



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, December 19, 2013
AGENDA

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

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

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

(1) **S134-038**
(CC District 6)

An application to create one 7.77-acre lot from a tract of land in City Block 7710 on property located at the intersection of Irving Boulevard with Regal Row, southeast corner.

Applicant/Owner: Trans Freight, Inc.

Surveyor: Texas Heritage Surveying, LLC

Application Filed: November 20, 2013

Zoning: IR

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

(2) **S134-041**
(CC District 11)

An application to create one 0.457-acre lot, and one 4.008 acre lot; and from a 4.465-acre tract of land in City Block 7438 on property located at 13302 Preston Road at Dilbeck Lane, southwest corner.

Applicant/Owner: Preston Valley View Ltd.

Surveyor: AJ Bedford Group, Inc.

Application Filed: November 22, 2013

Zoning: RR

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

- (3) **S134-042**
(CC District 13) An application to replat a 15.477-acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block A/7291 into one 14.873 acre lot on property fronting on the west line of Manderville Lane between Manderville Lane and Midtown Boulevard.
Applicant/ Owner: Embrey Partners, Ltd./TKG Valencia-Midtown, L.L.C.
Surveyor: Kimley-Horn and Associates
Application Filed: November 22, 2013
Zoning: PD 745
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S134-044**
(CC District 11) An application to create a 77 lot single family residential plat with Private Streets and three Shared Access Area Developments consisting of a total of 15 shared access lots from a 17.261 acre tract of land on Keller Springs Road, between the Dallas North Tollway and Preston Road.
Applicant/Owner: LAGA, Ltd.
Surveyor: Dowdey, Anderson & Associates
Application Filed: November 25, 2013
Zoning: PD 561
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (5) **S134-043**
(CC District 7) An application to replat two tracts of land: Tract 1 being a 0.628-acre tract of land from a tract of land containing all of Lots 1, 2, 3, and 4 in City Block C/7647 to create one lot on property located on Dutch Harbor Avenue between Solar Lane, Kiska Street and Luzon Street; and Tract 2 being a 0.651-acre tract of land containing all of Lots 14, 26, 27, and 28 in City Block B/7647 into one lot on property located on Dutch Harbor Avenue between Solar Lane and Luzon Street.
Applicant/Owner: Triple J. Design & Construction, Inc. / Gethsemane Missionary Baptist Church
Surveyor: Davis Surveying
Application Filed: November 25, 2013
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

D134-001

Olga Torres Holyoak
(CC District 2)

An application for a development plan and landscape plan for Planned Development District No. 582 in an area bounded by North Houston Street, Victory Avenue West, Victory Avenue, and All Star Way.

Staff Recommendation: **Approval**

Applicant/Representative: Karl Crawley, Masterplan

Zoning Cases – Consent:

1. **Z123-325(WE)**

Warren Ellis
(CC District 7)

An application for a Specific Use Permit for a potentially incompatible industrial use (metal or metal product treatment or processing) on property zoned Tract 1, RS-I Regional Service Industrial Subdistrict within Planned Development District No. 595, the South Dallas / Fair Park Special Purpose District on the north corner of South Harwood Street and Coombs Street.

Staff Recommendation: **Hold under advisement until January 9, 2014.**

Applicant: Bonifacio Soriano

Representative: Jose Garcia

2. **Z134-104(WE)**

Warren Ellis
(CC District 13)

An application for a CR Community Retail District on property zoned an LO-1 Limited Office District on the west side of Marsh Lane, north of Walnut Hill Lane.

Staff Recommendation: **Approval**

Applicant: Hopkins Marsh Lane Plaza, L.P.

Representative: Tommy Mann & Laura Hoffmann, Winstead PC

3. **Z123-377(JH)**

Jennifer Hiromoto
(CC District 9)

An application to amend Specific Use Permit No. 216 for a private club on property zoned an R-7.5(A) Single Family District at the terminus of Arturo Drive, southwest of Lakeland Drive.

Staff Recommendation: **Hold under advisement until January 9, 2014.**

Applicant: Fraternal Order of Eagles

Representative: Michael Coker

Zoning Cases – Under Advisement:

4. **Z123-348(RB)**

Richard Brown
(CC District 8)

An application for an LI Light Industrial District on property zoned an A(A) Agricultural District on property along the southeast line of Cedardale Road, east of Lancaster Road.

Staff Recommendation: **Denial**

Applicant: Sowell Lancaster Partners, L.P.

Representative: Gladys Bowens, Masterplan

U/A From: December 5, 2013

5. **Z123-148(WE)**
Warren Ellis
(CC District 11)
An application for a Planned Development District for non-residential uses on property zoned a GO(A) General Office District on the northeast corner of Steppington Drive and Riverfall Drive.
Staff Recommendation: **Hold under advisement until January 9, 2014.**
Applicant: Steppington SLJ/McKinney L.P.
Representative: MASTERPLAN - Maxwell Fisher
U/A From: July 11, 2013, August 8, 2013 and September 26, 2013
6. **Z123-340(WE)**
Warren Ellis
(CC District 2)
An application for an amendment to Planned Development District No. 759 for RR Regional Retail District uses in an area generally bounded by West Mockingbird Lane, Forest Park Road, Empire Central and Maple Avenue.
Staff Recommendation: **Approval**, subject to a conceptual plan and revised conditions.
Applicant: Mockingbird Venture Partners, LLC
Representative: Bill Dahlstrom – Jackson Walker
U/A From: October 24, 2013, November 7, 2013 and November 21, 2013

Zoning Cases – Individual:

7. **Z123-193(WE)**
Warren Ellis
(CC District 14)
An application for a Planned Development Subdistrict for multiple family uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the west line of Cole Avenue, north of Hester Avenue.
Staff Recommendation: **Denial**
Applicant: Travis Cole 2012 Apartments, LP
Representative: Dallas Cothrum, MASTERPLAN
8. **Z134-113(WE)**
Warren Ellis
(CC District 7)
An application for a new subdistrict within Planned Development District No. 764, the Second Avenue Special Purpose District on the southwest line of Second Avenue, northwest of Hatcher Street.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: Mario Diaz
Representative: Cheryl McNeil
9. **Z123-335(MW)**
Megan Wimer
(CC District 2 & 14)
An application for a Planned Development District on property zoned a CR Community Retail District and a D(A) Duplex District with H/128 Historic Overlay District No. 128 (Junius Heights), northeast of South Beacon Street, southeast of Columbia Avenue and northwest of Alton Avenue.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Robert Fragosa & Guadalupe Moreno
Representative: Masterplan, Santos Martinez

10. **Z134-108(JH)**
Jennifer Hiromoto
(CC District 2)
- An application for a Specific Use Permit for a liquor store on property zoned Subarea 10 within Planned Development District No. 298, the Bryan Area Special Purpose District, at the east corner of Live Oak Street and North Haskell Avenue.
- Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal of additional two-year periods, subject to a site plan and conditions.
- Applicant: Diana E. Haynes
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Other Matters

Minutes: December 5, 2013

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, December 19, 2013

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, December 19, 2013, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider (1) **DCA 134-001** - Consideration of amending the Dallas Development Code to amend Conservation District regulations.

TRANSPORTATION COMMITTEE MEETING - Thursday, December 19, 2013, City Hall, 1500 Marilla Street, in Council Chambers at 9:00 a.m., to consider the following: (1) Sylvan Avenue from IH-30 to Colorado Boulevard – change designation from 6 lane divided to 4 lane divided with bicycle lanes; and (2) Victory Park Street Conversions and Modifications (N. Houston Street and Victory Avenue) – Convert streets from one-way to two-way and add bicycle facilities.

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

EXECUTIVE SESSION NOTICE

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

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

CITY PLAN COMMISSION**THURSDAY, DECEMBER 19, 2013****FILE NUMBER:** S134-038**Subdivision Administrator:** Paul Nelson**LOCATION:** Irving Boulevard at Regal Row, southeast corner**DATE FILED:** November 20, 2013**ZONING:** IR**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 7.77 Acres**MAPSCO:** 32Z**APPLICANT/OWNER:** Trans Freight

REQUEST: An application to create one 7.77-acre lot from a tract of land in City Block 7710 on property located at the intersection of Irving Boulevard with Regal Row, southeast corner.

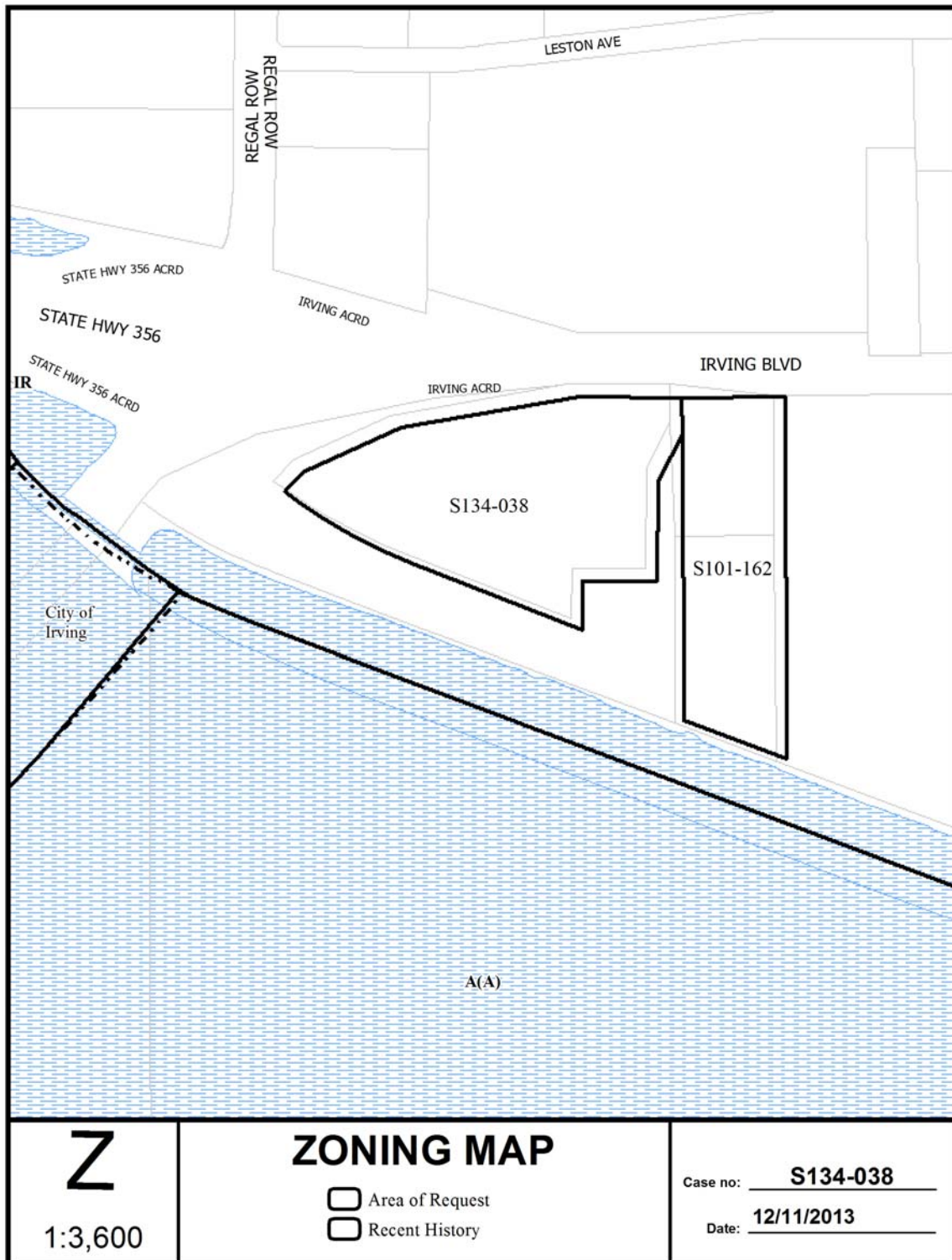
SUBDIVISION HISTORY:

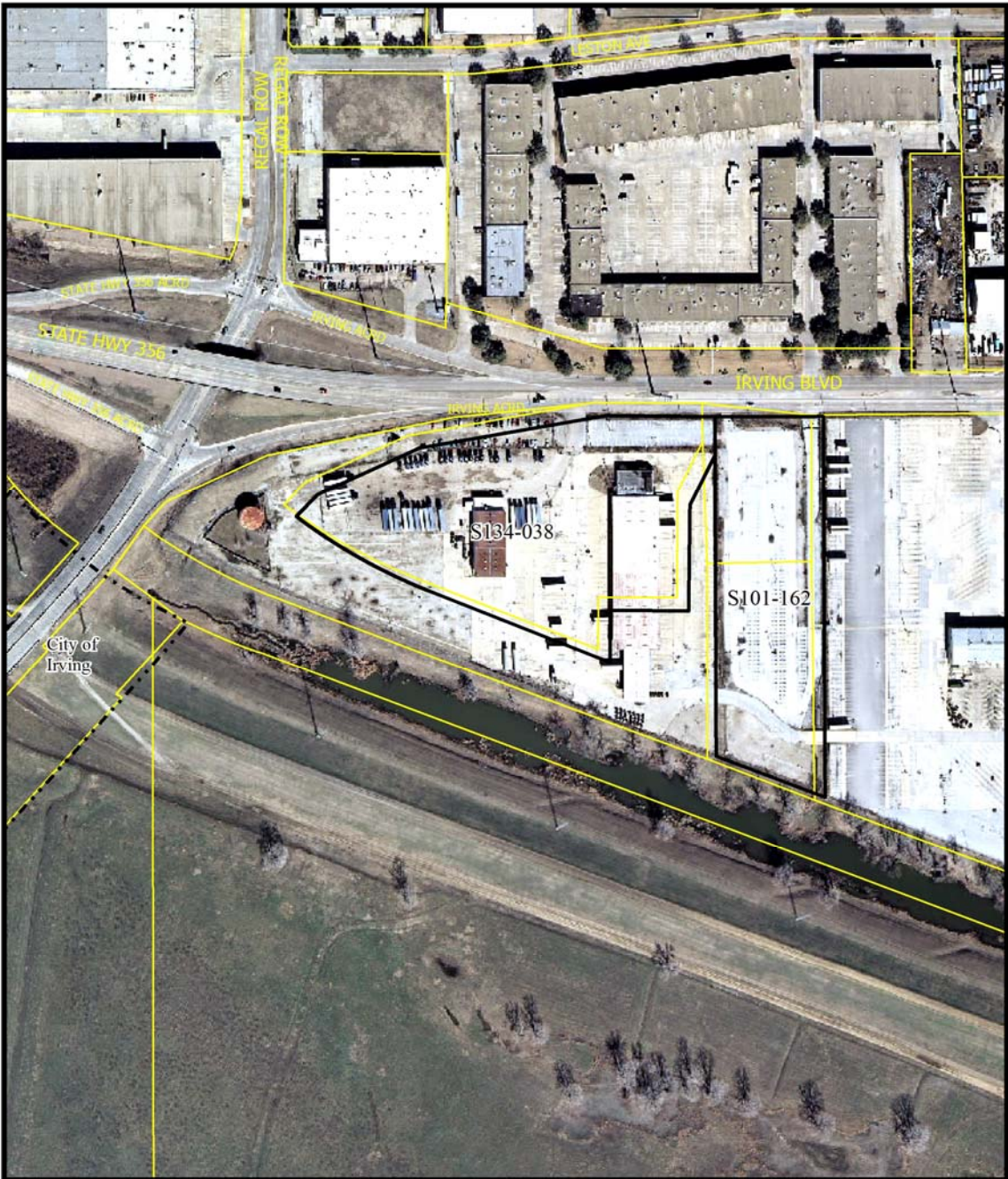
1. S101-162 was an application to create a 4.78 acre lot from a tract of land, being the same property as the current request, in City Block 7710 on Irving Boulevard between Nooner Drive and Regal Row. The request was approved on October 6, 2011 but was not recorded.

STAFF RECOMMENDATION: The request 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 the International Fire Code section 508, Appendix C.
6. Any new or existing structure may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. 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 show how all adjoining right-of-way was created.
15. On the final plat show two control monuments.
16. On the final plat monument all set corners per the monumentation ordinance.
17. Prior to submittal of the final plat submit documentation that no building lies over the southerly property line.
18. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings, development, water and wastewater service locations with service sizes.
19. 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.
20. On the final plat change "Old South Highway 356 (Irving Boulevard)" to Irving Boulevard (State Highway No. 356).
21. On the final plat identify the property as Lot 1 in City Block B/7710.





<p>Z</p> <p>1:3,600</p>	<p>AERIAL MAP</p> <p><input type="checkbox"/> Area of Request</p> <p><input type="checkbox"/> Recent History</p>	<p>Case no: <u>S134-038</u></p> <p>Date: <u>12/11/2013</u></p>
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STATE OF TEXAS
 COUNTY OF DALLAS

1. I, Gary E. Johnson, a Registered Professional Land Surveyor, licensed by the State of Texas, certify that I have personally surveyed the above described land and that the same is correctly and accurately shown on the attached plat. I have also personally examined the original survey records and the same are correctly and accurately shown on the attached plat. I have also personally examined the original survey records and the same are correctly and accurately shown on the attached plat. I have also personally examined the original survey records and the same are correctly and accurately shown on the attached plat.

RELEASED FOR REVIEW
 11/22/2013

DATE OF SURVEY: 11/22/2013
 COUNTY OF DALLAS
 DISTRICT OF DALLAS COUNTY



ENGINEER
 TRANSPORTATION ENGINEERS, INC.
 4700 IRVING BOULEVARD, SUITE 200
 DALLAS, TEXAS 75247
 P: 972-271-1363
 F: 972-271-8163

OWNER'S DECLARATION
 I, the undersigned, hereby certify that I am the owner of the above described land and that the same is correctly and accurately shown on the attached plat. I have also personally examined the original survey records and the same are correctly and accurately shown on the attached plat.

DATE: 11/22/2013
 COUNTY OF DALLAS
 DISTRICT OF DALLAS COUNTY

PRELIMINARY PLAT
 TRANS FREIGHT ADDITION
 LOT 1, BLOCK 7710
 S.A. & M.G. RAILROAD SURVEY
 CITY OF DALLAS, TEXAS
 CITY PLAN FILE NO. 3134008

CITY PLAN COMMISSION**THURSDAY, DECEMBER 19, 2013****FILE NUMBER:** S134-041**Subdivision Administrator:** Paul Nelson**LOCATION:** Preston Road at Dilbeck Lane southwest corner**DATE FILED:** November 22, 2013**ZONING:** RR**CITY COUNCIL DISTRICT:** 11 **SIZE OF REQUEST:** 4.465 Acres**MAPSCO:** 15P**APPLICANT/OWNER:** Preston Valley View Ltd.

REQUEST: An application to create one 0.457-acre lot, and one 4.008 acre lot from a 4.465-acre tract of land in City Block 7438 on property located at 13302 Preston Road at Dilbeck Lane, southwest corner.

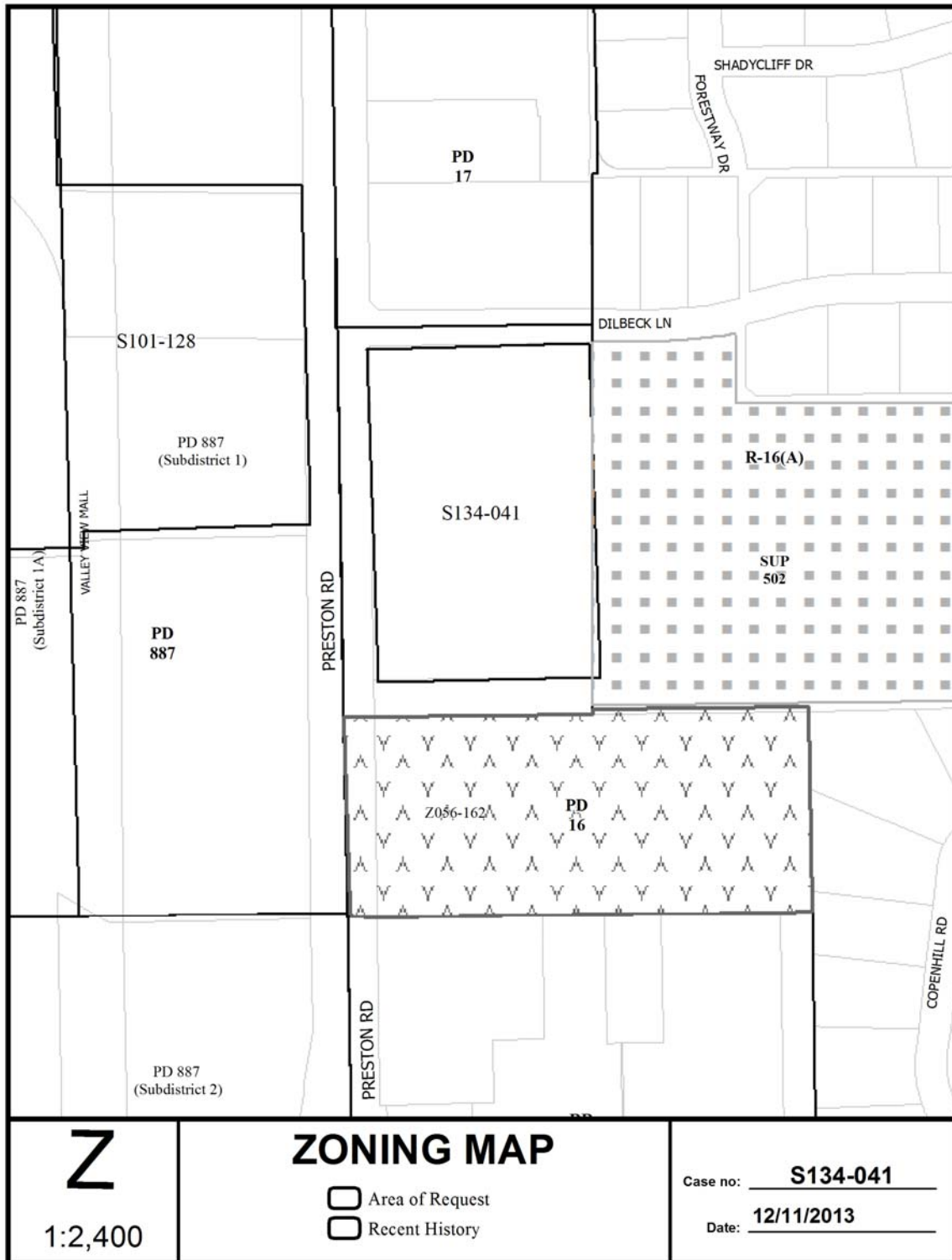
SUBDIVISION HISTORY:

1. S123-222 was an application on the same property as the present request to create two lots, one 0.457 acre lot and one 4.008 acre lot from a 4.465 acre tract of land located at 13302 Preston Road. The request was approved on August 22, 2013 and withdrawn on November 23, 2013.
2. S056-062 was an application on the same property as the current request and was an application to replat Lot 1, Block 7438 and a tract of land in Block 7438 into one, 4.96 acre lot at the southeast corner of Preston Road and Dilbeck Lane. The application was approved on December 15, 2005 but was not recorded.

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

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with International Fire Code, Section 508, Appendix C.
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. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 2.
11. 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 a 10 foot by 10 foot corner clip at Preston Road and Dilbeck Lane.
14. Add a note on the final plat that states: "Any new access or modification to Road requires TxDOT approval."
15. On the final plat show how all adjoining right-of-way was created.
16. On the final plat show the recording information on all existing easements within 150 feet of the property.
17. On the final plat monument all set corners per the monumentation ordinance.
18. On the final plat show the distance/width of the street easement for Dilbeck Lane as a 60 foot street easement. across Dilbeck Lane.
19. On the final plat show two control monuments.
20. On the final plat chose a new addition name.
21. On the final plat identify and label abandoned Dilbeck Lane with "Ordinance # 8594".
22. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings and development.
23. Water/wastewater main extension may be required by Private Development Contract.
24. On the final plat identify the property as Lots 1 and 2.in City Block A/7438.





<p>Z</p> <p>1:2,400</p>	<p>AERIAL MAP</p> <p><input type="checkbox"/> Area of Request</p> <p><input type="checkbox"/> Recent History</p>	<p>Case no: <u>S134-041</u></p> <p>Date: <u>12/11/2013</u></p>
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OWNER'S CERTIFICATE
COUNTY OF DALLAS
CITY OF DALLAS

I, the undersigned, do hereby certify that I am the owner of the property described in the plat hereunto attached, and that the same is as shown on said plat, and that I have no claim or interest in the same, and that I have no objection to the same being recorded in the public records of the County of Dallas, Texas.

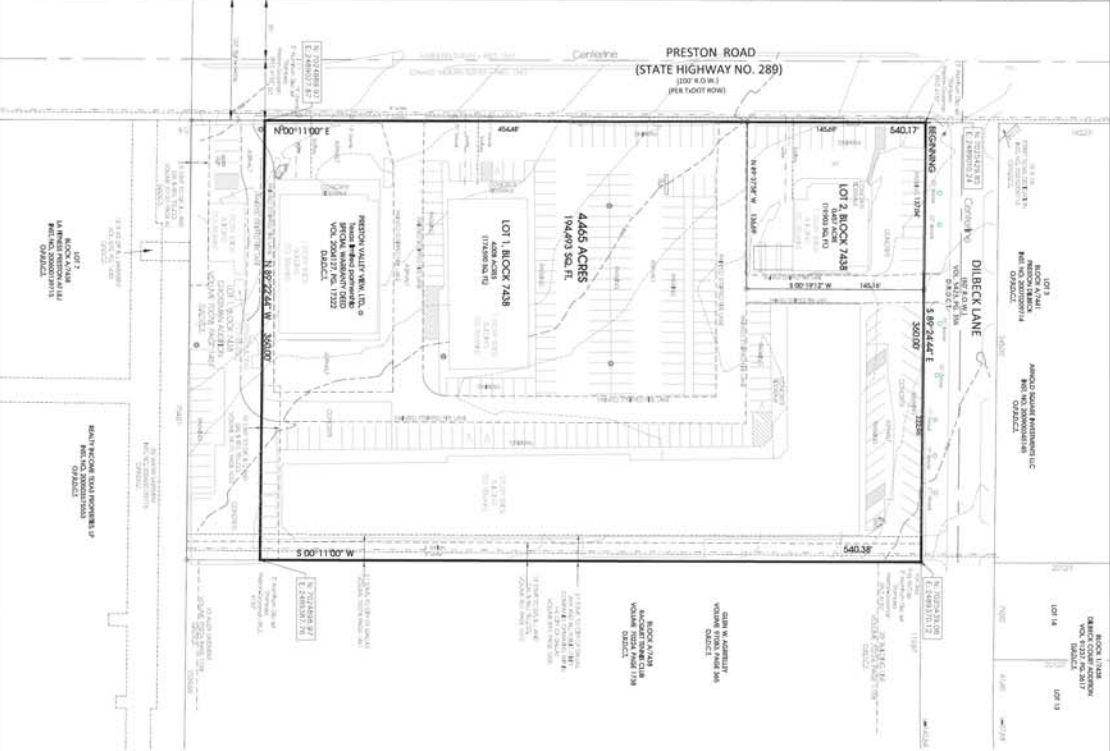
PRELIMINARY PLAT
PRESTON - DIBECK ADDITION
LOTS 1 & 2 BLOCK 7438
EDWARD WARREN SURVEY, SUBTRACT NO. 1943
CITY OF DALLAS
DALLAS COUNTY, TEXAS

City of Dallas
1500 North Akard Street
DALLAS, TEXAS 75201

City of Dallas
1500 North Akard Street
DALLAS, TEXAS 75201

City of Dallas
1500 North Akard Street
DALLAS, TEXAS 75201

City of Dallas
1500 North Akard Street
DALLAS, TEXAS 75201



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COUNTY OF DALLAS
CITY OF DALLAS

I, the undersigned, do hereby certify that I am the owner of the property described in the plat hereunto attached, and that the same is as shown on said plat, and that I have no claim or interest in the same, and that I have no objection to the same being recorded in the public records of the County of Dallas, Texas.

PRELIMINARY PLAT
PRESTON - DIBECK ADDITION
LOTS 1 & 2 BLOCK 7438
EDWARD WARREN SURVEY, SUBTRACT NO. 1943
CITY OF DALLAS
DALLAS COUNTY, TEXAS

City of Dallas
1500 North Akard Street
DALLAS, TEXAS 75201

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1500 North Akard Street
DALLAS, TEXAS 75201

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COUNTY OF DALLAS
CITY OF DALLAS

I, the undersigned, do hereby certify that I am the owner of the property described in the plat hereunto attached, and that the same is as shown on said plat, and that I have no claim or interest in the same, and that I have no objection to the same being recorded in the public records of the County of Dallas, Texas.

PRELIMINARY PLAT
PRESTON - DIBECK ADDITION
LOTS 1 & 2 BLOCK 7438
EDWARD WARREN SURVEY, SUBTRACT NO. 1943
CITY OF DALLAS
DALLAS COUNTY, TEXAS

City of Dallas
1500 North Akard Street
DALLAS, TEXAS 75201

City of Dallas
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City of Dallas
1500 North Akard Street
DALLAS, TEXAS 75201

City of Dallas
1500 North Akard Street
DALLAS, TEXAS 75201

CITY PLAN COMMISSION**THURSDAY, DECEMBER 19, 2013****FILE NUMBER:** S134-042**Subdivision Administrator:** Paul Nelson**LOCATION:** Manderville Lane between Manderville Lane and Midtown Boulevard**DATE FILED:** November 22, 2013**ZONING:** PD 745, Tract D**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 14.873 Acres **MAPSCO:** 26F**APPLICANT/OWNER:** Provident Realty Advisors, Inc. / Embrey Partners, Ltd.

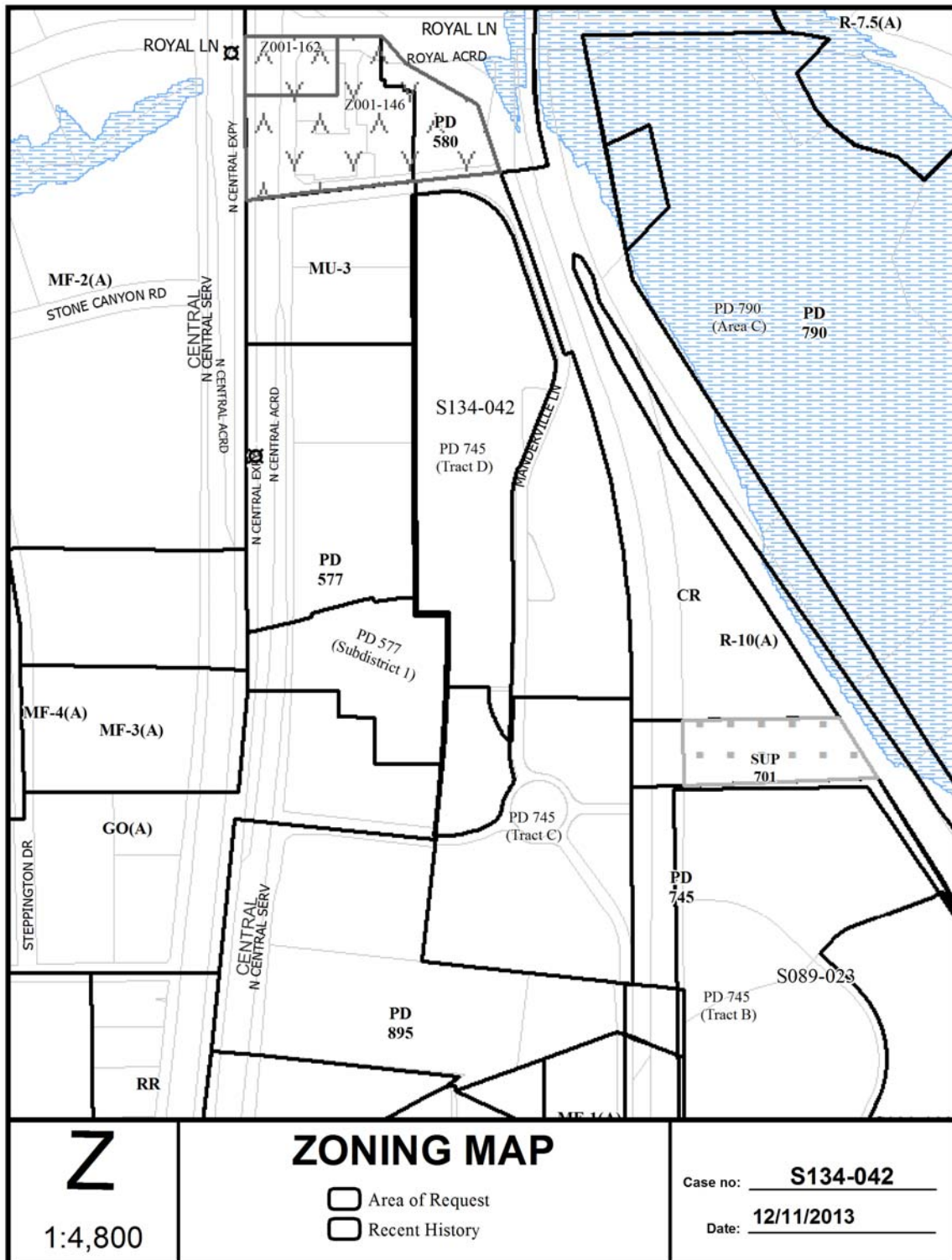
REQUEST: An application to replat a 14.873 -acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block A/7291 into one 14.873 acre lot on property fronting on the west line of Manderville Lane between Manderville Lane and Midtown Boulevard.

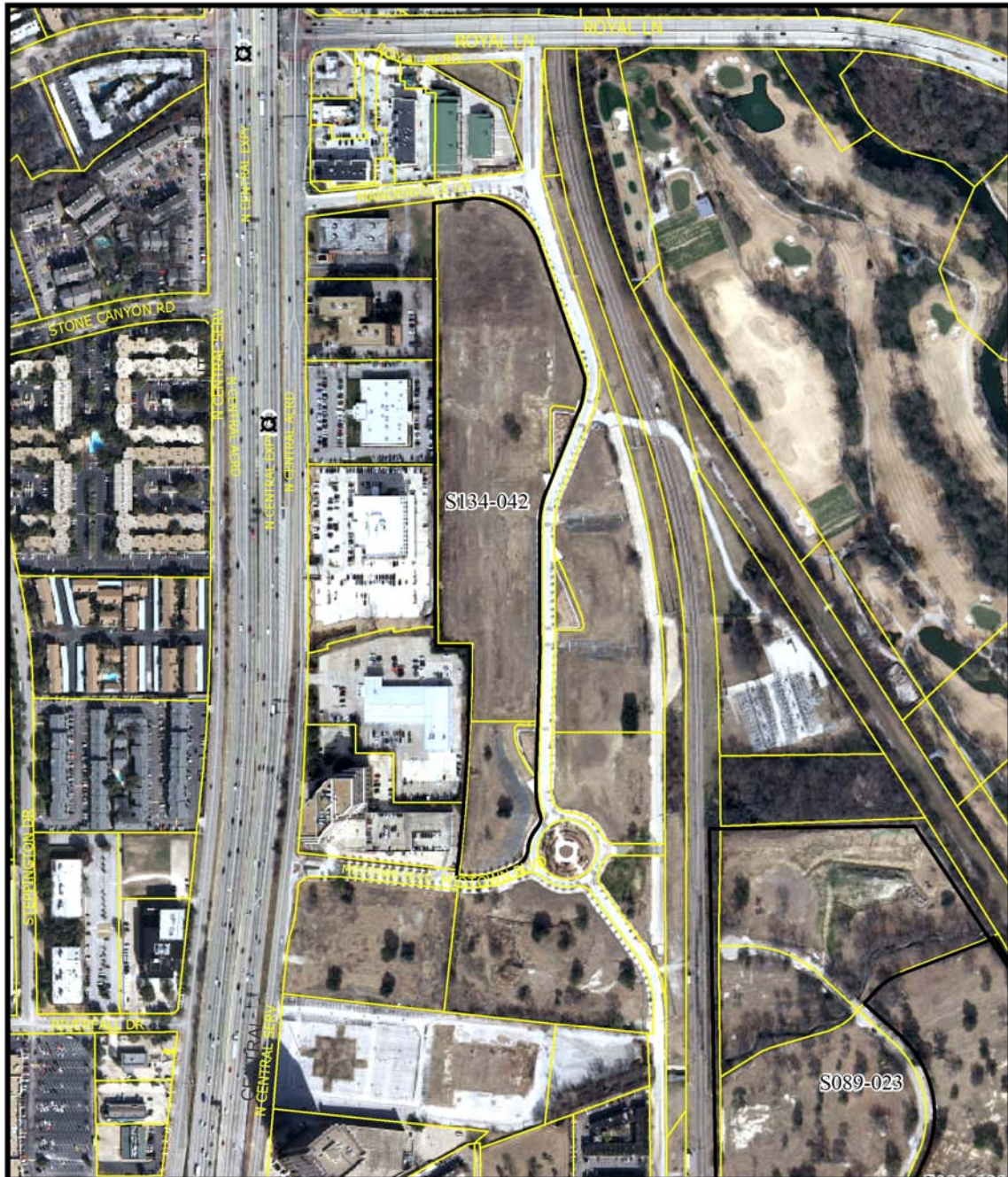
SUBDIVISION HISTORY: There has been no recent plat activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 745 District; therefore, staff recommends approval subject to compliance with the following conditions:

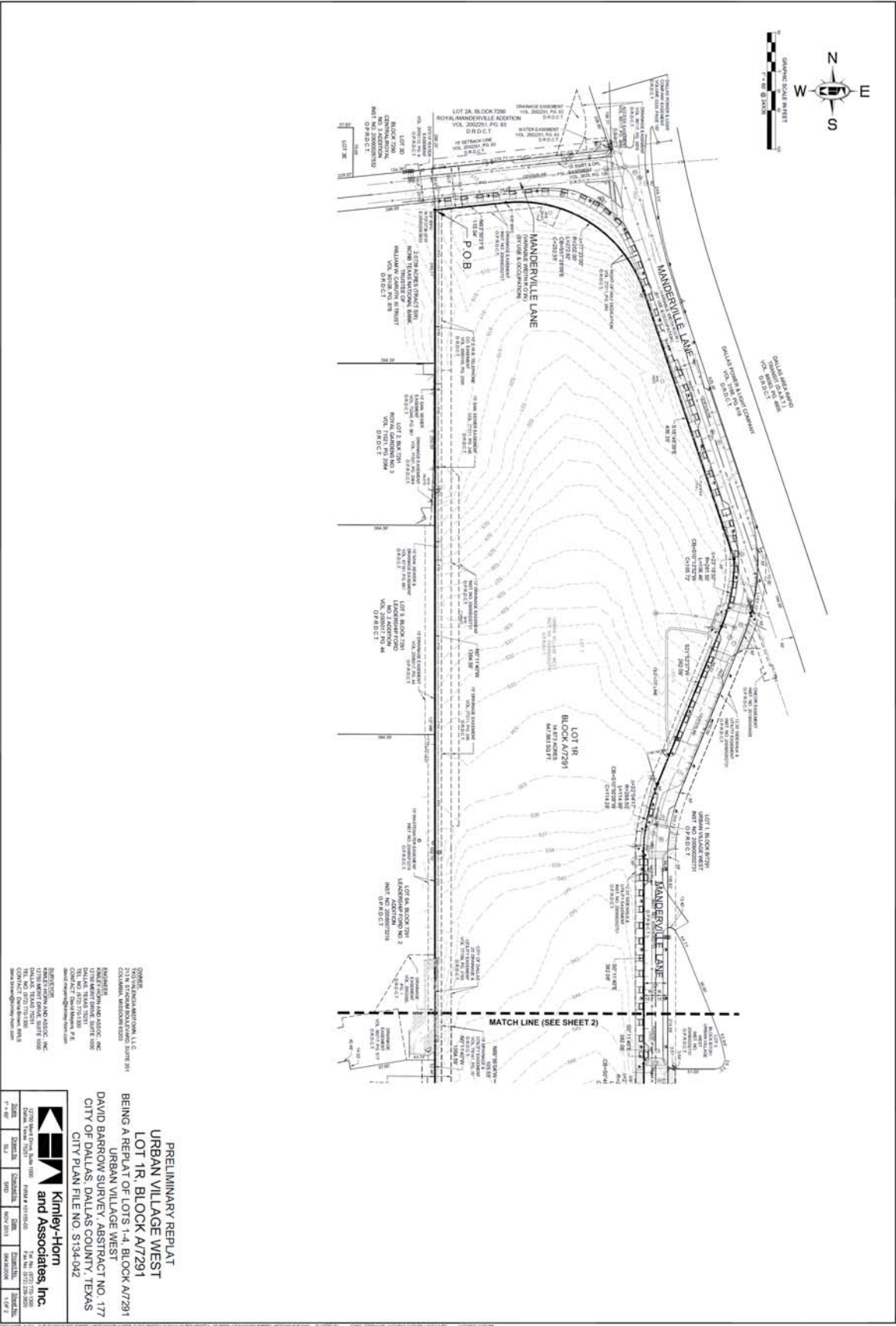
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with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

9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 1.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.
12. 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. Provide a detailed lot grading plan prepared by a Professional Engineer to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center.
15. On the final plat dedicate 28 feet of right-of-way, street easement, public utility, sidewalk easement from the established center line of Manderville Lane.
16. On the final plat show how all adjoining right-of-way was created.
17. On the final plat show the recording information on all existing easements within 150 feet of the property.
18. On the final plat show two control monuments.
19. Chose a different addition name for the final plat.
20. On the final plat show the distances/width of right-of-way across Manderville Lane.
21. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings, development, water and wastewater service locations with service sizes.
22. Water/wastewater main extension may be required by Private Development Contract.
23. On the final plat identify the property as Lot 1A in City Block A/7291.





<p>Z</p> <p>1:4,800</p>	<p>AERIAL MAP</p> <p><input type="checkbox"/> Area of Request</p> <p><input type="checkbox"/> Recent History</p>	<p>Case no: <u>S134-042</u></p> <p>Date: <u>12/11/2013</u></p>
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OWNER:
 REVOLUTIONARY AMERICAN, L.L.C.
 COLUMBIA, MISSOURI 65203

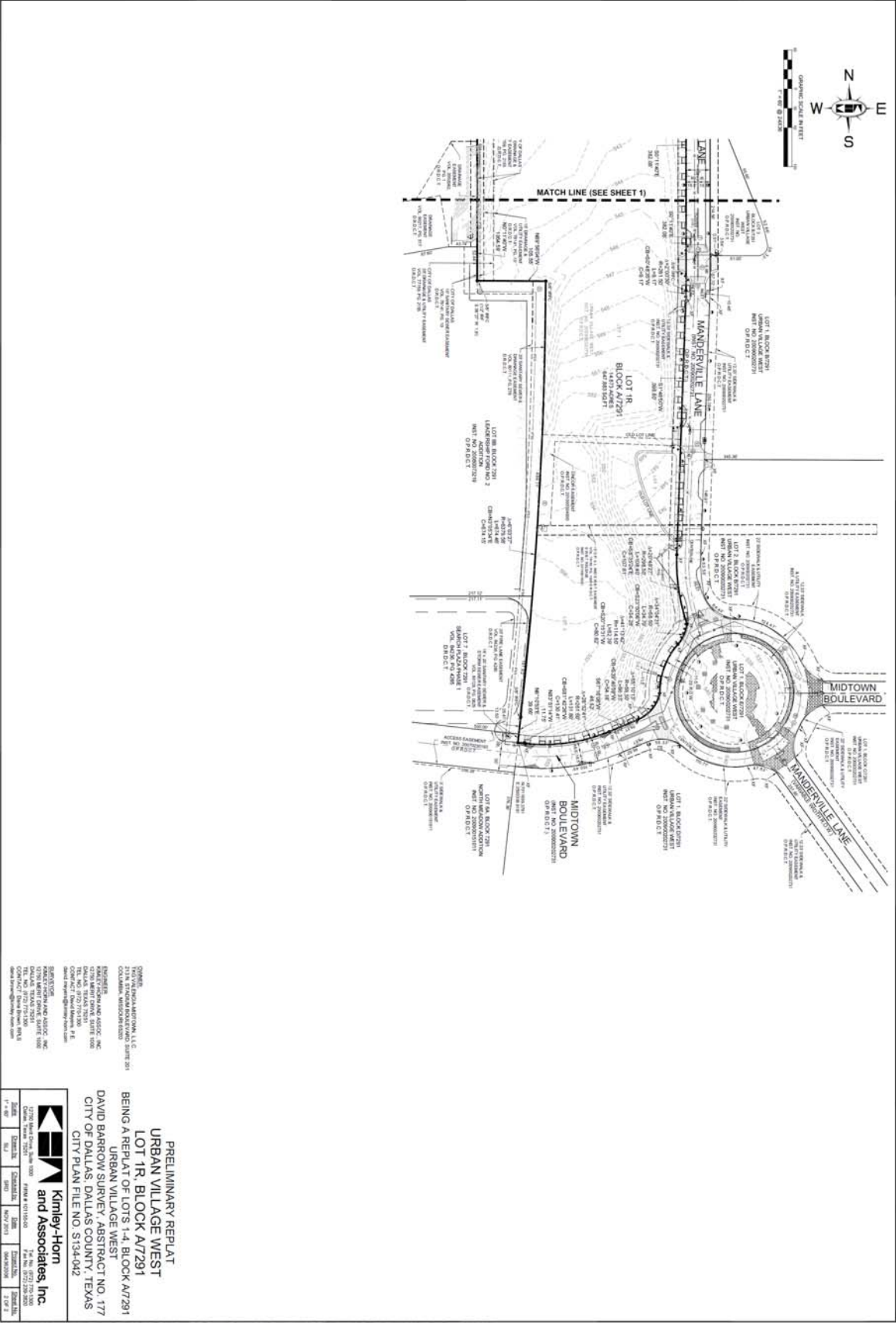
ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 DALLAS, TEXAS 75201
 CONTRACT NO. 1273-13-000
 CONTRACT OF David Wayne, PE
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF TEXAS AND LICENSE NO. 3693
 DALLAS, TEXAS 75201
 TEL. NO. 214-733-8800
 EMAIL: dw@kimley-horn.com

PRELIMINARY REPLAT
 URBAN VILLAGE WEST
 LOT 1R, BLOCK A/7291
 BEING A REPLAT OF LOTS 1-4, BLOCK A/7291
 URBAN VILLAGE WEST
 DAVID BARROW SURVEY, ABSTRACT NO. 177
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S134-042

Kimley-Horn and Associates, Inc.

