zoning regulations in effect at the time of development.

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

- 17 notices were sent on November 27, 2011 with 0 replies in favor or against as of December 7, 2011.

“(iii) adversely affect neighboring properties; and”

- The building lines are internal to the property and effectively are sideyard setbacks.

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

- The removal of the building lines will not alter the ability to develop the property.

STAFF RECOMMENDATION OF BUILDING LINE REMOVAL: The request complies with the requirements of Section 51A-8.505(c) for reduction or removal of building lines. The removal of the building line will provide an opportunity to develop the property in

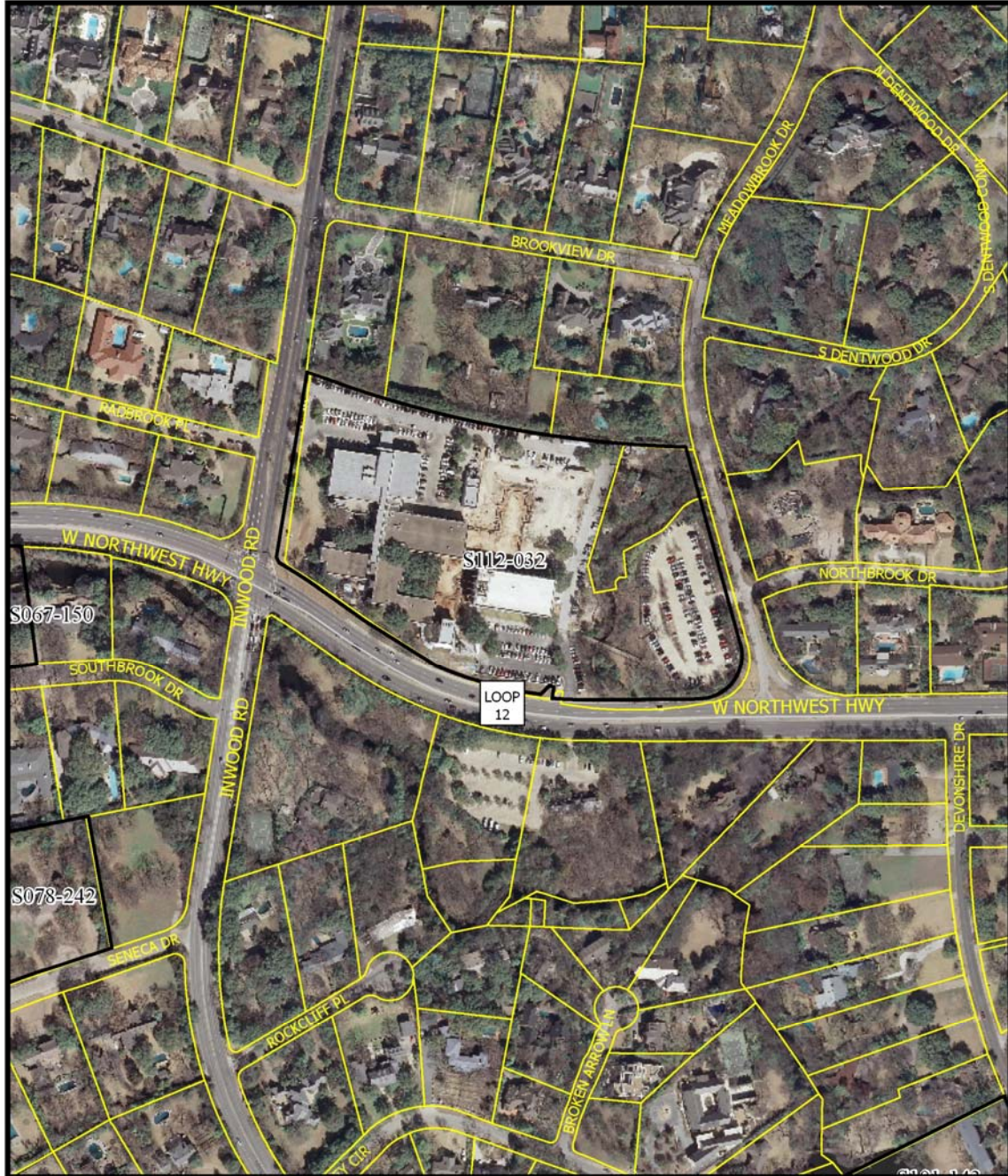
accordance with the required zoning setbacks at the time development occurs; therefore, staff recommends approval of the building line removal.


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

The request area is larger than other properties within the area; however, it complies with the requirements of the R-1ac(A) District and with the requirements of PD 815 approved by the City Council on December 9, 2009; therefore, staff recommends approval subject to compliance with the following conditions:

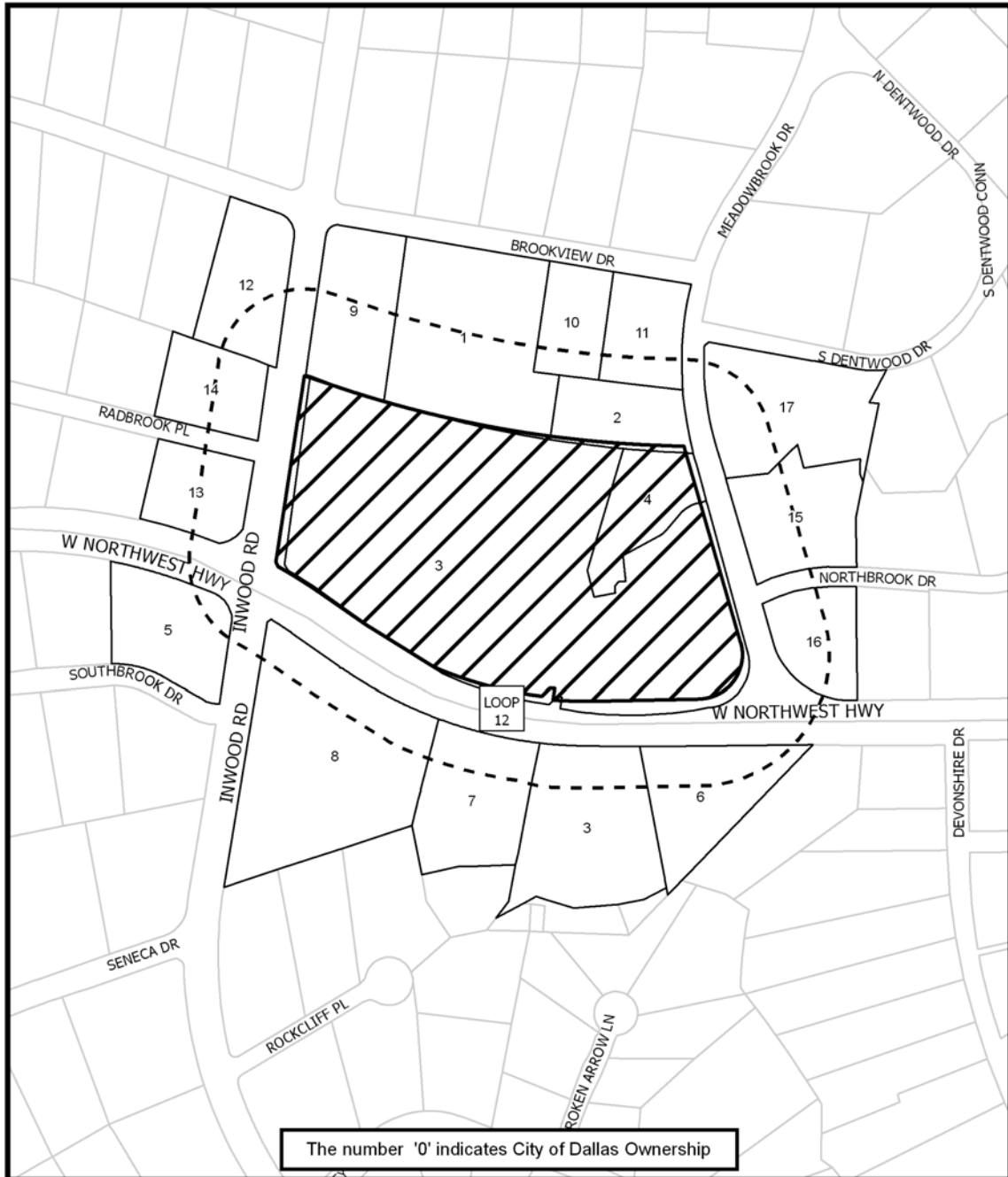
1. The final plat must conform with all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. The final plat must comply with all plans, contracts, ordinances and requirements of the City.
4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.
6. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 1.
10. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
11. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.

12. On the final plat dedicate 53.5 feet of ROW from the established centerline of Northwest Highway.
13. On the final plat dedicate a 15 foot by 15 foot corner clip at Inwood Road and Northwest Highway.
14. On the final plat add a note stating: Access or modification to Northwest Highway requires TXDOT approval.
15. On the final plat determine the 100 year water surface elevation across the plat.
16. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat.
17. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
18. On the final plat specify minimum fill and minimum finished floor elevations.
19. On the final plat show the natural channel set back from the crest of the natural channel.
20. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
22. On the final plat show how all adjoining ROW was created.
23. On the final plat show the ROW width across Northwest Highway.
24. On the final plat change Northwest Highway (Loop 12) to Northwest Highway (State Highway Loop 12)".
25. On the final plat identify the property as City Block 7/5580, Lot 5A.



 1:3,600	<h3 style="text-align: center;">AERIAL MAP</h3> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	<p style="text-align: right;">Map no: <u> E-5 </u></p> <p style="text-align: right;">Case no: <u> S112-032 </u></p>
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12/6/2011



 1:3,600	NOTIFICATION		E-5
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">17</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Map no: _____ S112-032 Case no: _____	

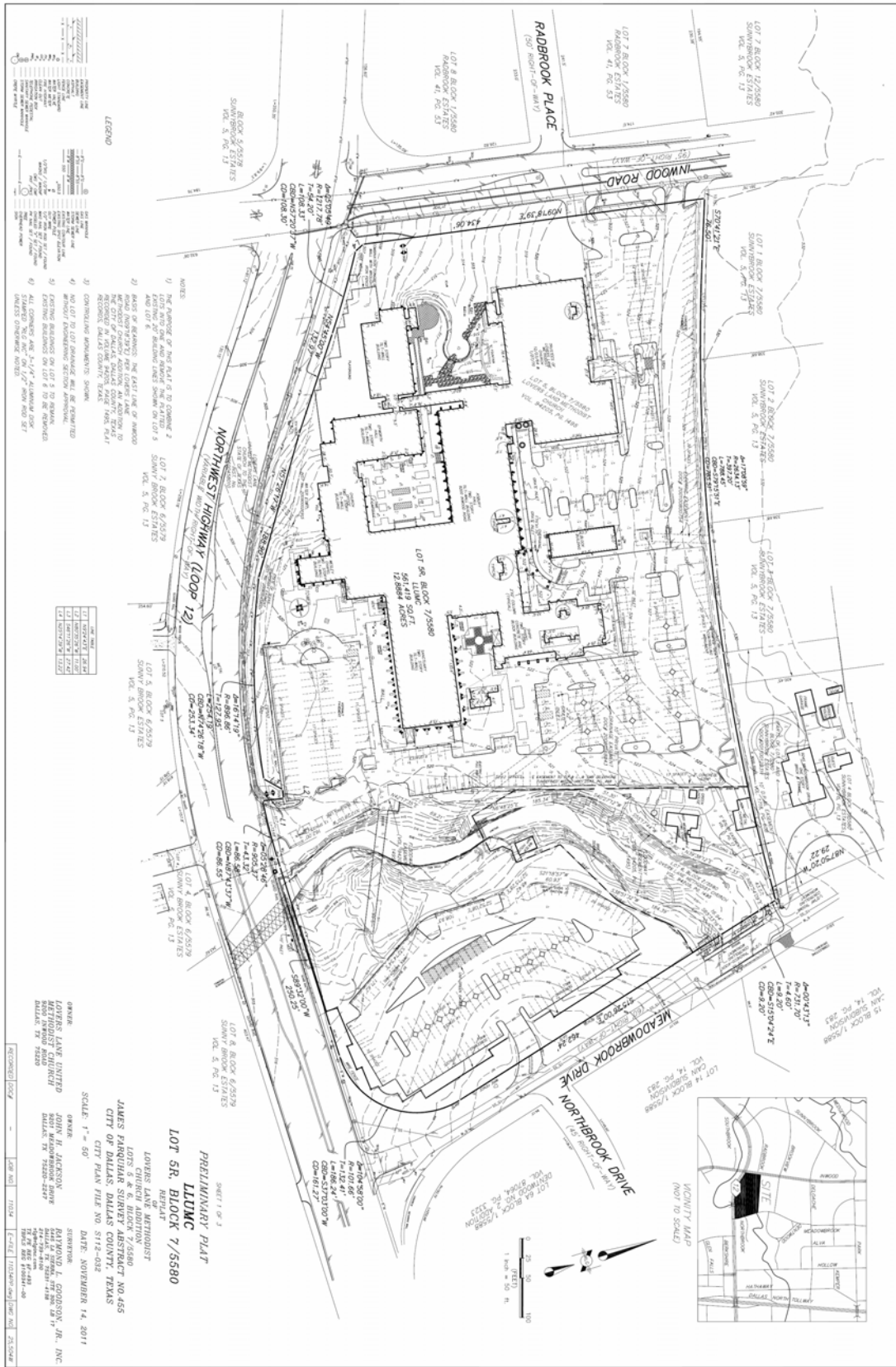
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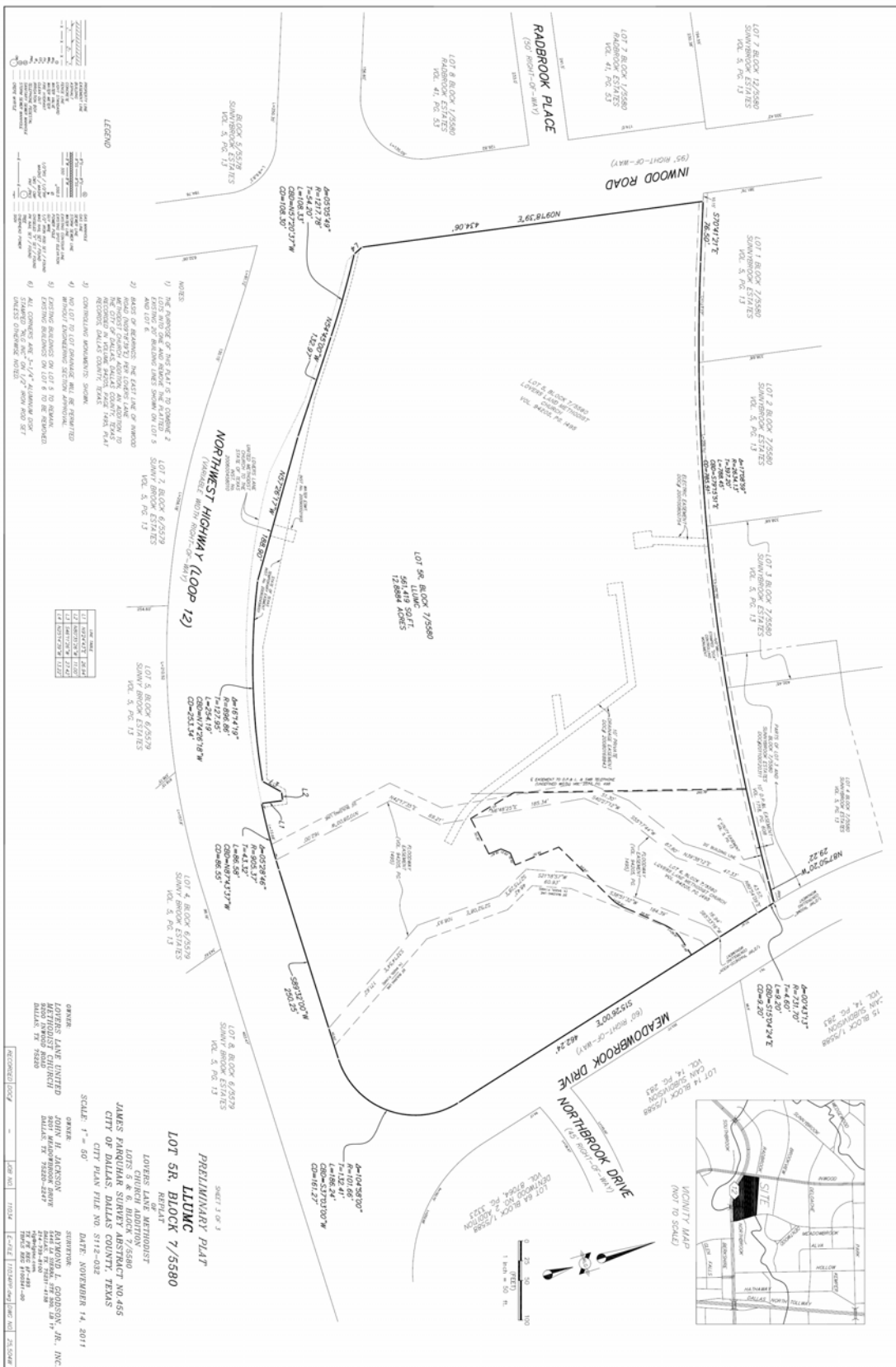
Notification List of Property Owners

S112-032

17 Property Owners Notified

Label #	Address	Owner
1	5128 BROOKVIEW DR	MUNSON DAVID M
2	9245 MEADOWBROOK DR	DEVEGA NELSON & LAURA
3	5357 NORTHWEST HWY	LOVERS LANE UNITED METHODIST CHURCH
4	9201 MEADOWBROOK DR	JACKSON JOHN H
5	5131 SOUTHBROOK DR	ASHFAQ RAHEELA &
6	5414 NORTHWEST HWY	MEADOWBROOK SCHOOL
7	5324 NORTHWEST HWY	LOVERS LN UNITED METH CH % CHARLES GREEN
8	9122 INWOOD RD	BALLAS VICTOR
9	5100 BROOKVIEW DR	MCCLAIN DENNIS & CLAUDIA
10	5206 BROOKVIEW DR	DIGIUSEPPE NICK & DIANE E
11	5226 BROOKVIEW DR	HOLL DAVID B & SUZANNE J
12	5038 BROOKVIEW DR	EWING GAIL ORAND % EWING BUICK
13	5130 RADBROOK PL	PARKER ROBERT E & DEBORAH G PARKER
14	5129 RADBROOK PL	HUBBARD STEPHEN L & MARY S
15	9230 MEADOWBROOK DR	BENNERS FREDERICK H JR
16	5420 NORTHBROOK DR	MAHONEY MICHAEL H
17	9250 MEADOWBROOK DR	ERWIN SANDRA L





LEGEND

1. EASEMENT

2. UTILITY

3. SURVEY MARK

4. EXISTING BUILDING

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NOTES

1) THE PURPOSE OF THIS PLAT IS TO COMBINE 2 LOTS 5R, BLOCK 7/5580, SWANWICK ESTATES VOL. 5, PG. 13 AND LOT 6, BLOCK 7/5580, SWANWICK ESTATES VOL. 5, PG. 13 INTO ONE LOT, LOT 5R, BLOCK 7/5580, SWANWICK ESTATES VOL. 5, PG. 13.

2) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

3) EXISTING BUILDINGS ON LOT 5 TO REMAIN UNLESS OTHERWISE SHOWN ON THIS PLAT.

4) NO LOT TO LOT DIMENSIONS WILL BE REPORTED UNLESS OTHERWISE SHOWN ON THIS PLAT.

5) EXISTING DRIVE TO REMAIN UNLESS OTHERWISE SHOWN ON THIS PLAT.

6) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

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100) DIMENSIONS TO CORNER UNLESS OTHERWISE NOTED.

OWNER: LOT 5R, BLOCK 7/5580, SWANWICK ESTATES VOL. 5, PG. 13

PRELIMINARY PLAT

LOT 5R, BLOCK 7/5580

LTRMC

LOVERS LANE METRODIST

LOTS 5 & 6, BLOCK 7/5580

JAMES PARQUHAR SURVEY ABSTRACT NO.455

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY OF DALLAS, TEXAS

DATE: NOVEMBER 14, 2011

SCALE: 1" = 50'

OWNER: JOHN H. JACKSON

PREPARED BY: RAYMOND L. GROSSMAN, JR., INC.

REGISTERED PROFESSIONAL SURVEYOR

NO. 11426

EXPIRES: 12/31/12

DATE: NOVEMBER 14, 2011

RECORDED BOOK: 11426

DATE: NOVEMBER 14, 2011

CITY PLAN COMMISSION**THURSDAY, DECEMBER 15, 2011****FILE NUMBER:** S112-033**Subdivision Administrator:** Paul Nelson**LOCATION:** 6423 and 6431 Prestonshire Lane**DATE FILED:** November 22, 2011**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 0.826 Ac. **MAPSCO:** 25Q**APPLICANT/OWNER:** David Genecov

REQUEST: An application to replat a 0.826 acre tract of land containing all of Lots 3 and 4 in City Block 3/5475 into one lot at 6423 and 6431 Prestonshire Lane.

SUBDIVISION HISTORY: The existing subdivision was filed for record in the Dallas County Courthouse on October 8, 1954 prior to annexation into the City of Dallas.

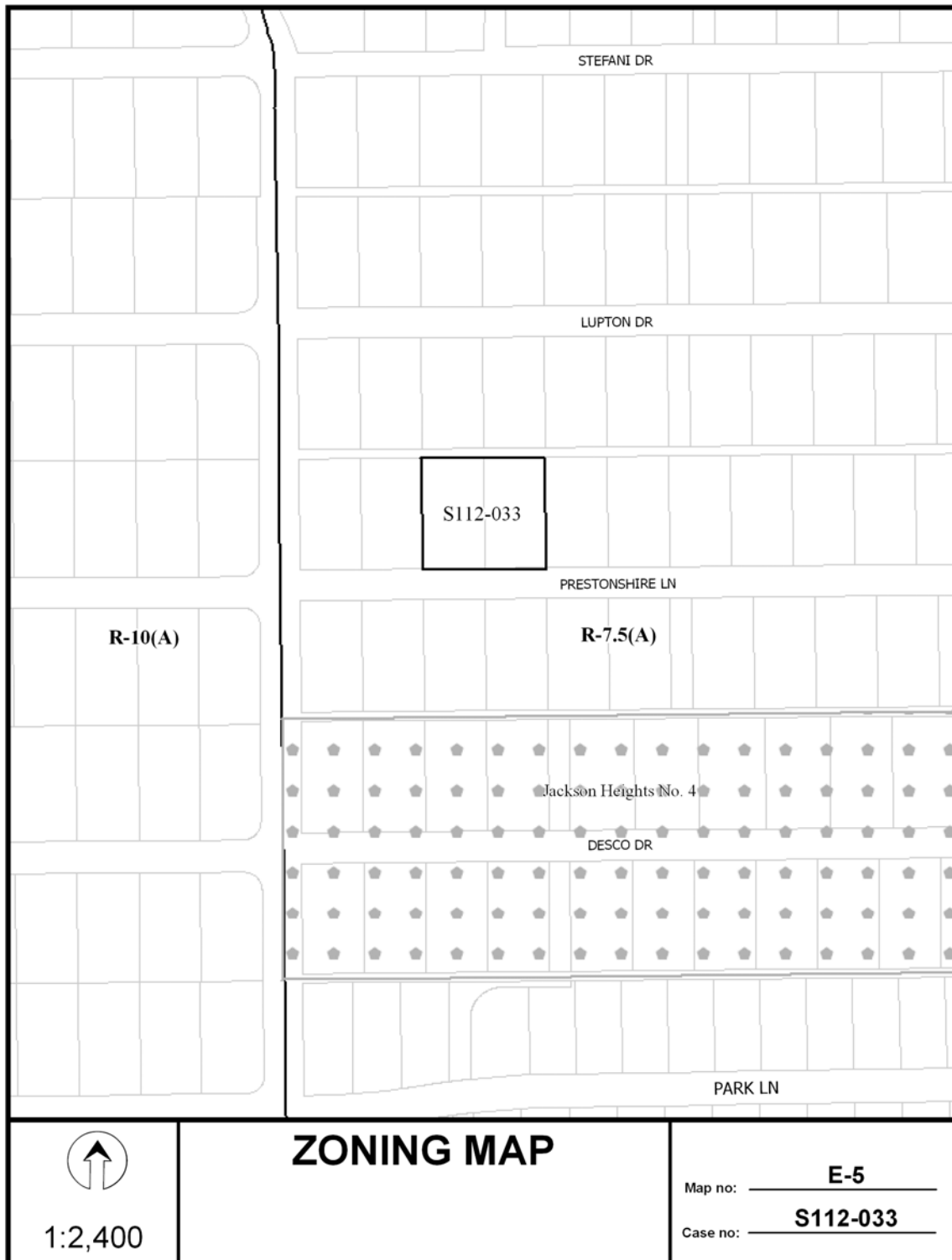
DATE NOTICES SENT: 18 notices were sent November 28, 2011.

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

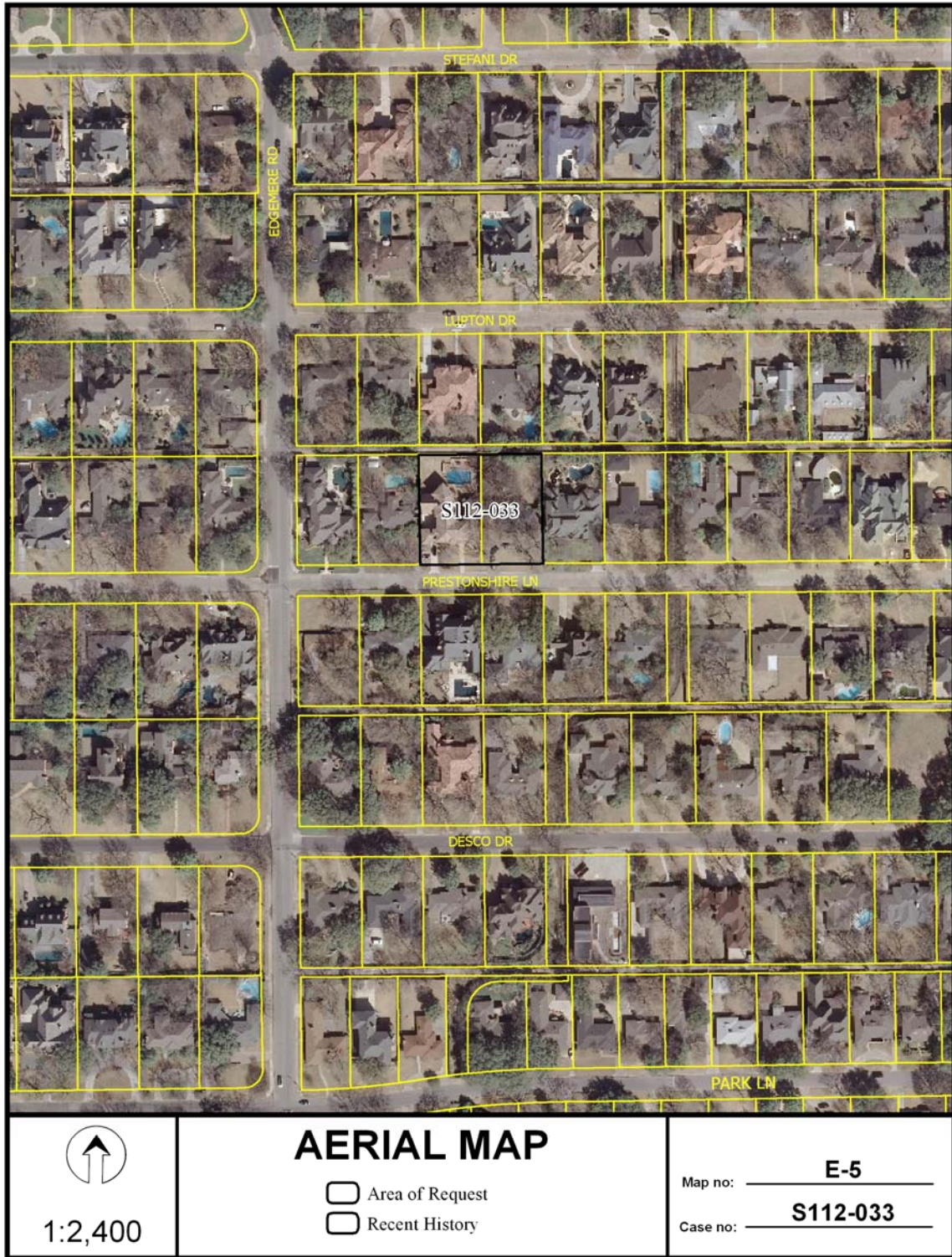
The request area lies within an R-7.5(A) area that consists of lots predominantly 18,000 square feet in size. The request is to create a lot 36,000 square feet in size in the middle of the block face. The staff has determined that the requested parcel does not comply with Section 51A-8.503(a) because it is not similar to the established lot pattern of the area; therefore; staff recommends denial. However, should the request be approved staff recommends that the approval be subject to compliance with the following conditions:

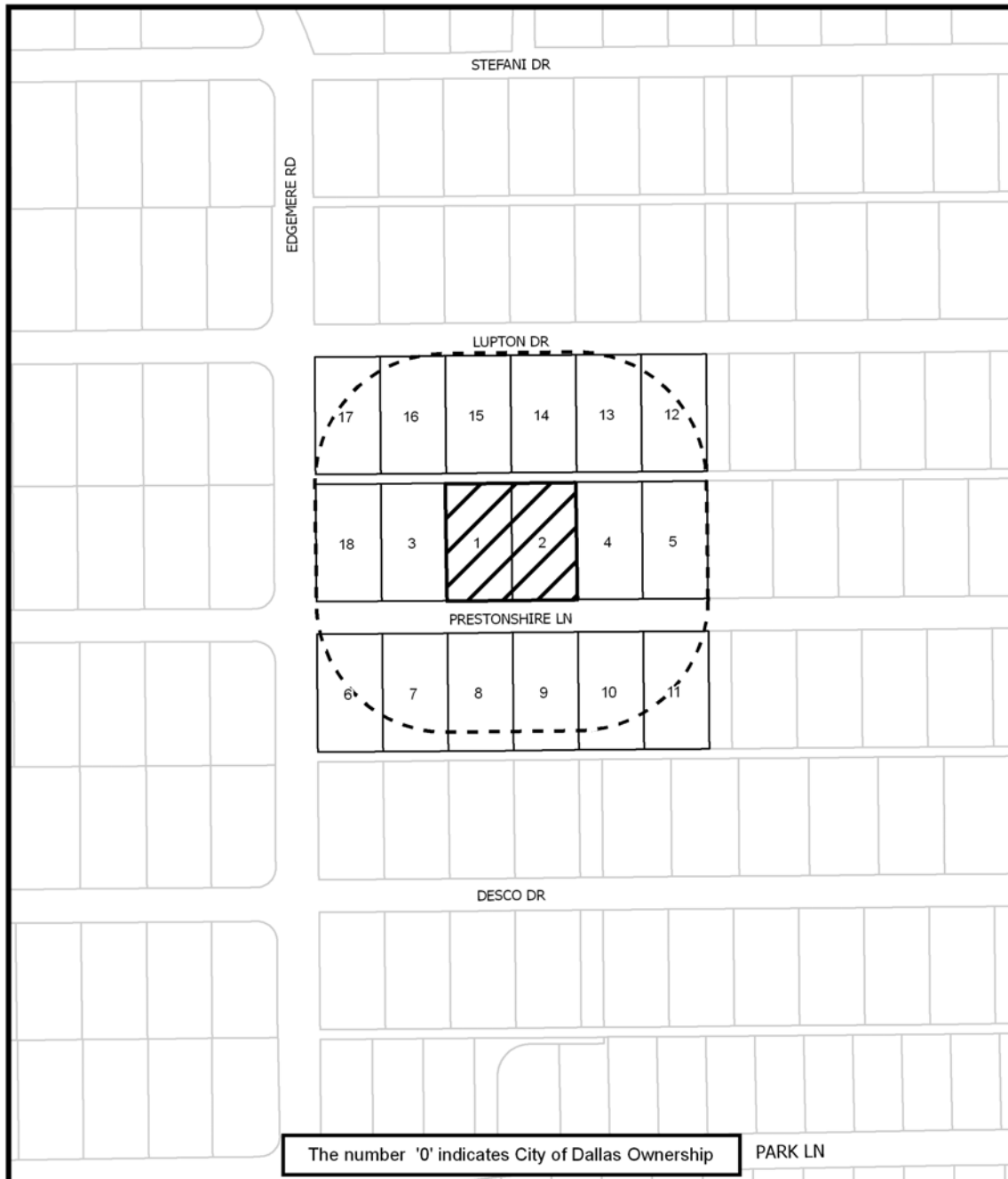
1. The final plat must conform with all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Sustainable Development and Construction, Engineering Division must verify that the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

7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 1.
10. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
11. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
12. On the final plat identify the property as City Block 3/5475, Lot 3A.



12/6/2011





 1:2,400	<h2>NOTIFICATION</h2>	Map no: <u> E-5 </u>			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">18</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	18	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
18	NUMBER OF PROPERTY OWNERS NOTIFIED				

12/6/2011

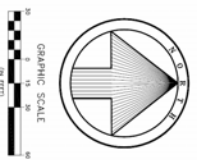
Notification List of Property Owners

S112-033

18 Property Owners Notified

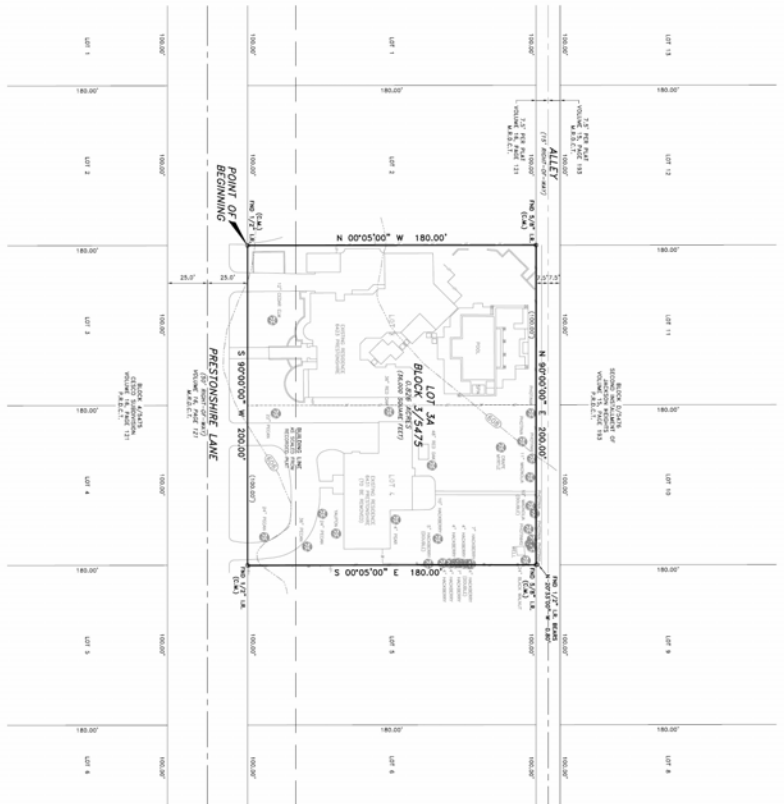
<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6423 PRESTONSHIRE LN	GENECOV DAVID G & LISA W
2	6431 PRESTONSHIRE LN	MEADOWBROOK HOMES INC
3	6415 PRESTONSHIRE LN	CHASTAIN CATHERINE L
4	6439 PRESTONSHIRE LN	DRAZNER BRYAN S &
5	6445 PRESTONSHIRE LN	JONES EDWIN GERALD
6	6406 PRESTONSHIRE LN	ZWEIG IDA ANN GOLMAN
7	6414 PRESTONSHIRE LN	RED OAK EQUITIES LTD SUITE 105
8	6422 PRESTONSHIRE LN	FEHERTY DAVID & ANITA
9	6430 PRESTONSHIRE LN	WAYMAN STEAVE & KAREN R WAYMAN
10	6438 PRESTONSHIRE LN	OWENS DONALD P & CARRAN C
11	6446 PRESTONSHIRE LN	ANDERSON MICHAEL HAL
12	6446 LUPTON DR	DAVIS BARRY E & ANTOINETTE M
13	6438 LUPTON DR	CARUSO SUZANNE A
14	6430 LUPTON DR	MAYO STANLEY OWEN
15	6422 LUPTON DR	STEPHENS JOHN J & MICHELE L
16	6414 LUPTON DR	PEARSON LARRY A
17	6406 LUPTON DR	SLADE JARED M & KATHERINE C
18	6407 PRESTONSHIRE LN	SILVERMAN MICHAEL R & MARY M

Monday, November 28, 2011



GENERAL NOTES

1. THE INFORMATION CONTAINED HEREIN IS FOR THE ARCHITECT'S REVIEW ONLY. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED TO HIM BY THE CLIENT AND THE INFORMATION CONTAINED IN THE RECORD PLANS AND SPECIFICATIONS. THE ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED TO HIM BY THE CLIENT AND THE INFORMATION CONTAINED IN THE RECORD PLANS AND SPECIFICATIONS. THE ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



OWNER'S CERTIFICATE

I, the undersigned, being the owner of the above described premises, do hereby certify that the information contained herein is true and correct to the best of my knowledge and belief, and that I have read and understand the contents of the same, and that I have executed the same for the purposes and consideration therein expressed.

OWNER'S NAME: _____

OWNER'S ADDRESS: _____

CITY: _____

STATE: _____

DATE: _____

PRELIMINARY STATEMENT

THE UNDERSIGNED, BEING THE OWNER OF THE ABOVE DESCRIBED PREMISES, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I HAVE READ AND UNDERSTAND THE CONTENTS OF THE SAME, AND THAT I HAVE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

PRELIMINARY STATEMENT: _____

PRELIMINARY STATEMENT: _____

PRELIMINARY STATEMENT: _____

GENECOV ADDITION
 LOT 3A, BLOCK 315475
 BEING A REPLAT OF
 LOTS 3 AND 4, BLOCK 315475
 PREPARED BY
 F.P. SCHOLES SURVEY - ABSTRACT NO. 1032
 CITY OF DALLAS, TEXAS
 CITY PLAN NO. 1032-1033

SCALE: 1" = 20'

WOMEN'S 2011

GENECOV ADDITION
 LOT 3A, BLOCK 315475
 BEING A REPLAT OF
 LOTS 3 AND 4, BLOCK 315475
 PREPARED BY
 F.P. SCHOLES SURVEY - ABSTRACT NO. 1032
 CITY OF DALLAS, TEXAS
 CITY PLAN NO. 1032-1033

GENECOV ADDITION
 LOT 3A, BLOCK 315475
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 CITY OF DALLAS, TEXAS
 CITY PLAN NO. 1032-1033

CITY PLAN COMMISSION**THURSDAY, DECEMBER 15, 2011****FILE NUMBER:** S112-035**Subdivision Administrator:** Paul Nelson**LOCATION:** Birmingham Ave. between Trunk Ave. and Meadow Street**DATE FILED:** November 22, 2011**ZONING:** PD 595 (MF-2-(A), (R-7.5(A), & NC**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 5.381 Ac.**MAPSCO:** 46U**APPLICANT/OWNER:** Dallas Independent School District

REQUEST: An application to replat a 5.381 acre tract of land containing part of City Blocks 1353 and 1540; part of Lot 1 and all of Lots 2 thru 5 in City Block 1353; and all of Lots 6A, 7, and 8 in City Block 1353 located on Birmingham Ave. between Trunk Ave. and Meadow Street.

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

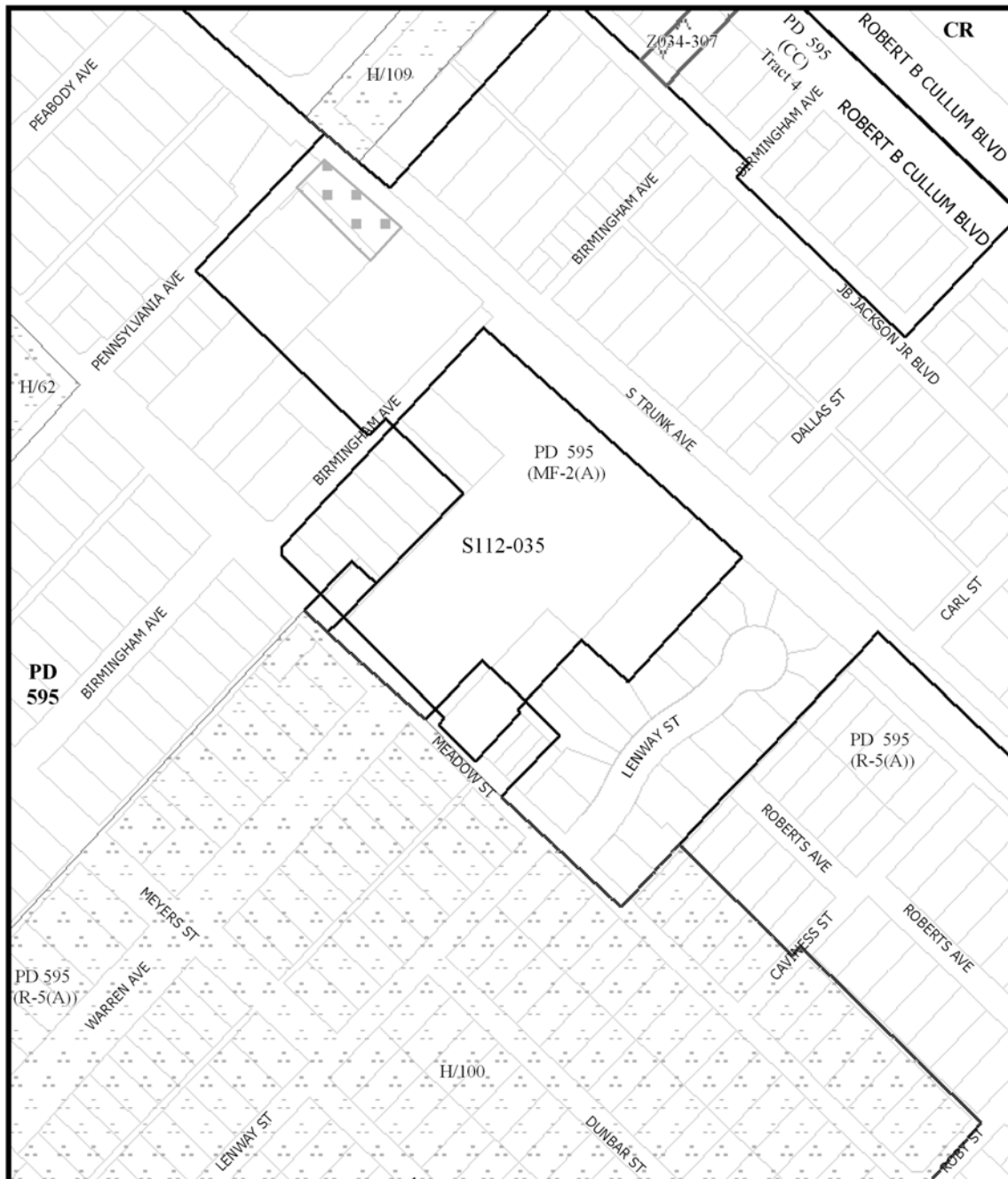
DATE NOTICES SENT: 52 notices were sent November 28, 2011.


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

The request area lies within a mixed zoning district area that consists of parcels of various size and sparse development. The request is to create a 5 plus acre lot for a public school facility to serve the community; therefore, staff recommends approval subject to compliance with the following conditions:

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

- plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
 9. The maximum number of lots permitted by this plat is 1.
 10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
 11. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
 12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
 13. On the final plat dedicate 28 feet of ROW from the established centerline of Birmingham Avenue and Meadow Street.
 14. The plat lies within the Peaks Branch drainage area. The finish floor elevation is recommended to be 3 feet above the nearest inlet, top of curb.
 15. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
 16. A tree survey must be submitted to the Chief City Arborist prior to the issuance of an Early Release Building Permit or submittal of the final plat for the Chairman's signature, whichever occurs first.
 17. On the final plat identify the property as City Block 1353, Lot 1A.



 1:2,400	<h2>ZONING MAP</h2>	Map no: <u> E-5 </u> Case no: <u> S112-035 </u>
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12/6/2011



S112-035



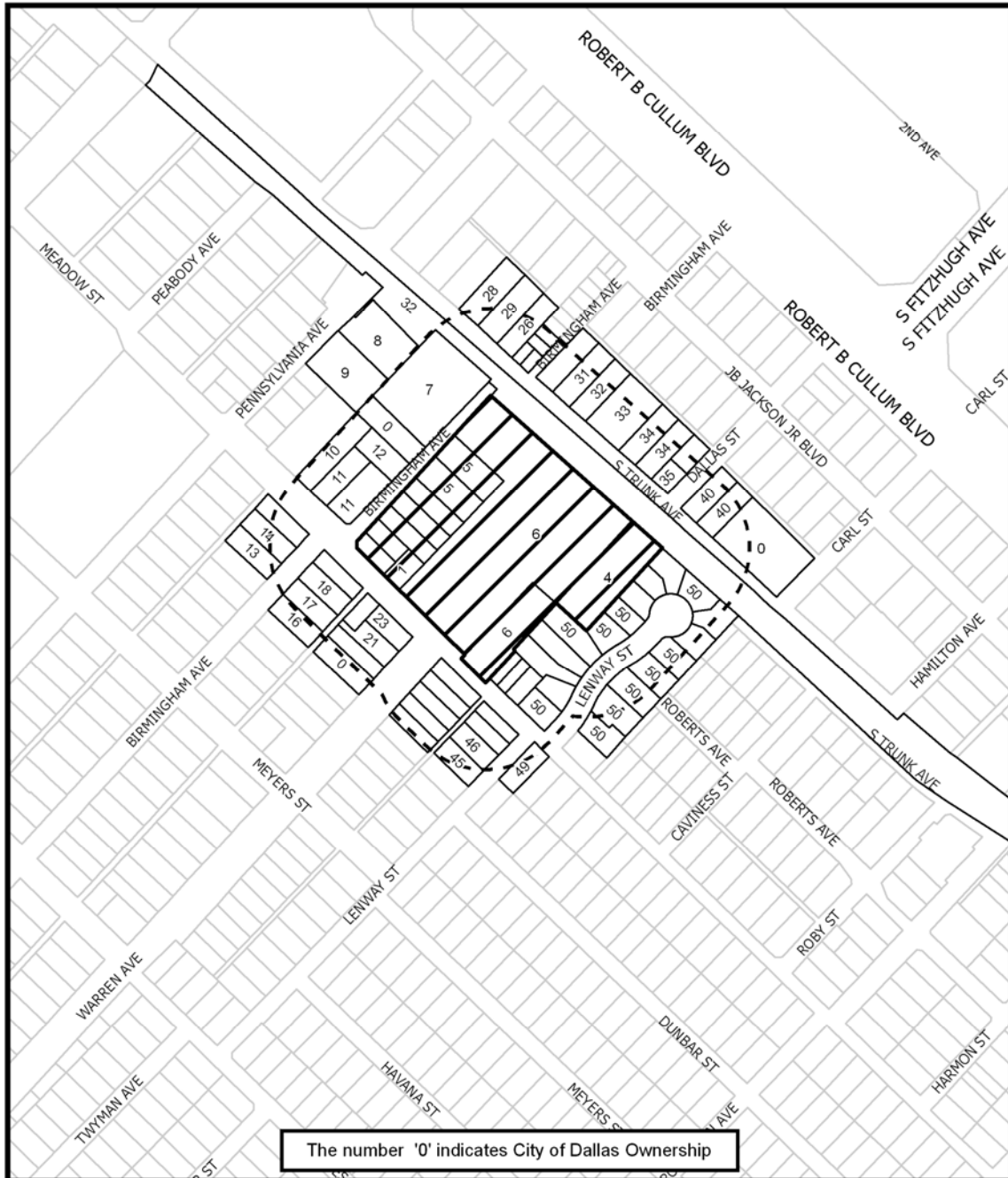
1:2,400

AERIAL MAP

- Area of Request
- Recent History

Map no: E-5
 Case no: S112-035

12/6/2011



 1:3,600	<h2>NOTIFICATION</h2>	Map no: E-5
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">52</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: S112-035

12/6/2011

Notification List of Property Owners

S112-035

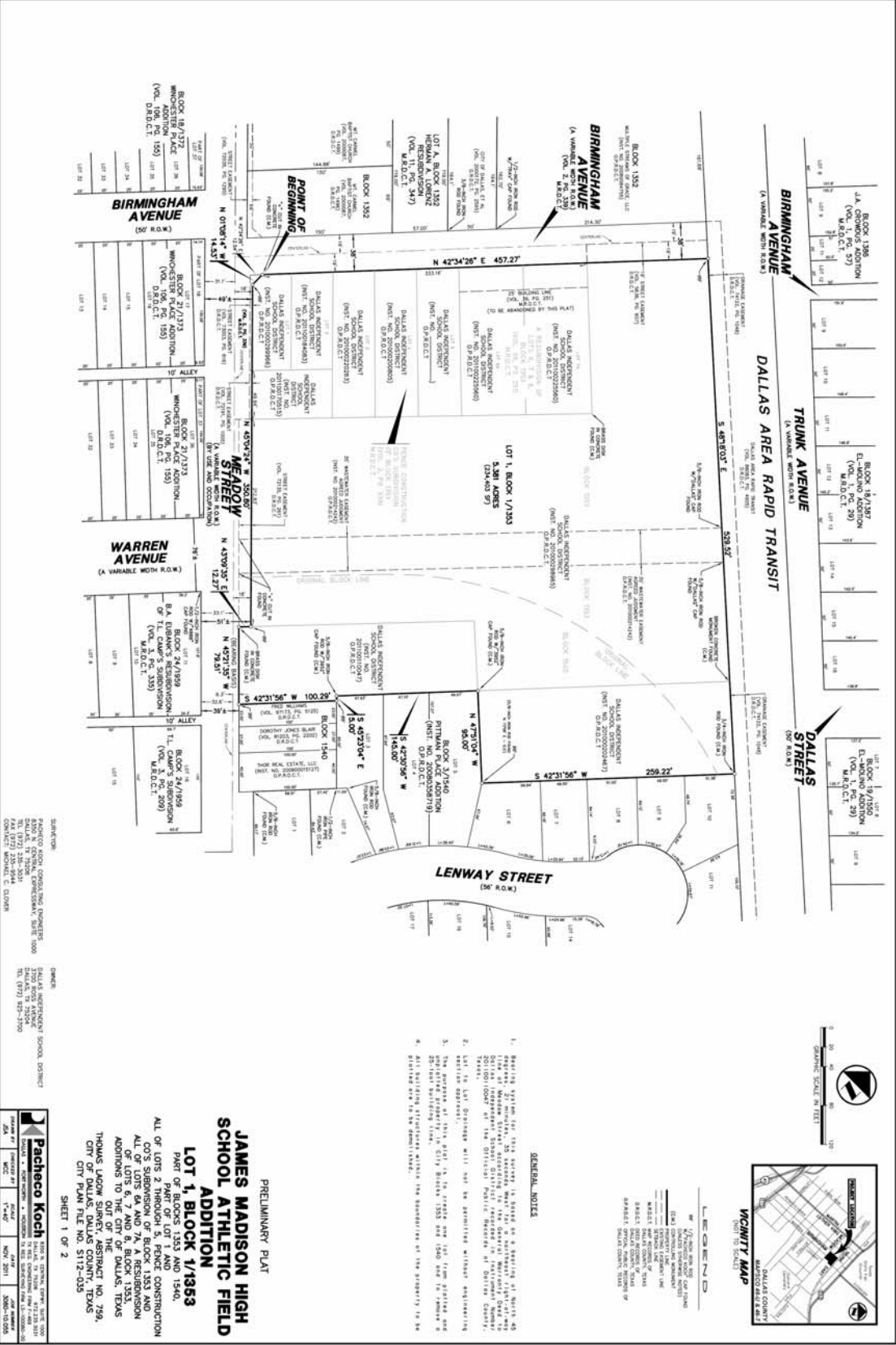
52 Property Owners Notified

Label #	Address	Owner
1	3312 MEADOW ST	KHAZEM ALI
2	3100 BIRMINGHAM AVE	Dallas ISD OFFICE OF LEGAL SVCS
3	3106 BIRMINGHAM AVE	LEWISROBINSON ANDREA &
4	3450 TRUNK AVE	Dallas ISD ATTN OFFICE OF LEGAL SVCS
5	3130 BIRMINGHAM AVE	EJIGU HAILU
6	3404 TRUNK AVE	Dallas ISD
7	3131 BIRMINGHAM AVE	MULTIPLE STREAMS OF GRACE LLC
8	3128 PENNSYLVANIA AVE	SETTLES C L
9	3116 PENNSYLVANIA AVE	TWO PODNERS
10	3214 MEADOW ST	RAMIREZ JOSE E NO 101
11	3222 MEADOW ST	JONES MELVA RUTH
12	3115 BIRMINGHAM AVE	ROBERTS MATTIE D
13	3025 BIRMINGHAM AVE	FREDERICK LOUIS EST
14	3031 BIRMINGHAM AVE	BROWN JERRY B
15	3033 BIRMINGHAM AVE	SOLOMON VESTA
16	3016 BIRMINGHAM AVE	ROBINSON HARRIETT
17	3020 BIRMINGHAM AVE	ROUTE HATTIE L
18	3022 BIRMINGHAM AVE	DAVIS MAUDIE
19	3034 BIRMINGHAM AVE	COMMON GROUND COMMUNITY ECONOMIC DEVELOPEM
20	3027 WARREN AVE	MANNING DAVID INC
21	3033 WARREN AVE	GAINES ROY STE 323
22	3313 MEADOW ST	VICARO ANTOINETTE MARIE &
23	3037 WARREN AVE	AMERICAN INV CO 3RD FLR INWOOD PROF BLD
24	1732 TRUNK AVE	R M W DEV INC
25	3205 BIRMINGHAM AVE	DALLAS BLACK CHAMBER OF COMMERCE
26	1722 TRUNK AVE	DALLAS BLACK CHAMBER COMMERCE

Monday, November 28, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1730 TRUNK AVE	MURRAY EUNICE
28	1716 TRUNK AVE	WAGONER ROBERT ETAL
29	1720 TRUNK AVE	SIMPLE FAITH INTERNATIONAL
30	1800 TRUNK AVE	GARTH ARKIT
31	1804 TRUNK AVE	BROWN JERRY
32	401 TRUNK AVE	DART
33	1814 TRUNK AVE	ROBINSON CAROLYN A
34	1822 TRUNK AVE	DALLAS HOUSING ACQUISITION & DEVELOPMENT CORP CI
35	1826 TRUNK AVE	HAMILTON HUEY JR & DIANNE
36	3205 DALLAS ST	NORTON D W & CO LLC
37	3412 MEADOW ST	BLAIR DOROTHY JONES % DON BLAIR
38	3410 MEADOW ST	WILLIAMS FRED
39	3414 MEADOW ST	BEST BUY PROPERTIES INC
40	1904 TRUNK AVE	ST PHILIPS SCHOOL & COMMUNITY CENTER
41	3024 WARREN AVE	RICHARDS TAFT JR
42	3026 WARREN AVE	WASHINGTON BARBARA
43	3030 WARREN AVE	MEADOR THOMAS S JR
44	3034 WARREN AVE	D & D PROPERTIES
45	3023 LENWAY ST	TUCKER VELMA
46	3027 LENWAY ST	WASHINGTON ARVETA
47	3033 LENWAY ST	ELIJAH & ASSOC ENTERPRISE INC
48	3029 LENWAY ST	FLINTROY PETER & REATHER FLINTROY TRUSTEES
49	3503 MEADOW ST	TEMPLE CLARA ESTATE OF
50	3137 LENWAY ST	SOUTH DALLAS FAIR PARK INNERCITY DEV CORP
51	3114 LENWAY ST	Taxpayer at
52	3138 LENWAY ST	SOUTH DALLAS FAIR PARK INNERCITY DEV CORP

Monday, November 28, 2011



- GENERAL NOTES**
1. Building system for this facility is based on a building of 2011-12 requirements. The building shall be designed to meet the 2011-12 Dallas Independent School District (DISD) design criteria. The building shall be designed to meet the 2011-12 Dallas Independent School District (DISD) design criteria. The building shall be designed to meet the 2011-12 Dallas Independent School District (DISD) design criteria.
 2. All building materials shall be approved by the architect.
 3. The architect shall provide all necessary engineering services.
 4. All building materials shall be approved by the architect.

PRELIMINARY PLAT
JAMES MADISON HIGH SCHOOL ATHLETIC FIELD ADDITION
LOT 1, BLOCK 1/1353
 PART OF BLOCK 1353 AND 1546, PART OF LOT 1 AND CO'S SUBDIVISION OF BLOCK 1353 AND ALLOT'S 6, 7 AND 8, BLOCK 1353, THOMAS LAGOW SUBDIVISION OF TRACT NO. 759, CITY OF DALLAS, DALLAS COUNTY, TEXAS, CITY PLAN FILE NO. 5112-035
 SHEET 1 OF 2

Pacheco Koch
 ARCHITECTS
 1111 MARSHALL STREET, SUITE 1000
 DALLAS, TEXAS 75201
 TEL: (972) 352-7500
 FAX: (972) 352-7504
 CONTACT: MICHAEL C. CLARK

CITY PLAN COMMISSION

THURSDAY, DECEMBER 15, 2011

FILE NUMBER: S112-037

Subdivision Administrator: Paul Nelson

LOCATION: 10747 Bruton Rd. between Leroy St. and Cheyenne Rd.

DATE FILED: November 22, 2011

ZONING: R-7.5(A)

CITY COUNCIL DISTRICT: 5

SIZE OF REQUEST: 5.688 Ac.

MAPSCO: 59D

APPLICANT/OWNER: Nueva Vida New Life Assembly, Inc.

REQUEST: An application to replat a 5.688 acre tract of land containing all of Lot 1 in City Block A/6773 to create 5 foot side yard building lines and to create one 1.848 acre lot and one 3.840 acre lot on property located at 10747 Bruton Rd. between Leroy St. and Cheyenne Rd.

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

DATE NOTICES SENT: 20 notices were sent November 28, 2011.

BUILDING LINE REMOVAL STANDARD: The commission may approve a platted building line with a minimum front, side, or rear yard setback greater than required by zoning regulation only:

(1) upon the affirmative vote of at least three- fourths of the commission members present; and

(2) if the commission finds that the platted building line will not:

“(i) require a minimum front, side, or rear yard setback less than required by zoning regulation;”

- The proposed building line is the same as the side yard setback of the R-7.5(A).

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

- 25 notices were sent on November 28, 2011 with 0 replies in favor or against as of December 5, 2011.

“(iii) adversely affect neighboring properties; and”

- Placement of the building lines would be the same as the 5 foot side yard setback required by the R-7.5(A) District..

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

- The addition of the building lines will not change the development pattern of the neighborhood.

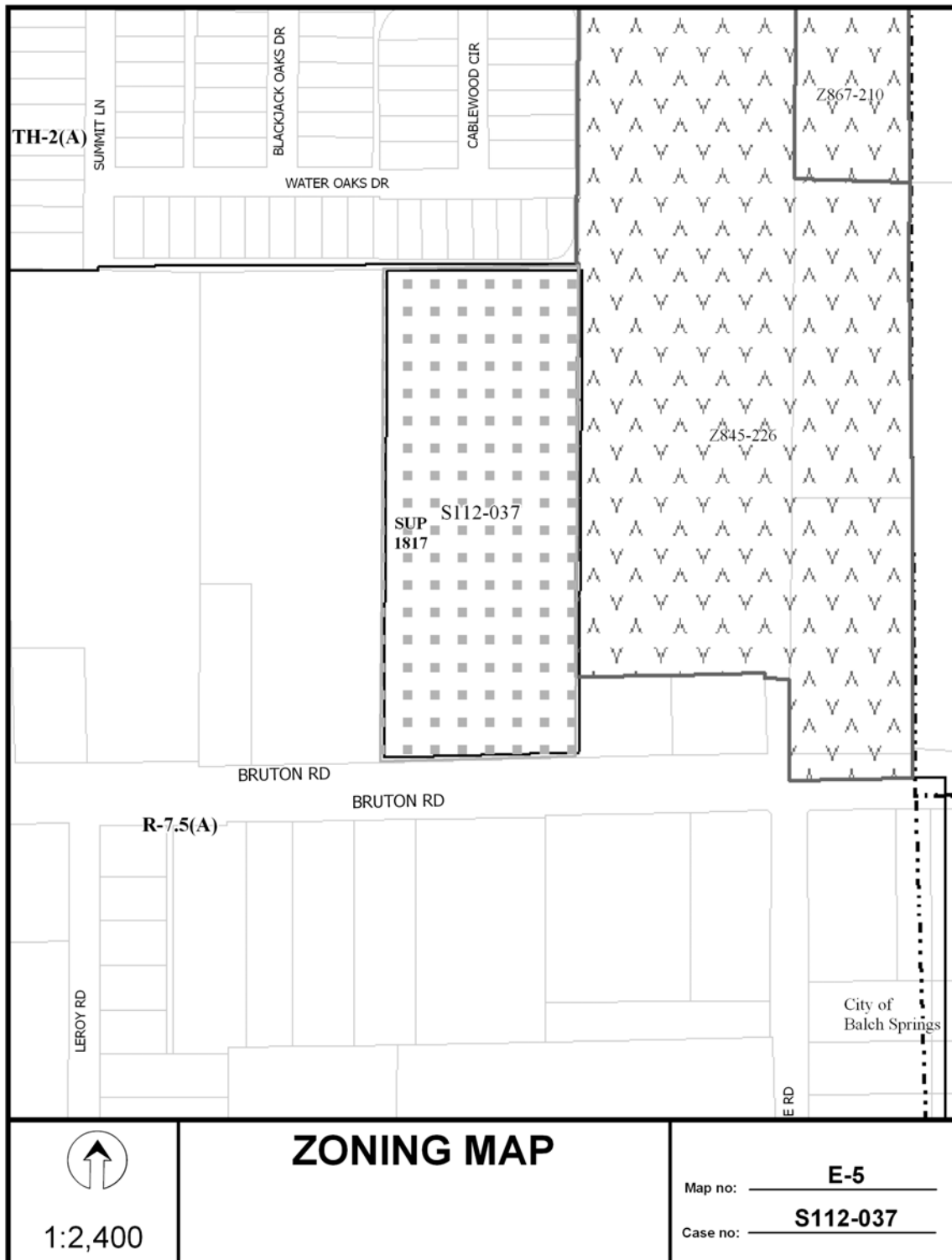
STAFF RECOMMENDATION OF BUILDING LINE REMOVAL: The request to create the building lines does not improve the ability to develop the property in accordance with the R-7.5(A) zoning setbacks; therefore, staff recommends denial of the building line addition.

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

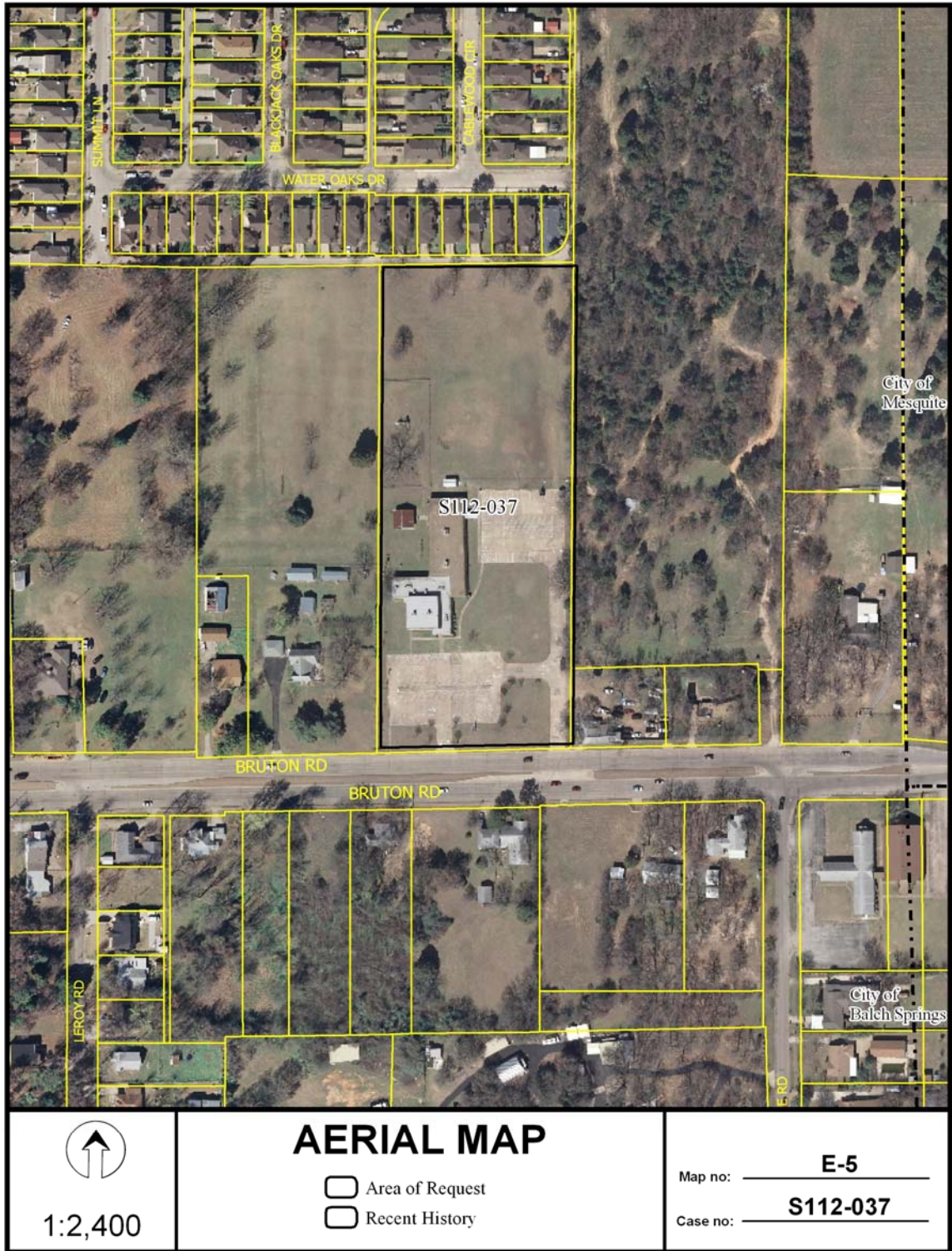
The request area lies within an R-7.5(A) area that consists of lots larger than what is proposed. The staff has determined that the requested parcels comply with Section 51A-8.503(a); therefore; staff recommends approval subject to compliance with the following conditions:

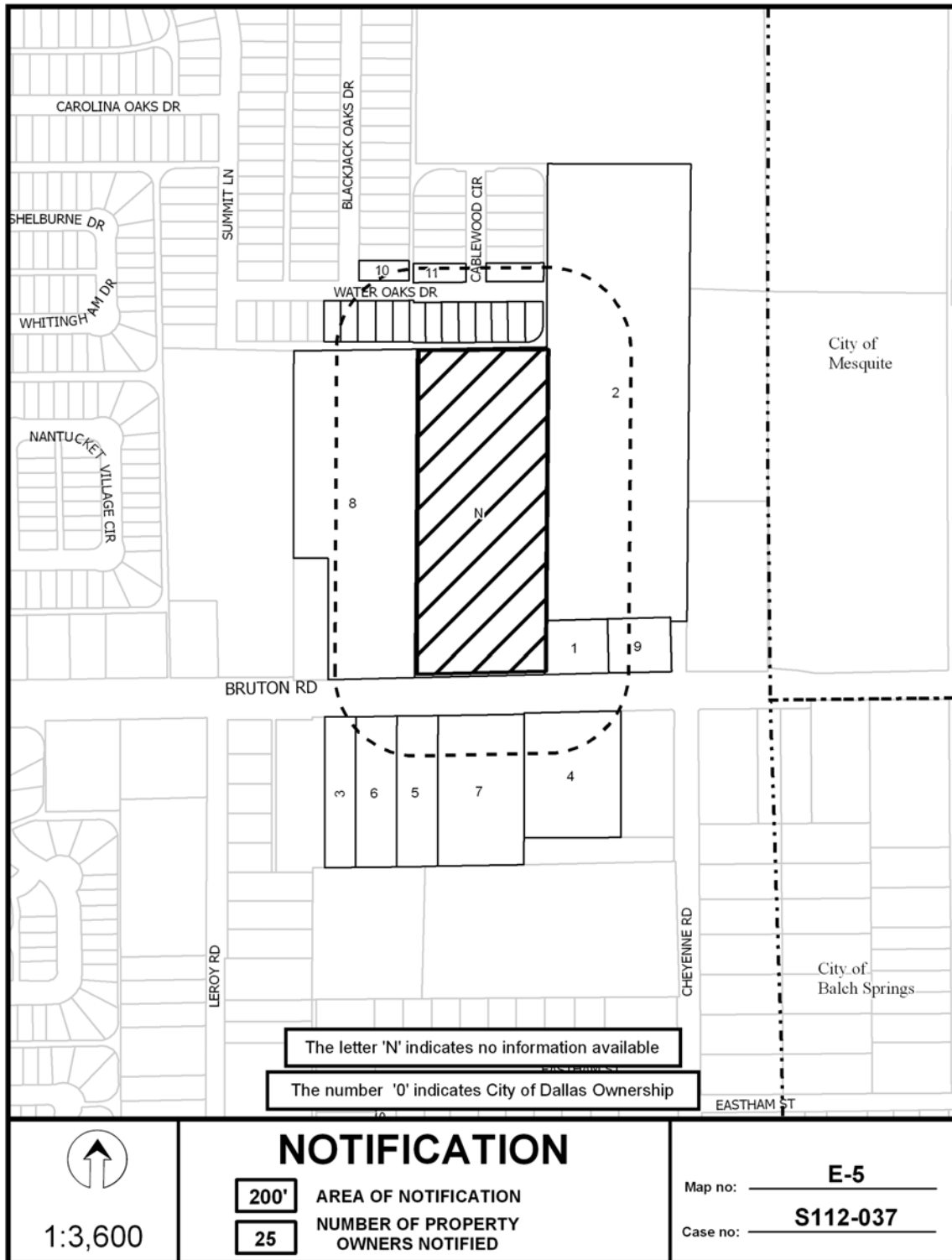
1. The final plat must conform with all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Sustainable Development and Construction, Engineering Division must verify that the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

13. On the final plat show the recording information on all existing easements within 150 feet of the property.
14. On the final plat chose a different addition name.
15. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development..
16. Water/wastewater main extension is required by Private Development Contract.
17. On the final plat identify the property as City Block A/6773, Lot 1A and 1B.