12700 Walnut Creek, Suite 1000
 Dallas, Texas 75221
 Phone: 214-733-8800
 Fax: 214-733-2900
 Email: info@kimley-horn.com

DATE	DESCRIPTION
12/11/13	PRELIMINARY
12/11/13	REVISION
12/11/13	REVISION
12/11/13	REVISION
12/11/13	REVISION



OWNER:
 TROY AND KATHY MORTON, L.L.C.
 1701 W. WINDYBROOK DRIVE
 COLUMBIAN, WISCONSIN 53001

ENGINEER:
 DAVID BARROW SURVEY AND MAPPING, INC.
 1701 W. WINDYBROOK DRIVE
 COLUMBIAN, WISCONSIN 53001
 CONTRACT: David Barrow, P.E.
 PROJECT: Preliminary Replat

PLATTING AND RECORDING:
 KIMBLEY-HORN AND ASSOCIATES, INC.
 12301 W. HUNTERS GREEN DRIVE
 DALLAS, TEXAS 75244
 PHONE: 972.382.2200
 FAX: 972.382.2201
 EMAIL: khs@kimbley-horn.com

PRELIMINARY REPLAT
 URBAN VILLAGE WEST
 LOT 1R, BLOCK A7291
 BEING A REPLAT OF LOTS 1-4, BLOCK A7291
 URBAN VILLAGE WEST
 DAVID BARROW SURVEY, ABSTRACT NO. 177
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S134-042

Kimbley-Horn
 and Associates, Inc.

12301 W. HUNTERS GREEN DRIVE
 DALLAS, TEXAS 75244
 PHONE: 972.382.2200
 FAX: 972.382.2201
 EMAIL: khs@kimbley-horn.com

CITY PLAN COMMISSION**THURSDAY, DECEMBER 05, 2013****FILE NUMBER:** S134-044**Subdivision Administrator:** Paul Nelson**LOCATION:** Keller Springs Road, between the Dallas North Tollway and Preston Road**DATE FILED:** November 25, 2013**ZONING:** PD 561**CITY COUNCIL DISTRICT:** 11 **SIZE OF REQUEST:** 17.261Acre**MAPSCO:** 5S**APPLICANT/OWNER:** LAGA, Ltd.

REQUEST: An application to create a 77 lot single family residential plat with Private Streets and three Shared Access Area Developments consisting of a total of 14 shared access lots from a 17.261 acre tract of land on Keller Springs Road, between the Dallas North Tollway and Preston Road.

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

STAFF RECOMMENDATION: The request complies with the requirements of PD 561 as amended; and with Section 51A-8.503(a) which states 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...". In addition the plat complies with Section 51A-4.411 (Shared Access Requirements) therefore; staff recommends approval subject to compliance with the following conditions:

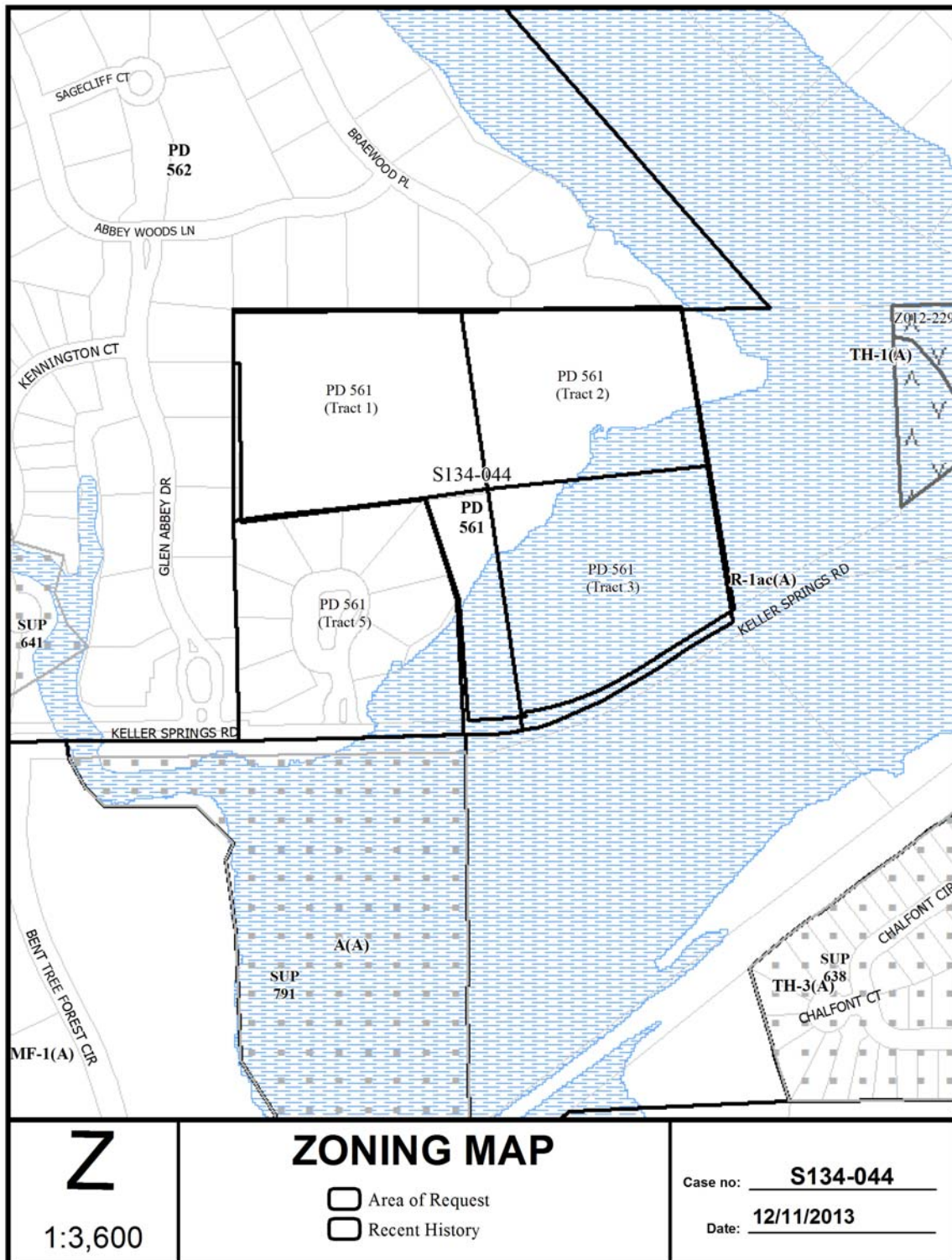
1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Development Services, Engineering Division must verify that the plat conforms with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

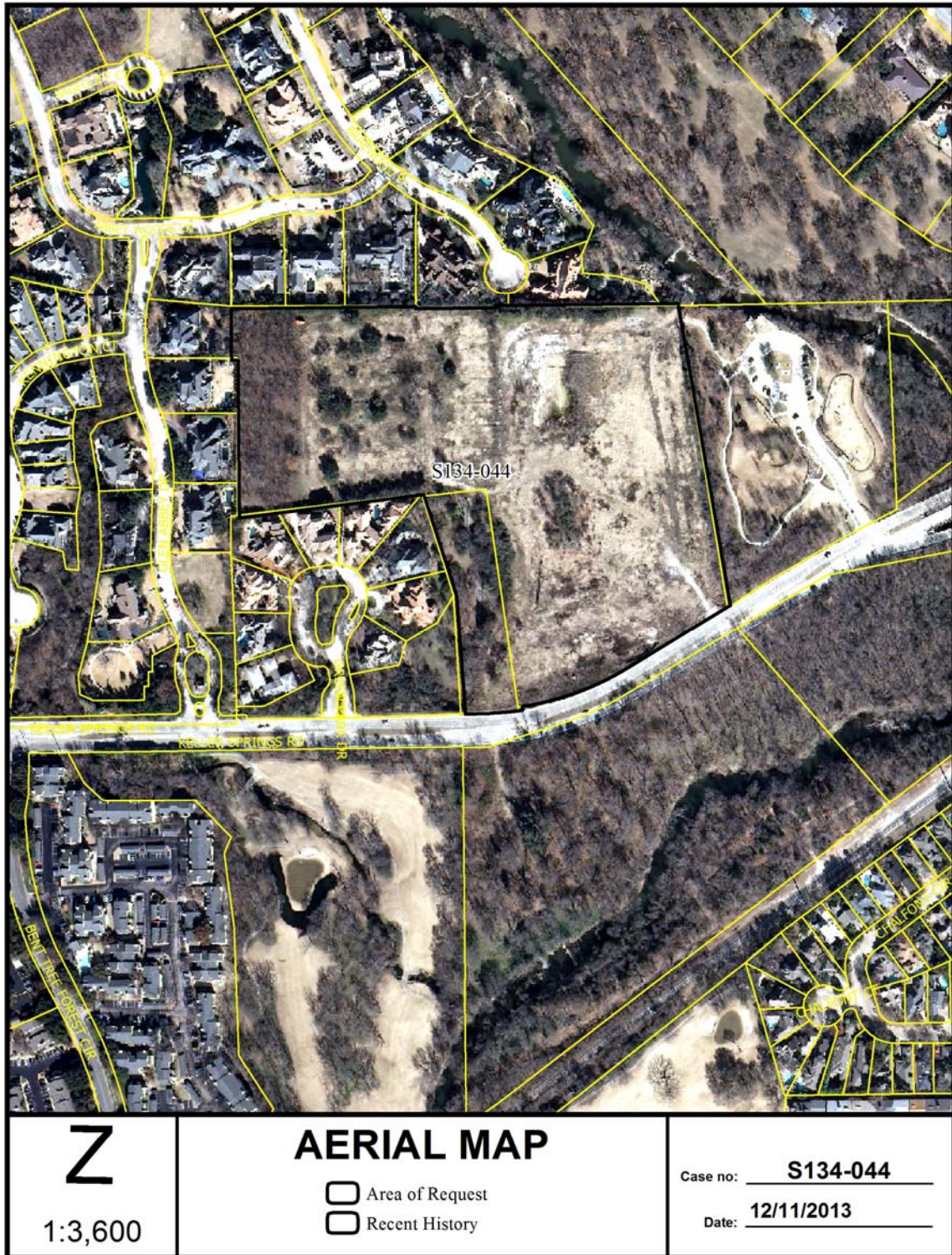
- plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
 9. On the final plat monument all set corners per the Monumentation Ordinance.
 10. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
 11. The final plat shall limit the number of lots to a maximum of 77.
 11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval."
 12. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
 13. 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.
 14. On the final plat dedicate 40 feet of right-of-way from the established center line of Keller Springs Road.
 15. On the final plat dedicate a 3 foot wide traffic barrier along the north line of Keller Springs Road in accordance with Section 8.618 of the Dallas Development Code.
 16. Private streets are governed by Section 51A-8.604(d)
 17. The shared access area must front a minimum width of 20 feet on proposed Abby Creek Way.
 18. The shared access area must front a minimum width of 40 feet on proposed Pheasant Run Drive.
 19. The shared access area must front a minimum width of 60 feet on proposed Devenstone Place, per the approved Development plan.
 20. The Shared Access Area easements must be a minimum width of 20 feet with a minimum paving width of 18 feet.
 21. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater mains must be provided within the center of the Shared Access Area easements & labeled as such on the face of the plat.
 22. No building permit may be issued to authorize work in the shared access development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and all requirements of the shared access area have been met.

23. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411 of Volume Three of the Dallas City Code, as amended.
24. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description and map of the shared access area as part of an attachment to the easement document.
25. For frontage purposes and determining building setback lines only, all of the property in the shared access developments are considered to be one lot.
26. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a private street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from a private street or alley.
27. Include the words "Shared Access Development" in the title block of the final plat.
28. Add a note to the final plat stating "This development is restricted to single family dwellings only."
29. On the final plat show 0.25 guest parking spaces per lot on the plat. Such spaces may be provided in the Shared Access Area as long as they are not located over a water/wastewater easement.
30. Place a note on the final plat stating: "No vehicular access is permitted to contiguous property outside the platted property from the shared access area except to a public street or City Council approved private street."
31. The guest parking spaces shown on the preliminary plat need to be 22 feet long in order to provide adequate maneuvering area.
32. If a guard house is provided, it must be at least 30 feet north of the north line of Keller Springs Road.
33. The Shared Access Area Easements must be terminated a minimum of 3 feet from the adjacent property or right-of-way.
34. On the final plat provide City of Dallas approved street names for the Shared Access Area Easements. Contact the Dallas Water Utilities Department, GIS Section to obtain approved street names.
35. On the final plat monument all set corners per the monumentation provisions of Section 51A-8.617 of the Dallas Development Code. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
36. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.

37. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings, development, water and wastewater service locations with service sizes.
38. Water/wastewater main extension is required by Private Development Contract.
39. Fire hydrant(s) required by Private Development Contract.
40. Prior to final plat contact street name coordinator for help selecting appropriate name for the mutual access drive.
41. On the final plat identify the properties as City Block 2/8213 Lots 1 through 9, City Block 3/8213 Lots 1 through 53, City Block 4/8213 Lots 1 through 15.
42. On the final plat identify the Common Areas as "Common Area A through Common Area through Infinity."
43. A Home Owners Association must be formed, and reviewed and approved by the City Attorney's Office prior to submittal of the final plat for signature by the Chairman.
44. Abbey Creek Way, Devenstone Place, Fawn Wood Drive, Edge hill Drive, Pheasant Run Drive, and Holly Cove Street must be designed and constructed in accordance with the City of Dallas, Department of Sustainable Development & Construction, Engineering Division requirements.
45. On the final plat determine the 100 year water surface elevation across the plat.
46. 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.
47. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain).
48. On the final plat specify the minimum fill and minimum finished floor elevations.
49. On the final plat show the natural channel set back from the crest of the natural channel.
50. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set.
51. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
52. On the final plat show how all adjoining right-of-way was created.
53. On the final plat monument all set corners.
54. On the final plat show two control monuments.
55. The access easement must be recorded by separate instrument and the recording information placed on the face of the plat.
56. Remove proposed building lines from the face of the plat.

57. On the final plat provide an ingress-egress and maintenance easement on each zero lot line lot.
58. On the final plat add a 3 foot barrier easement at the east end of the shared access area off of Pheasant Run Drive and at the end of the shared access drive off of Devenstone Place.
59. On the final plat use the correct owner's dedication document.
60. On the final plat provide a blowup drawing of the detail for zero lot line lots with a 3 foot access and maintenance easement shown.
61. On the final plat label "Green Park Drive" in its right-of-way.
62. Contact the Street Name Coordinator for help in selecting appropriate names for the private streets and the Shared Access easements.





LEGEND

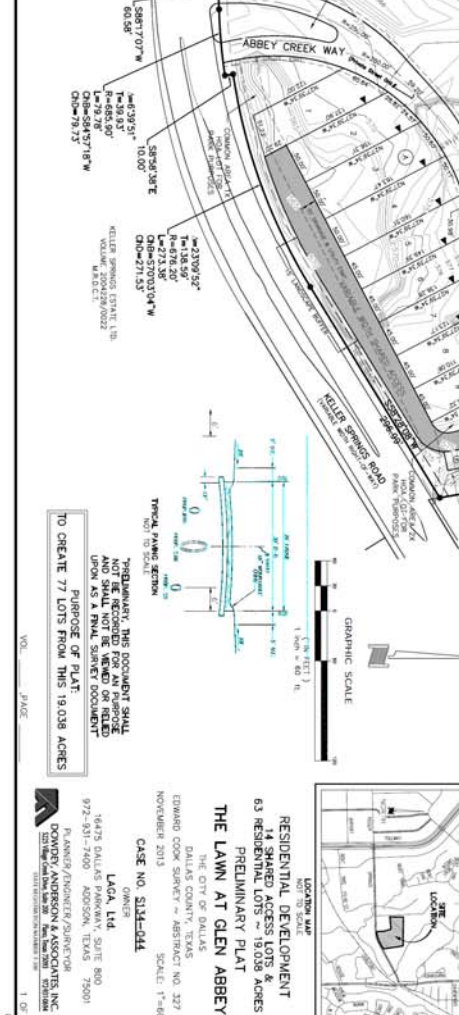
PAVED - PAVED DRIVEWAY EXHIBIT
 SW - SWIMMING POOL EXHIBIT
 BR - BRICK EXHIBIT
 RE - RESIDUAL EXHIBIT
 WE - WALL W/ UNFINISHED EXHIBIT
 MA - METAL ACCESS EXHIBIT
 PR - PAVED EXHIBIT
 ST - STONETOP EXHIBIT
 CH - CHIMNEY EXHIBIT
 ST - STONETOP EXHIBIT
 ST - STONETOP EXHIBIT
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NOTES
 1. ALL LOT DIMENSIONS SHALL BE APPROVED BY THE CITY OF DALLAS, TEXAS.
 2. ALL LOT DIMENSIONS SHALL BE APPROVED BY THE CITY OF DALLAS, TEXAS.
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 10. ALL LOT DIMENSIONS SHALL BE APPROVED BY THE CITY OF DALLAS, TEXAS.

PROPERTY
 TO CREATE 77 LOTS FROM THIS 19.038 ACRES

RESIDENTIAL DEVELOPMENT
 63 RESIDENTIAL LOTS 15,038 ACRES
 PRELIMINARY PLAT
 THE LAWN AT GLEN ABBEY
 THE CITY OF DALLAS
 EDWARD COOK, SENIOR ASSISTANT NO. 327
 NOVEMBER 2013
 CASE NO. 13-14-44

LADA, LTD.
 14475 DALLAS PARKWAY, SUITE 800
 972-331-7400 ADDISON, TEXAS 75001
 PLANNING/DRAWING/SUPPLIER
 DOWNEY ANDERSON & ASSOCIATES, INC.
 1100 WEST LOOP WEST, SUITE 2000 DALLAS, TEXAS 75201



LOT AREA TABLE

LOT	ACRES	SQ. FT.	ACRES (AD)
1	0.2524	10,712	0.13
2	0.2408	10,371	0.13
3	0.2820	12,291	0.15
4	0.3142	13,774	0.16
5	0.3464	15,257	0.17
6	0.3786	16,740	0.18
7	0.4108	18,223	0.19
8	0.4430	19,706	0.20
9	0.4752	21,189	0.21

LOT AREA TABLE

LOT	ACRES	SQ. FT.	ACRES (AD)
10	0.5074	22,672	0.22
11	0.5396	24,155	0.23
12	0.5718	25,638	0.24
13	0.6040	27,121	0.25
14	0.6362	28,604	0.26
15	0.6684	30,087	0.27
16	0.7006	31,570	0.28
17	0.7328	33,053	0.29
18	0.7650	34,536	0.30
19	0.7972	36,019	0.31
20	0.8294	37,502	0.32
21	0.8616	38,985	0.33
22	0.8938	40,468	0.34
23	0.9260	41,951	0.35
24	0.9582	43,434	0.36
25	0.9904	44,917	0.37
26	1.0226	46,400	0.38
27	1.0548	47,883	0.39
28	1.0870	49,366	0.40
29	1.1192	50,849	0.41
30	1.1514	52,332	0.42
31	1.1836	53,815	0.43
32	1.2158	55,298	0.44
33	1.2480	56,781	0.45
34	1.2802	58,264	0.46

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
1	N 12° 24' 18" E	205.44
2	S 86° 28' 00" W	213.12
3	S 57° 15' 00" E	103.68
4	N 0° 10' 00" W	213.12
5	S 86° 28' 00" W	213.12
6	S 57° 15' 00" E	103.68
7	N 0° 10' 00" W	213.12
8	N 12° 24' 18" E	205.44

ROADWAY CURVE TABLE

CURVE	DELTA	BEARING	TANGENT	CHORD
1	125.60°	N 12.24° E	205.44	205.44
2	103.68°	S 86.28° W	213.12	213.12
3	103.68°	S 57.15° E	103.68	103.68
4	125.60°	N 0.10° W	213.12	213.12
5	103.68°	S 86.28° W	213.12	213.12
6	103.68°	S 57.15° E	103.68	103.68
7	125.60°	N 0.10° W	213.12	213.12
8	125.60°	N 12.24° E	205.44	205.44

CITY PLAN COMMISSION**THURSDAY, DECEMBER 5, 2013****FILE NUMBER:** S134-043**Subdivision Administrator:** Paul Nelson**LOCATION:** Dutch Harbor Avenue between Kiska Street and Luzon Street and Dutch Harbor Avenue between Solar Lane and Luzon Street**DATE FILED:** November 7, 2013**ZONING:** R-5(A)**CITY COUNCIL DISTRICT:** **SIZE OF REQUEST:** 1.372Acre**MAPSCO:** 56Z**APPLICANT/OWNER:** Triple J. Design & Construction / Gethsemane Missionary Baptist Church

REQUEST: An application to replat two tracts of land. Tract 1 being a 0.628-acre lot from a tract of land containing all of Lots 1, 2, 3, and 4 in City Block C/7647 on property located on Dutch Harbor Avenue between Kiska Street and Luzon Street. Tract 2 being an application to replat a 0.651-acre lot from a tract of land containing all of Lots 14, 26, 27, and 28 in City Block B/7647 on property located on Dutch Harbor Avenue between Solar Lane and Luzon Street.

SUBDIVISION HISTORY:

1. S123-081 was an application northwest of the present request on Kiska Street to create one 265.51 acre lot from a tract of land in City Blocks 7562, 7563 and 7657 on property located on Great Trinity Forest Way at the Trinity River and was approved on March 7, 2013 but has not been recorded yet.

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

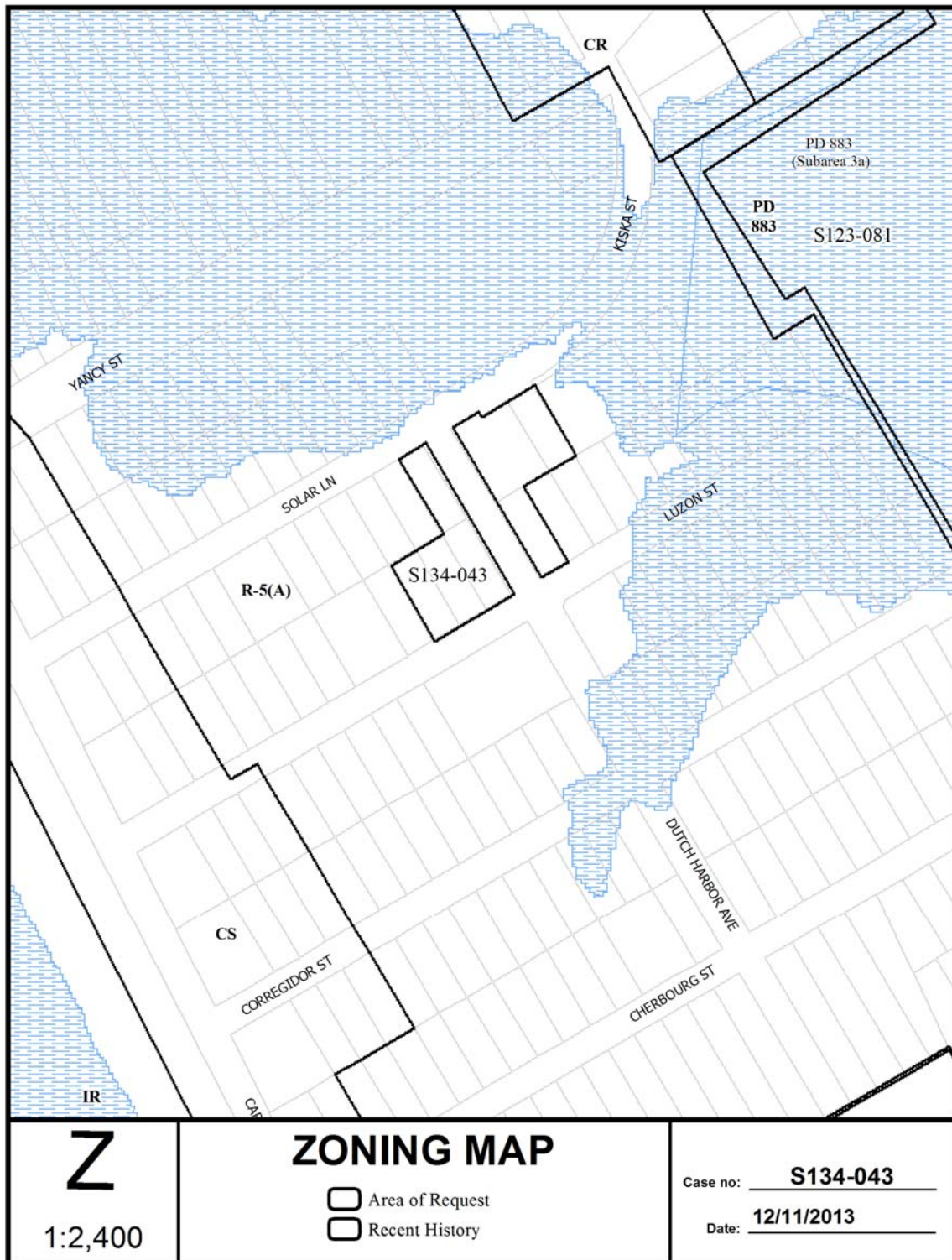
The proposed lot sizes are larger than the existing lots in the adjoining lots to the west, east and south in the R-5(A) area. The applicant is proposing two lots on Dutch Harbor Avenue. One lot is a 0.628-acre lot on the east line of Dutch Harbor Avenue between Solar Lane and Luzon Street; the other parcel is a 0.651-acre lot along the west line of Dutch Harbor Avenue between Solar Lane and Luzon Street.

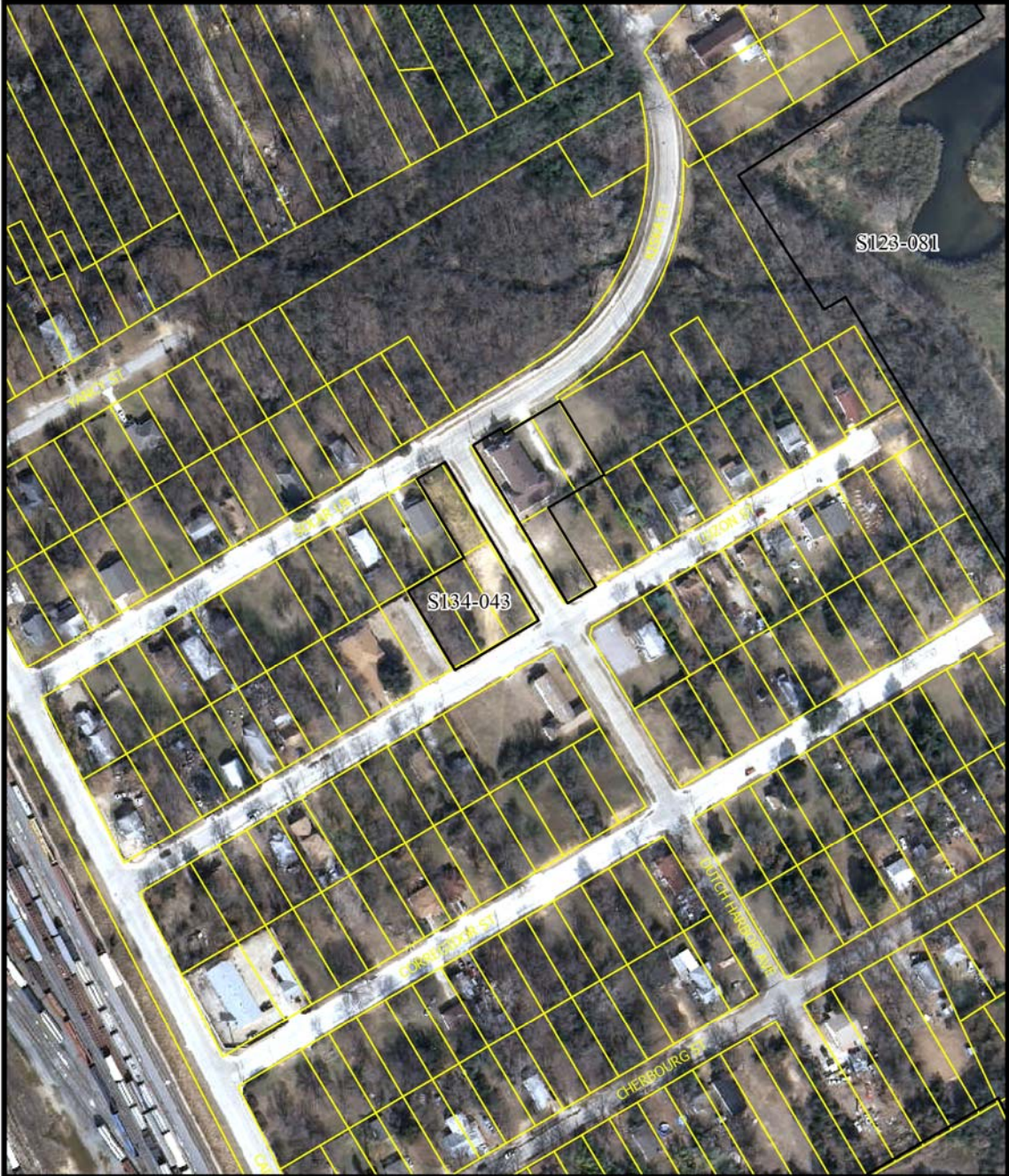
There appears that there are similar sized parcels at three of the four corners of Dutch Harbor Avenue and Solar Lane and at Dutch Harbor Avenue at Luzon Street. Three of the corners appear to have been replatted at some point in the past; therefore, staff recommends approval of the application subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.

2. Development Services, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas.
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard.
5. The number and location of fire hydrants must comply with the International Fire Code section 508, Appendix C.
6. Any new or existing structure may not extend across new property lines. In addition, any detached sign must be shown on the final plat.
7. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
8. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department.
10. The maximum number of lots permitted by this plat is 2.
11. 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. Detention may be required if the capacity of the available outfall is not adequate to carry the developed runoff.
14. On the final plat dedicate 28 feet of right-of-way from the established center lines of Dutch Harbor Avenue, Solar Lane, Kiska Street, and Luzon Street.
15. On the final plat create a 10 foot by 10 foot corner clip at all intersections of the 2 lots.
16. On the final plat show the recording information on all existing easements within 150 feet of the property.
17. On the final plat show 2 control monuments.

18. Site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed buildings, development, water/wastewater service locations with service sizes.
19. On the final plat indicate that the change from Solar Lane to Kiska Street with a diamond shaped symbol 150 feet east of the existing east line of Dutch Harbor Avenue.
20. On the final plat identify the property as Lot 14A, in City Block B/7647 and as Lot 1A in City Block C/7647.





Z

1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: **S134-043**

Date: **12/11/2013**



<h1>Z</h1> <p>1:2,400</p>	<h2>NOTIFICATION</h2>		Case no: S134-043
	<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;">39</div> NUMBER OF PROPERTY OWNERS NOTIFIED		Date: 12/11/2013

Notification List of Property Owners

S134-043

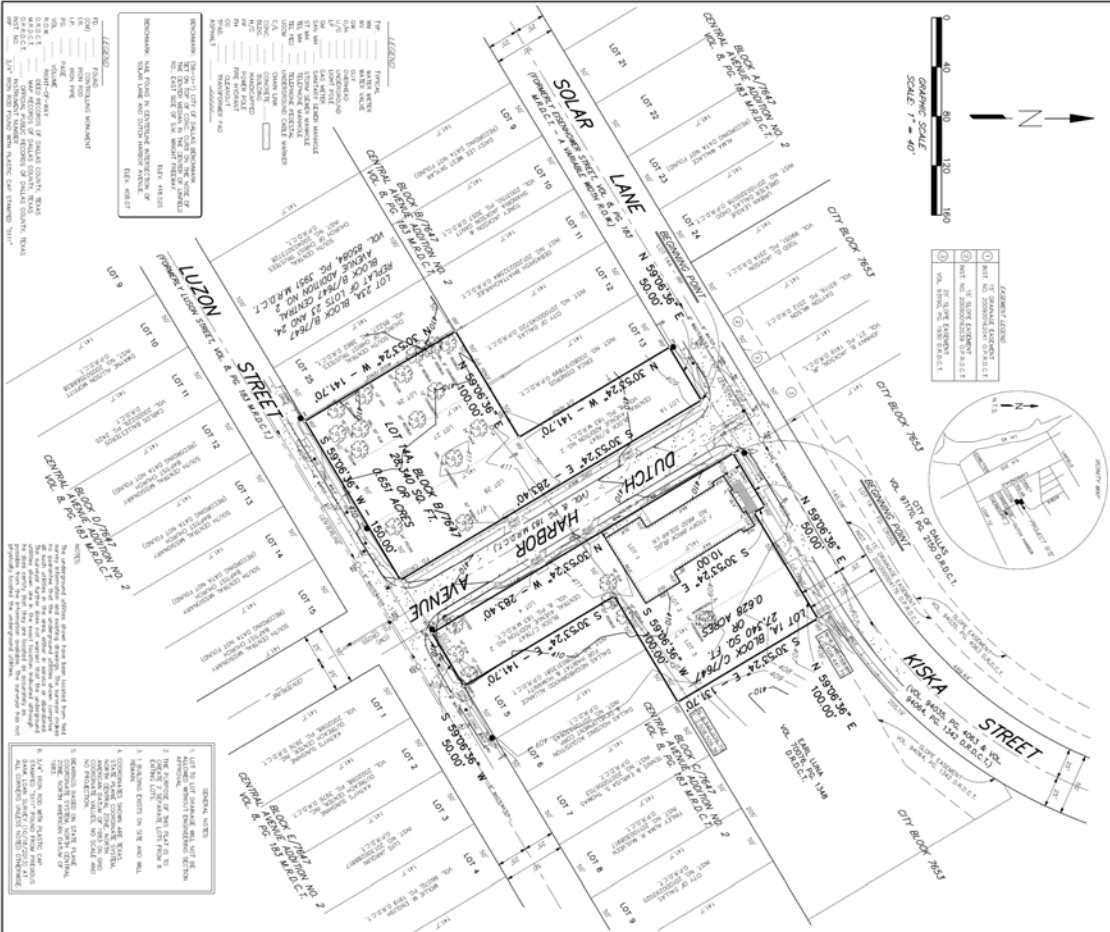
39 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4558 SOLAR LN	GETHSEMANE MISSIONARY BAPTIST CH
2	4612 SOLAR LN	GETHSEMANE MISSIONARY BAPTIST CHURCH
3	4600 SOLAR LN	GETHSEMANE BAPTIST CH
4	4605 LUZON ST	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT &
5	4624 SOLAR LN	ANDERSON GENEVA
6	4548 YANCY ST	JACKSON TODD D
7	4539 SOLAR LN	PORTILLO MIGUEL A
8	4543 SOLAR LN	WALLACE ALMA
9	4547 SOLAR LN	URBAN LEAGUE GREATER DALLAS CHDO
10	4530 SOLAR LN	ANTHONY DAVID
11	4534 SOLAR LN	SKYLER DAISY LEE WEST
12	4542 SOLAR LN	JACKSON TONEY & SHANDRIA JACKSON GANTT
13	4546 SOLAR LN	BHATTACHARJEE DEBASHISH
14	4554 SOLAR LN	CISNEROS ERICA
15	4535 LUZON ST	HAYES EFFIE
16	4547 LUZON ST	SOUTH CENTRAL CHURCH OF CHRIST TRUSTREES
17	4611 LUZON ST	DALLAS HOUSING ACQUISITION & DEV CORP CITY HALL 6
18	4615 LUZON ST	THOMAS TENNIS & EARLISA S
19	4619 LUZON ST	MCILVEEN FINLEY ALMA R
20	4627 LUZON ST	LEWIS ESSIE LEE ESTATE OF
21	4631 LUZON ST	HUTCHENS JIMMIE E
22	4536 LUZON ST	SOUTH CENTRAL CHURCH OF CHRIST
23	4540 LUZON ST	MOFFITT DWAYNE ALLISON
24	4544 LUZON ST	BALLESTEROS CARLOS
25	4548 LUZON ST	SOUTH CENTRAL MISSIONARY BAPTIST CHURCH
26	4611 CORREGIDOR ST	DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT

Monday, December 02, 2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4547 CORREGIDOR ST	EDWARDS MAMIE LAVERNE
28	4553 CORREGIDOR ST	BROADNAX EASTER
29	4559 CORREGIDOR ST	YOUNG FANNIE MAYE
30	4616 LUZON ST	ENGLISH MOLLIE M
31	4618 LUZON ST	GONZALEZ IRENE
32	4603 CORREGIDOR ST	JEFFERSON ELLA % PATRICIA J VANZANDT
33	4607 CORREGIDOR ST	TYRE M B EST % DARWIN PETERSON
34	4603 SOLAR LN	JACKSON JOHNNY B
35	4557 SOLAR LN	SOLOMON LESTER RAY
36	4553 SOLAR LN	AVERY CHARLIE MAY
37	4631 LUZON ST	WILMER HUTCHINS ISD
38	4604 LUZON ST	KATHYS SUNSHINE OUTREACH CENTER INC
39	4539 LUZON ST	CHURCH OF CHRIST % ALFRED H LINZ

Monday, December 02, 2013



OWNER'S CERTIFICATE - LOT 1A

STATE OF TEXAS
COUNTY OF DALLAS

I, **DAVID L. CHUBB**, the undersigned, a duly qualified and authorized officer of the State of Texas, do hereby certify that the within and foregoing plat is a true and correct copy of the original plat of the same, as the same appears of record in the office of the County Clerk of the County of Dallas, State of Texas, and that the same is in conformity with the laws of the State of Texas, and that the same is a true and correct copy of the original plat of the same, as the same appears of record in the office of the County Clerk of the County of Dallas, State of Texas, and that the same is in conformity with the laws of the State of Texas.

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

 DAVID L. CHUBB
 COUNTY CLERK

OWNER'S CERTIFICATE - LOT 1A

STATE OF TEXAS
COUNTY OF DALLAS

I, **DAVID L. CHUBB**, the undersigned, a duly qualified and authorized officer of the State of Texas, do hereby certify that the within and foregoing plat is a true and correct copy of the original plat of the same, as the same appears of record in the office of the County Clerk of the County of Dallas, State of Texas, and that the same is in conformity with the laws of the State of Texas, and that the same is a true and correct copy of the original plat of the same, as the same appears of record in the office of the County Clerk of the County of Dallas, State of Texas, and that the same is in conformity with the laws of the State of Texas.

WITNESSE MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2014.

 DAVID L. CHUBB
 COUNTY CLERK

STATE OF TEXAS
COUNTY OF DALLAS

I, **DAVID L. CHUBB**, the undersigned, a duly qualified and authorized officer of the State of Texas, do hereby certify that the within and foregoing plat is a true and correct copy of the original plat of the same, as the same appears of record in the office of the County Clerk of the County of Dallas, State of Texas, and that the same is in conformity with the laws of the State of Texas, and that the same is a true and correct copy of the original plat of the same, as the same appears of record in the office of the County Clerk of the County of Dallas, State of Texas, and that the same is in conformity with the laws of the State of Texas.

WITNESSE MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2014.

 DAVID L. CHUBB
 COUNTY CLERK

Planner: Olga Torres-Holyoak

FILE NUMBER: D134-001

DATE FILED: October 10, 2013

LOCATION: Area bounded by North Houston Street, Victory Avenue West, Victory Avenue and All Star Way

COUNCIL DISTRICT: 2

MAPSCO: 45 E

SIZE OF REQUEST: 4.74 acres

CENSUS TRACT: 19.00

MISCELLANEOUS DOCKET ITEM

Owner: Camden Property Trust

Applicant/ Representative: Karl Crawley, Masterplan

Development Plan & Landscape Plan

On August 23, 2000, the City Council passed Ordinance No. 24346 which established Planned Development District No. 582 on property generally located east of Stemmons Freeway and north of Woodall Rodgers Freeway. The size of PD 582 is approximately 71.71 acres.

The zoning was granted as a planned development district with a conceptual plan and requires City Plan Commission approval of a development plan prior to the issuance of a building permit. The development plan for this parcel is one of several for the entire PD.

The plan provides for the development of 423 multifamily units in several buildings and a parking garage. The development plan meets all the requirements stipulated in the conditions for PD 582.

STAFF RECOMMENDATION: Approval

Partners and Officers

CAMDEN PROPERTY TRUST

Richard J Campo, Chairman of the Board, CEO

D. Keith Oden, President

H. Malcolm Stewart, COO

Alexander J. Jessett, SVP, Finance

Laurie Baker, SVP

Robert Fisher, SVP

Michael Gallagher, SVP

Stephen R. Hefner, SVP

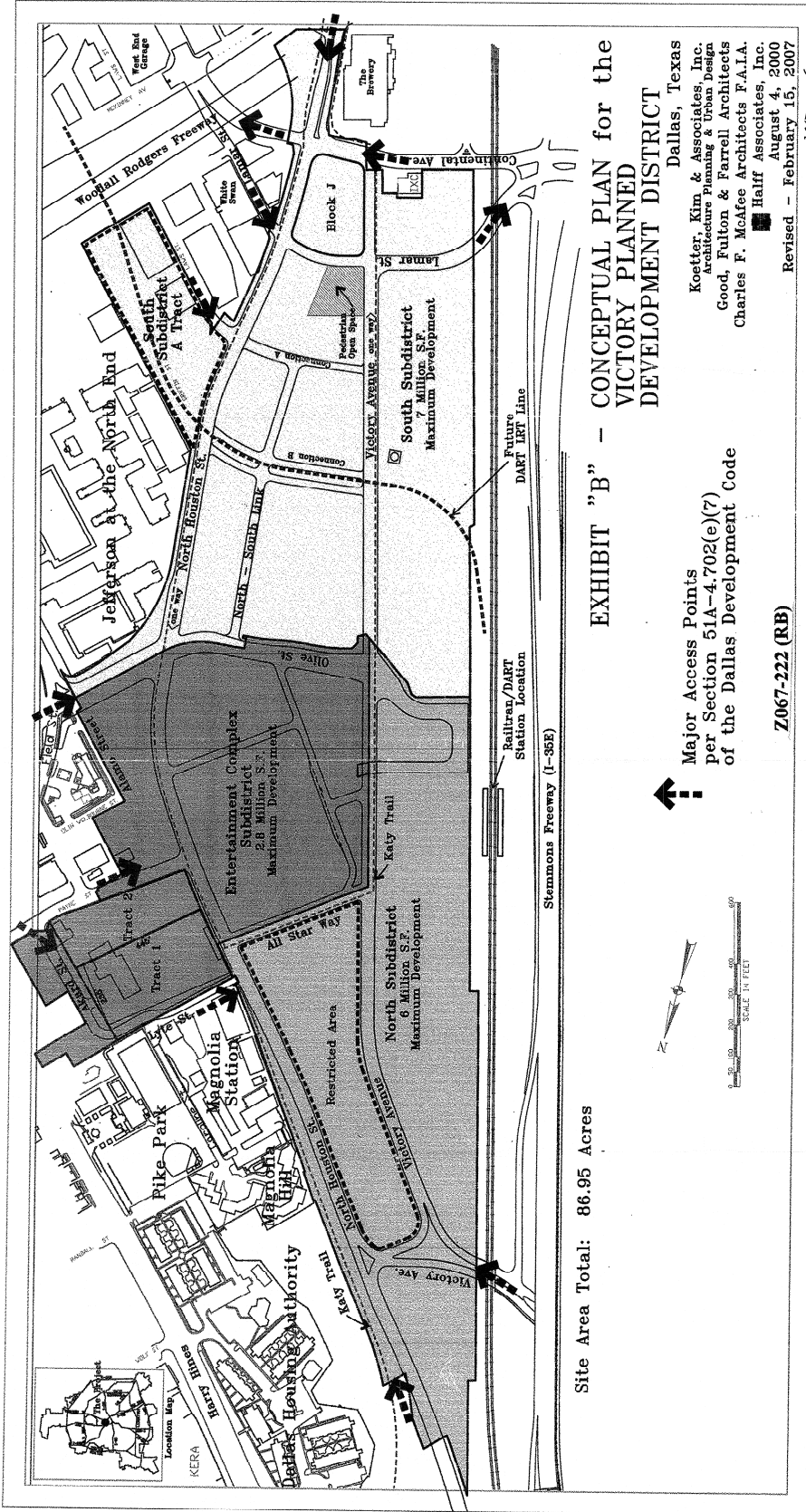
Cynthia B. Scharringhausen, SVP

William W. Sengelmann, SVP

Kristy Simonette, SVP

Tom Sloan, SVP

EXISTING CONCEPTUAL PLAN



Site Area Total: 86.95 Acres

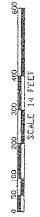


EXHIBIT "B" - CONCEPTUAL PLAN for the VICTORY PLANNED DEVELOPMENT DISTRICT

Dallas, Texas
 Koetter, Kim & Associates, Inc.
 Architects, Planning & Urban Design
 Good, Fulton & Farrell Architects
 Charles F. McAfee Architects P.A.I.A.
 Halff Associates, Inc.
 August 4, 2000
 Revised - February 15, 2007

Major Access Points
 per Section 51A-4.702(e)(7)
 of the Dallas Development Code

Z067-222 (RB)

081726
 27225
 Exhibit 828B
 Planned Development
 District No. 162
 Approved by
 CITY COMMISSION
 JUN 11 2007
 Approved
 City Planning Commission
 JUNE 13, 2007
 Richard W. ...
 Planning Director

Planner: Warren F. Ellis

FILE NUMBER: Z123-325(WE) **DATE FILED:** June 27, 2013
LOCATION: South Harwood Street and Coombs Street, north corner
COUNCIL DISTRICT: 7 **MAPSCO:** 45-V, 46-V
SIZE OF REQUEST: Approx. 12,000 sq. ft. **CENSUS TRACT:** 34

APPLICANT: Bonifacio Soriano

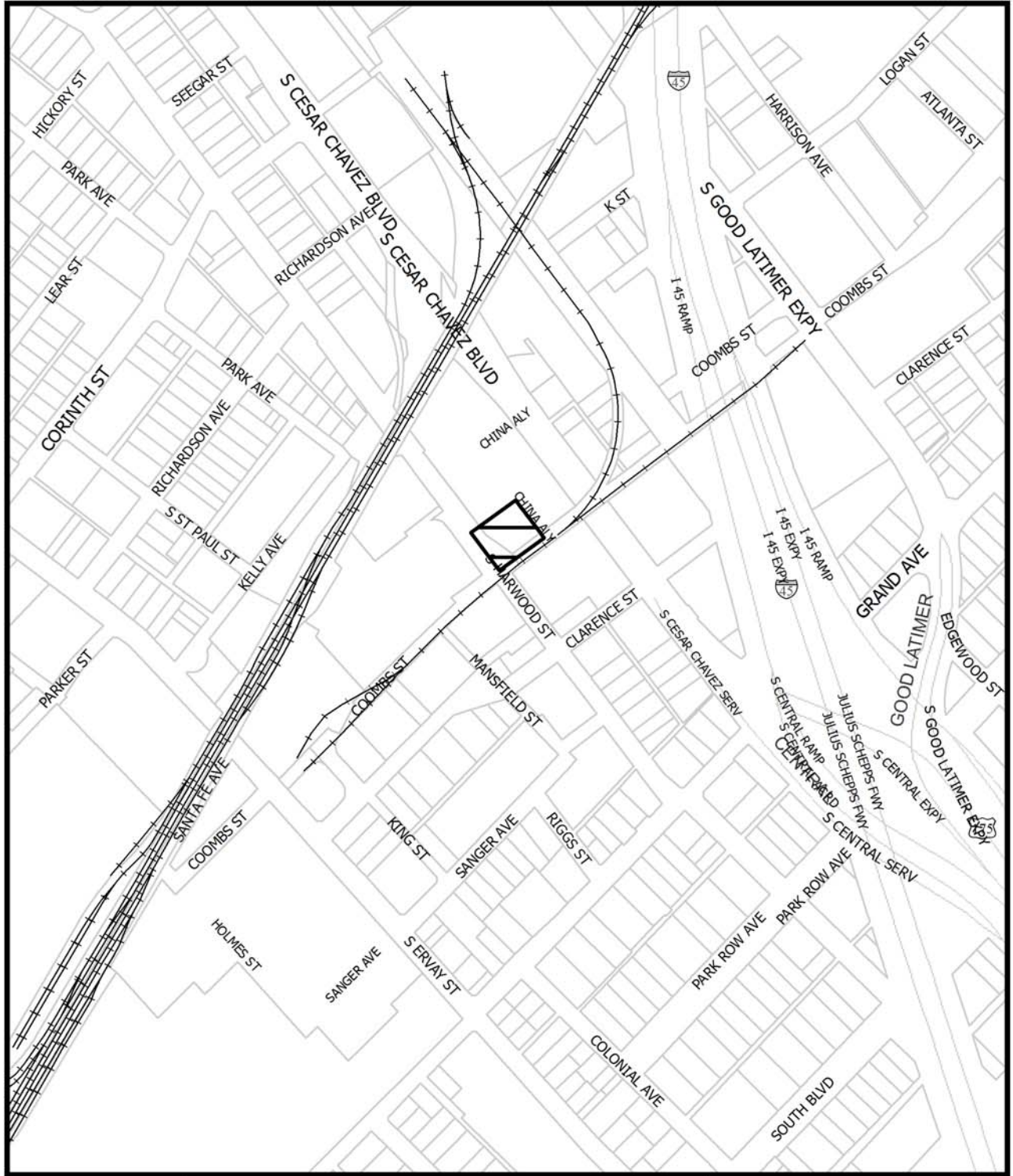
OWNER: R.J. Andres

REPRESENTATIVE: Jose Garcia

REQUEST: An application for a Specific Use Permit for a potentially incompatible use on property zoned an RS-I Regional Service Industrial Subdistrict within Planned Development District No. 595, the South Dallas / Fair Park Special Purpose District.

SUMMARY: The purpose of this request is to allow the applicant the ability to resurface raw metals with a material that is more weather-resistant, durable or beautiful through a process called metal coating and finishing.

STAFF RECOMMENDATION: Hold under advisement to January 9, 2014.



1:4,800

VICINITY MAP

Case no: Z123-325

Date: 11/19/2013

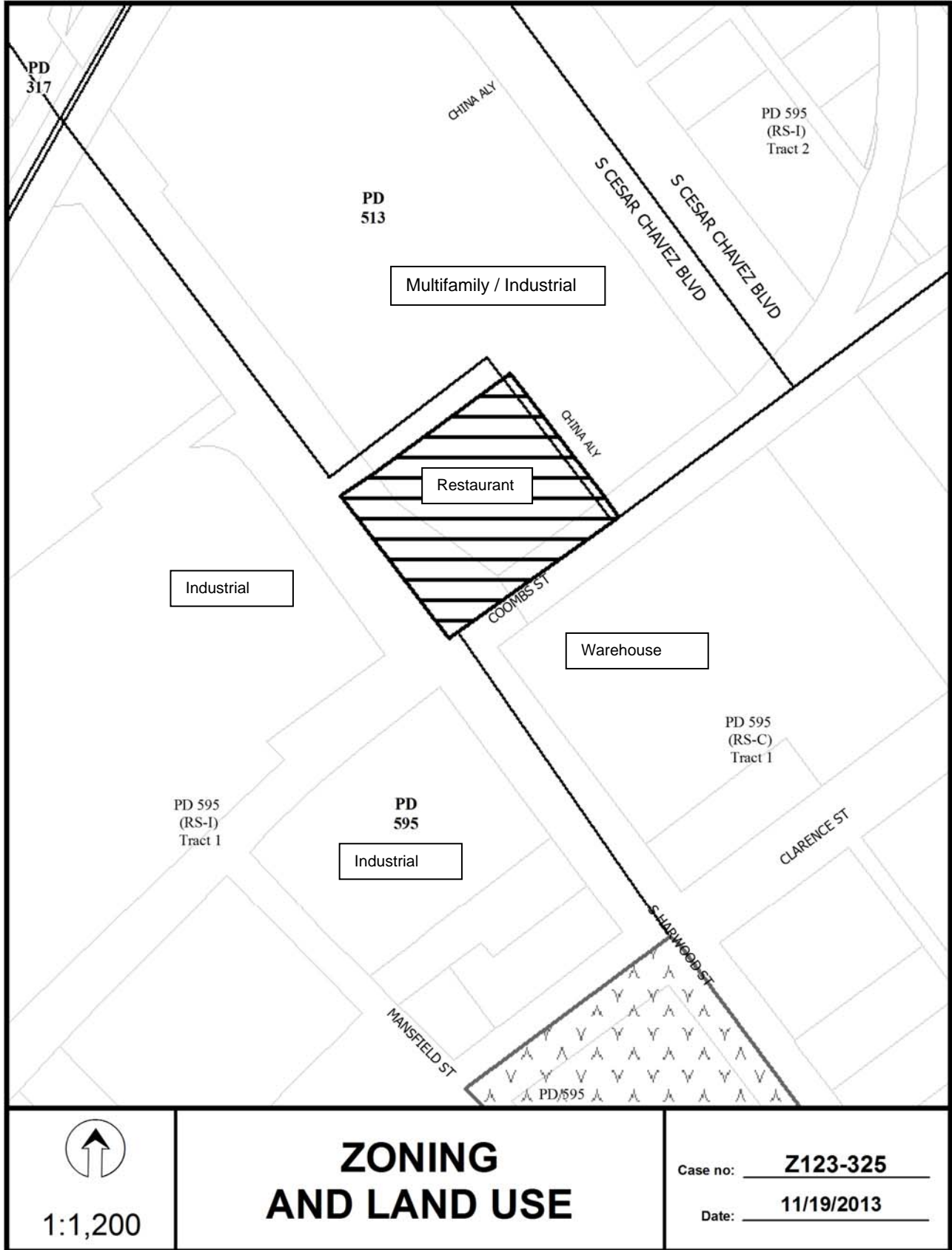


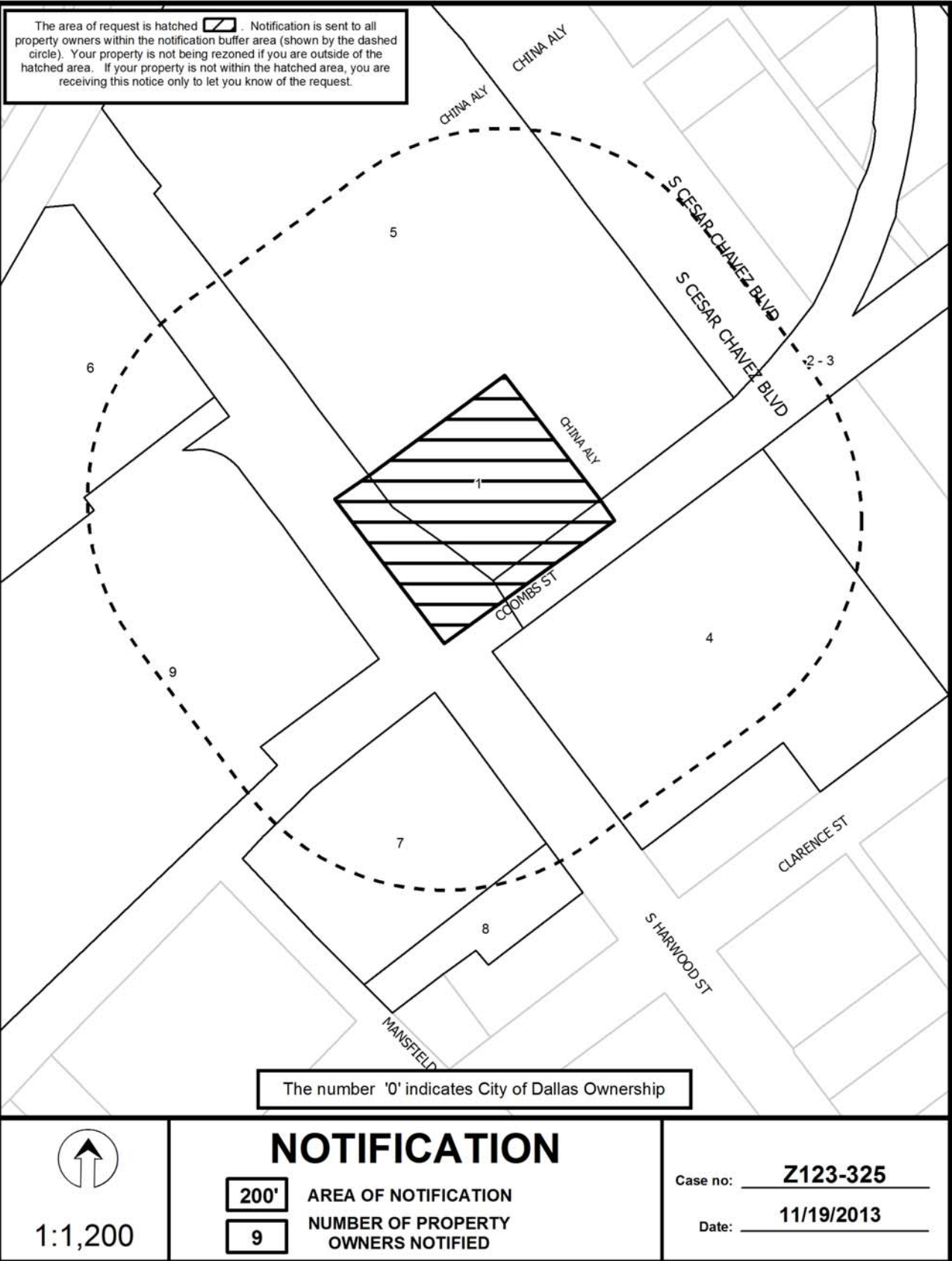
1:1,200

AERIAL MAP

Case no: Z123-325

Date: 11/19/2013





Notification List of Property Owners

Z123-325

9 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2434 HARWOOD ST	ANDRES R J & JANIS
2	9999 NO NAME ST	UNION PACIFIC RR CO % TAX DEPT
3	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO % UNION PACIFIC
4	2500 HARWOOD ST	TIERRA NUEVA REAL ESTATE LLC
5	2425 CESAR CHAVEZ BLVD	REEVES GEORGE M JR ET AL
6	2405 HARWOOD ST	TOWNSEND MURRELL
7	2501 HARWOOD ST	CRONK MYRLE R TR OF 2002 % M ESTELLE CRO
8	2515 HARWOOD ST	SMITH DARRELL & ALMA
9	1815 COOMBS ST	WAUGH JERRY W

Z134-104 (WE)

12/3/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	10066 MARSH LN	WALNUT HILL UNITED METHODIST CHURCH
28	10020 MARSH LN	COPPEDGE HAROLD G ET AL C/O SUPERVALU-PR
29	10031 BETTY JANE LN	NHI TX LEASE OWNER LP
30	10003 MARSH LN	GUPTA WALNUT HILL INVESTMENTS
31	10107 MARSH LN	BOWIE ROBERT TR & SUE COX TR

FILE NUMBER: Z123-377 (JH)

DATE FILED: September 20, 2013

LOCATION: Terminus of Arturo Drive

COUNCIL DISTRICT: 9

MAPSCO: 37-Z

SIZE OF REQUEST: Approx. 4.327 acres

CENSUS TRACT: 12.09

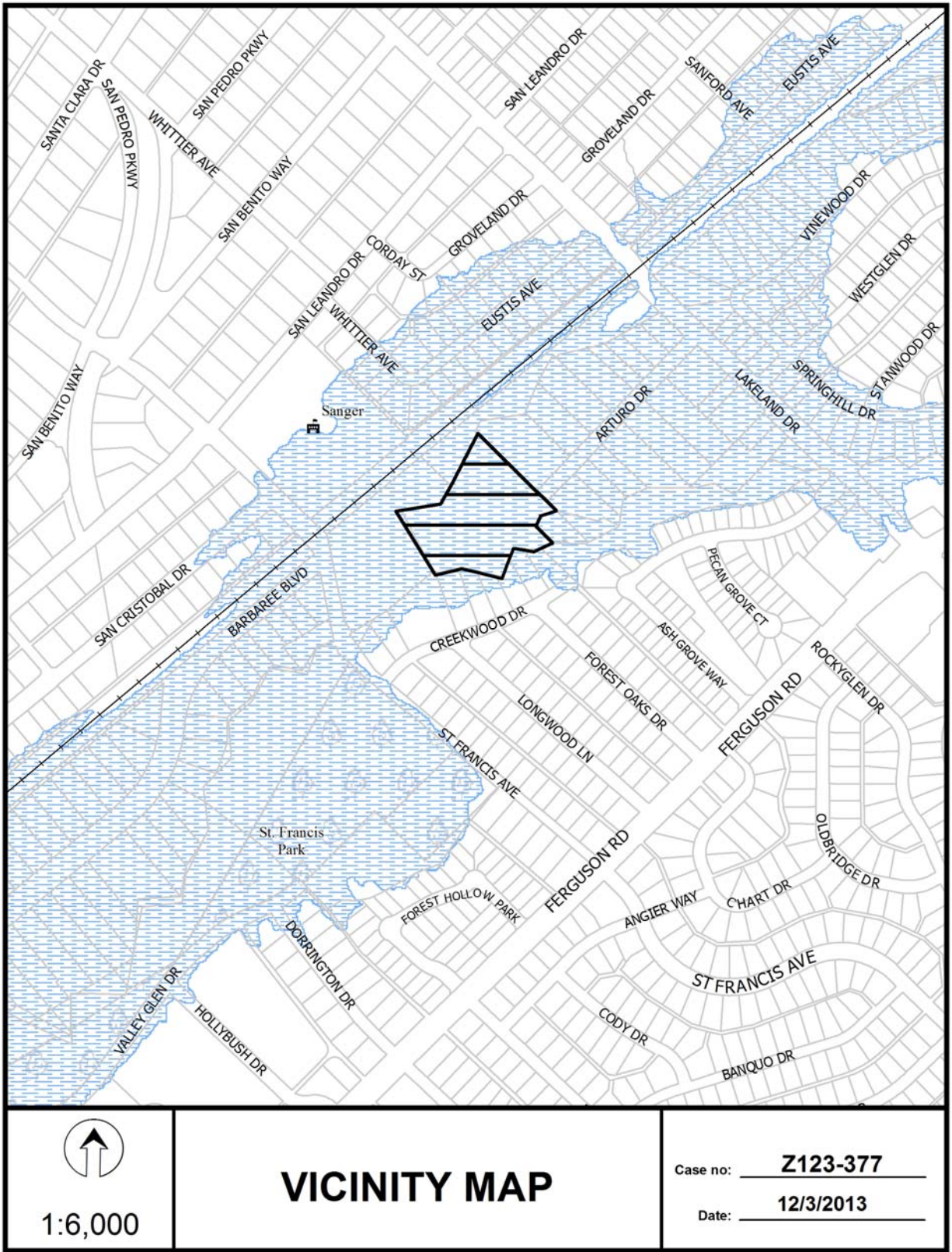
REPRESENTATIVE: Michael Coker

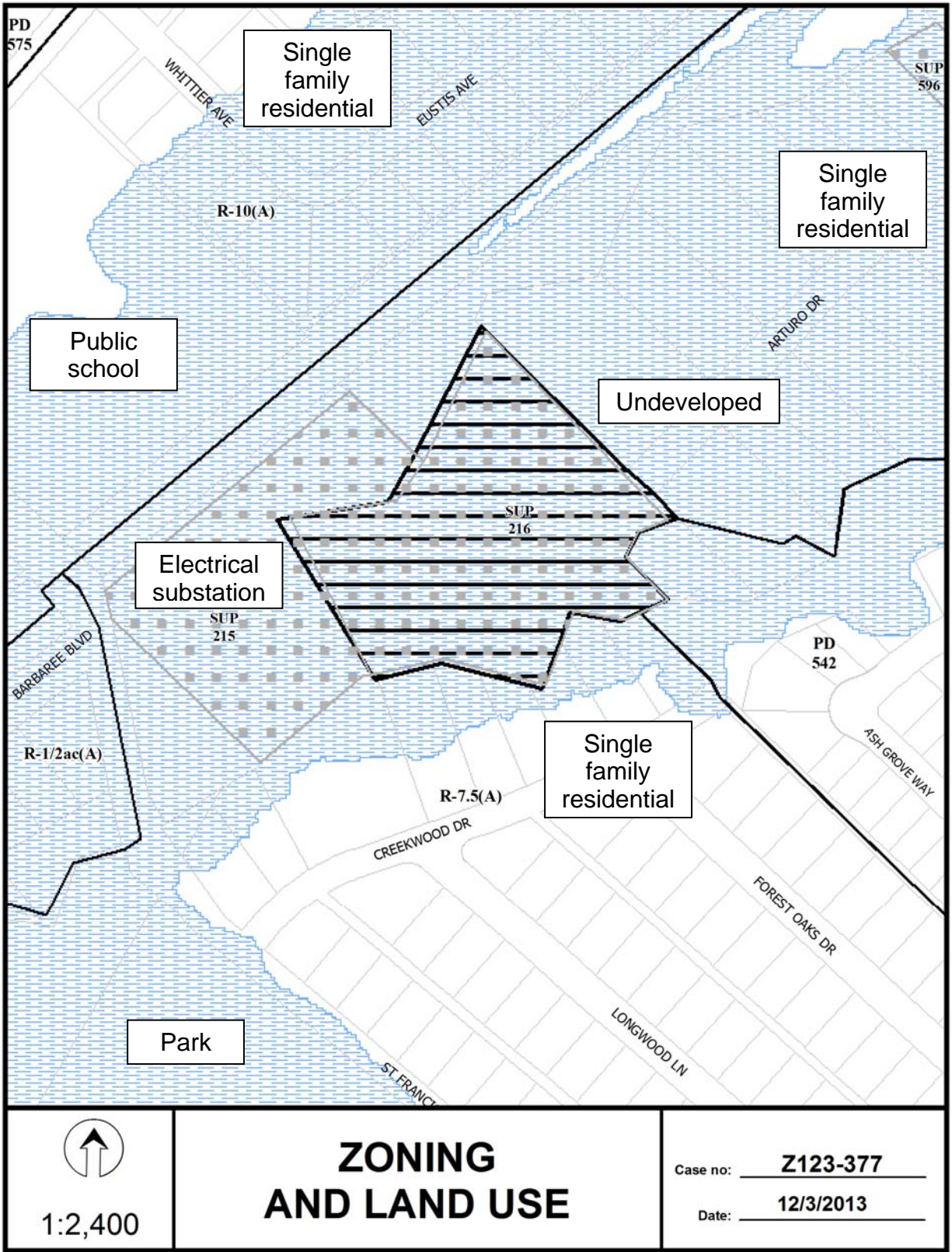
APPLICANT/OWNER: Fraternal Order of Eagles

REQUEST: An application to amend Specific Use Permit No. 216 for a private club on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to construct an approximately 750-square-foot expansion to the existing private recreation center.

STAFF RECOMMENDATION: Hold until January 9, 2014.



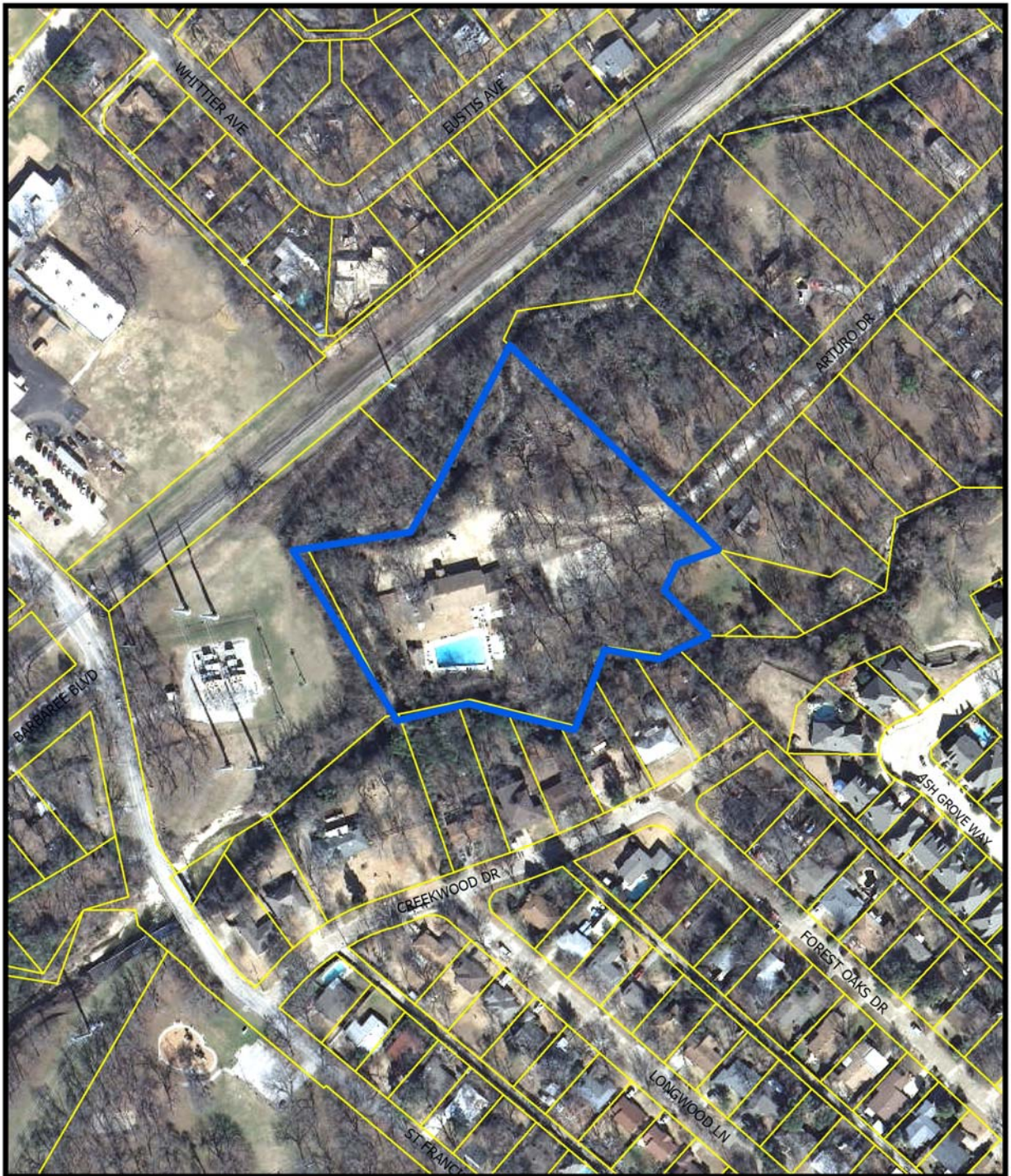


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ZONING AND LAND USE

Case no: Z123-377

Date: 12/3/2013

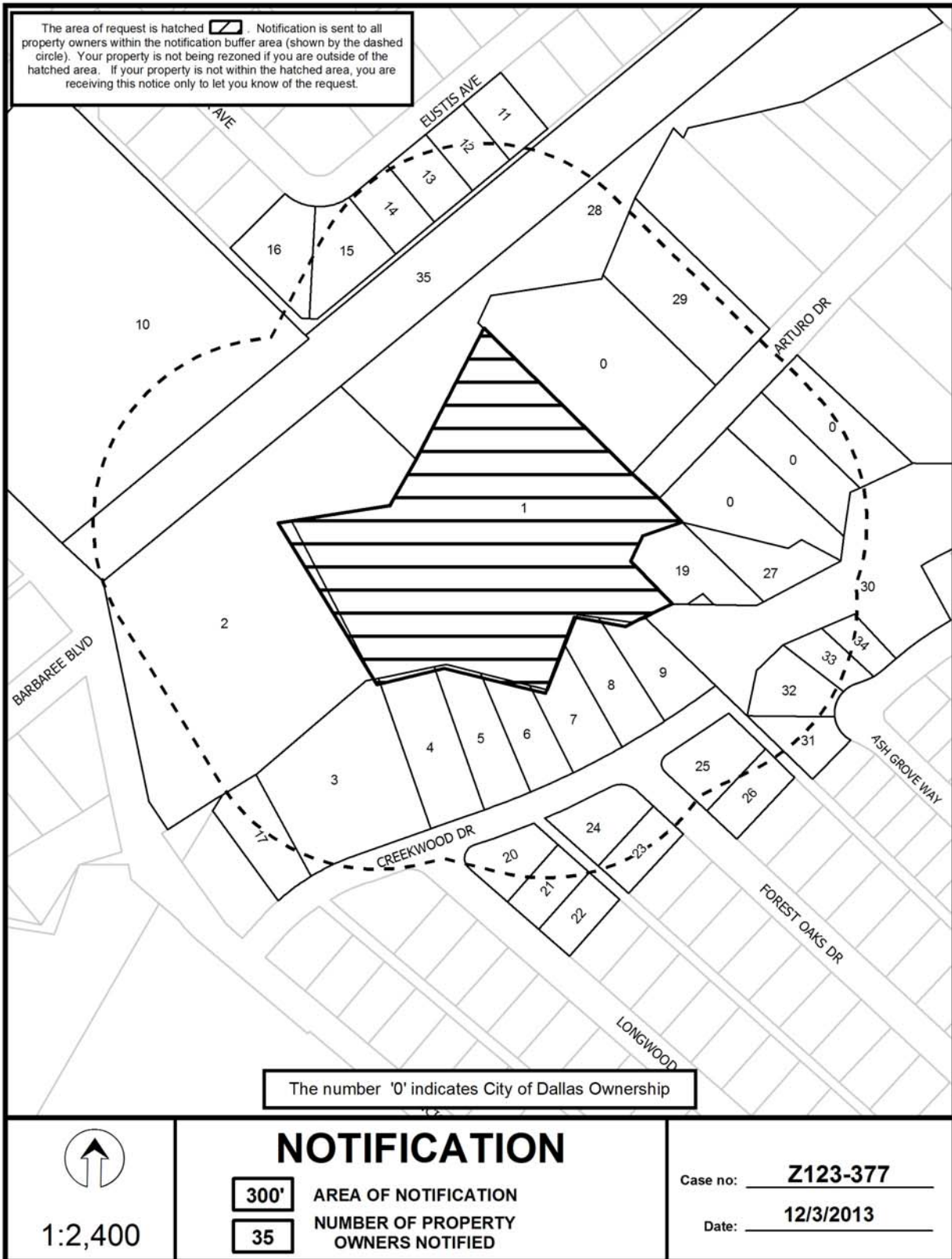


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AERIAL MAP

Case no: Z123-377

Date: 12/3/2013



Notification List of Property Owners

Z123-377

35 Property Owners Notified

Label #	Address	Owner
1	8500 ARTURO DR	FRATERNAL ORDER OF EAGLES-AERIC NO 3108
2	1800 ST FRANCIS AVE	TEXAS UTILITIES ELEC CO % STATE & LOCAL
3	8425 CREEKWOOD DR	DEROUEN JAMES ROYCE & CATHEY A
4	8431 CREEKWOOD DR	SMITH BRADFORD EUGENE &
5	8437 CREEKWOOD DR	BOSTON MARIA A STE 1302 PMB 247
6	8443 CREEKWOOD DR	YOUNKER ANDREW N
7	8451 CREEKWOOD DR	ENLOE LIBERTY C
8	8457 CREEKWOOD DR	W JOHNSTON 214 PPTIES LLC
9	8465 CREEKWOOD DR	SIFUENTES RICHARD
10	8410 SAN LEANDRO DR	Dallas ISD ATTN OFFICE OF LEGAL SERVICES
11	8526 EUSTIS AVE	EPSTEIN LAUREN
12	8520 EUSTIS AVE	DAVENPORT SCOTT V & JENNIFER Q
13	8514 EUSTIS AVE	PHILLIPS CHRISTY H
14	8506 EUSTIS AVE	BEAUDIN RYAN N
15	8502 EUSTIS AVE	SWAFFORD BRYAN
16	1737 WHITTIER AVE	COMINI ADRIANA
17	8409 CREEKWOOD DR	ARVELO DAVID
18	8471 CREEKWOOD DR	ENCLAVE AT ASHCREEK AT HOMEOWNERS ASN IN
19	8477 CREEKWOOD DR	ENCLAVE AT ASHCREEK HOMEOWNERS ASN INC
20	2109 LONGWOOD LN	NEELY LIDA JOAN
21	2115 LONGWOOD LN	BAGG MICHAEL
22	2121 LONGWOOD LN	REYES LUIS A & MARIA T
23	2108 FOREST OAKS DR	MULLIN SHEILA
24	2104 FOREST OAKS DR	GARZA JOHNNY J
25	2109 FOREST OAKS DR	BENNETT ANGELA E & TERRY L BENNETT
26	2115 FOREST OAKS DR	DYSART THOMAS B
27	8500 ARTURO DR	ENCLAVE AT ASHCREEK HOA
28	2100 LAKELAND DR	HOKE BOBBY R & KAILA
29	8521 ARTURO DR	LUMPKIN AARON R
30	8500 ASH GROVE WAY	ENCLAVE AT ASHCREEK HOMEOWNER S ASSOC IN

Z123-377(JH)

31	2202	ASH GROVE WAY	SOOD PAUL & ERIN
32	2168	ASH GROVE WAY	TAUZEL JENNIFER R & ADAM K
33	2164	ASH GROVE WAY	HORAN MICHAEL R & HORAN ANNE C
34	2160	ASH GROVE WAY	POWELL BRETT W
35	99999	NO NAME ST	KANSAS CITY SOUTHERN RR

FILE NUMBER: Z123-348(RB)

DATE FILED: August 5, 2013

LOCATION: Southeast Line of Cedardale Road, East of Lancaster Road

COUNCIL DISTRICT: 8

MAPSCO: 76 E

SIZE OF REQUEST: Approx. 18.7 Acres

CENSUS TRACT: 167.03

APPLICANT/OWNER: Sowell Lancaster Partners, L.P.

REPRESENTATIVE: Gladys Bowens

REQUEST: An application for an LI Light Industrial District on property zoned an A(A) Agricultural District.

SUMMARY: The applicant is proposing to improve the property with a warehouse/distribution facility.

STAFF RECOMMENDATION: Denial

PRIOR CPC ACTION: On December 5, 2013, the City Plan Commission held this item under advisement until December 19, 2013.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends denial of the request based upon:

1. *Performance impacts upon surrounding property (lighting, noise, odor, etc.)* – The proposed zoning district will permit certain commercial and retail uses, as well as the proposed use (warehouse/distribution) that can possess operational characteristics that negatively impact adjacent residential uses.
2. *Traffic impact* – The projected increase in trip generations for a 520,000-square-foot distribution facility could impact adjacent uses along Cedardale Road. Additional ingress/egress points anticipated through the abutting parcel to the west located in the Lancaster city limits have been proposed by the applicant, but cannot be considered in this analysis by city staff.
3. *Comprehensive Plan or Area Plan Conformance* – The subject site is in a transitional area on the forwardDallas! Vision Illustration that falls into three building blocks – “Commercial Center or Corridor”, “Residential Neighborhood”, and “Industrial Area”. When commercial areas meet residential neighborhoods, the Comprehensive Plan envisions enhanced protections to buffer the residential neighborhood.
4. Staff provided the applicant various items of concern that could impact the residential uses within the immediate area, consisting of legally nonconforming single family dwellings. At this time, no consideration has been given to these land use issues. It should be noted that staff’s concerns are relevant, regardless of the requested LI District or any other zoning district that provides for the applicant’s projected development.

BACKGROUND INFORMATION:

- The request site is undeveloped, while possessing a significant inventory of native trees. The applicant’s development includes an approximate 10.2 acre parcel fronting on Lancaster Road.
- The applicant proposes to develop the entire site (Dallas and Lancaster parcels) with warehouse/distribution uses.
- Flood plain traverses the extreme southwest quadrant of the site.

Zoning History:

File No. **Request, Disposition, and Date**

1. Z101-261 On June 27, 2007, the City Council approved an LI District on property zoned as Planned Development District No. 673.

Thoroughfare **Designation; Existing & Proposed ROW**

Cedardale Road Collector; 60' & 60' ROW

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

STAFF ANALYSIS:

Comprehensive Plan: The subject site is in a transitional area on the *forwardDallas!* Vision Illustration that falls into three building blocks – “Commercial Center or Corridor”, “Industrial Area”, and “Residential Neighborhood”.

The Commercial Center or Corridor primarily functions 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.

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

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

The Residential Neighborhood 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.

The request complies with the following land use goals and policies of forwardDallas!

GOAL 1.1 Align land use strategies with economic development priorities.

Policy 1.1.2 Focus on Southern Sector development opportunities.

The request is in conflict with the following land use goals and policies of forwardDallas!

GOAL 5.2 Strengthen community and neighborhood identity.

Policy 5.2.1 Maintain neighborhood scale and character.

GOAL 7.1 Promote vibrant and viable neighborhoods.

Policy 7.1.2 Promote neighborhood-development compatibility.

Land Use Compatibility: The request site is undeveloped. Designated flood plain traverses the area to the south, encroaching into the site at its southwest corner. The applicant is proposing to develop the site with a warehouse/distribution facility. It should be noted that an abutting 10.2 acre parcel to the west, located in the city of Lancaster, will be part of the overall development.

The site is located in an area generally providing for nonresidential zoning. It should be noted that a presence of legally non-conforming single family uses are developed on properties along both sides of Cedardale Road, some of which abut the site's northwestern quadrant. Recently approved rezoning of 327 acres to the south (see Zoning History) is making way for some industrial (warehouse/distribution) uses. Lastly, an institutional use (church) is situated across Cedardale Road from the site's northeastern quadrant, with scattered residential uses further northeast and east of the site.

Z123-348(RB)

Prior to the City's Zoning Transition in the late 1980's, the area south of Cedardale Road and east of Lancaster Road was zoned for A Agricultural District Uses. As a result, these residential uses continue to enjoy legally non-conforming status.

With a sensitivity towards ensuring these residential uses are recognized and protected as the area begins to develop/redevelop, staff presented items of concern related to the applicant's intent of developing a 520,000 square foot warehouse/distribution campus:

- 1) truck traffic across Cedardale Road;
- 2) days/hours of operation;
- 3) mechanical service (inside or outside, proximity to residential) on trucks and equipment associated with the development;
- 4) yard, lot, and space regulations (setbacks, height, massing of floor area); and,
- 5) orientation of open dock and service areas.

Regardless of the applicant's intended development (warehouse/distribution) or other permitted uses afforded by the requested LI District, the following development standards would permit an encroachment of improvements on these residential uses:

- 1) minimum 15-foot front yard setback and no minimum side and rear yard setback;
- 2) residential proximity slope regulations (structure height greater than 26 feet) not applicable;
- 3) maximum structure height of 70 feet;
- 4) lack of solid screening for certain outside components of permitted uses; and,
- 5) certain uses not compatible with residential.

For orientation purposes, the recently rezoned 327 acres to the south providing for unencumbered LI District use and development standards is situated anywhere between 575-884 feet from the closest residential uses. The applicant has been unwilling to discuss mitigating measures related to any of the above items, thus part of the basis of staff's denial. Aside from the one warehouse/distribution use to the south, the balance of the 327 acres could be a possibility for a development site for the applicant to assemble for its anticipated facility.

In summary, staff has concluded that the requested LI District could ultimately permit development of incompatible uses/development standards and/or possess negative operational characteristics that would not be appropriate in close proximity to these single family uses, thus negatively affecting residential quality of life.

Landscaping: The site possesses significant stands of trees. A tree survey will need to be submitted to the city and mitigation of protected trees slated for removal will be required. Landscaping for any permitted use will need to comply with Article X.

Miscellaneous-Volunteered Deed Restrictions: Prior to the December 5, 2013 CPC hearing, a meeting to discuss staff's concerns referenced above was held. At this time, this has not been resolved, however it is anticipated a city attorney-reviewed deed restriction instrument will be provided at the staff briefing.

OFFICERS

James E. Sowell

Chief Executive Officer

Stephen L. Brown

President

James S. Cornelius

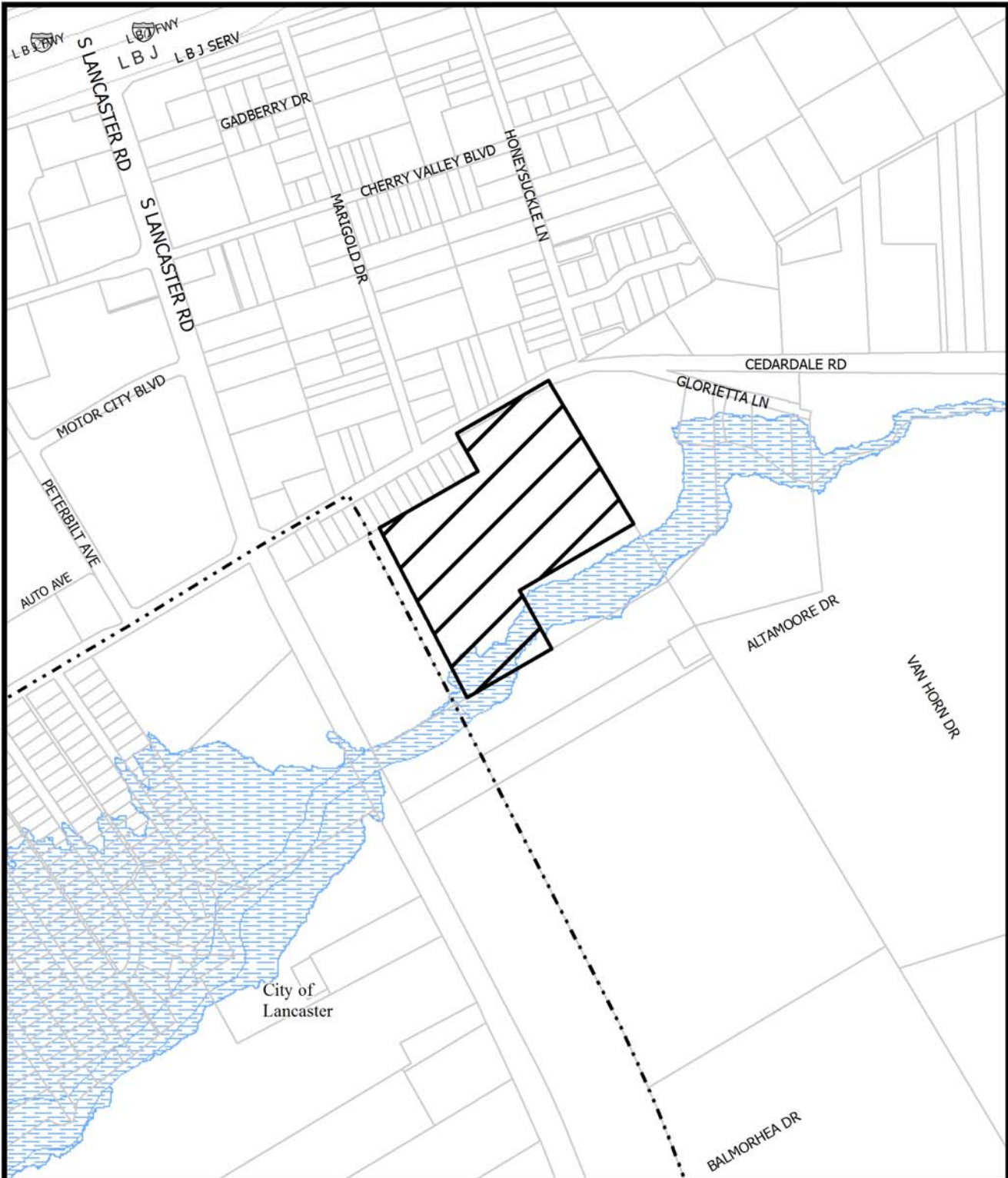
Vice President

Kathy Fox Powell

Vice President and Secretary

Keith D. Martin

Chief Financial Officer



1:7,200

VICINITY MAP

Case no: Z123-348

Date: 11/6/2013

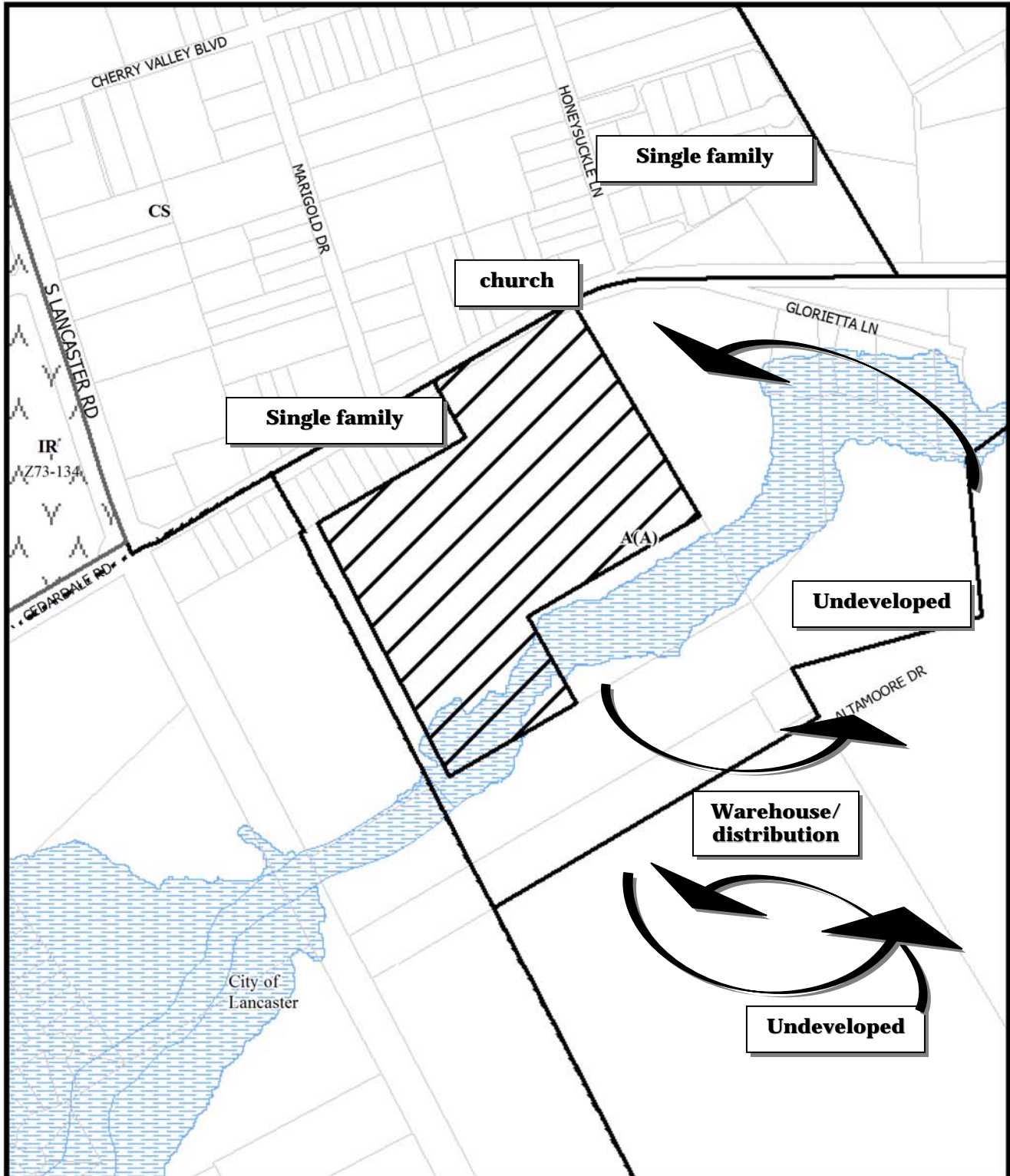


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AERIAL MAP

Case no: Z123-348

Date: 11/6/2013

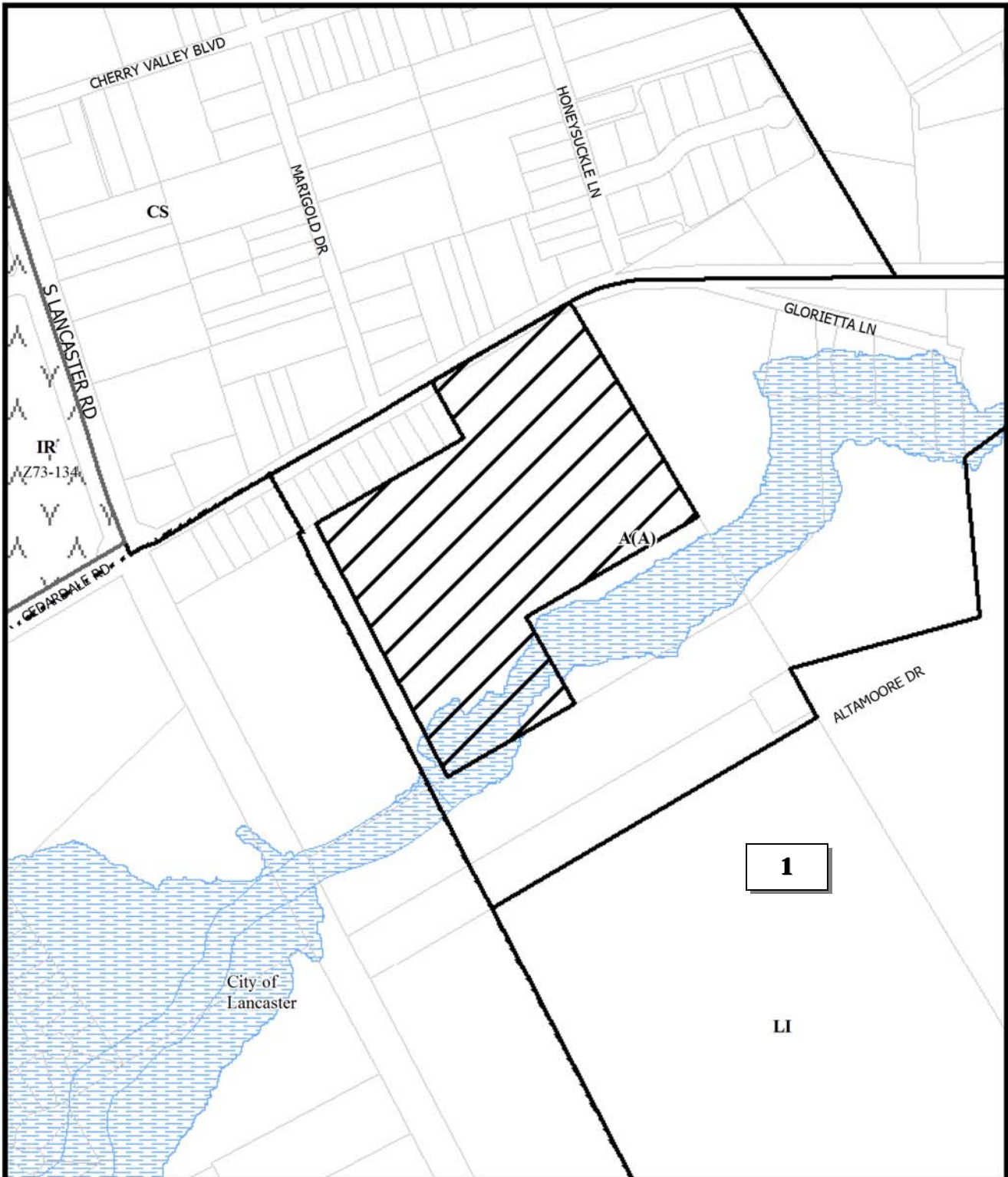


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ZONING AND LAND USE

Case no: Z123-348

Date: 11/6/2013




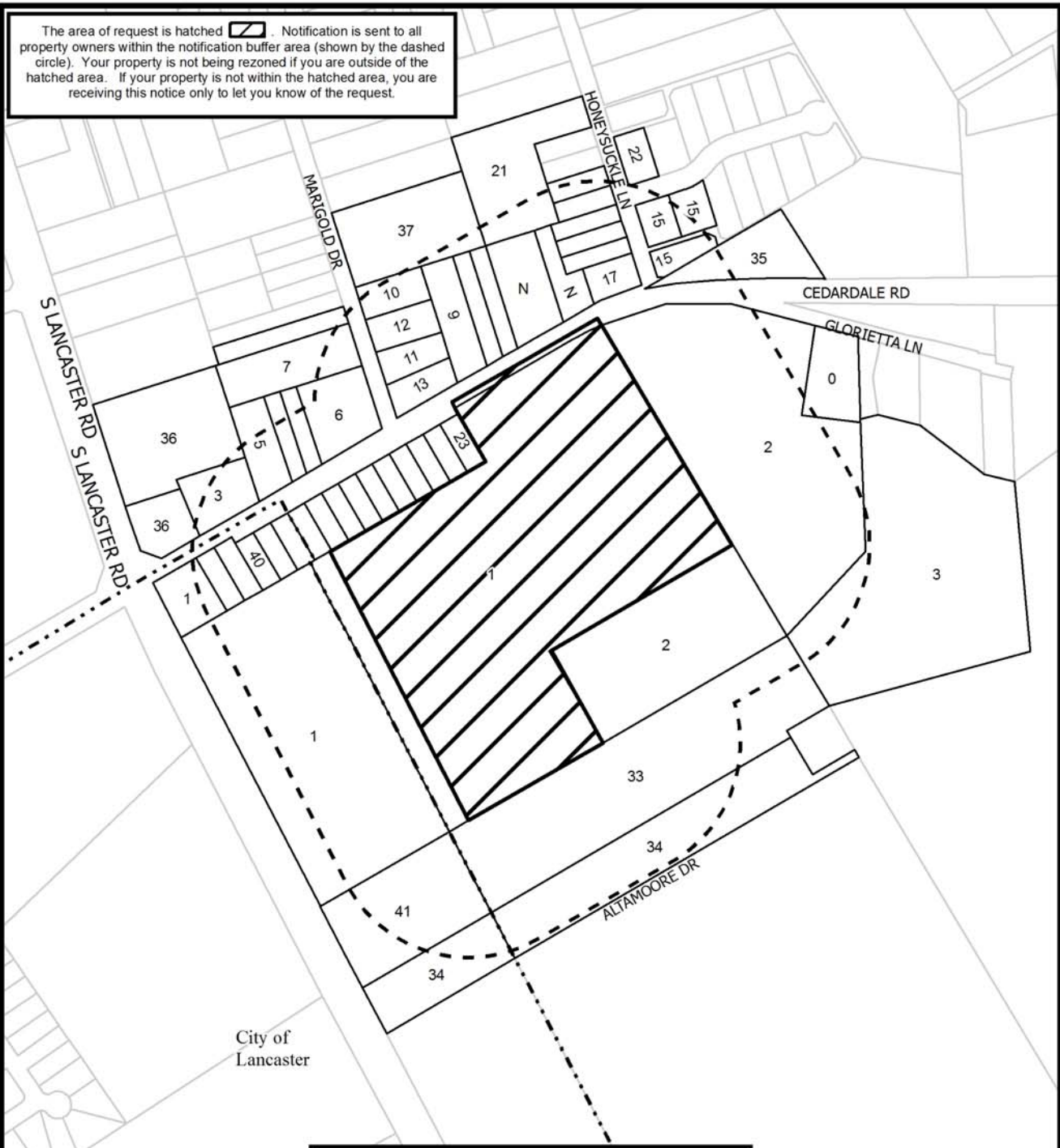
1:4,800

ZONING HISTORY

Case no: Z123-348

Date: 11/6/2013

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



The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership



1:4,800

NOTIFICATION

400' AREA OF NOTIFICATION
42 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z123-348**