12/6/2011





12/6/2011

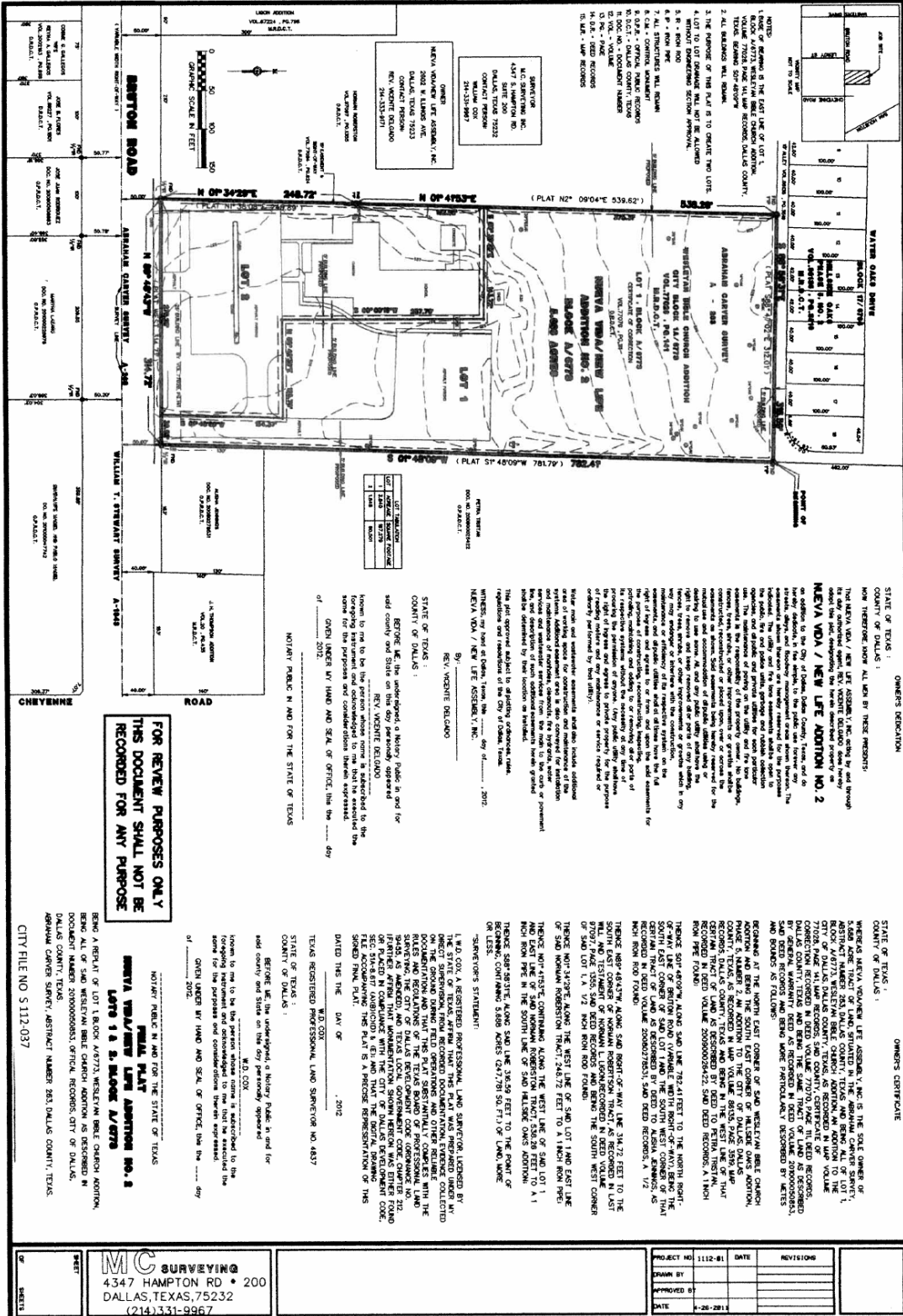
Notification List of Property Owners

S112-037

25 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10807 BRUTON RD	JENNINGS ALISHA
2	10807 BRUTON RD	TRISTAN PETRA
3	10618 BRUTON RD	GALLEGOS COSME G & REYNA A
4	10822 BRUTON RD	MACIEL GUADALUPE & PABLO
5	10708 BRUTON RD	RODRIGUEZ JOSE JUAN
6	10622 BRUTON RD	FLORES JOSE B & GARY BROWNING
7	10726 BRUTON RD	LAZARO MARTHA
8	10631 BRUTON RD	ROBERTSON NORMAN L & MARY ELLEN
9	10825 BRUTON RD	ELCA INVESTMENTS INC
10	10576 BLACKJACK OAKS	MILLER SHERA P
11	2303 CABLEWOOD CIR	PEREA REFUGIO S
12	2304 CABLEWOOD CIR	ALEGRIA MAX A & SANDRA E
13	10724 WATER OAKS DR	PATTON CHESTER R & DOLLY
14	10728 WATER OAKS DR	SHAW JOHN HENRY SR & CAROLYN RENA
15	10732 WATER OAKS DR	MARBAN FRANCISCO J &
16	10736 WATER OAKS DR	NEIMETZ RANDOLPH S
17	10740 WATER OAKS DR	GAMBLE BRUCE L
18	10744 WATER OAKS DR	WEEKS FRANKLIN
19	10748 WATER OAKS DR	HEBRON DELORES MAE & LIZ RONA HEBRON
20	10752 WATER OAKS DR	COOPER ANGELA
21	10756 WATER OAKS DR	OKAFOR FRANCIS T
22	10804 WATER OAKS DR	CORLEY ROBERT
23	10808 WATER OAKS DR	BATTLE TRAVIS J
24	10812 WATER OAKS DR	MOORE SARAH J
25	10816 WATER OAKS DR	REEVES MAE JEWELL

Monday, November 28, 2011



OWNERS REDUCTION

STATE OF TEXAS: COUNTY OF DALLAS: NOW HEREBY KNOW ALL MEN BY THESE PRESENTS: THAT NEVA VDA / NEW LIFE ADDITION NO. 2, was approved by the City of Dallas, Texas, on the 11th day of December, 2010, and the same is now being reduced to a public record. The undersigned, the undersigned's husband and wife, being of full legal age and sane mind, do hereby certify that the same is true and correct to the best of our knowledge, information and belief. The undersigned's husband and wife do hereby warrant, defend and hold harmless the City of Dallas, Texas, and the County of Dallas, Texas, from and against any and all claims, damages, costs and expenses, including reasonable attorney's fees, that may be asserted against or incurred by the City of Dallas, Texas, or the County of Dallas, Texas, in connection with the approval, enforcement or execution of the plat herein. The undersigned's husband and wife do hereby warrant, defend and hold harmless the City of Dallas, Texas, and the County of Dallas, Texas, from and against any and all claims, damages, costs and expenses, including reasonable attorney's fees, that may be asserted against or incurred by the City of Dallas, Texas, or the County of Dallas, Texas, in connection with the approval, enforcement or execution of the plat herein. The undersigned's husband and wife do hereby warrant, defend and hold harmless the City of Dallas, Texas, and the County of Dallas, Texas, from and against any and all claims, damages, costs and expenses, including reasonable attorney's fees, that may be asserted against or incurred by the City of Dallas, Texas, or the County of Dallas, Texas, in connection with the approval, enforcement or execution of the plat herein.

OWNER'S CERTIFICATE

STATE OF TEXAS: COUNTY OF DALLAS: I, the undersigned, NEVA VDA, do hereby certify that the above and foregoing plat is a true and correct copy of the original plat as the same appears on file in the office of the County Clerk of Dallas County, Texas, and that the same is true and correct to the best of my knowledge, information and belief. I do hereby warrant, defend and hold harmless the City of Dallas, Texas, and the County of Dallas, Texas, from and against any and all claims, damages, costs and expenses, including reasonable attorney's fees, that may be asserted against or incurred by the City of Dallas, Texas, or the County of Dallas, Texas, in connection with the approval, enforcement or execution of the plat herein.

FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

NEVA VDA / NEW LIFE ADDITION NO. 2
LOTS 1 & 2, BLOCK A/878
ARABIAN CARRIERS SUBDIVISION NO. 2, DALLAS COUNTY, TEXAS
CITY FILE NO. 5112-037

PROJECT NO.	1112-01
DATE	REV10106
DRAWN BY	
APPROVED BY	
DATE	11-28-2011

MC SURVEYING
4347 HAMPTON RD • 200
DALLAS, TEXAS 75232
(214) 331-9967

CITY PLAN COMMISSION**THURSDAY, DECEMBER 15, 2011****FILE NUMBER:** S112-040**Subdivision Administrator:** Paul Nelson**LOCATION:** 2909 thru 2913 Sale Street**DATE FILED:** November 22, 2011**ZONING:** PD 193, PDS 29**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.335 Ac. **MAPSCO:** 45B**APPLICANT/OWNER:** Edward and Lisa Lennox

REQUEST: An application to replat a 0.335 acre tract of land containing Lot 18 in City Block A/1030 and a tract of land in City Block 1030 on Sale Street between Gillespie Street and Dickason Avenue.

SUBDIVISION HISTORY:

1. S101-152 was an application contiguous on the west and northwest of the present request to replat a 0.189 acre tract of land containing all of Lots 12 and 13 in City Block A/1030 into one 0.189 acre lot on Gillespie Avenue southeast of Hood Street and was approved on September 1, 2011 but has not been recorded.

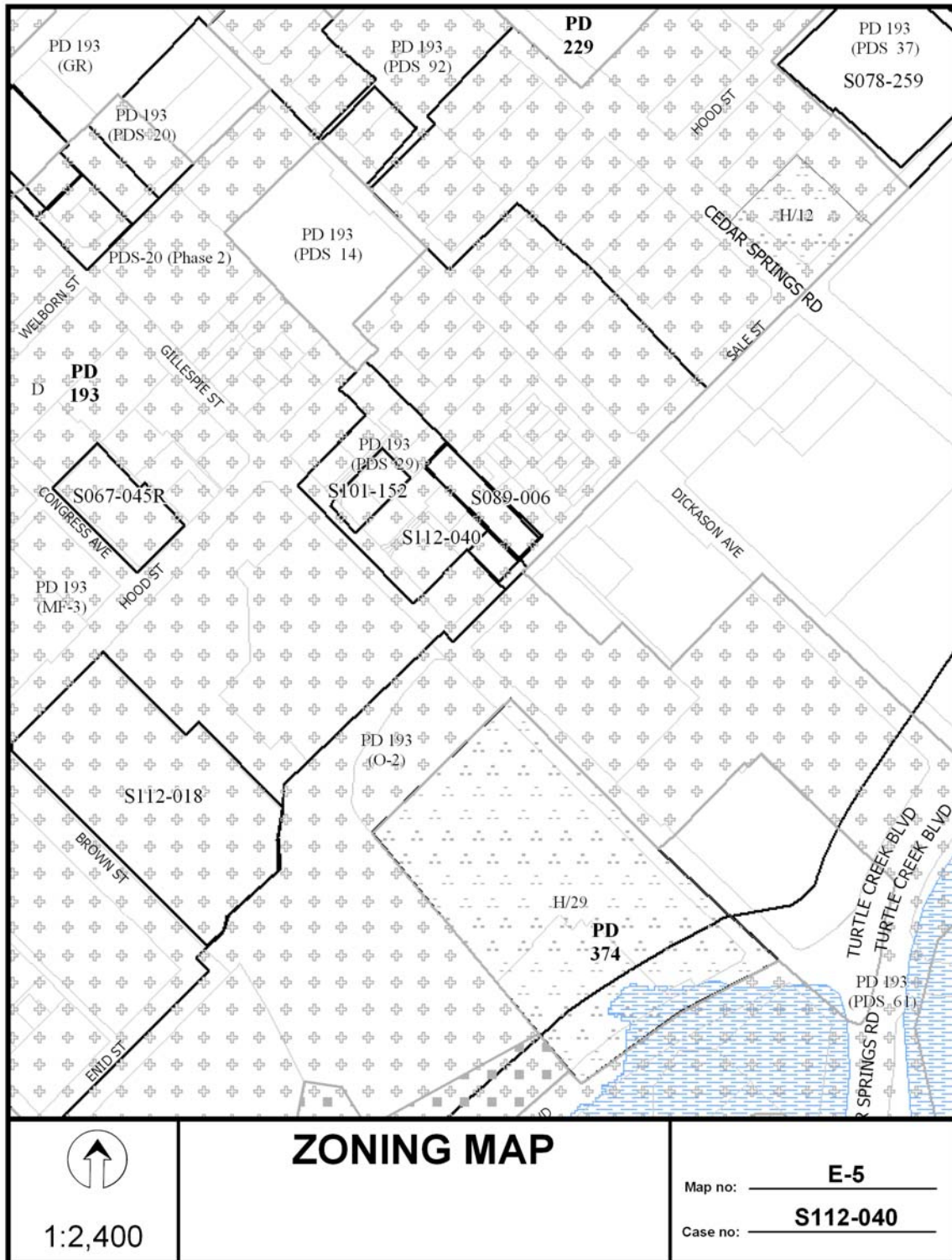
DATE NOTICES SENT: 82 notices were sent November 28, 2011.

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

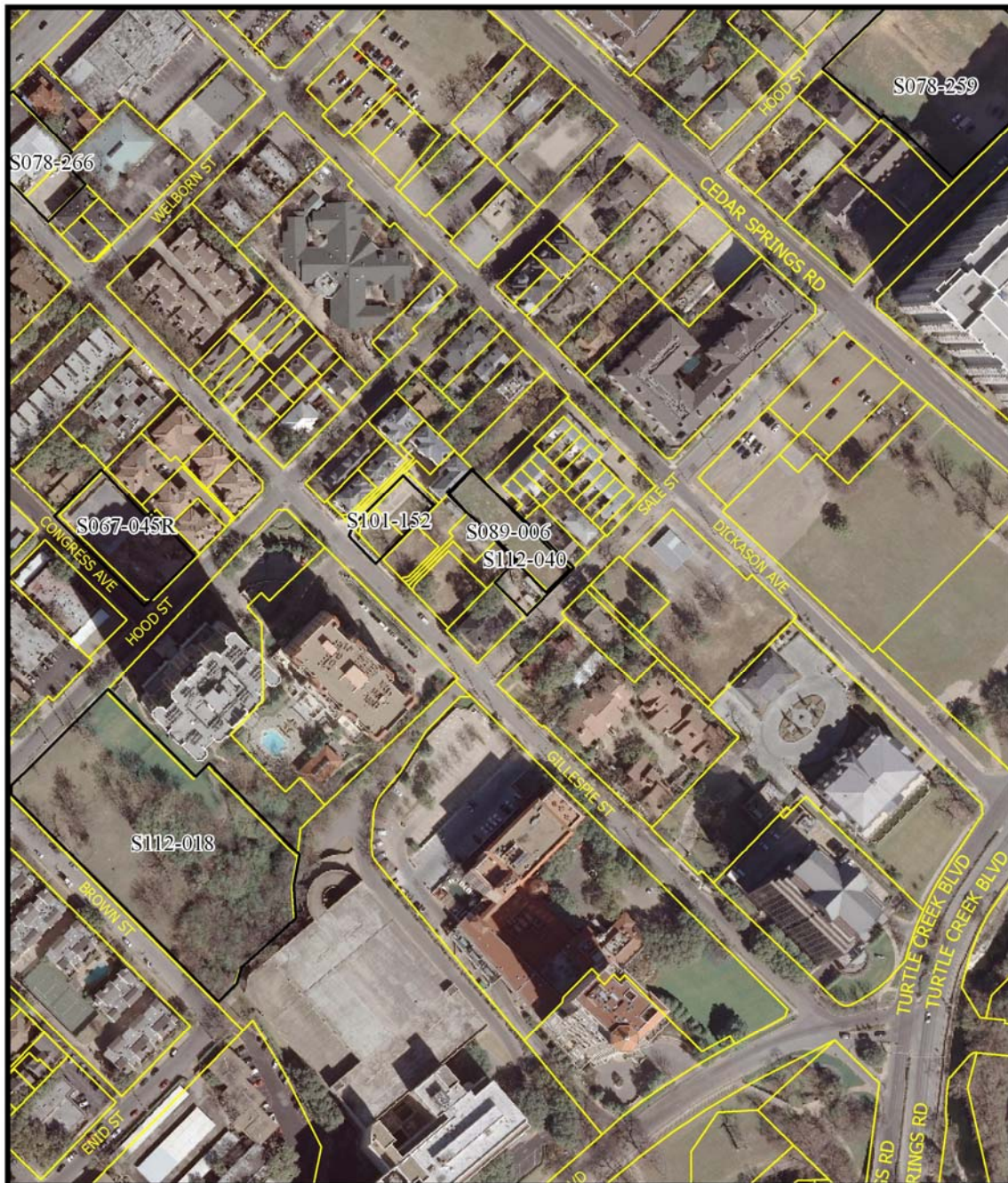
The request area lies within an area with a varied mix of lot sizes and patterns with the proposed lot being larger than some and smaller than others. Based on the mix of lot sizes the staff recommends approval subject to compliance with the following conditions:




1. The final plat must conform with all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. The final plat must comply with all plans, contracts, ordinances and requirements of the City.
4. The number and location of fire hydrants, and fire apparatus access roads, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines. In addition, any detached non premise sign must be shown on the final plat.

6. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the City Plan Commission in a format that is compatible with the "Microstation" format.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 1.
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
11. Place a note on the final plat "Lot to lot drainage will not be allowed without Engineering Section approval."
12. On the final plat show how all adjoining ROW was created.
13. On the final plat monument all set corners.
14. On the final plat modify the scale of the map for legibility.
15. Process an abandonment of the 3 foot wall maintenance easement abandonments through the Real Estate Division prior to submittal of the final plat for the Chairman's signature.
16. The existing building line needs to be labeled.
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. Water/wastewater main extension is required by Private Development Contract.
19. On the final plat identify the property as City Block A/1030, Lot 18A.

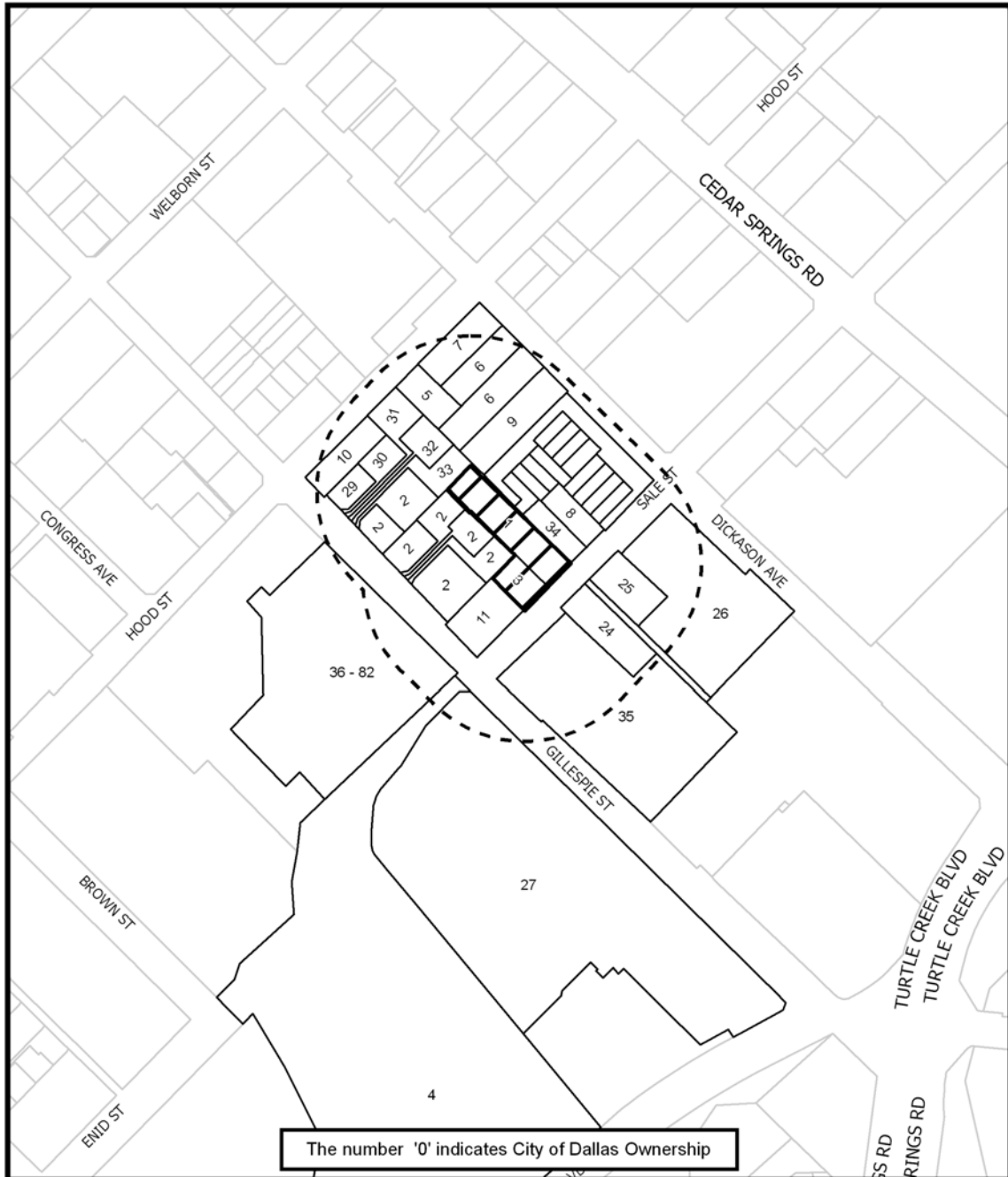


12/6/2011



 1:2,400	<h3>AERIAL MAP</h3> <ul style="list-style-type: none">  Area of Request  Recent History 	Map no: <u> E-5 </u> Case no: <u> S112-040 </u>
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12/6/2011



 1:2,400	NOTIFICATION		E-5
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">82</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Map no: _____ Case no: S112-040	

12/6/2011

11/28/2011

Notification List of Property Owners**S112-040****82 Property Owners Notified**

Label #	Address	Owner
1	2913 SALE ST	LENNOX EDWARD & LENNOX LISA
2	3520 GILLESPIE ST	REGENTS PARK RESIDENCES II LP
3	2909 SALE ST	LENNOX EDWARD L & LISA LENNOX % SERVICE KING
4	2727 TURTLE CREEK BLVD	FIRST TEXAS HOMES INC
5	2914 HOOD ST	JACKS HOWARD
6	3521 DICKASON AVE	BECKER STEPHEN J
7	3529 DICKASON AVE	MARTIN JIM & ELLEN
8	2921 SALE ST	PERKINS JOE B LIFE ESTATE REM: SCOTT GRANOWSKI
9	3515 DICKASON AVE	BECKER STEPHEN
10	3530 GILLESPIE ST	MORGAN CHARLES D & MORGAN JANIS S
11	3502 GILLESPIE ST	KLEMENT MICHAEL
12	3511 DICKASON AVE	LENTZ HAROLD CALVIN III UNIT 1
13	3511 DICKASON AVE	LIN CHUN HAN & UNIT A
14	3509 DICKASON AVE	STREIDL LISA APT 901
15	3509 DICKASON AVE	WAINSCOTT MICHAEL P
16	3507 DICKASON AVE	ARKAN EROL E UNIT 5
17	3507 DICKASON AVE	ROSA EMILIO
18	3505 DICKASON AVE	ADAMS DAVID G BLDG B UNIT 7
19	3505 DICKASON AVE	STILES DONNA M UNIT A
20	3503 DICKASON AVE	HOSFORD LESLIE L SORRELL
21	3503 DICKASON AVE	BARBER MONTY C SUITE 10
22	3501 DICKASON AVE	MORRIS JAMES D & MIRIAM R UNIT 11
23	3501 DICKASON AVE	ARMSTRONG JIMMY U
24	2916 SALE ST	DEWEY JOHN PEYTON JR FAMILY TRUST
25	2918 SALE ST	LINPRO ESPLANADE LAND %GEN ELECTRIC PENSIONTR
26	3441 SALE ST	LINPRO ESPLANADE LAND %GEN ELECTRIC PENSION TR

Monday, November 28, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2821 TURTLE CREEK BLVD	MOTC L P
28	3500 DICKASON AVE	SALE STREET HOMEOWNERS AS
29	3528 GILLESPIE ST	PEARL GREGORY J
30	3526 GILLESPIE ST	THOMPSON J DIETER
31	2908 HOOD ST	MORGAN CHARLES D & JANIS
32	3524 GILLESPIE ST	ANDERSON WILLIAM BRANTLEY
33	3522 GILLESPIE ST	MCKEON JOHN C & DEBORAH
34	2917 SALE ST	GRANOWSKI SCOTT
35	3424 GILLESPIE ST	PUIG A WINSTON VILLA 8
36	3535 GILLESPIE ST	ALTERNATIVE ASSET HOLDINGS LLC
37	3535 GILLESPIE ST	FLOOD JOAN M
38	3535 GILLESPIE ST	GUERIN DEAN & JO ALICE
39	3535 GILLESPIE ST	MURPHY SUSAN W UNIT 104
40	3535 GILLESPIE ST	AUGUR MARILYN
41	3535 GILLESPIE ST	BRINDELL CHARLES R JR &
42	3535 GILLESPIE ST	GREEN LEE A
43	3535 GILLESPIE ST	MONTANA ROBERT C II & PRISCILA A C MONTANA
44	3535 GILLESPIE ST	MIRKEN MARK C
45	3535 GILLESPIE ST	CROZIER LESLIE ANN UNIT 602
46	3535 GILLESPIE ST	CROZIER LESLIE ANN
47	3535 GILLESPIE ST	GREEN G GARDINER JR & BOBBIE S
48	3535 GILLESPIE ST	MALONE MARY LINK APT 207
49	3535 GILLESPIE ST	SWEENEY FRANCIS & PAULA
50	3535 GILLESPIE ST	FARRAR WILLIAM D
51	3535 GILLESPIE ST	FRANK ANDREW G APT 406
52	3535 GILLESPIE ST	HOWELL BILLYE
53	3535 GILLESPIE ST	ANTIOCO JOHN F UNIT 304
54	3535 GILLESPIE ST	ALVAREZ SERGIO R
55	3535 GILLESPIE ST	KELLEY CHARLES D & FRANCES J
56	3535 GILLESPIE ST	MARCHBANK SUNIE G TR
57	3535 GILLESPIE ST	SALMANS TODD L & DEBORAH K SALMANS

Monday, November 28, 2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3535 GILLESPIE ST	NAVIAS LOUIS & ARLENE
59	3535 GILLESPIE ST	HEATHER DAVID & LINDA HEATHER
60	3535 GILLESPIE ST	KRAUSSE BILLIE B UNIT 404
61	3535 GILLESPIE ST	KNEESE CAROLYN C APT 121
62	3535 GILLESPIE ST	SAVARIEGO VELINDA UNIT 406
63	3535 GILLESPIE ST	MCWILLIAMS GEORGE L & REBECCA D MCWILLIAMS
64	3535 GILLESPIE ST	DESRUISSEAU ANNE E UNIT 408
65	3535 GILLESPIE ST	PARK REAL ESTATE PLAZA 501 LLC
66	3535 GILLESPIE ST	LAPHAM PHYLLIS UNIT 502
67	3535 GILLESPIE ST	PARK DAVID J & KIMMIE J
68	3535 GILLESPIE ST	SANDERS GEORGE STE 650
69	3535 GILLESPIE ST	PADILLA EZEQUIEL & MARIA
70	3535 GILLESPIE ST	ZEIDMAN MARK & MAGGIE ZEIDMAN
71	3535 GILLESPIE ST	BRADLEY KATRINA D
72	3535 GILLESPIE ST	STEPHENSON KAREN
73	3535 GILLESPIE ST	COULTER JAMIE B
74	3535 GILLESPIE ST	FERNANDES GARY J & SANDRA UNIT 604
75	3535 GILLESPIE ST	BOWMAN BRUCE W & BEVERLY
76	3535 GILLESPIE ST	RITZ ESTHER
77	3535 GILLESPIE ST	LARSON WILLIAM D 10700 LYNDAL AVE S
78	3535 GILLESPIE ST	SHAMIS CAROLYN T ESTATE
79	3535 GILLESPIE ST	KIVOWITZ DONALD P UNIT 703
80	3535 GILLESPIE ST	WOLFSWINKEL RANDALL V
81	3535 GILLESPIE ST	MCGONIGLE J OLIVER
82	3535 GILLESPIE ST	TEMPLETON WILLIAM M # 706

Monday, November 28, 2011

FILE NUMBER: M101-056

DATE FILED: September 30, 2011

LOCATION: Colorado Boulevard and Haines Avenue, Northeast Corner

COUNCIL DISTRICT: 3

MAPSCO: 44 Y, Z

SIZE OF REQUEST: Approx. 35.86 Acres

CENSUS TRACT: 42.01

APPLICANTS/OWNERS: Methodist Hospital of Dallas and Pavillion Properties

REPRESENTATIVE: Kirk R. Williams

MISCELLANEOUS DOCKET ITEM

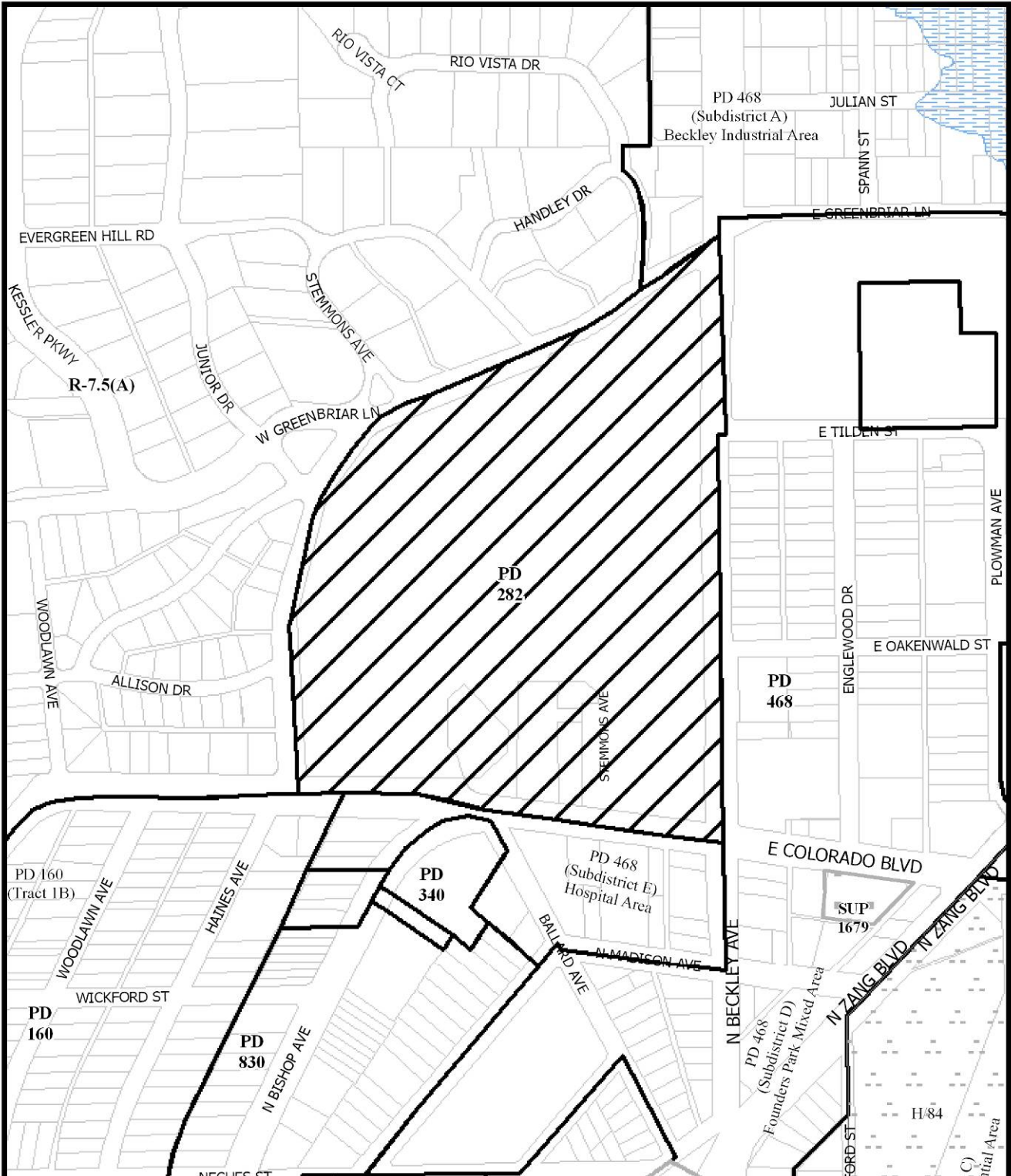
Minor Amendment for Development Plan

On December 2, 1987, the City Council passed Ordinance No. 19779 which established Planned Development District No. 282 for certain Nonresidential Uses on property at the above location. The PDD was subsequently amended by Ordinance Nos. 19943, 22011, and 25916.

At this time, the property owner has submitted an application for consideration of a minor amendment to the development plan to provide for a revised footprint for a previously approved expansion area as well as updates to the development plan to provide for as-built conditions.

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

STAFF RECOMMENDATION: Approval



1:4,800

ZONING MAP

Case no: M101-056

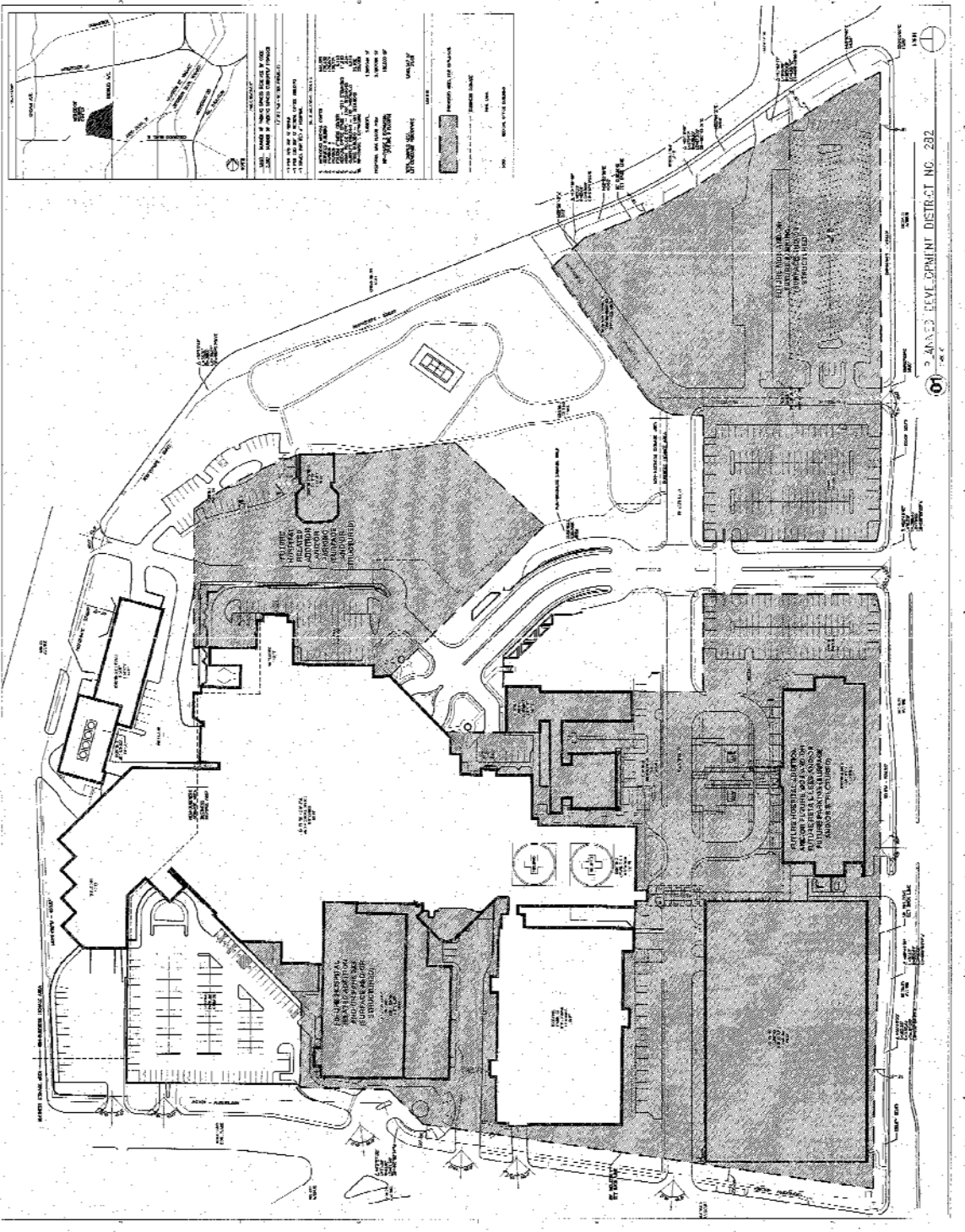
Date: 11/17/2011

NO.	REVISION

NO.	REVISION

DEVELOPMENT PLAN
BY PERKINS+WILL
DATE: 08/15/11
DRAWN BY: [Name]
CHECKED BY: [Name]

PROPERTY OWNER: METHODIST HEALTH SYSTEM
PROJECT NAME: MDMC PHASE I MASTER PLAN IMPLEMENTATION
SITE ADDRESS: 1144 S. GARDNER, OKLAHOMA CITY, OK 73102
ZONING: [Details]
PLANNING AND ZONING DEPARTMENT



01 2-AVISED DEVELOPMENT DISTRICT NO. 292

Proposed Development Plan

HKS

ARCHITECT
1000 W. WALTON AVENUE
DALLAS, TX 75201



Methodist
HEALTH SYSTEM

DALLAS
MEDICAL
CENTER

1401 NORTH HENDERSON AVE.
DALLAS, TX 75201
OWNER
DALLAS METHODIST HOSPITALS
OF DALLAS
DALLAS, TEXAS 75201



REVISION

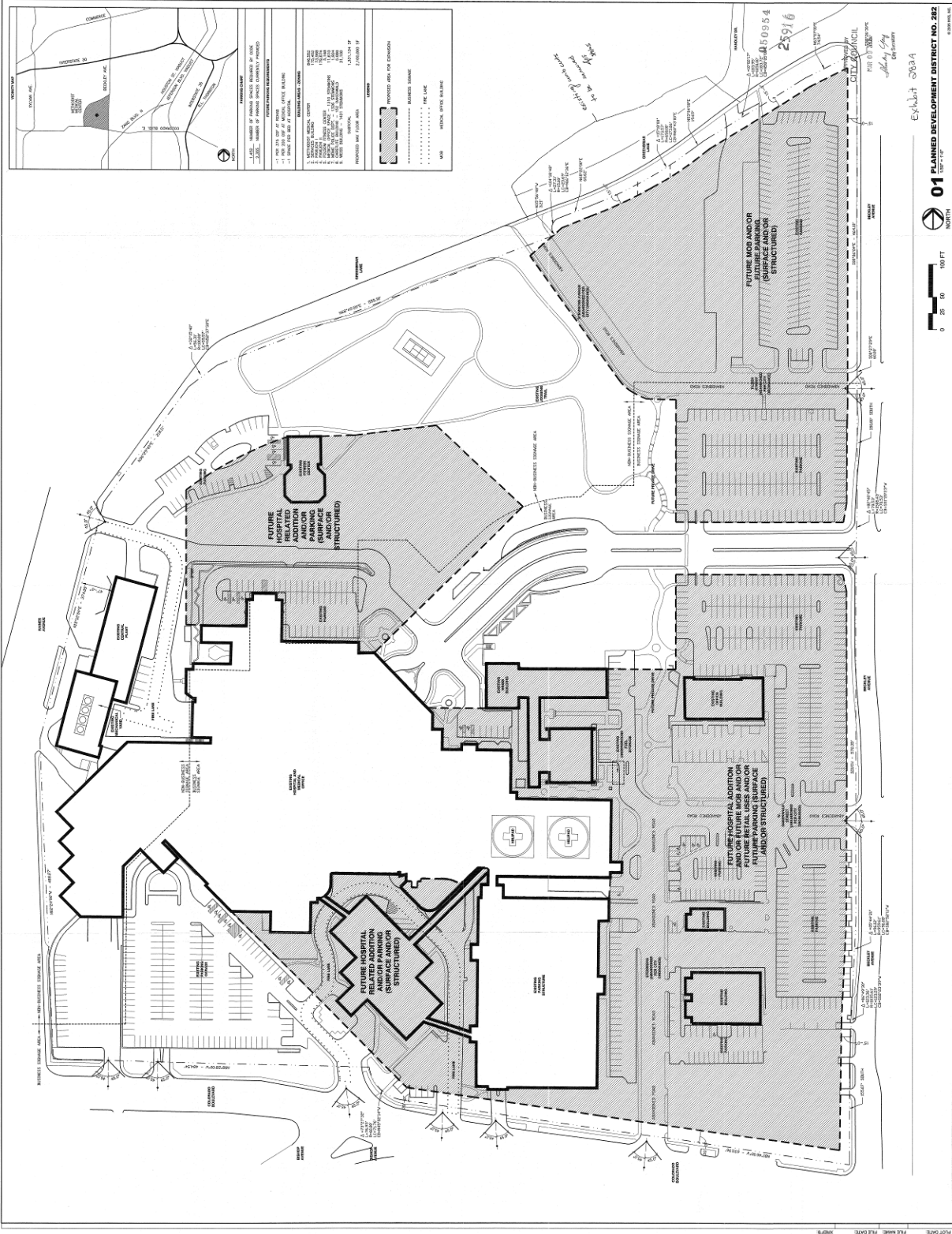
ZONING	REVISION

PROJECT NUMBER
0827281

DATE
04 MARCH 2005

DEVELOPMENT PLAN
ZONING CASE NO.
PLANNED DEVELOPMENT
DISTRICT NO. 282

A1



LEGEND

(Symbol)	EXISTING DEVELOPMENT
(Symbol)	FUTURE DEVELOPMENT
(Symbol)	PROPOSED AREAS FOR EXAMINATION
(Symbol)	BOUNDARY LINE
(Symbol)	FEED LINE
(Symbol)	PROPOSED AREAS FOR EXAMINATION
(Symbol)	BOUNDARY LINE
(Symbol)	FEED LINE
(Symbol)	PROPOSED AREAS FOR EXAMINATION
(Symbol)	BOUNDARY LINE
(Symbol)	FEED LINE

SCALE
0 25 50 100 FT

01 PLANNED DEVELOPMENT DISTRICT NO. 282



1:4,800

NOTIFICATION

- 200'** AREA OF NOTIFICATION
- 48** NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M101-056**

Date: **11/17/2011**

11/17/2011

Notification List of Property Owners

M101-056

48 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1447 ENGLEWOOD DR	METHODIST HOSPITALS OF DALLAS % DIRECTOR
2	1441 BECKLEY AVE	PAVILION PROPERTIES % DIRECTOR OF CORP T
3	1401 STEMMONS AVE	PAVILLION PROP % FLOYD WALL
4	1441 BECKLEY AVE	PAVILION PROPERTIES % DIRECTOR OF CORP T
5	1210 BECKLEY AVE	MARTINEZ BROS INV
6	1218 BECKLEY AVE	MARTINEZ BRO INV
7	1211 BECKLEY AVE	BECKLEY PLACE PARTNERS LP SUITE 650 LB
8	1221 BECKLEY AVE	DEJONG VLADI & LORI DEJONG
9	1205 MADISON AVE	KECHEJIAN TRUST
10	1322 BECKLEY AVE	DAVIS PATRICK STE 101
11	1400 BECKLEY AVE	METHODIST HOSPITALS OF DALLAS
12	408 COLORADO BLVD	COLLIE RUTH
13	1241 HAINES AVE	WAVERING TAMMY A
14	400 COLORADO BLVD	GARCIA LIBRADA
15	330 COLORADO BLVD	HUGHES WENDY L
16	328 COLORADO BLVD	ANDROSOV TATIANA
17	1605 BECKLEY AVE	AUSBROOKE STE 520
18	115 GREENBRIAR LN	RENNER DARWIN S
19	141 GREENBRIAR DR	SCOTT KACEY & JAKE B
20	215 GREENBRIAR LN	MERLINO ANDREW & LYNNE MERLINO
21	233 GREENBRIAR LN	OCON JOE
22	305 GREENBRIAR LN	KAVANAGH PETER J & A LYNN
23	410 ALLISON DR	CALDWELL CHARLES M
24	410 ALLISON DR	CALDWELL CHARLES M
25	402 ALLISON DR	DAVIS DANIEL ZACHARY
26	403 COLORADO BLVD	STOLLY JOHN A

11/17/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	415 COLORADO BLVD	FEIGHTNER ELVIA PENA
28	1430 JUNIOR DR	MADDING DAN
29	1434 JUNIOR DR	MORTENSEN SHENNY M
30	1438 JUNIOR DR	HESSER THOMAS J & M LAURETTE
31	1450 JUNIOR DR	SMADES DAVID
32	1435 HAINES AVE	HANNA DOUG F & SONYA R
33	1427 HAINES AVE	MARTIN JOHN
34	1419 HAINES AVE	CLEMONS ALLAN RUSSELL
35	403 ALLISON DR	ROSS SUSAN KELLI
36	411 ALLISON DR	HAGAN LAURA
37	404 GREENBRIAR LN	REMUS PATRICK & DENISE
38	304 GREENBRIAR LN	HEITZMAN DONALD E JR
39	214 COLORADO BLVD	KECHIJIAN TRUST
40	1306 BECKLEY AVE	CTA ASSOCIATES LP ATTN:JUDY BROGHAM
41	1330 BECKLEY AVE	KESSLER WOMENS GROUP LLC
42	1222 BISHOP AVE	BISHOP COLORADO RETAIL PLAZA STE#100
43	1520 BECKLEY AVE	KESSLER PEAK LTD PS SUITE 1200
44	1619 BECKLEY AVE	AUSBROOKE SUITE 1080 LB
45	1639 HANDLEY DR	HOMAN CHRISTOPHER A & MARY SHEPHERD
HOMA		
46	1629 HANDLEY DR	HOMAN KATHERINE
47	133 GREENBRIAR LN	JOHNSTON JOHN & PATRICIA
48	1411 HAINES AVE	ISENBERG RALPH & YAN HONG

FILE NUMBER: M112-007

DATE FILED: November 11, 2011

LOCATION: Frankford Road and Hillcrest Road, Southwest Corner

COUNCIL DISTRICT: 12

MAPSCO: 5H

SIZE OF REQUEST: Approx. 10.38 Acres

CENSUS TRACT: 317.10

APPLICANT/OWNER: Levine Academy

REPRESENTATIVE: Rachel Cohen

MISCELLANEOUS DOCKET ITEM

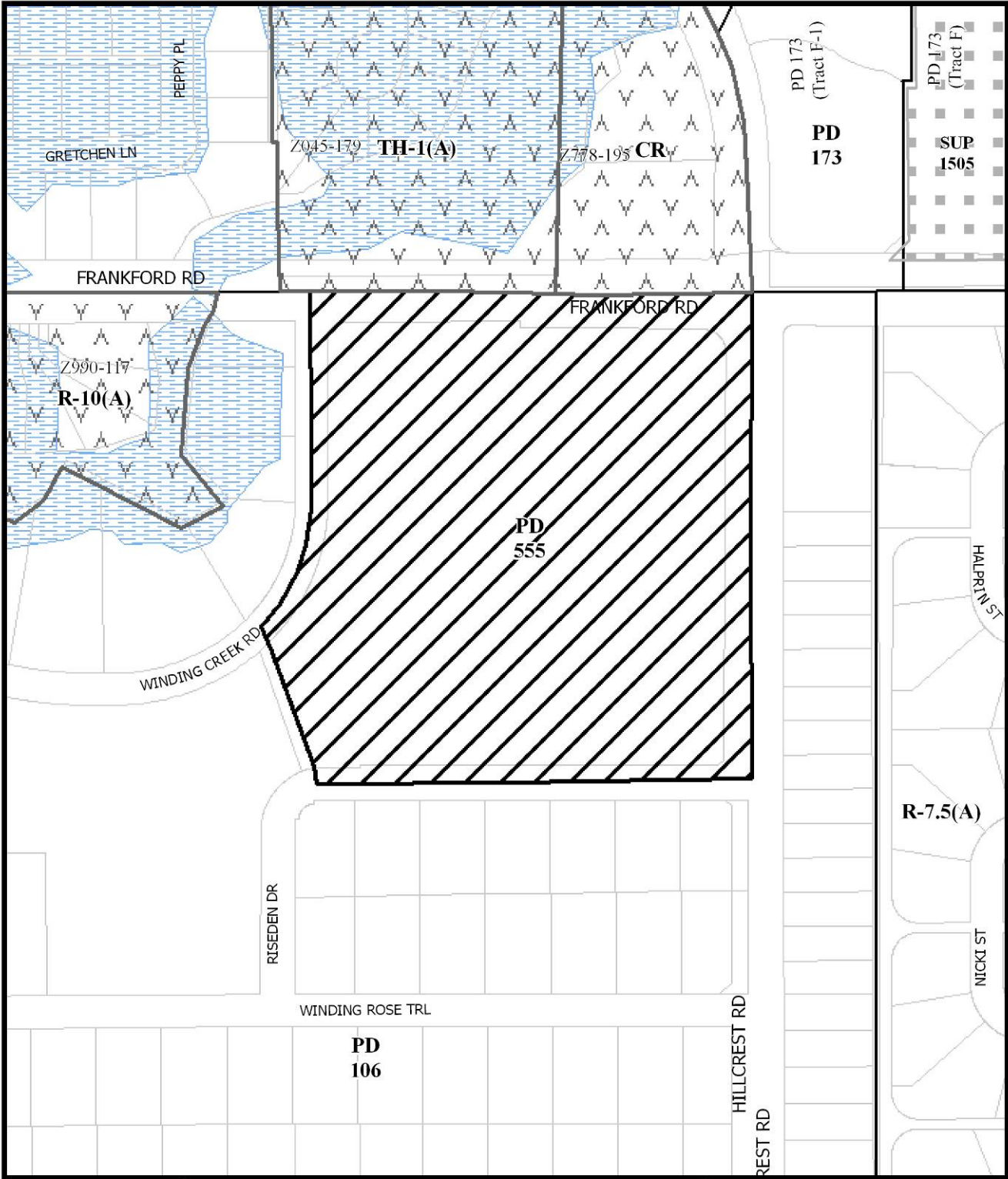
Minor Amendment for Development Plan

On August 11, 1999, the City Council passed Ordinance No. 23971 which established Planned Development District No. 555 for a Private school, Child-care facility, and R-10(A) Single Family District Uses on property at the above location. Minor amendments were approved by the City Plan Commission on March 4, 2004, March 27, 2008, and December 4, 2008.

The purpose of this request is to provide for two shade structures over existing play areas within the extreme southeast corner of the property.

The applicant's request complies with the requirements for consideration of a minor amendment to a development plan for a PDD.

STAFF RECOMMENDATION: Approval

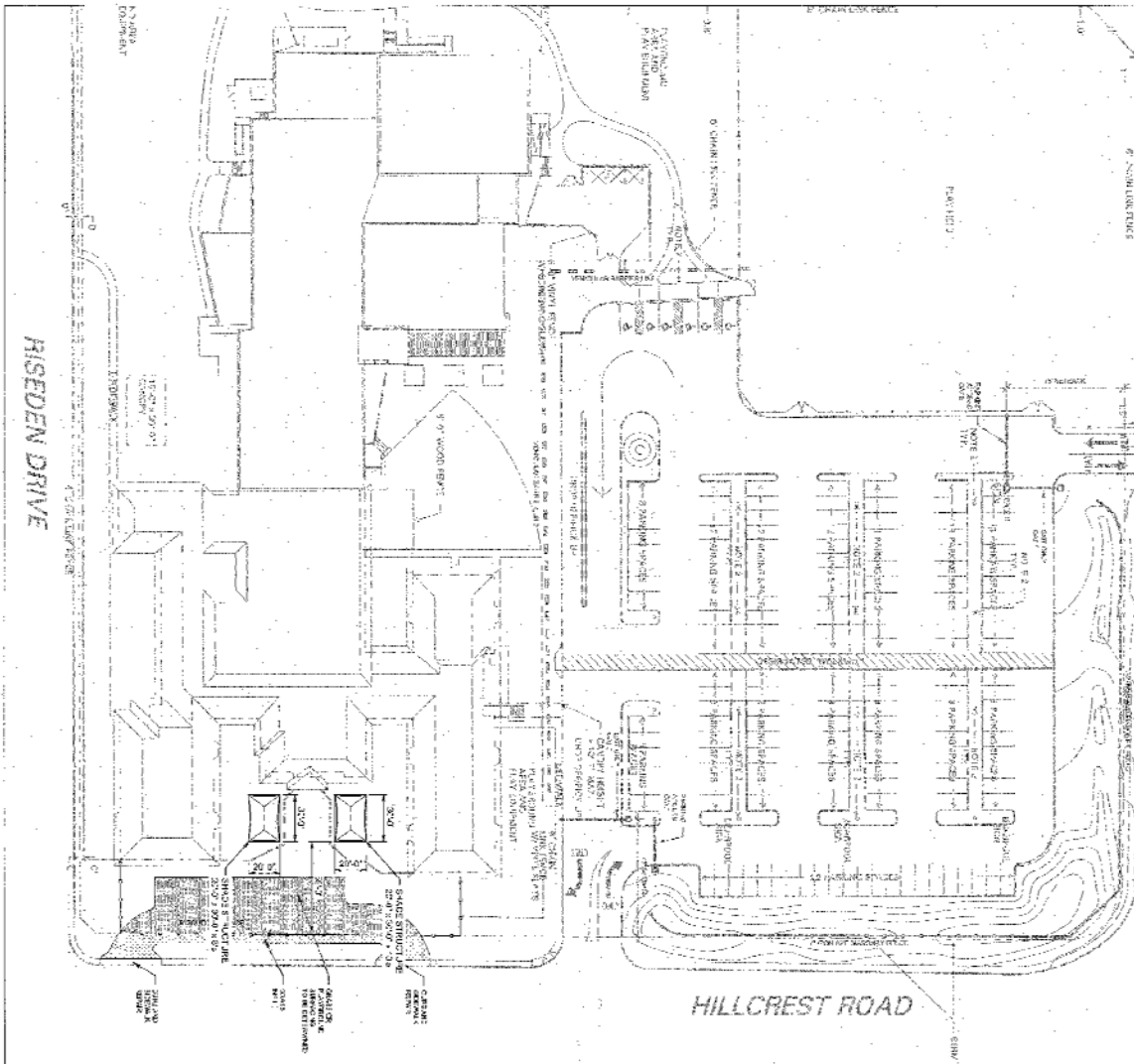


1:2,400

ZONING MAP

Case no: M112-007

Date: 11/17/2011



CODE
 101 UNFINISHED CONCRETE
 102 UNFINISHED CONCRETE
 103 UNFINISHED CONCRETE
 104 UNFINISHED CONCRETE
 105 UNFINISHED CONCRETE

CONTRACT NO. 101/102
 101 UNFINISHED CONCRETE
 102 UNFINISHED CONCRETE
 103 UNFINISHED CONCRETE
 104 UNFINISHED CONCRETE
 105 UNFINISHED CONCRETE

REVISIONS
 1. 101 UNFINISHED CONCRETE
 2. 102 UNFINISHED CONCRETE
 3. 103 UNFINISHED CONCRETE
 4. 104 UNFINISHED CONCRETE
 5. 105 UNFINISHED CONCRETE

GENERAL NOTES
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE (NEC).
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND MARINE CODE (IFMC).
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMPC).
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMEC).
 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING AND ELECTRICAL CODE (IMPEC).
 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING AND ELECTRICAL AND MECHANICAL CODE (IMPEMC).
 8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING AND ELECTRICAL AND MECHANICAL AND MECHANICAL CODE (IMPEMCC).
 9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING AND ELECTRICAL AND MECHANICAL AND MECHANICAL AND MECHANICAL CODE (IMPEMCCC).
 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING AND ELECTRICAL AND MECHANICAL AND MECHANICAL AND MECHANICAL AND MECHANICAL CODE (IMPEMCCCC).
 11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING AND ELECTRICAL AND MECHANICAL AND MECHANICAL AND MECHANICAL AND MECHANICAL AND MECHANICAL CODE (IMPEMCCCCC).
 12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING AND ELECTRICAL AND MECHANICAL AND MECHANICAL AND MECHANICAL AND MECHANICAL AND MECHANICAL AND MECHANICAL CODE (IMPEMCCCCC).

**ANN & NATE
 LEVINE ACADEMY
 A SOLOMON SCHECHTER SCHOOL**

18011 HILLCREST RD.
 DALLAS, TX 75262

**LEVINE ACADEMY
 MASTER PLAN
 IMPLEMENTATION**

ORGAN ASSOCIATES, INC.
 18011 HILLCREST RD.
 DALLAS, TX 75262

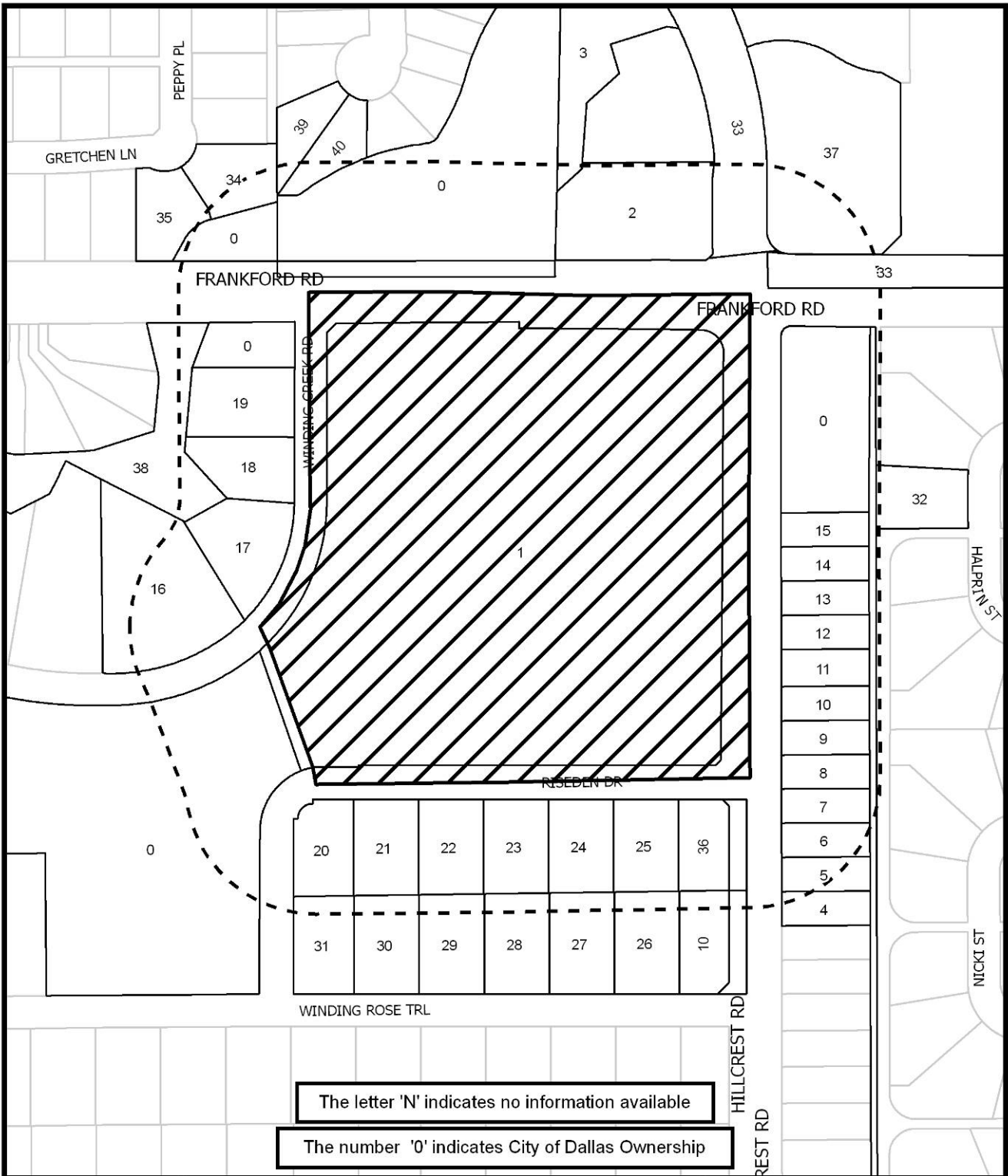
PLAN NORTH

SITE PLAN
 SCALE 1/8" = 1'-0"

PD AMENDMENT

SHEET:

**Proposed
 Development Plan**



1:2,400

NOTIFICATION

200'

AREA OF NOTIFICATION

40

NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **M112-007**

Date: **11/17/2011**

-11/17/2011

Notification List of Property Owners

M112-007

40 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1 DALLAS	18011 HILLCREST	CONSERVATIVE JEWISH DAY SCHOOL OF
2	6869 FRANKFORD RD	MARGOL STUART E
3		RLH INVESTMENTS INC TRUSTEE
4	17920 HILLCREST	COHEN MARIAN FRANCINE
5	17922 HILLCREST	AZARI MEHDI & SOHAILA
6	17924 HILLCREST	BANKS BAYLEE M & J O & PATSY SHAW
7	17926 HILLCREST	JOHN MICHAEL ETUX TINA
8 KOH	17928 HILLCREST	SOBHANIAN SHAHRIYAR SHAHRYAR & NOURI-
9	18002 HILLCREST	RADUNSKY DAVID & BARBARA
10	6827 WINDING ROSE	REZAI SAEED & MALIHEH
11	18006 HILLCREST	OLADIMEJI POLAKEMI
12	18008 HILLCREST	JARMEL KENNETH & LORI
13	18010 HILLCREST	TRUONG THONG M & NGUYEN THUVAN THI
14	18012 HILLCREST	HERNANDEZ JESSE M & MARY L
15	18014 HILLCREST RD	FODOR MAGGIE M
16	7217 WINDING CREEK	HARRISON ROBERT M
17	7221 WINDING CREEK	MOJICA HIRAM & ROBIN
18 RAZAG	7225 WINDING CREEK	FATEHDIN SABEEL & FATEHDIN SAMMAR
19	7229 WINDING CREEK	HOLDEN DON
20	6802 RISEDEN	SEAMAN CHRISTOPHER
21	6804 RISEDEN	TUGGY DAVID
22	6808 RISEDEN	GOSS JANELL J
23	6812 RISEDEN	MOR NATAN
24	6816 RISEDEN	CHANEY DAVID GLENN
25	6820 RISEDEN	GOLZAD ALI & SONDRAL
26 M	6823 WINDING ROSE	ADAMS MATTHEW K & MCALLISTER KATHLEEN

11/17/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6819 WINDING ROSE	DEEB IBRAHIM A ETUX
28	6815 WINDING ROSE	DEVERS SUSAN M
29	6809 WINDING ROSE	STEPHENS STEPHEN A ETUX
30	6805 WINDING ROSE	BAXTER DAVID M
31	6801 WINDING ROSE	GILBOUX JOHN W JR ETUX KA
32	7003 MUMFORD ST	SULLIVAN G L ETUX
33	FRANKFORD	CHURCHILL GLEN LP
34	18104 PEPPY	ZOHREHVANDI VAHID
35	6648 GRETCHEN	MALONE SONIA
36	6824 RISEDEN	WIDMER RAYMOND F & MARGUERITE E
37	6911 FRANKFORD	EF PROPERTIES ONE LP
38		COVENTRY ON THE CREEK HOMEOWNERS
ASSOC C		
39	18201 BRIGHTON	FOCAZIO PATRICK A & JUDITH J
40	18202 BRIGHTON	WEEKLEY HOMES LP

Planner: Olga Torres-Holyoak

FILE NUMBER: D101-024

DATE FILED: September 16, 2011

LOCATION: On the east side of Coit Road, between DART RR & Campbell Road.

COUNCIL DISTRICT: 12

MAPSCO: 6-F, G-K

SIZE OF REQUEST: 73 acres

CENSUS TRACT: 318.04

MISCELLANEOUS DOCKET ITEM

Owner: Texas A&M University System

Applicant: Realty Appreciation, LTD

Representative: Merriam Associates Architects

Development Plan

On June 22, 2011, the City Council passed Ordinance No. 28246 which established Planned Development District No. 850 on property located along the east line of Coit Road, along the south line of the Cotton Belt Rail Line; and containing approximately 73 acres of land.

The zoning was granted as a conceptual planned development district. A development plan for each phase of development must be approved by the City Plan Commission prior to the issuance of a building permit for each phase.

In conjunction with the above requirement, the attached development plan is submitted for Commission's consideration. The plan provides for the development of phase I of the Urban Living Laboratory - an urban mixed-use research and urban lifestyle community that will be built with green and sustainable technologies. This phase of the project allows for the construction of multifamily apartments.

STAFF RECOMMENDATION: Approval

List of Owners/Partnerships

Realty Appreciation, LTD.

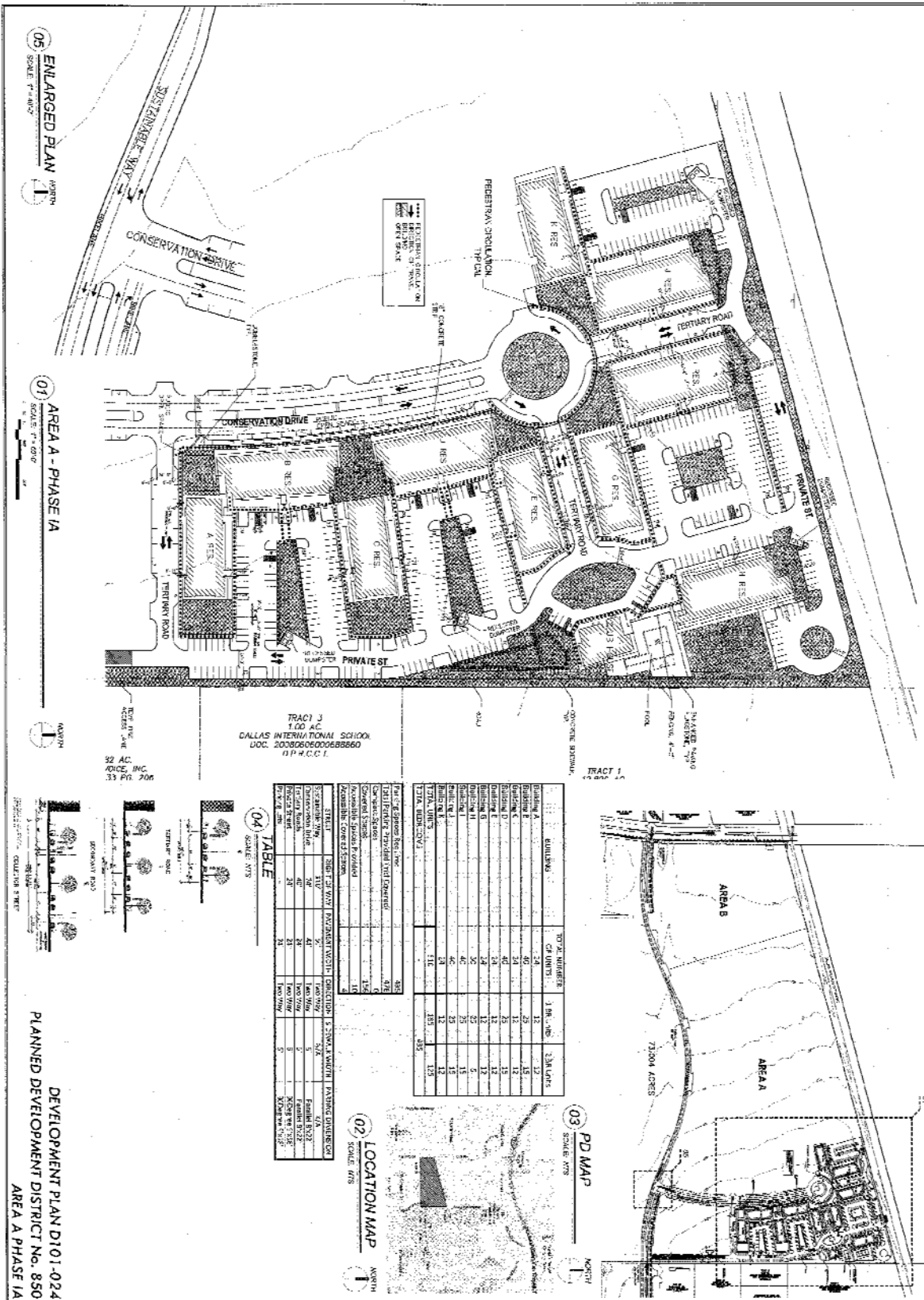
Stewart L. Hoffman of Arlington, Texas – 100% Owner

Texas A&M University System – Board of Regents:

Richard A. Box, Austin, TX
Phil Adams, College Station, TX
Morris E. Foster, Houston, TX
Elaine Mendoza, San Antonio, TX
Judy Morgan, Texarkana, TX

Jim Schwertner, Austin, TX
Cliff Thomas, Victoria, TX
John D. White, Houston, TX
James P. Wilson, Sugar Land, TX
Fernando Treviño, Jr., Del Rio, TX
(Student Regent)

PROPOSED DEVELOPMENT PLAN



05 ENLARGED PLAN
SCALE: 1" = 40'-0"

07 AREA A - PHASE 1A
SCALE: 1" = 60'-0"

01 NORTH



04 TABLE
SCALE: N/A

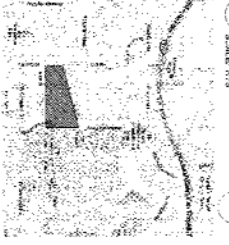
TRACT J
1.00 AC
DALLAS INTERMEDIARY SCHOOL
UDC: 2003000000688660
OP#CC1

32 AC, INC.
VOICE, INC.
33 Pct. 206

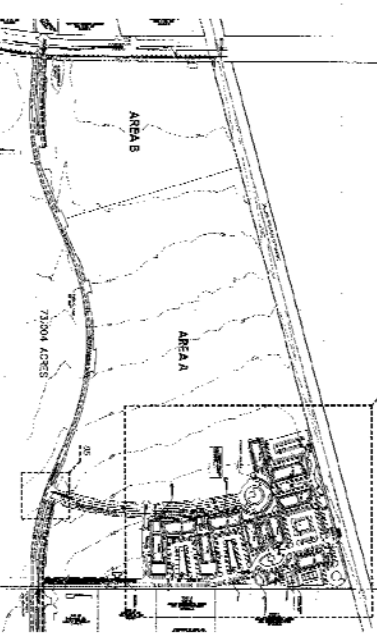
TRACT I
1.00 AC

BUILDING	TOTAL NUMBER	1 BR. UNITS	2 BR. UNITS
Building A	20	12	8
Building B	20	12	8
Building C	20	12	8
Building D	20	12	8
Building E	20	12	8
Building F	20	12	8
Building G	20	12	8
Building H	20	12	8
Building I	20	12	8
Building J	20	12	8
Building K	20	12	8
Building L	20	12	8
Building M	20	12	8
Building N	20	12	8
Building O	20	12	8
Building P	20	12	8
Building Q	20	12	8
Building R	20	12	8
Building S	20	12	8
Building T	20	12	8
Building U	20	12	8
Building V	20	12	8
Building W	20	12	8
Building X	20	12	8
Building Y	20	12	8
Building Z	20	12	8
TOTAL BLDG. UNITS	400	240	160

02 LOCATION MAP
SCALE: 1" = 1/2 MI.



03 PD MAP
SCALE: N/A



DEVELOPMENT PLAN D101-024
PLANNED DEVELOPMENT DISTRICT NO. 850
AREA A PHASE 1A
A1.00

REALTY APPRECIATION
URBAN LIVING LABORATORY
PHASE 1A
DALLAS, TEXAS

NOT FOR CONSTRUCTION

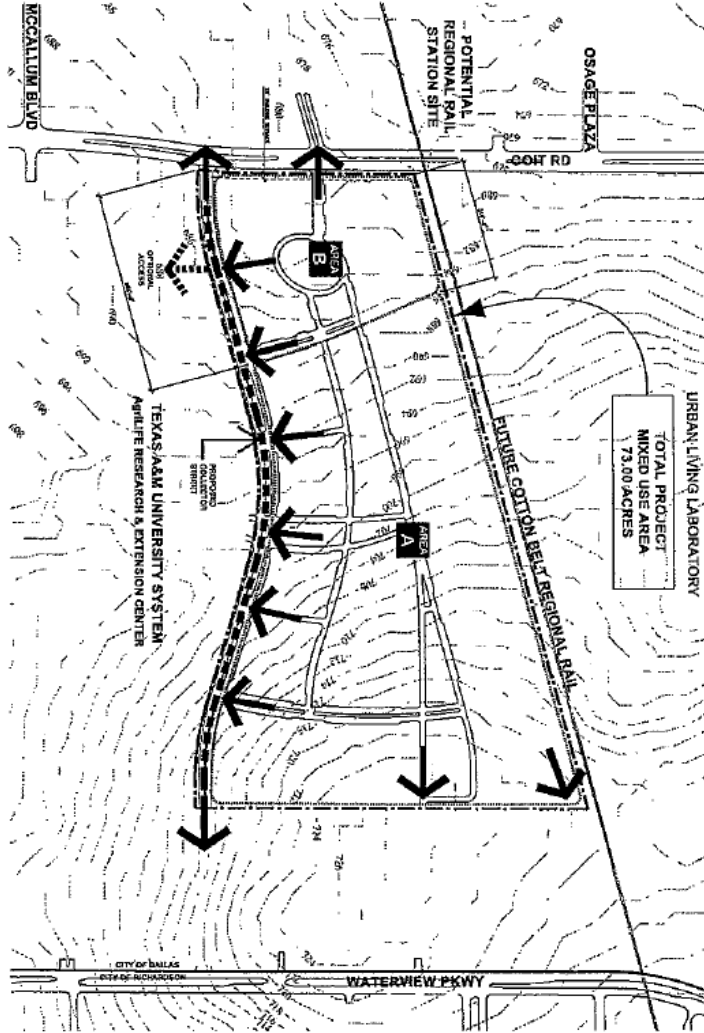
ma
MARTIN
RESIDENTIAL
SOCIETIES

EXISTING CONCEPTUAL PLAN

Exhibit 850A

111742

28246



URBAN LIVING LABORATORY
TOTAL PROJECT
MIXED USE AREA
17,300 ACRES



UTD

PROPERTY INFORMATION		PROPOSER INFORMATION	
PROJECT NAME	28246	PROPOSER NAME	URBAN LIVING LABORATORY
PROJECT ADDRESS	28246	PROPOSER ADDRESS	111742
PROJECT CITY	28246	PROPOSER CITY	28246
PROJECT STATE	28246	PROPOSER STATE	28246
PROJECT ZIP	28246	PROPOSER ZIP	28246
PROJECT COUNTY	28246	PROPOSER COUNTY	28246
PROJECT PARCEL NUMBER	28246	PROPOSER PARCEL NUMBER	28246
PROJECT ACRES	28246	PROPOSER ACRES	28246
PROJECT ZONING	28246	PROPOSER ZONING	28246
PROJECT DATE	28246	PROPOSER DATE	28246
PROJECT CONTACT	28246	PROPOSER CONTACT	28246
PROJECT PHONE	28246	PROPOSER PHONE	28246
PROJECT FAX	28246	PROPOSER FAX	28246
PROJECT EMAIL	28246	PROPOSER EMAIL	28246
PROJECT WEBSITE	28246	PROPOSER WEBSITE	28246
PROJECT SOCIAL MEDIA	28246	PROPOSER SOCIAL MEDIA	28246
PROJECT OTHER	28246	PROPOSER OTHER	28246

LEGEND



Note: The proposed access locations are shown as black arrows. The location of the proposed access locations is shown as a black arrow. The location of the proposed access locations is shown as a black arrow.

ZONING CASE 2101-145

Planned Development
District No. 850

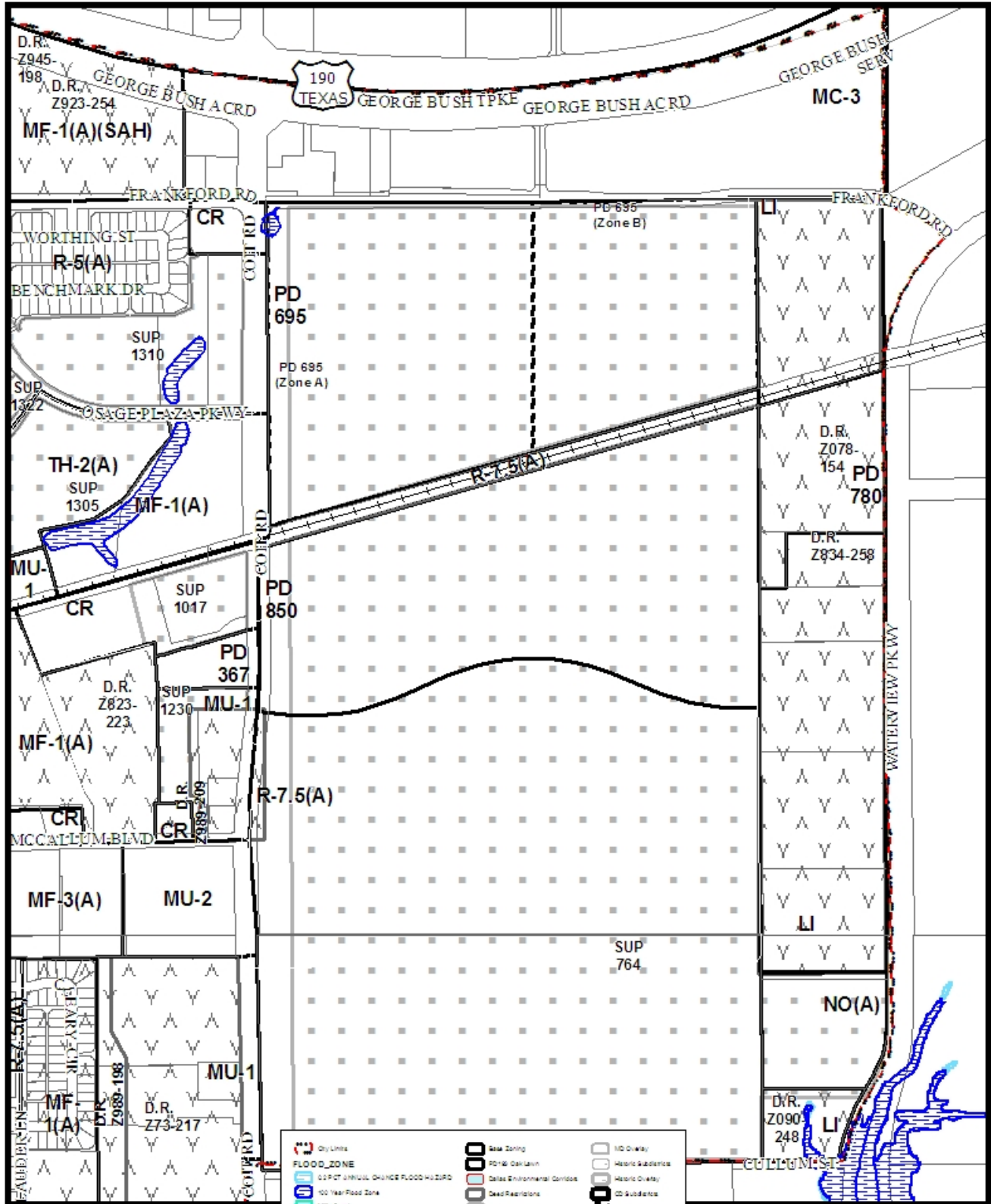
Approved
City Plan Commission
April 21, 2011

URBAN LIVING LABORATORY
MIXED USE DEVELOPMENT
REALTY APPRECIATION, LTD.
111742
COOH RD, THE COTTON
BELT RAILROAD,
WATERVIEW PARKWAY,
DALLAS, TEXAS



DATE: 11 MAY 2011
SCALE: AS SHOWN
PROJECT: 28246
SHEET: 1 OF 1

PD CONCEPT PLAN



1:8,000

	City Limits		Base Zoning		NO Overlay
	FLOOD_ZONE		PD-16 Overlay		Historic Sensitive
	100 Year Flood Zone		State Environmental Corridor		Historic Overlay
	Mills Creek		Ded Restrictions		CO Sensitive
	Parks Branch		SUP		PD Sensitive
	UNPROTECTED BY LEGISLATION		D-1		NO Sensitive
	Park		D-2		NO Overlay
			D-3		Borough Overlay
			D-4		
			D-5		
			D-6		
			D-7		
			D-8		
			D-9		
			D-10		

Case ID: D112-024
Printed: 11-23-11

FILE NUMBER: W112-002

DATE FILED: November 22, 2011

LOCATION: Jennie Lee Street and S. Buckner Boulevard, southeast corner

COUNCIL DISTRICT: 4

MAPSCO: 58C

SIZE OF REQUEST: Approx. 31,000 Sq. Ft

CENSUS TRACT: 90.00

MISCELLANEOUS DOCKET ITEM:

Owner: US Realty Holdings, Ltd.

Waiver of Two-Year Waiting Period

On August 18, 2011, the City Plan Commission recommended denial 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 or food store less than 3,500 square feet on property within Subarea 1 in Planned Development District No. 366 with a D Liquor Control Overlay located on the southeast corner of Lee Street and S. Buckner Boulevard. The applicant did not appeal the denial recommendation to City Council. According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to August 18, 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 for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet. The applicant has indicated that the change in circumstances is the existing building and car wash will be demolished and a different tenant will operate the new general merchandise or food store use.

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: No objection

W 112-002

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. 2101-205 (WE)

Location SOUTH BUCKNER ROAD (LOOP 12) AND JENNIE LOTT STREET S.E. CORNER

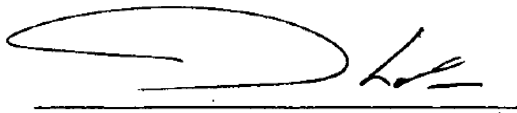
Date of last CPC or CC Action AUGUST 18, 2011

Applicant's Name, Address & Phone Number US REALTY HOLDINGS, LTD
2415 W. NORTHWEST, HWY SUITE 105, DALLAS, TX 75220

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

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

The changed circumstance is a major redevelopment of the property. The current free standing building and car wash will be torn down. The developer will construct a strip shopping center. The anchor occupant will be a 7-11.

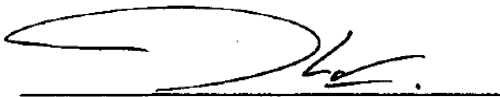


Applicant's Signature

RECEIVED BY

NOV 22 2011

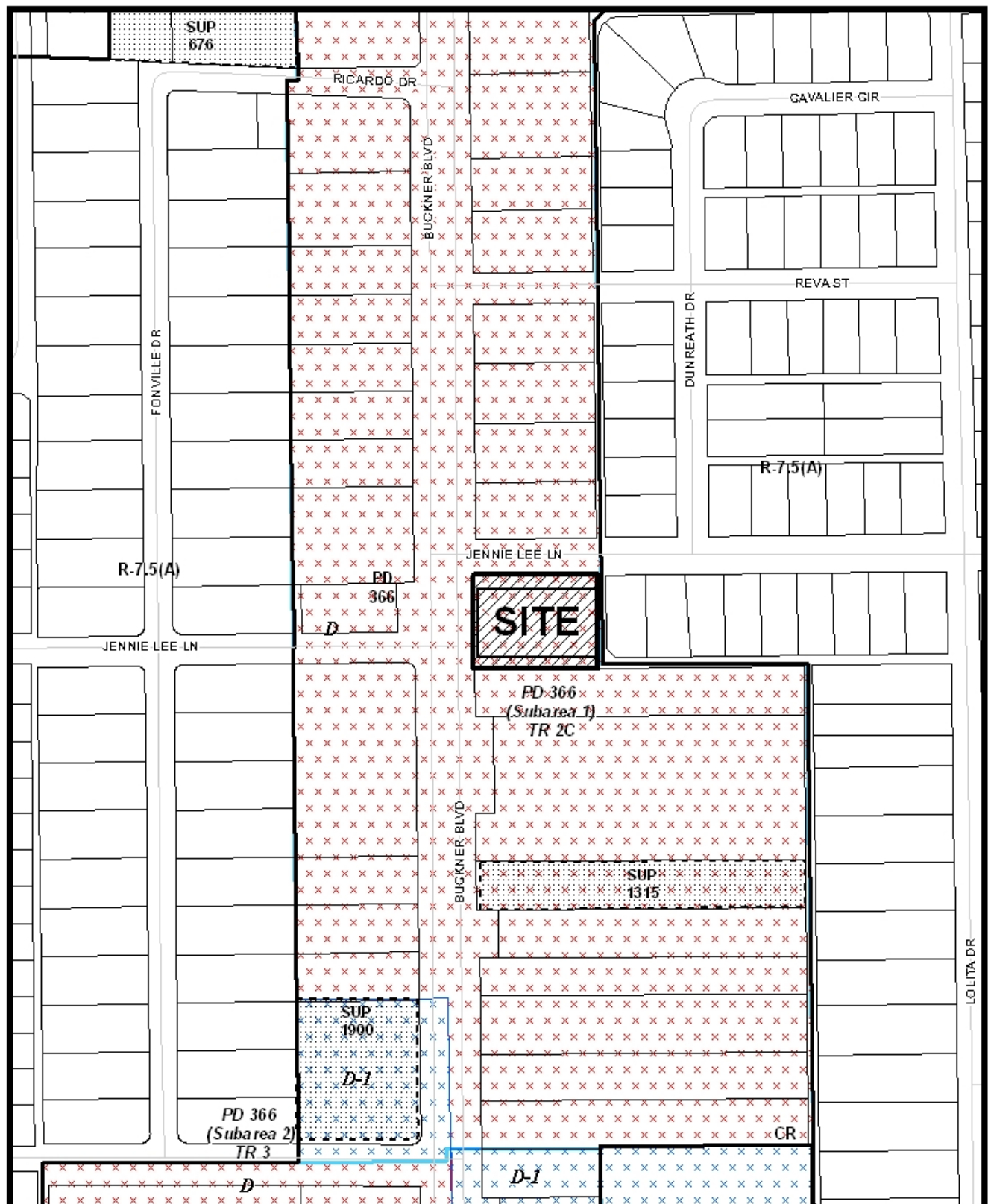
Current Planning



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

Date Received

Fee: \$300.00



1:2,400

W12-002
December 15, 2011

FILE NUMBER: Z112-102 (JH)

DATE FILED: 10-7-11

LOCATION: East side of North Central Expressway, south of Walnut Hill Lane

COUNCIL DISTRICT: 13

MAPSCO: 26-P

SIZE OF REQUEST: Approx. 11.55 acres

CENSUS TRACT: 78.06

REPRESENTATIVE: Matt Cragun, OD Engineering

APPLICANT: Stephen R. Bishop

OWNER: Dallas NCX Properties, LLC

REQUEST: An application to amend Planned Development District No. 280.

SUMMARY: The purpose of the request is to allow restaurant and commercial amusement (inside) uses by right and to adopt a new development plan.

STAFF RECOMMENDATION: Approval, subject to a development plan

BACKGROUND INFORMATION:

- The request site is currently developed with an approximately 393,000 square foot, 16-story office tower and an approximately 43,000 square foot vacant theater. Parking is provided for these uses in a combination of surface lots and two parking structures.
- The applicant is proposing to redevelop the portion of the property containing the vacant theater with a general commercial amusement (inside) and restaurant use.

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

STAFF ANALYSIS:

Comprehensive Plan:

The applicant's request complies with the following goal and policy of the comprehensive plan because the addition of the restaurant and commercial amusement (inside) uses by right allow for redevelopment of a portion of the site to have a greater potential for adaptability to change with market demands.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

While there is multifamily adjacency to the east, the redevelopment of a portion of the site will require compliance with Article X. The parking lot in the northeast corner will be required a minimum 10-foot landscape buffer and will likely be the location for the planting of site trees.

NEIGHBORHOOD ELEMENT

GOAL 7.1 PROMOTE VIBRANT AND VIABLE NEIGHBORHOODS

- Policy 7.1.2 Promote neighborhood-development compatibility.

The request site is located within an Urban Mixed-Use Building Block on the Vision Illustration. The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents

with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or midrise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

Land Use Compatibility:

The approximately 11.55-acre request site is zoned Planned Development District No. 280 and is currently developed with an office tower and vacant theater. The applicant is proposing to demolish the theater building and construct a restaurant and commercial amusement (inside) use, which is not allowed by the existing zoning. Specifically, the applicant is requesting to (1) allow the commercial amusement (inside) use, (2) allow a restaurant use to exceed 10% of the maximum floor area of a building, and (3) amend the development plan.

The surrounding land uses are multifamily to the east, retail to the south, medical office to the southwest, church to the west, retail and personal service uses to the northwest and west. The property is located on the Central Expressway service road. The applicant's request to construct a commercial amusement development is not significantly different from the theater that it is replacing and is an appropriate use in a highway-frontage commercial area. The commercial amusement use is proposed on the northwestern corner of the property, which provides the greatest separation from the multifamily uses to the east.

The applicant is proposing a restaurant and commercial amusement (inside) use. Commercial amusement (inside) can be considered an umbrella for specific types of amusement uses such as banquet hall, bingo parlor, dance hall, and children's amusement center. The applicant has indicated the type of commercial amusement proposed in this case is a general commercial amusement center with games of skill and arcade games for adults and children. Staff believes this and all other types of commercial amusement (inside) uses are appropriate for the property with the exception of a dance hall. The PD conditions show the staff's recommendation for a dance hall to be allowed by SUP.

The planned development district is crafted to permit development similar to a GO(A) General Office District, which limits retail uses to 10 percent of the floor area of a building. PDD No. 208 makes an exception for a theater use and specifies its maximum floor area. The property includes a 16-story office tower, so the overall development of the property is primarily office. The planned development district also has a phasing plan that anticipates redevelopment of the site or an additional structure. This is counter to how conceptual plans and development plans work today. Staff is recommending the development plan and conceptual plan be replaced with a new development plan and that any new structures not shown on the development plan require a full amendment of the PD.

The proposed new structure will have a height of approximately 50 feet. The property also has a slope change of about 18 feet in this location. Staff proposes to remove the urban form setback requirement, which is an additional front yard setback for portions of buildings over 45 feet in height. The urban form and tower spacing setbacks are intended to prevent a canyon-effect with tall structures. Since the property is located on the Central Expressway frontage road, the urban form setback is not necessary. The development plan shows the new structure will comply with the tower spacing setback since the requirement terminates at 30 feet; the side yard setback shown on the northern side of the building is at least 40 feet.

Staff supports the applicant’s request because the proposed land uses are not significantly different, the redevelopment’s placement has the same separation from the residential uses as the theater use did, and the PD conditions will require a Specific Use Permit for a dance hall use. Staff is taking this opportunity to update the Planned Development District to remove the phases and clarify the traffic systems management section to apply to office uses only. The size of the PD is reduced by approximately a one-half acre to reflect the TXDOT right-of-way acquisition that occurred after the creation of PDD No. 280.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
PDD 280	15'	20' adjacent to residential OTHER: No Min.	Theater max. 40,915 sf; max 1,128,570 sf all other uses	270' 20 stories	80%	Urban form Tower spacing Proximity Slope Visual Intrusion	Office, retail and personal service, theater

Parking/Traffic:

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

PDD No. 280 requires any office (category) use to provide off-street parking at one space per 400 square feet of floor area and a theater use to provide 0.12 off-street parking spaces per theater seat. The applicant is not proposing to change the parking requirements and has indicated that the request site had adequate off-street parking for all of the uses on the property. Each lot will meet its minimum parking requirement on its own.

Landscaping:

The current PDD No. 280 has a landscaping plan. The applicant is proposing to provide landscaping in accordance with Article X instead. Staff supports the applicant’s request. Article X will be triggered if the theater building is demolished and a new building constructed on that lot.

List of Partners/Principals/Officers

DALLAS NCX PROPERTIES, LLC

330 Garfield Street
Santa Fe, New Mexico 87501
505-992-5100

October 1, 2011

The Member of Dallas NCX Properties, LLC:

Member: Dallas NCX Member LLC 330 Garfield Street, Santa Fe, NM 87501
Officers: NONE

The Members of Dallas NCX Member LLC are:

Members: Red Raven Holdings LLC c/o 330 Garfield Street, Santa Fe, NM 87501
Rosemont Dallas NCX LP 330 Garfield Street, Santa Fe, NM
Manager: Rosemont Realty, LLC 330 Garfield Street, Santa Fe, NM

The Officers of Red Raven Holdings LLC are:

Christopher T. Snyder c/o 330 Garfield Street, Santa Fe, NM 87501

The Officers of Rosemont Dallas NCX LP are:


Daniel C. Burrell 330 Garfield Street, Santa Fe, NM 87501
Michael Mahony 330 Garfield Street, Santa Fe, NM 87501
Paul S. Gerwin 330 Garfield Street, Santa Fe, NM 87501
Cheryl Willoughby 330 Garfield Street, Santa Fe, NM 87501
Ian Brownlow 330 Garfield Street, Santa Fe, NM 87501

The Officers of Rosemont Realty, LLC are:

Daniel C. Burrell 330 Garfield Street, Santa Fe, NM 87501
Michael Mahony 330 Garfield Street, Santa Fe, NM 87501
Paul S. Gerwin 330 Garfield Street, Santa Fe, NM 87501
Cheryl Willoughby 330 Garfield Street, Santa Fe, NM 87501
Ian Brownlow 330 Garfield Street, Santa Fe, NM 87501

DALLAS NCX PROPERTIES, LLC

By: Dallas NCX Member LLC, its sole Member
By: Rosemont Realty, LLC, its manager

By: 
Name: Michael Mahony
Title: CEO

PD Conditions

ARTICLE 280.

PD 280.

SEC. 51P-280.101. LEGISLATIVE HISTORY.

PD 280 was established by Ordinance No. 19744, passed by the Dallas City Council on October 28, 1987. Ordinance No. 19744 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended.

SEC. 51P-280.102. PROPERTY LOCATION AND SIZE.

PD 280 is established on property generally located along the east line of North Central Expressway, south of the south line of Walnut Hill Lane. The size of PD 280 is approximately ~~12.02~~ 11.552 acres.

SEC. 51P-280.103. 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.

SEC. 51P-280.104. ~~CONCEPTUAL PLAN~~ EXHIBITS.

~~Use of the Property must comply with the conceptual plan (Exhibit 280A).~~

The following exhibit is incorporated into this article:

(a) Exhibit 280A: development plan.

SEC. 51P-280.105. DEVELOPMENT PLAN.

(a) ~~Phase I. Development of Phase I on the Property has been completed.~~

(b) ~~Phase II. Development of Phase II must comply with the development plan (Exhibit 280B).~~

(c) ~~Phases III and IV. A development plan for Phases III and IV or any portion thereof must be submitted to and approved by the city plan commission prior to the issuance of any building permit for construction on a portion of the Property not already included in a development plan.~~

Development and use of the Property must comply with the development plan (Exhibit 280A). If there is a conflict between the text of this article and the development plan, the text of this section controls.

SEC. 51P-280.106. LANDSCAPING.

(a) ~~Phase II.~~ Landscaping must be provided in accordance with Article X as amended as shown on Exhibit 280B. Landscaping must be installed in accordance with applicable provisions of the Dallas Development Code. All plant materials must be maintained in a healthy, growing condition at all times.

(b) ~~Phases III and IV.~~ A landscape plan that complies with applicable provisions of the Dallas Development Code must be submitted to the city plan commission concurrently with each development plan, and must be approved prior to the issuance of any building permit for construction on the Property. All plant materials must be maintained in a healthy, growing condition.

SEC. 51P-280.107. USES AND FLOOR AREA.

The following uses are permitted on the Property subject to the stated floor area limitations:

(1) Those uses and accessory uses permitted by right in a GO(A) General Office District, limited to a maximum floor area of 1,128,570 square feet.

(2) The following uses are limited to a combined maximum of 46,000 square feet. A theater use limited to a maximum floor area of 40,915 square feet and 2,476 seats.

(A) Commercial amusement (inside).

(i) Except as provided, allowed by right.

(ii) An SUP is required for any dance hall.

(B) Restaurant.

(C) Theater. Limited to 2,476 seats.

SEC. 51P-280.108. BUILDING SETBACKS.

(a) Except as provided, aAll buildings and structures on the Property must comply with the minimum building setbacks set forth in the Dallas Development Code for a GO(A) General Office District.

(b) Urban form setback does not apply.

SEC. 51P-280.109. HEIGHT.

The height of structures on the Property may not exceed the height permitted in a GO(A) district as provided in Chapter 51A.

SEC. 51P-280.110. LOT COVERAGE.

Maximum permitted lot coverage on the Property is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

SEC. 51P-280.111. OFF-STREET PARKING.

(a) In general. 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) Office uses. Parking must be provided for the office use individually listed in Section 51A-4.207 at a ratio of one parking space per 400 square feet.

(c) Theater use. Parking must be provided at a ratio of 0.12 parking spaces per seat.

~~(d) Requirements for other uses. All uses other than office and theater uses must supply parking in compliance with the minimum requirements of Chapter 51A.~~

SEC. 51P-280.112. NO PARKING SIGNS.

The owner(s) must provide “no-parking” signs on all dedicated streets traversing and bordering the Property, as required by the director of public works and transportation.

~~**SEC. 51P-280.113. DEDICATION FOR NORTH CENTRAL EXPRESSWAY.**~~

~~North Central Expressway right-of-way dedication is required for the expansion of North Central Expressway at this site. The right-of-way dedication must comply with the revised North Central Project Parcel 403 (dated 2/17/87) as required by the department of public works and transportation.~~

SEC. 51P-280.1134. TRANSPORTATION SYSTEMS MANAGEMENT.

(a) Generally In general. Prior to the issuance of a permit for floor area for office uses to exceed 396,000 square feet, ~~the~~ owner(s) shall establish and operate a Transportation Systems Management (TSM) program to encourage carpool, vanpool, and other transit alternatives. A specific TSM action program must be submitted to the city plan commission concurrently with the submission of the first development plan that includes an office use in either the Phase III or Phase IV development of the Property

director. An annual report on the TSM must be furnished to the director of public works and transportation.

(b) Reports. The first report must be submitted within two years after the issuance of the first certificate of occupancy for an office uses ~~in Phase III or Phase IV, whichever is issued first,~~ above 396,000 square feet on the Property and must be submitted annually thereafter until directed otherwise by the director of public works and transportation. The final report must be submitted two years after the issuance of the certificate of occupancy permitting occupancy of 90 percent of the final building shown on the development plan(s).

(c) Alternatives. In lieu of the requirements in Subsection (a), the owner(s) may participate in and fund, in cooperation with other local area property owners, an area-wide Transportation Management Organization (TMO) that is approved by the city.

SEC. 51P-280.1154. SIGNS.

All signs must comply with the provisions for business zoning districts contained in Article V Chapter 51A, ~~except that non-premise signs other than signs identifying a development project on the Property are prohibited.~~

SEC. 51P-280.1165. GENERAL REQUIREMENTS.

Development of the Property must comply with the requirements of all ordinances, rules, and regulations of the city.

SEC. 51P-280.1176. PAVING.

(a) All streets, driveways, parking spaces, and maneuvering areas for parking areas must comply with the requirements of Chapter 51A.

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

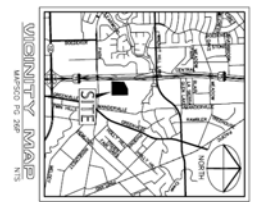
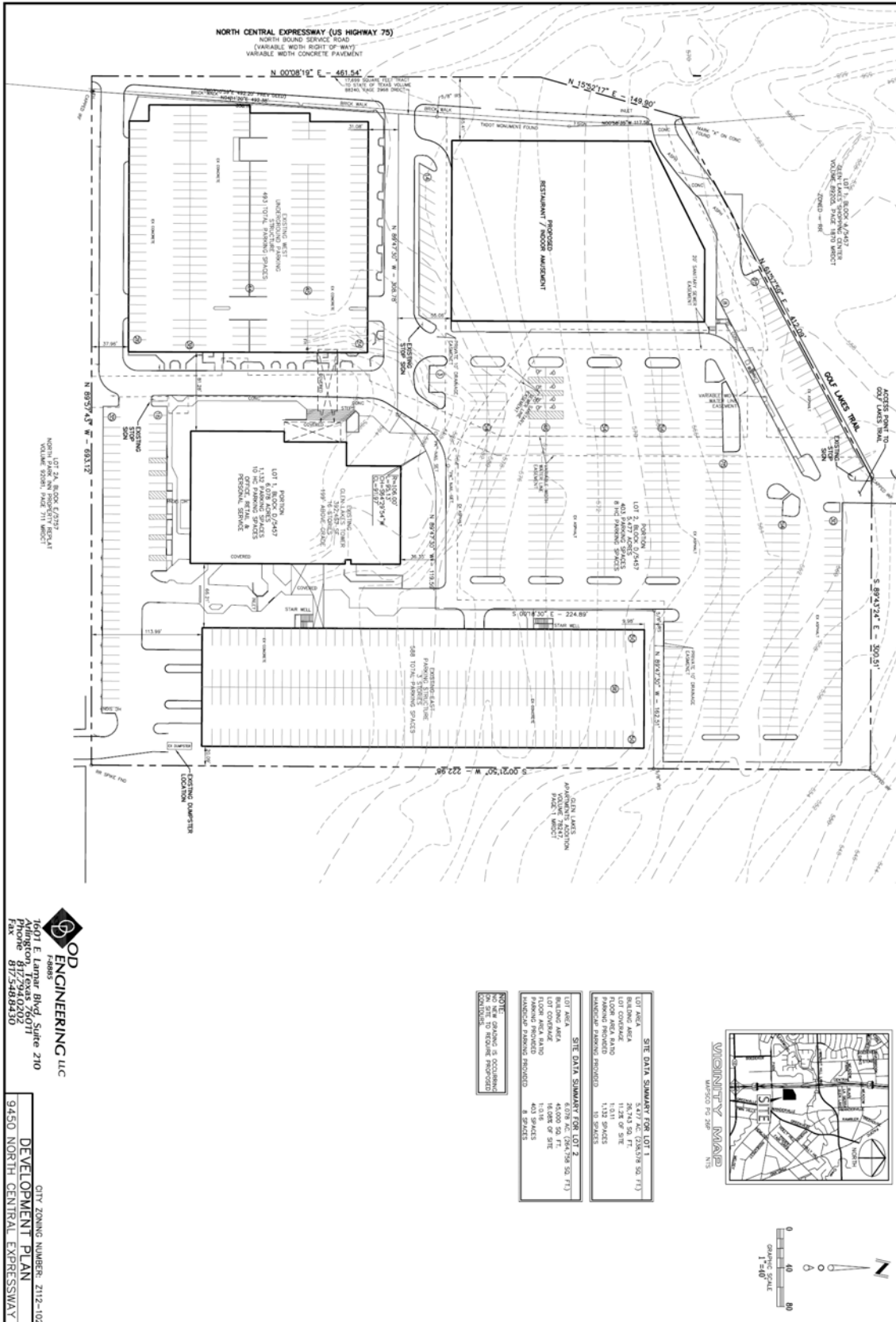
SEC. 51P-280.1187. COMPLIANCE WITH CONDITIONS.

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

SEC. 51P-280.1198. ZONING MAP.

~~PD 280 is located on Zoning Map No. F-8.~~

Proposed Development Plan



SITE DATA SUMMARY FOR LOT 1

LOT AREA	2,474.50 SQ. FT.
BEARING AREA	1,124 SQ. FT.
FLOOR AREA RATIO	1.03
PARKING PROVIDED	10 SPACES
FINANCIAL PARKING PROVIDED	10 SPACES

SITE DATA SUMMARY FOR LOT 2

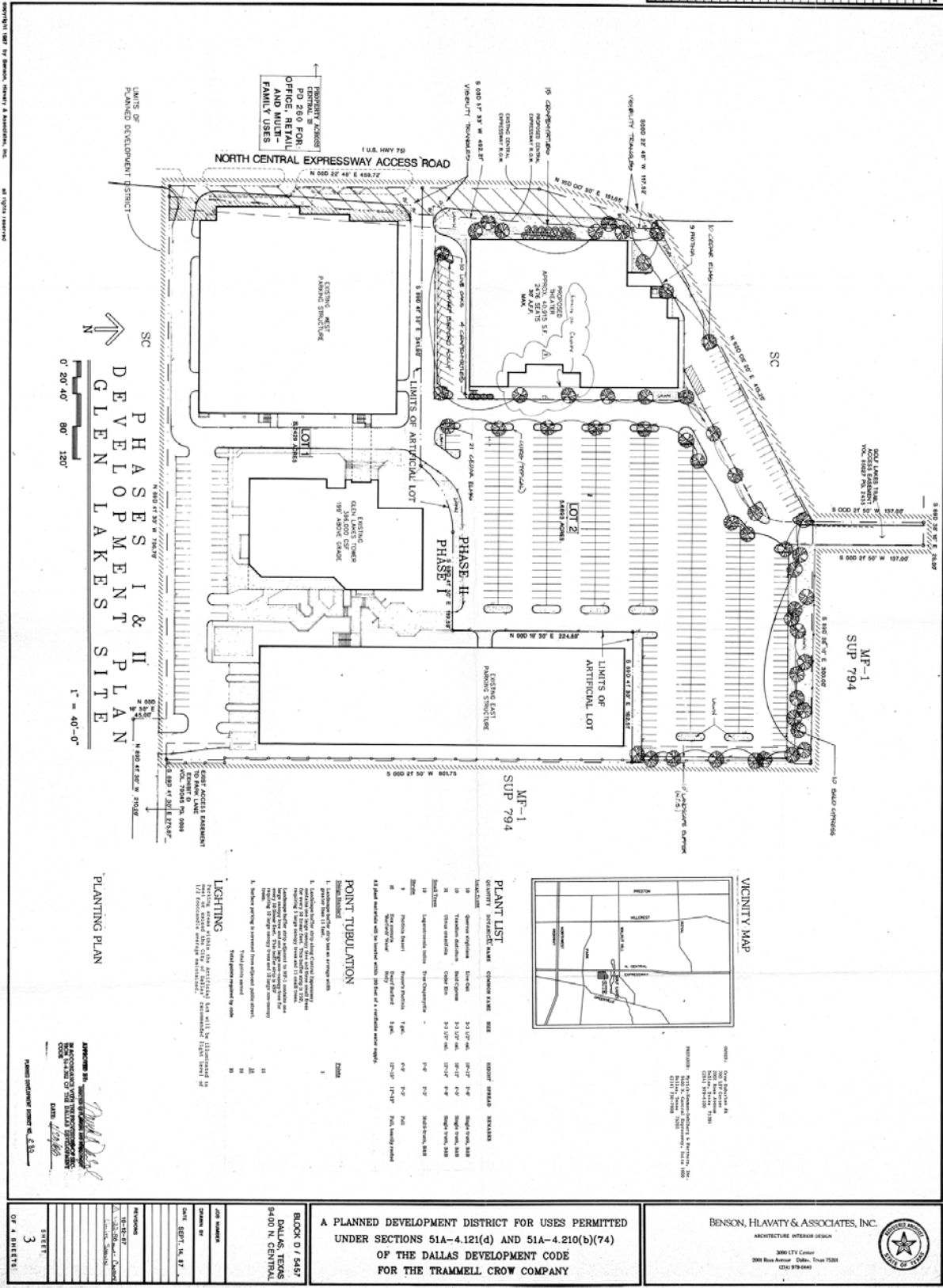
LOT AREA	45,000 SQ. FT.
BEARING AREA	10,948 SQ. FT.
FLOOR AREA RATIO	1.03
PARKING PROVIDED	403 SPACES
FINANCIAL PARKING PROVIDED	8 SPACES

NOTE:
NO NEW BUILDING IS OCCURRING
EXISTING BUILDING IS BEING
RENOVATED.

OP ENGINEERING, LLC
74885
1601 E Lamar Blvd, Suite 210
Pflugerville, TX 78660
PHONE: 817/5484207
FAX: 817/5484240

CITY ZONING NUMBER: Z112-102
DEVELOPMENT PLAN
9450 NORTH CENTRAL EXPRESSWAY

Existing Development Plan – Page 2

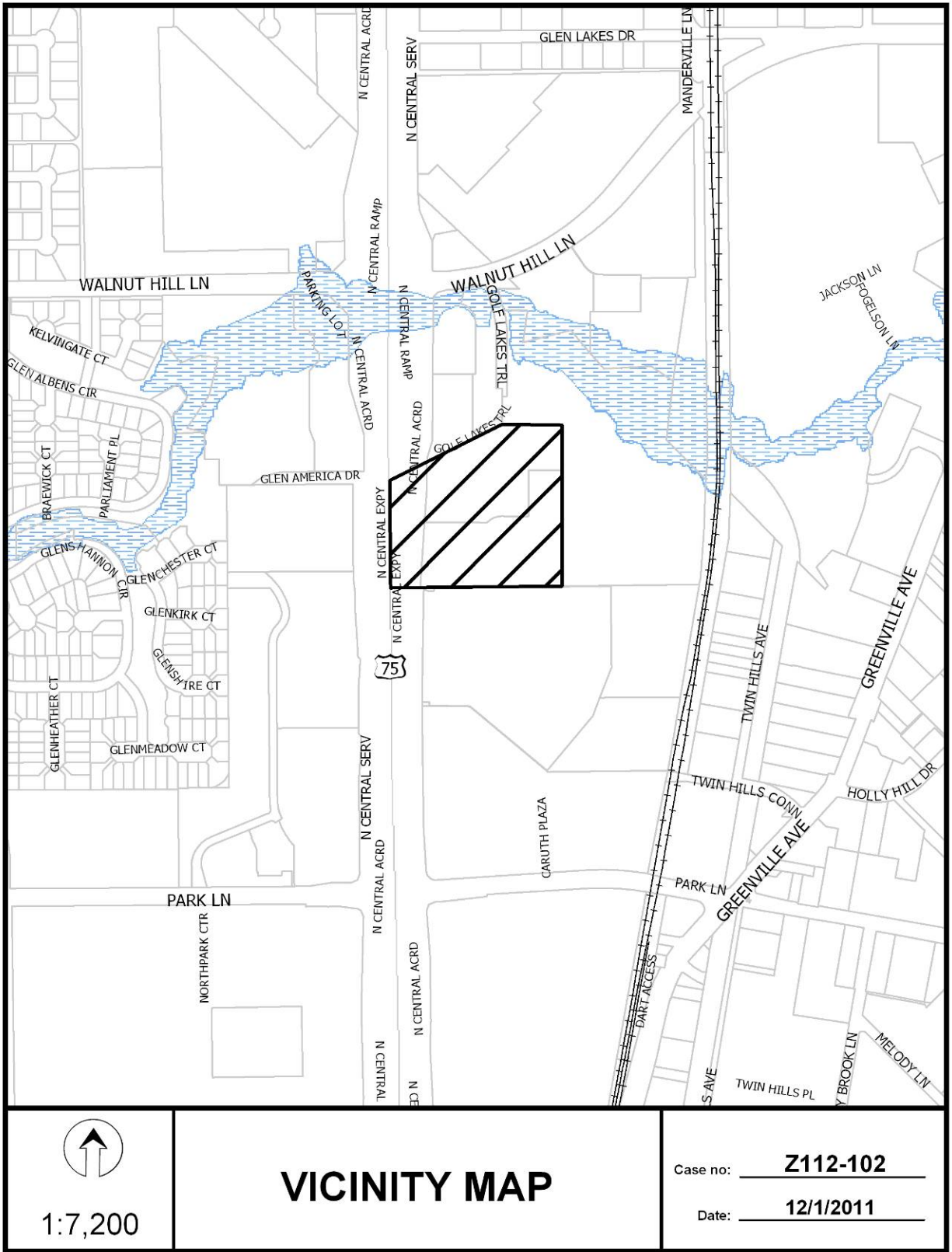


DATE: 08/11/11
 SHEET: 3
 OF 4 SHEETS

BLOCK D / 5457
 DALLAS TRIGS
 9400 N. CENTRAL

A PLANNED DEVELOPMENT DISTRICT FOR USES PERMITTED
 UNDER SECTIONS 51A-4.121(d) AND 51A-4.210(b)(74)
 OF THE DALLAS DEVELOPMENT CODE
 FOR THE TRAMMELL CROW COMPANY

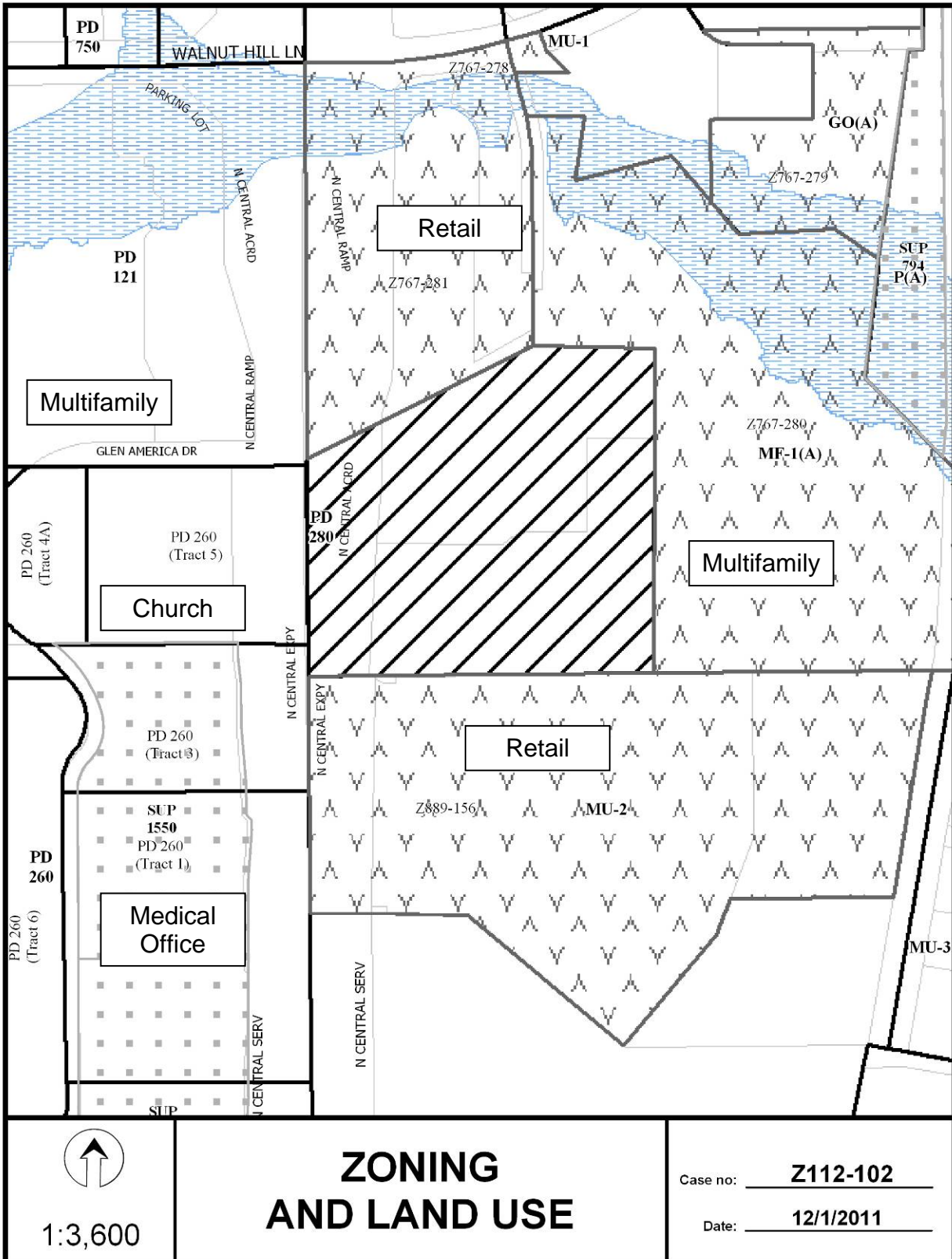
BENSON, Hlavaty & ASSOCIATES, INC.
 ARCHITECTURE INTERIOR DESIGN
 2000 LTV Center
 200 Ross Avenue, Suite 1520
 Dallas, Texas 75201
 (214) 979-0440

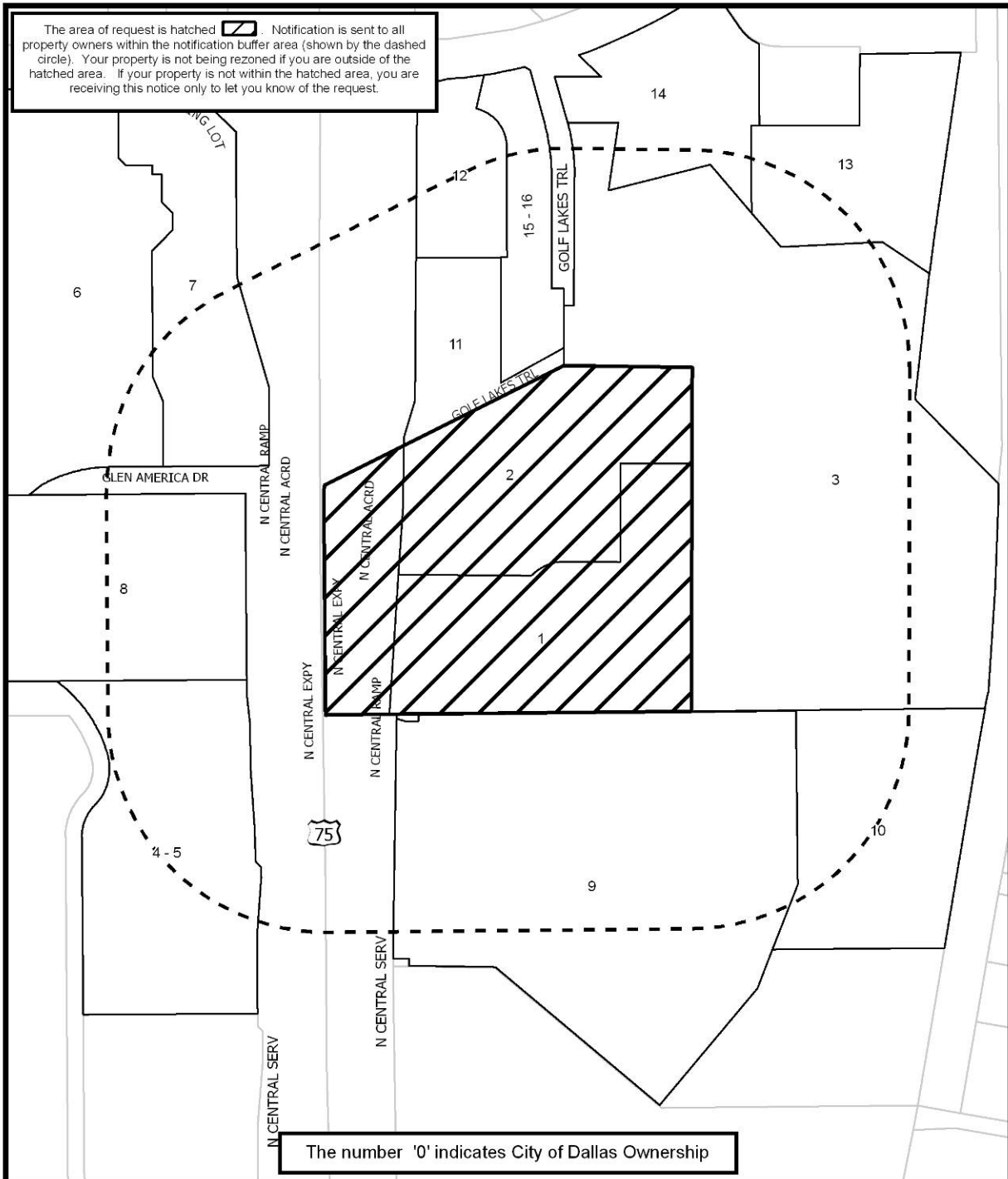


1:7,200

VICINITY MAP

Case no: Z112-102
Date: 12/1/2011





 1:3,600	<h2>NOTIFICATION</h2>	Case no: <u> Z112-102 </u>
	500' AREA OF NOTIFICATION 16 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <u> 12/1/2011 </u>

12/1/2011

Notification List of Property Owners

Z112-102

16 Property Owners Notified

Label #	Address	Owner
1	9400 CENTRAL EXPY	YPI CENTRAL EXPY PPTIES %YOUNAN PPTIES L
2	9450 CENTRAL EXPY	YPI CENTRAL EXPY LP %YOUNAN PPTIES LP
3	9600 GOLF LAKES TRL	CAMDEN GLEN LAKES INC C/O PPTY TAX DEPT
4	9301 CENTRAL EXPY	HCP CRS1 NORTH CENTRAL DALLAS TX LP
5	9301 CENTRAL EXPY	HCP CRSII NORTH CENTRAL PHASE II TX, LLC
6	7750 WALNUT HILL LN	CREEKWOOD LAKESIDE LTD PS STE 100
7	9669 CENTRAL EXPY	LAKESIDE SC PARTNERS LTD 1100 PROVIDENCE
8	9555 CENTRAL EXPY	NORTHPARK PRESBYTERIAN CH
9	9358 CENTRAL EXPY	SFERS REAL ESTATE CORP II % RREEF
10	9350 CENTRAL EXPY	FELLOWSHIP BIBLE CHURCH DALLAS
11	9500 CENTRAL EXPY	GLEN LAKES PTNRS LP
12	9600 CENTRAL EXPY	TEXAS HEALTH RESOURCES SYSTEM
13	8140 WALNUT HILL LN	LANDGEM GLEN LAKES LTD SUITE 500
14	8024 WALNUT HILL LN	NUTTING RICE TEXAS LP
15	9500 CENTRAL EXPY	WALNUT BOBOS LTD
16	9500 CENTRAL EXPY	WALNUT BOBOS II LTD

FILE NUMBER: Z101-354(MG)

DATE FILED: August 12, 2011

LOCATION: North line of Forest Park Road, northwest of Stutz Drive

COUNCIL DISTRICT: 2

MAPSCO: 34-T

SIZE OF REQUEST: ±4.989 acres

CENSUS TRACT: 4.03

APPLICANT: Maple Multi-Family, LLC

REPRESENTATIVE: Robert Baldwin

OWNER: Open Arms, Inc. & Stutz Road LTD PS

REQUEST: An application for a Planned Development District for MU-3 Mixed Use District uses on property zoned an IM Industrial Manufacturing District, an MU-2 Mixed Use District and Planned Development District No. 547.

SUMMARY: The applicant proposes to construct a multi-family development.

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

BACKGROUND INFORMATION:

- The ±4.989-acre request site is developed with a one-story warehouse facility.
- The request site is surrounded by medical office uses to the north and west; storage warehouse use to the east; and medical office, and multifamily uses to the south and southeast.
- The applicant intends to redevelop the request site with a 344 unit multifamily development resulting in a dwelling unit density of 69 units per acre. Proposed conditions limit building height to 80 feet, while increasing the Urban Form Setback trigger height to 65 feet.
- Alternate off-street parking requirements are proposed.
- Several uses allowed by right in the MU-3 Mixed Use District have been eliminated in the proposed conditions.

Zoning History:

1. Z101-384 On November 17, 2011, the City Planning Commission recommended approval of a Planned Development District for IR Industrial Research District uses (Scheduled for the January 11, 2012 City Council).
2. Z101-328 On October 20, 2011, the City Planning Commission recommended approval of a CS Commercial Service District (Scheduled for the December 14, 2011 City Council).
3. Z101-199 On August 24, 2011, the City Council approved an MU-3 Mixed Use District with deed restrictions volunteered by the applicant.
4. Z101-189 On August 10, 2011, the City Council approved the renewal of Specific Use Permit No. 1717 for a Vehicle display, sales, and service use
5. Z090-169 On August 24, 2011, the City Council approved an MU-3 Mixed Use District with deed restrictions volunteered by the applicant.
6. Z078-288 On November 10, 2008, the City Council approved an MU-2 Mixed Use District.

Z101-354 (MG)

7. Z078-275

On October 22, 2008, the City Council approved an MU-2 Mixed Use District.

8. Z078-242

On September 24, 2008, the City Council approved a Planned Development District for mixed-use development.

Thoroughfares/Streets:

Thoroughfares/Streets	Type	Existing ROW
Forest Park Road	Local	70 feet
Stutz Drive	Local	60 feet

Land Use:

	Zoning	Land Use
Site	IM/MU-2/PDD No. 547	Warehouse
North	IM/MU-2	Medical office/Office
South	MU-3/PDD No. 295	Office/Multifamily
East	MU-2	Multifamily
West	MU-2	Medical Office

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 Campus Block.

The Campus Building Block focuses on areas around large master-planned educational, institutional or business facilities outside the Downtown. The University of North Texas campus was the motivating factor for creating this Building Block, although other examples exist, such as the areas around the Southwestern Medical District, the Baylor University Medical Center, the Veterans Administration Hospital and Pinnacle Park. Campus Building Blocks often act as smaller versions of a complete community and include a range of single-family and multifamily housing for students, employees and visitors. A variety of offices, shops, services and open space should exist to support the major campus employer and area residents. Over time, areas such as UNT can take on

a “university town” feel as they mature. All Campus Building Block areas should have convenient transit options as an integral component. Economic development efforts should capitalize on the spin-off employment opportunities generated by the primary employers.

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.

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.2 Maximize development opportunities around DART stations

HOUSING ELEMENT

GOAL 3.2 ANSWER THE NEED FOR HOUSING OPTIONS

Policy 3.2.2 Encourage higher density housing within a quarter-mile of DART stations

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

Stemmons Corridor - Southwestern Medical District Area Plan

The request site is within the Stemmons Corridor - Southwestern Medical District Area Plan and primarily complies with the intent of this plan. In June 2010, the City Council adopted the Stemmons Corridor - Southwestern Medical District Area Plan which identifies the request site as being in the Medical Campus Development Block. The Plan recommends this development block be as predominately medical related offices and facilities, however, it is also envisioned to be home to a highly walkable mix of residential and mixed-use developments accommodating medical district employees. Guidance from the plan for the Medical Campus Development Block on residential developments include they "...should enable residents to easily access work, shopping, and leisure activities by transit and pedestrian-oriented streets as well as by driving." (pg 38) The plan envisions structures in this area to range from 2 to 7 stories, although some medical facilities may include downtown-scale towers.

Land Use Compatibility:

The ±4.989-acre request site is developed with a one-story warehouse facility and is slightly more than a quarter mile from the Inwood/Love Field DART rail station. The subject site is surrounded by medical office uses to the north and west; a storage warehouse use to the east; and medical office, and multifamily uses to the south and southeast.

The applicant intends to redevelop the request site with a 4-story multifamily development containing 344 units and accompanied by a 5 and half level parking garage. This will result in a dwelling density of 69 units per acre. Proposed conditions limit building height to 80 feet, while increasing the Urban Form Setback trigger height to 65 feet. Several uses allowed by right in the MU-3 Mixed Use District have been eliminated in the proposed conditions.

As indicated in the above land use table, MU-3 zoning and multifamily development exists along the south side of Stutz Drive. Given the request site's location within the Campus Block and relative proximity to the Inwood/Love Field DART Station, it is ideal for higher density residential or mixed use development. The MU-3 Mixed Use District is intended to provide for the development of high density retail, office, hotel and/or multifamily residential uses in combination on single or contiguous building sites; to encourage innovative and energy conscious design, efficient circulation systems, the conservation of land and the minimization of vehicular travel.

The request site is within the Stemmons Corridor - Southwestern Medical District Area Plan and primarily complies with the intent of this plan. In June 2010, the City Council adopted the Stemmons Corridor - Southwestern Medical District Area Plan which identifies the request site as being in the Medical Campus Development Block. The Plan recommends this development block be as predominately medical related offices and facilities, however, it is also envisioned to be home to a highly walkable mix of residential and mixed-use developments accommodating medical district employees. Guidance from the plan for the Medical Campus Development Block on residential

developments include they "...should enable residents to easily access work, shopping, and leisure activities by transit and pedestrian-oriented streets as well as by driving." (pg 38) The plan envisions structures in this area to range from 2 to 7 stories, although some medical facilities may include downtown-scale towers.

A portion of the request site is also within the Maple/Mockingbird TIF District which is located southwest of Love Field Airport and northwest of the Southwestern Medical Center. The District was created in 2008 to enhance the real estate market and encourage new investment by providing a source of funding for public amenities and infrastructure improvements.

Further, the Maple/Mockingbird Tax Increment Financing (TIF) District represents the outgrowth of the City of Dallas' effort to provide a model for redeveloping land near employment centers to take full advantage of the expanding DART light rail system and area resources such as Love Field Airport and the southwestern Medical District. Specifically, the intent is to encourage the redevelopment of obsolete multifamily and commercial buildings, inadequate retail centers, and underutilized industrial facilities in the area between Love Field Airport and the medical district to the southwest. This district will promote the development of denser, pedestrian-oriented residential development, expansion of retail activity and support of existing medical related uses while taking advantage of DART's expanding light rail system (two stations in or near Maple/Mockingbird area).

While the applicant has opted not to accept TIF funding, the proposed project generally keeps with the spirit of the TIF with the inclusion of staff's recommended conditions pertaining to pedestrian oriented amenities as detailed below. However, staff is recommending conditions to further ensure consistency with redevelopment plan for the area.

As proposed, the attached conditions require approval of a development plan prior to the issuance of any building permit.

The applicant's proposal is compatible with the surrounding land uses and is within the scope of the forwardDallas! Comprehensive Plan, the Stemmons Corridor – Southwestern Medical District Area Plan and the Maple/Mockingbird TIF District. Staff recommends approval of the conceptual plan and staff's recommended conditions which would require street trees to be spaced at one tree per 35 feet of street frontage; six-foot-wide sidewalks with at least four feet of unobstructed width along all street frontages and a provision prohibiting fencing in the front yard. These conditions would help ensure the type of pedestrian-oriented project envisioned for this area of the City.

Development Standards:

District	Setbacks		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
IM/MU-2 Industrial Manufact./Mixed Use	15'/20' Urban form	30' adjacent to residential OTHER: No Min.	NA/50;75;100	110' 8 stories/ 90';120'	80%	Residential Proximity Slope	Industrial, office, residential, retail
PDD No. 547	15'/20' Urban form	30' adjacent to residential OTHER: No Min.	NA/50;75;100	110' 8 stories/ 90';120'	80%	Residential Proximity Slope	Industrial, office, residential, retail
Proposed							
PDD for MU-3 Mixed use-3	20'	No min./20'	NA	80'	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential, trade center

Traffic:

The Engineering Section of the Building Inspection Division of the Department of Sustainable Construction and Development has reviewed this application and no road improvement was recommended.

Parking:

The following off-street parking requirements are proposed for the planned development district:

(a) In general. The off-street parking requirements of Division 51A-4.200 and the off-street parking and loading regulations of Division 51A-4.300 apply, except as otherwise provided in this section.