Date: **11/6/2013**

Notification List of Property Owners

Z123-348

42 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2800 CEDARDALE RD	MANN EDWIN S
2	2800 CEDARDALE RD	FUNK J LEON
3	2723 CEDARDALE RD	KEETON PAUL L
4	2747 CEDARDALE RD	HARDY FREDDY C & CAROL L HARDY
5	2743 CEDARDALE RD	HARDY FREDDY & CAROL
6	2749 CEDARDALE RD	HARDY FREDDY C
7	8711 MARIGOLD DR	MONTOYA REBECCA
8	8707 MARIGOLD DR	HICKS FANNIE
9	2833 CEDARDALE RD	SANCHEZ CONCRETE FORMS INC
10	8704 MARIGOLD DR	COY JASPER
11	8720 MARIGOLD DR	FULTON RICHARD & ESTELLA FULTON
12	8712 MARIGOLD DR	MEDLEY CHARLOTTE A
13	2815 CEDARDALE RD	THOMAS WALTER
14	2837 CEDARDALE RD	QUINTERO RUBICEL
15	8607 HONEYSUCKLE LN	MARTINEZ FERNANDO
16	8611 HONEYSUCKLE LN	CARSON WILLIE % THOMAS R CARSON
17	8623 HONEYSUCKLE LN	CASTILLO VERONICA
18	8617 HONEYSUCKLE LN	FARRY NELSON A CO
19	8559 HONEYSUCKLE LN	BRANCH CLEMME
20	8603 HONEYSUCKLE LN	GALLEGOS ANTONIO & ORLANDA GALLEGOS
21	8541 HONEYSUCKLE LN	MONTGOMERY WILLIE L
22	3006 COLUMBINE AVE	POUGES ROY D & B J
23	2820 CEDARDALE RD	ARMSTRONG T J
24	2814 CEDARDALE RD	PIPER ROY E
25	2810 CEDARDALE RD	SAINZ MARIA IRMA
26	2804 CEDARDALE RD	MATHIS JIMMIE LEE

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2762 CEDARDALE RD	KNIGHT BOBBY K
28	2758 CEDARDALE RD	BROWN LLOYD D
29	2752 CEDARDALE RD	SMALLWOOD DEBRA JONES
30	2748 CEDARDALE RD	MAJORS BILLY JOE
31	2744 CEDARDALE RD	WU YIWEI
32	2740 CEDARDALE RD	DANIELS CLAVON & BRENDA
33	4040 DALLAS AVE	ANGTON RICHARD T
34	2750 CEDARDALE RD	ENSERCH CORP % ATMOS ENERGY / PPTY TAX
35	3001 CEDARDALE RD	ARMBRUSTER FRANZ OWEN J % CHARLES F ARMB
36	8828 LANCASTER RD	NEW GENERATION BAPTIST CHURCH THE
37	8624 MARIGOLD DR	LOGAN ANDREW
38	2736 CEDARDALE RD	CAB CONSTRUCTION
39	2730 CEDARDALE RD	ROGERS JOHN L & LORETTA ROGERS
40	2726 CEDARDALE RD	LANCASTER CITY OF
41	4040 DALLAS AVE	ANGTON RICHARD T
42	2704 CEDARDALE RD	HIGH FIVE VENTURE STE 300

Planner: Warren F. Ellis

FILE NUMBER: Z123-148(WE) **DATE FILED:** December 12, 2012
LOCATION: Steppington Drive and Riverfall Drive, northeast corner
COUNCIL DISTRICT: 11 **MAPSCO:** 26 – E, F, J, K
SIZE OF REQUEST: Approx. 4.42 acres **CENSUS TRACT:** 131.05

APPLICANT/ OWNER: Steppington SLJ/McKinney L.P.

REPRESENTATIVE: Maxwell Fisher
MASTERPLAN

REQUEST: An application for a Planned Development District for non-residential uses on property zoned a GO(A) General Office District.

SUMMARY: The purpose of this request is to permit the development of various retail, office and storage uses on site. The applicant is proposing to divide the site into two subareas. Each subarea will be developed separately, with Subarea A being developed with approximately 150,000 square feet of retail and personal service uses and Subarea B with approximately 315,000 square feet of mini-warehouse of uses.

STAFF RECOMMENDATION: Hold under advisement until January 9, 2014

PREVIOUS ACTION: On July 11, 2013, August 8, 2013, September 26, 2013, the City Plan Commission held this case under advisement until December 19, 2013, so that staff and the applicant could continue discussion regarding the proposed development. The applicant has provided staff with revisions to the PDD conditions and a new development plan for review and staff is in the process of reviewing the materials.

BACKGROUND INFORMATION:

- Since the case was held under advisement, the representative has indicated that they will replace the conceptual plan with a development plan and are in the process of finalizing the plan. In addition, the revisions to the Planned Development District conditions will be submitted as well for staff’s review.
- The applicant’s request for a Planned Development District for non-residential uses will allow for the development of mini-warehouses, office and limited retail uses. The applicant will create two subareas within the request site to accommodate the proposed development.
- The applicant has incorporated specific language that relates to the development rights and standards for mini-warehouse uses in both subareas. In Subarea A, the maximum floor area is 150,000 square feet and for Subarea B, the maximum floor area is 315,000 square feet; totaling approximately 465,000 square feet of buildable floor area in both subareas.
- The request site is adjacent to multifamily uses to west, across Steppington Drive, and office uses to the east and south. Properties south of the request site, across Riverfall Drive, consist of a child-care facility and retail uses.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Steppington Drive	Local	30 ft.	30 ft.
Riverfall Drive	Local	30 ft.	30 ft.
Central Expressway		Variable lane widths	Variable lane widths

Land Use:

	Zoning	Land Use
Site	GO(A)	Office, Undeveloped
North	MF-3(A)	Multifamily
South	MU-1, GO(A), RR	Retail, Office
East	GO(A)	Office
West	GO(A), MF-4(A)	Multifamily

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

Z123-148(WE)

applicant's request. The Plan identifies the request site as being in a Commercial Center or Corridor and being located a Transit Center or Multi-modal Corridor.

Business Centers or Corridors

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.

Transit Centers or Multi-Modal Corridors

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

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

STAFF ANALYSIS:

Land Use Compatibility: The 4.42 acre site is developed with a 2-two story, office building. The applicant's request for a Planned Development District for non-residential uses will allow for the development of mini-warehouses, office and limited retail uses. The applicant will create two subareas within the request site to accommodate the proposed development. The total buildable area combined for both subareas is approximately 465,000 square feet of floor area. Subarea A will allow for the development of 140,000 square feet of mini-warehouses and up to 10,000 square feet of ground retail and personal service uses. Subarea B, on the other hand, will permit the development of approximately 315,000 square feet of mini-warehouse uses.

In addition, the applicant has provisions in the Planned Development District conditions that pertain to the treatment of the building's elevation. These provisions require certain building materials and architectural features for a mini-warehouse development.

Since the applicant is proposing to work around the SUP requirement for mini-warehouse uses typically required in all retail and mixed use districts by requesting a planned development district, at a minimum staff believes they need to submit a development plan with the zoning change request to regulate the use in a manner more consistent with the SUP requirement and a Council approved site plan. Staff also objects to the requested waiver of the residential proximity slope (RPS) and urban form setback adjacent to the multifamily uses to the north and to the west (urban form). Staff would also favor a minimum required development of uses other than mini-warehouses in the development, particularly along Central Expressway.

Staff has requested a development plan from the applicant's representative showing the proposed uses on site. However, a development plan was not submitted and at the request of the representative to proceed with the case with the conceptual plan. Staff believes the mini-warehouse uses are not conducive or compatible with the surrounding uses nor are they the best and highest use for this location along Central Expressway. Based on the information the applicant has provided as it relates to the conceptual plan and conditions, staff's recommendation is denial of a Planned Development District for non-residential uses.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
GO(A) -existing General office	15'	20' adjacent to residential OTHER: No Min.	4.0 FAR	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, lodging – limited retail & personal service uses
PDD - Proposed non-residential	15'	20' adjacent to residential	150,000 sq. ft. Subarea A 315,000 sq. ft. Subarea B 4.0 FAR	Varies	75%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, lodging – limited retail & personal service uses, mini-warehouse

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

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

Planned Development District Conditions: Staff reviewed the applicant’s conditions and cannot support the specific uses that are proposed in both Subareas. These uses in Subarea A include, under the retail and personal service uses, a general merchandise or food store greater than 3,500 square feet and both uses that are listed under the Wholesale, Distribution and Storage use. As for the Subarea B, staff cannot support the mini-warehouse use which is also listed under the Wholesale, Distribution and Storage. In addition, staff is opposed to any outside storage of any vehicles, trailers and recreational vehicles within a mini-warehouse use.

As a result of the requirements and regulations the applicant has incorporated in the conditions for a mini-warehouse use, staff cannot support the applicant’s request for a Planned Development District for non-residential uses.

All other uses that are listed in Subarea A and Subarea B are a permitted use in the GO(A) General Office District, with only a few exceptions. Staff can support the few main uses the applicant has inserted into conditions.

Miscellaneous – conditions: The city attorney has reviewed and has made the necessary changes to the applicant’s proposed conditions in the event the zoning case is approved by the City Plan Commission and then forwarded for City Council consideration.

LIST OF OFFICERS

General Partners:

Steppington SLJ / McKinney L.P., a Texas Limited Liability Company

- J. Tim Moore President

SLJ COMPANY, LLC, a Texas Limited Liability Company

- Louis H. Lebowitz President

Limited Partners:

2009 MCKINNEY INVESTMENTS FUND, L.P., a Texas Limited Partnership

- J. Tim Moore President

SLJ / EOF VIII, LTD, a Colorado Limited Partnership

- Louis H. Lebowitz President

**APPLICANT'S PROPOSED PDD
CONDITIONS**

“ARTICLE

PD

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

PD__ was established by Ordinance No.____, passed by the Dallas City Council on _____, 2013.

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

PD__ is established on property located west of North Central Expressway and north of Riverfall Drive. The size of PD __ is approximately 4.42 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 CREATION OF SUBAREAS.

The district is divided into two subareas: Subarea A and B.

SEC 51P- __.105 EXHIBITS.

The following exhibit is incorporated in this article:

Exhibit S-__ conceptual plan.

SEC 51P- __.106 CONCEPTUAL PLAN.

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

SEC 51P- __.107 DEVELOPMENT PLAN.

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

SEC 51P- __.108 MAIN USES PERMITTED.

(a) Subarea A. The following uses are the only main uses permitted:

(1) Commercial and business services.

- Custom business services.
- Medical or scientific laboratory.

(2) Lodging uses.

- Hotel or motel [subject to restrictions of Section 51P___.117 below].
- Extended stay hotel or motel [subject to restrictions of Section 51P___.117 below].

(3) Office uses.

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

(4) Institutional and community service uses.

- Adult day care facility.
- Child-care facility.
- Church.

(5) Retail and personal service.

- 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.
- Personal services use.
- Restaurant without drive-in or drive-through window.

(6) Wholesale, distribution, and storage uses.

- Mini-warehouse.

-- Office showroom/warehouse.

(7) Miscellaneous Uses.

-- Temporary construction or sales office.

(b) Subarea B.

(1) Except as provided in this subsection, the only main uses permitted are those main uses permitted in the GO(A) General Office District, as set out in Chapter 51A. For example, a use permitted in the GO(A) General Office District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the GO(A) General Office District is subject to DIR in this district, etc. The following main uses are also permitted by right:

(2) The following main uses are permitted by right:

(A) Institutional and Community Service Uses:

-- Child-care facility.

(B) Wholesale, distribution, and storage uses:

-- Mini-warehouse.

SEC 51P-___.109 ACCESSORY USES.

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

(b) Outside storage is permitted as an accessory use restricted per Section 51P-__ 115 below.

SEC. 51P-___.110 YARD, LOT AND SPACE PROVISIONS.

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

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

(b) Residential proximity slope. The residential proximity slope regulations in Section 51A-4.412 apply only to the external perimeter of the property. The residential proximity slope applies only if there are windows above 26 feet on the northern elevation facing the multifamily district to the north.

(c) Urban form. No urban form setback is required.

(d) Setbacks. The setback from Central Expressway, Steppington Drive, and Riverfall Drive is 15 feet. The setback from the northern property line is 20 feet. The setback from the southern property line of Subarea A is 0 feet. The setback from the eastern property line of Subarea B is 0 feet. There are no setbacks for interior property lines.

(e) Lot Coverage. The maximum lot coverage for Subareas A and B combined is 75 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground structures are not.

(f) Height.

(1) Subarea A. Maximum structure height is 120 feet with exception of buildings occupied by a mini-warehouse use, in which case the maximum structure height is 54 feet.

(2) Subarea B. Maximum structure height is 120 feet with exception of buildings occupied by a mini-warehouse use, in which case the maximum structure height is 41 feet. Buildings are exempted from the maximum story provisions.

(3) Roof-top equipment. Roof-top mechanical equipment may extend up to 12 feet above the roofline or the maximum allowable building height for all subareas. Mechanical equipment, skylights, and solar panels on roofs must be integrated into the building design, screened, or setback so that they are not visible from a point five feet, six inches above grade at the Property line.

(g) Floor Area.

(1) Mini-warehouse.

(A) In Subarea A, maximum floor area for a mini-warehouse use is 150,000 square feet.

(B) In Subarea B, maximum floor area for a mini-warehouse use is 315,000 square feet.

(2) Office showroom/warehouse. The office showroom component of an office showroom/warehouse use must comprise at least 25 percent of the total floor area.

(h) Stories. No maximum number of stories.

SEC. 51P- __.111 OFF-STREET PARKING AND LOADING.

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

(b) For the purpose of meeting the parking requirements, this district is considered as one lot.

SEC. 51P __. 112 ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- __. 113 LANDSCAPING AND SCREENING.

(a) Landscaping must be provided in accordance with Article X.

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

SEC. 51P- __.114 SIGNS.

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

SEC. 51P- __.115 BUILDING ELEVATIONS.

Building elevation treatments for mini-warehouse uses.

(1) The exterior materials of the building elevations facing public street rights-of-way must be comprised of a minimum 80 percent masonry, excluding glass or openings. Masonry includes stone, brick, concrete, stucco, hollow clay tile, cementitious fiber siding, decorative concrete blocks or tile, glass block, other similar building materials, or a combination of those materials.

(2) A minimum of three architectural features are required on the eastern building elevation in Subarea A. A minimum of two architectural features are required on the southern and western building elevations in Subarea B. Of the required architectural features, a minimum of one of the following features must be used on each of the elevations described above.

(a) A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches or architectural or decorative columns.

(b) Display windows, faux windows, or decorative windows.

(c) Trim or accent elements using decorative contrasting colors or decorative neon lighting of at least 10 percent of the area of the facade wall exclusive of fenestration.

(d) Canopies, awnings, or similar projections.

(3) The following materials may only be used on internal walls not directly facing a public street:

(a) Smooth-faced concrete block that is non-tinted or non-burnished.

(b) Tilt-up concrete panels that are unadorned or untextured. Textured painted tilt wall is acceptable.

(c) Prefabricated steel panels.

SEC. 51P-___.116 CONFORMING – STRUCTURES.

Buildings existing at the time of adoption of this ordinance shall be considered conforming with respect to building setbacks, floor area, and height.

SEC. 51P-___.117 ADDITIONAL PROVISIONS.

(a) For a mini-warehouse:

(1) Storage units in Subarea A must be accessed by an internal corridor.

(2) The outside storage of vehicles, trailers, and recreational vehicles is limited to internal areas screened by perimeter walls or buildings. Any outside storage areas must be located a minimum of 40 feet from public rights-of-way.

(3) Inside retail sales is permitted. Outside retail sales is prohibited.

(b) For a hotel or motel or extended stay hotel or motel, all guest rooms must have primary access to an internal hallway.

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

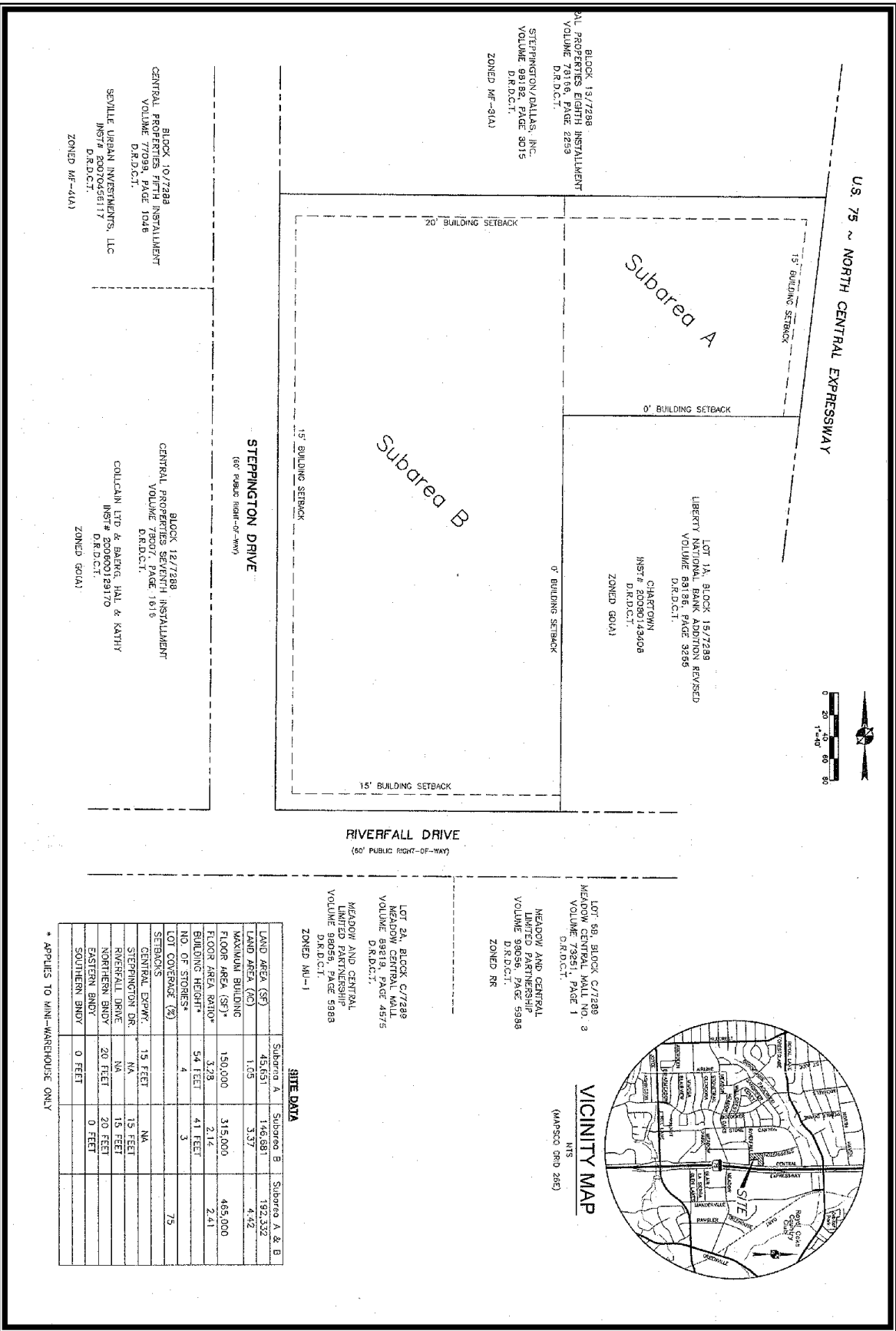
(d) Development and use of the property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

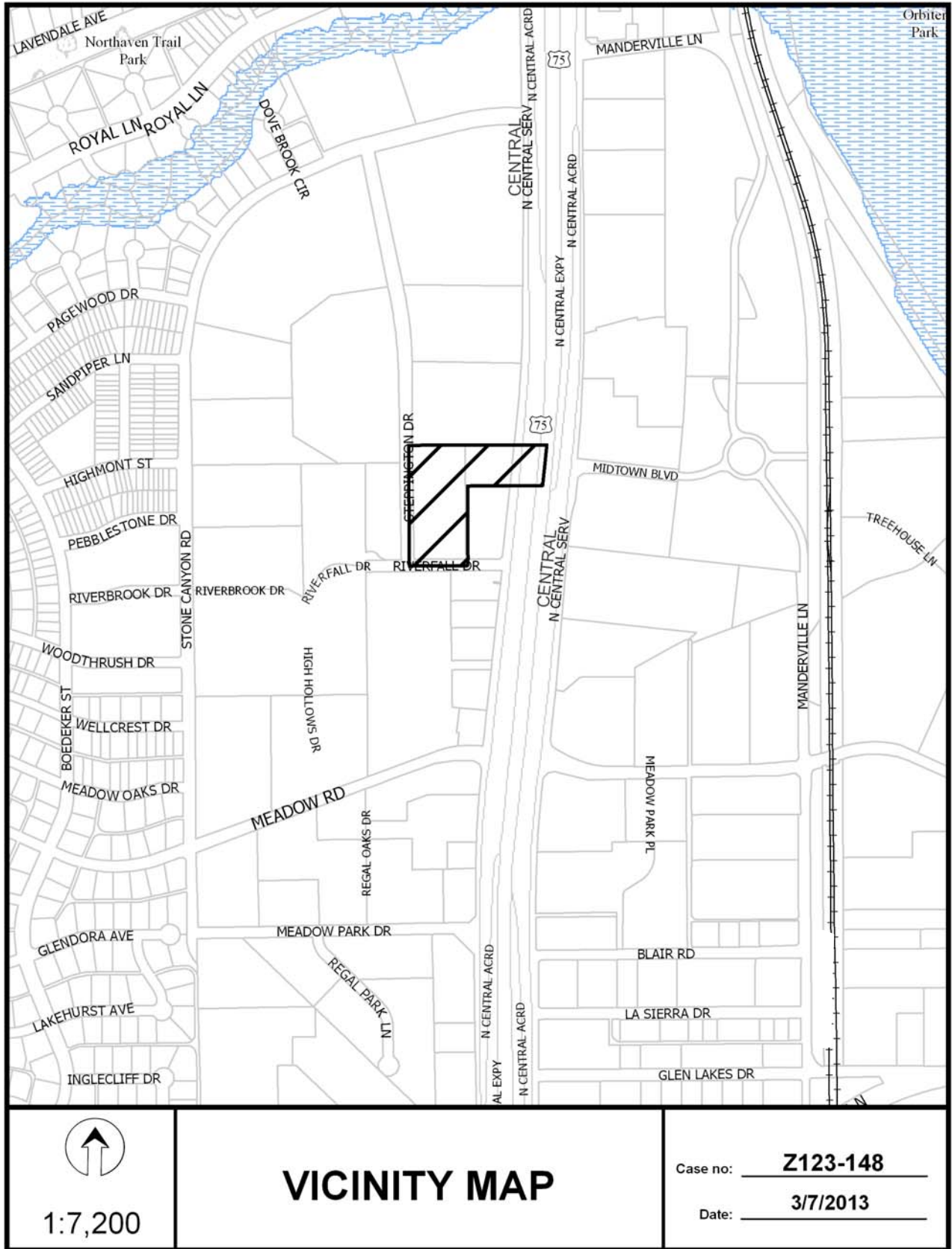
SEC. 51P-___.118 COMPLIANCE WITH CONDITIONS.

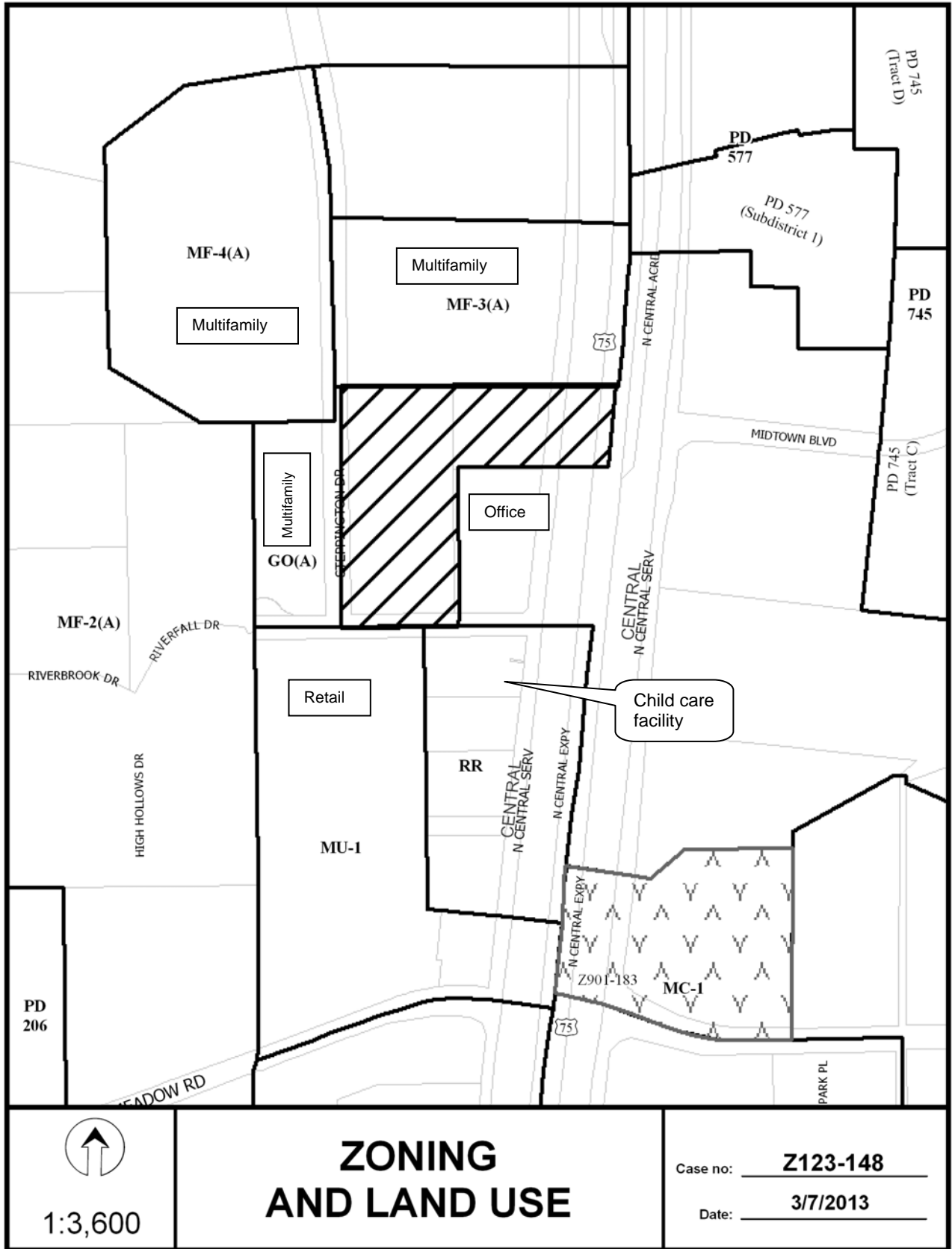
(a) All new paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

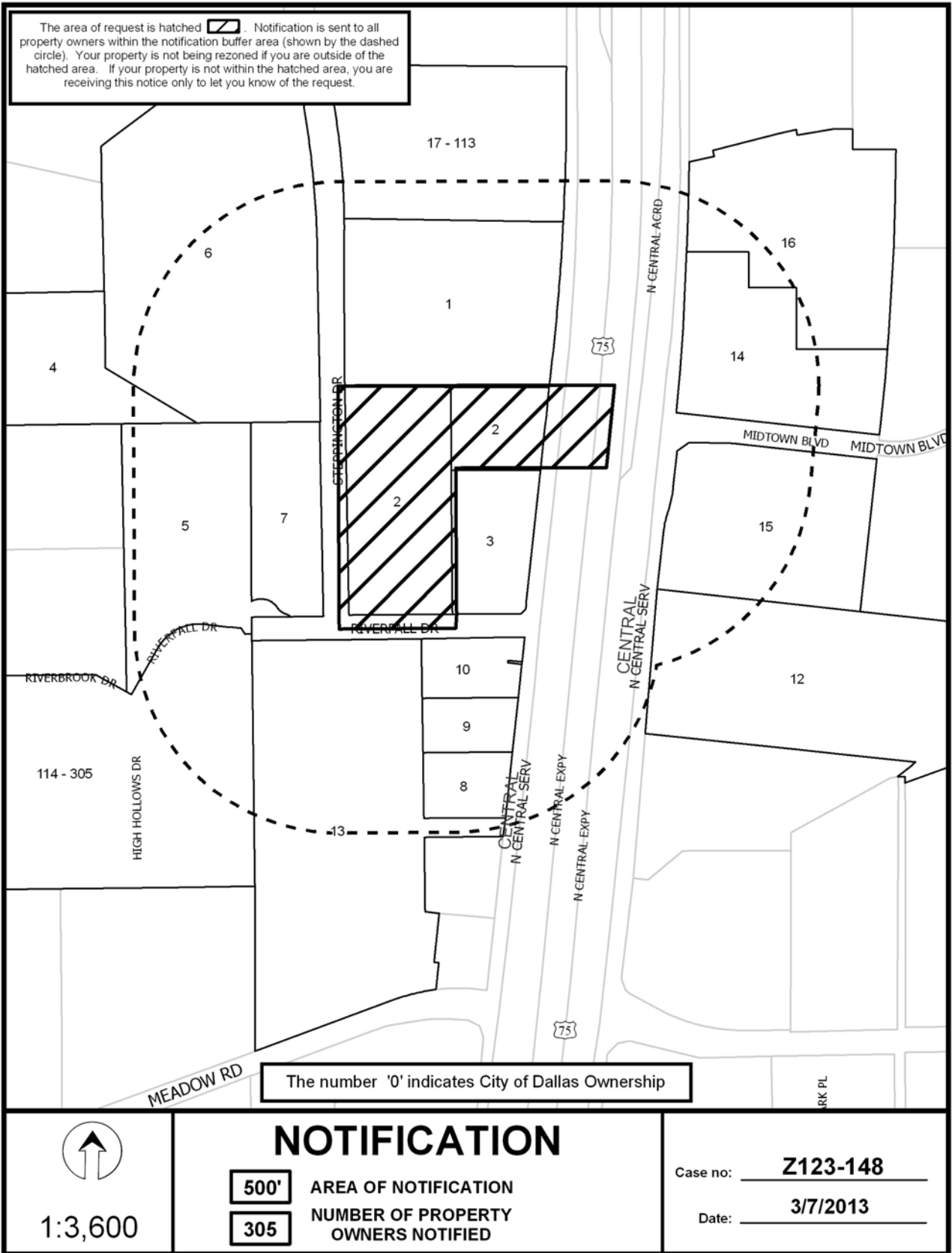
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

PROPOSED CONCEPTUAL PLAN









Notification List of Property Owners

Z123-148

305 Property Owners Notified

Label #	Address	Owner
1	10640 STEPPINGTON DR	STEPPINGTON DALLAS INC 20TH FLOOR TX 492
2	10500 STEPPINGTON DR	06 QCC 0121 LLC SUITE 400
3	10501 CENTRAL EXPY	CHARTOWN NC GENERAL PS
4	10602 STONE CANYON RD	FATH VIEWPOINT LP STE 2300
5	7879 RIVERFALL DR	IRG RIVERFALL LLC % ILIAD REALTY GROUP
6	10641 STEPPINGTON DR	SEVILLE URBAN INVESTMENTS LLC
7	10501 STEPPINGTON DR	COLLCAIN LTD
8	10433 CENTRAL EXPY	CCP MEADOWCENT I LP STE 1500
9	10443 CENTRAL EXPY	CHAN NELSON S & BELLE H
10	10453 CENTRAL EXPY	MEADOW & CENTRAL LTD PS SUITE 500
11	10453 CENTRAL EXPY	PRESCOTT INTERESTS LTD STE 225
12	10550 CENTRAL EXPY	COMMODORE PARTNERS LTD
13	10455 CENTRAL EXPY	MEADOW & CENTRAL LTD PS
14	10670 CENTRAL EXPY	SEARCH PLAZA OFFICE LP STE 500
15	10650 CENTRAL EXPY	COMMODORE PTNRS LTD % CARL WESTCOTT
16	10720 CENTRAL EXPY	SK23 NORTH DALLAS LTD
17	10650 STEPPINGTON DR	GALVEZ CHARLES BLDG A UNIT 101
18	10650 STEPPINGTON DR	DUCHON MADELINE BLDG A UNIT 102
19	10650 STEPPINGTON DR	CABRIA MARIOLA M
20	10650 STEPPINGTON DR	TALIS PAMELA D &
21	10650 STEPPINGTON DR	SHELLENBERG DONALD P BLDG A UNIT 201
22	10650 STEPPINGTON DR	KAZIC EDIN & SAIDA KAZIC
23	10650 STEPPINGTON DR	MINIKES ALAN N
24	10650 STEPPINGTON DR	HERRON RODNEY GLEEN & HERRON JACQUELYN E
25	10650 STEPPINGTON DR	MOORE JACQUELINE P BLDG B UNIT 105
26	10650 STEPPINGTON DR	LONG MICHAEL A UNIT 106

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	10650 STEPPINGTON DR	BOSWELL YOLANDA ANN
28	10650 STEPPINGTON DR	NAIK JANDRERAI & MADHU # 108
29	10650 STEPPINGTON DR	NEWMAN KATHERINE
30	10650 STEPPINGTON DR	WRETA DAWIT BLDG B UNIT 206
31	10650 STEPPINGTON DR	REICHARDT WILLIAM
32	10650 STEPPINGTON DR	MALHI K S & MANJIT
33	10650 STEPPINGTON DR	NELSON VIRGINIA D #111
34	10650 STEPPINGTON DR	LEJEUNE AMANDA # 112
35	10650 STEPPINGTON DR	BURSTYN PEARCE L BLDG C UNIT 211
36	10650 STEPPINGTON DR	ZOU YONGLONG & WANG YUAN
37	10650 STEPPINGTON DR	MCCART TERRY D
38	10650 STEPPINGTON DR	ANDRADE MIRIAM C UNIT #115
39	10650 STEPPINGTON DR	BEHROOZI KAMRAN
40	10650 STEPPINGTON DR	CREIGHTON LARRY & CREIGHTON CAROL
41	10650 STEPPINGTON DR	SHACKELFORD LEWIS L III
42	10650 STEPPINGTON DR	ADCOCK SHIRLEY A #215
43	10650 STEPPINGTON DR	DARRAH JOHN S
44	10650 STEPPINGTON DR	BRASLAVSKY GEORGY & LILYA UNIT 217
45	10650 STEPPINGTON DR	PYSIAK GREGORY & EVA
46	10650 STEPPINGTON DR	BRUER HOMER L BLDG E UNIT 110
47	10650 STEPPINGTON DR	DAVIDSON ROBERT LAWRENCE &
48	10650 STEPPINGTON DR	SUTTERFIELD ODIS R TR & MARY J TR
49	10650 STEPPINGTON DR	RUBIO ROSA APT 120
50	10650 STEPPINGTON DR	LANGE NATALIE G UNIT 121
51	10650 STEPPINGTON DR	DELA PENA A & GABRIELA
52	10650 STEPPINGTON DR	VALENTINE CANDICE &
53	10650 STEPPINGTON DR	LONDON ALAN N & JEAN A
54	10650 STEPPINGTON DR	LONDON ALAN N & JEAN A
55	10650 STEPPINGTON DR	CAUSEVIC HASAN & DIKA BLDG G UNIT 218
56	10650 STEPPINGTON DR	WHITE SUE # 219
57	10650 STEPPINGTON DR	GARVIN CATHERINE L BLDG H UNIT 122

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	10650 STEPPINGTON DR	FOWLER CHERYL A
59	10650 STEPPINGTON DR	HARRISON MARY B
60	10650 STEPPINGTON DR	SPANN LIBERTY MANAGEMENT C/O MATT HARTMA
61	10650 STEPPINGTON DR	CARRASCO GILDA L
62	10650 STEPPINGTON DR	CASTANEDA GEORGE
63	10650 STEPPINGTON DR	GOLDMAN STANLEY
64	10650 STEPPINGTON DR	HAILU YODIT BLDG H UNIT 223
65	10650 STEPPINGTON DR	SPRUIELL STANLEY M BLDG H UNIT 224
66	10650 STEPPINGTON DR	JACOBS SUSAN D BLDG H UNIT 225
67	10650 STEPPINGTON DR	LONDON ALAN M & JEAN A
68	10650 STEPPINGTON DR	MURILLO ESTALLA B
69	10650 STEPPINGTON DR	BARNETT DON & MARY ALICE BARNETT
70	10650 STEPPINGTON DR	CAUSEVIC ADEL
71	10650 STEPPINGTON DR	CHAROENDIREKSAP RUNGRATH
72	10650 STEPPINGTON DR	BAILEY TONYA B BLDG I UNIT 132
73	10650 STEPPINGTON DR	WIDEMAN TERRENCE T UNIT 133
74	10650 STEPPINGTON DR	PATRICK & SONS LLC
75	10650 STEPPINGTON DR	TOLEDO TEX LLC
76	10650 STEPPINGTON DR	MORALES MARIBEL G BLDG I UNIT 230
77	10650 STEPPINGTON DR	SMITH SHIRLEY A APT 231
78	10650 STEPPINGTON DR	GHEBRAY STEFANOS T
79	10650 STEPPINGTON DR	JACKSON JAMES APT 233
80	10650 STEPPINGTON DR	WILBER LYN REID SUITE 134
81	10650 STEPPINGTON DR	LIU YAN
82	10650 STEPPINGTON DR	FUENTES ALMA BLDG J-136
83	10650 STEPPINGTON DR	GREBOW MARTIN BLDG J UNIT 137
84	10650 STEPPINGTON DR	ABAY ASMAMAW #234
85	10650 STEPPINGTON DR	COX KIMBERLY LOU APT 235
86	10650 STEPPINGTON DR	SHULTS JANICE S UNIT 236
87	10650 STEPPINGTON DR	REASONOVER TODD UNIT 237 BLGD J
88	10650 STEPPINGTON DR	CHERNYAKHOVSKY CYNTHIA

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	10650 STEPPINGTON DR	ZERMENO MARIA # 217
90	10650 STEPPINGTON DR	AGS INVESTMENTS LLC UNIT 140
91	10650 STEPPINGTON DR	DAVIS JON T
92	10650 STEPPINGTON DR	GARCIA VICTOR MANUEL UNIT 238
93	10650 STEPPINGTON DR	DILLINGHAM TOM # 239
94	10650 STEPPINGTON DR	MURPHY STEPHEN CHAD BLDG K UNIT 240
95	10650 STEPPINGTON DR	RIOPELLE ONEIDA
96	10650 STEPPINGTON DR	PERL JACK & PERL MARY
97	10650 STEPPINGTON DR	ANDREWS SUSAN
98	10650 STEPPINGTON DR	EBBIGHAUSEN RAY & JEAN
99	10650 STEPPINGTON DR	HUMPHRIES JOHN F JR & DENNIS R
100	10650 STEPPINGTON DR	PERRY MELISSA
101	10650 STEPPINGTON DR	PYSIAK GREGORY & EWA
102	10650 STEPPINGTON DR	LEE FLOYD H BLDG L UNIT 246
103	10650 STEPPINGTON DR	GANE SUE H UNIT 247
104	10650 STEPPINGTON DR	LEE FLOYD H
105	10650 STEPPINGTON DR	SANFORD LILA APT 149
106	10650 STEPPINGTON DR	LONDON ALAN W & JEAN A
107	10650 STEPPINGTON DR	SCHENKLER BRUCE G APT 151
108	10650 STEPPINGTON DR	KAZIC ESMA UNIT # 248
109	10650 STEPPINGTON DR	MILLER SHERALYN O
110	10650 STEPPINGTON DR	SUMMEY JOHN M APT 250
111	10650 STEPPINGTON DR	WALL SIMEON H
112	10650 STEPPINGTON DR	MCINTOSH JAMES L BLDG N UNIT 152
113	10650 STEPPINGTON DR	NGUYEN MYLY T
114	10526 STONE CANYON RD	HOWELL CRAIG
115	10526 STONE CANYON RD	MILLER MURIEL LIEBERS APT 102
116	10526 STONE CANYON RD	FARRIS ROY D JR
117	10526 STONE CANYON RD	STEWART VERA A
118	10526 STONE CANYON RD	BERRY KENNETH # 201
119	10526 STONE CANYON RD	VYAS ABHINAV BLDG A UNIT 202

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	10526 STONE CANYON RD	TIMRECK THOMAS J UNIT 203
121	10526 STONE CANYON RD	FLEMING GRACE
122	10530 STONE CANYON RD	EVANS EVA L BLDG B UNIT 105
123	10530 STONE CANYON RD	KLEINMAN DIANA E APT 106
124	10530 STONE CANYON RD	MAY JANET WOODWARD
125	10530 STONE CANYON RD	SCHNORMEIER MARILYN R UNIT 108 BLDG B
126	10530 STONE CANYON RD	KANNER LEONARD
127	10530 STONE CANYON RD	SPT REAL ESTATE SUB III LLC
128	10530 STONE CANYON RD	TURNER KEVIN F & ET AL 104-216
129	10530 STONE CANYON RD	NEWBERG MARVIN APT 247
130	10532 STONE CANYON RD	KLP INVESTMENTS LLC
131	10532 STONE CANYON RD	HARTSOCK MARLENE BLDG C UNIT 110
132	10532 STONE CANYON RD	DALEY PATRICK
133	10532 STONE CANYON RD	STONE MARILYN R & ALTON H
134	10534 STONE CANYON RD	HERNANDEZ REGINA T
135	10534 STONE CANYON RD	LITTLEJOHN COREY
136	10534 STONE CANYON RD	HAMILTON GREGORY G BLDG D UNIT 114
137	10534 STONE CANYON RD	HERMOSILLO JOSE UNIT 115
138	10534 STONE CANYON RD	WILKINSON AARON C &
139	10534 STONE CANYON RD	RUBENSTEIN LEON LIVING TRUST
140	10534 STONE CANYON RD	VELEZ OSCAR GOMEZ & HALE PAUL
141	10534 STONE CANYON RD	VELEZ OSCAR GOMEZ & PAUL HALE
142	10536 STONE CANYON RD	LONGORIA BARBARA BLDG E UNIT 116
143	10536 STONE CANYON RD	REEVES TERRY F
144	10536 STONE CANYON RD	GONZALES VANESSA V
145	10536 STONE CANYON RD	TAYLOR DEBORAH G NO 119
146	10536 STONE CANYON RD	DIAZ HUGH BLDG E UNIT 216
147	10536 STONE CANYON RD	LOZANO ENEDELIA
148	10536 STONE CANYON RD	EMERSON NORA C BLDG E UNIT 218
149	10536 STONE CANYON RD	PHAM JACQUELINE BLDG E UNIT 219
150	10544 STONE CANYON RD	WARD BERT TRUST

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	10544 STONE CANYON RD	MIDDLETON CHARLES ZACHARY UNIT 121
152	10544 STONE CANYON RD	MURPHREE JOHN E
153	10544 STONE CANYON RD	GOODSON CAROLYN K BLDG F UNIT 123
154	10544 STONE CANYON RD	WEISFELD RONALD A
155	10544 STONE CANYON RD	DONALDSON JAMES A
156	10544 STONE CANYON RD	ZAMLEN CYNTHIA JO STE 109-285
157	10544 STONE CANYON RD	WIGLEY ROBERT TR
158	10546 STONE CANYON RD	ZAK MICHAEL S UNIT #124
159	10546 STONE CANYON RD	BROWN LAUREN B BLDG G UNIT 125
160	10546 STONE CANYON RD	KAGAN ALAN M
161	10546 STONE CANYON RD	LEVINE LAWRENCE J & MARCIA P
162	10546 STONE CANYON RD	NAVARRO WENDY C #224
163	10546 STONE CANYON RD	WILDE TARA C
164	10546 STONE CANYON RD	SANTIAGO DEWITT L
165	10546 STONE CANYON RD	MULLEY MARY UNIT 227
166	10548 STONE CANYON RD	DUKE BILLY J BLDG H UNIT 128
167	10548 STONE CANYON RD	DUKE BJ #128
168	10548 STONE CANYON RD	ISAKSSON CHARLIE & JAHLYN C BLDG H UNIT
169	10548 STONE CANYON RD	WALLACE JILL SANDEL BALLARD #131
170	10548 STONE CANYON RD	ISAACSON PAMELA UNIT 228
171	10548 STONE CANYON RD	CONDON KATHLEEN UNIT 229
172	10548 STONE CANYON RD	CHANNING JENNIFER A BLDG H UNIT 230
173	10548 STONE CANYON RD	COLEMAN CALEB & VANESSA SALAZAR
174	10550 HIGH HOLLOW DR	HOLLOWS NORTH CONDO ASSOC UNIT 132
175	10550 HIGH HOLLOW DR	DAVIS MICHAEL UNIT 133
176	10550 HIGH HOLLOW DR	WANG DIING-YUAN &
177	10550 HIGH HOLLOW DR	CANTY JOHN P # 233
178	10552 HIGH HOLLOW DR	SMITH DONALD R & LYNDA J BLDG J UNIT 134
179	10552 HIGH HOLLOW DR	FRITTS REX CALLOWAY #J135
180	10552 HIGH HOLLOW DR	HAVERSTICK MICHAEL
181	10552 HIGH HOLLOW DR	CLARK NATHAN BLDG J UNIT 137

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	10552 HIGH HOLLOWES DR	HOLLOWS NORTH CONDOMINIUM ASSOCIATION IN
183	10552 HIGH HOLLOWES DR	GENTILE NANCY UNIT 235
184	10552 HIGH HOLLOWES DR	FOREMAN SHERYL L UNIT 236
185	10552 HIGH HOLLOWES DR	CARSON WILLIAM C APT 237
186	10556 HIGH HOLLOWES DR	FITZGERALD DAVID M
187	10556 HIGH HOLLOWES DR	SEARSON REX LEROY &
188	10556 HIGH HOLLOWES DR	WHIDDEN DAVID L III & GRIFFITH ALICIA A
189	10556 HIGH HOLLOWES DR	SCHILL TERRY M # 141
190	10556 HIGH HOLLOWES DR	BARGONETTI MERRY ANN UNIT 238
191	10556 HIGH HOLLOWES DR	STERLING TRACY UNIT 239
192	10556 HIGH HOLLOWES DR	BURKET JAMES BLDJ K UNIT 240
193	10556 HIGH HOLLOWES DR	DAVIS ROBERT A ET AL BLDG K UNIT 241
194	10558 HIGH HOLLOWES DR	MATISE JAN C
195	10558 HIGH HOLLOWES DR	KENDRA KAROL A UNIT 143
196	10558 HIGH HOLLOWES DR	MOMIN ASMA S UNIT 144
197	10558 HIGH HOLLOWES DR	WHITESIDE TRACY
198	10558 HIGH HOLLOWES DR	MANTANONA TINA UNIT 242
199	10558 HIGH HOLLOWES DR	SOMMER CLAUDIA M UNIT 243-L
200	10558 HIGH HOLLOWES DR	GOSNELL DAVID WILLIAM # 244
201	10558 HIGH HOLLOWES DR	HARTLEP KORY UNIT 215
202	10562 HIGH HOLLOWES DR	MINTZ ERIN M
203	10562 STONE CANYON RD	LEE SELMA RUE
204	10562 HIGH HOLLOWES DR	GUARDIAN MTG CO INC
205	10562 HIGH HOLLOWES DR	ISAKSSON CHARLIE & BLDG M UNIT 149
206	10562 HIGH HOLLOWES DR	KLEIN KATHERINE JOANNA # 246
207	10562 HIGH HOLLOWES DR	NEWBERG MARVIN J APT 247
208	10562 HIGH HOLLOWES DR	BLAIR DAVID C # 248
209	10562 HIGH HOLLOWES DR	HANNAH BRYON W
210	10564 HIGH HOLLOWES DR	HOLLOWS NORTH CONDO ASN INC
211	10564 HIGH HOLLOWES DR	HINKLE MELISSA # 151
212	10564 HIGH HOLLOWES DR	BARBERO ISABEL

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	10564 HIGH HOLLOWES DR	DRYZER LOWELL M TRUST & RUTH A DRYZER TR
214	10564 HIGH HOLLOWES DR	MCCURRACH PAMELA & DAVID BLDG N UNIT 25
215	10564 HIGH HOLLOWES DR	HUD
216	10564 HIGH HOLLOWES DR	GRIFFITH CHARLES D #252
217	10564 HIGH HOLLOWES DR	HOLM RICHARD D
218	10566 HIGH HOLLOWES DR	BARRETT MARTHA E BLDG O UNIT #154
219	10566 HIGH HOLLOWES DR	VINSONHALER MARY C UNIT 155 BLDG O
220	10566 HIGH HOLLOWES DR	BERNBAUM PHYLISS N APT 417
221	10566 HIGH HOLLOWES DR	COUNTS LYNNA KAY #O157
222	10566 HIGH HOLLOWES DR	ORDNER JOHN R & KAREN W TRUSTEES ORDNER
223	10566 HIGH HOLLOWES DR	MOORE D P
224	10566 HIGH HOLLOWES DR	LEON JAIRO CHING
225	10566 HIGH HOLLOWES DR	ALCALA LUIS M BLDG O UNIT 257
226	10570 HIGH HOLLOWES DR	SORIA MARIO &
227	10570 HIGH HOLLOWES DR	POUNDS TIM L & BUNNI
228	10570 HIGH HOLLOWES DR	YARBROUGH DANA LEE UNIT 258
229	10570 HIGH HOLLOWES DR	CATHCART PATRICIA BLDG P UNIT 259
230	10572 HIGH HOLLOWES DR	MONTGOMERY MILLIE BLDG Q UNIT 160
231	10572 HIGH HOLLOWES DR	TSCHUMY SHEILA A #161
232	10572 HIGH HOLLOWES DR	ALCALEN LIVING TRUST ELADIETO E & ERLIND
233	10572 HIGH HOLLOWES DR	ANDERSON DENISE
234	10574 HIGH HOLLOWES DR	WILKERSON KAREN M
235	10574 HIGH HOLLOWES DR	ALOI TOM UNIT 163
236	10574 HIGH HOLLOWES DR	SMITH SHARON E # 164
237	10574 HIGH HOLLOWES DR	DUBNOV WILLIAM L UNIT 165
238	10574 HIGH HOLLOWES DR	GROCE TERESA ANN
239	10574 HIGH HOLLOWES DR	GLENN DON V
240	10574 HIGH HOLLOWES DR	MCCOY DENNIS G
241	10574 HIGH HOLLOWES DR	JSL TRUST
242	10578 HIGH HOLLOWES DR	MARTIN OPAL S UNIT 166
243	10578 HIGH HOLLOWES DR	VIRDEN JOHN C #167

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	10578 HIGH HOLLOWES DR	MARSHALL JUNE
245	10578 HIGH HOLLOWES DR	SMITH DIANNE #169
246	10578 HIGH HOLLOWES DR	D & F PRODUCTIONS LTD
247	10578 HIGH HOLLOWES DR	ZIELINSKI TANYA A
248	10578 HIGH HOLLOWES DR	JACKSON LORIE M
249	10578 HIGH HOLLOWES DR	CURTIS CONSTANCE C UNIT 269
250	10580 HIGH HOLLOWES DR	KEOUGH KATHRYN UNIT 170
251	10580 HIGH HOLLOWES DR	SAIDI ROSAMOND VIRGINIA BLDG T UNIT 171
252	10580 HIGH HOLLOWES DR	AIKMAN ANITA G UNIT 172
253	10580 HIGH HOLLOWES DR	BLOCK HOWARD
254	10580 HIGH HOLLOWES DR	RING INTERNATIONAL LLC
255	10580 HIGH HOLLOWES DR	ARONSON THOMAS W APT 271
256	10580 HIGH HOLLOWES DR	FRANCE WARREN D UNIT 272 BLDG T
257	10580 HIGH HOLLOWES DR	GUCHEREAU JAN UNIT 273
258	10584 HIGH HOLLOWES DR	WILMOTH AMANDA BYARS & STEPHEN R APT 174
259	10584 HIGH HOLLOWES DR	LOWE FRED FAMILY PTNRS LTD
260	10584 HIGH HOLLOWES DR	MILAKOVICH MARKS & ANNA
261	10584 HIGH HOLLOWES DR	FISHER FRANCES JUNE EST OF BLDG U UNIT 1
262	10584 HIGH HOLLOWES DR	BAGGETT SUSANNE L
263	10584 HIGH HOLLOWES DR	GARNER NANCY #275
264	10584 HIGH HOLLOWES DR	DIA PROPERTIES
265	10584 HIGH HOLLOWES DR	GARRETT CONNIE BLDG U UNIT 277
266	10586 HIGH HOLLOWES DR	PHILLIPS JOYCE I & MAC D & PHEBE P HARGR
267	10584 HIGH HOLLOWES DR	BRZEZINSKI ARTUR & ETAL BLDG V UNIT 179
268	10586 HIGH HOLLOWES DR	JANIAK TERESA UNIT 278
269	10586 HIGH HOLLOWES DR	GOLDBERG DAVID V
270	10588 HIGH HOLLOWES DR	GALER VINCENT H #180
271	10588 HIGH HOLLOWES DR	GERSON CHARISSE BLDG W UNIT 181
272	10588 HIGH HOLLOWES DR	WERN JASON E BLDG W APT 182
273	10588 HIGH HOLLOWES DR	WILLIAMS CAROL RAND TR
274	10588 HIGH HOLLOWES DR	WILLIAMS-EAKINS CATEHRINE E

3/7/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	10588 HIGH HOLLOWS DR	TOASTON TANISHA A # 281
276	10588 HIGH HOLLOWS DR	MARTINEZ ARMANDO & FLORENCIA UNIT 282
277	10588 HIGH HOLLOWS DR	KATZEN ELLEN BLDG W UNIT 283
278	10590 HIGH HOLLOWS DR	HUNTER TANA LYNN
279	10590 HIGH HOLLOWS DR	CALVERT EVELYN A
280	10590 HIGH HOLLOWS DR	BRUCH MICHELE APT 186
281	10590 HIGH HOLLOWS DR	DOWLER LYNNE L UNIT 187
282	10590 HIGH HOLLOWS DR	TRUSTEE SERVICES OF AMERICA INC TRUSTEE
283	10590 HIGH HOLLOWS DR	LAMBERT HELEN & MICHAEL LAMBERT SR
284	10590 HIGH HOLLOWS DR	DOWLER LYNNE L & DONALD R
285	10590 HIGH HOLLOWS DR	REN XIJING
286	10594 HIGH HOLLOWS DR	LAMBERT ALLISON UNIT 188
287	10594 HIGH HOLLOWS DR	MONARCH MARTHA # 189
288	10594 HIGH HOLLOWS DR	ASTRAHAN EDELWEISS P BLDG Y UNIT #190
289	10594 HIGH HOLLOWS DR	GARCIA RUBIELA VILLA UNIT 191
290	10594 HIGH HOLLOWS DR	WILDBERGER PAUL L
291	10594 HIGH HOLLOWS DR	CLARK ADAIR W #289
292	10594 HIGH HOLLOWS DR	HALL LEANNE C BLDG Y UNIT 290
293	10594 HIGH HOLLOWS DR	MINOR TRACY BLDG Y UNIT 291
294	10596 HIGH HOLLOWS DR	SEIJAS ENNIE UNIT 192
295	10596 HIGH HOLLOWS DR	SCHROEDER WENDY K BLDG Z UNIT 193
296	10596 HIGH HOLLOWS DR	SEIJAS ENNIE G BLDG Z UNIT 292
297	10596 HIGH HOLLOWS DR	CADY LESLIE G & CHARLINE APT 293
298	10598 HIGH HOLLOWS DR	BARNETT DON & MARY
299	10598 HIGH HOLLOWS DR	MUETHER ROBERT MICHAEL UNIT 195
300	10598 HIGH HOLLOWS DR	GOULD KEVIN A UNIT 196
301	10598 HIGH HOLLOWS DR	SMITH SUSAN L #197
302	10598 HIGH HOLLOWS DR	GRANGER GAYLE E BLDG AA UNIT 294
303	10598 HIGH HOLLOWS DR	RUPP BETTY JO UNIT 295
304	10598 HIGH HOLLOWS DR	SCHLICHTING STEPHEN J
305	10598 HIGH HOLLOWS DR	GRAY EMILY E

Planner: Warren F. Ellis

FILE NUMBER: Z123-340(WE) **DATE FILED:** March 7, 2007
LOCATION: Generally bounded by West Mockingbird Lane, Forest Park Road, Empire Central and Maple Avenue
COUNCIL DISTRICT: 2 **MAPSCO:** 34-N
SIZE OF REQUEST: Approx. 31.02 acres **CENSUS TRACT:** 04.06

APPLICANT / OWNER: Mockingbird Venture Partners, LLC

REPRESENTATIVE: Bill Dahlstrom
Jackson Walker

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

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

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

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

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

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

BACKGROUND INFORMATION:

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

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

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

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

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

Land Use:

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

Comprehensive Plan: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request, but also recommends protecting Dallas’ floodplains.

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

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

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

Economic

Goal 2.1 Promote Balanced Growth.

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

Goal 2.2 Engage in strategic economic development

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

Urban Design

Goal 5.2 Strengthen community and neighborhood identity

Policy 5.2.4 Enhance retail, industrial and business operations

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

STAFF ANALYSIS:

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

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

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

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

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

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

Development Standards:

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

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

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

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW

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

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

<p style="text-align: center;">LIST OF OFFICERS MOCKINGBIRD VENTURE PARTNERS, LLC</p>
--

Mockingbird venture partners, LLC
A Delaware Limited Liability Company

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

Sole Managing Member: Highridge Management, Inc
A California Corporation

Highridge Asset Management, LLC - Officers

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

Directors:

- John S. Long
- Steven A. Berlinger

**PROPOSED PDD CONDITION
CHANGES**

ARTICLE 759.

PD 759.

SEC. 51P-759.101. LEGISLATIVE HISTORY.

PD 759 was established by Ordinance No. 26871, passed by the Dallas City Council on June 27, 2007. (Ord. 26871)

SEC. 51P-759.102. PROPERTY LOCATION AND SIZE.

PD 759 is established on property located at the northeast corner of West Mockingbird Lane and Forest Park Road. The size of PD 759 is approximately 31.02 acres.

SEC. 51P-759.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) **SHOPPING CENTER SIGN** means a sign that identifies several owners, tenants, or occupants within the district.

(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 divided into three Subdistricts: Subdistrict I, Subdistrict II-A, and Subdistrict II-B.

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

SEC. 51P-759.103.1. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 759A: conceptual plan.

SEC. 51P-759.104. CONCEPTUAL PLAN.

(a) Except as provided in this section, development and use of the Property must comply with the conceptual plan (Exhibit 759A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

(b) The conceptual plan only shows the approximate location of ingress/egress points. The final location of the ingress/egress points must be shown on the development plan. No ingress or egress is permitted to or from Empire Central.

DEVELOPMENT PLAN.

(a) A development plan must be approved by the city plan commission before issuance of any building permit to authorize work in this district.

(b) The development plan does not have to show all phases of development if separate phases are proposed. If separate phases are proposed, however, a development plan for each phase must be approved by the city plan commission before the issuance of a building permit to authorize work in that phase of development.

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

(d) Before approval of a development plan for any portion or all of the Property, a tree survey, grading and drainage plan, and utilities plan for that portion of the Property must be submitted to the building official.

SEC. 51P-759.106. MAIN USES PERMITTED.

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

(b) Multifamily uses are permitted by right in Subdistrict II-A and Subdistrict II-B.

SEC. 51P-759.107. ACCESSORY USES.

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

SEC. 51P-759.108. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general.

(1) Subdistrict I. Except as provided in this section, the yard, lot, and space regulations for the RR Regional Retail District apply.

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

(b) Front yard. Except as provided.

(1) [M]minimum front yard is [4]5 feet at the boundaries of this district, as shown on the conceptual plan. Otherwise, no front yard setback is required.

(2) Minimum front yard is 15 feet on Empire Central

(c) Side and rear yard. Minimum side and rear yard is 15 feet at the boundaries of this district. Otherwise, no side and rear yard setback is required.

(d) Floor area ratio.

(1) Except as provided in this subsection, maximum floor area ratio is 1.5.

(2) For lodging and office uses, maximum floor area ratio is 2.0.

(3) For multifamily uses, no maximum floor area ratio.

(e) Floor area.

(1) All subareas. Maximum total floor area for all uses on the Property other than lodging and residential is 365,000 square feet.

(2) Subdistrict I. Maximum total floor area for all uses other than lodging and residential is 175,000 square feet.

(3) Subdistrict II-A and Subdistrict II-B. Maximum total floor area for all uses other than lodging and residential is 190,000 square feet.

(f) Height.

(1) Subdistrict I.

(a) Maximum structure height is 95 [50] feet.

(b) Maximum structure height for lodging and office uses is 155 feet.

(2) Subdistrict II-A. Maximum structure height is 90 feet.

(3) Subdistrict II-B. Maximum structure height is 65 feet.

(g) Density/Guest rooms.

(1) Subdistrict II-A and Subdistrict II-B. Overall maximum density is 75 units per acre.

(2) Subdistrict I and Subdistrict II-A. Maximum number of guest rooms for all lodging uses is 300.

(h) Lot coverage. Maximum lot coverage is 80 percent.

(i) Urban form setback. An additional 20-foot front yard setback is required for that portion of a structure over 60 feet in height.

(j) Tower spacing. An additional side and rear yard setback of one foot for each two feet in height above 60 feet is required for that portion of a structure over 60 feet in height, up to a total of 30 feet. This subsection does not require a total side or rear setback greater than 30 feet.

SEC. 51P-759.109. DESIGN STANDARDS.

(a) Except as provided in this section, the design standards and procedures in Section 51A-4.605 apply to any retail uses, personal service uses, or combination thereof, totaling 75,000 square feet or more of floor area and located within the same structure.

(b) Trees planted in planters count toward the tree planting requirements in Section 51A-4.605(a)(8)(F).

(c) The city plan commission, whether or not a specific use permit is required, may approve a site plan that does not comply with the requirements of the design standards provided that:

(1) strict compliance with the design standards is impractical due to site constraints or would result in substantial hardship;

(2) the site plan complies with the spirit and intent of the design standards;

(3) the site plan furthers the stated purpose of the design standards;
and

(4) the variation or exception from the design standards will not adversely affect surrounding properties.

(5) For amendments to the design standards site plan, the city plan commission shall follow the same procedures used for approval of minor amendments to development plans, and the fee for a minor plan amendment shall apply.

SEC. 51P-759.110. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Consult Division 51A-4.300 for information regarding off-street parking and loading generally.

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

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

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

ii. Lodging: one space for each guest room.

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

SEC. 51P-759.111. ROADWAY IMPROVEMENTS.

(a) Each application for a building permit or certificate of occupancy must be supplemented with a cumulative floor area calculation for the district and the number of off-street parking required for each retail use.

(b) No certificate of occupancy may be issued for any use in the district once the cumulative floor area for the district reaches 50,000 square feet, until the roadway improvements specified in this section are completed. The following road improvements

must be provided on Mockingbird Lane, with final design and construction approved by the director of public works and transportation:

(1) Lengthen the existing eastbound left-turn lane of Driveway No. 6, as shown on the conceptual plan, to a minimum of 150 feet storage.

(2) Construct a westbound deceleration lane at Driveway No. 5, as shown on the conceptual plan.

SEC. 51P-759.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-759.113. LANDSCAPING.

(a) In general.

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

(2) A platted lot with less than 25 feet of street frontage does not require street trees.

(3) Required street trees may be planted in adjacent parkways as described in Subsection 51P-759.113(a)(4) and (5), provided that all private licensing requirements of the city code and charter are met. Street trees shall be counted toward the requirements for site trees.

~~(4)(2)~~ Plant materials must be maintained in a healthy, growing condition.

(b) Planting Strips

(1) Minimum parkway planting strip adjacent to Mockingbird Lane, measured from back of curb, is 6 feet.

(2) Minimum parkway planting strip adjacent to Forest Park Road, Hawes Street and Maple Avenue, measured from back of curb, is 5 feet.

(b) Tree mitigation.

(1) Except as provided in this section, tree mitigation must be provided in accordance with Article X.

(2) Except as provided in this section, tree mitigation in flood plain areas must be provided in accordance with Article V.

(3) Tree mitigation must be completed within 24 months after issuance of a tree removal permit.

~~[(c) Alternative tree mitigation.]~~

~~[(1) The building official shall allow an inch-for-inch tree mitigation credit for healthy, growing, protected trees with a caliper of six inches or more that are transplanted into parking lot islands or medians on the Property.]~~

(2) The building official shall evaluate the condition of trees used for alternative tree mitigation during the first landscape inspection on the Property.

SEC. 51P-759.114. SIDEWALKS.

(a) Sidewalks on Mockingbird Lane must have a minimum unobstructed width of 7 feet.

(b) Sidewalks on Forest Park Road, Hawes Street and Maple Avenue must have a minimum unobstructed width of 6 feet.

SEC. 51P-759.11[4](5). SIGNS.

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

(b) Monument signs. All detached signs, except for shopping center signs, must be monument signs.

(c) Shopping center signs.

(1) For shopping center signs only, the premise is considered the entire Property.

(2) Shopping center signs may only be located adjacent to Mockingbird Lane.

(3) One shopping center sign is permitted for every 300 feet of street frontage.

(4) Shopping center signs must be located at least 400 feet apart.

(5) Shopping center signs may not exceed 35 feet in height or 250 square feet in effective area.

ADDITIONAL PROVISIONS.

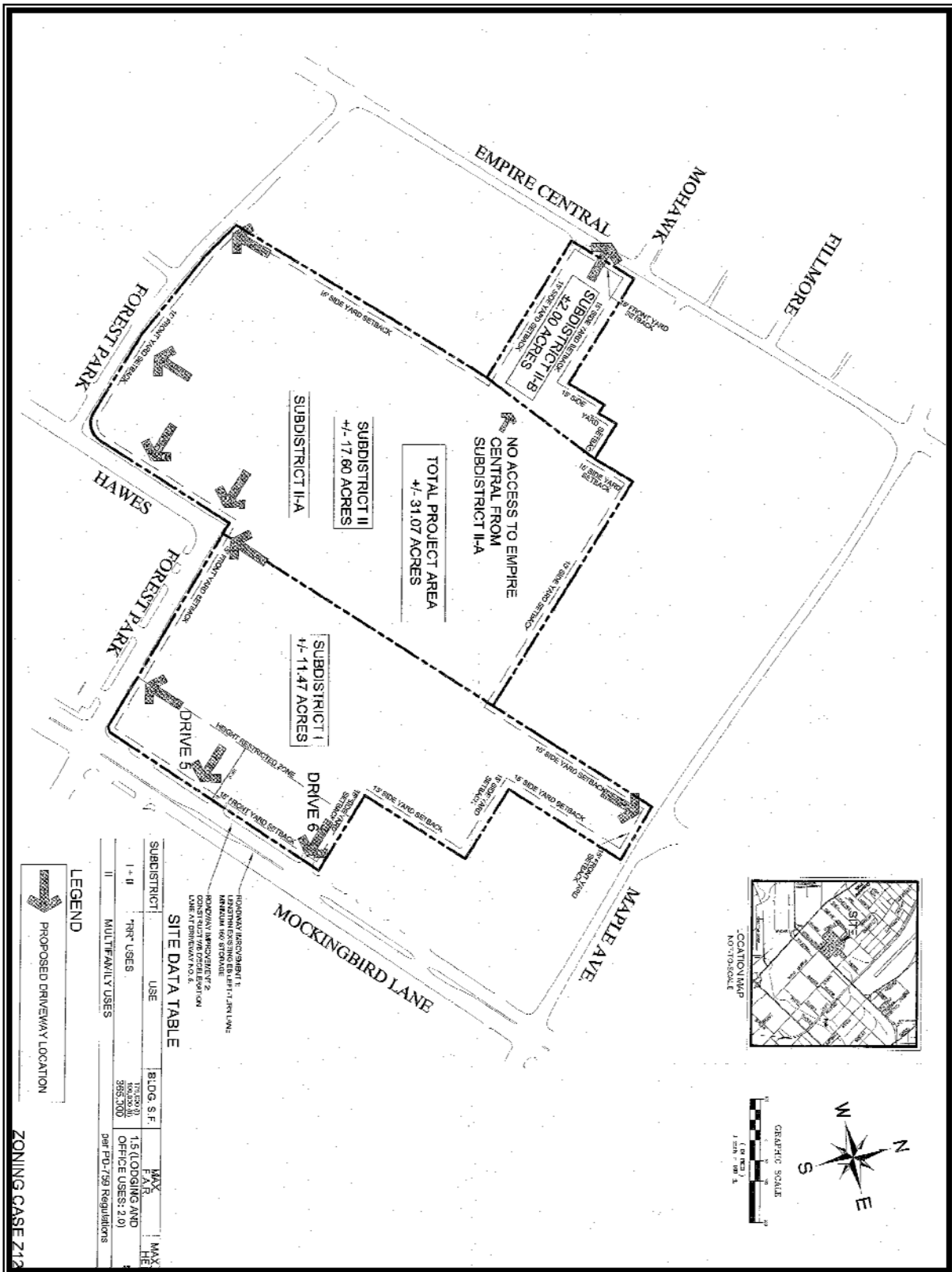
- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. 26871)

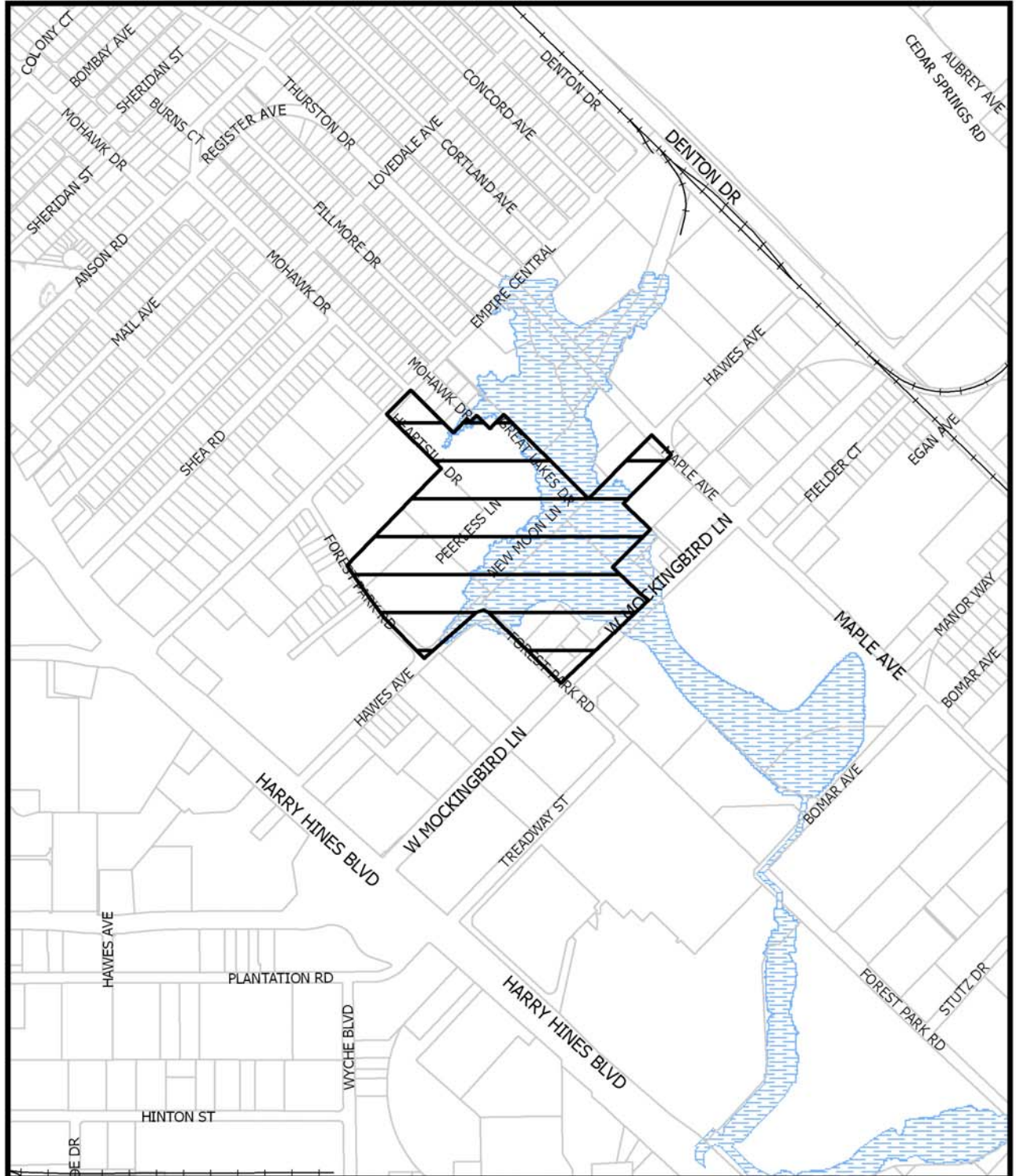
SEC. 51P-759.11[6](7).

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 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.

APPROVED CONCEPTUAL PLAN



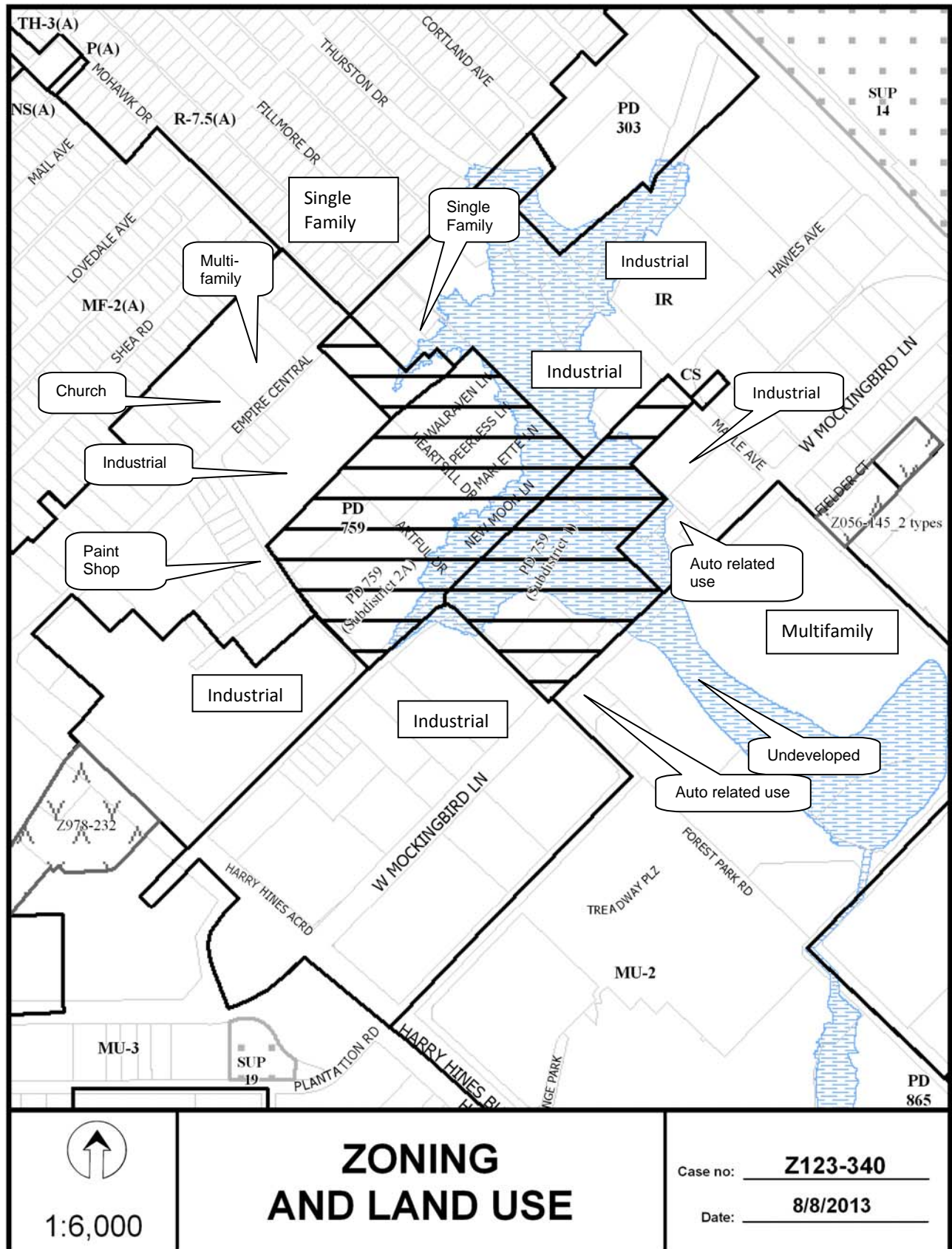


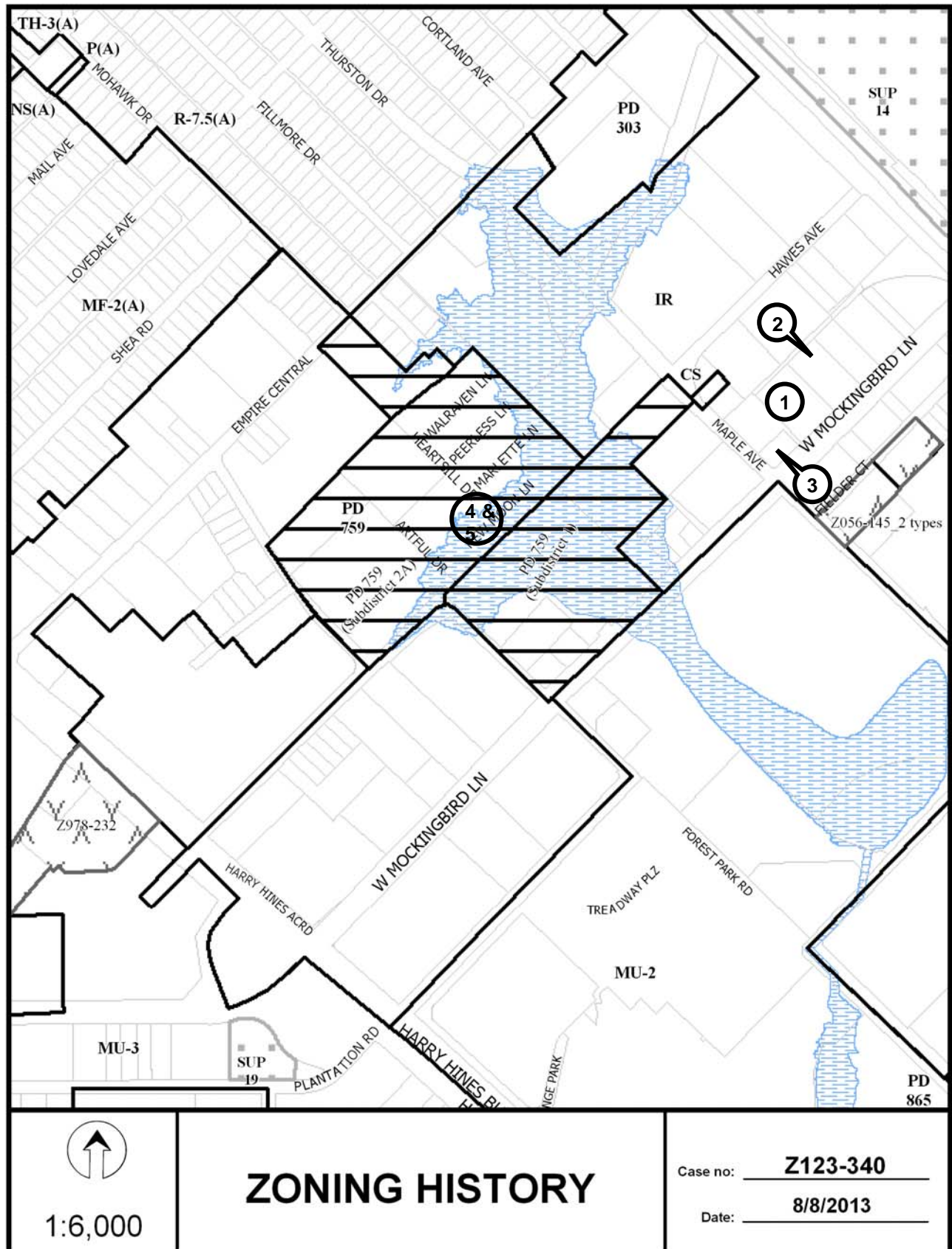
1:8,400

VICINITY MAP

Case no: **Z123-340**

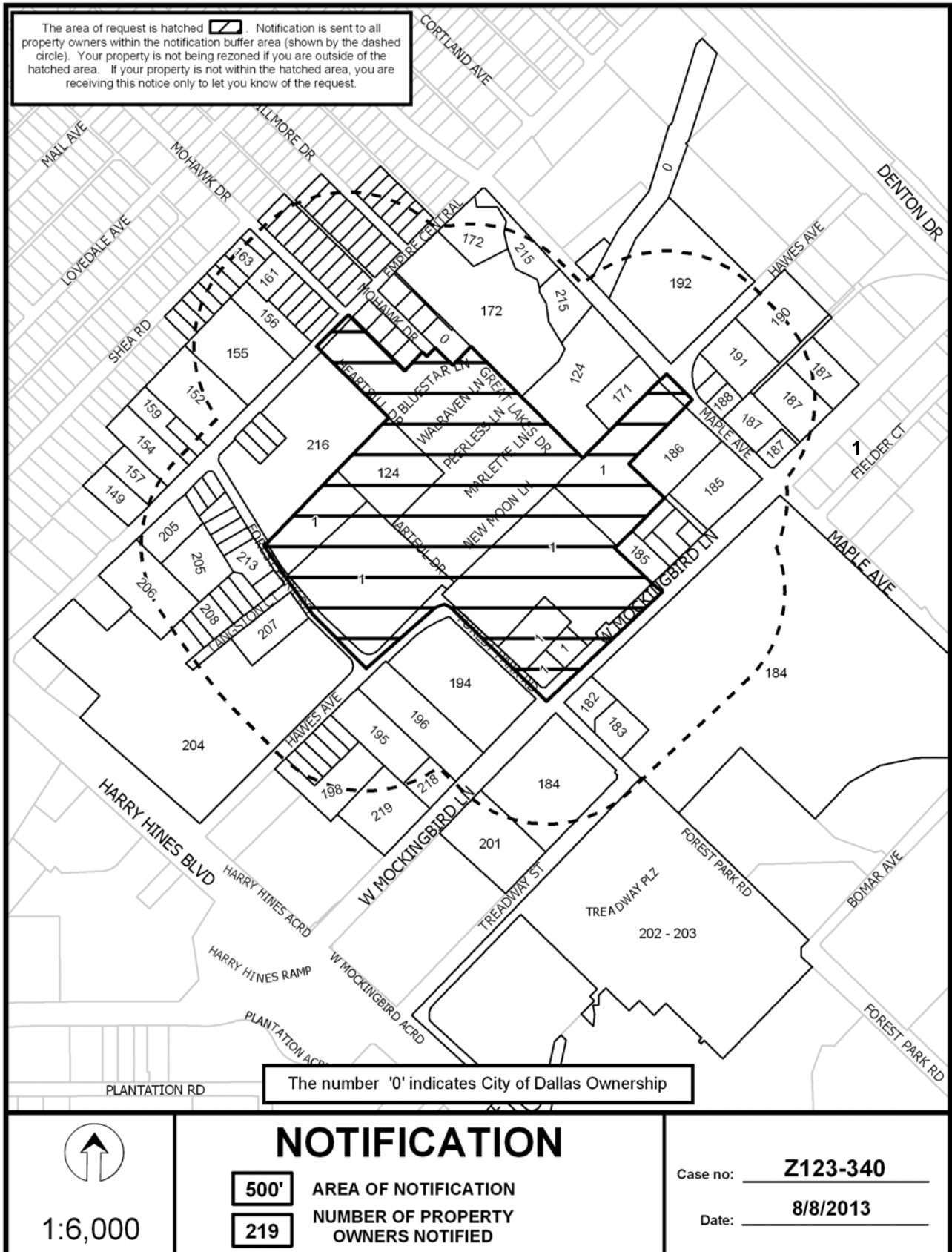
Date: **8/8/2013**







 1:6,000	<h1>AERIAL MAP</h1>	Case no: <u> Z123-340 </u> Date: <u> 10/9/2013 </u>
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Notification List of Property

Z123-340

219 - Property Owners Notified

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

8/7/2013

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

8/7/2013

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

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

8/7/2013

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

8/7/2013

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

8/7/2013

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

Z123-340(WE)

8/7/2013

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

Planner: Warren F. Ellis

FILE NUMBER: Z123-193(WE) **DATE FILED:** February 7, 2013

LOCATION: West line of Cole Avenue, north of Hester Avenue

COUNCIL DISTRICT: 14 **MAPSCO:** 35-R

SIZE OF REQUEST: Approx. 2.39 acres **CENSUS TRACT:** 7.02

APPLICANT / OWNER: Travis Cole 2012 Apartments, LP

REPRESENTATIVE: Dallas Cothrum
MASTERPLAN

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

SUMMARY: The request site is currently zoned for MF-2 Multiple Family Subdistrict uses and could be developed with multiple family uses; however, due to certain limitations to the MF-2 development standards, the applicant requests a Planned Development Subdistrict to increase the density from 78-units to 258 units and to increase the maximum structure height from 36 feet to 89 feet.

STAFF RECOMMENDATION: Denial

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed increase in height and density is not compatible with the surrounding neighborhood because the scale of the proposed development is not consistent with the surrounding development.
2. *Traffic impact* – The Engineering Section of the Department Sustainable development and Construction has determined that the increased density will not have a detrimental impact upon the surrounding street system.
3. *Comprehensive Plan or Area Plan Conformance* – The proposed request is not in compliance with the forwardDallas! Comprehensive Plan. The proposed mid-rise development is not consistent with the surrounding development pattern. The existing development consists of low-rise multifamily developments.
4. *Justification for PDS Planned Development Subdistrict Zoning as opposed to a straight zoning district* – A straight zoning district to allow the desired density would allow less restrictive setbacks. Therefore, the applicant submitted this rezoning request as a PD to restrict some of the by right zoning entitlements that straight zoning would permit.
5. Staff could support a less dense development with a decreased building height that is consistent with the adjacent multiple family and office uses. In addition, the applicant is requesting to include the private license agreement in the conditions. The private license is a process that is separate from zoning and cannot be approved as part of this request.

BACKGROUND INFORMATION:

- The applicant’s request for a Planned Development Subdistrict will allow for a portion of the city block on Cole Avenue to be redeveloped with luxury apartments. The applicant proposes to demolish the existing 78-unit multiple family development and construct a 258-unit multifamily development that will have an interior parking structure and fitness center.
- The two office buildings that are adjacent to the request site have deed restrictions limiting the maximum structure height to 36 feet. There is an additional requirement in the deed restrictions that affects the office building abutting the request site that indicates, “a masonry screening wall six (6) feet in height shall be constructed and maintained along the south line of lot 2”.

Zoning History: There were three zoning requests and two Board of Adjustment requests in the area.

1. **Z812-242** On August 11, 1982, the City Council approved an O-2 Office District with deed restrictions volunteered by the applicant on property zoned an MF-2 Multiple Family District.
2. **Z812-293** On October 20, 1982, City Council approved an O-2 Office District with deed restrictions volunteered by the applicant on property zoned an MF-2 Multiple Family District.
3. **BDA989-240** On August 17, 1999, the Board of Adjustment granted the applicant's request for a variance to the off-street parking regulations of eight (8) spaces.
4. **BDA989-241** On August 17, 1999, the Board of Adjustment granted the applicant's request for a variance to the off-street parking regulations of eleven (11) spaces.
5. **Z045-141** On June 22, 2005, the City Council recommended denial of a Planned Development Subdistrict for MF-3 Multiple Family Subdistrict uses on property zoned an MF-2 Multiple Family Subdistrict, within PD No. 193, the Oak Lawn Special Purpose District, on the West line of Cole Avenue, between Hester Avenue and Monticello Avenue (request site).

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Cole Avenue	Local Street	50 ft.	50 ft.

Land Use:

	Zoning w/in PD No. 193	Land Use
Site	MF-2 Subdistrict	Low rise apartments
North	O-2 w/Deed Restrictions	Office
South	MF-2 Subdistrict	Low rise apartments
East	MF-2 Subdistrict	Low rise apartments
West	City of Highland Park	Katy Trail and Single Family

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

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

The proposed request is not in compliance with the *forwardDallas! Comprehensive Plan*. The proposed mid-rise development is not consistent with the surrounding development pattern. The existing development consists of low-rise multifamily developments.

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 a multiple family development meets only objective (1).

STAFF ANALYSIS:

Land Use Compatibility: The 2.39 acre site is developed with multifamily uses. The area's physical character consists primarily of multifamily and offices uses. The building heights that are contiguous to the request site are limited to a height of 36 feet. The Katy Trail is located northwest of the request site that delineates the city limits between the City of Dallas and the City of Highland Park.

The applicant's request for a Planned Development Subdistrict is to redevelop a portion of the city block on Cole Avenue to accommodate luxury apartments. The applicant proposes to raze the existing multiple family development and construct a 258 multifamily unit development that will have an interior parking structure and fitness center. The attached development plan shows that the proposed building height would not exceed 89 feet in height with an exception of certain uses that can project an additional 12 feet above the structures height. (see applicant's conditions for the type specific uses that may extended beyond 89 feet). In addition, the development will have several height zones along the west portion of the development, which is adjacent to the Katy Trails, as the structure height increases over 45 feet. By providing additional urban form setbacks along the Katy Trial, the applicant is trying to avoid creating a canyon effect along a portion of the Trail.

The current MF-2 Multiple Family Subdistrict allows the property to be used for medium density apartment development as well as more restrictive uses such as townhouses, duplexes, and single family dwellings. The MF-2 Multiple Family Subdistrict permits a maximum structure height of 36 feet.

Staff is concerned that the proposed density as well as the proposed height is not conducive or compatible to the surrounding uses. The adjacent multiple family uses and office uses are limited to a maximum building height of 36 feet.