(b) Multifamily uses. For a multifamily use, the minimum off-street parking requirements are:

(1) one space for each dwelling unit having a floor area of 900 or less square feet and less than two separate bedrooms;

(2) one and one-half spaces for each dwelling unit having a floor area of more than 900 square feet and less than two separate bedrooms; and

(3) one space per bedroom for each dwelling unit having two or more bedrooms.

A fitness center that is accessory to a multifamily use does not have to provide additional off-street parking provided the fitness center is for the use of the residents only.

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Pursuant to §51A-4.209 of the Dallas Development Code, the standard required off-street parking for a multifamily use is one (1) space for each 500 square feet of dwelling unit floor area within the building site. Not less than one (1) space nor more than two (2) spaces are required for each dwelling unit in a multifamily structure over 36 feet in height.

Landscaping:

Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code.

Partners/Principals/Officers:

Open Arms, Inc.

John F. Bergner, Director
Jay Cassen, Director
Marcus Cooper, Director
Duane Cote, Director
Kathleen Elliot, Director
Gloria Eppig, First Vice President
Rod Gabel, Director
Dr. Lisa W. Genecov, Secretary
Francisco Gonzales, Director
Clay Hosterman, Vice President
Christine Jensen, Director
Tony Laday, Director
Randall Lasley, Director
Lance Leslie, Director
Manisha H. Maskay Ph D, Director
Carla McClanahan, Director
Frank O'Neal, Director
Jeff Price, Director
Rust E Reid, Treasurer
Nancy Roe, Director
Susan Stahl, President
Robert S. Strasser, Director
Justin Taylor, Director
Truman Thomas, Director
Gretchen M. Williams, Director

Maple Multi-Family, LLC

Anne L. Raymond, Manager
Kenneth J. Valach, Manager

Stutz Road LTD PS

General partner is Mayorga Corporation

Mayorga Corporation

William D. White, III, President

**PROPOSED PDD
CONDITIONS**

ARTICLE _____.

PD _____.

SEC. 51P-_____.101. LEGISLATIVE HISTORY.

PD _____ was established by Ordinance No. _____, passed by the Dallas City Council on _____, 2011.

SEC. 51P-_____.102. PROPERTY LOCATION AND SIZE.

PD _____ is established on property located at Forest Park Drive and Stutz Road. The size of PD XXX is approximately 4.989 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 nonresidential zoning district.

SEC.51P-_____.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit ____A: conceptual plan.

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

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

SEC. 51P-_____.106. DEVELOPMENT PLAN.

A development plan must be approved by the city plan commission before issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P-____.107. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

- (1) Agricultural uses.
 - None permitted.

- (2) Commercial and business service uses.
 - None permitted.

- (3) Industrial uses.
 - None permitted.

- (4) Institutional and community service uses.
 - Church.

- (5) Lodging uses.
 - Hotel or motel.

- (6) Miscellaneous uses.
 - Temporary construction or sales office.

- (7) Office uses.
 - Financial institution without drive-in windows.
 - Medical clinic or ambulatory surgical center.
 - Office.

- (8) Recreation uses.
 - Private recreation center, club, or area.

- (9) Residential uses.
 - College dormitory, fraternity, or sorority house. [SUP]
 - Group residential facility. [SUP required if spacing component of Section 51A-4.209(b)(3) is not met.]
 - Handicapped group dwelling unit. [SUP required if spacing component of 51A-4.209(b)(3.1) is not met.]
 - Multifamily.
 - Retirement housing. [SUP]
 - Single family.

- (10) Retail and personal service uses.
 - Dry cleaning or laundry store. [without drive-in or drive-through service.]
 - General merchandise or food store 3,500 square feet or less.
 - Personal service uses.
 - Restaurant without drive-in or drive-through service.
 - Temporary retail use.

- (11) Transportation uses.
 - Non permitted.
- (12) Utility and public service uses.
 - Local utilities.
- (13) Wholesale, distribution, and storage uses.
 - None permitted

SEC.51P-____.108. 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-____ 109. 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 51 A-4.400, this section controls.)

(a) Minimum front yard. Minimum front yard is 15 feet. Fencing may be located in the required front yard per Sec. 4.602.

(b) Side and rear yard.

No minimum side or rear yard.

(c) Urban form setback. An additional front, side, and rear yard setback of one foot for each two feet in height above 65 feet is required for that portion of a building, up to a maximum total setback of 30 feet.

(d) Permitted encroachments. Canopies, balconies, stoops, bay windows, awnings, other ordinary building projections, signs, street furniture, planting beds, and outdoor eating areas may extend into a setback or right-of-way provided that a minimum sidewalk clearance of five feet is maintained. Extensions into a right-of-way require the approval of a license pursuant to Chapter 43 of the Dallas City Code. A turret, spire, or tower not exceeding a floor area of 10 percent of the ground floor area may encroach into an urban form setback.

(e) Height. Maximum structure height is 80 feet, excluding rooftop mechanicals, parapet walls, or elevator penthouses. Rooftop mechanicals, parapet walls, and elevator penthouses may extend a maximum of 12 feet above maximum structure height.

(f) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Density. Maximum dwelling unit density is 69 units per acre. Maximum

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number of dwelling units is 344.

SEC. 51P-____.110. OFF-STREET PARKING AND LOADING.

(c) In general. Except as otherwise 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.

(d) Multifamily uses.

(1) One space for each dwelling unit having a floor area of 900 or less square feet and less than two separate bedrooms;

(2) One and one-half spaces for each dwelling unit having a floor area of more than 900 square feet and less than two separate bedrooms; and

(3) One space per bedroom for each dwelling unit having two or more bedrooms.

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

See Article VI.

SEC.51P-____.112. LANDSCAPING.

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

(b) One street tree must be provided for every 35 feet of street frontage.

SEC.51P-____.113. SIGNS.

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

SEC. 51P-____.114. ADDITIONAL PROVISIONS.

(a) A minimum six-foot-wide sidewalk with a minimum four feet unobstructed must be provided along street frontages.

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

(c) 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-____.115. COMPLIANCE WITH CONDITIONS.

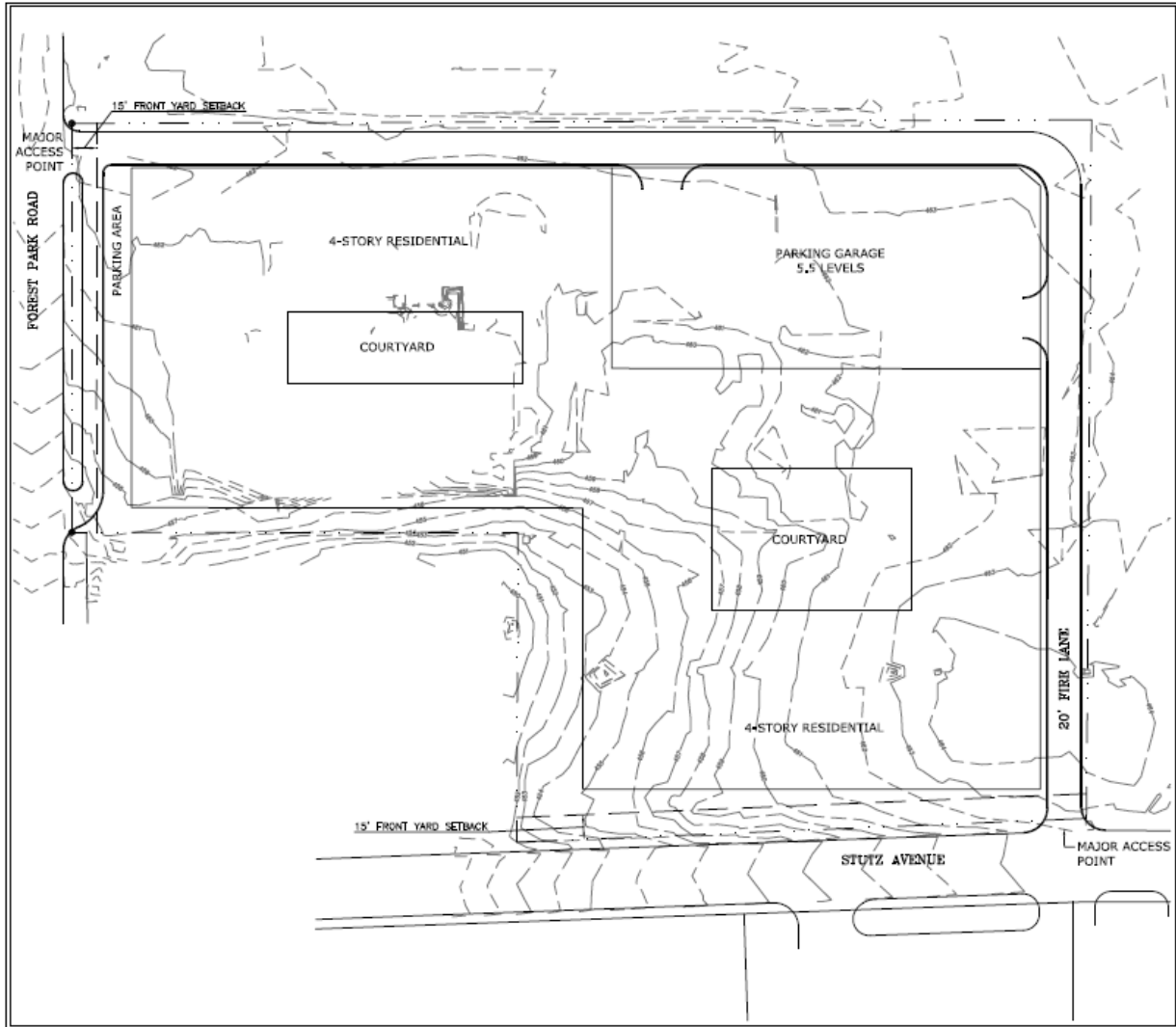
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to

Z101-354 (MG)

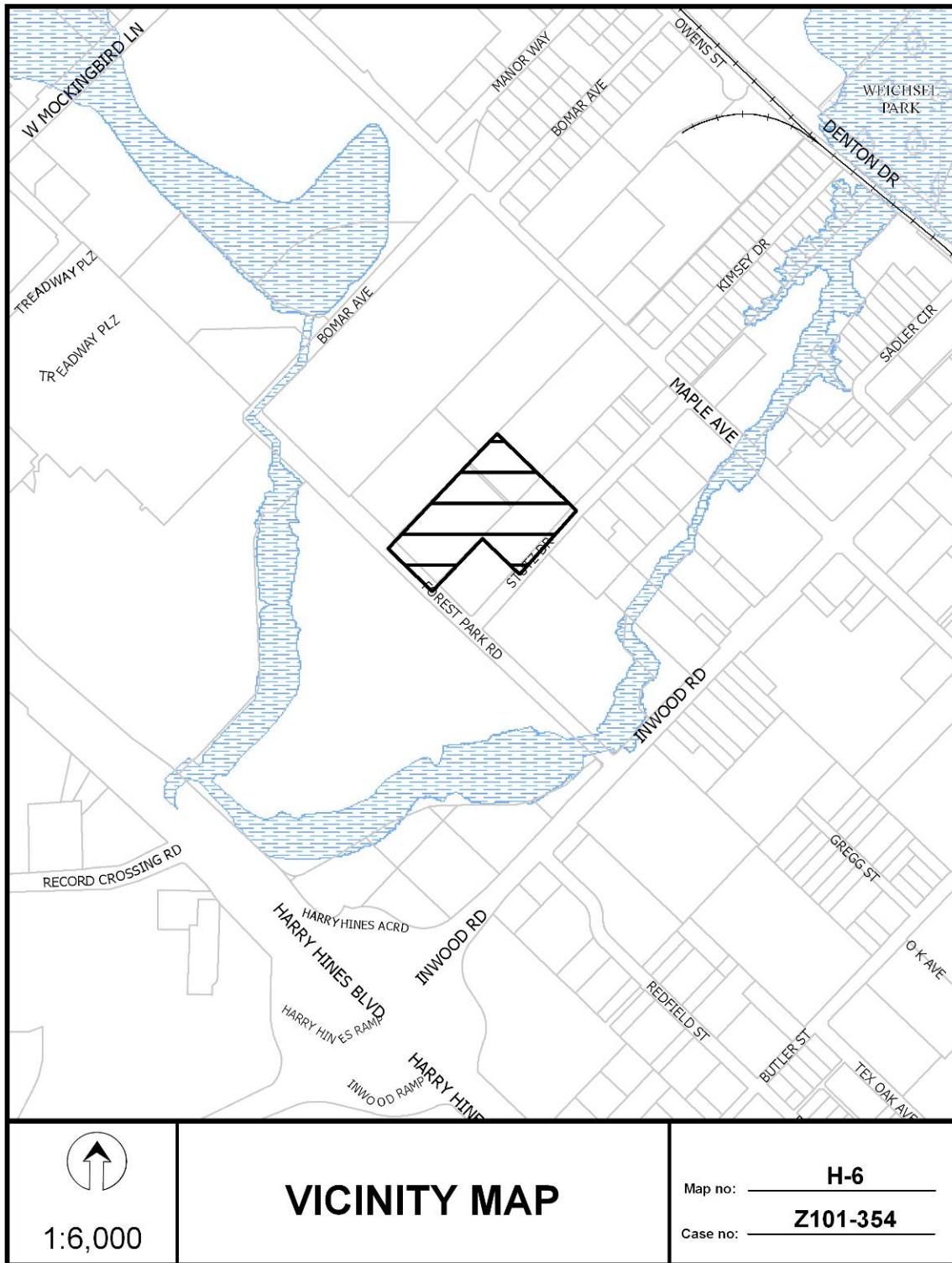
the satisfaction of the director of public works and transportation.

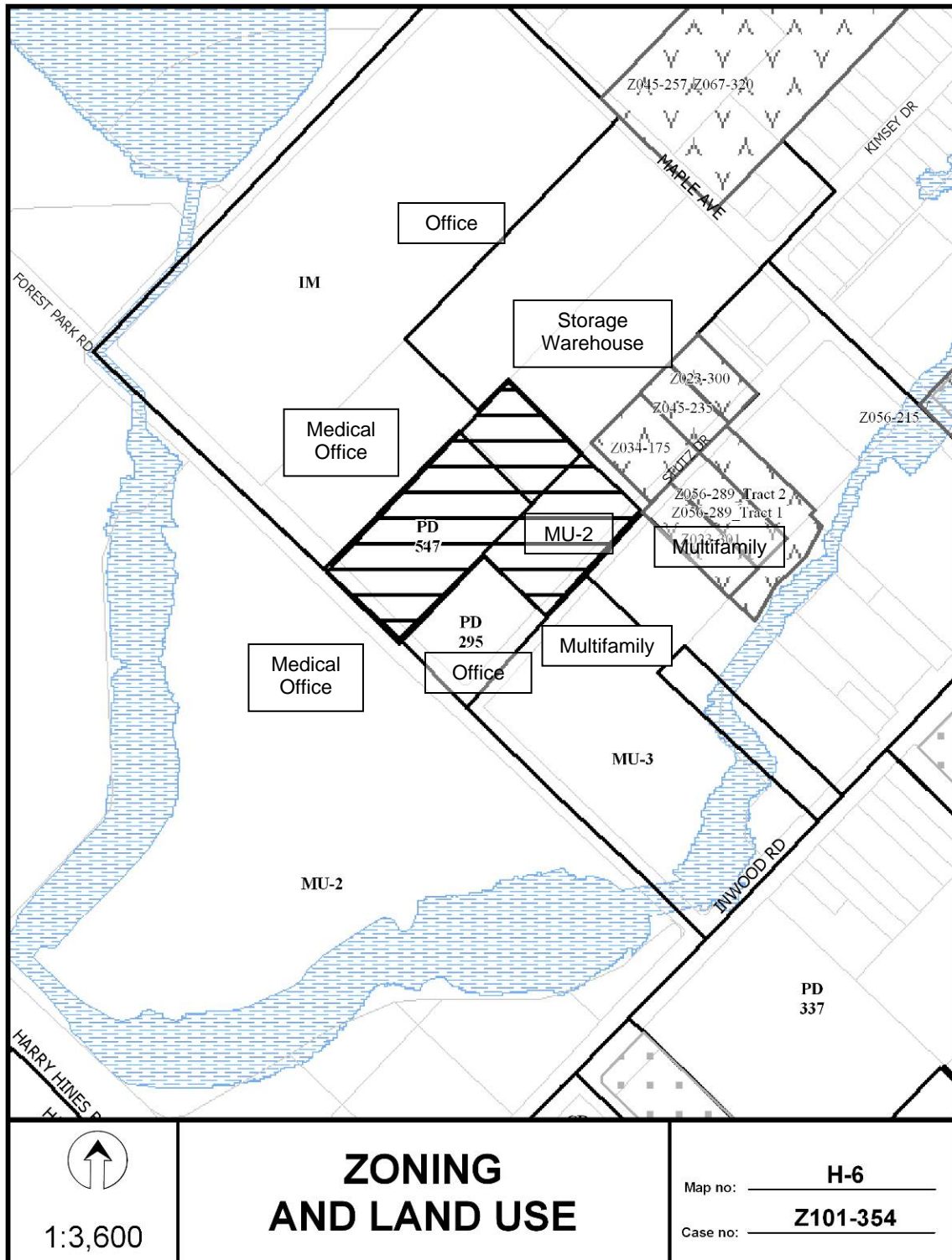
The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of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

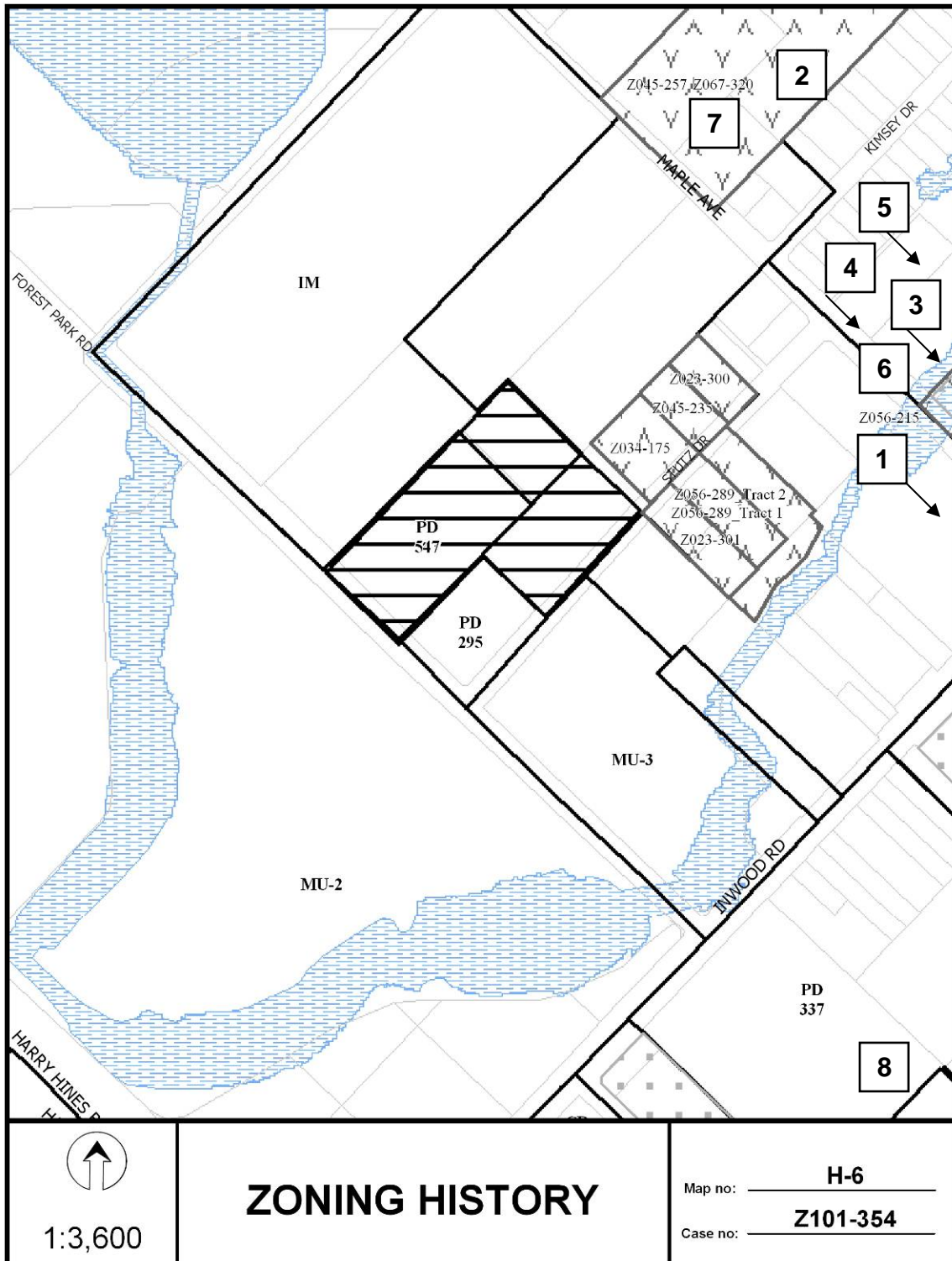
**PROPOSED CONCEPT
PLAN**



 **1** CONCEPTUAL PLAN
SCALE: 1" = 30'-0"



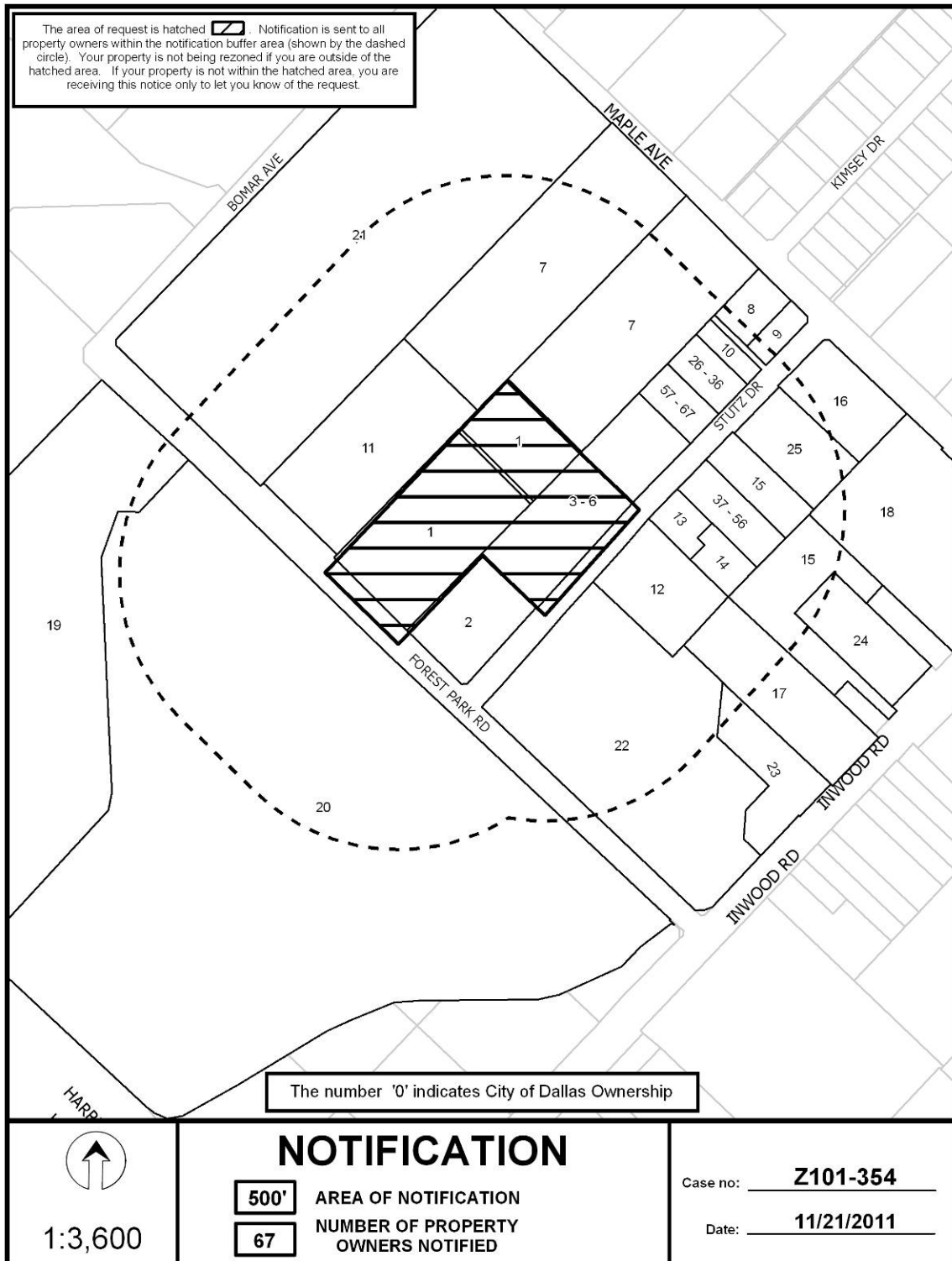




DATE: October 20, 2011

ZONING HISTORY

Map no: H-6
Case no: Z101-354



11/21/2011

Notification List of Property Owners***Z101-354******67 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2303 STUTZ RD	OPEN ARMS INC
2	5920 FOREST PARK RD	S W PROFESSIONAL BLDG LTD SUITE 525
3	2295 STUTZ RD	STUTZ ROAD LTD PS
4	2325 STUTZ RD	VU DAVID D & VU TUNG V & TUYETYEN
5	2325 STUTZ RD	SHAY JERRY L &
6	2325 STUTZ RD	JEFFRIES CHRISTOPHER
7	5925 MAPLE AVE	CRP-GREP MAPLE OWNER LLC STE 2100
8	5907 MAPLE AVE	RUBY SLIPPER PROPERTIES LLC
9	5901 MAPLE AVE	RUBY SLIPPER PPTIES LLC
10	2419 STUTZ RD	SCHIEFFER PAUL W
11	6010 FOREST PARK RD	DALLAS NEPHROS LAND COMPANY LP
12	2310 STUTZ RD	FIRST NATIONWIDE POSTAL HOLDINGS
13	2316 STUTZ RD	SEALEX INV LTD
14	2316 STUTZ RD	SEALEX INVESTMENTS LTD
15	2419 INWOOD RD	VICEROY INWOOD LP
16	5855 MAPLE AVE	STARK O V SOUTHLAND FARM STORE
17	2339 INWOOD RD	INWOOD SELF STOR FAM LP
18	5701 MAPLE AVE	KANO MAILE LTD SUITE 100
19	6400 HARRY HINES BLVD	BOARD OF REGENTS OF THE % REAL ESTATE OF
20	6000 HARRY HINES BLVD	BOARD OF REGENTS UNIV TX % REAL ESTATE O
21	6114 FOREST PARK RD	DALLAS AIRMOTIVE INC
22	5720 FOREST PARK RD	UNIFIED HOUSING OF INWOOD LLC
23	2333 INWOOD RD	LY & LY INVESTMENTS LP
24	2419 INWOOD RD	VICEROY DAVENPORT LP
25	2424 STUTZ RD	HAYNES INVESTMENTS
26	2415 STUTZ RD	HUNT SELWYN E

Z101-354 (MG)

11/21/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2415 STUTZ RD	YUAN ROBERT L & RUBY
28	2415 STUTZ RD	DUGAS JUSTIN M
29	2415 STUTZ RD	SHAH TEJAS K UNIT D
30	2415 STUTZ RD	UNZEITIG ANDREW W
31	2415 STUTZ RD	CHOE JOEL
32	2415 STUTZ RD	MCPHAIL ERICA
33	2415 STUTZ RD	AMIN A HAFIZ & HALIMA
34	2415 STUTZ RD	GILES JASON M
35	2415 STUTZ RD	STAMM MARY C &
36	2415 STUTZ RD	DELACRUZ AUDREY L
37	2326 STUTZ RD	HALL JUDY H UNIT 101
38	2326 STUTZ RD	NGUYEN LINH &
39	2326 STUTZ RD	RUSSELL JACY NICOLE
40	2326 STUTZ RD	GENTHON STEPHEN P & MARTA T
41	2326 STUTZ RD	MUTH CHARLES & MUTH PAULA
42	2326 STUTZ RD	PLATA ERNEST J & CECILIA R
43	2326 STUTZ RD	PERLMAN SUREKHA & JEFFREY H
44	2326 STUTZ RD	RICHARDSON JARED B
45	2326 STUTZ RD	YUAN ROBERT & RUBY
46	2326 STUTZ RD	BACHIR NATALIE M &
47	2326 STUTZ RD	GOBLE GARY L
48	2326 STUTZ RD	CHRISTIANSON BRANDON & RACHEL UNIT 112
49	2326 STUTZ RD	CARRINGTON TOMMY F
50	2326 STUTZ RD	PERLMAN SUKEKHA
51	2326 STUTZ RD	DEMARCO BRENDAN M
52	2326 STUTZ RD	LIU YU YAN & BENNET T BLDG 4 UNIT 116
53	2326 STUTZ RD	CANO CHRISTOPHER A &
54	2326 STUTZ RD	LOHR CLAUDETTE O
55	2326 STUTZ RD	CAI XIN
56	2326 STUTZ RD	BAUM ERIC
57	2403 STUTZ RD	WILLIAMS CARMEN M

Z101-354 (MG)

11/21/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2403 STUTZ RD	NGUYEN DON H
59	2403 STUTZ RD	STUTZ ROAD PARTNERS II
60	2403 STUTZ RD	MALDONADO GERARDO & BOBBIE J &
61	2403 STUTZ RD	EGBUNIWE CHIKE N
62	2407 STUTZ RD	GOMEZ JOSE V
63	2407 STUTZ RD	HARDEMAN PAULA A
64	2407 STUTZ RD	YALCIN ASLIGUL & PAUL C CHIN
65	2407 STUTZ RD	HEAD MATTHEW J
66	2407 STUTZ RD	PENA LLOPIS SAMUEL
67	2407 STUTZ RD	OKORAFOR ORIEJI L

Planner: Warren F. Ellis

FILE NUMBER: Z112-106(WE) **DATE FILED:** July 29, 2011
LOCATION: Northwest line of Carlisle Street, southwest of Bowen Street
COUNCIL DISTRICT: 14 **MAPSCO:** 45-B
SIZE OF REQUEST: Approx. 1.31 acres **CENSUS TRACT:** 18.00

APPLICANT / OWNER: Alamo Manhattan Carlisle, LLC

REPRESENTATIVE: MASTERPLAN
Karl Crawley

REQUEST: An application for a Planned Development District for Multiple Family uses on property zoned an O-2 Office Subdistrict, within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of this request is to permit modifications of the yard, lot and space regulations in an O-2 Office Subdistrict. The modifications in the regulations will allow for the construction of a 200-unit multifamily development.

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

BACKGROUND INFORMATION:

- The applicant's request for a Planned Development Subdistrict for multiple family uses will allow for a construction of a 200-unit multifamily development. The applicant is requesting a modification in the front and rear yard setbacks and an increase in the lot coverage.
- Presently, the existing O-2 Office Subdistrict permits multifamily uses and limits the structure height to 240 feet; however, the applicant will restrict the proposed development to multifamily uses and limit the height to 100 feet.
- The surrounding land uses in the area are predominately office and multifamily. However, the Katy Trail is contiguous to the request site.

Zoning History: There have been six recent zoning changes request in the area.

1. Z101-343 On October 26, 2011, the City Council approved an amendment to the conditions to Planned Development Subdistrict No. 86 for O-2 Office Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District in the area generally bounded by Carlisle Street, Cedar Springs Road, Vine Street and Cole Avenue.
2. Z089-125 On February 25, 2009, the City Council approved a Planned Development Subdistrict for O-2 Office Subdistrict uses on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District in the area generally bounded by Carlisle Street, Cedar Springs Road, Vine Street and Cole Avenue.
3. Z067-275 On February 25, 2008, the City Council denied a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses within Planned Development District No. 193, on property zoned a GR General Retail Subdistricts and an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District in the area generally located on both sides of Routh Street at the terminus of Katy Trail.
4. Z045-138 On April 27, 2005, the City Council approved a Planned Development Subdistrict for O-2 Office Subdistrict uses and a Retirement Housing Community within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property zoned an O-2 Office

Subdistrict within Planned Development District No. 193 in the area generally located south of the intersection of Cedar Springs/Bowen Street and Turtle Creek Blvd.

5. Z034-284 On October 13, 2004, the City Council approved a Planned Development Subdistrict for GR General Retail Subdistrict uses and a bank with a drive-in window service, subject to a development plan, landscape plan and conditions on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak lawn Special Purpose District in the general area bounded by Cedar Springs Road, Carlisle Road and Routh Street.

6. Z078-159 On May 28, 2008, the City Council approved an amendment to Zones 1A and 1B of Planned Development District No. 184 for office, retail and residential uses on the northeast corner of Cedar Spring Road and Carlisle Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Carlisle Street	Minor Arterial	50 ft.	50 ft.

Land Use:

	Zoning	Land Use
Site	D(A), CS	Single Family
Northeast	O-2, MF-2	Offices, Multiple Family
Southwest	O-2	Office
Southeast	O-2	Offices
Northwest	PDS No. 61	Undeveloped

Comprehensive Plan: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies that support the applicant’s request for a mixed use development.

The proposed multiple family development will be located within the Urban Mixed-Use Building Block. This Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a

vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

Urban Design Element

Goal 5.1 Promote a sense of place, safety and workability

Policy 5.1.2 Define urban character in Downtown and urban cores

Area Plans:

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

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

The applicant's request for a PDS for multiple family uses will allow for modifications of the yard, lot, and space regulations in the O-2 Office Subdistrict. These modifications will allow for the constructions of a 200-unit multifamily development. The O-2 Office Subdistrict currently permits multifamily uses; however, the applicant request will allow for a reduction in the front and rear yard setbacks from 25 feet to 10 feet, as well as an increase in the lot coverage from 60 percent to 82 percent.

The proposed development will meet the 7 objectives as outlined above. The applicant will limit the maximum height of the proposed development to 100 feet. The O-2 Office Subdistrict permits a maximum height of 240 feet.

STAFF ANALYSIS:

Land Use Compatibility: The 1.31 acre site is developed with two office buildings on two separate lots. The applicant is proposing to redevelop the site to construct a 200-unit multiple family complex. The applicant’s request for a Planned Development Subdistrict for Multiple Family uses will limit the site’s development to only multiple family uses. In addition, the applicant is requesting a reduction in the front and rear yard setbacks and an increase in the lot coverage.

The O-2 Office Subdistrict currently permits multifamily uses; however, the applicant request will allow for a reduction in the front and rear yard setbacks from 25 feet to 10 feet, as well as an increase in the lot coverage from 60 percent to 82 percent. In addition, the proposed development will be governed by the O-2 Office Subdistrict regulations, with the exception to the yard and lot regulations. The proposed changes to the yard setbacks and lot coverage will allow for the development to maximize its development rights to develop a multiple family development that is urban in form. The applicant has limited the number of units within the development to 200-units as well as restricted the structure height to 100 feet. The development will be developed over a 3-1/2 story parking structure.

The proposed 200-unit multiple family development is also adjacent to the Katy Trail. The applicant will provide a connection to the trail from the proposed development for their tenants. The adjacent properties are developed with offices and multifamily uses.

Staff’s recommendation is for approval of the applicant’s request for a Planned Development Subdistrict for Multiple Family uses. The proposed development should not have any adverse impact on the surrounding area.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
O-2 Office Subdistrict - existing	25'	10'/25'	4:1 FAR	240'	60%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential
Proposed PDS	10'	10'/10'	3.25:1 FAR	100'	82%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Multiple Family

Landscaping: Landscaping of any development will be in accordance with the attached landscape plan. Plant materials must be maintained in a healthy, growing condition.

LIST OF OFFICERS
Alamo Manhattan Carlisle, LLC

- Jeffrey B. Brawner – Sole Owner

PROPOSED PDS CONDITIONS

“ARTICLE

PD

SEC.S-____.101. LEGISLATIVE HISTORY.

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

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

PD Subdistrict No.____ is established on property at the northwest line of Carlisle Street, southwest of Bowen Street. The size of PD Subdistrict No.____ is approximately 1.31 acres.

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

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

(b) In this division SUBDISTRICT means a Subdistrict of PD 193.

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

(d) This district is considered to be a residential subdistrict.

SEC. S- ____ .104. EXHIBIT.

The following exhibits is incorporated into the article: Exhibit S-____A: development plan.

SEC. S- ____ .105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the attached development plan (Exhibit S-____A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

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

(a) The following main uses are permitted.

- (1) Residential uses
 - Multiple Family
- (2) Utility and service uses
 - Local Utilities

SEC. S- _____.107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108, Accessory Uses. For more information regarding accessory uses, consult Section 51A-4.217.

(b) The following accessory use is permitted by right in this subdistrict.

- Community center (private)

(c) In this subdistrict, the following accessory uses are not permitted.

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

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

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the O-2 Office Subdistrict apply.

(b) Front yard. For multiple-family uses, the minimum front yard is 10 feet.

(c) Side and rear yard. For multiple-family uses, the minimum side and rear yard is 10 feet.

(d) Density. For multiple-family uses, maximum number of dwelling units is 200.

(e) Height. For multiple-family uses, maximum structure height is 100.

(f) Floor area. For multiple-family uses, maximum floor area is 195,000 square feet.

(g) Lot coverage. For multiple-family uses, maximum lot coverage is 82 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

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

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

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

SEC. S- _____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S- _____.111. LANDSCAPING AND SCREENING.

(a) In general. Except as provided in this section, landscaping for a multiple family development must comply with the attached landscape plan.

(b) Screening must be provided in accordance with Part I of this article.

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

SEC. S- _____.112. SIGNS.

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

SEC. S- _____.113. ADDITIONAL PROVISIONS.

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

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

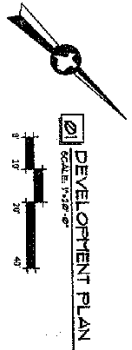
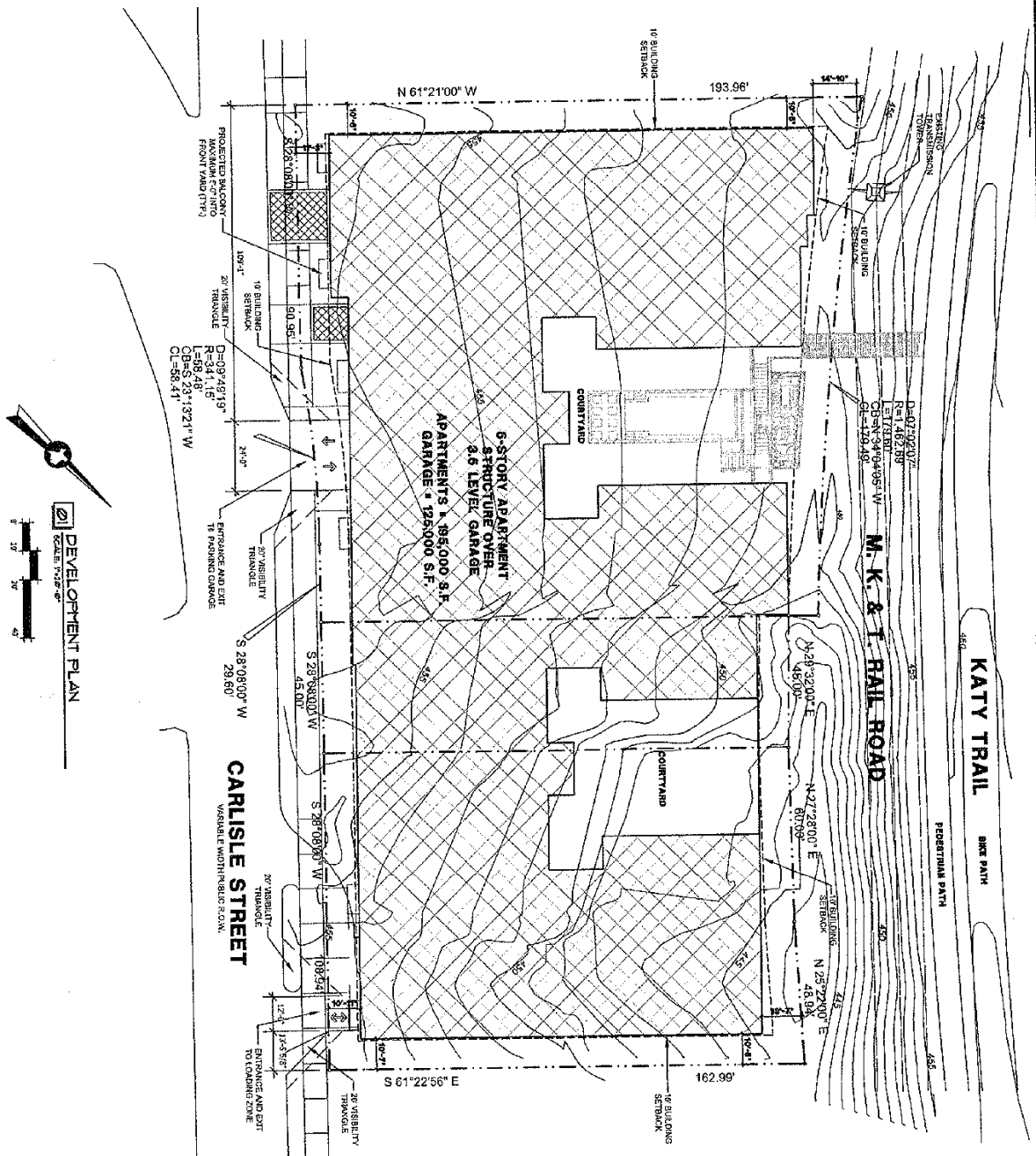
(c) Development and use of the Property must comply with Part I of this article.

SEC. S-____.114. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use in this subdistrict 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



LEGEND

- = APARTMENTS
- = DEVELOPMENT PLAN BOUNDARY LINE
- = ELEVATION CONTOURS

VISIBILITY TRIANGLES

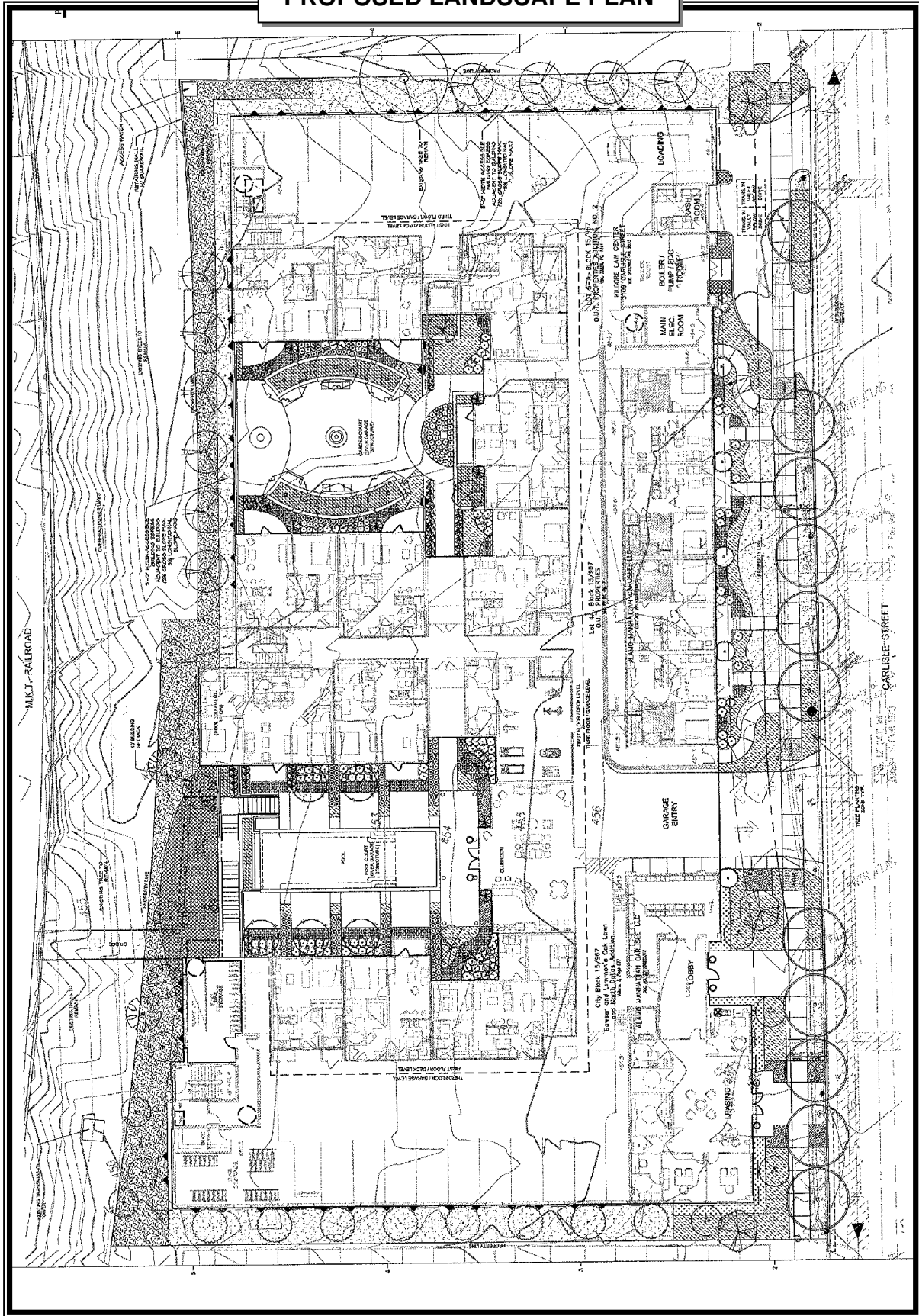
- DRIVERS = 20'-0"
- STREET INTERSECTIONS = 30'-0"

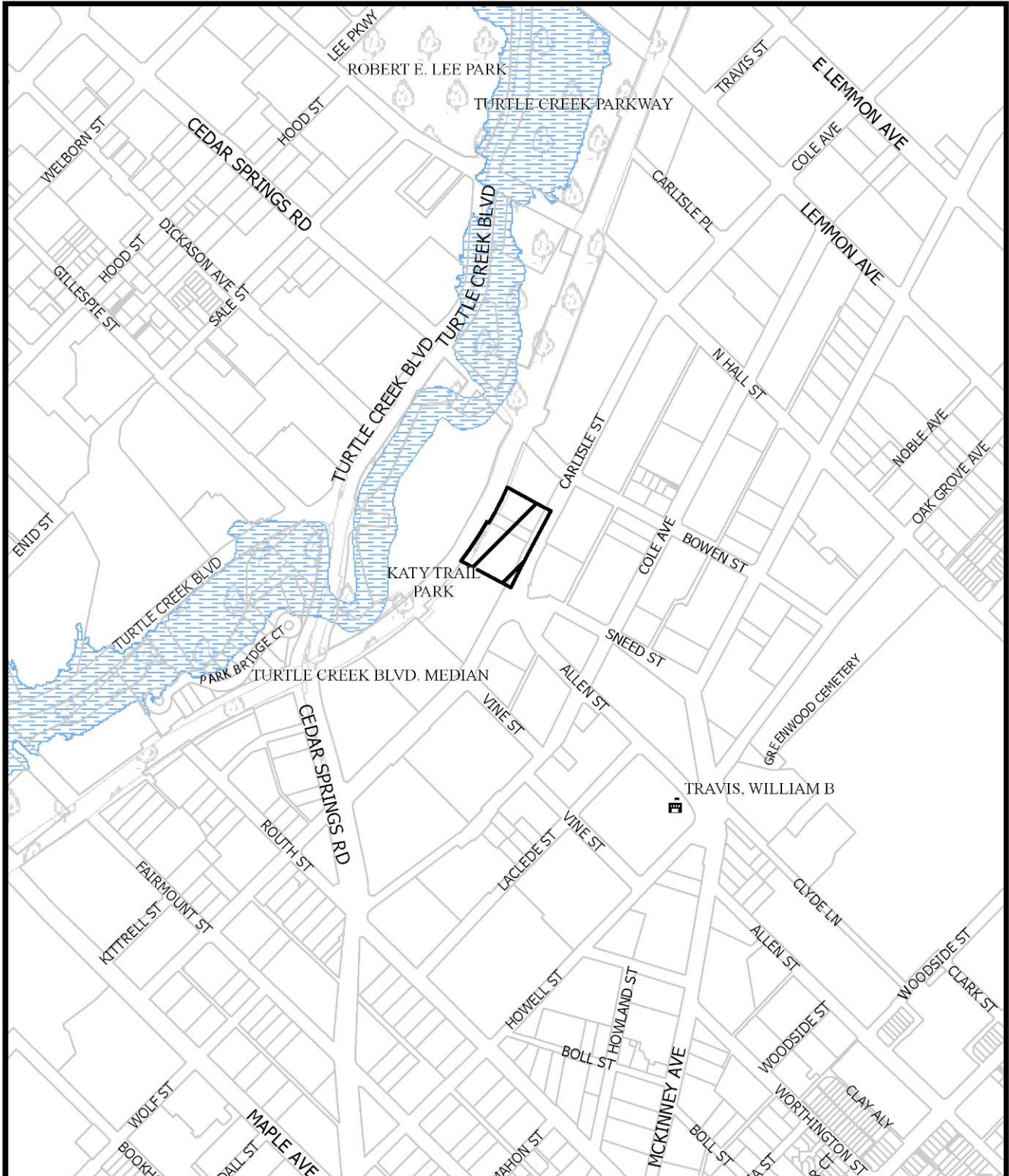


SITE DATA	SITE LOCATION
3003, 3009 & 3101 DALLAS, TEXAS	
SITE ZONING	
PD 193 - O-2 SUB	
SITE DENSITY	
APARTMENTS PER ACRE = 125	
BUILDING INF.	
LOT COVERAGE (BLDG FOOTPRINT) = 3.42	
BUILDING SQUARE (PARKING GARAGE) SETBACKS: FRG	
PROPOSED HEIGHT FROM GRADE PL	
HANDSON HEIGHT FROM GRADE PL	
APARTMENT STRENGTH GARAGE STRUCTURE	
PARKING REQ.	
TOTAL SPACES: 1	
APARTMENTS: 1	
PARKING PRO	
SURFACE PARKING	
PARKING GARAGE	
REGULAR	
VAN HAND	
TOTAL SPACES	

NM

PROPOSED LANDSCAPE PLAN



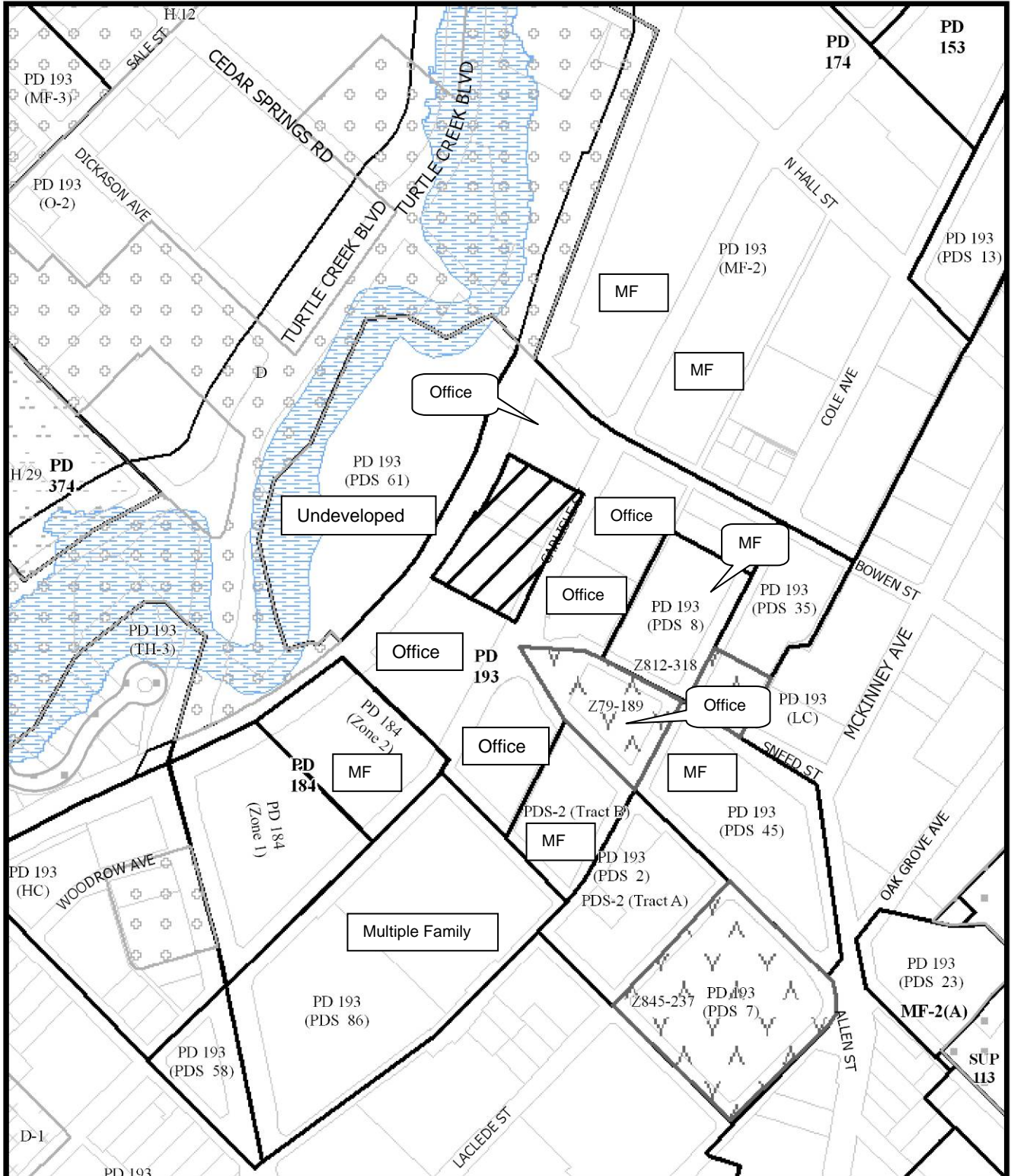


1:6,000

VICINITY MAP

Case no: **Z112-106**

Date: **12/1/2011**

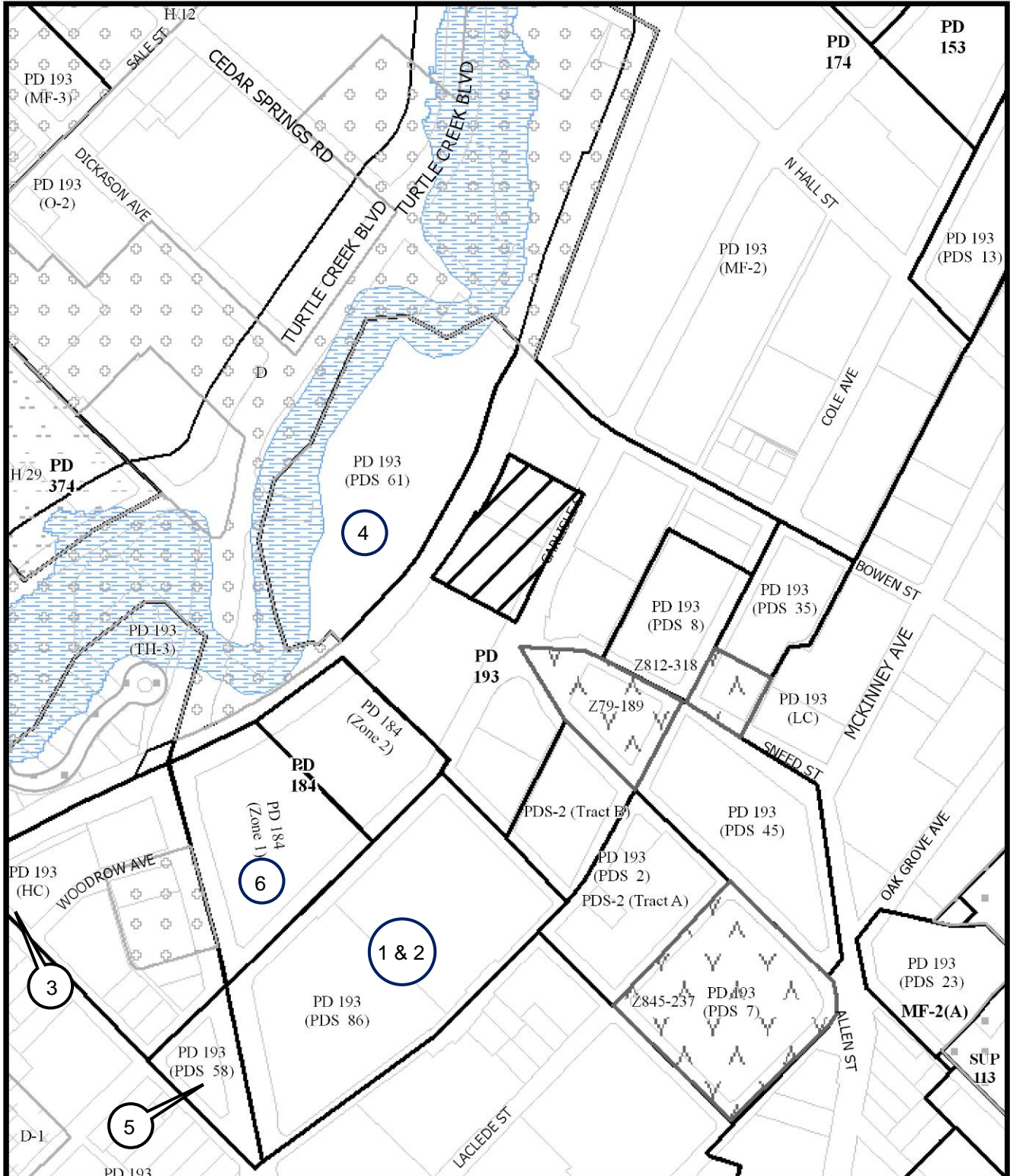


1:3,600

ZONING AND LAND USE

Case no: **Z112-106**

Date: **12/1/2011**




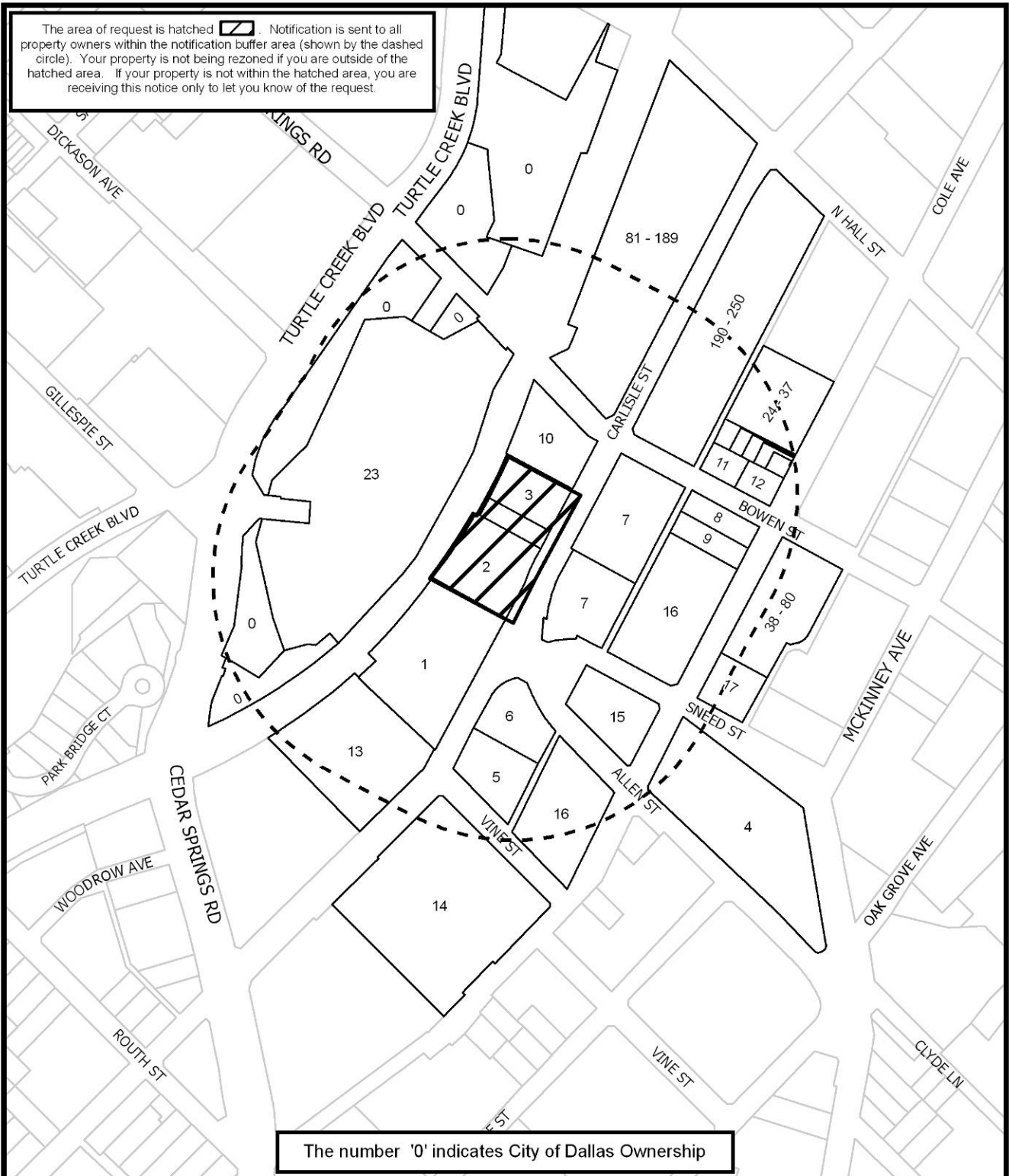
1:3,600

ZONING HISTORY

Case no: Z112-106

Date: 12/1/2011

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

	<h1>NOTIFICATION</h1>	Case no: Z112-106				
1:3,600	<table border="1"> <tr> <td style="text-align: center;">500'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">250</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	500'	AREA OF NOTIFICATION	250	NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 12/1/2011
500'	AREA OF NOTIFICATION					
250	NUMBER OF PROPERTY OWNERS NOTIFIED					

Notification List of Property Owners

Z112-106

250 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2929 CARLISLE ST	RPI 2929 CARLISLE LTD % FREEHOLD MGMT IN
2	3009 CARLISLE ST	3003 CARLISLE LP
3	3103 CARLISLE ST	MOORE ROYALTY COMPANY
4	3001 MCKINNEY AVE	Dallas ISD WM B TRAVIS
5	2902 CARLISLE ST	CARLISLE PARTNERS L P % DALE HENRY JR ES
6	3031 ALLEN ST	DOS PATRONS LLC
7	3100 CARLISLE ST	WESTON PLAZA LTD SUITE 100
8	3111 COLE AVE	ANDERSON MICHAEL J
9	3107 COLE AVE	BOUCHER DANIEL D
10	3109 CARLISLE ST	KILGORE LAW CENTER INVESTMENT GROUP LP
11	3112 BOWEN ST	KASNETZ ANDREW B
12	3205 COLE AVE	KASNETZ ANDREW B
13	2815 CARLISLE ST	FATH DALLAS COMMONS LP %FATH PROPERTIES
14	2707 COLE AVE	COLE APARTMENTS SUITE 1220
15	2909 COLE AVE	ABERFELDY LIMITED PS STE 340
16	2803 COLE AVE	POST APARTMENT HOMES LP POST PPTYS INC
17	3006 COLE AVE	ROCKLAND LP
18	3207 COLE AVE	WARNICK HAROLD B CAROLYN J WARNICK
19	3207 COLE AVE	TAUBERT KATHRYN A
20	3207 COLE AVE	HANSEN SARAH M
21	3207 COLE AVE	FELDMAN JULIE & MATTHEW
22	3207 COLE AVE	GARTON RICHARD D & LISA M PARKER
23	3000 TURTLE CREEK PLAZA	CC TURTLE CREEK INC % CLASSIC RES MGMT L
24	3215 COLE AVE	ATKINS JOSEPH B BLDG A UNIT 101
25	3215 COLE AVE	PARSONS KRISTIN B
26	3209 COLE AVE	LOPEZ ROLAND V BLDG A UNIT 103

12/1/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3209 COLE AVE	NASH STACI
28	3215 COLE AVE	OLIVERI CHARLES UNIT 830
29	3215 COLE RD	OLIVERI CHARLES W SR &
30	3215 COLE AVE	MCBEE DAVID H BLDG A UNIT 203
31	3209 COLE AVE	HARDIN DEE B
32	3215 COLE RD	FOLDESY SHAWN E # 107
33	3209 COLE AVE	HERNANDEZ GUILLERMO B
34	3209 COLE RD	J & O BLAKE FAMILY LLC UNIT 111
35	3215 COLE AVE	WILLINGHAM CANDACE
36	3209 COLE AVE	MORROW SAMUEL S BLDG B UNIT 111
37	3215 COLE AVE	MURPHY CYRUS
38	3100 COLE AVE	AFTABROUSHADR KAMBIZ
39	3100 COLE AVE	ALLSION CHRIS
40	3100 COLE AVE	RAFFEL SCOTT J & KATHY E
41	3100 COLE AVE	ZHANG HELEN X Y UNIT 103
42	3100 COLE AVE	BRANT SARAH M
43	3100 COLE AVE	KOJIMA SHIHOKO
44	3100 COLE AVE	RUSSELL JOE D UNIT 106
45	3100 COLE AVE	DOVE BRENDAN
46	3100 COLE AVE	MAGUIRE MANDY J
47	3100 COLE AVE	SMITH HOLLY F
48	3100 COLE AVE	REYES ROBERT M
49	3100 COLE AVE	MCKAY AMANDA ELIZABETH
50	3100 COLE AVE	RAFEA VEEDA #112
51	3100 COLE AVE	DEVITO ALEXANDRA
52	3100 COLE AVE	KJELDGAARD DAVID
53	3100 COLE AVE	MATAMOROS JOSEPH A APT 115
54	3100 COLE AVE	YENKO CHARISSE S APT 109
55	3100 COLE AVE	DOUNDOULAKIS THOMAS
56	3100 COLE AVE	HAND LAWSON J UNIT 119
57	3100 COLE AVE	WHEAT DAVID G #406

12/1/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3100 COLE AVE	MORGANFIELD MARK
59	3100 COLE AVE	FLEMING STEPHEN M
60	3100 COLE AVE	LEESLEY SIMON
61	3100 COLE AVE	PHAM BAILEY AJ
62	3100 COLE AVE	STRAKER GLORIA ANN UNIT 203
63	3100 COLE AVE	SKAINES JONATHAN B
64	3100 COLE AVE	NOSS DOUGLAS A
65	3100 COLE AVE	THELEN TODD M
66	3100 COLE AVE	BAE ANDREW
67	3100 COLE AVE	SALANON EMANUEL JOEL UNIT 208
68	3100 COLE AVE	SODEN ERIC D
69	3100 COLE AVE	AHN SAM
70	3100 COLE AVE	MILLIET MARK JOSEPH
71	3100 COLE AVE	MAYES EVAN Z
72	3100 COLE AVE	REISMAN MARK L
73	3100 COLE AVE	KOZAK NICOLE
74	3100 COLE AVE	ROSENBAUM RICO
75	3100 COLE AVE	YOUNG LINDSAY & NOLL REAGAN
76	3100 COLE AVE	CABANISS PAUL R
77	3100 COLE AVE	VONBORSIG MICHAEL A
78	3100 COLE AVE	LIN CONSTANCE LEECHEN
79	3100 COLE AVE	YORK ROBERT A &
80	3100 COLE AVE	DEMEIS DANIEL G
81	3203 CARLISLE ST	MEDRANO FRANCISO J BLDG A UNIT 101
82	3203 CARLISLE ST	TOMASI SAL UNIT 102
83	3205 CARLISLE ST	JOHNSON RANDALL LORNE
84	3207 CARLISLE ST	CLAYTON RODRICK UNIT 104 BLDG A
85	3209 CARLISLE ST	BERMAN MICHAEL BLDG A UNIT 105
86	3203 CARLISLE ST	LOPEZ LINDA
87	3203 CARLISLE ST	PARRISH DON R & BETTY LYNN
88	3203 CARLISLE ST	CARDENAS MICHAEL & JACLYN SCHOENHOLZ