Development Standards:

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
Planned Development District No. 193 MF-2 Subdistrict	15'	10'15'	Min lot 2,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%		Multifamily, duplex, single family
Proposed PDS (Multiple Family)	20'	15'/20'	258 units	89' 8 stories	80%		Multiple Family

Landscaping: Landscaping of any development will be in accordance with Part I landscaping requirements in PDD No. 193, the Oak Lawn Special Purpose District. The proposed development will have to comply with the landscaping requirement in PDD No. 193.

Traffic: The Engineering Section of the Department of Development Services has reviewed the request and determined that the increase in density will not have a detrimental impact upon the surrounding street system.

Miscellaneous – Conditions: Staff has reviewed and cannot support the applicant's conditions. The proposed development will not be compatible in scale with the surrounding development. The surrounding area is developed with low density multiple family uses with a maximum height of 36 feet. In addition, staff cannot support the applicant inserting the private license agreement for landscaping in the Planned Development conditions. Staff no longer includes the language into the PD conditions.

LIST OF OFFICERS
Travis Cole 2012 Apartments, LP

- R. P. Otto Maly
- Mike Decker
- Leon Backers

**APPLICANT'S PROPOSED PDS
CONDITIONS**

“ARTICLE

PD

SEC. S-.101. LEGISLATIVE HISTORY.

PD Subdistrict was established by Ordinance No., passed by the Dallas City Council on _____, 2014.

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

PD Subdistrict ___is established on property located along Cole Avenue south of Monticello Avenue, east of the Katy Trail and north of Hester Avenue. The size of PD Subdistrict ___is approximately 2.39 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:

(1) **BLADE SIGN** means a sign projecting perpendicularly from a main building façade and is visible from both sides.

(2) **STOOP** means a small porch leading to the entrance of a residence.

(3) **TANDEM PARKING** means one parking space in front of another parking space, making it necessary to pass through one parking space to gain vehicular access to the other parking space from a street, alley, or driveway.

(4) **PARKWAY** means that portion of a street right-of-way between the projected street curb and the lot line of the property

(5) **KATY TRAIL LANDSCAPE ZONE** means the area between the western property line and the Katy Trail public park hike and bike trail.

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

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

SEC. S- .104. DEVELOPMENT PLAN

Development and use of the Property must comply with the Development Plan (Exhibit ___) before the issuance of any building permit to authorize work on the Property. Development Plans may be submitted in phases. If there is a conflict between the text of this article and the approved development plan, the text of this section controls.

SEC. S- .105. MAIN USES PERMITTED.

The uses permitted in this district are those permitted in the Multiple Family-2 District of Planned Development District 193.

SEC. S-106. ACCESSORY USES.

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

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

- Amateur communication tower
- Open storage (except during construction)
- Private stable

c) In this subdistrict, the following accessory uses are permitted accessory to a single family, duplex, and a multiple family use, provided that these accessory uses are primarily for the use of the occupants of the building, are contained entirely within the main building housing the multiple family use and connected parking garage, and have no exterior signage or advertising.

-- Community center (private), specifically including but not limited to such amenities as health studio areas, wine storage areas, hot tubs, pools, steam rooms, poolside refreshment areas, offices (e.g. business centers, internet cafes, etc) theaters, pool tables, meeting rooms, demonstration/party kitchens or similar facilities.

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) Setbacks are as follows:

- (1) Front – 20 feet.
- (2) Side – 15 feet
- (3) Rear (adjacent to the Katy Trail) –20 feet

(b) In general, there is no minimum setback for structures other than buildings. Canopies, balconies, stoops, bay windows, swings, fences, retaining walls, building projections, street furniture, planting bins, pergolas, cabanas, stairs, and outdoor amenities may extend into a setback provided that a minimum horizontal sidewalk clearance of 6 feet and a minimum vertical clearance for any building projections of ten feet is maintained.

(c) Height. Maximum structure height in this district is 89 feet except as otherwise provided in this section:

(1) For structures located within 20 feet of the rear yard property line adjacent to the Katy Trail, the maximum allowed height is 45 feet. An addition 12 feet of height is allowed for parapet walls, mechanicals, railings, elevator overruns, or other mechanical features.

(2) For structures located within 38 feet of the rear yard property line adjacent to the Katy Trail, the maximum allowed height is 78 feet. An addition 12 feet of height is allowed for parapet walls, mechanicals, railings, elevator overruns, or other mechanical features.

(3) For structures located within 59 feet of the rear yard property line adjacent to the Katy Trail, the maximum allowable height is 89 feet. An addition 12 feet of height is allowed for parapet walls, mechanicals, railings, elevator overruns, or other mechanical features.

(d) Lot Coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; however, if the top of a parking garage is an interior courtyard that is landscaped with a minimum of 60 percent water features, living plant materials, or hardscape features, and such garage does not exceed 20 feet above ground level, it does not count towards coverage. Surface parking lots and underground structures are not included in lot coverage calculations.

(e) Density. Maximum number of dwelling units is 258.

(f) Urban form. No urban form setback is required. No tower spacing is required.

(g) Lot size. No minimum lot size.

- (h) Stories. No minimum or maximum numbers of stories or levels.

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

(a) In general. Except as provided in this section, consult the off-street parking and loading regulations of PD 193 for information regarding off-street parking and loading generally with the following exceptions:

(b) Multiple family uses. No parking for an accessory community center (private) use in conjunction with a multiple family use is required. For multiple family uses, a total of 1.5 spaces per unit is required.

- (d) The use of tandem parking is allowed for residential uses only.

SEC. S- .110. ENVIRONMENTAL PERFORMANCE STANDARDS.

In general. Except as provided in this section, see Article VI, "Environmental Performance Standards."

SEC. S-____.111. DESIGN STANDARDS

(a) The exterior façade walls must be comprised of no less 80 percent masonry. Masonry includes, but is not limited to, stone, brick, concrete, hollow clay tile, cementitious fiber siding, decorative concrete blocks or tile, glass block, other similar building materials, or a combination of those materials. For purposes of this provision, stucco is considered masonry but Exterior Finish Insulations System (EFIS) materials are not. Textured painted tilt wall may be used on no more than 20 percent of the area of the facade walls.

SEC. S-112. LANDSCAPING.

(a) In general. Landscaping must be provided in accordance with the requirements of Section 51P-193.126, with this district considered to be a MF Subdistrict for landscape requirements.

(b) Installation date. Landscaping must be installed within six months after the issuance of a certificate of occupancy.

(c) Sidewalks. Sidewalks along Cole Avenue must have a minimum width of six feet, and a minimum unobstructed width of four feet.

- (d) Special landscape and open space provisions.

(1) Tree grates. Any tree within 18 inches of a curb must be protected by a tree grate.

(e) Katy Trail Landscape Zone. Landscaping in the area between the western property line and the Katy Trail must be consistent with the planting plan of the City of

Dallas Park and Recreation plan for the trail and approved by the Director of Park and Recreation and subject to the safety requirements of the franchise or public utility.

(f) Private License granted.

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

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

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

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

paragraph does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

SEC. S- .113. SIGNS.

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

(b) For multiple family uses, one additional premise sign is permitted as a blade signs. The effective area for the blade sign may not exceed 68 square feet for each side. Blade signs must be attached to a main structure and may not be internally lighted.

(c) Signs may extend into a required yard a maximum of five feet.

SEC. S- .114. ADDITIONAL PROVISIONS.

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

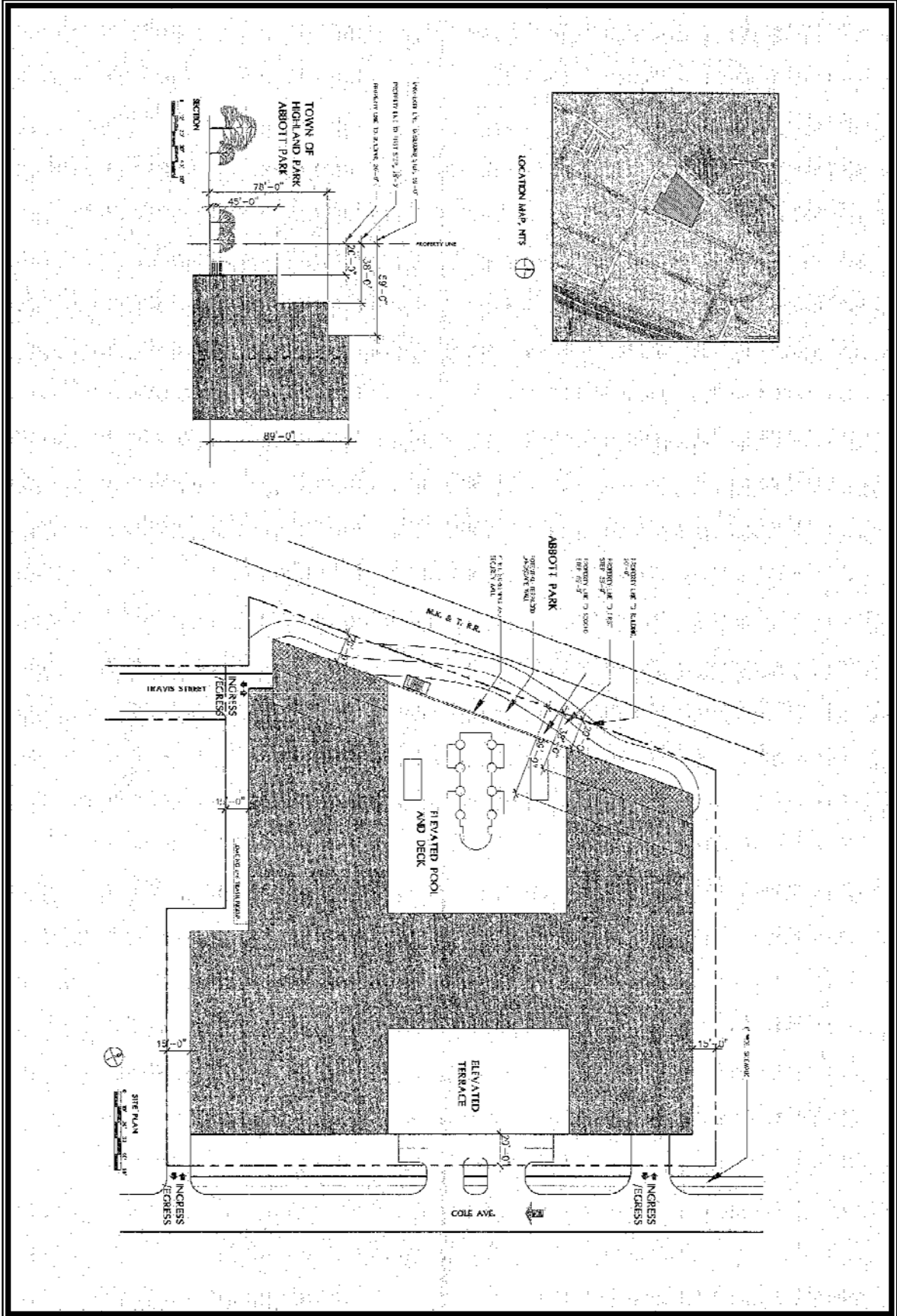
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

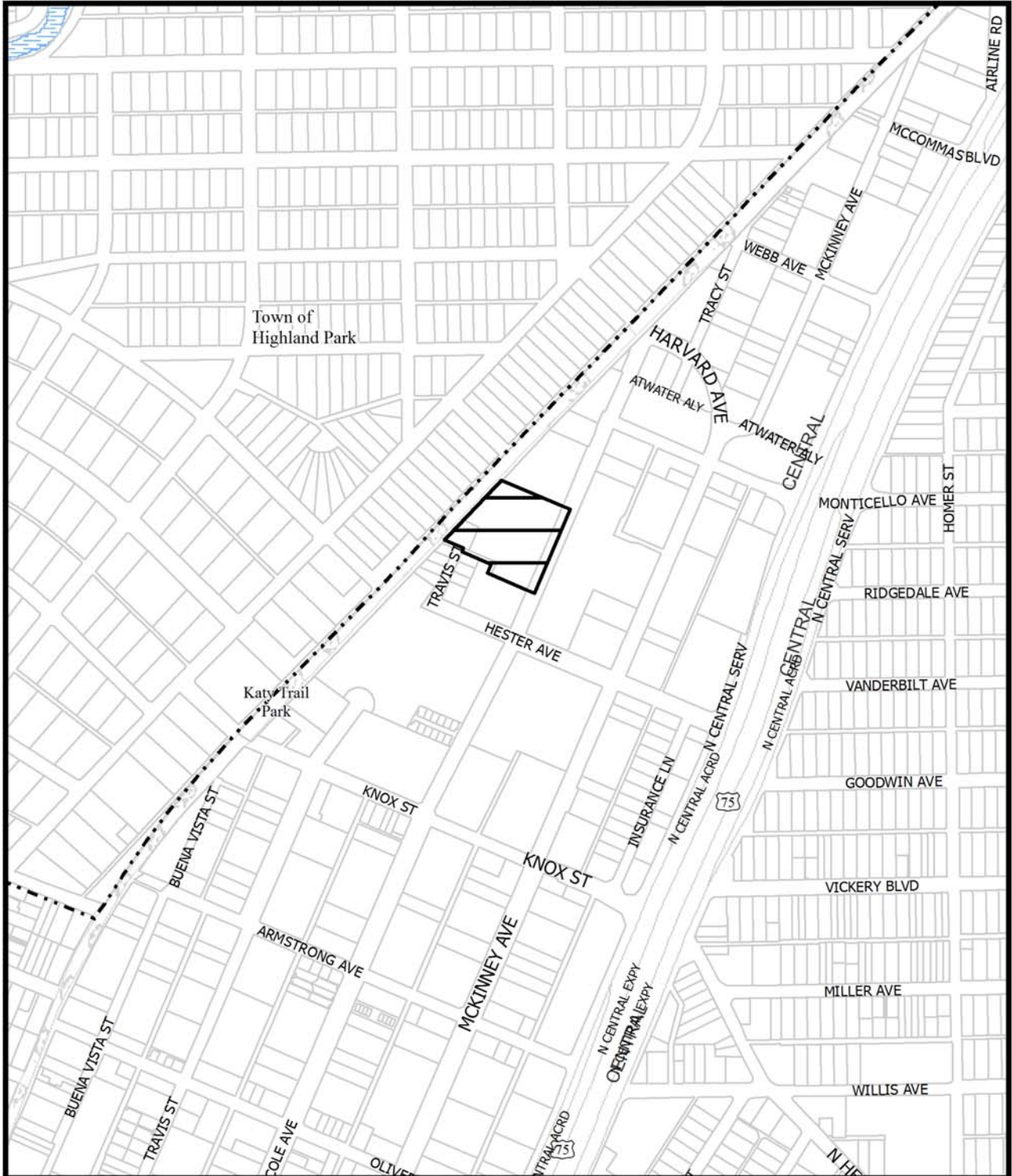
SEC. S-.115. COMPLIANCE WITH CONDITIONS.

(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard City of Dallas 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 of Dallas.

PROPOSED DEVELOPMENT PLAN



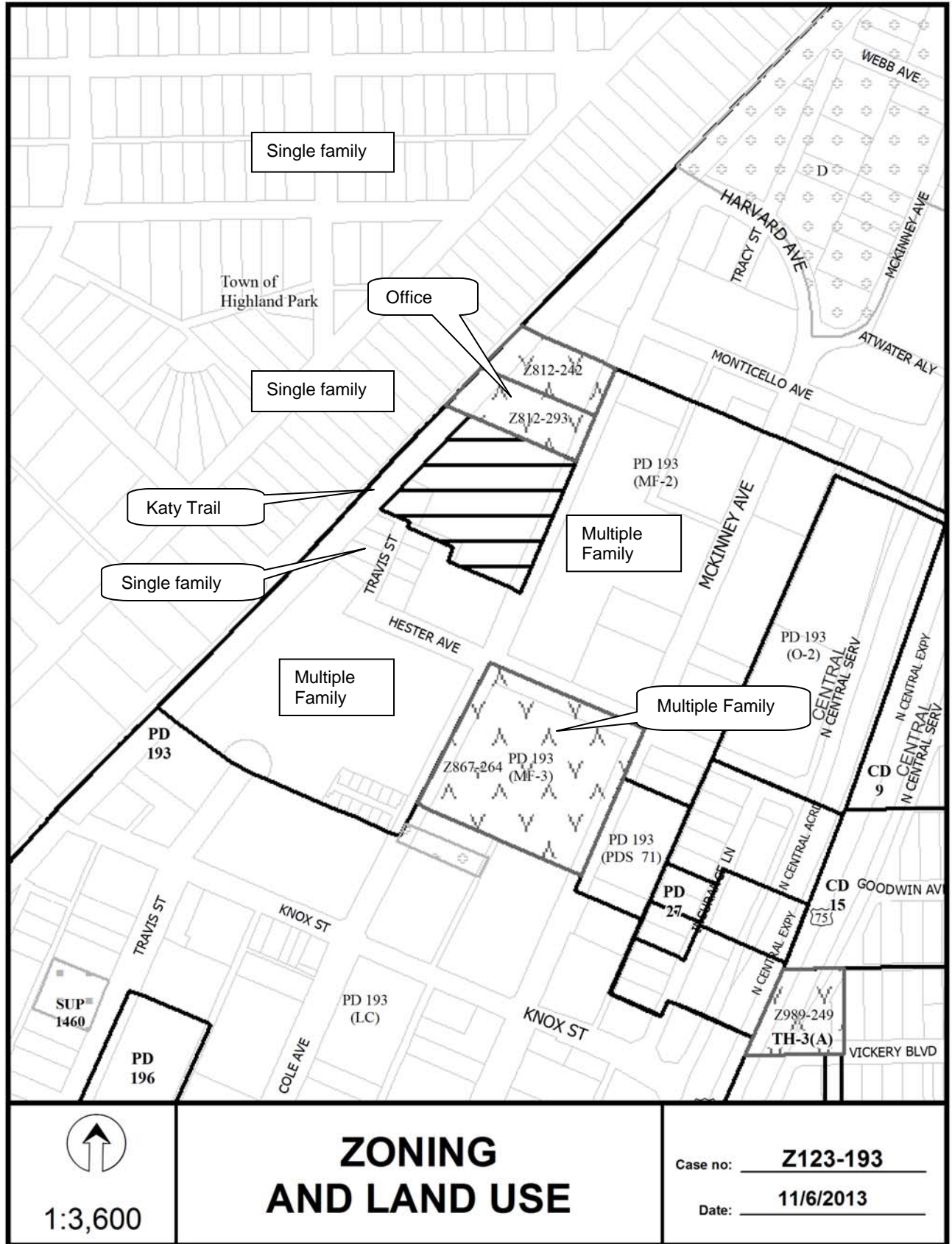


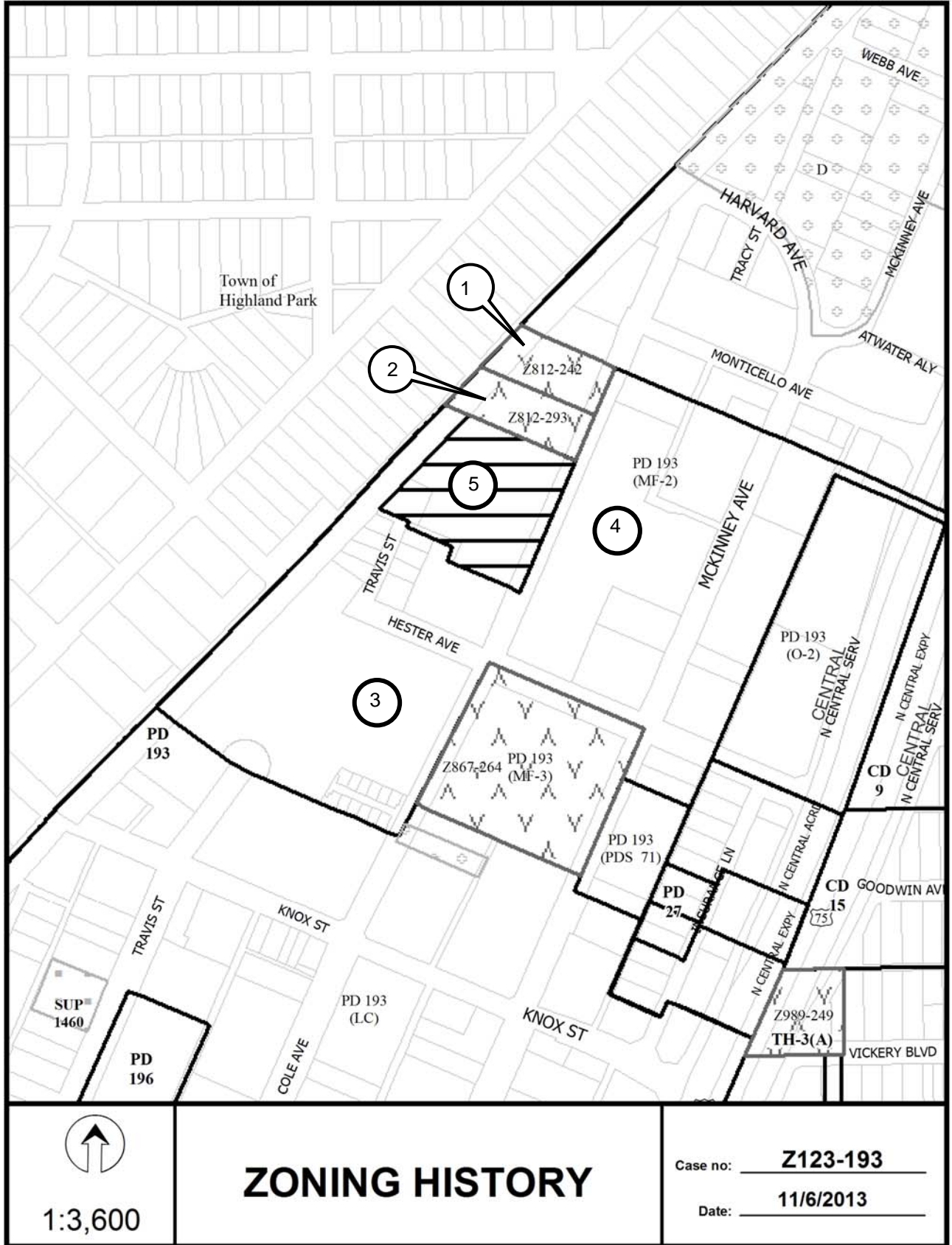
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VICINITY MAP

Case no: Z123-193

Date: 11/6/2013



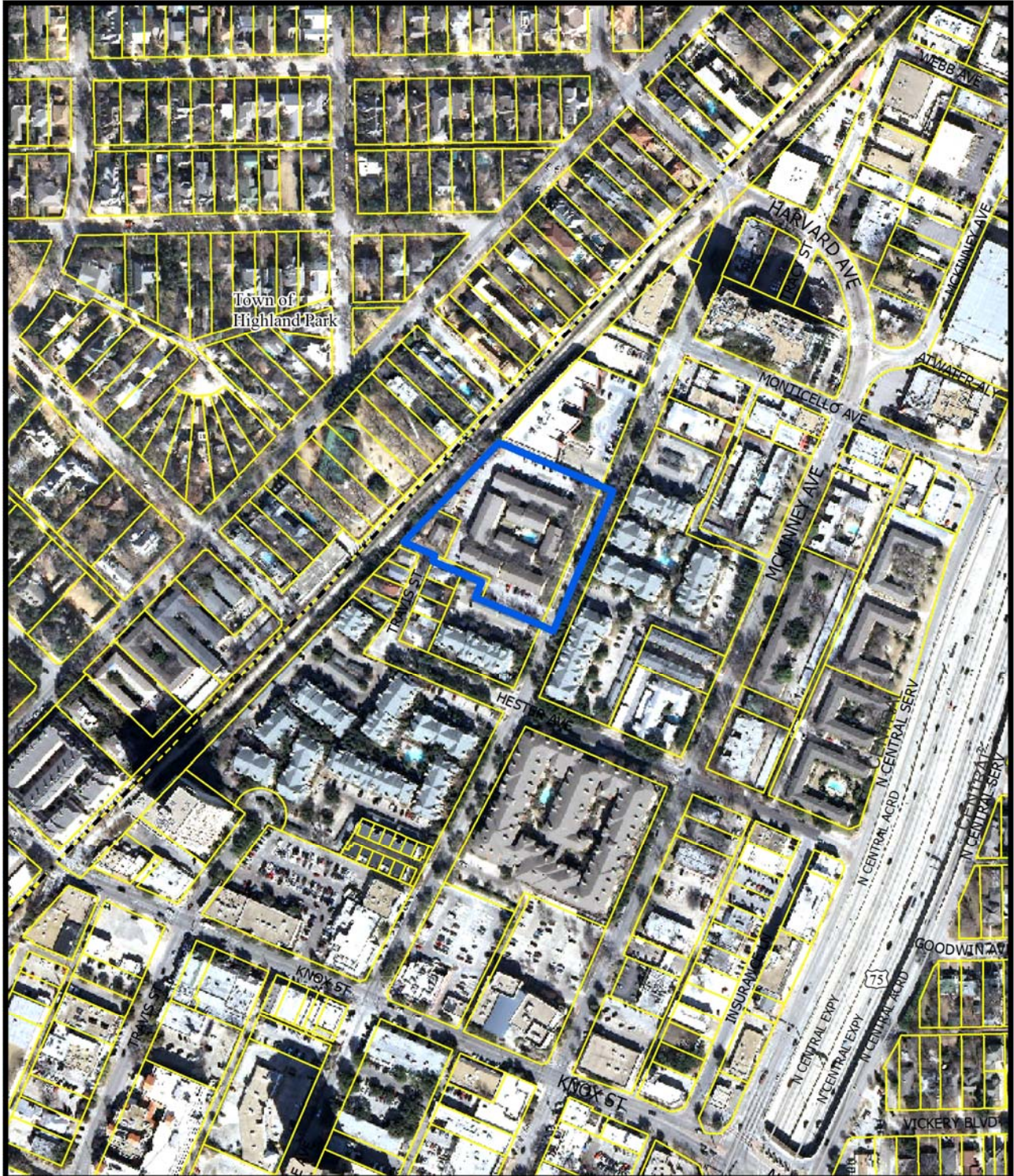


1:3,600

ZONING HISTORY

Case no: **Z123-193**

Date: **11/6/2013**

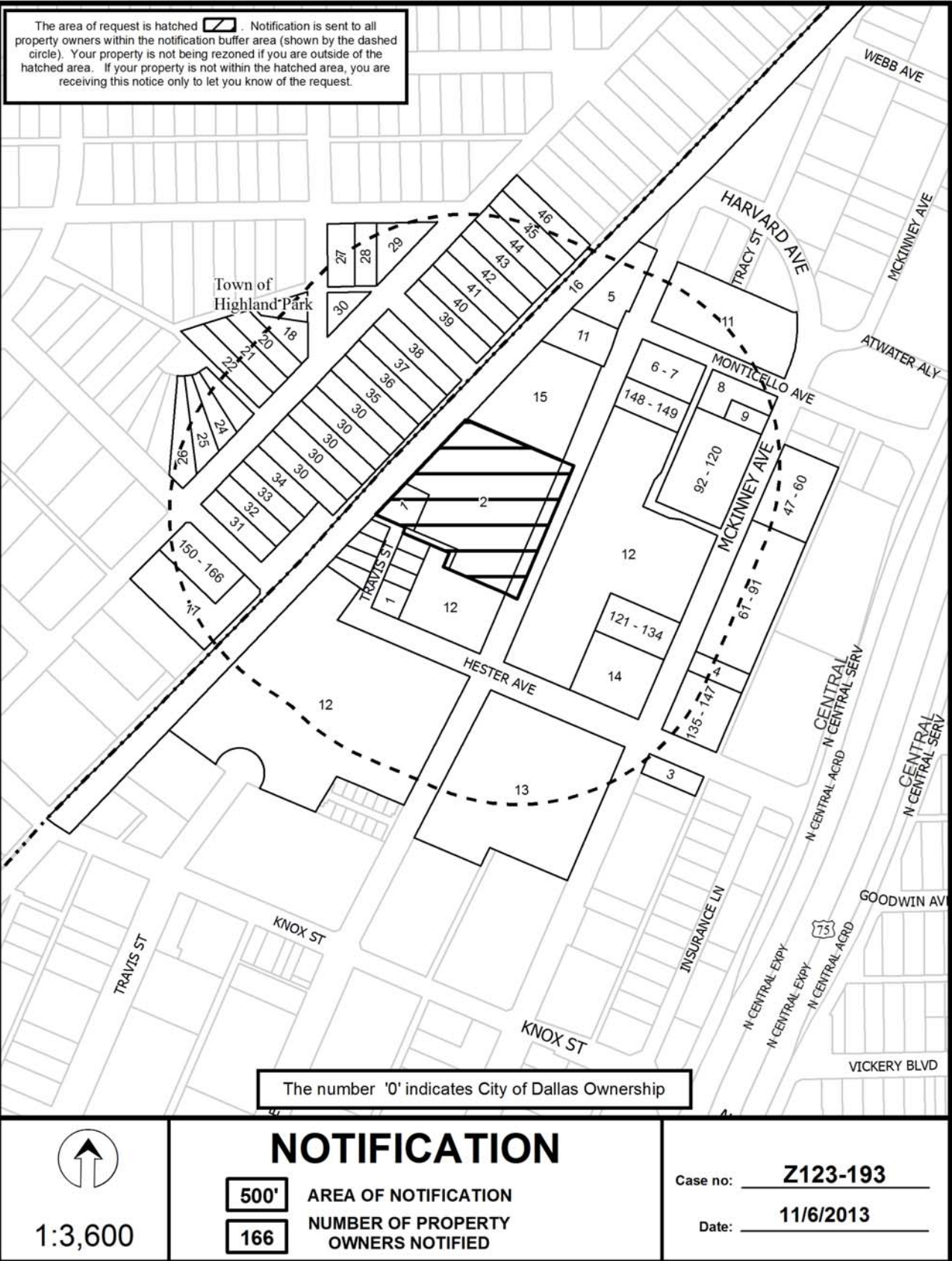


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AERIAL MAP

Case no: Z123-193

Date: 11/6/2013



Notification List of Property Owners

Z123-193

166 Property Owners Notified

Label #	Address	Owner
1	4717 TRAVIS ST	TRAVIS COLE APARTMENTS 2012 LP
2	4719 COLE AVE	TRAVIS COLE APARTMENTS 2012 LP STE 975
3	4654 MCKINNEY AVE	COURTYARDS AT KNOX PARK
4	4714 MCKINNEY AVE	KNIGHT WILLIAM R
5	4901 COLE AVE	HUNSICKER APPRAISAL CO INC
6	4824 COLE AVE	DUNLAP SWAIN LESSEE
7	4824 COLE AVE	DUNLAP SWAIN CO
8	3109 MONTICELLO AVE	COLE CLAUDETTE C &
9	4829 MCKINNEY AVE	HANCE ROY L
10	4715 TRAVIS ST	HEED CYNTHIA LOUISE
11	4825 COLE AVE	WESTDALE MONTICELLO LP
12	4647 COLE AVE	CIM/4649 COLE AVENUE LP SUITE 900
13	4650 COLE AVE	AMLI RESIDENTIAL PPTIES
14	4701 MCKINNEY AVE	MONTICELLO DEVELOPMENT
15	4809 COLE AVE	RAIM COLE AVENUE LP % REALTY AMERICA INV
16	401 BUCKNER BLVD	DART
17	4708 ABBOTT AVE	DBS REAL ESTATE LP C/O S & S APARTMENTS
18	4817 AUBURNDALE AVE	BLACKBURN HOWARD
19	4819 AUBURNDALE AVE	SWEET MAMEAUX LLC
20	4815 ABBOTT AVE	GAUNT THOMAS E
21	4813 ABBOTT AVE	HERRING ADAM LEIF & ALEXIS M MCCROSSEN
22	4811 ABBOTT AVE	RALSTON DOUGLAS R & BARBARA P
23	4807 ABBOTT AVE	KERRANE EDWARD B
24	4805 ABBOTT AVE	NETTUNE GREGORY R & RACHAL E
25	4803 ABBOTT AVE	SEALEY SARA RUTH
26	4801 ABBOTT AVE	ISOM ISAAC & BRYNN

11/6/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3419 LINDENWOOD AVE	3419 LINDENWOOD LTD
28	3417 LINDENWOOD AVE	CAZORLA EUGENIO
29	3415 LINDENWOOD AVE	HUBBARD REVOCABLE TRUST HUBBARD RODNEY D
30	4820 AUBURNDALE AVE	HIGHLAND PARK TOWN OF
31	4800 ABBOTT AVE	OWENS GRETA PILGRIM
32	4802 ABBOTT AVE	SACHSE PATRICK D & ANTONINA KNELL SACHSE
33	4804 ABBOTT AVE	WILLIAMS J R
34	4806 ABBOTT AVE	ELMGREN KENNETH N & ELMGREN BELINDA B
35	4818 ABBOTT AVE	HIGHLAND PARK TOWN OF
36	4820 ABBOTT AVE	ELCOCK WALTER B & LAURA K
37	4822 ABBOTT AVE	TAYLOR CAROLYN FRANCES
38	4824 ABBOTT AVE	GERTZ ELIZABETH BOONE
39	4900 ABBOTT AVE	BARTOLUCCI SUZANNE S SUITE 208
40	4902 ABBOTT AVE	SHIPP BERT NICOLO
41	4904 ABBOTT AVE	DAVIDOW SETH
42	4906 ABBOTT AVE	RUBIN MARTIN JAY
43	4908 ABBOTT AVE	MORGAN BLANCHE WILLIAMS
44	4910 ABBOTT AVE	LECHTENBERG ROBERT K & BARBARA A
45	4912 ABBOTT AVE	ISTRE TODD
46	4914 ABBOTT AVE	MARTHENS WILLIAM R
47	4810 MCKINNEY AVE	FALCONE A WAYNE &
48	4810 MCKINNEY AVE	FALCONE A WAYNE
49	4810 MCKINNEY AVE	FALCONE AW FAMILY LP
50	4810 MCKINNEY AVE	FALCONE A W FAMILY THE
51	4810 MCKINNEY AVE	YK-2525 TURTLE CREEK 319 LLC
52	4810 MCKINNEY AVE	BOLES MARGARET
53	4810 MCKINNEY AVE	FALCONE A W FAMILY LTD PS
54	4810 MCKINNEY AVE	BEASLEY NORMA L % A WAYNE FALCONE
55	4810 MCKINNEY AVE	TRINITY ABSTRACT & TITLE
56	4810 MCKINNEY AVE	FALCONE A W FAMILY THE A WAYNE FALCONE &
57	4810 MCKINNEY AVE	B & W INVESTMENTS

11/6/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4810 MCKINNEY AVE	VICK BURNICE JIM
59	4810 MCKINNEY AVE	FALCONE A W FAMILY THE A WAYNE FALCONE &
60	4810 MCKINNEY AVE	FALCONE A W FAMILY LP
61	4722 MCKINNEY AVE	JAZZ IRREVOCABLE TRUST THE JAZZ
62	4728 MCKINNEY AVE	TIMMERMAN MICHAEL A & SUSAN H BLDG A UNI
63	4728 MCKINNEY AVE	NUNEZ RAUL & NUNEZ MADELEINE
64	4728 MCKINNEY AVE	WEISFELD RONALD A
65	4728 MCKINNEY AVE	KNOBLER DONALD R
66	4802 MCKINNEY AVE	KNIGHT WILLIAM RAY
67	4728 MCKINNEY AVE	GALLAGHER KATHLEEN C BLDG B UNIT 104
68	4728 MCKINNEY AVE	WEISERT TARI SUITE 105
69	4728 MCKINNEY AVE	GIANNASI TAYLOR BLDG B UNIT 106
70	4728 MCKINNEY AVE	STANTON LIVING TRUST
71	4722 MCKINNEY AVE	BUCK JAMES L
72	4728 MCKINNEY AVE	SCHIMMING VERNON H & NICHOLAS BAXAVANIS
73	4728 MCKINNEY AVE	ROCHESTER SARAH BLDG B UNIT 111
74	4728 MCKINNEY AVE	VILLANUEVA JORGE A #112
75	4722 MCKINNEY AVE	CASSADA ROBERT HOWARD JR & CHARLOTTE MCI
76	4728 MCKINNEY AVE	ESCAMILLA CONSUELO V
77	4728 MCKINNEY AVE	ESCAMILLA CONSUELO V
78	4728 MCKINNEY AVE	CRUZ MANUEL
79	4728 MCKINNEY AVE	CUELLAS JOSHUA J BLDG B UNIT 207
80	4728 MCKINNEY AVE	CRONK JOHN A
81	4728 MCKINNEY AVE	PISPIDIKIS RENA
82	4728 MCKINNEY AVE	MALINA JAMES
83	4728 MCKINNEY AVE	SCHUTZ ERIK R
84	4728 MCKINNEY AVE	FANNIE MAE
85	4728 MCKINNEY AVE	SYNODIS DONNA L &
86	4728 MCKINNEY AVE	KILGORE CHRISTOPHER H
87	4722 MCKINNEY AVE	ROZIER PETER B UNIT 115
88	4722 MCKINNEY AVE	MCDONALD BILLY LANE BLDG C UNIT 116

11/6/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4722 MCKINNEY AVE	KNIGHT WILLIAM R
90	4722 MCKINNEY AVE	KNIGHT WILLIAM
91	4722 MCKINNEY AVE	GAUKLER JOSEPH E & LYNNE
92	4805 MCKINNEY AVE	MCDANIEL LLOYD H & BARBARA JEAN GRAY
93	4805 MCKINNEY AVE	NOLLEY FRANCES EMILY
94	4805 MCKINNEY AVE	JONES SANDRA G
95	4805 MCKINNEY AVE	JONES LAURA E
96	4805 MCKINNEY AVE	KUNTZ DONALD G & BETTY M KUNTZ
97	4805 MCKINNEY AVE	WILDBERGER PAUL L &
98	4805 MCKINNEY AVE	LLAUDER FITZGERALD
99	4805 MCKINNEY AVE	SHIN TITUS N UNIT 204
100	4805 MCKINNEY AVE	SURLS LYNN D STE 617
101	4805 MCKINNEY AVE	DANG YION LIVING TRUST
102	4805 MCKINNEY AVE	VILLAGRAN ABEL
103	4805 MCKINNEY AVE	MCCLURE MICHAEL L & JANIS UNIT 108 BLDG
104	4805 MCKINNEY AVE	RIZOS DAWN M
105	4805 MCKINNEY AVE	RIZOS DAWN M
106	4805 MCKINNEY AVE	HARRELL ROBERT R
107	4805 MCKINNEY AVE	SINGHAL VAIBHAV UNIT 206 B
108	4805 MCKINNEY AVE	SECORE RACHEL M BLDG B UNIT 207
109	4805 MCKINNEY AVE	FISHER MARCIA UNIT 208
110	4805 MCKINNEY AVE	AHMED MUSTAQUE
111	4805 MCKINNEY AVE	WIMAN ROSALIE MAIN STREET REALTY TRUST
112	4805 MCKINNEY AVE	GRAY JAMES & CAROL L
113	4805 MCKINNEY AVE	CHEN DANNY S & CELESTINA A CHEN
114	4805 MCKINNEY AVE	CHEN DANNY S TR& CELESTINA A CHEN TR
115	4805 MCKINNEY AVE	MCDANIEL LLOYD H & BARBARA
116	4805 MCKINNEY AVE	KEPLER JERRY &
117	4805 MCKINNEY AVE	LEE YEW KEONG
118	4805 MCKINNEY AVE	MCDANIEL BARBARA & LLOYD
119	4805 MCKINNEY AVE	MCDANIEL BARBARA G

11/6/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4805 MCKINNEY AVE	DAIL WILLIAM EARL UNIT 217 BLDG C
121	4717 MCKINNEY AVE	MCCUTCHEN MARK D
122	4717 MCKINNEY AVE	BERRON CLAUDIA UNIT B
123	4717 MCKINNEY AVE	SCHAFFER CHRISTOPHER & TRACI R
124	4717 MCKINNEY AVE	POLSON JULIE E
125	4717 MCKINNEY AVE	ROHLEDER MARCIE M
126	4717 MCKINNEY AVE	ODONNELL GARY & JULIE
127	4717 MCKINNEY AVE	TRIMMELL JOHN D & SUSAN J
128	4719 MCKINNEY AVE	MURRY SCOTT M UNIT A
129	4719 MCKINNEY AVE	HABIBI KAMIL UNIT B
130	4719 MCKINNEY AVE	MATTHEWS AMANDA L
131	4719 MCKINNEY AVE	BUSH DARLA S UNIT D
132	4719 MCKINNEY AVE	TRAN HONG
133	4719 MCKINNEY AVE	AYATS MAS OTILIA UNIT 4719F
134	4719 MCKINNEY AVE	BAUMANN RACHEL K
135	4708 MCKINNEY AVE	COWAN GERALDINE
136	4708 MCKINNEY AVE	APPLE JAROLD LEE
137	4708 MCKINNEY AVE	GRAY JUSTIN L
138	4708 MCKINNEY AVE	J & O BLAKE FAMILY LLC
139	4708 MCKINNEY AVE	CHAKRABORTY INDRANEEL
140	4708 MCKINNEY AVE	VEVERA MARK C STE 126
141	4708 MCKINNEY AVE	KOCSI WILLIAM & KATHLEEN
142	4708 MCKINNEY AVE	LANDON LANA K
143	4704 MCKINNEY AVE	TORRES ALFREDA
144	4704 MCKINNEY AVE	SUTLIFF ELIZABETH
145	4704 MCKINNEY AVE	MUELLER JASON E & KANDRA H
146	4708 MCKINNEY AVE	OWENS GARY ALLEN
147	4704 MCKINNEY AVE	LOERA SANDRA V
148	4818 COLE AVE	LESZINSKI LAWOMIR TRUSTEE
149	4818 COLE AVE	LESZINSKI SLAWOMIR TR
150	4712 ABBOTT AVE	KAP TRUST

11/6/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	4712 ABBOTT AVE	ABBOTT PROPERTIES LTD
152	4712 ABBOTT AVE	SWOFFORD JANE REYBOLD TR
153	4712 ABBOTT AVE	JONES PHILLIP L &
154	4712 ABBOTT AVE	OWENS GRETA P
155	4712 ABBOTT AVE	MODY OMAR UNIT 201
156	4712 ABBOTT AVE	BRYAN ANDREW C
157	4712 ABBOTT AVE	ELLIOTT ALAN C & ELYNNE
158	4712 ABBOTT AVE	STYLE HOLDINGS LLC DBA STYLE ONE HOLDING
159	4712 ABBOTT AVE	DMCJ TRUST THE DEANNA BERNDT AVERETT TRU
160	4712 ABBOTT AVE	COE KELLEY BRUNER
161	4712 ABBOTT AVE	HOFMEISTER KENT STANLEY
162	4712 ABBOTT AVE	ROBERTS SUSAN E
163	4712 ABBOTT AVE	HUNSAKER KEVIN UNIT 206
164	4712 ABBOTT AVE	GAMBRELL JOHN E & ELIZABETH R
165	4712 ABBOTT AVE	STERLING TRUST COMPANY CUST FBO JUDY WIL
166	4712 ABBOTT AVE	BAILEY BARBARA A

Planner: Warren F. Ellis

FILE NUMBER: Z134-113(WE) **DATE FILED:** June 27, 2013
LOCATION: Southwest line of Second Avenue, northwest of Hatcher Street
COUNCIL DISTRICT: 7 **MAPSCO:** 45-Z
SIZE OF REQUEST: Approx. 5,000 sq. ft. **CENSUS TRACT:** 39.01

APPLICANT: Mario Diaz

OWNER: Diann Lee

REPRESENTATIVE: Cheryl McNeil

REQUEST: An application for a new Subdistrict within Planned Development District No. 764, the Second Avenue Special Purpose District.

SUMMARY: The purpose of this request is to create a new subdistrict to allow a job or lithographic printing use. A printing company will operate within the existing building. Currently, Planned Development District No. 264 does not permit this use within the district.

STAFF RECOMMENDATION: Approval, subject to conditions.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The request for a new Subdistrict to permit the job or lithographic printing use within Planned Development District No. 764 should not have a negative impact on the surrounding areas based upon the location along a principal arterial and the size of the parcel. The additional uses proposed for the site could support the adjacent businesses that are located along the business corridor.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable development and Constructions has determined that the request will not have a negative impact on the street system.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in an Urban Neighborhood Building Block. An existing structure will be used to operate the use and will be limited in the maximum allowable floor area for the proposed use. The request is in compliance with the *forwardDallas! Comprehensive Plan*.
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* –The proposed job or lithographic printing use could support efforts to grow retail and residential opportunities in the Southern Sector even though the proposed use is prohibited in the NC Neighborhood Commercial District. The new Subdistrict allows the City to limit the proposed use to 2,500 square feet of floor area, thereby reducing the potential for a larger operation that could be incompatible with the adjoining residential neighborhood.

BACKGROUND INFORMATION:

- The new Subdistrict will allow for a printing company to operate within a 1,500 square foot building. The last Certificate of Occupancy was issued in 1982, for a personal service use. Currently, the structure is vacant.
- In August 2007, the City Council approved a Planned Development District for NC Neighborhood Commercial uses. The Planned Development District allowed for the existing retail and commercial businesses to display merchandise outside on their properties. The outside display and outside storage would be an accessory use to the main use and would be limited to 5 percent of the lot.
- The adjacent land uses consist of retail and personal service uses and commercial service uses along the Second Street corridor. Properties southwest of the request site consist of a residential development.
- **Zoning History:** There has been one recent zoning change in the area.

1. Z067-174 On August 3, 2007, the City Council approved a Planned Development District for NC Neighborhood Commercial uses.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Second Avenue	Principal Arterial	Variable right-of-way	80 ft.

Land Use:

	Zoning	Land Use
Site	PDD No. 764	Vacant building
Northeast	PDD No. 764	Commercial
Southeast	PDD No. 764	Commercial
Southwest	R-7.5(A)	Residential
Northwest	PDD No. 764	Commercial

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

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

The request site is within a retail corridor that is located within the Southern Sector. The proposed request for will provide additional small business and employment opportunities within the southern sector and is in compliance with the forwardDallas! Comprehensive Plan.

The following goals support this request:

LAND USE

GOAL 1.1 PROMOTE DESIRED DEVELOPMENTALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

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 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

STAFF ANALYSIS:

Land Use Compatibility: The 5,000-square-foot site is developed with a one-story, 1,500-square-foot building and has frontage along Second Avenue. Planned Development District No. 764 is developed with retail and commercial service uses and permits outside display and storage on each lot. Properties that are contiguous to the site on the southwestern property line are developed with single family uses.

The applicant's request for a new subdistrict within Planned Development District will permit a job or lithographic printing use to operate within the new district. The new subdistrict will limit the maximum floor area for the job or lithographic use to only 2,500 square feet, the existing footprint, to keep the business in scale with the surrounding neighborhood that consists of residential uses adjacent to the subject site. The applicant proposes to operate a print shop where approximately 50 percent of the production will be digital design and the remaining 50 percent will include printing on various types of substrates.

The new Subdistrict within Planned Development District No. 764 does not alter the currently permitted land uses or development standards and should not negatively impact the surrounding areas.