12/1/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3203 CARLISLE ST	NAKAZAWA GLEN REVOCABLE LIVING TR
90	3203 CARLISLE ST	PARLOW RICHARD & ANITA MUSAL
91	3203 CARLISLE ST	HUMPHRIES JOHN
92	3203 CARLISLE ST	WILLMETH GREGG STUART
93	3203 CARLISLE ST	ZAZO CHRIS UNIT 114
94	3203 CARLISLE ST	HAYNES KENNETH A
95	3203 CARLISLE ST	WEISFELD RONALD A
96	3203 CARLISLE ST	PARLOW RICHARD
97	3203 CARLISLE ST	MOORE HOWARD S
98	3203 CARLISLE ST	MILLER LARRY
99	3203 CARLISLE ST	MEDRANO FRANCISCO J
100	3203 CARLISLE ST	PENG NEWLIN
101	3214 BOWEN ST	DRIVER J WADE JR
102	3203 CARLISLE ST	MESSINA MARIO L LB11 STE 913
103	3203 CARLISLE ST	BEASLEY JON UNIT 118
104	3215 CARLISLE ST	STARKS GARY DEAN BLDG C UNIT 119
105	3203 CARLISLE ST	MARTIN PHIL
106	3215 CARLISLE ST	JOSLIN JEFFERY E STE N8
107	3215 CARLISLE ST	FLACH NATHAN W #218
108	3215 CARLISLE ST	WATSON NINA LORA BLDG C UNIT 219
109	3203 CARLISLE ST	WATSON NINA LORA
110	3215 CARLISLE ST	CROWDER BRENT E # 121
111	3203 CARLISLE ST	NELSON JOYCE UNIT 122
112	3203 CARLISLE ST	WHATLEY KAY BARNES %TURTLE CRK TERRACE C
113	3203 CARLISLE ST	MESSINA MARIO L LOCK BOX 11 STE 913
114	3203 CARLISLE ST	JOLLY VINEET
115	3203 CARLISLE ST	FIGUEROA RAY E UNIT 139 BLDG D
116	3203 CARLISLE ST	BARRETT JACQUELYN L
117	3203 CARLISLE ST	FEIERABEND JERRY G & CARMEN
118	3221 CARLISLE ST	SOMERS DWAYNE
119	3223 CARLISLE ST	TENORIO GUILHERME A BLDG D UNIT 143

12/1/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	3203 CARLISLE ST	DALBKE STEVE A
121	3203 CARLISLE ST	DALBKE STEVE A UNIT 145
122	3203 CARLISLE ST	HILL R C
123	3203 CARLISLE ST	BARNETT DON & MARY ALICE
124	3215 CARLISLE ST	ARRIETA N HUMBERTO UNIT 222 BLDG D
125	3203 CARLISLE ST	HAIRSTON DAVID E UNIT 223
126	3203 CARLISLE ST	DARILEK QUENTIN UNIT 236
127	3235 CARLISLE ST	TUNISON KATIE BUILDING D UNIT 237
128	3235 CARLISLE ST	FLAUGH CHRISTOPHER C
129	3203 CARLISLE ST	EGINTON WILLIAM L
130	3215 CARLISLE ST	JONES GUY FRANKLIN UNIT 125
131	3203 CARLISLE ST	HUMPHRIES JOHN F JR TR
132	3203 CARLISLE ST	BEASLEY JON UNIT 118
133	3203 CARLISLE ST	NELSON RICHARD LEE & CHARLES P FRUTH
134	3203 CARLISLE ST	COLEMAN RONALD M
135	3203 CARLISLE ST	FERGUSON ELAINE N
136	3203 CARLISLE ST	CARR KATHERINE A
137	3203 CARLISLE ST	HEIDE BEAU BLDG F UNIT 229
138	3203 CARLISLE ST	BROWN THOMAS LEE
139	3203 CARLISLE ST	SMITH LINDA M APT 203
140	3203 CARLISLE ST	BROWN THOMAS LEE & JULIE ANNE
141	3239 CARLISLE ST	CLARK ANDALYN G
142	3239 CARLISLE ST	GING CHRISTINE C & CHRISTOPHER
143	3203 CARLISLE ST	CHUNG TERESA UNIT 135 BLDG G
144	3203 CARLISLE ST	ELATTRACHE DAVID &
145	3203 CARLISLE ST	VANIAN MARY TRUSTEE VANIAN MARITAL TRUST
146	3203 CARLISLE ST	HOOVER GREGORY
147	3239 CARLISLE ST	YAWITZ MICHAEL RAY #235
148	3203 CARLISLE ST	RUTHERFORD WILLIAM S & JUDIE
149	3203 CARLISLE ST	HARRIS BRENT UNIT 148
150	3203 CARLISLE ST	MITELHAUS CHUCK BLDG H UNIT 149

12/1/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	3203 CARLISLE ST	DRIVER MARY A
152	3203 CARLISLE ST	SHARP KRIS J & CAROL A
153	3203 CARLISLE ST	HARPER JOHN R JR
154	3203 CARLISLE ST	HUMPHRIES JOHN JR
155	3203 CARLISLE ST	BROWN THOMAS LEE & JULIE ANNE BROWN
156	3203 CARLISLE ST	LEE THOMAS J
157	3203 CARLISLE ST	NELSON RICHARD L BLDG I UNIT 156
158	3203 CARLISLE ST	BROWN THOMAS & JULIE
159	3203 CARLISLE ST	FORRESTER JAMES PERRY
160	3203 CARLISLE ST	RUCKER KATHRYN L #159
161	3203 CARLISLE ST	CLAYTON DANIEL J # 256
162	3203 CARLISLE ST	PAYNE DYLAN
163	3203 CARLISLE ST	HUMPHRIES DENNIS R TR
164	3263 CARLISLE ST	HOOKEY MARGARET H UNIT 259
165	3203 CARLISLE ST	FEDERAL HOME LOAN MTG CORP
166	3203 CARLISLE ST	YECHEZKELL HEZI
167	3203 CARLISLE ST	RICE ANTHONY C
168	3203 CARLISLE ST	SANDERS JOHN DAVID
169	3203 CARLISLE ST	MCCOLLUM JOHN B BLDG J UNIT 164
170	3203 CARLISLE ST	BRIDWELL CRAIG & SUSAN K
171	3203 CARLISLE ST	HALL ROBERT S
172	3203 CARLISLE ST	ELEUTERI FRANCO
173	3203 CARLISLE ST	CIHAL MARY BETH
174	3203 CARLISLE ST	LEWIS THOMAS ALLEN
175	3269 CARLISLE ST	TSANKOVA NADEJDA M
176	3203 CARLISLE ST	FLUMERFELT JOSEPH M IV APT 309
177	3269 CARLISLE ST	HOLSINGER JILL BLDG K UNIT 173
178	3203 CARLISLE ST	BINION DORIS
179	3203 CARLISLE ST	CRUZ ENRIQE III BLDG A UNIT 175
180	3273 CARLISLE ST	BECKER ROBERT E
181	3203 CARLISLE ST	HOWARD MARK H UNIT 177

12/1/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	3203 CARLISLE ST	CARLETON BRIAN J BLDG K UNIT 178
183	3203 CARLISLE ST	FANKHAUSER MARK A NMF TRUST
184	3203 CARLISLE ST	CHENOWITH GARY
185	3203 CARLISLE ST	AKINS LINDSEY R UNIT 181
186	3203 CARLISLE ST	MILAZZO DAVID
187	3203 CARLISLE ST	ELKING LINDA ANN
188	3203 CARLISLE ST	MCKINNEY MICHAEL SCOTT
189	3203 CARLISLE ST	ARTHUR ROBERT TR & EUGENIE H ARTHUR TR
190	3210 CARLISLE ST	PAGE ANTHONY R
191	3210 CARLISLE ST	VARLEY BRENDAN
192	3210 CARLISLE ST	GIORDANO JOHN V BLDG A UNIT 3
193	3210 CARLISLE ST	CHOI YUN H
194	3210 CARLISLE ST	GARDNER PPTIES LLC
195	3210 CARLISLE ST	TURNBULL RANDALL C &
196	3210 CARLISLE ST	WOLFE DAVID A & CALLEEN D
197	3210 CARLISLE ST	ANDREWS STEPHEN
198	3210 CARLISLE ST	CHAKAL NAVDEEP S & SUKHVINDER
199	3210 CARLISLE ST	JEWETT TAYLOR A % WELLS FARGO BANK
200	3210 CARLISLE ST	BERGH CHRISTOPHER A &
201	3210 CARLISLE ST	WAMBOLD RICHARD L
202	3210 CARLISLE ST	FULLER BECKY UNIT 13
203	3210 CARLISLE ST	DEFARRO GIANPAOLO & VAIR PAULA M
204	3210 CARLISLE ST	BELTER CHRISTOPHER BLDG B UNIT 15
205	3210 CARLISLE ST	ECOM WILLMAX CARLISLE LP
206	3210 CARLISLE ST	NORTH TIMOTHY G & CASSANDRA L BLANCHARD
207	3210 CARLISLE ST	DAVIS JON C
208	3210 CARLISLE ST	HORTON LANCE
209	3210 CARLISLE ST	MCKAY JOHN K & ANN
210	3210 CARLISLE ST	BUSKER MITCHELL S
211	3210 CARLISLE ST	DORMER TIM
212	3210 CARLISLE ST	BUDOWSKY JOSHUA

12/1/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	3210 CARLISLE ST	SCHMIDT FREDERICK M UNIT 26
214	3210 CARLISLE ST	RAJA SEKHAR N & INDIRA R
215	3210 CARLISLE ST	GIEGER ERNIE & DIANE
216	3210 CARLISLE ST	STANFORD CHRISTIN C & ERIK
217	3210 CARLISLE ST	LYNCH DAVID E UNIT 30
218	3210 CARLISLE ST	WOODARD BRYAN T
219	3210 CARLISLE ST	WYLIE CINDY L
220	3210 CARLISLE ST	CONNEELY PAUL
221	3210 CARLISLE ST	COFFEE KRISTINA
222	3210 CARLISLE ST	PARISH BRETT MATTHEW COLE ROBERT DANIEL
223	3210 CARLISLE ST	AUGUSTINE AARON E
224	3210 CARLISLE ST	HAYDEN CARRIE K TRUSTEE SUITE 200
225	3210 CARLISLE ST	BLACKMON GINGER ELISE
226	3210 CARLISLE ST	MINK JUSTIN
227	3210 CARLISLE ST	PRESSLER THOMAS W
228	3210 CARLISLE ST	RAFFAINER GIAN LORENZ &
229	3210 CARLISLE ST	GALAS ELIZABETH L
230	3210 CARLISLE ST	BROWN APRIL C TR &
231	3210 CARLISLE ST	SMITH HOLLY L
232	3210 CARLISLE ST	WCISLO BRIAN &
233	3210 CARLISLE ST	TAYLOR ZACHARY S BLDG H UNIT 48
234	3210 CARLISLE ST	LANKFORD MALONE M UNIT 49
235	3210 CARLISLE ST	HARDIN JOHN W
236	3210 CARLISLE ST	MATEN RACHEL J
237	3210 CARLISLE ST	PIANO STEVEN
238	3210 CARLISLE ST	FLYNN MARTIN J
239	3210 CARLISLE ST	HUANG THERESA T
240	3210 CARLISLE ST	SOOKAROW SCOTT
241	3210 CARLISLE ST	BURNETT ROBERT M
242	3210 CARLISLE ST	OCONNOR MARY B
243	3210 CARLISLE ST	TERRY JASON E

Z112-106(WE)

12/1/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	3210 CARLISLE ST	WOLFE DAVID A & SUSAN C
245	3210 CARLISLE ST	HASS RACHEL
246	3210 CARLISLE ST	COHEN LAURA M
247	3210 CARLISLE ST	YOUNG AMY C
248	3210 CARLISLE ST	SMITH EDWARD A
249	3210 CARLISLE ST	CONKLIN ROBERT K
250	3210 CARLISLE ST	EBERWEIN SCOTT A & ANDREZ

Planner: Richard E. Brown

FILE NUMBER: Z101-355(RB) **DATE FILED:** August 12, 2011

LOCATION: Riverfront Boulevard and Bessemer Street, West Corner

COUNCIL DISTRICT: 6 **MAPSCO:** 45 N, S

SIZE OF REQUEST: Approx. 5,546 Sq. Ft. **CENSUS TRACT:** 100

APPLICANT: Albert Saenz

REPRESENTATIVE: Rob Baldwin

OWNERS: Mehmood and Malik Lakhani

REQUEST: An application for a Specific Use Permit for a Bail bonds office on property within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District.

SUMMARY: The applicant is proposing to operate a bail bonds office in the building.

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

BACKGROUND INFORMATION:

- The site is developed with a vacant retail structure (3,405 square feet), with four off-street parking spaces located along the eastern façade.
- The applicant is requesting an SUP in order to operate a bail bonds office in the existing building.

Zoning History:

<u>File No.</u>	<u>Request, Disposition, and Date</u>
1. Z090-229	An SUP for a Bail bonds office. On March 9, 2011 City Council approved the request for a three-year period with eligibility for automatic renewal for additional two-year periods, subject to a site plan and conditions.
2. Z101-230	An SUP for a Bail bonds office. On April 13, 2011 City Council approved the request for a three-year period with eligibility for automatic renewal for additional three-year periods, subject to a site plan and conditions.

<u>Thoroughfare/Street</u>	<u>Designation; Existing & Proposed ROW</u>
Riverfront Boulevard	Principal Arterial; 130' & 130' ROW
Bessemer Street	Local; 40' ROW

Comprehensive Plan: The site is located within an area identified as a Commercial Corridor. These areas primarily function as service and job destinations and are similar to Business Centers or Corridors, but are smaller and incorporate less density. These corridors, commonly at the intersection of major streets, are easily accessed via automobiles. Buckner Boulevard is an example of a Commercial Corridor. Buildings in these areas tend to be on separate parcels and stand one to five stories with offices, restaurants and a range of retail and commercial uses. In addition to jobs and services, Commercial Centers or Corridors also may include multifamily housing in low- to mid-rise apartment buildings or condominiums. Landscaping and urban design will enhance the visitor's experience and is used to separate sidewalks from major roads and define

pedestrian routes in large parking lots. For large shopping centers, this may involve adding public plazas or other “town center” features. Public transit enhancements as well as quality access and visibility are important components of successful auto-oriented development.

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

STAFF ANALYSIS:

Land Use Compatibility: The request site is developed with a vacant 3,405 square foot retail structure with five off-street parking spaces located along the eastern facade. The applicant proposes to operate a bail bonds office within the building. Per PDD No. 784, the requested use requires an SUP when located more than 500 feet from a detention facility. The site is situated approximately 1,800 feet south of the Lew Sterrett Justice Center (Riverfront Boulevard and Commerce Street).

Surrounding land use consists of a mix of nonresidential uses in all directions, while the uses to the south are separated from the site by the elevated portion of westbound access to IH 30. The commercial/industrial uses to the west, along Rock Island Street, abut the levee. As noted in the Zoning History section, two bail bonds offices have been granted SUP’s by the City Council, although one site has been vacated at this time (Reunion Boulevard, east of Riverfront Boulevard). It should be noted there are numerous bail bonds offices on properties concentrated along Riverfront Boulevard.

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

health, safety, morals, and general welfare of the city.

Staff has determined the applicant's request, subject to the attached site plan and conditions, complies with the intent of the requirements for a specific use permit.

Off-Street Parking: Based on existing floor area of 3,405 square feet, the applicant's request requires ten off-street parking spaces. While the site provides for four spaces, the balance of required parking will be provided by means of a parking agreement, which will require the building official's approval prior to the issuance of a certificate of occupancy.

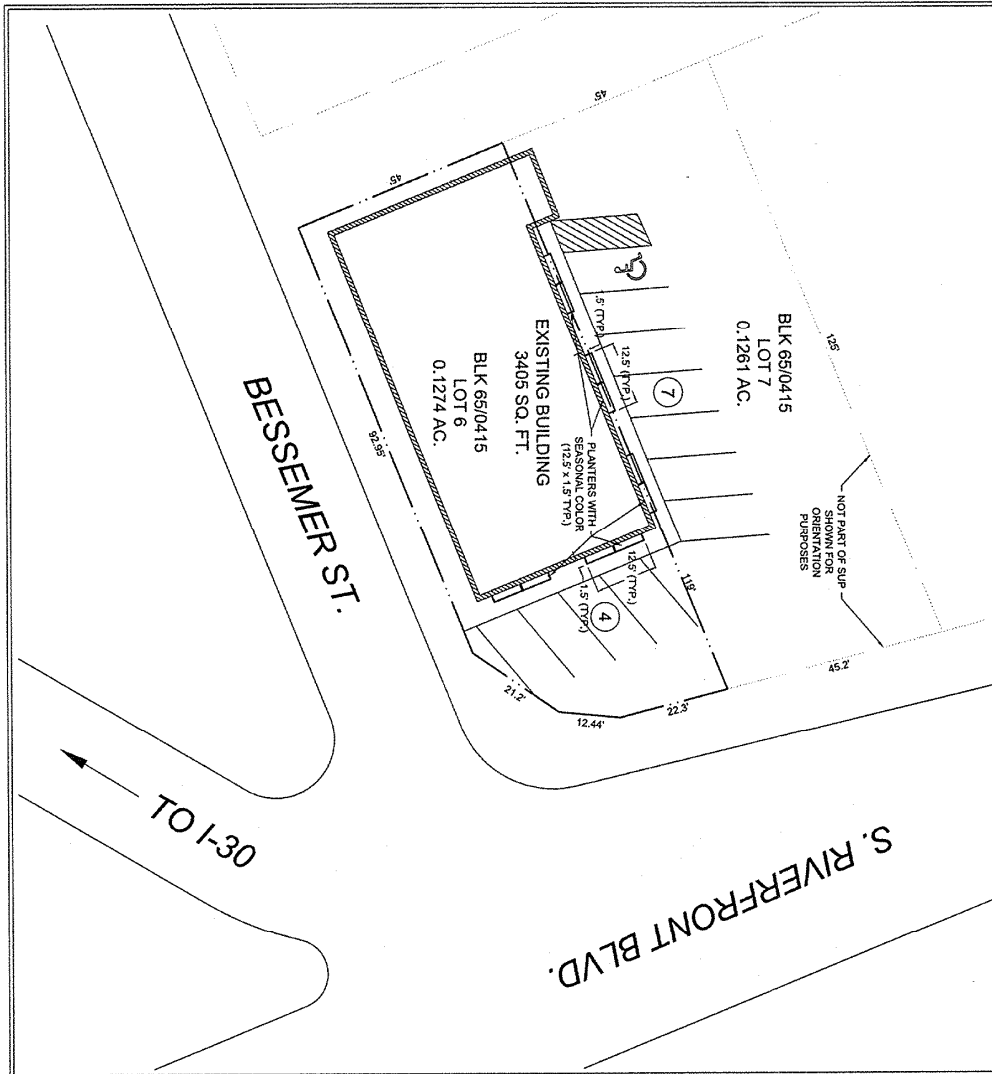
Traffic: The Engineering Section of the Department Sustainable Development and Construction has reviewed the request and determined that it will not significantly impact the surrounding street system.

Landscaping: The applicant is not proposing additional floor area or nonpermeable surface area that would require additional landscaping. In working with staff to begin efforts bringing forward the vision for landscaping the main corridors throughout the PDD, the applicant will be providing planters located along both the northern and eastern building facades. Staff is recommending these planters be installed within three months of favorable City Council action.

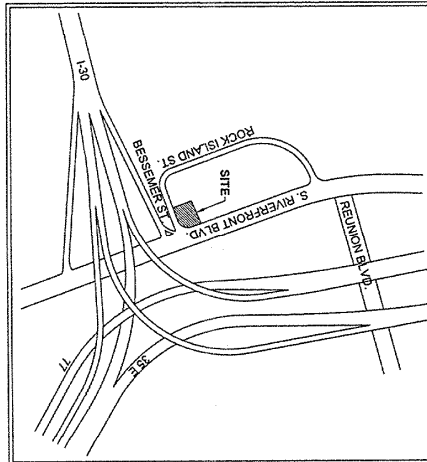
**STAFF'S RECOMMENDED CONDITIONS FOR A
SPECIFIC USE PERMIT FOR A BAIL BONDS OFFICE**

1. USE: The only use authorized by this specific use permit is a bail bonds office.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two years from the passage of the ordinance), but is eligible for automatic renewal for additional two-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. LANDSCAPING: Within three months after passage of this ordinance, landscaping must be provided as shown on the attached site plan. Landscaping must be maintained in a healthy, growing condition.
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. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

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



VICINITY MAP



USE: BAIL BONDS OFFICE
 LOT AREA: 5,550 SF (0.1274 AC)
 FLOOR AREA: 3,405 SF
 LOT COVERAGE: 61%
 HEIGHT/STORIES: 26 FT/ 1 STORY
 OFF-STREET PARKING: (1 SP/333 SF)
 REQ. 10 SPACES
 PROV. 11 SPACES

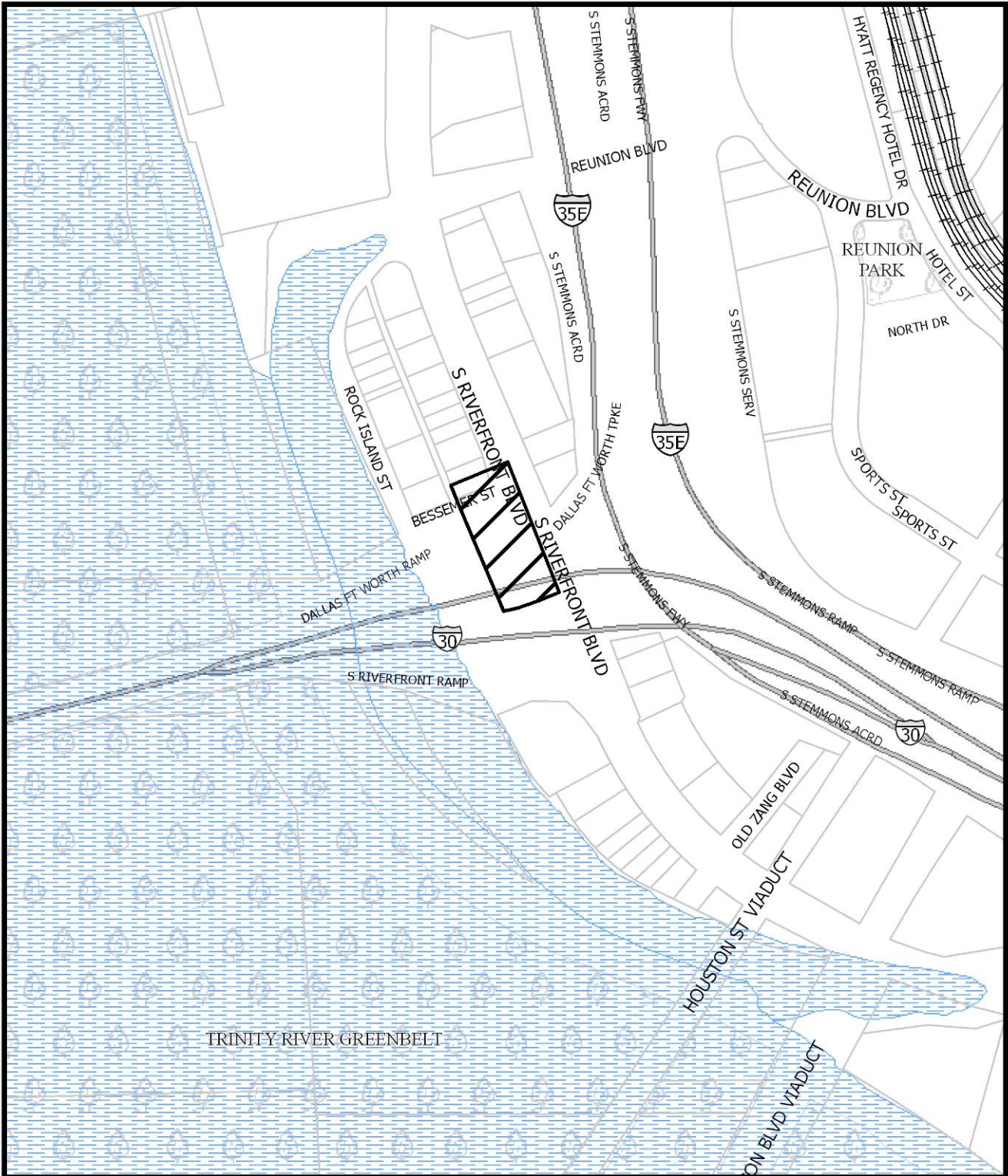
CASE : Z101 - 355 (RB)

359 S. RIVERFRONT
 CITY OF DALLAS, TEXAS

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

11/23/11
 PROJECT NUMBER
 CASE NUMBER

Proposed Site Plan



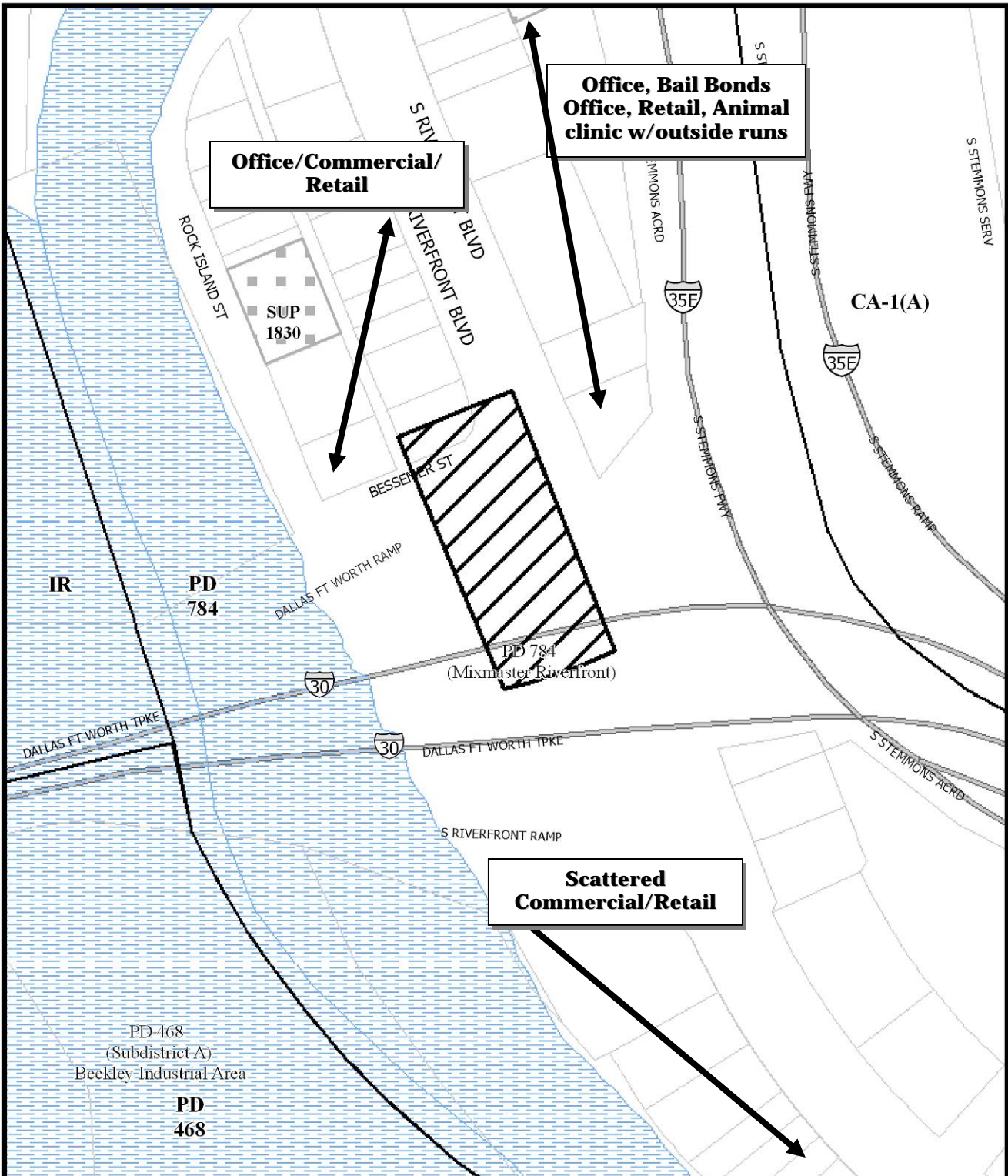
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VICINITY MAP

Map no: K-7

Case no: Z101-355

DATE: August 30, 2011




1:2,400

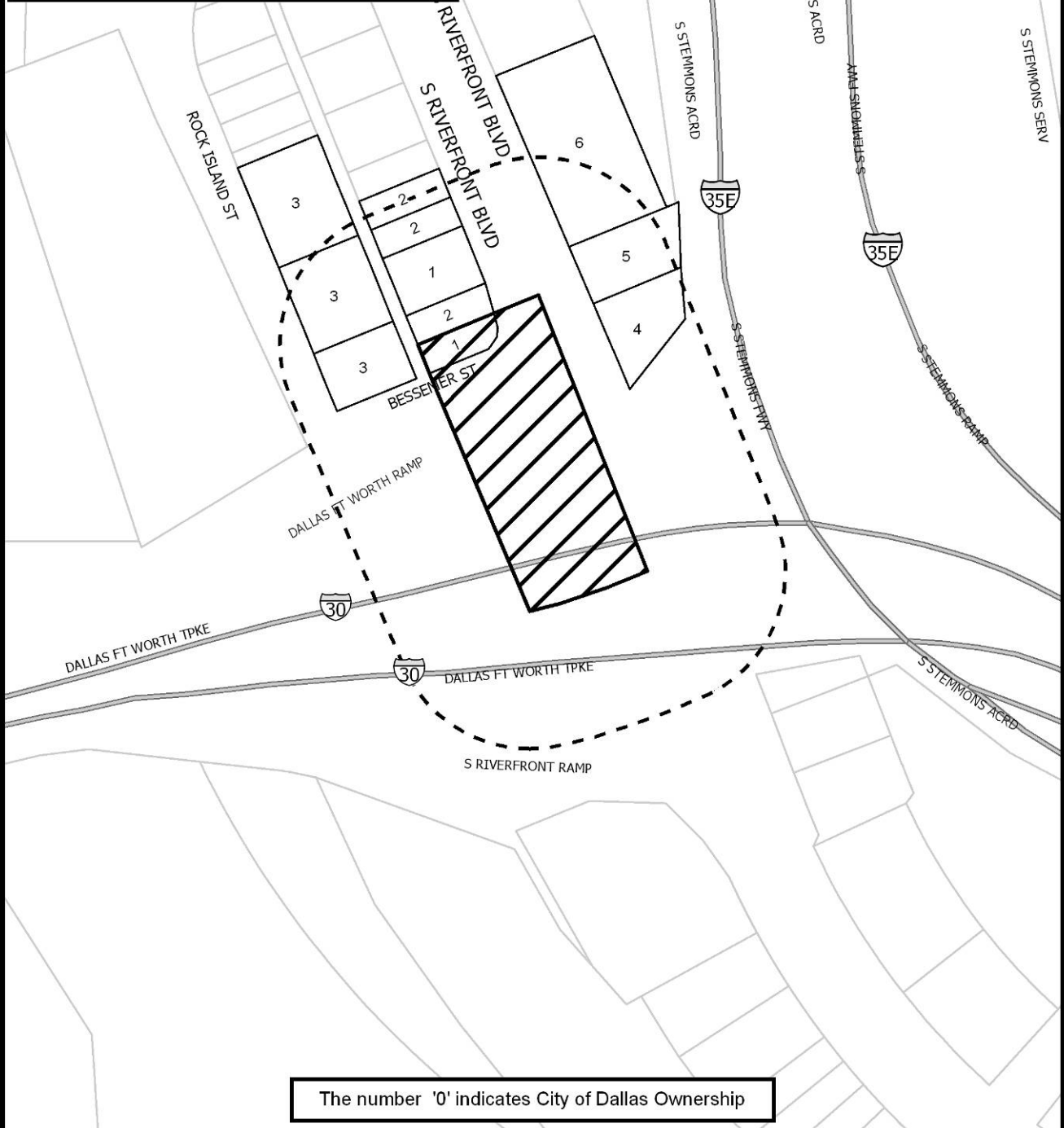
ZONING AND LAND USE

Map no: K-7


Case no: Z101-355

DATE: August 30, 2011

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



The number '0' indicates City of Dallas Ownership


1:2,400

NOTIFICATION

200'	AREA OF NOTIFICATION
6	NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: K-7
Case no: Z101-355

DATE: August 30, 2011

Z101-355(RB)

8/30/2011

Notification List of Property Owners

Z101-355

6 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	351 RIVERFRONT	LAKHANI MEHMOOD & MALIK LAKHANI
2	339 RIVERFRONT	LAKHANI MEHMOOD
3	350 ROCK ISLAND	ROCK ISLAND INC
4	378 RIVERFRONT	CLARK ROBERT E
5	370 RIVERFRONT	SPCA OF TEXAS
6	362 RIVERFRONT	DALLAS SOCIETY FOR PREV

FILE NUMBER: Z101-387(RB)

DATE FILED: September 16, 2011

LOCATION: Webb Chapel Road and Park Lane, Northwest Corner

COUNCIL DISTRICT: 6

MAPSCO: 23 Q

SIZE OF REQUEST: Approx. 40,663 Sq. Ft. **CENSUS TRACT:** 98.03

APPLICANT: Neighbors for Quality Education, Inc.

REPRESENTATIVE: Michael R. Coker

OWNER: Christ's Foundry Supporting Ministries

REQUEST: An application for a Specific Use Permit for a Child-care facility on property zoned a D Duplex District.

SUMMARY: The applicant proposes to operate a Child-care facility within a newly constructed church.

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

BACKGROUND INFORMATION:

- The property is nearing completion of construction for a church.
- The applicant proposes to provide for a child-care facility within the new improvements with a secured outdoor play area along the southern façade.
- The proposed child-care facility will accommodate an anticipated enrollment of 60 children.

Zoning History:

File No.

Request, Disposition, and Date

1. BDA 101-120

Special exception to the off-street parking regulations for six spaces and a variance to the side yard setback regulations. Pending the December 12, 2011 BDA public hearing.

Thoroughfare/Street

Designation; Existing & Proposed ROW

Webb Chapel Road

Principal Arterial; 100' & 100' ROW

Park Lane

Local; 60' ROW

STAFF ANALYSIS:

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

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The request site is nearing completion of construction for a church. The applicant will utilize the new structure for a child-care facility accommodating a maximum of 60 children. The new improvements will provide for a secured outdoor play area along the site's southern façade.

The site is surrounded by low-to-medium density uses; single family, duplex, and garden style multifamily dwellings (south and southwest of the site). It should be noted the site is wrapped by a drainage channel that provides for an approximate 100-170 foot-deep separation from the low density residential uses to the west/northwest.

The applicant has identified designated off-street spaces to facilitate the unloading and loading of children. The site possesses two ingress/egress points. The intersection of Webb Chapel Road and Park Lane is signalized which will facilitate orderly vehicular movements as parents leave the site.

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

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

Landscaping: The site's above referenced development will include landscaping per Article X requirements.

**Neighbors United for Quality Education, Inc.
2010-11 BOARD OF DIRECTORS**

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Advisory Board Member, Booker T. Washington High School for the Performing and Visual Arts
Board Member, Creative Arts Center of Dallas
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Michael Giles

Managing Principal, Right Management Consultants

Terry N. Ford, Executive Director

Neighbors United for Quality Education
East Dallas Community Schools
Bachman Lake Community School

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Junior League of Dallas
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Board Member, CitySquare (formerly Central Dallas Ministries)

Cencelia Pierre, Treasurer, Fiscal Expertise

CFO, GHOD, Inc.
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Board Member, CGINA
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Eddie Reeves

Reeves Strategy Group

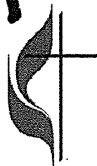
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Advisory Board Member, The Grand Teton National Park Foundation

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La Fundación de Cristo



CHRIST'S FOUNDRY
UNITED METHODIST MISSION
Rev. Owen K Ross, Pastor 214-497-9552
Pastora Lucía French, 214-640-0302
P.O.Box 29126 Dallas, TX 75229-0126
www.ChristsFoundry.org

Christ's Foundry Supporting Ministries
A Texas non-profit corporation
Board of Directors

Chair

Frank Jackson

Members

Lynn Stallings

Owen K Ross

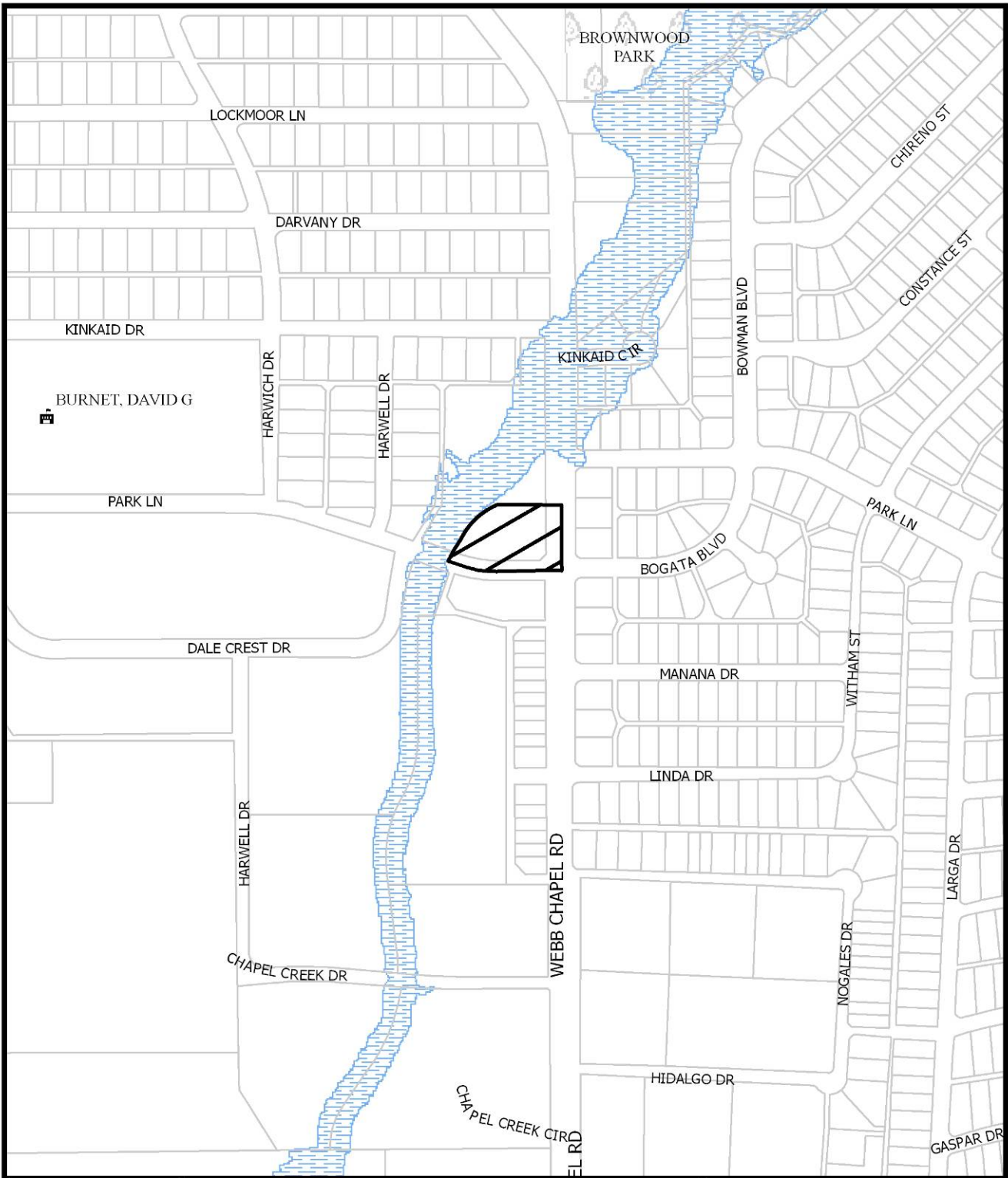
Counsel

Daniel C. Garner

Z101-387

**PROPOSED CONDITIONS FOR A
SPECIFIC USE PERMIT FOR A CHILD-CARE FACILITY**

1. USE: The only use authorized by this specific use permit is a child-care facility.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (three years from the passage of the ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. FLOOR AREA: Maximum floor area for the child-care facility is 9,734 square feet.
5. HOURS OF OPERATION: The child-care facility may only operate between the hours of 6:30 a.m. and 6:00 p.m., Monday through Friday.
6. ENROLLMENT: Enrollment for the child-care facility may not exceed 60 children.
7. PARKING: A minimum of 20 off-street parking spaces must be provided within the parking area shown on the attached site plan. A minimum of three signs must be posted during the hours of operation for the child-care facility indicating these parking spaces as reserved.
8. QUEUING: Queuing in the public right-of-way is prohibited.
9. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance at all times.
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.

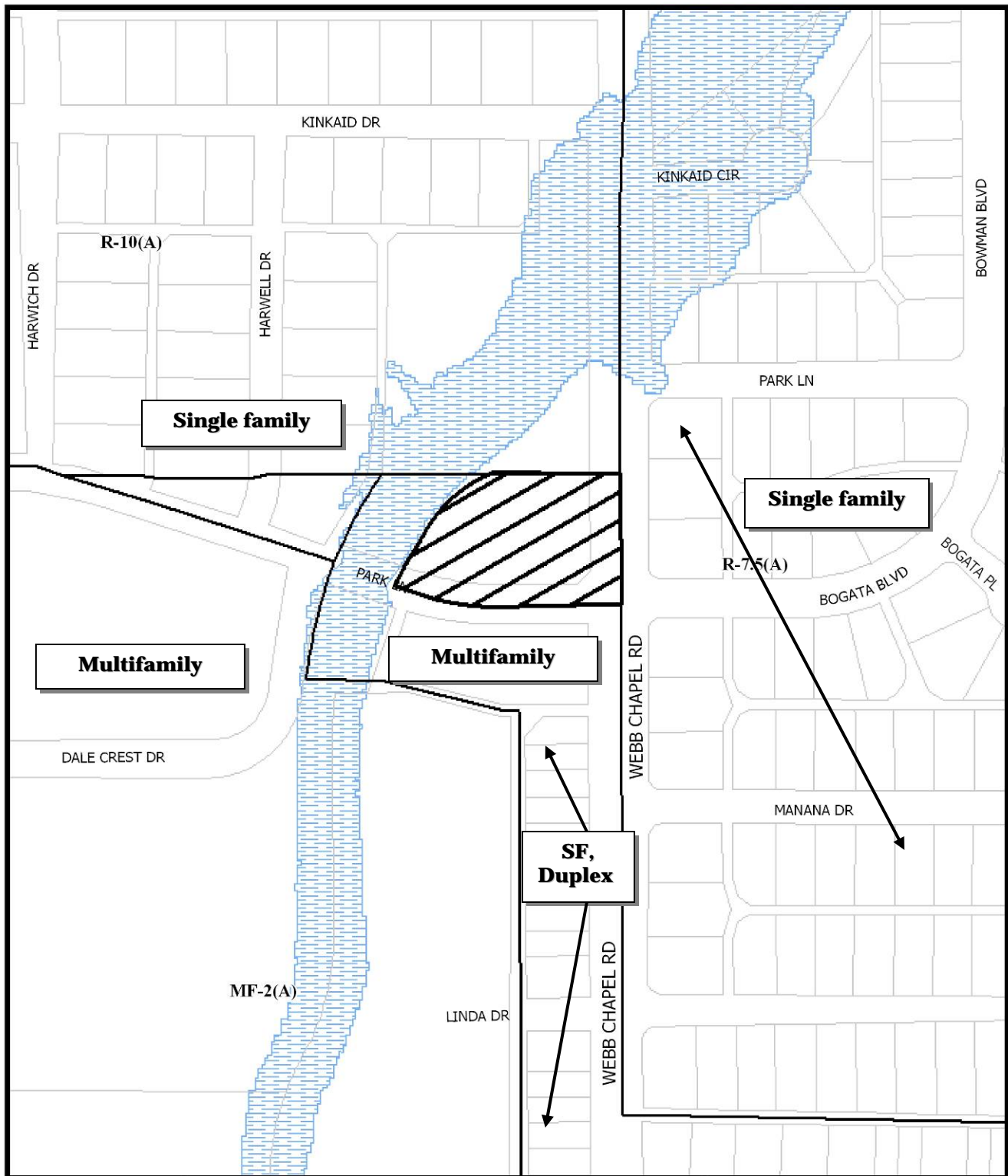


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VICINITY MAP

Map no: F-5
 Case no: Z101-387

DATE: October 04, 2011



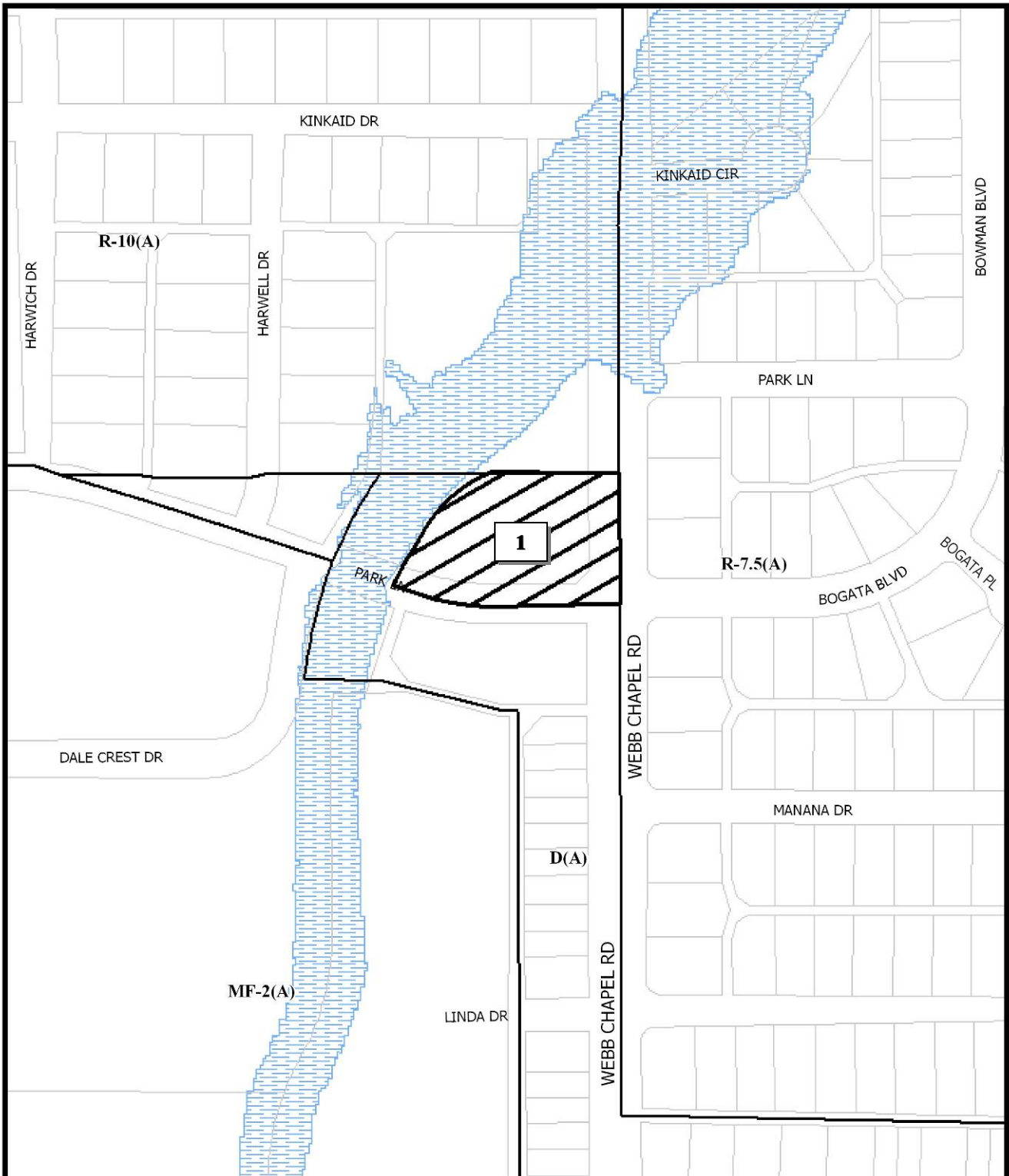
1:2,400

ZONING AND LAND USE

Map no: F-5

Case no: Z101-387

DATE: October 04, 2011




1:2,400

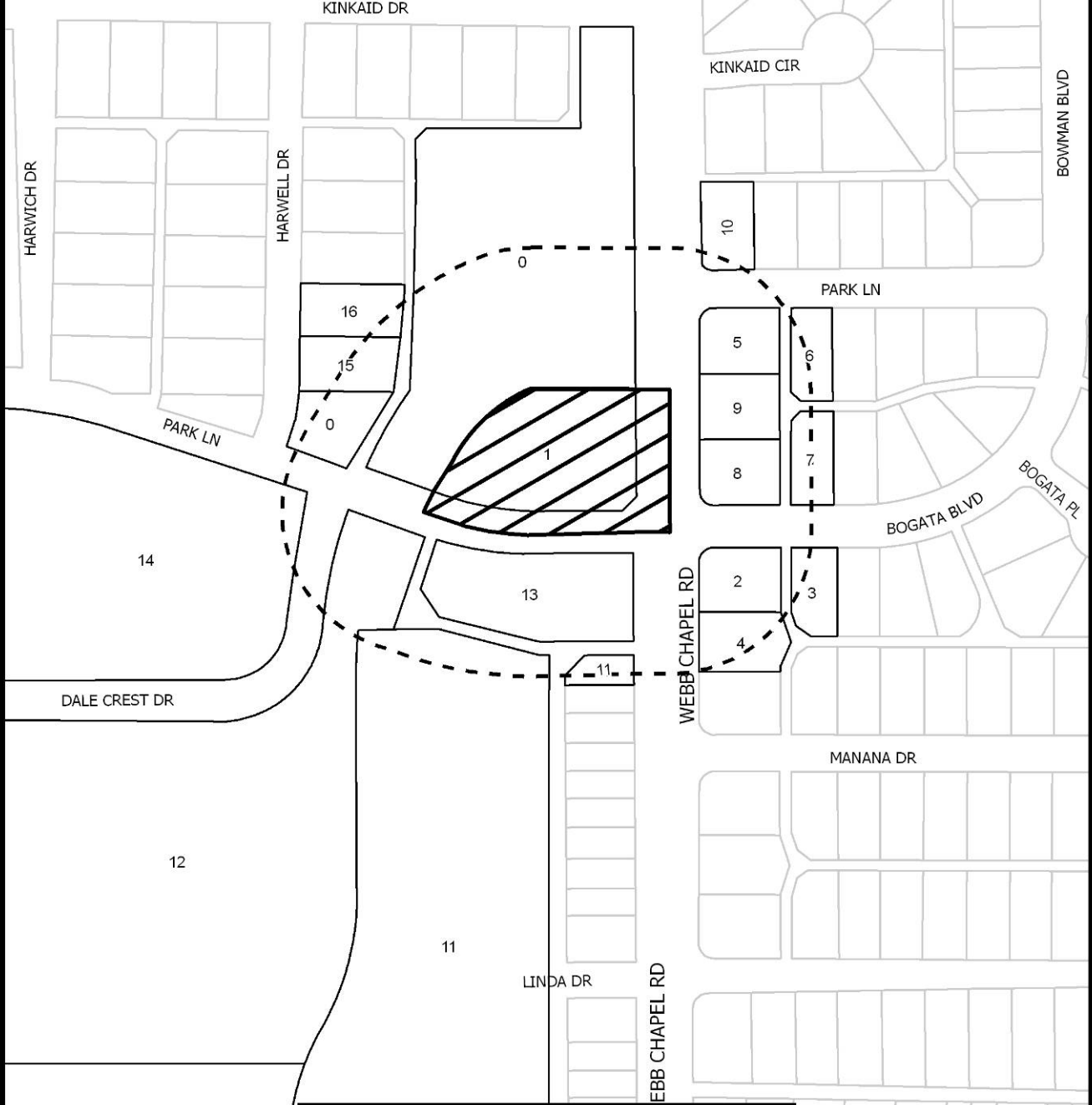
ZONING HISTORY

Map no: F-5


Case no: Z101-387

DATE: October 04, 2011

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



The number '0' indicates City of Dallas Ownership


1:2,400

NOTIFICATION

200' AREA OF NOTIFICATION
16 NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: **F-5**
Case no: **Z101-387**

DATE: October 04, 2011

10/4/2011

Notification List of Property Owners

Z101-387

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3363 PARK LN	CHRISTS FOUNDRY SUPPORTING MINISTRIES
2	9856 WEBB CHAPEL RD	JASSO ALICIA
3	3414 BOGATA BLVD	SALLEE DAVID & VICKIE
4	9852 WEBB CHAPEL RD	HERNANDEZ AURELIO G
5	9870 WEBB CHAPEL RD	STONE DORETHA MAYFIELD
6	3414 PARK LN	PINEDA MARIO
7	3415 BOGATA BLVD	LOWE MRS WILLIAM F
8	9862 WEBB CHAPEL RD	COOL WATER HOME SOLUTIONS
9	9866 WEBB CHAPEL RD	STOVALL ALMA R
10	3405 PARK LN	VENTURA SANTOS R
11	3302 LINDA DR	ANDORA APARTMENTS LEVERAGE PARTNERS LP
12	9727 DALE CREST DR	PDG APARTMENTS LLC % COPELAN GROUP INC
13	3356 PARK LN	SANTA MONICA PROPERTIES LLC
14	9850 DALE CREST DR	SANTA MONICA PROPERTIES LLC
15	9906 HARWELL DR	LAWRENCE JAY DEAN
16	9912 HARWELL DR	VENER LYNNE

FILE NUMBER: Z12-113(RB)

DATE FILED: October 17, 2011

LOCATION: Military Parkway and Delafield Lane, Southeast Quadrant

COUNCIL DISTRICT: 4

MAPSCO: 48 V

SIZE OF REQUEST: Approx. 13.2 Acres

CENSUS TRACT: 90

APPLICANT/OWNER: Pathway of Life Church

REPRESENTATIVE: Rosa Rosales

REQUEST: An application for a Specific Use Permit for an Open-enrollment charter school on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to operate an open-enrollment charter school with a projected enrollment of 400 students.

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

BACKGROUND INFORMATION:

- The western half of the site is developed with a church; the eastern half is undeveloped but partially used for athletic activities.
- The applicant proposes to provide for an open-enrollment charter school.
- The proposed school will accommodate an anticipated enrollment of 400 students, grades one through seven.

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

<u>Thoroughfare</u>	<u>Designation; Existing & Proposed ROW</u>
Military Parkway	Principal Arterial 100' & 100' ROW
Delafield Lane	Local; 50' ROW
Darby Drive	Local; 30' ROW

STAFF ANALYSIS:

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

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The request site is partially developed (western half) with a church, while the balance is undeveloped, the latter utilized for outside athletic activities.

The site is located within an area developed with established single family uses in all directions, however the residential subdivision to the north across Military Parkway is

partially developed. PDD No. 827 for an Athletic Complex (Forrester Field) occupies the northwest quadrant of Military Parkway and Delafield Lane

The applicant proposes to utilize existing church improvements for an open-enrollment charter school. Projected enrollment is 400 students utilizing 16 classrooms (15-elementary; one for middle school).

The site has significant nonpermeable surface area to accommodate adequate queuing for unloading/loading operations as well as providing for reserved off-street parking spaces in close proximity to the main entrance to facilitate parents who walk their children into and out of the facility. As a result of this analysis, staff supports the request, subject to the attached site plan, traffic management plan (providing for biennial updates), and conditions.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the applicant's traffic management plan and supports as an acceptable analysis.

Landscaping: The site possesses landscape materials that are concentrated along the northern and western property line as well as typical foundation planting areas along the northern and western facades. The undeveloped portion of the site is void of landscaping except for a native tree-line along the southern property line. No improvements are being proposed nor is there a recommendation for additional landscape materials.

THE PATHWAY OF LIFE CHURCH

Danny Wegman
Senior Pastor
Pathway of Life Church

November 1, 2010

Pathway of Life Church

Names of Directors (or Trustees, etc.)

Martin D. Wegman	President	214-275-7284
Norma Wegman	Secretary	214-275-7284
Minerva Gonzales	Board Member	214-275-7284
Kelly James	Board Member	214-275-7284
Steve Dobbs	Board Member	904-781-0348
Harry Sewell	Board Member	972-329-3229
Lance Johnson	Board Member	770-634-9409

8510 Military Parkway
Dallas, Texas
75227

Telephone
(214) 275-PATH

Fax
(214) 275-8835

E-mail
mail@pathwayoflife.org

Z112-113

You will make known to me the path of life... Psalm 16:11

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

1. **USE:** The only use authorized by this specific use permit is an open- enrollment charter school.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT:** This specific use permit expires on (three years from the passage of the ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. **LANDSCAPING:** Landscaping must be provided as shown on the attached landscape plan and maintained in accordance with Article X of the Dallas Development Code, as amended.
5. **CLASSROOMS:** The maximum number of classrooms is 50.
6. **HOURS OF OPERATION:** The open-enrollment charter school may only operate between 8:00 a.m. and 4:00 p.m., Monday through Friday.
7. **INGRESS/ EGRESS:** Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted.
8. **OFF-STREET PARKING:** Parking must be provided and located as shown on the attached site plan.
9. **TRAFFIC MANAGEMENT PLAN:**
 - A. **In general.** Operation of the open-enrollment charter school must comply with the attached traffic management plan.
 - B. **Queuing.** Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.
 - C. **Traffic management plan.**
 - i. The Property owner or operator shall prepare an update to the traffic management plan evaluating the sufficiency of the plan. The initial update of the

traffic management plan must be submitted to the director by November 1, 2013 and thereafter every two years on November 1.

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

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

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

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

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

D. Amendment process.

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

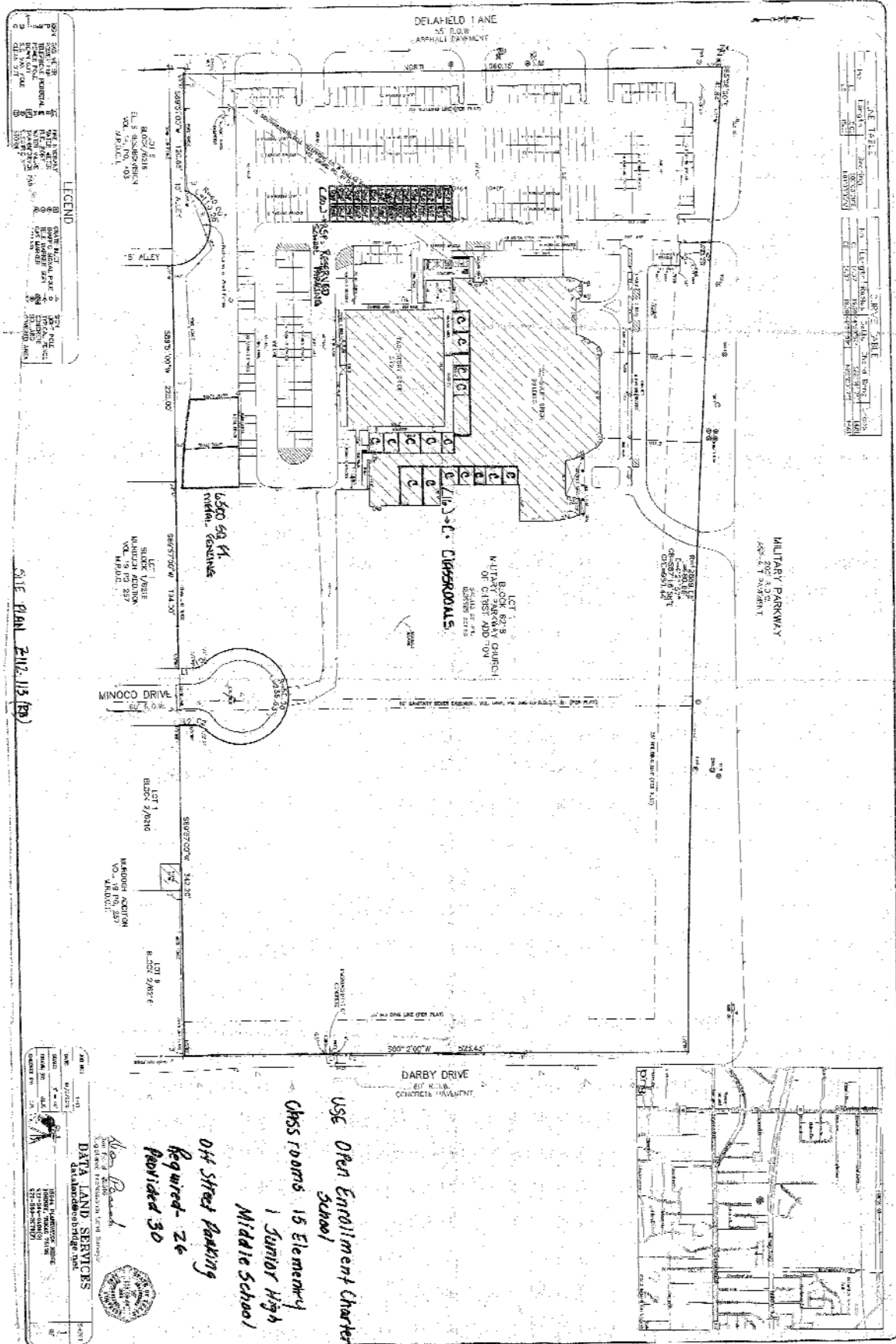
(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

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

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

Z112-113(RB)

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



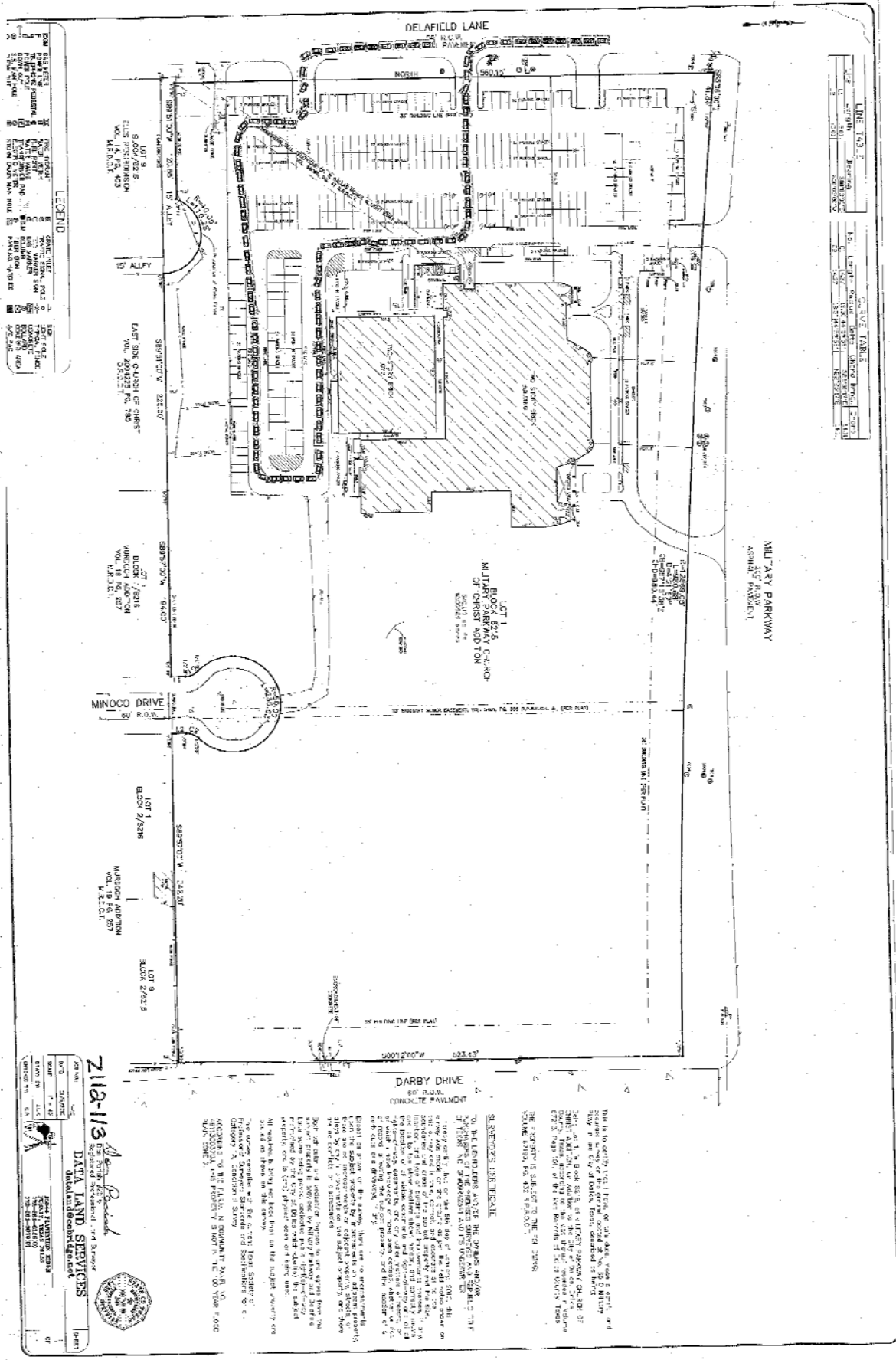
LEGEND

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2	CONCRETE DRIVEWAY
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DATA LAND SERVICES
 1000 PARKWAY DRIVE
 SUITE 100
 DALLAS, TEXAS 75241
 (214) 343-1111
 data@dataland.com

USE OPEN Enrollment Charter School
CHSS rooms 15 Elementary 1 Senior High Middle School
Off Street Parking Required - 26 Provided 30

Proposed Site Plan



LEGEND

1/4" = 1' - 0"	1/8" = 1' - 0"	1/16" = 1' - 0"	1/32" = 1' - 0"
1/64" = 1' - 0"	1/128" = 1' - 0"	1/256" = 1' - 0"	1/512" = 1' - 0"
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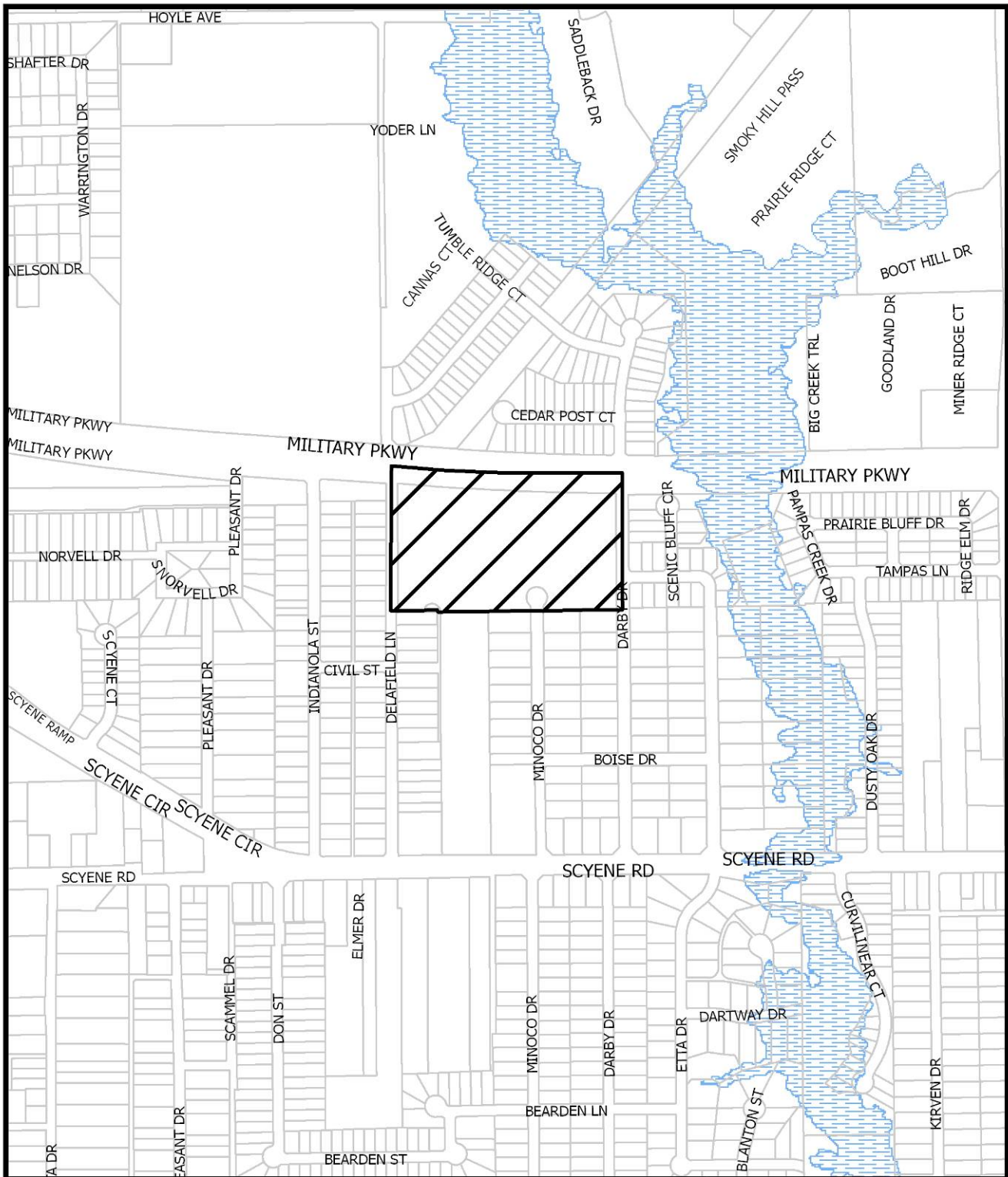
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5	0.00	100.00	1.00	1.00
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DARBY DRIVE
80' R.O.W.
CONCRETE PAVEMENT

STATE'S DEFENSE
TO BE LINDSEY'S OFFICE. THE GRANT AND/OR
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Z112-113
DATA LAND SERVICES
dataandland.com
1000 N. 10th Street
Tulsa, Oklahoma 74103
918-486-8811

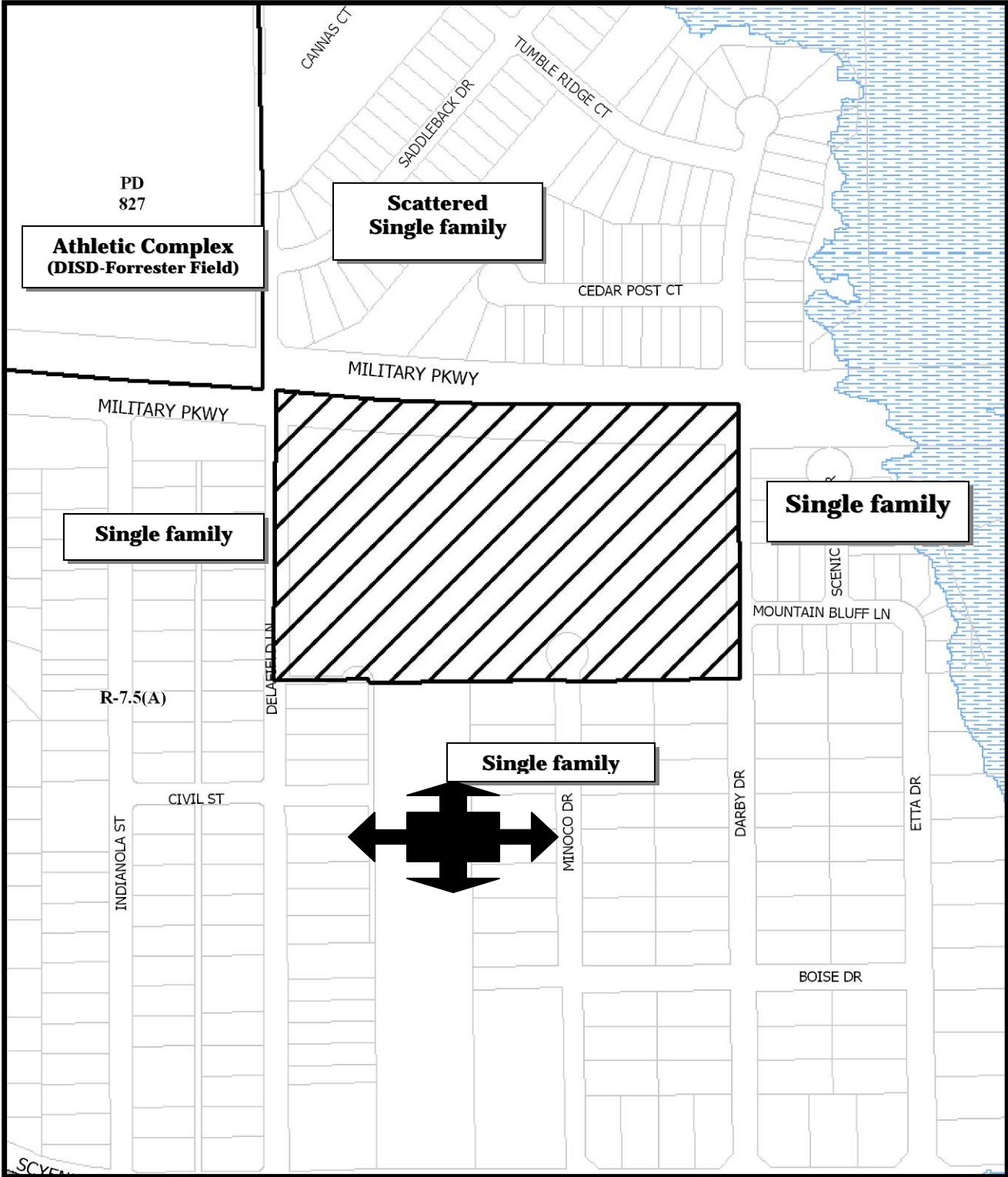


1:7,200

VICINITY MAP

Case no: Z112-113

Date: 11/17/2011



PD
827
**Athletic Complex
(DISD-Forrester Field)**

**Scattered
Single family**

Single family


Single family

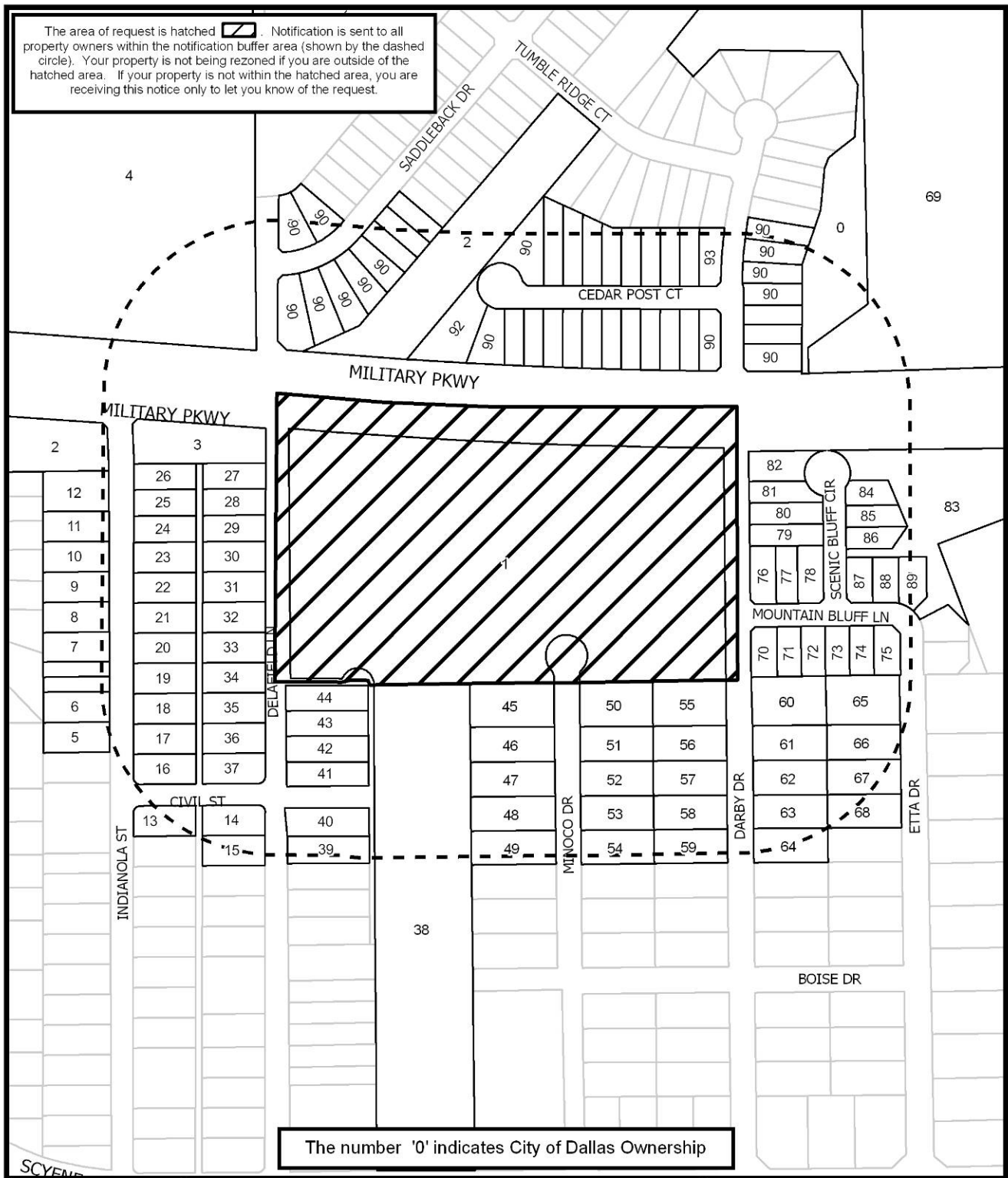
Single family

↑
1:3,600

**ZONING
AND LAND USE**

Case no: Z112-113
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



1:3,600

NOTIFICATION

400' AREA OF NOTIFICATION
97 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z112-113**

Date: **11/17/2011**

11/17/2011

Notification List of Property Owners***Z112-113******97 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8510 MILITARY PKWY	PATHWAY OF LIFE FULL GOSPEL CHURCH
2	8502 MILITARY PKWY	TEXAS UTILITIES ELEC CO % STATE & LOCAL
3	8400 MILITARY PKWY	TEXAS UTILITIES ELEC CO % PROPERTY TAX D
4	8233 MILITARY PKWY	Dallas ISD
5	3411 INDIANOLA ST	MALDONADO MARIA M
6	3419 INDIANOLA ST	RAZO OBDULIA
7	3505 INDIANOLA ST	PADILLA MIGUEL
8	3511 INDIANOLA ST	VILLARREAL REBECCA
9	3515 INDIANOLA ST	BUENO BERNARDO & MARIA
10	3521 INDIANOLA ST	PECINA MARIVEL
11	3527 INDIANOLA ST	COX DEBRA
12	3533 INDIANOLA ST	ESQUIVEL CARLOS & ISABEL
13	3314 INDIANOLA ST	WRIGHT ANNIE RUTH
14	3315 DELAFIELD LN	LIDDELL CAREY A
15	3311 DELAFIELD LN	PROTON PPTIES LLC
16	3404 INDIANOLA ST	SANCHEZ MELCHOR & MARIA T
17	3410 INDIANOLA ST	SANCHEZ MELCHOR & MARIA T
18	3414 INDIANOLA ST	ACOSTA JOSE & NADIA
19	3420 INDIANOLA ST	CAIN PATSY ESTATE OF
20	3504 INDIANOLA ST	DELO DAVID
21	3510 INDIANOLA ST	MORRIS MILDRED
22	3514 INDIANOLA ST	GOSELIN PETER &
23	3520 INDIANOLA ST	NORTH BUCKNER PLAZA INC
24	3526 INDIANOLA ST	MARTINEZ SARA
25	3530 INDIANOLA ST	CALVO HILARIO
26	3534 INDIANOLA ST	BUENO BERNARDO & MARIA S BUENO

11/17/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3535 DELAFIELD LN	CAZARES AGUSTIN & MATEA DELORES
28	3531 DELAFIELD LN	CAZARES MIGUEL G & SANTA
29	3527 DELAFIELD LN	MIRELES VICTOR JAVIER & MARIA ISABEL
30	3521 DELAFIELD LN	CAZARES AGUSTIN & MATEA D SALAS
31	3515 DELAFIELD LN	CAZARES MIGUEL G & SANTA
32	3511 DELAFIELD LN	BRIGDON ROBERT ALAN TR
33	3505 DELAFIELD LN	LUCIO JESUS MARTIN & JOSEFA LOPEZ % LORE
34	3421 DELAFIELD LN	ROJO ROSALBA
35	3415 DELAFIELD LN	CEDILLO PHYLLIS G
36	3411 DELAFIELD LN	PRESTON BUFORD P
37	3405 DELAFIELD LN	REYES JOEL JR & SYLVIA
38	8517 SCYENE RD	EAST SIDE CHURCH OF GOD IN CHRIST INC
39	3308 DELAFIELD LN	MARTINEZ MARIA M
40	3312 DELAFIELD LN	RUIZ RAUL
41	3402 DELAFIELD LN	VALDEZ JOSE L
42	3406 DELAFIELD LN	GUZMAN CECILIO
43	3410 DELAFIELD LN	RICHARDSON BRIAN P SR
44	3416 DELAFIELD LN	HERNANDEZ DAVID C
45	3411 MINOCO DR	SHAWVER CHARLES A
46	3405 MINOCO DR	MARTINEZ RICARDO & MARIA
47	3317 MINOCO DR	REED LARRY MARK
48	3311 MINOCO DR	OLIVER MICHAEL TIM & EDWINA NANCY
49	3305 MINOCO DR	MORENO BEAR E &
50	3412 MINOCO DR	ENGLISH LARRY
51	3404 MINOCO DR	GALVAN J. GUADALUPE
52	3316 MINOCO DR	SANCHEZ RODRIGO
53	3310 MINOCO DR	SANCHEZ BALTAZAR & YOLANDA
54	3304 MINOCO DR	FITE CAROLYN SUE
55	3411 DARBY DR	TELLO TOMMIE
56	3405 DARBY DR	WRIGHT EDWINA
57	3317 DARBY DR	HERRERA ANGEL MARIO

11/17/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3311 DARBY DR	PIEDRA JORGE H &
59	3305 DARBY DR	WRIGHT SHAWN DEWAYNE
60	3412 DARBY DR	LOONEY MARY MARIE
61	3404 DARBY DR	HUTCHINS AUBREY
62	3316 DARBY DR	MAZE MARGREAT MAY
63	3310 DARBY DR	SERNA SALLY SUE
64	3304 DARBY DR	DEUTSCHE BANK NATL TR CO
65	3411 ETTA DR	HURTADO JOSE N
66	3405 ETTA DR	BARTON LARRY W
67	3317 ETTA DR	CRUZ RAMONA
68	3311 ETTA DR	NEGRETE HUMBERTO & MARIA DEL CARMEN
69	8901 MILITARY PKWY	RIVERA FAUSTO
70	8602 MOUNTAIN BLUFF LN	RIVERA RAFAEL
71	8606 MOUNTAIN BLUFF LN	BLACKWELL TELESA & ADRAIN
72	8610 MOUNTAIN BLUFF LN	WILLIAMS LAMENSIA
73	8614 MOUNTAIN BLUFF LN	MARTINEZ JUAN & NORMA
74	8618 MOUNTAIN BLUFF LN	MARTINEZ JUAN C
75	8622 MOUNTAIN BLUFF LN	BEASLEY DOROTHY
76	8603 MOUNTAIN BLUFF LN	HENRY RITA R
77	8607 MOUNTAIN BLUFF LN	LATT MAY DA
78	8611 MOUNTAIN BLUFF LN	MENDEZ GEORGE A
79	3511 SCENIC BLUFF CIR	OCHOA MANUELA
80	3515 SCENIC BLUFF CIR	MENDEZ VERONICA & RAUL
81	3519 SCENIC BLUFF CIR	GUTIERREZ CRUZ CARLOS E & MARQUEZ
BLANCA		
82	3523 SCENIC BLUFF CIR	CRUZ JOSE & NORMA
83	3702 ETTA DR	PRAIRIE CREEK DALLAS HOA % PRINCIPAL MGM
84	3518 SCENIC BLUFF CIR	FRANKLIN COMMANECHÉ L
85	3514 SCENIC BLUFF CIR	MUNOZ MATIAS & MARIA
86	3510 SCENIC BLUFF CIR	CONRICOTE MARIN & DENISE
87	8619 MOUNTAIN BLUFF LN	QUINTANA CARLOS E &
88	8623 MOUNTAIN BLUFF LN	RAMIREZ FRANCISCO & MARIA OCTAVIANA

Z112-113(RB)

11/17/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	8627 MOUNTAIN BLUFF LN	THOMAS SHANNON B & TANEKA S
90	3626 DARBY DR	BUILDERS OF HOPE LLC
91	3606 DARBY DR	LOREDO JOSE GUADALUPE
92	8627 CEDAR POST CT	BUILDERS OF HOPE CDC # 120
93	8651 CEDAR POST CT	SYSAVATH KIM
94	8635 CEDAR POST CT	ZELAYA ALEJANDRO A & VALVERDE MARIA C
95	8631 CEDAR POST CT	BUILDER OF HOPE CDC # 120
96	8618 CEDAR POST CT	RAMIREZ ISMAEL R & MARIA E
97	8634 CEDAR POST CT	RAMIREZ ALFONSO R & MARIA C

FILE NUMBER: Z101-335(RB)

DATE FILED: July 22, 2011

LOCATION: Both Sides of Westmoreland Road, North of Wheatland Road

COUNCIL DISTRICT: 8

MAPSCO: 62 Z, 63 W, 72 D, 73A

SIZE OF REQUEST: Approx. 60.48 Acres

CENSUS TRACT: 166.07

APPLICANT/OWNER: Inspiring Body of Christ

REPRESENTATIVE: Audra Buckley

REQUEST: An application for a Planned Development District for Mixed Uses on property zoned an MU-2 Mixed Use District, MF-2(A) Multifamily District, and the termination of Specific Use Permit No. 1621 for Child-care facility and Private school.

SUMMARY: The applicant proposes to create a PDD for the existing uses as well as provide for development of the balance of the site under a unified zoning district.

STAFF RECOMMENDATION: Hold under advisement, with the public hearing left open, until January 5, 2012.

PRIOR CPC ACTION: On November 17, 2011, the City Plan Commission held this request under advisement until December 15, 2011.

BACKGROUND INFORMATION:

- The request site consists of three tracts: Tract 1 is developed with a church and surface parking; Tract 2 is undeveloped; and, Tract 3 is developed with a church structure, surface parking, and support functions near the main structure. This tract reflects the land area permitting SUP No. 1621 for a Child-care facility and Private school, which is being requested for termination, with the requested PDD permitting both uses by right.
- The applicant is requesting a PDD for consideration of the following: 1) permit child-care facility and private school uses by right; 2) consider entire property as one lot for off-street parking purposes; 3) alternate artificial lot provisions; and, 4) alternate sign regulations providing for two video boards.

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

Thoroughfare/Street	Designation; Existing & Proposed ROW
Westmoreland Road	Principal Arterial; 100' & 100' ROW
Cockrell Hill Road	Principal Arterial; 100' & 100' ROW
Glennlyons Drive	Local; 50' ROW

STAFF ANALYSIS:

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

Land Use Compatibility: The site consists of three tracts: Tract 1 is developed with a church and surface parking; Tract 2 is undeveloped; and, Tract 3 is developed with a church structure, surface parking, and support functions near the main structure. This

tract reflects the land area permitting SUP No. 1621 for a Child-care facility and Private school, which is being requested for termination.

The applicant is requesting a PDD for consideration of the following: 1) permit child-care facility and private school uses by right; 2) consider entire property as one lot for off-street parking purposes; 3) alternate artificial lot provisions; and, 4) alternate sign regulations providing for two video boards.

Tract 1 abuts the Tract 2 (undeveloped) portion of the request to the north, multifamily uses and Tract 3 to the east, undeveloped property zoned for MU-1 District Uses and SUP No. 1486 for a mini-warehouse use to the south, and office and single family uses within the Duncanville city limits to the west. Tract 2 abuts multifamily and retail uses to the north, multifamily uses to the east, the Tract 1 portion of the request site to the south, and single family uses within the Duncanville city limits to the west. Lastly, Tract 3 abuts multifamily and office uses to the north and east, retail uses to the south and the southern portion of Tract 1 to the west.

Staff has determined the scale of overall development that could be permitted by the request (existing for Tracts 1 and 3; proposed for Tract 2) generally represents a reduction of development rights (that portion zoned an MU-2) and a small increase in development rights and permitted uses [that portion zoned an MF-2(A)] will not have an impact on the built environment. The physical improvements are somewhat internalized, thus no impact on the improvements at the perimeter of the site. As a result of this analysis, staff supports the requested amendment to the development plan.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the applicant's request and Traffic Impact Analysis and determined that it will not significantly impact the surrounding street system.

Off-Street Parking: The applicant will be providing parking for all uses per Dallas Development Code requirements. Additionally, the applicant's request will consider the entire property as one lot for off-street parking purposes.

Both Tract 1 and 3 provide a total of 2,702 off-street spaces, well in excess of existing parking requirements (Tract 1-1,200 spaces, and Tract 3-840 spaces). Due to the typical safety issues associated with child-care facilities and schools, staff is recommending that any tract containing either of these uses must provide all parking as well as unloading/loading areas on the tract in which the use is located.

Landscaping: The request site is currently governed by Article X. These requirements are requested to be maintained with the exception of an expanded definition of an artificial lot.

Current provisions within Article X permit installation of required landscape materials by 'phasing' such requirements. The artificial lot is established by the building official to provide a footprint around the area of development, inclusive of street frontage. No more than 50 percent of a building site may be considered for consideration of an artificial lot.

Staff is supporting aggregate land area for an artificial lot to exceed this 50 percent limitation. Additionally, 25 feet around the proposed improvements will be required in the calculation of an artificial lot, thus providing for a greater 'landscape footprint' as anticipated development occurs.

Traffic Management Plan: At this time, SUP No. 1621 (Tract 3) provides for a maximum of 306 students and a maximum of nine classrooms for the private school, but no regulations for the child-care facility. The applicant has indicated 1,029 elementary-aged children utilize the child-care facility. The time period expires on April 26, 2016, but provides for automatic renewal, subject to compliance with the automatic renewal provisions in the Dallas Development Code.

Normally, a traffic management plan (TMP) is required for any school but not for a child-care facility. In consideration of the existing enrollment of the child-care facility as well as private school located on the same tract, staff has determined a TMP is warranted.

Tract 3 provides for a significant paved parking area to serve for unloading/loading of children (structure was constructed as a church, prior to the applicant developing a larger facility on what is known as Tract 1 in this application), so any possible queuing within the site's street frontages is virtually eliminated.

Based on this analysis, staff does not feel the TMP is warranted at this point, but is recommending such (as well as biennial updates) at the earliest of either of the following scenarios:

- 1) increase in enrollment for the child-care facility in excess of 1,029 attendees;
- 2) increase in number of classrooms for the private school in excess of nine; or,
- 3) No later than November 1, 2014.

It should be noted the TMP will require CPC approval, with the biennial updates considered under the minor amendment process.

IBOC, Inc. - Officers

Robert Qualls, Chairman

Rickie G. Rush, President

Lalia L. Williams, Chief Financial Officer

Nettie F. Cox, Director

Julia M. Fuller, Director

Z101-335

**STAFF RECOMMENDED PDD CONDITIONS
ARTICLE XXX.**

PD XXX.

SEC. 51P-XXX.101. LEGISLATIVE HISTORY.

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

SEC. 51P-XXX.102. PROPERTY LOCATION AND SIZE.

PD XXX is established on property generally located on both sides of Westmoreland Road, north of Wheatland Road. The size of PD XXX is approximately 60.48 acres.

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

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article, DETACHED VIDEOBOARD SIGN means an on-premise sign that displays changing content through still images, scrolling images, or moving images, including video or animation on a fixed display composed of electronically illuminated segments or a series of grid lights, including cathode ray, light emitting diode (LED) display, plasma screen, liquid crystal display (LCD), fiber optic, videoboards, or other electronic media or technology. Detached videoboard signs may be constructed as monument or non-monument signs.

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

(c) This district is considered to be a nonresidential district.

SEC. 51P-XXX.104. CONCEPTUAL PLAN.

For Tract 2, development and use of the Property must comply with the Tract 1 development plan/Tract 2 conceptual plan. In the event of a conflict between the text of this article and the conceptual plan, the text of this article controls.

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

(a) For Tract 1 development and use must comply with the Tract 1 development plan/Tract 2 conceptual plan.

(b) For Tract 3 development and use must comply with the Tract 3 development plan.

(c) Prior to the issuance of a building permit for Tract 2, a development plan must be approved by the City Plan Commission.

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

The following uses are the only main uses permitted:

- (1) Agricultural uses.
 - Crop production. *[Tract 2 only.]*
- (2) Institutional and community service uses.
 - Adult day care facility.
 - Child-care facility.
 - Church.
 - Community service center.
 - Convalescent and nursing homes, hospice care, and related institutions.
 - Private school.
- (3) Miscellaneous uses.
 - Carnival (temporary). *[By special authorization of the building official.]*
 - Temporary construction or sales office.
- (4) Office uses.
 - Medical clinic.
 - Office.
- (5) Recreation uses.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.
- (6) Residential uses.
 - Retirement housing. *[Tract 2 only.]*

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

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

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

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

- (a) Front yard. Minimum front yard is 15 feet.
- (b) Side and rear yard. Minimum side and rear yard is 15 feet.
- (c) Density.
 - (1) Tract 1. No maximum density.
 - (2) Tract 2. Maximum of 32 dwelling units or suites per acre.
 - (3) Tract 3. No maximum density.
- (d) Floor area ratio. Maximum floor area ratio is 1:1.
- (e) Height.
 - (1) Except as provided in this subsection, maximum structure height is 40 feet.
 - (2) Maximum structure height for the existing church structure on Tract 1 is 90 feet, inclusive of a 30 foot-tall steeple.
 - (3) If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.
- (f) Lot coverage.
 - (1) Tract 1. Maximum lot coverage is 30 percent.
 - (2) Tract 2. Maximum lot coverage is 60 percent.
 - (3) Tract 3. Maximum lot coverage is 60 percent.
 - (4) Parking structures. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
- (g) Lot size. No minimum lot size.
- (h) Stories. Maximum number of stories above grade is three.

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

(a) Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements.

(b) Except as provided in this paragraph, Tracts 1, 2, and 3 are considered one lot. Exception: Required off-street parking and loading for a child-care facility and private school must be located on the tract as the child-care facility and private school.

SEC. 51P- ____ .110. TRAFFIC MANAGEMENT PLAN.

(a) In general.

(1) A traffic management plan must be submitted to the city plan commission for the following uses:

(A) for a child-care facility, when enrollment reaches 1,029, or by November 1, 2014, whichever is earlier;

(B) for a private school, when the number of classrooms reaches nine, or by November 1, 2014, whichever is earlier.

(2) The traffic management must be submitted using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(3) Operation of a child-care facility or private school must comply with the traffic management plan approved by the city plan commission.

(b) Queuing. Except as provided in the traffic management plan, queuing is only permitted inside the Property. Except as provided in the traffic management plan, child-care facility attendees or student drop-off and pick-up are not permitted within city rights-of-way.

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, following two years after the date of the required traffic management plan as required in subparagraph (a). After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1 of each subsequent two-year period.

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

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

(F) hours for each grade level; and

(G) circulation.

(3) Queuing within the City right-of-way is prohibited unless written approval is obtained from the director of public works and transportation.

(4) Queuing within the City right-of-way must not impede maneuvering for emergency vehicles.

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

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

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

(d) Amendment process.

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

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

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

See Article VI.

SEC. 51P-XXX.112. LANDSCAPING.

(a) In general. Except as provided in this section, landscaping must be provided in accordance with Article X. Plant materials must be maintained in a healthy, growing condition.

(b) Artificial lot.

(1) An artificial lot is the land area that includes any new building footprint and a minimum of 25 feet around the building footprint.

(2) An artificial lot does not require public street frontage.

(3) An artificial lot has no aggregate land area maximum.

SEC. 51P-XXX.113. SIGNS.

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

(b) Detached videoboard signs.

(1) Location and number. A maximum of three detached videoboard signs are permitted and may only be erected on property with frontage on South Westmoreland or Cockrell Hill Road as follows:

(A) On Tract 1, a maximum of two detached videoboard signs are permitted. Signs must be constructed in compliance with the location and appearance as shown on Sign Exhibits A and B.

(B) On Tract 2, a maximum of one detached videoboard sign is permitted. Each sign must be a minimum distance of 500 feet from any videoboard sign located on Tract 1.

(C) Detached videoboard signs must be located a minimum of twenty feet from the property line and may not project into public rights-of-way, required yards, fire lanes, parking lots, or driveways.

(2) Size.

(A) Maximum effective area is 100 square feet. Minimum effective area is 40 square feet.

(B) Maximum overall height is 20 feet above grade.

(C) Maximum width of sign face is 10 feet.

(D) Minimum clearance above grade is 11 feet.

(3) Display.

(A) Static messages may not change more frequently than once every eight seconds, with a transition period of two seconds or less. Changes of message must occur simultaneously on the entire sign face.

(B) Video or animated display may not change more frequently than once every twenty seconds, with a transition period of two seconds or less.

(C) Detached videobaord signs may only operate between the hours of 6:00 a.m. and 10:00 p.m., Monday through Sunday.

(D) Ticker tape streaming is permitted and must be located within the bottom 10 percent of the effective area.

(E) Display must be internally controlled to automatically dim the brightness from 10000 NITS during the day to 750 NITS during the evening and night.

(F) Detached videoboard signs must have display on both sides of each sign.

(G) Sound is prohibited.

SEC. 51P-XXX.114.

ADDITIONAL PROVISIONS.

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

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

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

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

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, 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.

26322

061236

WHEREAS, the city council finds that it is in the public interest to grant this specific use permit, subject to certain conditions; Now, Therefore,

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

SECTION 1. That the zoning ordinances of the City of Dallas, as amended, are amended to allow the following property ("the Property"), which is presently zoned as an MF-2(A) Multifamily District and an MU-2 Mixed Use District, to be used under Specific Use Permit No. 1621 for a child-care facility and private school:

BEING all of Lots 1 and 5 in City Block A/7544 at the northeast corner of Westmoreland Road and Glennlyons Drive, fronting approximately 444.25 feet on the east line of Westmoreland Road, having a depth of 1070.60 feet, and containing approximately 7 acres.

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

1. USE: The only use authorized by this specific use permit is a child-care facility and private school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit is approved for a period that expires on April 26, 2016, and is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. 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 and maintained in accordance with Article X of the Dallas Development Code, as amended. Plant materials must be maintained in a healthy, growing condition.
5. CLASSROOMS: The maximum number of classrooms for the private school is nine.

26322

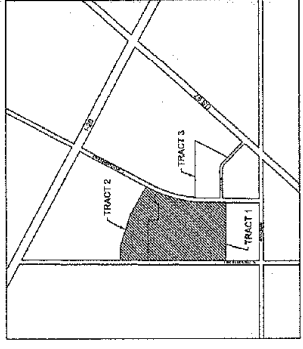
061236

6. ENROLLMENT: Enrollment in the private school is limited to kindergarten through sixth grade and may not exceed 306 students.
7. FENCING: The outdoor play area must be enclosed by a minimum four-foot-high fence, as shown on the attached site plan.
8. HOURS OF OPERATION: The child-care facility and private school may only operate between 6:00 a.m. and 6:00 p.m., Monday through Friday.
9. INGRESS AND EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
10. PARKING: A minimum of 19 off-street parking spaces must be provided for the child-care facility, and a minimum of 14 off-street parking spaces must be provided for the private school in the location shown on the attached site plan.
11. PICK-UP AND DROP-OFF: A pick-up and drop-off area for the child-care facility and private school must be provided in the location shown on the attached site plan.
12. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
13. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

SECTION 3. That all paved areas, permanent drives, streets, and drainage structures, if any, on the Property must be constructed in accordance with standard City of Dallas specifications, and completed to the satisfaction of the director of public works and transportation.

SECTION 4. That the building official shall not issue a certificate of occupancy for a use authorized by this specific use permit on the Property until there has been full compliance with this ordinance and with the construction codes and all other ordinances, rules, and regulations of the City of Dallas.

DATE 11/01/11	PROJECT NUMBER	CASE NUMBER
PERMITTED DEVELOPMENT 2614 Main St. Dallas, TX 75226 214.686.2635 www.pddevelopment.com		
PD PERMITTED DEVELOPMENT		
CITY OF DALLAS, TEXAS 7701 S. WESTMORELAND		

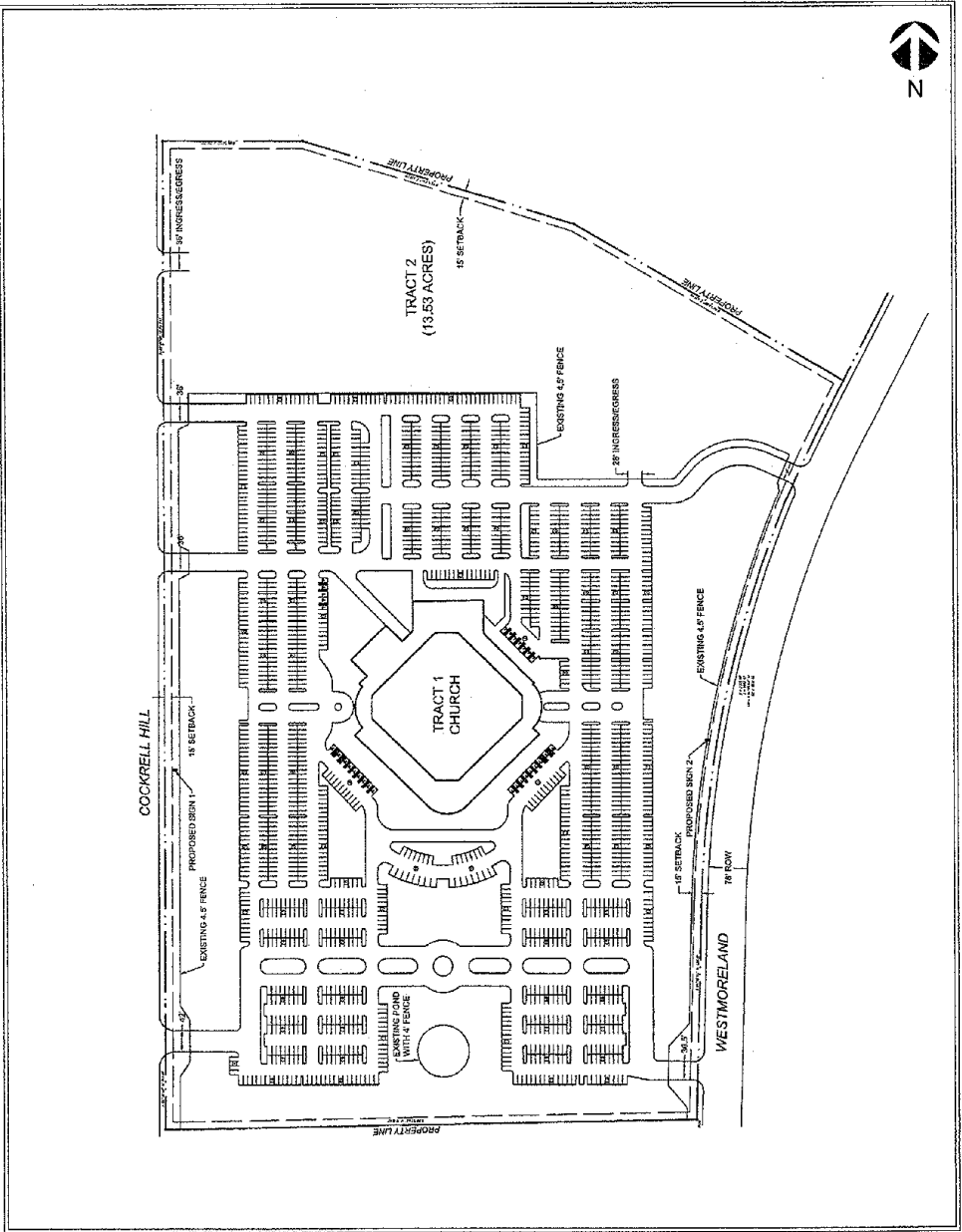


VICINITY MAP

TRACT 1 - DEVELOPMENT PLAN
 LAND AREA: 1,596,387 SQ.FT. (36.85 AC.)
 LAND USE: CHURCH
 FLOOR AREA: 172,840 SQ.FT.
 HEIGHTS: 2.5 STORIES INCLUSIVE OF
 30' STREET HEIGHT
 LOT COVERAGE: 6.89%

TRACT 2 - CONCEPTUAL PLAN
 LAND AREA: 680,387 SQ.FT. (13.63 AC.)
 FLOOR AREA: 1,111,111 SQ.FT.
 HEIGHTS: 2.5 STORIES INCLUSIVE OF
 30' STREET HEIGHT
 LOT COVERAGE: MAXIMUM 80%

CASE NUMBER: Z101 - 335 (RB)

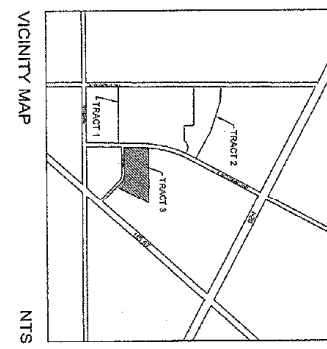
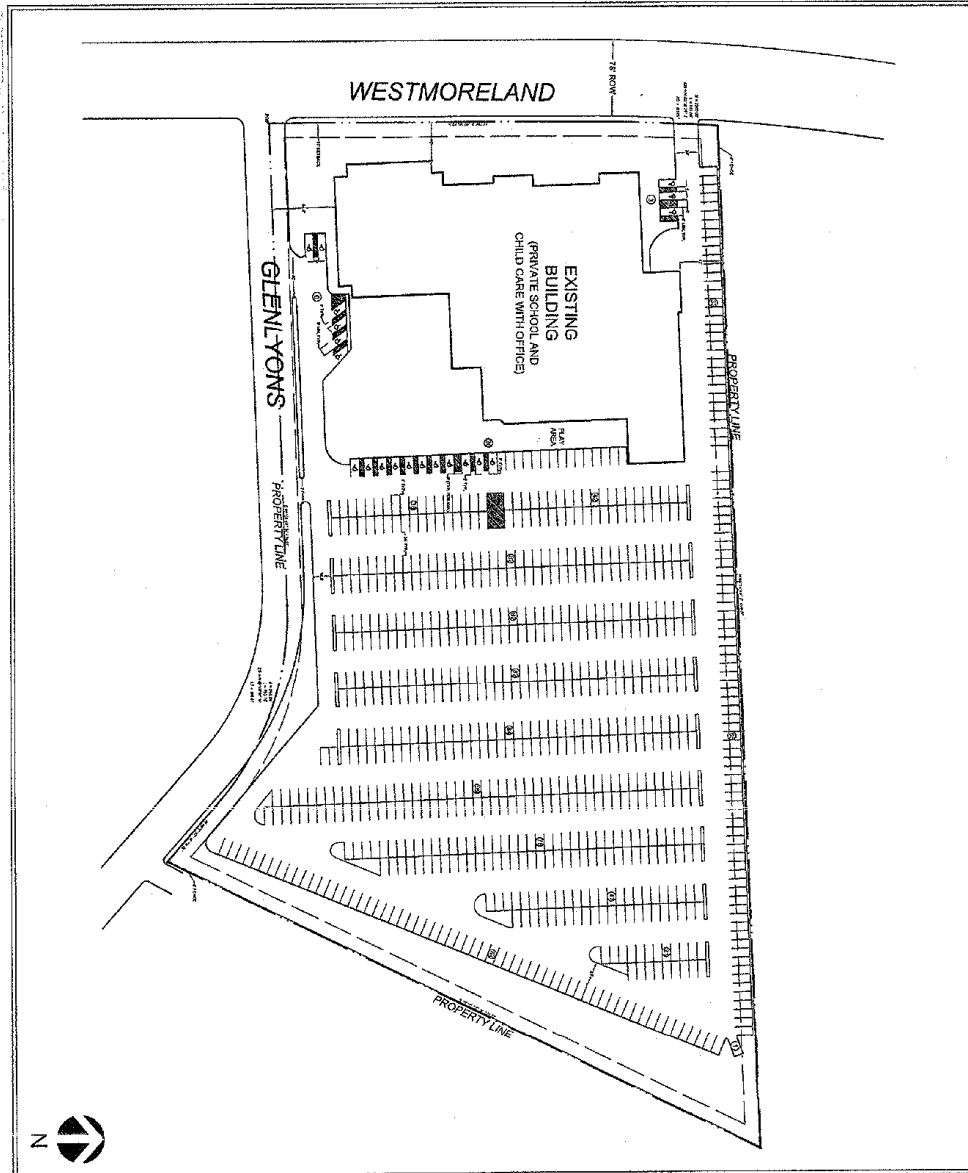


1 TRACT 1 DEVELOPMENT PLAN/ TRACT 2 CONCEPTUAL PLAN

SCALE: 1" = 100'-0"

**Proposed
 Tract 1 Development Plan/Tract 2
 Conceptual Plan**

2 TRACT 3 DEVELOPMENT PLAN
SCALE: 1" = 50.0'



CASE NUMBER: Z101 - 335 (RB)

USES: CHILD-CARE FACILITY, PRIVATE SCHOOL, OFFICE

FLOOR AREA	CHILD CARE FACILITY	PRIVATE SCHOOL	OFFICE
# CLASSROOMS	N/A	29	N/A
TOTAL FLOOR AREA	179,000 SF		
LAND AREA	APPROX. 466,573 SF (10.48 AC.)		
LOT COVERAGE	38.53%		
REQUIRED PARKING	179 SPACES		
PROVIDED PARKING	948 SPACES		
HEIGHTS/TORIES OF STEEPLE	2 STORIES/ APPROX. 70' INCLUSIVE		

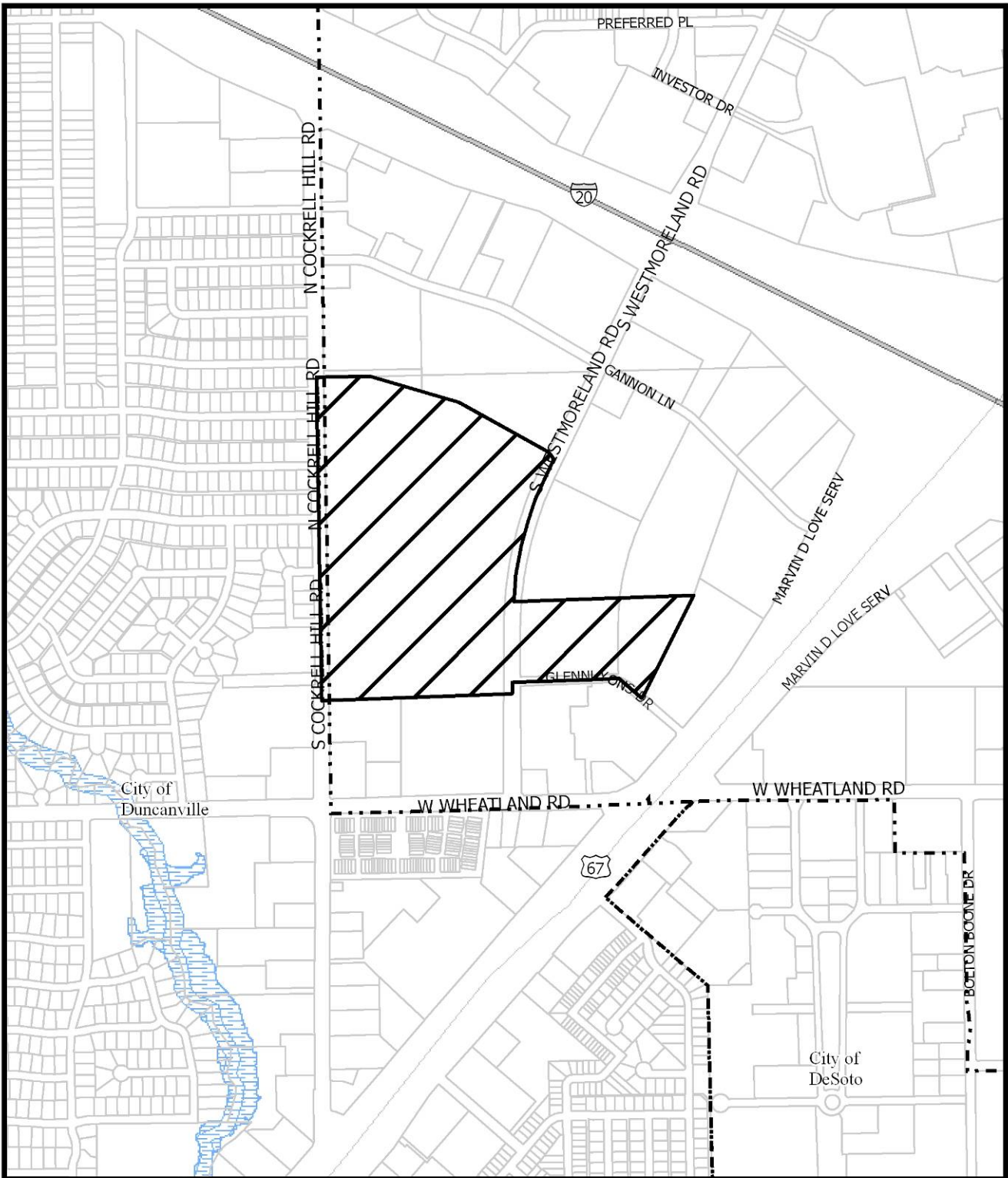
7700 S. WESTMORELAND
CITY OF DALLAS, TEXAS



PERMITTED DEVELOPMENT
2814 Main St. Dallas, Ste 102
Dallas, Texas 75223
214.686.3635
www.permitteddevelopmentdfw.com

DATE	11/09/11
PROJECT NUMBER	
CASE NUMBER	

Proposed Tract 3 Development Plan



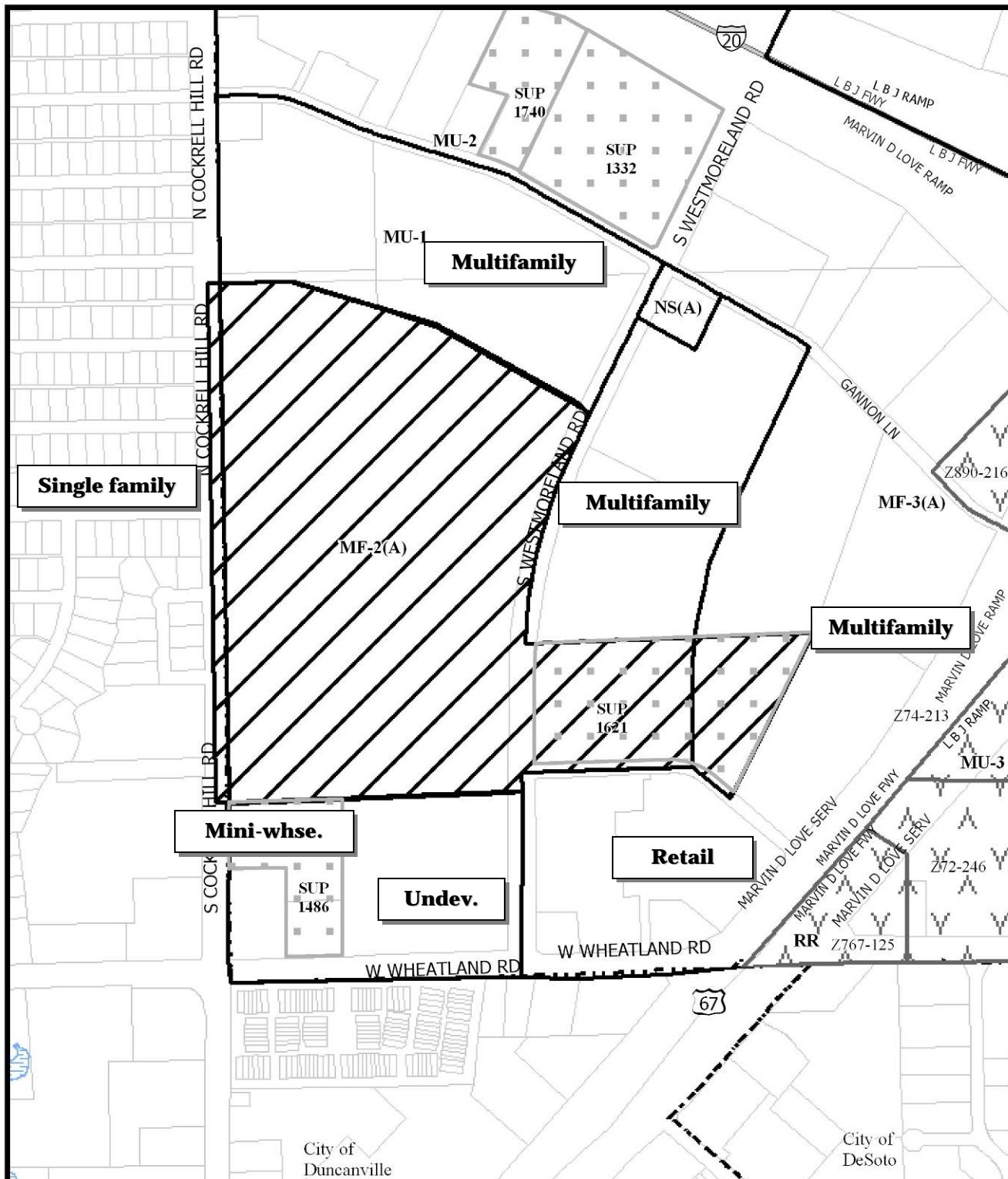
1:9,600

VICINITY MAP

Map no: P-5

Case no: Z101-335

DATE: August 18, 2011




1:6,000

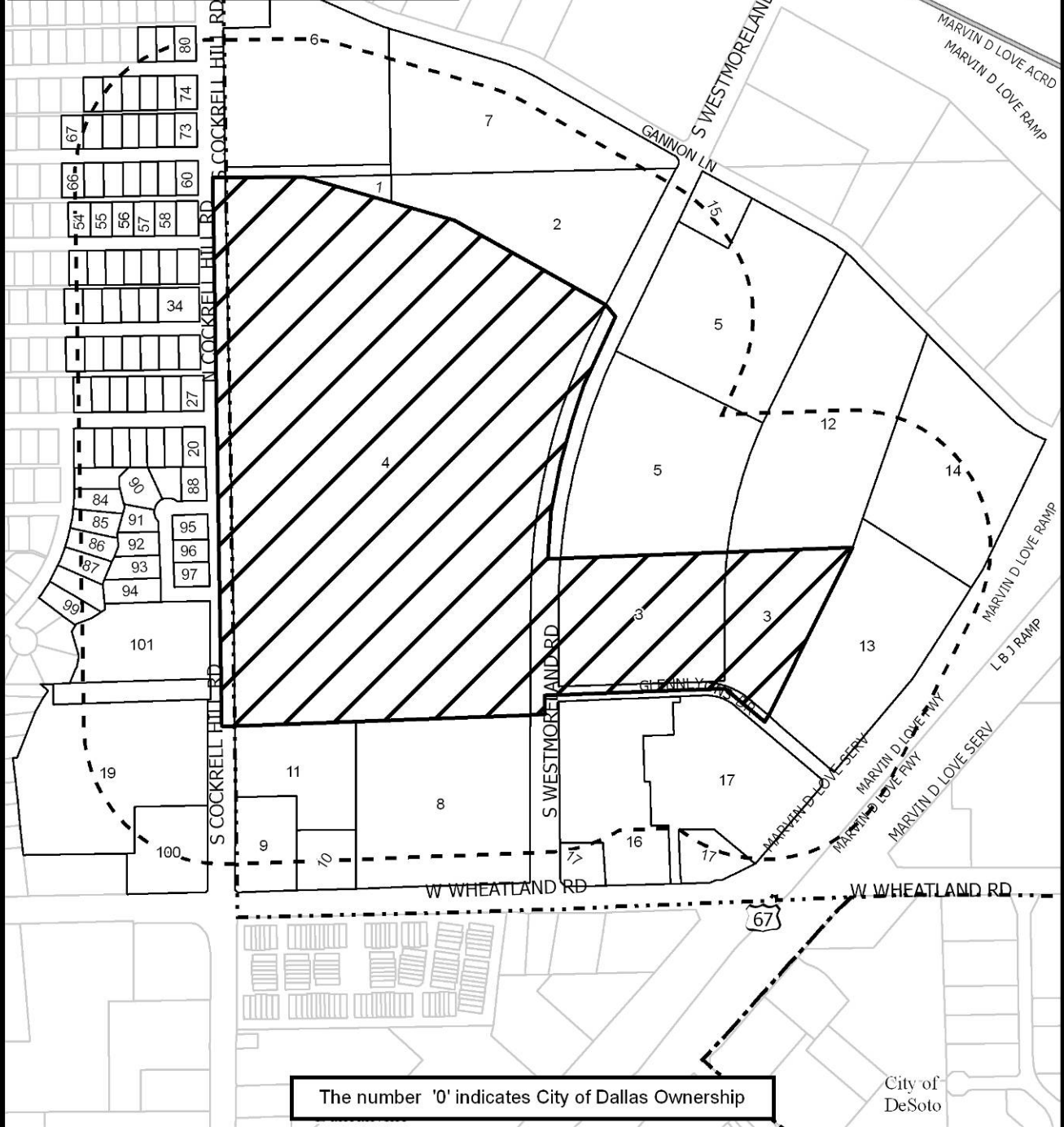
ZONING AND LAND USE

Map no: P-5


Case no: Z101-335

DATE: August 18, 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


 1:6,000

NOTIFICATION

 AREA OF NOTIFICATION
 NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: P-5
 Case no: Z101-335

DATE: August 18, 2011

8/18/2011

Notification List of Property Owners***Z101-335******101 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7402 COCKRELL HILL	JA GEE CORPORATION STORE # 7234
2	7575 WESTMORELAND	WESTMORELAND ROAD APARMEN STE 11
3	7700 WESTMORELAND	INSPIRING BODY OF CHRIST CHURCH INC THE
4	7701 WESTMORELAND	INSPIRING BODY OF CHRIST CHURCH INC ATTN
5	7676 WESTMORELAND	FLORIDA WORLD PPTIES LLC 7TH FLOOR
6	4350 GANNON	SLINK ENTERPRISE LTD PS
7	7575 WESTMORELAND	WESTMORELAND ROAD APARMENTS LP
8	7800 COCKRELL HILL	ASHPORT PARTNERSHIP LTD
9	8120 COCKRELL HILL	SURFCOMBER DUNC ASSOC LLC % S MIRMELLI
10	4305 WHEATLAND	SHREEMBREZEE INV LLC %TOLA MAY
11	8110 COCKRELL HILL	VALK DONALD L
12	3950 GANNON	HEAD START OF GREATER DALLAS INC
13	8081 MARVIN D LOVE	NAP SPRINGMAN FUND II % SHERRON ASSOCIAT
14	7905 MARVIN D LOVE	CARLETON CEDAR RIDGE LTD
15	7500 WESTMORELAND	DUNCANVILLE ISD ET AL % LORI BURDINE
16	4101 WHEATLAND	1027 WILSHIRE ASSOC LLC
17	4141 WHEATLAND	KONGS PROPERTIES INC
18	315 COCKRELL HILL	HSU L R ETAL
19	419 COCKRELL HILL	FRISCO HEALTH INVESTMENTS LP
20	826 CENTER	ABEITA ALEX
21	822 CENTER	KING JAKE T III
22	818 CENTER	HARRIS JIMMY R
23	814 CENTER	CONTRERAS MARIA S &
24	810 CENTER	KOVAR BEVERLY S & WALTER J
25	806 CENTER	RODRIGUEZ THOMAS
26	802 CENTER	RAY RONALD K

8/18/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	827 CENTER	OROZCO ROBERTA & REYES OROZCO
28	823 CENTER	THORNHILL R W & GENEVA LIFE ESTATE
29	819 CENTER	LE MONG LIEN T
30	815 CENTER	MCLAURIN JOHNNIE TR STE 200
31	811 CENTER	SORIANO MARIA
32	807 CENTER	RICE EARNEST & RENETTE
33	803 CENTER	CORONA GUADALUPE
34	823 CHERRY	LEIJA TOMAS M
35	802 CHERRY	PAIGE KENNETH R & CHARLESETTA
36	806 CHERRY	THRASH LARRY L
37	810 CHERRY	GARCIA FELIX
38	814 CHERRY	CRAIG JAMES ALTON JR
39	818 CHERRY	MARGIE MCGRAW &
40	822 CHERRY	BLACK GEORGE T & MILDRED C
41	826 CHERRY	MADSEN JOHN G
42	803 CHERRY	FUDZIE PATRICIA
43	807 CHERRY	VASQUEZ JESSE & DIANA
44	811 CHERRY	CANCINO KENIA
45	815 CHERRY	LIESCH CHARLES A & CHERYL K
46	819 CHERRY	LIVINGSTON LORI
47	826 FLAMINGO WAY	ROSS LARRY L & MARY E
48	822 FLAMINGO WAY	YOUNG REGINALD J & TONIYA J YOUNG
49	818 FLAMINGO WAY	HUNT KEITH D
50	814 FLAMINGO WAY	UMANA JOSE
51	810 FLAMINGO WAY	DETHAN SEANG
52	806 FLAMINGO WAY	DEMENT CHARLES LOWELL & CYNTHIA JEAN
53	802 FLAMINGO WAY	HUNTER REGINA D
54	803 FLAMINGO WAY	BOWEN SHERMAN & LAKESHA WADE
55	807 FLAMINGO WAY	SOLACHE JANIE JAIMES &
56	811 FLAMINGO WAY	BRUMIT MARVIN L
57	815 FLAMINGO WAY	ROBERTS JOHN L & SUZANNE A

8/18/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	819 FLAMINGO WAY	GRIFFIN LEONARD JR & TONYA D
59	823 FLAMINGO WAY	SLATTEN WILLIE J
60	826 GRANADA	SCOTT WILLIAM M & JANE M
61	822 GRANADA	REESE REGGIE DEVON & REESE CHANTEL RENEE
62	818 GRANADA	GONZALEZ ADRIANA
63	814 GRANADA	BAUER MARY F
64	810 GRANADA	STRUCK DIANE
65	806 GRANADA	GILSTRAP JUANITA
66	802 GRANADA	RENE LAURA
67	803 GRANADA	MITCHELL SAMMIE L & PATRICIA A
68	807 GRANADA	HAYER ROBERT F & DOROTHY
69	811 GRANADA	MCFARLING MELVIN L ETAL
70	815 GRANADA	MARIN FRANCISCO & CLAUDIA SILVA
71	819 GRANADA	RODGERS SHARON
72	823 GRANADA	YOUNGBLOOD EMILY ANNETT
73	827 GRANADA	BUSTAMANTE EDUARDO S
74	826 MADRID	PHILLIPS GLENWOOD BEN & PAMELA KAY
75	822 MADRID	HANKINS ROBERT L & ANETA
76	818 MADRID	HULBERT SLADE S
77	814 MADRID	GLASS BETTY
78	810 MADRID	HARRIS WILMA FAYE
79	806 MADRID	MONCIVAIS ELIZABETH
80	827 MADRID	ERPILLO PROPERTIES LLC
81	823 MADRID	SHIRLEE DENISE M & EMMA HOUSTON
82	819 MADRID	HOLLY BIRDIE G & HARRELL
83	102 CLIFFWOOD	ROBERTSON JANET G
84	106 CLIFFWOOD	HERNANDEZ ARAMIS
85	202 CLIFFWOOD	BRISCOE CHARLENE R
86	206 CLIFFWOOD	WARE SHIRLEY G & LLOYD D
87	210 CLIFFWOOD	ZUKAS MU CHA
88	203 MARTIN LUTHER	GRAVES BILLY F

Z101-335(RB)

8/18/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	207 MARTIN LUTHER	PARSLEY LEONARD & MARY A
90	211 MARTIN LUTHER	MARTINEZ VANESSA
91	215 MARTIN LUTHER	CAIN CECIL R JR & LEIDA E
92	219 MARTIN LUTHER	WOOD MARILYN L
93	223 MARTIN LUTHER	BROCK DONALD
94	227 MARTIN LUTHER	JOHNSON DERRICK D
95	214 MARTIN LUTHER	FRANKLIN CHARMAINE M & BILLY C
96	218 MARTIN LUTHER	JONES SHARON L & JUAN JONES
97	222 MARTIN LUTHER	MURPHY DONALD JR
98	214 CLIFFWOOD	PRICE CHRISTOPHER D & BERTHA C
99	218 CLIFFWOOD	HITT STEVEN A & ASHLEY S
100	515 COCKRELL HILL	TEAGUE MARY TRUST
101	311 COCKRELL HILL	NEW LIFE IN CHRIST LUTHERAN CHURCH

FILE NUMBER: Z101-331(RB)

DATE FILED: July 18, 2011

LOCATION: Northwest Quadrant of Buckner Boulevard and Blossom Lane

COUNCIL DISTRICT: 4

MAPSCO: 48 Y

SIZE OF REQUEST: Approx. 5.2 Acres

CENSUS TRACT: 91.01

APPLICANT: Wal-Mart Real Estate Business Trust

REPRESENTATIVE: Myron Dornic

OWNERS: See Attached

REQUEST: An application for an amendment to and expansion of Planned Development District No. 366, the Buckner Boulevard Special Purpose District. The expansion area is zoned a TH-3(A) Townhouse District and an R-7.5(A) Single Family District, while the eastern portion is zoned as the Subarea 1 portion of Planned Development District No. 366.

SUMMARY: The applicant is proposing to create a new subarea (Subarea 1A) to provide for certain mixed uses and development standards with the intent of developing a grocery store.

STAFF RECOMMENDATION: Denial

BACKGROUND INFORMATION:

- The request site consists of distinct parcels with varied underlying zoning (see Land Use Compatibility, below)
- The applicant proposes to replat the request area into one building site and redevelop with a general merchandise or food store greater than 3,500 square feet
- A companion request for the extreme eastern portion of the site will consider a D-1 Liquor Control Overlay from a D Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.
- The applicant is requesting certain uses and development standards consistent with the Subarea 1 portion of PDD No. 366.

Zoning History:

File No.	Request, Disposition, and Date
1. Z101-332	An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store use greater than 3,500 square feet on property within the Subarea A portion of Planned Development District No. 366 Pending the December 15, 2011 CPC public hearing.

Thoroughfares/Streets:

<u>Thoroughfare</u>	<u>Designation; Existing & Proposed ROW</u>
Buckner Boulevard	Principal Arterial; 107' & 107' ROW
Bearden Lane	Local; 50' ROW
Blossom Lane	Local; 50' ROW

STAFF ANALYSIS:

Comprehensive Plan: The request site is located in an area considered a Residential Neighborhood. This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and

Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The request site consists of three distinct parcels/zoning districts: 1) PDD No. 366-Subarea 1 fronting along Buckner Boulevard and the first 130 feet along both Bearden Lane and Blossom Lane, west of their respective intersection with Buckner Boulevard; 2) R-7.5(A) Single Family District fronting approximately 700 feet along the north line of Blossom Lane (developed with a church and surface parking area); and, 3) TH-3(A) Townhouse District (undeveloped)-fronting approximately 470 feet along the unimproved portion of Beard Lane (approximately 215 feet west of its intersection with Buckner Boulevard).

The applicant is proposing to construct a 42,500 square foot grocery store (general merchandise or food store greater than 3,500 square feet use category). In conjunction with this request, the applicant intends to sell alcohol in the store, thus the companion request (Z101-332) is requesting an SUP and a D-1 Liquor Control Overlay from a D liquor control overlay.

Surrounding land use tends to be retail oriented along the Buckner Boulevard corridor. The area transitions very quickly to residential zoning to the west/northwest/southwest, and includes a mix of residential and institutional uses, inclusive of the Southeast Branch YMCA (abutting the site's western property line) and John B. Hood Elementary School (southeast corner of Blossom Lane and Prichard Lane).

The request (introducing nonresidential zoning) represents an approximate 600 foot encroachment into the established residential area to the west. While there is no assurance the applicant will sell alcohol for off-premise consumption, the introduction of other retail uses, combined with the fact the current residential zoning does not possess either a D or D-1 Liquor Control Overlay, would afford the same opportunity to other development scenarios.

The applicant has made commitments to the community to address some of the impact of this request on the built environment. It is staff's opinion that a combination of the above referenced encroachment along with an inability to regulate alcohol for on or off-premise consumption, as currently provided for along Buckner Boulevard (D and D-1 Liquor Control Overlays) could have a negative impact on the residential community. Lastly, while the applicant's efforts to attempt to mitigate the impact of this nonresidential zoning is recognized, the following operational revisions have suggested by staff, but at this time, are not incorporated into the proposed development:

- hours of delivery;
- reconfigure access along Buckner Boulevard to provide for truck circulation that permits the loading area to be relocated to the northern façade; and,
- provide for right turn-in and left turn-out along Blossom Lane and only have access when across from non residential zoning.

As a result of this analysis, staff cannot support the request. As stated above, the applicant and staff have worked towards resolving as many items as possible, thus the attached 'applicant requested amending conditions' have been reviewed by the city attorney and are provided herein should CPC consider recommending approval of the request.