Development Standards:

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 764	0'	215' adjacent to residential OTHER: No Min.	0.75 FAR	30' 2 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Landscaping: Landscaping of any development will be in accordance with Article X, as amended. The request site will not trigger any landscaping requirements because there are no increases in impervious surfaces or floor area.

Screening: The applicant will be required to provide a minimum 6-foot solid screening fence on the residential side of the property and the materials must comply with Section 51A-4.602(b).

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.

PROPOSED PPD CONDITIONS

ARTICLE 764.

PD 764.

Second Avenue Special Purpose District

SEC. 51P-764.101. LEGISLATIVE HISTORY.

PD 764 was established by Ordinance No. 26875, passed by the Dallas City Council on August 8, 2007.

SEC. 51P-764.102. PROPERTY LOCATION AND SIZE.

PD 764 is established on property located on both sides of Second Avenue between Pine Street and Hatcher Street. The size of PD 764 is approximately 11.23 acres.

SEC. 51P-764.103. DEFINITIONS AND INTERPRETATIONS.

(a) Except as provided in this article, the definitions and interpretations in Chapter 51A apply.

(b) Except as provided in this article, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(c) **FOOD OR BEVERAGE STORE 3,500 SQUARE FEET OR LESS** means a retail store with a floor area of 3,500 square feet or less for the sale of food and beverages. The term "food or beverage store" includes a grocery, delicatessen, convenience store, and specialty foods store. This use does not include other uses in this article that are specifically listed.

(d) **GENERAL MERCHANDISE STORE 3,500 SQUARE FEET OR LESS** means a retail store with a floor area of 3,500 square feet or less for the sale of general merchandise. Typical general merchandise includes clothing and other apparel, equipment for hobbies and sports, gifts, flowers and household plants, dry goods, toys, furniture, antiques, books and stationery, pets, drugs, auto parts and accessories, and similar consumer goods. This use does not include other uses in this article that are specifically listed.

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

SEC. 51P-764.104. ESTABLISHMENT OF SUBDISTRICTS.

This district created a new subdistrict: Subdistrict 1

SEC. 51P-764.10[4](5). DEVELOPMENT PLAN.

No development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. 51P-764.10[5](6). MAIN USES PERMITTED.

(a) The following uses are the only main uses permitted in this district and Subdistrict 1:

(1) Agricultural uses. None permitted.

(2) Commercial and business service uses.

-- Catering service. [SUP]

-- Job or lithographic printing [Subdistrict 1 only]

(3) Industrial uses.

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

(4) Institutional and community service uses.

-- Adult day care facility.

-- Child-care facility.

-- Church.

-- Community service center. [SUP]

-- Library, art gallery, or museum.

-- Public or private school. [RAR]

(5) Lodging uses. None permitted.

(6) Miscellaneous uses.

-- Temporary construction or sales office.

(7) Office uses.

-- Financial institution without drive-in window.

-- Medical clinic or ambulatory surgical center.

-- Office.

(8) Recreation uses.

- Private recreation center, club, or area. [SUP]
- Public park, playground, or golf course.

(9) Residential uses. None permitted.

(10) Retail and personal service uses.

- Auto service center.
- Car wash. [DIR]
- Commercial amusement (inside).
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise store 3,500 square feet or less.
- Mortuary, funeral home, or commercial wedding chapel. [SUP]
- Motor vehicle fueling station.
- Personal service uses.
- Restaurant without drive-in or drive-through service.

(11) Transportation uses.

- Transit passenger shelter.

(12) Utility and public service uses.

- Electrical substation. [SUP]
- Local utilities.
- Police or fire station. [SUP]
- Post office. [SUP]
- Tower/antenna for cellular communication. [SUP]

(13) Wholesale, distribution, and storage uses. None permitted.

(b) The food or beverage store 3,500 square feet or less use is prohibited.

SEC. 51P-764.10[6](7). ACCESSORY USES.

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

(b) The following accessory use is not permitted:

-- Accessory outside sales.

(c) The following accessory use is permitted only with a solid screening fence and plant material screening that complies with Section 51A-4.602(b):

-- Accessory outside storage.

(d) Accessory outside display of merchandise is permitted subject to the additional regulations in Section 51A-4.217(b)(4). A maximum of five individual furniture items may be displayed outside. These furniture items may be furniture that is not customarily used outside and does not have to be made of a material that is resistant to damage or deterioration from exposure to the outside environment.

SEC. 51P-764.10[7](8). 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.

(1) Except as provided in this subsection, a front yard is not required.

(2) If a front yard is provided, it must be a minimum of 15 feet with landscaping provided in accordance with Section 51P-764.110.

(3) A front yard of up to five feet may be provided to the extent needed to accommodate a wider than standard sidewalk for any portion of the wider sidewalk that cannot be placed in the right-of-way.

(b) Side yard. Minimum side yard is:

(1) 15 feet where adjacent to or directly across an alley from a planned development residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(2) no minimum in all other cases, but if a setback is provided it must be at least five feet.

(c) Rear yard. Minimum rear yard is:

(1) 15 feet where adjacent to or directly across an alley from a planned development residential subdistrict or an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(2) no minimum in all other cases, but if a setback is provided it must be at least five feet.

(d) Floor area ratio. Maximum floor area ratio is 0.75.

(1) In Subdistrict 1, the maximum floor area is 2,500 square feet.

(e) Height.

(1) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a one-to-three 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.

(2) Maximum height. Unless further restricted under Paragraph (1), maximum structure height is 30 feet.

(f) Lot coverage. Maximum lot coverage is 60 percent. 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 two. Parking garages are exempt from this requirement, but must comply with the height regulations of Subsection (e).

SEC. 51P-764.10[8](9). OFF-STREET PARKING AND LOADING.

(a) In general. Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Except as provided in this section, consult the off-street parking and loading regulations in Divisions 51A-4.300 et seq. for information regarding off-street parking and loading generally.

(b) Parking setback. Required off-street parking is prohibited within 30 feet of the public street, measured from the back of the curb (or if there are no curbs, what would be the normal curb line).

(c) Parking screening.

(1) Required off-street parking must be screened from the street using the methods listed in Section 51A-4.301(f)(5).

(2) Required off-street parking must be screened from adjoining residential property by screening as described in Section 51A-4.301(f)(3).

(3) A perimeter landscape buffer strip complying with Section 51A-10.125(b)(1) must be provided on the residential side of any screening required by this subsection. Perimeter landscape buffer strip materials must comply with Section 51A-10.125(b)(7).

SEC. 51P-764.10[9](10). ENVIRONMENTAL PERFORMANCE STANDARDS.

(a) Except as provided in this section, see Article VI.

(b) Outside amplified speakers are prohibited.

SEC. 51P-764.11[0](1). LANDSCAPING.

(a) In general. The regulations in this section must be read together with the regulations contained in Article X, "Landscape and Tree Preservation Regulations." In the event of a conflict between this section and Article X, this section controls.

(b) Front yard landscaping. If a 15-foot front yard is provided, it must be landscaped as follows:

(1) At least 40 percent of the front yard 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 period.

(2) One tree having a caliper of at least three and one-half inches, or two trees each having a caliper of at least one and one-half inches, must be provided in the front yard for each 30 feet of lot frontage, exclusive of driveways, visibility triangles, and points of ingress or egress.

(3) No more than 60 percent of the front yard may be landscaped with walkways, plazas, courtyards, or other non-plant decorative landscape features.

(4) An underground irrigation system must be provided in the front yard.

SEC. 51P-764.11[0](2). FENCE.

Subdistrict 1. A minimum 6-foot solid fence must be provided on the residential side and the material must comply with Section 51A-4.602(b).

SEC. 51P-764.11[4](3). SIGNS.

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

SEC. 51P-764.11[2](4). 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.

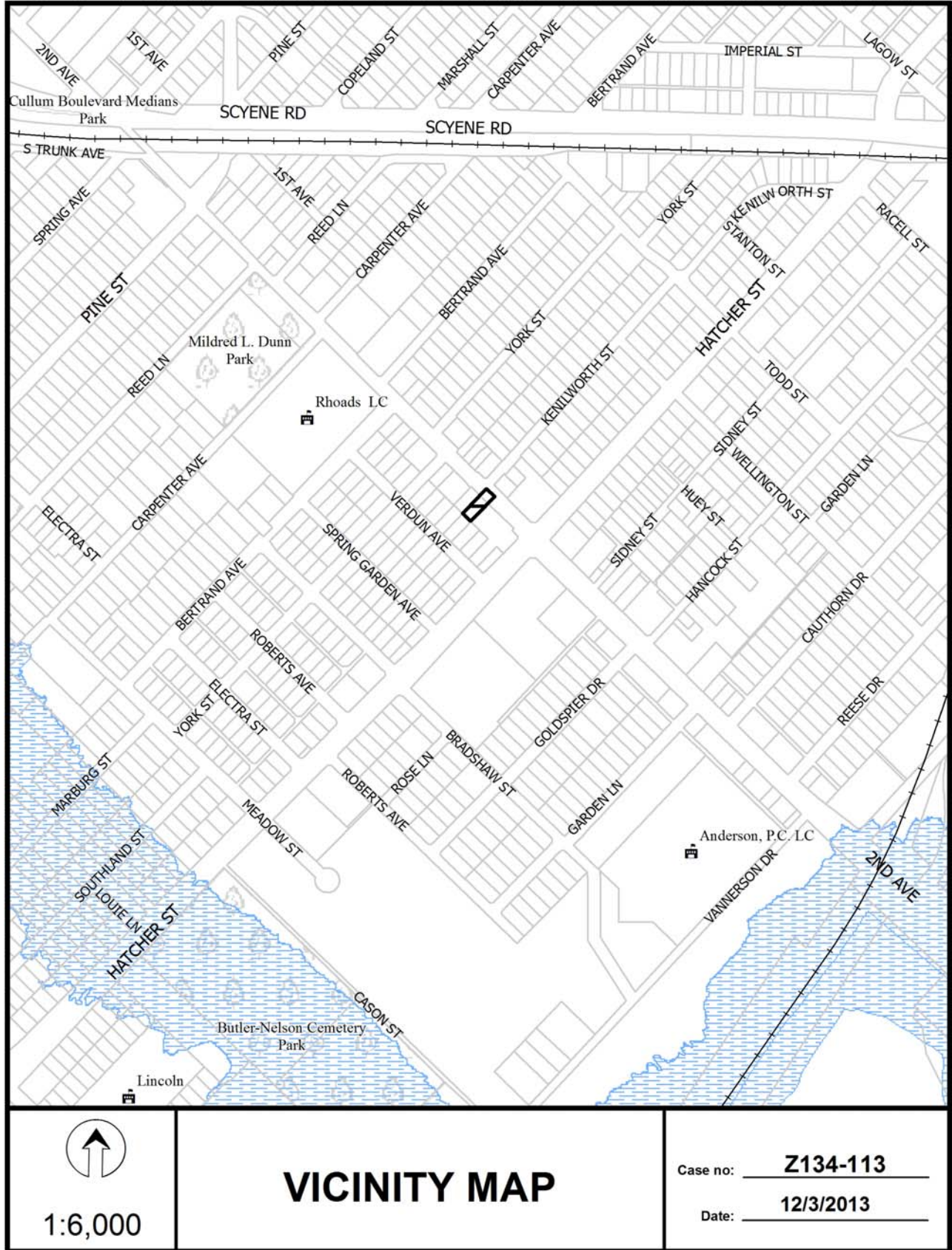
SEC. 51P-764.11[3](5). COMPLIANCE WITH CONDITIONS.

(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 district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

~~[SEC. 51P-764.114. ZONING MAP.]~~

~~[PD 764 is located on Zoning Map Nos. K-8 and K-9.]~~

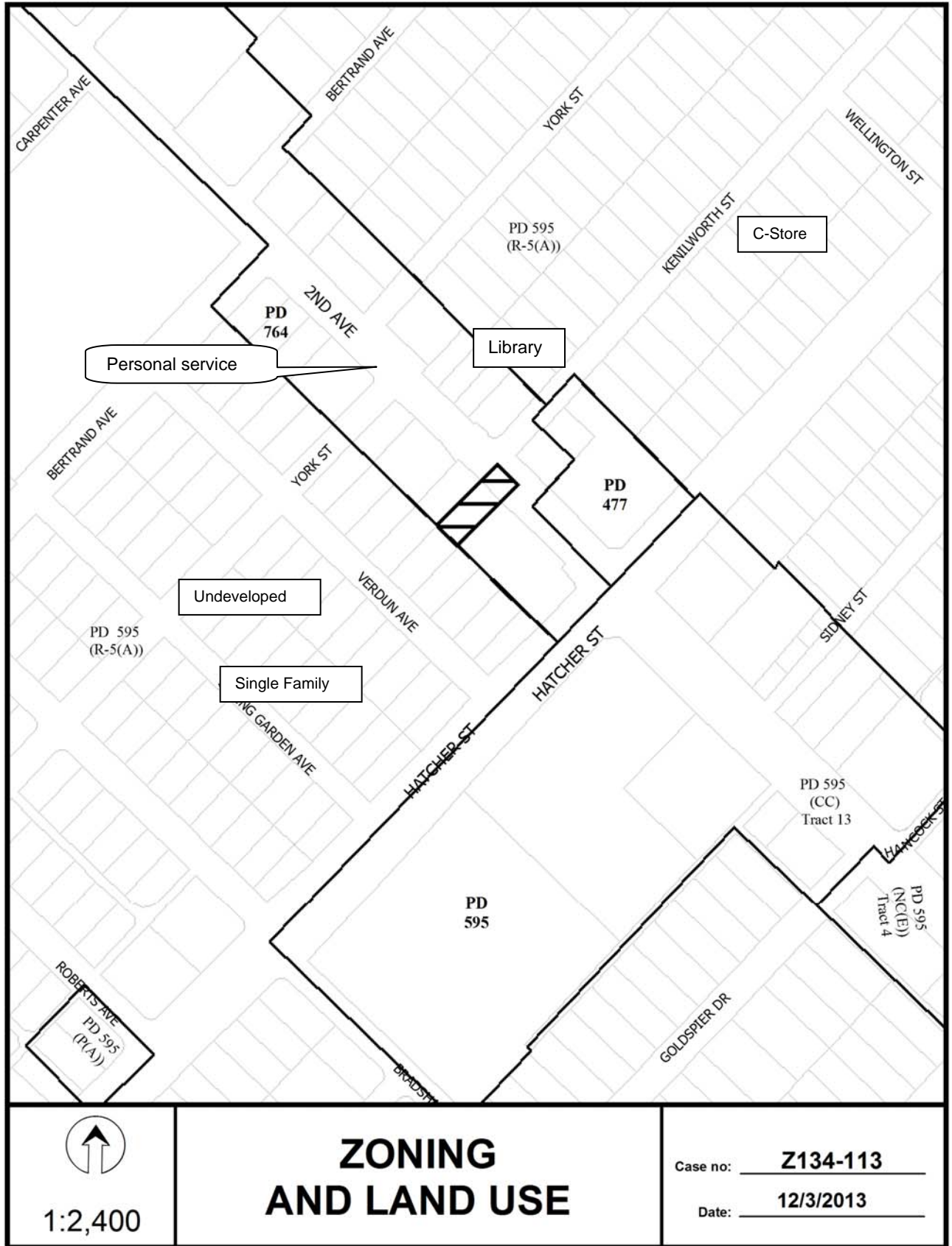


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VICINITY MAP

Case no: Z134-113

Date: 12/3/2013



1:2,400

ZONING AND LAND USE

Case no: Z134-113

Date: 12/3/2013

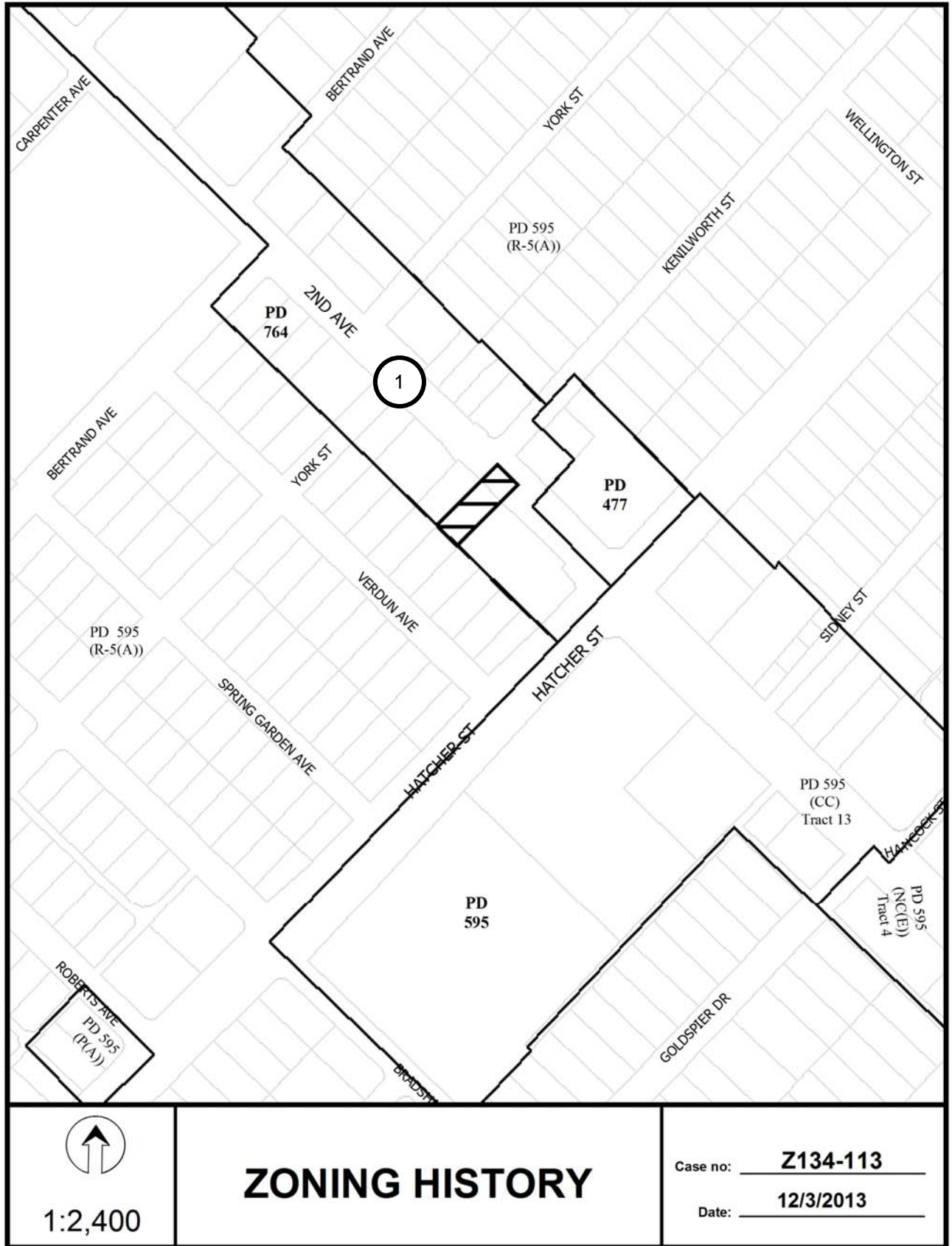


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AERIAL MAP

Case no: Z134-113

Date: 12/3/2013

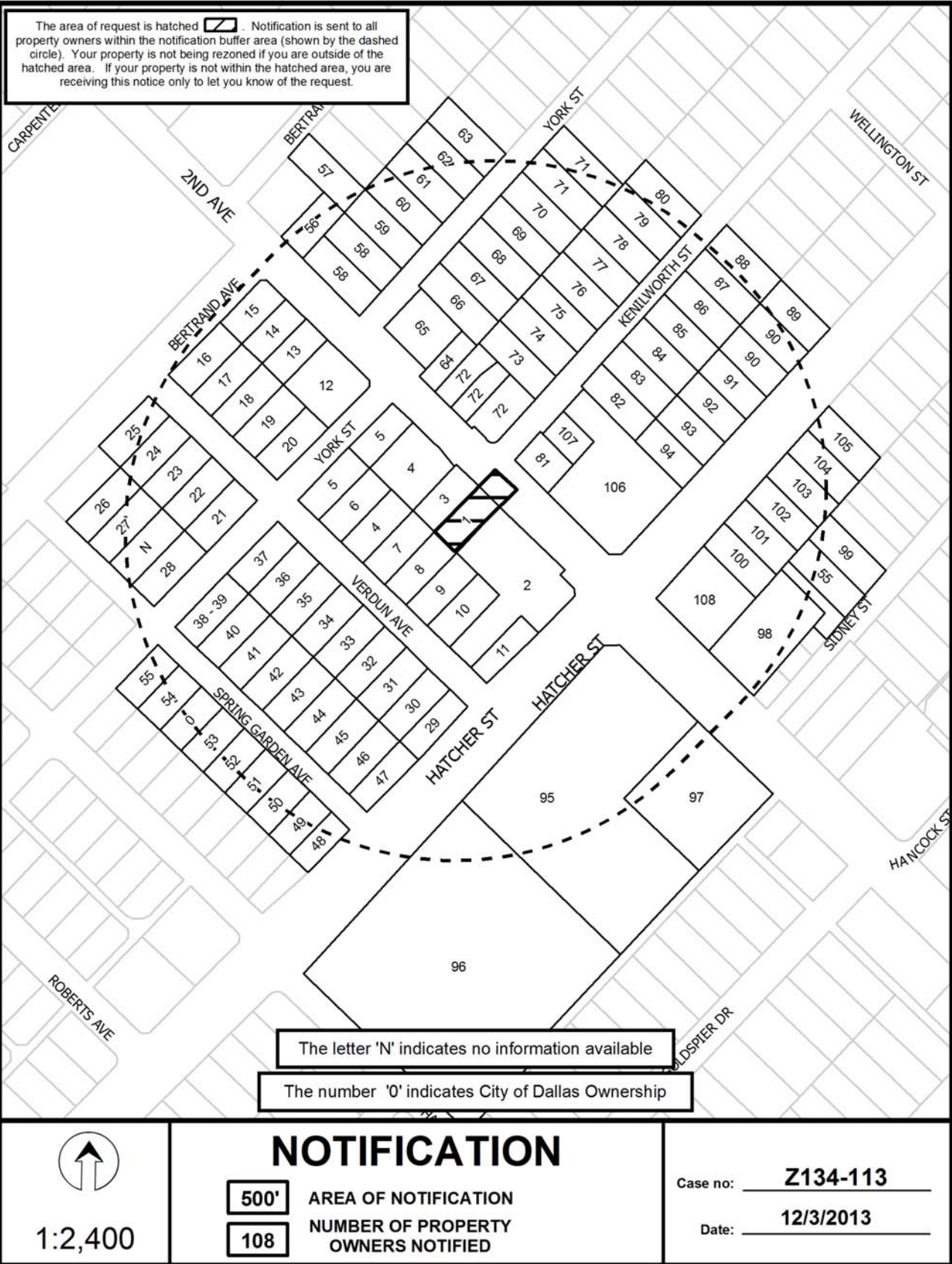


1:2,400

ZONING HISTORY

Case no: Z134-113

Date: 12/3/2013



Notification List of Property Owners

Z134-113

108 Property Owners Notified

Label #	Address	Owner
1	4619 2ND AVE	LEE DIANN JOHNSON
2	4627 2ND AVE	CNB REAL ESTATE LLC
3	4615 2ND AVE	ADKINS JOHN & VIRGINIA
4	4609 2ND AVE	HOWARD JAMES
5	4605 2ND AVE	COX SAMUEL L & JUDITH C
6	4606 VERDUN AVE	HOWARD JAMES
7	4614 VERDUN AVE	LIFENET COMMUNITY BEHAVIO
8	4618 VERDUN AVE	BLUE TOM III
9	4622 VERDUN AVE	FULL CIRCLE FUNDING LP %SEDONA PACIFIC P
10	4626 VERDUN AVE	THAMES REAL ESTATE INC
11	4634 VERDUN AVE	ADAMS DANIEL
12	4519 2ND AVE	KING TROY A
13	4509 2ND AVE	MCADAMS HENRY A
14	4507 2ND AVE	GARRETT DANYEAL
15	4501 2ND AVE	BEAUTIFUL GATE BAPTIST CHURCH INC
16	4502 VERDUN AVE	RUBIO GEORGE JR
17	4506 VERDUN AVE	BEAUTIFUL GATE MISSIONARY BAPTIST CHURCH
18	4510 VERDUN AVE	JORDAN HELEN MARIE
19	4514 VERDUN AVE	JOHNSON MARGARET AP
20	4516 VERDUN AVE	KING TROY A
21	4519 VERDUN AVE	BEXAR EQUITY LP
22	4515 VERDUN AVE	NORTHERN TRUST COMPANY
23	4511 VERDUN AVE	TOLBERT MYRTLE & BOBBIE STUBBLEFIELD
24	4507 VERDUN AVE	MOORE GARY RENARD
25	3330 BERTRAND AVE	MOORE GARY
26	4506 SPRING GARDEN RD	CERVANTES AURELIO

12/3/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4510 SPRING GARDEN RD	CERVANTES AURELIO
28	4518 SPRING GARDEN RD	WILSON MARIE
29	4635 VERDUN AVE	SURRELL NANCY MAE
30	4629 VERDUN AVE	THOMAS MELVIN L
31	4627 VERDUN AVE	JB III INV INC
32	4623 VERDUN AVE	GOLDSTEIN JAKE ET AL
33	4619 VERDUN AVE	FELTON ALONNA
34	4615 VERDUN AVE	MCGILL CURREY
35	4611 VERDUN AVE	PAYNE CARRIE ESTATE OF C/O CURREY MCGILL
36	4607 VERDUN AVE	WOODSON DORIS J
37	4601 VERDUN AVE	MATTHEWS LETRICIA
38	4600 SPRING GARDEN RD	MOCK EARNEST JR
39	4600 SPRING GARDEN RD	MOCK EARNEST JR EST OF
40	4606 SPRING GARDEN RD	WINN SAMUEL LAVON
41	4610 SPRING GARDEN RD	NANCE RONALD E J
42	4614 SPRING GARDEN RD	EDNEY MARGARETTE
43	4618 SPRING GARDEN RD	ROBERTSON EMMA J GADBERRY
44	4620 SPRING GARDEN RD	GALLAGHER MATTHEW LY
45	4624 SPRING GARDEN RD	SMITH ORINE
46	4630 SPRING GARDEN RD	JOSE B
47	4634 SPRING GARDEN RD	HENDERSON LOUISA
48	4635 SPRING GARDEN DR	HALL JUDGE M
49	4631 SPRING GARDEN RD	KNOX GERTRUDE & CHARITY SOLOMON EST
50	4627 SPRING GARDEN RD	JONES DELPHIA
51	4623 SPRING GARDEN RD	JOHNSON DIANE
52	4619 SPRING GARDEN RD	TOPLETZ DENNIS
53	4613 SPRING GARDEN RD	HARIS & HARRIS PROPERTIES LLC
54	4607 SPRING GARDEN RD	RICHARDSON TATJANA
55	4603 SPRING GARDEN RD	DALLAS HOUSING ACQUISITION & DEV CORP CI
56	4510 2ND AVE	BRIGHT ELLA
57	3508 BERTRAND AVE	WILLIAMS JOHNNIE MAE

12/3/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4520 2ND AVE	PALMER BENNIE E &
59	3511 YORK ST	FELDER KEVIN D
60	3515 YORK ST	GONZALEZ MR CO ANTONIO
61	3519 YORK ST	THOMLINSON MARVIN
62	3523 YORK ST	WHITE LELAN M
63	3527 YORK ST	BERRY GERTIE LEE EST OF
64	4610 2ND AVE	DALLAS STOVE HOSP INC
65	4600 2ND AVE	WALSTAD SCOTT ROBERT
66	3510 YORK ST	DALLAS HOUSING ACQUISITION & DEVELOPMENT
67	3516 YORK ST	OLIVER IARISSA
68	3518 YORK ST	DALLAS CITY OF ETAL
69	3522 YORK ST	SINGHAL FAMILY HOMES LLC
70	3526 YORK ST	MURKLEDOVE LARRY
71	3530 YORK ST	MYLIN INVESTMENTS
72	4618 2ND AVE	HARRIS HERBERT JR
73	3509 KENILWORTH ST	HARRIS HERBERT JR
74	3515 KENILWORTH ST	YOUNG ROBERT L JR
75	3519 KENILWORTH ST	RIVERS ODESSA
76	3523 KENILWORTH ST	GREEN BETTIE
77	3525 KENILWORTH ST	BLACK LANE R ETAL
78	3531 KENILWORTH ST	DANIELS BRENDA
79	3603 KENILWORTH ST	SYLVESTER DAVIDSON
80	3607 KENILWORTH ST	TENCH EDWIN E
81	4630 2ND AVE	JB III INVESTMENTS INC
82	3514 KENILWORTH ST	HENDERSON CURTIS EST OF
83	3518 KENILWORTH ST	JACKSON TOMMIE LEE &
84	3522 KENILWORTH ST	JONES VERLINE COOKS
85	3526 KENILWORTH ST	BULLARD PATSY R
86	3530 KENILWORTH ST	TAPIA MANAGEMENT LLC
87	3602 KENILWORTH ST	SNEED JEROME
88	3606 KENILWORTH ST	SELMA VENTURES LTD

12/3/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3609 HATCHER ST	ABOVO CORP
90	3603 HATCHER ST	TRAYLOR DORETHA
91	3525 HATCHER ST	TOPLETZ HAROLD & JACK
92	3523 HATCHER ST	KHAMOOSHI FARZAD
93	3519 HATCHER ST	THAMES REAL ESTATE INC STE 320-190
94	3515 HATCHER ST	STOKER LEIWANDA & LEIWANDA
95	3334 HATCHER ST	LEE HEE D
96	3308 HATCHER ST	HOPPENSTEIN PROPERTIES INC
97	4727 2ND AVE	KIM MYUNG H
98	4712 2ND AVE	FORD JACQUELINE A ETAL
99	3521 SIDNEY ST	DALLAS CITY OF COUNTY OF DALLAS DISD & E
100	3510 HATCHER ST	DAVIS DOUGLAS E JR
101	3514 HATCHER ST	DAVIS DOUGLAS E &
102	3516 HATCHER ST	FENDER H R C/O MATT HARTMAN
103	3524 HATCHER ST	POURAHMADI MOE
104	3526 HATCHER ST	HOLLAND WILLIAM
105	3530 HATCHER ST	GRANT JOHNNY C
106	4640 2ND AVE	CAIN KENNETH THOMAS & DAVID RAYMOND CAIN
107	3506 KENILWORTH ST	CAIN REALTY CO
108	4700 2ND AVE	HAMM GUY L & JOYCE

FILE NUMBER: Z123-335(MW)

DATE FILED: July 17, 2103

LOCATION: Northeast of South Beacon Street, southeast of Columbia Avenue and northwest of Alton Avenue

COUNCIL DISTRICT: 2 and 14

MAPSCO: 46-C

SIZE OF REQUEST: ±0.856 acres

CENSUS TRACT: 13.01

REPRESENTATIVE: Masterplan, Santos Martinez

APPLICANT/OWNER: Robert Fragosa
Guadalupe Moreno

REQUEST: An application for a Planned Development District on property zoned a CR Community Retail District and a D(A) Duplex District with H/128 Historic Overlay District No. 128 (Junius Heights)

SUMMARY: The applicant proposes to utilize the existing church and school buildings, which are currently vacant, as a bed and breakfast (lodging) use limited to 15 guest rooms. The lot located on the southeast corner of South Beacon Street and East Side will be improved with surface parking to serve the main use. The applicant does not propose to amend the historic preservation criteria.

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

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* –The adaptive reuse of existing buildings as a bed and breakfast use limited to 15 guest rooms is not anticipated to negatively impact the performance of surrounding properties.
2. *Traffic impact* – Staff has reviewed the request and has determined that it will not significantly impact the surrounding roadway system.
3. *Comprehensive Plan or Area Plan Conformance* – The request complies with the Comprehensive Plan.
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The applicant proposes a planned development district to define the bed and breakfast use, to encourage the reuse of the existing buildings, and to accommodate parking. The applicant proposes an alternate landscape plan for surface parking which complies with Article X with the exception of street trees and design standards.

BACKGROUND INFORMATION:

- The ±0.856-acre request site is developed with a ±14,929-square foot church building, constructed in 1906, a ±8,097-square foot school building, constructed in 1950, and a ±480-square foot house, constructed in built in 1926. All structures are currently vacant.
- The ±480-square foot house will be demolished and the lot will be improved with surface parking. This portion of the site is not within the Junius Heights Historic District.

Zoning History:

1. **Z112-253:** On November 14, 2012, the City Council approved an amendment to and expansion of Specific Use Permit No. 351 for a day care center, nursing home, residence home for the aging, child caring institution, health center, and community center on property zoned an MF-2(A) Multifamily District and a D(A) Duplex District subject to subject to a site plan and conditions.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Beacon Street	Collector	50 feet
Columbia Avenue	Minor arterial	100 feet
East Side Avenue	Local	50 feet

Traffic:

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

Adjacent Zoning and Land Use:

	Zoning	Land Use
North	MF-2(A)	Right-of-way
East	D(A)	Single family
South	D(A)	Single family
West	D(A); CR	Single family; retail

STAFF ANALYSIS:**Comprehensive Plan:**

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

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

In general, the applicant's 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

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.

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.3 Encourage complementary building height, scale, design and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Policy 5.2.2 Promote the character of the city's significant districts, linkages and areas.

Land Use Compatibility:

The applicant proposes to utilize the existing church and school buildings, which are currently vacant, as a bed and breakfast (lodging) use. The lot located on the southeast corner of South Beacon Street and East Side will be improved with surface parking to serve the main use. A 10-foot residential adjacency buffer will be provided to ensure compatibility of the proposed surface parking and the existing single family homes. The applicant does not propose to amend the historic preservation criteria.

Parking:

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

(b) Required parking for a bed and breakfast use is one parking space for every guest room.

(c) For purposes of calculating the off-street parking and loading requirements, the Property is considered one lot.

(d) Parking spaces located along Beacon Street, in the locations shown on the development/landscape plan (Exhibit ___ A), may be counted towards the parking requirements for uses located in Subdistricts 1 or 2.

(e) Required parking is permitted within a required front yard.

Based on the proposed parking ratio, a bed and breakfast use, which by definition may not exceed fifteen rooms, requires 15 parking spaces. As depicted on the development/landscape plan, 29 spaces can be accommodated on the request site.

The applicant proposes 36-foot visibility triangle at the intersections of Beacon Street and East Side Avenue and Beacon Street and Alton Avenue in lieu of the required 45-foot visibility triangle. The Engineering Section of the Building Inspection Division of the Department of Sustainable Construction and Development has reviewed the request and does not object.

Landscaping:

As proposed, landscaping for surface parking in Subdistrict 3 must be provided in accordance with the development/landscape plan. The applicant requests City Council approval of an alternative landscape plan, which meets Article X with the exception of street trees and design standards. Staff supports the request.

For all other uses, landscaping must comply with Article X. No new development is proposed; therefore, Article X requirements will not be triggered in Subdistricts 1 and 2.

**Z123-335
Proposed Conditions**

SEC. 51P-____.101 LEGISLATIVE HISTORY.

PD__ was established by Ordinance No. _____, and passed by the Dallas City Council on _____.

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

PD__ is established on property located on the northeast and southeast corners of South Beacon Street and East Side Avenue. The size of PD____ is approximately 0.856 acres.

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

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

(1) BED AND BREAKFAST means a lodging facility containing fifteen or fewer guest rooms and one kitchen. This use may not have kitchens in the guest rooms. Amenities such as maids, laundry, concierge, meeting rooms, exercise rooms, pool, and business services (fax, internet, voicemail, courier, etc.) may only be provided to guests.

(2) ORIGINAL STRUCTURE means a building that was constructed on the property prior to January 1, 2000.

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

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

SEC. 51P-____.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit ____ A, development/ and landscape plan.

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

Development and use of the Property must comply with the development/landscape plan (Exhibit ____ A). If there is a conflict between the text of this Article and the development/landscape plan, the text of this Article controls.

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

(a) Subdistrict 1

The following uses are the only main uses permitted and must be located within an original structure.

- (1) Agricultural uses.
 - Crop Production

- (2) Commercial and business service uses.
 - Catering Service
 - Custom Business services

- (3) Institutional and community service uses.
 - Adult day care facility
 - Child care facility
 - Church
 - Convent or monastery
 - Library, art gallery, or museum

- (4) Lodging uses.
 - Bed and breakfast

- (5) Miscellaneous uses
 - Temporary construction or sales office

- (6) Office uses
 - Office

- (7) Recreation uses
 - Public park, playground, or golf course

- (8) Residential uses
 - Single family
 - Handicapped Group Dwelling Unit
 - Multifamily

(9) Retail and personal service uses

- General merchandise or food store 3,500 square feet or less
- Nursery, garden shop, or plant sales
- Personal service uses.

(10) Transportation uses

- Transit passenger shelter

(11) Wholesale, distribution, and storage uses

- Recycling collection center. [See Section 51A-4.213(11.1).]
- Recycling drop-off container. [See Section 51A-4.213(11.2).]
- Recycling drop-off for special occasion collection. [See

Section 51A-4.213(11.3).]

(b) Subdistrict 2

(1) The only main uses permitted are those main uses permitted in the Duplex (A) District, subject to the same conditions applicable in the Duplex (A) District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the Duplex (A) District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the Duplex (A) District is subject to DIR in this district; etc. The following main use is also permitted:

Lodging uses.

- Bed and breakfast

(2) All uses must be located within an original structure.

(c) Subdistrict 3

(1) The only main uses permitted in this district are those main uses permitted in the Duplex (A) District, subject to the same conditions applicable in the Duplex (A) District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the Duplex (A) District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the Duplex (A) District is subject to DIR in this district; etc.

(2) Surface parking is permitted only as an accessory use to a main use located in Subdistrict 1 or Subdistrict 2 and may not be used as special parking under the provisions of Section 51A-4.324 by any use outside of this district.

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

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

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

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

(a) The yard, lot, and space regulations for the CR Community Retail District apply to Subdistrict 1.

(b) Except as provided in this section, the yard, lot, and space regulations for the D(A) Duplex District apply to Subdistrict 2 and Subdistrict 3.

(1) A six-foot open wrought iron fence is permitted within a required front yard in the location shown on the development/landscape plan (Exhibit ___ A).

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

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

(b) Required parking for a bed and breakfast use is one parking space for every guest room.

(c) For purposes of calculating the off-street parking and loading requirements, the Property is considered one lot.

(d) Parking spaces located along Beacon Street, in the locations shown on the development/landscape plan (Exhibit ___ A), may be counted towards the parking requirements for uses located in Subdistricts 1 or 2.

(e) Required parking is permitted within a required front yard.

SEC. 51P-___.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-___.111. LANDSCAPING

(a) Landscaping for surface parking must be provided in accordance with the development/landscape plan (Exhibit ___ A).

(b) For all other uses, landscaping must comply with Article X.

SEC. 51P-___.112. SIGNS.

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

SEC. 51P-___.113. ADDITIONAL PROVISIONS.

(a) In Subdistrict 3, a thirty-six-foot visibility triangle is permitted at the intersection of Beacon Street and East Side Avenue and Beacon Street and Alton Avenue, as shown on the development/landscape plan (Exhibit ___ A).

(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-___.114. COMPLIANCE WITH CONDITIONS.

(a) Except as provided in this ordinance, all paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and complete 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 Planned Development District until there has been full compliance for that use with this article.

Proposed Development Plan:

LEGEND

- Eastern Red Cedar
- Burr Oak
- * solid fence
- + open wrought iron fence

Item	Sub-Project 1	Sub-Project 2	Sub-Project 3
Tract No.	18	19	20
Tract Area	13.000 AC	14.000 AC	15.000 AC
Lot Coverage	33%	40%	45%
Building Height	32'	35'	38'
Front Yard	15.0' & 30.0'	10.0' & 15.0'	12.0' & 18.0'
Side Yard	5.0'	5.0'	5.0'
Rear Yard	5.0'	5.0'	5.0'
Fence	0	0	1

Item	Sub-Project 1	Sub-Project 2	Sub-Project 3
Tract Area	13.000 AC	14.000 AC	15.000 AC
Lot Coverage	33%	40%	45%
Building Height	32'	35'	38'
Front Yard	15.0' & 30.0'	10.0' & 15.0'	12.0' & 18.0'
Side Yard	5.0'	5.0'	5.0'
Rear Yard	5.0'	5.0'	5.0'
Fence	0	0	1

Zone Information

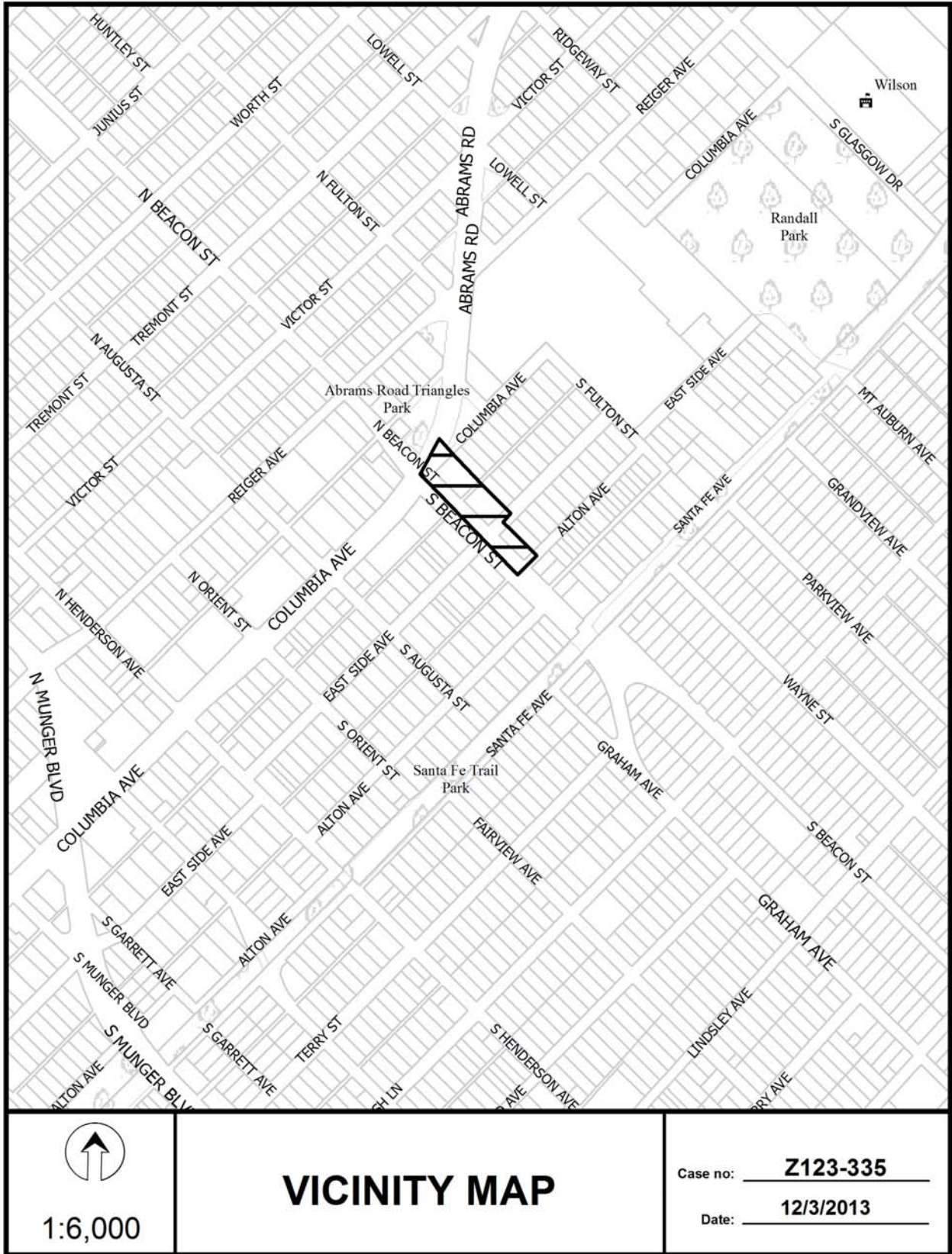
Zone	Sub-Project 1	Sub-Project 2	Sub-Project 3
Residential	RM-1	RM-2	RM-3
Commercial	C-1	C-2	C-3
Industrial	I-1	I-2	I-3

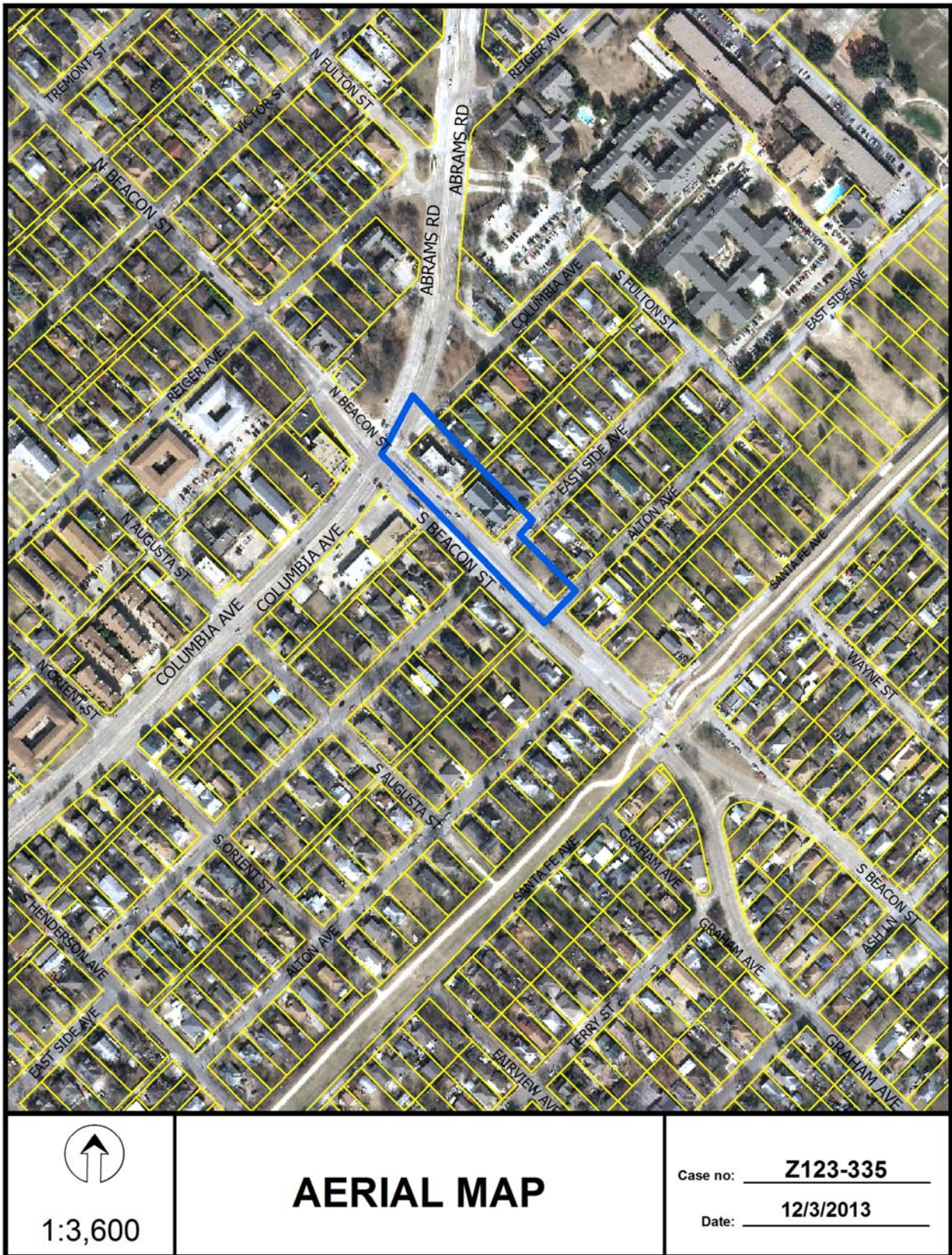
Other Information

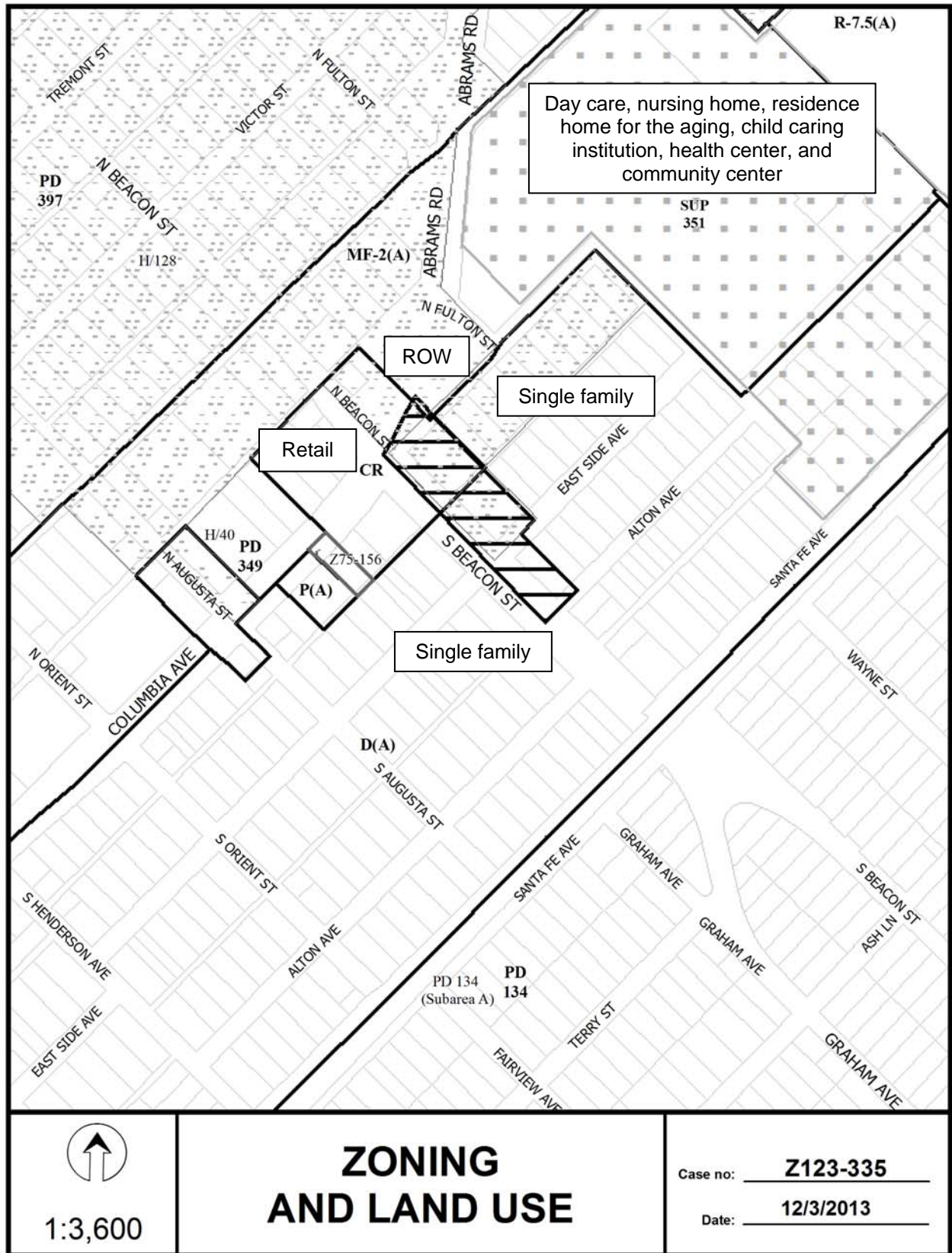
Item	Sub-Project 1	Sub-Project 2	Sub-Project 3
Tract No.	18	19	20
Tract Area	13.000 AC	14.000 AC	15.000 AC
Lot Coverage	33%	40%	45%
Building Height	32'	35'	38'
Front Yard	15.0' & 30.0'	10.0' & 15.0'	12.0' & 18.0'
Side Yard	5.0'	5.0'	5.0'
Rear Yard	5.0'	5.0'	5.0'
Fence	0	0	1

Development and Landscape Plan

Z123-335





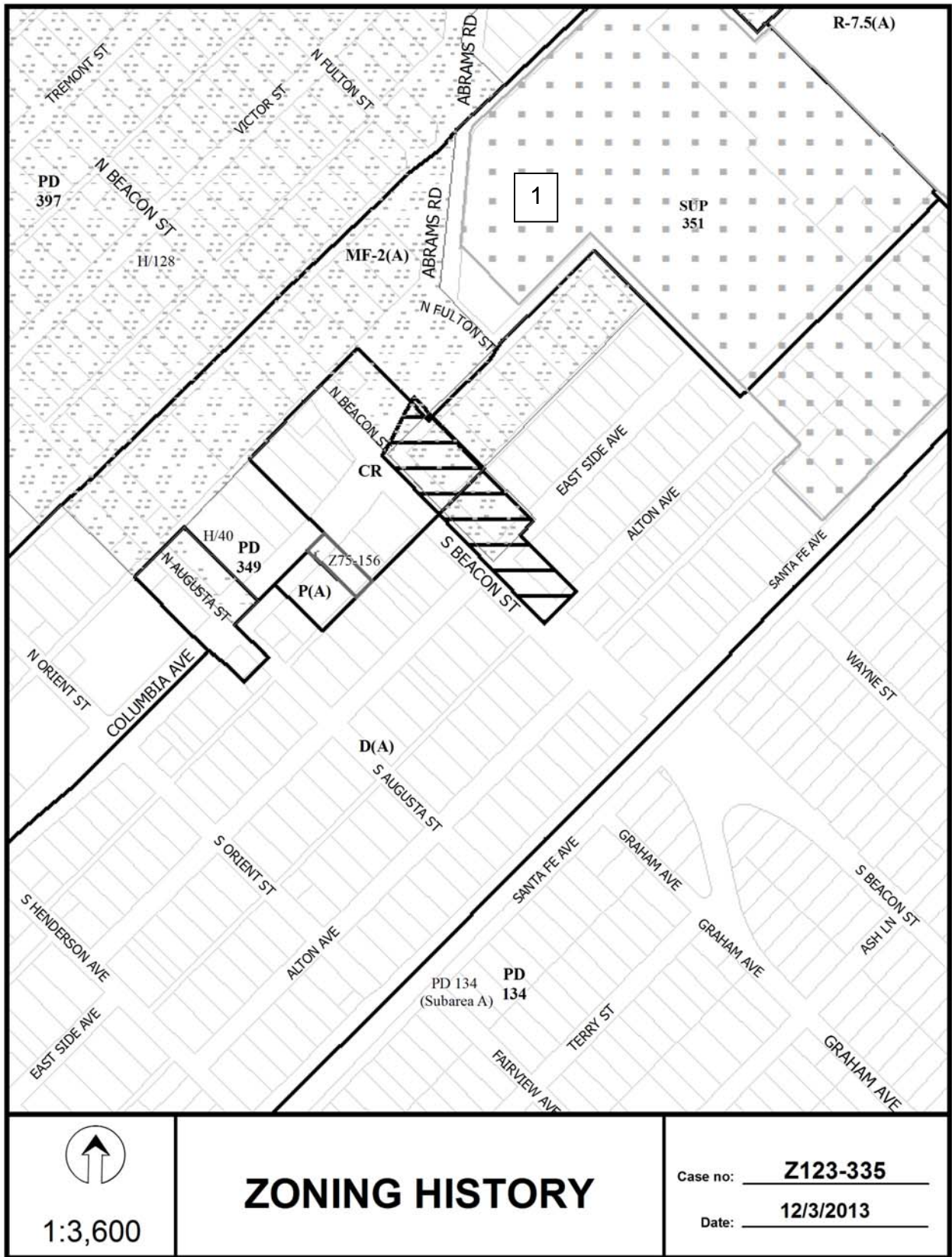



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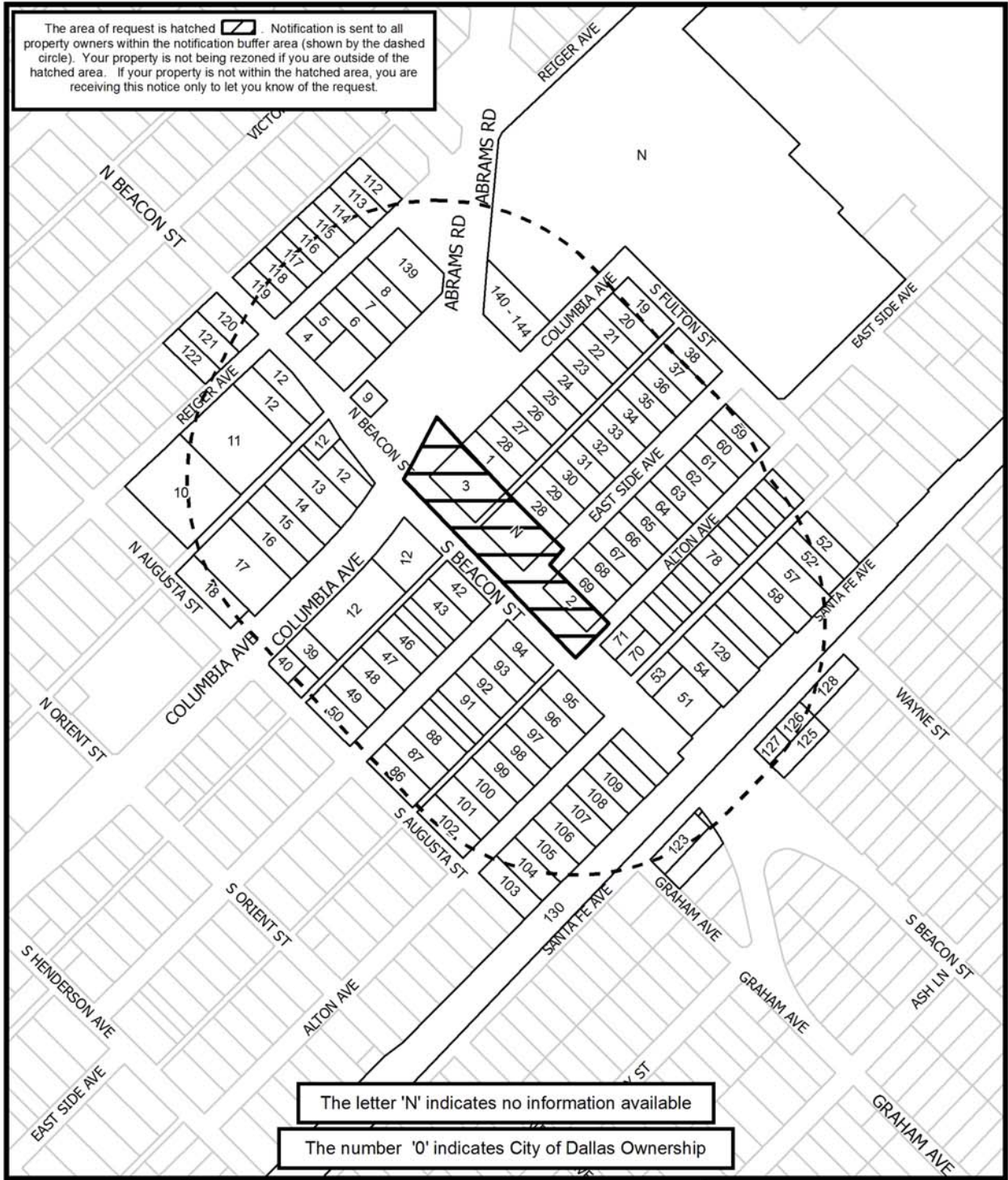
ZONING AND LAND USE

Case no: **Z123-335**

Date: **12/3/2013**



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



The letter 'N' indicates no information available

The number '0' indicates City of Dallas Ownership



1:3,600

NOTIFICATION

500' AREA OF NOTIFICATION
144 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z123-335**

Date: **12/3/2013**

12/3/2013

Notification List of Property Owners***Z123-335******144 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5606 COLUMBIA AVE	LONG CHRISTOPHER
2	210 BEACON ST	MORENO GUADALUPE SANCHEZ
3	100 BEACON ST	FRAGOSO ROBERT & SHEA
4	5602 REIGER AVE	BEALE PETER D &
5	5604 REIGER AVE	GARCIA JADD W
6	5610 REIGER AVE	HAYNES JACOB & LAURA
7	5612 REIGER AVE	WILLIAMS WILLIAM E & MARSUE
8	5616 REIGER AVE	BATTERSON JIM & TIFFANY BATTERSON
9	112 BEACON ST	ALARCON MARIE E
10	5510 REIGER AVE	REIGER WORLD LLC
11	5526 REIGER AVE	LA FINA JOINT VENTURE
12	5530 REIGER AVE	ALLEGRO MANAGEMENT TRUST DAVID ALLEGRO T
13	5527 COLUMBIA AVE	MARTINEZ JOSE J JR &
14	5523 COLUMBIA AVE	MM WHITETAIL PPTIES LP M LEONARD MATASSA
15	5521 COLUMBIA AVE	NORTHERN DATA RESOURCES INC
16	5517 COLUMBIA AVE	CENTRAL DALLAS COMMUNITY
17	5511 COLUMBIA AVE	ANSATA PPTIES LLC
18	5501 COLUMBIA AVE	FIREHOUSE GALLERY INC % KALETA ANN DOOLI
19	5700 COLUMBIA AVE	JULIETTE FOWLER REALITY
20	5644 COLUMBIA AVE	COMMUNITY ON COLUMBIA % JOHN RUTLEDGE
21	5640 COLUMBIA AVE	RUTLEDGE JOHN M & JOYSANNA
22	5636 COLUMBIA AVE	CARSON ANN W
23	5632 COLUMBIA AVE	BUCKNER GARY R
24	5630 COLUMBIA AVE	COTTINGHAM ROBERT & DANA
25	5624 COLUMBIA AVE	NOPARAT VICTOR V
26	5620 COLUMBIA AVE	MARTIN ANGELA & KEVIN

12/3/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5616 COLUMBIA AVE	BROOKS THOMAS M & DARLENE A
28	5612 COLUMBIA AVE	LUNA BLUE LLC
29	5613 EAST SIDE AVE	WALLER JACK F
30	5619 EAST SIDE AVE	RAMOS LONNY G
31	5621 EAST SIDE AVE	SMITH TODD R &
32	5627 EAST SIDE AVE	MORENO RAFAEL
33	5631 EAST SIDE AVE	OROZCO JUANITA L
34	5635 EAST SIDE AVE	ELLIS REX
35	5639 EAST SIDE AVE	SCHWEITZER CARRIE
36	5643 EAST SIDE AVE	JOHNSTON BERNARD M & SHANON A
37	5649 EAST SIDE AVE	LORCY ANN
38	5651 EAST SIDE AVE	HOUSEWRIGHT EDWIN W
39	5506 COLUMBIA AVE	ALLEGRO ROBERT M DBA ROBERT ALLEGRO COMP
40	5502 COLUMBIA AVE	NAVARRETE GERARDO & HILDA
41	5504 COLUMBIA AVE	ALLEGRO JANIS
42	5527 EAST SIDE AVE	HERNANDEZ ZENAIDA &
43	5523 EAST SIDE AVE	WILLIAMS STUART L & HOWARD CHRISTOPHER
44	5519 EAST SIDE AVE	ARFSTEN CASEY L
45	5521 EAST SIDE AVE	BARRETT MARIE BRIDGET
46	5517 EAST SIDE AVE	HINES HAL DEAN
47	5513 EAST SIDE AVE	GAITAN HECTOR M & HERNANDEZ SILVIA
48	5509 EAST SIDE AVE	SEEDS DEIDRE E
49	5505 EAST SIDE AVE	WILLIAMS JOHN
50	5503 EAST SIDE AVE	GRANT WILLIAM
51	304 BEACON ST	WILLOW PARTNERS LP SUITE 350
52	5643 SANTA FE AVE	RANGEL MARTIN & CARMELA
53	302 BEACON ST	GUTIERREZ CONSUELO
54	5619 SANTA FE AVE	AHMED JAMAL
55	5623 SANTA FE AVE	GUERRA NATALIA
56	5623 SANTA FE AVE	RIOJAS GUADALUPE
57	5633 SANTA FE AVE	WATSON MICHAEL

12/3/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5631 SANTA FE AVE	RAMOS ROGELIO & LINDA KAY
59	5644 EAST SIDE AVE	ELLIOTT MARTHA FLEMING
60	5640 EAST SIDE AVE	KALICH PAUL G
61	5636 EAST SIDE AVE	KALICH PAUL
62	5632 EAST SIDE AVE	DELBOSQUE RICRADO
63	5628 EAST SIDE AVE	DELBOSQUE RICARDO & ELIZABETH
64	5624 EAST SIDE AVE	MUNIZ JACQUELINE & ALBERT
65	5620 EAST SIDE AVE	BUCKMAN CAPITAL LLC
66	5616 EAST SIDE AVE	DELAURENTI MARY
67	5612 EAST SIDE AVE	BAXAVANIS NICHOLAS & VERNON H SCHIMMING
68	5610 EAST SIDE AVE	CHEN WENDY WAN LING
69	5606 EAST SIDE AVE	RODRIGUEZ LUIS C
70	212 BEACON ST	GUZMAN LESLY M
71	216 BEACON ST	RIVERA JESUS
72	5613 ALTON AVE	AVILES GRACIELA S
73	5611 ALTON AVE	BARRON RAY M
74	5615 ALTON AVE	GALINDO FRANCISCO L & PETRA G
75	5617 ALTON AVE	REYES JOSIE S
76	5621 ALTON AVE	HENLEY HUDSON
77	5619 ALTON AVE	GARCIA DANIEL & GARCIA ANA MARIA
78	5623 ALTON AVE	ACEVES INEZ M
79	5627 ALTON AVE	MORALES ARMANDO & MARIA
80	5629 ALTON AVE	RUIZ CANDELARIO & MARIA J
81	5631 ALTON AVE	RUIZ CANDELARIO & MARIA JULIETA
82	5633 ALTON AVE	SANCHEZ JOEL
83	5635 ALTON AVE	ALCARAZ REFUGIO & MARCELA I
84	5637 ALTON AVE	MARTINEZ GREGORIO
85	5639 ALTON AVE	LIFENET COMMUNITY BEHAVIORAL HEALTHCARE
86	5502 EAST SIDE AVE	DIVOT LP
87	5504 EAST SIDE AVE	LOPEZ JUVENAL & MARIA E
88	5510 EAST SIDE AVE	NAVARRO GERARDO & NORMA

12/3/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	5514 EAST SIDE AVE	SPETHMAN JUANITA
90	5516 EAST SIDE AVE	FERRARIS LISA COLLEEN
91	5518 EAST SIDE AVE	SANTANA JESUS R JR
92	5522 EAST SIDE AVE	RIVAS DANIEL
93	5528 EAST SIDE AVE	FLORES MANUELA
94	5532 EAST SIDE AVE	LAWSON KELLY TRUSTEE BEACON EASTSIDE CH
95	5529 ALTON AVE	MUNIZ LEONARDO & MARIA T
96	5525 ALTON AVE	BAU 1 LTD
97	5521 ALTON AVE	NGUYEN THAO THI THU
98	5517 ALTON AVE	CECIL RANDY EUGENE
99	5515 ALTON AVE	CHEEVER MICHAEL A
100	5509 ALTON AVE	KELLY ASHTON R ESTATE OF
101	5505 ALTON AVE	SANCHEZ JOSE A
102	5501 ALTON AVE	MARTINEZ JESUS RAMON & OFELIA MARTINEZ
103	5500 ALTON AVE	GAYTAN FELIPE
104	5506 ALTON AVE	ENRIQUE MARTIN & GERARDO ENRIQUE
105	5508 ALTON AVE	CERRILLIO JUAN
106	5512 ALTON AVE	CROOK ROBERT RUSSELL
107	5516 ALTON AVE	REVILLA LUIS J & MARIA C
108	5522 ALTON AVE	DELGADO PEDRO & VERONICA DELGADO
109	5530 ALTON AVE	SECKER BETTY ANN # 2 LTD
110	5536 ALTON AVE	HERRERA MANUEL & MARIA
111	5532 ALTON AVE	SECKER FRED # 1 LTD
112	5629 REIGER AVE	DEUTSCHE BANK NATIONAL TR
113	5623 REIGER AVE	CAIN KELLENE NELL
114	5619 REIGER AVE	MOORE DAVID F
115	5617 REIGER AVE	GRADISAR CHRISTOPHER C
116	5609 REIGER AVE	HOWELL ROY PATTON III
117	5607 REIGER AVE	DUNNAWAY ROBERT LF EST & LORETTA DUNNAWA
118	5605 REIGER AVE	SUAREZ JOSE J & MARTHA S
119	5603 REIGER AVE	TRAUTH CARL

12/3/2013

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	5537 REIGER AVE	WALKER ELIZABETH B
121	5533 REIGER AVE	NGUYEN THANH
122	5529 REIGER AVE	MOFFA R LENORA & CLAIRE MCCALL
123	404 GRAHAM AVE	DALLAS BIBLE BAPT CH
124	5510 SANTA FE AVE	ENSERCH CORP % ATMOS ENERGY / PPTY TAX
125	406 BEACON ST	RAMIREZ BLANCA ESTELA S & J JESUS
126	5610 SANTA FE AVE	MAIN STREET CHURCH OF CHRIST
127	402 BEACON ST	GOMEZ JOB
128	401 WAYNE ST	TIJERINA PABLO A
129	5615 SANTA FE AVE	AHMED JAMAL
130	401 BUCKNER BLVD	DART
131	218 BEACON ST	SELL MATTHEW W
132	218 BEACON ST	PAULK BYRON JOSEPH
133	218 BEACON ST	DAMRON WILLIAM BLAKE
134	218 BEACON ST	CRAIG ANGELA C UNIT 104
135	218 BEACON ST	BRASWELLCARLISLE B A & JOHN MICHAEL CARL
136	218 BEACON ST	ANDERSON EILEEN TERESA
137	218 BEACON ST	PRITCHARD MARK A & VANESSA N
138	218 BEACON ST	PENNA FRANCISCO GARCIA
139	1221 ABRAMS RD	LUNA BLUE LLC
140	5631 COLUMBIA AVE	RENO JANE A
141	5631 COLUMBIA AVE	RICHARDSON ROBERT W
142	5631 COLUMBIA AVE	WARD MARGIE LEDDY EST OF APT 105
143	5631 COLUMBIA AVE	HUMPHRESS CRYSTAL
144	5631 COLUMBIA AVE	TRINITY FOUNDATION INC

FILE NUMBER: Z134-108 (JH)

DATE FILED: October 8, 2013

LOCATION: East corner of Live Oak Street and North Haskell Avenue

COUNCIL DISTRICT: 2

MAPSCO: 46-E

SIZE OF REQUEST: Approx. 1.1 acres

CENSUS TRACT: 15.04

APPLICANT: Diana E. Haynes

OWNER: Greenville Ross Partners Ltd

REQUEST: An application for a Specific Use Permit for a liquor store on property zoned Subarea 10 within Planned Development District No. 298, the Bryan Area Special Purpose District.

SUMMARY: The applicant proposes to operate a liquor store use within an existing multi-tenant commercial building.

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

GUIDING CRITERIA FOR RECOMMENDATION:

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

1. *Compatibility with surrounding uses and community facilities* – There are no incompatible uses in the immediate area. The liquor store is not anticipated to negatively impact surrounding uses from a land use perspective.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – While the proposed use will be another service provided in the neighborhood, it is not foreseen that it will deter or enhance adjacent properties. The proposed SUP, if approved by the CPC and City Council, will have conditions that are associated with the use. An SUP could be revoked, have a reduced time period or not be renewed if the business deters from the area.
3. *Not a detriment to the public health, safety, or general welfare* – It is not foreseen that this use would be a detriment to the public health, safety or general welfare of the community.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request will comply with all zoning regulations and standards.

BACKGROUND INFORMATION:

- The request site is a suite within a multi-tenant commercial building occupied with retail and personal service uses. The current occupancy of the suite is a general merchandise or food store 3,500 square feet or less and does sell alcoholic beverages for off-premise consumption. The building was constructed in approximately 1930 according to DCAD.
- The applicant is proposing to operate a liquor store.

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

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Live Oak Street	Principle Arterial	80 ft.
Haskell Street	Principle Arterial	55 ft. (couplet)

STAFF ANALYSIS:

Comprehensive Plan:

The Comprehensive Plan does not specifically address the proposed use, however, the Quality of Life statement within the Core Values section does serve as a foundation for all of the plan's recommendations:

Quality of Life: Dallas' diverse population wants equally diverse choices in where and how to live and ways to shop and have fun.

The request site is located within an urban neighborhood building block on the Vision Illustration within ForwardDallas!.

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

Land Use Compatibility:

The surrounding land uses are multifamily to the north, retail, personal service, bank, and medical office to the northeast, undeveloped and medical office to the south, remote parking and a maintenance building that serve a seminary to the east.

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 supports the applicant's request for a Specific Use Permit because the location is on a commercial corridor, no incompatible uses are in the immediate area, and there is no police activity reported for the address of the suite or the other addresses in the multi-tenant building since 2005. Staff recommends a two-year initial time period with eligibility for automatic renewals of additional two-year periods; the applicant is requesting four years with auto-renewal eligibility for four year periods.

Parking/Traffic:

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

The attached site plan shows a parking lot to the rear of the building containing approximately 53 off-street parking spaces and approximately 18 on-street angled parking spaces on Live Oak Street. The liquor store use will require the same parking as the current general merchandise or food store use, so there is no change in the parking requirement for the site.

Landscaping:

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

Police Report:

No reported activity is available online since January 1, 2005, which is the oldest date available for online DPD reports, for the request site.

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is a liquor store.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

Staff recommended

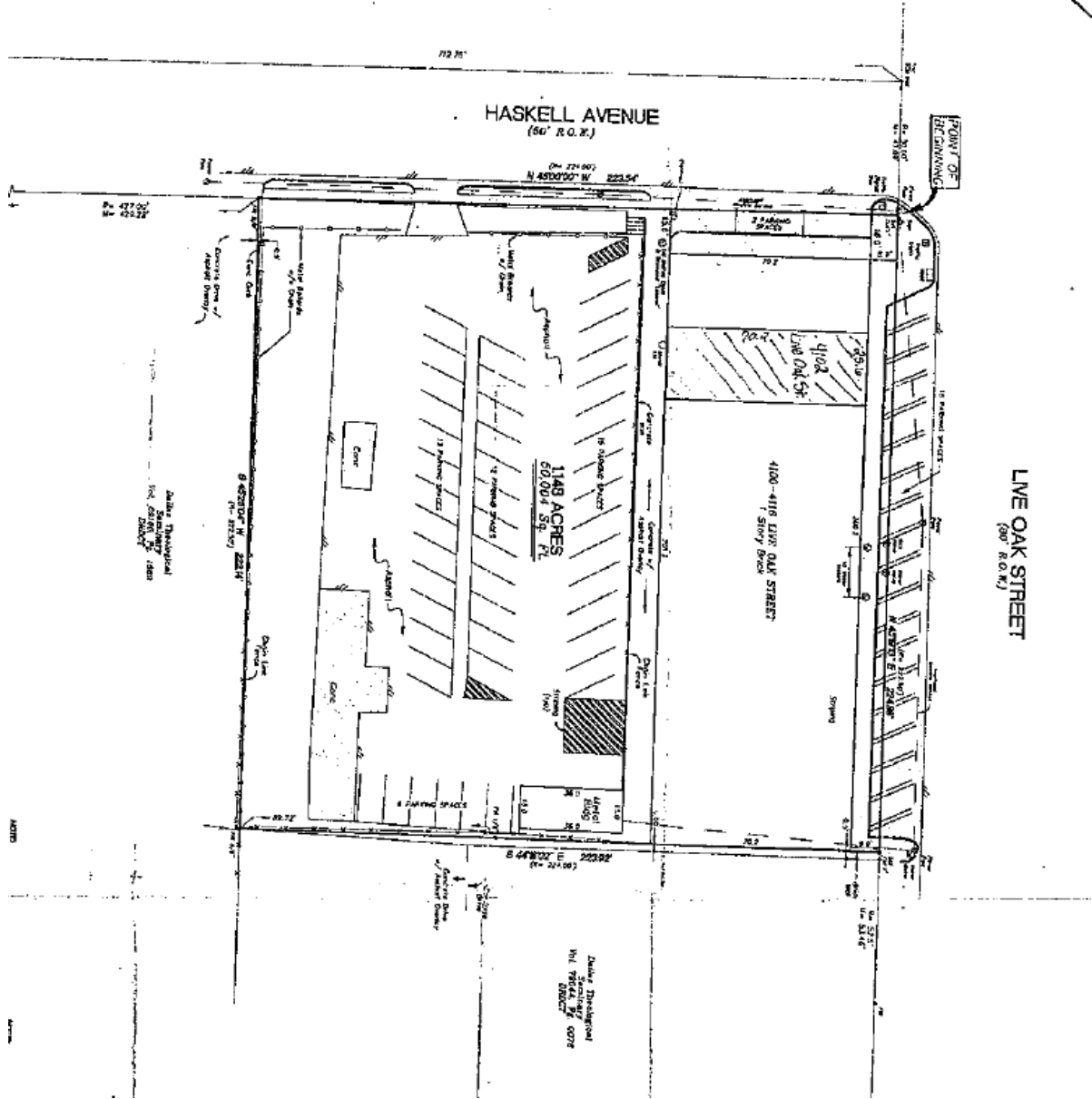
3. TIME LIMIT: This specific use permit expires on (two years), but is eligible for automatic renewal for additional two-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application 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.)

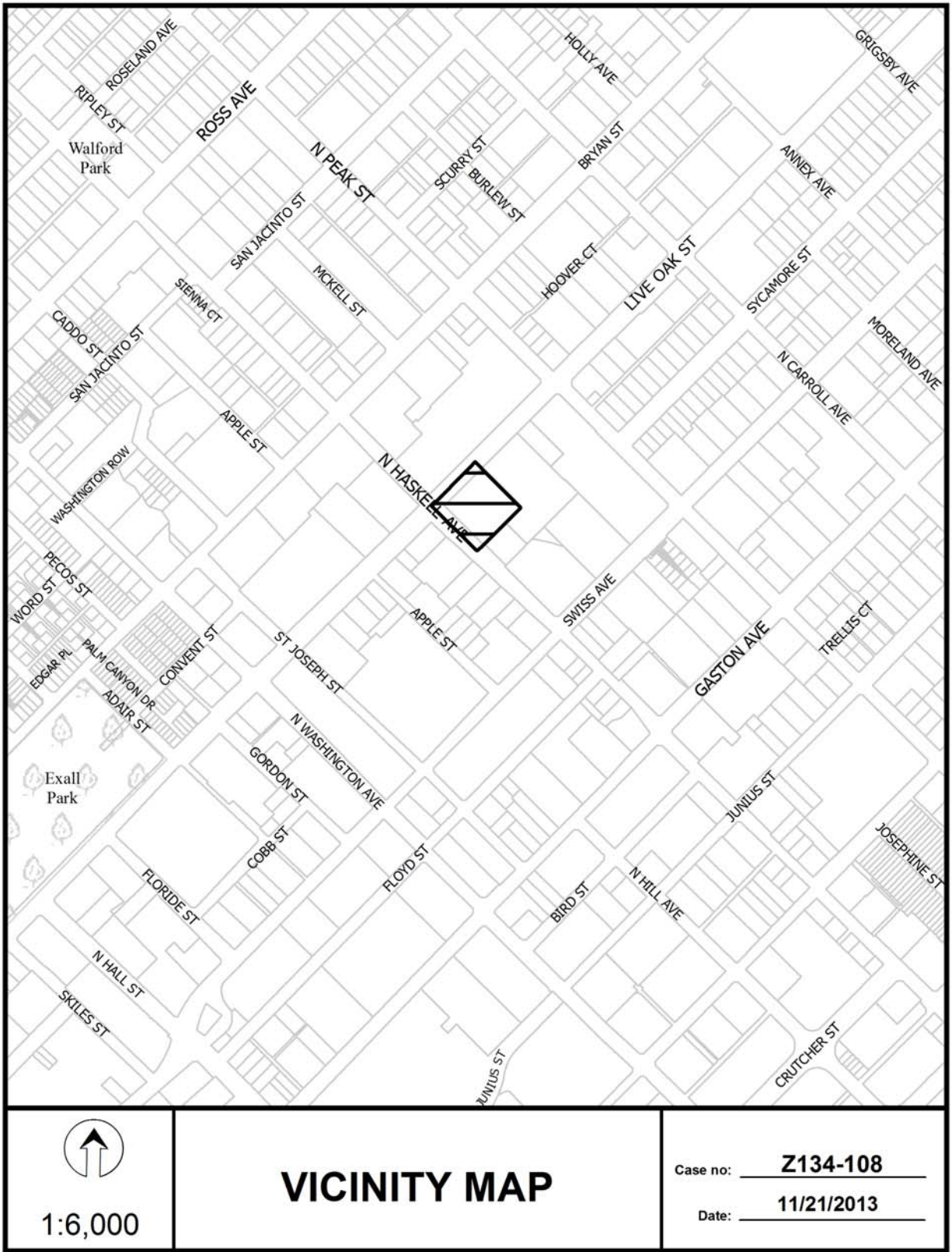
Applicant proposed

3. TIME LIMIT: This specific use permit expires on (four years), but is eligible for automatic renewal for additional four-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: The maximum floor area is 1,820 square feet in the location shown on the attached site plan.
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

SITE PLAN



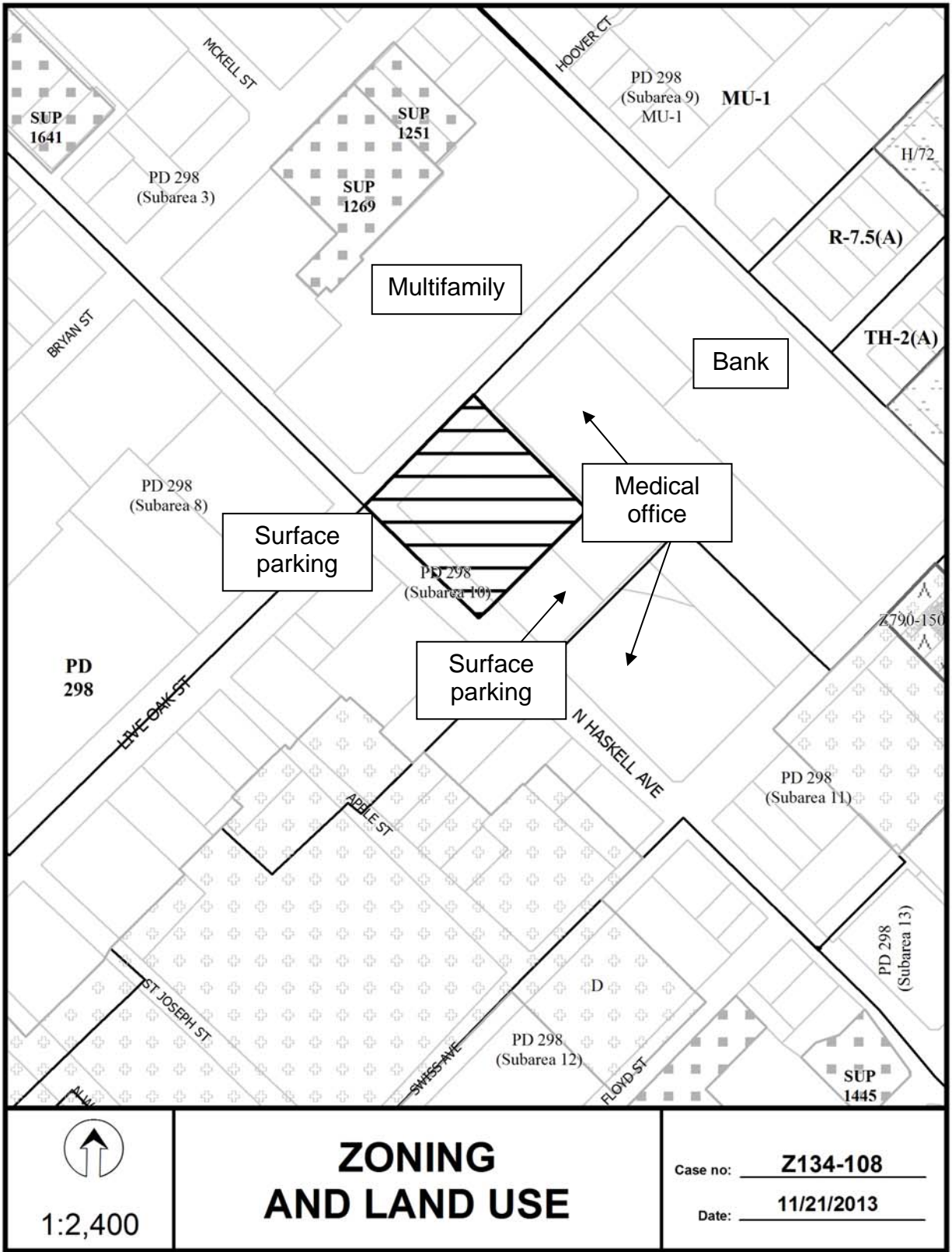


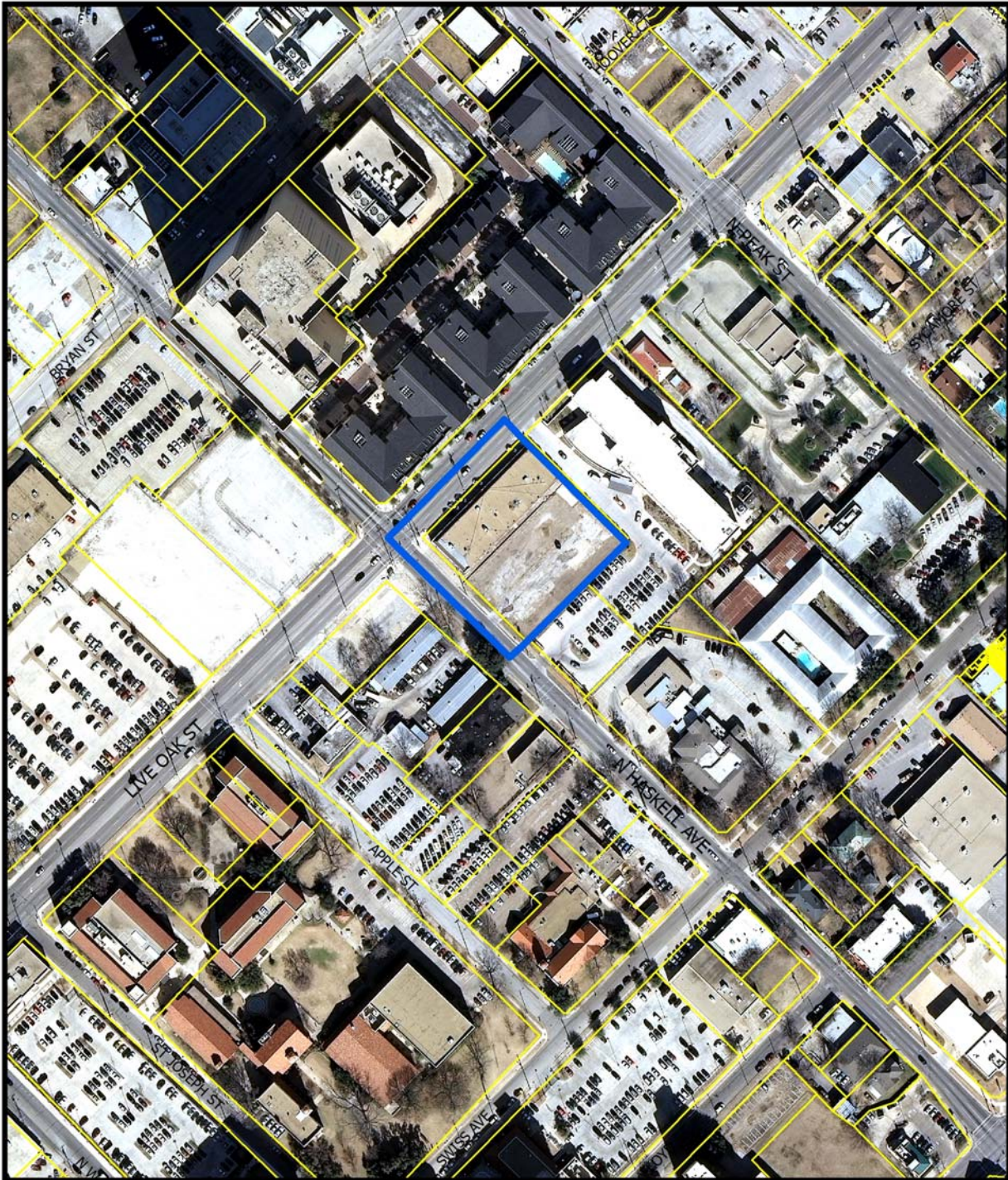
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VICINITY MAP

Case no: Z134-108

Date: 11/21/2013



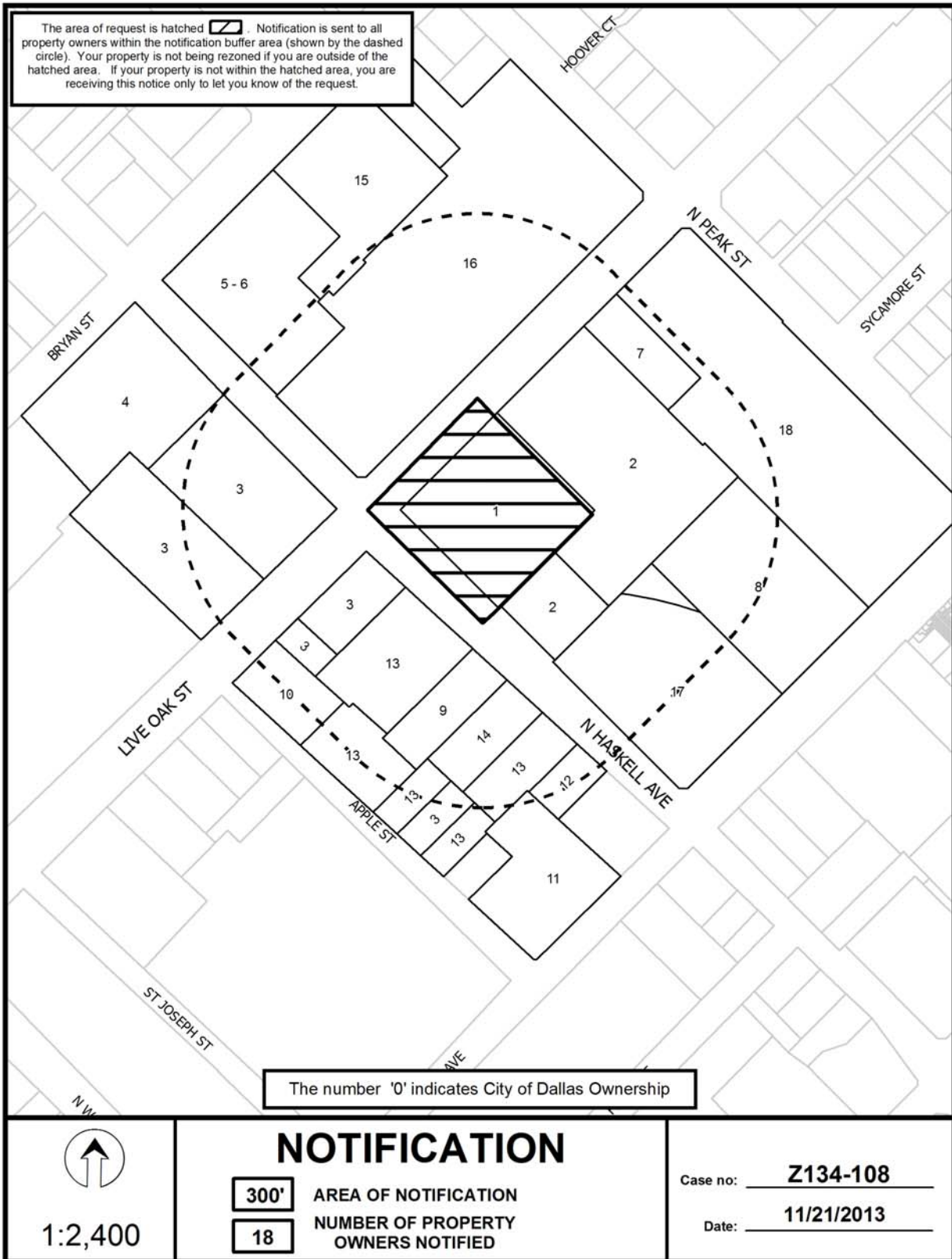


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AERIAL MAP

Case no: Z134-108

Date: 11/21/2013



11/20/2013

Notification List of Property Owners

Z134-108

18 Property Owners Notified

Label #	Address	Owner
1	4100 LIVE OAK ST	GREENVILLE ROSS PTNR LTD ATTN MITCHELL R
2	4118 LIVE OAK ST	SHG RESOURCES LP STE 200
3	4021 LIVE OAK ST	DALLAS THEOLOGICAL SEMINARY
4	1333 HASKELL AVE	AT&T COMM OF THE SW
5	4100 BRYAN ST	AT&T SW INC PROP TAX UNIT
6	4100 BRYAN ST	SOUTHWESTERN BELL PROP TAX UNIT
7	4208 LIVE OAK ST	BILLINGSLY L B INVESTMENT CO
8	4125 SWISS AVE	POPLAWSKI GARY A
9	1209 HASKELL AVE	BEVRICH LTD
10	4006 LIVE OAK ST	DALLAS THEOLOGICAL SEMINARY
11	4005 SWISS AVE	DALLAS THEOLOGICAL SEMINARY THE
12	1111 HASKELL AVE	DALLAS THEOLOGICAL SEMINARY THE
13	1208 APPLE ST	DALLAS THEOLOGICAL SEM
14	1203 HASKELL AVE	STEWART WALTON H DBA CCZ INVESTMENTS
15	4200 BRYAN ST	AT & T CORP
16	4207 LIVE OAK ST	WRPV XI VUE LO DALLAS LP
17	4103 SWISS AVE	SWISS AVE PROPERTIES LP
18	4217 SWISS AVE	SWISS AVENUE BANK PARK CITIES