Parking/Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and required Traffic Impact Analysis and determined that it will not significantly impact the surrounding street system for the proposed development, subject to various roadway and circulation improvements. These specific improvements (see attached ordinance; Roadway Improvements) will be required prior to the issuance of a certificate of occupancy.

Off-street parking for permitted uses must be provided per the Dallas Development Code, consistent with existing PDD No. 366 regulations.

Landscaping: PDD No. 366 requires landscaping per Article X of the Dallas Development Code with flexibility of utilizing the public right-of-way for perimeter planting areas.

With respect to attempting to offset some of the above referenced encroachment issues, the applicant has agreed to provide enhanced landscape areas (Landscape Enhancement Areas-A, B, and C as shown on the development plan) along the site's Blossom Lane frontage.

**LIST OF OFFICERS
WAL-MART**

- Eric S. Zorn.....President and Chief Executive Officer
- Claire L. Babineaux-Fontenot.....Senior Vice President
- J. Robert BraySenior Vice President
- Anthony L. Fuller.....Senior Vice President
- Steven P. Whaley.....Senior Vice President and Controller
- Gordon Y. Allison.....Vice President and Secretary
- Cathryn SantoroVice President and Treasurer
- Timothy M. Austin.....Vice President
- Steven Zielske.....Vice President
- Harry M. EngVice President
- Patrick J. Hamilton.....Vice President
- Richard O. Kinnard.....Vice President
- J. Councill LeakVice President
- Jennifer May-BrustVice President
- Carl R. MullerVice President
- Kimberly K. Saylor-Laster.....Vice President
- Taylor C. Smith.....Vice President
- Michael E. Gardner.....Vice President
- John E. Clarke.....Vice President
- Brian E. HooperVice President
- George J. BacsoAssistant Secretary
- Heather ClarkAssistant Secretary
- James A. ColeAssistant Secretary
- Geoffrey W. EdwardsAssistant Secretary
- Donald R. Etheredge.....Assistant Secretary
- Nicholas S. GoodnerAssistant Secretary
- Sheri K. GoodwinAssistant Secretary
- Judith S. KimAssistant Secretary
- Adele E. LucasAssistant Secretary
- Richard H. MartinAssistant Secretary
- Michelle M. McCall.....Assistant Secretary
- John T. OkwubanegoAssistant Secretary
- Matthew R. Powers.....Assistant Secretary
- Brad T. Rogers.....Assistant Secretary
- Jennifer M. RudolphAssistant Secretary
- Erron W. SmithAssistant Secretary
- J. Jeremy SnellAssistant Secretary
- Elvin J. Sutton, Jr.....Assistant Secretary
- Gregory L. Tesoro.....Assistant Secretary
- Kathy E. Tobey.....Assistant Secretary
- Barri L. Tulgetske.....Assistant Secretary
- Sonya L. Webster.....Assistant Secretary
- Romona L. WestAssistant Secretary
- Bruce E. Wickline.....Assistant Secretary
- Elizabeth A. WoodcockAssistant Secretary

Z101-331

Z101-331(RB)

Z101-331
Current Property Ownership

Lots 1-8
and 10-15

Robert K. Milligan

Lot 9 and
Trust
Lot 20A

James P. Milligan and Barbara J. Milligan Revocable Living

Trustees:
James P. Milligan
Barbara J. Milligan

Lot 16A

Ebenezer Memorial Missionary Church

Board of Directors:
H.B. Robinson, Deacon
Marvin Bailey
Girley M. Cross
James Davis
Audrey O. Rollins
Isiac Smith

APPLICANT’S REQUESTED AMENDING CONDITIONS
(REVIEWED BY THE CITY ATTORNEY FOR LEGAL CONTENT AND FORMATTING)

ARTICLE 366.

PD 366.

Buckner Boulevard Special Purpose District

SEC. 51P-366.101. LEGISLATIVE HISTORY.

PD 366 was established by Ordinance No. 21211, passed by the Dallas City Council on February 26, 1992. Ordinance No. 21211 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 21211 was amended by Ordinance No. 21313, passed by the Dallas City Council on June 10, 1992, and Ordinance No. 24159, passed by the Dallas City Council on January 12, 2000. (Ord. Nos. 19455; 21211; 21313; 24159; 25164)

SEC. 51P-366.102. PROPERTY LOCATION AND SIZE.

PD 366 is established on property generally located along both sides of Buckner Boulevard from Heinen Drive and Hoyle Avenue on the north to the T. & N.O. Railroad on the south, and along Lake June Road between Carbona Drive on the west and Pleasant Drive on the east. The size of PD 366 is approximately 397.98 acres. (Ord. Nos. 21211; 21313; 24159; 25164; 27034)

SEC. 51P-366.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions 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) Section 51A-2.101, “Interpretations,” applies to this article.
- (d) The following rules apply in interpreting the use regulations in this article:
 - (1) The absence of a symbol appearing after a listed use means that the use is permitted by right.
 - (2) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.
 - (3) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803. (“DIR” means “development impact review.” For more information regarding development impact review generally, see Division 51A-4.800.)
 - (4) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, a site plan must be submitted and approved in

Z101-331(RB)

accordance with the requirements of that section. (“RAR” means “residential adjacency review.” For more information regarding residential adjacency review generally, see Division 51A-4.800.)

(5) For purposes of determining the applicability of regulations in this article and in Chapter 51A triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR and RAR requirements of Division 51A-4.800, this district is considered to be a nonresidential zoning district.

(e) PD 366 is to be known as the Buckner Boulevard Special Purpose District. (Ord. Nos. 21211; 25164)

SEC. 51P-366.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (a) **Exhibit 366A: legal description.**
- (b) **Exhibit 366B: Subarea 5 development plan.**
- (c) **Exhibit 366C: Subarea 1A development plan.**

SEC. 51P-366.104. CREATION OF SUBAREAS AND DEVELOPMENT PLAN.

(a) Creation of subareas. This district is divided into ~~six~~ five subareas as described in Exhibit 366A, and as shown on the map referenced in Ordinance No. 21211 as Exhibit B. In the event of a conflict between Exhibit 366A and Exhibit B, Exhibit 366A controls. *[Note: No record exists of the Exhibit B referenced in Ordinance No. 21211.]*

(b) Development plan.

(1) Except as provided in this subsection, 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, and development schedule do not apply.

(2) Development and use of Subarea 1A must comply with the development plan (Exhibit 366C).

~~(2)~~ (3) Development and use of Subarea 5 must comply with the development plan (Exhibit 366B). In the event of a conflict between the text of this article and the development plan, the text of this article controls. (Ord. Nos. 21211; 21313; 24159; 25164; 27034; 27322)

SEC. 51P-366.105. MAIN USES PERMITTED.

(a) Subarea 1.

(1) Agricultural uses.

-- Crop production.

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(2) Commercial and business service uses.

- Building repair and maintenance shop. *[RAR]*
- Catering service.
- Custom business services.
- Electronics service center.
- Machine or welding shop. *[SUP]*
- Medical or scientific laboratory. *[SUP]*
- Tool or equipment rental.
- Vehicle or engine repair or maintenance. *[SUP]*

(3) Institutional and community service uses.

- Adult day care facility.
- Cemetery or mausoleum. *[SUP]*
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center.
- Convalescent and nursing homes, hospice care, and related institutions.
- Convent or monastery.
- Foster home. *[SUP]*
- Hospital. *[SUP]*
- Library, art gallery, or museum.
- Public or private school. *[RAR]*

(4) Lodging uses.

- Hotel and motel. *[SUP]*
- Lodging or boarding house. *[SUP]*

(5) Office uses.

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

(6) Recreation uses.

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

(7) Residential uses.

- College dormitory, fraternity, or sorority house.

(8) Retail and personal service uses.

- Ambulance service. *[RAR]*
- Animal shelter or clinic without outside run. *[RAR]*
- Auto service center. *[RAR]*
- Business school.
- Car wash. *[DIR]*
- Commercial amusement (inside).
- Commercial amusement (outside). *[SUP]*
- Commercial parking lot or garage. *[RAR]*
- 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.
- Home improvement center, lumber, brick, or building materials sales yard. *[DIR]*
- Household equipment and appliance repair.
- Mortuary, funeral home, or commercial wedding chapel.

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- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Pawnshop.
- Personal service uses.
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[DIR]*
- Swap or buy shop. *[SUP]*
- Taxidermist. *[SUP]*
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. *[SUP]*

(9) Transportation uses.

- Transit passenger shelter. *[See Section 51A-4.211.]*
- Transit passenger station or transfer center. *[See Section 51A-4.211.]*

(10) Utility and public service uses.

- Commercial radio or television and transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[SUP]*
- Utility or government installation other than listed. *[SUP]*

(11) Wholesale, distribution, and storage uses.

- Mini-warehouse. *[SUP]*
- Office showroom/warehouse. *[SUP]*
- Outside storage (with visual screening). *[SUP]*

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-- Recycling collection center. *[RAR]*

(b) Subarea 1A.

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Catering service.

-- Custom business services.

-- Electronics service center.

(3) Institutional and community service uses.

-- Adult day care facility.

-- Cemetery or mausoleum. *[SUP]*

-- Child-care facility.

-- Church.

-- College, university, or seminary.

-- Community service center.

-- Convalescent and nursing homes, hospice care, and related institutions.

-- Convent or monastery.

-- Foster home. *[SUP]*

-- Hospital. *[SUP]*

-- Library, art gallery, or museum.

-- Public or private school. *[RAR]*

(4) Miscellaneous uses.

--Temporary construction or sales office.

(5) Office uses.

-- Financial institution without drive-in window.

-- Medical clinic or ambulatory surgical center.

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-- Office.

(6) Recreation uses.

-- Country club with private membership.

-- Private recreation center, club, or area.

-- Public park, playground, or golf course.

(7) Residential uses.

-- College dormitory, fraternity, or sorority house.

(8) Retail and personal service uses.

-- Animal shelter or clinic without outside run. [RAR]

-- Business school.

-- 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.

-- Mortuary, funeral home, or commercial wedding chapel.

-- Nursery, garden shop, or plant sales.

-- Personal service uses.

-- Restaurant without drive-in or drive-through service. [RAR]

-- Taxidermist. [SUP]

(9) Transportation uses.

-- Transit passenger shelter. [See Section 51A-4.211.]

-- Transit passenger station or transfer center. [See Section 51A-4.211.]

(10) Utility and public service uses.

-- Commercial radio or television and transmitting station.

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-- Electrical substation.

-- Local utilities.

-- Police or fire station.

-- Post office.

-- Radio, television, or microwave tower. [SUP]

-- Utility or government installation other than listed. [SUP]

(c) ~~(b)~~ Subarea 2.

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Building repair and maintenance shop. [RAR]

-- Bus or rail transit vehicle maintenance or storage facility. [RAR]

-- Catering service.

-- Commercial cleaning and laundry plant. [RAR]

-- Custom business services.

-- Custom woodworking, furniture construction, or repair.

-- Electronics service center.

-- Job or lithographic printing. [RAR]

-- Machine or welding shop. [RAR]

-- Machinery, heavy equipment, or truck sales and service. [RAR]

-- Medical or scientific laboratory.

-- Technical school.

-- Tool or equipment rental.

-- Vehicle or engine repair or maintenance. [RAR]

(3) Institutional and community service uses.

Z101-331(RB)

- Adult day care facility.
- Cemetery or mausoleum. *[SUP]*
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center.
- Convalescent and nursing homes, hospice care, and related institutions.
- Convent or monastery.
- Foster home. *[SUP]*
- Hospital. *[SUP]*
- Library, art gallery, or museum.
- Public or private school. *[RAR]*

(4) Lodging uses.

- Hotel and motel. *[RAR]*
- Lodging or boarding house.

(5) Office uses.

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

(6) Recreation uses.

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

(7) Residential uses.

- College dormitory, fraternity, or sorority house.

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(8) Retail and personal service uses.

- Ambulance service. *[RAR]*
- Animal shelter or clinic without outside run. *[RAR]*
- Animal shelter or clinic with outside run. *[SUP]*
- Auto service center. *[RAR]*
- Business school.
- Car wash. *[RAR]*
- Commercial amusement (inside).
- Commercial amusement (outside). *[DIR]*
- Commercial parking lot or garage. *[RAR]*
- 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.
- Home improvement center, lumber, brick, or building materials sales yard. *[RAR]*
- Household equipment and appliance repair.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Outside sales. *[SUP]*
- Pawnshop.
- Personal service uses.
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[DIR]*
- Swap or buy shop. *[SUP]*
- Taxidermist.

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- Temporary retail use.
- Theater.
- Vehicle display, sales, and service.

(9) Transportation uses.

- Commercial bus station and terminal. *[DIR]*
- Heliport. *[SUP]*
- Helistop. *[SUP]*
- Railroad passenger station. *[SUP]*
- Transit passenger shelter. *[See Section 51A-4.211.]*
- Transit passenger station or transfer center. *[See Section 51A-4.211.]*

(10) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Radio, television, or microwave tower. *[RAR]*
- Utility or government installation other than listed. *[SUP]*

(11) Wholesale, distribution, and storage uses.

- Auto auction. *[SUP]*
- Building mover's temporary storage yard. *[SUP]*
- Contractor's maintenance yard. *[RAR]*
- Freight terminal. *[RAR]*
- Manufactured building sales lot. *[RAR]*
- Mini-warehouse.
- Office showroom/warehouse.
- Outside storage (with visual screening). *[RAR]*

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- Petroleum product storage and wholesale. [SUP]
- Recycling collection center. [RAR]
- Sand, gravel, or earth sales and storage. [SUP]
- Trade center.
- Vehicle storage lot. [SUP]
- Warehouse. [RAR]

(d) ~~(c)~~ Subarea 3. The uses permitted in Subarea 3 are all uses permitted in the LI Light Industrial District, as set out in Chapter 51A subject to the same conditions applicable in the LI Light Industrial District. For example, a use only permitted in the LI Light Industrial District by specific use permit (SUP) is only permitted in this planned development district by SUP; a use subject to development impact review (DIR) in the LI Light Industrial District is subject to DIR in this planned development district; etc. Exception: The vehicle display, sales, and service use is permitted by SUP only.

(e) ~~(d)~~ Subarea 4. The uses permitted in Subarea 4 are all uses permitted in the IM Industrial Manufacturing District, as set out in Chapter 51A, subject to the same conditions applicable in the IM Industrial Manufacturing District. For example, a use only permitted in the IM Industrial Manufacturing District by specific use permit (SUP) is only permitted in this planned development district by SUP; a use subject to development impact review (DIR) in the IM Industrial Manufacturing District is subject to DIR in this planned development district; etc.

(f) ~~(e)~~ Subarea 5.

(1) Agricultural uses.

- Crop production.

(2) Commercial and business service uses.

- Catering service.
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Medical or scientific laboratory.
- Technical school.

(3) Industrial uses.

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None permitted.

(4) Institutional and community service uses.

- Adult day care facility.
- Cemetery or mausoleum. *[SUP]*
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center.
- Convalescent and nursing homes, hospice care, and related institutions.
- Convent or monastery.
- Foster home. *[SUP]*
- Hospital. *[SUP]*
- Library, art gallery, or museum.
- Public or private school. *[RAR]*

(5) Lodging uses.

None permitted.

(6) Miscellaneous uses.

None permitted.

(7) Office uses.

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

(8) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.

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-- Public park, playground, or golf course.

(9) Residential uses.

-- College dormitory, fraternity, or sorority house.

(10) Retail and personal service uses.

-- Ambulance service. *[RAR]*

-- Animal shelter or clinic without outside runs. *[RAR]*

-- Animal shelter or clinic with outside runs. *[SUP]*

-- Business school.

-- Commercial parking lot or garage. *[RAR]*

-- Dry cleaning or laundry store.

-- Furniture store.

-- Nursery, garden shop, or plant sales.

-- Personal service uses.

-- Restaurant without drive-in or drive-through service. *[RAR]*

-- Temporary retail use.

-- Theater.

(11) Transportation uses.

-- Commercial bus station and terminal. *[DIR]*

-- Railroad passenger station. *[SUP]*

-- Transit passenger shelter. *[See Section 51A-4.211.]*

-- Transit passenger station or transfer center. *[See Section 51A-4.211.]*

(12) Utility and public service uses.

-- Commercial radio or television transmitting station.

-- Electrical substation.

-- Local utilities.

-- Police or fire station.

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-- Radio, television, or microwave tower. *[RAR]*

-- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

None permitted.

(g) (f) Subarea 6.

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Building repair and maintenance shop. *[RAR]*

-- Catering service.

-- Custom business services.

-- Electronics service center.

-- Feed store.

-- Machine or welding shop. *[SUP]*

-- Medical or scientific laboratory. *[SUP]*

-- Tool or equipment rental.

-- Vehicle or engine repair or maintenance. *[SUP]*

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

-- Adult day care facility.

-- Cemetery or mausoleum. *[SUP]*

-- Child-care facility.

-- Church.

-- College, university, or seminary.

-- Community service center.

-- Convalescent and nursing homes, hospice care, and related

institutions.

-- Convent or monastery.

-- Foster home. *[SUP]*

-- Hospital. *[SUP]*

-- Library, art gallery, or museum.

-- Public or private school. *[RAR]*

(5) Lodging uses.

- Hotel or motel. *[SUP. Must have more than 60 guest rooms.]*

(6) Miscellaneous uses.

None permitted.

(7) Office uses.

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

(8) Recreation uses.

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

(9) Residential uses.

- College dormitory, fraternity, or sorority house.

(10) Retail and personal service uses.

- Alternative financial establishment. *[SUP]*
 - Ambulance service. *[RAR]*
 - Animal shelter or clinic without outside runs. *[RAR]*
 - Auto service center. *[RAR]*
 - Business school.
 - Car wash. *[SUP]*
 - Commercial amusement (inside). *[Treat as if in a CR Community*
- Retail District.]*
- Commercial amusement (outside). *[SUP]*
 - Commercial parking lot or garage. *[RAR]*
 - 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.

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- sales yard. [DIR]
- Home improvement center, lumber, brick, or building materials
 - Household equipment and appliance repair.
 - Mortuary, funeral home, or commercial wedding chapel.
 - Motor vehicle fueling station.
 - Nursery, garden shop, or plant sales.
 - Pawnshop.
 - Personal service uses. *[Massage establishment and tattoo or body piercing studio uses are prohibited.]*
 - Restaurant without drive-in or drive-through service. [RAR]
 - Restaurant with drive-in or drive-through service. [DIR]
 - Swap or buy shop. [SUP]
 - Taxidermist. [SUP]
 - Temporary retail use.
 - Theater.
 - Vehicle display, sales, and service. [SUP]

(11) Transportation uses.

- 4.211.]
- Transit passenger shelter. *[See Section 51A-4.211.]*
 - Transit passenger station or transfer center. *[See Section 51A-*

(12) Utility and public service uses.

- district.]
- Commercial radio or television and transmitting station.
 - Electrical substation.
 - Local utilities.
 - Police or fire station.
 - Post office.
 - Radio, television, or microwave tower. [SUP]
 - Tower/antenna for cellular communication. *[SUP may be required. See Section 51A-4.212(10.1). Treat as a CR Community Retail*
 - Utility or government installation other than listed. [SUP]

(13) Wholesale, distribution, and storage uses.

- Mini-warehouse. [SUP]
- Office showroom/warehouse. [SUP]
- Outside storage (with visual screening). [SUP]
- Recycling collection center. [RAR]

(Ord. Nos. 21211; 25164; 27034; 27788)

SEC. 51P-366.106. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. Nos. 21211; 25164)

SEC. 51P-366.107. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Subareas 1, 1A, 2, and 6.

(1) Front yard. Minimum front yard is:

- (A) 15 feet where adjacent to an expressway or a thoroughfare; and
- (B) no minimum in all other cases.

(2) Side and rear yard. Minimum side and rear yard is:

- (A) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and
- (B) no side and rear yard required in all other cases.

(3) Dwelling unit density. No dwelling unit density.

(4) Floor area ratio. Maximum floor area ratio is:

- (A) 0.5 for any combination of lodging, office, and retail and personal service uses; and
- (B) 0.75 for all uses combined.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. (See Section 51A-4.412.) Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 45 feet.

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(6) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

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

(b) Subarea 3. Except as otherwise provided, the yard, lot, and space regulations for this subarea must comply with the yard, lot, and space regulations applicable to the LI Light Industrial District, as set out in Chapter 51A. Minimum side and rear yard is:

(1) 20 feet where adjacent to or directly across the street from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(2) no side or rear yard required in all other cases.

(c) Subarea 4. Except as otherwise provided, the yard, lot, and space regulations for this subarea must comply with the yard, lot, and space regulations applicable to the IM Industrial Manufacturing District, as set out in Chapter 51A. Minimum side and rear yard is:

(1) 20 feet where adjacent to or directly across the street from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(2) no side or rear yard required in all other cases.

(d) Subarea 5.

(1) Front yard. Minimum front yard is 25 feet.

(2) Side and rear yard. Minimum side yard is 25 feet. Minimum rear yard is 50 feet.

(3) Dwelling unit density. No dwelling unit density.

(4) Floor area ratio. Maximum floor area ratio is:

(A) 0.5 for any combination of lodging, office, and retail and personal service uses; and

(B) 0.75 for all uses combined.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. (See Section 51A-4.412.) Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less.

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(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 45 feet.

(6) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories. Maximum number of stories above grade is three. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (5). (Ord. Nos. 21211; 25164; 27034)

SEC. 51P-366.108. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, off-street parking and loading must be provided in accordance with the Dallas Development Code, as amended.

(b) Subarea A1. off-street parking spaces partially located within the street easement adjacent to Buckner Boulevard at Bearden Lane as shown on the development plan may be counted towards the off-street parking requirements for a permitted use.

(c) Subarea 5.

(1) For a college, university, or seminary use, off-street parking must be provided at a ratio of 0.23 parking spaces per student and employee.

(2) Surface parking is permitted in the required side and rear yards. (Ord. Nos. 21211; 25164; 27034)

SEC. 51P-366.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 21211; 25164)

SEC. 51P-366.110. LANDSCAPING.

(a) Application.

(1) Parkway landscaping provisions shall become applicable to a lot when an application is made for a building permit for construction work that increases building height, floor area ratio, required parking, or nonpermeable coverage of the lot.

(2) Site area landscaping, front yard strip landscaping, screening, and sidewalk provisions shall become applicable to a lot when an application is made for a building permit for construction work that increases either the floor area ratio, building height, or nonpermeable coverage of the lot by more than 20 percent.

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(3) Front yard strip landscaping and screening provisions may be imposed during required development impact or residential adjacency review procedures.

(b) Parkway landscaping. One tree at least three and one-half inches in diameter, or two trees at least one and one-half inches in diameter must be provided between the street curb and the sidewalk per 30 feet of frontage, exclusive of driveways, visibility triangles, and accessways at points of ingress and egress. No underground irrigation system is required for parkway landscaping.

(c) Front yard strip landscaping.

(1) The 10-foot-wide strip of land along the entire length of the front yard and immediately adjacent to the property line must be landscaped as follows:

(A) Twenty percent of the surface must be permeable.

(B) Ten percent must be landscaped with trees, shrubs, or a combination of trees and shrubs that have the potential to attain a minimum height of 30 inches within a three-year time period.

(C) An underground irrigation system must be provided.

(2) Front yard strip landscaping must be approved by the director of the department of development services.

(d) Site area landscaping. The remainder of the lot must be landscaped in accordance with the provisions contained in Article X. An underground irrigation system must be provided.

(e) For Subarea 1A, except as provided in this subparagraph, landscaping and tree mitigation must be provided as outlined in this section.

(1) The enhanced landscape areas A, B, and C as located and shown on the development plan must provide a plant group that complies with the provisions of Section 51A-10.125(b)(7)(B) for each 35 feet of frontage for each respective enhanced landscape area.

(e) Screening.

(1) A six-foot-high solid screening fence must be provided along all rear and side lot lines that are adjacent to residential districts.

(2) On-site parking must be screened with:

(A) a minimum three-foot-high solid fence, with an 18-inch wide planting bed located on its street side; or

(B) shrubs with the potential to attain a minimum height of 30 inches within a three-year time period.

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(3) Manufactured building sales lot and vehicle display, sales, and service uses must be screened with a minimum two and one-half-foot-high fence with a screening factor of less than 66 percent, and an 18-inch-wide planting bed located on its street side.

(f) Sidewalks. A sidewalk with a minimum width of five feet must be provided in the 12 foot area parallel to and in back of the projected street curb.

(g) Completion. All landscaping must be completed in accordance with the provisions contained in Article X.

(h) General maintenance.

(1) Required landscaping must be maintained in a healthy, growing condition at all times. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning, and other maintenance of all plantings as needed. Any plant that dies must be replaced with another living plant that complies with the approved landscape plan within 90 days after notification by the city.

(2) Any damage to utility lines resulting from the negligence of the property owner or his agents or employees in the installation and maintenance of required landscaping in a utility easement is the responsibility of the property owner. If a public utility disturbs a landscaped area in a utility easement, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior locations after the utility work. If, nonetheless, some plant materials die, it is the obligation of the property owner to replace the plant materials.

(i) Points. For purposes of tabulating the number of points earned toward the minimum number required by Article X, 15 points are awarded for parkway landscaping. Ten points are awarded for required or voluntary front yard strip landscaping. Five points are awarded for the screening of on-site parking. (Ord. Nos. 21211; 25164)

SEC. 51P-366.111. PRIVATE LICENSE GRANTED.

(a) The city council hereby grants a private license to each of the abutting property owners of property in the Buckner Boulevard Special Purpose District for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. An abutting property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a landscape permit in accordance with Chapter 52 of the Dallas City Code, as amended. This private license shall not terminate at the end of any specific time period, however, the city council retains the right to terminate this license whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or whenever the purpose or use of this license is likely to become a nuisance.

(b) To the extent that the provisions contained in this section conflict with the applicable licensing provisions contained in Chapter 43 of the Dallas City Code, the provisions contained in Chapter 43 are waived.

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(c) In no event shall the license granted by this section be construed to grant an easement or real property interest of any kind to the licensees. (Ord. Nos. 21211; 25164)

SEC. 51P-366.112. LANDSCAPE PLAN.

(a) A landscape plan must be submitted to and approved by the director of the department of development services prior to the installation of landscaping required by this article.

(b) Upon the submission of a plan for or including the installation of parkway landscaping, the director of the department of development services shall circulate it to all affected city departments and all utilities and communication companies for review and comment. If, after receiving comments from affected city departments, utilities, and communication companies, the director determines that the construction and planting proposed is in compliance with this article, and will not be inconsistent with and will not impair the public, utility, or communications company use of the right-of-way, the director shall approve the landscape plan; otherwise, the director shall disapprove the plan.

(c) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the director of the department of development services disapproval of a plan to install parkway landscaping on the basis that the installation of the landscaping will be inconsistent with, or will unreasonably impair the public, utility, or communication company use of the right-of-way.

(d) The approval of a plan to install parkway landscaping does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees, landscaping, or pavement in the public right-of-way. (Ord. Nos. 21211; 25164)

SEC.51P-366.113 SIGNS.

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

(b) For Subarea 1A, detached premise signs are limited to one two-sided sign on Blossom Lane and one two-sided sign on Buckner Boulevard in the areas shown on the development plan. The detached sign on Blossom Lane must be a monument sign and may not exceed 6 feet in height or 50 square feet in effective area.

SEC.51P-366.114 SUBAREA 1A ROADWAY IMPROVEMENTS.

Prior to the issuance of a certificate of occupancy for a permitted use, the following must be provided:

(a) Reconstruct the west leg of Bearden Lane west of Buckner Boulevard retaining the existing driveway connection on the north line of Bearden Lane. Eastbound Bearden Lane must provide separate left-turn and right-turn lanes at Buckner Boulevard.

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(b) Signalization at Buckner Boulevard and Blossom Lane, with design and construction approved by the Director of Public Works/Transportation.

(c) Restripe Blossom Lane providing for separate eastbound and through lanes between Buckner Boulevard and the easternmost drive approach into the Property.

(d) On-street parking along the Property's frontage along Blossom Lane is prohibited.

(e) Drive approaches along Blossom Lane must be constructed to designate separate left-turn and right-turn movements from the Property onto Blossom Lane.

SEC. 51P-366.1154. NONCONFORMING USES.

(a) Existing nonconforming uses and uses made nonconforming by this article are not subject to amortization by the board of adjustment.

(b) The right to operate a nonconforming use terminates if the nonconforming use is discontinued or remains vacant for one year or more. The board may grant a special exception to this provision only if the owner can state an extreme circumstance that demonstrates that there was not an intent to abandon the use even though the use was discontinued for one year or more.

(c) Except as otherwise provided in this section, Section 51A-4.704 applies to all nonconforming uses and structures in this district. (Ord. Nos. 21211; 25164)

SEC. 51P-366.1165. GENERAL REQUIREMENTS.

Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 21211; 25164; 26102)

SEC. 51P-366.1176. WAIVER OF CERTAIN SUP FEES IN SUBAREA 1.

The city council waives the application fee for a specific use permit for nonconforming uses located in Subarea 1 in those cases where:

(1) the nonconforming use was existing on February 26, 1992, or made nonconforming by this article; and

(2) upon inspection by the director of the department of code compliance or the director's designee, it is determined that the nonconforming use and the property on which it is located is in compliance with all applicable ordinances, rules, and regulations of the city other than the requirement of a specific use permit. (Ord. Nos. 21211; 25164; 26102)

SEC. 51P-366.117. COMPLIANCE WITH CONDITIONS.

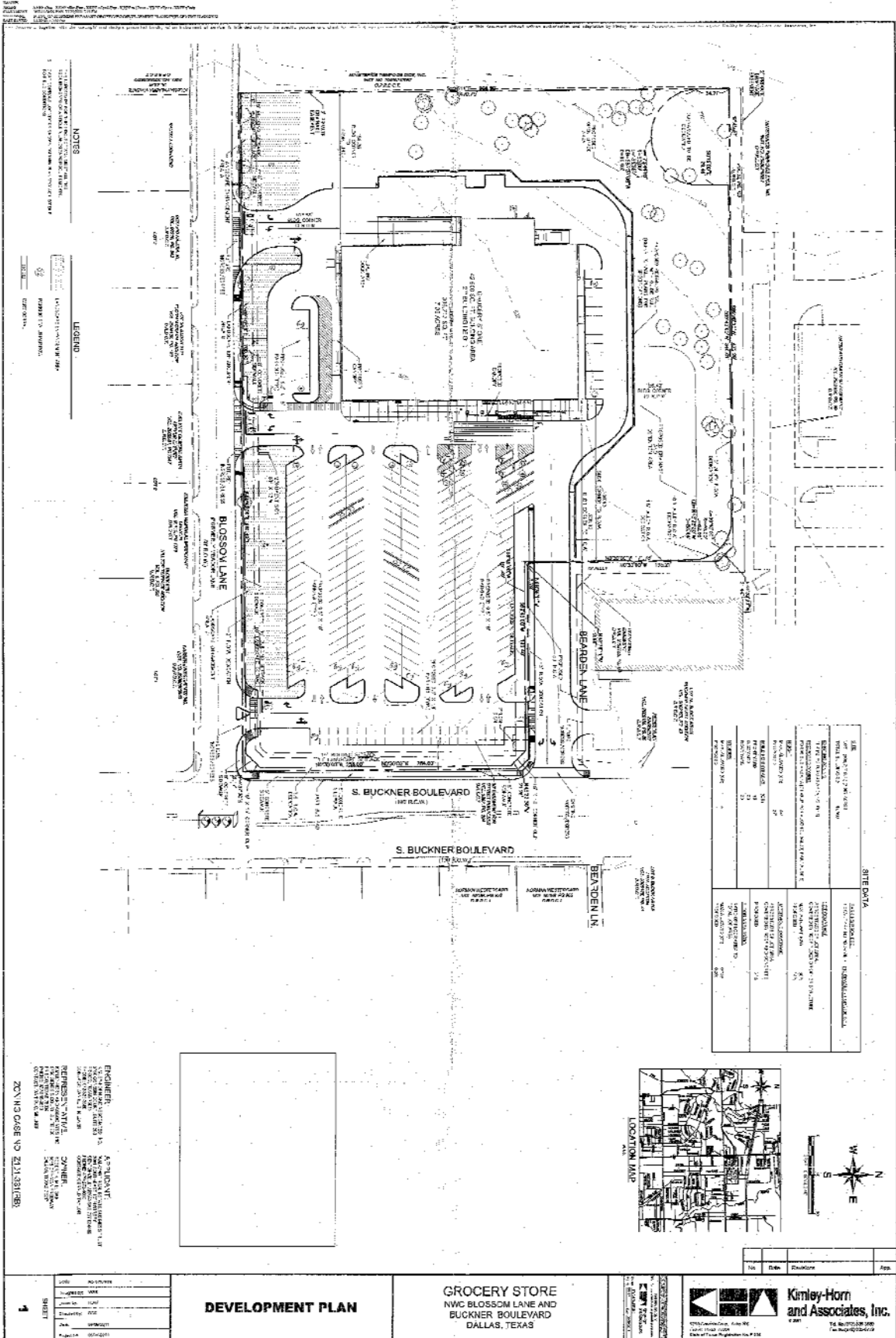
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

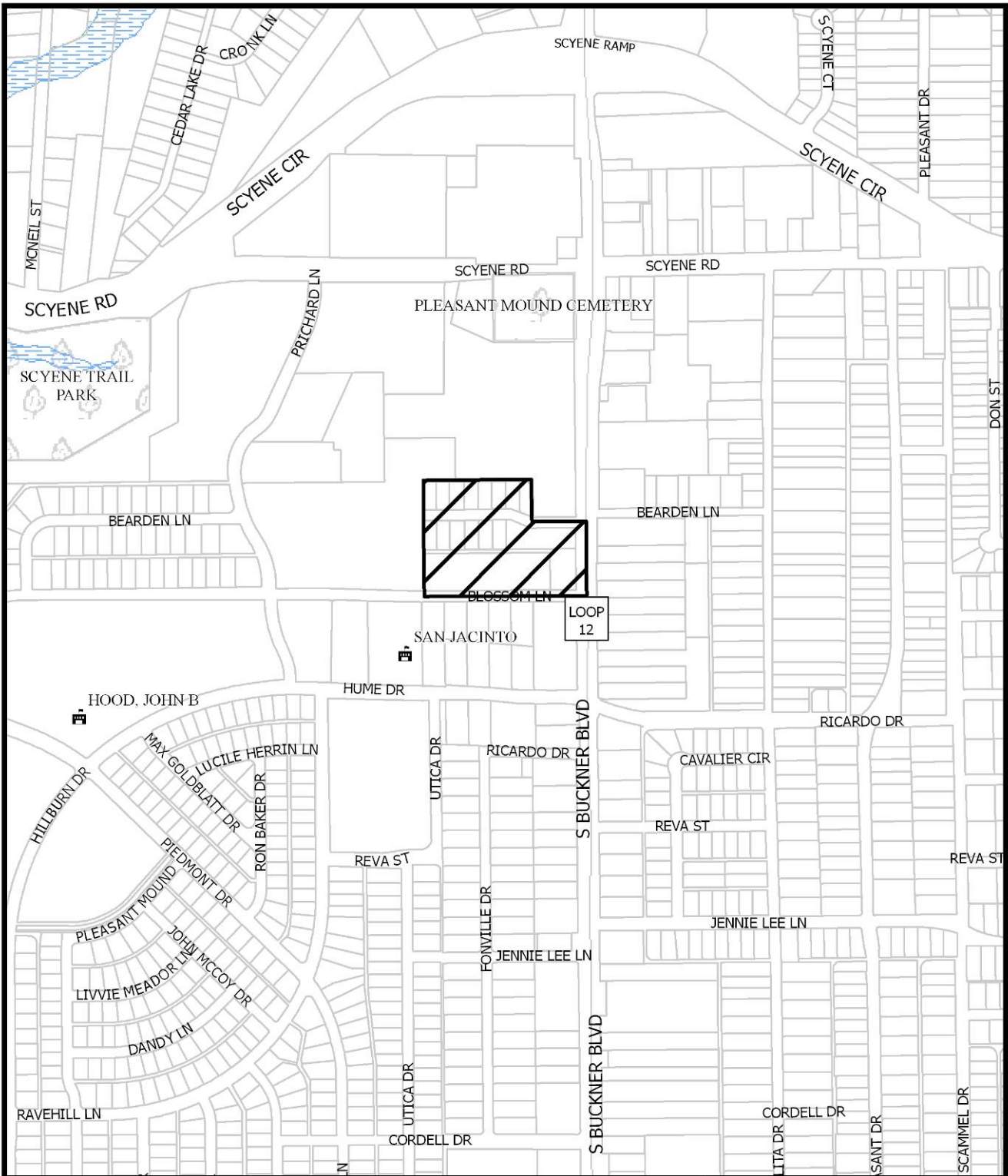
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(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 21211; 25164; 26102)

~~SEC. 51P-366.118. ZONING MAP.~~

~~PD 366 is located on Zoning Map Nos. J-10, K-10, L-10, and M-10. (Ord. Nos. 21211; 25164)~~





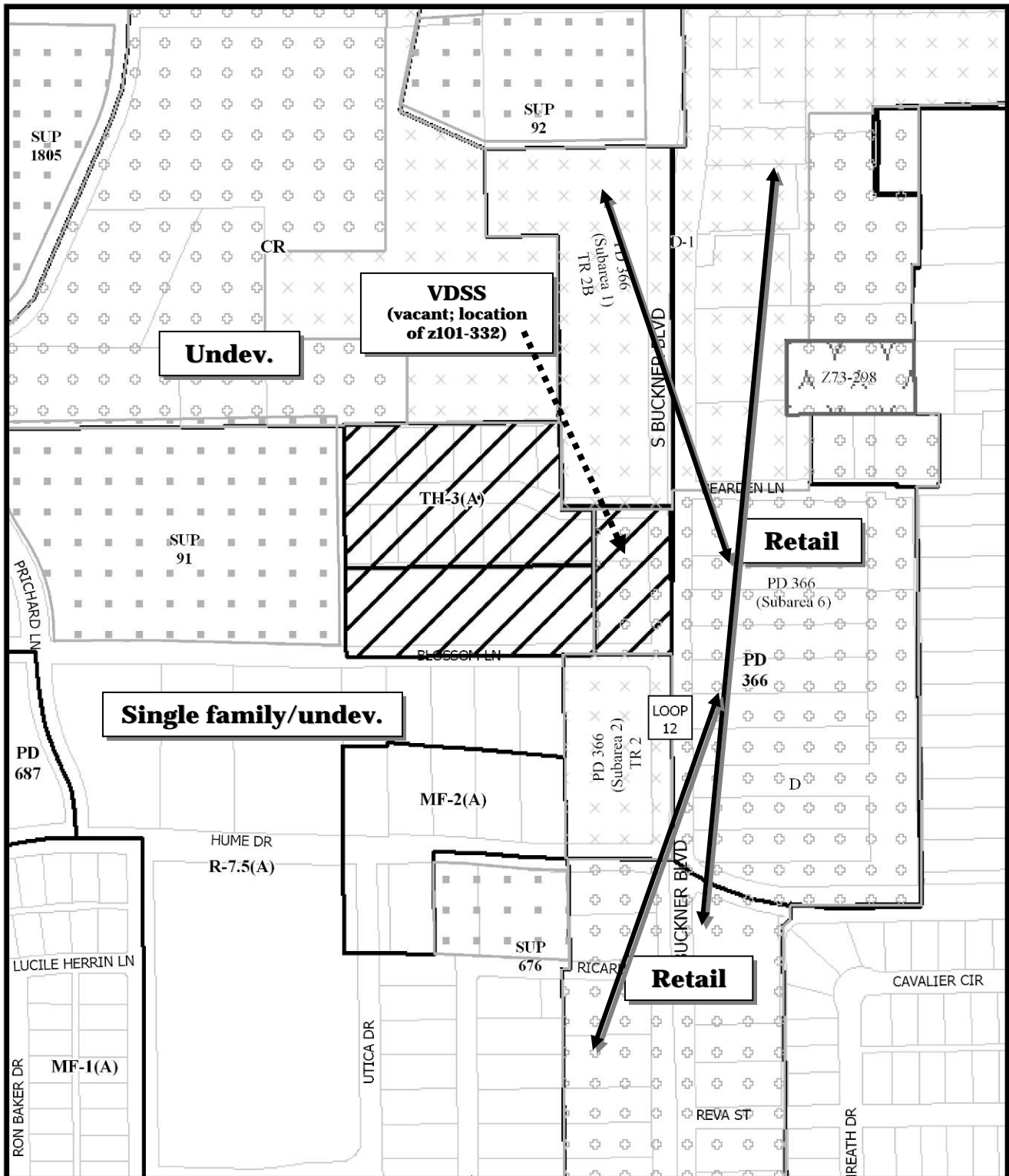
1:7,200

VICINITY MAP

Map no: K-10

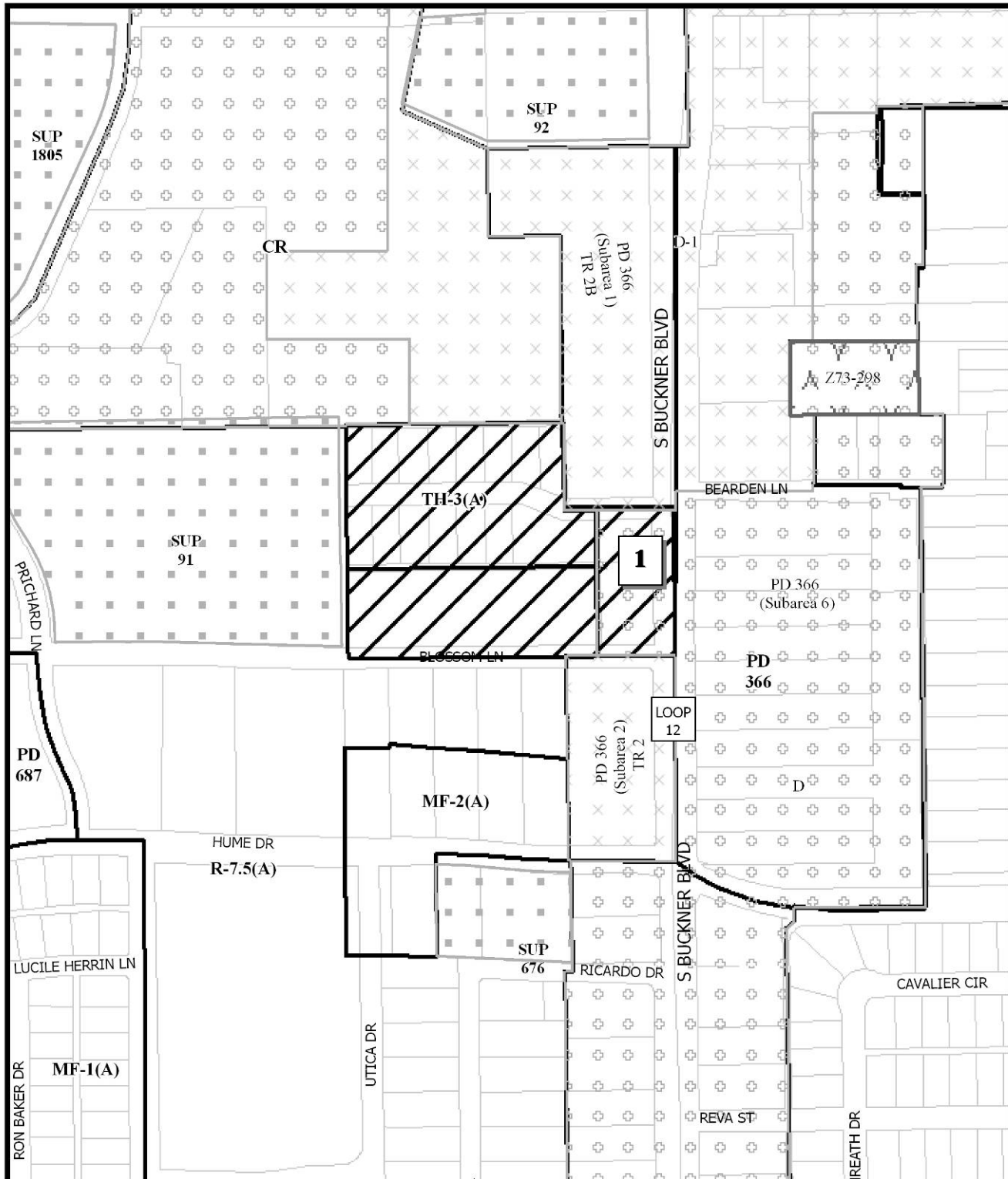
Case no: Z101-331

DATE: August 30, 2011



 1:3,600	<h1 style="margin: 0;">ZONING AND LAND USE</h1>	Map no: <u> K-10 </u> Case no: <u> Z101-331 </u>
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DATE: August 30, 2011




1:3,600

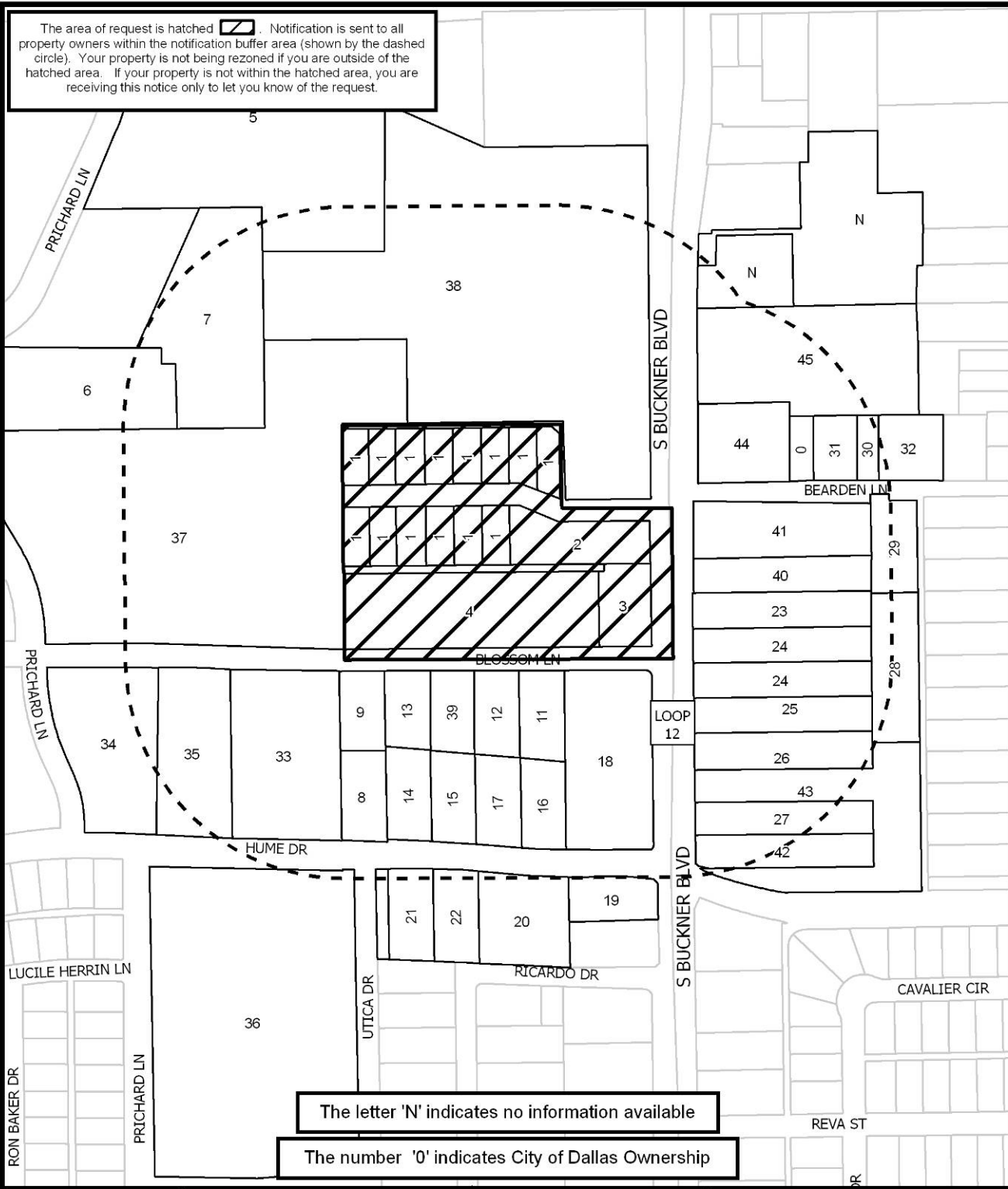
ZONING HISTORY

Map no: K-10

Case no: Z101-331

DATE: August 30, 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 letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership



1:3,600

NOTIFICATION

500' AREA OF NOTIFICATION
45 NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: K-10
 Case no: Z101-331

DATE: August 30, 2011

8/30/2011

Notification List of Property Owners***Z101-331******45 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7919 BEARDEN	MILLIGAN ROBERT K
2	2823 BUCKNER	MILLIGAN JAMES P LF EST & BARBARA J MILL
3	2807 BUCKNER	MILLIGAN JAMES P LF EST & BARBARA MILLIG
4	8015 BLOSSOM	EBENEZER MEMORIAL MISSIONARY CHURCH
5	8000 SCYENE	NOVASTAR SCYENE LAND INV LLC
6	2838 PRICHARD	NOTTINGHILL GATE HILLSIDE STE 101
7	2874 PRICHARD	NOTTINGHILL GATE HILLSIDE
8	7931 HUME	CALDERON MARIO A & ALMA D
9	7926 BLOSSOM	LOCHHEAD RANDY A
10	8024 HUME	SANDERSON J W ET AL
11	8014 BLOSSOM	EBENZER MEMORIAL MISSIONARY BAPT CHURCH
12	8006 BLOSSOM	SMITH EVELYN E GILMORE & ARTHUR D SMITH
13	7934 BLOSSOM	NAJERA OCTAVIO JR
14	7935 HUME	HUD
15	7947 HUME	DIGGS CHARLES E & DOROTHY B
16	8015 HUME	GAONA JUAN L & SANDRA V
17	8001 HUME	JIMENEZ BEVERLY
18	2707 BUCKNER	NASSER INVESTMENTS INC #104
19	2645 BUCKNER	STOUT WAREHOUSE PARTNERS LP
20	8006 HUME	SANDERSON WILLIAM MEADOR
21	7934 HUME	RAMIREZ GUADALUPE & TERESA C
22	7946 HUME	HERNANDEZ ANGELA
23	2810 BUCKNER	CHEVEZ YAMIL A & ROSA
24	2802 BUCKNER	OREILLY AUTOMOTIVE INC
25	2742 BUCKNER	BUCKNER OFFICE BLDG LLC
26	2730 BUCKNER	PRUITT JEFFERY J

Z101-331(RB)

8/30/2011

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2702 BUCKNER	GONZALEZ GUSTAVO & NORMA DBA GUERREROS I
28	2762 BUCKNER	FLORES WALFRE
29	8138 BEARDEN	HOLY GEORGE E
30	8131 BEARDEN	GUERRERO ALFREDO
31	8127 BEARDEN	MATA EDGAR
32	8139 BEARDEN	PENA ABEL TOVAR &
33	7905 HUME	IGLESIA PALABRA VIVIENTE DE ZION
34	7805 HUME	APOSTOLIC ASSEMBLY OF THE FAITH IN CHRIS
35	7815 HUME	PLEASANT GROVE COMMUNITY BAPTIST CHURCH
36	7900 HUME	Dallas ISD
37	2818 PRICHARD	MINISTERIOS TIEMPO DE DIOS INC
38	8000 SCYENE	BUCKNER PARTNERSHIP LP
39	7946 BLOSSOM	GRACIA FLORIAN
40	2814 BUCKNER	SALINAS JOSE S
41	2820 BUCKNER	WILLIAMS FAM TR
42	2658 BUCKNER	ONE SUNDIAL LP
43	2722 BUCKNER	MARTINEZ HILARIO STE 104
44	2842 BUCKNER	H RUDOLPH COMPANY LLC %DAVID CARPENTER
45	2902 BUCKNER	PAN LIANYA &

FILE NUMBER: Z101-332(RB)

DATE FILED: July 18, 2011

LOCATION: West Line of Buckner Boulevard between Bearden Lane and Blossom Lane

COUNCIL DISTRICT: 4

MAPSCO: 48 Y

SIZE OF REQUEST: Approx. 38,202 Sq. Ft. **CENSUS TRACT:** 91.01

APPLICANT: Wal-Mart Real Estate Business Trust

REPRESENTATIVE: Myron Dornic

OWNER: James P. Milligan and Barbara J. Milligan Revocable Living Trust

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

SUMMARY: The applicant proposes to sell alcohol for off-premise consumption in conjunction with a proposed grocery store that will be partially developed on this property.

STAFF RECOMMENDATION: Denial

BACKGROUND INFORMATION:

- The request site is currently developed with a vacant vehicle display, sales, and service use.
- The applicant proposes to remove all existing improvements and improve the site with surface parking that will support a companion request (see Zoning History, below) that will sell alcoholic beverages for off-premise consumption.
- The existing D Liquor Control Overlay does not permit the sale of alcohol, thus the basis for this request.

Zoning History:

File No.	Request, Disposition, and Date
1. Z101-331	An application for an amendment to and expansion of Planned Development District No. 366, the Buckner Boulevard Special Purpose District. Pending the December 15, 2011 CPC public hearing.

Thoroughfares/Streets:

<u>Thoroughfare/Street</u>	<u>Designation; Existing & Proposed ROW</u>
Buckner Boulevard	Principal Arterial; 107' & 107' ROW
Bearden Lane	Local; 50' ROW
Blossom Lane	Local; 50' ROW

STAFF ANALYSIS:

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

GOAL 1.2 Promote desired development.

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

Land Use Compatibility: The request site is currently developed with a vacant vehicle display, sales, and service use. The applicant proposes to remove all existing improvements and improve the site with surface parking that will support a companion request for a grocery store (which will sell alcoholic beverages for off-premise consumption).

Surrounding land use tends to be retail oriented along the Buckner Boulevard corridor. The area transitions very quickly to residential zoning to the west/northwest/southwest, and includes a mix of residential and community serving uses. The companion request, as noted above, abuts the site's western property line. The applicant (same for both applications) will replat all parcels to provide for the ultimate development of the 42,500 square foot grocery store.

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.

While each zoning request stands on its own merits, this request is only being submitted in conjunction with the companion request. It has been determined the 'packaging' of the applicant's intent to redevelop the land area associated with both requests could have been submitted under one zoning application. As a result, this request represents a part of what will be an approximate 600 foot expansion into the established residential and institutional uses found to the west/southwest/northwest. It should also be noted that if this request is approved, the underlying zoning would permit other retail uses to be developed and permitted the ability to sell alcoholic beverages for either on-site (ie,

restaurant) or off-site consumption.

As a result of this analysis, staff cannot support the applicant's request. Should CPC consider recommending approval of the request, the applicant's requested conditions have been reviewed by the city attorney for legal form and content.

Off-Street Parking: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined it will not significantly impact the surrounding street system. It should be noted (as delineated on the attached site plan) certain roadway improvements are reflected on the plan, a requirement for development of the grocery store for the companion request (see Roadway Improvements in the proposed ordinance conditions for Z101-331).

Off-street parking for permitted uses must be provided per the Dallas Development Code, consistent with existing PDD No. 366 regulations.

Landscaping: PDD No. 366 requires landscaping per Article X of the Dallas Development Code with flexibility of utilizing the public right-of-way for perimeter planting areas.

**LIST OF OFFICERS
WAL-MART**

- Eric S. Zorn.....President and Chief Executive Officer
- Claire L. Babineaux-Fontenot.....Senior Vice President
- J. Robert BraySenior Vice President
- Anthony L. Fuller.....Senior Vice President
- Steven P. Whaley.....Senior Vice President and Controller
- Gordon Y. Allison.....Vice President and Secretary
- Cathryn SantoroVice President and Treasurer
- Timothy M. Austin.....Vice President
- Steven Zielske.....Vice President
- Harry M. EngVice President
- Patrick J. Hamilton.....Vice President
- Richard O. Kinnard.....Vice President
- J. Councill LeakVice President
- Jennifer May-BrustVice President
- Carl R. MullerVice President
- Kimberly K. Saylor-LasterVice President
- Taylor C. Smith.....Vice President
- Michael E. Gardner.....Vice President
- John E. Clarke.....Vice President
- Brian E. HooperVice President
- George J. BacsoAssistant Secretary
- Heather ClarkAssistant Secretary
- James A. ColeAssistant Secretary
- Geoffrey W. EdwardsAssistant Secretary
- Donald R. Etheredge.....Assistant Secretary
- Nicholas S. GoodnerAssistant Secretary
- Sheri K. GoodwinAssistant Secretary
- Judith S. KimAssistant Secretary
- Adele E. LucasAssistant Secretary
- Richard H. MartinAssistant Secretary
- Michelle M. McCall.....Assistant Secretary
- John T. OkwubanegoAssistant Secretary
- Matthew R. Powers.....Assistant Secretary
- Brad T. RogersAssistant Secretary
- Jennifer M. RudolphAssistant Secretary
- Erron W. SmithAssistant Secretary
- J. Jeremy SnellAssistant Secretary
- Elvin J. Sutton, Jr.....Assistant Secretary
- Gregory L. Tesoro.....Assistant Secretary
- Kathy E. TobeyAssistant Secretary
- Barri L. TulgetskeAssistant Secretary
- Sonya L. Webster.....Assistant Secretary
- Romona L. WestAssistant Secretary
- Bruce E. Wickline.....Assistant Secretary
- Elizabeth A. WoodcockAssistant Secretary

Z101-332

June _____, 2011

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

RE: *Owner's Authorization for a Zoning Change Request on Property Located at 2823 and 2807 S. Buckner Blvd. (Lots 9 and 20A, Block 6180, 0.492 and 0.586 acres, respectively).*

Dear Mr. Cossum:

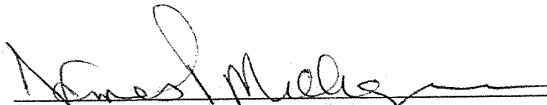
This letter will authorize Wal-Mart Real Estate Business Trust, as applicant, and Kimley-Horn and Associates, Inc. and Jackson Walker L.L.P., as applicant's representatives, to pursue:

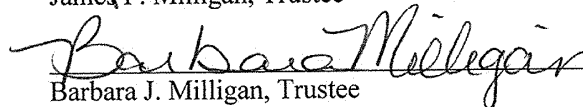
a) a request for a change of zoning from TH-3(A) and PD 366, subarea one, to CR or to a commercial/retail subarea within PD 366, as part of an overall application that includes additional adjacent parcels; and

b) modification of the existing D overlay to D-1 with an application for an SUP for alcohol sales.

OWNER:

JAMES P. MILLIGAN AND BARBARA J.
MILLIGAN REVOCABLE LIVING TRUST


James P. Milligan, Trustee

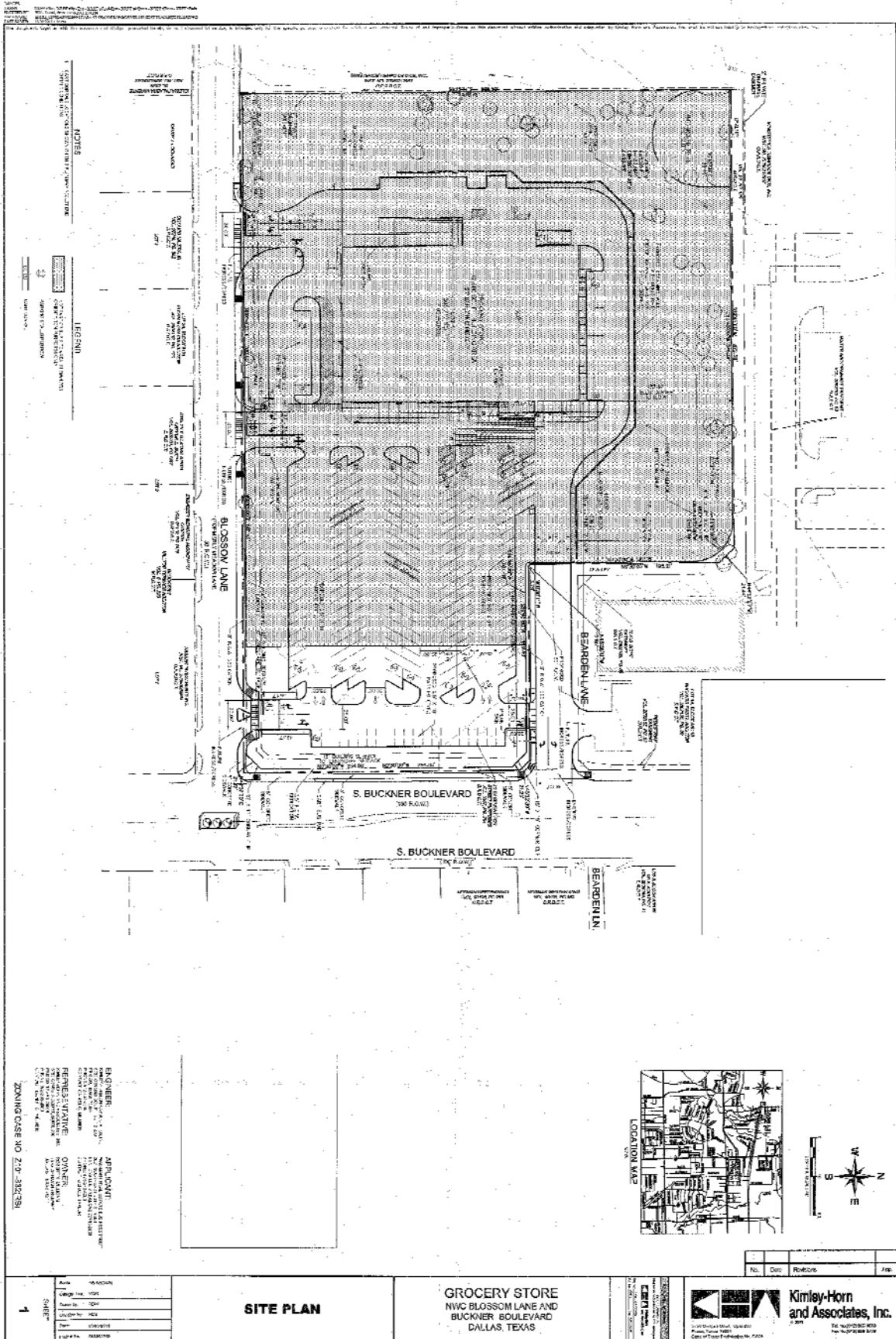

Barbara J. Milligan, Trustee

Z101-332

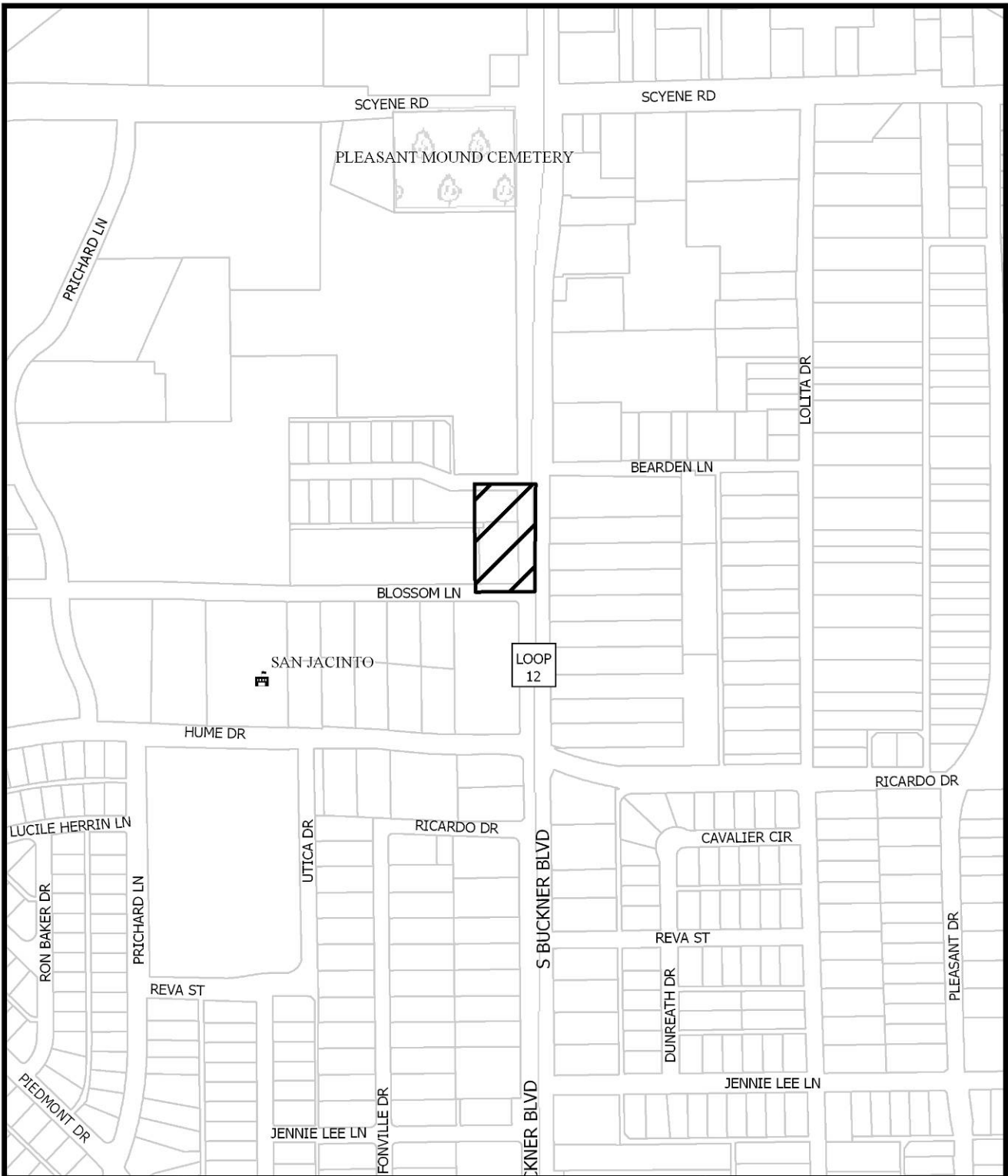
APPLICANT'S REQUESTED CONDITIONS

(REVIEWED BY THE CITY ATTORNEY FOR LEGAL CONTENT AND FORMATTING)

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



Proposed Site Plan



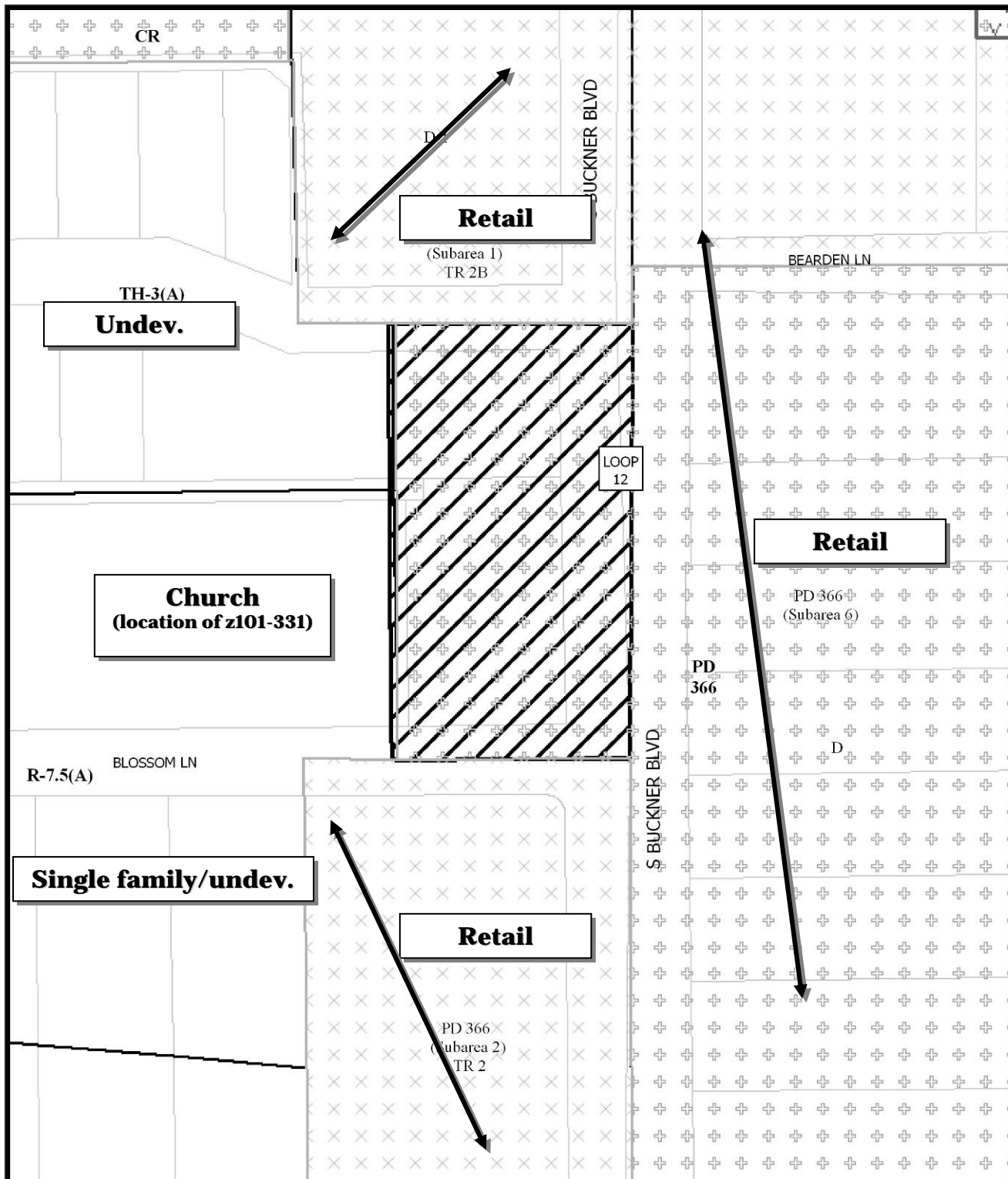
1:4,800

VICINITY MAP

Map no: K-10

Case no: Z101-332

DATE: August 04, 2011



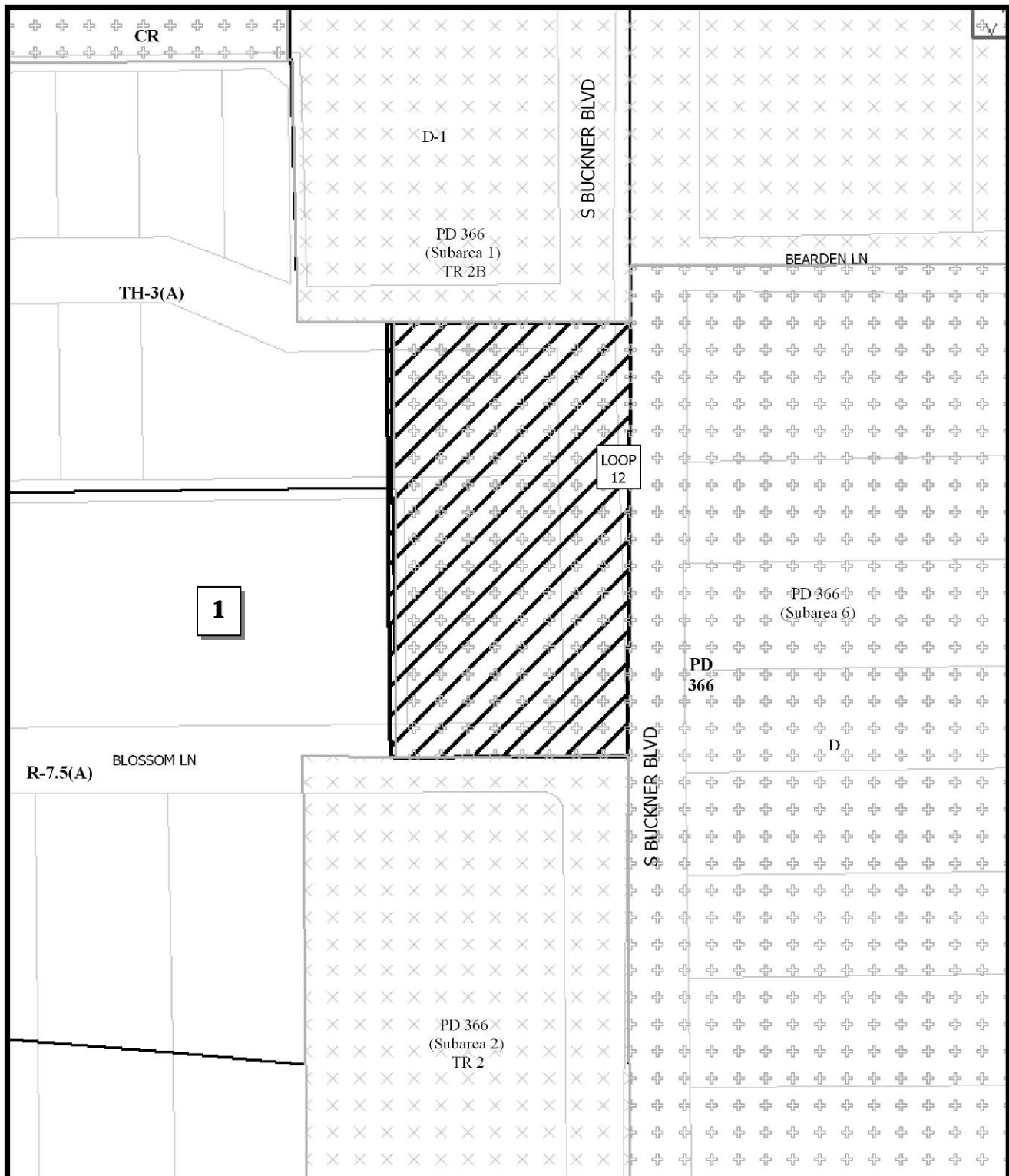
1:1,200

ZONING AND LAND USE

Map no: K-10

Case no: Z101-332

DATE: August 04, 2011




1:1,200

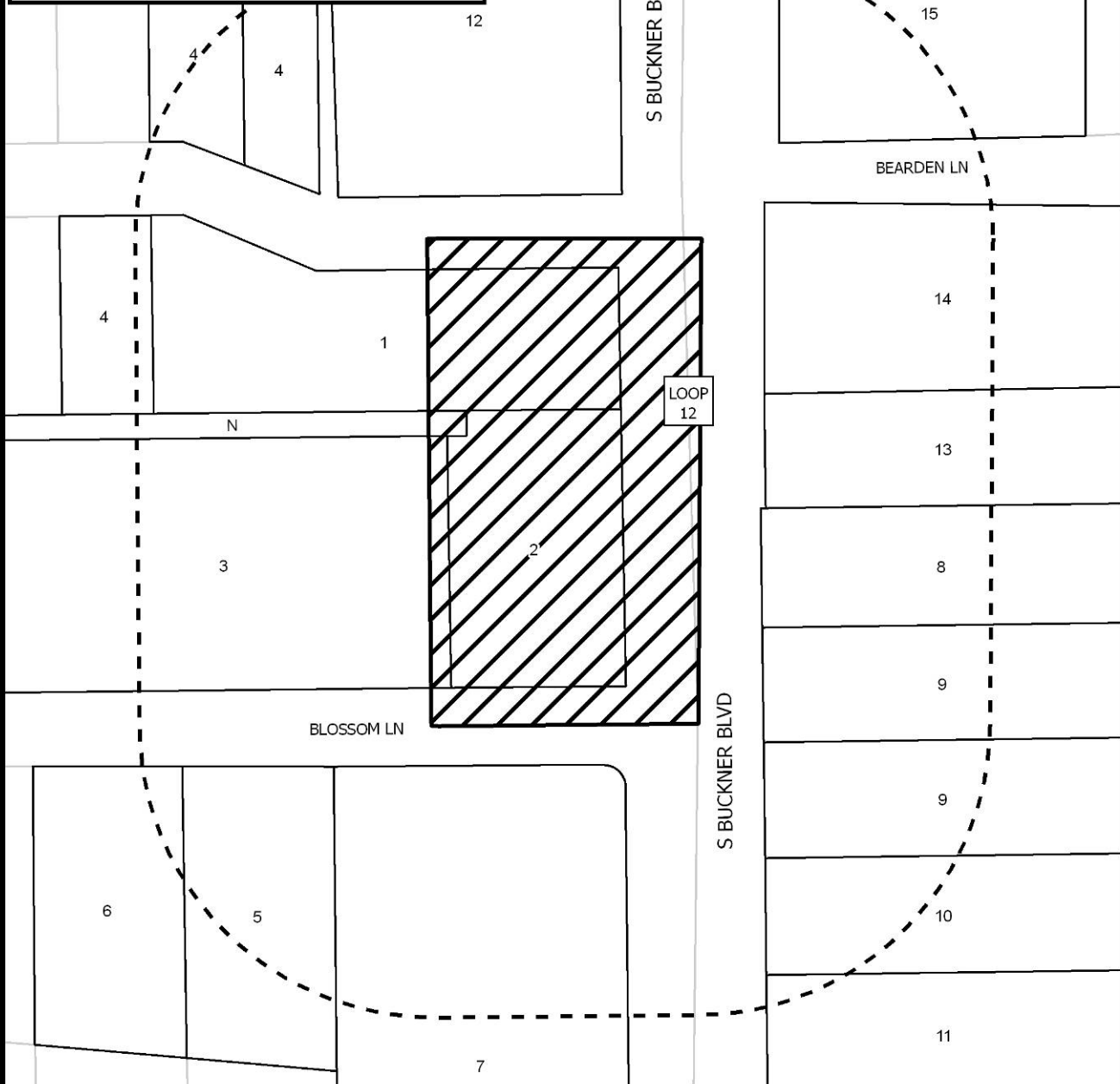
ZONING HISTORY

Map no: K-10

Case no: Z101-332


DATE: August 04, 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 letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership


1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION
15 NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: K-10
 Case no: Z101-332

DATE: August 04, 2011

Notification List of Property Owners

Z101-332

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2823 BUCKNER MILLIGAN LF EST	MILLIGAN JAMES P LF EST & BARBARA J
2	2807 BUCKNER MILLIGAN LF EST	MILLIGAN JAMES P LF EST & BARBARA
3	8015 BLOSSOM	EBENEZER MEMORIAL MISSIONARY CHURCH
4	8015 BEARDEN	MILLIGAN ROBERT K
5	8014 BLOSSOM CHURCH	EBENZER MEMORIAL MISSIONARY BAPT
6	8006 BLOSSOM	SMITH EVELYN E GILMORE & ARTHUR D SMITH
7	2707 BUCKNER	NASSER INVESTMENTS INC #104
8	2810 BUCKNER	CHEVEZ YAMIL A & ROSA
9	2802 BUCKNER	OREILLY AUTOMOTIVE INC
10	2742 BUCKNER	BUCKNER OFFICE BLDG LLC
11	2730 BUCKNER	PRUITT JEFFERY J
12	8000 SCYENE	BUCKNER PARTNERSHIP LP
13	2814 BUCKNER	SALINAS JOSE S
14	2820 BUCKNER	WILLIAMS FAM TR
15	2842 BUCKNER CARPENTER	H RUDOLPH COMPANY LLC %DAVID

Thursday, August 04, 2011

Planner: Warren F. Ellis

FILE NUMBER: Z112-101(WE) **DATE FILED:** October 3, 2011

LOCATION: North side Frankford Road, between Coit Road and Waterview Parkway

COUNCIL DISTRICT: 12 **MAPSCO:** 6-F

SIZE OF REQUEST: Approx. 6.259 acres **CENSUS TRACT:** 318.04

APPLICANT / OWNER: Cosmos Foundation, Inc.

REPRESENTATIVE: Matt Moore
Kimley-Horn

REQUEST: An application for a Specific Use Permit for an open-enrollment charter school on property zoned an MC-3 Multiple Commercial District.

SUMMARY: The purpose of this request is to permit the applicant to construct a charter school on site. The proposed charter school will be developed into 2 phases, with the anticipated completion of Phase II in 2020. The proposed charter school will have approximately 1,025 students in grades kindergarten through twelfth.

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

BACKGROUND INFORMATION:

- The applicant is proposing to develop an open-enrollment charter school that will be developed in two phases. The initial phase will consist of constructing two buildings that will total approximately 33,530 square feet of floor area. Phase I will initially have a student enrollment of approximately 600 students. The final phase will consist of constructing the remaining buildings totaling approximately 30,199 square feet of floor area. The total student enrollment is anticipated to reach approximately 1,025 students when both phases are completed.
- The request site is adjacent to an auto related use, funeral home and a convenience store to the west, an undeveloped tract of land to the east and a retirement community to the south, across Frankford Road. The George W. Bush Tollway (Hwy 190) is north of the request site.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Frankford Road	Principal Arterial	100 ft.	100 ft.
George W. Bush Tollway		Variable lane widths	Variable lane widths

Land Use:

	Zoning	Land Use
Site	MC-3	Undeveloped
North	-	City of Plano
South	PDD No. 695/SUP No. 764	Retirement community
East	MC-3	Undeveloped
West	MC-3	Auto related use

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 6.259 acre site is undeveloped and is adjacent to two roadways; Frankford Road and the George W. Bush Tollway (Hwy 190), which will be the used as the primary access to the proposed development.

The applicant's request for a Specific Use Permit is for an open enrollment charter school. The proposed school will be developed in two phases, with the initial phase consisting of constructing 2-two story buildings that will total approximately 33,530 square feet of floor area. Phase I will initially have a student enrollment of approximately 600 students. Phase II will consist of constructing two additional buildings totaling approximately 30,199 square feet of floor area. The total student enrollment is anticipated to reach approximately 1,025 students when both phases are completed. The proposed charter school will have students from kindergarten through twelfth grade.

The applicant is proposing to use an existing driveway approach, which is west of the proposed campus, to access the campus from George W. Bush Frontage Road as well as construct a new driveway approach on the southern portion of the campus, on Frankford Road. Accessing the campus from the north and south will provide adequate queuing onto the site for drop-off and/or pick-up. In addition, a new North-South Road is proposed to be constructed along the campus' eastern property line. The optional entry way may or may not be constructed in the future.

Staff's was initially concern that using the optional entry way from the new North-South Road for the proposed morning drop-off may cause vehicles queuing onto the George Bush Frontage Road as well as onto the new proposed road. If the entry way to the school is constructed, the representative has agreed to close the driveway approach during the scheduled times for drop-off and /or pick-up.

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

for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff has reviewed and recommends approval of the applicant’s request for a Specific Use Permit for an open enrollment charter school for a five year period with eligibility for automatic renewals for additional ten year periods, subject to a site plan, revised traffic management plan and conditions.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
MC-3 Multiple commercial-3	15' Urban form	20' adjacent to residential OTHER: No Min.	1.2 FAR base 1.5 maximum	115' 9 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging

Parking: The requirement for off-street parking for a school, pursuant to the Dallas Development Code is;

- one and one-half space for each kindergarten/elementary school classroom;
- three and one-half space for each junior high/middle school classroom; and
- nine and one-half space for each senior high school classroom.

The number of required off-street parking spaces for the proposed school is 133 spaces and the applicant is proposing to provide 208 off-street parking spaces. The total number of proposed classrooms determines the number of required parking spaces. The school is proposing approximately 35 classrooms.

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

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

**BOARD OF OFFICERS
Harmony School**

- Ulvi Celepcikay, Board President
- Soner Tarim, Superintendent of Schools
- Erdal Caglar, Chief Operation Officer
- Kadir Almus, Chief Academic Officer
- Yalcin Akyildiz, Chief Financial officer
- Omer Ozmeral, Chief Internal Auditor

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is an open-enrollment charter school.

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

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

4. CLASSROOMS: The maximum number of classrooms is 35.

5. HOURS OF OPERATION: The open-enrollment charter school may only operate between 7:00 a.m. and 6:30 p.m., Monday through Friday.

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

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

8. 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) Access. Ingress and/or Egress are prohibited from the new North-South Road during drop-off and pick-up.

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by **November 1, 2014**. After the initial traffic study, the

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

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

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

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

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

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

(d) 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.

(e) Amendment process.

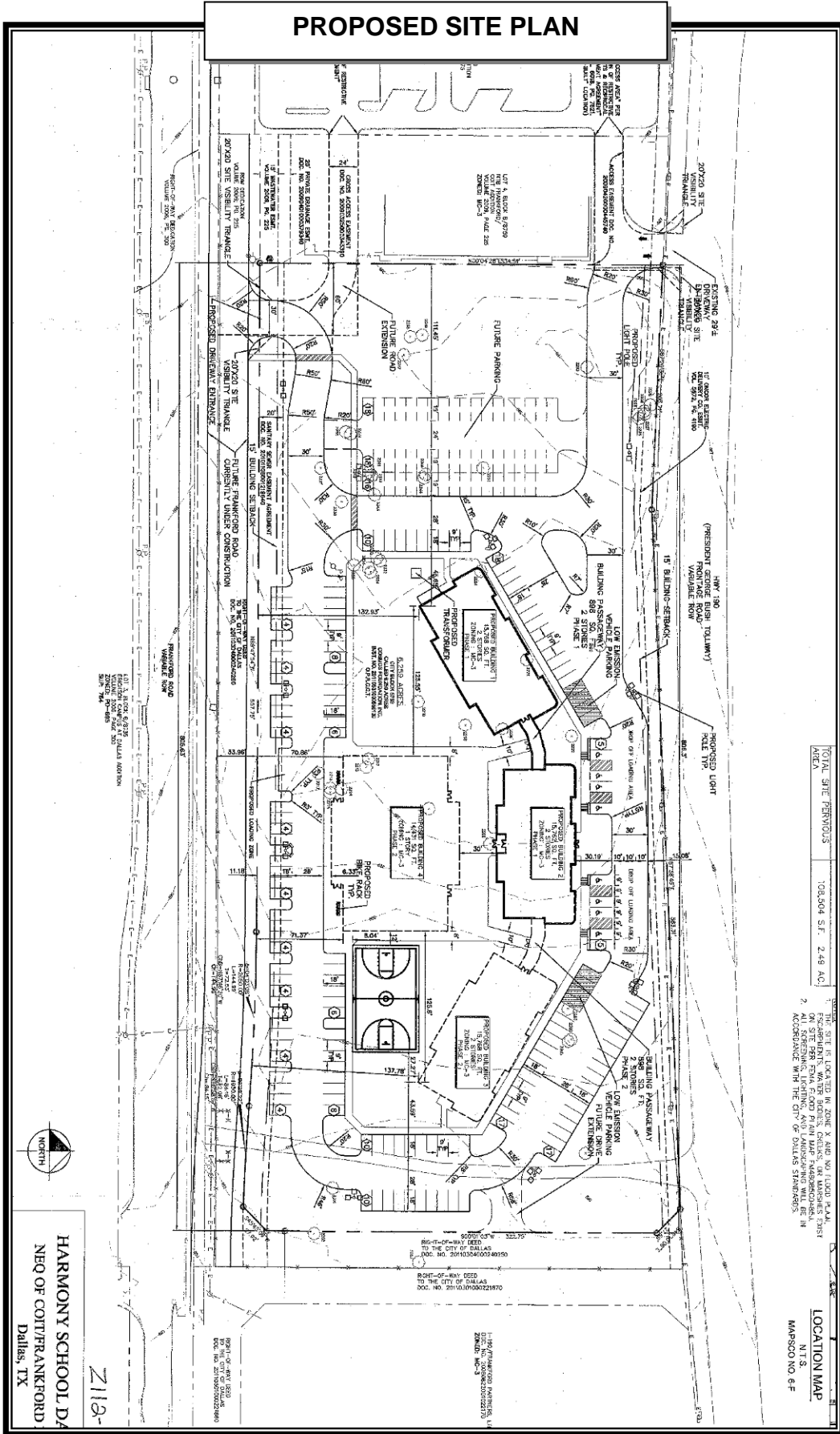
(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(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.

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.



PROPOSED SITE PLAN

TOTAL SITE PREVIOUS AREA	108,804 S.F. 2.49 AC.
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1. THE SITE IS LOCATED IN ZONE X AND NO LUMP P.L.A.M. PERMITS ARE REQUIRED FOR THIS PROJECT.
 2. ALL EXISTING UTILITIES AND LANDSCAPING WILL BE IN ACCORDANCE WITH THE CITY OF DALLAS STANDARDS.

LOCATION MAP
 N.T.S.
 MAPSCO NO. 6-F



HARMONY SCHOOL DISTRICT
NEQ OF COTTRANKFORD
 Dallas, TX

Z112-101

Harmony School Traffic Management Plan

The proposed Harmony School - Dallas is a proposed public charter school located between Frankford Road and the President George Bush Turnpike (PGBT) Eastbound Frontage Road (EBFR), east of Coit Road. The proposed school would have up to 1,025 students in grades K-12 as follows:

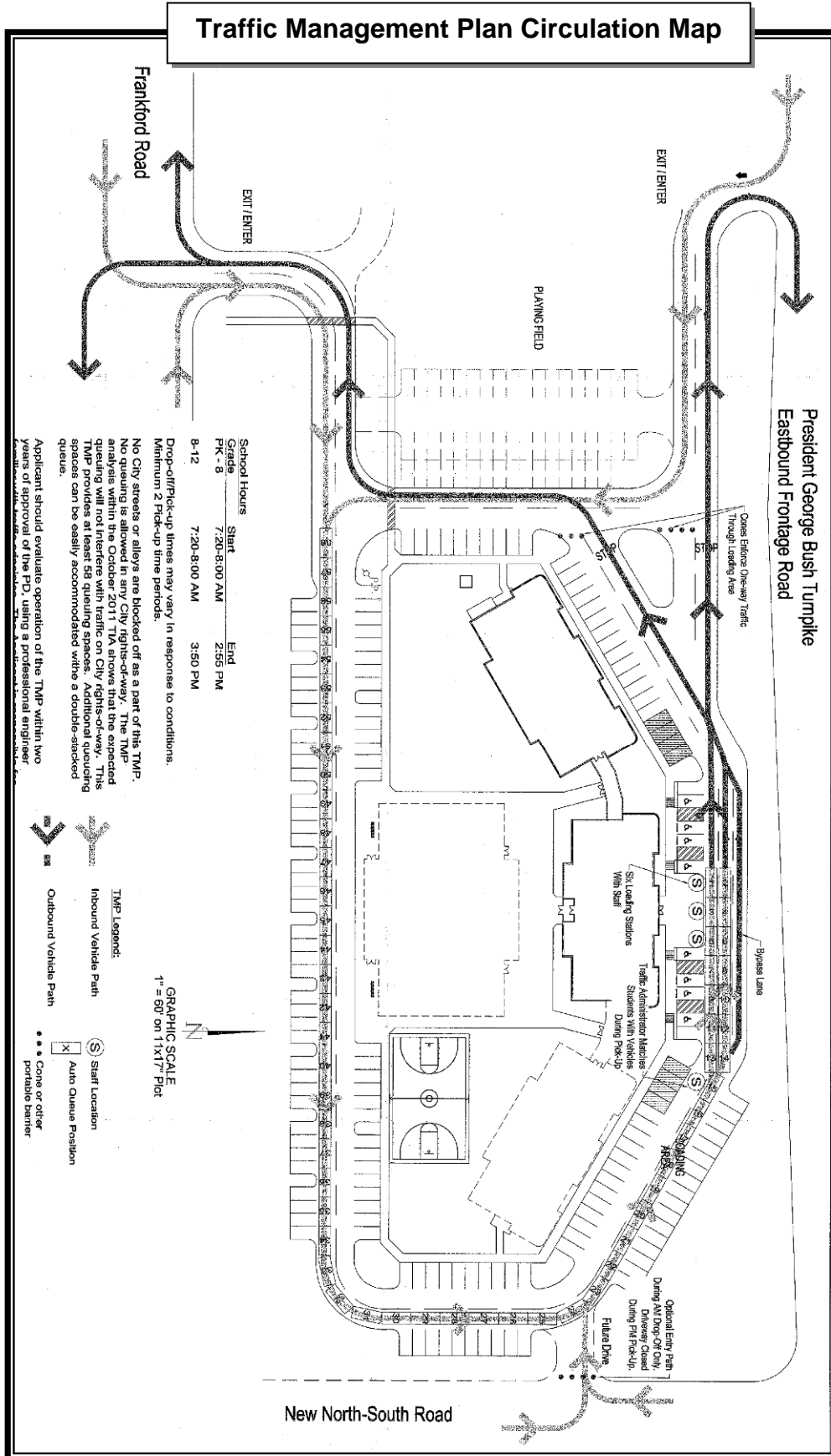
Grade	Proposed Classes	Proposed Number of Students
Kindergarten	2	60
1 st Grade	2	60
2 nd Grade	2	60
3 rd Grade	2	60
4 th Grade	2	60
5 th Grade	2	60
6 th Grade	4	115
7 th Grade	4	115
8 th Grade	4	115
9 th Grade	4	115
10 th Grade	3	85
11 th Grade	2	60
12 th Grade	2	60
Total	35	1,025

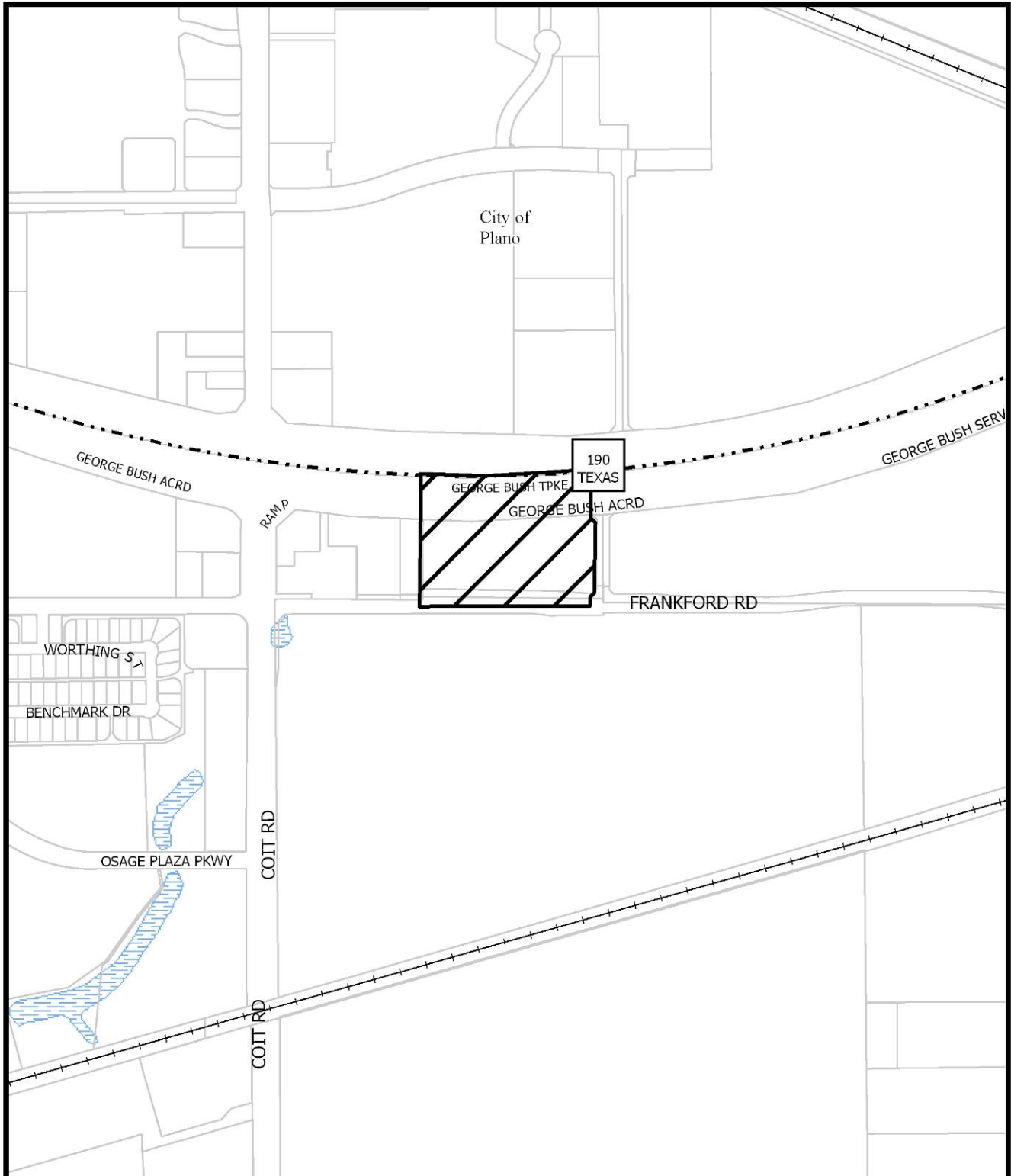
The school provides one central drop off/pickup location (reference site plan). In general, the automobile flows enter from the driveways at PGBT EBFR and Frankford Road, and then join together in the queuing line at the south side of the school buildings. The available queue distance wraps around the building to the loading area on the north side of the building. Using cones to block certain movements, the vicinity of the loading area will operate with one-way flow during the traffic management plan (TMP) time periods. Near the loading area, the site roadway widens to three lanes, allowing a double-stacked loading area, along with a bypass lane. After loading or unloading, outbound vehicles exit to PGBT EBFR or Frankford Road.

During the drop-off time period (7:20 a.m. to 8:00 a.m.), vehicles enter and travel to the loading area, where they are received by staff. During the pickup time period (the majority of which will occur from 3:00 p.m. to 4:00 p.m.), the loading area operation is managed by school staff. Vehicles will be marked with placards or other identifying devices showing the students' name to be picked up. A traffic administrator observes the approaching vehicles at the point where the queue enters the loading area,

matching arriving vehicles to students and communicating with the loading stations. Staff at the loading stations brings students to match the arriving vehicles and assist with the loading operation.

Stacking length on the site exceeds 1,100', and the TMP shows at least 58 queue positions in the primary queuing area. The 1,100' stacking length is actually a conservative measurement, since there is at least 600' additional stacking length on the site before a queue would start to affect other properties or City ROW. Furthermore, the queue circulating around the site could easily be converted to a double-stacked queue for its entire length, roughly doubling the available stacking length.



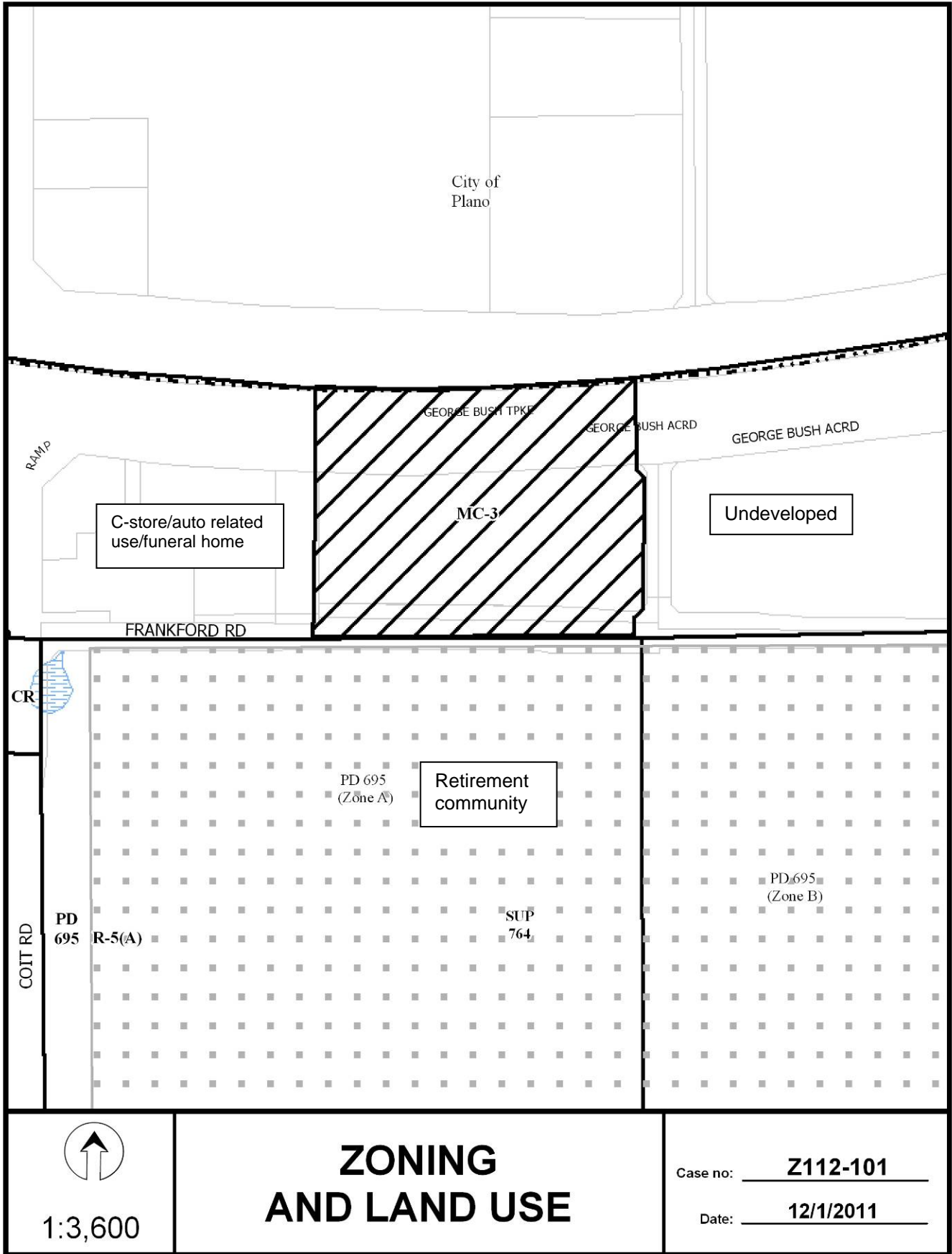


1:7,200

VICINITY MAP

Case no: Z112-101

Date: 12/1/2011




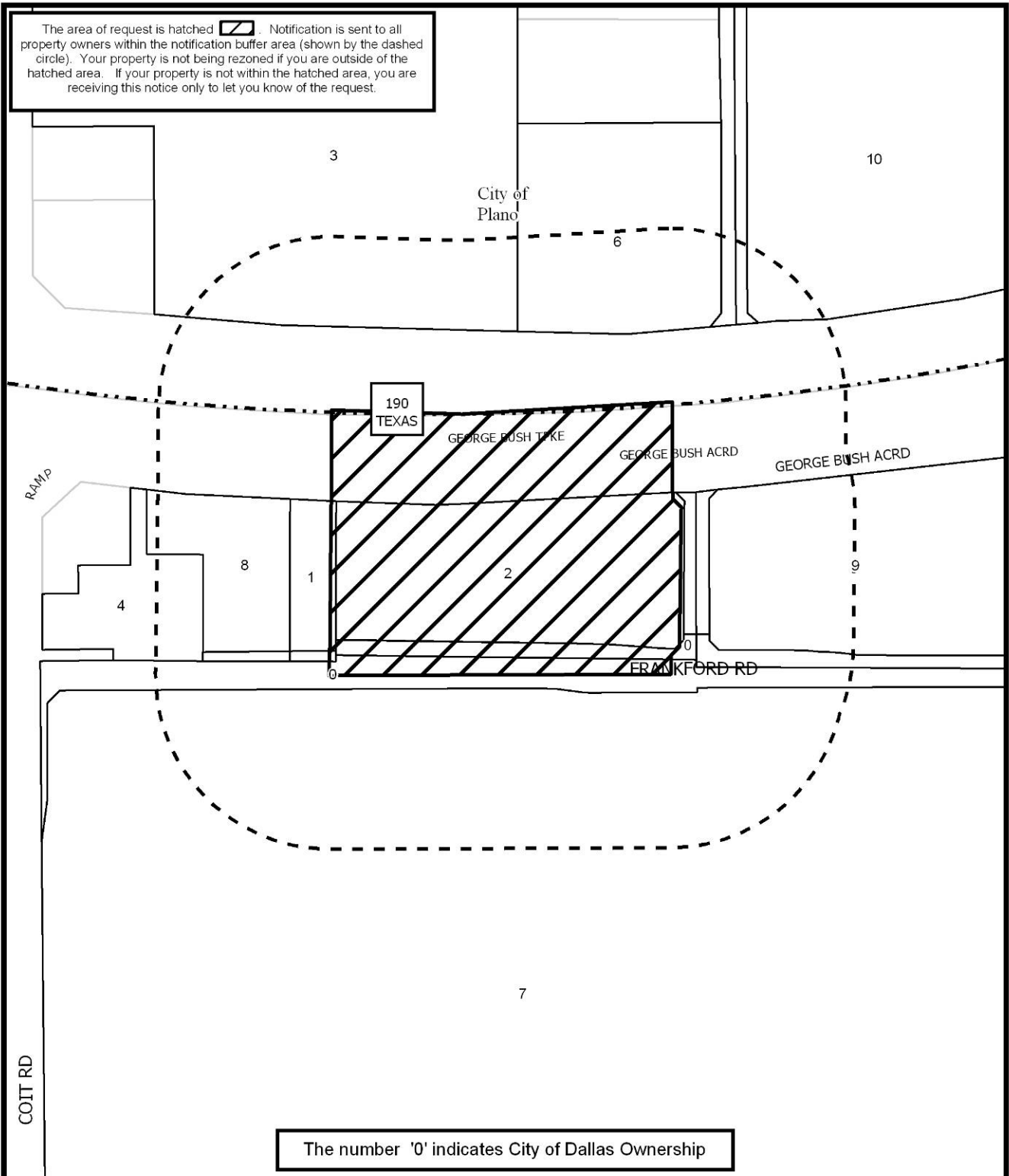
1:3,600

ZONING AND LAND USE

Case no: Z112-101

Date: 12/1/2011

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

	<h2>NOTIFICATION</h2>	Case no: <u> Z112-101 </u>				
1:3,600	<table border="1"> <tr> <td style="text-align: center;">400'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">10</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	400'	AREA OF NOTIFICATION	10	NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <u> 12/1/2011 </u>
400'	AREA OF NOTIFICATION					
10	NUMBER OF PROPERTY OWNERS NOTIFIED					

Notification List of Property Owners

Z112-101

10 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8030 PRES GEO BUSH	CHARTER HOUSE LTD ATTN: REAL ESTATE TAX
2		COSMOS FOUNDATION INC
3	200 COIT	CENTRO NP HOLDINGS 12 SPE LLC
4	18120 COIT	IMLIC HOLDINGS LP C/O ILLINOIS MUTUAL LI
5		PLANO CITY OF
6	3701 PRES GEO BUSH	REALTY INCOME TX PROPERTIES LP ATTN: POR
7	8000 FRANKFORD	REDWOOD-ERC DALLAS LLC C/O THE ALLEGIS G
8	8011 FRANKFORD	SCI TEXAS FUNERAL SERVICES INC
9	FRANKFORD	I-190/FRANKFORD PARTNERS LTD
10		U OF TX AT DALLAS

FILE NUMBER: Z101-393(MW)

DATE FILED: September 19, 2011

LOCATION: Northeast corner of East Overton Road and Ramona Avenue

COUNCIL DISTRICT: 4

MAPSCO: 65-B

SIZE OF REQUEST: ±5,016.83 square feet

CENSUS TRACT: 57.00

REPRESENTATIVE: J.W. Licensing Company

APPLICANT: Min Hyung Lee, President/Director of WAWA Market, Inc.

OWNER: WAWA Market, Inc.

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 greater than 3,500 square feet on property zoned a CR-D Community Retail District with a D Liquor Control Overlay

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

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

BACKGROUND INFORMATION:

- The applicant's property, on which a ±4,032-square foot building is constructed, is ±24,682 square feet in size. A D Liquor Control Overlay covers ±5,016.83 square feet of the property and a portion of the existing building.
- The ±5,016.83 square-foot portion of the property with the D Liquor Control Overlay is considered the request site.
- The general merchandise or food store use is permitted by right on the entire property; the sale of alcoholic beverages is allowed by right on the portion of the property not covered by the D Liquor Control Overlay.
- The applicant proposes to sell beer and wine for off-premise consumption in conjunction with the existing grocery store and, therefore, requests a D-1 Liquor Control Overlay and an SUP for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on the request site.
- A Certificate of Occupancy was issued to the applicant on November 28, 2005 (completed June 1, 2009). On October 27, 2011, the applicant was issued a new CO to reflect a change of business name. Both COs were for a general merchandise or food store less than 3,500 square feet (grocery store). Both Certificates of Occupancy note the square footage as 1,500 square feet.
- Building Inspection does not have a building floor plan on file nor does it have record of a permit for expansion. The applicant is aware he needs to obtain a new certificate of occupancy that accurately reflects the size of the general merchandise or food store.
- The request site is generally surrounded by single family residential to the north and east; retail (a general merchandise or food store) and a carwash to the south and an auto-related use the west.
- The City Plan Commission has the option of recommending removal of the D Liquor Control Overlay.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Ramona Avenue	Local	50 feet
Overton Road	Collector	50 feet

Land Use:

	Zoning	Land Use
Site	CR-D	Grocery store
North	R-7.5(A)	Single family
East	R-7.5(A)	Single family
South	CR	Retail; carwash
West	CR	Auto-related

STAFF ANALYSIS:

Comprehensive Plan:

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

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

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

LAND USE ELEMENT

Goal 1.1: Promote desired development

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

URBAN DESIGN ELEMENT

GOAL 5.1 Promote a sense of place, safety and walkability

Policy 5.1.3: Encourage complementary building height, scale, design and character.

GOAL 5.3 Establishing walk-to convenience

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

Land Use Compatibility:

The applicant's property, on which a ±4,032-square foot building is constructed, is ±24,682 square feet in size. A D Liquor Control Overlay covers ±5,016.83 square feet of the property and a portion of the existing building. The ±5,016.83 square-foot portion of the property with the D Liquor Control Overlay is considered the request site.

The general merchandise or food store use is permitted by right on the entire property; the sale of alcoholic beverages is allowed by right on the portion of the property not covered by the D Liquor Control Overlay. The applicant proposes to sell beer and wine for off-premise consumption in conjunction with the existing grocery store and, therefore, requests a D-1 Liquor Control Overlay and an SUP for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on the request site.

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.

A Certificate of Occupancy was issued to the applicant on November 28, 2005 (completed June 1, 2009). On October 27, 2011, the applicant was issued a new CO to reflect a change of business name. Both COs were for a general merchandise or food store less than 3,500 square feet (grocery store). Both Certificates of Occupancy note the square footage as 1,500 square feet. Building Inspection does not have a building floor plan on-file nor does it have record of a permit for expansion. The applicant is aware he needs to obtain a new certificate of occupancy that accurately reflects the size of the general merchandise or food store.

The request site is generally surrounded by single family residential to the north and east; retail (a general merchandise or food store which can sell alcoholic beverages by right) and a carwash to the south and an auto-related use the west.

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

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

The applicant’s request is consistent with the intent of the Dallas Development Code. Therefore, staff recommends approval of a D-1 Liquor Control Overlay and approval of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions. However, the City Plan Commission has the option of recommending removal of the D Liquor Control Overlay in lieu or the proposed request.

Development Standards:

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

Traffic:

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use is one (1) space per 200 square feet of floor area. Therefore, the ±4,032-square foot convenience store requires 20 parking spaces. The required 20 spaces must be provided onsite and/or through a parking agreement in order for the applicant to obtain a new certificate of occupancy.

Z101-393(MW)

Landscaping:

Any new development on the site will require landscaping per Article X of the Dallas Development Code.

Police Report:

An online search of the Dallas Police Department's offense incident reports for the period from January 1, 2005 to December 2, 2011 revealed the following results:

DALLAS POLICE DEPARTMENT										
Virtual Viewer - Public Access										
Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
000992-V	01/10/2008	*RED ARROW	BURGLARY	03522		RAMON...	721	4281	05137	
0084874-T	02/01/2007	*NSC COMMUNICATIONS	THEFT	03522		RAMON...	445	4281	06901	
0219645-T	02/05/2007	*RED ARROW GROCERIES	THEFT	03522		RAMON...	445	4281	06901	
0296708-T	02/20/2007	*TEXAS STATE LOTTERY	EMBEZZLEMENT	03522		RAMON...	445	4281	12021	
0155568-T	03/06/2007	*RED ARROW GROCERY	THEFT	03522		RAMON...	445	4281	06935	
0070239-W	03/13/2008	*JP MORGAN CHASE	OTHER OFFENSES	03522		RAMON...	724	4281	26000	
0072924-X	03/16/2010	*RED ARROW GROCERY	FORGERY & COUNTERFEITING	03522		RAMON...	724	4281	10021	
0074907-W	03/17/2009	*RED ARROW MARKET	FORGERY & COUNTERFEITING	03522		RAMON...	724	4281	10021	
0230783-P	03/26/2005	PARK, JUHWAN	CRIMINAL MISCHIEF/VANDALISM	03522		RAMON...	445	4281	14082	
0269857-P	04/09/2005	*RED ARROW GROCERY	CRIMINAL MISCHIEF/VANDALISM	03522		RAMON...	445	4281	14082	
0263155-R	04/09/2006	AHEN, OK	CRIMINAL MISCHIEF/VANDALISM	03522		RAMON...	445	4281	14082	
0117206-X	04/28/2010	STVENSON, JASIMINE	ASSAULT	03522		RAMON...	724	4281	08422	
0117212-X	04/28/2010	COY, CARRIE	ASSAULT	03522		RAMON...	724	4281	08422	
0329189-R	05/03/2006	*RED ARROW	FORGERY & COUNTERFEITING	03522		RAMON...	445	4281	10022	
0161101-V	05/31/2008	HEDGEMAN, YRETTA	ACCIDENTAL INJURY - PUBLIC ...	03522		RAMON...	721	4281	33020	

Page 1 of 3 (44 items)

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DALLAS POLICE DEPARTMENT										
Virtual Viewer - Public Access										
Search Records - Offense										Filter
Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UCR1	UCR2
0177212-V	06/14/2008	*RED ARROW	THEFT	03522		RAMON...	721	4281	06933	
0183551-V	06/19/2008	*REDARROW	THEFT	03522		RAMON...	721	4281	06934	
0202675-V	06/29/2008	*JAY'S RED ARROW GR...	ROBBERY	03522		RAMON...	721	4281	03712	
0495921-T	06/30/2007	@CITY OF DALLAS	OTHER OFFENSES	03522		RAMON...	445	4281	26270	
0489959-T	07/01/2007	WILSON, JOHN	AGGRAVATED ASSAULT	03522		RAMON...	445	4281	04211	
0202242-X	07/18/2010	*RED ARROW GROCERY	BURGLARY	03522		RAMON...	724	4281	05337	
0597045-P	07/26/2005	*RED ARROW GROCERY	BURGLARY	03522		RAMON...	445	4281	05137	
0680963-R	09/06/2006	*J RED ARROW	BURGLARY	03522		RAMON...	445	4281	05338	
0689247-R	09/10/2006	*RED ARROW GROCERY	CRIMINAL MISCHIEF/VANDALISM	03522		RAMON...	445	4281	14082	
0280931-V	09/11/2008	*RED ARROW GROCERY	FOUND PROPERTY	03522		RAMON...	721	4281	43020	
0827814-R	09/15/2006	*RED ARROW GROCERIES	THEFT	03522		RAMON...	445	4281	06905	
0259717-Y	09/30/2011	*RED ARROW MARKET	BURGLARY	03522		RAMON...	724	4281	05132	
0750840-R	10/02/2006	*RED ARROW GROCERY	BURGLARY	03522		RAMON...	445	4281	05131	
0316901-V	10/12/2008	*RED ARROW GROCERY...	THEFT	03522		RAMON...	721	4281	06931	
0290084-X	10/18/2010	*RED ARROW GROCERY	THEFT	03522		RAMON...	724	4281	06932	

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Offense Records

DALLAS POLICE DEPARTMENT [ICR Codes](#) [Year Codes](#) [Property Class Codes](#)

Virtual Viewer - Public Access Welcome

Search Records - Offense Filter

Service #	Offense Date	Complainant	Offense	Block	Dir	Street	Beat	Reporting Area	UUR1	UUR2
0694699-T	10/19/2007	*RED ARROW STORE	BURGLARY	03522		RAMON...	445	4281	05333	
0659293-P	10/25/2005	*RED ARROW STORE	ARSON AND ATTEMPT ARSON	03522		RAMON...	445	4281	09667	
0323915-W	10/31/2009	VERDELL, HOWARD	ASSAULT	03522		RAMON...	724	4281	08222	08212
0864328-R	11/15/2006	*RED ARROW GROCERY...	ROBBERY	03522		RAMON...	445	4281	03211	
0876088-R	11/20/2006	*RED ARROW GROCERY	FORGERY & COUNTERFEITING	03522		RAMON...	115	1281	10022	
0744823-T	11/20/2007	*RED ARROW MARKET	THEFT	03522		RAMON...	721	4281	06933	
0941055-P	11/25/2005	*RED ARROW GROCERY	FORGERY & COUNTERFEITING	03522		RAMON...	445	4281	10022	
0895663-R	11/28/2006	PURYEL, QUINTUS	THEFT	03522		RAMON...	445	4281	06902	
0899386-R	11/29/2006	AHN, DAVID	AGGRAVATED ASSAULT	03522		RAMON...	445	4281	04111	
0076043-R	12/01/2005	*RED ARROW GROCERY	LOST PROPERTY	03522		RAMON...	445	4281	42020	
0755504-T	12/01/2007	*RED ARROW GROCERY	BURGLARY	03522		RAMON...	721	4281	05337	
0779616-T	12/22/2007	*RED ARROW STORE	BURGLARY	03522		RAMON...	721	4281	05337	
0352850-X	12/27/2010	VELASQUEZ, MARIA	AUTO THEFT-UUMV	03522		RAMON...	724	4281	07612	
0383372-W	12/30/2009	QUIGLEY, PAUL	ROBBERY	03522		RAMON...	724	4281	03911	

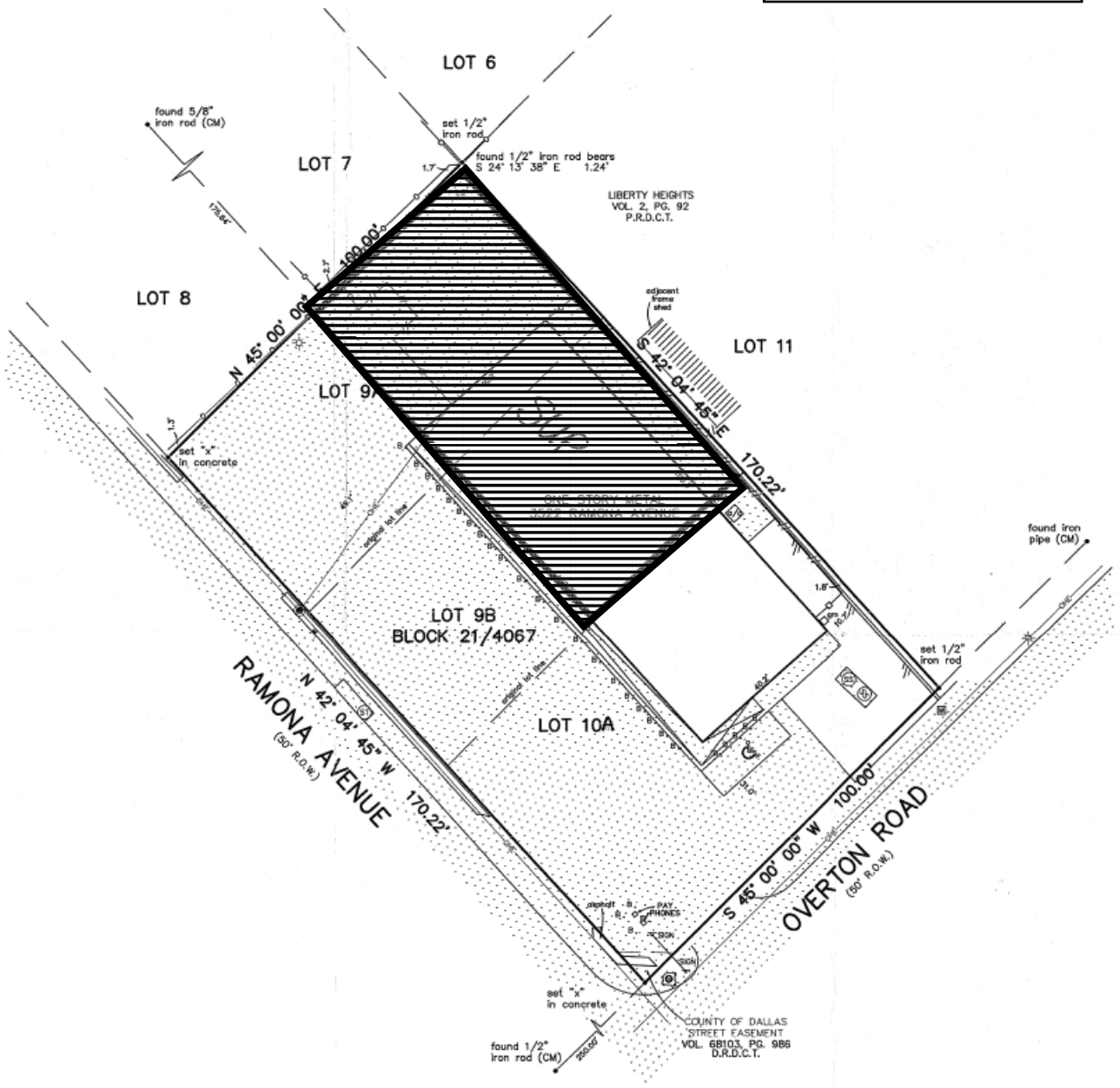
Page 3 of 3 (44 items)

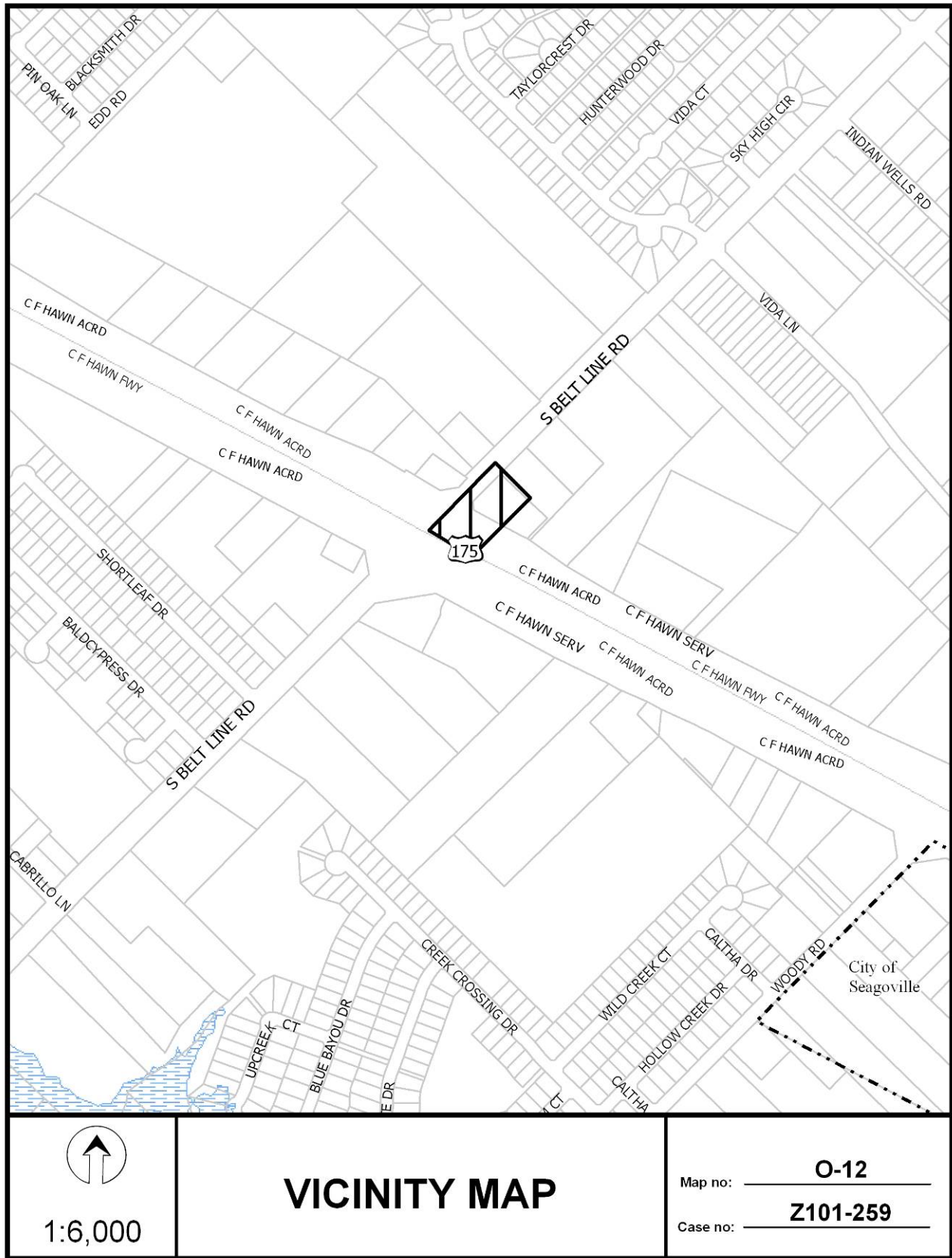
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Z101- 393
Proposed SUP Conditions

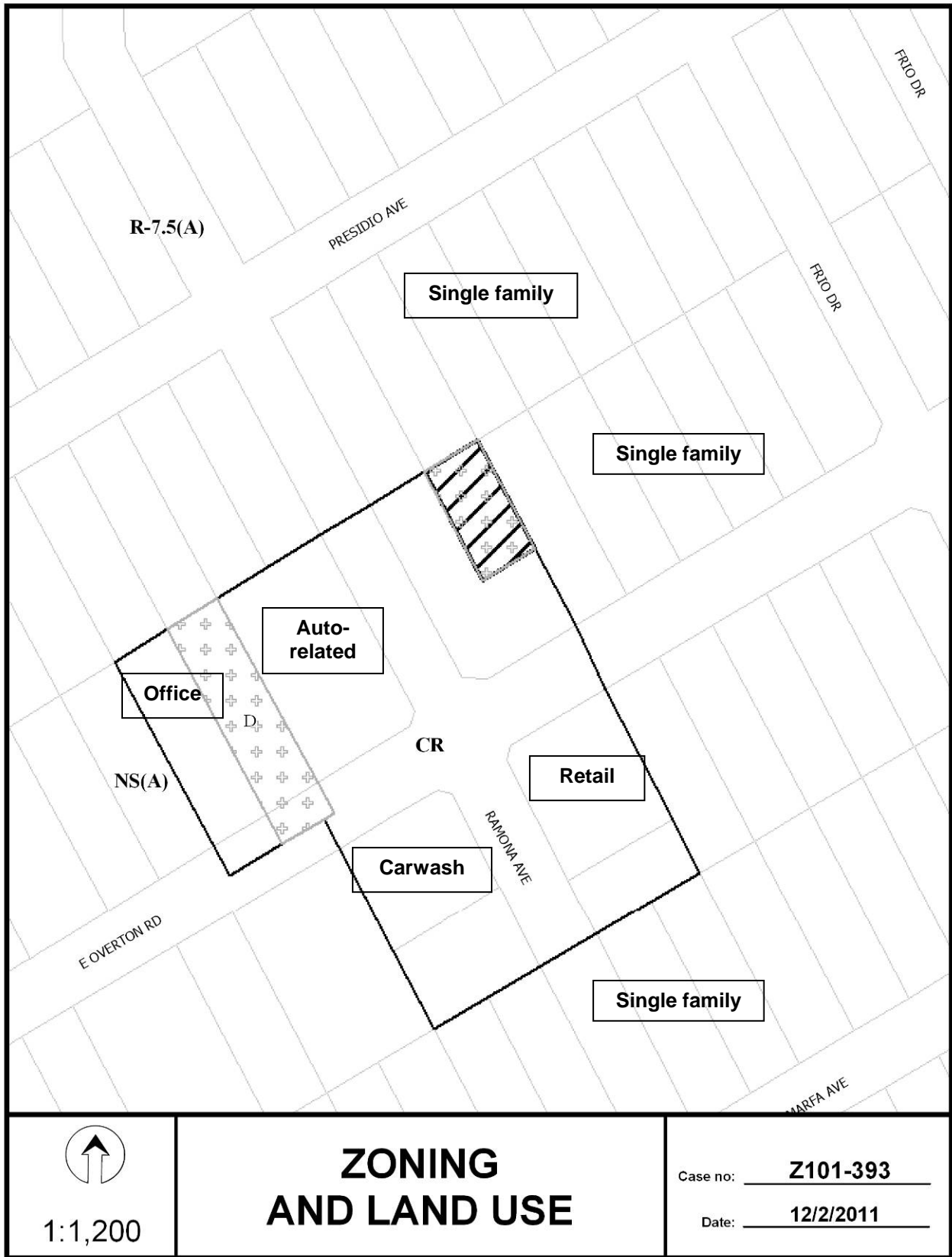
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific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

Proposed Site Plan





DATE: May 19, 2011

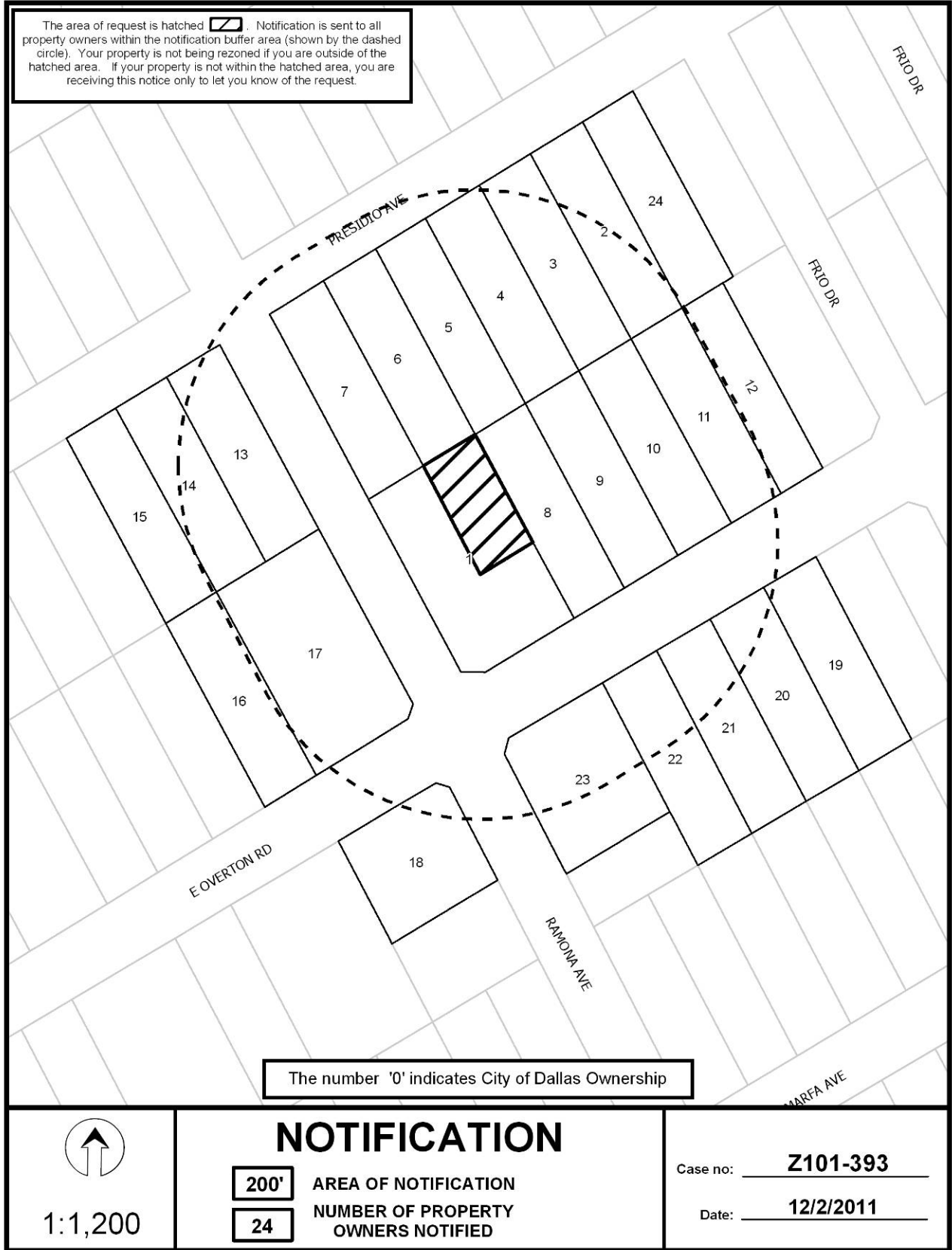


1:1,200

ZONING AND LAND USE

Case no: Z101-393

Date: 12/2/2011



12/2/2011

Notification List of Property Owners***Z101-393******24 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3522 RAMONA AVE	KIM JAEJUNG
2	1422 PRESIDIO AVE	CUELLAR ISAREL
3	1418 PRESIDIO AVE	PINSON WILLIAM H
4	1414 PRESIDIO AVE	ERSKINE RUBY A
5	1410 PRESIDIO AVE	GARCIA DORA A
6	1406 PRESIDIO AVE	TISA INC
7	1402 PRESIDIO AVE	POUNDERS YVONNE
8	1411 OVERTON RD	JB III INVESTMENTS %JOSEPH L BEVERS III
9	1415 OVERTON RD	MARKS ENNIS ESTATE OF
10	1419 OVERTON RD	SCOTT ERIC D
11	1423 OVERTON RD	NEWMAN BETTY J
12	1427 OVERTON RD	WRIGHT WILLIAM M JR
13	1334 PRESIDIO AVE	CROOK DONALD W
14	1330 PRESIDIO AVE	DELEAON RAQUEL DIAZ
15	1326 PRESIDIO AVE	RODRIGUEZ JUAN
16	1327 OVERTON RD	RIDLEY VELMA R & JOHN R
17	1331 OVERTON RD	KENNEDY JIMMY A
18	1330 OVERTON RD	ORUPABO EMMANUEL O
19	1422 OVERTON RD	BUSH LARRY
20	1418 OVERTON RD	PIPKINS RANDOLPH
21	1414 OVERTON RD	HANKS WILLIE
22	1410 OVERTON RD	DOTSON DOROTHY JEAN
23	1406 OVERTON RD	ELHAMAD SALEH
24	1428 PRESIDIO AVE	STANDMIRE WILLIE